

Planning and Zoning Commission
Minutes July 2, 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 2nd day of July 2012 with the following members present:

John Kushma
Fred Adair
Jason Bergin
William Nolen
Stephen Smith

Chairman
Commissioners

constituting a quorum. Staff present was:

Chad Joyce
Sean Fox
Katy Sutton

Community Development Director
City Manager
P & Z Secretary

Also in attendance:

Bill Holland

Commissioner-Elect

(The following items were considered in accordance with the official agenda posted on the 28th day of June 2012.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Kushma called the regular session to order at 7:02 p.m.

INVOCATION

Jason Bergin, Commissioner, gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

OATH OF OFFICE

P&Z Secretary Katy Sutton performed the oath of office for Commissioner Bill Holland, Commissioner Jason Bergin, and Commissioner William Nolen.

ELECTION OF OFFICERS

Commissioner Bergin made a motion to elect Commissioner Smith as Chairman. Chairman Kushma seconded the motion and the vote was unanimous.

Commissioner Kushma made a motion to elect Commissioner Nolen as Vice Chairman. Commissioner Bergin seconded the motion and the vote was unanimous.

APPROVAL OF MINUTES

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1. Approval of May 7, 2012 Planning and Zoning Minutes.

Vice Chairman William Nolen moved to approve the May 7, 2012 Planning and Zoning Minutes as amended. Commissioner Holland seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

PUBLIC HEARINGS

2. PUBLIC HEARING AND CONSIDER ANY ACTION ON ZONING CASE Z-165, A PROPOSED SPECIAL USE PERMIT AS REQUESTED BY MARK BURKHART, OF LAKE HOUSE CHURCH, FOR THE USE OF 2304 W. PARK ROW DRIVE, SUITE 24, TR 1A3 OF THE W. J. BARRY SURVEY, PANTEGO, TARRANT COUNTY TEXAS, AS A CHURCH ACTIVITY CENTER. THE PROPERTY IS GENERALLY LOCATED ON W. PARK ROW DRIVE BETWEEN S. BOWEN RD AND MILBY RD.

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

Mark Burkhardt, 2328 Bay Lakes Court, spoke in favor of Z-165. Mr. Burkhardt has held a SUP for the past 3 years at this property for Lake House Church. He mentioned he has stopped looking for a permanent building because of the economy. Instead, Mr. Burkhardt has directed his resources to more involvement in the community. He stated he has no official staff at Lake House Church.

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

The Commission discussed the future of Lake House Church and of the property. The property is zoned for retail, and is currently being used as a church. During Mr. Burkhardt's last request for a SUP, he said he was in the market for a permanent building. There is concern that the church is occupying space that is in a retail revitalization area.

Commissioner Bergin moved to approve Z-165 for a one year term with a waived SUP application fee. Commissioner Kushma seconded the motion and the vote was unanimous. Chairman Smith declared the motion approved.

3. PUBLIC HEARING AND CONSIDER ANY ACTION ON ZONING CASE Z-166, A PROPOSED SPECIAL USE PERMIT AS REQUESTED BY 303 LIQUOR DEPOT FOR THE USE OF 2400 W PIONEER PKWY, SUITE 200, BLOCK 1 LOT 1A OF THE THREE O THREE SQUARE ADDITION, PANTEGO, TARRANT COUNTY TEXAS, FOR THE SALE OF ALCOHOL FOR OFF-PREMISE CONSUMPTION (PACKAGE LIQUOR STORE). THE PROPERTY IS GENERALLY LOCATED ON W. PIONEER PKWY BETWEEN S BOWEN ROAD AND DULUTH DRIVE.

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

Kareem Hakemy, 1120 Harbor Haven, Southlake, TX, spoke in favor of Z-166. Mr. Hakemy represents the Hakemy Family who own several liquor stores throughout DFW. He mentioned that the proposed liquor depot would help generate tax revenue and profit for the Town. The store would adhere to TABC regulations.

Bill Roth, 11551 Forest Central Dr., Dallas, TX, also spoke in favor of Z-166. Mr. Roth represents the owner of the property and said he would address safety and security concerns at the property including sufficient lighting in the parking lot. He stated there has been no concern from his other tenants.

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

The Commissioners discussed how lighting is an issue in the parking lot. If lighting were to be added, then the Commission sees no problems with Z-166.

Commissioner Kushma made a motion to approve Z-166 for a one year term. Commissioner Adair seconded the motion and the vote was as follows:

Ayes: Holland, Adair, Smith, Kushma, Bergin
Nays: Nolen

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Abstentions:

Chairman Smith declared the motion passed.

4. PUBLIC HEARING AND CONSIDER ANY ACTION ON ZONING CASE Z-168, A PROPOSED SPECIAL USE PERMIT AS REQUESTED BY PATRICK N. MYERS FOR THE USE OF 2408 AND 2420 W PARK ROW DRIVE, TRACTS 1A5, 1A5B AND 1A5C OF THE WILLIAM J. BARRY SURVEY, PANTEGO, TARRANT COUNTY TEXAS, FOR THE SALE OF ALCOHOL FOR OFF-PREMISE AND ON-PREMISE CONSUMPTION (PACKAGE LIQUOR STORE). THE PROPERTY IS GENERALLY LOCATED ON W. PARK ROW DRIVE BETWEEN S BOWEN ROAD AND MILBY ROAD.

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

Patrick Meyers, 10 Country Club Ct, spoke in favor of Z-168. Mr. Meyers owns Dr. Jeckyll's Beer Lab in Pantego and is requesting to move this business to 2420 W Park Row Dr. The liquor store he would like to open would be located at 2408 W Park Row Dr. The Beer Lab would expand to include "draft to go". The liquor store would include a small line of product in order to ensure that the store can compete with chain store prices. His long term plan includes expansion of both stores and advertisement on the marquee. The package liquor store will adhere to TABC regulations.

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

Commissioner Bergin made a motion to approve Z-168 for a one year term with option to waive the SUP application fee. Vice Chairman Nolen seconded the motion and the vote was as follows:

Ayes: Nolen, Adair, Smith, Kushma, Bergin

Nays: Holland

Abstentions:

Chairman Smith declared the motion passed.

5. PUBLIC HEARING AND CONSIDER ANY ACTION ON ZONING CASE Z-169, A PROPOSED SPECIAL USE PERMIT AS REQUESTED BY IRVING HALL, OF HOUSE OF RESTORATION CHURCH, FOR THE USE OF 2221 W. ARKANSAS LANE, SUITE 101, BLOCK 3, LOT D1 OF THE THREE O THREE SQUARE ADDITION, PANTEGO, TARRANT COUNTY TEXAS, AS A CHURCH. THE PROPERTY IS GENERALLY LOCATED ON THE NORTHEAST CORNER OF W ARKANSAS LANE AND DULUTH DRIVE.

Chairman Smith introduced the item and opened the public hearing.

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

Commissioner Kushma made a motion to approve Z-169 as submitted unless there is a change of ownership. Commissioner Holland seconded the motion and the vote was as follows:

Ayes: Holland, Adair, Smith, Kushma, Bergin

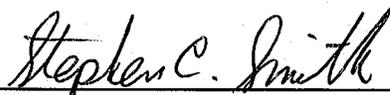
Nays:

Abstentions: Nolen

Chairman Smith declared the motion passed.

ADJOURNMENT

Chairman Smith declared the meeting adjourned at 8:10 p.m.


Stephen Smith, Chairman

ATTEST:


Katy Sutton, Planning & Zoning Secretary

