

Planning and Zoning Commission
Minutes October 1, 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 1st day of October 2012 with the following members present:

Stephen Smith
William Nolen
Fred Adair
Bill Holland
John Kushma

Chairman
Vice Chairman
Commissioners

constituting a quorum. Staff present was:

Chad Joyce
Katy Sutton

Community Development Director
P & Z Secretary

Also in attendance was:

Don Surratt

Mayor Pro Tem

(The following items were considered in accordance with the official agenda posted on the 26th day of September 2012.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

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

INVOCATION

The invocation was given by Chad Joyce.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of September 4, 2012 Planning and Zoning Minutes.

Commissioner Holland moved to approve the September 4, 2012 Planning and Zoning Minutes. Commissioner Kushma seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

PUBLIC HEARINGS

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

Lieutenant Patrick Jones, 712 W Abram, Arlington, TX, spoke in favor of zoning case Z-174. Lieutenant Jones is the spokesman for the Salvation Army. The Salvation Army plans on occupying the facilities for eight months while their old building gets renovated. The facilities will be used as an office and distribution center for the Angel Tree season and Red Kettle Challenge. There will also be several classes at night during the week on Wednesdays and Thursdays.

Frank Gaalt, 2731 Whispering Trail, spoke against Zoning Case Z-174. His main concern was about parking. He has had past issues where there has been damage to his fence due to vans parking against his fence. He is worried that this will occur with the Salvation Army. Trash is also a concern because he worries that it will be thrown into his yard.

Elaine Herring, 8 Nora Ct, spoke against Zoning Case Z-174. Ms. Herring stated that she understands and supports the Salvation Army, but believes they can find a better location. She is also concerned about security. She stated that the Salvation Army being there will bring the property value of homes nearby down.

Jim Brown, 2735 Whispering Trail, spoke against Zoning Case Z-174. Mr. Brown mentioned that in the past the youth from the church was not safe, and he is now worried about the youth from the Salvation Army. He stated that promises from the Salvation Army can be broken.

Ovetta Hitchcock, 2733 Whispering Trail, spoke against Zoning Case Z-174. Ms. Hitchcock lives directly behind the second floor patio at the church. She stated she has no privacy in her home and doesn't feel safe. She stated that she is not against the Salvation Army but they can find a better location.

John Forbes, 2724 Whispering Trail, spoke against Zoning Case Z-174. He began his statement by saying that he supports the Salvation Army. He then said that he backs up his neighbors on everything that has been mentioned.

Irene Aldriedge, 6 Nora Ct, spoke against Zoning Case Z-174. Ms. Aldriedge voiced concern about the homeless leaving the facilities after an activity is over.

Sherrie Holder, 9 Nora Ct, spoke against Zoning Case Z1-74. Ms. Holder concurred with Ms. Aldriedge and added that the concerns need to be discussed with the police department.

In response to citizens' concerns, Lieutenant Patrick Jones of the Salvation Army stated that he understands safety issues, and is willing to hire off duty police officers so residents feel secure. He also mentioned in the event of damage to a resident's fence, the Salvation Army will take care of it. Lieutenant Jones explained that if Trinity United Methodist Church, who owns the buildings, gets a buyer then the Salvation Army must vacate within thirty days. Lastly, Lieutenant Jones stated he will give his personal cell number to any citizens who are concerned about safety, trash, parking, etc.

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

The Commission discussed amongst themselves several factors affecting the outcome of this Zoning Case including the safety, hours of operations, off-duty police officer, parking and trash.

A motion was made to recommend approval for eight months subject to the Salvation Army satisfying security concerns established by the Town Police Chief for hours that the building is being used. This motion failed because the Commissioners were concerned it was too vague.

Commissioner Kushma made a motion to approve Zoning Case Z-174 for eight months starting on October 1 subject to the Salvation Army providing contracted security during the hours of operation if the building is occupied by more than 10 people.

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Commissioner Holland seconded and the vote was as follows:

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

Chairman Smith declared the motion failed 2-3.

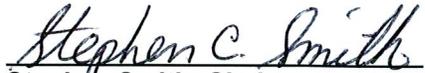
ADJOURNMENT

Chairman Smith declared the meeting adjourned at 8:19 p.m.

ATTEST:


Katy Sutton, Planning & Zoning Secretary




Stephen Smith, Chairman