

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:

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| Stephen Smith | Chairman |
| William Nolen | Vice Chairman |
| Fred Adair | |
| Bill Holland | |
| John Kushma | |

constituting a quorum. Staff present was:

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| Chad Joyce | Community Development Director |
| Katy Sutton | P & Z Secretary |
| Joyce Stanton | City Engineer |

Also in attendance was:

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| Don Surratt | Mayor Pro Tem |
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(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.

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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.**

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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.

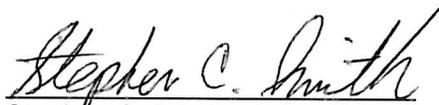
ADJOURNMENT

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

ATTEST:



Katy Sutton, Planning & Zoning Secretary



Stephen Smith, Chairman