



AGENDA

PLANNING AND ZONING COMMISSION

October 3, 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
INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approval of Planning and Zoning Minutes:
 - August 1, 2016
 - September 21, 2016

SCHEDULED EXECUTIVE SESSION ITEMS

- The Planning & Zoning Commission will convene in the City Manager's Office pursuant to the Texas Government Code for an executive session on the following items:
 1. Pursuant to Government Code Section 551.071 Litigation Matters, to discuss pending or contemplating litigation, settlement offers, and other legal matters that implicates the attorney-client privilege – Newport Investments, LLC and Now Faith Deliverance Temple v. Town of Pantego, Don Surratt, and Don Funderlic.

NEW BUSINESS

2. Public Hearing, review, and consider action on zoning case Z-227, a proposed special use permit as requested by Sylvester T. Lafayette to establish a church and sanctuary office at 3216 W. Park Dow 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.

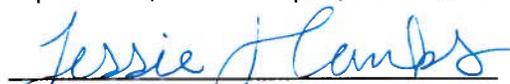
PLANNING AND ZONING COMMISSION INQUIRY

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 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, September 30, 2016 at 5:00 p.m., and remained so posted at least 72 hours before said meeting commenced.


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.



PLANNING AND ZONING COMMISSION AGENDA BACKGROUND

AGENDA ITEM: Approval of Planning and Zoning Commission Minutes from the August 1, 2016 and September 21, 2016 meetings.

DATE: October 3, 2016

PRESENTER:

Jessie Hanks, Planning and Zoning Secretary

BACKGROUND:

Review and Consider action on Planning and Zoning Commission minutes for August 1, 2016 and September 21, 2016.

RECOMMENDATION:

Staff recommends approval of the Planning and Zoning Commission Minutes for August 1, 2016 and September 21, 2016 as written.

ATTACHMENTS:

Minutes for August 1, 2016 and September 21, 2016 meetings.

Director's Review: _____ City Manager's Review: _____
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**Planning and Zoning Commission
Minutes August 1, 2016**

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 1st day of August 2016 with the following members present:

Jesse Howell	Vice-Chairman
John Kushma	Commissioner
Clifton Cassell	Commissioner
Matthew O'Neill	Commissioner
Victoria Roemmich	Commissioner

Constituting a quorum. The following staff members were present:

Dennis Jobe	Community Development Director
Jessie Hanks	Planning & Zoning Secretary

(The following items were considered in accordance with the official agenda posted on the 29th day of July 2016.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Vice-Chairman Howell called the regular session to order at 7:07 p.m.

PLEDGE OF ALLEGIANCE

Invocation led by Commissioner Cassell which was followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Approval of Planning and Zoning July 5, 2016 Minutes.

Commissioner Kushma made a motion to approve the minutes as written. Commissioner Roemmich seconded the motion.

The vote was as follows:

Ayes: Howell, Cassell, Kushma, O'Neill, and Roemmich.

Nays: None.

Abstentions: None.

Vice-Chairman Howell declared the motion passed unanimously.

NEW BUSINESS

2. Discuss and consider action on the appointment of Officers to the 2016-2017 P&Z Commission

Vice-Chairman Howell made a motion to nominate Commissioner Bergins as Vice Chairman. Commissioner Roemmich seconded the motion.

The vote was as follows:

Ayes: Howell, Cassell, Kushma, O'Neill, and Roemmich.

Nays: None.

Abstentions: None.

**Planning and Zoning Commission
Minutes August 1, 2016**

Vice-Chairman Howell declared that motion passed unanimously.

Commissioner Kushma made a motion to nominate Vice-Chairman Howell to be the new Chairman. Commissioner Roemmich seconded the motion.

The vote was as follows:

Ayes: Howell, Cassell, Kushma, O'Neill, and Roemmich.

Nays: None.

Abstentions: None.

Vice-Chairman Howell declared that motion passed unanimously.

3. Discuss and direct staff on September P&Z meeting date.

The Commission discussed moving the September meeting due to the Labor Day Holiday and possible dates to move the September meeting due to the holiday. CRB agreed to move the meeting to the Fire Training room, if September 6th was selected.

Commissioner Roemmich made a motion to move the meeting to September 6th. Commissioner O'Neill seconded the motion.

The vote was as follows:

Ayes: Howell, Cassell, Kushma, O'Neill, and Roemmich.

Nays: None.

Abstentions: None.

Vice-Chairman Howell declared that motion passed unanimously.

4. Public Hearing, review, and consider action on zoning case Z-225, a proposed preliminary plat as requested by Oakview Capital Partners LLC for the properties located at 2210-2234 West Park Row Drive, Lot 2R, Block 1 of the Village Park Addition and Lots 2A and 3, Block 1 of the Southern Flair- Braum's Addition, Pantego, Tarrant County, Texas. The properties is generally located on the south side of West Park Row Drive between Lavern Street and Milby Road.

Vice-Chairman Howell read the caption for the record and opened the public hearing at 7:11 p.m.

The following speakers spoke in support of zoning case Z-225:

Joyce Stanton, 1905 Ivygreen Ct, Pantego, TX 76013, explained the purpose of preliminary plat is to build a mini-storage facility behind Braum's, Southern Flair, and Village Park Center. She continued to explain how a preliminary plat works and the process if it was approved. She stated the surveyor has satisfied all the comments on the preliminary plat and emailed the updated copy. Mrs. Stanton has reviewed the preliminary plat and recommends approval of the preliminary plat. She proposed the Town hold a DRC meeting as the process continues.

Jon Buchanan, 1006 Knott Place, Dallas, TX 75208, representing Oakview Capital, informed the Commission he was there to answer any questions and hoped to move forward with the project.

No one spoke in opposition on zoning case Z-225.

With no other speakers, Vice-Chairman Howell adjourned the public hearing at 7:15 p.m.

The Commissioner inquired about the proposed detention pond. Mrs. Stanton explained that currently the drainage runs towards the existing storage facility. Once the pavement is put in, there will be a potential to cause flooding to the property west of them. In order to reduce to peak flow down to existing conditions, they have proposed a detention pond to help alleviate this issue. Currently, there are not designed plans for the detention pond, but that will be addressed as the process continues. The Town will work with the engineers of the project to come to a common agreement that benefits both the Town and the Developer. The detention pond only holds water for

**Planning and Zoning Commission
Minutes August 1, 2016**

about 24 hours. As long as there is a maintenance agreement where they keep the grass mowed, and keep it clean they will not have any more mosquito problem than anyone else. The detention pond is for flash flooding, so there should be no standing water. The drainage of the detention pond will be addressed during the design phase. Mr. Buchanan reassured the Commission that their civil engineer will be able to meet the Town's requirements.

Commissioner Kushma made a motion to recommend approval of the special use permit. Commissioner Roemmich seconded the motion.

The vote was as follows:

Ayes: Howell, Cassell, Kushma, O'Neill, and Roemmich.

Nays: None.

Abstentions: None.

Vice-Chairman Howell declared that motion passed unanimously.

ADJOURNMENT

Vice-Chairman Howell declared the meeting adjourned at 7:32 p.m.

Jesse Howell, Vice Chairman

ATTEST:

Jessie Hanks, Planning & Zoning Secretary

**Planning and Zoning Commission
Minutes September 21, 2016**

STATE OF TEXAS §
COUNTY OF TARRANT §
TOWN OF PANTEGO §

The Planning and Zoning Commission of the Town of Pantego, Texas, met in special session at 7:00 p.m. in the Town Council Chambers, 1614 South Bowen Road, Pantego, Texas on the 21st day of September 2016 with the following members present:

Jesse Howell	Chairman
John Kushma	Commissioner
Matthew O’Neill	Commissioner
Victoria Roemmich	Commissioner

Constituting a quorum. The following staff members were present:

Matthew Fielder	City Manager
Jim Jeffrey	Town Attorney
Dennis Jobe	Community Development Director
Jessie Hanks	Planning & Zoning Secretary

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

SPECIAL SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Howell called the special session to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE

NEW BUSINESS

- 1. Discuss and review a presentation by the Town Attorney on the roles, responsibilities, and procedures of the Planning & Zoning Commission.**

Jim Jeffery prepared a training outline for the Commission to help explain their roles, responsibilities and procedures. He explained that the Commission is subject to the Open Meetings Act and the Public Information Act. He discussed how agendas, executive sessions, and quorums work in relation to the Open Meetings Act. Mr. Jeffery informed the Commission their role is an advisory board for Council, but this is an important role as Council cannot approve anything without a recommendation from the Commission. The special use permit and plat processes were discussed.

Chairman Howell read the caption for the executive session and recessed the meeting at 7:58 p.m.

Following the Scheduled Executive Session, the Planning & Zoning Commission will reconvene in public session and may take any and all action necessary concerning the Executive Session.

SCHEDULED EXECUTIVE SESSION ITEMS

- The Planning & Zoning Commission will convene in the City Manager’s Office pursuant to the Texas Government Code for an executive session on the following items:
 1. Pursuant to Government Code Section 551.071 Litigation Matters, to discuss pending or contemplating litigation, settlement offers, and other legal matters that implicates the attorney-client privilege – Newport Investments, LLC and Now Faith Deliverance Temple v. Town of Pantego, Don Surratt, and Don Funderlic.

**Planning and Zoning Commission
Minutes September 21, 2016**

Chairman Howell reconvened the meeting at 9:06 p.m. and declared no action was taken on this item.

ADJOURNMENT

Chairman Howell declared the meeting adjourned at 9:06 p.m.

Jesse Howell, Chairman

ATTEST:

Jessie Hanks, Planning & Zoning Secretary



PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Public Hearing, review, and consider action on zoning case Z-227, a proposed special use permit as requested by Sylvester T. Lafayette to establish a church and sanctuary office at 3216 W. Park Dow 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.

DATE: October 3, 2016

PRESENTER:

Dennis Jobe, Community Development Director

BACKGROUND:

See Community Development Staff Report.

The Notice of Public Hearing was published on September 19, 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 Special Use Permit with the following conditions:

- Installation of a female water closet.
- The shared parking agreement must be executed by all parties.
- Use of an off-duty police officer during services or the implementation of all recommendations from a traffic impact analysis completed by a licensed professional engineer within sixty days of approval.
- The special use permit shall expire in at the end of the tenant's current lease.

ATTACHMENTS:

Community Development Staff Report
Application, Zoning Case Z-227
Notification Map
Notification List
Additional Information



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: October 3, 2016

ACTION

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

PROPERTY

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

PROPERTY

OWNER: Newport Investments, LLD.

APPLICANT: Sylvester Lafayette, Now Faith Deliverance Temple

CURRENT ZONING: C-2 Commercial District

SURROUNDING

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

REQUESTED

VARIANCES: None

ANALYSIS:

The Special Use Permit applied for is requesting permission to establish a church at 3216 W. Park Row. The Church expects approximately 65 to 85 people with services held on Wednesday at 6:30 p.m., Friday at 7:30 p.m., and Sunday beginning at 8:30 a.m. There is also prayer services held Monday-Friday at 6:00 a.m. and Saturday at 9:00 a.m. There should be only 40 to 50 cars on the premises at one time.

SPECIAL USE PERMIT

CONSIDERATIONS:

The Town of Pantego Zoning Ordinance states the following considerations that the Planning and Zoning Commission and Town Council should consider prior to approval of a special use permit:

- (1) The proposed use complies with all the requirements of the zoning district in which the special use permit is located;
- (2) The proposed use as located and configured will contribute to or promote the general welfare and convenience of the Town;
- (3) The benefits that the town gains from the proposed use outweigh the loss of or damage to any homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use;
- (4) Adequate utilities, road access, drainage and other necessary supporting facilities have been or shall be provided;
- (5) The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of

vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

(6) The issuance of the special use permit does not impede the normal and orderly development and improvement of neighboring vacant property;

(7) The location, nature and height of buildings, structures, walls and fences are not out of scale with the neighborhood;

(8) The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity;

(9) Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight;

(10) Sufficient on-site lighting is provided for adequate safety of patrons, employees and property and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties;

(11) There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties;

(12) The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or where inconsistencies exist, the benefits to the community outweigh the costs;

(13) The proposed use is in accordance with the Town's comprehensive plan.

RECOMMENDED

ACTIONS:

The Planning and Zoning Commission has the following options when considering a Special Use Permit application:

- Recommend approval as submitted;
- Recommend approval with conditions;
- Table to specific date with clarification of intent and purpose; or
- Recommend denial of application.

STAFF

RECOMMENDATION:

Staff recommends approval of this Special Use Permit with the following conditions:

- Installation of a female water closet.
- The shared parking agreement must be executed by all parties.
- Use of an off-duty police officer during services or the implementation of all recommendations from a traffic impact analysis completed by a licensed professional engineer within sixty days of approval.
- The special use permit shall expire in at the end of the tenant's current lease.



APPLICATION FOR A SPECIAL USE PERMIT

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

Name: Now Faith Deliverance Temple Date: 7-25-16

Address: 3216 W. Park Row Dr
Street Address

Pantego TX 76013
City State Zip

Phone: 817-881-0643 Email: AUDAIDAIA@yahoo.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 3216 W. Park Row Dr, Pantego TX 76013

Legal Description:
 Property is subdivided: Addition: Park Row West
Lot: 1 Block: 1

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

Existing Classification: _____

Developer: _____	Agent: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone/Fax: _____	Phone/Fax: _____
Surveyor: _____	Engineer: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone/Fax: _____	Phone/Fax: _____

Present use of the property: _____

Proposed use of the property: _____

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.

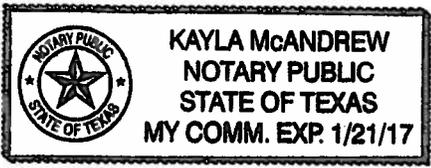
I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Town Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and 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: Franklin Crockett Date: 7/28/16

State of Texas)
County of)

Sworn and subscribed before me the undersigned notary public this the 28th day of July 2016.

Kayla McAndrew
Notary Public



Commission Expires:
Seal:

OFFICE USE ONLY

Application Checklist:

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

Application accepted by: J. Hanks Date: 7/29/16

Checked for completeness: Fee Paid: \$ 0 Receipt No.: _____

Remarks: need parking agreement

Set for P&Z: Oct. 3 Set for Council: Oct. 17



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Tarrant Appraisal District Real Estate

07/25/2016

Account Number: 02133946
Georeference: 31660-1-1
Property Location: 3216 W PARK ROW DR, PANTEGO, 76013



Owner Information: NEWPORT INV LLC
 2101 BAY COVE CT
 ARLINGTON TX 76013

4 Prior Owners

Legal Description: PARK ROW WEST ADDITION
 Block: 1 Lot: 1
Taxing Jurisdictions: 019 TOWN OF PANTEGO
 220 TARRANT COUNTY
 901 ARLINGTON ISD
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database

Proposed Values for Tax Year 2016

	Land	Impr	2016 Total ††
Market Value	\$0	\$0	\$0
Appraised Value †	\$0	\$0	\$0
Gross Building Area †††			9,887
Net Leasable Area †††			9,887
Land SqFt ♦			23,630
Land Acres ♦			0.5424

† Appraised value may be less than market value due to state-mandated limitations on value increases

†† A zero value indicates that the property record has not yet been completed for the indicated tax year

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

5-Year Value History

Tax Year	2015
Appraised Land	\$94,520
Appraised Impr	\$442,439
Appraised Total	\$536,959
Market Land	\$94,520
Market Impr	\$442,439
Market Total	\$536,959
Tax Year	2014

Appraised Land	\$94,520
Appraised Impr	\$442,439
Appraised Total	\$536,959
Market Land	\$94,520
Market Impr	\$442,439
Market Total	\$536,959
Tax Year	2013
Appraised Land	\$94,520
Appraised Impr	\$442,439
Appraised Total	\$536,959
Market Land	\$94,520
Market Impr	\$442,439
Market Total	\$536,959
Tax Year	2012
Appraised Land	\$94,520
Appraised Impr	\$442,439
Appraised Total	\$536,959
Market Land	\$94,520
Market Impr	\$442,439
Market Total	\$536,959
Tax Year	2011
Appraised Land	\$94,520
Appraised Impr	\$442,439
Appraised Total	\$536,959
Market Land	\$94,520
Market Impr	\$442,439
Market Total	\$536,959

2016 Notice Sent:

Protest Deadline:

Exemptions:

Deed Date: 03/27/2015
Deed Page:
Deed Volume:
Instrument: D215063170

State Code: F1 Commercial

TAD Map: 2102-380
MAPSCO: TAR-081Q
Agent: W.P. ADVISORS INC

Site Name: TRINITY UMC ADULT EDUCATIONL

Class: ExChurch
of Parcels: 1

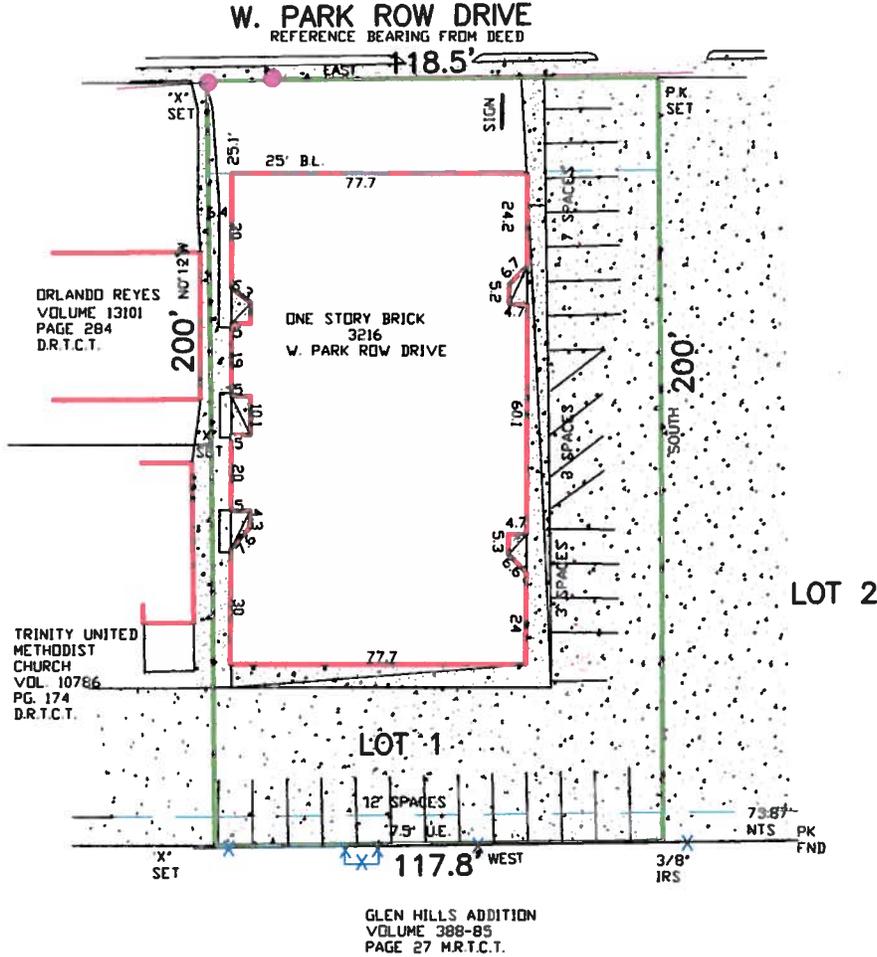
Primary Building:
Building Name: TRINITY UMC ADULT EDUCATION /
Building Type: Commercial
Year Built: 1981

making it convenient for you

SURVEY PLAT COPYRIGHT © DATE 01-12-15

BEING LOT 1, IN BLOCK 1, OF PARK ROW WEST, AN ADDITION TO THE CITY OF PANTEGO, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-137, PAGE 6, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS.

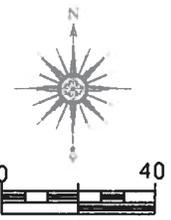
NOTE: THIS PROPERTY IS SUBJECT TO THE BLANKET EASEMENTS FOR UNDERGROUND ELECTRIC SERVICE LINE AS RECORDED IN VOLUME 7247, PAGE 2009 AND VOLUME 7329, PAGE 1063 D.R.T.C.T.



ACCEPTED BY: _____

NOTES

LEGEND	
●	POWER POLE
▨	WOOD DECK
▩	CONCRETE
▧	GRAVEL
▦	BRICK
▤	ASPHALT
▣	STONE
⊠	AIR CONDITIONER
⊞	COLUMN
▤	COVERED AREA
⊞	FIRE HYDRANT
⊞	CABLE BOX
▬	PROPERTY LINE
✕	FENCE
B.L.	BUILDING LINE
ESMT.	EASEMENT LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
—	POWER LINE
P.B.□	POWER BOX
R.O.W.	RIGHT OF WAY
♿	HANDICAP PARKING
U.E.	UTILITY EASEMENT
⊞	GAS METER
⊞	WATER METER
▬	BUILDINGS



JIMMY W. POGUE, INC.

"Registered Professional Land Surveyors"

3510 Marvin D Love Freeway (214) 371-0666 Voice
Dallas, Texas 75224 (214) 371-9900 Fax

Jimmilyn D. Woodard RPLS 5398
Website: www.jimwypogue.com
Email: kstuart@jimwypogue.com

Job Number: 117858	Date: 01-12-15
G.F. Number: 2001-134780-R	Little Company: REUNION
Certified to:	Drawn by: KLS
NEWPORT INVESTMENTS LLC JOINT VENTURE	

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property, as determined by the ground survey, the lines and improvements are as shown, all improvements being within the boundaries of the property, set back from shown on said plat, all corner monuments are as shown, EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey reverts to 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.

Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID ONLY WITH EMBOSSED SEAL



AERIAL PHOTO





SUBJECT PHOTOGRAPHS



STREET SCENE



STREET SCENE



SUBJECT PHOTOGRAPHS



OUTSIDE VIEW



OUTSIDE VIEW





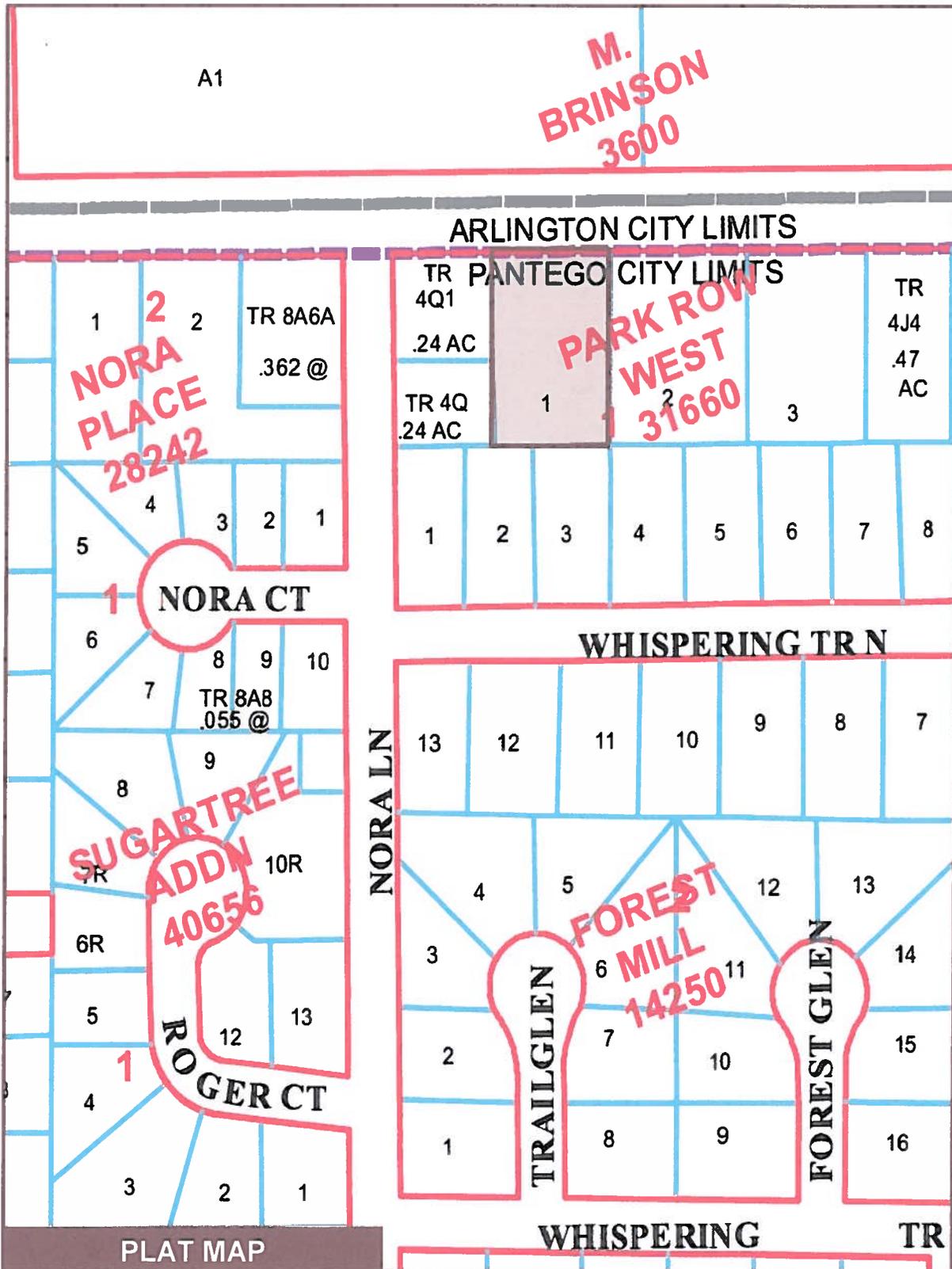
SUBJECT PHOTOGRAPHS

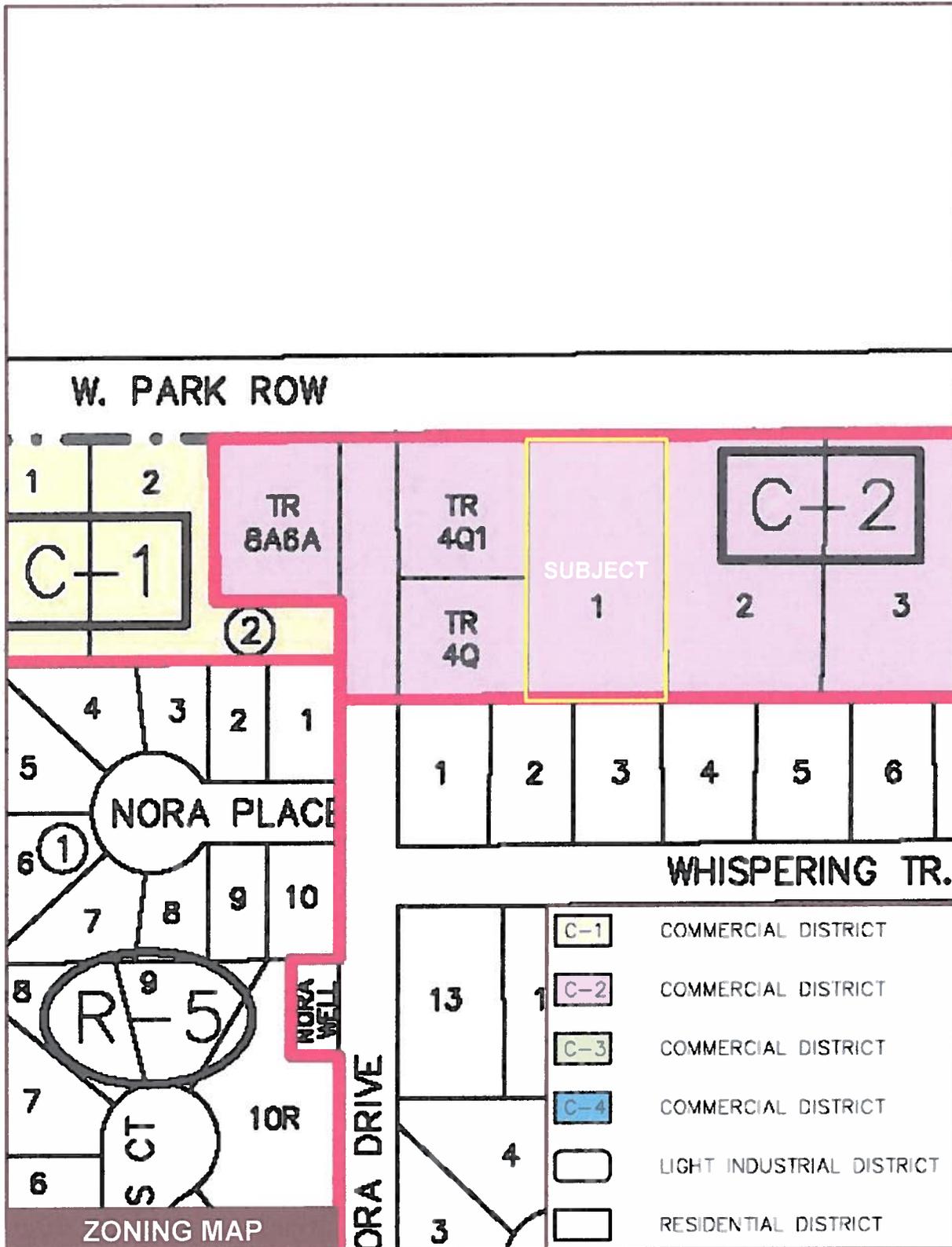


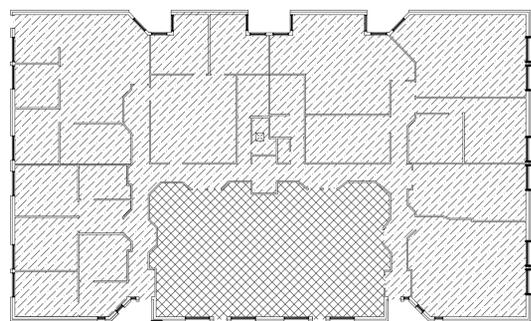
OUTSIDE VIEW



OUTSIDE VIEW

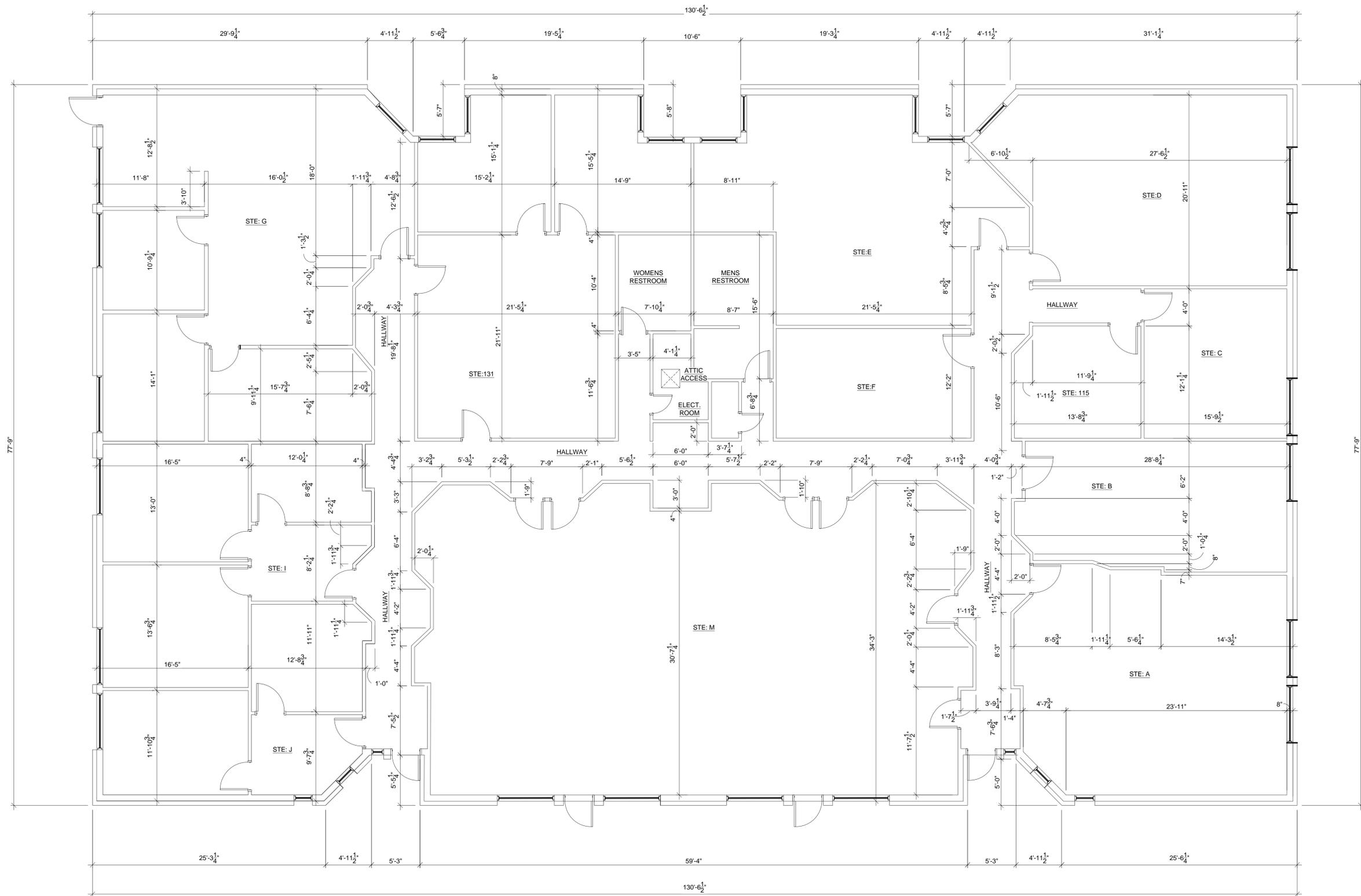






 OCCUPANCY CATEGORY GROUP "A"
 OCCUPANCY CATEGORY GROUP "B"

1 MAIN FLOOR AS-BUILT PLAN
 SK1 SCALE: 1/2" = 1'-0"



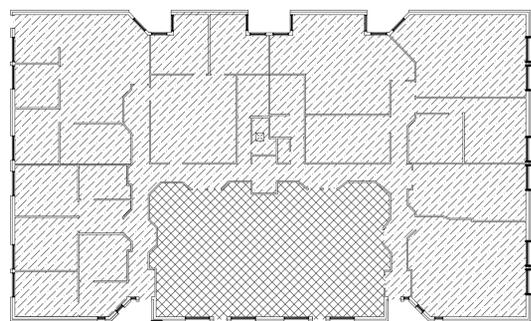
NEWPORT PROPERTIES
 3216 PARK ROW
 PANTEGO, TX

FIRST FLOOR PLAN

No.	Date	Revision Description

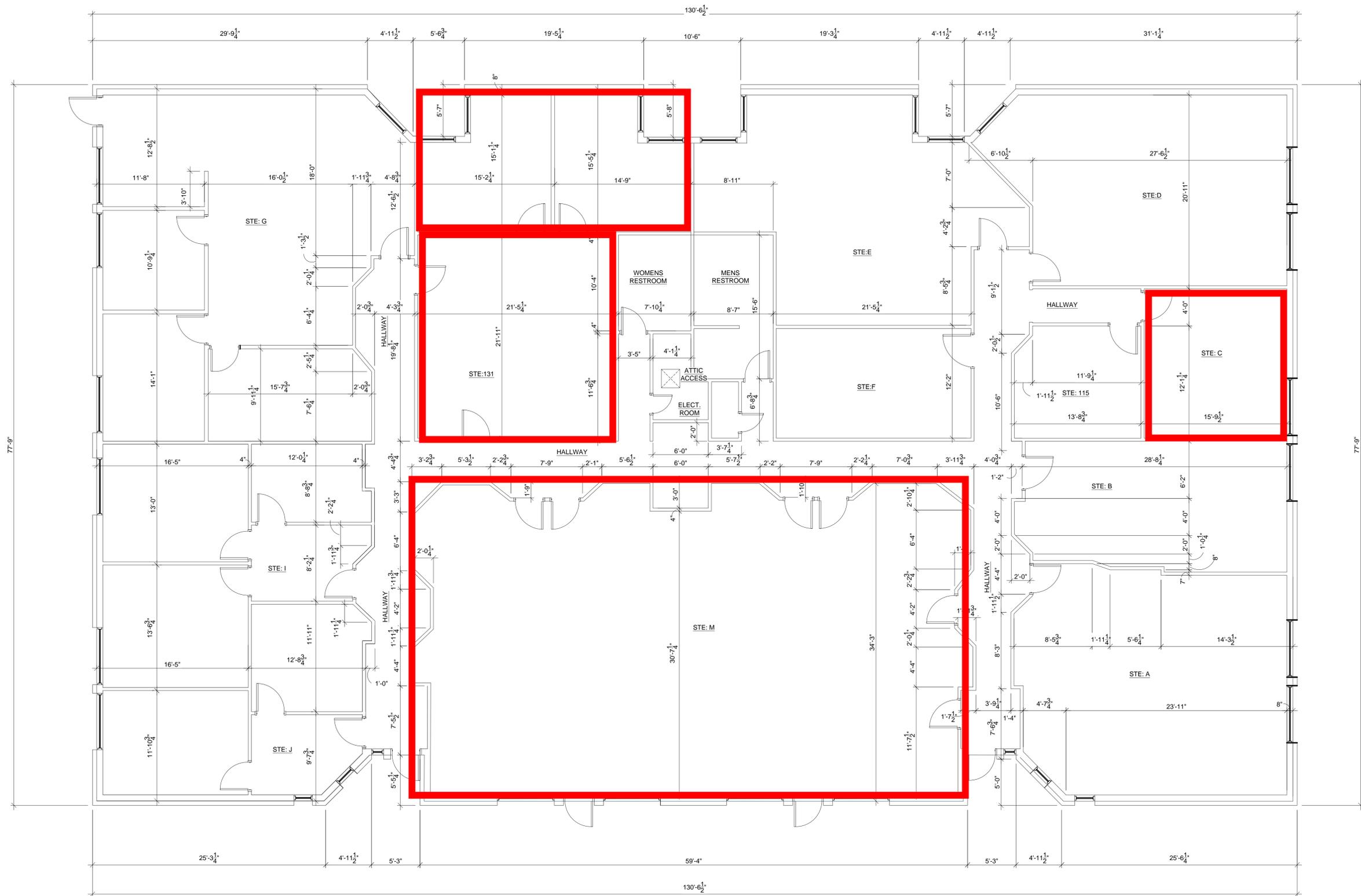


SHEET NO.
SK1



 OCCUPANCY CATEGORY GROUP 'A'
 OCCUPANCY CATEGORY GROUP 'B'

1 MAIN FLOOR AS-BUILT PLAN
 SK1 SCALE: 1/2" = 1'-0"



NEWPORT PROPERTIES
 3216 PARK ROW
 PANTEGO, TX
 FIRST FLOOR PLAN

No.	Date	Revision Description

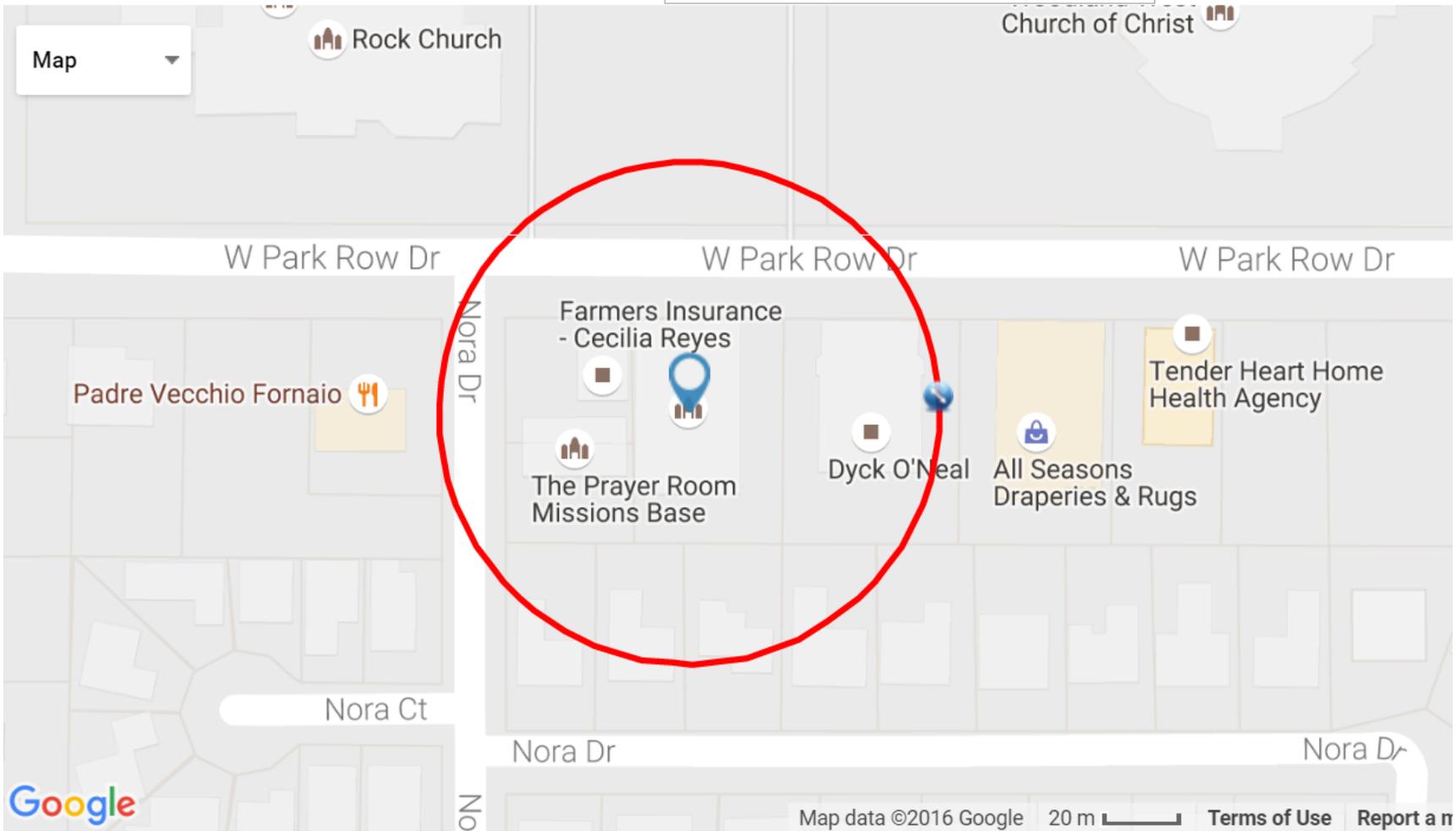


SHEET NO.
SK1

Additional Submittal Information for Special Use Permit Application

Now Faith Deliverance Temple, located at 3216 W. Park Row, Pantego, Texas, is a non-denominational, non-profit 501(c)(3) religious organization established in 2010.

1. **Size of Congregation:** We are a small congregation and our membership has continued to fluctuate over the years between 65 and 85 members due to people coming and going as their needs are met.
2. **Growth Potential:** Since our primary ministry is a deliverance ministry, we anticipate about 20 members every year.
3. **Days and Hours of operation:** We meet every Wednesday at 6:30pm for prayer and then Bible study begins at 7pm. We have Friday night service at 7:30pm. Our Sunday morning prayer begins at 8:30am, Sunday School is at 9am, and then our Sunday Morning service begins at 10:30am. We have prayer Monday-Friday at 6am and then prayer on Saturday at 9am.
4. **Seating arrangements:** We use stackable padded chairs, not pews.
5. **Noise Management:** We do not have a choir or an orchestra, and noise is controlled within the rooms we have in the facility.
6. **Traffic impact:** Our presence will not present any traffic problems. There is more than enough space to park in the area where the church is positioned.
7. **Outdoor lighting:** There are 7 flood lights in front and 5 flood lights at the back of the facility that provide good lighting.
8. **Out Door Event:** We would like to have one out door event per year which is usually held in the fall.
9. **Construction:** We have no plans for construction in the future.



Notification List Z-227

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

PARKING EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“Agreement”) is effective on the ____ day of October, 2016, and is between **WOODLAND WEST CHURCH OF CHRIST**, A Texas Nonprofit Corporation, (“West”) and **NEWPORT INVESTMENTS, LLC**, A Texas Limited Liability Company (“Newport”). The parties hereto agree as follows:

RECITALS:

1. Newport is the owner of an office building at 3216 W. Park Row Drive, Pantego, Texas 76013, known as Lot 1, Block 1, Park Row West Addition, an Addition to Arlington, Tarrant County, Texas; and
2. West is the owner of land at 3101 W. Park Row Drive, Pantego, Texas 76013 known as Lot C, Brinson, M Addition, to Arlington, Tarrant County, Texas; and
3. West hereby grants to Newport tenants, guests, invitees and other persons visiting the building owned by Newport, the right to use the western portion of its parking lot for the purpose of parking non-commercial vehicles.

EASEMENTS

1. Grant of Easement:
 - (a) West hereby grants to Newport a non-exclusive easement for vehicular parking to use at least the minimum number of parking spaces within the parking area (Parking Area) as may be required under the Parking Regulations of the City of Pantego, Texas, as applicable to the Newport Building.
 - (b) West further grants to Newport, for the benefit of Newport, a Non-exclusive Easement for pedestrian and vehicular ingress and egress over the Parking Area for the purpose of parking and removing vehicles. Overnight parking by visitors of Newport Building is not allowed.
2. Use of Parking Area:
 - (a) Types of Vehicles: Use of the Parking Spaces under this Parking Easement is limited to the parking of automobiles, motorcycles, and small trucks (such as pick-up trucks). It may not be used for staging or storage or for the

parking of large or heavier commercial vehicles (such as buses). In the event that parking demand for the Newport's visitors at the West property interferes with the employees or visitor parking for West, the parties will meet and confer to determine the extent to which West may designate certain parking spaces for the employees and visitors to the Newport property.

(b) Limitation of Liability: Use of the West Parking Area and the exercise of the easement rights under this agreement is at the sole risk of Newport and the employees and visitors to the Newport property and in no event shall West have any liability for any damages caused to any employee or visitor or the vehicles or personal property of any employee or visitor. Newport will indemnify and hold West harmless from any and all liability that could occur under this Agreement.

INSURANCE

Newport shall name West as an additional insured on its commercial general public liability insurance policy for its property described above which will insure against all claims for personal injury, death or property damage occurring upon, in or about the Parking Area as a result of each party's rights to use the parking area under this agreement, with combined single limits of at least Two Million Dollars (\$2,000,000.00) per occurrence.

Signed this ____ day of _____, 2016

WOODLAND WEST CHURCH OF CHRIST
a Texas Nonprofit Corporation

By: _____
Name: Randolph Todd
Title: _____

NEWPORT INVESTMENTS, LLC
A Texas Limited Liability Company

By _____
Name: Brian Tally
Title: _____