



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY,
June 3, 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
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

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

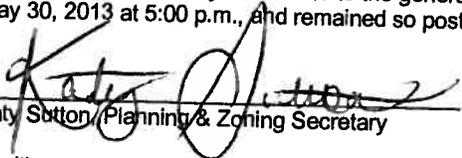
NEW BUSINESS

2. Discuss and consider any recommendation on Zoning Case Z-191, a proposed Special Use Permit as requested by Saljo Kolic (Saljo's Pizza) for the use of 2229 West Park Row Drive (D), Block 1, Lot 1R of the Duke Addition, Pantego, Tarrant County, Texas for the sale of alcohol mixed beverage for on-premise consumption. The property is generally located on the north side of West Park Row Drive between Milby Road and Waggoner Drive.
3. Discuss and consider any recommendation on Zoning Case Z-192, a proposed Special Use Permit as requested by Parkerson Acme Sign to install an electronic message center pole sign at 2320 West Pioneer Parkway, Block 1, Lot ER2 of the Three O Three Square Addition, Pantego, Tarrant County, Texas. The property is generally located on the south side of West Pioneer Parkway between Bowen Road and Duluth Drive.
4. Discuss and consider any recommendation on Zoning Case Z-194, a proposed Special Use Permit as requested by Jose Avila to establish a church at 2221 West Arkansas Lane #106B, Block 3, Lot D1 of the Three O Three Square Addition, Pantego, Tarrant County, Texas. The property is generally located on the northeast corner of West Arkansas Lane and Duluth Drive.

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: Thursday, May 30, 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 April 1, 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 1st day of April 2013 with the following members present:

Stephen Smith
William Nolen
Fred Adair
John Kushma

Chairman
Vice Chairman

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 27th day of March 2013.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

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

PLEDGE OF ALLEGIANCE

The invocation was given by Chad Joyce. The Pledge of Allegiance was given.

APPROVAL OF MINUTES

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

Commissioner Adair moved to approve the March 4, 2013 Planning and Zoning Minutes. Commissioner Kushma seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

OLD BUSINESS

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

The Commission discussed with the Community Development Director ideas on electronic message center requirements for the future. The idea is to avoid having scrolling, blinking and flashing signs to avoid distractions with drivers. The first change to the sign code was to include more detail in the definition. The Commission decided that any sign within 200 feet of a residential lot will go through the SUP process.

The Commission particularly discussed building signs, the definition of building sign electronic message centers, and what should be required for this type of sign. In this new code, multi-tenant properties will

**Planning and Zoning Commission
Minutes April 1, 2013**

only allow for the anchor tenant to have an electronic message center. Mr. Joyce stated that it is up to the property owner to decide the anchor tenant and recommends that the sign be owned by the property owner or management company to lease out to businesses.

Chairman Smith mentioned that 50 square feet for a building sign is too small, and prefers guidelines for building signs. Commissioner Adair and Community Development Director explained that the LED building sign requirements are meant to be restrictive so as not to distract people from the street and have companies gravitate towards monument and pole signs.

Commission Adair noted that the definitions for multi-tenant pole signs and single-tenant pole signs need to be changed from monument sign to their respective types of signs.

Vice Chairman Nolen made a motion to approve the proposed changes to electronic message center requirements including having a SUP for a LED sign within 200 feet of residential zones, taking out 50 square feet from Building Signs, Letter F, and changing the wording on multi-tenant pole signs, Letter F, and single tenant pole signs, Letter F. Commissioner Kushma seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

- 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.**

The Commission inquired as to whether the applicants contacted Mr. Joyce about changing the size of the sign. Mr. Joyce stated that he had not received any messages or spoke with anyone about Zoning Case Z-182 since the last meeting. The Commission therefore concluded that the sign size has not changed from its 4 feet by 25 feet sign.

Commissioner Adair made a recommendation for denial of Zoning Case Z-182 with the stipulation that the fee be waived for a future SUP. Commissioner Nolen seconded the motion and the vote was unanimous. Chairman Smith declared the motion passed.

ADJOURNMENT

Chairman Smith declared the meeting adjourned at 8:27 p.m.

ATTEST:

Stephen Smith, Chairman

Katy Sutton, Planning & Zoning Secretary



AGENDA BACKGROUND

Public Hearing and consider any recommendation on Zoning Case Z-191, a proposed Special Use Permit as requested by Saljo Kolic (Saljo's Pizza), for the permission to sell alcohol (mixed beverage) for on-premise consumption at 2229 W Park Row Drive (D), Block 1, Lot 1R of the Duke Addition, Pantego, Tarrant County, Texas. The property is generally located on the north side of West Park Row Drive between Milby Road and Waggoner Drive.

PRESENTER: Chad Joyce, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on Wednesday, May 22, 2013 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 approval of this Special Use Permit as submitted.

ATTACHMENTS:

Community Development Staff Report
Application, Zoning Case Z-191
Notification Map
Notification List
Property map



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: May 3, 2013

ACTION

REQUESTED: Consider a recommendation for a Special Use Permit to sell alcohol (mixed beverage) for on-premise consumption at 2229 W Park Row Drive (D).

PROPERTY

DESCRIPTION: Block 1, Lot 1R of the Duke Addition, Pantego, Tarrant County, Texas.

PROPERTY

OWNER: S & D Family Partners

APPLICANT: Saljo Kolic

CURRENT ZONING: C-2 Commercial District

SURROUNDING

ZONING/LAND USE: North – Residential Zoning District – Arlington
East – Planned Development Zoning District – Pantego Christian Academy
South – C-3 Commercial Zoning District – Village Park Shopping Center
West – C-2 Commercial Zoning District – Pantego Bay

REQUESTED

VARIANCES: No variances are requested.

ANALYSIS:

Saljo Kolic, owner of Saljo's Pizza, has requested a Special Use Permit to add liquor and wine sales to his restaurant, which presently has beer sales. The only protected use within 300 feet of this restaurant is Pantego Christian Academy. The Town Code of Ordinances allows for alcohol sales within the 300 foot buffer zone of private schools if the alcohol sales are in conjunction with a restaurant. The code reads as follows:

Sec. 4.02.001 Sale near church, school or hospital

- (a) No person may sell alcoholic beverages if the place of business is within:
 - (1) 300 feet of a church, public or private school, or public hospital, except that this subsection does not apply to the holder of a license or permit who also holds a food and beverage certificate covering a premises that is located within 300 feet of a private school;

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 approval of this Special Use Permit as submitted.



APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT

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

Name: SALJO Kolic (SALJO'S PIZZA) Date: 4/19/13

Address: 2229 W Park Row Suite D
Street Address

Pantego TX 76013
City State Zip

Phone: (817)460-6083 Email: saljospizza@gmail.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2223-2229 W. Park Row Dr., Pantego, TX 76013

Legal Description:

Property is subdivided: Addition: Duke Addition

Lot: _____ Block: 1

Property is not subdivided: Survey: _____

Abstract#: _____ Tract: _____

Existing Classification: C-2

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: _____

ll

Present use of the property: Shopping Center - Retail, office, restaurant

Proposed use of the property: Shopping Center - Retail, office, restaurant

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



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 Planning and Zoning Commission hearing thereon. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the Town. I further acknowledge that attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing, and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the Town Council.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Town Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and the Town Council. I understand that the filing fee is not refundable upon withdrawal of the proposal.

Applicant: Edjo Kobi Date: 5-3-13

OFFICE USE ONLY

Application Checklist:

- Completed, signed, notarized application form
- Agent Authorization Form (if necessary)
- Application Fee
- ~~Tax Certificate~~
- Site Plan: 15 paper copies and 1 digital copy (.pdf or .tif) ON FILE
- Additional Submittals Information

Application accepted by: [Signature] Date: 5/3/13

Checked for completeness: [Signature] Fee Paid: \$ 500⁰⁰ Receipt No.: 41661

Remarks: _____

Set for P&Z: 6/3/13 Set for Council: 6/10/13



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



Agent Authorization Form – to be used if Owner is not Applicant

Date: 5-2-13

This letter shall serve as authorization for Barbara Brown to file this application for the property described herein.

General Partner's Agent
Owner: Barbara Brown

Address: 2227 W. Park Row Dr. - #A

City / State / Zip: Pantego, TX 76013

Phone / Fax: 817-801-8484 / 817-801-5353

Recorded in Volume 338-128, Page 99, Tarrant County Deed Records

Barbara Brown

Owner's Signature
Agent's

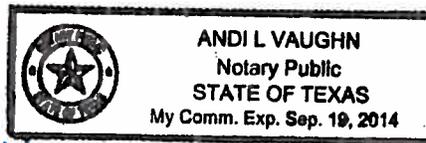
State of Texas)

County of)

Sworn and subscribed before me the undersigned notary public this the 2nd day of May 20 13.

Andi L. Vaughn

Notary Public



Commission Expires: September 19, 2014

Seal:

Saljo's Z-191



Sallegos, Guadalupe
1103 Milby Rd # Nullb
Arlington Tx 76013



Moise, Mayme Lou
1716 Oak Cove Ln
Bedford Tx 76021

Si&D Family Partners LP
1227 W Park Row Dr Ste A
Pantego Tx 76013

Lee, Dwayne
1214 W Park Row Dr
Arlington Tx 76013

2227 W Park Row Dr
Pantego, TX 76013

 2214 W Park Row Dr
Pantego, TX 76013

2201 Lavern St
Pantego, TX 76013

2234 W Park Row Dr
Pantego, TX 76013

Mc Leasing
101 W Pioneer Pkwy
Pantego Tx 76013

Harvey, Margaret
101 Hunter Ridge Dr
Arlington Tx 76013

Reynolds, Jimmy R Etux Lori G
2205 Lavern St
Arlington Tx 76013

Steer, Mary E
1017 Hunter Ridge Dr
Arlington Tx 76013

Bomac Partners Ltd
Ste 200
1110 E State Highway 114
Southlake Tx 76092

Village Park Investments LP
670 W Arapaho Rd
Richardson Tx 75080

2229 W Park Row Dr
Pantego, TX 76013

2221 W Park Row Dr
Pantego, TX 76013

2224 W Park Row Dr
Pantego, TX 76013

Pham, Peter Etux Tuoi T Nguyen
2417 Cross Timbers Trl
Arlington Tx 76006

Bace, Lori L
3171 Amoruso Way
Roseville Ca 95747

Hoernke, Ronald Etux Carol
3704 Perkins Rd
Arlington Tx 76016

Leonard, Jay G Etux Theresa
1015 Hunter Ridge Dr
Arlington Tx 76013

Walker, Robert A
PO Box 13933
Arlington Tx 76094

Kindred Glass Co
2302 W Park Row Dr
Pantego Tx 76013

2225 W Park Row Dr
Pantego, TX 76013

Ps Texas Holdings Ltd
PO Box 25025
Glendale Ca 91221

2230 W Park Row Drive
Pantego, TX 76013

Pantego Christian Academy Inc
2201 W Park Row Dr
Pantego, TX 76013

Joh, Myung Etux Euy Shin
PO Box 13235
Arlington Tx 76094



AGENDA BACKGROUND

Public Hearing and consider any recommendation on Zoning Case Z-192, a proposed Special Use Permit as requested by Parkerson Acme Sign, for the permission to install an Electronic Message Center pole sign at 2320 West Pioneer Parkway, Block 1, Lot ER2 of the Three O Three Square Addition, Pantego, Tarrant County, Texas. The property is generally located on the south side of West Pioneer Parkway between South Bowen Road and Duluth Drive.

PRESENTER: Chad Joyce, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on Wednesday, May 22, 2013 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 approval of this Special Use Permit as submitted.

ATTACHMENTS:

Community Development Staff Report
Application, Zoning Case Z-192
Notification Map
Notification List
Property map



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: May 3, 2013

ACTION

REQUESTED: Consider a recommendation for a Special Use Permit to install an Electronic Message Center pole sign at Aamco Total Car Care, 2320 W Pioneer Parkway.

PROPERTY

DESCRIPTION: Block 1, Lot ER2 of the Three O Three Addition, Pantego, Tarrant County, Texas.

PROPERTY

OWNER: Joseph E. Briggs & Associates

APPLICANT: Parkerson Acme Signs

CURRENT ZONING: C-4 Commercial District

SURROUNDING

ZONING/LAND USE: North – C-4 Commercial Zoning District – Restaurant
East – C-4 Commercial Zoning District – Office Building
South – C-4 Commercial Zoning District – Industrial Use
West – C-4 Commercial Zoning District – Auto Repair

REQUESTED

VARIANCES: No variances are requested.

ANALYSIS:

The owners of the Aamco on W Pioneer Pkwy have hired Parkerson Acme Signs and Advantage LED Signs to install an Electronic Message Center on their existing pole sign. The proposed LED sign is less than the 40% maximum required by Town Code. All other requirements for brightness, dimming, etc. will be required upon permitting.

Improvements should include the installation of irrigated planting beds around the existing sign. This is not always required when existing signs are refaced, but with additional signage being added to this existing sign should be considered.

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 approval of this Special Use Permit with the condition that an irrigated landscaping bed around the sign pole be included in this permit.



APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT

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

Name: ROBINSON HOME SIGN Date: 4-5-13

Address: 1136 FLETCHER ST
Street Address

DALLAS TX 75003
City State Zip

Phone: 214 824 3695 Email: JEAN@ROBINSONSIGN.COM

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2320 WEST PIONEER HWY

Legal Description:
 Property is subdivided: Addition: _____
Lot: _____ Block: _____
 Property is not subdivided: Survey: _____
Abstract#: _____ Tract: _____

Existing Classification: _____

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: CAR SERVICE REPAIR

Proposed use of the property: INSTALL LED MESSAGE CENTER

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



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 Planning and Zoning Commission hearing thereon. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the Town. I further acknowledge that attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing, and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the Town Council.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Town Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and the Town Council. I understand that the filing fee is not refundable upon withdrawal of the proposal.

Applicant: [Signature] Date: 4-5-13

OFFICE USE ONLY

Application Checklist:

- Completed, signed, notarized application form
- Agent Authorization Form (if necessary)
- Application Fee
- ~~Tax Certificate~~
- Site Plan: 15 paper copies and 1 digital copy (.pdf or .tif)
- Additional Submittals Information

Application accepted by: _____ Date: _____

Checked for completeness: _____ Fee Paid: _____ Receipt No.: _____

Remarks: _____

Set for P&Z: _____ Set for Council: _____



Agent Authorization Form – to be used if Owner is not Applicant

Date: April 5, 2013

This letter shall serve as authorization for _____ to file this application for the property described herein.

Owner: Joseph E. Bragg & Assoc.
 Address: 2909 Harder DR
 City / State / Zip: Georgetown, TX 77601
 Phone / Fax: 817 880 3680
 Recorded in Volume _____ Page _____ Tarrant County Deed Records

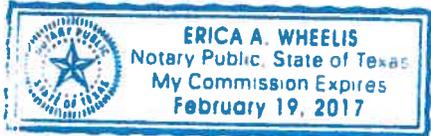
[Signature]
 Owner's Signature

State of Texas) Texas
 County of) Harris

Sworn and subscribed before me the undersigned notary public this the 5th day of April 2013.

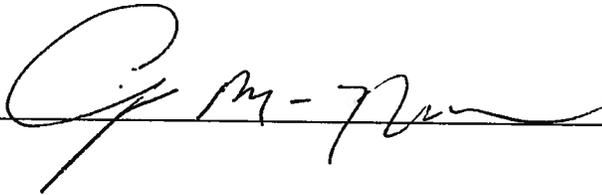
[Signature]
 Notary Public

Commission Expires: _____

Seal: 

I am writing this letter stating the reason I feel adding this Led board will help my business. We have other AAMCO's that have the led signs and it has helped promote the growth of the company by bringing in new customers. I feel that this will help my business grow and become a great success. I will be able to change my advertised specials for my customer's and I hope to bring new customers into the establishment. Our other facility's that have an LED sign are a success due to the new customers this has brought to their establishment. We are trying to add the led to our already existing ID cabinet. We hope to be able to advertise our special's to potential new customers. I feel the cost of the sign will pay for itself in the long run by promoting my business.

Signature

A handwritten signature in black ink, appearing to read "Jim - [unclear]", written over a horizontal line.

Date

5-7-13



6'-0"

8'-0"

3'-6"

8'-1 1/2"

AAMCO
CLIENT

4'-2 1/4" x 8'-1 1/2" 12.5mm IPixel Full Color 96x192 IMatrix Double Face Display
DESCRIPTION

Steven Keelan
SALES CONSULTANT

04/05/13
DATE

QUO-06129-020G-Gatev1
PROPOSAL ID

130405-1622-A
DRAWING NUMBER

PANTEGO - COLORS BY APPROVAL

ADDITIONAL NOTES

ADVANTAGE LED SIGNS | 1424 N. SAM HOUSTON PARKWAY E. SUITE 160 | HOUSTON, TX 77032 | (877) 328-6555 | WWW.ADVANTAGELED SIGNS.COM
© 2013 ALL RIGHTS RESERVED

APPRO-10317

DATE

T. D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR

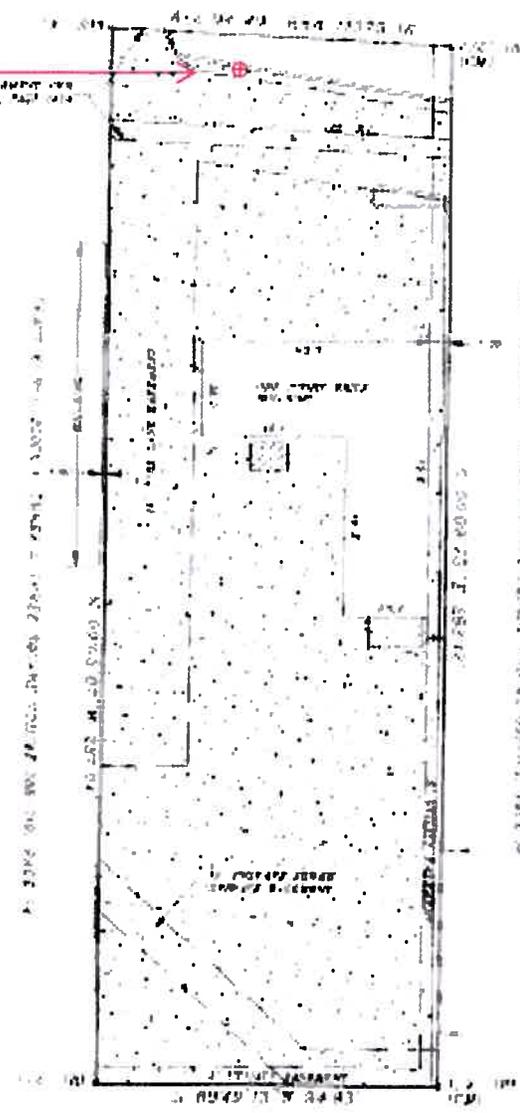
5077 GARDNER AVENUE FORT WORTH, TEXAS 76106 817-338-1887 FAX 817-338-2014

2120 PIONEER PARKWAY

Existing Sign
Pole Structure

REPLAT OF TRACY M. R. R. TRACT THREE & THREE & THREE SQUARE ADDITION, AN ADDITION TO THE TOWN OF MARYGAY, TARRANT COUNTY TEXAS ACCORDING TO THE PLAN RECORDED IN VOLUME 188-211, PAGE 70, NAT RECORDS, TARRANT COUNTY, TEXAS

Measurements are based on recorded plat



NORTH

NEAREST CORNER OF ALL PLATS
SHOWN ARE 1/4" = 40'

SCALE 1" = 40'

ACCORDING TO THE PLAN PREPARED BY T. D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE NO. 1248 PLANNING CAMP, COMMUNITY CAMP, NUMBER 4434, DATED AUGUST 22, 2002 (SEE WITHIN 2002)

I, T. D. DISHEROON, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. I HAVE BEEN DULY LICENSED BY THE STATE OF TEXAS AND I AM IN GOOD STANDING THEREIN. I HAVE BEEN DULY LICENSED BY THE STATE OF TEXAS AND I AM IN GOOD STANDING THEREIN. I HAVE BEEN DULY LICENSED BY THE STATE OF TEXAS AND I AM IN GOOD STANDING THEREIN.

THE CORRECTION REFERRED TO WAS MADE BY THE SURVEYOR ON THE GROUND JULY 3, 2002

T. D. DISHEROON



TITLE NO. 41480
 OF NO. 12-00125
 WHITAKER CO. TX
 INSTRUMENT NUMBER 3 58482
 & ASSOCIATES
 DATE AUGUST 2, 2002

Y.J. INC.

25379 Wayne Mills Pl # 272

Valencia, CA 91355

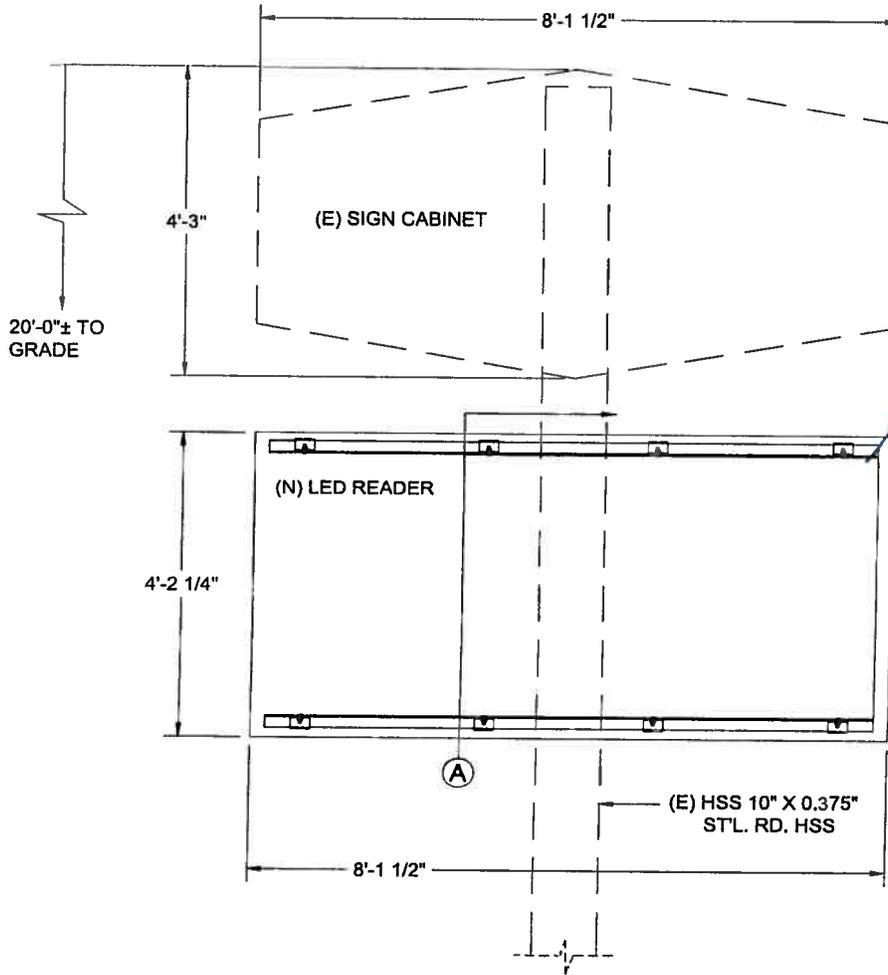
Sign Design Based on 2009 IBC

DATE 5/6/2013

TEL: (661) 259-0700

FAX: (661) 259-0900

Job # JTS_31213
Project AAMCO LED Reader
Job Location 2320 W. Pioneer Pkwy.
Pantego, TX



ELEVATION

N.T.S.

NOTE: SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.

2 OF 2

Aamco Z-192



Four Seasons Pantego I Ltd
1551 Forest Cntl Dr Ste 110
Dallas Tx 75243



2320 W Pioneer Pkwy
Pantego, TX 76013

Tony Rick Asset Mgmt Co, JV
PO Box 170726
Arlington Tx 76003

Joseph E Briggs & Assoc Inc
1909 Harder Dr
Arlington Tx 76016



Utility Support Systems Inc
PO Box 265
Douglasville Ga 30133

Hjv Properties LLC
2304 W Pioneer Pkwy
Pantego Tx 76013

Doung, Vinh Ba & Nhan V Dao
3617 Parkmead Dr
Arlington Tx 76014

Rhodes, Charissa
6768 C F Hawn Fwy
Dallas Tx 75217

Service King Paint & Body LLC
808 S Central Expy
Richardson Tx 75080

2321 W Pioneer Pkwy
Pantego, TX 76013



AGENDA BACKGROUND

Public Hearing and consider any recommendation on Zoning Case Z-194, a proposed Special Use Permit as requested by Jose Avila, for the permission to establish a church at 2221 West Arkansas Lane #106B, Block 3, Lot D1 of the Three O Three Square Addition, Pantego, Tarrant County, Texas. The property is generally located on the northeast corner of West Arkansas Lane and Duluth Drive.

PRESENTER: Chad Joyce, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on Wednesday, May 22, 2013 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 approval of this Special Use Permit as submitted.

ATTACHMENTS:

Community Development Staff Report
Application, Zoning Case Z-194
Notification Map
Notification List
Property map



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: May 3, 2013

ACTION

REQUESTED: Consider a recommendation for a Special Use Permit to establish a church, Rock Firme, at 2221 W Arkansas Lane #106B.

PROPERTY

DESCRIPTION: Block 3, Lot D1 of the Three O Three Addition, Pantego, Tarrant County, Texas.

PROPERTY

OWNER: Heriberto and Norma Rios

APPLICANT: Jose Avila

CURRENT ZONING: C-4 Commercial District

SURROUNDING

ZONING/LAND USE: North – C-4 Commercial Zoning District – Industrial Building
East – C-4 Commercial Zoning District – Auto Repair
South – C-2 Commercial Zoning District – Dental Lab
R-1 Residential Zoning District
West – C-4 Commercial Zoning District – Child Care Facility

REQUESTED

VARIANCES: No variances are requested.

ANALYSIS:

Jose Avila has requested permission to establish a church at 2221 W Arkansas Lane #106B. This space has been a church in the past and has been vacant for some time. The property has 105 available parking spaces and the church would require a maximum of 39 spaces. Therefore the parking should not be an issue.

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 approval of this Special Use Permit as submitted.



APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT

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

Name: Jose Avila Date: 5-7-2013

Address: 1716 Champion Cr.
Street Address

EAGLE PASS, TEXAS 78852
City State Zip

Phone: (830) 968-3136 Email: eagle-eagle-12000@yahoo.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2221 W. ARKANSAS PANTEGO TX 76013

Legal Description:

Property is subdivided: Addition: Three O Three Square Addition
Lot: D1 Block: 3

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

Existing Classification: _____

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: empty

Proposed use of the property: Rock FIRE OF ARLINGTON, TX, INC. Church

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



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 Planning and Zoning Commission hearing thereon. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the Town. I further acknowledge that attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing, and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the Town Council.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Town Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and the Town Council. I understand that the filing fee is not refundable upon withdrawal of the proposal.

Applicant: Jan Amick Date: 5-7-2013

OFFICE USE ONLY

Application Checklist:

- Completed, signed, notarized application form
- Agent Authorization Form (if necessary)
- Application Fee
- Tax Certificate
- Site Plan: 15 paper copies and 1 digital copy (.pdf or .tif)
- Additional Submittals Information (*pending*)

Application accepted by: cy Date: 5/8/13

Checked for completeness: Fee Paid: \$500⁰⁰ Receipt No.: 41832

Remarks: _____

Set for P&Z: _____ Set for Council: _____



Agent Authorization Form – to be used if Owner is not Applicant

Date: _____

This letter shall serve as authorization for Jose Avila to file this application for the property described herein.

Owner: Heriberfo & Norma Rios
Address: 6304 Saddle Ridge RD
City / State / Zip: Arlington TX
Phone / Fax: (817) 897-1853

Recorded in Volume _____, Page _____, Tarrant County Deed Records

Heriberfo Rios Norma Rios
Owner's Signature

State of Texas)

County of TARRANT)

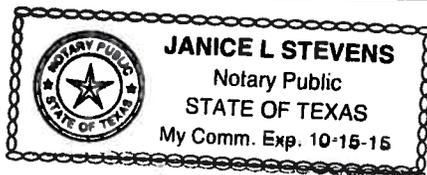
Sworn and subscribed before me the undersigned notary public this the 7th day of MAY 2013.

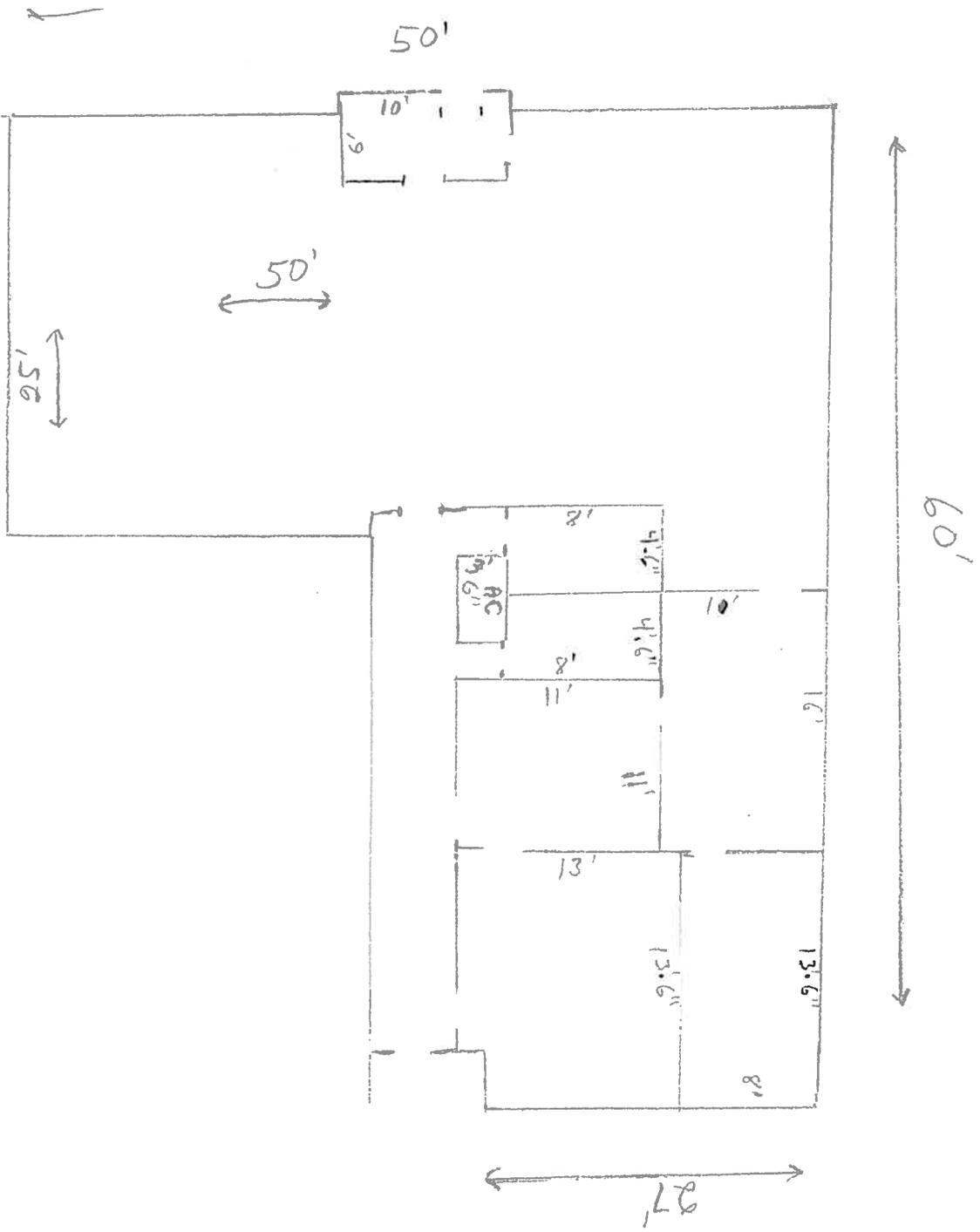
Janice Stevens

Notary Public

Commission Expires: 10.15.2015

Seal:







May 8, 2013

Chad Joyce
Community Development Director
Town of Pantego
cjoyce@townofpantego.com

RE: Additional submittal information for SUP request for 2221 W. Arkansas Lane #106 B, C & D

Dear Mr. Joyce:

I am excited about the opportunity for our Church to meet at 2221 W. Arkansas Lane #106. Roca Firme is a new Church that began officially meeting earlier this year at the Arlington home of one of our members. In order to handle our current attendance and to provide room for growth, we have been seeking an adequate space for our Church to meet in the Arlington/Pantego area. After looking at several available properties in the area, this location appears to meet our needs the best. It provides the space that we need in an area that is not currently served by a similar Spanish language congregation, and it provides a convenient, central location in the Arlington/Pantego area that is relatively close to most of our membership and current meeting place.

We propose to use the space in a variety of ways typical of a Church. We will meet on Sundays from 10:00 am to approximately 1:00 pm for Worship and Bible Study, and we will meet for Prayer and Bible Study on Wednesday evenings from 7:00 to 9:00. We may also have occasional special events that would typically be on a Friday evening or Saturday, and during the week, the Church office will be open regularly. No significant increase in traffic is expected outside of minor traffic generated on Sunday mornings, Wednesday evenings and for occasional weekend events, all of which are during off peak times for traffic and parking in commercial/office settings such as this location.

Since the space meets our current needs so well, we have no plans to modify the building that would affect its value in any significant way, and although we are a nonprofit religious organization, the property will still be taxable since it will be leased and not owned. This space is large enough to accommodate some growth, so we plan to remain in this space as is until we outgrow it. We plan to grow our Church, and as we grow we will plan over the next five to ten years to purchase or build a bigger Church building in the community.

On behalf of the members of Roca Firme Arlington, we are excited about the opportunity to be located in Pantego and to be an integral part of the community. Please contact me at (830) 968-3136 if you have any questions.

Sincerely,

Jose Avila
Pastor

Roca Firme Church of Arlington, Texas

401 Jordan Lane • Arlington, Texas 76012 • Phone (830) 968-3136 or (817) 879-0056



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

RON WRIGHT
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003129810
AD NUMBER: 42070 3 D1
CERTIFICATE NO : 59338493

DATE : 5/7/2013
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

THREE O THREE SQUARE ADDITION
BLK 3 LOT D1

0002221 W ARKANSAS LN
1.2799 ACRES

REQUESTED BY

RIOS, HERIBERTO & NORMA

PROPERTY OWNER

RIOS, HERIBERTO & NORMA

6304 SADDLE RIDGE RD
ARLINGTON TX 760162644

6304 SADDLE RIDGE RD
ARLINGTON TX 760162644

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2012	ARLINGTON ISD	0.00
2012	ARLINGTON ISD	0.00
2012	JPS HEALTH NETWORK	0.00
2012	JPS HEALTH NETWORK	0.00
2012	Tarrant County	0.00
2012	Tarrant County	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TARRANT COUNTY COLLEGE	0.00
2012	TOWN OF PANTEGO	0.00
2012	TOWN OF PANTEGO	0.00
TOTAL		\$0.00

ISSUED TO : RIOS, HERIBERTO & NORMA
ACCOUNT NUMBER: 00003129810
TOTAL CERTIFIED TAX: \$0.00

BY : *Carbette Higgins* TARRANT COUNTY TAX OFFICE

BY : *th* TARRANT COUNTY TAX OFFICE

Rock Firme Z-194



Do, Tam Nga-Bang
1309 Lido Ln
Arlington Tx 76015

ust Enterprises Inc
617 Trevino Dr
Arlington Tx 76014

olen, William
1301 Stockbridge Ct
Pantego Tx 76015

2111 W Arkansas Ln ½
Pantego, TX 76013

St [redacted], James D Family Prtnshp
PO Box 1618
Frisco Tx 75034

Do, Thao
2311 Lido Ln
Arlington Tx 76015

Nolan, John P
2313 Garden Ln
Arlington Tx 76015

Elliott, Devra
2300 Stockbridge Ct
Pantego Tx 76015

Capella, Stephen
5749 Chelmsford Trl
Arlington Tx 76018

Kent Properties Ltd
451 Wilderness Ln
Perrin Tx 76486

Chapman-Carter-Kearns Etal
PO Box 200308
Arlington Tx 76006

Fabian, Brandon P
401 Meadow Creek Dr
Mansfield Tx 76063

Hamann, Gregory A
PO Box 171626
Arlington Tx 76003

Alexander, Jason Dean
2302 Stockbridge Ct
Pantego Tx 76015

Green, David Etux Carole Ann
6603 Townlake Cir
Arlington Tx 76016

Masri, Samir A & Youssef Masri
2101 Duluth Dr
Arlington Tx 76013

Reed, Clara
2301 W Arkansas Ln
Pantego Tx 76013