

**THE BARTONVILLE PLANNING AND ZONING COMMISSION MEETING HELD ON THE 9<sup>th</sup> DAY OF JANUARY, 2019, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, BARTONVILLE, TX 76226, COUNTY OF DENTON, TEXAS AT 7:00 P.M.**

The Planning and Zoning Commission met in a regular meeting with the following members present:

Ralph Arment, Chairman  
Gloria McDonald, Vice-Chairman  
Don Abernathy, Commissioner  
Gregory Peck, Commissioner  
Brenda Hoyt-Stenovitch, Alternate 1  
Jim Roberts, Alternate 2

Not Present:

Harry Otto, Commissioner

Also present:

Michael Montgomery, Town Administrator  
Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

**A. CALL TO ORDER**

Chairmen Arment called the meeting to order at 7:00 p.m.

**B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Chairman Arment led the pledge of allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. APPROVAL OF MINUTES**

1. Discuss and consider approval of the December 5, 2018, meeting minutes.

Commissioner Abernathy moved to approve the December 5, 2018, minutes. Commissioner Hoyt-Stenovitch seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Abernathy, Arment, Peck, McDonald, Hoyt-Stenovitch

**NAYS:** None  
**VOTE:** 5/0

**E. REGULAR ITEMS**

1. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning regulations, by adding Therapy to Appendix C, Land Use Table, and Division I, General Requirements, Chapter 2, Definitions, by adding Therapy.

Mr. Montgomery presented that Therapy is currently an undefined use and that the Town had received an application from the owners of 654 Country Court to add it to the Zoning Ordinance.

Chairman Arment opened the public hearing at 7:06 p.m.

No one spoke in favor or opposition

Chairman Arment closed the public hearing at 7:07 p.m.

The Commissioners deliberated on the proposed definition with the applicants.

Commissioner Peck moved to recommend approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning regulations, by adding Animal-Assisted Therapy to Appendix C, Land Use Table, and Division I, General Requirements, Chapter 2, Definitions, by adding Animal-Assisted Therapy with the proposed definition and land use:

Animal-assisted therapy - An outdoor business or non-residential use of animal-assisted relaxation techniques and animal-assisted mental and/or physical therapy techniques using instructors or therapists.

Use	Zoning District										
	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Animal-Assisted Therapy	C	C	C*	*	*	*	*	*	*	*	*

\*Must have more than 5 acres to apply for a Conditional Use Permit

Commissioner Abernathy seconded the motion

**VOTE ON THE MOTION**

**AYES:** Abernathy, Arment, Peck, McDonald, Hoyt-Stenovitch  
**NAYS:** None  
**VOTE:** 5/0

2. Discuss and consider recommendations to the Town Council, pursuant to City Code Section 3.04.016(7)(A), regarding a major site plan amendment for a variance request from Chapter 3, Building Regulations, Article 3.04, Signs, Section 3.04.14, Signs in nonresidential districts, subsection (a)(2), Detached signs (on-premises), Number of signs, for three (3) signs desired to be located at 2670 FM 407, Bartonville, Texas.

Mr. Montgomery stated the applicant requested the item to be postponed to February 6, 2019, meeting.

No action taken

3. Discuss and consider recommendations to the Town Council, pursuant to City Code Section 3.04.016(7)(A), regarding approval of a site plan for a variance request from Chapter 3, Building Regulations, Article 3.04, Signs, Section 3.04.13, General standards; requirements for specific types of signs, subsection (b), Changeable message signs; and from Chapter 3, Building Regulations, Article 3.04, Signs, Section 3.04.14, Signs in nonresidential districts, subsection (a)(6); Detached signs (on-premises), Pole Signs, for a sign located at 96 McMakin Road, Bartonville, Texas.

Mr. Montgomery presented the application from the applicant, Tim House & Michael Scott of Blue Pup Pub, Inc.

Mr. House & Mr. Scott answered questions from the Commission regarding his request to allow a changeable message sign and pole sign. After discussion with the Commissioners, the applicant withdrew his request for a changeable message sign.

The Commissioners stated they wanted to see a mock-up of the pole sign to consider a variance for historical restoration.

Mr. House stated he would bring a design of the proposed pole sign to the February 6, 2019, meeting.

No action taken.

4. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning regulations, by amending Division IV Special Requirements, Chapter 32, Gas Well Drilling and Production, by adding the Rural Services (RS) district to the list in Section 32.3.A, Zoning District and Provisions for Conditional Use Permits.

Mr. Montgomery stated this item was an administrative change to bring Chapter 32 of the Zoning Ordinance in conformance with the Land Use Table.

Chairman Arment opened the public hearing at 8:13 p.m.

No one spoke in favor or opposition

Chairman Arment closed the public hearing at 8:14 p.m.

Commissioner Abernathy moved to recommend approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning regulations, by amending Division IV Special Requirements, Chapter 32, Gas Well Drilling and Production, by adding the Rural Services (RS) district to the list in Section 32.3.A, Zoning District and Provisions for Conditional Use Permits. Commissioner Peck seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Abernathy, Arment, Peck, McDonald, Hoyt-Stenovitch  
**NAYS:** None  
**VOTE:** 5/0

**F. ADJOURN REGULAR MEETING**

Chairman Arment adjourned the regular meeting at 8:15 p.m.

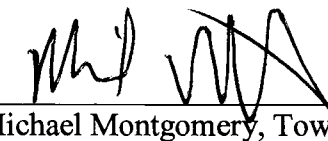
**APPROVED this 6th day of February, 2019.**

Approved:

  
\_\_\_\_\_  
Ralph Arment, Chairman

(Seal)

Attest:

  
\_\_\_\_\_  
Michael Montgomery, Town Administrator