

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 March 1, 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 February 24, 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 7:06 p.m.

Call to Order

The Commissioners considered the February 1, 2006, Regular Monthly Meeting minutes.

Consider Minutes

Betty Medlock moved to approve the February 1, 2006, regular monthly meeting minutes, as corrected for a typographical error. Don Abernathy seconded the motion. For: Unanimous. The motion carried 5 to 0.

ACTION: Minutes Approved

No one chose to speak during the open forum portion of the meeting.

Citizen Input

The Commission held a public hearing and considered recommendations to the Town Council regarding Ordinance 384-06, an Ordinance amending Town of Bartonville Code of Ordinances, Chapter 14, Article 14.300, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, so as to change the zoning designation of an approximately 19.998 acre tract of land situated in the N. Alsop Survey, Abstract No. A-3, located within the corporate limits of the Town of Bartonville, Denton County, Texas, described as all that certain tract of land conveyed by deed from Roger Benyon and Dianne Benyon to Jeffrey H. Ehlers and Stacy R. Ehlers Recorded under Clerk's File Number 02R-0056986, Real Property Records, Denton County, Texas, and being more particularly described in Exhibit "A," from a zoning designation of "AG"-Agriculture to a zoning designation of "RE-5"- Residential Estates (5 Acres) and by amending the Official Zoning Map to reflect such change. The property to be considered for re-zoning is generally described as a 19.998 acre rectangular shaped tract of land having approximately 550 feet of frontage on

**PUBLIC HEARING:
Zoning Change, 774
West Jeter Rd.**

the north side of West Jeter Road approximately 3300 feet west of South Gibbons Road more commonly known as 774 West Jeter Road, Bartonville, Texas.

Chairman Arment opened the hearing to public comment and asked to hear from the applicant.

Hearing opened

The applicant, Jeff Ahlers, stated that he and his wife, Stacy, were seeking the zoning change in order to subdivide their property to build a new home and sell the front five acres. He asked that the Commission recommend approval of the request.

Applicant

Chairman Arment asked to hear staff recommendations. Town Secretary, Debbie Millican, reviewed staff recommendations to approve the zoning change request. Ms. Millican stated that the request for RE- Residential Estates zoning was in conformance with the adopted 2022 Land Use Plan and with the surrounding land uses.

**Staff
Recommendations**

Chairman Arment asked to hear from those in favor or opposed to the zoning change request. No one chose to speak in favor or in opposition.

In Favor/Opposed

Chairman Arment closed the hearing to public comment.

Hearing Closed

Jim Langford moved to recommend that the Town Council approve Ordinance 384-06, as recommended by staff. Gloria McDonald seconded the motion. For: Unanimous. The motion carried 5 to 0.

**ACTION: Approve
Ordinance 384-06**

The Commission considered recommendations to the Town Council regarding a Gas Well Drilling and Operation permit for the Trowell Lease #1H, a proposed gas well to be located on the north side of West Jeter Road approximately 4200' west of South Gibbons Road. The proposed well site is located on an approximately 19.705 acre tract of land in the N. Alsup Survey, Abt. # 3, Town of Bartonville, Denton County, Texas. The well head site is proposed to be centrally located on the tract of land approximately 1000' north of West Jeter Road. The applicant is Gulftex Operating, Inc. The surface owner of the property is Marvin W. Trowell, et ux. The property is located within the Town limits and is zoned "AG"-Agriculture and is not located within a platted subdivision.

**Discussion:
Trowell Lease 31H**

Bill Coleman of Coleman & Associates Land Surveying, spoke on behalf of the applicant, Gulftex Operating, Inc. Mr. Coleman presented a revised landscaping plan as required by Town Engineer Gary Vickery. Mr. Vickery presented staff recommendations to approve the Well Permit. Commission Member, Gloria McDonald, stated that the local contact list in the emergency response plan needed to be updated with current information and that the adopted oil and gas regulations require an audible alarm be installed to warn of a drop in pressure or leak. Town Secretary, Debbie Millican, stated that the approved gas well plat had been revised. Ms. Millican stated that the applicant had moved the well further north on the Trowell property to accommodate the adjacent property owners to the east. She stated that in doing so, the well

would be located within 600 feet of residences located to the north and the west of the well site. Ms. Millican stated that those property owners had signed waivers allowing the well to be located within approximately 500 feet of their respective homes.

Gloria McDonald moved to recommend approval of the Trowell Lease #1H Gas Well Permit as recommended by the Town Engineer, with the following stipulations: 1) that the local contact list in the emergency response plan be revised with current information per Town staff; 2) that the emergency response plan to include an audible alarm to be installed per Ordinance 361-05, as amended; and 3) that the revised gas well plat be approved. Betty Medlock seconded the motion. For: Unanimous. The motion carried 5 to 0.

**ACTION: Approve
Trowell Lease #1H**

The Commission considered recommendations to the Town Council regarding the Site Plan, including Architectural Plan, Civil Site Plans and Landscape Plan for the proposed Bartonville Veterinarian Clinic, Lot 1, Block A, of the Acklie Addition, to be located on the southern most lot of the Acklie Addition, otherwise known as 3220 FM 407. The property is zoned RB-Rural Business. The owner of the property is Leo Wehkamp-Tri Star. Tracy Lapine, on behalf of the applicant, presented an irrigation plan and a revised grading plan that no longer indicated grading outside the limitations of the lot. Mr. Lapine asked for a favorable recommendation. Town Engineer, Gary Vickery, reviewed the revised grading plan and the irrigation plan and stated that they were satisfactory. Gloria McDonald stated that the site plan should be labeled "Small Animal Veterinary Clinic" as opposed to referring to it as an animal hospital. She further stated that the GB zoning designation had not been corrected to properly state the RB zoning for the site.

**Discussion: Bartonville
Animal Clinic**

Don Abernathy moved to recommend approval of the revised site plan for 3220 FM 407, as recommended by the Town Engineer, and with the stipulation that the plan reflect "RB" zoning and that it be labeled "Small Animal Veterinary Clinic." Jim Langford seconded the motion. For: Unanimous. The motion carried 5 to 0.

**ACTION:
Recommend Approval
of Site Plan**

Gloria McDonald asked that the next agenda include a review of the Land Use Plan and a discussion regarding clarification of zoning definitions for veterinarian hospitals and clinics.

**Requests for Agenda
Items**

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 5th day of April 2006.

Approved:

Ralph Arment, Chairman

Attest:

Debbie E. Millican, Town Secretary

(Seal)