



**AGENDA
PLANNING AND ZONING COMMISSION
MONDAY,
FEBRUARY 1, 2016**

**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:
 - December 7, 2015

NEW BUSINESS

2. Public hearing, review, and consider a recommendation for zoning case Z-218, a proposed re-plat as requested by Ann Farrell for the property at 1704 Nora Drive, Lot 1, Block 1 of the Farrell Addition, an addition to the town of Pantego, Tarrant County, Texas. The property is generally located on the West side of Nora Drive between Peachtree Lane and Rogers Court.
3. Public hearing, review, and consider a recommendation for zoning case Z-219, a proposed zoning change as requested by Oakview Capital Partners LLC for the property at 2214 West Park Row Drive, Lot 2A, Block A of the Southern Flair- Braum's Addition, Pantego, Tarrant County, Texas. The property is generally located on the South side of West Park Row Drive between Lavern street 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. 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 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, January 29, 2016 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) 617-3702.

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:

Jessie Hanks, Planning & Zoning Secretary

BACKGROUND:

Review and Consider approval of Planning and Zoning Commission Minutes for December 7, 2015.

RECOMMENDATION:

Staff recommends approval of Planning and Zoning Minutes for December 7, 2015 as submitted.

ATTACHMENTS:

Minutes for December 7, 2015

Planning and Zoning Commission
Minutes December 7, 2015

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 7th day of December 2015 with the following members present:

Stephen Smith	Chairman
John Kushma	Vice Chairman
John Richards	
Clifton Cassell	
Jesse Howell	

Constituting a quorum. The following staff members were present:

Matthew Fielder	City Manager
Julie Arrington	City Secretary
Dennis Jobe	Community Development Director
Jessie Hanks	Planning & Zoning Secretary
Scott Williams	Public Works Director

Also in attendance:

Don Surratt	Council Member
Fred Adair	Council Member
Russell Brewster	Council Member

(The following items were considered in accordance with the official agenda posted on the 4th day of December 2015.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Smith called the regular session to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

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

Vice Chairman Kushma made a motion to approve the minutes with changes to reflect the interchanging of the ayes and nays for Zoning Case Z-215. Commissioner Howell seconded the motion.

The vote was as follows:

Ayes: Cassell, Kushma, Smith, Howell, and Richards.

Nays: None.

Abstentions: None.

Chairman Smith declared the motion passed unanimously.

NEW BUSINESS

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

Vice Chairman Kushma made a motion to nominate Chairman Smith to remain Chairman. Commissioner Richards seconded the motion.

The vote was as follows:

Ayes: Cassell, Kushma, Howell, and Richards.

Nays: None.

Abstentions: Smith.

Chairman Smith declared the motion passed unanimously.

Vice Chairman Kushma made a motion to nominate Commissioner Bergins to be Vice Chairman. Commissioner Howell seconded the motion.

The Vote was as follows:

Ayes: Cassell, Kushma, Smith, Howell, and Richards.

Nays: None.

Abstentions: None.

Chairman Smith declared the motion passed unanimously.

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.

Chairman Smith read the agenda item caption for the record and opened the public hearing at 7:07 p.m.

The following speakers were in support of the Zoning Case Z-216.

Brian Tally, 2117 Bay Cove Ct, Arlington, Texas 76013, stated that he is with Newport Investments, which owns the building. He asked the board if there were any questions they wanted answered. Chairman Smith asked him to give a brief description of what the church is and why he is supporting this motion. Mr. Tally explained that they purchased the building in the end of the first quarter and they have performed cosmetic only remodeling. The Church approached him in July and Newport was able to accommodate them and moved them into the building in the end of July. Newport purchased the building from a church who owned it before. It is his understanding that the church next door was given an SUP, or some form of variation. He was not under the impression that there was any reason why a church could not operate in a facility such as this. As far as the church itself, they might be able to do a better job at explaining who they are, what they are, as he is not a part of that church. They have been operating there and seem to be within their rights as far as he can tell. Mr. Tally confirmed the prior church owner was Trinity. Commissioner Richards stated that it wasn't a church, it was church property. They didn't hold services in this building. Mr. Tally said it was his understanding that they held services for children, and they used it for church like purposes but he wasn't there so he can't say one way or another. Chairman Smith asked if he bought the building after they had already left. Mr. Tally said that is correct. He was not an attendant of the church and he doesn't know much about the church. He just knows he purchased the building from them and to the best of his knowledge it was used for church purposes but as far as what they used it for and specifics, he doesn't know.

Sylvester T. Lafayette, 5315 Faireast Ct, Arlington, Texas 76018, stated he is the Apostle of the Church and they lease the property. The Church went in knowing they were a church and it was commercial property because a church is commercial. He didn't see a reason why they couldn't be there. He stated he heard about a lot of complaints and he's trying to figure out what the complaints are about. The church doesn't make a lot of noise and stuff. There are churches all over Pantego.

**Planning and Zoning Commission
Minutes December 7, 2015**

Like he said before, it's commercial property and they went in as a church because churches are commercial. He stated he is trying to find out what are the complaints and why the Town is saying they cannot be there. Chairman Smith explained the procedures of an open meeting and said he is sure Mr. Lafayette's question will be answered. Mr. Lafayette stated that he understands that but he would still like to know what the complaints are and if they are legitimate and legal. Chairman Smith asked Mr. Lafayette to describe his church, how many members he has, what his expectations are from the local community. Mr. Lafayette explained that they have about 75 members but not everyone comes at the same time. They have services on Sunday. They have Sunday school at 8:30 a.m. and regular morning service starts at 10 a.m. and out somewhere around 1 p.m. On Wednesday night, they have bible study that starts at 7 p.m. On Friday night, they have what they call Friday Night Lights. It's a worship service that starts at 7:30 p.m. There is prayer Monday through Friday from 6 a.m. to 7 a.m. in the morning. They came in and had an outreach day. They passed out 2,000 flyers to the apartment complex on the other side, in Arlington. He asked about the church across the street and was told that was Arlington. They were trying to reach people that need a church because there are a lot of people who don't go to church at all. That's what it's all about. Trying to reach lost souls.

Frank Hill, 1400 W Abram St, Arlington, Texas, stated he is a lawyer with Hill Gilstrap, P.C and he is representing the property owner. He said Mr. Tally asked him to say a few words to be certain everyone had a common understanding of what the legal considerations are. He stated he is sure the board is aware that the legal considerations are special where there is a proposed usage by a church. The strong 1st amendment rights that protect the church certainly pertains here. The Town's authority to prohibit the use by a church is severely circumscribe by the 1st amendment, that being limited to basically the safety and health of it's citizens. He has lived in Pantego, off and on, for a few years and certainly in Arlington for most of his adult life. He informed the board that he is very familiar with the area and, as everyone knows, that part of the town has historically housed churches in the past, certainly a major church maybe only a couple hundred yards away. Whether the prior church actually conducted primary church services at this location really isn't the test here. He added had this building not even been used or owned by a church in the past, it wouldn't be the test. The test simply, as he has researched the law again, was if there is some compelling evidence here that the church would endanger the citizen's health or safety and he couldn't imagine that to be the case. He stated that the elephant in the room is the fact that this congregation is primarily, if not exclusively, African American. As he understood it, the Commission has had the courage in the past to deal with minority church applications and the like and they should be very proud of that and he knows that they understand that any concern based on race should be totally prohibited. He doesn't really think that is the case here and he doesn't think that there are those inappropriate considerations. He stated it leaves us then with that simple test, can the City demonstrate that this church would be a danger to the health and safety of it's citizens? He would conjecture to say that it has been there for a little while, the Commission knows a little bit about it, and even if there are complaints about noise, that's not a condition to prohibit the use of a church. It may be sufficient for the Town to take some actions to eliminate the problems but it is not a basis to deny a church the utilization of the property. These are good, loyal American citizens. They come to the Commission very respectfully asking for the use of a church but they come to the Commission understanding that they are 99% protected by the 1st amendment, freedom of religion. He doesn't mean that in any threatening or condescending way but rather as a simple offer to be sure its kept on the table and foremost on everyone's mind because in this case it is the primary governing principal. Vice Chairman Kushma asked if he could please speak to this from the legal stand point of the zoning code for the Town of Pantego in the use of special use permit. Mr. Hill stated that special use permits can be required by a town, if that is essentially what Vice Chairman Kushma was asking. He had no reason tonight to challenge the articulation of the Town's requirements. Again, he didn't mean that in any condescending way at all but whatever the word or propriety of the facial reading of the Town's ordinance, it must give way to the Constitution's 1st amendment and the law is very, very clear about that. Vice Chairman Kushma asked if a more specific reference would be the Religious Restoration Act. Mr. Hill stated he didn't understand Mr. Kushma's question. Vice Chairman Kushma stated that Mr. Hill appealed to the Constitution and he is appealing to a law passed by Congress, the Religious Restoration Act, regarding the protection of religion. Mr. Hill said to the extent that any statue state or federal may exist it has to give way to the 1st amendment it dictates. There is just no doubt about that and the test that both the Texas Supreme Court and the United States Supreme Court have articulated in this situation in requiring the special use permit to the proposed use, or usage, by a church that the Town's authority is limited and only if it can prove

**Planning and Zoning Commission
Minutes December 7, 2015**

that the use by the church is a danger to the health and safety of its citizens can it be denied. In general, municipal zoning ordinances don't even facially apply. Commissioner Richards asked if Mr. Hill is saying the church can build where ever they want to regardless of what our (the Town's) laws are. Mr. Hill responded with no, what the law says is that a town can attempt to use a special use permit as a limitation, even on a church, but to use it successfully it is the Town's burden to prove that this church in that location would present a danger to the health or safety of its citizens. If that's not proven, you cannot limit and it's unconstitutional. It's not a matter of State or Federal statute. He sensed that maybe those aren't things the Board wants to hear.

Karen Calvin, 2125 Park Springs Circle, Arlington, Texas 76013, stated that she is for the church. She said she is new to the Town of Pantego. She used to work in Arlington, right down the street, and she just opened up a business and she decided on the location because she worked at the Arlington Ogle School up the street. She worked there for 6 years and has always enjoyed the area and Pantego is right in the same area. So when she had to decide to open a business and she saw the sign at the shop, she talked to Brian. Mr. Tally told her that a church was coming and because of the church she thought it was a good decision to open up a business right here in the Town, in spite of the negative. Everyone told her a lot of negative things. "Oh don't move to Pantego." She stated she thinks each person has to make a decision for themselves where they are going to start their business and where they feel it's going to grow and where it's going to flourish. She doesn't have that problem. Now if there was a problem in the past, she hoped there wouldn't be a problem going forward. He stated the church, since they have been there, has been nothing but a blessing. They have so much love and they bring people into the community. They stop into her salon. She said she is just saying she has never noticed anybody or a lot of noise or anything like that. They are just a bunch of loving people.

The following speakers were against the Zoning Case Z-216.

Benjamin Rhodes, 2726 Whispering Trail Circle, Pantego, Texas 76013, stated he wished to say he takes exception to the legal scholar who called us bigots. He is not a bigot. He has a lot of black friends and he doesn't consider himself a racist at all. He stated he does have concerns though about traffic patterns, security in his neighborhood, and taxes. If a church takes over a property, they're tax exempt and the City is going to have to make up the taxes somewhere and he guessed he was somewhere. He said the main problem he has is with the off hour type thing, late in the evenings or anything like that. If indeed what the Apostle said was going to be their time table, then he doesn't have too much of a problem with that. But he does have some problems with security and stuff. The legal scholar said we have to prove some sort of damage. He stated Jason is not here tonight but he believes Jason had to get somebody off his fence a time or two. If that person fell off the fence and died, Jason would be liable, whether or not he invited the guy to climb the fence or not. So there are just some things. He doesn't live right up next to the church so he doesn't know all the things that have gone on in the last 3 or 4 months that they have been operating as a church there. The fact of the matter is they're coming before the committee asking for a special use permit to put a church in an area that isn't zoned for a church and the area abutting that area is not zoned for a church. Churches are allowed in Pantego and even in residential areas just not an R-1. He said that is his stance.

Ovetta Hitchcock, 2733 Whispering Trail Circle, Pantego, Texas 76013, thanked the Board for sending a letter inviting her to come tonight. Her home is backed up to all of these properties which are not zoned for a church. As she understands it, they are zoned for a business. A church is tax exempt. If Pantego decided that taxes are going to be higher, the senior citizens are going to have to pick up the tab for these other properties who are none taxable and that is not fair to them in their senior years of life. Her husband and her choose that property when they came to Pantego. She came from Lubbock, Texas, a great place she would like to go back to, but she is unable to because her husband passed away. Since her husband has passed away, she had to become the priest of her home. She had to stand and she had to be strong and she had to speak for herself. She stated she finds it very difficult when she, as a senior citizen and a widow, has to stand and protect the taxability and the devaluation of her home. She stated it is not easy, it is not easy at all but she has to do what she has to do. Since those buildings are not zoned for a church, she just thinks it's not feasible for a church to be put there. She states from the street where The Prayer Room is and her fence there's like 20 feet. That's like a street. That's not suppose to be a street but the traffic there is just unreal and that should not be happening. If it's not zoned for that, she should not, as a senior

**Planning and Zoning Commission
Minutes December 7, 2015**

citizen who lives in that area, have to come to the City of Pantego and have to fight their way through for the devaluation of their property and it's just not right. She said there is a right and a wrong to everything and she stands for right. She doesn't care who it's for or what it's for, but if it's not right then it's not right. She added she just thinks that all of us should take a second to look at this. She stated that when there is dissension between a church, which is a large group of people, against the senior citizens in this area. When a large group of people can swelch a small group of people, that church cannot be blessed because when there is dissension you cannot be blessed. She is not against churches. She is not against prayer. But she is against the location in which this place is going in because the traffic in the thoroughfare, between that building and her fence, is like 20 feet. You don't have much variation there. She said since The Prayer Room has gone in, there is so much traffic that goes in between their buildings and her fence. It is not safe. As people come in off of Nora St, in that thoroughfare, there is a big hill of cement, she doesn't know what it's for but teenagers use it as a race track. By the time she calls in on them, they are gone. There is no way to report that and that is a hazard. Safety is not an object in this. That is one of her greatest objections because between her fence and that building is 20 feet. With the traffic going through there, it's just not safe and she just doesn't think that as a senior citizen she should have to be picking up the tab for not taxable entities that are going in there. That is the way she feels and that's what she has to say.

Barbara Nunn, 2704 Whispering Trail Circle, Pantego, Texas 76013, has been a resident for 37 years. She stated she was here when they started to build those buildings and she tried to fight it then but the Town assured her that those were commercial buildings that were going to bring in a tax base for the City. She said last month it was the Muslims, and this month it's the blacks. She doesn't care what they are. She is not a racist that this gentlemen (Mr. Hill) so kindly indicated that she was. She just wants something safe. The Methodist, when they used those buildings, had a policemen there every Sunday so they could get in and out of their houses on that street. There is no policemen there anymore. The church is just going to cause a bigger traffic jam. She stated it is not going to be safe for anyone. Those buildings need to find occupants that will bring the Town in a tax base. That is what the buildings were put there for.

Lannie Forbes, 2724 Whispering Trail Circle, Pantego, Texas 76013, wasn't going to speak at all. She stated she came to, basically, just hear what everyone had to say but when Mr. Hill talked about the elephant in the room, she felt like she had to stand up because she resents anyone thinking that she is against an African American church or person or whatever. She's a Christian woman and it kind of moved her when the Reverend said that they were there to help lost souls. She knows there is a growing black community in Pantego and his church probably should be in Pantego but just not behind the homes that are on Whispering Trail Circle. She said it is disturbing to her and the properties do devalue her property and she thinks they should be in Pantego but maybe just not there on Park Row.

Chairman Smith adjourned the Public Hearing at 7:35 p.m.

Chairman Smith explained that the Commission is an advisory board and doesn't make the final decision. He continued by explaining how the open discussion part of the meeting works.

Vice Chairman Kushma asked about the parking spaces. Mr. Jobe stated there are approximately 56 spaces and they have access to parking in the surrounding buildings. Mr. Fielder added that if they park in the surrounding buildings they must have agreements with the property owners, which doesn't currently exist.

Chairman Smith asked if someone could explain why they are meeting about this if the church has already been operating as a church without an SUP. Mr. Fielder stated that the church moved into the building and the Town was not aware of it. The Town became aware when he started getting inquires from the residents on Whispering Trail Circle. He simply didn't know they were there. The church wasn't aware they needed to come to the Town for a permit. Once the Town found out, he made them aware of that.

Chairman Smith asked if there had been issues involving the police? Mr. Fielder stated he wasn't aware of any police records but he has received several complaints from residents.

**Planning and Zoning Commission
Minutes December 7, 2015**

Commissioner Cassell asked if someone from the church could speak on whether they were aware of the complaints. Mr. Lafayette stated that he heard about the complaints when the City Manger came down to talk to them but he hadn't heard anything from the residents. He addressed a prior comment about the cars entering from the back and said they enter and exit on Park Row, not through the back. He discussed the fence incident, and his outreach day. They have taken into consideration every complaint that has been made and have worked to fix the issues.

Mr. Tally addressed the tax complaints. He stated that because the church is leasing the property he still has to pay property taxes on the building. He went on to discuss the SUP issue and why they were unaware the church needed an SUP. He doesn't believe the building or the church have devalued any properties because they have improved the property and actually utilized the space.

Commissioner Cassell asked Mr. Lafayette what his expectations are for the growth of the church. Mr. Lafayette said that the church has grown already and wants to continue to grow.

Chairman Smith verified the times of operation again.

Vice Chairman Kushma made a motion to recommend approval for a 2 year period or change of ownership. Commissioner Howell seconded the motion.

The vote was as follows:

Ayes: Cassell, Kushma, Smith, and Howell.

Nayes: Richards.

Abstentions: None.

Chairman Smith declared that motion passed 4-1.

- 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.**

Chairman Smith read the agenda item caption for the record and opened the public hearing at 7:54 p.m.

The following speakers were in support of the Zoning Case Z-217.

Steven Woods, 6301 Halifax Rd, Fort Worth, Texas 76116, stated DS Restaurant Ventures, LLC had recently acquired the restaurant Pantego Bay. He explained that with the new ownership they had to get a new SUP and liquor license. He informed the board that everything was going to stay the same, (name, menu, hours, etc.)

Barbara Brown, 2227A W Park Row Dr., Pantego, Texas 76013, stated she has known DS Restaurants for a while. They have been overseeing the restaurant and with her office being right behind there, she has overseen what is going on and nothing has changed, everything is the same. As the landlord, she is all for them getting this SUP and alcohol permit.

No one spoke against the Zoning Case Z-217.

Chairman Smith adjourned the Public Hearing at 7:57 p.m.

Commissioner Richards made a motion to approve the special use permit for Zoning Case Z-217 as requested. Commissioner Cassell seconded the motion.

The vote was as follows:

Ayes: Cassell, Kushma, Smith, Howell, and Richards.

Nayes: None.

Abstentions: None.

Chairman Smith declared the motion passed unanimously.

**Planning and Zoning Commission
Minutes December 7, 2015**

ADJOURNMENT

Chairman Smith declared the meeting adjourned at 7:58 p.m.

Stephen Smith, Chairman

ATTEST:

Jessie Hanks, Planning & Zoning Secretary



PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Public hearing, review, and consider a recommendation for zoning case Z-218, a proposed re-plat as requested by Ann Farrell for the property at 1704 Nora Drive, Lot 1, Block 1 of the Farrell Addition, an addition to the Town of Pantego, Tarrant County, Texas. The property is generally located on the West side of Nora Drive between Peachtree Lane and Rogers Court.

PRESENTER: Dennis Jobe, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on January 14, 2016 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 re-plat with the following conditions:

- Owner must meet all Permitting requirements
- Owner must provide concrete driveways to street

ATTACHMENTS:

Community Development Staff Report
Application , Zoning Case Z-218
Notification Map
Notification List
Additional Information

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



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: February 1, 2016

ACTION

REQUESTED: Consider approval for a Re-Plat of Lot 1, Block 1 of the Farrell Addition

PROPERTY

DESCRIPTION: 1704 Nora Drive, Lot 1, Block 1, Of the Farrell Addition, Pantego, Tarrant County, Texas.

PROPERTY

OWNER: Ann Farrell

APPLICANT: Ann Farrell

CURRENT ZONING: R-1 Residential District

SURROUNDING

ZONING/LAND USE: North-R-1 Residential One Family District
West- R-1 Residential One Family District
East- R-1 Residential One Family District
South- R-1 Residential One Family District

REQUESTED

VARIANCES: Variance will be requested, from Zoning Board of Adjustment, for a wrought iron fence along Nora Dr.

ANALYSIS: This is a Re-Plat to divide the lot into 2 lots to allow for the existing structure (house) to be retained at 1704 Nora Dr.

RECOMMENED

ACTIONS: The Planning and Zoning Commission has the following options when considering this Re-Plat.

- 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 Re-Plat with the following conditions:

- Owner must meet all permitting requirements
- Owner must provide concrete driveways to the street



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

RE-PLAT APPLICATION

APPLICANT INFORMATION

NAME: ANN FARRELL DATE: 11/6/15
 ADDRESS: 6 ROGERS CT PANTEGO, TX 76013
 PHONE: 817-233-5277 FAX: _____

* IF APPLICANT IS NOT PROPERTY OWNER, AGENT AUTHORIZATION FORM MUST BE COMPLETED*

Developer: <u>ANN FARRELL</u> Address: <u>6 ROGERS CT.</u> City / State / Zip: <u>PANTEGO, TX 76013</u> Phone / Fax: <u>817-233-5277</u>	Agent: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____
Surveyor: <u>WIER AND ASSOCIATES</u> Address: <u>701 HIGHLANDER BLVD #300</u> City / State / Zip: <u>ARLINGTON, TX 76015</u> Phone / Fax: <u>817-467-7700</u>	Engineer: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____

PROPERTY INFORMATION

THE UNDERSIGNED IS REQUESTING CONSIDERATION OF THE SUBMITTED RE-PLAT FOR THE FOLLOWING:

ADDRESS OF LOCATION: PORTION of 1704 NORA DR.
 SUBDIVISION NAME: FARRELL ADDITION LOT: 1 BLOCK: _____
 PRESENT ZONING: S.F. ZONING CHANGE REQUESTED: YES NO *if Yes* CASE#: _____
 TOTAL ACREAGE: .35337466 TOTAL NUMBER OF LOTS: 1

DEVELOPMENT INFORMATION

PRESENT USE OF PROPERTY: Single Family Duplex Apartments
 Commercial Industrial Other

PROPOSED USE OF PROPERTY: SINGLE FAMILY

DEVELOPER OF PROPERTY WILL BE: Present Owner Purchaser Unknown

Annfarrell@sbcglobal.net

CONTINUED

please be aware that the Town does not enforce deed restrictions

- Are there deed restriction pertaining to the intended use of the property? Yes (if so, attach copy) No
- Does this application comply with the Town's master plan? Yes No
- Is any portion of this plat / subdivision subject to floodplain / floodway? Yes No
- Do all lots have access to public streets? Yes No
- Do all lots meet minimum standards? Yes No
- Do street sizes and dimensions meet standards? Yes No

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 City 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.

Signature(s):

Owner: ANN FARREN Date: 11.9.15

Applicant: ANN FARREN Date: _____

TOWN OFFICE USE ONLY

INITIAL SUBMISSION:

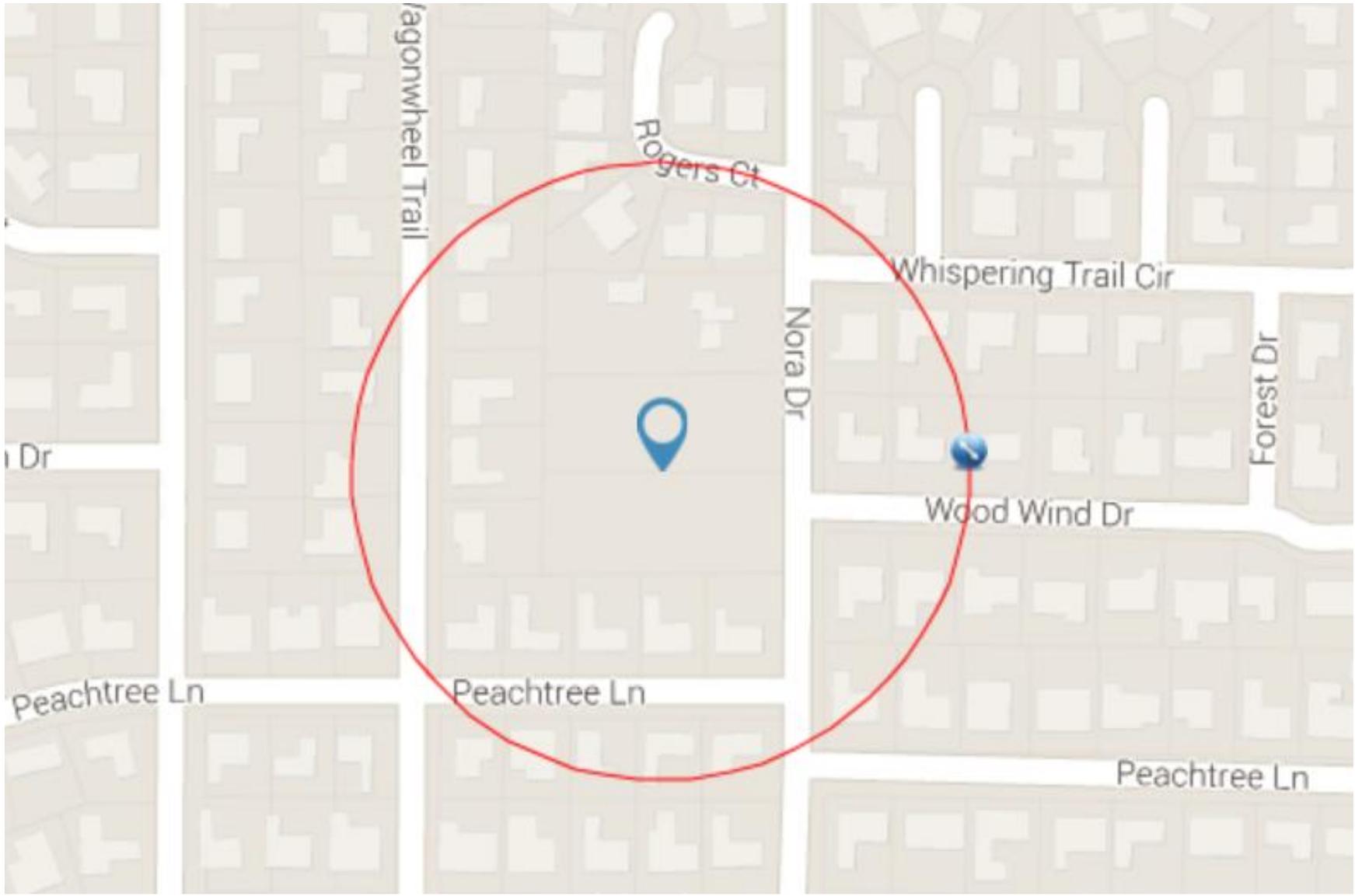
- Completed Application
- Application Fee
- Tax Certificate
- Certificate by Surveyor
- Certificate of Ownership & Dedication
- Proposed Re-plat – 6 copies
- Drainage Plans – 6 copies
- Street & Sidewalk Construction Plan – 6 copies
- Utility Plans – 6 copies

Accepted By: [Signature] Date: 11/29/2015

FINAL SUBMISSION:

____ DRC Approved Re-plat – 15 paper copies and 1 electronic copy (pdf or .tif)

Accepted By: _____ Date: _____



Notification List Z-217

Name	Address	City	State	Zip Code	Adtl. Address
PHILLIP & DIANE DICKEY	1600 TRAIL GLEN CT	PANTEGO	TX	76013	
MICHAEL & KRISTIN WILLIAMS	2818 WHISPERING TRAIL CIR	PANTEGO	TX	76013	
BATTLES EDWARDS	2816 WHISPERING TRAIL CIR	PANTEGO	TX	76013	
ROBERT SIMEONE	2819 WOOD WIND DR	PANTEGO	TX	76013	
DIANE MCGAW	2818 WOOD WIND DR	PANTEGO	TX	76013	
JAMSHID & FARIBA DIDEHBANI	2817 WOOD WIND DR	PANTEGO	TX	76013	
JOSEPH & JANE BARRETT	2816 WOOD WIND DR	PANTEGO	TX	76013	
GRACE HOLSOMBACK	2815 WOOD WIND DR	PANTEGO	TX	76013	
JEANNE KIESH	2816 PEACHTREE LN	PANTEGO	TX	76013	
JEAN ERICKSON	2817 PEACHTREE LN	PANTEGO	TX	76013	
GORDON CANNOLES	2818 PEACHTREE LN	PANTEGO	TX	76013	
BOBBY & JACQUELINE BURNS	2819 PEACHTREE LN	PANTEGO	TX	76013	
SANDRA TAYLOR	3300 PEACHTREE LN	PANTEGO	TX	76013	
BETTY ANDUJAR	3301 PEACHTREE LN	PANTEGO	TX	76013	
CHARLES JONES	3302 PEACHTREE LN	PANTEGO	TX	76013	
ALAN & PATTI HARPER	3303 PEACHTREE LN	PANTEGO	TX	76013	
W R & SUZANNE STALLSWORTH	3304 PEACHTREE LN	PANTEGO	TX	76013	
J G ANDERSON	3305 PEACHTREE LN	PANTEGO	TX	76013	
NORMA BATSON	3306 PEACHTREE LN	PANTEGO	TX	76013	
ROBERT DE VOE	3307 PEACHTREE LN	PANTEGO	TX	76013	
MARY SLAGLE	3308 PEACHTREE LN	PANTEGO	TX	76013	
CHRIS & PEGGY SARANDIS	3309 PEACHTREE LN	PANTEGO	TX	76013	
DOROTHE BELCHER	3311 PEACHTREE LN	PANTEGO	TX	76013	
C D WRIGHT	1605 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
EVELYN KUHR	1606 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
PAUL & KATHRYN VALENTINCIC	1607 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
DENNIS & MARIA SELL	1608 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
ROBERT & DEBRA ADAMS	1609 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
ESAU & MARIA VARGAS	1610 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
KENNETH ROBERSON	1611 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
BRIAN & TERAH PERSICHTTE	1612 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
DAVID & VOLEEN BAILEY	1613 WAGONWHEEL TRAIL	PANTEGO	TX	76013	
ANDREW & ELIZABETH ST JOHN	1 ROGER CT	PANTEGO	TX	76013	
J D & VICKIE SCOTT	2 ROGER CT	PANTEGO	TX	76013	
DAVID & ANGELA JIMENEZ	3 ROGER CT	PANTEGO	TX	76013	
DONALD & MARY BURNETT	4 ROGER CT	PANTEGO	TX	76013	
ARDIE JORDAN	1702 NORA DR	PANTEGO	TX	76013	



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING

Established 1953

January 4, 2016

Mr. Dennis Jobe
Town of Pantego
1614 S. Bowen Road
Pantego, Texas 76013

Re: Lots 1R & 2R, Farrell Addition Replat
Nora Drive, Pantego, Texas

Dear Mr. Jobe,

Based on a cursory review of the documentation for the replat application for the above referenced project as submitted again on December 30th, and 31st the comments and items of concern were addressed. I recommend forwarding to the Planning & Zoning Commission for approval.

Feel free to contact me at 817-275-3361 or via email at jstanton@dterry.com with any questions.

Sincerely,

Di Sciallo-Terry, Stanton & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Joyce P. Stanton', is written over the typed name.

Joyce P. Stanton, P.E., RPLS



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 : 00004185269
AD NUMBER A1432 8A01
CERTIFICATE NO : 67843923

COLLECTING AGENCY

RON WRIGHT
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

ALICE FARRELL

1704 NORA CRT
PANTEGO TX 76013

DATE : 1/19/2016
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

SMITH, NATHAN SURVEY
A 1432 TR 8A01

0001704 NORA DR
1 ACRES

PROPERTY OWNER

FARRELL ALICE ANN

6 ROGERS CT
PANTEGO TX 760133167

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.

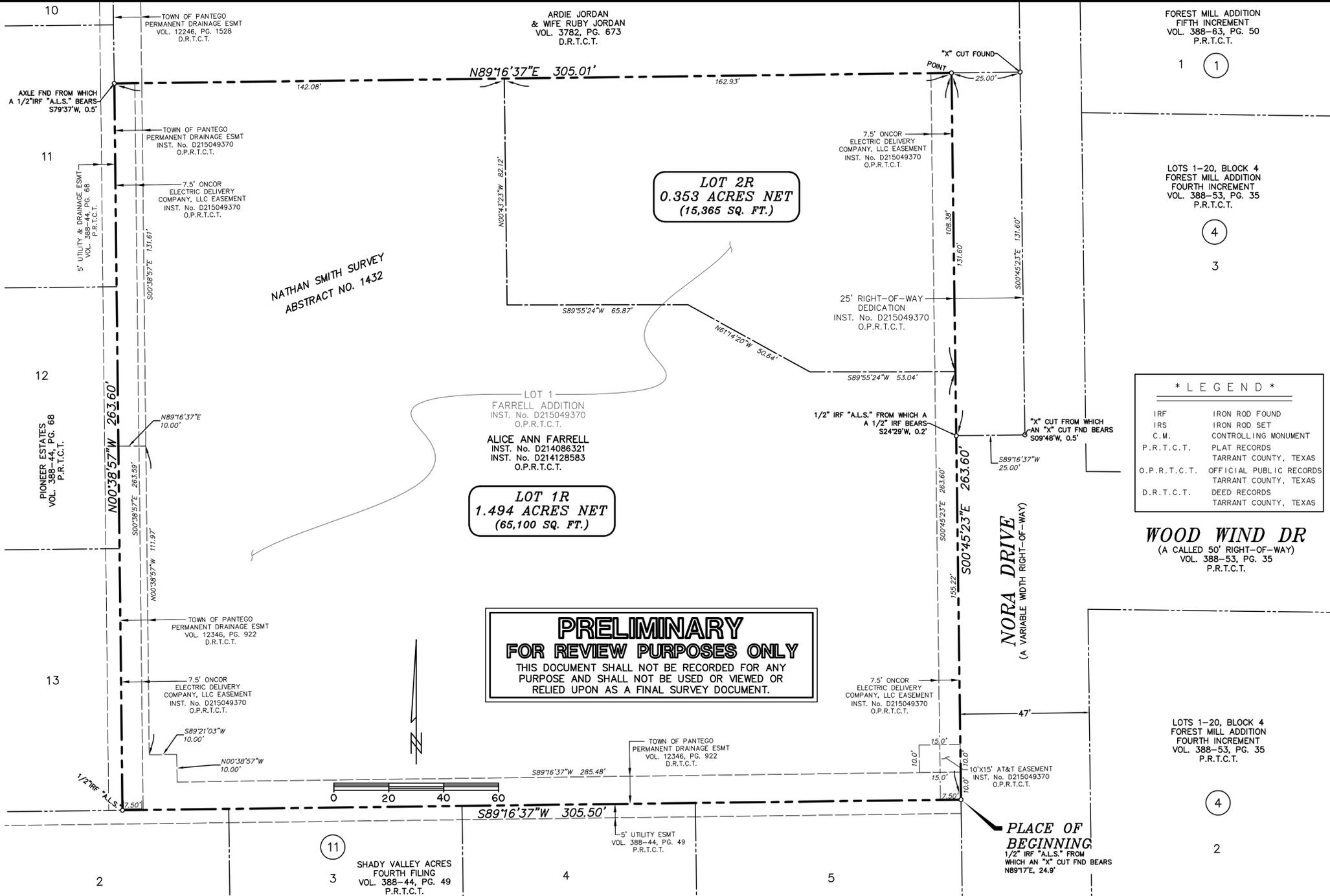
YEAR	TAX UNIT	AMOUNT DUE
2015	ARLINGTON ISD	0.00
2015	JPS HEALTH NETWORK	0.00
2015	Tarrant County	0.00
2015	TARRANT COUNTY COLLEGE	0.00
2015	TOWN OF PANTEGO	0.00
TOTAL		\$0.00

ISSUED TO : ALICE FARRELL

ACCOUNT NUMBER 00004185269
TOTAL CERTIFIED TAX \$0.00

BY  TARRANT COUNTY TAX OFFICE

BY _____ TARRANT COUNTY TAX OFFICE



PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

*** LEGEND ***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
C.M.	CONTROLLING MONUMENT
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TARRANT
WHEREAS, ALICE ANN FARRELL IS THE OWNER OF A TRACT OF LAND LOCATED IN THE NATHAN SMITH SURVEY, ABSTRACT No. 1432, IN THE TOWN OF PANTEGO, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT No. D214086321, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY TEXAS (O.P.R.T.C.T.), AS AMENDED BY THE CORRECTION AFFIDAVIT RECORDED IN INSTRUMENT No. D214128583, O.P.R.T.C.T., BEING ALL OF LOT 1, FARRELL ADDITION, AN ADDITION TO THE TOWN OF PANTEGO, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D215049370, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "A.L.S." IN THE WEST RIGHT-OF-WAY LINE OF NORA DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH AN "X" CUT FOUND BEARS NORTH 89°17' EAST, A DISTANCE OF 24.9 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 11, SHADY VALLEY ACRES, FOURTH FILING, AN ADDITION TO THE TOWN OF PANTEGO, AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-44, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING THE SOUTHEAST CORNER OF SAID LOT 1, FARRELL ADDITION;

THENCE SOUTH 89°16'37" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORA DRIVE AND ALONG THE COMMON NORTH LINE OF SAID SHADY VALLEY ACRES AND THE SOUTH LINE OF SAID LOT 1, FARRELL ADDITION, A DISTANCE OF 305.50 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "A.L.S." SAID 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF LOT 13, PIONEER ESTATES, AN ADDITION TO THE TOWN OF PANTEGO AS SHOWN ON THE PLAT RECORDED IN VOLUME 388-44, PAGE 68, P.R.T.C.T. AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, FARRELL ADDITION;

THENCE NORTH 00°38'57" WEST, ALONG THE COMMON EAST LINE OF SAID PIONEER ESTATE ADDITION AND THE WEST LINE OF SAID LOT 1, FARRELL ADDITION, A DISTANCE OF 263.60 FEET TO AN AXLE FOUND FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "A.L.S.", BEARS SOUTH 79°37' WEST, A DISTANCE OF 0.5 FEET, SAID AXLE BEING THE NORTHWEST CORNER OF SAID LOT 1, FARRELL ADDITION AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ARDIE JORDAN & WIFE RUBY JORDAN RECORDED IN VOLUME 3782, PAGE 673, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89°16'37" EAST, ALONG THE COMMON SOUTH LINE OF SAID ARDIE JORDAN TRACT AND THE NORTH LINE OF SAID LOT 1, FARRELL ADDITION, A DISTANCE OF 305.01 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORA DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, FARRELL ADDITION;

THENCE SOUTH 00°45'23" EAST, DEPARTING THE SOUTH LINE OF SAID ARDIE JORDAN TRACT AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORA DRIVE AND THE EAST LINE OF SAID LOT 1, FARRELL ADDITION, A DISTANCE OF 263.60 TO THE PLACE OF BEGINNING AND CONTAINING 1,847 ACRES (80,465 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYORS STATEMENT:
KNOW ALL MEN BY THESE PRESENTS:
AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PANTEGO, TEXAS.

AARON L. STRINGFELLOW, R.P.L.S. STATE OF TEXAS No. 6373

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT ALICE ANN FERRELL, ACTING BY AND THROUGH HER DULY AUTHORIZED REPRESENTATIVE, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R & LOT 2R, FARRELL ADDITION, AN ADDITION TO THE TOWN OF PANTEGO, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON. ALICE ANN FERRELL DOES HEREBY CERTIFY THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF PANTEGO, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 20____.
BY: _____
PRINTED NAME AND TITLE OF AUTHORIZED SIGNATORY

AUTHORIZED SIGNATURE

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- NOTES**
- THIS PLAT DOES NOT ALTER OR REMOVE ANY PREVIOUSLY RECORDED UTILITY EASEMENTS.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITH HOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL OF THIS PROPERTY LIES WITHIN ZONE "X", AND NO PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0335K, MAP REVISED SEPTEMBER 25, 2009.
 - ALL 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC, INC" UNLESS NOTED OTHERWISE.
 - ALL BEARINGS CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, 4202, NAD 83, UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

LOT 1R SHALL CONTINUE TO RECEIVE AND ACCEPT THE UPSTREAM DRAINAGE FROM LOT 2R AND THE OWNER OF LOT 1R SHALL NOT CONSTRUCT ANYTHING OR ENGAGE IN ANY ACTIVITIES THAT WILL IMPEDE THAT DRAINAGE.

TOWN OF PANTEGO APPROVAL

MAYOR	DATE
CITY SECRETARY	DATE
PLANNING AND ZONING COMMISSION APPROVAL	
CHAIRMAN	DATE

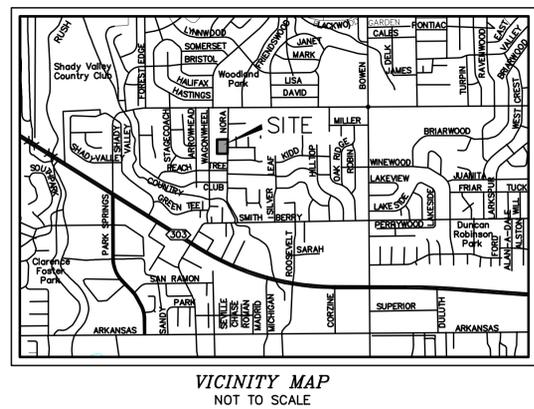
ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

OWNER/DEVELOPER:
ANN FARRELL
2304 W. PARK ROW, STE 7
PANTEGO, TEXAS 76013
PH: (817)-233-5277

SURVEYOR:
WIER AND ASSOCIATES, Inc.
701 HIGHLANDER BLVD. STE 300
ARLINGTON, TEXAS 76015
CONTACT: AARON L. STRINGFELLOW
PH: (817) 467-7700
FAX: (817) 467-7713

REPLAT LOT 1R & 2R FARRELL ADDITION
AN ADDITION TO THE TOWN OF PANTEGO, TARRANT COUNTY, TEXAS, BEING 1.847 ACRES OF LAND LOCATED IN THE NATHAN SMITH SURVEY, ABSTRACT No. 1432 TARRANT COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900





PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Public hearing, review, and consider a recommendation for zoning case Z-219, a proposed zoning change as requested by Oakview Capital Partners LLC for the property at 2214 West Park Row Drive, Lot 2A, Block A of the Southern Flair- Braum's Addition, Pantego, Tarrant County, Texas. The property is generally located on the South side of West Park Row Drive between Lavern street and Milby road.

PRESENTER: Dennis Jobe, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on January 14, 2016 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 Zoning Change with the following conditions:

- Owner must secure access easements with a Re-Plat
- Must construct a Masonry Screening fence on the South Side of property
- Provide adequate Fire truck access

ATTACHMENTS:

Community Development Staff Report
Application , Zoning Case Z-219
Notification Map
Notification List
Additional Information

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



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: February 1, 2016

ACTION

REQUESTED: Consider approval and recommendation for Zoning case Z-219 as requested by Oakview Capital Partners, LLC.

DESCRIPTION: 2214 West Park Row Drive, Lot 2A, Block A of the Southern Flair- Braum's Addition, Pantego, Tarrant County, Texas.

PROPERTY

OWNER: Robert A. Walker

APPLICANT: Oak View Capital Partners, LLC

CURRENT ZONING: C-2 Commercial District

SURROUNDING

ZONING/LAND USE

North-C-2 Commercial District
West- C-3 Commercial District
East- C-2 Commercial District
South- R-1 Residential One Family District (Arlington)

REQUESTED

VARIANCES: Variance has been requested, from Zoning Board of Adjustment, to raise the allowed height of mini storage office.

ANALYSIS: This is a Re-Zoning Case to change the current zone of C-2 to a C-3 to allow for the mini storage to be built upon this lot.

RECOMMENDED

ACTIONS: The Planning and Zoning Commission has the following options when considering a Re-Zoning Case 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 Re-Zoning with the following conditions.

- Owner must secure access easements with a Re-Plat.
- Owner must construct a Masonry Screening Fence on the South Side of property.
- Provide adequate Fire truck access



APPLICATION FOR AMENDMENT TO ZONING CLASSIFICATION

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

Name: OAK VIEW CAPITAL PARTNERS LLC Date: 1-7-16
 Address: 201 HAWKS RIDGE TRL
Street Address
COLLEYVILLE TX 76034
City State Zip
 Phone: 214-460-8442 Email: brad@oakviewcp.com
 Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2200 Block W PARK ROW
 Legal Description:
 Property is subdivided: Addition: BRAUMS ADDITION
 Lot: 2A Block: A
 Property is not subdivided: Survey: _____
 Abstract#: _____ Tract: _____
 Existing Classification: C-2 Proposed Classification: C-3

Developer: <u>OAKVIEW CAPITAL</u>	Agent: _____
Address: <u>201 HAWKS RIDGE TRL</u>	Address: _____
City/State/Zip: <u>COLLEYVILLE, TX</u>	City/State/Zip: _____
Phone/Fax: <u>214-460-8442</u>	Phone/Fax: _____
Surveyor: <u>FULLER ENGINEERING</u>	Engineer: <u>HAYES ENGINEERING</u>
Address: <u>2411 GARDEN PARK CT</u>	Address: <u>2126 ALPINE RD</u>
City/State/Zip: <u>ARLINGTON, TX 76013</u>	City/State/Zip: <u>COLLEYVILLE, TX 76011</u>
Phone/Fax: <u>817-856-2442</u>	Phone/Fax: <u>903-758-2010</u>

Present use of the property: VACANT LAND
 Proposed use of the property: MINI STORAGE
 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: [Signature] Date: 1-7-16

OFFICE USE ONLY

Application Checklist:

- Completed, signed, notarized application form
- Agent Authorization Form (if necessary)
- Application Fee
- Tax Certificate
- Survey Plat: 15 paper copies and 1 digital copy (.pdf or .tif)

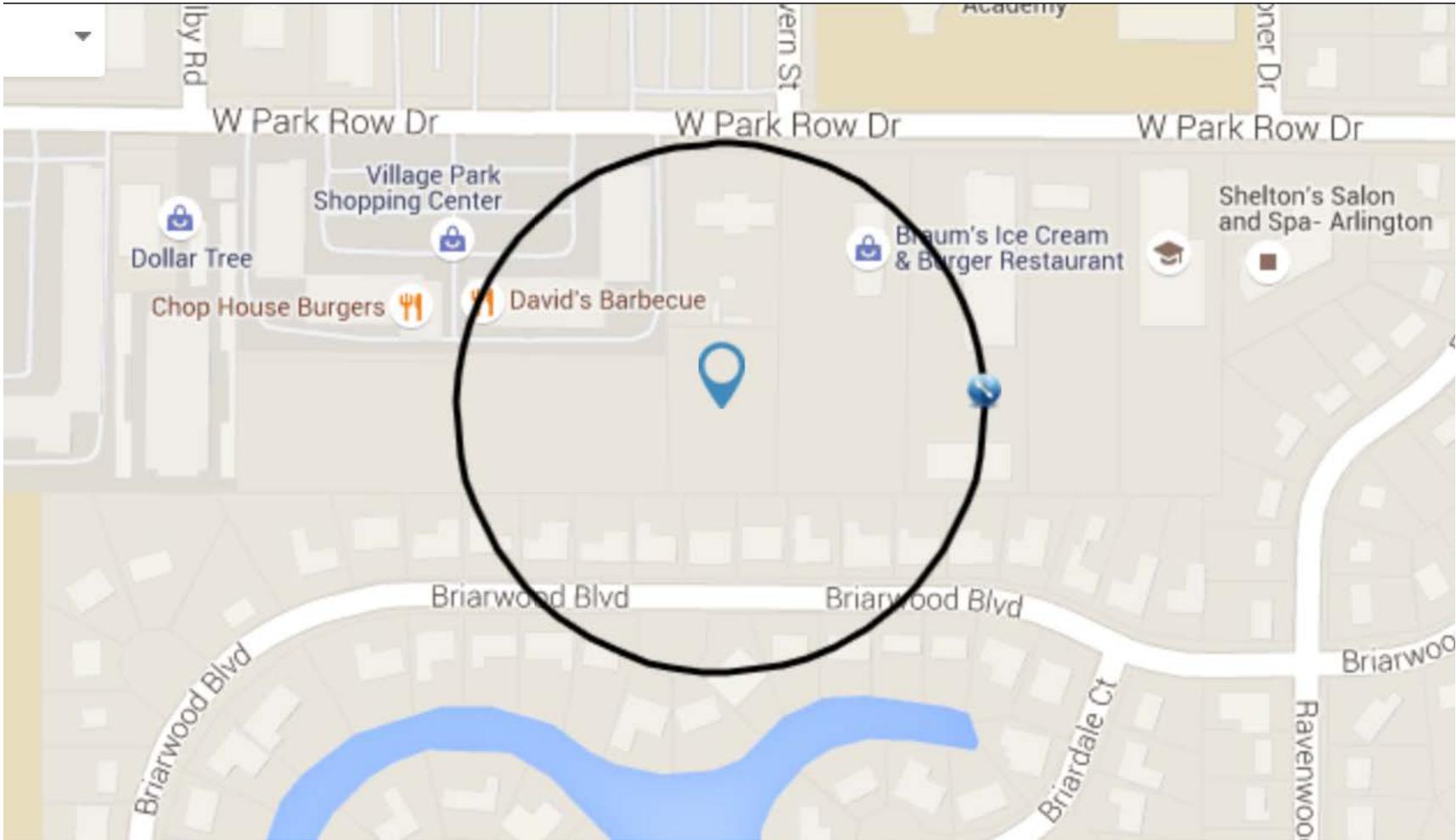
Application accepted by: _____ Date: _____

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

Remarks: _____

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





Notification List Z-217

Name	Address	City	State	Zip Code	Adtl. Address
VILLAGE PARK INVESTMENTS LP	670 ARAPAHO RD	RICHARDSON	TX	75080	
DWAYNE LEE	2214 W PARK ROW DR	PANTEGO	TX	76013	
RETAIL BUILDINGS INC	3000 NE 63RD ST	OKLAHOMA CIT	TX	73121	
IVESON & LEE PARTNERS LP	325 S MESQUITE ST SUITE 102	ARLINGTON	TX	76010	
MARY HELEN BURNETT	2207 BRIARWOOD BLVD	ARLINGTON	TX	76013	
JAMES & DORIS ALEXANDER	2206 BRIARWOOD BLVD	ARLINGTON	TX	76013	
GEORGE FAUGHT	2205 BRIARWOOD BLVD	ARLINGTON	TX	76013	
DONALD & CYNTHIS WERNER	2204 BRIARWOOD BLVD	ARLINGTON	TX	76013	
AARON & ELLEN HEIDELMEIER	2203 BRIARWOOD BLVD	ARLINGTON	TX	76013	
DAN & LAURIE RIOUX	PO BOX 1402	MANSFIELD	TX	76063	2202 BRIARWOOD BLVD
GERALDINE JOHNSON	2201 BRIARWOOD BLVD	ARLINGTON	TX	76013	
INEZ HUNT	2200 BRIARWOOD BLVD	ARLINGTON	TX	76013	
CASEY SCOTT TERRELL	2113 BRIARWOOD BLVD	ARLINGTON	TX	76013	
BOBBY PARKER LANE	2111 BRIARWOOD BLVD	ARLINGTON	TX	76013	
GEORGE KLEOPFER	2110 BRIARWOOD BLVD	ARLINGTON	TX	76013	
CURRENT OWNER	2109 BRIARWOOD BLVD	ARLINGTON	TX	76013	
KELLY STONE	2108 BRIARWOOD BLVD	ARLINGTON	TX	76013	
SS METROPLEX INVESTMENTS LLC	2021 SHADOW RIDGE DR	ARLINGTON	TX	76006	2107 BRIARWOOD BLVD
THOMAS WILSON	2106 BRIARWOOD BLDV	ARLINGTON	TX	76013	



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

Date: 12/30/2015

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

Owner: Robert A. Walker

Address: P.O. Box 13933

City / State / Zip: Arlington, TX 76094-0933

Phone / Fax: 817-896-3737

Recorded in Volume _____ Page _____ Document Numbers 205356712 & 206086123 Tarrant County Deed Records

Karen Valentine
Owner's Signature

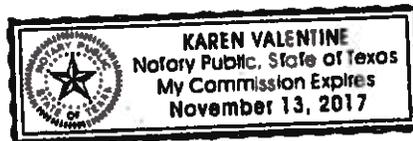
State of Texas)

County of)

Sworn and subscribed before me the undersigned notary public this the 30th day of December 20 15.

Karen Valentine

Notary Public



Commission Expires: 11/13/2017

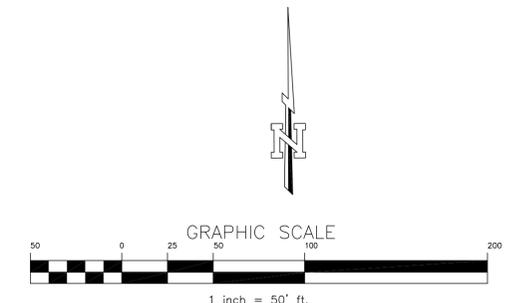
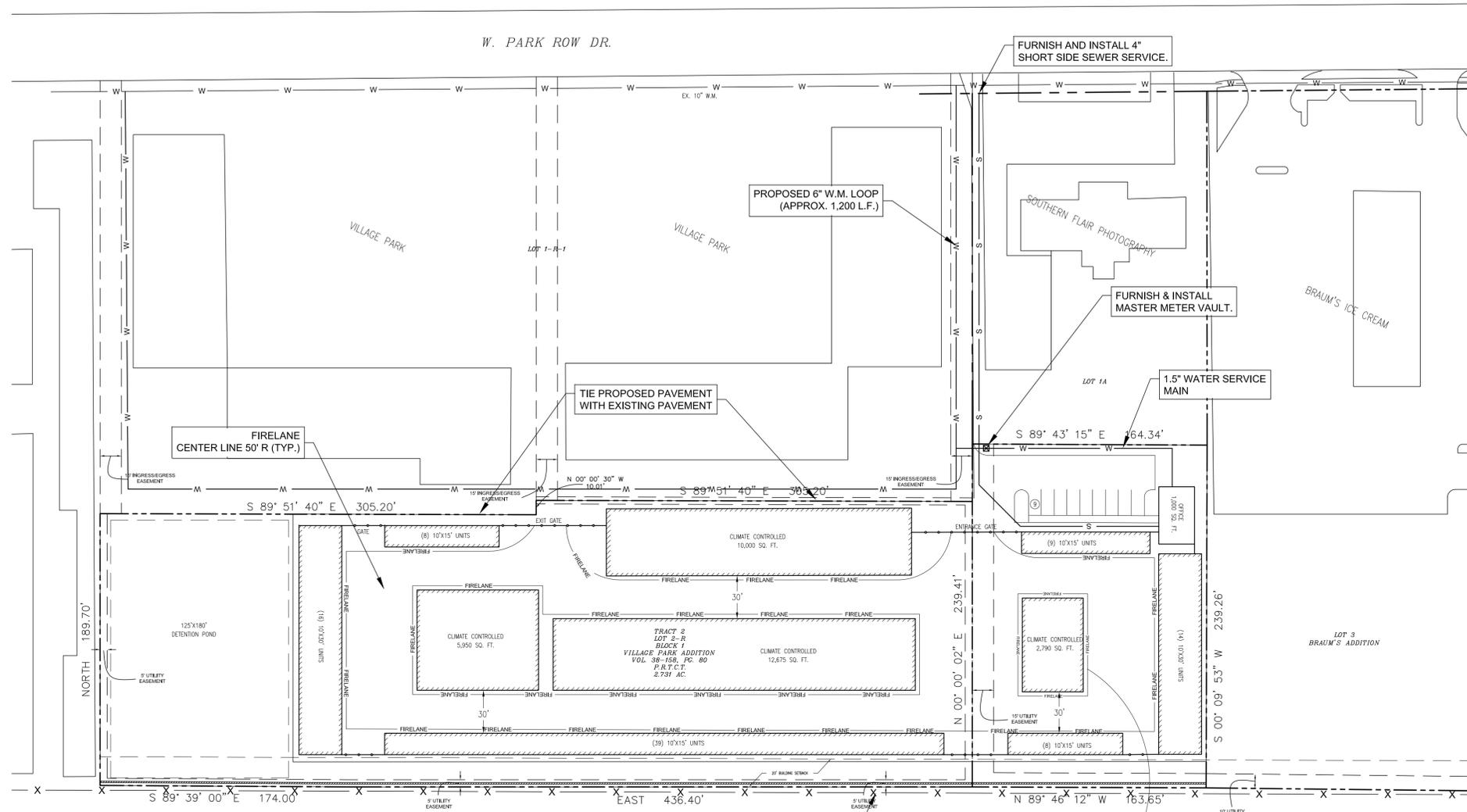
Seal:



Climate Controlled Storage

W. Park Row Pantego, Texas 76013

 **ROBERT W. KELLY**
ARCHITECT INC.
201 S. CALHOUN ST. STE. 125B
FORT WORTH, TEXAS 76104
TEL: 817-332-5014 FAX: 817-332-8570



LEGEND

— S —	EXISTING SEWER LINE
— W —	EXISTING WATER LINE
— OHE —	EXISTING OVERHEAD ELECTRIC
— S —	PROPOSED SEWER LINE
— W —	PROPOSED WATER LINE
---	EASEMENT
---	PROPERTY LINE

SITE DATA

SITE DATA:
 GROSS/NET SITE AREA: 158,199 SF
 ZONING: COMMERCIAL DISTRICT
 PROPOSED USE: STORAGE BUILDING

BUILDING DATA:
 BUILDING HEIGHT: 1 STORY
 BUILDING AREA(GROSS): 52,035.4 SF

NOTE:
 1. TYPICAL PARKING SPACE DIMENSIONS 9'x18' UNLESS OTHERWISE SHOWN.

PRELIMINARY

This document is released for the purpose of interim review under the authority of Kyle A. Stephens, P.E. No. 106333 on (01-08-16). It is not to be used for construction.

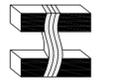
775 L.F. OF 8' TALL BLOCK WALL SCREEN

GENERAL NOTES

- EXISTING ZONING: C-3 COMMERCIAL DISTRICT
- NUMBER OF LOTS: 3
- SETBACKS: FRONT: 25'
BACK: 20' (RESIDENTIAL)
SIDE: N/A
- BUILDING HEIGHT: 1 STORY
- MINIMUM LOT SIZE: N/A
- EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
- MIN. 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
- SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- LONG SIDE AND SHORT SIDE WATER AND SEWER SERVICES WILL BE PROVIDED BY DEVELOPER.
- DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
- LOCATION, LOOPING, AND SIZE REQUIREMENTS OF PROPOSED WATER LINES TO BE APPROVED BY THE CITY OF PANTEGO.
- MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
- TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING
- PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT RESIDENTIAL AREAS.
- NO OUTSIDE STORAGE, SALES, SERVICE OR REPAIR ACTIVITIES OTHER THAN THE RENTAL OF DEAD STORAGE OF UNITS.
- THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
- FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
- FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF IRVING SPECIFICATIONS AS OUTLINED BY THE WATER DEPARTMENT.
- THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM.

**PROPOSED
 STORAGE UNIT LAYOUT**
BRAD TIDWELL
PANTEGO TRADITIONAL STORAGE UNITS
PANTEGO, TEXAS

HAYES ENGINEERING, INC.
 Texas Registered Engineering Firm F-1465
 2126 Alpine St. Longview, TX 75601-3401
 Tel.: (903) 758-2010 • Fax: (903) 758-2099



DRAWN BY : J.T.S.
 CHECKED BY : K.A.S.
 DATE : DEC. 2015
 SCALE : AS SHOWN
 JOB NO. : TIDWELL

WHEREAS WE, RETAIL BUILDINGS, INC. and DWAYNE LEE are the owners of a tract of land situated in the W. J. Barry Survey, Abstract No. 155, Town of Pantego, Tarrant County, Texas and being all of that certain tract of land as described by deed to Paul McGinnis and recorded in Volume 13120, Page 229, Deed Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of W. Park Row, said point being the northeast corner of Lot 1-R-1, Block 1, Village Park Addition, an addition to the Town of Pantego according to the plat recorded in Volume 388-158, Page 80, Plat Records, Tarrant County, Texas;

THENCE North 89° 55' 54" East, along said south right-of-way line, a distance of 349.46 feet to a 3/8" iron rod found at the northwest corner of Lot 3, Block A, Barry Addition, an addition to the Town of Pantego according to the plat recorded in Volume 388-198, Page 55, Plat Records, Tarrant County, Texas;

THENCE South 00° 00' 00" West, along the west line of said Lot 3, a distance of 493.08 feet to a 1/2" iron rod found in the north line of Block 1, Lakewood Addition, an addition to the City of Arlington according to the plat recorded in Volume 388-40, Page 8, said Plat Records;

THENCE North 89° 56' 05" West, along the north line of said Block 1, a distance of 348.05 feet to a point for the southeast corner of Lot 2R, Block 1, Village Park Addition, an addition to the Town of Pantego according to the plat recorded in Volume 388-158, Page 80, Plat Records, Tarrant County, Texas;

THENCE North 00° 09' 51" West, along the east line of said Lot 2R, Block 1, and said Lot 1-R-1, Block 1, Village Park Addition, a distance of 492.27 feet to the POINT OF BEGINNING and containing 171,822 square feet or 3.94449 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RETAIL BUILDINGS, INC. and DWAYNE LEE do hereby adopt this plat, designating the herein above described property as Lot 1A, 2A and 3, Block A, SOUTHERN FLAIR - BRAUM'S ADDITION, an addition to the Town of Pantego, Texas

WITNESS, my hand at Dallas, Texas, this 13th day of MARCH, 2000.

Dwayne Lee
Dwayne Lee
Drew M. Braum, President
Retail Buildings, Inc.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dwayne Lee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this 13th day of MARCH, 2000.
Christina Slote
Christina Slote
Notary Public in and for
The State of Texas

STATE OF TEXAS-OKLAHOMA
COUNTY OF TARRANT OKLAHOMA

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Drew M. Braum, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this 13th day of MARCH, 2000.
Melinda Green
Melinda Green
Notary Public in and for
The State of Texas OKLAHOMA

SURVEYOR'S CERTIFICATE

I, Joseph C. Hersey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from a actual on the ground survey of the land, and the monuments shown hereon were found or placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Pantego, Texas.

Joseph C. Hersey
Joseph C. Hersey
Registered Professional
Land Surveyor No. 1851

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joseph C. Hersey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this 3rd day of April, 2000.
Kevin B. Fagan
Kevin B. Fagan
Notary Public in and for
The State of Texas

Lot 1A, 2A, & 3, Block A
SOUTHERN FLAIR - BRAUM'S ADDITION
Replat of Lot 1, Block A Braum's Addition
and Lots 1 & 2 Southern Flair Addition

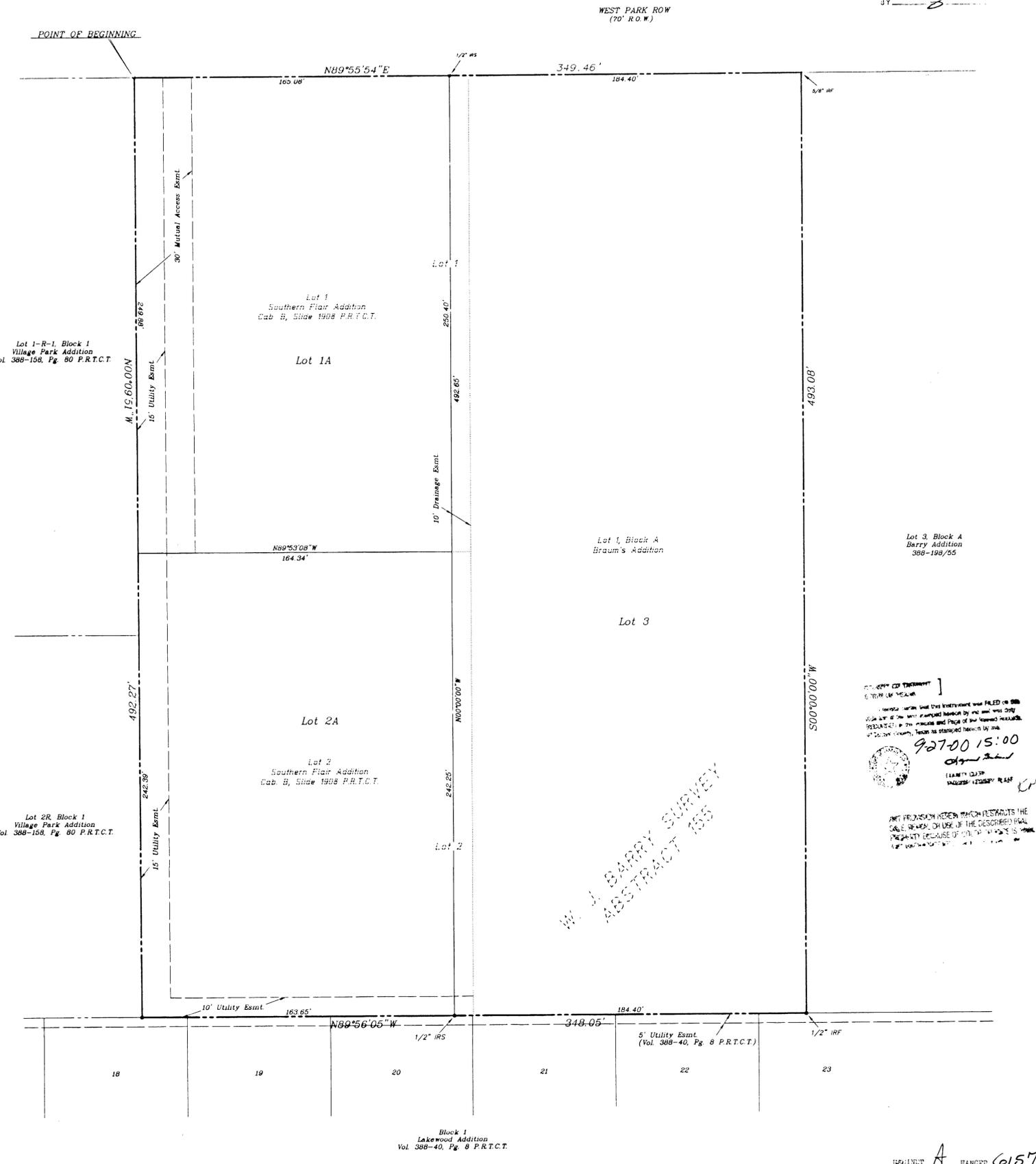
OUT OF THE
W. J. BARRY SURVEY, ABSTRACT NO. 155
Town of Pantego, TARRANT COUNTY, TEXAS

Scale: 1"=30' Date: February 2, 2000

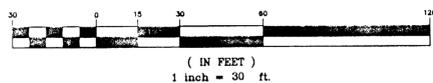
OWNER:
RETAIL BUILDINGS, INC.
3000 N.E. 63rd STREET
OKLAHOMA CITY, OK. 73121
(405) 478-1656

ENGINEER:
& HERSEY & ASSOCIATES
11325 PEGASUS STREET
SUITE E-118
DALLAS, TEXAS 75238
(214) 343-6222

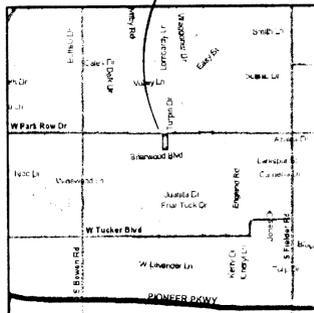
W/O 2302



GRAPHIC SCALE



Project Location



VICINITY MAP

Lot 1-R-1, Block 1
Village Park Addition
Vol 388-158, Pg. 80 P.R.T.C.T.

Lot 1
Southern Flair Addition
Cub B, Slide 1988 P.R.T.C.T.

Lot 1A

Lot 1, Block A
Braum's Addition

Lot 3, Block A
Barry Addition
388-198/55

Lot 3

Lot 2A

Lot 2
Southern Flair Addition
Cub B, Slide 1988 P.R.T.C.T.

Lot 2R, Block 1
Village Park Addition
Vol 388-158, Pg. 80 P.R.T.C.T.

Lot 2

Block 1
Lakewood Addition
Vol 388-40, Pg. 8 P.R.T.C.T.

TOWN COUNCIL
PANTEGO, TEXAS

August 1, 2000
Approval Date
Pat Liberman
Mayor
Joan Brown
City Secretary

PLANNING & ZONING COMMISSION
PANTEGO, TEXAS

August 1, 2000
Approval Date
Duane Damer
Chairman
Joan Brown
Secretary

9-27-00 15:00
JOSEPH C. HERSEY
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 1851

W. J. BARRY SURVEY
ABSTRACT 155

AGENT A RANGER 6157

A-6157

D200219448

A-6157

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF TARRANT

A1144

WHEREAS WE, RETAIL BUILDINGS, INC. and DWAYNE LEE are the owners of a tract of land situated in the W. J. Barry Survey, Abstract No. 155, Town of Pantego, Tarrant County, Texas and being all of that certain tract of land as described by deed to Paul McGinnis and recorded in Volume 13120, Page 229, Deed Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of W. Park Row, said point being the northeast comer of Lot 1-R-1, Block 1, Village Park Addition, an addition to the Town of Pantego according to the plat recorded in Volume 388-158, Page 80, Plat Records, Tarrant County, Texas;

THENCE North 89° 55' 54" East, along said south right-of-way line, a distance of 349.46 feet to a 5/8" iron rod found at the northwest corner of Lot 3, Block A, Barry Addition, an addition to the Town of Pantego according to the plat recorded in Volume 388-198, Page 55, Plat Records, Tarrant County, Texas;

THENCE South 00° 00' 00" West, along the west line of said Lot 3, a distance of 493.08 feet to a 1/2" iron rod found in the north line of Block 1, Lakewood Addition, an addition to the City of Arlington according to the plat recorded in Volume 388-40, Page 8, said Plat Records;

THENCE North 89° 56' 05" West, along the north line of said Block 1, a distance of 348.05 feet to a point for the southeast corner of Lot 2R, Block 1, Village Park Addition, an addition to the Town of Pantego according to the plat recorded in Volume 388-158, Page 80, Plat Records, Tarrant County, Texas;

THENCE North 00° 09' 51" West, along the east line of said Lot 2R, Block 1, and said Lot 1-R-1, Block 1, Village Park Addition, a distance of 492.27 feet to the POINT OF BEGINNING and containing 171,822 square feet or 3.94449 acres of land.

D200219448

A-6157

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

A244

That RETAIL BUILDINGS, INC. and DWAYNE LEE does hereby adopt this plat, designating the herein above described property as Lot 1A, 2A and 3, Block A, SOUTHERN FLAIR - BRAUM'S ADDITION, an addition to the Town of Pantego, Texas

WITNESS, my hand at Dallas, Texas, this the 9th day of June 2000.

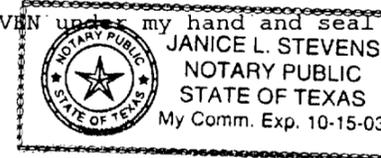
Dwayne Lee
Dwayne Lee

Drew M. Braum
Drew M. Braum, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dwayne Lee, known to me to be the person whose name is subscribed to the fore going instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 9th day of June 2000.

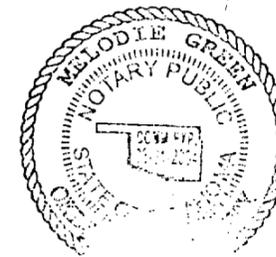


Janice Stevens
Notary Public in and for
The State of Texas

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

BEFORE me, the undersigned authority, a Notary Public in and for the State of ~~Texas~~ ^{Oklahoma}, on this day personally appeared Drew M. Braum, known to me to be the person whose name is subscribed to the fore going instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 27th day of April 2000.



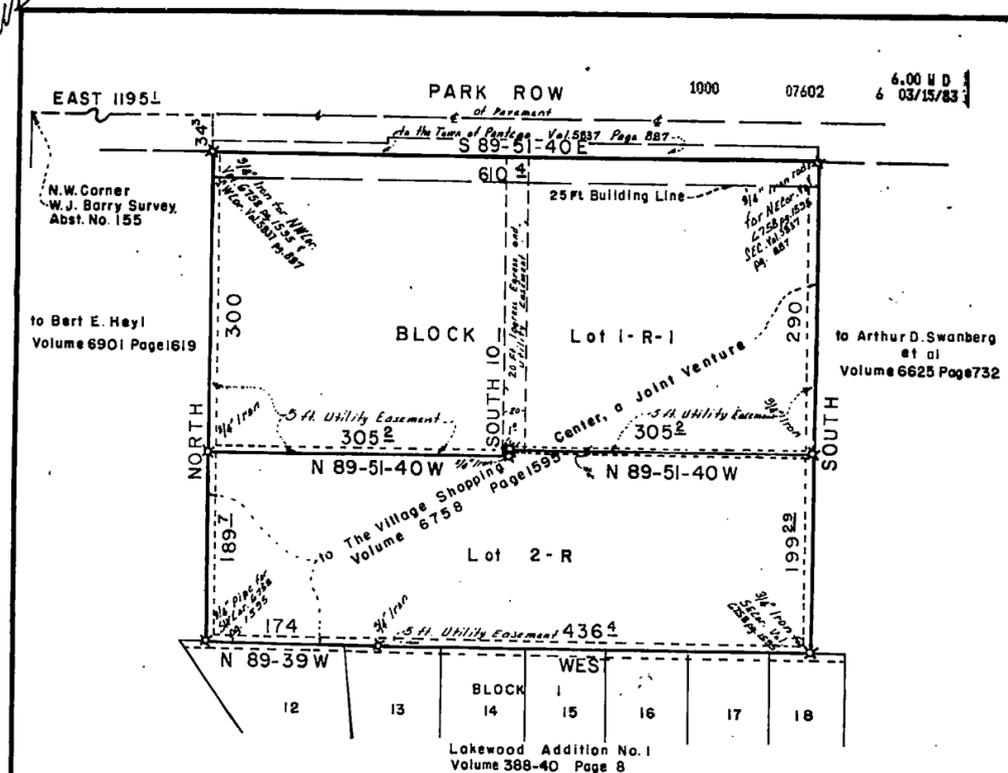
Melodie Green
Notary Public in and for
The State of ~~Texas~~ Oklahoma

VILLAGE PARK ADD.

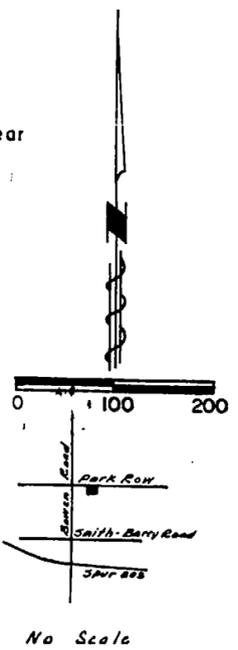
388-158-80

(Lts 1R1+2R BLK1)

PANTEGO



Map of
 Lot 1-R-1 and 2-R in Block 1 of
 VILLAGE PARK ADDITION
 an Addition in the Town of Pantego in
 Tarrant County, Texas and embracing
 Lots 1-R and 2-R in said Block 1 as they appear
 upon the map recorded in Volume 388-136 Page 86
 of the Tarrant County Deed Records.
 Surveyed in February 1983.
 BROOKES BAKER SURVEYORS
 C. Richard Davis



Approved 3-14-1983
 by Hank Bloom
 by E. J. ...
 by ...
 Chairman Planning & Zoning Board

DEDICATION
 THE STATE OF TEXAS §
 COUNTY OF TARRANT §
 KNOW ALL MEN BY THESE PRESENTS
 THAT WHEREAS, THE VILLAGE SHOPPING CENTER JOINT VENTURE, is the owner of:

Part of the W. J. Barry Survey, Abstract No. 155, situated in the Town of Pantego in Tarrant County, Texas; and embracing Lots 1-R and 2-R in Block 1 of Village Park Addition as they appear upon the map recorded in volume 388-136, page 86 of the Tarrant County Deed Records and being the same tract described in the deed to The Village Shopping Center, a Joint Venture recorded in volume 6758, page 1595 of the said Deed Records.

Beginning at a 3/4" iron rod for the northwest corner of said Lot 2-R in Block 1 and said Shopping Center tract and being for the southwest corner of the tract described in the deed to the Town of Pantego recorded in volume 5837, page 887 of the said Deed Records.

Thence south 89 degrees-51 minutes-40 seconds east, along the north line of said Block 1 and the south line of said Pantego tract 610-4/10 feet to a 3/4" iron rod for the northeast corner of said Lot 1-R in Block 1 and said Shopping Center tract and for southeast corner of said Pantego tract.

Thence south, along the east line of said Block 1 and said Shopping Center tract, and the west line of the tract described in the deed to Arthur D. Swanberg, et al, recorded in volume 6625, page 732 of the said Deed Records, 489-29/100 feet to a 3/4" iron rod.

Thence west, along the south line of the said Block 1 and said Shopping Center tract, 436-40/100 feet to a 3/4" iron rod.

Thence north 89 degrees-39 minutes west, continuing along the said south line of Block 1 and Shopping Center tract, 174 feet to a 3/4" iron pipe for the southwest corner of said Block 1 and said Shopping Center tract.

Thence north, along the west line of said Block 1 and said Shopping Center tract, 489-7/10 feet to the place of beginning and containing 6-864/1000 acres.

THE VILLAGE SHOPPING CENTER JOINT VENTURE does hereby adopt the attached plat revision the above described property as Lots 1-R-1 & 2-R in Block 1, Village Park Addition, an Addition to the Town of Pantego, Tarrant County, Texas, and does hereby dedicate to the use of the public all streets and easements as shown thereon.

IN WITNESS THEREOF THIS DEDICATION is executed this the 8th day of March, 1983.

James A. Sammons, Trustee

THE STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this Day personally appeared James A. Sammons known to me as the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration thereon expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th day of March, 1983.

Paula Hafjhal
 Notary Public
 COUNTY OF TARRANT
 STATE OF TEXAS

FILED
 MAR 15 1983
 COUNTY CLERK
 TARRANT COUNTY, TEXAS

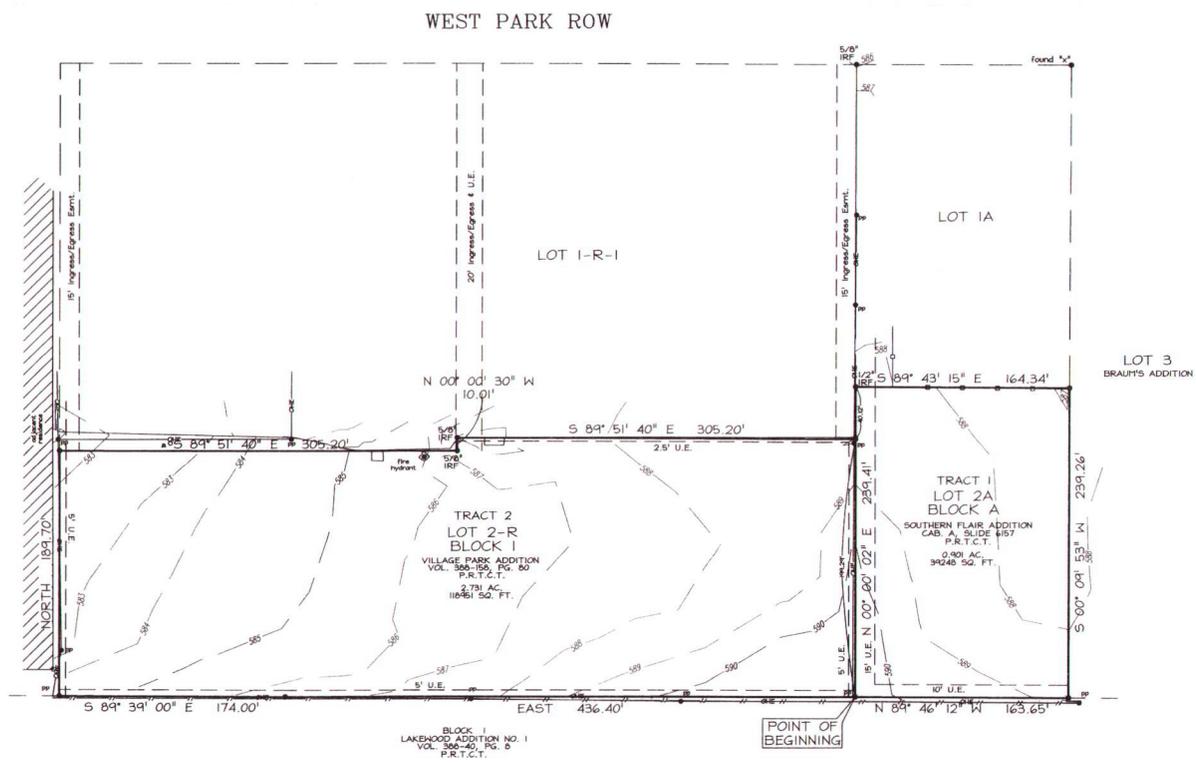
Madrine Huffman
 COUNTY CLERK
 TARRANT COUNTY, TEXAS

CHECKED
 BY

BROOKES BAKER SURVEYORS
 Brookes Baker Building
 511 E. Buff Street
 Ft. Worth, Texas 76102-2293
 817-335-7151 Metro 428-6119

Notes:
 Tract 1 is not affected by the following:
 (10)-Government, Vol. 424, Pg. 303, S.P.R.T.C.T.
 Tract 2 is not affected by the following:
 (10)-Government, Vol. 828, Pg. 171, D.S.T.C.T.
 (10)-Government, Vol. 872, Pg. 144, D.S.T.C.T.
 (10)-Government, Vol. 893, Pg. 183, D.S.T.C.T.
 (10)-Government, Vol. 771, Pg. 179, D.S.T.C.T.
 (10)-Government, Vol. 737, Pg. 305, Vol. 746, Pg. 143, D.S.T.C.T.
 According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Flood No. 44060C012, dated September 25, 2009, the property does not lie within a 100-Year Flood Hazard Area.

LEGAL DESCRIPTION
 TRACT 1
 Lot 2A, Block A, SOUTHERN FLAIR-BRAUM'S ADDITION, an Addition to the Town of Parkers, Tarrant County, Texas, according to the map or plat thereof recorded in Cobble A, Slide 8137, of the Plat Records of Tarrant County, Texas.
 TRACT 2
 Lot 2-R, Block 1, of Village Park Addition, an Addition to the Town of Parkers, Tarrant County, Texas, according to the Revised Plat thereof recorded in Volume 388-150, Page 80, of the Plat Records of Tarrant County, Texas.



LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	- Brick Column	P.A.E.	- Public Access Easement	—/—/—	- Flood Fence	□	- Concrete
B.L.	- Building Line	P.O.S.E.	- Public Open Space Easement	—○—	- Chain Link Fence	□	- Gravel
D.E.	- Drainage Easement	R.H.	- Right of Way	—○—	- Iron Fence	□	- Hoop Deck, Porch
D.M.	- Driveway	S.E.	- Sight Easement	—○—	- Wire Fence	□	- Brick
E.T.	- Electric Transformer	U.E.	- Utility Easement	()	- Recorded Data	□	- Stone or Rock
F.P.	- Fence Post	X.T.R.H.	- Railroad Tie Retaining Wall	⊗	- Covered porch, Entrance or Deck	□	
I.P.F.	- Iron Pipe Found						
I.R.F.	- Iron Rod Found						
I.R.S.	- Iron Rod Set						
M.E.	- Maintenance Easement	O.H.E.	- Overhead Electric				

FULLER ENGINEERING & LAND SURVEYING, INC.
 Texas Registered Engineering Firm # F-8333 and Surveying Firm # 1007800



Address: 2220 E 224th WEST PARK ROW DRIVE
 G.P. No.: LT-1970-197003946-34