

Planning and Zoning Commission
Minutes May 7, 2012

STATE OF TEXAS §
COUNTY OF TARRANT §
TOWN OF PANTEGO §

The Planning and Zoning Commission of the Town of Pantego, Texas, met at 7:00 p.m. in the Council Chambers, 1614 South Bowen Road, Pantego, on the 7th day of May 2012 with the following members present:

John Kushma
Carolyn Page
William Nolen
Fred Adair
Stephen Smith

Chairman
Vice Chairperson
Commissioners

constituting a quorum. Staff present was:

Chad Joyce
Katy Sutton

Community Development Director
P & Z Secretary

(The following items were considered in accordance with the official agenda posted on the 3rd day of May 2012.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Kushma called the regular session to order at 7:00 p.m.

INVOCATION

Stephen Smith, Commissioner, gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of March 5, 2012 Planning and Zoning Minutes.

Commissioner Page moved to approve the March 5, 2012 Planning and Zoning Minutes. Commissioner Smith seconded the motion and the vote was unanimous. Chairman Kushma declared the motion passed.

PUBLIC HEARINGS

2. Public Hearing and consider any action on zoning case Z-162, a proposed Special Use Permit, as requested by New Testament Baptist Church, for the establishment of a church in a portion of 2203 Smith Barry Road, Lots 6R & 7A of the Lanes Industrial Park Addition, Pantego, Tarrant County, Texas. The property is generally located on Smith Barry Road between W Pioneer Pkwy and San Ramon Drive.

Chairman Kushma introduced the item and opened the public hearing.

There being no one to speak, Chairman Kushma closed the public hearing.

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Community Development Director Chad Joyce explained that Z-162 is a request to expand the church and renew its previous Special Use Permit (SUP). He also stated that there have been no problems with the church for the past two years of its SUP.

Vice Chairperson Page moved to approve zoning case Z-162 until there is a change of lessee.

Commissioner Smith seconded the motion and the vote was unanimous. Chairman Kushma declared the motion approved.

- 3. Public Hearing and consider any action on zoning case Z-163, a proposed Special Use Permit, as requested by John B's F & B, LLC, for permission to establish a restaurant bar located at 2005 West Arkansas Lane, Lot 7AR of the Fuller's Subdivision, Pantego, Tarrant County, Texas. The property is generally located on the north side of West Arkansas Lane between Duluth Drive and Fielder Road.**

Chairman Kushma introduced the item, opened the public hearing, and recognized the following individual(s):

WT Skip Leake, 3019 Pitkin Dr., Arlington, TX, spoke in favor of Z-163. Skip Leake is the spokesman for the new partnership that will own John B's F & B, LLC. He wishes to continue its current restaurant bar service while offering an expanded menu, including lunch offerings. Because of this, hours of operations will change from 2 PM – 2 AM to 11 AM to 2 AM. He will also be updating the interior to make the restaurant more modern, and adding a video security system. This is being done in hopes to grow its revenue stream, and that of the Town's. The new partnership also met with police to discuss the business.

Larry Quesnelle, 2708 Wolff Dr, Arlington, TX, spoke in favor of Z-163. Larry stated that food is currently served at John B's, not just alcohol.

There being no one to speak, Chairman Kushma closed the public hearing.

Chad Joyce, Community Development Director, advised the board there have been no problems with police.

Vice Chairperson Carolyn Page made a motion to approve zoning case Z-163 as submitted unless there is a change of ownership. Commissioner Nolen seconded the motion and the vote was unanimous.

Chairman Kushma declared the motion passed.

- 4. Public Hearing and consider any action on zoning case Z-164, a proposed Special Use Permit, as requested by John B's F & B, LLC, for permission to sell alcohol (mixed beverage-late hours) for on-premise consumption at an existing restaurant bar located at 2005 West Arkansas Lane, Lot 7AR of the Fuller's Subdivision, Pantego, Tarrant County, Texas. The property is generally located on the north side of West Arkansas Lane between Duluth Drive and Fielder Road.**

Chairman Kushma introduced the item, opened the public hearing, and recognized the following individual(s):

WT Skip Leake, 3019 Pitkin Dr., Arlington, TX, spoke in favor of Z-164. He reiterated his speech from Z-163 in that he wants to continue to improve and grow the business. He asked that the committee approve this SUP.

There being no one to speak, Chairman Kushma closed the public hearing.

Vice Chairperson Carolyn Page made a motion to approve Z-164 as submitted unless there is a change of ownership. Commissioner Adair seconded the motion and the vote was unanimous.

Chairman Kushma declared the motion passed.

NEW BUSINESS

5. **Discuss and consider any action on proposed changes to the commercial district regulations of the Zoning Ordinance for placement of convenience food and alcohol sales and drug sales.**

Community Development Director, Chad Joyce, explained to the Board about the proposed changes to commercial district regulations. He stated the reason for the change is so convenience stores and possible liquor stores will not affect residential zones. Convenience stores will be taken out of C-2 Zoning District and placed into C-3.

Commissioner Smith moved to approve and recommend the proposed changes as submitted with the understanding that Council will address the issue of SUPs for off-premise alcohol consumption for affected businesses in C-3. Commissioner Nolen seconded the motion and the vote was unanimous.

ADJOURNMENT

Chairman Kushma declared the meeting adjourned at 7:47 p.m.



John Kushma, Chairman

ATTEST: 

Katy Sutton, Planning & Zoning Secretary

