



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY,
April 1, 2013

Regular Session 7:00 p.m.
Town Council Chambers
1614 South Bowen Road

REGULAR SESSION 7:00 P.M.
CALL TO ORDER AND GENERAL COMMENTS
INVOCATION BY CHAD JOYCE
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of Planning and Zoning Minutes:
 - March 4, 2013

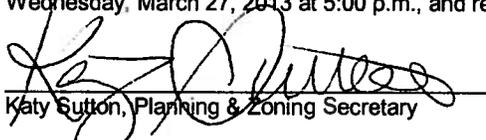
OLD BUSINESS

2. Review and consider any action on electronic message center requirements for the Town.
3. Discuss and consider any recommendation on Zoning Case Z-182, a proposed Special Use Permit as requested by SK Electric, Inc., for the permission to install an electronic message center on the property at 2615 W Pioneer Parkway, Block 1, Lot 2, of the Beech Addition, Pantego, Tarrant County Texas. The property is generally located northwest of the intersection of Bowen and W Pioneer Parkway.

ADJOURNMENT

CERTIFICATION

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Wednesday, March 27, 2013 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.


Katy Sutton, Planning & Zoning 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 Planning & Zoning Commission Agenda and background information are available for review at the City Secretary's Office or on the Town website www.townofpantego.com.

**Planning and Zoning Commission
Minutes March 4, 2013**

STATE OF TEXAS §

COUNTY OF TARRANT §

TOWN OF PANTEGO §

The Planning and Zoning Commission of the Town of Pantego, Texas, met in regular session at 7:00 p.m. in the Town Council Chambers, 1614 South Bowen Road, Pantego, on the 4th day of March 2013 with the following members present:

**Stephen Smith
William Nolen
Fred Adair
Bill Holland
John Kushma**

**Chairman
Vice Chairman**

constituting a quorum. Staff present was:

**Chad Joyce
Katy Sutton
Joyce Stanton**

**Community Development Director
P & Z Secretary
City Engineer**

Also in attendance was:

Don Surratt

Mayor Pro Tem

(The following items were considered in accordance with the official agenda posted on the 20th day of February 2013.)

WORK SESSION 6:30 P.M.

Chairman Smith called the work session to order at 6:30 PM.

- Community Development Director Report
 - a. Auto Freetech Zoning Case Z-182 – The Director is still in the process of looking over zoning and message sign requirements. There will be detailed requirements for the April 1st Planning and Zoning meeting.
 - b. Carrizo Gas Well Permit – Carrizo Oil and Gas Inc. has been granted the Special Use Permit for a lift compressor. The company will be pulling a permit within four to six weeks.
 - c. Pantego Bay plans to open close to March 11 pending approval of a liquor license permit from the Town.
 - d. Comprehensive Plan – The Commission discussed mixed use zoning, renovation of shopping centers and any possible changes in zoning.

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Smith called the regular session to order at 7:01 PM.

PLEDGE OF ALLEGIANCE

There was a moment of silence for the invocation. The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Approval of February 4, 2013 Planning and Zoning Minutes.

**Planning and Zoning Commission
Minutes March 4, 2013**

Commissioner Holland moved to approve the February 4, 2013 Planning and Zoning Minutes. Vice Chairman Nolen seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

NEW BUSINESS

1. **Public Hearing and consider any recommendation on Zoning Case Z-186, a proposed Planned Development Amendment as requested by Jim Rose for the use of 3001 Sarah Drive Block 1, Lot 1 of the Camp Thurman Addition, Pantego, Tarrant County, Texas, to establish a youth development and community outreach program (camp). The property is generally located north of West Pioneer Pkwy, west of Roosevelt Drive, south of Smith Barry Road, and east of Bicentennial Park.**

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

Jerry Parche of Parche Consulting, 1301 S Bowen Rd Arlington, TX, spoke in favor of Zoning Case Z-186. Camp Thurman is requesting this amendment because they would like to relocate the property fence on Smith Barry to bring it closer to the street. The specifications of the fence are still the same, but it will now be 30 feet from the street.

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

Commissioner Holland moved to approve Zoning Case Z-186 as submitted. Vice Chairman Nolen seconded the motion and the vote was unanimous.

Chairman Smith declared the motion passed.

2. **Public Hearing and consider any recommendation on Zoning Case Z-187, a proposed Special Use Permit as requested by J. Mark Echart, for the permission to sell alcohol (mixed beverage) for on-premise consumption at a restaurant located at 2233 Park Row Drive, Lot 1, Block 10 of the G. W. Parks Subdivision, Pantego, Tarrant County, Texas. The property is generally located on the northeast corner of W Park Row Drive and Milby Road.**

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

Mark Echart, the managing partner of Pantego Bay, spoke in favor of Zoning Case Z-187. He stated he has had a Texas liquor license since November 21 and is now requesting approval of a city liquor license. Mr. Echart stated that Pantego Bay is about two weeks away from opening. The hours of operation are from 11 am to 10 pm with the bar being open until midnight on Friday and Saturday. The license only allows the bar to serve alcohol until midnight. The restaurant has occupancy of 150 people, 44 in the bar area. Family dining and the bar are separated by a door to the bar area. Mr. Echart stated there have been no issues with schools; Pantego Bay sent a notification to any schools within the required area.

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

Commissioner Adair moved to approve Zoning Case Z-187 as submitted. Vice Chairman Nolen seconded the motion and the vote was unanimous.

Chairman Smith declared the motion passed.

3. **Public Hearing and consider any recommendation on Zoning Case Z-188, a proposed Special Use Permit as requested by Kenneth D. Mills, for the permission to sell alcohol (mixed beverage) for on-premise consumption at a restaurant located at 2230 W Park Row Drive (A), Lot 1R1, Block 1 of the Village Park Addition, Pantego, Tarrant County, Texas. The property is generally located on the south side of West Park Row Drive between Milby Road and Waggoner Drive.**

**Planning and Zoning Commission
Minutes March 4, 2013**

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

Kenny Mills, owner of Chophouse Steak & Seafood, 4216 Annie's Lane Arlington, TX 76016, spoke in favor of Zoning Case Z-188. Mr. Mills is requesting a mixed beverage license for his restaurant. The restaurant will have 40 seats in the bar area. The hours of operation are 3 pm to 10 pm, Monday thru Thursday, and 3 pm to 12 am, Friday thru Saturday. There is a divider between the bar area and dining area. Total occupancy of the restaurant is 140. Mr. Mills plans to be opened in four weeks.

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

Vice Chairman Nolen moved to approve Zoning Case Z-188 as submitted. Commissioner Kushma seconded the motion and the vote was unanimous.

Chairman Smith declared the motion passed.

4. **Public Hearing and consider any recommendation on Zoning Case Z-189, a proposed re-plat as requested by Aldriedge Building Corp., for the property at 1914 Sarah Court, Lot 3, Block 2 of the Smith Barry Farms Addition, Pantego, Tarrant County, Texas. The property is generally located on the northwest corner of Sarah Drive and Sarah Court.**

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

Randy Aldriedge, 1305 Sylvan Ct, Arlington, TX 76012, spoke in favor of Zoning Case Z-188. Mr. Aldriedge is the builder for the property at 1914 Sarah Ct and is requesting to turn the lot from facing east to south. Currently, the lot faces Carrizo's gas well site and he would like it to face towards a new home thereby changing the street address. The driveway will be off Sarah Ct.

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

The Commission discussed with the City Engineer if how this change will affect utility easements, drainage issues, driveway changes, etc.

Commissioner Kushma moved to approve Zoning Case Z-189 as submitted. Commissioner Holland seconded the motion and the vote was unanimous.

Chairman Smith declared the motion passed.

ADJOURNMENT

Chairman Smith declared the meeting adjourned at 7:37 p.m.

Stephen Smith, Chairman

ATTEST:

Katy Sutton, Planning & Zoning Secretary



AGENDA BACKGROUND

AGENDA ITEM:

Review and consider any recommendation on electronic message center requirements for the Town.

PRESENTER:

Chad Joyce, Community Development Director

BACKGROUND:

Staff has constructed possible changes to the electronic message center requirements of the Town Sign Code. These proposed changes are based on discussions with the Planning and Zoning Commission at prior meetings and the Town Council at their last meeting.

RECOMMENDATION:

Staff recommends that the Commission review proposed changes and make a recommendation to Town Council.

ATTACHMENTS:

Redline changes to the sign code

Definition:

Electronic message center. Any sign that utilizes changeable copy messages through internal illumination from Light Emitting Diodes (LED) or other light sources. Electronic message centers are subject to the following restrictions:

- (a) Any change in information on the sign shall not produce the illusion of moving objects, scrolling, blinking, flashing, expanding or contracting shapes, rotation or any similar visual effect of animation or movement;
- (b) Any changeable copy shall not change more than every eight (8) seconds;
- (c) Characters shall be a minimum of 10 inches in height and a maximum of 42 inches in height;
- (d) Shall be allowed on major and minor arterials;
- (e) Shall not be installed within 200 feet of a residential lot, unless completely shielded from line of sight of said residential lot;
- (f) Only one electronic message center allowed per lot unless otherwise approved by a Special Use Permit; and
- (g) Shall have an autodimmer installed in the sign to reduce the nighttime brightness of the sign to 0.3 footcandles over ambient lighting conditions when measured according to Town policy.

~~A sign which may provide public service information, public interest information and/or related advertising for a general business located on the same premises through electronically controlled intermittent light impulses that change copy no more than every eight (8) seconds. A "message center" provides a message in text, pictures and/or symbols which can either change sequentially or travel across the display area. No character shall exceed forty two inches in height. Prior to the issuance of a permit for a message center, the same shall be approved as a special use permit in compliance with article 14.02, division 9 of this chapter; however, in no case shall such message center exceed the regulations contained in the Table [in section] 14.02.677.~~

Sec. 14.02.667 Classifications

(a) Permanent signs.

(1) Building signs. These signs are painted on or attached against building fronts or parallel to the face of the building and have only one face (side). No sign may extend more than twenty-four (24) inches from any building surface to which it is attached. No sign shall project beyond the corner formed by the front and any other wall and not above the highest point of the roof or parapet. Signs atop marquees shall not extend beyond the marquees and shall be parallel to the wall from which the marquees extend. The square footage on a canopy sign attached as an awning shall count toward the maximum allowed for a building sign on the same side of that building.

(A) Maximum area - Building signs shall not cover more than twelve (12) percent of the face of the building on which they are placed.

(B) Wording on building signs shall be limited to store and trade name and corporate logos only.

(C) Wall signs attached against building fronts or parallel to the face of the building shall be constructed of metal or other approved noncombustible material, unless otherwise approved by the building official.

(D) Signs with exposed neon tubing, exposed lamps, or flashing, blinking, rotating, moving, animated lights, or audible sounds are not permitted.

(E) Any box type signs shall be mounted vertically flush with the building.

(F) Electronic message center. A building sign may contain an electronic message center if approved by a Special Use Permit. The area of an electronic message center shall be included in calculating the total sign area. On a multi-tenant property, electronic message centers will only be allowed on an anchor tenant(s). The electronic message center shall be allowed to be the lesser of (1) 40% of the total sign area or (2) 50 square feet.

(4) Single-tenant monument signs. May be located on any street on which the single lot occupancy fronts. Single-tenant monument signs may not be used in conjunction with a pole sign. Signs shall not be wider at the top than at the lowest part of the sign, excluding supports.

(A) Maximum area. The maximum area is sixty (60) square feet of sign message area per face.

(B) Maximum height. Signs shall have a masonry base and be no more than six (6) feet above grade.

(C) Sign location. Signs may not be located within the visibility triangle and shall not obstruct the view from driveways or parking areas. Signs shall be located at least twenty (20) feet from any property zoned residential.

(D) Spacing. A single-tenant monument sign shall be a minimum of fifty (50) feet from another single-tenant monument sign or multi-tenant sign that is on the same lot.

(E) Manual message center. A monument sign may contain a manual message center that utilizes changeable letters. The area of a manual message center shall be included in calculating the total sign area and shall not be more than 40% of the total sign area.

(F) Electronic message center. A monument sign may contain an electronic message center. ~~if granted a special use permit.~~ The area of an electronic message center shall be included in calculating the total sign area. The electronic message center shall be allowed to be 20% of the total sign area. The electronic message center may be increased up to 40% of the total sign area if approved by Special Use Permit.

(G) Landscaping requirements. The area around the base of the sign shall be landscaped in a combination of irrigated bedding plants, shrubs, and/or flowers.

(H) Lighting. Monument signs may be illuminated only by internal lighting for sculpted non-ferrous panels or by a ground lighting source where the light and fixture are not visible from a public right-of-way.

(5) Multi-tenant monument signs. May be located on any street on which the multiple occupancy fronts. A multi-tenant sign shall not be allowed in conjunction with a pole sign on the same street frontage. A single-tenant monument sign may be used in conjunction with a multi-tenant sign if the single-tenant sign is for a separate building within a larger project.

(A) Maximum area. The total area of signage allowed shall be twenty (20) square feet of sign area per business per side except that anchor tenants may have forty (40) square feet per side up to a maximum of one hundred twenty (120) square feet per side. The sign width should be in proportion to the sign height and the size of the development. The sign base should fit into one standard parking space.

(B) Maximum height. Signs shall have a masonry base and be no more than twelve (12) feet total above grade.

(C) Sign location. Shall be located no closer to any street than fifteen (15) feet behind the curbline separating the street from the business property and at least twenty (20) feet from any property zoned for residential use.

(D) Spacing. A multi-tenant sign should be a minimum of fifty (50) feet from another multi-tenant sign. No more than one (1) such sign on any street shall be allowed for any single building, whether it contains multiple uses or not.

(E) Manual message center. A monument sign may contain a manual message center that utilizes changeable letters. The area of a manual message center shall be included in calculating the total sign area.

(F) Electronic message center. A multi-tenant monument sign may contain ~~an one~~ electronic message center ~~if granted a special use permit.~~ The area of ~~an the~~ electronic message center shall be included in calculating the total sign area. The property owner or management company shall be the applicant for the electronic message center. The electronic message center shall be allowed to be 20% of the total sign area. The electronic message center may be increased up to 40% of the total sign area if approved by Special Use Permit.

(G) Landscaping requirements. The area around the base of the sign shall be landscaped in a combination of irrigated bedding plants, shrubs, and/or flowers.

(H) Lighting. Monument signs may be illuminated only by internal lighting for sculpted non-ferrous panels or by a ground lighting source where the light and fixture are not visible from a public right-of-way.

(6) Single-tenant pole signs. May be located on any street on which the single lot occupancy fronts. Single-tenant pole signs may not be used in conjunction with a monument sign.

(A) Maximum area. The total area of signage allowed shall be one hundred (100) square feet per side.

(B) Maximum height. Signs shall be no more than thirty-five (35) feet total above grade, plus an additional foot of height for every foot setback from the property line to a maximum of an additional fifteen (15) feet.

(C) Sign location. Shall be located no closer to any street than fifteen (15) feet behind the curbline separating the street from the business property and at least twenty (20) feet from any property zoned for residential use.

(D) Spacing. A single-tenant pole sign should be a minimum of fifty (50) feet from any other pole sign. No more than one (1) such sign on any street shall be allowed for any single building.

(E) Manual message center. A monument sign may contain a manual message center that utilizes changeable letters. The area of a manual message center shall be included in calculating the total sign area.

(F) Electronic message center. A monument sign may contain an electronic message center. The area of an electronic message center shall be included in calculating the total sign area. The electronic message center shall be allowed to be 20% of the total sign area. The electronic message center may be increased up to 40% of the total sign area if approved by Special Use Permit. ~~Electronic message center. A monument sign may contain an electronic message center if~~

~~granted a special use permit. The area of an electronic message center shall be included in calculating the total sign area.~~

(G) Landscaping requirements. The area around the base of the sign shall be landscaped in a combination of irrigated bedding plants, shrubs, and/or flowers.

(H) Lighting. Pole signs may be illuminated only by internal lighting.

(7) Multi-tenant pole signs. May be located on any street on which the multiple occupancy fronts. A multi-tenant pole sign shall not be allowed in conjunction with a multi-tenant monument sign on the same street frontage. A single-tenant monument sign may be used in conjunction with a multi-tenant pole sign if the single-tenant sign is for a separate building within a larger project.

(A) Maximum area. The total area of signage allowed shall be twenty (20) square feet of sign area per business per side except that anchor tenants may have forty (40) square feet per side up to a maximum of two hundred (200) square feet per side.

(B) Maximum height. Signs shall be no more than fifty (50) feet total above grade.

(C) Sign location. Shall be located no closer to any street than fifteen (15) feet behind the curbline separating the street from the business property and at least twenty (20) feet from any property zoned for residential use.

(D) Spacing. A multi-tenant pole sign should be a minimum of fifty (50) feet from another multi-tenant sign. No more than one (1) such sign on any street shall be allowed for any single building, whether it contains multiple uses or not.

(E) Manual message center. A monument sign may contain a manual message center that utilizes changeable letters. The area of a manual message center shall be included in calculating the total sign area.

(F) Electronic message center. A multi-tenant monument sign may contain one electronic message center. The area of the electronic message center shall be included in calculating the total sign area. The property owner or management company shall be the applicant for the electronic message center. The electronic message center shall be allowed to be 20% of the total sign area. The electronic message center may be increased up to 40% of the total sign area if approved by Special Use Permit.~~Electronic message center. A monument sign may contain an electronic message center if granted a special use permit. The area of an electronic message center shall be included in calculating the total sign area.~~

(G) Landscaping requirements. The area around the base of the sign shall be landscaped in a combination of irrigated bedding plants, shrubs, and/or flowers.

(H) Lighting. Pole signs may be illuminated only by internal lighting



AGENDA BACKGROUND

PUBLIC HEARING AND CONSIDER ANY RECOMMENDATION ON ZONING CASE Z-182, A PROPOSED SPECIAL USE PERMIT AS REQUESTED BY SK ELECTRIC INC., FOR THE PERMISSION TO INSTALL AN ELECTRONIC MESSAGE CENTER ON THE PROPERTY AT 2615 W PIONEER PARKWAY, BLOCK 1, LOT 2 OF THE BEECH ADDITION, PANTEGO, TARRANT COUNTY TEXAS. THE PROPERTY IS GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF BOWEN AND W PIONEER PARKWAY.

PRESENTER: Chad Joyce, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on Wednesday, November 21, 2012 in the Fort Worth Commercial Recorder, the Town's official newspaper. This Notice was also posted on the Town's bulletin board and the Town's website. Owners of property within two hundred (200) feet of the applicant property were given notice via U.S. Mail.

RECOMMENDATION:

Staff recommends denial of this Special Use Permit.

ATTACHMENTS:

Community Development Staff Report
Application, Zoning Cases Z-182
Property map
Notification map
Notification list



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: April 1, 2013

ACTION

REQUESTED: Consider a recommendation for a Special Use Permit application to install an electronic message center at Auto Freetech (Fast Service), 2615 West Pioneer Pkwy.

PROPERTY

DESCRIPTION: Block 1, Lot 2 of the Beech Addition, Pantego, Tarrant County, Texas.

PROPERTY

OWNER: Van T and Hung Thien Nguyen

APPLICANT: SK Electric, Inc.

CURRENT ZONING: C-3 Commercial District

CURRENT USE: Automotive Repair

PROPOSED USE: Auto Freetech would like to install a one hundred (100) square foot message center on their building.

SURROUNDING

ZONING/LAND USE: North – C-4 Commercial Zoning District – Oncor Easement
East – C-3 Commercial Zoning District – Vacant Lot
South – C-4 Commercial Zoning District – Coker’s BBQ and Rush Creek Shopping Center
West – C-3 Commercial Zoning District – First Choice Auto Repair

REQUESTED

VARIANCES: No variances are being requested.

PUBLIC INPUT:

No input has been received by staff prior to this Public hearing

ANALYSIS:

Community Development considerations:

- (1) The installation of an electronic message center on the face of a building would be the first in Pantego. There are presently electronic message centers installed on pole signs at Braum’s, CVS Pharmacy and Park Row West Shopping Center. These message centers for these single tenant uses are secondary to the main signage.
- (2) This sign is also quite large at one hundred (100) square feet. The elevation of this building is approximately 1,500 square feet, which would normally allow for a maximum 180 square foot building sign.
- (3) The sign code allows for little more wording to be placed on building signs than the store and trade name and corporate logos.

**SPECIAL USE PERMIT
CONSIDERATIONS:**

The Town of Pantego Zoning Ordinance states the following considerations that the Planning and Zoning Commission and Town Council should consider prior to approval of a special use permit:

- (1) The proposed use complies with all the requirements of the zoning district in which the special use permit is located;

- (2) The proposed use as located and configured will contribute to or promote the general welfare and convenience of the Town;
- (3) The benefits that the town gains from the proposed use outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use;
- (4) Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided;
- (5) The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- (6) The issuance of the special use permit does not impede the normal and orderly development and improvement of neighboring vacant property;
- (7) The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood;
- (8) The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity;
- (9) Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight;
- (10) Sufficient on-site lighting is provided for adequate safety of patrons, employees and property and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties;
- (11) There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties;
- (12) The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or where inconsistencies exist, the benefits to the community outweigh the costs;
- (13) The proposed use is in accordance with the Town's comprehensive plan.

**RECOMMENDED
ACTIONS:**

The Planning and Zoning Commission has the following options when considering a Special Use Permit application:

- Recommend approval as submitted;
- Recommend approval with conditions;
- Table to specific date with clarification of intent and purpose; or
- Recommend denial of application.

**STAFF
RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission recommend denial of this Special Use Permit.



John @ ~~972-469-5200~~
972-310-3102

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

APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT

If applicant is NOT owner of property, Agent Authorization Form must be completed.

Name: SK Electric Inc Date: 7-16-12

Address: 2217 Royal Ln
Street Address

Dallas TX 75229
City State Zip

Phone: 214-351-5100 Email: selee@skelectric.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2615 W. Pioneer Pkwy. Pantego, TX 76013

Legal Description:

Property is subdivided: Addition: _____
Lot: _____ Block: _____

Property is not subdivided: Survey: _____
Abstract#: _____ Tract: _____

Existing Classification: C3

Developer: _____	Agent: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone/Fax: _____	Phone/Fax: _____
Surveyor: _____	Engineer: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone/Fax: _____	Phone/Fax: _____

Present use of the property: LED DIGITAL MESSAGE BOARD *Auto Repair*

Proposed use of the property: _____

Status of development plans: None Site Plans Complete Building Plans Complete



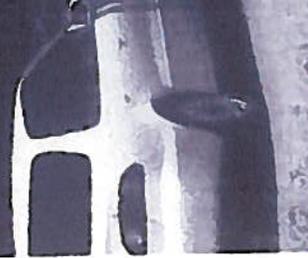
ADDITIONAL SUBMITTAL INFORMATION

- Any final environmental assessment and/or final environmental impact statement that may be required pursuant to state or federal statutes
- Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility
- Copies of studies or analysis upon which alternatives have been considered and evaluated
- Description of present use, assessed value & actual value of the land affected by the proposed facility
- Description of the proposed use, anticipated assessed value and supporting documentation
- Description of any long term plans or master plan for the future use or development of the property
- Description of the applicant's ability to obtain needed easements to serve the proposed use
- Description of the type, feasibility and cost of any proposed mitigation necessary to make the proposed use compatible with current and future land use patterns
- Description of any special construction requirements that may be necessary for any construction or development on the subject property
- If the proposed use will result in a significant increase in traffic, a traffic impact analysis prepared by a certified professional engineer qualified in the field of traffic engineering and forecasting
- A noise management plan detailing the projected noise produced by the proposed use, including, but not limited to, the projected noise volume and duration, and the noise mitigation measures proposed to be implemented

2615 W. Pioneer Pkwy

817-274-8774 817-274-1111

FAST SERVICE
SPECIALIZE IN EUROPEAN CARS



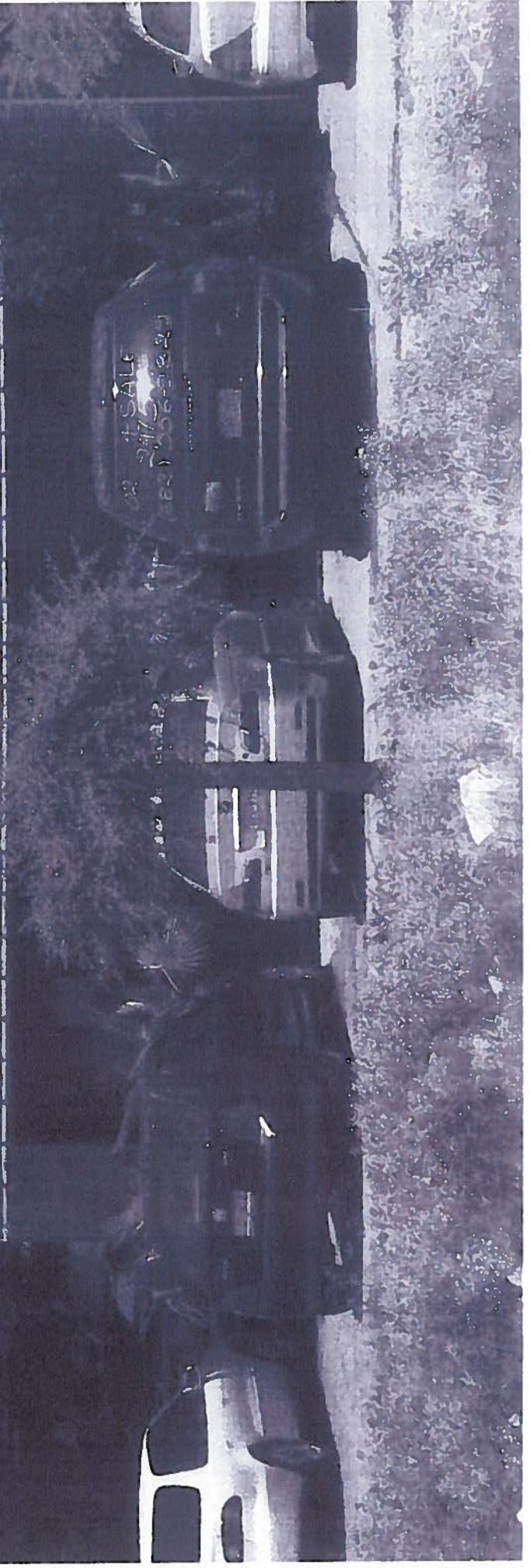
2615 W. Pioneer Pkwy.

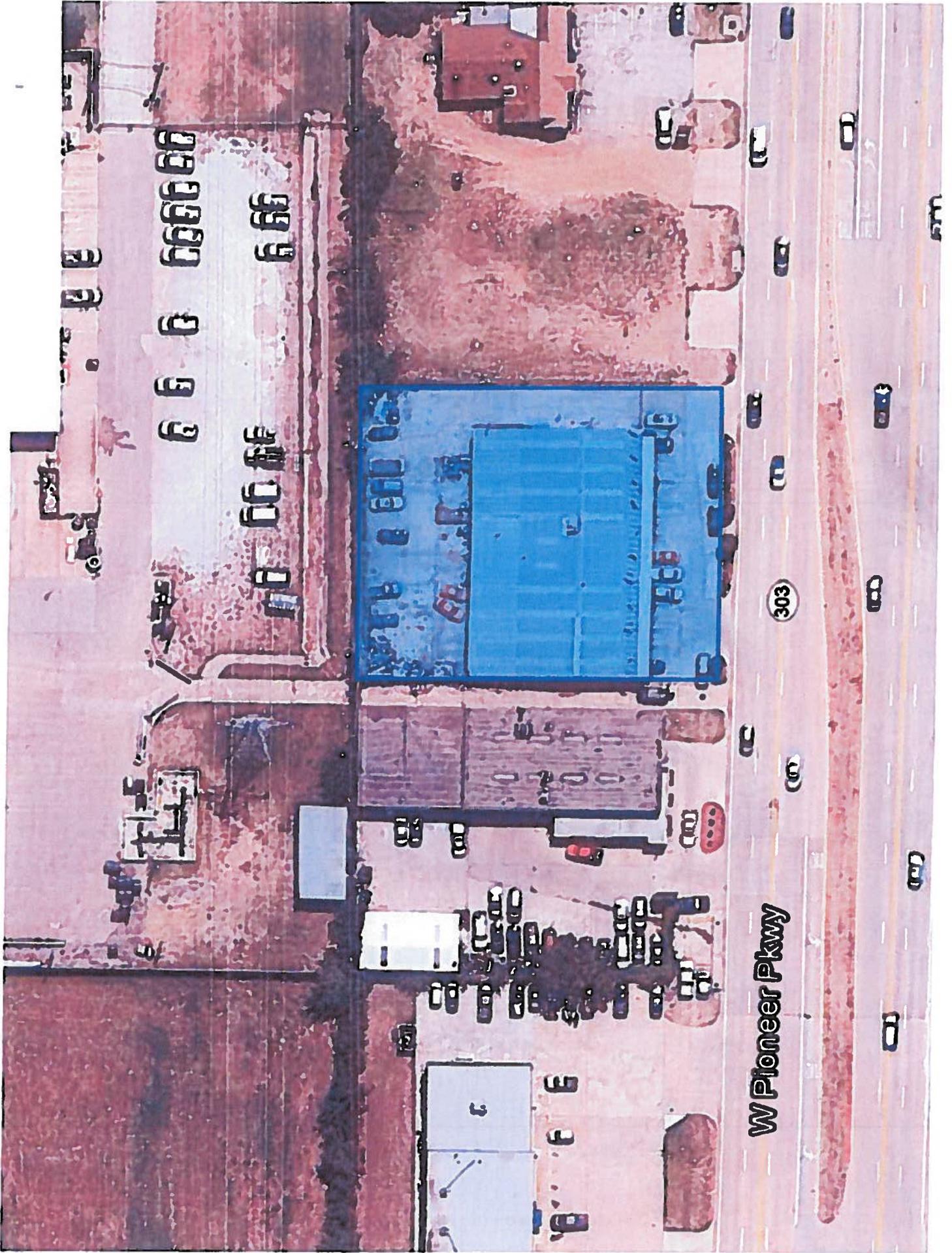


817-274-8774 817-274-1111

LED MESSAGE BOARD

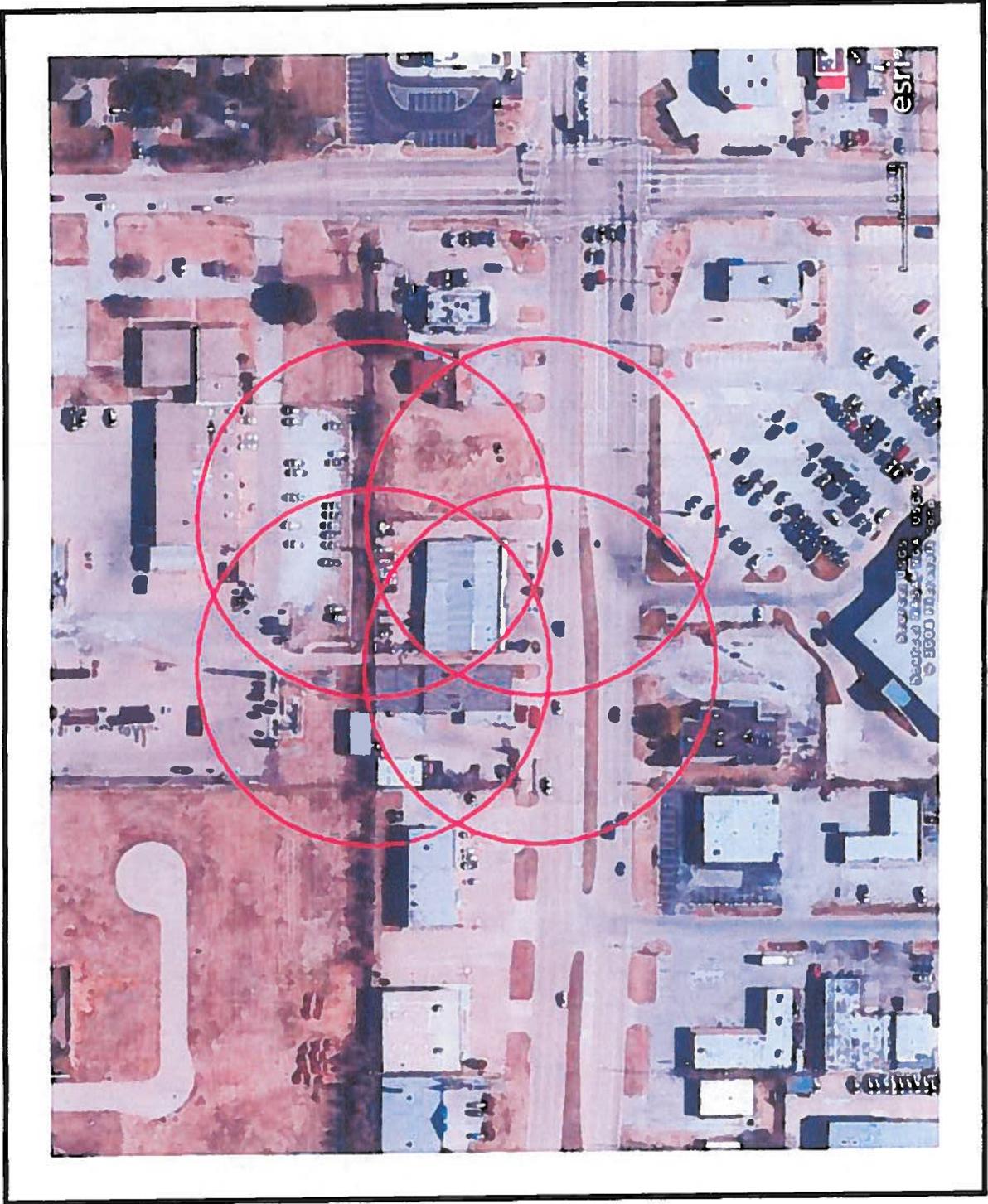
SPECIALIZE IN EUROPEAN CARS





W Pioneer Pkwy

303



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330 Balboa Ave
San Diego Ca 92123

Jones, Patrick & Denise R
8409 Kelly Ln
Alvarado Tx 76009

Giles, Lawrence A
6921 Calender Rd
Arlington Tx 76001

'sca-201 Ltd Partnership
PO Box 833009
Richardson Tx 75083

1125 West Abram LLC
1718 S Cooper St
Arlington Tx 76013

Nguyen, Van T Etvir Hung Thien
616 E Lynn Creek Dr
Arlington Tx 76002

lew-Vinson Enterprises
705 W Pioneer Pkwy
Anteogo Tx 76013

Garrett Family Ltd Prtnshp
2620 W Pioneer Pkwy
Arlington Tx 76013-

Fuss, D A & C D & R M Atwood
4037 Shadow Dr
Fort Worth Tx 76116

ncor Electric Delivery Co LLC
State & Local Tax Dept
PO Box 219071
Dallas Tx 75221

Aldriedge Building Corp
PO Box 202494
Arlington Tx 76006