



AGENDA

ZONING BOARD OF ADJUSTMENTS

September 15, 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:
 - May 19, 2016

NEW BUSINESS

2. Discuss and consider action on the appointment of Officers to the 2016-2017 Zoning Board of Adjustments.
3. Public Hearing, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-122, a request by James Davis, for a variance from the Town Code of Ordinances, Chapter 2, Sec. 2.01.012, which states to own or harbor livestock within the town limits, with the exception of fowl, rabbits and miniature potbellied pigs, at a distance of less than three hundred feet from any habitation located on a property, which is owned or occupied by another person, is prohibited. The proposed variance is to allow for two goats to be kept on the property. The property is located at 2524 Miller Lane, Pantego, Texas, Abstract 1432, Tract 1D of the Nathan Smith Survey. The property is generally located at the end of Miller Lane.

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: Monday, September 12, 2016 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.



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 Adjustment 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.





AGENDA BACKGROUND

AGENDA ITEM: Approval of Zoning Board of Adjustments Minutes from May 19, 2016

DATE: September 15, 2016

PRESENTER:

Jessie Hanks, Zoning Board of Adjustments Secretary

BACKGROUND:

Review and Consider action of Zoning Board of Adjustments Minutes for May 19, 2016

RECOMMENDATION:

Staff recommends approval of Zoning Board of Adjustments Minutes for May 19, 2016 as submitted.

ATTACHMENTS:

May 19, 2016 Zoning Board of Adjustment Minutes

**Zoning Board of Adjustments
Minutes May 19, 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 19th day of May 2016 with the following members present:

Al Claros	Chairman
Bill Brown	Board Member
Charles Jones	Board Member
Shirley Hart	Board Member

constituting a quorum. Staff present was:

Matthew Fielder	City Manager
Dennis Jobe	Community Development Director
Jessie Hanks	Zoning Board of Adjustments Secretary

Also in attendance:

Fred Adair	Council Member
Don Surratt	Council Member
Don Funderlic	Council Member

(The following items were considered in accordance with the official agenda posted on the 16th day of May 2016)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

Board Member Hart gave the invocation which was followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Approval of February 2, 2016, 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 Hart.
Nays: None.
Abstentions: None.

Chairman Claros declared the motion passed unanimously.

**Zoning Board of Adjustments
Minutes May 19, 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.**

Chairman Claros read the agenda item caption for the record and opened the public hearing at 7:04 p.m.

The following speakers were in support of the Variance Case V-120:

Charlie Price, 2010 Silverleaf Dr, Pantego, TX 76013, applicant and president of the Development Corporation of Tarrant County; he would like to purchase this lot to divide into two lots and build two homes. A variance is needed to accommodate the depth of the lot and the square footage of the lot. The Development Corporation has no intention of renting the houses out. Mr. Price explained they would like to build two 1,700-2,000 square foot homes; all brick, energy efficient. He discussed some of the other homes the corporation has built or renovated in the county.

Joyce Stanton, 1905 Ivygreen Ct, Pantego, TX 76013, is the engineer on the project. She explained in detail the issue with the depth, the lot size, and why they are needing the variance. She informed the Board the surrounding properties are comparable in size; therefore, the proposed variance wouldn't stand out. She informed the Board that both houses would face Roosevelt Ct. Their goal is to make the houses look just like the homes across the street, but more energy efficient. Mrs. Stanton confirmed the plat meets all other requirements including setbacks and easements.

The following speakers were in opposition of the Variance Case V-120:

Gary Conway, 1800 Roosevelt Ct, Pantego, TX 76013, is concerned that once the Board grants one variance for something like this, there will be others in the area who will want a variance also. There are a few other lots on that street that have older homes that will probably be torn down in 10 to 15 years and he would like to see bigger and nicer houses put in. He stated that the idea of Pantego is to build \$300,000 houses and there are too many small houses already.

Don Funderlic, 1606 Stagecoach Dr, Pantego, TX 76013, pointed out that Joyce Stanton is also the Town's engineer and he thought it was a conflict of interest for her to represent the applicant. He explained that the houses next door along Smith Barry are set back far enough way from the road. He was concerned about the houses not lining up with the other houses along Smith Barry. The original intent for this lot was to be addressed along Smith Barry Rd, not Roosevelt Ct. He stated most homes in that area are probably 2,800-3,000 square feet, so the 1,700-2,000 square foot homes would not be consistent with the neighborhood. He informed the Board the decision made would also affect other homes and lots being developed in Pantego. He pointed out that there are two variances being granted, one for the depth and one for the square footage of the lot. He thought by approving this variance that it would be setting a precedent of cutting corners on properties in the future.

Wayne Couch, 1811 Roosevelt Ct, Pantego, TX 76013, stated he always thought those were nice lots on Smith Barry and would make a nice development. He considered buying the lot and building a house in the past. He believes it should remain one lot because he doesn't think the Town of Pantego should go to zero lot line. He applauded the current zoning codes in regards to the lot size.

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Joann Moore, 1816 Roosevelt Ct, Pantego, TX 76013, lives next door to the property and would prefer there only be one house built. When she originally looked at the plans, she was under the impression that one house would face Smith Barry Rd and the other would face Roosevelt Ct. She would like to preserve the neighborhood and doesn't think these homes would do that.

Keith Rogers, 1808 Stolper Dr, Pantego, TX 76013, stated one of the appeals of Pantego is the old Town charm with large, unique houses and lots. It bothers him to see that trying to be chopped up and taken away. This variance would affect the property value of his house because they are smaller, less expensive homes. He explained that the lot would accommodate a much larger house and believes that should be the best option.

John Brem, 1815 Roosevelt Ct, Pantego, TX 76013, is opposed to the variance because the property has always had a single family home on it. He counted on a large single family home being built on that lot. He would like for the lot to remain as it is, with a single structure.

The following speakers were neutral on the Variance Case V-120:

Don Surratt, 1908 Ivygreen Ct, Pantego, TX 76013, spoke as a long term Pantego resident. He was neither for nor against, the variance but he had some specific things he wanted to bring to the Board's attention. Currently, the considerations for a variance discusses if the variance would change, or substantially alter, the character of the neighborhood. He asked the Board to consider that when making their decision. If the property is divided, it could start a trend with the other large lots on Smith Barry Rd. He stated the considerations for a variance also asks if the problem can be remedied in another way without a variance. Mr. Surratt believed that it could be, by putting a single, large home on the lot. He stated that from his research The Development Corporation of Tarrant County seems to specialize in predominately smaller, lower income homes. Mr. Surratt pointed out some technical issues with the application itself.

Mrs. Stanton clarified that she is the Town's engineer but she did ask for permission before taking this case. She has worked for Mr. Price on other projects in different cities. She knew the Town used a lot of other engineers, other than herself, so she felt it was okay to take on this job. She apologized if there was a perception that there as a conflict of interest.

Mr. Price addressed the comments about who his organization serves. His organization doesn't give anything away for free. Everyone they sell to has to have a job and be able to pay a mortgage, just like everyone else. Most of his clients are police officers, nurses, veterans, and teachers. He has done houses just like these all over the county. He explained that this lot is very expensive and building a \$300,000 house on this property wouldn't get the appraisal value for a return on investment. He stated he lives off of Silverleaf, just a few streets over, and most of the houses over there are about 2,400 square feet so the square footage of the houses isn't far off from surrounding properties. He believes the homes he planned on building would look better than most of the homes already on that street. He informed the Board of the kind of people he is associated with and that help him.

Mrs. Moore informed the Board that she has been a real estate agent for 40 years and she has some knowledge on the subject. The man that owns the lot wants to get a huge amount of money for it and that's not the neighbor's problem. She didn't think that it should have to be broken into two lots to get a return on money.

Mr. Funderlic explained Mr. Price works for a great organization who does great work all over the county. He didn't think anyone was trying to say something derogatory about him or the organization. He stated that type of house just doesn't fit into this neighborhood and he thinks that is the main concern of the neighbors. He believes that the marketplace would work the financial side out and at some point in time the owner of the land would have to realize that he would have to lower the price.

With no other speakers, Chairman Claros adjourned the Public Hearing at 7:34 p.m.

The Board inquired about the minimum lot size. Staff explained the minimum lot size is 10,000 square feet. The Board stated their concerns regarding preserving the Town's charm and does not believe two small homes would look good next to the larger homes on that street. The Board

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thought that the neighborhood should be consistent. The board wasn't concerned about the financial side of things but were concerned with maintaining the character of the neighborhood.

Board Member Brown made a motion to deny the variance. Board Member Jones seconded the motion.

The vote was as follows:

Ayes: Claros, Brown, Jones, and Hart.

Nays: None.

Abstentions: None.

Chairman Claros declared that motion passed unanimously.

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.**

Chairman Claros read the agenda item caption for the record and opened the public hearing at 7:40 p.m.

The following speakers were in support of the Variance Case V-121:

Blake Bowman, 1604 Stagecoach Dr, Pantego, TX 76013, grew up at Pantego Christian Academy and in the Arlington area. He told the board the story of how he found the home and fixed it up. He believes he turned what was once an eyesore on the street into a very pretty home. He spent a lot of time and money on improving the curb appeal of the home. He was surprised when the city came to tell him someone had complained about the fence along the front. He considered it more of a decoration rather than a fence. He is a very proud member of Pantego's community and doesn't believe anything he has done in his yard takes away from the charm of the community. He explained the house and yard sit at two different levels.

Don Funderlic, 1606 Stagecoach Dr, Pantego, TX 76013, informed the board he is the neighbor on the other side of the split rail fence. He commended all the improvements Mr. Bowman had made to the property and considers it to be an amenity, not a fence. It wasn't intended to keep anyone out or in. It would be no different than having shrubs running between the houses. He explained Mr. Bowman has caused other neighbors to start improving their property.

Wayne Couch, 1811 Roosevelt Ct, Pantego, TX 76013, pointed out there are some other fences like this in the city. He does consider this fence as decorative and not an actual fence. He stated there are several split rail fences in the Town and several people who have gotten variances to place a fence in the front of the property.

Don Surratt, 1908 Ivygreen Ct, Pantego, TX 76013, challenged the board to drive down the street and see if they noticed the fence without looking for it. He knows the board has approved fences along the front in the past for bigger houses set further back on their lots. He thinks if the board drives by they wouldn't even notice the fence because it blends in with the landscape.

No speakers were in opposition of the Variance Case V-121.

With no other speakers, Chairman Claros adjourned the Public Hearing at 7:53 p.m.

The board inquired about the definition of a fence, the location and the dimensions of the proposed fence. Staff informed the board the Town's ordinance does not specify what a fence is by anything other than height and location. The proposed fence was placed in the front of the house and along the side all the way to the sidewalk.

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Board Member Brown made a motion to approve the variance as submitted. Board Member Hart seconded the motion.

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

Chairman Claros declared that motion passed unanimously.

ADJOURNMENT

Chairman Claros adjourned the meeting at 7:55 p.m.

Al Claros, Chairman

ATTEST:

**Jessie Hanks
Zoning Board of Adjustments Secretary**



AGENDA BACKGROUND

AGENDA ITEM: Discuss and consider action on the appointment of Officers to the 2016-2017 Zoning Board of Adjustments.

DATE: September 15, 2016

PRESENTER:

Jessie Hanks, Zoning Board of Adjustment Secretary

BACKGROUND:

Each year in June, Council appoints the new and/or returning members to the Zoning Board of Adjustment. According to Section 1.05.072 Conduct of Business; Officers; Bylaws of the Town of Pantego Code of Ordinances, the Zoning Board of Adjustment shall elect a chairman and vice chairman from its memberships each year by July following the appointment of its new members. Due to not having a scheduled meeting, elections were never occurred. Therefore, The Board Members need to elect their chairman and vice chairman for the 2016-2017 Fiscal Year. Oath of office will be performed prior to the meeting.

RECOMMENDATION:

Staff is at the discretion on the Board.

ATTACHMENTS:

None.



AGENDA BACKGROUND

AGENDA ITEM: Public Hearing, review, and consider action on Zoning Board of Adjustment and Appeals Variance Case V-122, a request by James Davis, for a variance from the Town Code of Ordinances, Chapter 2, Sec. 2.01.012, which states to own or harbor livestock within the town limits, with the exception of fowl, rabbits and miniature potbellied pigs, at a distance of less than three hundred feet from any habitation located on a property, which is owned or occupied by another person, is prohibited. The proposed variance is to allow for two goats to be kept on the property. The property is located at 2524 Miller Lane, Pantego, Texas, Abstract 1432, Tract 1D of the Nathan Smith Survey. The property is generally located at the end of Miller Lane.

DATE: September 15, 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:

Community Development Staff Report
Application, Variance Case V-122
Applicant Appeal Letter
Map of property location
Notification Map
Notification List



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE

September 15, 2016

PROPERTY INFORMATION

PROPERTY DESCRIPTION:

Abstract 1432, Tract 1D of the Nathan Smith Survey, Pantego, Tarrant County, Texas.

PROPERTY OWNER:

Maylis Ballay

APPLICANT:

James Davis

CURRENT ZONING:

R-1 Residential District

SURROUNDING ZONING/LAND USE:

North – PD Planned Development District
East – R-1 Residential Zoning District
South – R-1 Residential Zoning District
West – R-1 Residential Zoning District

TOWN CODE REQUIREMENTS:

Sec. 2.01.012 Keeping of livestock

To own or harbor livestock within the town limits, with the exception of fowl, rabbits and miniature potbellied pigs, at a distance of less than three hundred feet from any habitation located on a property which is owned or occupied by another person, is prohibited.

Livestock. Means or includes, regardless of age, sex, or breed: horses, consisting of all equine species including mules, donkeys, and jackasses; cattle, consisting of all bovine species; sheep, consisting of all ovine species; llamas or alpacas; goats, consisting of all caprine species; rabbits; chickens; and pigs or hogs, consisting of all swine species.

VARIANCE REQUEST INFORMATION

REQUESTED VARIANCE:

Consider a variance from the Town Code of Ordinances, Chapter 2, Section 2.01.012 which would allow two goats to be kept on the property.

ANALYSIS:

- (1) The tenant of the property at 2524 Miller Lane is appealing the Building Officials decision to not allow two goats to be kept on the property.
- (2) This does not change the present Zoning or the use of the land. Approval by the Board will be the final decision.

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
(817)274-1381 or (817)265-1375 Fax

ZONING BOARD OF ADJUSTMENTS APPLICATION

APPLICATION TYPE

- Variance Request
- Special Exception
- Interpretation Appeal

APPLICANT INFORMATION

Name: James Davis Date: 8/1/2016

Address: 2524 Miller Lane

Street Address

Pantego Tx 76013

City

State

Zip

Phone: 502-378-2069 Email: avgman88@gmail.com

- Applicant Status: Owner Tenant Purchaser Other

PROPERTY INFORMATION

Address: 2524 Miller Lane Pantego Tx 76013

Legal Description:

Property is subdivided: Addition: _____

Lot: _____ Block: _____

Property is not subdivided: Survey: _____

Abstract#: _____ Tract: _____

Existing Classification: None 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: Request a variance to Pantego Code, Chapter 2, article 2.01, sec 2.01, 012, keeping of Livestock. Request variance to have livestock within 300 ft of a habitation a property that is owned or occupied by another person.

2. Do similar conditions exist in the area? Explain: No. There is no open land within city limits that would support livestock.

3. Describe how unique conditions or circumstances don't result from your actions: There was livestock maintained on this property previously and I have no knowledge of issues with this. We have had goats on the property for the past year and none of the neighbors have complained about it to us.

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: 8/1/2016

TO: Town of Pantego
1614 S. Bowen Rd
Pantego, TX 76013

Date: 8/1/2016

FROM: James Davis
2524 Miller Lane
Pantego, TX 76013

SUBJECT: Application for Zoning Variance

Zoning Board Members,

I am requesting a variance to the following city ordinance:

Town of Pantego Code of Ordinances, Chapter 2, Article 2.01, sec 2.01,012, Keeping of Livestock, to wit:

To own or harbor livestock within the town limits, with the exception of fowl, rabbits and miniature potbellied pigs, at a distance of less than three hundred feet from any habitation located on a property which is owned or occupied by another person, is prohibited.

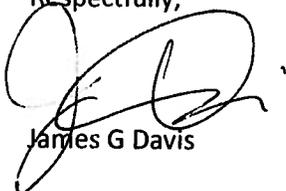
I am requesting that a variance be approved for the acreage at this address to maintain livestock at a distance of no closer than 100 feet from a property that is owned or occupied by another person.

I am requesting this variance because I have been attempting to start an urban farming operation since I moved to Texas in Jan 2015. I grew up on a farm and have always enjoyed working with the livestock and owning a farm operation. I have registered for an Ag exemption for my operation and I will eventually move the operation to a more rural area once I have the financing lined up. I rented this land with the understanding from the landlord that I could have livestock on it. I have had goats, and assorted chickens, on the property for the past year before I was made aware of the quoted livestock ordinance. There were no complaints made to me during this time that my livestock were a nuisance to any neighbors. The livestock I want to maintain on the property would be a small herd of goats, and two (at a time) bottle beef calves. The animals will be contained in fenced in areas located to the west and south of the house. There are no houses within 300 feet of the proposed enclosures. The retirement home located at 2650 W Park Row Dr is the only habitation within the 300 feet restriction. The bottle calves will be kept in small enclosures only until such time as they are weaned, and then I will move them to another pasture in Tarrant county.

The surrounding cities in Tarrant county all have a livestock distance to habitation rule that is much less restrictive than Pantego (Ft Worth – 50ft, Arlington – 100 ft, Dalworthington Gardens – 100 ft). I realize that each city has its own zoning laws but the 300 foot livestock rule is much more restrictive than any surrounding area. I also am aware that the owner, Maylis Ballay, will be trying to develop the vacant land that this variance is requested for. Once she has a developer ready to start work on the property I will move my livestock to another location.

In the spirit of the Right to Farm laws of the State of Texas I request that the board favorably consider this action. Thank you for your time.

Respectfully,



James G Davis

Matthew Fielder

From: Maylis Legasse [maylislegasse@gmail.com]
Sent: Tuesday, September 13, 2016 8:01 AM
To: Matthew Fielder; James
Subject: Request for Variance James Davis 2524 Miller Lane

To Zoning Board Members,

My name is Maylis Ballay,owner of 2524 Miller Lane Pantego 76013 for which James Davis has requested a variance to the Animal Ordinance I also am the owner of

--2500 West Park Row

--2700,2702 ,2704,2706,2708 West Park Row

--1601 Mistletoe Lane

--1603 Mistletoe Lane

All within 300 feet of 2524 Miller Lane,for a total of approximately 10 acres.

When I bought the property in 1996, the Devines had horses,we too always had animals....

Previous Tenants had miniatures show horses (killed by bees in July 2013) and replaced by more show horses donated by unknown donators.

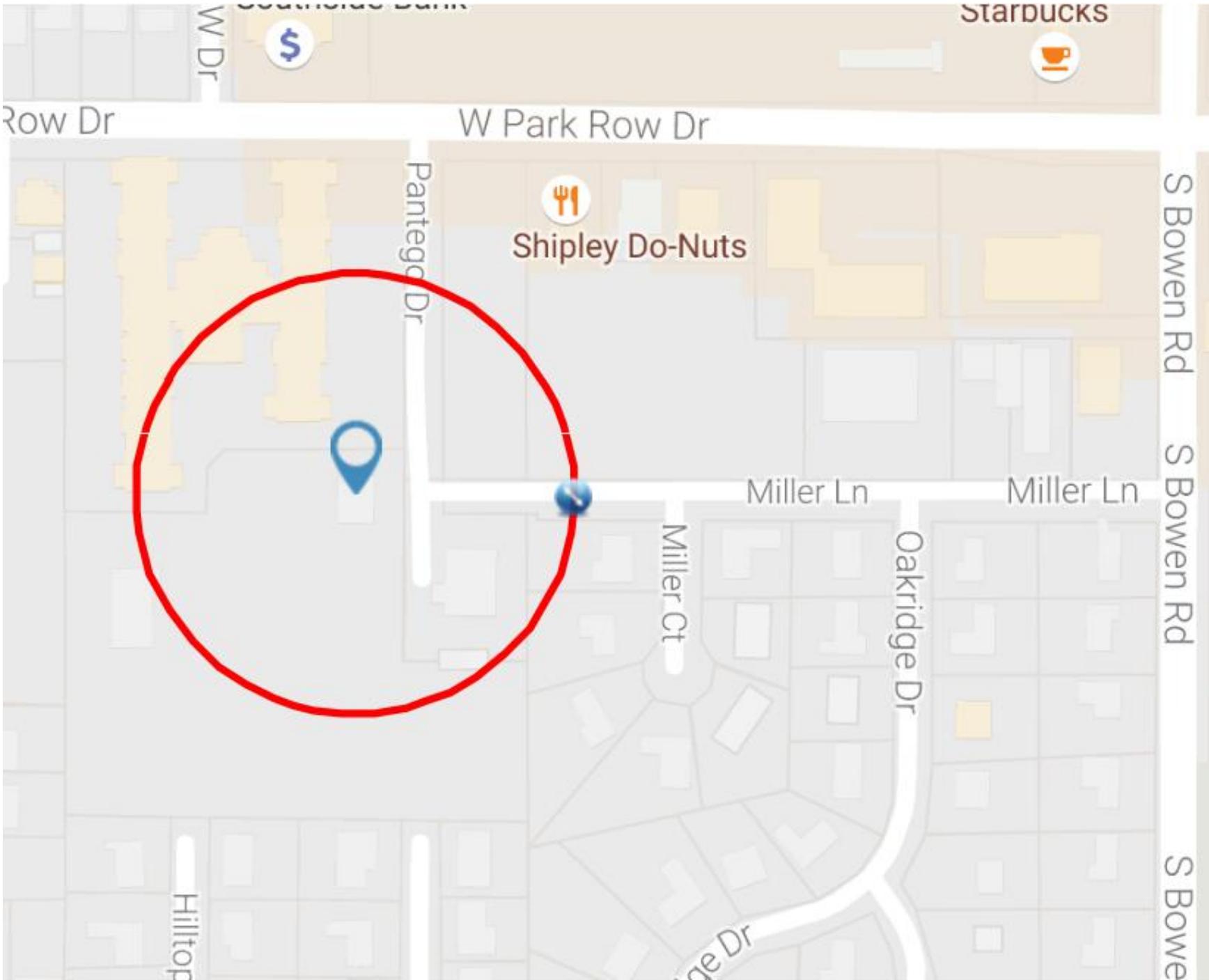
Then Came James and Sheriss with the cutest goats.

I strongly support their request when I see the happiness of my grandkids,the neighboring kids,adult young and aging....when they see the ducks at 1601 Mistletoe , The goats at Miller Lane A small herd grazing at Miller Lane would replace a big tractor using fuel and spitting fumes and noise.

Your decision could make a green,natural environment for all neighbors and a blessing for all surrounding residents.

I thank you in advance for your consideration of James Davis variance request Very sincerely grateful to live and work in Pantego.

Maylis Ballay



Notification List V-122

Name	Address	City	State	Zip Code	Adtl. Address
MAYLIS BALLAY	2524 MILLER DR	PANTEGO	TX	76013	
CHRIS & TAMMY CALANDRO	1600 MILLER CT	PANTEGO	TX	76013	
ROBERT & ANN BEAM	1602 MILLER CT	PANTEGO	TX	76013	
TRIAD SENIOR LIVING III LP	14160 DALLAS PKWY STE 300	DALLAS	TX	75254	2650 W PARK ROW DR