

The Bartonville Planning and Zoning Commission held a regular meeting on the 6th day of July, 2022, at 7:00 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Ralph Arment, Chairperson
Don Abernathy, Commissioner
Brenda Hoyt-Stenovich
Gloria McDonald, Commissioner
Harry Otto, Commissioner
Larry Hayes, Alternate 2

With the following member absent: Margie Arens, Alternate 1

Also present: Thad Chambers, Town Administrator; Ed Voss, Town Attorney; Chris Hartke, Town Engineer; and Abra Nusser, Town Planner

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chair Arment called the meeting to order at 7:03 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair Arment led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

Mayor Carrington addressed the Commission and thanked them for their service on the Commission and service to the community.

D. APPROVAL OF MINUTES:

1. Discuss and consider approval of the May 4, 2022, regular meeting minutes.

Commissioner Hoyt-Stenovich moved to approve the May 4, 2022, regular meeting minutes. Commissioner Abernathy seconded the motion.

VOTE ON THE MOTION

AYES: Arment, Abernathy, Hoyt-Stenovich, McDonald, Otto

NAYS: None

VOTE: 5/0

E. REGULAR ITEMS

1. *Public Hearing – Zoning Change (ZC-22-03: Fuller, 1000 S. Gibbons)*
 Public hearing to receive public comment and consider recommendations to the Town Council regarding an amendment to the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, The Zoning Regulations, to change the zoning designation for an approximate 58.334-acres comprised of: A0003A Newton Allsup, Tr. 1 & 6, 44 acres, Old DCAD Tr #1H; A1518A J.R. Chambers, Tr 1 & 3, 6.254 Acres, Old DCAD Tr. #1; A1643A Keith, Tr 1, 3, 5, 3.33 acres, Old DCAD Tr #5; A0003A Newton Allsup, Tr 8, 3.27 acres, Old DCAD Tr #1; A1643A Keith, Tr 5A, .36 acres, Old DCAD Tr #5B; A0003A Newton Allsup, Tr 9, .3 acres; A003A Newton Allsup, Tr 2A, .027 acres, in the Town of Bartonville, Denton County, Texas from Agricultural District (AG) to Residential Estates 2 (RE-2). The tracts of land are generally located on the west side of Gibbons Road, south of Frenchtown Road, east of Dyer Road.

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

Mr. Chambers stated the applicant initially submitted a minor plat, which would subdivide the property into four lots. He explained upon review, it was determined two of the proposed lots were below 10-acres, which is the minimum lot size for the Agricultural District (AG) zoning so that led to the application for a change in zoning from AG to Residential Estates 2 (RE-2) which complies with the Land Use Map.

Applicant David Fuller provided a background of the reason for replatting.

The following spoke neither in favor or opposition:

- Joel Carter, 315 Dove Creek
- Jim Strange, 995 Dyer
- Odis Fuller, 443 Pine Hills, Frisco

Chairman Arment closed the public hearing at 7:19 p.m.

Commissioner Abernathy moved to recommend approval regarding the request to change the zoning from Agricultural (AG) to Residential Estates 2 (RE-2). Commissioner McDonald seconded the motion.

VOTE ON THE MOTION

AYES: Arment, Abernathy, Hoyt-Stenovich, McDonald, Otto
NAYS: None
VOTE: 5/0

2. *Preliminary Plat – Deer Hollow*
 Discuss, consider, and make recommendations to the Town Council regarding a Preliminary Plat for the proposed Deer Hollow subdivision, consisting of approximately

81.397 acres generally located east of Seals Rd., west and south of Dove Creek Rd., and north of Jeter Rd.

Mr. Chambers stated the Town’s Engineering and Planning Consultants have reviewed the plat submission to ensure compliance with the Town’s relevant ordinances and design standards.

Mr. Harke provided a review of items that needed to be addressed and stated the applicant was seeking waivers or suspensions from the subdivision ordinance during the platting process.

Ms. Nusser provided a summary of the three requested waivers which include maximum cul-de-sac length, required turn-around and knuckles, and alternate tree survey requirements.

A discussion ensued - Mr. Harke and Ms. Nusser answered questions from the Commission as well as Darren Andrews, engineer for applicant and Mike Mollow, applicant.

Commissioner McDonald moved to recommend approval regarding a Preliminary Plat for the proposed Deer Hollow Subdivision with the following waivers: 1. Requirement of knuckles on dead end streets, 2. Length of cul-de-sac, 3. Requirement of overall tree survey; and the following conditions: 1. A developer agreement that requires all primary residences be sprinkled regardless of size, 2. Drainage calculation error be addressed prior to Town Council. Commissioner Otto seconded the motion.

VOTE ON THE MOTION

AYES: Arment, Abernathy, Hoyt-Stenovich, McDonald, Otto
NAYS: None
VOTE: 5/0

3. *Final Plat – Deer Hollow*

Discuss, consider, and make recommendations to the Town Council regarding a Final Plat and construction plans for the proposed Deer Hollow subdivision, consisting of approximately 81.397 acres generally located east of Seals Rd., west and south of Dove Creek Rd., and north of Jeter Rd.

Commissioner McDonald moved to recommend approval regarding a Preliminary Plat for the proposed Deer Hollow Subdivision with the following waivers: 1. Requirement of knuckles on dead end streets, 2. Length of cul-de-sac, 3. Requirement of overall tree survey; and the following conditions: 1. A developer agreement that requires all primary residences be sprinkled regardless of size, 2. Drainage calculation error be addressed prior to Town Council. Commissioner Otto seconded the motion.

VOTE ON THE MOTION

AYES: Arment, Abernathy, Hoyt-Stenovich, McDonald, Otto
NAYS: None
VOTE: 5/0

4. *Workshop Item – Fence ordinance updates*

Discuss, consider, and make recommendations to the Town Council to call for public hearings regarding an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.

Discussion was held regarding fences potentially blocking the open feel of the Town, with a decision to allow for more research on how to balance individual residential lots being able to install privacy fences without allowing subdivisions to create long impervious barriers along the Town’s major corridors. The Commission requested this item be brought back to the next meeting for further discussion and possible recommendation to Town Council.

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

Workshop to discuss solar panels and potential issues going forward regarding regulations.

No future agenda items were discussed.

G. ADJOURNMENT

There being no further business to come before the board, Chairman Arment declared the meeting adjourned at 8:18 p.m.

APPROVED this the 3rd day of August 2022.

Approved:


Gloria McDonald, Vice Chair

Attest:


Town Secretary