



**AGENDA**

**JOINT WORK SESSION  
OF THE BARTONVILLE TOWN COUNCIL  
AND THE PLANNING AND ZONING COMMISSOIN**

**February 18, 2020**

**BARTONVILLE TOWN HALL**

**1941 E. JETER, BARTONVILLE, TX 76226**

**6:30 PM**

- A. CALL WORK SESSION TO ORDER**
- B. WORK SESSION ITEM**
  - 1. Discussion on Town's Land Use Plan and Land Use Table.
- C. 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 public at all times and said Notice was posted on the following date and time: Friday, February 14, 2020, at 11:30 a.m. at least 72 hours prior to the time of said meeting.

  
\_\_\_\_\_  
Tammy Dixon, TRMC CMC, Town Secretary

The City Council 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.

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## JOINT WORK SESSION

### ITEM #1

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**DATE:** February 18, 2020

**FROM:** Michael Montgomery, Town Administrator

**ITEM:** Discussion on the Town's Land Use Plan and Land Use Table

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**SUMMARY:**

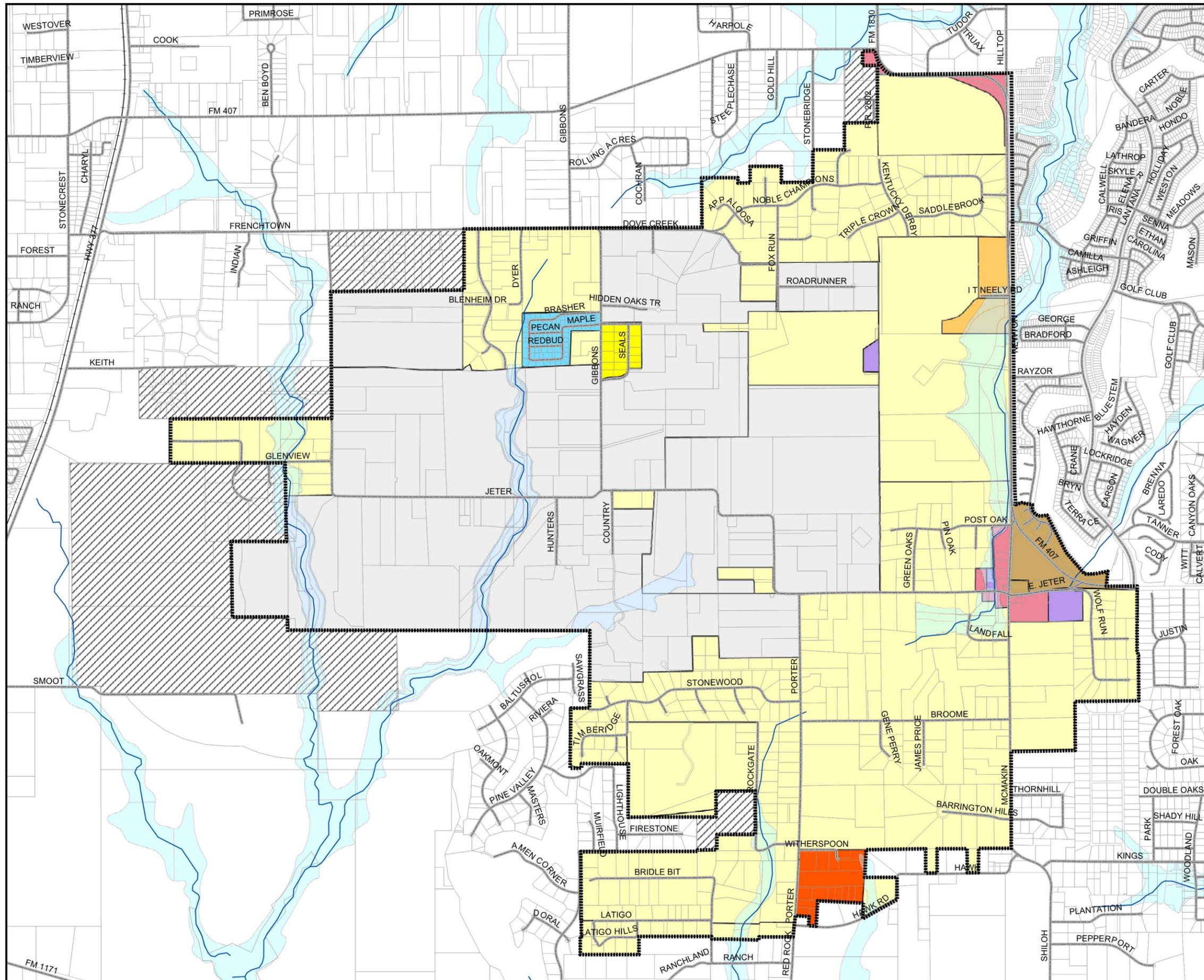
The Town Council and Planning & Zoning Commission will review and discuss the Town's current Land Use Plan and Land Use Table.

**ATTACHMENTS:**

- Land Use Plan
- Land Use Table



**PLATE 3-1**  
**LAND USE PLAN**



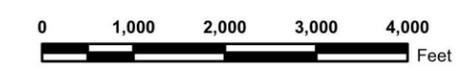
**LEGEND**

**Land Uses**

- RE-5
- RE-2
- Semi-Rural - 1-Acre Lots
- Manufactured Homes
- Rural Business
- Village Center
- Public/Semi-Public
- General Commercial
- Rural Light Industrial
- Bartonville ETJ
- Bartonville Town Limits
- Roads
- Creeks
- Railroads
- Floodplain

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Town Secretary \_\_\_\_\_ Date \_\_\_\_\_



JUNE 2018

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**APPENDIX C  
LAND USE TABLE**

Use	Zoning District										
	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Accessory Buildings	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling - 4-Acre Site or Larger	P	P	P	*	*	*	*	*	*	*	*
In-Law Quarters - 4-Acre Site or Larger	P	P	P	*	*	*	*	*	*	*	*
Servant Quarters - 4-Acre Site or Larger	P	P	P	*	*	*	*	*	*	*	*
Agricultural Stores	*	*	*	*	*	C	C	C	*	*	*
Agricultural Uses	P	P	P	*	P	*	*	*	*	*	*
Alcoholic Beverages, Retail Sales	*	*	*	*	*	C	P	P	P	*	*
Alcoholic Beverages, Wholesale	*	*	*	*	*	*	P	P	P	*	*
Ambulance Service	*	*	*	*	*	*	*	P	P	*	P
Animal-Assisted Therapy	C	C	C	*	*	*	*	*	*	*	*
Antennas (All Commercial and Private Antennas to be Addressed by Supplementary Zoning Standards)	Addressed by Zoning Ordinance ( <a href="#">Chapter 22</a> )										
Antique Stores	*	*	*	*	P	P	P	P	P	*	*
Appliance Repair Shop	*	*	*	*	P	C	P	P	P	*	*
Art Gallery	*	*	*	*	*	P	P	P	P	*	*
Artesian Well	P	P	P	P	P	P	*	P	P	P	*
Artist and/or Craftsman Store	*	*	*	*	*	P	P	P	P	*	*
Auto Body Repair	*	*	*	*	C	*	C	C	P	*	*
Auto Repair and Service, Major	*	*	*	*	C	*	C	C	P	*	*





USE	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Furniture Store, Retail	*	*	*	*	*	C	C	P	P	*	*
Golf Course - Miniature (Commercial Amusement)	*	*	*	*	*	*	*	*	P	*	*
Government Building	P	P	P	P	P	P	P	P	P	P	P
Grocery Store, Retail	*	*	*	*	*	*	C	P	P	*	*
Hardware Store, Retail	*	*	*	*	*	C	C	P	P	*	*
Hobby Shop	*	*	*	*	*	C	C	P	P	*	*
Home - Community	C	C	C	C	C	C	*	C	P	C	*
Home - Group	C	C	C	C	C	C	*	C	P	C	*
Home - Day Care	C	C	C	C	C	C	*	C	C	C	*
Home Occupations	P	P	P	P	P	*	*	*	*	P	*
Incinerator	*	*	*	*	*	*	*	*	*	*	*
Key Shop	*	*	*	*	P	*	P	P	P	*	*
Large Animal Breeding - 5-Acre Site or Larger	P	P	P	*	P	*	*	*	*	*	*
Light Manufacturing	*	*	*	*	P	*	*	*	*	*	*
Manufacturing	*	*	*	*	P	*	*	*	*	*	*
Manufactured Home	*	*	*	*	*	*	*	*	*	P	*
Meat/Seafood Market, Retail	*	*	*	*	*	*	C	P	P	*	*
Mini-Warehouse, Self- Storage	*	*	*	*	*	*	*	*	*	*	*
Mortuary	*	*	*	*	*	*	*	*	*	*	*
Motion Picture Theater, Indoor	*	*	*	*	*	*	C	P	P	*	*
Municipal Facility or Use	P	P	P	P	P	P	P	P	P	P	P
Nurseries, Retail	*	*	*	*	*	P	C	*	P	*	*
Nurseries, Wholesale	*	*	*	*	P	*	C	*	P	*	*

USE	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Offices, Professional and Administrative	*	*	*	*	P	P	*	P	P	*	*
Offices Medical and Dental	*	*	*	*	P	P	*	P	P	*	*
Oil or Gas Well Drilling Site (See Section 30.3 [Chapter 32])	P	C	*	*	*	*	*	*	*	*	*
Paint Shop, Retail	*	*	*	*	*	C	P	P	P	*	*
Park	P	P	P	P	P	P	*	P	P	P	P
Pawn Shop	*	*	*	*	*	*	*	*	P	*	*
Pet Grooming, No Outside Pens	*	*	*	*	*	P	C	P	P	*	*
Pet Shops, Retail With No Outside Pens	*	*	*	*	C	C	C	C	C	*	*
Pianos and Musical Instruments - Retail Sales and Service	*	*	*	*	*	C	P	P	P	*	*
Playgrounds	P	P	P	P	P	P	*	P	P	P	P
Printing Shop	*	*	*	*	P	C	P	P	P	*	*
Private Club, Type 1	*	*	*	*	*	*	*	P	P	*	*
Private Club, Type 2	*	*	*	*	*	*	*	C	C	*	*
Public Library	*	*	*	*	P	C	*	P	P	*	P
Public Museum	*	*	*	*	P	C	*	P	P	*	P
Publishing Company	*	*	*	*	P	C	*	P	P	*	*
Railway Right-of-way and Tracks	P	P	P	P	P	P	P	P	P	P	*
Riding Academy	C	C	*	*	*	*	*	*	*	*	*
Restaurants (sit-down), Cafeterias, Cafes - w/Out Drive-Through	*	*	*	*	*	C	P	P	P	*	*
Retail Store or Shop	*	*	*	*	C	C	P	P	P	*	*
Schools - Private	P	P	P	P	P	C	*	P	P	P	P

USE	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Schools - public kindergarten, elementary school, middle school or high school	P	P	P	P	P	C	P	P	P	P	P
Seamstress, Dressmaker or Tailor Shop	*	*	*	*	*	P	P	P	P	*	*
Sexually Oriented Businesses	*	*	*	*	*	*	*	P	P	*	*
Shoe Sales and Repair	*	*	*	*	*	C	P	P	P	*	*
Sporting Goods Sales, Retail	*	*	*	*	*	C	C	P	P	*	*
Stable, Commercial	C	C	C	*	*	*	*	*	*	*	*
Stable, Private	P	P	P	P	P	*	*	*	*	P	*
Studios, Art	*	*	*	*	*	C	*	P	P	*	*
Studios, Cloth and/or Draperies	*	*	*	*	*	C	*	P	P	*	*
Studios, Dance	*	*	*	*	*	C	*	P	P	*	*
Studios, Drama	*	*	*	*	*	C	*	P	P	*	*
Studios, Glass and/or China	*	*	*	*	*	C	*	P	P	*	*
Studios, Health Club or Athletic	*	*	*	*	*	C	*	P	P	*	*
Studios, Martial Arts	*	*	*	*	*	C	*	P	P	*	*
Studios, Music	*	*	*	*	*	C	*	P	P	*	*
Studios, Reducing	*	*	*	*	*	C	*	P	P	*	*
Studios, Therapeutic Massage	*	*	*	*	*	C	*	P	P	*	*
Swimming Pools - Private	P	P	P	P	P	C	*	P	P	P	*
Tennis Courts - Community	P	P	P	P	P	*	*	P	P	P	*
Tennis Courts - Private	P	P	P	P	P	*	*	P	P	P	*
Travel Agency	*	*	*	*	*	C	*	P	P	*	*

USE	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Truck Farm	*	*	*	*	P	*	*	*	*	*	*
Utility Regulating Stations	*	*	*	*	C	*	*	C	C	*	C
Veterinarian Hospital	C	*	*	*	C	C	*	C	P	*	*
Veterinarian, Large Animal	C	*	*	*	C	*	*	*	*	*	*
Veterinarian, Small Animal (Household Pet)	*	*	*	*	P	P	*	P	P	*	*
Water Pumping Plant	C	C	C	C	C	*	C	C	C	C	C
Water Supply Reservoir	C	C	C	C	C	*	C	C	C	C	C
Water Tower	C	C	C	C	C	*	C	C	C	C	C
Wedding Planning (no outdoor facilities or services)	*	*	*	*	*	C	*	P	P	*	*
Welding Shop	*	*	*	*	P	*	C	*	*	*	*

P - Permitted Use

\* - Prohibited Use

C - Conditional Use Permit

See [Chapter 4.11](#) for interpretation of this Use Chart

(Ordinance 361-05 adopted 3/22/05; Ordinance 390-06, sec. 3, adopted 6/20/06; Ordinance 395-06 adopted 7/18/06; Ordinance 404-06, sec. 2, adopted 9/19/06; Ordinance 418-07, sec. 4, adopted 3/20/07; Ordinance 513-11, sec. 10, adopted 3/15/11; Ordinance 564-14, sec. 10, adopted 7/15/14; Ordinance 578-15, sec. 2, adopted 3/17/15; Ordinance 637-18, sec. 1, adopted 8/13/18; Ordinance 639-18, sec. 4, adopted 9/18/18; Ordinance 640-18, sec. 1, adopted 9/18/18; Ordinance 652-19, sec. 2, adopted 1/15/19; Ordinance 657-19, sec. 4, adopted 5/21/19; Ordinance 660-19, sec. 5, adopted 6/18/19)

## 4.11 LAND USES

A. The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the Use Charts (Appendix C) is:

- P Designates use permitted in the zoning district indicated.
  
- \* Designates use prohibited (i.e., not allowed) in the zoning district indicated.
  
- C Designates use may be permitted in the zoning district indicated by Conditional Use Permit (also see [Chapter 16](#)).

See Definitions in [Chapter 2](#) of the Zoning Ordinance for further description of uses.

B. If a use is not listed (or blank) in the Use Charts, it is not allowed in any zoning district (see Subsection C below).

C. Classification of New/Unlisted Uses - It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the Town of Bartonville. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Land Use Charts (Appendix C) shall be made as follows:

1. Initiation:

- a. A person, Town department, the Planning and Zoning Commission, or the Town Council may propose zoning amendments to regulate new and previously unlisted uses.
- b. A person requesting the addition of a new or unlisted use shall submit to the Town Secretary, or his/her designee, all information necessary for the classification of the use, including but not limited to:
  - 1. The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
  - 2. The type of product sold or produced under the use;
  - 3. Whether the use has enclosed or open storage and the amount and nature of the storage;
  - 4. Anticipated employment typically anticipated with the use;
  - 5. Transportation requirements;
  - 6. The nature and time of occupancy and operation of the premises;
  - 7. The off-street parking and loading requirements;
  - 8. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
  - 9. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
  - 10. Impervious surface coverage.

2. The Town Secretary, or his/her designee, shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts in Subsection b. above. An amendment to this Ordinance shall be required as prescribed by [Appendix A](#).

3. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted (by right or by CUP).

4. The Planning and Zoning Commission shall transmit its findings and recommendations to the Town Council as to the classification proposed for any new or unlisted use. The Town Council shall approve or disapprove the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use charts of the Zoning Ordinance according to [Appendix A](#).

5. Standards for new and unlisted uses may be interpreted by the Town Secretary, or his/her designee, as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined in Subsection b. above shall be followed for determination of the appropriate district. The decision of the Town Secretary, or his/her designee, may be appealed according to the process outlined in Subsections 2. through 4. above.

(Ordinance 361-05 adopted 3/22/05)