



# AGENDA

## ZONING BOARD OF ADJUSTMENTS

### THURSDAY, MAY 19, 2016

Regular Session 7:00 p.m.  
Town Hall Council Chambers  
1614 South Bowen Road  
Pantego, Texas

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

#### APPROVAL OF MINUTES

1. Approval of Zoning Board of Adjustments Minutes:
  - February 18, 2016

#### NEW BUSINESS

2. Public Hearing, review, and consider action on the Zoning Board of Adjustment and Appeals Variance Case V-120, a request by the Development Corporation of Tarrant County for a variance from the Town Code of Ordinances, Chapter 10, Sec. 10.02.155 (a), which states a residential lot shall be not less than seventy-five (75) feet wide nor less than one hundred (100) feet deep. The requested variance is to allow for the depth of the 2 lots to be at a minimum of 95 feet. In addition, a variance from the Town Code of Ordinances, Chapter 14, Sec. 14.02.262, which states the minimum lot size for R-1 single family residential is 10,000 square feet. The requested variance is for Lot 17 to be 9,078 sq. ft. and Lot 18 to be 9,654 sq. ft. The property is located at 2901 Smith Barry Road, Pantego, Texas, Lot 17 & 18, Block 1 of the Roosevelt Court Addition. The property is generally located on the North side of Smith Barry Road between Roosevelt Drive and Silverleaf Drive.
3. Public hearing, review, and consider action on the Zoning Board of Adjustment and Appeals Variance Case V-121, a request by Blake Bowman, for a variance from the Town Code of Ordinances, Chapter 14, Section 14.02.207(1), which states fences shall be permitted along the side or rear lot lines, to a height of not more than 8 feet, but no fence shall be permitted in a required front yard. The proposed variance is to allow a four foot (4') split rail fence along the front of the property. The property is located at 1604 Stagecoach Drive, Pantego, Texas, Lot 8, Block 1 of the Stage Coach Estates Addition. The property is generally located on the West side of Stagecoach Drive between Edgar Street and Chisholm Trail.

#### ADJOURNMENT

#### CERTIFICATION

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, May 16, 2016 at 5:00 p.m., and remained so posted at least 72 hours before said meeting, on May 19, 2016.

  
\_\_\_\_\_  
Jessie Hanks, Zoning Board of Adjustments 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 Zoning Board of Adjustments Secretary's office at (817) 617-3702.*

**Complete Zoning Board of Adjustments Agenda and background information are available for review at Town Hall or on the Town website [www.townofpantego.com](http://www.townofpantego.com).**



# AGENDA BACKGROUND

**AGENDA ITEM:** Approval of Zoning Board of Adjustments Minutes from February 18, 2016

**DATE:** May 19, 2016

---

**PRESENTER:**

Jessie Hanks, Zoning Board of Adjustments Secretary

**BACKGROUND:**

Review and Consider action of Zoning Board of Adjustments Minutes for February 18, 2016

**RECOMMENDATION:**

Staff recommends approval of Zoning Board of Adjustments Minutes for February 1, 2016 as submitted.

**ATTACHMENTS:**

February 18, 2016 Zoning Board of Adjustment Minutes

**Zoning Board of Adjustments  
Minutes February 18, 2016**

**STATE OF TEXAS                    §**

**COUNTY OF TARRANT           §**

**TOWN OF PANTEGO             §**

The Zoning Board of Adjustments of the Town of Pantego, Texas, met at 7:00 p.m. in the Town Hall Council Chambers, 1614 South Bowen Road, Pantego, on the 18th day of February 2016 with the following members present:

<b>Al Claros</b>	<b>Chairman</b>
<b>Bill Brown</b>	<b>Board Member</b>
<b>Charles Jones</b>	<b>Board Member</b>
<b>Janice Wood</b>	<b>Board Member</b>

constituting a quorum. Staff present was:

<b>Matthew Fielder</b>	<b>City Manager</b>
<b>Dennis Jobe</b>	<b>Community Development Director</b>
<b>Jessie Hanks</b>	<b>Zoning Board of Adjustments Secretary</b>
<b>Julie Arrington</b>	<b>City Secretary</b>

Also in attendance:

<b>Fred Adair</b>	<b>Council Member</b>
<b>Victoria Roemmich</b>	<b>P &amp; Z Alternate Member</b>

(The following items were considered in accordance with the official agenda posted on the 12th day of February 2016)

**REGULAR SESSION 7:00 P.M.**

**CALL TO ORDER AND GENERAL COMMENTS**

Regular session was called to order at 7:00 pm.

**INVOCATION**

Board Member Brown gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**1. Approval of March 20, 2014 Zoning Board of Adjustments Minutes.**

Board Member Jones made a motion to approve the minutes as written. Board Member Brown seconded the motion.

The vote was as follows:

Ayes: Claros, Brown, Jones, and Wood.

Nayes: None.

Abstentions: None.

Chairman Claros declared the motion passed unanimously.

**Zoning Board of Adjustments  
Minutes February 18, 2016**

**NEW BUSINESS**

2. **Consider action on Zoning Board of Adjustment and Appeals Variance Case V-118, request of Ann Farrell, for a variance from the Town Code of Ordinances, Chapter 14, Section 14.02.207(1), which states fences shall be permitted along the side or rear lot lines, to a height of not more than 8 feet, but no fence shall be permitted in a required front yard. The proposed variance is to allow a six foot (6') wrought iron and masonry fence along the front of the property. The property is located at 1704 Nora Drive, Pantego, Texas, Lot 1R and 2R of the Farrell Addition. The property is generally located on the west side of Nora Drive between Whispering Trail Circle and Wood Wind Drive.**

Chairman Claros read the agenda item caption for the record and opened the public hearing at 7:05 p.m.

The following speakers were in support of the Variance Case V-118:

Ann Farrell, 1704 Nora Dr, Pantego, TX 76013, stated she is requesting a variance to put a fence along the front of the property at 1704 Nora Dr. She explained she wants the fence due to her concern for her mother's safety. Her mother has dementia and tends to wonder off. In her opinion, the fence would look beautiful along the front.

The following speakers were in opposition of the Variance Case V-118:

Victoria Roemmich, 9 Los Colinas Ct, Pantego, TX 76013, stated she is against this variance for multiple reasons. She explained putting a fence in the front of a house is against the Town's ordinance. Ms. Roemmich added if you allow one resident to put a fence in their front yard than you have to allow others to do the same. She understood that Ms. Farrell's mother is sick but thought there are other ways to handle that.

With no other speakers, Chairman Claros adjourned the Public Hearing at 7:09 p.m.

The Board inquired on the type of animals Ms. Farrell had; if there was a gate for the driveway; and if she knew about the variance when she purchased the property. Ms. Farrell explained she had a German Sheppard and her mother's Yorkie-poo, there would be one gate for the driveway and she was unaware the variance was needed for the fence to be installed in the front.

The Board questioned the cedar fence along the side behind the neighbor's property to the south and the fence along the north side. Ms. Farrell explained part of the fence is wrought iron and part is cedar. Mr. Jobe stated he has not received a permit or information regarding a fence on the north side of the property.

The Board inquired if Ms. Farrell planned to put a fence around the pool and the setbacks for the fence. Mr. Jobe explained by putting a fence along the front of the property, the Town's pool fencing requirements would be met. Mr. Jobe clarified there is a 10 foot setback from the property line but an exact location is unknown until the plan review process during the building permit stage.

Board Member Jones made a motion to approve the variance as requested. Board Member Brown seconded the motion.

The vote was as follows:

Ayes: Claros, Brown, Jones, and Wood.

Nays: None.

Abstentions: None.

Chairman Smith declared that motion passed unanimously.

3. **Consider action on Zoning Board of Adjustment and Appeals Variance Case V-119, request of Oakview Capital Partners LLC, for a variance from the Town Code of Ordinances, Chapter 14, Section 14.02.451 (8), which states no building shall exceed twelve feet (12') in height. The requested variance is to allow for an office building/apartment to be 26 feet (26') in height. The**

**Zoning Board of Adjustments  
Minutes February 18, 2016**

**property is located at 2214 West Park Row Drive, Pantego, Texas, Lot 2A, Block A of the Southern Flair- Braum's Addition. The property is generally located on the South side of W Park Row Drive between Lavern Street and Milby Road.**

Chairman Claros read the agenda item caption for the record and opened the public hearing at 7:20 p.m.

The following speakers were in support of the Variance Case V-119:

Brad Tidwell, 201 Hawks Ridge Trl, Colleyville, TX 76034, stated his company would like to put a Class A Self Storage facility on the property located behind the shopping center, Southern Flair Photography, and Braum's. The piece of land is hidden behind all of these building which is perfect for a self storage because it's undesirable property in a great location. He stated the Town's ordinance doesn't allow for a mini-storage building to be taller than 12 feet but in this case the requested variance is for the required residence. The Town's ordinance requires 24/7 on-site management which means someone has to live on property. Most facilities build an office on the bottom and an apartment on top which allows the manager to be connected to the office and also saves land. He explained another reason for the height is signage purposes. The sign easement for the property expired so the only location for a sign would be on the building.

The following speakers were in opposition of the Variance Case V-119:

James Johnson, 2201 Briarwood Blvd, Arlington, TX 76013, explained that his mother has lived in the neighborhood behind this field for 30 years. He is not against the storage buildings going in but he is against the 26 foot height that was being requested. He stated the building is going to be right up against his mother's house and she doesn't want to look out her window at a huge 26 foot building. He believes the height of the building would take away his mother's privacy. He stated the building would be an eye-sore.

With no other speakers, Chairman Claros adjourned the Public Hearing at 7:27 p.m.

The Board asked how this business would affect the tax revenue. Mr. Fielder stated he is unsure of the amount of tax revenue the storage facility would bring to the Town but it would bring in more property taxes than the vacant lot. Mr. Tidwell added the lots are currently valued at \$150,000 to \$200,000 but once they are done the value will be about \$5,000,000.

The Board inquired about the access to the building. Mr. Fielder showed the board where the building will be located and the planned entrance driveway between Southern Flair and Village Park Center and the exit between David's Barbeque and Chop House. The Board clarified that the office will be located by Southern Flair away from the neighborhood.

The Board inquired if the new water line on Park Row was the reason a 2-story building was allowed. Mr. Fielder explained the building doesn't require a fire sprinkler system so the water line doesn't affect this project.

Board Member Brown made a motion to approve the office building height at 26 feet as designed. Board Member Jones seconded the motion.

The vote was as follows:  
Ayes: Claros, Brown, Jones, and Wood.  
Nays: None.  
Abstentions: None.

Chairman Claros declared that motion passed unanimously.

**ADJOURNMENT**

Chairman Claros adjourned the meeting at 7:36 p.m.

**Zoning Board of Adjustments  
Minutes February 18, 2016**

---

**Al Claros, Chairman**

**ATTEST:**

---

**Jessie Hanks  
Zoning Board of Adjustments Secretary**



# AGENDA BACKGROUND

**AGENDA ITEM:** Public Hearing, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-120, a request by Development Corporation of Tarrant County for a variance from the Town Code of Ordinances, Chapter 10, Sec. 10.02.155 (a), which states a residential lot shall be no less than seventy-five (75) feet wide nor less than one hundred (100) feet deep. The requested variance is to allow for the depth of the 2 lots to be at a minimum of 95 feet. In addition, a variance from the Town Code of Ordinances, Chapter 14, Sec. 14.02.262, which states the minimum lot size for R-1 single family residential is 10,000 square feet. The requested variance is for Lot 17 to be 9,078 sq. ft. and Lot 18 to be 9,654 sq. ft. The property is located at 2901 Smith Barry Road, Pantego, Texas, Lot 17 & 18, Block 1 of the Roosevelt Court Addition. The property is generally located on the North side of Smith Barry Road between Roosevelt Drive and Silverleaf Drive.

**DATE:** May 19, 2016

---

**PRESENTER:**

Dennis Jobe, Community Development Director

**BACKGROUND:**

See Community Development Staff Report

**RECOMMENDATION:**

Staff has denied this request based on Article 3.02 Administration Secs 3.02.001- 3.02.037.

**ATTACHMENTS:**

Application, Variance Case V-120  
Community Development Staff Report  
Final Plat Application  
Applicant Appeal Letter  
Staff Denial Letter  
Map of property location  
Notification Map  
Notification List  
Additional Information



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

### ZONING BOARD OF ADJUSTMENTS APPLICATION

#### APPLICATION TYPE

Variance Request                       Special Exception                       Interpretation Appeal

#### APPLICANT INFORMATION

Name: Charlie Price                      Date: 3/14/2016

Address: 1509 B South University DR.  
Street Address

Fort Worth                      Tx                      76107  
City                      State                      Zip

Phone: 817-870-9008                      Email: charlieprice@shcglobal.net

Applicant Status:                       Owner                       Tenant                       Purchaser                       Other

#### PROPERTY INFORMATION

Address: 2901 Smith Barry Rd.

Legal Description:

Property is subdivided:                      Addition: \_\_\_\_\_

Lot: \_\_\_\_\_                      Block: \_\_\_\_\_

Property is not subdivided:                      Survey: Nathan Smith Survey

Abstract#: 1432                      Tract: \_\_\_\_\_

Existing Classification: R1                      Proposed Classification: R1

STATUS OF PROJECT:                       Proposed                       Under Construction                       Existing

APPLIED FOR BUILDING PERMIT:                       Yes                       No

#### OFFICE USE ONLY

Case Number: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Attest: \_\_\_\_\_

Action:                       Approved                       Approved with Conditions                       Denied

Conditions:

\_\_\_\_\_  
\_\_\_\_\_



**REQUEST INFORMATION**

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

- 1. Completely describe the variance you are requesting: Minimum  
lot size is 60,000 SF, our proposed lots  
are 9,078 + 9,654 SF. + 100' depth  
to 95 + 98'
- 2. Do similar conditions exist in the area? Explain: \_\_\_\_\_  
will look similar to other lots on  
Roosevelt because of 100' width
- 3. Describe how unique conditions or circumstances don't result from your actions:  
currently tract is less than  
100' deep.
- 4. Is there any way to do what you want without this request?: 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 Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Public Works Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the Town before any work is started on the property, and that the Zoning Board of Adjustment action does not constitute the approval of a building permit.

Applicant's Signature: [Signature] Date: \_\_\_\_\_



## GENERAL REQUIREMENTS & APPLICATION INFORMATION

### GENERAL INFORMATION

**JURISDICTION:** The Zoning Board of Adjustment's power and authority are vested in Section 211 of the Texas Local Government Code and the Town of Pantego Zoning Ordinance. The Board may only decide issues authorized by the Zoning Ordinance or in other areas where it is given specific authority.

**STRUCTURE:** The Board consists of 5 regular members and 4 alternate members, appointed by the Mayor and approved by the Town Council. The Board is a quasi-judicial body and does not have the authority to amend ordinances or create new laws.

**MEETINGS:** The Board meets as needed in the Town Council Chambers at Town Hall.

### TYPES OF REQUESTS

**VARIANCE REQUEST:** The Board may authorize a variance from the specific terms of the Zoning Ordinance when the literal enforcement of the ordinance would result in an unnecessary hardship or practical difficulty in the development of a specific property. Variances may not be granted to serve as a convenience or to relieve a financial hardship.

**SPECIAL EXCEPTION REQUEST:** The Board may authorize a special exception land use where allowed by the Zoning Ordinance.

**INTERPRETATION APPEAL:** An appeal for an interpretation of the regulations or zoning map designations may be filed with the Board. An interpretation by the Board establishes guidelines for ruling in future administrative actions.

### APPLICATION SUBMITTAL REQUIREMENTS

#### **VARIANCE REQUEST**

- Completed application form and application fee
- Site plan, drawn to scale, showing all lot dimensions and all existing or proposed improvements to the lot
- Other supporting data related to the request.

#### **SPECIAL EXCEPTION REQUEST**

- Completed application form and application fee
- Site plan, drawn to scale, showing all lot dimensions and all existing or proposed improvements to the lot
- A written statement from the applicant describing how all conditions of the Zoning Ordinance have been or will be met.

#### **INTERPRETATION REQUEST**

- Completed application form and application fee
- Statement by the applicant describing the way the Regulation should be interpreted, together with diagrams or charts illustrating the proposed application of the text or map provisions
- Letter from the Administrative Official detailing the basis for denial of the request.



# COMMUNITY DEVELOPMENT STAFF REPORT

## MEETING DATE

May 19, 2016

## PROPERTY INFORMATION

### **PROPERTY DESCRIPTION:**

Lots 17 & 18, Block 1 of the Roosevelt Court Addition, Pantego, Tarrant County, Texas.

### **PROPERTY OWNER:**

Linda Crawford

### **APPLICANT:**

Development Corporation of Tarrant County

### **CURRENT ZONING:**

R-1 Residential District

### **SURROUNDING ZONING/LAND USE:**

North – R-1 Residential Zoning District  
 East – R-1 Residential Zoning District  
 South – R-1 Residential Zoning District  
 West – R-1 Residential Zoning District

### **TOWN CODE REQUIREMENTS:**

#### **Sec. 10.02.155 Lots**

(a) A residential lot shall be not less than seventy-five (75) feet wide nor less than one hundred (100) feet deep; provided, that lots zoned and to be platted for townhouse development shall have a minimum width of twenty-five (25) feet unless the zoning ordinance shall require a side yard, in which case the minimum width of a lot shall be increased by and to the extent of the side yard requirement. (Ordinance 13-03, sec. 1, adopted 1/25/82)

#### **Sec. 14.02.262 District standards**

Unless otherwise specifically provided elsewhere in this article, the height and area requirements for primary structures in the residential districts shall be as provided in table 14.02.262. (Ordinance 06-017 adopted 1/8/07)

**TABLE 14.02.262**

District	Max. Height (in ft.)	Minimum Yard (in feet)			Minimum Lot Size (in sq. ft.)	Minimum DU Size (in sq. ft.)	Maximum Lot Coverage (%)
		Front	Side	Rear			
R-1 Single-family	35	25	10	10 (1)	10,000	1,600	40
R-2	35	25	Abutting R-1: 10	10 (1)	10,000	1,200	40

Duplex			Other: 5				
R-3 Medium density multifamily Townhouses	35	25	Abutting R-1: 10 Corner lot: 12 TH interior lot: 0 Other: 5	35	Detached: 3500/DU, but not less than 1200 TH: 2500/DU	1BR: 1000 2 BR: 1150 3 BR: 1300 TH:1000	None
R-4 Higher density multifamily	35	25	As in R-3	35	Detached: 1200/DU, but not less than 7000 TH: 2500/DU	Same as R-3	None
R-5 Unified area	See <a href="#">section 14.02.327</a>						40

DU = Dwelling unit

BR = Bedroom

TH = Townhouse

(1) W/40 yard lot coverage maximum

(Ordinance 114, sec. 1 (table 5-B), adopted 6/23/86; Ordinance 06-017 adopted 1/8/07)

## **VARIANCE REQUEST INFORMATION**

### **REQUESTED VARIANCE:**

Consider a variance from the Town Code of Ordinances, Section 10.02.155, which would allow for the depth of the lots to be a minimum of 95 feet and Section 14.02.262, which would allow the lot size to be less than 10,000 sq. ft.

### **ANALYSIS:**

- (1) The applicant of the property at 2901 Smithbarry Road is appealing the Building Officials decision to not allow the depth of the lots to be less than 100 feet and the lot size to be less than 10,000 sq. ft.
- (2) This does not change the present Zoning or the use of the land. Approval by the Board will be the final decision.
- (3) Building permits will still be required and all design requirements shall be met.

## **VARIANCE CONSIDERATIONS**

A variance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall a variance be granted to permit any person a privilege in the use of a building or land not permitted hereunder for other buildings or land in the same district. Variances shall be determined on the basis of the following standards:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

- (4) Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Town of Pantego  
 1614 S Bowen Rd., Pantego, TX 76013  
 info@townofpantego.com  
 (or) 817-617-3700

## FINAL PLAT APPLICATION

### APPLICANT INFORMATION

NAME: Charlie Price/Development Corporation of Tarrant County DATE: March 2016  
 ADDRESS: 1509 B South University Drive, Fort Worth, TX 76107  
 PHONE: 817-870-9008 FAX: \_\_\_\_\_

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

Developer: <u>Development Corporation of Tarrant County</u> Address: <u>1509 B South University Drive</u> City / State / Zip: <u>Fort Worth, TX 76107</u> Phone / Fax: <u>817-870-9008</u>	Agent: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____
Surveyor: <u>Di Sciuolo-Terry, Stanton &amp; Assoc., Inc.</u> Address: <u>908 W Main Street</u> City / State / Zip: <u>Arlington, TX 76013</u> Phone / Fax: <u>817-275-3361</u>	Engineer: <u>Di Sciuolo-Terry, Stanton &amp; Assoc., Inc.</u> Address: <u>908 W Main Street</u> City / State / Zip: <u>Arlington, TX 76013</u> Phone / Fax: <u>817-275-3361</u>

### PROPERTY INFORMATION

THE UNDERSIGNED IS REQUESTING CONSIDERATION OF THE SUBMITTED FINAL PLAT FOR THE FOLLOWING:  
 ADDRESS OF LOCATION: 2901 Smith Barry Road  
 SUBDIVISION NAME: Roosevelt Court Addition LOT: 17&18 BLOCK: \_\_\_\_\_  
 PRESENT ZONING: R1 ZONING CHANGE REQUESTED:  YES  NO \*if Yes\* CASE#: \_\_\_\_\_  
 TOTAL ACREAGE: 0.442 AC TOTAL NUMBER OF LOTS: 2

### DEVELOPMENT INFORMATION

PRESENT USE OF PROPERTY:     Single Family     Duplex     Apartments  
     Commercial         Industrial     Other  
 PROPOSED USE OF PROPERTY: Single Family Residential  
 DEVELOPER OF PROPERTY WILL BE:  Present Owner     Purchaser     Unknown



**FINAL PLAT PROCEDURES**

1. The applicant must supply all of the required initial submittals listed below at least thirty(30) days prior to the next scheduled Planning and Zoning Commission (P&Z) meeting, which is normally the first Monday of each month.
2. Town Staff and the Town Engineer will review the Final Plat and inform applicant of any required changes or corrections. The applicant must submit fifteen (15) copies and one (1) electronic copy (.pdf or .tif) of the corrected Final Plat and any outstanding paperwork at least twenty (20) days prior to the P&Z meeting.
3. The applicant will be responsible for presenting the Final Plat at the P&Z meeting. The commission will then review the information and make recommendation to the Town Council.
4. The Town Council will review the final plat and any recommendation from the P&Z Commission at their next scheduled meeting.
5. Upon approval, the applicant must provide two (2) bond prints and one (1) Mylar copy of the final plat to be signed.
6. The Town will file the final plat with the county.

**MEETING DATES**

P&Z: \_\_\_\_\_ Council: \_\_\_\_\_

\*These dates are contingent on deadlines being met by applicant\*

**REQUIRED SUBMITTALS**

INITIAL SUBMISSION:

- |   |  |
|---|--|
| _____ Completed Application                 | _____ Proposed Final Plat – 6 copies                 |
| _____ Application Fee                       | _____ Drainage Plans – 6 copies                      |
| _____ Tax Certificate                       | _____ Street & Sidewalk Construction Plan – 6 copies |
| _____ Certificate by Surveyor               | _____ Utility Plans – 6 copies                       |
| _____ Certificate of Ownership & Dedication |  |

FINAL SUBMISSION:

- \_\_\_\_\_ Final Plat – 15 paper copies and 1 electronic copy (.pdf or .tif)



# 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 : 00004185056  
AD NUMBER: A1432 7C01  
CERTIFICATE NO : 68291496

COLLECTING AGENCY

RON WRIGHT  
PO BOX 961018  
FORT WORTH TX 76161-0018

REQUESTED BY

CRAWFORD LINDA

PO BOX 13493  
ARLINGTON TX 760940493

DATE : 3/16/2016  
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

SMITH, NATHAN SURVEY  
A 1432 TR 7C01

0002901 SMITH BARRY RD  
0.442 ACRES

PROPERTY OWNER

CRAWFORD LINDA

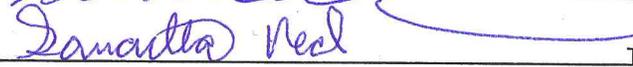
PO BOX 13493  
ARLINGTON TX 760940493

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 : CRAWFORD LINDA  
ACCOUNT NUMBER: 00004185056  
TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE



OWNER'S CERTIFICATE

§ STATE OF TEXAS  
 § COUNTY OF TARRANT

WHEREAS, LINDA CRAWFORD, is the sole owner of a tract of land located in the Nathan Smith Survey, Abstract No. 1432, Town of Pantego, Tarrant County, Texas, conveyed in deed recorded in Instrument No. D211259948, Deed Records, Tarrant County, Texas (DRCT), subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found, the same being the southeast corner of Lot 16, Roosevelt Court Addition as recorded in Volume 388-103, Page 53, Plat Records of Tarrant County, Texas, (PRTCT) and being located in the west right of way line of Roosevelt Court, a called 50-foot right of way;

THENCE South 00°20'57" West, with the aforementioned Roosevelt Court right of way, a distance of 193.05 feet to a 1/2" iron rod with pink plastic cap stamped "STANTON RPLS 6173", at the northwest intersection of Roosevelt Court and Smith Barry Road, a called 45-foot right of way at this point, set, for corner;

THENCE South 89°36'50" West, with the north right of way line of Smith Barry Road, a distance of 95.96 feet to a 1/2" iron rod with pink plastic cap stamped "STANTON RPLS 6173", set, for corner;

THENCE North 00°19'18" West, departing the Smith Barry right of way, a distance of 192.84 feet to a 1/2 inch iron rod with pink plastic cap stamped "STANTON RPLS 6173" in the south line of the aforementioned Lot 16, set, for corner;

THENCE North 89°30'19" East, with the south line of the aforementioned Lot 16, a distance of 98.22 feet to the point of beginning and containing 0.430 Acres (18,732 sq. ft.).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LINDA CRAWFORD, does hereby adopt this plat designating the herein above described real property as LOTS 17 AND 18, ROOSEVELT COURT ADDITION, an addition to the Town of Pantego, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the Town of Pantego, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

WITNESS MY HAND AT Arlington, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Linda Crawford

§ STATE OF TEXAS  
 § COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Linda Crawford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, for the State Of Texas

SURVEYOR'S CERTIFICATE

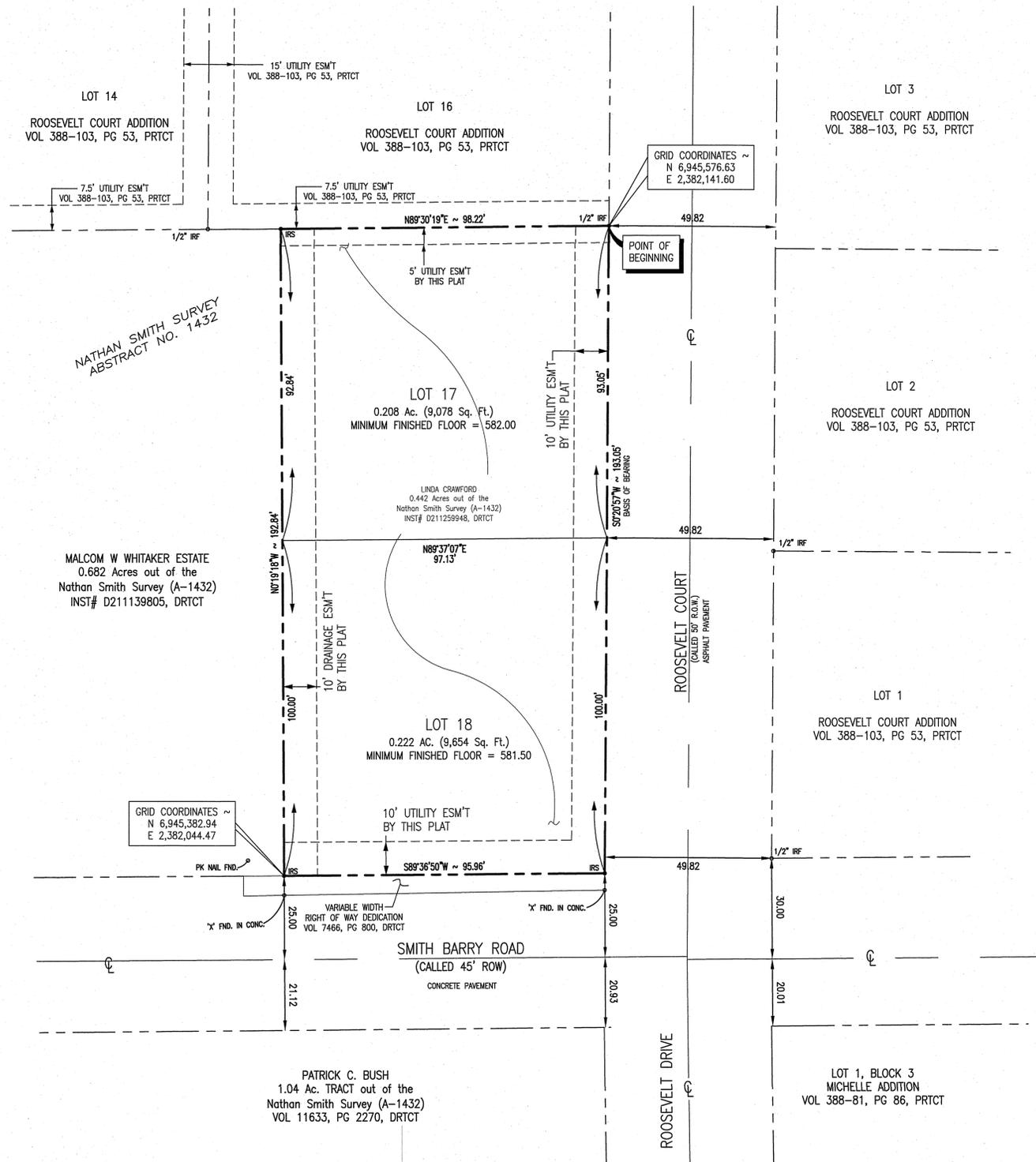
THIS is to certify that I, Joyce P. Stanton, a Registered Professional Land Surveyor, in the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat accurately represents that survey made by me or under my direction and supervision.

PRELIMINARY! NOT TO BE RECORDED FOR ANY REASON. RELEASED FOR REVIEW 3-15-2016

Joyce P. Stanton  
 Registered Professional Land Surveyor  
 Texas Registration No. 6173



VICINITY MAP



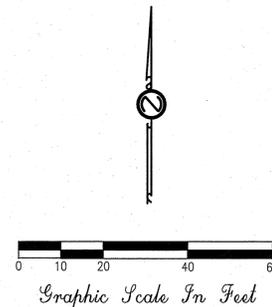
NOTES:

Coordinates recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202. The Basis of Bearing is the monumented east line of subject tract, also being the west right of way line of Roosevelt Court (South 00°20'57" East).

LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2" IRON ROD SET WITH PINK PLASTIC CAP STAMPED "STANTON RPLS 6173"
- PRTCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
- DRCT DEED RECORDS OF TARRANT COUNTY, TEXAS
- OHE OVERHEAD ELECTRIC LINE
- BC BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PAVEMENT
- C&G CURB & GUTTER

<b>TOWN COUNCIL APPROVAL</b>	
MAYOR	DATE
CITY SECRETARY	DATE
<b>PLANNING AND ZONING COMMISSION APPROVAL</b>	
CHAIRMAN	DATE



2 LOTS

THIS PLAT IS RECORDED IN:  
 INST. NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

OWNER  
 LINDA CRAWFORD  
 P. O. BOX 13493  
 ARLINGTON, TEXAS 76094  
 TELEPHONE: 817-277-1605

DEVELOPER  
 DEVELOPMENT CORPORATION OF TARRANT COUNTY  
 1509 B SOUTH UNIVERSITY DRIVE  
 SUITE 208  
 FORT WORTH, TEXAS 76107  
 TELEPHONE: 817-870-9008

FINAL PLAT  
 LOTS 17 & 18  
 ROOSEVELT COURT ADDITION

BEING 0.430 ACRES OUT OF THE NATHAN SMITH SURVEY, ABSTRACT NO. 1432, IN THE TOWN OF PANTEGO, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT No. D211259948, DEED RECORDS OF TARRANT COUNTY, TEXAS

TOWN OF PANTEGO, TARRANT COUNTY, TEXAS  
 DATE: MARCH 2016 SCALE: 1"=20' FILE: Z:\Roosevelt Court - Pantego\FINAL PLAT\

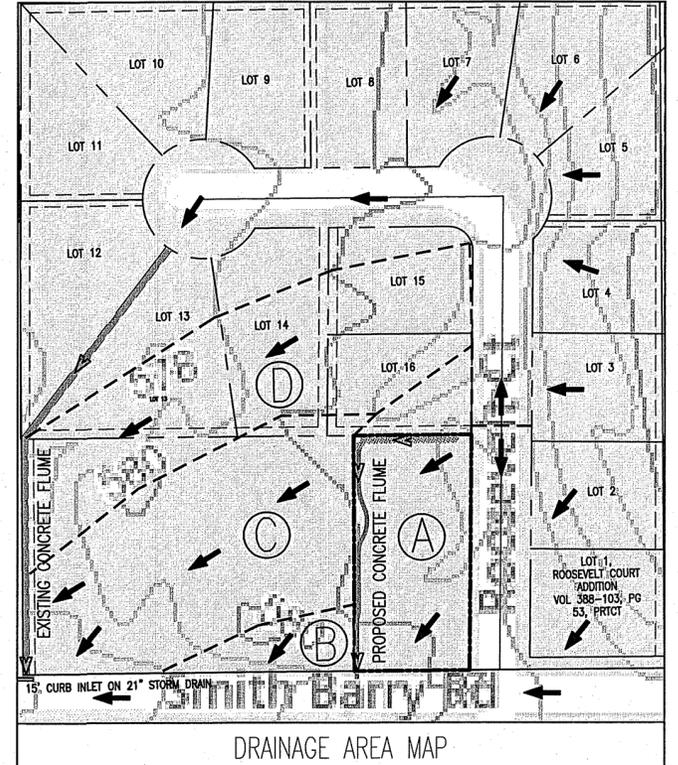
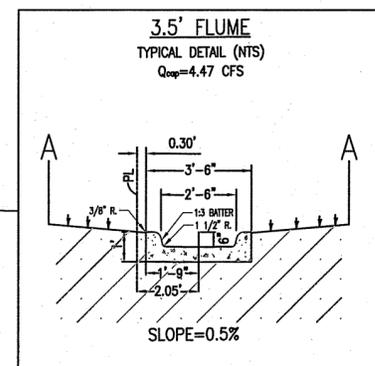


DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
 ENGINEERING AND SURVEYING  
 908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
 TELEPHONE: 817-275-3361 \* FAX: 817-275-8920  
 ESTABLISHED 1953 \* FIRM Nos. E-615 & S-100049-00  
 EMAIL: jstanton@dterry.com

**DRAINAGE CALCULATIONS**

Area No.	Acreage	C	Time in minutes	$i_{5yr}$	$Q_5$ (cfs)	$i_{25yr}$	$Q_{25}$ (cfs)	$i_{100yr}$	$Q_{100}$ (cfs)	Notes
A	0.53	0.58	10	5.74	1.76	7.55	2.32	9.24	2.84	Drains to Proposed Concrete Flume
B	0.12	0.58	10	5.74	0.40	7.55	0.53	9.24	0.64	Drains Offsite
C	0.94	0.58	10	5.74	3.13	7.55	4.12	9.24	5.04	Drains Offsite
D	0.95	0.58	10	5.74	3.16	7.55	4.16	9.24	5.09	Drains Offsite

\* Rainfall Intensities values are from ISWM Design Manual



**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2" IRON ROD SET CAPPED "STANTON 6173"
- PRCT PLAT RECORDS OF TARRANT COUNTY, TEXAS
- DRCT DEED RECORDS OF TARRANT COUNTY, TEXAS
- OHE OVERHEAD ELECTRIC LINE
- BC BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PAVEMENT
- FL FLOW LINE
- WM WATER METER (WM)
- TTB TELEPHONE TERMINAL BOX
- LP LIGHT POLE (LP)
- GL GROUND LIGHT (GL)
- PP POWER POLE (PP) / ELECTRIC RISER (UER)
- WV WATER VALVE (WV)
- FH FIRE HYDRANT (FH)
- SIGN SIGN
- PL PROPERTY LINE
- A DRAINAGE AREA No.
- Direction of Flow



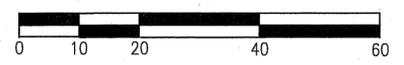
**PRELIMINARY DRAINAGE PLAN**  
**LOTS 17 & 18**  
**ROOSEVELT COURT ADDITION**  
**PANTEGO, TARRANT COUNTY, TEXAS**

DATE: MARCH 2016 SCALE: 1"=20' FILE: Z:/ROOSEVELT COURT

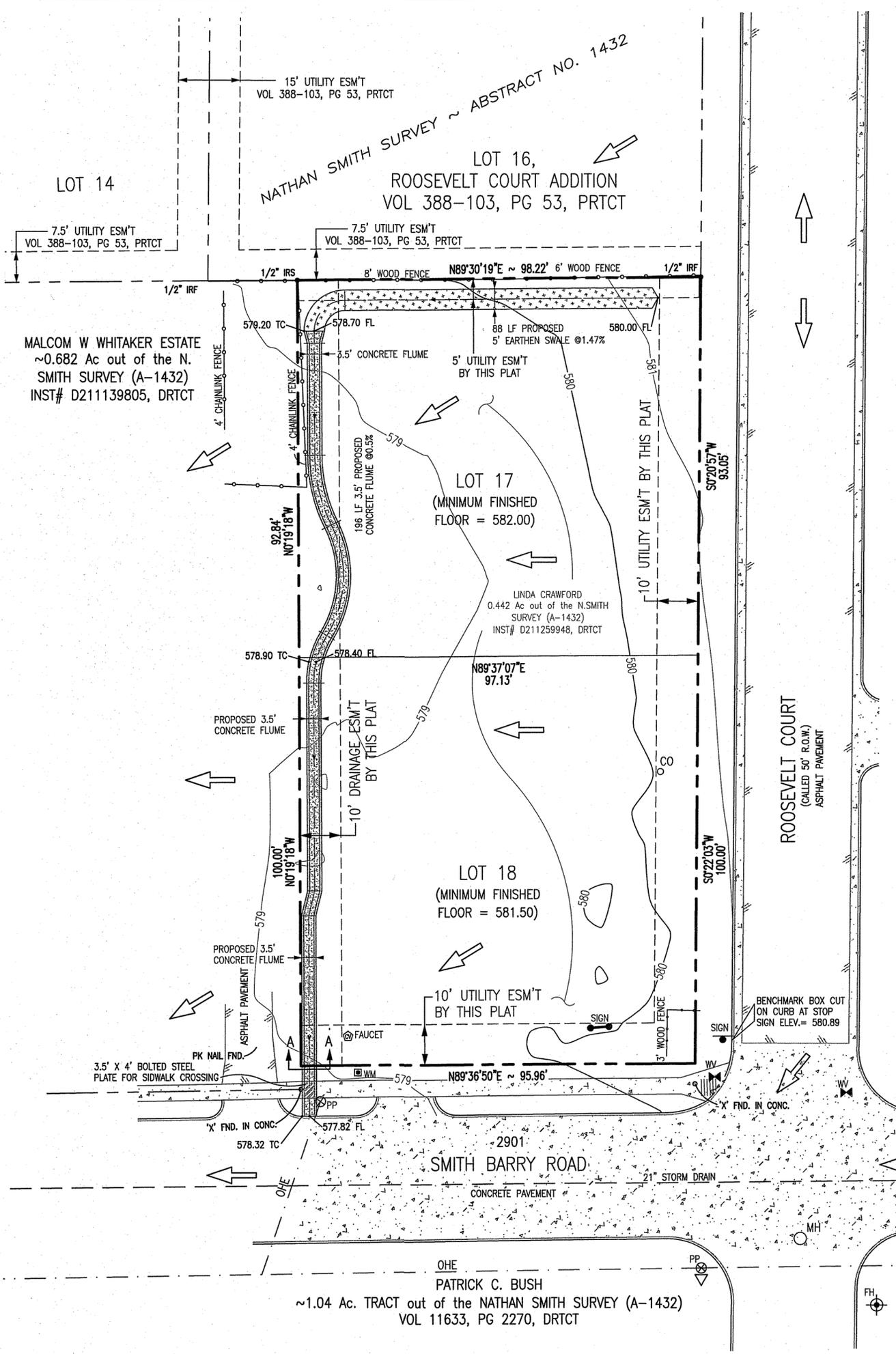
**DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.**

**ENGINEERING AND SURVEYING**  
FIRM E-615 AND S-100049-00 \* ESTABLISHED, 1953  
908 WEST MAIN STREET \* P.O. BOX 506  
ARLINGTON, TEXAS 76013 \* 817-275-3361

© DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2016 **FP-953**



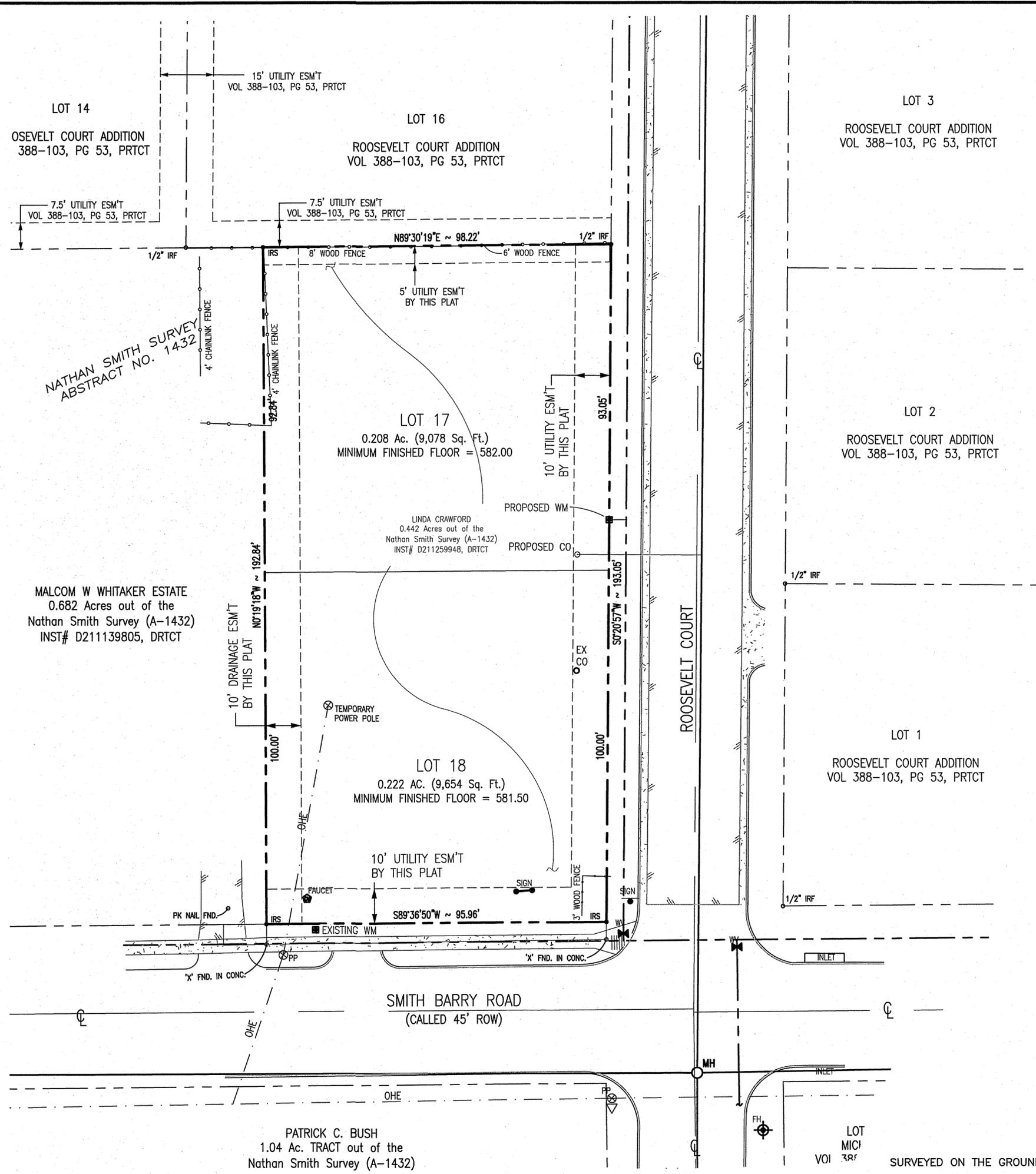
SURVEYED ON THE GROUND MARCH 1, 2016



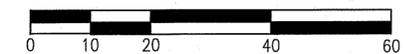
Z:\Roosevelt Court - Pantego\FINAL PLAT\Smith Barry lot DRAINAGE.dwg, 3/16/2016 2:45:21 PM, 1:1

LEGEND

IRF	IRON ROD FOUND	□	WATER METER (WM)
CIRF	CAPPED IRON ROD FOUND	△	TELEPHONE TERMINAL BOX
IPF	IRON PIPE FOUND	□	LIGHT POLE (LP)
IRS	1/2" IRON ROD SET CAPPED "STANTON 6173"	⊕	GROUND LIGHT (GL)
PRTCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS	⊕	POWER POLE (PP) / ELECTRIC RISER (UER)
DRTCT	DEED RECORDS OF TARRANT COUNTY, TEXAS	⊕	WATER VALVE (WV)
OHE	OVERHEAD ELECTRIC LINE	⊕	FIRE HYDRANT (FH)
BC	BACK OF CURB	⊕	SIGN
TC	TOP OF CURB	⊕	BLACKJACK OAK
T.O.P.	TOP OF PAVEMENT	⊕	P.O.
C&G	CURB & GUTTER	⊕	H.B.
			HACKBERRY



*Handwritten signature and date: 3/16/2016*



Graphic Scale In Feet

**WATER & SEWER PLAN**  
**LOTS 17 & 18**  
**ROOSEVELT COURT ADDITION**  
**PANTEGO, TARRANT COUNTY, TEXAS**

DATE: MARCH 2016 SCALE: 1"=20' FILE: Z:/ROOSEVELT COURT



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

FIRM E-615 AND S-100049-00 \* ESTABLISHED, 1953  
 908 WEST MAIN STREET \* P.O. BOX 506  
 ARLINGTON, TEXAS 76013 \* 817-275-3361

©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2016

FP-953

PATRICK C. BUSH  
 1.04 Ac. TRACT out of the  
 Nathan Smith Survey (A-1432)

SURVEYED ON THE GROUND MARCH 1, 2016



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

RE: Request for Variance  
Platting of Lots 17 and 18  
Roosevelt Court Addition

Dear Mr. Jobe,

We request a variance to Section 14.02.262 "District standards" Table 14.02.262 R-1 Zoning minimum lot size of 10,000 square foot for Lots 17 and 18 of this proposed development, and Section 10.02.155 requiring a depth of 100 feet.

These lots are both over 9,000 square feet in size and have a depth in excess of 95 feet at all locations. Additionally the widths are over 90 feet for Lot 17 and at 100 feet for Lot 18. The reason we are not over the lot depths and size standards is that the ownership of the tract is not 100 foot in depth.

Please let me know if you have any questions or need any other additional information to proceed with review of our variance request.

Sincerely,

Di Sciuillo-Terry, Stanton & Associates, Inc.



Joyce P. Stanton, PE, RPLS

Cc: Charlie Price

**Charlie Price/Development Corporation of Tarrant County**

**Project Address: 2901 Smith Barry Road**

**Date: 4-1-2016**

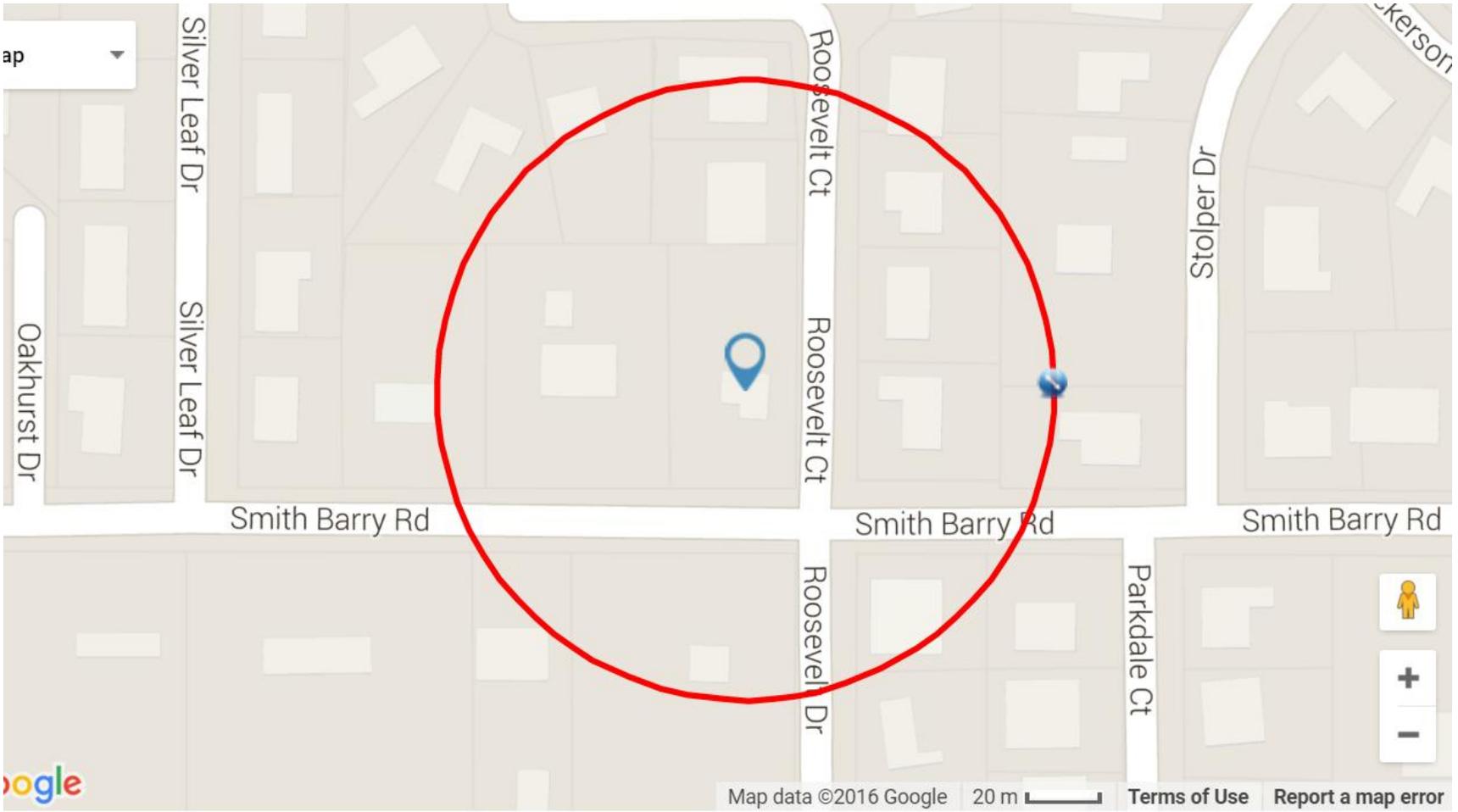
**Subject:**

**Request permission for developing and Platting two (2) lots, lot 17 and lot 18 along Roosevelt Drive.**

**Charlie:**

**Your request to develop and plat two (2) lots, lot 17 and lot 18 along Roosevelt addressed presently as 2901 Smith Barry has been denied. According to Sec. 14.02.262 “District standards” Table 14.02.262 R-1 Zoning minimum lot size is 10,000 sq. ft. Lots 17 and 18 of this proposed development plat do not meet this requirement. Also Sec. 10.02.155 “Lots” must have a depth of 100 feet and neither of these meet that requirement. Based upon the adopted codes by the Town of Pantego I cannot forward this plat to the Planning and Zoning Commission.  
Thanks**

**Dennis Jobe  
Community Development Director  
Town Of Pantego, Tx.**



ap

Oakhurst Dr

Silver Leaf Dr

Silver Leaf Dr

Smith Barry Rd

Roosevelt Ct

Roosevelt Ct

Roosevelt Dr

Smith Barry Rd

Stolper Dr

Parkdale Ct

Skerson

Google

Map data ©2016 Google

20 m

Terms of Use

Report a map error

## Notification List V-120

Name	Address	City	State	Zip Code	Adtl. Address
BUSH PATRICK CHARLES TR	1313 BARNES DR	ARLINGTON	TX	76013	2900 SMITH BARRY RD
CHARLES & GWENDOLYN BURK	3000 SMITH BARRY RD	PANTEGO	TX	76013	
MALCOM WHITAKER ESTATE	3003 SMITH BARRY RD	PANTEGO	TX	76013	3003 & 3005 SMITH BARRY RD
LINDA MITCHELL	1802 ROOSEVELT CT	PANTEGO	TX	76013	
BRANDON LAIRD	1804 ROOSEVELT CT	PANTEGO	TX	76013	
MAUDI SMITH	1813 ROOSEVELT CT	PANTEGO	TX	76013	
ROY & SYLVIA GOMEZ	1814 ROOSEVELT CT	PANTEGO	TX	76013	
JOHN & NANCY BREM	1815 ROOSEVELT CT	PANTEGO	TX	76013	
DONALD & JOANN MOORE	1816 ROOSEVELT CT	PANTEGO	TX	76013	
MARK LANSDON	1817 ROOSEVELT CT	PANTEGO	TX	76013	
MALLIE TOWNSEND	1819 ROOSEVELT CT	PANTEGO	TX	76013	
WILLIAM & EILEEN KLEM	1821 ROOSEVELT CT	PANTEGO	TX	76013	
DOYNE & SANDRA GRANLUND	1901 ROOSEVELT DR	PANTEGO	TX	76013	
ANDREW ZAVITZ	1903 ROOSEVELT DR	PANTEGO	TX	76013	
KENNY MEGGS	1802 STOLPER DR	PANTEGO	TX	76013	
AL & WANDA HOUGHTON	1807 STOLPER DR	PANTEGO	TX	76013	
KEITH & BARBARA ROGERS	1808 STOLPER DR	PANTEGO	TX	76013	
ALBERT & PATRICIA CASTANEDA	1810 STOLPER DR	PANTEGO	TX	76013	
WILLIAM & PATRICIA SKILES	1901 PARKDALE CT	PANTEGO	TX	76013	



# AGENDA BACKGROUND

**AGENDA ITEM:** Public hearing, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-121, a request by Blake Bowman, for a variance from the Town Code of Ordinances, Chapter 14, Section 14.02.207(1), which states fences shall be permitted along the side or rear lot lines, to a height of not more than 8 feet, but no fence shall be permitted in a required front yard. The proposed variance is to allow a four foot (4') split rail fence along the front of the property. The property is located at 1604 Stagecoach Drive, Pantego, Texas, Lot 8, Block 1 of the Stage Coach Estates Addition. The property is generally located on the West side of Stagecoach Drive between Edgar Street and Chisholm Trail.

**DATE:** May 19, 2016

---

**PRESENTER:**

Dennis Jobe, Community Development Director

**BACKGROUND:**

See Community Development Staff Report

**RECOMMENDATION:**

Staff has denied this request based on Article 3.02 Administration Secs 3.02.001- 3.02.037.

**ATTACHMENTS:**

Application, Variance Case V-121  
Community Development Staff Report  
Fence Permit Application  
Applicant Appeal Letter  
Map of property location  
Notification Map  
Notification List  
Additional Information



## ZONING BOARD OF ADJUSTMENTS APPLICATION

### APPLICATION TYPE

- Variance Request                       Special Exception                       Interpretation Appeal

### APPLICANT INFORMATION

Name: Blake Bowman                      Date: 4/13/16

Address: 1604 Stagecoach Drive  
Street Address

Pantego                      Texas                      76013  
City                      State                      Zip

Phone: 817-412-9132                      Email: bucktb@sbcglobal.net

Applicant Status:                       Owner                       Tenant                       Purchaser                       Other

### PROPERTY INFORMATION

Address: 1604 Stagecoach Drive

Legal Description:

Property is subdivided:                      Addition: \_\_\_\_\_

Lot: \_\_\_\_\_                      Block: \_\_\_\_\_

Property is not subdivided:                      Survey: \_\_\_\_\_

Abstract#: \_\_\_\_\_                      Tract: \_\_\_\_\_

Existing Classification: \_\_\_\_\_                      Proposed Classification: \_\_\_\_\_

STATUS OF PROJECT:                       Proposed                       Under Construction                       Existing

APPLIED FOR BUILDING PERMIT:                       Yes                       No

### OFFICE USE ONLY

Case Number: \_\_\_\_\_                      Hearing Date: \_\_\_\_\_                      Attest: \_\_\_\_\_

Action:                       Approved                       Approved with Conditions                       Denied

Conditions:

\_\_\_\_\_  
\_\_\_\_\_



**REQUEST INFORMATION**

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Completely describe the variance you are requesting: A 4 foot split rail/decorative fence has been installed as an outline to 2 flowerbeds in my front yard. The fence has been in place for over a year with no complaint, however, it has been reported as a violation and I would like a variance.
2. Do similar conditions exist in the area? Explain: Yes, there are multiple homes in Pantego that have been given variances—most recently the new construction at 1706 Nora Drive.
3. Describe how unique conditions or circumstances don't result from your actions:  
The fence has been in place for over a year and the first complaint came from a neighbor that filed multiple complaints against me as harassment and no longer lives in Pantego. I have no knowledge of any other neighbor having a problem with this flowerbed decoration
4. Is there any way to do what you want without this request?: As it is a decorative accent and not a functional fence, I'm not sure this question applies.

**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 Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Public Works Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the Town before any work is started on the property, and that the Zoning Board of Adjustment action does not constitute the approval of a building permit.

Applicant's Signature: \_\_\_\_\_

Date: 4/13/16



# COMMUNITY DEVELOPMENT STAFF REPORT

## **MEETING DATE**

May 19, 2016

## **PROPERTY INFORMATION**

### **PROPERTY DESCRIPTION:**

Lot 8, Block 1 of the Stage Coach Estates Addition, Pantego, Tarrant County, Texas.

### **PROPERTY OWNER:**

Blake Bowman

### **APPLICANT:**

Blake Bowman

### **CURRENT ZONING:**

R-1 Residential District

### **SURROUNDING ZONING/LAND USE:**

North – R-1 Residential Zoning District  
East – R-1 Residential Zoning District  
South – R-1 Residential Zoning District  
West – R-1 Residential Zoning District

### **TOWN CODE REQUIREMENTS:**

#### **Sec. 14.02.207 Fences or screening devices**

Fences and other screening devices shall be erected and maintained only in accordance with the following standards:

- (1) Fences shall be permitted along the side or rear lot lines, to a height of not more than 8 feet, but no fence shall be permitted in a required front yard.
- (2) On a reverse corner lot, a fence may be erected along the street side yard, but shall not be located closer to the street than the minimum side yard on the street side, unless such location would not be closer to the side street than the front building line of the lot to the rear.
- (3) A fence or screening device shall be erected between any nonresidential use and an abutting R-1 or R-2 use by the developer of the nonresidential use.
- (4) A fence or screening device shall be erected between any residential district (i.e., R-1 through R-5, inclusive) and any nonresidential district by the developer of the nonresidential district property.
- (5) It shall be the responsibility of the user of the commercial or industrial property to erect the required screening device and the same shall be a condition precedent to the issuance of a certificate of occupancy for the premises on which said device is required be located. All fences or screening devices are hereby required to be perpetually maintained by the user of the property on which the fence or screening device is required to be located. No fence or other screening device, whether required or not, shall exceed 8 feet in height, without prior board approval.

## **VARIANCE REQUEST INFORMATION**

### **REQUESTED VARIANCE:**

Consider a variance from the Town Code of Ordinances, Section 14.02.207 (1), which would allow a four (4') foot split rail fence in the required front yard.

### **ANALYSIS:**

(1) The owner of the property at 1604 Stagecoach Drive is appealing the Building Officials decision to not allow for the four (4) foot split rail fence to be allowed in the required front yard.

(2) This does not change the present Zoning or the use of the land. Approval by the Board will be the final decision.

(3) Building permits will still be required and all design requirements shall be met. The proposed fence will be located up by the house.

## **VARIANCE CONSIDERATIONS**

A variance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall a variance be granted to permit any person a privilege in the use of a building or land not permitted hereunder for other buildings or land in the same district. Variances shall be determined on the basis of the following standards:

- (1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- (2) Whether the variance is substantial;
- (3) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- (4) Whether the variance would adversely affect the delivery of government services (e.g., water, sewer, garbage);
- (5) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (6) Whether the property owner's predicament feasibly can be obviated through some method other than a variance;
- (7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.



Town of Pantego  
 1614 S Bowen Rd., Pantego, TX 76013  
 info@townofpantego.com  
 (or) 817-617-3700

## FENCE PERMIT APPLICATION

### PROJECT INFORMATION

Project Address: 1604 Stagecoach Drive Suite: \_\_\_\_\_  
 Subdivision/Addition: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Construction Value: \$ 750 Total Length (ft): 94 <sup>non continuous</sup> Height of Fence (ft): 4  
 Fence Type:  Residential Lot  Commercial Lot  Subdivision Screening Wall  Pool Barrier  
 Fence Material:  Wood  Chain Link  Masonry  Ornamental Iron  Other: split rail/decorative

\*Attach a plot plan with this application showing the fence and all dimensions, setbacks, and easements from the property lines. All existing structures should also be shown on the plan with dimensions to property lines.

### PROPERTY OWNER INFORMATION

Owner Name: Blake Bowman Phone: 8174129132  
 Address: 1604 Stagecoach Drive Suite: \_\_\_\_\_  
 City: Pantego State: TX Zip Code: 76013

### CONTRACTOR INFORMATION

Company Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Suite: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Pantego Contractor Registration #: \_\_\_\_\_ Expiration: \_\_\_\_\_

### AUTHORIZATION

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local ordinances regulating construction, the performance of construction or the use of any land or buildings.

Print Name of Applicant: Blake Bowman Date: 4/7/16  
 Signature of Applicant: *Blake T. Bowman*  
 Applicant is:  Contractor  Homeowner  Authorized Agent

### FOR OFFICE USE ONLY

PERMIT <span style="float: right;">1217 \$ _____</span> TOTAL FEE <span style="float: right;">\$ _____</span>	PERMIT NUMBER: _____ RECEIVED BY: <u>JLamb</u> DATE: <u>4/8/16</u> BUILDING OFFICIAL: <u>PERMIT DENIED</u> DATE NOTIFIED PERMIT READY: <u>CANNOT, ABOVE</u>
--	--

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

FENCE IS REQUIRED FRONT YARD.

*3023*

*5-7-12*

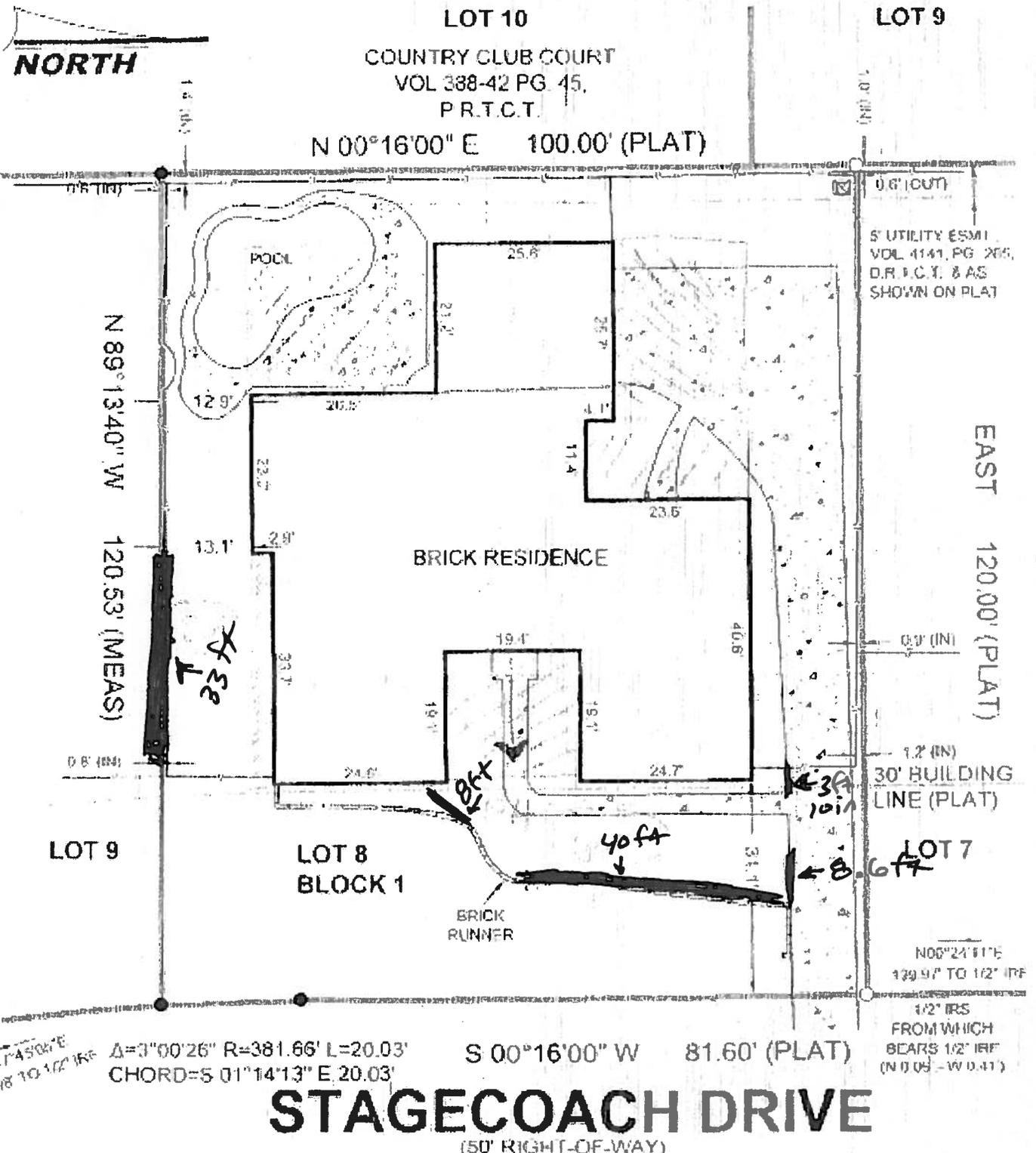
*Kurt K. Bowman*

# SURVEY PLAT

This is to certify that I have made a careful and accurate survey, on the ground, of property located at 1604 STAGECOACH DRIVE BEING LOT 8, BLOCK 1, STAGECOACH ESTATES, 2ND INCREMENT, AN ADDITION TO THE TOWN OF PANTEGO, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-38, PAGE 53 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

According to Community-Panel No. 48439C 0431J of the Federal Emergency Management Agency Flood Insurance Rate Map or Flood Hazard Boundary Map Dated August 23, 2000 the property shown hereon is not located in Zone "A" (Area of 100 Year Flood Plain). The property is in Zone "X".

This survey was performed exclusively for the parties in connection with the G.F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.



## LEGEND







4/13/2016

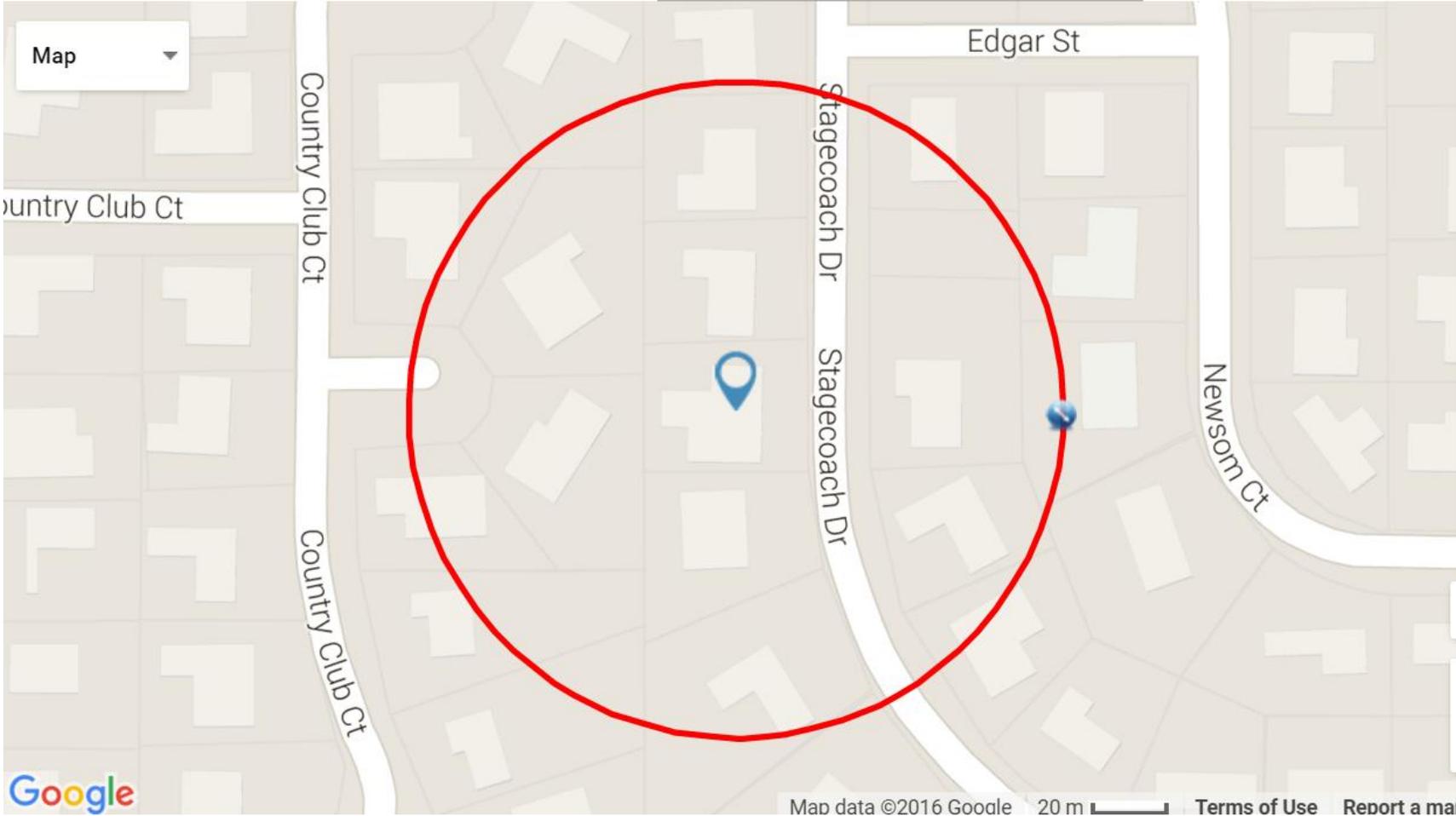
Dennis Jobe  
1614 S Bowen Rd  
Pantego, TX 76013

Mr. Jobe,

I realize that my request for the permit was denied and would like to ask you to take it to the Zoning Board of Adjustments for a variance. At the time I installed the fence it was my mistake to think that because the fence only served as decorative and would not require a permit or violate any ordinances. I have seen several other yards in town and made an assumption. Please let me know how I can get this approved and back in good standing.

I sincerely appreciate your help in this matter,

Blake Bowman  
1604 Stagecoach Drive  
Pantego, Texas 76013



## Notification List V-121

Name	Address	City	State	Zip Code	Adtl. Address
Penny Blair	1508 Stagecoach Dr	Pantego	TX	76013	
Rodney & Patricia Tennes	1600 Stagecoach Dr	Pantego	TX	76013	
Mary Hendrickson	1601 Stagecoach Dr	Pantego	TX	76013	
Terry & Andria Miller	1602 Stagecoach Dr	Pantego	TX	76013	
Ruby Faye Brice	1605 Stagecoach Dr	Pantego	TX	76013	
Donald & Beth Funderlic	1606 Stagecoach Dr	Pantego	TX	76013	
Phillip & Barbara Fleming	1607 Stagecoach Dr	Pantego	TX	76013	
Johnnie Surratt	1608 Stagecoach Dr	Pantego	TX	76013	
Terry Bacon	1609 Stagecoach Dr	Pantego	TX	76013	
Jacob & Haley Coon	1600 Newsom Ct	Pantego	TX	76013	
Greg & Pamela Pendley	1602 Newsom Ct	Pantego	TX	76013	
Ronald & Mary Harrison	1604 Newsom Ct	Pantego	TX	76013	
James Allen	411 W 7th St Suite 1006	Fort Worth	TX	76102	1606 Newsom Ct
Jim & Linda Dryden	6 Country Club Ct	Pantego	TX	76013	
Raymond & Theresa Furtner	7 Country Club Ct	Pantego	TX	76013	
Bobby Smith	8 Country Club Ct	Pantego	TX	76013	
Roy & Kristina Dale	9 Country Club Ct	Pantego	TX	76013	
Phyllis Gillette	10 Country Club Ct	Pantego	TX	76013	
Scott & Rachel Spain	11 Country Club Ct	Pantego	TX	76013	
Roger Kerbow	111 SW Dallas St	Grand Prairie	TX	75051	12 Country Club Ct
Catherine Schuster	13 Country Club Ct	Pantego	TX	76013	