

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 September 6, 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 September 1, 2006, at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

Present:	Absent:
Ralph Arment, Chairman	Jim Langford
Gloria McDonald, Vice Chairman	
Don Abernathy	
Betty Medlock	

Also present: Kristi Gilbert, Deputy Town Secretary
Gary Vickery, Town Engineer

This constituting a quorum, the following business took place:

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

Call to Order

The Commissioners considered the August 2, 2006, regular monthly meeting minutes. Don Abernathy moved to approve the August 2, 2006, regular monthly meeting minutes. Gloria McDonald seconded the motion. For: Abernathy, Arment, McDonald. Abstained: Medlock. The motion carried 3-0-1.

Approve Minutes

The Commissioners considered the August 9, 2006, special meeting minutes. Gloria McDonald moved to approve the August 9, 2006, special meeting minutes, with corrections. Don Abernathy seconded the motion. For: Abernathy, Arment, McDonald. Abstained: Medlock. The motion carried 3-0-1.

No one chose to speak.

Open Forum

Chairman Arment requested the Commission leave the order of the agenda and consider the Preliminary Plat for the proposed Normandy Place Addition.

The Commission considered recommendations to the Town Council regarding the Preliminary Plat for the proposed Normandy Place Addition, being described as a 24.305 acre tract of land out of the Robert Keith Survey, Abstract #1643 and the N. Alsop Survey, Abstract #3, Denton County, Texas. The subject property is in the Extraterritorial Jurisdiction of the Town of Bartonville and is located on the south side of Frenchtown Road approximately 800 feet east of West Jeter Road. The proposed development will create 20 residential lots ranging in size from one (1) to 1.188 acres and is located in the Extraterritorial

**Discussion:
Normandy Place
Preliminary Plat**

Jurisdiction of the Town of Bartonville, Texas. Tommy Kline introduced himself as the developer of the property and introduced the engineer, Roger Dietz. Town Engineer, Gary Vickery, reviewed his letter dated August 14, 2006 with the Commission. Mr. Vickery stated that approximately one third of his comments were informational only. Other comments included adjusting the lot widths on a few of the cul-de-sac lots to meet the required minimum 60' lot width; adjusting drainage easements to ensure that they are contained entirely on a single lot and adjusting the drainage designs to redirect the sheet flow. Mr. Kline stated that he had reviewed Gary Vickery's letter dated August 14, 2006 and agreed to make all the requested changes. Gary Vickery advised the Commission that Mr. Kline had also requested a waiver from Section 3.1(c)(4)(a) of the Development Ordinance requiring two points of vehicular access or providing for a median extending at least one hundred feet (100') to an intersecting internal street. Mr. Vickery stated that he supported the request for a waiver due to the configuration of the streets. Deputy Town Secretary, Kristi Gilbert noted that, should the Commission deny the waiver request, the developer would most likely extend one of the cul-de-sacs to intersect with Frenchtown Road which would result in a total of two streets accessing Frenchtown within 650' of each other.

Betty Medlock stated that she did not like granting waivers, however, she does not want two roads accessing Frenchtown. Betty Medlock moved to recommend to Town Council the approval of the waiver from Section 3.1(c)(4)(a) of the Development Ordinance with the condition that the developer must install a median that extends at least one hundred feet (100'). Don Abernathy seconded the motion. For: Unanimous. The motion carried 4 to 0

**Approve Request
for Waiver**

Gloria McDonald moved to recommend to Town Council the approval of the Normandy Place Preliminary Plat contingent upon meeting all of the requirements set forth in Gary Vickery's August 14, 2006 letter. Betty Medlock seconded the motion. For: Unanimous. The motion carried 4 to 0.

**Approve Normandy
Place Preliminary
Plat**

Commissioners participated in a public hearing and considered recommendations to the Town Council regarding Ordinance 404-06 AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 14, ZONING, EXHIBIT "A," ZONING ORDINANCE, BY AMENDING CHAPTER 2, SECTION 2.2., DEFINITIONS, BY ADDING A DEFINITION FOR MINING AS NUMBER 122 AND RENUMBERING ACCORDINGLY; AND BY AMENDING APPENDIX C, THE LAND USE TABLE, TO PROVIDE FOR MINING IN THE AGRICULTURAL ZONING DISTRICT WITH A CONDITIONAL USE PERMIT; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**Public Hearing
Ordinance 404-06**

Chairman Arment opened the hearing to public comment.

Hearing Opened

Deputy Town Secretary Kristi Gilbert stated that the attorney had drafted the ordinance in response to the Town's request to regulate the mining of sand and rock.

Staff

No one chose to speak.

In Favor/Opposed

Chairman Arment closed the hearing to public comment.

Hearing Closed

Don Abernathy moved to recommend to Town Council the approval of Ordinance 404-06 to include a change in the definition of mining to add removing the material from the site, a change in the size of a stock pond to 300 cubic yards and to allow mining by conditional use permit in all zoning districts. Betty Medlock seconded the motion. For: Unanimous. The motion carried 4 to 0.

ACTION: Approve Ordinance 404-06

There being no further business to come before the body, Chairman Arment declared the meeting adjourned at 8:35 p.m.

ADJOURNMENT

APPROVED this the 4th day of October, 2006.

Approved:

Ralph Arment, Chairman

(Seal)

Attest:

Kristi Gilbert, Deputy Town Secretary, TRMC