



AGENDA
PLANNING AND ZONING COMMISSION
November 5, 2018

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

NEW BUSINESS

1. Discuss and consider action on the appointment of the Officers to the 2018-2019 Planning and Zoning Commission.
2. Public hearing, discuss, review, and consider action on on zoning case Z-241, a proposed preliminary plat as requested by Johnathan Lilley of Westra Consultants, LLC for the all the properties located inside the High Oaks Addition, Pantego, Tarrant County, Texas. The properties are generally located on the south side of West Arkansas Lane between Stockbridge Court and Windy Pine Lane.

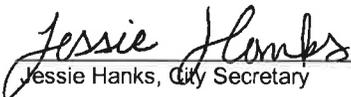
PLANNING AND ZONING COMMISSION INQUIRY

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, November 2, 2018 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.



Jessie Hanks, 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 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: Discuss and consider action on the appointment of Officers to the 2018-2019 P&Z Commission.

DATE: November 5, 2018

PRESENTER:

Jessie Hanks, City Secretary

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 2018-2019 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 on zoning case Z-241, a proposed preliminary plat as requested by Johnathan Lilley of Westra Consultants, LLC for the all the properties located inside the High Oaks Addition, Pantego, Tarrant County, Texas. The properties are generally located on the south side of West Arkansas Lane between Stockbridge Court and Windy Pine Lane.

DATE: November 5, 2018

PRESENTER:

Matt Fielder, City Manager

BACKGROUND:

The Notice of Public Hearing was published on October 19, 2018 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-241 as submitted.

ATTACHMENTS:

Community Development Staff Report
Application Zoning Case Z-241
Preliminary Plat
Drainage Plans
Notification Map
Notification List



COMMUNITY DEVELOPMENT STAFF REPORT

MEETING DATE:	Novmeber 5, 2018
ACTION REQUESTED:	Consider approval and recommendation for Zoning case Z-241 a proposed preliminary plat as requested by Johnathan Lilley of Westra Consultants, LLC.
DESRPTION:	2104 W Arkansas Lane, Blocks 1-3, Lots 1-59 of the SkyTec Vista Addition, Pantego, Tarrant County, Texas.
PROPERTY OWNER:	SkyTec Development LLC
APPLICANT:	Johnathan Lilley of Westra Consultants, LLC
CURRENT ZONING:	R-3 Multifamily townhouse/condo Residential District
SURROUNDING ZONING/LAND USE:	North-C-4 Commercial District West- R-3 Residential Multifamily Townhouse/Condo District East- R-1 Residential One Family District (Arlington) South- R-3 Residential Multifamily Townhouse/Condo District
REQUESTED VARIANCES:	There have been a requested variance to amend the set back requirments for the property.
ANALYSIS:	This is a preliminary plat for lots 13 and 14 to be combined into one lot.
RECOMMENDED ACTIONS:	The Planning and Zoning Commission has the following options when considering this preliminary plat; <ul style="list-style-type: none"> • 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 preliminary plat as subimtted.



Town of Pantego
1614 S. Bowen Rd., Pantego, TX 76013
(817)617-3700 or (817)617-3726 Fax
info@townofpantego.com

PRELIMINARY PLAT APPLICATION

APPLICANT INFORMATION

NAME: Johnathan Lilley DATE: 09/21/2018
ADDRESS: 1601 E Lamar Blvd, Ste 205, Arlington, Texas 76011
PHONE: 817-345-7684 FAX: 817-612-6859

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

Developer: <u>KinoD, LLC</u> Address: <u>1281 W Green Oaks Blvd, Ste 117</u> City / State / Zip: <u>Arlington, Texas 76013</u> Phone / Fax: <u>469-458-6882</u>	Agent: <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>
Surveyor: <u>Realsearch of Texas, LLC</u> Address: <u>PO Box 1006</u> City / State / Zip: <u>Godley, Texas 76044</u> Phone / Fax: <u>817-937-2655</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

ADDRESS OF LOCATION: 2104 W Arkansas Lane, Pantego, Texas 76015
SUBDIVISION NAME: SkyTec Vista Addition LOT: 1-59 BLOCK: 1-3
PRESENT ZONING: R 3 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 - Town Homes
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: 09/21/2018

Applicant: Johnnie Bulmy Date: 09/21/2018

TOWN OFFICE USE ONLY

INITIAL SUBMISSION:	PRIOR TO P&Z AGENDA
<p>_____ Completed Application</p> <p>_____ Fee (amount: \$ _____; receipt#: _____)</p> <p>_____ Six(6) 24"x 36" copies of preliminary plan</p> <p>_____ Six(6) 24"x 36" copies of drainage plan</p> <p>_____ Six(6) 24"x 36" copies of water plan</p> <p>_____ Six(6) 24"x 36" copies of sewer plan</p> <p>Accepted By: _____ Date: _____</p>	<p>_____ Utility Approval plan</p> <p>_____ Twenty (20) 24"x 36" copies of preliminary plat</p> <p>_____ Tax Certificate</p> <p>Submitted to Agenda by: _____</p> <p>Date: _____</p>

PRELIMINARY PLAT PROCEDURES

1. At least thirty (30) days prior to the next Planning & Zoning Commission (P&Z) meeting, the applicant must make an initial submittal including the required submittals below. Staff will review the preliminary plat and return one copy to the applicant for utilities approval.
2. A Development Review Committee (DRC) meeting should be scheduled within seven (7) days of initial submittal. Within that time, the Town Staff and Town Engineer will review the plat and list any recommended changes to be made. The applicant should return the approved utilities copy to staff during this time period.
3. Any changes required by the Town will be explained and approved at the DRC meeting.
4. Fifteen (15) 24"x36" paper copies of the corrected preliminary plat, one digital copy and any outstanding paperwork must be submitted no less than twenty (20) days prior to the next P&Z meeting.
5. The applicant will be responsible for presenting the preliminary plat at the P&Z meeting. The commission will then review the information and make recommendation to the Town Council.
6. The Town Council will review the plat and any recommendation from the P&Z Commission at their next scheduled meeting. Upon approval, the applicant may make application for final plat.

MEETING DATES

DRC: _____ P&Z: _____ Council: _____

These dates are contingent on deadlines being met by applicant

REQUIRED SUBMITTALS

Initial submittals:

- _____ Completed Application Form
- _____ Fee
- _____ Six (6) copies of Preliminary Plat
- _____ Six (6) copies of each: Drainage Plan, Water Plan, Sanitary Sewer Plan

Prior to P&Z meeting submittals:

- _____ Utility Approval Plat
- _____ Fifteen (15) paper copies of Preliminary Plat
- _____ Electronic Copy of Preliminary Plat (.pdf or .tif)
- _____ Tax Certificate

PRELIMINARY PLAT CHECKLIST

Plat must be formatted as follows:

* Size - 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>DEDICATION:</u>		
• Signed by owners & notarized	_____	_____
<u>CERTIFICATION:</u>		
• Plat represents survey by licensed Engineer or Surveyor	_____	_____
<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.



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

Date: 09/20/2018

This letter shall serve as authorization for Johnathan Lilley to file this application for the property described herein.

Owner: SkyTec Development LLC | Jacq A Duncan

Address: 1281 W Green Oaks Blvd, Ste 117

City / State / Zip: Arlington, Texas 76013

Phone / Fax: 469-458-6882

Recorded in Volume 388-174, Page 92, Tarrant County Deed Records

Jacq A Duncan
Owner's Signature

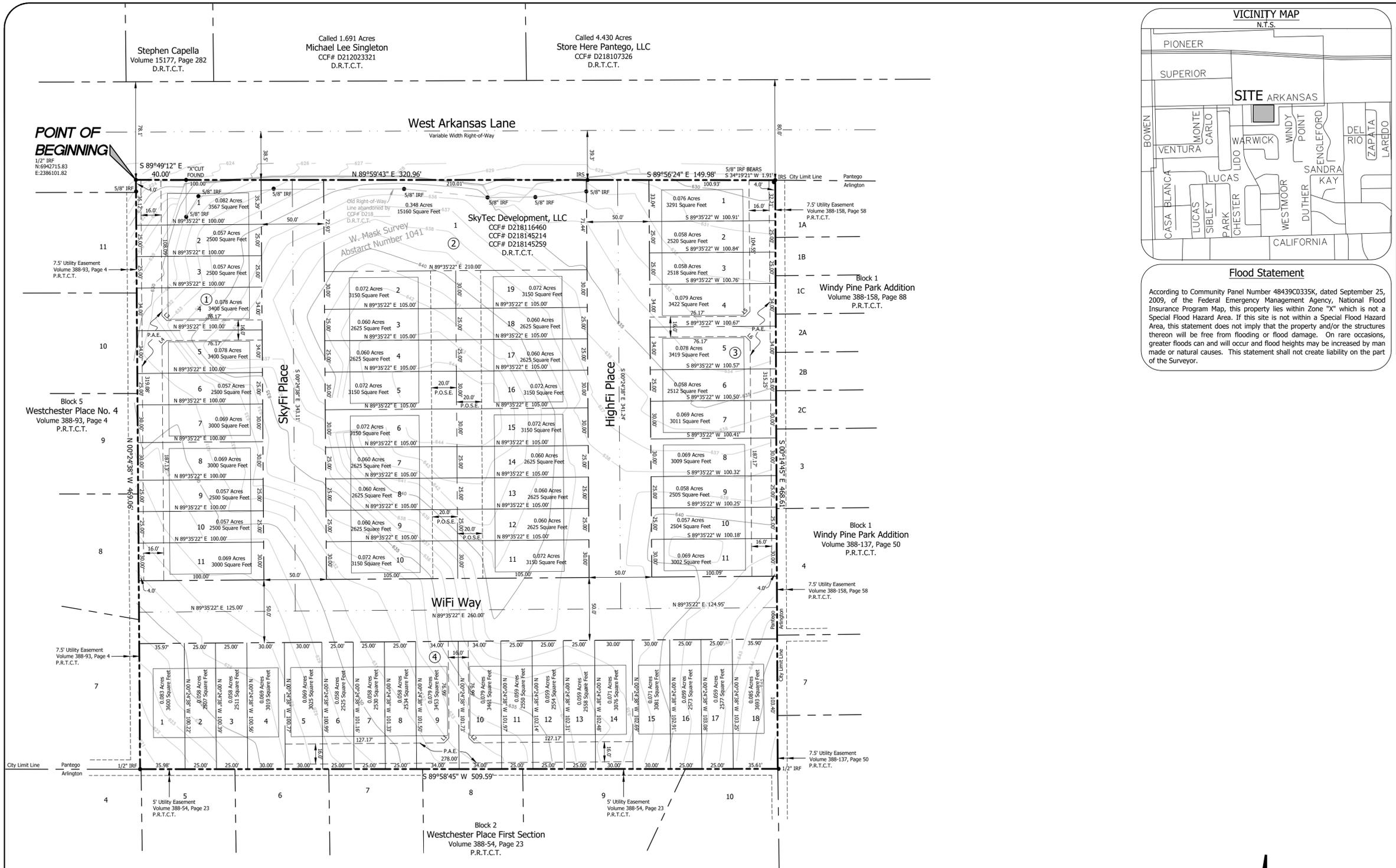
State of Texas)
County of TARRANT

Sworn and subscribed before me the undersigned notary public this the 21st day of September 20 18.

Katherine Loftis
Notary Public



Commission Expires:
Seal:



LEGAL DESCRIPTION

BEING a 5.492 acre tract of land situated in the W. Mask Survey, Abstract Number 1041, Tarrant County, Texas, and being all 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, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said High Oaks Addition, being on the South right-of-way line of Arkansas Lane, a variable width right-of-way;

THENCE South 89 Degrees 49 Minutes 12 Seconds East, along said South right-of-way line, a distance of 40.00 feet, to an "X" CUT found;

THENCE North 89 Degrees 59 Minutes 43 Seconds East, continuing along said South right-of-way line, a distance of 320.96 feet, to a 5/8" capped iron rod set stamped "Realsearch";

THENCE South 89 Degrees 56 Minutes 24 Seconds East, continuing along said South right-of-way line, a distance of 149.98 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said High Oaks Addition, same being the northwest corner of Windy Pine Park Addition, an addition to the Town of Pantego, according to the plat recorded in Volume 388-158, Page 88, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found bears South 34 Degrees 19 Minutes 21 Seconds West, a distance of 1.91 feet;

THENCE South 00 Degrees 14 Minutes 45 Seconds East, departing said South right-of-way line and along the East line of said High Oaks Addition, being common with the West line of said Windy Pine Park Addition, and being common with the West line of Windy Pine Park Addition, an addition to the Town of Pantego, according to the plat recorded in Volume 388-137, Page 50, Plat Records, Tarrant County, Texas, a distance of 468.61 feet, to a 1/2" iron rod found at the southeast corner of said High Oaks Addition, same being the northeast corner of Westchester Place First Section, an addition to the Town of Pantego, according to the plat recorded in Volume 388-54, Page 23, Plat Records, Tarrant County, Texas;

THENCE South 89 Degrees 58 Minutes 45 Seconds West, departing said common line and along the South line of said High Oaks Addition, being common with the North line of said Westchester Place First Section, a distance of 509.59 feet, to a 1/2" iron rod found at the southwest corner of said High Oaks Addition, being on the East line of Westchester Place No. 4, an addition to the Town of Pantego, according to the plat recorded in Volume 388-93, Page 4, Plat Records, Tarrant County, Texas;

THENCE North 00 Degrees 24 Minutes 38 Seconds West, departing said common line and along the West line of said High Oaks Addition, being common with the East line of said Westchester Place No. 4, at a distance of 459.78 feet, passing a 5/8" iron rod found at the northeast corner of said Westchester Place No. 4, and continuing in all 469.06 feet, to the POINT OF BEGINNING, and containing 5.492 acres or 239,228 square feet of land, more or less.

Flood Statement

According to Community Panel Number 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 or 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.

Acreage Table

Lot	Block	Acreege	Type	Lot	Block	Acreege	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	0.06	Residential	3	4	0.058	Residential
4	2	0.06	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	0.06	Residential	7	4	0.058	Residential
8	2	0.06	Residential	8	4	0.058	Residential
9	2	0.06	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	0.06	Residential	12	4	0.059	Residential
13	2	0.06	Residential	13	4	0.059	Residential
14	2	0.06	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	0.06	Residential	17	4	0.059	Residential
18	2	0.06	Residential	18	4	0.085	Residential
19	2	0.072	Residential			1.313	Right-of-Way

Notes

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- Contours and elevation data were provided to client by C.B.G. Surveying, Inc.
- The subject property is currently zoned: R-3: Apartment Residential District C-2: Commercial District

Town Council Approval

By: _____ Date _____

By: _____ Date _____

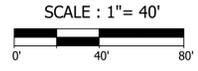
PLANNING AND ZONING COMMISSION APPROVAL

By: _____ Date _____

By: _____ Date _____

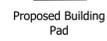
OWNER:
SkyTec Development, LLC
1281 W Green Oaks
Suite 117
Arlington, Tx 76013

Project Number: 180156 Date: September 20, 2018
Revised Date: October 15, 2018
Revision Notes: Addressed Comments
Sheet 1 of 1



LEGEND
D.R.T.C.T. = Deed Records, Tarrant County, Texas
P.R.T.C.T. = Plat Records, Tarrant County, Texas
CCF# = County Clerk's File Number
IRF = Iron Rod Found
IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"
P.A.E. = Private Access Drive Easement
P.O.S.E. = Public Open Space Easement

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

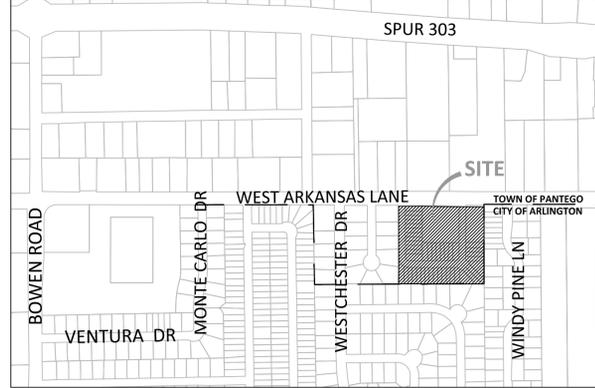
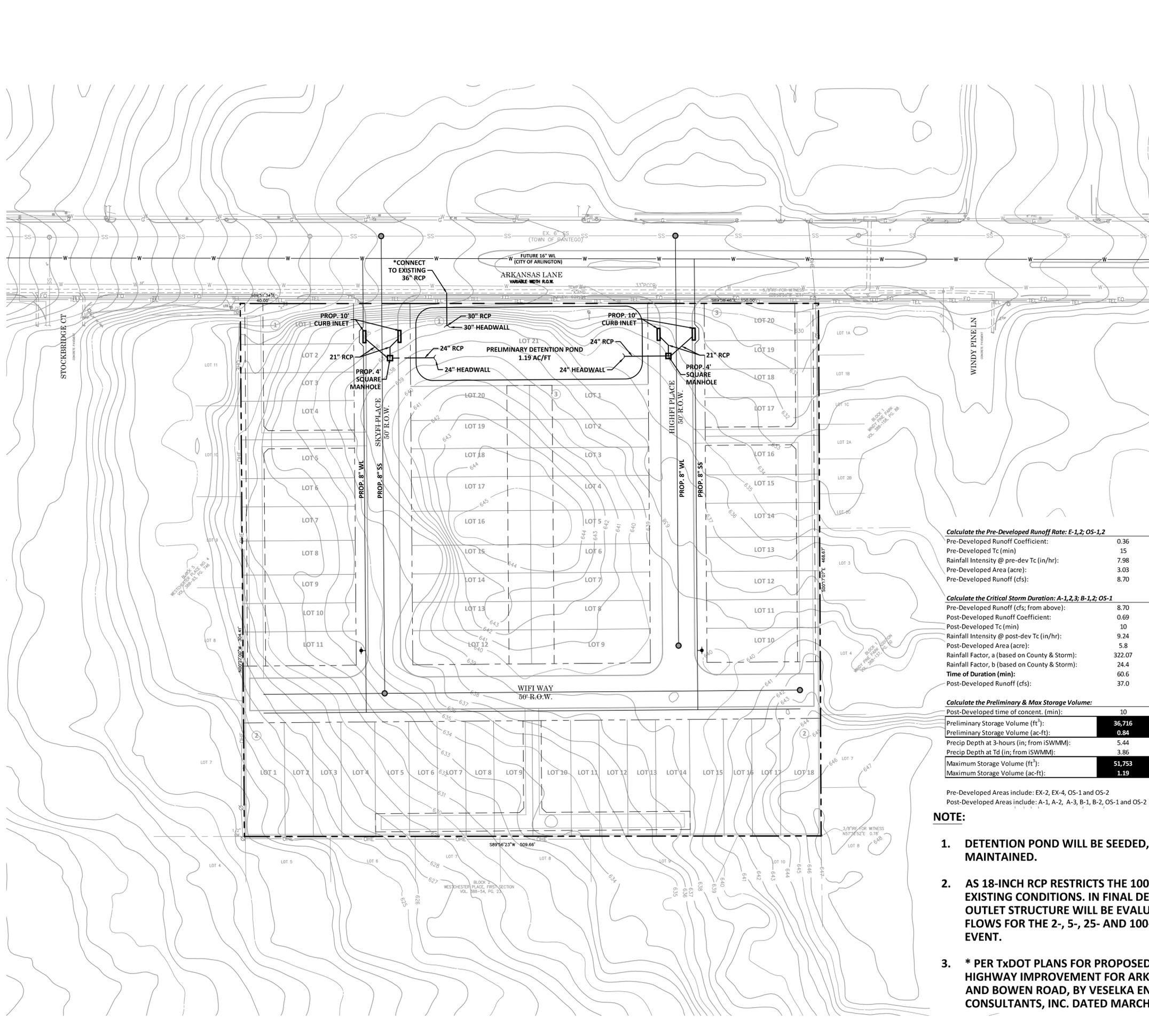


Proposed Building Pad

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TREC Firm Registration # 10150300



PRELIMINARY PLAT OF
LOTS 1-11, BLOCK 1
LOTS 1-19, BLOCK 2
LOTS 1-11, BLOCK 3 AND
LOTS 1-18, BLOCK 4
SkyTec Vista Addition
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, and being situated in the W. Mask Survey, Abstract Number 1041, Tarrant County, Texas.



VICINITY MAP
N.T.S.

Culvert Summary			
Allowable HW Elevation	5.00 ft	Headwater Depth/Height	2.55
Computed Headwater Elev.	4.19 ft	Discharge	8.70 cfs
Inlet Control HW Elev.	3.83 ft	Tailwater Elevation	0.00 ft
Outlet Control HW Elev.	4.19 ft	Control Type	Outlet Control

Grades			
Upstream Invert	1.00 ft	Downstream Invert	0.00 ft
Length	100.00 ft	Constructed Slope	0.010000 ft/ft

Hydraulic Profile			
Profile	CompositeM2PressureProfile	Depth, Downstream	1.14 ft
Slope Type	Mild	Normal Depth	N/A
Flow Regime	Subcritical	Critical Depth	1.14 ft
Velocity Downstream	7.39 ft/s	Critical Slope	0.015782 ft/ft

Section			
Section Shape	Circular	Manning's Coefficient	0.013
Section Material	Concrete	Span	1.25 ft
Section Size	15 inch	Rise	1.25 ft
Number Sections	1		

Outlet Control Properties			
Outlet Control HW Elev.	4.19 ft	Upstream Velocity Head	0.78 ft
Ke	0.50	Entrance Loss	0.39 ft

Inlet Control Properties			
Inlet Control HW Elev.	3.83 ft	Flow Control	Submerged
Inlet Type	Square edge w/headwall	Area Full	1.2 ft²
K	0.00980	HDS 5 Chart	1
M	2.00000	HDS 5 Scale	1
C	0.03890	Equation Form	1
V	0.67000		

Calculate the Pre-Developed Runoff Rate: E-1,2; OS-1,2
 Pre-Developed Runoff Coefficient: 0.36
 Pre-Developed Tc (min): 15
 Rainfall Intensity @ pre-dev Tc (in/hr): 7.98
 Pre-Developed Area (acre): 3.03
 Pre-Developed Runoff (cfs): 8.70

Calculate the Critical Storm Duration: A-1,2,3; B-1,2; OS-1
 Pre-Developed Runoff (cfs): 8.70
 Post-Developed Runoff Coefficient: 0.69
 Post-Developed Tc (min): 10
 Rainfall Intensity @ post-dev Tc (in/hr): 9.24
 Post-Developed Area (acre): 5.8
 Rainfall Factor, a (based on County & Storm): 322.07
 Rainfall Factor, b (based on County & Storm): 24.4
Time of Duration (min): 60.6
 Post-Developed Runoff (cfs): 37.0

Calculate the Preliminary & Max Storage Volume:

Post-Developed time of concent. (min):	10
Preliminary Storage Volume (ft³):	36,716
Preliminary Storage Volume (ac-ft):	0.84
Precip Depth at 3-hours (in; from ISWMM):	5.44
Precip Depth at Td (in; from ISWMM):	3.86
Maximum Storage Volume (ft³):	51,753
Maximum Storage Volume (ac-ft):	1.19

Pre-Developed Areas include: EX-2, EX-4, OS-1 and OS-2
 Post-Developed Areas include: A-1, A-2, A-3, B-1, B-2, OS-1 and OS-2

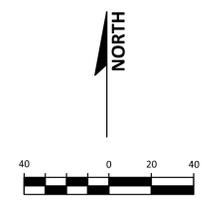
NOTE:

1. DETENTION POND WILL BE SEEDED, IRRIGATED & MAINTAINED.
2. AS 18-INCH RCP RESTRICTS THE 100 YEAR FLOW TO EXISTING CONDITIONS. IN FINAL DESIGN, A STAGED OUTLET STRUCTURE WILL BE EVALUATED TO LIMIT FLOWS FOR THE 2-, 5-, 25- AND 100-YR STORM EVENT.
3. * PER TxDOT PLANS FOR PROPOSED STATE HIGHWAY IMPROVEMENT FOR ARKANSAS LANE AND BOWEN ROAD, BY VESELKA ENGINEERING CONSULTANTS, INC. DATED MARCH 1, 1999.

$Q_a = C_a i A$ (1.26)
 where:
 Q_a = allowable release rate (cfs)
 C_a = predevelopment Rational Method runoff coefficient
 i = rainfall intensity for the corresponding time of concentration (in/hr)
 A = area (acres)

$T_d = \sqrt{\frac{2CAab}{Q_a} - b}$ (1.27)
 where:
 T_d = critical storm duration (min)
 Q_a = allowable release rate (cfs)
 C = developed condition Rational Method runoff coefficient
 A = area (acres)
 a, b = rainfall factors dependent on location and return period taken from Table 1.18

$V_{preliminary} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2)(b-L)]$ (1.28a)
 $V_{max} = V_{preliminary} * P_{180}/P_{15}$ (1.28b)
 where:
 $V_{preliminary}$ = preliminary required storage (ft³)
 V_{max} = required storage (ft³)
 L = time of concentration for the developed condition (min)
 P_{180} = 3-hour (180-minute) storm depth (in)
 P_{15} = storm depth for the critical duration (in)
 all other variables are as defined above



WESTRA CONSULTANTS
 1601 E. Lamar Blvd, Suite 111
 Arlington, Texas 76011
 817.230.4777
 TBP# No. 17261
 www.westraconsultants.com

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 JOHNATHAN D. LILLEY, P.E.
 SERIAL NO. 108719
 DATE: OCTOBER 2018

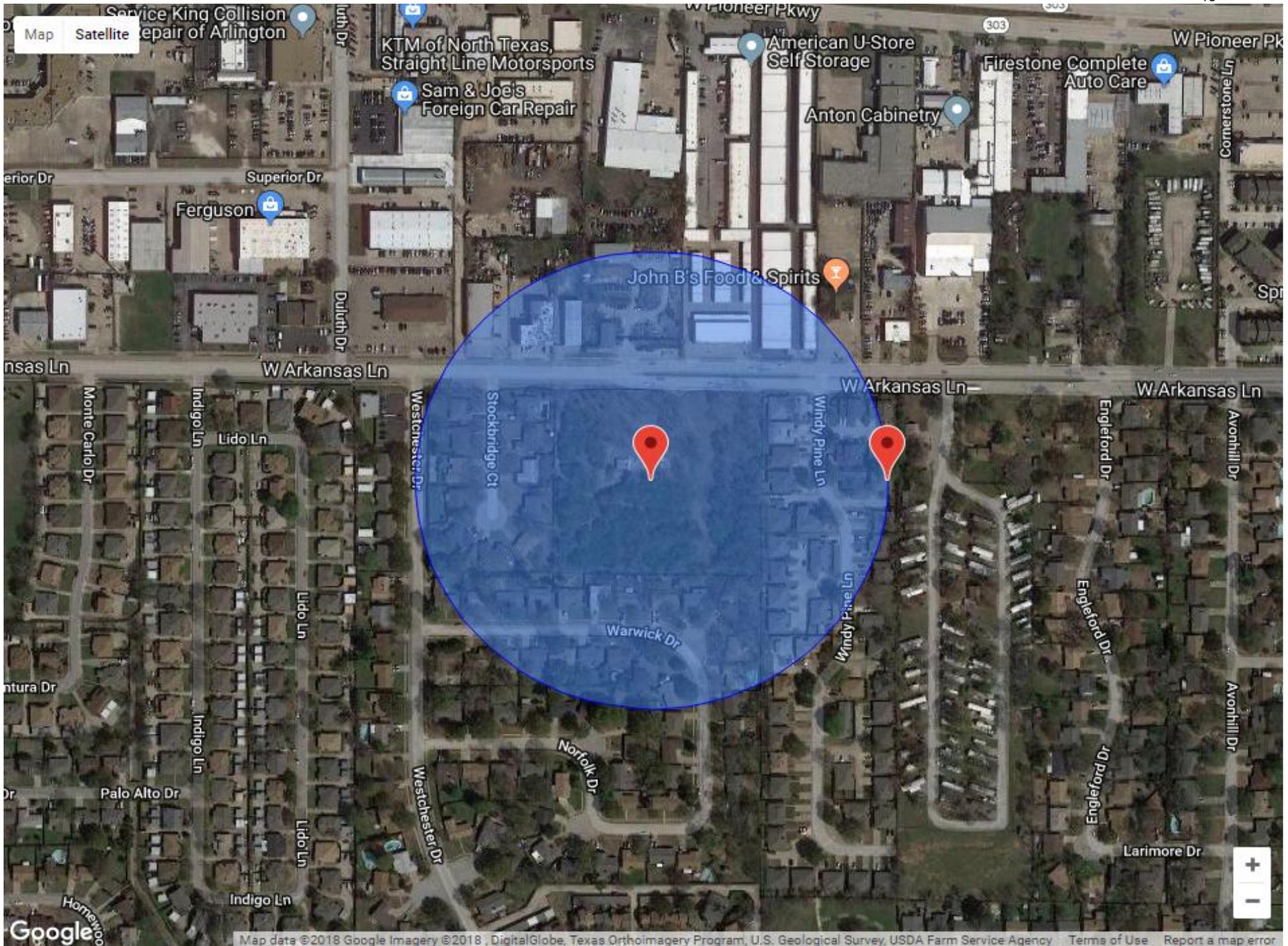
NO.	REVISION NOTE	BY	DATE	CLIENT NO.

DATE: 10/26/2018

SHEET: 3 of 4

WESTRA NO: KND17023

SKYTEC VISTA
 OVERALL STORM DRAIN LAYOUT



Notification List Z-241					
Name	Address	City	State	Zip Code	Adtl. Address
ELLIOTT DEVRA	2300 STOCKBRIDGE CT	Pantego	TX	76015	
FLORES JACQUELINE R	2301 STOCKBRIDGE CT	Pantego	TX	76015	
ALEXANDER JASON	2302 STOCKBRIDGE CT	Pantego	TX	76015	
DALTON J KEITH	2303 STOCKBRIDGE CT	Pantego	TX	76015	
HOUSE FRANCES	2304 STOCKBRIDGE CT	Pantego	TX	76015	
CALO KATHLEEN ANNE TERRE	2305 STOCKBRIDGE CT	Pantego	TX	76015	
JOZIWIAK MARY	2306 STOCKBRIDGE CT	Pantego	TX	76015	
ADAMS PAUL DWAIN	2307 STOCKBRIDGE CT	Pantego	TX	76015	
ALI HALLA HASSAN	2308 STOCKBRIDGE CT	Pantego	TX	76015	
CHAN MING HANG	2309 STOCKBRIDGE CT	Pantego	TX	76015	
KELLEY DAVID	2310 STOCKBRIDGE CT	Pantego	TX	76015	
BRYANT KIMYL D	2001 WARWICK DR	Arlington	TX	76015	
GARCIA JESUS & OLIVIA P	2003 WARWICK DR	Arlington	TX	76015	
ZUMBRENNEN KAY ELLEN	2005 WARWICK DR	Arlington	TX	76015	
MARTINEZ RICHARD & BARBARA	2007 WARWICK DR	Arlington	TX	76015	
FARSBERG MATTHEW	2008 WARWICK DR	Arlington	TX	76015	
MARTINEZ ARTEMIO CARDENAS	2009 WARWICK DR	Arlington	TX	76015	
BELLOSO JULIO	2010 WARWICK DR	Arlington	TX	76015	
BOWYER KELLY D	2100 WARWICK DR	Arlington	TX	76015	
GILROY ANNE	2101 WARWICK DR	Arlington	TX	76015	
GRUBB RONNY & CARRIE	2103 WARWICK DR	Arlington	TX	76015	
AMIGON ELOY A	2104 WARWICK DR	Arlington	TX	76015	
LE THIEN V & NGUYEN HOUNG T	2105 WARWICK DR	Arlington	TX	76015	
ZAMARRIPA JUAN	2106 WARWICK DR	Arlington	TX	76015	
KAMMLAH LILA LANE	2107 WARWICK DR	Arlington	TX	76015	
PADILLA JOSE	2108 WARWICK DR	Arlington	TX	76015	
HYBARGER STEVEN	2109 WARWICK DR	Arlington	TX	76015	
JOHN B's F&B LLC	2005 W ARKANSAS LN	Pantego	TX	76013	
PANTEGO AMERICAN U STOR LTD	2101 W ARKANSAS LN	Pantego	TX	76013	PO BOX 717, Comfort, TX 78013-0717
MVL INC	2107 W ARKANSAS LN	Pantego	TX	76015	
VERLENNICH JOHN	2113 W ARKANSAS LN	Pantego	TX	76015	
ANDERSON ELMER L	2026 W PIONEER PKWY	Pantego	TX	76013	
E M C Inc	2109 W PIONEER PKWY	Pantego	TX	76013	
FCM PROPERTIES II LLC	2300 WINDY PINE LN	Arlington	TX	76015	PO Box 180158, Arlington, TX 76096-0158
LOEWE ANA LUZ	2301 WINDY PINE LN	Arlington	TX	76015	1001 Avington Ct, Arlington, TX 76015-3501
FCM PROPERTIES II LLC	2302 WINDY PINE LN	Arlington	TX	76015	PO Box 180158, Arlington, TX 76096-0158
TEES DAVID W	2304 WINDY PINE LN	Arlington	TX	76015	2104 Inverray Ct, Arlington, TX 76017-7918
TEES DAVID W	2306 WINDY PINE LN	Arlington	TX	76015	2104 Inverray Ct, Arlington, TX 76017-7918
LOEWE ANA LUZ	2307 WINDY PINE LN	Arlington	TX	76015	1001 Avington Ct, Arlington, TX 76015-3501
BRIDGEWATER JO ANN	2308 WINDY PINE LN	Arlington	TX	76015	1701 Towne Crossing Blvd, Mansfield, TX 76063-3975
BRIDGEWATER JO ANN	2310 WINDY PINE LN	Arlington	TX	76015	1701 Towne Crossing Blvd, Mansfield, TX 76063-3975
TRINH HUAN	2314 WINDY PINE LN	Arlington	TX	76015	905 Hardie St, Hurst, TX 76053-6302
LAUSER DAVID	2315 WINDY PINE LN	Arlington	TX	76015	1591 Ranch Rd, San Bernardino, CA 92407
TRINH HUAN	2316 WINDY PINE LN	Arlington	TX	76015	905 Hardie St, Hurst, TX 76053-6302
BRIDGEWATER JO ANN	2319 WINDY PINE LN	Arlington	TX	76015	1701 Towne Crossing Blvd, Mansfield, TX 76063-3975
SHUEY CHARLES	2400 WINDY PINE LN	Arlington	TX	76015	413 MOUNTAIN LAUREL CT, MOUNTAIN VIEW, CA 94043
BOODHWANI ALEEM	2404 WINDY PINE LN	Arlington	TX	76015	3740 Menard Dr, Carrollton, TX 75010-6467
TRAN T X & QUYNH G P NUGYEN	2408 WINDY PINE LN	Arlington	TX	76015	
PINSON KEIKO	2412 WINDY PINE LN	Arlington	TX	76015	15049 KINGSBURY ST, MISSION HILLS, CA 91345-2023
PHILIP G & SYLVIA M CULLENS TR	2418 WINDY PINE LN	Arlington	TX	76015	4223 OAK SPRINGS DR, ARLINGTON TX 76016
NGUYEN PHUONG H	2424 WINDY PINE LN	Arlington	TX	76015	19829 SATICOY ST, WINNETKA, CA 91306
REACH MICHAEL	2428 WINDY PINE LN	Arlington	TX	76015	2430 WINDY PINE LN, ARLINGTON, TX 76015
HOWARD TAMARA	2432 WINDY PINE LN	Arlington	TX	76015	1003 RIDGEBROOK DR, ARLINGTON, TX 76015
FLORES MAY G & JOSE H	2500 WINDY PINE LN	Arlington	TX	76015	2813 1ST ST, LA VERNE, CA 91750
TRAN HIEU	2504 WINDY PINE LN	Arlington	TX	76015	