



AGENDA
PLANNING AND ZONING COMMISSION
MONDAY,
DECEMBER 7, 2015

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
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of Planning and Zoning Minutes:
 - November 2, 2015

NEW BUSINESS

2. Discuss and consider action on the appointment of Officers to the 2015-2016 P & Z Commission.
3. Public hearing, review and consider a recommendation for Zoning Case Z-216, a proposed Special Use Permit as requested by Sylvester T. Lafayette to establish a church and offices at 3216 W. Park Row Drive, Lot 1, Block 1, of Park Row West addition of the A.L.S. land survey, Pantego, Tarrant County, Texas. The property is generally located on the South side of West Park Row Drive between Nora Drive and Bowen Road.
4. Public hearing, review, and consider a recommendation for Zoning Case Z-217, a proposed Special Use Permit as requested by DS Restaurant Ventures, LLC for the permission to sell alcohol (mixed beverage) for on-premise consumption at a restaurant located at 2233 West 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 West Park Row Drive and Milby Road.

PLANNING AND ZONING COMMISSION INQUIRY

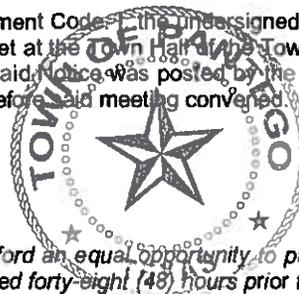
If a member of the Commission makes a spontaneous inquiry about a subject not on this agenda, then the Planning and Zoning commission or an appropriate Town official may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at this time. Issues raised may be referred to Town Staff for research and possible future action.

ADJOURNMENT

CERTIFICATION

Prepared and posted in accordance with Chapter 551 of the Texas Government Code, 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: Friday, December 4, 2015 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.


Jessie Hanks, 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 Planning and Zoning Secretary's office at (817) 617-3701.

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



AGENDA BACKGROUND

PRESENTER:

Julie Arrington, City Secretary

BACKGROUND:

Review and Consider approval of Planning and Zoning Commission Minutes for November 2, 2015.

RECOMMENDATION:

Staff recommends approval of Planning and Zoning Minutes for November 2, 2015 as submitted.

ATTACHMENTS:

Minutes for November 2, 2015

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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, Texas on the 2nd day of November 2015 with the following members present:

Stephen Smith	Chairman
John Kushma	Vice Chairman
Jason Bergin	
Clifton Cassell	
Jesse Howell	

Constituting a quorum. The following staff members were present:

Matthew Fielder	City Manager
Dennis Jobe	Community Development Director
Julie Arrington	City Secretary

Also in attendance:

Don Surratt	Council Member
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(The following items were considered in accordance with the official agenda posted on the 30th day of October 2015.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Smith called the regular session to order at 7:08 PM.

PLEDGE OF ALLEGIANCE

Invocation led by Julie Arrington which was followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Approval of Planning and Zoning June 1, 2015 Minutes.

Vice Chairman Kushma made a motion to approve the minutes. Commissioner Cassell seconded the motion.

The vote was as follows:

Ayes: Cassell, Kushma, Smith, Howell, and Bergin

Nays: None.

Abstentions: None.

Chairman Smith declared the motion passed unanimously.

NEW BUSINESS

2. Introduction of the new Community Development Director, Dennis Jobe.

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Mr. Fielder introduced the new Community Development Director, Dennis Jobe and the new Planning & Zoning Secretary, Jessle Hanks to the Board.

3. Public hearing, review, and consider a recommendation for Zoning Case Z-214, a proposed Special Use Permit as requested by Ann Farrell (Annie's Freeze) to amend the special use permit of the sno cone stand business located at 2304 W. Park Row Drive, Tracts 1A3, 1A3B, 1A5, 1A5B, and 1A5C of the William J. Barry Survey, Pantego, Tarrant County, Texas. The property is generally located in the Lakewood Shopping Center on the South side of Park Row Drive between S. Bowen Road and Milby Road.

Mr. Fielder informed the Board the application was withdrawn due to information needed from the manufacturer. Chairman Smith announced the suspension of this time until the applicant is ready and confirmed there was no one in the audience to speak on this item.

4. Public hearing, review, and consider a recommendation for Zoning Case Z-215, a proposed Special Use Permit as requested by Ahmadiyya Muslim Community of Fort Worth to establish a church at 3214 W. Park Row Drive, lot 2, Block 1 of Park Row West Addition of the A.L.S. Land Survey, Pantego, Tarrant County, Texas. The property is generally located on the South side of Park Row Drive between Nora Drive and Bowen Road.

Chairman Smith read the agenda item caption for the record and opened the public hearing at 7:13 p.m.

The following speakers were in support of the Zoning Case Z-215.

Colburn Tucker, 720 Heritage Tr., Granbury, Texas, informed the Board the Ahmadiyya Community has a location in Northeast Dallas already; however, it is too far to drive so they are currently meeting in Arlington, while they look for a permanent location. Most of the activities are done midday Friday about 1-2:00 p.m. and will do something usually on the weekends; a blood drive twice a year; maybe some dinners early afternoon and stuff but usually nothing late. We have about 50 active members, give or take, at our Friday or weekend meetings. That is our general parameters, any questions. Commissioner Bergin asked if there were any weekday schedules and stated he read that it was Friday and Saturday and you gave us a little more enlightenment into what you plan. Is there any other use at all, or zero? Mr. Tucker stated generally during Ramadan we will sometimes do evening worship but it is all interior and there are not any external speakers and generally during the summer and not during the winters. Commissioner Cassell asked why they chose Pantego. Mr. Tucker stated they had looked for something for about a year and a half now within our budget and we have certain size requirements and Pantego just sort of worked. For the price we are looking to pay for it, the timing, and the amount of money we got through donations it all just kinda fell into place. We are in Arlington off of Davis and Pioneer. It is pretty much a central location to where we all are now. I am the only one who has to drive over thirty minutes to get there. Commissioner Cassell asked if he expects them to grow. I know you say the church expects 20-25 people will you be promoting to grow and need more parking spaces and things like that. Mr. Tucker stated he would say within the next probably five years. Generally speaking from our previous location and like the one in Allen we have been there quite a while, a couple in Austin, and Houston and they aren't experiencing growth rapidly, maybe a couple of members a year. I wouldn't expect us to grow too terribly large. Chairman Smith inquired if they were leasing or buying the property. Mr. Tucker stated they are buying. Chairman Smith asked if they intended to do any renovations to this building. Mr. Tucker stated they will be taking down a few interior walls, but probably I think we were talking out maybe a 20% removal on the interior but other than that nothing major. Chairman Smith asked if there would be any exterior changes. Mr. Antwi stated no. Chairman Smith clarified everything will stay the same externally. Mr. Antwi stated no, nothing external. Chairman Smith asked if there would be a sign. Mr. Antwi stated yes. Chairman Smith inquired on the concept of the sign. Mr. Antwi stated the sign is going to be just to say Ahmadiyya Muslim Community of Fort Worth and just put a sign in front so people passing by can see. Mr. Tucker stated the sign would probably be similar in size to the Community sign out here just without the marquee below it. Commissioner Bergin asked what the occupancy rating of this building they are looking at purchasing, the maximum occupancy rating, do we know that. Mr. Fielder stated that was kinda complicated because for a church, well let me back up, it is done based on use. He asked Mr. Jobe if it was 7 square feet per person for the maximum occupancy for 7800 square feet. Mr. Jobe stated it is 7 feet per person and depending on where they put the walls. Commissioner Bergin stated he was curious where they would max out on occupancy versus members. So what's their growth potential in two or three years at twenty five now? Mr. Jobe explained they would have plenty of room at 25. Commissioner

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Bergin clarified it is more than 50. Mr. Fielder it is at 7 square feet per person at 7800 feet it is a big number they are more limited by parking. Commissioner Bergin asked staff if they have asked the Mosque to provide any validation of membership numbers since they are saying it is 25 just to look at what parking is in the area and what occupancy would be. Mr. Tucker stated 25 active in terms of actually attending. Commissioner Bergin confirmed that is what they have now. Mr. Fielder stated there was no way for us to certify that. Chairman Smith asked Mr. Tucker to walk him through again Sunday through Saturday when do you expect to have people in this building doing stuff the whole week. Mr. Tucker stated Friday is usually the time of worship for about 45 minutes to an hour and a half. Chairman Smith clarified that was during the day. Mr. Tucker went on to explain probably once a quarter throughout the year we will have a fundraiser on a Sunday. Chairman Smith clarified the other six days of the week it will be a vacant building and no one will be there. He clarified they are generally talking about 1-2 hours a week is all you are going to occupy this building. Mr. Tucker confirmed this on a weekly basis. Commissioner Bergin inquired on the number of special events they have had since January 1, 2015. Mr. Antwi stated they do the blood drive twice a year they have a program nationwide called Muslims for Peace. They do this for the victims of 9/11 where three thousand Americans were killed by terrorist in the name of Islam. So four years ago our national headquarters came up with a program we call Muslims for Life and we go all over the country to organize a blood drive to save lives. Our goal is to prove that our religion is to not shed blood but actually to give blood. These programs are in the hospitals and so far they have donated 40,000 units of blood to save the lives of Americans. The last one we had was October 11, 2015, last month; it was the smallest event we had. It was called Organized for Life from the neighbor's apartments, we also had one in Fort Worth Northwest where we went in and explained to the Nurses and Doctors what we do and donated about 15 pints of blood. Commissioner Bergin confirmed this was all done away from the facility they use now. He explained the reason they are asking is to make sure what is being told to them as an advisory board and what they promote to Council for review matches up with what the actual function use is because we have had other organizations come in and say they are going to do this and then do that. So we want to make sure what is being asked for on the use matches up with what the actual use is. Mr. Tucker explained he thinks special use time was probably done about 10-12 times Friday and events on Sunday between the dinners, blood drives, meetings, stuff like that. Commissioner Bergin inquired on the time frame of the dinners and things like that. Mr. Tucker confirmed usually 7:00 p.m. to 9:00 p.m. but no later than 10:00 p.m. Commissioner Bergin confirmed all use is internal, there is zero external use except for parking. Mr. Tucker agreed, no external loud speakers, it is all internal.

Mohammed Antwi, 6017 Blazing Star Dr., Fort Worth, Texas, announced he is the applicant and president of the Ahmadiyya Muslim Community of Fort Worth. He stated one of the reasons why we chose Pantego is because we have been praying in Arlington for almost more than two years and we have heard Pantego is one of the friendliest cities in the developed area. So when we were looking at buildings we focused more on this area. If you are asking why we chose Pantego is it because it is one of the friendliest communities. Chairman Smith inquired if he knew how many Muslims reside in Pantego. Mr. Antwi stated he does not but most of their members live around Pantego. Chairman Smith stated they are asking to come into Pantego and he was wondering how big of a Muslim Faith is in the City itself that you are trying to become a part of. Mr. Antwi stated he does not know but does know the members who live around Arlington speak highly of the community of Pantego so their choices were to buy property in Arlington or Pantego cause it is central. Commissioner Bergin asked if they have already purchased the property. Mr. Antwi stated no they have not because they have given the owner an offer and earnest money but will not sign a contract until they are approved. They want to live in this community, worship, and buy houses in this community. If anyone is moving from other cities to be closer to the Mosque they want them to live here. They have driven around and looked at the properties in the neighborhood. Commissioner Cassell asked just out of curiosity has your group or community ever been refused any of your desired locations. Mr. Antwi stated no, never. Actually we have been looking for more than two years and anytime we find an opportunity we investigate the community, the crime of the community, and the people of that community and so far this is the only area we thought could be good for us.

The following speakers were against the Zoning Case Z-215.

Benjamin Rhodes, 2726 Whispering Trail Circle, Pantego, Texas, stated his problem with this special use permit to me it does not fall under the current guidelines of something that is approved or accepted for a C2 development. There have been several others that have been granted in light of some opposition. I have had some vandalism or theft on my property especially when the Salvation Army was there, they are not there anymore but they stayed to the end of their permit. I was looking over the analysis of your

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development staff here. The gentleman from Granbury stated about 50 people and they only require a maximum of six spaces that is eight or nine people per vehicle for six spaces. Then I look through the special use permit considerations, I go down and list all of them and don't see how they meet most of the requirements listed. I am concerned about the additional traffic, the times, and the lighting. There are a lot of things that come to mind on something like this. I know that it's not a consideration of the Planning & Zoning Commission, but I am concerned with property values and property taxes. If you lose a tax base somewhere else you gotta make it up from somewhere. They say they do not have any plans to grow for about five years the recommendation here states the permit shall expire in two years or upon change of ownership. So there are a lot of things I am negatively influenced by on this item. I am definitely against this special use permit because it does not fall under the C2 guidelines that were established for a reason. Commissioner Cassell clarified in the applicants report they stated 20-25 people would need parking spaces. Mr. Rhodes stated they said 50 when they were speaking. Mr. Fielder clarified per our code 50 people requires 10 parking spaces. Mr. Rhodes confirmed there were plenty of spaces but his consideration is they only need 6 and is concerned with the actual planned use of the building. Commissioner Howell stated UTA has a large immigrant community and a lot of them do not have cars they carpool or they ride bicycles; therefore, they may use alternate transportation. Mr. Fielder explained the code requires one parking space for five people. They may show up with thirty vehicles but we only require them to have six spaces. They can show up with as many vehicles as they want, this is a minimum amount of spaces based on the information they gave staff.

Jason Williams, 2729 Whispering Trail Circle, Pantego, Texas, he is not concerned on whether there is enough parking but it would be wise to find out exactly what days they are going to be here and how many people it is going to be. For them to turn in an application for 20-25 people and the first thing he says to the Commission is 50, things are not matching up already. I think the issue is not if there are plenty of parking spaces for 20-25 people go back and listen to the tape the first thing said was 50 members. If they are growing slowly they have doubled just since they turned in their application. It is not necessarily if there is enough parking but are they saying the same thing. I think the application says they will use the building Friday and Saturday. I think what they said tonight is Friday and Sunday. It is just things that are not matching up. I am against this if not for any other reason besides it is changing the planning around my house again. So it's not one group it is another group that has come to ask you to change the plan again. There haven't been any positive changes that y'all have made to our plan around our house. We bought our house knowing that that was C2. We knew we were residential and that was C2. So we invested a good amount of money, purchased a piece of property, and so did all our neighbors. This business owner purchased this property knowing that it is a C2. I am not coming to ask you to change mine, I am not gonna try and open a business in my house and come ask you for an SUP for my house. So they are coming asking you to change the SUP. I think we get mixed up sometimes. The "P" in P&Z is planning; so years ago somebody came and developed a plan for this town and they put like ownerships together. So they put a C2, which isn't that big of a deal, next to a neighborhood. I guarantee you while I served we changed and gave some churches some SUP's, but I think you would be hard pressed to find one that we gave was next to a neighborhood. I think you know you already approved one, the Prayer Room, I think you know there is already another one that has moved in there and did not come to you for an SUP. There is a church that meets there about 5 days a week and they are already meeting there without an SUP. So now we have another church here tonight asking for an SUP. You're talking about three churches behind residential homes. I just don't think that belongs together. That is not what we purchased our homes to be near and we didn't ask for the traffic and we didn't ask for the noise. I ran about a 9 year old boy off of my eight foot fence after their church meeting the other day. On my side there is a two foot drop, it is ten feet tall on my side of the fence. They were out having a football game at 10:30 p.m. in the parking lot of this church that's already meeting there and threw the football over the fence. This 9 year old boy decided to climb my fence to go after his ball. Fortunately, they had already disturbed my peace and I went back there to see what was going on and I look up and the boy is on top of the fence and I told him to get down. I went around trying to talk to his mother and she wasn't real interested in talking to me. Over this time where you guys have allowed changes it is positive for them so a group from Arlington is coming for the Prayer Room; a group from Granbury is coming through for this church, the church that's in there right now I believe is from Fort Worth, so it's positive for the entities outside of Pantego yet it's negative for our residents. I truly believe adding three churches behind my house is going to devalue my home. My church has done the same thing to houses and I think those houses lost value because our church got so big beside these houses. I don't want my church to move in behind my house. I don't want so many churches behind our house, I know this is one case tonight, but I think it is wise to see what the future plan is. Long ago before you and I served somebody zoned these properties for what they are now. We came in and bought our properties,

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Invested our hard earned money, the business owners came in and bought their properties and invested their own monies based on C2's. You guys are systematically going behind us and changing those zonings out from underneath us, the citizens. Because of that, the noise disturbance, and the trash, the Prayer Room temporarily lost their permit recently because of doing construction after hours and they had a truck parked out back that grew a foot tall of grass and so much trash out there. Drive there tonight you will see a 4 foot by 4 foot piece of glass they left out there for a few weeks now. But they cleaned it up because they lost their permit because I texted the Mayor, the Mayor called the City Manager, and the City Manager called the Police but why should we have to do that. You changed the zoning through an SUP for the Bakery that has two U-Haul trucks that sit out there and do nothing all the time they have a foot tall grass out there. When I saw someone out there mowing I stopped to talk to them and found out it was a fellow neighbor that was tired of seeing it so he mowed it. Systematically you are changing the zoning of these businesses behind these homes that is negatively affecting our way of life and negatively affecting the value of our homes. I suggest tonight that you make a recommendation to deny this approval and any other approval that are SUP's for churches that are up against neighborhoods. Make it a policy that way we can tell them upfront when they ask. We have allowed a lot of churches in this Town and we could use more but let's get them in the right places. Vice Chairman Kushma asked Mr. Williams if he realizes the Town is bound by Federal and State regulations regarding this Religious Restoration Act of 1990. I am not a lawyer and don't want to characterize my statement as legal opinion, but clearly that limits what local communities can do with respect to religious organizations in terms of zoning. Mr. Williams stated he believes this was done in 2000 and it does give several reasons to allow you to not deny a religious affiliate a zoning request. However, if you go read it I think you will have lots of room to deny for these reasons that we talked about tonight. It does state things about being next to neighbors and changing the environment of the community they are in. Your 13 points I just don't think you can read all 13 of those and agree that half of them will be met if you approve this, much less all of them. I would feel 100 percent confident reading that knowing you can deny based on those reasons and tell the customer next time maybe a retail area.

Lannie Forbes, 2724 Whispering Trail Circle, Pantego, Texas, lives on the south side of the street and is so glad because she has a lot of friends that live on the north side of Whispering Trail Circle and has been hearing for a long time about lights, noise, trash, etc. I am totally against and do not know why, those buildings are suppose to be office buildings I thought, and I do not understand why all these churches are going in there. I am not against any church. I believe everybody has a right to have a church just not there on Park Row behind these homes. I have heard all my neighbors complain not just recently but for years about when Trinity was in that big building Gloria Van Zandt lived on the corner and she stated she felt she never had any privacy in her house because it was such a big tall building and they could look down right into her back yard. I think you need to think really hard about your planning because it is infringing on our privacy as homeowners and I think it is devaluing our property what is going on on Park Row, what is already there and I am just really here to say that for my neighbors.

Mr. Fielder announced he received comments from one person via mail that is in opposition but asked to remain anonymous.

Jim Brown, 2735 Whispering Trail Circle, Pantego, Texas, lives behind the Prayer Room. He stated he agrees with everything already said, but is concerned with why they need a building when they will only be there Friday, Saturday, and Sunday. What are they going to do with the rest of it? The other church moved in and nobody knew about it. They had a bar-b-que out there played football and nobody knew. I have found trash in my driveway and back yard. My wife walked back there and found at the same location they want to move into a man sleeping. That place is not a street. I have nothing against churches but like they said it is zoned C2. I want to know what you are going to do about the trash. There is glass back there and has been there two weeks. There is a car sitting out there right now with people inside the building of the Prayer Room and I do not know if they are working or not. Yet you turn around and you are letting them move in with special use permits in a C2. I never had trash like I have now in my driveway. I do not know if that comes from the dumpsters or just trash from the street. Commissioner Cassell asked if he thinks the trash and use of the back alley/street is because of the churches. Mr. Brown stated it doesn't make a difference he is talking about the excessive trash from the people moving in. The trash they do not put in the dumpsters. The only building that is not facing Park Row and has nothing to do with Park Row is the Prayer Room and faces residential buildings why because you let them build it. I want to know what they are going to do with the rest of the building. They only have 20-25 people.

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Chairman Smith adjourned the Public Hearing at 7:53 p.m.

Mr. Antwi addressed the concerns of the opposition to the Commission. He informed them they have 50 active members who will not use the building all the time. The number of people using the building at one time will be approximately 25-30. He explained all churches do not act as the residents have previously experienced; his community is held to a higher standard and is a peaceful community. Commissioner Bergin explained the opposition is not just directed to his church but to all similar organizations and believes this is a bad location, zoned for a different use, and believes the residents would like to see them in a retail area. The other concern he is hearing from the comments of the residents is the minimal use of the building does not justify the space and cost and stated he is concerned with being told one thing by applicants but actually having something else happen. Mr. Antwi explained the community plans to stay permanently and have members move closer and may expand; right now they have a small space and will be able to meet their long term growth. Chairman Smith inquired on the number of vehicles at one time in the parking lot. Mr. Antwi stated approximately ten cars and explained they are not required to worship at the Mosque but typically pray at home or work. The women are not required to pray at the Mosque on Fridays. They have meetings on the weekends from 12:00 to about 4:00 p.m. either Saturday or Sunday but not both, they choose. On Friday, they worship at least two hours. The month of Ramadan they meet in the evening on both Saturday and Sunday. The Commission confirmed the building will not be in use Monday through Thursday. Mr. Antwi answered the Commission's concerns on other uses for the building by explaining the building will be open 24 hours a day and that if a member wants to worship at 5:00 a.m. they can come to the building to worship. He went on to explain they pray five times a day. The Commission asked why the members do not pray at 5:00 a.m. at the current location. Mr. Antwi explained the members do not feel safe with the apartments close by.

Mr. Fielder addressed the inquiries of the Commission regarding complaints from the neighbors that seem to have not been addressed and explained the permit for the Prayer Room was pulled for noise and the contractor not following the building and zoning codes. The two complaints of trash were addressed by him to the contractor. The Commissioners discussed among themselves the various concerns they have; such as trash, hours, the number of SUP's in this location, and the actions of property owners versus renters.

Commissioner Bergin made a motion to deny the special use permit for Zoning Case Z-215 as requested. Commissioner Cassell seconded the motion.

There was further discussion between the Commissioners regarding allowing the SUP with restrictions, appropriate zoning for the area, number of SUP's in the location, and what is proper for the residents.

The vote was as follows:

Ayes: Kushma and Howell

Nays: Bergin, Cassell, and Smith

Abstentions: None.

Chairman Smith declared the motion passed 3-2.

Chairman Smith informed the audience the Commission will make their recommendation to Council but Council will discuss and decide at the Council meeting.

ADJOURNMENT

Chairman Smith declared the meeting adjourned at 8:21 p.m.

Stephen Smith, Chairman

ATTEST:

Julie Arrington, City Secretary



PLANNING AND ZONING COMMISSION AGENDA BACKGROUND

AGENDA ITEM: Discuss and consider action on the appointment of Officers to the 2015-2016 P&Z Commission.

DATE: December 7, 2015

PRESENTER: Jessie Hanks , P&Z Secretary

BACKGROUND:

Each year in June, Council appoints any new or returning members to the Planning & Zoning Commission. According to Section 1.05.072 Conduct of Business; officers; bylaws of the Town of Pantego Code of Ordinances the planning and zoning commission shall elect a chairman and vice chairman from its memberships each year by July following the appointment of its new members.... Due to not having a Planning & Zoning meeting in July this process never took place. Therefore, the Commissioners need to elect their chairman and vice chairman for the 2015-2016 Fiscal Year.

RECOMMENDATION:

Staff is at the discretion of the Commission.

ATTACHMENTS:

None

Director's Review: _____ City Manager's Review: _____
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PLANNING AND ZONING COMMISSION AGENDA BACKGROUND

AGENDA ITEM: Public hearing, review and consider a recommendation for Zoning Case Z-216, a proposed Special Use Permit as requested by Sylvester T. Lafayette to establish a church and offices at 3216 West Park Row Drive, Lot 1, Block 1, of Park Row West Addition of the A.L.S. Land Survey, Pantego, Tarrant County Texas. The property is generally located on the South side of West Park Row Drive, between Nora Drive and Bowen Road.

PRESENTER:

Dennis Jobe, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on November 20, 2015 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 Z -216 with the following conditions.

- The noise level shall not be of any nuisance to the residents to the South.
- Any changes to the existing building must be permitted.
- The special use permit shall expire in two (2) years or change of ownership.

ATTACHMENTS:

Community Development Staff Report
Application , Zoning Case Z-216
Notification Map
Notification List
Additional Information

Director's Review: _____ City Manager's Review: _____
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COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: December 7, 2015

ACTION

REQUESTED: Consider approval for a Special Use Permit to establish a church.

PROPERTY DESCRIPTION: 3216 W. Park Row Drive, Lot 1, Block 1, Of Park Row West Addition of the A.L.S. Land Survey, Pantego, Tarrant County, Texas.

PROPERTY OWNER: Newport Investments, LLD.

APPLICANT: Sylvester Lafayette

CURRENT ZONING: C-2 Commercial District

SURROUNDING ZONING/LAND USE
North- Arlington – Church of Christ
West- C-2 Commercial Zoning District-Commercial Office/Retail
East- C-2-Commercial Zoning District-Commercial Office/Retail
South-R-1 Residential Homes

REQUESTED VARIANCES: None

ANALYSIS: The Special Use Permit, applied for is requesting permission to establish a Church at 3216 W. Park Row. The Church expects approximately 60 to 75 people with services held on Sunday from 8:30 to evening, Wednesday night Bible study and a Friday night service. There should be only 40 to 50 cars on the premises at one time.

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 approval of this Special Use Permit with the following conditions:

- The noise level shall not be of any nuisance to the residents to the South.
- Any changes to the existing building must be permitted.
- The special use permit shall expire in two (2) years or change of ownership.



Z-216

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: Sylvester J. Lafayette Date: 10/30/15
 Address: 3216 W PARK ROW RD
Street Address
Pantego Tx 76013
City State Zip
 Phone: 817-689-1995 Email: SHAF47@yahoo.com
 Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 3216 W. Park Row Rd Pantego, TX 76013
 Legal Description:
 Property is subdivided: Addition: _____
 Lot: _____ Block: _____
 Property is not subdivided: Survey: _____
 Abstract#: _____ Tract: _____

Existing Classification: Office building

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: Church New Faith Deliverance Temple

Proposed use of the property: Church Sanctuary & Offices

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: Sydney J. Lafayette Date: 10/20/15

State of Texas)
County of Tarrant

Sworn and subscribed before me the undersigned notary public this the 28th day of October 2015.

Sheila D. Sherman
Notary Public

Commission Expires: March 25, 2019
Seal:



OFFICE USE ONLY

Application Checklist:

- Complete application form
- Agent Authorization Form (if necessary)
- Application Fee
- Site Plan
- Additional Submittals Information

Application accepted by: Sheila Sherman Date: 10-20-15

Checked for completeness: _____ Fee Paid: \$ 500⁰⁰ Receipt No.: 69968

Remarks: _____

Set for P&Z: 12-7-15 Set for Council: 12-14-2015



- 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



October 9, 2015

Now Faith Deliverance Temple
Sylvester Lafayette
3216 W. Park Row Drive, Suite 101
Pantego TX 76013

Via Certified Mail

Dear Pastor Lafayette,

It has come to the attention of the Town of Pantego that you are advertising and holding services at your office located at 3216 W. Park Row Drive, Ste. 101. When you were Issued a Certificate of Occupancy, it was based on the use of that facility as a business office. Your use of the space for an assembly purpose violates Chapter 14 (Zoning) of the Town of Pantego Code of Ordinances.

In order to utilize the space for assembly purposes, you will need an approved Special Use Permit. I have included an application. You will need to complete and return it to Town Hall no later than October 30th, along with the required fee of \$500. During this period we would request that you refrain from holding any events outdoors, and take whatever steps are necessary to limit the impact of your operations on the surrounding businesses and residences.

The Special Use Permit requires a recommendation from the Planning and Zoning Commission and the approval of the Town Council. Your application will be reviewed for compliance with the relevant Town codes, and notice will be given to the adjacent property owners, and in the Town's newspaper of record. The application will be reviewed and a public hearing will be held by the Planning and Zoning Commission on December 7th. Their recommendation will be submitted to the Town Council on December 14th for consideration.

Please don't hesitate to contact me should you have any questions or concerns. Thank you for your cooperation in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Matthew Flelder", is written over a horizontal line.

Matthew Flelder
City Manager

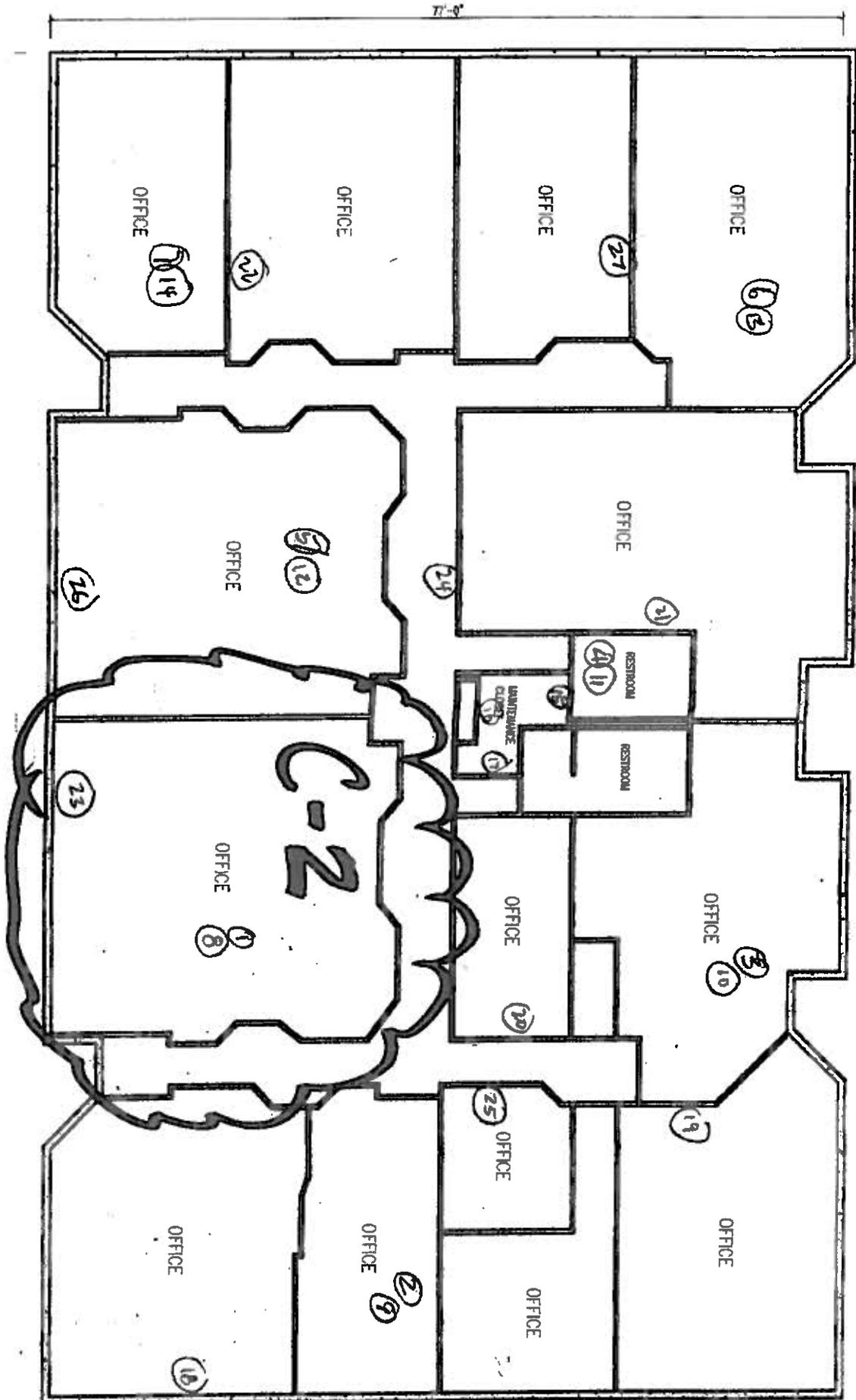
Cc: Brian Talley, Newport Properties

3216

~~21~~

SAMPLE LOCATIONS,

N.T.S.



WEST PARK ROW



Measure distance

Total distance: 200.54 ft (61.13 m)



Measure distance

Total distance: 200.87 ft (61.23 m)



Measure distance

Total distance: 200.33 ft (61.06 m)



Measure distance

Total distance: 200.87 ft (61.23 m)

Notification List Z-216

Name	Address	City	State	Zip Code	Adtl. Address
Dallas West International Church	3321 W. Park Row Dr	Arlington	TX	76013	281077
Woodland West Church of Christ	3101 W. Park Row DR	Arlington	TX	76013	281085
Reyes, Orlando	3220 W Park Row Dr.	Pantego	TX	76013	10661379
The Prayer Room	1503 Nora Dr	Pantego	TX	76013	4184408
Hitchcock, Ovetta	2733 Whispering Trail Cr,	Pantego	TX	76013	1048198
Brown, James	2735 Whispering Trail Cr	Pantego	TX	76013	1048171
Gault, Frank M	2731 Whispering Trail Cr	Pantego	TX	76013	1048201
Williams, Jason	2729 Whispering Trail Cr.	Pantego	TX	76013	1048228
Smith, Noah	2727 Whispering Trail Cr.	Pantego	TX	76013	1048236
Mikus, Jeanette	2725 Whispering Trail Cr.	Pantego	TX	76013	1048244
Chaplin, Robert	2720 Whispering Trail Cr.	Pantego	TX	76013	1048139
Virginia Brooks	1 Nora Ct	Pantego	TX	76013	7297742
All Seasons Enterprises Inc	3212 W. Park Row Dr.	Pantego	TX	76013	11652454
Longtechsfa Holdings LTD	4306 W Enchanted Oaks Dr	Arlington	TX	76016	3214 W. Park Row
Farshchian, Iraj	3212 W Park Row Dr	Pantego	TX	76013	2133962
McClain, Louis	2722 Whispering Trail	Pantego	TX	76013	
Trinity United Methodist Church	3321 W. Park Row Dr	Pantego	TX	76013	
Rhodes, Benjamin	2726 Whispering Trail	Pantego	TX	76013	
Forges, John & Lannie	2724 Whispering Trail	Pantego	TX	76013	
Padre Vecchio Formaio	3300 W Park Row	Pantego	TX	76013	
Cramer Financial Group, Inc.	PO Box 13278	Arlington	TX	76094	3214 W. Park Row

12/7/2015

• • •

Bergin, Jason
2801 Woodwind
Pantego, Tx 76013

To the P&Z Committee and The Town of Pantego City Council Meetings:

I'm an writing this letter to address the P&Z and City Council as a concerned citizen for the Town of Pantego and a member of the Planning and Zoning Commission. As I am unable to attend today's meeting I would like to provide my view of the proposed request for a Special Use Permit for the New Faith Deliverance Temple. I am speaking today Against the approval for the SUP for this church. After attending the P&Z meeting in October and hearing all of the concerns the residence who live behind the church spoke up about I began to see the negative impact this church would have on the residence who live in the near vicinity. I also asked the City Manager if they had made contact with the New Faith Deliverance Temple and was told yes, they have made contact serval times and asked them to cease and desist conducting worship at this facility until they acquired the appropriate permits to do so. I have personally witnessed this church conducting worship during the times listed on their door for over the past 60 days in spite of the requests/demands of the city. In my opinion this church has demonstrated a lack of integrity and broken my personal trust that they will be good neighbors or completely follow the expectation set in the SUP and will have a negative impact on or town. I'm asking my fellow board members and the members of the City Council to vote No and not grant a Special Use Permit for the New Faith Deliverance Temple.

Thank you,

Bergin, Jason
2801 Woodwind
Pantego Tx, 76013



PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Public hearing, review and consider a recommendation for Zoning Case Z-217, a proposed Special Use Permit as requested by DS Restaurant Ventures, LLC, for the permission to sell alcohol (mixed beverage) for on-premise consumption at a restaurant located at 2233 West 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 West Park Row Drive and Milby Road.

PRESENTER:

Dennis Jobe, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on November 20, 2015 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 Z -217.

ATTACHMENTS:

Community Development Staff Report
Application , Zoning Case Z-217
Notification Map
Notification List
Additional Information

Director's Review: _____ City Manager's Review: _____
--



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: December 7, 2015

ACTION

REQUESTED: Consider approval for a Special Use Permit to serve alcohol and (mixed beverage)

PROPERTY DESCRIPTION: 2233 W. Park Row Drive, Lot1, Block 10, Of the G.W. Parks Subdivision, Pantego, Tarrant County, Texas.

PROPERTY OWNER: DS Restaurant Ventures, LLC

APPLICANT: Alan Petsche

CURRENT ZONING: C-4 Commercial District

SURROUNDING ZONING/LAND USE
North- C-4 Commercial Zoning District-Commercial Office/Retail
West- C-4 Commercial Zoning District-Commercial Office/Retail
East- C-4-Commercial Zoning District-Commercial Office/Retail
South-C-4 Commercial Zoning District-Commercial Office/Retail

REQUESTED VARIANCES: None

ANALYSIS: The Special Use Permit, applied for is requesting permission to sell alcohol (mixed beverage) for onsite consumption at the existing restaurant.

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 approval of this Special Use Permit Z-217.



APPLICATION FOR A SPECIAL USE PERMIT

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

Name: DS Restaurant Ventures, LLC Date: 10/07/2015

Address: 4940 Camp Bowie Blvd.

Street Address

Fort Worth Texas 76107

City

State

Zip

Phone: 817-989-6443 Email: MMusgrove@PetscheGroup.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2233 West Park Row Drive Pantego, Texas 76013

Legal Description:

Property is subdivided: Addition: G.W. Parks Subdivision

Lot: 1 Block: 10 in the City of Pantego

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: Restaurant

Proposed use of the property: 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: Alex S. Petzsch Date: 10/07/2015

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: Shirley Sherman Date: 10-27-15

Checked for completeness: _____ Fee Paid: \$500.00 Receipt No.: 69970

Remarks: _____

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

State of Texas
County of Tarrant

Before me Alan E. Petsche on this 7th day of October, 2015
personally appeared and known to me to be the person whose name is subscribed to the foregoing
instrument and who acknowledged to me that he executed the same for the purposes and consideration
expressed herein.

Given under my hand and seal of office this
7th day of October, 2015.



(Seal)

Sherry D. Wilkerson
Signature of Notary

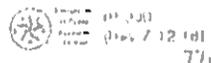
Sherry D. Wilkerson 1/8/2017
Printed Name / Notary Commission Expiration Date



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

Submit Form Via E-mail to info@townofpantego.com or Fax to (817) 265-1375



TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Important: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document when tax is not collected on a sale.

You must obtain a new permit if there is a change of ownership, location, or business location name.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

DS RESTAURANT VENTURES, LLC
CANDLELITE INN RESTAURANT
1202 E DIVISION ST
ARLINGTON TX 76011-7340
TARRANT COUNTY

Type of permit	SALES AND USE TAX
Copy number	3-20415-8567-0
Location number	00001
First business date of location	10/01/2013

NAICS CODE: 722110 DESCRIPTION ON NEXT LINE:

Full-Service Restaurants

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: ARLINGTON EFF: 10/01/2013

Susan Combs

Susan Combs
Comptroller of Public Accounts

*You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.
For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.*

If you have any questions regarding sales tax, visit our website at www.tor.state.tx.us or call us at 1-800-252-5555 or 512-463-4600.



EARTHTEK

408 113th St.
Arlington, TX 76011
(817) 652-2781

GENERATOR INFORMATION

(MUST BE COMPLETED BY GENERATOR)

BUSINESS NAME: EarthTek, Inc.

ADDRESS: 408 113th St., Arlington, TX 76011 TELEPHONE: (817) 652-2781

WASTE REMOVED FROM: GREASE TRAP GRIT TRAP
 CHEMICAL/PORTABLE TOILET SEPTIC TANK

WASTE TANK OR TRAP CAPACITY: 500 GALLONS

I CERTIFY THAT THE WASTE MATERIAL REMOVED FROM THE ABOVE PREMISES CONTAINS NO HAZARDOUS MATERIALS.

GENERATOR/REPRESENTATIVE NAME: [Signature]
(PRINT)

1/15
(DATE SERVICED)

[Signature]
(GENERATOR/REPRESENTATIVE SIGNATURE)

TRANSPORTER INFORMATION

(MUST BE COMPLETED BY TRANSPORTER)

BUSINESS NAME: EarthTek, INC.

ADDRESS: 408 113th St., Arlington, TX 76011 TELEPHONE: (817) 652-2781

TDH REGISTRATION NO: 24628 VEHICLE PERMIT NO. _____

GALLONS REMOVED: _____

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS CORRECT, AND THAT ONLY THE WASTE CERTIFIED FOR REMOVAL BY THE GENERATOR IS CONTAINED IN THE SERVICING VEHICLE. I AM AWARE THAT FALSIFICATION OF THIS TRIP TICKET MAY RESULT IN REVOCATION OF MY LIQUID WASTE TRANSPORTATION PERMIT, AND/OR CRIMINAL PROSECTUTION.

DRIVER NAME: [Signature]
(PRINT)

1/15
(DATE AND TIME WASTE TRANSPORTED)

[Signature]
(DRIVER SIGNATURE)

DISPOSAL INFORMATION

(MUST BE COMPLETED BY DISPOSER)

BUSINESS NAME: _____

ADDRESS: _____ TELEPHONE: _____

TDH PERMIT NO: _____

I CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE TEXAS DEPARTMENT OF HEALTH TO ACCEPT THE ABOVE SPECIFIED WASTE AND THAT I HAVE DISPOSED OF THE WASTE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THAT AUTHORIZATION.

SITE OPERATOR NAME: _____
(PRINT)

(DATE AND TIME WASTE RECEIVED)

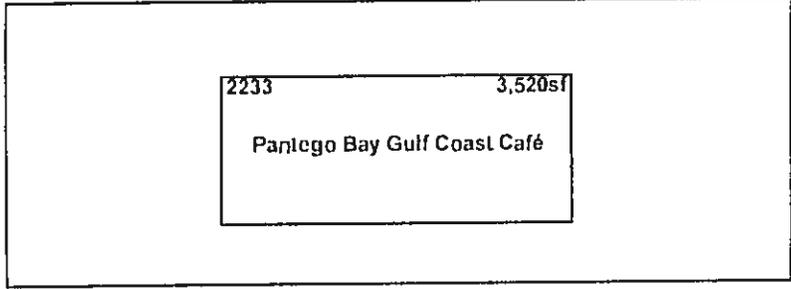
(SITE OPERATOR SIGNATURE)

WHITE - EARTHTEK CANARY - TRANSPORTER PINK - DISPOSAL SITE GOLD - GENERATOR'S 1ST COPY

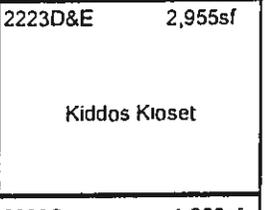
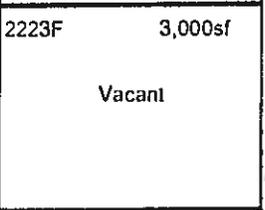
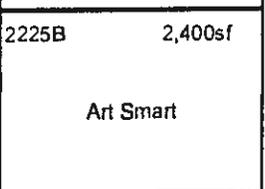
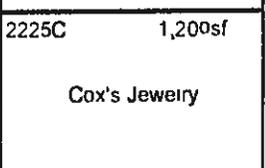
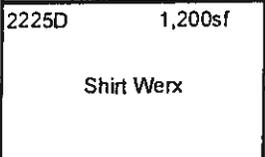
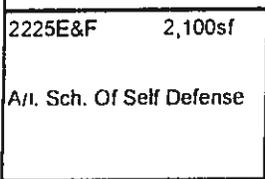
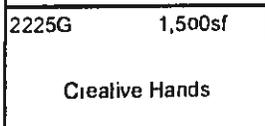
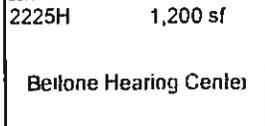
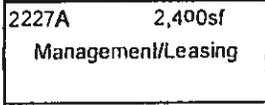
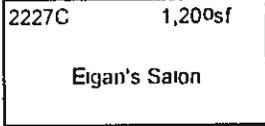
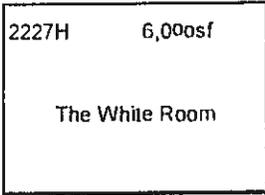
EXHIBIT "A"
Site Plan & Legal Description

Being, Block 1, Duke Addition to the Cities of Pantego and Arlington, Tarrant County, Texas. According to the plat recorded in Volume 338-120, Page 99, of the Plat Records of Tarrant County, Texas. Said Block 1, Duke Addition.

Milby Street



Drive through	2229A	1,995sf	2229B	1,240sf	2229C	855sf	2229D	3,420sf
	Woodhaven National Bank		State Farm Insurance		Tax P/o		Sajo's Pizza	



WEST PARK ROW DRIVE

Laverne Street

(PARKING AREA)

Rear Service Area

PARK ROW WEST SHOPPING CENTER
2221-2229 W. Park Row Dr.
Pantego, Texas 76013
39,796 total Square Feet

(PARKING AREA)



Map

Church St

Church St

Cox Jewelry

Kiddo's Kloset Resale

The White Room

First Eye Care

Pantego Bay - Gulf Coast Cafe

rk Row Dr

W Park Row Dr

W Park Row Dr

W Park Row Dr

Mijo's Fresh Mexican Food & Catering

Kindred Glass

Martin Locksmith

Arlington Coins

Dollar Tree

Village Park Shopping Center

Nu2U

Google

Keepsakes Catholic Books

Map data ©2015 Google

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Terms of Use

Report a map error

Notification List Z-217

Name	Address	City	State	Zip Code	Adtl. Address
S&D FAMILY PARTNERS LP	2227 W PARK ROW DR SUITE A	PANTEGO	TX	76013	
VILLAGE PARK INVESTMENTS LP	670 ARAPAHO RD	RICHARDSON	TX	75080	
FARRELL PROPERTY CO LTD	2304 W. PARK ROW DR SUITE 7	PANTEGO	TX	76013	
KINDRED GLASS CO	2302 W PARK ROW DR	PANTEGO	TX	76013	
DOLLAR TREE	2305 W PARK ROW DR	PANTEGO	TX	76013	
DOLLAR TREE	PO BOX 1261	MANAAN	ND	58554	
PS TEXAS HOLDINGS LTD	PO BOX 25025	GLENDALE	CA	91221	PUBLIC STORAGE
TODD & DIANE NELSON	4772 W HASLETT RD	HASLETT	MI	48872	1111 MILBY
PETER & TUOI PHAM	2417 CROSS TIMBERS TRL	ARLINGTON	TX	76006	
MC LEASING	3101 W PIONEER PKWY	PANTEGO	TX	76013	
EUY SHIN & MYUNG JOH	PO BOX 13235	ARLINGTON	TX	76094	
VICTOR KEVIN & PHILLIP VOISE	2209 LAVERN ST SUITE B	ARLINGTON	TX	76013	
MBANK ARLINGTON	575 WASHINGTON BLVD FL 4TH	JERSEY CITY	NJ	7310	
BOMAC PARTNERS LTD	1110 E STATE HIGHWAY 114 SUITE 200	SOUTHLAKE	TX	76092	