

The Bartonville Planning and Zoning Commission held a regular meeting on the 14th day of March, 2022, at 7:00 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Ralph Arment, Chairperson
Gloria McDonald, Commissioner
Harry Otto, Commissioner
Margie Arens, Alternate 1
Larry Hayes, Alternate 2

with the following members absent: Don Abernathy, Commissioner;
Brenda Hoyt-Stenovitch, Commissioner

Also present: Cori Reaume, Interim Town Administrator; Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair Arment led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

There was none.

D. APPROVAL OF MINUTES:

1. Discuss and consider approval of the January 5, 2022 regular meeting minutes.

Commissioner Larry Hayes moved to approve the January 5, 2022 regular meeting minutes with no changes. Commissioner Margie Arens seconded the motion.

VOTE ON THE MOTION

AYES: Arment, McDonald, Otto, Arens, Hayes
NAYS: None
VOTE: 5/0

2. Discuss and consider approval of the March 2, 2022 regular meeting minutes.

Commissioner Margie Arens moved to approve the March 2, 2022 regular meeting minutes with no changes. Commissioner Harry Otto seconded the motion.

VOTE ON THE MOTION

AYES: Arment, McDonald, Otto, Arens, Hayes
NAYS: None
VOTE: 5/0

REGULAR ITEMS

1. *Public Hearing –Site Plan Application Tract 12 Shell Building*

Public hearing to receive public comment and consider recommendations to the Town Council regarding a site plan for a proposed 11,200 sq ft retail building, being part of a 10.821-acre tract of land described as Lantana Town Center Phase II Blk. 1 Lot 1, generally located on the north side of FM 407, more commonly known as 3701 FM 407 E., Bartonville, Texas.

Ms. Reaume informed the Commission that staff and consultants worked with the applicant to address any site plan deficiencies. The comments from the original submission review were primarily related to discrepancies with the recently approved Dutch Bros. site plan. Once the design team acquired the final site plan files for Dutch Bros, all adjustments were made swiftly and the final review was completed.

Chair Arment opened the public hearing at 7:04 p.m.

Brandon Middleton, a representative of the applicant, addressed the Commission and offered to answer any questions.

Commissioner McDonald raised a concern with parking spaces, which led to a conversation about the proposed users/use types for the new lease spaces. Ms. Reaume explained that a review of parking had been completed, accounting for a 1:200sf ratio for the building (which is the Town's requirement for retail), and the site provides additional spaces beyond what is required by the Code. Mr. Middleton also addressed the parking concern, indicating the site is "over-parked" and the applicant, Newquest, has interest in ensuring adequate parking as they will maintain ownership of the full site.

The public hearing was closed at 7:12 p.m.

Commissioner McDonald moved to recommend approval of the site plan, as presented, to the Town Council. Commissioner Arens seconded the motion.

VOTE ON THE MOTION

AYES: Arment, McDonald, Otto, Arens, Hayes
NAYS: None
VOTE: 5/0

F. FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA

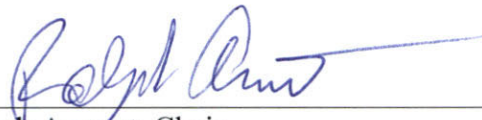
No future agenda items were discussed.

F. ADJOURNMENT

There being no further business to come before the board, Chairman Arment declared the meeting adjourned at 7:14 p.m.

APPROVED this the 6th day of April 2022.

Approved:



Ralph Arment, Chair

Attest:



Cori Reaume, Interim Town Administrator