



Melody Paradise, Mayor
Don Surratt, Mayor Pro Tem

AGENDA

TOWN COUNCIL

October 17, 2016

Special Session 6:30 p.m.
Council Chamber
1614 South Bowen Road

COUNCIL MEMBERS:

Fred Adair
Don Funderlic
Jane Barrett
Russell Brewster

Matthew Fielder, City Manager

SPECIAL SESSION 6:30 P.M.

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

SCHEDULED EXECUTIVE SESSION ITEMS

- The Council 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.

- 1. Public Hearing, discuss, direct, and consider action on Ordinance 16-793 an ordinance of the Town of Pantego, Texas authorizing zoning case Z-227 a Special Use Permit as requested by Sylvester T. Lafayette to establish a church and sanctuary office at 3216 W. Park Row Drive, Lot 1, Block 1 of Park Row West Addition of the A.L.S. Land Survey, Pantego, Texas, Tarrant County, Texas; and declaring an effective date.

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, October 14, 2016 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.



Julie Arrington, City 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 City Secretary's Office at (817) 548-5852.

Complete Council Agenda and background information are available for review at the City Secretary's Office and on the Town's website: www.townofpantego.com.





AGENDA BACKGROUND

AGENDA ITEM: Public Hearing, discuss, direct, and consider action on Ordinance 16-793 an ordinance of the Town of Pantego, Texas authorizing zoning case Z-227 a Special Use Permit as requested by Sylvester T. Lafayette to establish a church and sanctuary office at 3216 W. Park Row Drive, Lot 1, Block 1 of Park Row West Addition of the A.L.S. Land Survey, Pantego, Texas, Tarrant County, Texas; and declaring an effective date.

Date: October 17, 2016

PRESENTER:

Matt Fielder, City Manager

BACKGROUND:

Zoning Case Z-227 is an application for a Special Use Permit for the Now Faith Deliverance Temple at 3216 W. Park Row Drive. The Planning and Zoning Commission reviewed the application and unanimously recommended approval with the following conditions:

1. Installation of a female water closet within forty-five (45) days of approval;
2. The shared parking agreement be executed by all parties before the Council approval;
3. Use of an off-duty police officer any time the across the street parking in Arlington is utilized or the implementation of all recommendations from a traffic impact analysis completed by a licensed professional engineer within sixty days of approval;
4. The special use permit shall expire at the end of the tenant's current lease on July 31, 2016.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends either denial of the special use permit application, based on the lack of an executed parking agreement, or an amendment to ordinance 16-793 requiring the submission of an executed agreement, approved as to form by the Town Attorney, within twenty-one (21) days.

ATTACHMENTS:

Planning and Zoning Commission Chairman's Report
Ordinance 16-793
Community Development Staff Report
Special User Permit Application
Public Hearing Notice
Notification Map
Notification List

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

ORDINANCE NO. 16-793

AN ORDINANCE OF THE TOWN OF PANTEGO AUTHORIZING A SPECIAL USE PERMIT ISSUED TO SYLVESTER T. LAFAYETTE TO ESTABLISH A CHURCH AND OFFICES AT 3216 W. PARK ROW DRIVE, LOT 1, BLOCK 1 OF PARK ROW WEST ADDITION OF THE A.L.S. LAND SURVEY, PANTEGO, TARRANT COUNTY, TEXAS; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Town of Pantego, Texas is a Type A General Law Municipality located in Tarrant County, Texas, created in accordance with provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Chapter 14, Section 14.02.513(5) of the Town of Pantego Municipal Code allows for an exception for any public or government building or use not elsewhere permitted in a particular district; and

WHEREAS, the Planning & Zoning Commission as required by Chapter 211 of the Texas Local Government Code has duly published a Notice of Public Hearing in the Fort Worth Commercial Recorder, the official newspaper for the Town of Pantego, on September 19, 2016; and

WHEREAS, the Planning and Zoning Commission has received and reviewed the application from Sylvester T. Lafayette and has determined that it does comply with all requirements for the Special Use Permit; and

WHEREAS, the Commissioners recommended approval of this application at their regularly scheduled meeting on October 3, 2016; and

WHEREAS, the Town Council by affirmative vote of four of its members may by ordinance authorize special use permits; and

WHEREAS, presentation of this ordinance at a meeting preceding the meeting at which the ordinance is enacted places an undue burden in administrative time and expense to the Town, and as reflected by the vote of two-thirds of the Councilmember's present, the requirements of Section 1.03.035(b) are hereby waived.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PANTEGO, TEXAS THAT:

SECTION 1:

The Town Council authorizes a Special Use Permit for the use of a place to worship located at:

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

as requested by Sylvester T. Lafayette.

SECTION 2:

This Special Use Permit shall require the following conditions:

1. Installation of a female water closet within forty-five (45) days of approval;
2. Shared Parking Agreement must be executed by all parties before Council approval;
3. Use of an off-duty police officer any time the across the street parking in Arlington is utilized or the implementation of all recommendations from a traffic impact analysis completed by a licensed professional engineer within sixty (60) days of approval;
4. Permit shall expire at the end of the tenant's current lease on July 31, 2016.

**SECTION 3:
PROVISIONS CUMULATIVE**

This ordinance shall be cumulative of all provisions of the ordinances of the Town of Pantego, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

**SECTION 4:
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as provided by law, and it is so ordained.

PASSED AND APPROVED AFTER WAIVER OF THE REQUIREMENTS OF TOWN CODE SECTION 1.03.035(b) THIS THE 17th DAY OF OCTOBER 2016 BY A VOTE OF _____ AYES, _____ NAYS, AND _____ ABSTENTIONS, AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF PANTEGO, TEXAS.

Melody Paradise, Mayor

ATTEST:

Julie Arrington, City Secretary

APPROVE AS TO FORM:

Jim Jeffrey, City Attorney



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.

REPORT ON PLANNING AND ZONING COMMISSION MEETING
October 3, 2016

1. Zoning case Z-227 - SYLVESTER T. LAFAYETTE – Special Use Permit:

Action: The Commissioners voted unanimously to recommend approval of this special use permit with conditions.

Public hearings: Brian Tally and Silvester Lafayette briefly discussed how they are working with the city to get the SUP approved. One citizen was against the SUP and voiced her concerns over having the church in that location with regards to noise, traffic, and having a church there period.

Discussion: The Commissioners had a few concerns about the parking situation. Specifically, how they would safely move people from the Church of Christ parking lot across Park Row to their location. All questions were answered and the Commissioners voted unanimously to approve this SUP with the 4 conditions that Jim Jeffrey recommended to the Commission.

Any questions or concerns about this summary, please feel free to contact me any time.

Jesse Howell
Chairman



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.

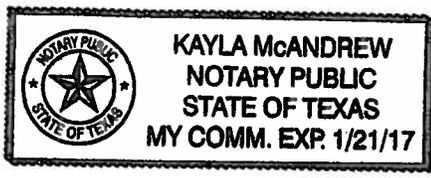
I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Town Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and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

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

Remarks: _____

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



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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

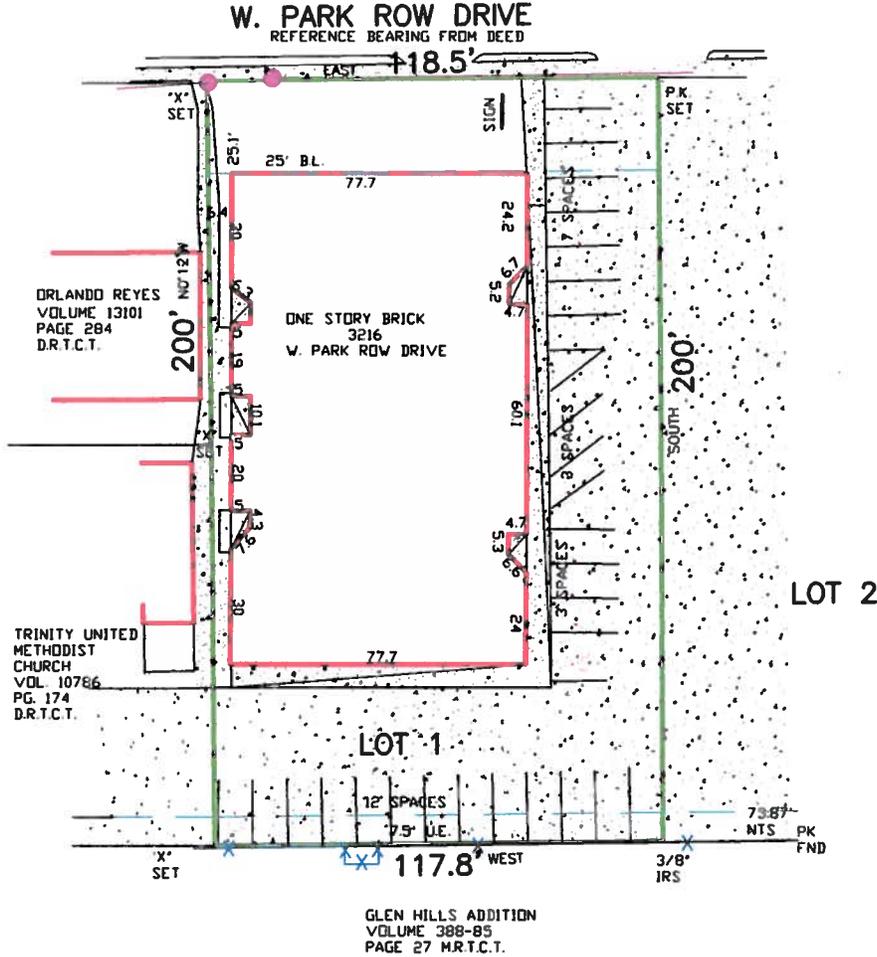
Primary Building:
Building Name: TRINITY UMC ADULT EDUCATION /
Building Type: Commercial
Year Built: 1981

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.

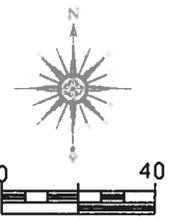
NOTE: THIS PROPERTY IS SUBJECT TO THE BLANKET EASEMENTS FOR UNDERGROUND ELECTRIC SERVICE LINE AS RECORDED IN VOLUME 7247, PAGE 2009 AND VOLUME 7329, PAGE 1063 D.R.T.C.T.



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





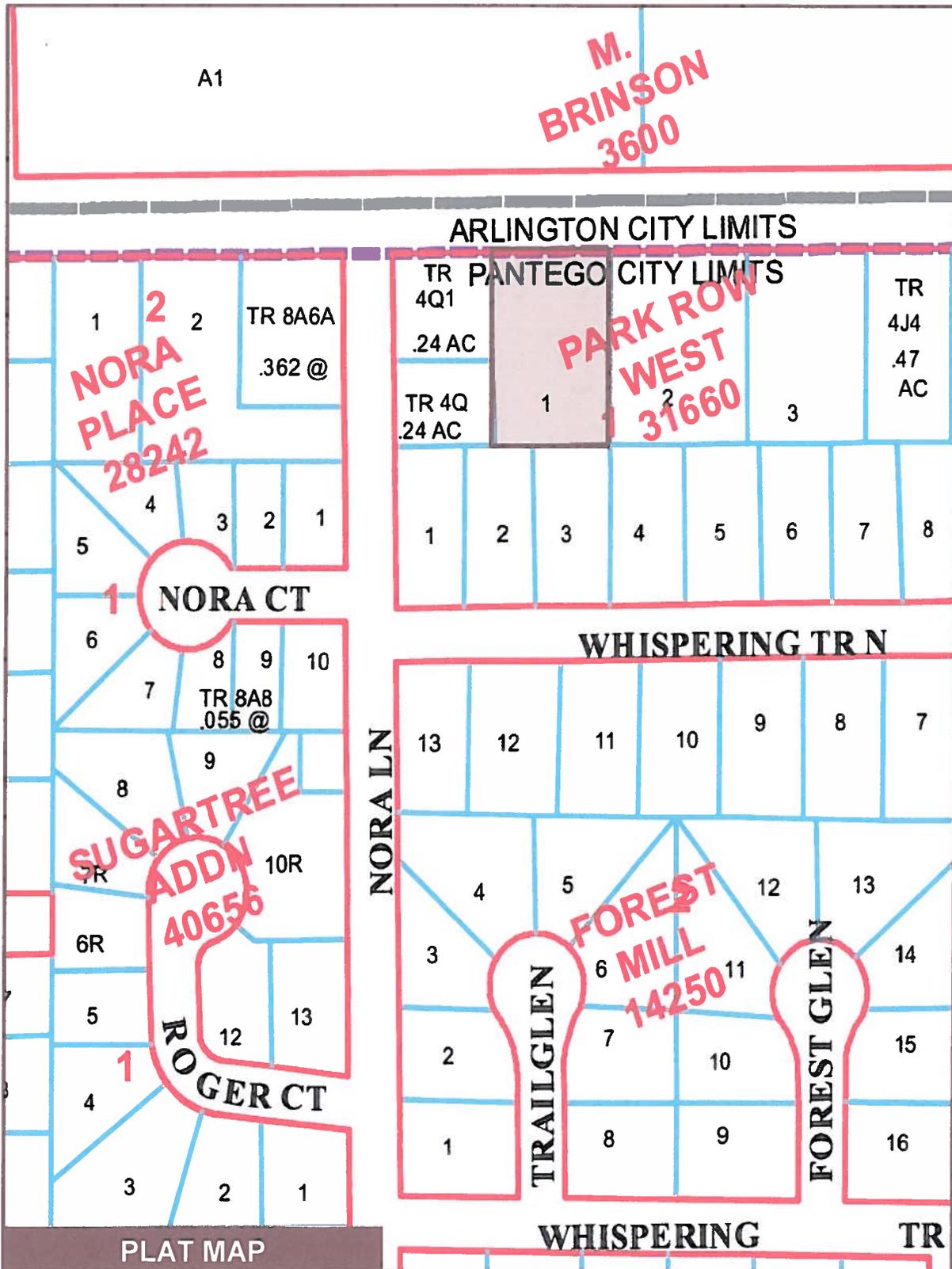
SUBJECT PHOTOGRAPHS



OUTSIDE VIEW

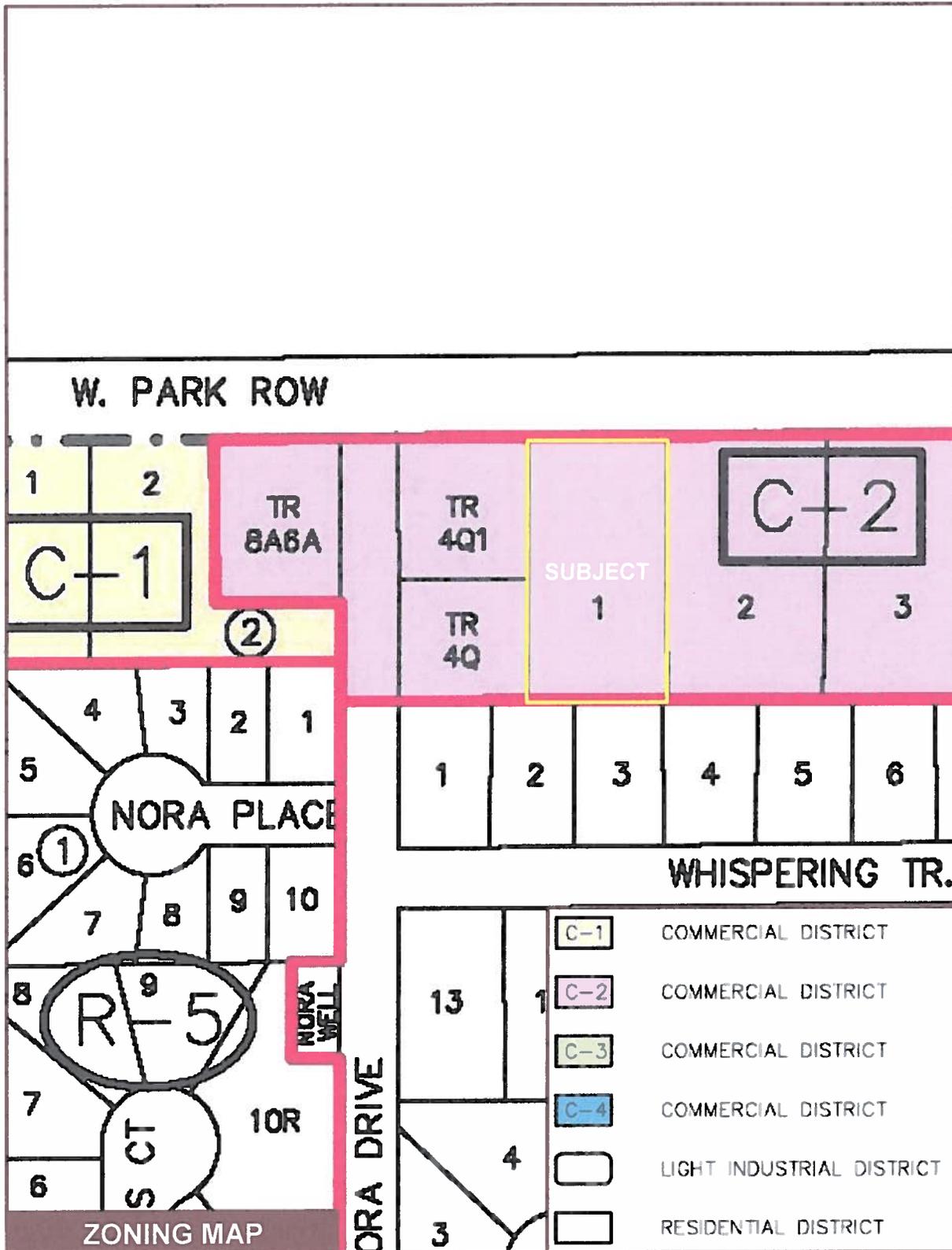


OUTSIDE VIEW



PLAT MAP

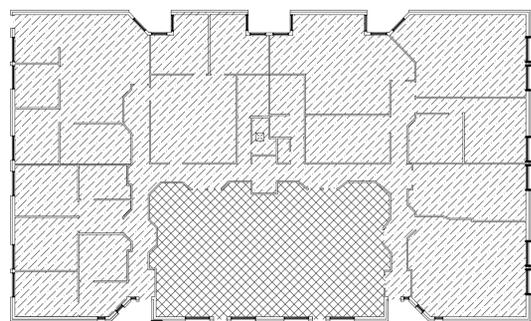




Additional Submittal Information for Special Use Permit Application

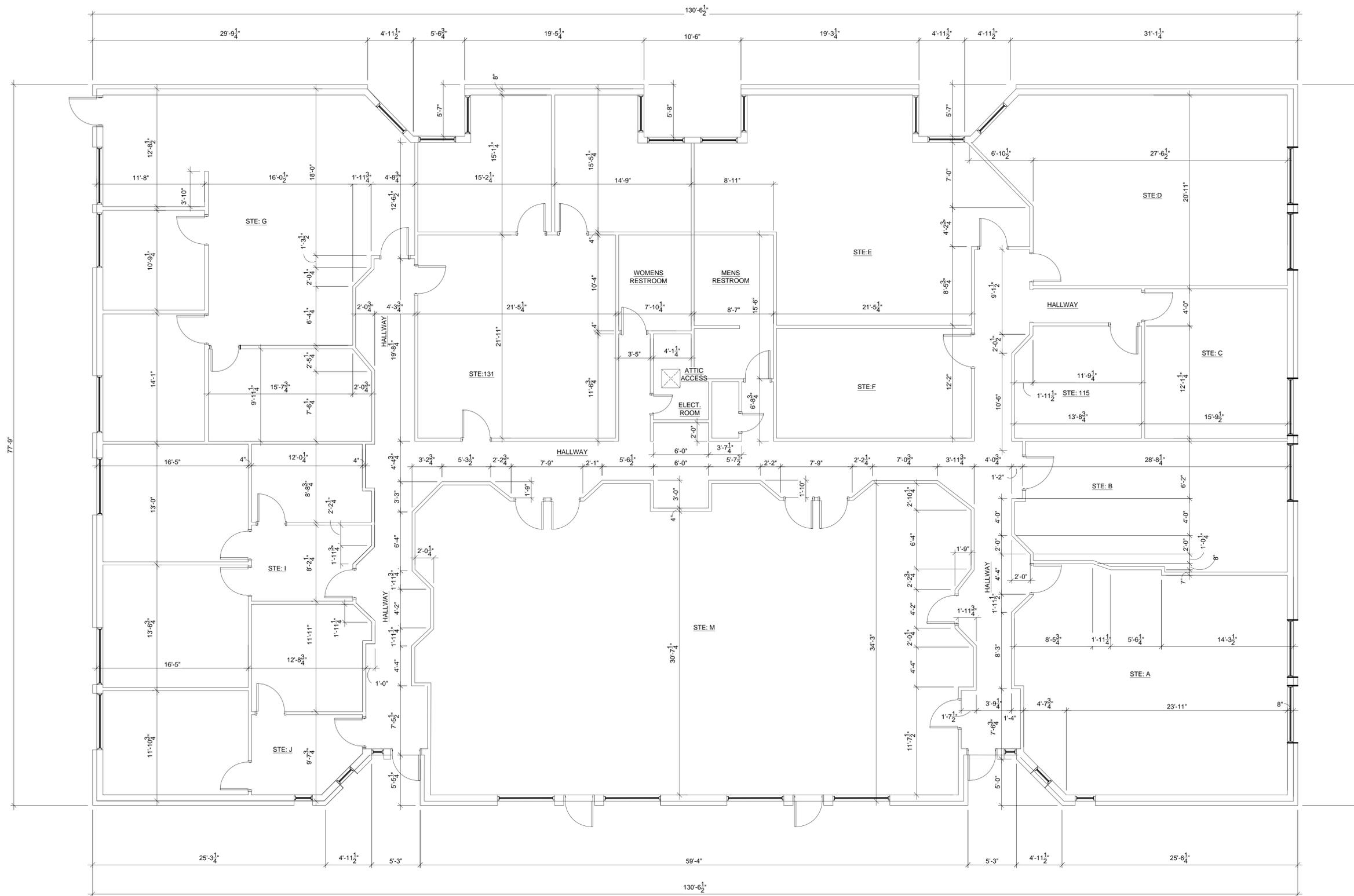
Now Faith Deliverance Temple, located at 3216 W. Park Row, Pantego, Texas, is a non-denominational, non-profit 501(c)(3) religious organization established in 2010.

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.



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

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



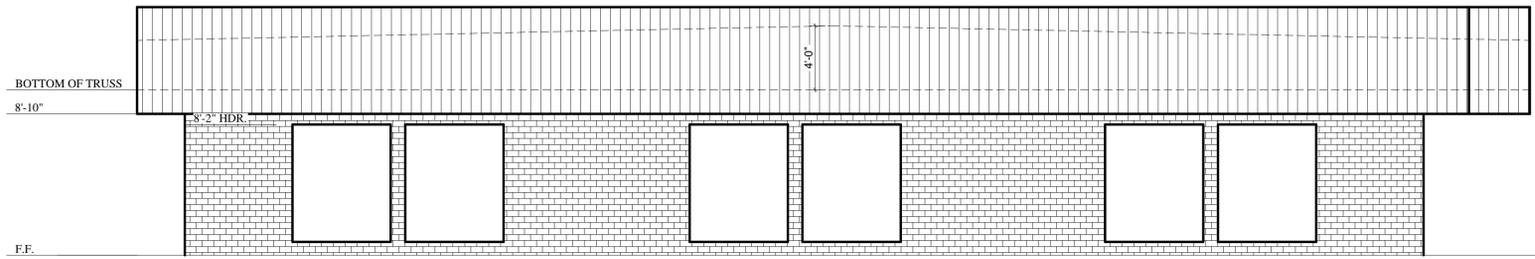
NEWPORT PROPERTIES
 3216 PARK ROW
 PANTEGO, TX
FIRST FLOOR PLAN

No.	Date	Revision Description

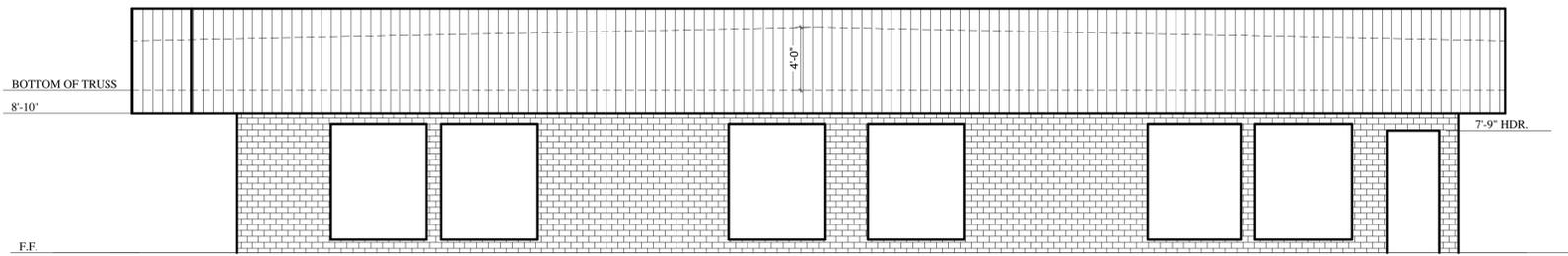


SHEET NO.
SK1

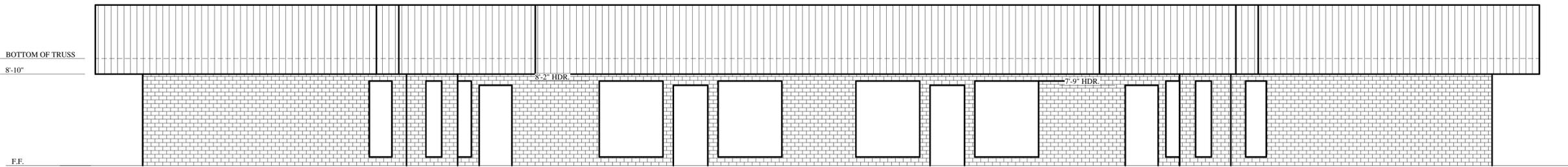
PROJECT NO.: 999-16-30



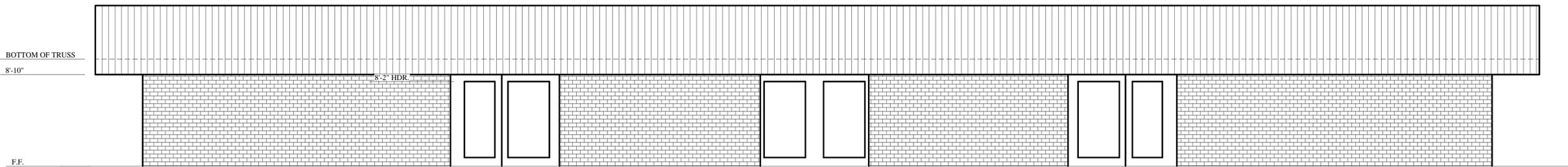
1 NORTH AS-BUILT ELEVATION
SK2 SCALE: 1/2" = 1'-0"



2 SOUTH AS-BUILT ELEVATION
SK2 SCALE: 1/2" = 1'-0"



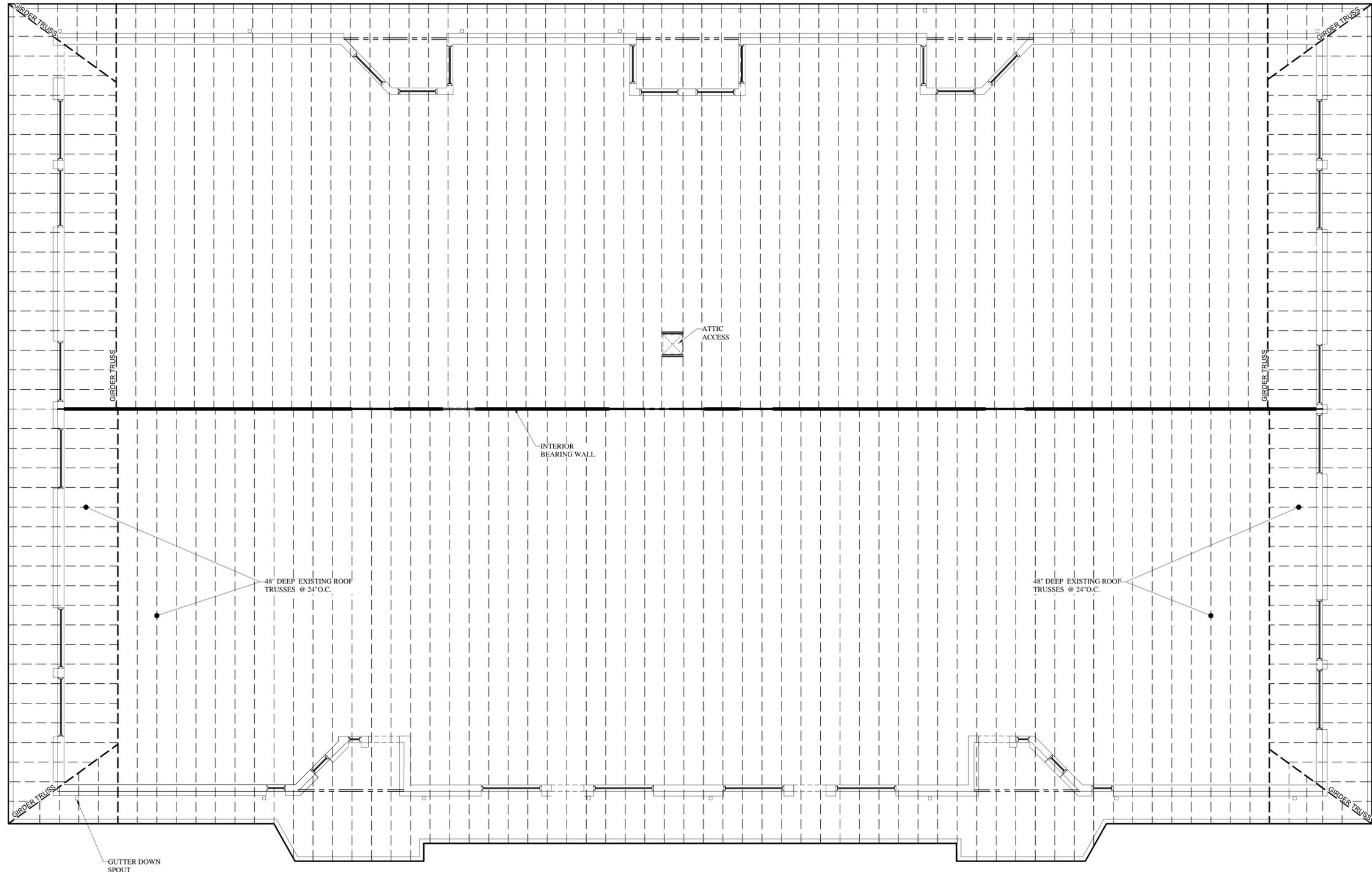
3 EAST AS-BUILT ELEVATION
SK2 SCALE: 1/2" = 1'-0"



4 WEST AS-BUILT ELEVATION
SK2 SCALE: 1/2" = 1'-0"

No.	Date	Revision Description



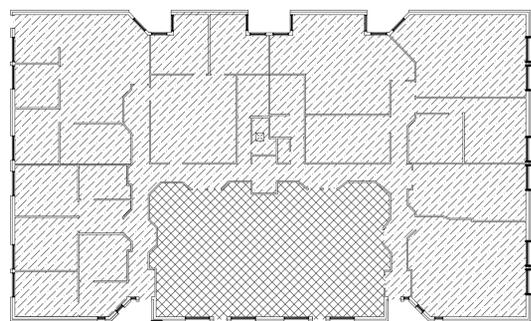


1 ROOF PLAN
 SK3 SCALE: 1/2" = 1'-0"



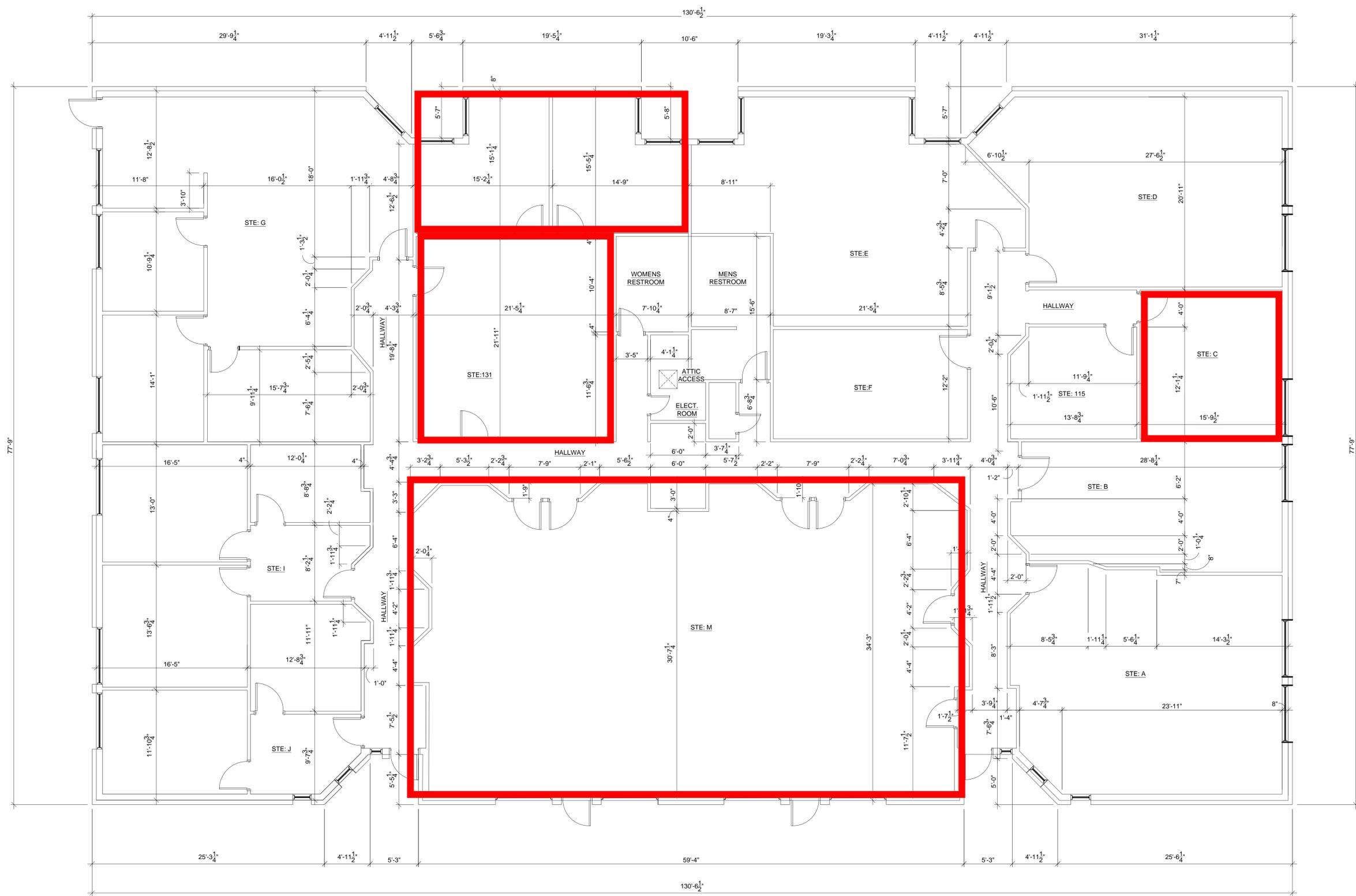
No.	Date	Revision Description





 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

PROJECT NO.: 999-16-30

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

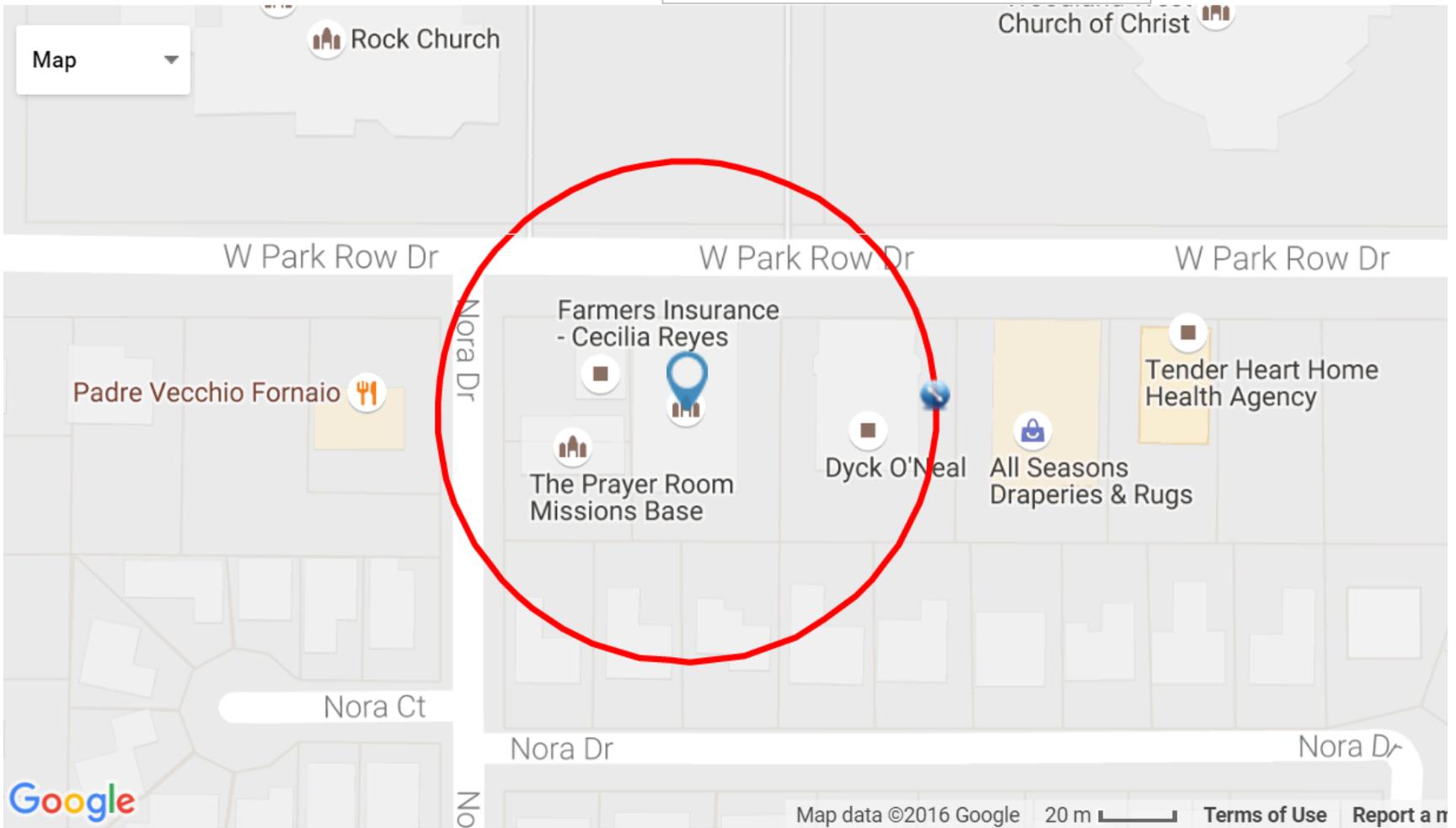
By: _____
Name: Randolph Todd
Title: _____

NEWPORT INVESTMENTS, LLC
A Texas Limited Liability Company

By _____
Name: Brian Tally
Title: _____

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



NOTICE OF PUBLIC HEARING

The Town of Pantego will hold a Public Hearing to discuss the following proposed Special Use Permit:

ZONING CASE Z-227, A PROPOSED SPECIAL USE PERMIT AS REQUESTED BY SYLVESTER T. LAFAYETTE TO ESTABLISH A CHURCH AND SANTUARY OFFICE AT 3216 W. PARK ROW DRIVE, LOT 1, BLOCK 1, OF PARK ROW WEST ADDITION OF THE A.L.S. LAND SURVEY, PANTEGO, TARRANT COUNTY, TEXAS. THE PROPERTY IS GENERALLY LOCATED ON THE SOUTH SIDE OF WEST PARK ROW DRIVE BETWEEN NORA DRIVE AND BOWEN ROAD.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Date: October 3, 2016
Time: 7:00 p.m.
Location: Pantego Town Hall, Town Council Chambers
1614 South Bowen Road
Pantego, TX 76013

TOWN COUNCIL PUBLIC HEARING

Date: October 24, 2016
Time: 7:30 p.m.
Location: Pantego Town Hall, Town Council Chambers
1614 South Bowen Road
Pantego, TX 76013

Residents will be given an opportunity to be heard in connection with said proposed special use permit. Information on Zoning Case Z-227 is available for review at Town Hall.

If you are unable to attend the hearing, you are allowed to forward a letter voicing your opinion for or against this special use permit to the attention of Jessie Hanks, Planning & Zoning Commission Secretary at 1614 South Bowen Road, Pantego, Texas, 76013. Your comments and concerns may be read aloud during the Public Hearing.

Prepared and posted this 19th day of September 2016, in accordance with V.T.C.A. Chapter 211, Tex. Go's Code.

NOTICE OF PUBLIC HEARING

AMENDED

The Town of Pantego will hold a Public Hearing to discuss the following proposed Special Use Permit:

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 ROW DRIVE, LOT 1, BLOCK 1, OF PARK ROW WEST ADDITION OF THE A.L.S. LAND SURVEY, PANTEGO, TARRANT COUNTY, TEXAS. THE PROPERTY IS GENERALLY LOCATED ON THE SOUTH SIDE OF WEST PARK ROW DRIVE BETWEEN NORA DRIVE AND BOWEN ROAD.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

Date: October 3, 2016
Time: 7:00 p.m.
Location: Pantego Town Hall, Town Council Chambers
1614 South Bowen Road
Pantego, TX 76013

TOWN COUNCIL PUBLIC HEARING

Date: October 17, 2016
Time: 7:30 p.m.
Location: Pantego Town Hall, Town Council Chambers
1614 South Bowen Road
Pantego, TX 76013

Residents will be given an opportunity to be heard in connection with said proposed special use permit. Information on Zoning Case Z-227 is available for review at Town Hall.

If you are unable to attend the hearing, you are allowed to forward a letter voicing your opinion for or against this special use permit to the attention of Jessie Hanks, Planning & Zoning Commission Secretary at 1614 South Bowen Road, Pantego, Texas, 76013. Your comments and concerns may be read aloud during the Public Hearing.

Prepared and posted this 19th day of September 2016, in accordance with V.T.C.A. Chapter 211, Tex. Go's Code.