



AGENDA

PLANNING AND ZONING COMMISSION

July 9, 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:
 - January 6, 2020

NEW BUSINESS

2. Discuss and consider action on the appointment of the Officers to the 2020-2021 Planning and Zoning Commission.
3. Public hearing, discuss, review and consider action Zoning Case Z-249, a proposed Special Use Permit as requested by John Valentine and Josue Murillo (Dr Jeckyll's Beer Lab II, LLC) for the change of ownership of an alcoholic beverage establishment at the property located at 2420 West Park Row Drive, Pantego, Tarrant County, Texas. The property is generally located in the Lakewood Shopping Center on the South side of West Park Row Drive between South Bowen Road and Milby 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: Monday, July 6, 2020 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

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 January 6, 2020 meeting.

DATE: July 9, 2020

PRESENTER:

Alesha Russell-Greve, Zoning Secretary

BACKGROUND:

Review and consider action on Planning and Zoning Commission minutes from January 6, 2020 meeting.

RECOMMENDATION:

Staff recommends approval of the Planning and Zoning Commission minutes from January 6, 2020 meeting as written.

ATTACHMENTS:

January 6, 2020 Minutes.

Director's Review: _____ City Manager's Review: _____
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**Planning and Zoning Commission
Minutes January 6, 2020**

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 6th day of January 2020 with the following members present:

John Kushma	Chairman
Jason Bergin	Vice-Chairman
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
Joyce Stanton	Town Engineer

(The following items were considered in accordance with the official agenda posted on the 3rd day of January 2020.)

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 7:00 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

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

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

The vote was as follows:

Ayes: Kushma, Bergin, Roemmich, and Kidd.

Nays: None.

Abstentions: None.

Chairman Kushma declared the motion passed unanimously.

NEW BUSINESS

1. 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.

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

Chairman Kushma opened the public hearing at 7:03 p.m.

No one spoke in favor or against the proposed final plat. Chairman Kushma adjourned the public hearing at 7:03 p.m.

**Planning and Zoning Commission
Minutes January 6, 2020**

Community Development Director Cody Payne explained the differences from the preliminary plat that was received. He stated they widened the street closest to Bowen to allow the fire trucks to get in, and there were changes to the water system.

Town Engineer, Joyce Stanton, explained the changes made to the final plat. She stated on Wifi she required them to provide off street parking along the frontage. She informed the Commissioners that she had provided a list of errors she had found on the submitted plat that needed correction. She recommended that the Commissioners approve the final plat with the corrections addressed.

Chairman Kushma inquired about the drainage. Ms. Stanton explained in detail the changes we are requiring. She informed the Commission we are requiring a high retaining wall along the south property line. Chairman Kushma asked if we would be requiring gutters on the houses. Mr. Payne and Ms. Stanton explained that wouldn't be part of the final plat but part of the building phase.

Commissioner Roemmich made a motion to approve the proposed Final Plat as submitted with the corrections required by the Town Engineer. Vice-Chairman Bergin seconded the motion.

The vote was as follows:
Ayes: Kushma, Bergin, 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 7:14 p.m.

John Kushma, Chairman

ATTEST:

Alesha Russell-Greve, Planning & Zoning Secretary



PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Discuss and consider action on the appointment of Officers to the 2020-2021 P&Z Commission.

DATE: July 9, 2020

PRESENTER:

Cody Payne, Community Development Director

BACKGROUND:

Each year in June, Council appoints the new and/or returning members to the Planning & Zoning Commission. According to Section 1.05.072 Conduct of Business; Officers; Bylaws of the Town of Pantego Code of Ordinances, the Planning and Zoning Commission shall elect a chairman and vice chairman from its memberships each year by July following the appointment of its new members. The Commissioners need to elect their chairman and vice chairman for the 2020-2021 Fiscal Year.

RECOMMENDATION:

Staff is at the discretion on the Commission.

ATTACHMENTS:

None.

Director's Review: _____ City Manager's Review: _____
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PLANNING AND ZONING COMMISSION

AGENDA BACKGROUND

AGENDA ITEM: Public hearing, discuss, review and consider action on Zoning Case Z-249, a proposed Special Use Permit as requested by John Valentine and Josue Murillo (Dr Jeckyll's Beer Lab II, LLC) for the change of ownership of an alcoholic beverage establishment at the property located at 2420 West Park Row Drive, Pantego, Tarrant County, Texas. The property is generally located in the Lakewood Shopping Center on the South side of West Park Row Drive between South Bowen Road and Milby Road.

DATE: July 9, 2020

PRESENTER:

Cody Payne, Community Development Director

BACKGROUND:

The Notice of Public Hearing was published on June 24, 2020 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-249 as submitted.

ATTACHMENTS:

Community Development Staff Report
Application Zoning Case Z-249
Notification Map
Notification List



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE: July 9, 2020

ACTION

REQUESTED: Consider approval and recommendation for Zoning case Z-249 a proposed special use permit as requested by John Valentine and Josue Murillo for a change of ownership of an alcoholic beverage establishment.

PROPERTY

DESCRIPTION: 2420 West Park Row Drive, Pantego, Tarrant County, Texas. The property is generally located in the Lakewood Shopping Center on the South side of West Park Row Drive between South Bowen Road and Milby Road.

PROPERTY

OWNER: Farrell Property Co. Ltd.

APPLICANT: John Valentine and Josue Murillo

CURRENT ZONING: C-3 Commercial District

SURROUNDING

ZONING/LAND USE: North- C-3 Commercial District
East- C-3 Commercial District
South- Residential Zoning District - Arlington
West- C-3 Commercial District

REQUESTED

VARIANCES: No variances requested.

ANALYSIS:

This is a Special Use Permit to change the ownership of an alcoholic beverage establishment as requested by John Valentine and Josue Murillo for Dr. Jeckyll's Beer Lab II, LLC.

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 specific use permit:

- (1) The proposed use complies with all the requirements of the zoning district in which the specific 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 this Special Use Permit Case;

- 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 the zoning case Z-249 as submitted.



APPLICATION FOR A SPECIAL USE PERMIT

APPLICANT

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

Name: John Valentine & Josue Murillo Date: 06/03/2020

Address: 1514 W Tucker Blvd
Street Address

Arlington TX 76013
City State Zip

Phone: 972-822-9328 Email: josueRmurillo@gmail.com

Applicant Status: Owner Tenant Purchaser Other

PROPERTY DEVELOPMENT INFORMATION

Address: 2420 W Park Row Dr, Pantego, TX 76013

Legal Description:

Property is subdivided: Addition: _____

Lot: _____ Block: _____

Property is not subdivided: Survey: _____

Abstract#: _____ Tract: _____

Existing Classification: Alcoholic Beverage Establishment

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: Bar

Proposed use of the property: Bar

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.

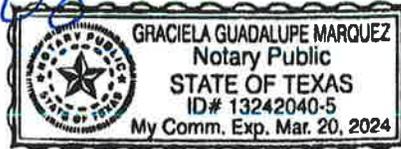
I reserve the right to withdraw this proposal at any time, except during notice periods, upon written request filed with the Town Secretary, and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and 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: [Signature] Date: 6/3/2020

State of Texas)
County of)

Sworn and subscribed before me the undersigned notary public this the 3rd day of June 2020.

[Signature]
Notary Public



Commission Expires:
Seal: 03/20/24

OFFICE USE ONLY

Application Checklist:

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

Application accepted by: Alaska Russell-Greene Date: 4/3/20

Checked for completeness: Fee Paid: \$500.00 Receipt No.: 118066

Remarks: 2-249

Set for P&Z: 7/16/20 Set for Council: 7/13/20



Agent Authorization Form – to be used if Owner is not Applicant

Date: 6/4/2020

This letter shall serve as authorization for John Valentin Fiosnello to file this application for the property described herein.

Owner: Ann Farnell

Address: 2410 W Park Row

City / State / Zip: Pantego TX 76013

Phone / Fax: 817-233-5277

Recorded in Volume _____, Page _____, Tarrant County Deed Records

Ann Farnell

Owner's Signature

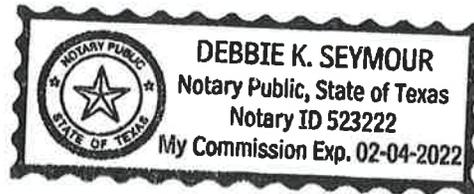
State of Texas)

County of Tarrant

Sworn and subscribed before me the undersigned notary public this the 5th day of June 2020

Debbie Seymour

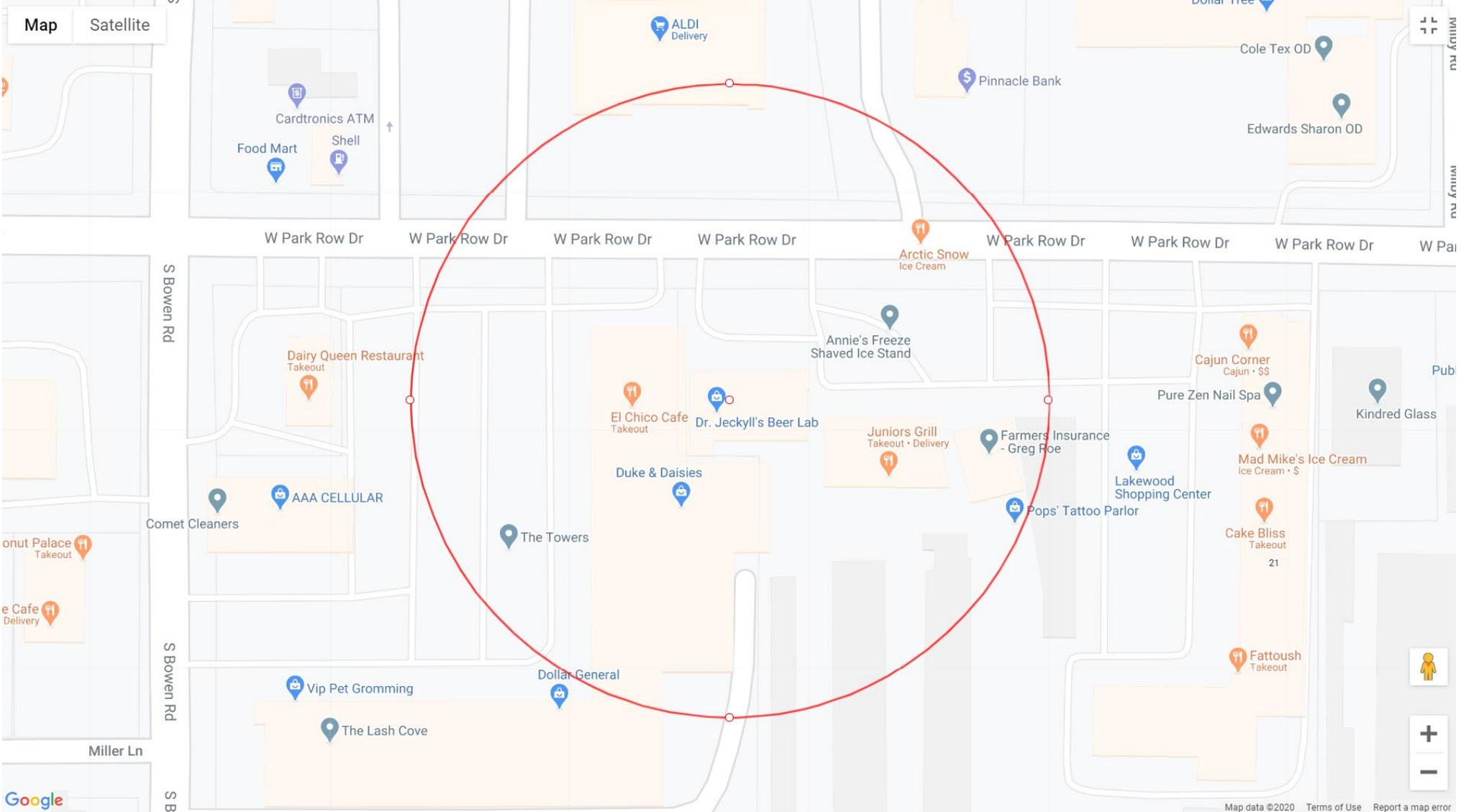
Notary Public



Commission Expires:

Seal:

Map Satellite



Google

Notification List for Z-249

Name	Mailing Address	City	State	Zip Code	Adtl. Address
Bomac Partners LTD	PO Box 96011	Southlake	TX	76092	W Park Row Dr
Maria Teresa Ramirez	2400 W Park Row Dr Ste A	Pantego	TX	76013	
Gregory Roe	2400 W Park Row Dr	Pantego	TX	76013	
Mercantile Bank	2401 W Park Row Dr	Pantego	TX	76013	
Big Anchor Signs Inc	2402 W Park Row Dr	Pantego	TX	76013	
OSVA Corporation	2406 W Park Row Dr	Pantego	TX	76013	
Aldi Texas LLC	2500 Westcourt Rd	Denton	TX	76207	2417 W Park Row Dr
Arlington Scuba Center Inc	2414 W Park Row Dr	Pantego	TX	76013	
Farrell Property Co Ltd	2304 W Park Row Dr Ste 7	Pantego	TX	76013	2304 W Park Row Dr Ste 1
Dollar General Corp	100 Mission RDG	Goodlettsville	TN	37072	1527 S Bowen Rd
The Berry Group	1533 S Bowen Rd	Pantego	TX	76013	
4D-JKL Corporation	2500 Ludelle St	Ft. Worth	TX	76105	1543 S Bowen Rd
WSMI LLC	8209 Bishop Pine Rd	Denton	TX	76208	1543 S Bowen Rd
Love Inc	9520 Sinclair St	Keller	TX	76244	1549 S Bowen Rd