



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**SPECIAL MEETING**

**February 5, 2020**

**BARTONVILLE TOWN HALL**  
**1941 E. JETER ROAD, BARTONVILLE, TX 76226**

**5:30 P.M.**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**C. PUBLIC INPUT:**

If you wish to address the Board, please fill out a "Public Meeting Appearance Card" and present it to the Town Administrator, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Board during the Citizen Comments portion of the meeting or when the item is considered by the Board of Adjustment.

**D. APPROVAL OF MINUTES:** Discuss and consider approval of the November 13, 2019, meeting minutes.

**E. PUBLIC HEARING**

1. Public hearing to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 4, Zoning Districts, Section 4.8, Residential Development Standards, Chart 4.3, Minimum Street Frontage for Residential Estates 5 (RE-5) of three hundred feet (300') to allow a minimum street frontage of two hundred and forty six feet (246'), on two tracts of land being described as Lot 3R-1 & 3R-2, Meadowlakes Farm Addition, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a proposed 14.00-acre tract of land located at 531 W. Jeter Road, Bartonville, Texas.

- a. Staff presentation
- b. Applicant presentation
- c. Those in Favor
- d. Those Opposed
- e. Rebuttal
- f. Hearing Closed to Public Comment

Board discussion and action on variance request.

2. Public hearing to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 19, Accessory Building and Use Regulations, Section 19.3, Accessory Dwellings, Subsection I to allow for an accessory dwelling on a one (1) acre tract being less than the required four (4) acres, on a tract of land being described as Lot 2, Block A, Red Hawk Subdivision, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a one (1) acre tract of land located at 1277 Porter Road, Bartonville, Texas.
  - a. Staff presentation
  - b. Applicant presentation
  - c. Those in Favor
  - d. Those Opposed
  - e. Rebuttal
  - f. Hearing Closed to Public Comment

Board discussion and action on variance request.

## F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 31, 2020 at 3:30 p.m. at least 72 hours prior to the time of said meeting.



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Michael Montgomery, Town Administrator

***The Board of Adjustment reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.***



## Board of Adjustment – Public Hearing

### Item 1

**DATE:** February 5, 2020

**FROM:** Michael Montgomery, Town Administrator

**ITEM:** Public hearing to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 4, Zoning Districts, Section 4.8, Residential Development Standards, Chart 4.3, Minimum Street Frontage for Residential Estates 5 (RE-5) of three hundred feet (300') to allow a minimum street frontage of two hundred and forty six feet (246'), on two tracts of land being described as Lot 3R-1 & 3R-2, Meadowlakes Farm Addition, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a proposed 14.00-acre tract of land located at 531 W. Jeter Road, Bartonville, Texas.

#### **VARIANCE REQUEST**

The property owner, Patrick Rodes, has requested a variance to allow for the creation of two lots with approximately 246 feet of road frontage on W Jeter Road, less than the required 300 feet.

#### **LOCATION/ZONING/LAND USE PLAN**

The proposed tracts of land located on 531 W Jeter Road will be 6 acres and 8 acres. The property is zoned "RE-5" Residential Estates 5 and is on the Land Use Plan as "RE-5" Residential Estates 5.

#### **RECOMMENDATION**

The application is complete and is recommended for consideration by the Board of Adjustment.

#### **ATTACHMENTS:**

- Variance Request
- Location Map
- Letter mailed to property owners within 200'
- Copy of Legal Notice

#### **Criteria for Approval**

1. In deciding the variance petition, the Board of Adjustments shall apply the following criteria:

- a. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in

developing the land or deprive the petitioner of the reasonable and beneficial use of the land;

b. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;

c. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

d. Granting the variance petition will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

e. Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;

f. Granting the variance petition is consistent with any special criteria applicable to varying particular standards;

g. The hardship or inequity suffered by petitioner is not self-induced;

h. The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and

i. The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

**OWNERS CERTIFICATION**

WHEREAS, Patrick Rodas is the owner of all that certain tract of land situated in the A. M. Fellus Survey, Abstract Number 1595, Town of Bartonville, Denton County, Texas, all of Lot 26 and Lot 3R of Meadowlakes Farm Addition, an addition to the Town of Bartonville, according to the plat thereof recorded in Cabinet Y, Page 710, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows: BEGINNING at a capped iron rod set stamped "KAZ" in the South line of West Jeter Road for the Northwest corner of said Lot 2R from which a 1/2" iron rod found for the Northeast corner of Lot 1 of Meadowlakes Farm Addition, an addition to said town, according to the plat thereof recorded in Cabinet Y, Page 724 of said Plat Records bears North 02 degrees 58 minutes 01 seconds West, a distance of 12.80 feet; THENCE along said South line, South 89 degrees 51 minutes 43 seconds East, a distance of 698.86 feet to a capped iron rod found; THENCE South 00 degrees 30 minutes 14 seconds East, 555.46 feet to a capped iron rod found stamped "ALLANCE"; THENCE South 89 degrees 37 minutes 48 seconds East, 48 seconds East, 220.95 feet to a wood fence corner post; THENCE North 00 degrees 25 minutes 52 seconds West, 555.43 feet to a capped iron rod set stamped "KAZ" in the South line of said West Jeter Road; THENCE along said South line, South 89 degrees 45 minutes 43 seconds East, 80.22 feet to a capped iron rod set stamped "KAZ"; THENCE South 00 degrees 28 minutes 47 seconds East, 555.39 feet to a capped iron rod found stamped "KAZ"; THENCE South 89 degrees 47 minutes 44 seconds East, 145.94 feet to a wood fence corner post at the Southwest corner of Lot 3 of said Meadowlakes Farm; THENCE along the common line of said Lot 3 and this tract, North 00 degrees 23 minutes 11 seconds West, 555.27 feet to a capped iron rod found at the Northwest corner of said Lot 3 and being in the South line of said West Jeter Road; THENCE along said South line, South 89 degrees 35 minutes 45 seconds East, 482.46 feet to a capped iron rod found at the Northeast corner of said Lot 3; THENCE North 00 degrees 22 minutes 55 seconds East, 579.58 feet to a capped iron rod found at the Southeast corner of said Lot 3; THENCE North 89 degrees 03 minutes 34 seconds East, 161.23 feet to a capped iron rod found; THENCE North 89 degrees 04 minutes 47 seconds West, 220.17 feet to a 1/2 inch iron rod found; THENCE North 89 degrees 04 minutes 47 seconds West, 220.17 feet to a 1/2 inch iron rod found; THENCE South 00 degrees 28 minutes 29 seconds East, 141.32 feet to a 1 inch iron rod found; THENCE North 45 degrees 30 minutes 57 seconds West, 202.55 feet to a capped iron rod set stamped "KAZ"; THENCE North 89 degrees 41 minutes 56 seconds West, 498.03 feet to a capped iron rod set stamped "KAZ"; THENCE North 02 degrees 58 minutes 01 seconds West, 1379.28 feet to the PLACE OF BEGINNING and containing 49.91 acres of land more or less.

**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK RODES, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MEADOWLAKES FARM, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON OVER OR ACROSS THE BASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE ELEMENTS IF APPROVED BY THE TOWN OF BARTONVILLE. IN THE ADDITION, UTILITY BASEMENTS MAY ALSO BE USED FOR THE NATURAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIGNED TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REINFORCED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE TOWN OF BARTONVILLE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF BARTONVILLE, TEXAS  
WITNESS, MY HAND, THIS 8TH DAY OF APRIL, 2019.

PATRICK RODES  
STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PATRICK RODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN.  
WITNESS MY HAND AND SEAL OF OFFICE THIS 8TH DAY OF APRIL, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
DENTON COUNTY  
MY COMMISSION EXPIRES ON 4/28/2020

STATE OF TEXAS  
COUNTY OF DENTON

I, MICHAEL R. KERSTEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS.

MICHAEL R. KERSTEN R.P.L.S. # 6877  
DATE 4/8/2019

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL R. KERSTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 8TH DAY OF APRIL, 2019.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.  
MY COMMISSION EXPIRES \_\_\_\_\_

**EXHIBIT ONLY**

REPLAT  
LOTS 2R-1, 3R-1 & 3R-2  
MEADOWLAKES FARM ADDITION  
BEING 49.91 ACRES OUT OF THE  
A.M. FELTUS SURVEY, ABSTRACT NUMBER 1595,  
TOWN OF BARTONVILLE,  
DENTON COUNTY, TEXAS

**KAZ SURVEYING**  
1720 WESTMINSTER  
DENTON, TX 76205  
(940) 382-3446  
JOB NUMBER: 060744RP  
DRAWN BY: JK  
DATE: 4-8-2019  
R.P.L.S.  
MICHAEL R. KERSTEN

LEGEND  
VICINITY MAP  
NOT TO SCALE  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT  
BL = BUILDING LINE  
R.O.B. = RECORD OF BEGINNING  
F.F.E. = FINISHED FLOOR ELEVATION  
R.O.B. = POINT OF BEGINNING  
INST. NO. = INSTRUMENT NUMBER  
C.S. = CAPPED IRON ROD SET  
C.A.P.S. = CAPPED IRON ROD SET  
1/2" IR. = 1/2" IRON ROD FOUND  
P.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
C = CENTERLINE OF RIGHT-OF-WAY

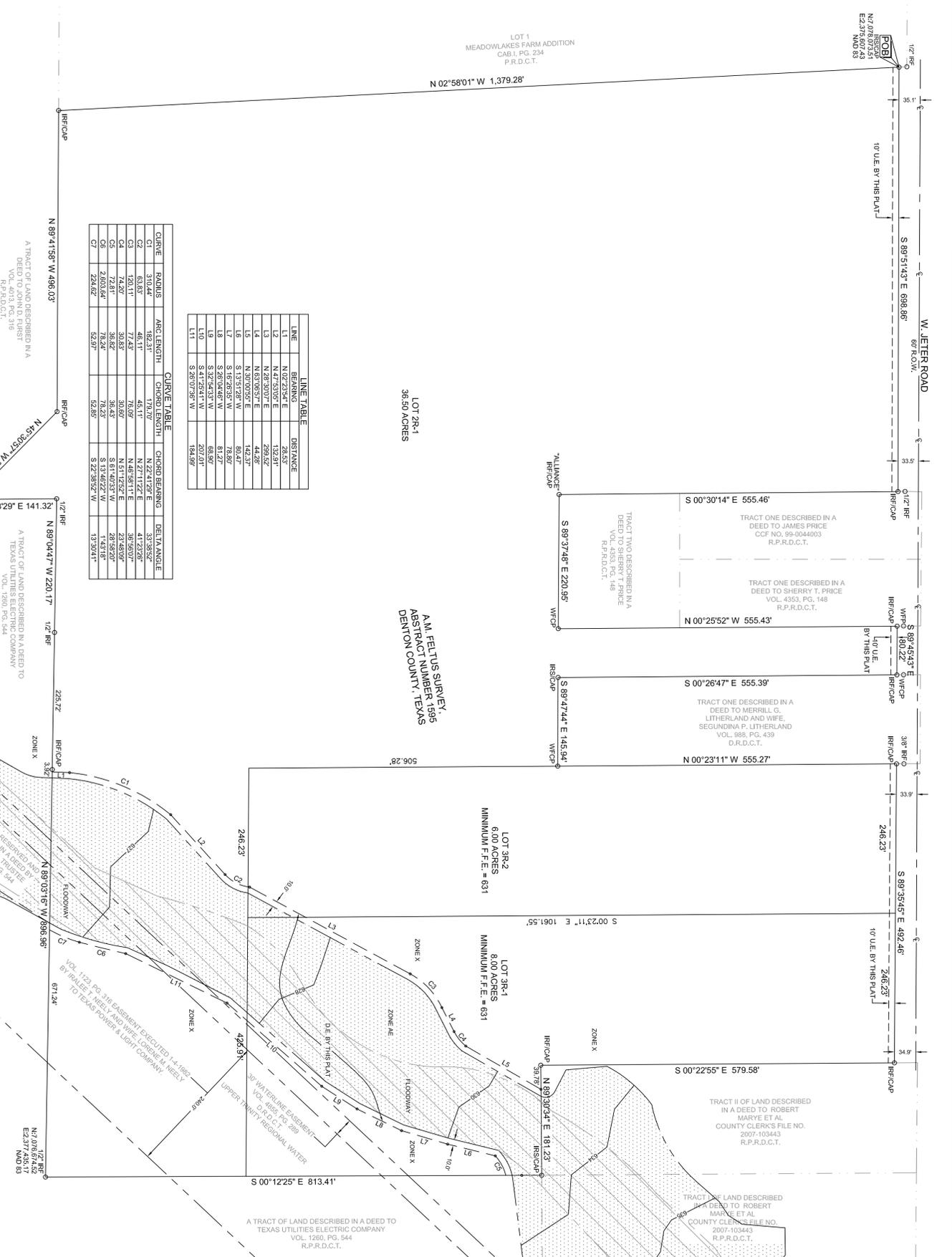
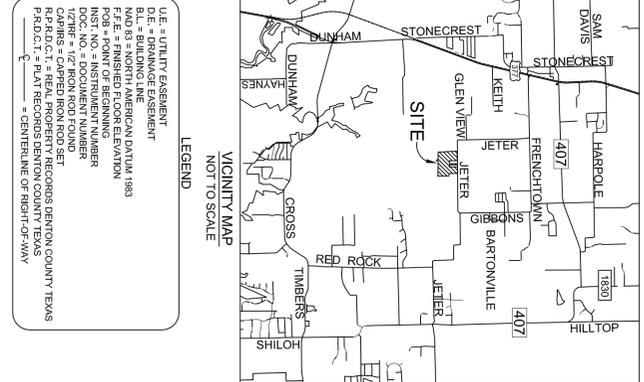
Scale: 1" = 100'  
0 50 100 150 200  
N  
E  
S  
W

SURVEYOR:  
KAZ SURVEYING, INC.  
1720 WESTMINSTER STREET  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
T.E.P.L.S. # 00027100

OWNER:  
PATRICK RODES  
600 ACRES  
MINIMUM F.F.E. = 631  
BARTONVILLE, TX 76226  
PHONE: (940) 397-1217

DEVELOPMENT PLAT  
APPROVED BY THE TOWN OF BARTONVILLE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF DENTON COUNTY, TEXAS  
APPROVED BY PLANNING AND ZONING COMMISSION  
TOWN OF BARTONVILLE, TEXAS  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY: TOWN COUNCIL  
TOWN OF BARTONVILLE, TEXAS  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST:  
TOWN SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL NOTES:  
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.  
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF BARTONVILLE. COMMUNITY NUMBER 481501 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED THAT A PORTION OF THIS PROPERTY IS WITHIN THE FLOODWAY, NON-SHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (600-YEAR) AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR) WITH BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON PANEL 510 G OF SAID MAP.  
3. THE SUBJECT PROPERTY IS ZONED RL AND LIES WITHIN THE TOWN OF BARTONVILLE PER THE TOWN OF BARTONVILLE ZONING MAP.  
4. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM 2 LOTS.  
5. THE INTENDED DEVELOPMENT ON THE PROPOSED LOTS IS TO MODIFY PROPERTY LINES.  
6. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



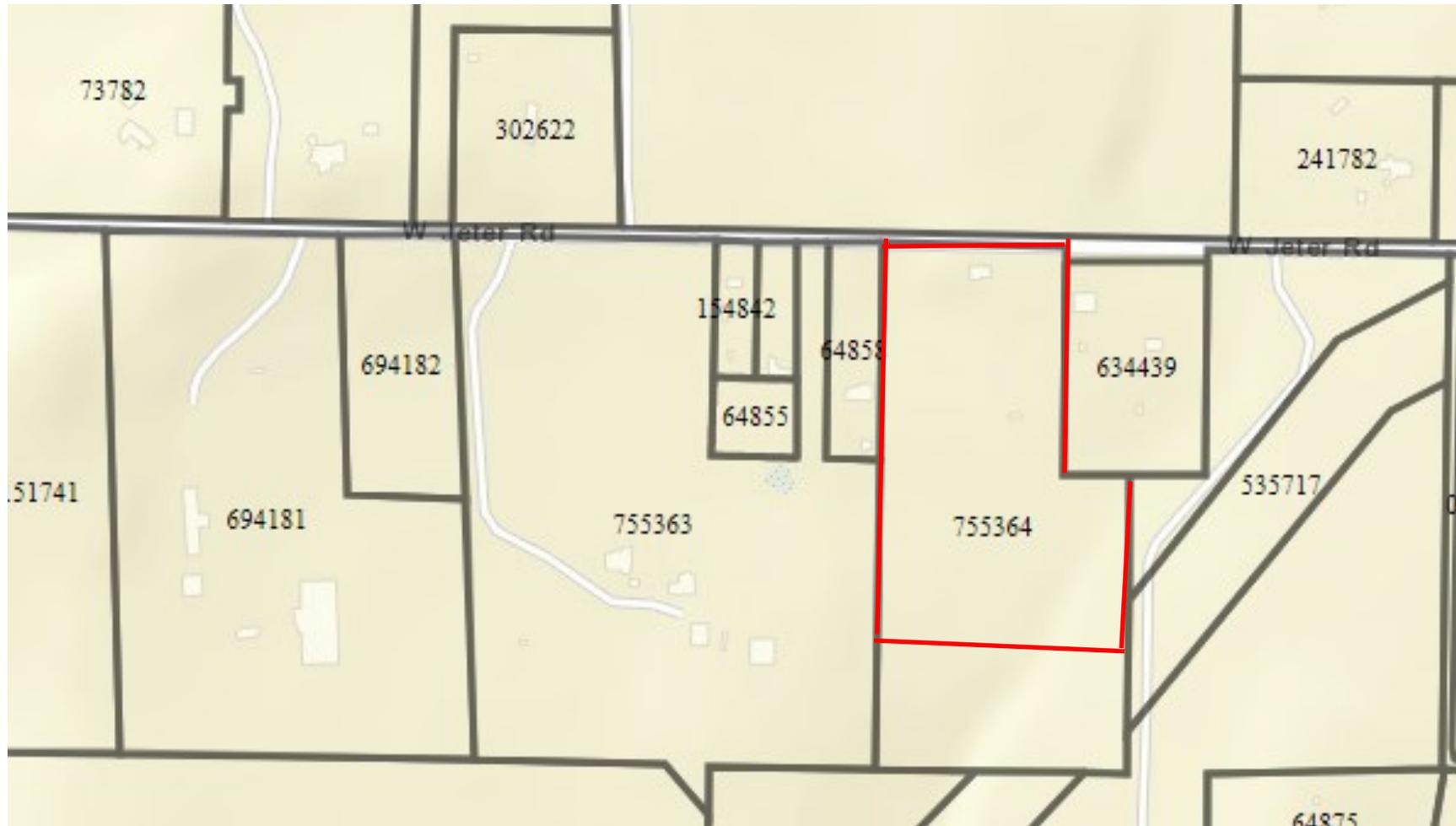
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.24'	78.23'	179.10'	N 22°41'29" E	37°38'32"
C2	120.11'	77.43'	76.02'	N 46°58'11" E	36°56'07"
C3	74.20'	30.83'	30.60'	S 51°12'52" E	23°48'00"
C4	72.81'	30.83'	30.43'	S 61°40'33" W	28°36'20"
C5	260.64'	78.23'	78.23'	S 13°51'28" W	88.41°
C6	260.64'	78.23'	78.23'	S 13°51'28" W	88.41°
C7	260.64'	78.23'	78.23'	S 13°51'28" W	88.41°

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 02°23'54" E	28.53'
L2	N 46°58'11" E	25.20'
L3	N 51°12'52" E	44.28'
L4	N 63°06'57" E	142.37'
L5	N 30°00'55" E	142.37'
L6	S 13°51'28" W	88.41'
L7	S 13°51'28" W	88.41'
L8	S 13°51'28" W	88.41'
L9	S 41°25'41" W	68.86'
L10	S 41°25'41" W	207.01'
L11	S 26°07'28" W	184.98'

# LOCATION MAP



## **Variance Request**

Variance request for a proposed 14.00-acre tracts of land described as Lot 3R-1 & 3R-2, Meadowlakes Farm Addition, Town of Bartonville, Denton County, Texas and is located at 531 W Jeter, Bartonville, Texas.



January 22, 2020

Name  
Address  
City, State ZIP

**RE:** Variance request for a proposed 14.00-acre tracts of land described as Lot 3R-1 & 3R-2, Meadowlakes Farm Addition, Town of Bartonville, Denton County, Texas and is located at 531 W Jeter, Bartonville, Texas.

Dear Property Owner,

Per the Denton Central Appraisal District records, you own property (Property ID 535715) within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a variance request from the Town's zoning regulations.

You are invited to attend and participate in the following public hearing regarding this application:

The Board of Adjustment for the Town of Bartonville, Texas, will conduct a public hearing at **5:30 p.m. on February 5, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas**, to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 4, Zoning Districts, Section 4.8, Residential Development Standards, Chart 4.3, Minimum Street Frontage for Residential Estates 5 (RE-5) of three hundred feet (300') to allow a minimum street frontage of two hundred and forty six feet (246'), on two tracts of land being described as Lot 3R-1 & 3R-2, Meadowlakes Farm Addition, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a proposed 14.00-acre tract of land located at 531 W. Jeter Road, Bartonville, Texas. All interested parties are encouraged to attend.

Should you have any questions regarding this matter, please feel free to contact me at 817.693.5280.

Sincerely,

Michael Montgomery  
Town Administrator

*Enclosure: Location Map, Proposed Replat*

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: David Payne

Printed at 01/16/20 11:25 by dpayn-dm

-----  
Acct #: 232

Ad #: 23874

Status: New WHOLD WHOI

The Board of Adjustment for the Town of Bartonville, Texas, will conduct a public hearing at 5:30 p.m. on February 5, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 4, Zoning Districts, Section 4.8, Residential Development Standards, Chart 4.3, Minimum Street Frontage for Residential Estates 5 (RE-5) of three hundred feet (300') to allow a minimum street frontage of two hundred and forty six feet (246'), on two tracts of land being described as Lot 3R-1 & 3R-2, Meadowlakes Farm Addition, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a proposed 14.00-acre tract of land located at 531 W. Jeter Road, Bartonville, Texas. All interested parties are encouraged to attend.

drc 01/17/2020



## Board of Adjustment – Public Hearing

### Item 2

**DATE:** February 5, 2020

**FROM:** Michael Montgomery, Town Administrator

**ITEM:** Public hearing to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 19, Accessory Building and Use Regulations, Section 19.3, Accessory Dwellings, Subsection I to allow for an accessory dwelling on a one (1) acre tract being less than the required four (4) acres, on a tract of land being described as Lot 2, Block A, Red Hawk Subdivision, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a one (1) acre tract of land located at 1277 Porter Road, Bartonville, Texas.

#### **VARIANCE REQUEST**

The property owner, Jay Rodgers, has requested a variance to allow an accessory dwelling on his one acre tract, being less than the required four acres.

#### **LOCATION/ZONING/LAND USE PLAN**

The tract of land located on 1277 Porter and is one acre. The property is zoned “RLI” Rural Light Industrial and is on the Land Use Plan as “RLI” Rural Light Industrial.

#### **RECOMMENDATION**

The application is complete and is recommended for consideration by the Board of Adjustment.

#### **ATTACHMENTS:**

- Variance Request
- Location Map
- Letter mailed to property owners within 200’
- Copy of Legal Notice

#### **Criteria for Approval**

1. In deciding the variance petition, the Board of Adjustments shall apply the following criteria:
  - a. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;

b. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;

c. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;

d. Granting the variance petition will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;

e. Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;

f. Granting the variance petition is consistent with any special criteria applicable to varying particular standards;

g. The hardship or inequity suffered by petitioner is not self-induced;

h. The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and

i. The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

**TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE**

Zoning Regulations (Section: 19.3)     Subdivision Regulations (Section: \_\_\_\_\_)  
 Sign Regulations (Section: \_\_\_\_\_)     Other: \_\_\_\_\_

Owner's Name: Jay D. Rodgers    Phone: (314) 244-6000 Fax: \_\_\_\_\_

Mailing Address 1277 Porter Rd., Flower Mound, TX 75022

Legal Description: Lot 2    Block A    ~~Addition~~ <sup>Subd.</sup> Red Hawk

Present Use and Improvements on Property: Please see attached documents:

- Important Census and Demographic Information

- Town of Bartonville Declaration of Non-Conforming Use

- Real Estate Brokers license has always been maintained current and now expires 09/30/20.

Description of Variance or Special Exception Requested:

Please see letter included with application.

Has a previous Application or Appeal to the Board been filed on the property?  
 No     Yes, Date: \_\_\_\_\_

None other than the paperwork involved when we agreed to be annexed by the Town of Bartonville.

**Attach maps, designs, lists of property owner's names and addresses , and/or any additional materials as necessary or required by ordinance appeal procedures. Please included ten (10) copies of any information that is submitted.**

I certify that I am the legal owner of record of the property, or that I have secured the property owner's permission as shown on the attached affidavit (as applicable), and that the information concerning this request for variance is true and correct and respectfully request it's consideration.

Signature Jay D. Rodgers

January 01, 2020  
Date

\*\*\*\*\*

Application complete? <u>Yes</u>	Fee Paid: \$ <u>450</u>	Date: <u>1-2-2020</u>
Date to appear before: P&Z <u>X</u>	TC <u>X</u>	BOA <u>2-5-2020</u>
Remarks: _____		

January 1, 2020

To whom it may concern,

The purpose of this variance request is so that I may replace the grandfathered mobile home currently located on the east side of my 60 x 60 metal building (toward the rear of the property) with a new unit. The new unit is under 400 sq ft and will be much more attractive and functional. This particular spot of land is an area that cannot be seen at all by any owner or resident located west of my property. It also offers an extremely limited view to anyone north, south or to the east of my property. The few individuals that would have a minimal view of the potential unit have already signed a letter supporting this variance request (enclosed). Furthermore, this request for variance is not at all based on any financial gain in any way, nor to reduce any financial hardship, of which I have none. This variance application is simply to request approval from the Board of Adjustments so that I may replace an older mobile home with a new, more efficient unit.

Sincerely,

A handwritten signature in blue ink that reads "Jay Rodgers". The signature is written in a cursive style with a large, stylized "J" and "R".

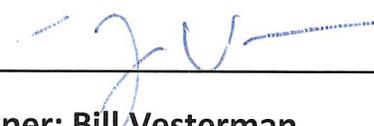
Jay Rodgers

(214) 244-6000

Jayrodgers2@gmail.com

To whom it may concern:

It is our understanding that Mr. Jay Rodgers is requesting a variance to replace the 12-year-old travel trailer located on the east side of his 60 x 60 building at 1277 Porter Road in Bartonville with a small (399 sq. ft. or less) modular home. As neighbors (although we have virtually no view of the site involved) this will definitely be an upgrade not only for Mr. Rodgers but will certainly improve the extremely limited view we do have. It will allow him to attract a college student or other very desirable individual to live in the facility and provide over-watch for his property and ours as neighbors. There are many benefits to approving this variance request and absolutely no negatives.

  
\_\_\_\_\_

**Owner: Bill Vesterman**

7400 Hawk Road, Flower Mound, TX 75022

**Address**

9/18/19

**Date**

\_\_\_\_\_

**Owner: Danny Martinez**

1239 Porter Road, Flower Mound, TX 75022

**Address**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**Owner: Rochelle Chandler**

7370 Hawk Road, Flower Mound, TX 75022

**Address**

\_\_\_\_\_

**Date**

To whom it may concern:

It is our understanding that Mr. Jay Rodgers is requesting a variance to replace the 12-year-old travel trailer located on the east side of his 60 x 60 building at 1277 Porter Road in Bartonville with a small (399 sq. ft. or less) modular home. As neighbors (although we have virtually no view of the site involved) this will definitely be an upgrade not only for Mr. Rodgers but will certainly improve the extremely limited view we do have. It will allow him to attract a college student or other very desirable individual to live in the facility and provide over-watch for his property and ours as neighbors. There are many benefits to approving this variance request and absolutely no negatives.

---

**Owner: Bill Vesterman**

---

**Date**

---

7400 Hawk Road, Flower Mound, TX 75022

**Address**

---

*Danny R Martinez*

---

*09/18/19*

**Owner: Danny Martinez**

**Date**

---

1239 Porter Road, Flower Mound, TX 75022

**Address**

---

**Owner: Rochelle Chandler**

---

**Date**

---

7370 Hawk Road, Flower Mound, TX 75022

**Address**

To whom it may concern:

It is our understanding that Mr. Jay Rodgers is requesting a variance to replace the 12-year-old travel trailer located on the east side of his 60 x 60 building at 1277 Porter Road in Bartonville with a small (399 sq. ft. or less) modular home. As neighbors (although we have virtually no view of the site involved) this will definitely be an upgrade not only for Mr. Rodgers but will certainly improve the extremely limited view we do have. It will allow him to attract a college student or other very desirable individual to live in the facility and provide over-watch for his property and ours as neighbors. There are many benefits to approving this variance request and absolutely no negatives.

---

**Owner: Bill Vesterman**

---

**Date**

---

7400 Hawk Road, Flower Mound, TX 75022

**Address**

---

**Owner: Danny Martinez**

---

**Date**

---

1239 Porter Road, Flower Mound, TX 75022

**Address**

---



---

9-18-19

---

**Owner: Rochelle Chandler**

---

**Date**

---

7370 Hawk Road, Flower Mound, TX 75022

**Address**

1941 E. Jeter Road  
Bartonville, Texas 76226

(817) 430-4052  
Fax: (817) 430-9433  
www.townofbartonville.com



April 23, 2012

The Rodgers Living Trust  
1277 Porter Road  
Flower Mound, TX 75022

RE: Annexation  
**C.M.R.R.R 7008 2810 0000 3114 1240**

Dear Property Owner:

As you may know, as of April 17, 2012, you are now residents and/or landowners of Bartonville, Texas. With any town there are rules and regulations that help protect the health and welfare of the citizenry. The Town wants to make certain that all of the uses and structures on your property are documented so that they may be "Grandfathered" (Legal Non-Conforming). In order to protect your Legal Non-Conforming Use status in the future you should register those uses with the Town by completing the attached "Documentation of Non-Conforming Use" form, as soon as possible. You may attach photos or other documentation, as you feel necessary, to clearly show existing structures and uses located on your property. Enclosed you will also find additional facts valuable for property owners in Bartonville and an Alarm Permit Application. Please make arrangements with IESI for trash service by calling 800-909-9061 and return any applicable forms by May 31, 2012.

Those of us at Town Hall along with the Mayor and Town Councilmembers want you to know that we will do everything we can, within our means, to protect our much cherished rural atmosphere. So..... Welcome to Bartonville! Should you have any questions or if I can be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristi Gilbert".

Kristi Gilbert  
Town Secretary



# Town of Bartonville Alarm Permit Application

Application Date: N/A RESIDENTIAL \_\_\_\_\_ COMMERCIAL \_\_\_\_\_

Resident/BusinessName \_\_\_\_\_

Permit Holder (if different than above) N/A

Address Alarmed \_\_\_\_\_

Telephone \_\_\_\_\_ Cell phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Gate Code \_\_\_\_\_

### Alarm Company Information:

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

**THE NOTIFICATION NUMBER FOR FIRE, POLICE AND EMS IS (940) 349-1600.  
ALL ALARM CALLS MUST BE DISPATCHED THROUGH THE DENTON COUNTY  
SHERIFF'S OFFICE.**

**Emergency Contact Information: 2 are required (must be someone that does not live at the permitted address)**

Name \_\_\_\_\_ Home Phone \_\_\_\_\_ Cell \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Home Phone \_\_\_\_\_ Cell \_\_\_\_\_

Address \_\_\_\_\_

**Mail, Return or Fax to: Bartonville Police Department      Fax: 817.491.6367**  
**1941 E. Jeter Rd.**  
**Bartonville, TX 76226**

**THIS PERMIT MUST BE UPDATED EACH YEAR ON OR BEFORE DECEMBER 31<sup>st</sup>**  
\*\*\*\*\*

\*Official Use\*

Received By \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Permit # \_\_\_\_\_ Date Issued \_\_\_\_\_ Fee: No Fee Required

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

**IMPORTANT CENSUS AND DEMOGRAPHIC INFORMATION**

The questions below come directly from the 2010 Census. The data collected in this questionnaire is needed to monitor compliance with anti-discrimination provisions, such as the Voting Rights Act and the Civil Rights Act.

Property Address: 1277 Porter Road

How many people were living or staying ~~in this house~~ as of October 1, 2010? 3  
on this property

Are any individuals of Hispanic, Latino or Spanish origin? If yes, please list how many.

- Yes, Mexican, Mexican American, Chicano
- Yes, Puerto Rican
- Yes, Cuban
- Yes, another Hispanic, Latino or Spanish Origin (specify: \_\_\_\_\_)

What is the race of the individuals living or staying at the above property? Please list number.

- 2 White
- Black, African American or Negro
- American Indian or Alaska Native (specify tribe: \_\_\_\_\_)
- Asian Indian                       Japanese                       Native Hawaiian
- Chinese                               Korean                               Guamanian or Chamorro
- Filipino                               Vietnamese                       Samoan
- Other Asian (specify: \_\_\_\_\_)
- Other Pacific Islander (specify: \_\_\_\_\_)
- Other Race (specify: \_\_\_\_\_)

3 IS STAY OVERNIGHT COUNT.  
BUSINESSES HAVE VARIED AND NUMEROUS  
PEOPLE AT VARIOUS TIMES.

**TOWN OF BARTONVILLE  
DECLARATION OF NON-CONFORMING USE**

Please submit pictures documenting all of the structures, uses and buildings to the degree that is necessary to document for future use.

This application must be submitted to the Town no later than Thursday, May 31, 2012.

**Section A**

<b>Applicant Information:</b>	Name:	Jay D. Rodgers		
	Mailing Address:	1277 Porter Road		
	City/State/Zip:	Flower Mound, TX 75022		
	Home Phone:		Cell Phone:	214-244-6000
	Email:	jayrodgers1@aol.com		
<b>Property Information:</b>	Legal Description:	Red Hawk Subd BIK A Lot 2 Acre S 1.00		
	Site Address:	1277 Porter Road		
	Property ID:		Acreage:	1
<b>Septic</b>	How many systems are on the property?	2	What type of system(s)? Old Fashion Good Systems	
	Please include the following with your application:		N/A	Copy of septic design
	N/A Copy of current maintenance contract or name of maintenance company			
*Required for all aerobic or drip irrigation systems.				

**Section B**

**CURRENT USES AND STRUCTURES ON THE PROPERTY:**

Please explain any "Yes" answers

Y	N	Is there any of the following on the property...	If yes, how many
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a single-family dwelling?	2 TRAILER COTTAGE Approximate square footage 200 sq. ft. 720 sq. ft.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a multi-family dwelling?	_____ Approximate square footage _____

Y	N	Is there any of the following on the property..	
✓		an accessory dwelling (i.e. caretakers quarters)?	If yes, how many <u>1</u> Approximate square footage <u>25' x 7.5'</u>
	✓	a barn?	If yes, how many _____ Approximate square footage _____
	✓	a commercial stable?	If yes, how many stalls _____ How many horses are currently being boarded? _____ If yes, please complete Section C
✓		<del>commercial building</del> <del>shop?</del> <u>commercial building</u> <u>currently leased AS</u> <u>Photography Studio</u>	If yes, how many <u>1</u> Approximate square footage <u>720 sq. ft.</u> <del>3,000 sq. ft.</del>
✓		an accessory building not listed above?	If yes, what type of building <u>carport</u> Approximate square footage <u>40' x 25'</u>
✓		a commercial building?	If yes, please complete Section C
✓		<u>HAVE ALWAYS BEEN AS AND</u> <u>signs? when needed - when</u> <u>WE WANT to be found.</u>	If yes, please submit a picture of each sign with dimensions.
	✓	fences in excess of six feet tall?	If yes, please specify height and location: _____ _____
	✓	a home occupation (meaning the homeowner is the only employee)?	If yes, what type of occupation _____
✓		a commercial business?	If yes, please complete Section C
✓		outside storage of equipment or vehicles (other than for the property owner's personal use)?	If yes, please describe <u>Rental Space - Horse Trailers,</u> <u>RV's, ATV's - Inside, Outside + Under</u> <u>Carport. Also storage of Tractors</u> <u>and farm equipment - Inside,</u> <u>Outside + Under Carport</u>
Comments: Please use an additional page as necessary: <u>LP Gas and compressed Gas stored</u> <u>on premises. Fertilizer, including straight nitrogen is stored on property.</u> <u>Woodworking and Mechanical Shop.</u>			

**Section C**

**COMMERCIAL USES:**

Name of Business:		Track What Matters, LLC Corporate Office	
Mailing Address:		1277 Porter Road	
City/State/Zip:		Flower Mound, TX 75022	
Business Phone:		Fax:	
817-430-8793		817-430-0853	
Email:		kdavis@trackwhatmatters.com	
Business Type:		GPS Tracking Co.	
# of Employees:	# of Parking Spaces	Sales Tax ID #	TAX PAYER ID #
10	8 concrete and grass	32033370563	74-3223498
Do you collect sales tax? <input checked="" type="checkbox"/> Yes			
**Please note, Bartonville's sales tax rate is 8.25%			
Does your business involve any of the following activities:			
Food Products? <input type="checkbox"/>	Food and/or Beverage Processing? <input type="checkbox"/>	Heating/Cooking Food? <input checked="" type="checkbox"/>	Employee Lunch Room <input checked="" type="checkbox"/>
On-site Consumption of Alcoholic Beverages? <input checked="" type="checkbox"/>	Flammable/Combustible Materials? <input type="checkbox"/>	Dry Cleaning? <input type="checkbox"/>	
Poisonous/Hazardous Chemicals or Acids? <input type="checkbox"/>	LP Gas? <input type="checkbox"/>	Compressed Gas? <input type="checkbox"/>	Fumigation? <input type="checkbox"/>
Cellulose Nitrates Film? <input type="checkbox"/>	Fireworks? <input type="checkbox"/>	Bales or Loose Combustible Fibers? <input type="checkbox"/>	Magnesium? <input type="checkbox"/>
Explosives/Ammunition? <input type="checkbox"/>	Garage or Vehicle Repair? <input checked="" type="checkbox"/>	Woodworking? <input checked="" type="checkbox"/>	
Paint/Flammable Material? <input checked="" type="checkbox"/>	Reclaiming of Waste Materials? <input type="checkbox"/>		
Comments: Retail Sales			


I hereby apply for registration of a non-conforming use as requested on this application and certify that the submitted information and attachments are true and accurate. All of the statements and representations contained in the attached documents filed in support of this application shall be deemed a permanent part of the application for all purposes. **RODGERS LIVING TRUST DATED APRIL 17<sup>th</sup> 1995**

*Jay D. Rodgers, Trustee*  
Signature

*MAY 3<sup>rd</sup> 2012*  
Date

**JAY D. RODGERS Trustee**  
Print Name

**Office Use Only**

ID# \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Annexed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

No. of Exhibits Attached: \_\_\_\_\_

Staff Comments:

**Section C**

**COMMERCIAL USES:**

Name of Business:				Biz Owners Ed Corporate Office			
Mailing Address:				1277 Portee Road			
City/State/Zip:				Flower Mound, TX 75022			
Business Phone:		817-430-8793		Fax:		817-430-0853	
Email:				jayrodgers1@aol.com			
Business Type:				Tax Exempt 501 3C - See Attached			
# of Employees:		# of Parking Spaces		Sales Tax ID #			
3							
Do you collect sales tax?		**Please note, Bartonville's sales tax rate is 8.25%					
NO							
Does your business involve any of the following activities:							
Food Products? _____		Food and/or Beverage Processing? _____		Heating/Cooking Food? <input checked="" type="checkbox"/>		Employee Lunch Room	
On-site Consumption of Alcoholic Beverages? <input checked="" type="checkbox"/>		Flammable/Combustible Materials? _____		Dry Cleaning? _____			
Poisonous/Hazardous Chemicals or Acids? _____		LP Gas? _____		Compressed Gas? _____		Fumigation? _____	
Cellulose Nitrates Film? _____		Fireworks? _____		Bales or Loose Combustible Fibers? _____		Magnesium? _____	
Explosives/Ammunition? _____		Garage or Vehicle Repair? _____		Woodworking? _____			
Paint/Flammable Material? _____		Reclaiming of Waste Materials? _____					
Comments:							


I hereby apply for registration of a non-conforming use as requested on this application and certify that the submitted information and attachments are true and accurate. All of the statements and representations contained in the attached documents filed in support of this application shall be deemed a permanent part of the application for all purposes.

Jay D. Rodgers  
Signature

5-30-12  
Date

Jay D. Rodgers  
Print Name

**Office Use Only**

ID# \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Annexed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

No. of Exhibits Attached: \_\_\_\_\_

Staff Comments:

**Section C**

**COMMERCIAL USES:**

Name of Business:		Fracam Properties LP		
Mailing Address:		1277 Portee Road		
City/State/Zip:		Flower Mound, TX 75022		
Business Phone:		817-430-8793	Fax:	817-430-0853
Email:		jayrodgers1@aol.com		
Business Type:		Company holds Oil + Gas Interests - Not in Denton County		
# of Employees:		# of Parking Spaces		Sales Tax ID #
1				
Do you collect sales tax?	<b>**Please note, Bartonville's sales tax rate is 8.25%</b>			
Does your business involve any of the following activities:				
Food Products? <input type="checkbox"/>		Food and/or Beverage Processing? <input type="checkbox"/>		Heating/Cooking Food? <input checked="" type="checkbox"/> <sup>Employee Lunch Room</sup>
On-site Consumption of Alcoholic Beverages? <input checked="" type="checkbox"/>		Flammable/Combustible Materials? <input type="checkbox"/>		Dry Cleaning? <input type="checkbox"/>
Poisonous/Hazardous Chemicals or Acids? <input type="checkbox"/>		LP Gas? <input type="checkbox"/>		Compressed Gas? <input type="checkbox"/>
Cellulose Nitrates Film? <input type="checkbox"/>		Fireworks? <input type="checkbox"/>		Bales or Loose Combustible Fibers? <input type="checkbox"/>
Explosives/Ammunition? <input type="checkbox"/>		Garage or Vehicle Repair? <input type="checkbox"/>		Woodworking? <input type="checkbox"/>
Paint/Flammable Material? <input type="checkbox"/>		Reclaiming of Waste Materials? <input type="checkbox"/>		
Comments:				



**Section C**

**COMMERCIAL USES:**

Name of Business:		Cruises Etc. - Jay Rodgers Agent	
Mailing Address:		1277 Porter Road	
City/State/Zip:		Flower Mound, TX 75022	
Business Phone:	817-430-8793	Fax:	817-430-0853
Email:		jayrodgers1@aol.com	
Business Type:		Travel Agency	
# of Employees:	# of Parking Spaces	Sales Tax ID #	All sales and billing done from Ft. Worth office
2 at this office		→	
Do you collect sales tax?	**Please note, Bartonville's sales tax rate is 8.25%		
Does your business involve any of the following activities:			
Food Products? _____	Food and/or Beverage Processing? _____	Heating/Cooking Food? <input checked="" type="checkbox"/>	Employee Lunch Room
On-site Consumption of Alcoholic Beverages? <input checked="" type="checkbox"/>	Flammable/Combustible Materials? _____	Dry Cleaning? _____	
Poisonous/Hazardous Chemicals or Acids? _____	LP Gas? _____	Compressed Gas? _____	Fumigation? _____
Cellulose Nitrates Film? _____	Fireworks? _____	Bales or Loose Combustible Fibers? _____	Magnesium? _____
Explosives/Ammunition? _____	Garage or Vehicle Repair? _____	Woodworking? _____	
Paint/Flammable Material? _____	Reclaiming of Waste Materials? _____		
Comments:			



**Section C**

**COMMERCIAL USES:**

Name of Business:		Jay Rodgers Real Estate Broker # 0282348	
Mailing Address:		1277 Porter Road	
City/State/Zip:		Flower Mound, TX 75022	
Business Phone:		Fax:	
817-430-8793		817-430-0853	
Email:		jayrodgers1@aol.com	
Business Type:		Real Estate Broker - See Attached Broker License	
# of Employees:	# of Parking Spaces	Sales Tax ID #	Brokers License #
1			0282348
Do you collect sales tax?	<b>**Please note, Bartonville's sales tax rate is 8.25%</b>		
Does your business involve any of the following activities:			
Food Products? <input type="checkbox"/>	Food and/or Beverage Processing? <input type="checkbox"/>	Heating/Cooking Food? <input checked="" type="checkbox"/>	Employer Lunch Room <input type="checkbox"/>
On-site Consumption of Alcoholic Beverages? <input checked="" type="checkbox"/>	Flammable/Combustible Materials? <input type="checkbox"/>	Dry Cleaning? <input type="checkbox"/>	
Poisonous/Hazardous Chemicals or Acids? <input type="checkbox"/>	LP Gas? <input type="checkbox"/>	Compressed Gas? <input type="checkbox"/>	Fumigation? <input type="checkbox"/>
Cellulose Nitrates Film? <input type="checkbox"/>	Fireworks? <input type="checkbox"/>	Bales or Loose Combustible Fibers? <input type="checkbox"/>	Magnesium? <input type="checkbox"/>
Explosives/Ammunition? <input type="checkbox"/>	Garage or Vehicle Repair? <input type="checkbox"/>	Woodworking? <input type="checkbox"/>	
Paint/Flammable Material? <input type="checkbox"/>	Reclaiming of Waste Materials? <input type="checkbox"/>		
Comments:			


I hereby apply for registration of a non-conforming use as requested on this application and certify that the submitted information and attachments are true and accurate. All of the statements and representations contained in the attached documents filed in support of this application shall be deemed a permanent part of the application for all purposes.

Signature Jay D. Rodgers

Date 5-30-12

Print Name Jay D. Rodgers

**Office Use Only**

ID# \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Annexed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

No. of Exhibits Attached: \_\_\_\_\_

Staff Comments: \_\_\_\_\_

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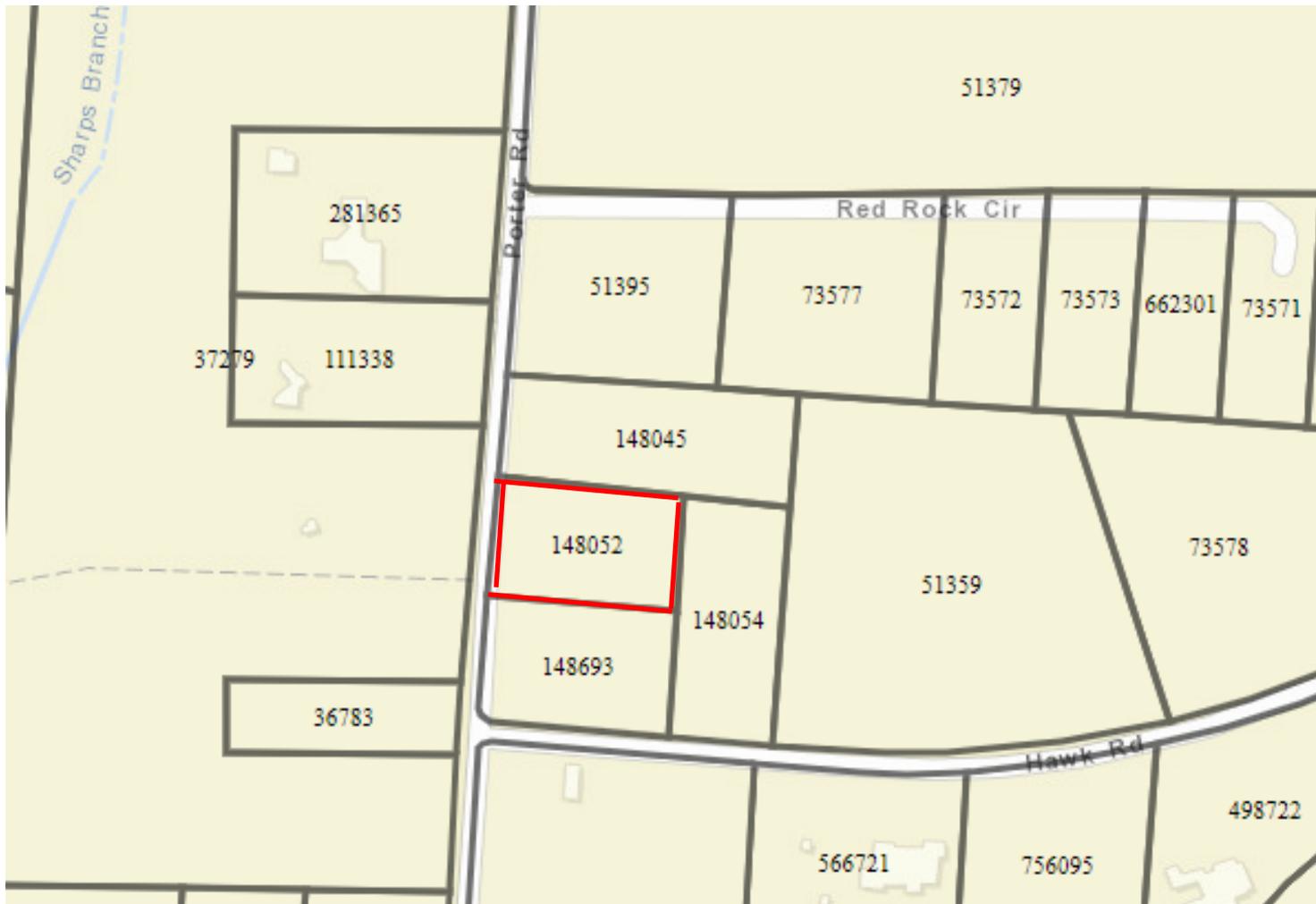
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# LOCATION MAP



## Variance Request

Variance request to allow for an accessory dwelling on a one (1) acre tract being less than the required four (4) acres, on a tract of land being described as Lot 2, Block A, Red Hawk Subdivision, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a one (1) acre tract of land located at 1277 Porter Road, Bartonville, Texas.



January 22, 2020

**RE:** Variance request to allow for an accessory dwelling on a one (1) acre tract being less than the required four (4) acres, on a tract of land being described as Lot 2, Block A, Red Hawk Subdivision, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a one (1) acre tract of land located at 1277 Porter Road, Bartonville, Texas.

Dear Property Owner,

Per the Denton Central Appraisal District records, you own property (Property ID 148054) within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a variance request from the Town's zoning regulations.

You are invited to attend and participate in the following public hearing regarding this application:

The Board of Adjustment for the Town of Bartonville, Texas, will conduct a public hearing at **5:30 p.m. on February 5, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas**, to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 19, Accessory Building and Use Regulations, Section 19.3, Accessory Dwellings, Subsection I to allow for an accessory dwelling on a one (1) acre tract being less than the required four (4) acres, on a tract of land being described as Lot 2, Block A, Red Hawk Subdivision, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a one (1) acre tract of land located at 1277 Porter Road, Bartonville, Texas. All interested parties are encouraged to attend.

Should you have any questions regarding this matter, please feel free to contact me at 817.693.5280.

Sincerely,

Michael Montgomery  
Town Administrator

*Enclosure: Location Map*

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

ORDER CONFIRMATION

Salesperson: David Payne

Printed at 01/16/20 11:31 by dpayn-dm

Acct #: 232

Ad #: 23875

Status: New WHOLD

BARTONVILLE TOWN OF  
1941 EAST JETER ROAD  
ARGYLE TX 76226

Start: 01/17/2020 Stop: 01/17/2020

Times Ord: 1 Times Run: \*\*\*

STD9 1.00 X 29.00 Words: 138

Total STD9 29.00

Class: 9005 DP LG LEGALS

Rate: CLLLG Cost: 21.30

# Affidavits: 1

Ad Descrpt: 1277 PORTER

Descr Cont: THE BOARD OF ADJUSTMENT F

Given by: \*

P.O. #: MICHAEL MONTGOMERY

Contact:

Phone: (817)430-4052

Fax#:

Email: tdixon@townofbartonville.com Created: dpayn 01/16/20 11:28

Agency: Last Changed: dpayn 01/16/20 11:31

Source: \_\_\_\_\_

Section: CLASSIFIED Page: \_\_\_\_

Camera Ready: N

Group: \_\_\_\_\_ AdType: CLASS

Misc: \_\_\_\_\_

Color: \_\_\_\_\_

Proof: \_\_\_\_\_

Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_

Delivery Instr: \_\_\_\_\_

Pickup Src: \_\_\_\_\_

Changes: None \_\_\_ Copy \_\_\_ Art \_\_\_ Size \_\_\_ Copy Chg Every Run \_\_\_

Coupon: \_\_\_\_\_

Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_

Special Instr: \_\_\_\_\_

COMMENTS:

LGL-1277 Porter

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 01/17

DWRC A 84 S 01/17

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: David Payne

Printed at 01/16/20 11:31 by dpayn-dm

-----  
Acct #: 232

Ad #: 23875

Status: New WHOLD WHOI

The Board of Adjustment for the Town of Bartonville, Texas, will conduct a public hearing at 5:30 p.m. on February 5, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a request for a variance from the zoning district requirements for Chapter 19, Accessory Building and Use Regulations, Section 19.3, Accessory Dwellings, Subsection 1 to allow for an accessory dwelling on a one (1) acre tract being less than the required four (4) acres, on a tract of land being described as Lot 2, Block A, Red Hawk Subdivision, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a one (1) acre tract of land located at 1277 Porter Road, Bartonville, Texas. All interested parties are encouraged to attend.

drc 01/17/2020