

STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF BARTONVILLE §

The regular monthly meeting of the Planning and Zoning Commission of the Town of Bartonville was held on April 5, 2006, at 7:00 p.m., in the Bartonville Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted at 3:00 p.m. on March 31, 2006, at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

Present:	Absent:
Ralph Arment, Chairman	None
Gloria McDonald, Vice Chairman	
Betty Medlock	
Don Abernathy	
Jim Langford	

Also present: Debbie E. Millican, Town Secretary
Bob Hager, Town Attorney
Gary Vickery, Town Engineer

This constituting a quorum, the following business took place:

Chairman Arment called the meeting to order at 7:04 p.m.

Call to Order

The Commissioners considered the March 1, 2006, Regular Monthly Meeting minutes. Gloria McDonald moved to approve the March 1, 2006, regular monthly meeting minutes, as presented. Betty Medlock seconded the motion. For: Unanimous. The motion carried 5 to 0.

Approve Minutes

No one chose to speak during the Citizens Appearance portion of the meeting.

Citizens Speak

The Commission considered recommendations to the Town Council regarding the Preliminary Plat for the proposed Liberty Crossing Addition, being described as a 33.1837 acre tract of land out of the Pinson Wiles Survey, Abstract #1330, Denton County, Texas, located approximately 2,800 feet south of Frenchtown Road and approximately 2,800 feet east of Hwy 377 South. The proposed development will create 18 residential lots ranging in size from one (1) to 1.931 acres and is located in the Extraterritorial Jurisdiction of the Town of Bartonville, adjacent to the Tuscany Hills Addition located on Frenchtown Road in the Extraterritorial Jurisdiction of the Town of Argyle, Texas. Steve Homeyer, spoke on behalf of the applicant Steve Watson. Mr. Homeyer stated that the issues that had been identified at the DRC meeting had been addressed. He stated that he would be happy to answer any questions from the Commissioners. Gary Vickery presented staff recommendations to approve the preliminary plat. Mr. Vickery also recommended the removal of the private easement from Keith Road to an existing home be abandoned. Mr. Watson explained that the easement was a bank requirement until such time the final plat was filed and the

Discussion: Liberty Crossing Preliminary Plat

public improvements were dedicated to the public. Mr. Vickery recommended that to avoid confusion for future lot owners, that the private easement shown on the preliminary plat not be illustrated on the final plat and that the easement be abandoned at the time of filing.

Don Abernathy moved to recommend that the Town Council approve the Liberty Crossing Preliminary Plat as recommended by the Town Engineer' letter dated March 30, 2006, with the private easement shown on the preliminary plat not be illustrated on the final plat and that the easement be abandoned at the time of filing and Jim Langford seconded the motion. For: Unanimous. The motion carried 5 to 0.

ACTION:
Approve Liberty Crossing Preliminary Plat

The Commission considered recommendations to the Town Council regarding the Preliminary Plat for the proposed Hidden Glen Addition, being described as a 19.998 acre tract of land out of the N. Alsup Survey Abstract No.3, is located within the Town limits and has approximately 550' of frontage on the north side of West Jeter Road and approximately 3700' west of South Gibbons Road, otherwise known as 774 West Jeter Road. The proposed development will create three residential, lots consisting of two 5.00 acre lots and one 8.894 acre lot. The property is currently zoned "RE-5, Residential Estates." Jerry Yensan spoke on behalf of the applicants, Stacy and Jeff Ehlers. Mr. Yensan stated that the preliminary plat was in compliance with the Town's Development Ordinance and he would answer any questions from the Commissioners. Gary Vickery presented staff recommendations to approve the preliminary plat. Town Attorney, Bob Hager asked for written clarification on the face of the plat regarding the one foot strip of land adjacent to Hidden Glen Lane. Betty Medlock stated that the intent and purpose of the Town's ordinance was to provide for the safety and welfare of the residents. She expressed concern for the creation of what appeared to be a flag lot even though it was technically in conformance with the development regulations.

Discussion: Hidden Glen Preliminary Plat

Betty Medlock moved to recommend that the Town Council approve the preliminary plat for the Hidden Glen Addition, as recommended by the Town Engineer's letter dated March 30, 2006, and with written clarification on the face of the plat regarding the one foot strip of land adjacent to the west side Hidden Glen Lane. Gloria McDonald seconded the motion. For: Unanimous. The motion carried 5 to 0.

ACTION:
Approve Hidden Glen Preliminary Plat

The Commissioner's reviewed and discussed: Ordinance 361-05, Zoning Regulations; Ordinance 336-03, Development Regulations; and Ordinance 318-03, 2022 Comprehensive Plan. Commissioners discussed: defining and prohibiting flag lots; minimum lot width requirements; defining strip malls and prohibiting them in certain zoning districts; adopting zero impact down stream requirements; clarifying the definition of animal hospitals and requiring conditional use permits. No action was taken.

Work Session

There being no further business to come before the body, Chairman Arment declared the meeting adjourned at 7:35 p.m.

ADJOURNMENT

PASSED AND APPROVED this the 3rd day of May 2006.

Approved:

Ralph Arment, Chairman

(Seal)

Attest:

Debbie E. Millican, Town Secretary