



AGENDA
ZONING BOARD OF ADJUSTMENTS
THURSDAY,
March 21, 2013

Regular Session 7:00 p.m.
Town Hall Council Chambers
1614 South Bowen Road
Pantego, Texas

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of Zoning Board of Adjustments:
 - November 15, 2012

NEW BUSINESS

2. Consider any action on Zoning Board of Adjustment Variance Case V-115, request of Turner Sign Systems, for a variance from the Town Code of Ordinances, Section 14.02.668(8) "Prohibited", which prohibits any sign not specifically listed in the sign ordinance in order to install four marquee display poster panel signs on the Jack in the Box restaurant, as shown in Exhibit A. The property is located at 2501 W Pioneer Pkwy, Pantego, Texas, Tract 3C03 of the Nathan Smith Survey, Pantego, Tarrant County, Texas. The property is generally located on the northwest corner of West Pioneer Parkway and South Bowen Road.

ADJOURNMENT

Prepared and posted this 15th day of March 2013 in accordance with V.T.C.A. Chapter 551, Tex. Gov't. Code.



Katy Sutton, Zoning Board of Adjustments Secretary

Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in Town functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time by calling the City Secretary's office at (817) 617-3706.

Complete Zoning Board of Adjustments Agenda and background information are available for review at Town Hall or on the Town website www.townofpantego.com.

STATE OF TEXAS §

COUNTY OF TARRANT §

TOWN OF PANTEGO §

The Zoning Board of Adjustments of the Town of Pantego, Texas, met at 7:00 p.m. in the Town Hall Council Chambers, 1614 South Bowen Road, Pantego, on the 15th day of November 2012 with the following members present:

Al Claros
Mr. Shirley Hart
Charles Jones
Randy Siddens

Vice Chairman
Board Members

constituting a quorum. Staff present was:

Chad Joyce
Katy Sutton

Building Inspector
Zoning Board of Adjustments Secretary

Also in attendance was:

Don Surratt

Mayor Pro Tem

(The following items were considered in accordance with the official agenda posted on the 12th day of November 2012)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Regular session was called to order at 7:04 pm.

INVOCATION

Board Member Hart gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of July 19, 2012 Zoning Board of Adjustments Minutes.

Board Member Siddens moved to approve the July 19, 2012 Zoning Board of Adjustments Minutes. Board Member Jones seconded the motion and the vote was unanimous. Chairman Claros declared the motion passed.

NEW BUSINESS

1. Consider any action on Zoning Board of Adjustment Variance Case V-114, request of Pantego Bay owner Mark Echart, for a variance from the Town Code of Ordinances, Section 14.02.667(a)(1) "Building Signs", which prohibits exposed neon tubing on buildings and 14.02.668 (1) which prohibits roof signs. The property is located at 2233 West Park Row Drive, Pantego, Texas, Lot 1, Block 10 of the G. W. Parks Subdivision. The property is generally located on the northeast corner of West Park Row Drive and Milby Road.

Chairman Claros opened the public hearing and recognized the following individuals:

Mark Echart, owner of Pantego Bay, spoke in favor of V-114. Mark Echart described what the restaurant will look like and explained that the owners are trying to make the restaurant look least amount like an ice cream parlor as they can. He is requesting a few strands of neon to outline the building which is in line with the decorations of the restaurant. Mark Echart also said there will be 120 seats and overflow parking.

Don Surratt, 1908 Ivygreen, spoke in favor of V-114. Mayor Pro Tem spoke on behalf of himself and the Mayor stating their support for this venture. He also explained that this new restaurant fits with the Park Row plan as a new development.

Barbara Brown, property manager of XXX, also spoke in favor of V-114. Barbara Brown has managed and leased the shopping center since 1998. She is proud of what the owners are doing and believes this restaurant will put Pantego on the map.

Daniel Lakey, 1710 Dickerson Dr, spoke in favor of V-114. Daniel Lakey is planning on opening a business within the same business center and believes this restaurant will help draw extra people into Pantego.

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

After discussion between Community Development Director Chad Joyce and the Board Members, Board Member Hart moved to approve Variance Case V-114 as submitted. Board Member Jones seconded the motion and the vote was unanimous. Chairman Claros declared the motion passed.

ADJOURNMENT

Chairman Claros declared the meeting adjourned at 7:16 p.m.

Al Claros, Chairman

ATTEST:

Katy Sutton
Zoning Board of Adjustments Secretary



ZONING BOARD OF ADJUSTMENTS

AGENDA BACKGROUND

AGENDA ITEM:

Consider any action on Zoning Board of Adjustment Variance Case V-115, request of Turner Sign Systems, for a variance from the Town Code of Ordinances, Section 14.02.668(8) "Prohibited", which prohibits any sign not specifically listed in the sign ordinance in order to install four marquee display poster panel signs on the Jack in the Box restaurant, as shown in Exhibit A. The property is located at 2501 W Pioneer Pkwy, Pantego, Texas, Tract 3C03 of the Nathan Smith Survey, Pantego, Tarrant County, Texas. The property is generally located on the northwest corner of West Pioneer Parkway and South Bowen Road.

PRESENTER: Chad Joyce, Community Development Director

BACKGROUND:

The Jack in the Box restaurant at 2501 W Pioneer Pkwy is in the process of updating the façade of their building. Part of the update is to install marquee display poster panel signs on the east and west elevations of the building. The Town Sign Code does not have a provision for changeable poster signage on a building. Therefore the sign installer has requested a variance to allow the new signs on the east elevation and to include signs on the west side that were never properly permitted. The signs will not be illuminated.

The meeting agenda was posted on the Town's bulletin board and the Town's website on Thursday, March 7, 2013.

RECOMMENDATION:

Staff recommends approval of the variance.

ATTACHMENTS:

Application, Variance Case V-115
Drawing of proposed signage on building
Exhibit A
Map of property location



Town of Pantego
1614 S. Bowen Rd., Pantego, TX 76013
(817)274-1381 or (817)265-1375 Fax

ZONING BOARD OF ADJUSTMENTS APPLICATION

APPLICATION TYPE

Variance Request Special Exception Interpretation Appeal

APPLICANT INFORMATION

Name: Turner Sign Systems Date: 2.25.13

Address: 7110 Burns Street
Street Address

Richland Hills TX 76118
City State Zip

Phone: 817-222-0033 Email: rose@turnersignsystems.com

Applicant Status: Owner Tenant Purchaser Other contractor

PROPERTY INFORMATION

Address: 2501 West Pioneer Pkwy

Legal Description:

Property is subdivided: Addition: _____

Lot: _____ Block: _____

Property is not subdivided: Survey: Nathan Smith Survey

Abstract#: 1432 Tract: 3C03

Existing Classification: _____ Proposed Classification: _____

STATUS OF PROJECT: Proposed Under Construction Existing

APPLIED FOR BUILDING PERMIT: Yes No

OFFICE USE ONLY

Case Number: V-115 Hearing Date: 3/21/13 Attest: _____

Action: Approved Approved with Conditions Denied

Conditions:



REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

- 1. Completely describe the variance you are requesting: We propose to install (2) two marquee panels on the east elevation.
- 2. Do similar conditions exist in the area? Explain: Yes, there are already (2) two existing panels on the west elevation.
- 3. Describe how unique conditions or circumstances don't result from your actions: There isn't a specific area of the ordinance that attached wall marquees are addressed.
- 4. Is there any way to do what you want without this request?: no, again there are no requirements or specifications in the existing zoning ordinance.

ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Public Works Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the Town before any work is started on the property, and that the Zoning Board of Adjustment action does not constitute the approval of a building permit.

Applicant's Signature: [Signature] Date: 2.25.13

Menu

eAccess Portal

Printable PDF Version | MapQuest Maps

Tarrant Appraisal District

Real Estate

02/25/2013

Account Number: 04183665

Georeference: A1432-3C03

Show Bing Maps

Property Location: 2501 W Pioneer Pkwy, Pantego

Owner Information: Jack In The Box Eastern Div

9330 Balboa Ave

San Diego Ca 92123-1516

2 Prior Owners

Legal Description: Smith, Nathan Survey

A 1432 Tr 3C03

Taxing Jurisdictions: 019 Town of Pantego

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

901 Arlington ISD

Show Tax Rates

Pay Your Taxes - Ad Valorem Tax Offices

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Proposed Values for Tax Year 2013

The valuation process has not yet been completed for this account.

| | Land | Impr | 2013 Total ^{††} |
|---------------------------------|------|------|--------------------------|
| Market Value | \$0 | \$0 | \$0 |
| Appraised Value [†] | \$0 | \$0 | \$0 |
| Approximate Size ^{†††} | | | 2,196 |
| Land Acres | | | 0.5300 |
| Land SqFt | | | 23,087 |

[†] Appraised value may be less than market value due to state-mandated limitations on value increases
^{††} A zero value indicates that the property record has not yet been completed for the indicated tax year
^{†††} Rounded

5-Year Value History

| Tax Year | XMPT | Appraised Land | Appraised Impr | Appraised Total | Market Land | Market Impr | Market Total |
|----------|------|----------------|----------------|-----------------|-------------|-------------|--------------|
| 2012 | 000 | \$277,044 | \$93,019 | \$370,063 | \$277,044 | \$93,019 | \$370,063 |
| 2011 | 000 | \$277,044 | \$93,019 | \$370,063 | \$277,044 | \$93,019 | \$370,063 |
| 2010 | 000 | \$277,044 | \$93,019 | \$370,063 | \$277,044 | \$93,019 | \$370,063 |
| 2009 | 000 | \$277,044 | \$121,321 | \$398,365 | \$277,044 | \$121,321 | \$398,365 |
| 2008 | 000 | \$277,044 | \$121,321 | \$398,365 | \$277,044 | \$121,321 | \$398,365 |

Protest Deadline:

Exemptions: None

Property Data

Deed Date: 12/18/2000

Deed Vol: 014677

Deed Page: 0207

Year Built: 1978

TAD Map: 2102 376

MAPSCO: 082W

Agent: 00844 Assessment Advisors

[Link to Business Personal Property](#)

Class: 072

State Code: F1 Commercial

Garage Bays: 00

Central Air:

Central Heat:

Pool: N

TAD Home Report Questions and Comments Website Updated: 02/14/2013 Property Data Updated: 02/25/2013
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[Menu](#)

[My eAccess Account](#)

[Printable PDF Version](#) | [Locate on MapQuest Maps](#)

Tarrant Appraisal District

Business Personal Property

02/25/2013

Account Number: 10231676 [View RE Account](#)

Business Name: Jack In The Box #781

[Show Bing Maps](#)

Property Location: 2501 W Pioneer Pkwy, Pantego

Owner Information: Foodmaker Inc

% Tax Dept

9330 Balboa Ave

San Diego Ca 92123

Property Type: Business Personal Property

Taxing Jurisdictions: 019 Town of Pantego

220 Tarrant County

224 Tarrant County Hospital Dist

225 Tarrant County College Dist

901 Arlington ISD

[Show Tax Rates](#)

[Pay Your Taxes - Ad Valorem Tax Offices](#)

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database.

Proposed Values for Tax Year 2013

The valuation process has not yet been completed for this account.

| | |
|--------------------------|------------|
| 2013 Market Value | \$0 |
|--------------------------|------------|

5-Year Value History

| Tax Year | Appraised Total | Market Total |
|----------|-----------------|--------------|
| 2012 | \$110,340 | \$110,340 |
| 2011 | \$110,340 | \$110,340 |
| 2010 | \$115,553 | \$115,553 |
| 2009 | \$123,982 | \$123,982 |
| 2008 | \$89,095 | \$89,095 |

2013 Rendition Received? N

Worked? N

2013 Notice Sent:

Protest Deadline:

Exemptions: None

Property Data

State Code: LI Commercial BPP

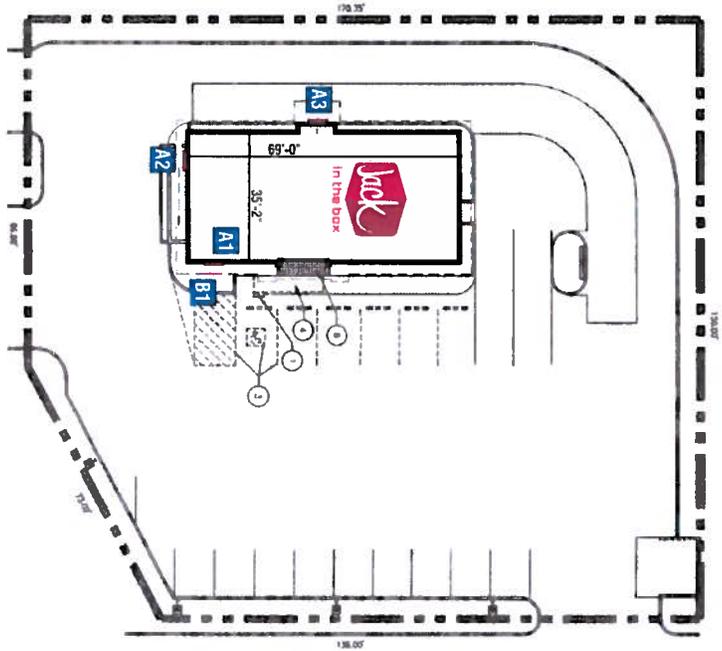
SIC: 5812J Jack In The Box

Real Estate Account: 04183665

Agent: None



SITE PLAN
SCALE: 1" = 30'-0"



KEY

- A1** EXISTING WALL SIGN TO BE RELOCATED. S/F INTERNALLY ILLUMINATED 5'-1" X 5'-1" THINLESS WALL SIGN ("JACK IN THE BOX")
- A2** EXISTING WALL SIGN TO BE RELOCATED. S/F INTERNALLY ILLUMINATED 5'-1" X 5'-1" RETRO WALL SIGN ("JACK IN THE BOX")
- A3** EXISTING WALL SIGN TO BE RELOCATED. S/F INTERNALLY ILLUMINATED 4'-0" X 11'-3" WALL SIGN ("JACK IN THE BOX")
- B1** 9' X 9'-10 5/8" NEIGHBORHOOD SIGN (NON-ILLUMINATED/CAMPUS MOUNTED)

CNPB
SIGNS & GRAPHICS
4530 Mission Group Place
San Diego, CA 92120
Tel: 619.293.2181
Fax: 619.293.2503
Web: www.cnpb.com



CLIENT
JACK IN THE BOX #0781

LOCATION
2501 WEST PIONEER WAY
PAINTESSO, TX 76013

SHEET TITLE
SITE PLAN

DESIGNED BY
CHRISTY GIBSON
ANDREW WRIGHT

DWG. NO.
02/05/13

SCALE
NOTED

CUSTOMER APPROVAL

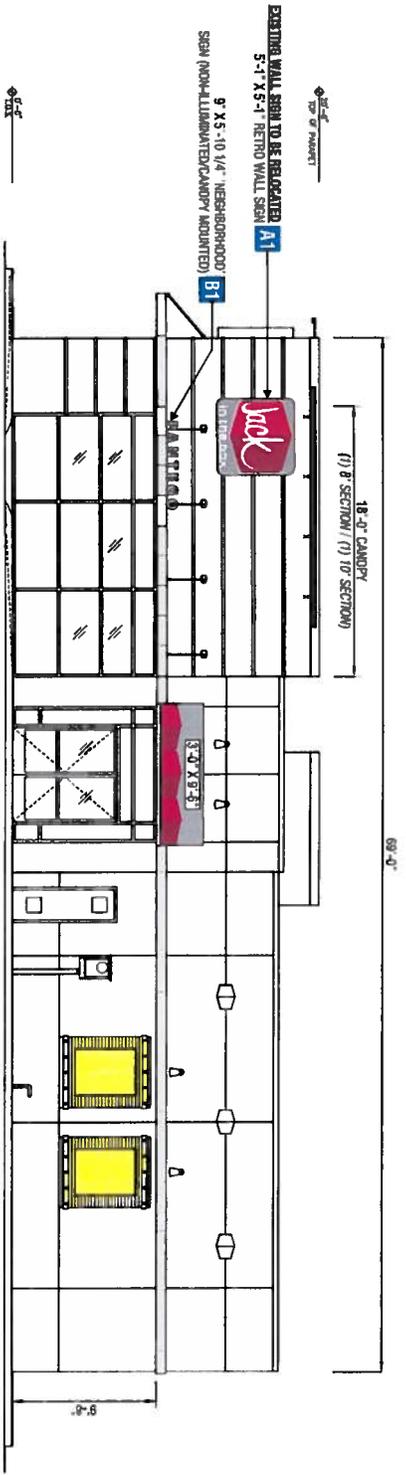
PLEASE SPECIFY: THIS PROJECT IS THE PROPERTY OF THE CLIENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE PROTECTIVE AND DESIGN VALUE OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE PROTECTIVE AND DESIGN VALUE OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE PROTECTIVE AND DESIGN VALUE OF THE PROJECT.

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| DATE | 13-095 | PROJECT | 313036 |
| VERSION | 0 | DATE | 000000 |

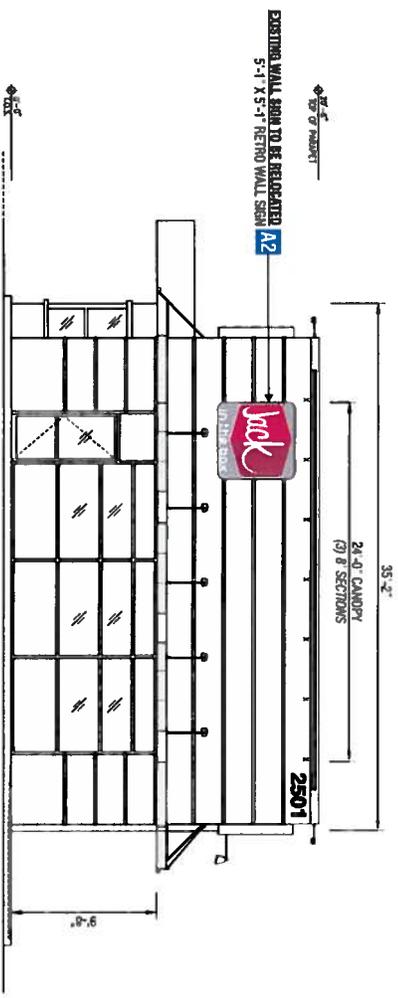
REVISIONS

| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
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| 20 | | | |



EAST/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH/FRONT ELEVATION

SCALE: 1/8" = 1'-0"

CUSTOMER APPROVAL

CNPB
SIGNS & GRAPHICS
 4530 Mission Camp Place
 San Diego, CA 92120
 Tel: 619.263.2719
 Fax: 619.263.2600
 Web: www.cnpb.com



CLIENT
JACK IN THE BOX #0781

LOCATION
**2501 WEST PIONEER WAY
 PAINTESSO, TX 75013**

ELEVATIONS

DESIGNED BY
**CHRIS GIBSON
 ANDREW WRIGHT**

DATE
02/05/13

SCALE
NOTED

CUSTOMER APPROVAL

CLIENT'S SPECIFIED THIS PROJECT: This is a preliminary drawing for the permitting and design team only. The information shown is for informational purposes only and is not intended to be used for construction. The information shown is subject to change without notice. The information shown is not intended to be used for construction. The information shown is not intended to be used for construction.

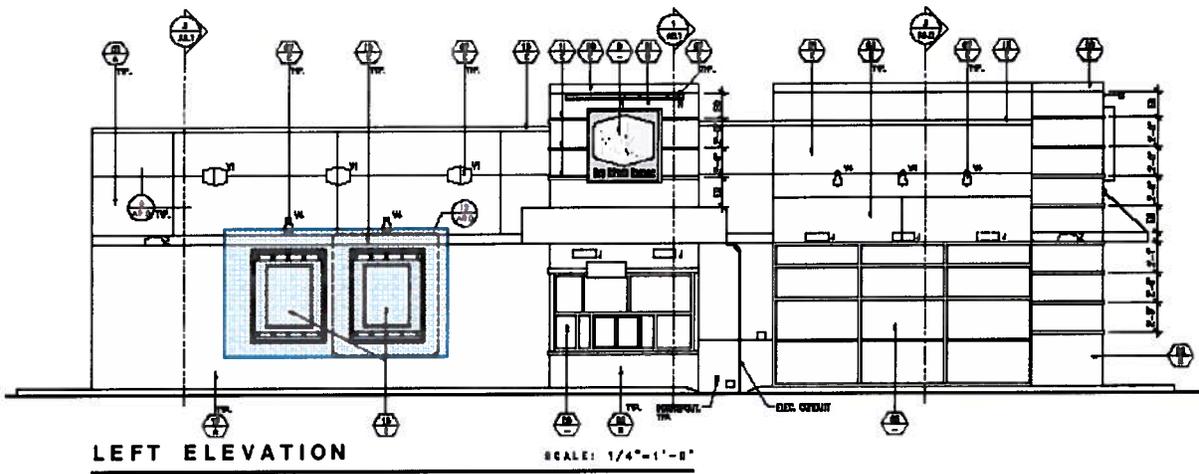
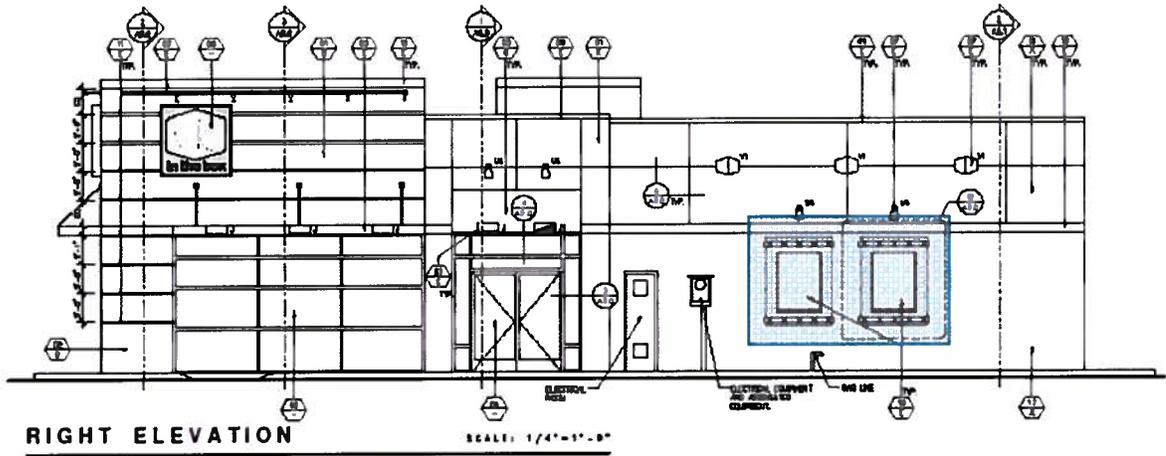
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| 310006 | 310006 | 1 |

| SECTION | DATE | REVISION |
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| 9 | 9 | 9 |

A1 A2 B1

2 of 9

Exhibit A





Google earth

