



AGENDA

PLANNING AND ZONING COMMISSION

January 6, 2020

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:
 - December 4, 2019

NEW BUSINESS

2. Public hearing, discuss, review and consider action Zoning Case Z-248, a proposed Final Plat as requested by Skytec Development LLC for the properties located at 2104 West Arkansas Lane, lots 1-59, blocks 1-3 of the Skytec Vista Addition, Pantego, Tarrant County, Texas. The property is generally located on the South side of West Arkansas Lane between Stockbridge Court and Windy Pine Lane.

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, January 3, 2020 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

Alesha Russell-Greve
Alesha Russell-Greve, 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 December 4, 2019 meeting.

DATE: January 6, 2020

PRESENTER:

Alesha Russell-Greve, Zoning Secretary

BACKGROUND:

Review and consider action on Planning and Zoning Commission minutes from December 4, 2019 meeting.

RECOMMENDATION:

Staff recommends approval of the Planning and Zoning Commission minutes from December 4, 2019 meeting as written.

ATTACHMENTS:

December 4, 2019 Minutes.

Director's Review: _____ City Manager's Review: _____
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**Planning and Zoning Commission
Minutes December 4, 2019**

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 4th day of December 2019 with the following members present:

John Kushma	Chairman
Jason Bergin	Vice-Chairman
Clifton Cassell	Commissioner
Victoria Roemmich	Commissioner
Gregg Kidd	Commissioner

Constituting a quorum. The following staff members were present:

Cody Payne	Community Development Director
Alesha Russell-Greve	Planning & Zoning Secretary

(The following items were considered in accordance with the official agenda posted on the 27th day of November 2019.)

REGULAR SESSION 7:00 P.M.

CALL TO ORDER AND GENERAL COMMENTS

Chairman Kushma welcomed everyone to the meeting and called the Regular Session to order at 7:02 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

Commissioner Cassell gave the invocation, which was immediately followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Approval of Planning and Zoning November 4, 2019 Minutes.

Commissioner Roemmich made a motion to approve the November 4, 2019 minutes as submitted. Commissioner Cassell seconded the motion.

The vote was as follows:

Ayes: Kushma, Bergin, Cassell, Roemmich, and Kidd.

Nays: None.

Abstentions: None.

Chairman Kushma declared the motion passed unanimously.

NEW BUSINESS

2. Public hearing, discuss, review, and consider action on a proposed ordinance amending Chapter 14 Zoning "Donation Box" of the Code of Ordinances of the Town of Pantego, Texas; repealing all ordinances in conflict herewith; providing for publication in the official newspaper and providing an effective date.

Chairman Kushma read the caption for the record. Community Development Director Cody Payne explained the proposed ordinance is to address donation boxes that have shown up in town without contact information. The current Ordinance does not all him to abate the donation boxes. He informed the Commission that several Council members have complained about them, and the lack of upkeep. He explained he looked at surrounding cities ordinances and Arlington was the strictest, so he followed theirs.

Chairman Kushma opened the public hearing at 7:07 p.m.

**Planning and Zoning Commission
Minutes December 4, 2019**

No one spoke in favor or against the proposed ordinance. Chairman Kushma adjourned the public hearing at 7:07 p.m.

Chairman Kushma inquired if any written communications were received. Ms. Russell-Greve stated that no calls or written communications had been received.

Chairman Kushma inquired whether donation boxes were previously in the ordinances. Mr. Payne stated we previously had stipulations on size and upkeep by the property owner. Chairman Kushma questioned what restrictions the ordinance would add. Mr. Payne explained the new restrictions are it's mandatory to get a permit, mandatory to keep it clean, mandatory to get authorization from the property owner, and there is an annual fee. Commissioner Kidd asked about the current fee. Mr. Payne informed the Commission the permit is associated with an accessory building and the base fee is \$25. He explained the ordinance as it stands right now doesn't specify that they need a permit. The new ordinance states you have to have a permit, and limits how many you can have at one facility. The Commission inquired about the annual fee, fines, and limiting them to reputable charities. Mr. Payne stated the annual fee is \$150, and since it is in the Zoning Ordinance the fine could be up to \$2000. He informed the Commission; the Town could not limit the permit to reputable charities.

Commissioner Roemmich made a motion to approve the proposed ordinance. Commissioner Kidd seconded the motion.

The vote was as follows:
Ayes: Kushma, Bergin, Cassell, Roemmich, and Kidd.
Nays: None.
Abstentions: None.

Chairman Kushma declared the motion passed unanimously.

GENERAL COMMENTS

Chairman Kushma thanked everyone for coming.

ADJOURNMENT

Chairman Kushma declared the meeting adjourned at 7:18 p.m.

John Kushma, Chairman

ATTEST:

Alesha Russell-Greve, Planning & Zoning Secretary



PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Discuss, review and consider action on Zoning Case Z-248, a proposed Final Plat as requested by Skytec Development LLC for the properties located at 2104 West Arkansas Lane, lots 1-59, blocks 1-3 of the Skytec Vista Addition, Pantego, Tarrant County, Texas. The property is generally located on the South side of West Arkansas Lane between Stockbridge Court and Windy Pine Lane.

DATE: January 6, 2020

PRESENTER:

Cody Payne, Community Development Director

BACKGROUND:

The Notice of Public Hearing was published on December 20, 2019 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 the Zoning Case Z-248 as submitted.

ATTACHMENTS:

Community Development Staff Report
Application Zoning Case Z-248
Final Plat
Notification Map
Notification List

Director's Review: _____ City Manager's Review: _____
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COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: January 6, 2020

ACTION REQUESTED: Consider approval and recommendation for Zoning case Z-248 a proposed Final Plat as requested by Skytec Development LLC.

DESCRIPTION: Zoning Case Z-248, a proposed Final Plat as requested by Skytec Development LLC for the properties located at 2104 West Arkansas Lane, lots 1-59, blocks 1-3 of the Skytec Vista Addition, Pantego, Tarrant County, Texas. The property is generally located on the South side of West Arkansas Lane between Stockbridge Court and Windy Pine Lane.

PROPERTY OWNER: Skytec Development LLC

APPLICANT: Skytec Development LLC

CURRENT ZONING: R-3 Apartment Residential District

SURROUNDING ZONING/LAND USE: North- C-4 Commercial District
West- R-1 Single Family Residential District
East- Residential Zoning District – Arlington
South- Residential Zoning District – Arlington

REQUESTED VARIANCES: No variance has been requested at this time.

ANALYSIS: This is a proposed final plat for Skytec Development LLC to put in residential townhomes.

RECOMMENDED ACTIONS: The Planning and Zoning Commission has the following options when considering this Final Plat 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 Final Plat as submitted.



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

FINAL PLAT APPLICATION

APPLICANT INFORMATION

NAME: SkyTec Development LLC DATE: 12/06/2019
 ADDRESS: 1281 W Green Oaks Blvd, #117 Arlington, TX 76013
 PHONE: 469-458-6882 FAX: 469-458-6887

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

Developer: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____	Agent: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____
Surveyor: <u>CBG Surveying Texas LLC</u> Address: <u>12025 Shiloh Road, Suite 240</u> City / State / Zip: <u>Dallas, Texas 75228</u> Phone / Fax: <u>214-349-9485 / 214-349-2216</u>	Engineer: <u>Westra Consultants, LLC</u> Address: <u>1601 E Lamar, Ste 205</u> City / State / Zip: <u>Arlington, Texas 76011</u> Phone / Fax: <u>817-345-7684 / 817-612-6859</u>

PROPERTY INFORMATION

THE UNDERSIGNED IS REQUESTING CONSIDERATION OF THE SUBMITTED FINAL PLAT FOR THE FOLLOWING:

ADDRESS OF LOCATION: 1-42 High Oaks Circle & 2104 W Arkansas Lane, Pantego, TX 76015

SUBDIVISION NAME: SKYTEC VISTA HIGH OAKS ADDITION LOT: 1-59 BLOCK: 1-3

PRESENT ZONING: R3 ZONING CHANGE REQUESTED: YES NO *if Yes* CASE#: _____

TOTAL ACREAGE: 5.42 TOTAL NUMBER OF LOTS: 59

DEVELOPMENT INFORMATION

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

PROPOSED USE OF PROPERTY: Residential - Single Family Attached (Townhomes)

DEVELOPER OF PROPERTY WILL BE: Present Owner Purchaser Unknown



FINAL PLAT APPLICATION

APPLICANT INFORMATION

NAME: SkyTec DEVELOPMENT LLC DATE: 12/06/2019
 ADDRESS: 1281 W Green Oaks Blvd, #117 Arlington, TX 76013
 PHONE: 469-458-6882 FAX: 469-458-6887

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

Developer: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____	Agent: _____ Address: _____ City / State / Zip: _____ Phone / Fax: _____
Surveyor: <u>CBG Surveying Texas LLC</u> Address: <u>12025 Shiloh Road, Suite 240</u> City / State / Zip: <u>Dallas, Texas 75228</u> Phone / Fax: <u>214-349-9485 / 214-349-2216</u>	Engineer: <u>WESTRA Consultants, LLC</u> Address: <u>1601 E Lamar, Ste 205</u> City / State / Zip: <u>Arlington, Texas 76011</u> Phone / Fax: <u>817-345-7684 / 817-612-6859</u>

PROPERTY INFORMATION

THE UNDERSIGNED IS REQUESTING CONSIDERATION OF THE SUBMITTED FINAL PLAT FOR THE FOLLOWING:

ADDRESS OF LOCATION: 2106 W ARKANSAS LANE, PANTEGO, TX 76015
 SUBDIVISION NAME: SKYTEC VISTA ADDITION LOT:

1 - 11,	1
1 - 19,	2
1 - 11,	3
1 - 18	4

 BLOCK: _____
 PRESENT ZONING: R3 ZONING CHANGE REQUESTED: YES NO *if Yes* CASE#: _____
 TOTAL ACREAGE: 5.492 TOTAL NUMBER OF LOTS: 59

DEVELOPMENT INFORMATION

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

CONTINUED

please be aware that the Town does not enforce deed restrictions

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

ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission hearing thereon. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the Town. I further acknowledge that attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission shall have the power to dismiss this proposal either at the call of the case or after hearing, and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the Town Council.

I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the City Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and the Town Council. I understand that the filing fee is not refundable upon withdrawal of the proposal.

Signature(s):

Owner: Date: 12/06/2019

Applicant: Date: 12/06/2019

TOWN OFFICE USE ONLY

INITIAL SUBMISSION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Final Plat – 6 copies |
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Drainage Plans – 6 copies |
| <input type="checkbox"/> Tax Certificate | <input checked="" type="checkbox"/> Street & Sidewalk Construction Plan – 6 copies |
| <input type="checkbox"/> Certificate by Surveyor | <input checked="" type="checkbox"/> Utility Plans – 6 copies |
| <input type="checkbox"/> Certificate of Ownership & Dedication | |

Accepted By: Aletha Russell-Grove Date: 12/5/19

FINAL SUBMISSION:

DRC Approved Plat – 15 paper copies and 1 electronic copy (.pdf or .tif)

Accepted By: _____ Date: _____

FINAL PLAT PROCEDURES

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

MEETING DATES

P&Z: Jan. 6th, 2019 Council: Jan 13th, 2019

These dates are contingent on deadlines being met by applicant

REQUIRED SUBMITTALS

INITIAL SUBMISSION:

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

FINAL SUBMISSION:

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

FINAL PLAT CHECKLIST

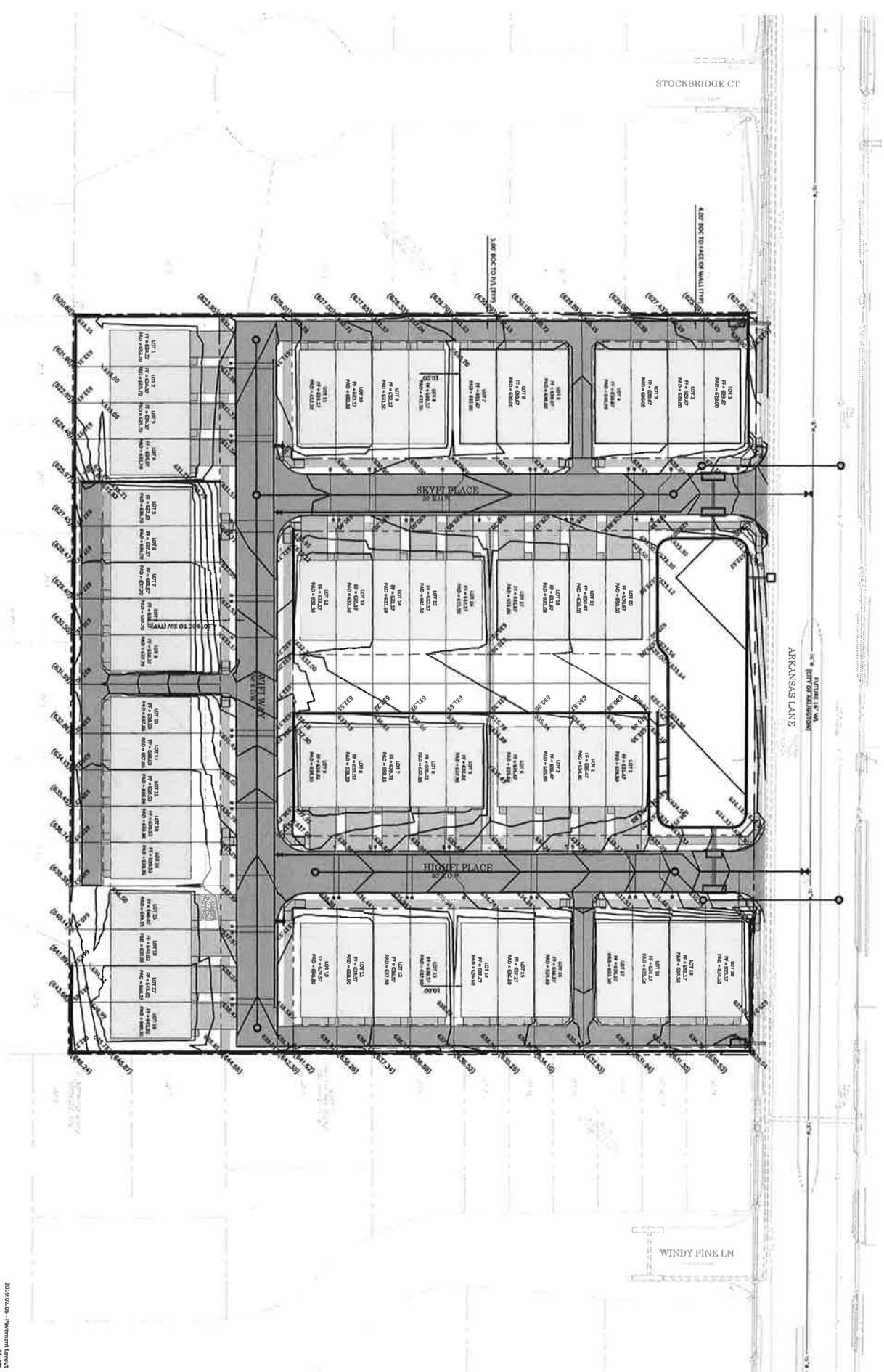
Plat must be formatted as follows:

- * Size is to be 24"x 36" * Scale is to be 1" = 100'

Plat must include the following information:

<u>BASIC INFORMATION:</u>	<u>On Plat</u>	<u>Incomplete</u>
• Subdivision Name	_____	_____
• Town	_____	_____
• County	_____	_____
• State	_____	_____
• Name & Address of Record Owner	_____	_____
<u>IDENTIFICATION:</u>		
• Names of adjacent subdivisions	_____	_____
• Names of streets (new & old)	_____	_____
• Lot & Block numbers	_____	_____
<u>SURVEYING:</u>		
• Boundary Survey of Plat	_____	_____
• Reference to original survey or previous subdivision	_____	_____
• Location, names, widths of adjacent &/or existing streets, alleys, rights of ways, & easements	_____	_____
• Reference & location of all surrounding subdivisions, tracts, etc.	_____	_____
• Field notes, & metes & bounds description	_____	_____
<u>INTERIOR DETAILS:</u>		
• Dimension & location of all lots, streets, easements, part, etc.	_____	_____
• Detail curve information	_____	_____
• Building lines, exterior & interior	_____	_____
<u>DEDICATION:</u>		
• Signed by owners & notarized	_____	_____
<u>CERTIFICATION:</u>		
• Plat represents survey by licensed Engineer or Surveyor	_____	_____
• Monuments shown on plat	_____	_____
• Monuments set in field	_____	_____
<u>DRAFTING:</u>		
• Date	_____	_____
• Scale & north arrow	_____	_____
• Small scale location map	_____	_____

This checklist is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the zoning ordinance, subdivision regulations, and other development related ordinances of the Town of Pantego. Specific requirements and procedures for final plat approval are specified in Pantego Municipal Code Titles 10 and 14.



STOCKBRIDGE CT

LOT ROCK TO EAST OF WALL (TYP)

LOT ROCK TO N (TYP)

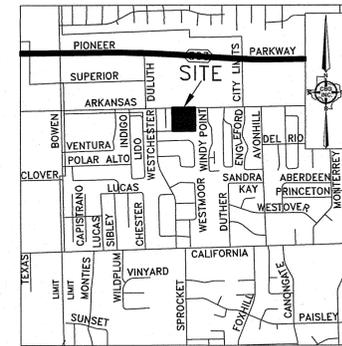
SKYLINE PLACE

ARKANSAS LANE

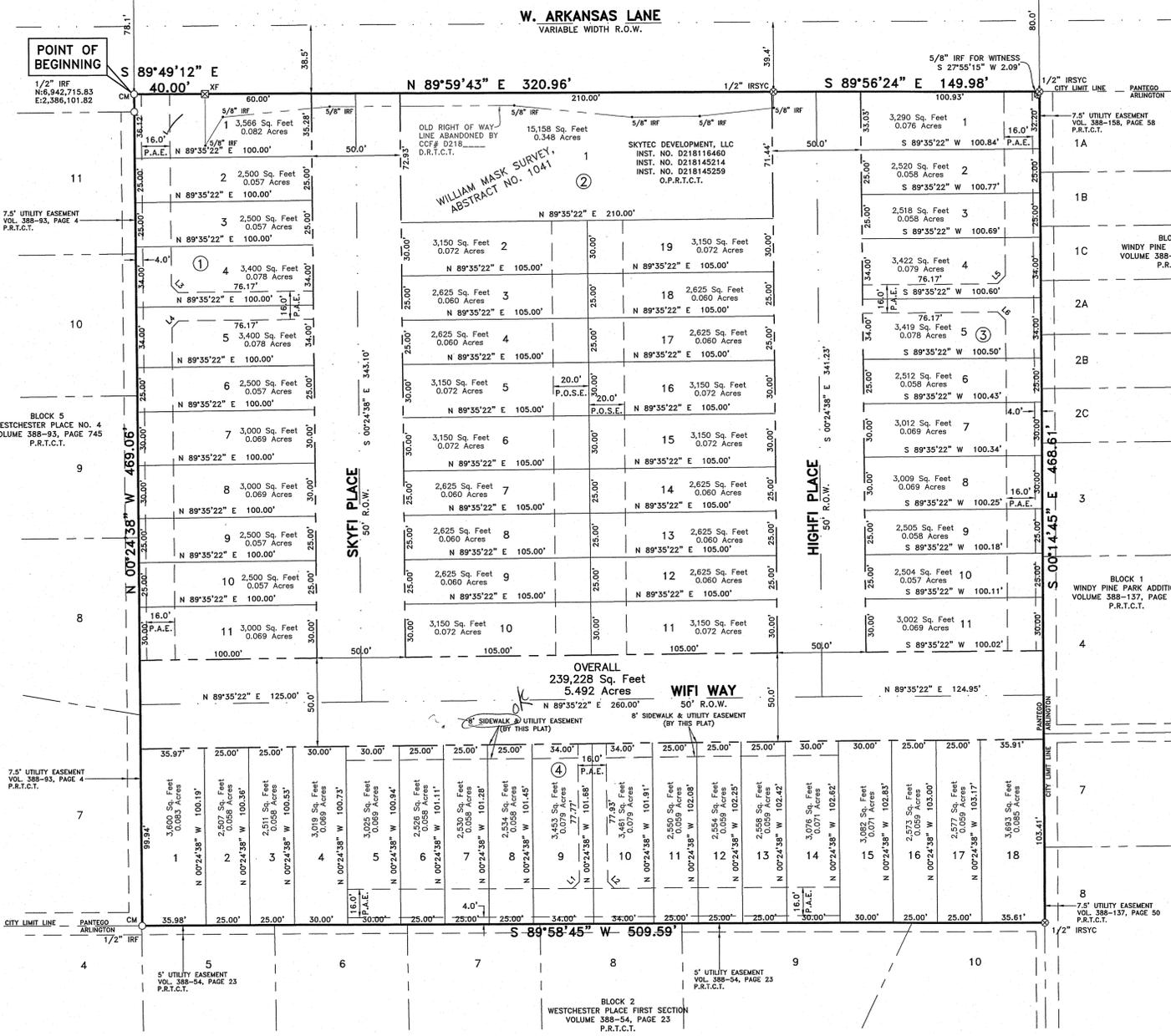
HIGHLINE PLACE

WINDY PINE LN

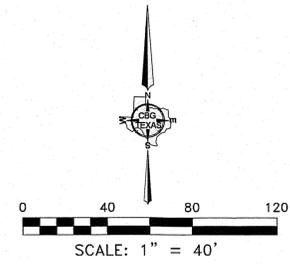
JUST ENTERPRISES INC. INST. NO. D207251668 O.P.R.T.C.T.
 STEPHEN CAPELLA VOLUME 15177, PAGE 282 D.R.T.C.T.
 MICHAEL LEE SINGLETON INST. NO. D212023321 O.P.R.T.C.T.
 STORE HERE PANTEGO, LLC INST. NO. D218107326 O.P.R.T.C.T.



FLOOD STATEMENT
 ACCORDING TO COMMUNITY PANEL NO. 48439C0335K, DATED SEPTEMBER 25, 2009, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OF FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



VICINITY MAP NOT TO SCALE



LOT	BLOCK	ACREAGE	TYPE	LOT	BLOCK	ACREAGE	TYPE
1	1	0.082	RESIDENTIAL	1	3	0.076	RESIDENTIAL
2	1	0.057	RESIDENTIAL	2	3	0.058	RESIDENTIAL
3	1	0.057	RESIDENTIAL	3	3	0.058	RESIDENTIAL
4	1	0.078	RESIDENTIAL	4	3	0.079	RESIDENTIAL
5	1	0.078	RESIDENTIAL	5	3	0.078	RESIDENTIAL
6	1	0.057	RESIDENTIAL	6	3	0.058	RESIDENTIAL
7	1	0.069	RESIDENTIAL	7	3	0.069	RESIDENTIAL
8	1	0.069	RESIDENTIAL	8	3	0.069	RESIDENTIAL
9	1	0.057	RESIDENTIAL	9	3	0.058	RESIDENTIAL
10	1	0.057	RESIDENTIAL	10	3	0.057	RESIDENTIAL
11	1	0.069	RESIDENTIAL	11	3	0.069	RESIDENTIAL
1	2	0.348	NON-RESIDENTIAL	1	4	0.083	RESIDENTIAL
2	2	0.072	RESIDENTIAL	2	4	0.058	RESIDENTIAL
3	2	0.060	RESIDENTIAL	3	4	0.058	RESIDENTIAL
4	2	0.060	RESIDENTIAL	4	4	0.069	RESIDENTIAL
5	2	0.072	RESIDENTIAL	5	4	0.069	RESIDENTIAL
6	2	0.072	RESIDENTIAL	6	4	0.058	RESIDENTIAL
7	2	0.060	RESIDENTIAL	7	4	0.058	RESIDENTIAL
8	2	0.060	RESIDENTIAL	8	4	0.058	RESIDENTIAL
9	2	0.060	RESIDENTIAL	9	4	0.079	RESIDENTIAL
10	2	0.072	RESIDENTIAL	10	4	0.079	RESIDENTIAL
11	2	0.072	RESIDENTIAL	11	4	0.059	RESIDENTIAL
12	2	0.060	RESIDENTIAL	12	4	0.059	RESIDENTIAL
13	2	0.060	RESIDENTIAL	13	4	0.059	RESIDENTIAL
14	2	0.060	RESIDENTIAL	14	4	0.071	RESIDENTIAL
15	2	0.072	RESIDENTIAL	15	4	0.071	RESIDENTIAL
16	2	0.072	RESIDENTIAL	16	4	0.059	RESIDENTIAL
17	2	0.060	RESIDENTIAL	17	4	0.059	RESIDENTIAL
18	2	0.060	RESIDENTIAL	18	4	0.085	RESIDENTIAL
19	2	0.072	RESIDENTIAL			1.313	RIGHT OF WAY

LEGEND
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2 IRF = 1/2 INCH IRON ROD FOUND
 XF = "X" FOUND IN CONCRETE
 1/2" IRSYC = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
 P.A.E. = PRIVATE ACCESS DRIVE EASEMENT
 P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

LINE	BEARING	DISTANCE
L1	S 44°35'22" W	5.41'
L2	S 45°24'38" E	5.41'
L3	N 45°24'38" W	5.42'
L4	S 44°35'22" W	5.42'
L5	N 44°35'22" E	6.31'
L6	S 45°24'38" E	6.21'

PANTEGO
TOWN COUNCIL APPROVAL

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

GENERAL NOTES
 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
 2) THE SUBJECT PROPERTY IS CURRENTLY ZONED: R3: MULTIFAMILY TOWNHOUSE/CONDO RESIDENTIAL DISTRICT.
 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

FOR REVIEW ONLY
 PRELIMINARY PLAT OF
SKYTEC VISTA ADDITION
 LOTS 1-11, BLOCK 1
 LOTS 1-19, BLOCK 2
 LOTS 1-11, BLOCK 3 AND
 LOTS 1-18, BLOCK 4
 BEING A REPLAT OF HIGH OAKS ADDITION, AN ADDITION TO THE TOWN OF PANTEGO, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 192, PLAT RECORDS, TARRANT COUNTY, TEXAS
 WILLIAM MASK SURVEY, ABSTRACT NO. 1041

OWNER: SKYTEC DEVELOPMENT, LLC
 1281 W. GREEN OAKS, SUITE 117
 ARLINGTON, TEXAS 76013

CBG
 SURVEYING TEXAS LLC
 PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9465
 F 214.349.9216
 Firm No. 10168800
 www.cbginctx.com

SHEET: 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

Whereas SkyTec Development, LLC is the owner of a 239,228 square feet tract of land situated in the William Mask Survey, Abstract No. 1041, Tarrant County, Texas, and being all of High Oaks Addition, an addition to the Town Of Pantego, Tarrant County, Texas, according to the Plat recorded in Volume 388-174, Page 192, Plat Records, Tarrant County, Texas, some being a tract of land conveyed to SkyTec Development, LLC by General Warranty Deed recorded in Instrument No. D218116460, Official Public Records, Tarrant County, Texas, some being a tract of land conveyed to SkyTec Development, LLC by General Warranty Deed recorded in Instrument No. D218145214, Official Public Records, Tarrant County, Texas, some being a tract of land conveyed to SkyTec Development, LLC by Special Warranty Deed recorded in Instrument No. D218145259, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said High Oaks Addition, said corner being along the South right of way line of W. Arkansas Lane (variable width right of way);

THENCE South 89 degrees 49 minutes 12 seconds East along the South right of way line of said W. Arkansas Lane, a distance of 40.00 feet to an "X" found for corner;

THENCE North 89 degrees 59 minutes 43 seconds East along the South right of way line of said W. Arkansas Lane, a distance of 320.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 89 degrees 56 minutes 24 seconds East along the South right of way line of said W. Arkansas Lane, a distance of 149.98 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of Lot 1A, Block 1, Windy Pine Park Addition, an addition to the Town of Pantego, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-158, Page 88, Plat Records, Tarrant County, Texas, from which a 5/8 inch iron rod found bears South 27 degrees 55 minutes 15 seconds West, 2.09 feet for witness;

THENCE South 00 degrees 14 minutes 45 seconds East along the West line of said Windy Pine Park Addition, a distance of 468.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the West line of Lot 8, Block 1, Windy Pine Park Addition, an addition to the Town of Pantego, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-137, Page 50, Plat Records, Tarrant County, Texas, said corner being the Northeast corner of Lot 10, Block 2, Westchester Place First Section, an addition to the Town of Pantego, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-54, Page 23, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 58 minutes 45 seconds West along the North line of said Westchester Place First Section, a distance of 509.59 feet to a 1/2 inch iron rod found for corner, said corner being along the North line of said Westchester Place First Section, said corner being the Southeast corner of Lot 7, Block 5, Westchester Place No. 4, an addition to the Town of Pantego, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-93, Page 745, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 24 minutes 38 seconds West along the East line of said Westchester Place No. 4, a distance of 469.06 feet to the POINT OF BEGINNING and containing 239,228 square feet or 5.492 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SkyTec Development, LLC, does hereby adopt this plat as **SKYTEC VISTA ADDITION**, an addition to the Town of Pantego, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the _____ day of _____, 2019.

By: _____
SkyTec Development, LLC, Owner
Jacq A. Duncan, Managing Member

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jacq A. Duncan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

RELEASED FOR REVIEW 12/04/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

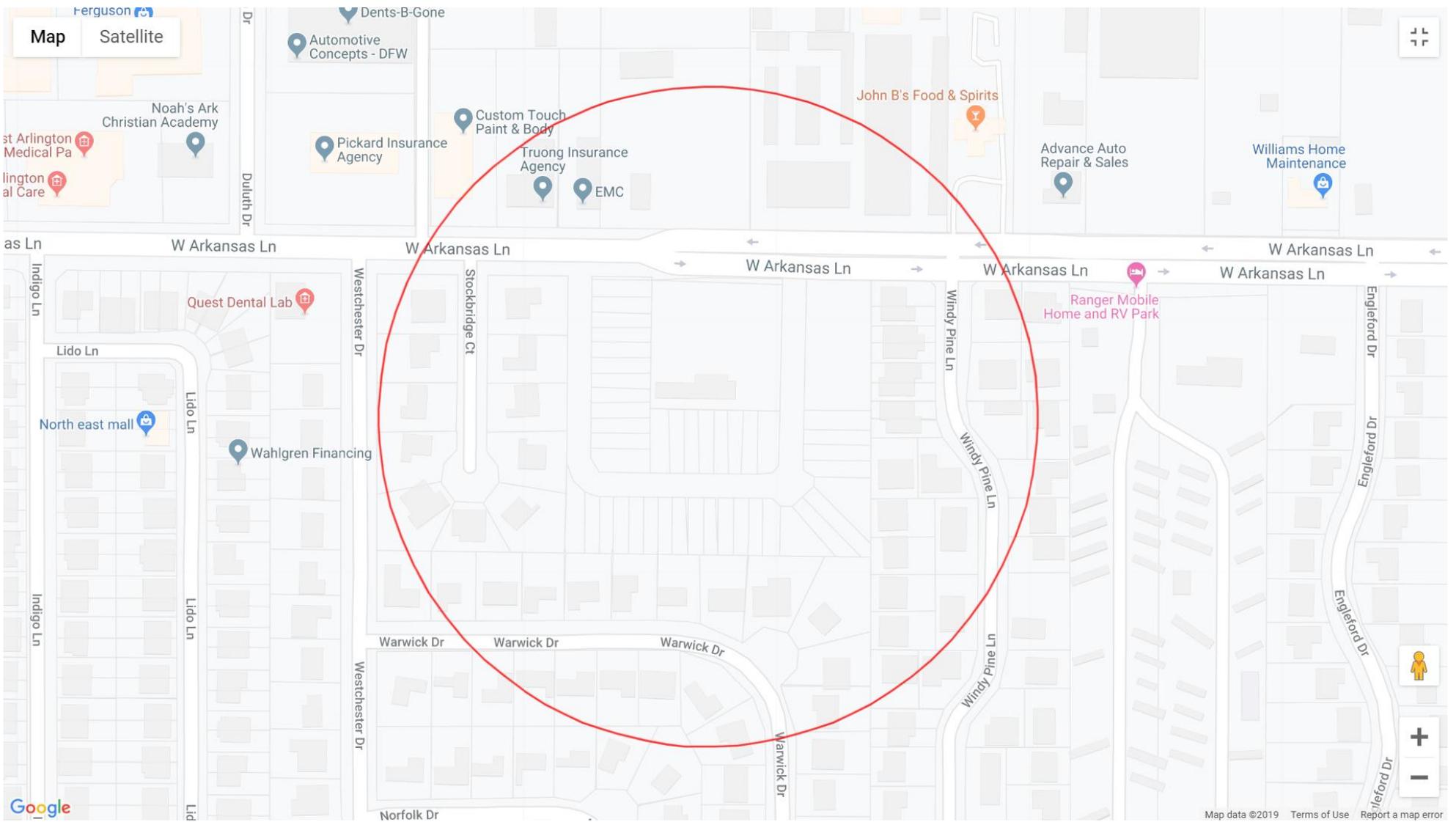
PRELIMINARY PLAT OF
SKYTEC VISTA ADDITION
LOTS 1-11, BLOCK 1
LOTS 1-19, BLOCK 2
LOTS 1-11, BLOCK 3 AND
LOTS 1-18, BLOCK 4

BEING A REPLAT OF HIGH OAKS ADDITION, AN ADDITION TO THE TOWN OF PANTEGO, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-174, PAGE 192, PLAT RECORDS, TARRANT COUNTY, TEXAS
WILLIAM MASK SURVEY, ABSTRACT NO. 1041

SHEET: 2 OF 2

OWNER: SKYTEC DEVELOPMENT, LLC
1281 W. GREEN OAKS, SUITE 117
ARLINGTON, TEXAS 76013





Map Satellite



st Arlington Medical Pa
Noah's Ark Christian Academy
Automotive Concepts - DFW
Pickard Insurance Agency
Custom Touch Paint & Body
Truong Insurance Agency
EMC
John B's Food & Spirits
Advance Auto Repair & Sales
Williams Home Maintenance

as Ln W Arkansas Ln W Arkansas Ln W Arkansas Ln W Arkansas Ln

Indigo Ln Quest Dental Lab Westchester Dr Stockbridge Ct Windy Pine Ln Engleford Dr
Lido Ln North east mall Wahlgren Financing Ranger Mobile Home and RV Park
Indigo Ln Lido Ln

Warwick Dr Warwick Dr Warwick Dr Windy Pine Ln Engleford Dr
Westchester Dr Norfolk Dr



Notification List for Z-248

Name	Mailing Address	City	State	Zip Code	Adtl. Address
ANA LUZ LOEWE	1001 AVINGTON CT	ARLINGTON	TX	76015	2301 WINDY PINE LN, ARLINGTON, TX 76015
ANA LUZ LOEWE	1001 AVINGTON CT	ARLINGTON	TX	76015	2303 WINDY PINE LN, ARLINGTON, TX 76015
ANA LUZ LOEWE	1001 AVINGTON CT	ARLINGTON	TX	76015	2307 WINDY PINE LN, ARLINGTON, TX 76015
ANA LUZ LOEWE	1001 AVINGTON CT	ARLINGTON	TX	76015	2309 WINDY PINE LN, ARLINGTON, TX 76015
KUDLE INVESTMENT LLC	10681 S TRAILRIDGE CIR	SANDY	UT	84092	2319 WINDY PINE LN, ARLINGTON, TX 76015
BOBBY KIKER	110 CARLSBAD DR	MANSFIELD	TX	76063	2113 W ARKANSAS LN #A
KEIKO PINSON FAMILY TRUST	15049 KINGSBURY ST	MISSION HILLS	CA	91345	2412 WINDY PINE LN, ARLINGTON, TX 76015
DAVID LAUSER	1591 RANCH RD	SAN BERNARDINO	CA	92407	2315 WINDY PINE LN, ARLINGTON, TX 76015
SHADDOX LEGACY LLC	1801 MILLBROOK DR	MIDLOTHIAN	TX	76065	2107 W ARKANSAS LN
STORE HERE PANTEGO LLC	1820 W ORANGWOOD AVE STE 203	ORANGE	CA	92868	2101 W ARKANSAS LN
NGUYEN PHUONG H	19829 SATICOY ST	WINNETKA	CA	91306	2424 WINDY PINE LN, ARLINGTON, TX 76015
KIMYL BRYANT	2001 WARWICK DR	ARLINGTON	TX	76015	
JESUS & OLIVIA GARCIA	2003 WARWICK DR	ARLINGTON	TX	76015	
JOHN B'S F & B LLC	2005 W ARKANSAS LN	PANTEGO	TX	76013	
KAY ELLEN ZUMBRENNEN	2005 WARWICK DR	ARLINGTON	TX	76015	
FORSBERG MATTHEW/FORSBERG S	2008 WARWICK DR	ARLINGTON	TX	76015	
MARTINEZ ARTEMIO CARDENAS	2009 WARWICK DR	ARLINGTON	TX	76015	
JULIO BELLOSO	2010 WARWICK DR	ARLINGTON	TX	76015	
KELLY BOWYER	2100 WARWICK DR	ARLINGTON	TX	76015	
ANNE GILROY	2101 WARWICK DR	ARLINGTON	TX	76015	
RONNY & CARRIE GRUBB	2103 WARWICK DR	ARLINGTON	TX	76015	
DAVID W TEES	2104 INVERRAY CT	ARLINGTON	TX	76017	2304 WINDY PINE LN, ARLINGTON, TX 76015
DAVID W TEES	2104 INVERRAY CT	ARLINGTON	TX	76017	2306 WINDY PINE LN, ARLINGTON, TX 76015
AMIGON ELOY A	2104 WARWICK DR	ARLINGTON	TX	76015	
LE THIEN V/NGUYEN HUONG T	2105 WARWICK DR	ARLINGTON	TX	76015	
JUAN ZAMARRIPA	2106 WARWICK DR	ARLINGTON	TX	76015	
COOPER & JULIANA SANTOS	2107 NORFOLK DR	ARLINGTON	TX	76015	
MVL INC	2107 W ARKANSAS LN	PANTEGO	TX	76013	
KAMMLAH LILA LANE	2107 WARWICK DR	ARLINGTON	TX	76015	
JOSE PADILLA	2108 WARWICK DR	ARLINGTON	TX	76015	
HAMMONDS JANA/GRANT YOLANDA	2110 WARWICK DR	ARLINGTON	TX	76015	
JOHN & TRACIE SHORT	2111 NORFOLK DR	ARLINGTON	TX	76015	
QUALITY WAREHOUSE EQUIPMENT	2111 W ARKANSAS LN STE 202	PANTEGO	TX	76013	
WHITLEY NGUYEN	2111 W ARKANSAS LN STE 204	PANTEGO	TX	76013	
JUST ENTERPRISES INC	2111 W ARKANSAS LN STE 207	PANTEGO	TX	76013	
JOHN J ETAL VERLENNICH	2113 W ARKANSAS LN	PANTEGO	TX	76013	
DAS KAMAL KANTI/DAS KARABI	2134 LINDBLAD CT	ARLINGTON	TX	76013	2401 WINDY PINE LN, ARLINGTON, TX 76015
KOAY FAMILY LLC	2216 W ARBROOK BLVD	ARLINGTON	TX	76015	2109 NORFOLK DR, ARLINGTON, TX 76015
ELLIOTT DEVRA	2300 STOCKBRIDGE CT	PANTEGO	TX	76015	
FLORES JACQUELINE R	2301 STOCKBRIDGE CT	PANTEGO	TX	76015	
ALEXANDER JASON DEAN	2302 STOCKBRIDGE CT	PANTEGO	TX	76015	
DALTON FAMILY LIVING TRUST	2303 STOCKBRIDGE CT	PANTEGO	TX	76015	
FRANCES HOUSE	2304 STOCKBRIDGE CT	PANTEGO	TX	76015	
CALO KATHLEEN ANNE TERRE	2305 STOCKBRIDGE CT	PANTEGO	TX	76015	
MARY JOZWIAK	2306 STOCKBRIDGE CT	PANTEGO	TX	76015	
PAUL ADAMS	2307 STOCKBRIDGE CT	PANTEGO	TX	76015	
ALI HALLA HASSAN/ALI ASHLEY GAYLE	2308 STOCKBRIDGE CT	PANTEGO	TX	76015	
CHAN MING HANG	2309 STOCKBRIDGE CT	PANTEGO	TX	76015	
TRAN T X/TRAN QUYNH G P NUGYEN	2408 WINDY PINE LN	ARLINGTON	TX	76015	
MICHAEL REACH	2430 WINDY PINE LN	ARLINGTON	TX	76015	2428 WINDY PINE LN, ARLINGTON, TX 76015
KATHERINE & GARRETT ORDWAY	2500 WARWICK DR	ARLINGTON	TX	76015	
ANDRE & GEORGE LEBEL	2501 WARWICK DR	ARLINGTON	TX	76015	
DAPHNE EPPS	2503 WARWICK DR	ARLINGTON	TX	76015	
HIEU TRAN	2504 WINDY PINE LN	ARLINGTON	TX	76015	
DAVID & PAMELA KELLEY	2520 K AVE STE 700-287	PLANO	TX	75074	2310 STOCKBRIDGE CT, PANTEGO, TX 76015
MAY & JOSE FLORES	2813 1ST ST	LA VERNE	CA	91750	2500 WINDY PINE LN, ARLINGTON, TX 76015
MORGAN BLANE SCOTT	2930 GOBAT	SAN DIEGO	CA	92122	2432 WINDY PINE LN, ARLINGTON, TX 76015
BOODHWANI ALEEM	3740 MENARD DR	CARROLLTON	TX	75010	2404 WINDY PINE LN, ARLINGTON, TX 76015
PHILIP G & SYLVIA M CULLENS TR	4223 OAK SPRINGS DR	ARLINGTON	TX	76016	2418 WINDY PINE LN, ARLINGTON, TX 76015
MANIAR TEJAS B	563 STARBOARD DR	SAN MATEO	CA	94404	2409 WINDY PINE LN, ARLINGTON, TX 76015
STEPHEN CAPELLA	5749 CHELMSFORD TR	ARLINGTON	TX	76018	2109 W ARKANSAS LN
RENE & CONSUELO FELIZARDO	6033 COSTEN LN	FT. WORTH	TX	76114	2007 WARWICK DR, ARLINGTON, TX 76015
JO ANN BRIDGEWATER	701 TOWNE CROSSING BLVD APT 426	MANSFIELD	TX	76063	2308 WINDY PINE LN, ARLINGTON, TX 76015
JO ANN BRIDGEWATER	701 TOWNE CROSSING BLVD APT 426	MANSFIELD	TX	76063	2310 WINDY PINE LN, ARLINGTON, TX 76015
SHUEY CHARLES D	7837 WELTER LN	SEBASTOPOLE	CA	95472	2400 WINDY PINE LN, ARLINGTON, TX 76015
STEVEN HYBARGER	900 LEXINGTON TERR	SOUTHLAKE	TX	76092	2109 WARWICK DR, ARLINGTON, TX 76015
HUAN & KATHY TRINH	905 HARDIE ST	HURST	TX	76053	2314 WINDY PINE LN, ARLINGTON, TX 76015
HUAN & KATHY TRINH	905 HARDIE ST	HURST	TX	76053	2316 WINDY PINE LN, ARLINGTON, TX 76015
WILLIAM MAYHEW	PO BOX 1164	ARLINGTON	TX	76004	2101 W ARKANSAS LN STE 2
E M C INC	PO BOX 150029	ARLINGTON	TX	76015	2109 W ARKANSAS LN
ATLH PROPERTIES III LLC	PO BOX 171626	ARLINGTON	TX	76003	2111 W ARKANSAS LN
PRIME LAWN CARE INC	PO BOX 171626	ARLINGTON	TX	76003	2111 1/2 W ARKANSAS LN
FCM PROPERTIES II LLC	PO BOX 180158	ARLINGTON	TX	76096	2300 WINDY PINE LN, ARLINGTON, TX 76015
FCM PROPERTIES II LLC	PO BOX 180158	ARLINGTON	TX	76096	2302 WINDY PINE LN, ARLINGTON, TX 76015
EXPONENTIAL ASSET FOUNDERS LP	PO BOX 182691	ARLINGTON	TX	76096	2111 WARWICK DR, ARLINGTON, TX 76015
2005 W ARKANSAS LLC	PO BOX 201786	ARLINGTON	TX	76006	2005 W ARKANSAS LN
EUGENE A FRYTZ SR LIVING TRUST	PO BOX 327	FORT WORTH	TX	76101	2405 WINDY PINE LN, ARLINGTON, TX 76015
RAJU VARGHESE	PO BOX 744014	DALLAS	TX	75374	2508 WINDY PINE LN, ARLINGTON, TX 76015