



AGENDA

BOARD OF ADJUSTMENT SPECIAL MEETING

July 1, 2020

BARTONVILLE TOWN HALL

6:00 P.M.

In accordance with order of the Office of the Governor issued March 31, 2020, and in accordance with subsequent orders issued by Office of the Governor issued after that date, the Bartonville Board of Adjustment will conduct a special meeting at Town Hall, 1941 E. Jeter Road, Bartonville, Texas 76226 AND by video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda is posted online at www.townofbartonville.com.

The link to the video conference is www.townofbartonville.com/videomeeting *Please note there is an approximate 30 second delay.*

The public will be permitted to offer public comment via teleconference/video as provided by the agenda and as permitted by the presiding officer during the meeting by joining the meeting at www.zoom.com or by calling the toll-free dial-in number at 877 853 5257. The **meeting ID number is 874 1047 4397** and the **passcode is 633558**. To request to speak at the appropriate time, raise your hand via video or enter *9 on your phone. The identity of each speaker must be clearly stated prior to speaking.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC PARTICIPATION

D. APPROVAL OF MINUTES: Discuss and consider approval of the February 5, 2020, meeting minutes.

E. PUBLIC HEARINGS

1. Public hearing to hear public comment and consider a request for a variance from the minimum zoning districts rear setback requirements for RE-2, Residential Estates 2 acre minimum zoning districts set forth in Chapter 30, Zoning Regulations, Exhibit “A,” Chart 4.2 Area Standards for Residential Lots to allow for the construction and continued placement of a garage approximately twenty-five (25) feet off of the rear property line, being less than the required fifty (50) feet, being all of a tract of land being described as

Badminton Heights, Block B, Lot 3, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a 2.147-acre tract of land located on the west side of Badminton Road, more commonly known as 971 Badminton Drive, 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 from the zoning districts requirements for Chapter 4, Zoning Districts, Section 4.8 Residential Development Standards, Chart 4.3 AG Minimum Street Frontage of three hundred feet (300') to allow a minimum street frontage of approximately fifty feet (50'); on a tract of land being described as Tract 19D in the M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is a 11.34-acre tract of land located on Seals Road in 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: June 26, 2020 at 2:30 p.m. at least 72 hours prior to the time of said meeting.



 Tammy Dixon, Town Secretary

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.

The Board of Adjustment held a special meeting on the 5th day of February 2020, at 5:30 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Kathy Daum, Chairperson
Del Knowler
Donna Baumgarner
Jim Lieber
Helen Stewart, Alternate #1

Not Present:

Nona Dodson
Rick Lawrence, Alternate #2

Also present: Michael Montgomery, Town Administrator and Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chairperson Daum called the meeting to order at 5:30 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. CITIZEN INPUT: None

D. APPROVAL OF MINUTES: Board Member Del Knowler moved to approve the November 13, 2019 meeting minutes. Board Member Jim Lieber seconded the motion. The motion carried 5 to 0.

VOTE ON THE MOTION

AYES: Knowler, Daum, Lieber, Baumgarner, Stewart
NAYS: None
VOTE: 5/0

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.

Mr. Montgomery made a presentation on behalf of the Town and presented the application and supporting materials.

Rennie Meriwether, the applicant’s representative, presented the variance request.

Chairperson Daum open the Public Hearing at 5:36 p.m.

Those in Favor – None

Those Opposed – None

Chairperson Daum closed the Public Hearing at 5:37 p.m.

The Board discussed the application.

Board member Donna Baumgarner made a motion to approve 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. Board member Jim Lieber seconded the motion.

VOTE ON THE MOTION

AYES: Knowler, Daum, Lieber, Baumgarner, Stewart
NAYS: None
VOTE: 5/0

- 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.

Mr. Montgomery made a presentation on behalf of the Town and presented the application and supporting materials.

Jay Rodgers, the applicant, presented the variance request.

Chairperson Daum open the Public Hearing at 5:51 p.m.

Those in Favor – None

Those Opposed – David Carlton, 1288 Porter

Chairperson Daum closed the Public Hearing at 5:56 p.m.

The applicant provided a rebuttal to the Board.

The Board discussed the application.

Board member Del Knowler made a motion to approve 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. Board member Jim Lieber seconded the motion.

VOTE ON THE MOTION

AYES: Knowler, Daum, Lieber, Baumgarner, Stewart

NAYS: None

VOTE: 5/0

F. ADJOURNMENT

There being no further business to come before the board, Chairperson Daum declared the meeting adjourned at 6:02 p.m.

APPROVED this the 1st day of July 2020.

Approved:

Kathy Daum, Chairperson

Attest:

Sylvia Ordeman, Town Administrator



**Board of Adjustment Public Hearing
Item No. 1**

DATE: July 1, 2020

FROM: Sylvia Ordeman, Town Administrator

ITEM: Public hearing to hear public comment and consider a request for a variance from the minimum zoning districts rear setback requirements for RE-2, Residential Estates 2 acre minimum zoning districts set forth in Chapter 30, Zoning Regulations, Exhibit "A," Chart 4.2 Area Standards for Residential Lots to allow for the construction and continued placement of a garage approximately twenty-five (25) feet off of the rear property line, being less than the required fifty (50) feet, being all of a tract of land being described as Badminton Heights, Block B, Lot 3, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a 2.147-acre tract of land located on the west side of Badminton Road, more commonly known as 971 Badminton Drive, Bartonville, Texas.

I. BACKGROUND INFORMATION

APPLICANT: Michael Wallace

II. LOCATION:

Property: 971 Badminton Drive

Subdivision: Badminton Heights

Zoning: "RE-2" Residential 2 Acre Estates

III. STAFF ANALYSIS:

A request has been received for a variance to allow for the construction and continued placement of a garage approximately twenty-five (25) feet off of the rear property line, being less than the required fifty (50) feet per minimum zoning districts rear setback requirements for RE-2, Residential Estates 2 acre minimum zoning districts set forth in Chapter 30, Zoning Regulations, Exhibit "A," Chart 4.2 Area Standards for Residential Lots.

IV. ATTACHMENTS:

- Variance Request (with site plan and proposed garage)
- Location Map
- Letter mailed to property owners within 200'
- Copy of Legal Notice

Board of Adjustment 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;

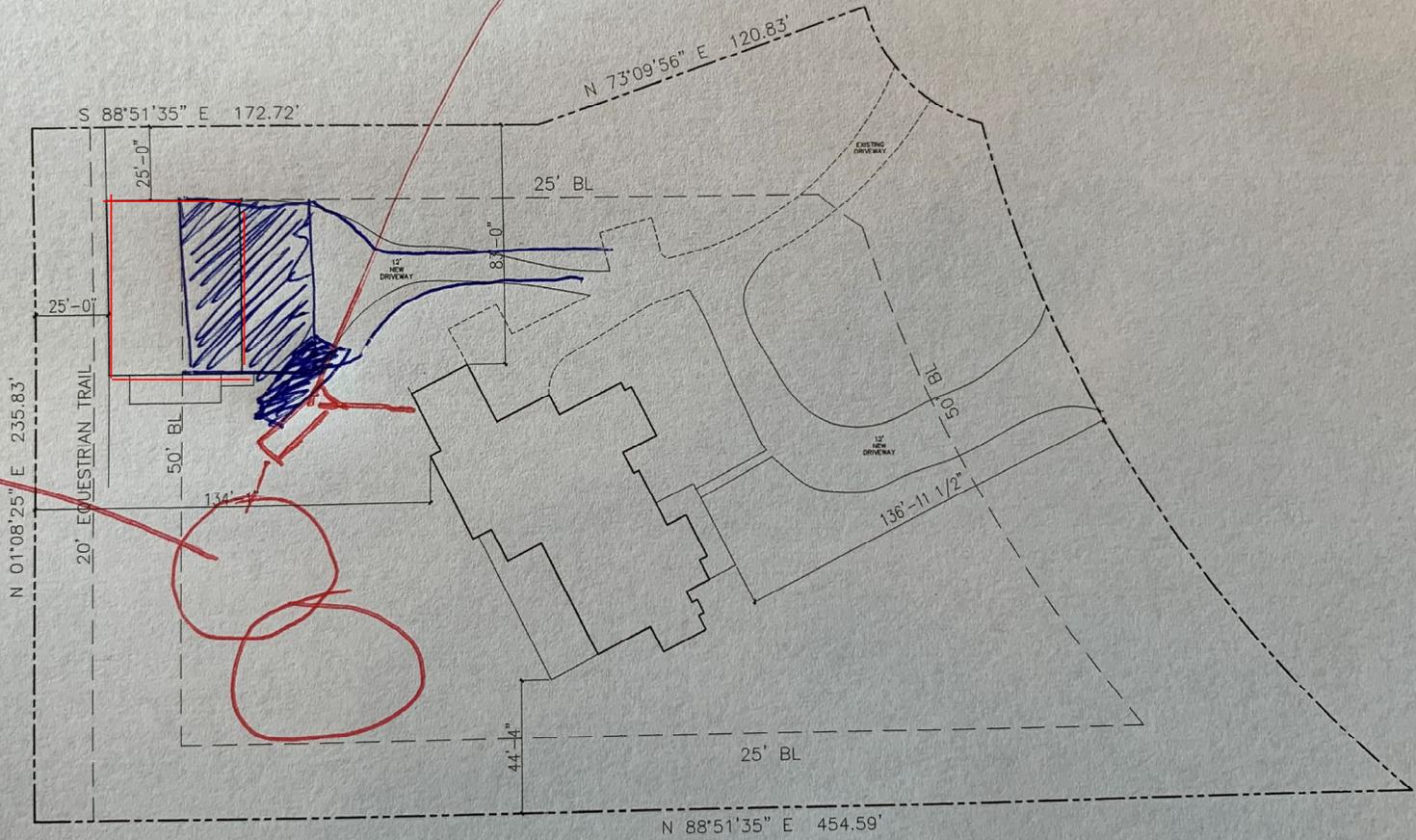
- h. The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and

- 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.

The blue shows the garage at the 50' setback which would cover the septic. Pushing it back saves huge trees and will allow the septic system to remain where it is. The red shows proposed location at 25' setback

Approximate location

*Rebate
Spray
Means*



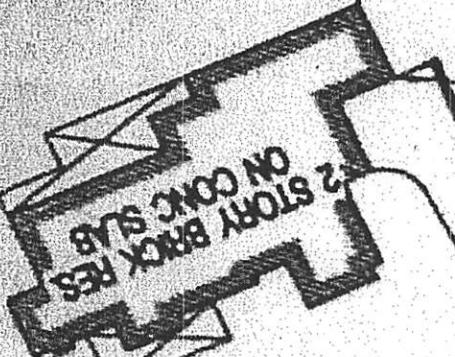
N. 01°08'25" E 235.83'

S. 88°51'36" E 172.72'

Lot 3
Block B

Septic Tank

Proposed Slab

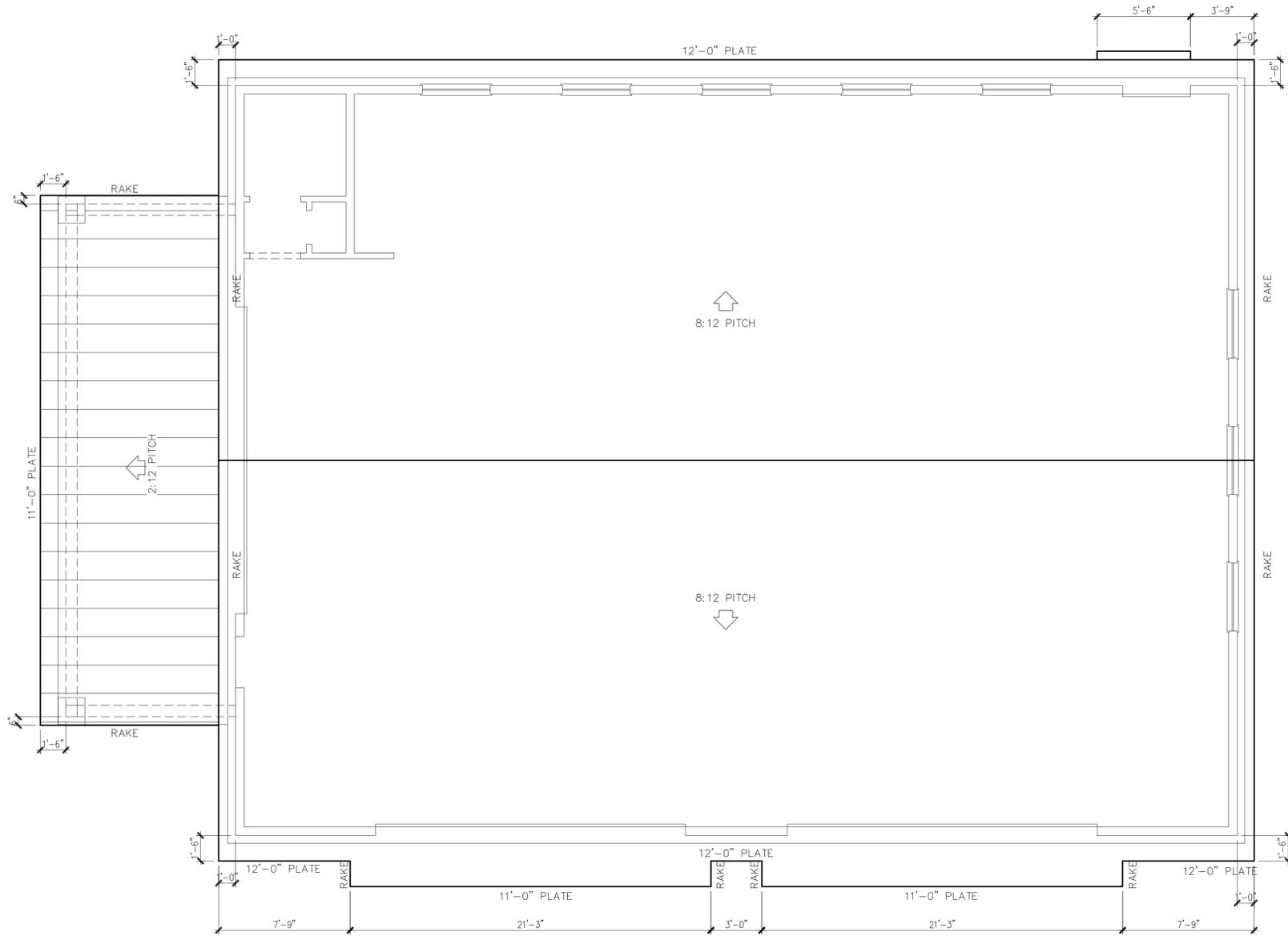


N. 73°09'56" E
120.85'

$\Delta = 57.05.06"$
 $R = 62.00'$
 $L = 61.77'$

$\Delta = 13.43.46"$
 $R = 1035.00'$
 $L = 248.06'$

$\Delta = 01.57.4$
 $R = 465.00'$
 $L = 15.98'$



SHOP ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION:

BUILDER:



600 PARKER SQUARE, SUITE 205
 FLOWER MOUND, TX 75028
 OFFICE : (972) 355-8700
 FAX : (972) 355-8750
 TRADEMARKED

ISSUE DATE
 03-31-20

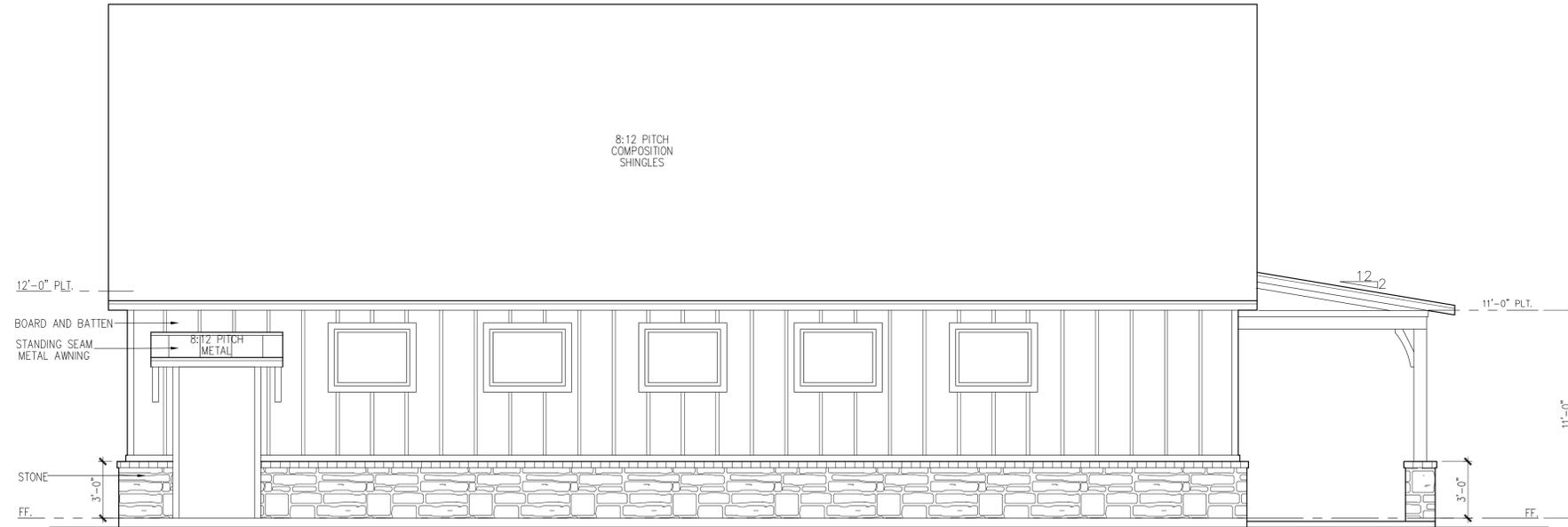
DRAFTSPERSON
 MLL

PROJECT NO.
 20-040

PLAN NUMBER
 Wallace

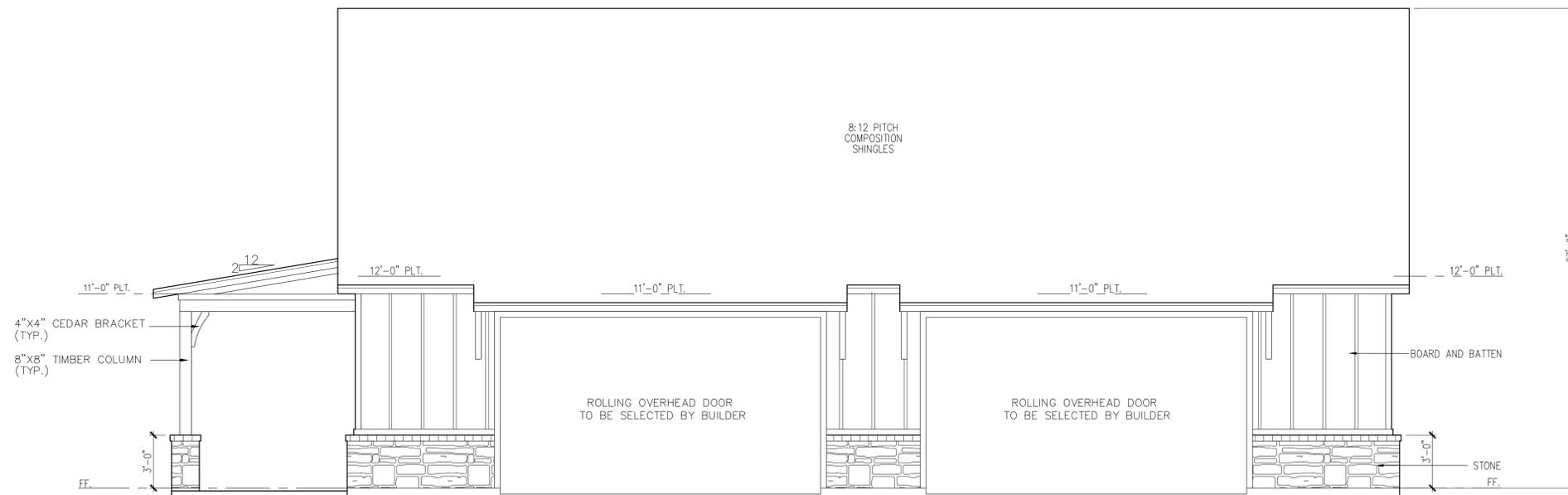
SHEET NUMBER

A-2



SHOP REAR ELEVATION

SCALE: 1/4" = 1'-0"



SHOP FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

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DESCRIPTION:

BUILDER:



600 PARKER SQUARE, SUITE 205
FLOWER MOUND, TX 75028
OFFICE : (972) 355-8700
FAX : (972) 355-8750
TRADEMARKED

ISSUE DATE
03-31-20

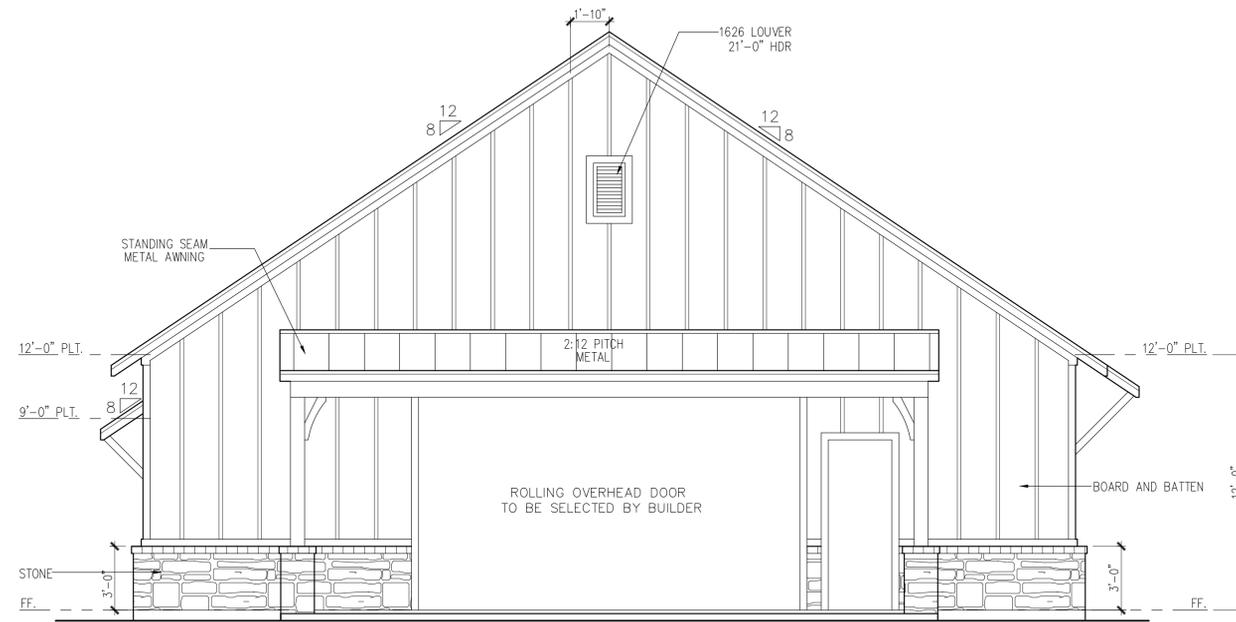
DRAFTSPERSON
MLL

PROJECT NO.
20-040

PLAN NUMBER
Wallace

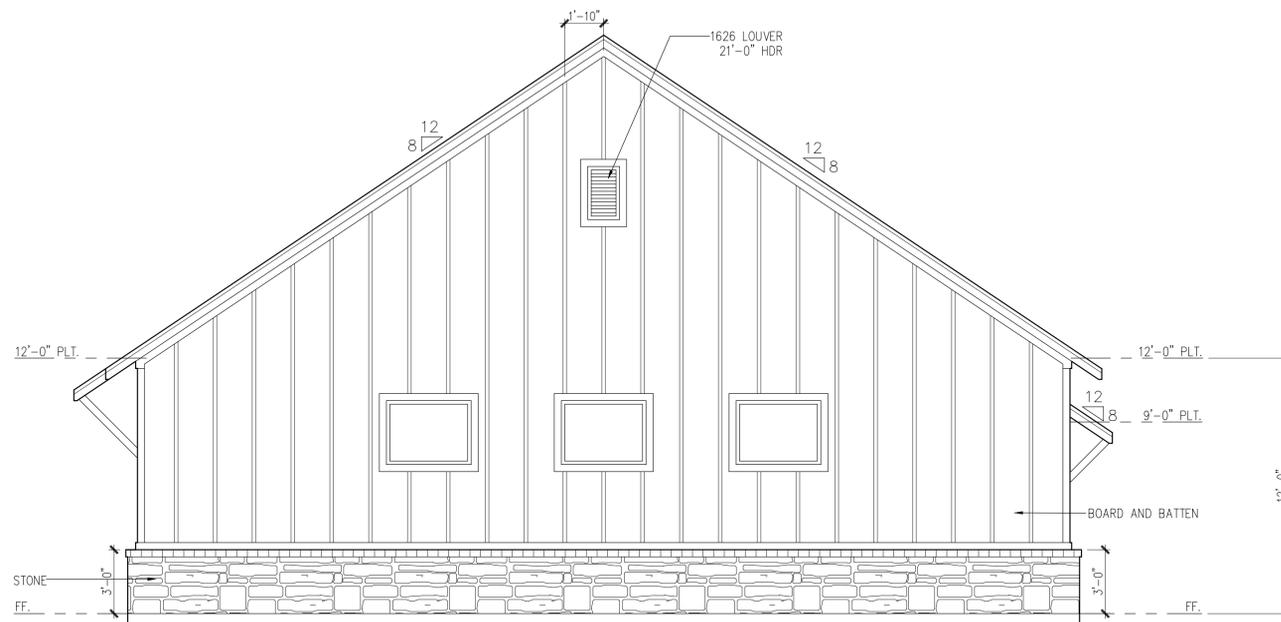
SHEET NUMBER

A-3



SHOP LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SHOP RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

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DESCRIPTION:

BUILDER:

THE

GROUP
 600 PARKER SQUARE, SUITE 205
 FLOWER MOUND, TX 75028
 OFFICE : (972) 355-8700
 FAX : (972) 355-8750
 TRADEMARKED

ISSUE DATE
03-31-20

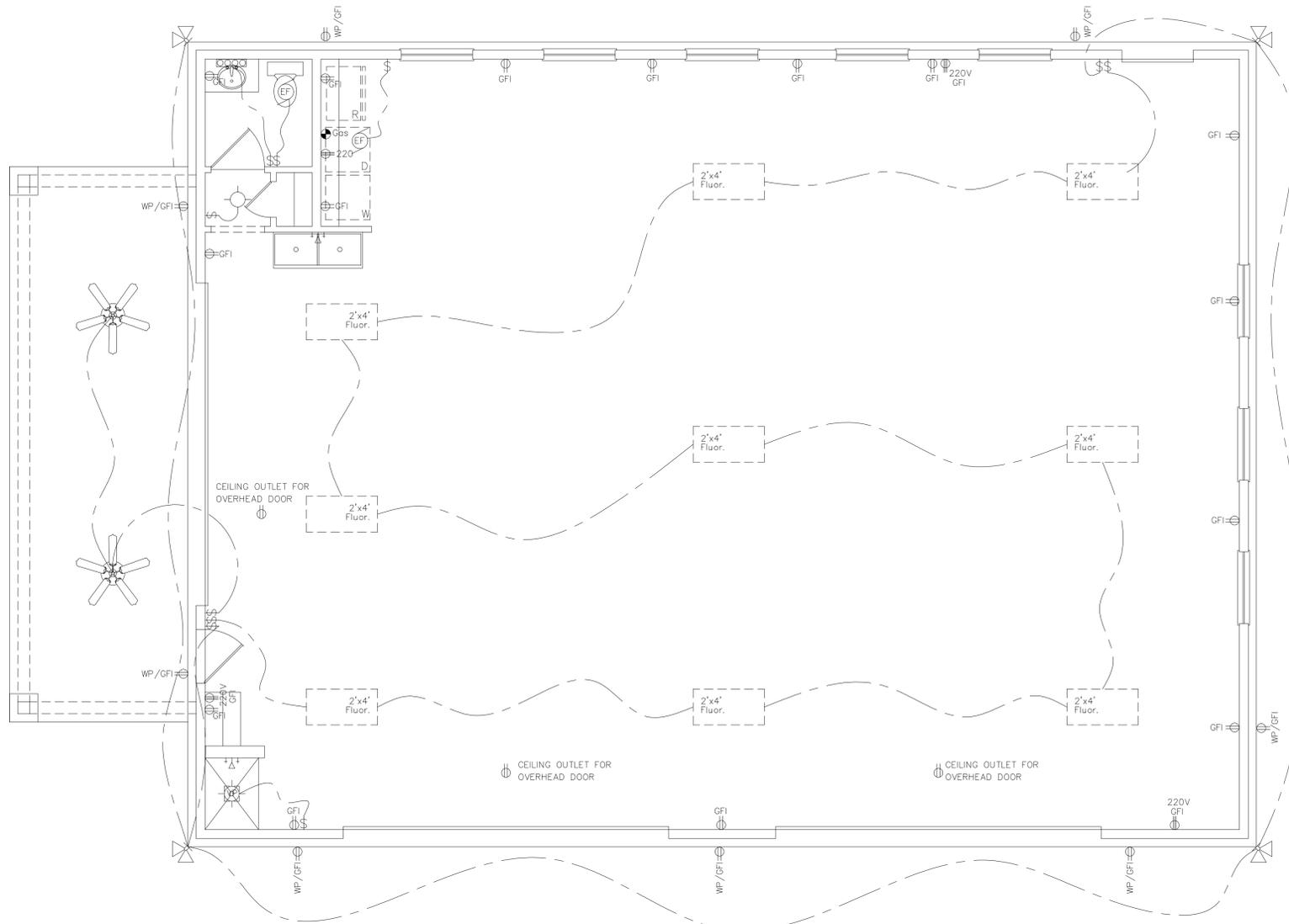
DRAFTSPERSON
MLL

PROJECT NO.
20-040

PLAN NUMBER
Wallace

SHEET NUMBER

A-4



ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES	
Total Shop Area	2691 SQ. FT.
Porch	310 SQ. FT.

REVISIONS

NO.	DATE	DESCRIPTION

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION:

BUILDER:

THE

GROUP
 600 PARKER SQUARE, SUITE 205
 FLOWER MOUND, TX 75028
 OFFICE : (972) 355-8700
 FAX : (972) 355-8750
 TRADEMARKED

ISSUE DATE	03-31-20
DRAFTSPERSON	MLL
PROJECT NO.	20-040
PLAN NUMBER	Wallace
SHEET NUMBER	A-5

LOCATION MAP



Variance request for a 2.147-acre tract of land located on the west side of Badminton Road, more commonly known as 971 Badminton Drive. The request is for a variance from the minimum zoning districts rear setback requirements for RE-2, Residential Estates 2-acre minimum zoning districts. Identified by the Denton Central Appraisal District as Property ID 275365.



June 18, 2020

Name
Mailing Address
City State Zip

RE: Variance request for a 2.147-acre tract of land located on the west side of Badminton Road, more commonly known as 971 Badminton Drive. Identified by the Denton Central Appraisal District as Property ID 275365.

Dear Property Owner,

In accordance with state and local zoning laws, all owners of land within two hundred feet of any property being considered for a variance must be afforded an opportunity to address the subject at a public hearing held for this purpose.

Per the Denton County Appraisal District records, you own property (Property ID _____) within two hundred feet (200') of the property described above. The owner for this property has made an application for a variance request as follows:

Request: Variance from the minimum zoning districts rear setback requirements for RE-2, Residential Estates 2 acre minimum zoning districts set forth in Chapter 30, Zoning Regulations, Exhibit "A," Chart 4.2 Area Standards for Residential Lots to allow for the construction and continued placement of a garage approximately twenty-five (25) feet off of the rear property line, being less than the required fifty (50) feet, being all of a tract of land being described as Badminton Heights, Block B, Lot 3, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a 2.147-acre tract of land located on the west side of Badminton Road, more commonly known as 971 Badminton Drive, Bartonville, Texas.

You are hereby notified that the Bartonville Zoning Board of Adjustment will conduct a public hearing regarding a variance for the subject property which may be of interest to you as follows:

Bartonville Board of Adjustment Public Hearing

Date/Time: Wednesday, July 1, 2020 at 6:00 p.m.

Location Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas; AND via teleconference/video due to COVID-19

Please Join Zoom Meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/87410474397?pwd=bTdlenRKRDJmS1lvWThmbFFlQnNOUT09> or www.zoom.com, join meeting and use the following ID and Password

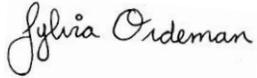
Meeting ID: 874 1047 4397

Password: 633558

**You may also dial in using your phone toll free.
1-877-853-5257, Meeting ID 874 1047 4397, Passcode 633558**

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

Sincerely,

A handwritten signature in cursive script that reads "Sylvia Ordeman". The signature is written in black ink on a white background.

Sylvia Ordeman
Town Administrator

Enclosure: Location Map

Name	Address	City, State, ZIP	Property ID
LEUSCHNER, STEPHEN & BARBARA	1031 BADMINTON DR	BARTONVILLE, TX 76226	679985
WESTON, WILLIAM B IV & STORMY J	970 BADMINTON DR	BARTONVILLE, TX 76226	523741
NCNB TX NATL BANK, TR IRA ACCT	HAS NO ADDRESS	FLOWER MOUND, TX 75028	523742
HURLEY, LES & HEATHER	901 BADMINTON DR	BARTONVILLE, TX 76226	667492
PALMER, WILLIAM & STEPHANIE	920 PALOS VERDES TRL	SOUTHLAKE, TX 76092	64880
HENDRYX, PAUL A	975 DYER RD	BARTONVILLE, TX 76226	153541
SMITH, ROBERT C & REGINA G	903 DYER RD	BARTONVILLE, TX 76226	153552
WALLACE, MICHAEL G	971 BADMINTON DR	BARTONVILLE, TX 76226	275365

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/11/20 15:00 by plaga-dm

Acct #: 232

Ad #: 27703

Status: New WHOLD WHOI

TOWN OF BARTONVILLE

The Board of Adjustment for the Town of Bartonville, Texas, will conduct a public hearing at **6:00 p.m. on Wednesday, July 1, 2020 at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas AND via teleconference/video due to COVID-19, the public may offer public comment by calling 877-853-5257, Meeting ID 874 1047 4397, Passcode 633558**, to hear public comment and consider a request for a variance from the minimum zoning districts rear setback requirements for RE-2, Residential Estates 2 acre minimum zoning districts set forth in Chapter 30, Zoning Regulations, Exhibit "A," Chart 4.2 Area Standards for Residential Lots to allow for the construction and continued placement of a garage approximately twenty-five (25) feet off of the rear property line, being less than the required fifty (50) feet, being all of a tract of land being described as Badminton Heights, Block B, Lot 3, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a 2.147-acre tract of land located on the west side of Badminton Road, more commonly known as 971 Badminton Drive, Bartonville, Texas. All interested parties are encouraged to attend.

Drc 06/14/2020



**Board of Adjustment Public Hearing
Item No. 2**

DATE: July 1, 2020

FROM: Sylvia Ordeman, 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 AG Minimum Street Frontage of three hundred feet (300') to allow a minimum street frontage of approximately fifty feet (50'); on a tract of land being described as Tract 19D in the M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas.

I. BACKGROUND INFORMATION

This item was heard on November 13, 2019, and continued to May 2020; however, due to the COVID-19 pandemic and the Town's Disaster Declaration, no meetings were conducted, therefore the request was re-noticed in accordance with State Law.

APPLICANT: Woodbine Estates 1999 Trust No. 1

II. LOCATION: The approximate 11.34 acre tract of land is located on Seals Road

Property: Seals Road, Legal Description A1255A TUCKER, TR 19D

Zoning: "AG" Agriculture is Land Use Plan as "RE-5" Residential Estates 5.

III. STAFF ANALYSIS:

A request has been received for a variance to allow for the creation of a lot with approximately 50 feet of road frontage on Seals Road, less than the required 300 feet per the zoning district requirements for Chapter 4, Zoning Districts, Section 4.8 Residential Development Standards, Chart 4.3 AG Minimum Street Frontage.

IV. ATTACHMENTS:

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

Board of Adjustment 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**

0 Zoning Regulations (Section: 4.8 _____) **0** Subdivision Regulations (Section: 3.5 _____)
0 Sign Regulations (Section: _____) **0** Other: _____

Owner's Name: Woodbine Estates 1999 Trust No. 1 Phone: [REDACTED] Fax: _____
Mailing Address P.O. Box 835081, Richardson, TX 75083 _____

Legal Description: Lot _____ Block _____ Addition _____

Present Use and Improvements on Property: Agricultural _____

Description of Variance or *Special Exception* Requested: A variance from Subdivision Regulation 3.5 b is requested because the land was gifted in a flag lot configuration and it is impossible to reconfigure. A variance from Zoning Regulation 4.8 is requested because it is impossible to reconfigure this land to comply with the Regulation. Without these requested variances, the land is not saleable.

Has a previous Application or Appeal to the Board been filed on the property?

No Yes, Date: _____

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 Emily Stalch, Trustee, Woodbine Estates 1999 Trust #1 Date 10/17/19

Application complete? Yes _____ Fee Paid: \$ 450 Date: 10/17/19

Date to appear before: P&Z _____ TC _____ BOA 11-13-2019
07/01/2020

Remarks:

This item was postponed at the 11/13/2020 BOA meeting to May 2020. Due to the COVID-10 pandemeic and the Town's disaster declaration no meetings were held through June. The request was re-noticed for July 1, 2020



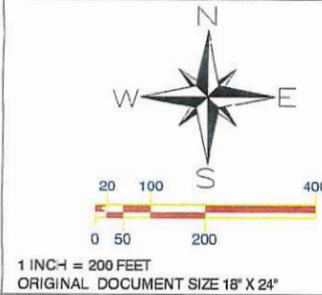
DCAD Number	DCAD Owner	Deed Reference	Acres as Taxed	Actual Surveyed Acreage	Acreage in ROW	Dedicated road	Net Ac. Less Road
Common Remainder called 178.09 acre Seals Tract C.F.N. 2009-7798 85.1645 79.784 1.483 All Below 78.301							
*65045	± Seals Family Holdings	C.F.N. 2009-7798	37.4894	41.599	1.463	Jeter & Gibbons	40.136
65045-A	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		2.369	0.02	Seals Undedicated	40.116
65045-B	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		8.127			
65045-C	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		31.103			
*65077	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798	8.05	5.71			5.71
309889-B	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		3.829			
64786	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		28.627			
New # Part of 620315	Woodbine Estates 1999 Tr # 2			0.019			0.019
Beverly Seals Balch, Trustee							
*211412	Woodbine Estates 1999 Trust 1	C.F.N. 1999-R0079669	8.1706	11.340	0.035	Seals Undedicated	† 11.305
*211414	Woodbine Estates 1999 Trust 1	C.F.N. 1999-R0079669	2.1694				
211411	Woodbine Estates 1999 Trust 1	C.F.N. 1999-R0079668	8.4332	8.680	0.328	Gibbons	† 8.332
620314	Woodbine Estates 1999 Trust 1	C.F.N. 2009-7795	1.863	1.883	0.043	Gibbons	1.820
*267263	Woodbine Estates 1999 Trust 1	C.F.N. 2005-161733	5.05	6.000			6.000
*267275	Woodbine Estates 1999 Trust 1	C.F.N. 2005-161733	2.95				
Alan E. Seals, Trustee							
*211410	Woodbine Estates 1999 Tr # 2	VOL 4396 P. 645	15.3486	20.000	0.573	Gibbons	Gibbons
*211413	Woodbine Estates 1999 Tr # 2	VOL 4396 P. 645	4.2355		0.322	Seals Undedicated	† 19.105
620312	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7799	1.863	1.863			1.863
New # Part of 55077	Woodbine Estates 1999 Tr # 2	C.F.N. 2005-161732	5.202	6.000			5.202
New # Part of 64786	Woodbine Estates 1999 Tr # 2	C.F.N. 2005-161732	2.798				2.798
Marilyn Seals Addison							
620315	Marilyn Seals Addison	C.F.N. 2009-7803	3.727	3.727	0.054	Seals Undedicated	3.673
*208249	Marilyn Seals Addison	VOL 4266 P. 807	2.85	20.00	0.032	Seals Undedicated	† 19.958
*208164	Marilyn Seals Addison	VOL 4266 P. 807	17.15				
Marilyn Seals Addison, Trustee							
309889	Marilyn Seals Addison (50%) Lauren Michelle Addison (25%) Scott Cnln Addison (25%)	C.F.N. 2005-161731	8.00	8.00			8.00
	Total Acres		167.97	171.24	2.407	Jeter & Gibbons	168.830
			167.97		0.463	Seals Undedicated	168.367
Date 6-29-09	(*) Indicates parcels with multiple taxing account numbers due to property being in more than one survey.			(†) indicates approximate remaining acreage by deed split as shown in table		(‡) Seals Family Holdings = 1/3 interest Woodbine Estates 1999 Tr # 2, 1/3 interest Woodbine Estates 1999 Trust 1 and 1/3 interest Marilyn Seals Addison	

Seals Family Property
2015 Ownership Map
Being 168.83 acres in the M. Tucker Sy. A-1255, S. Lizenby Sy. A-767, and J. Gibbons Sy. A-1623, Town of Bartonville, Denton County, Texas

COMMON REMAINDER
BEVERLY SEALS BALCH TRUSTEE
BEVERLY SEALS BALCH 150%
ALAN SEALS TRUSTEE
ALAN SEALS 50%
MARILYN SEALS ADDISON TRUSTEE
LAUREN MICHELLE ADDISON & SCOTT COLIN ADDISON
RIGHT-OF-WAY DEDICATION

DRAWN: MGD
CHECKED: WMC
REVISED: MGD/10-30-15

JOB#: 1907
DATE: 8-21-09
SCALE: 1"=200'

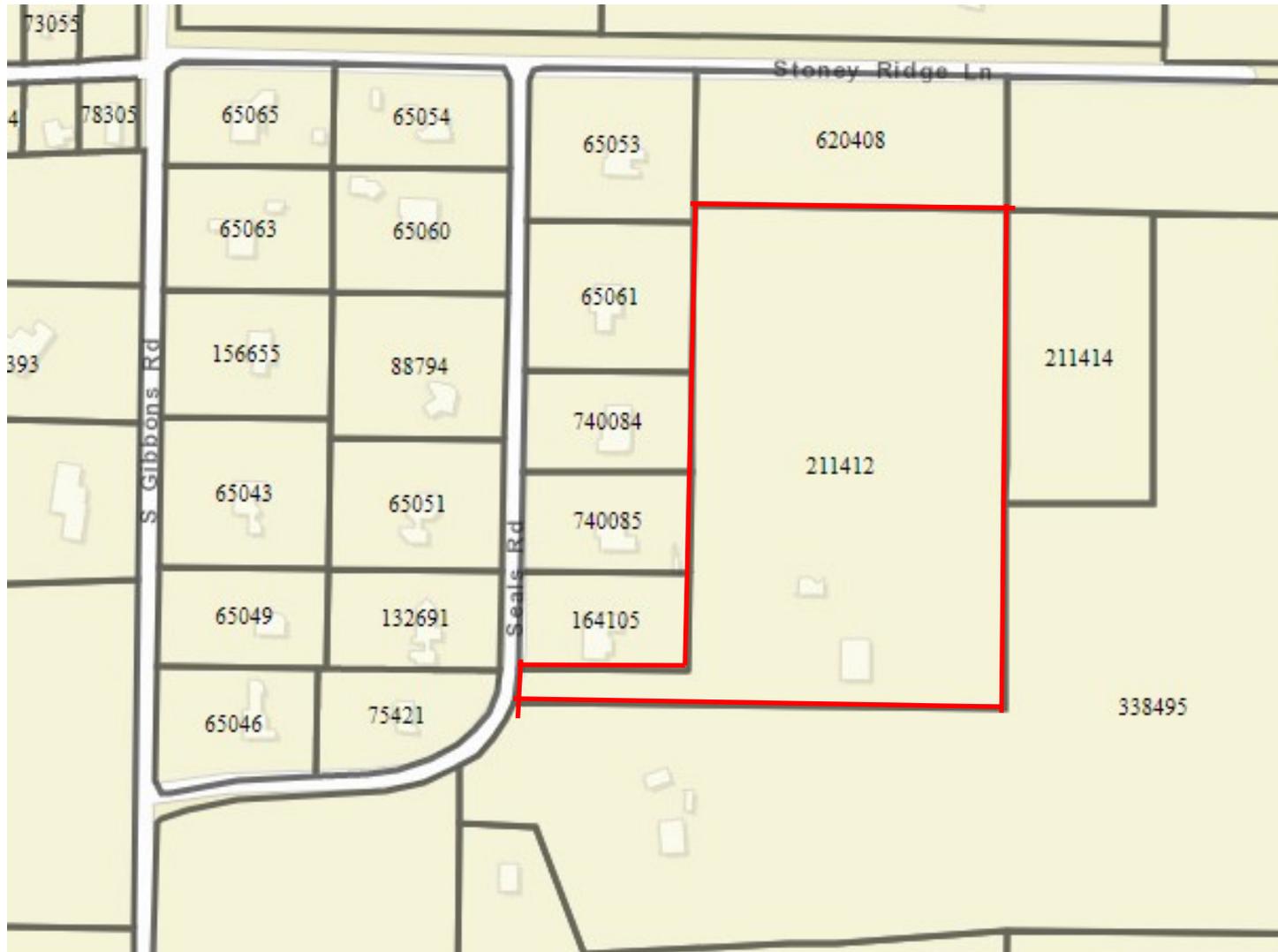


Coleman & Assoc. Land Surveying
P. O. BOX 686
DENTON, TEXAS 76202
PH (940) 565-8215
FAX (940) 565-9800
WWW.COLEMANLANDSURVEYING.COM

THIS IS A GIS WORK PRODUCT AND DOES NOT REPRESENT THE AUTHORITY PROPERTY BOUNDARIES AND SHALL NOT BE USED FOR DETERMINING PROPERTY RIGHTS AND/OR INTEREST.

UPDATED IN 2015 TO ADD NEW AERIAL IMAGE AND REFLECT 2015 D.C.A.D. DATA.

LOCATION MAP



Variance Request for M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 211412

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/11/20 15:09 by plaga-dm

Acct #: 232

Ad #: 27705

Status: New WHOLD WHOI

TOWN OF BARTONVILLE

The Board of Adjustment for the Town of Bartonville, Texas, will conduct a public hearing at 6:00 p.m. on July 1, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, AND via teleconference/video due to COVID-19, the public may offer public comment by calling 877-853-5257, Meeting ID 874 1047 4397, Passcode 633558, to hear public comment and consider a request for a variance from the zoning districts requirements for Chapter 4, Zoning Districts, Section 4.8 Residential Development Standards, Chart 4.3 AG Minimum Street Frontage of three hundred feet (300') to allow a minimum street frontage of approximately fifty feet (50'); on a tract of land being described as Tract 19D in the M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas. All interested parties are encouraged to attend.

Drc 06/14/2020



June 18, 2020

Name
Address
City, State, Zip

RE: Variance request for M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 211412

Dear Property Owner,

In accordance with state and local zoning laws, all owners of land within two hundred feet of any property being considered for a variance must be afforded an opportunity to address the subject at a public hearing held for this purpose.

Per the Denton County Appraisal District records, you own property (Property ID _____) within two hundred feet (200') of the property described above. The owner for this property has made an application for a variance request as follows:

Request: Variance from the zoning districts requirements for Chapter 4, Zoning Districts, Section 4.8 Residential Development Standards, Chart 4.3 AG Minimum Street Frontage of three hundred feet (300') to allow a minimum street frontage of approximately fifty feet (50'); on a tract of land being described as Tract 19D in the M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas. All interested parties are encouraged to attend.

You are hereby notified that the Bartonville Zoning Board of Adjustment will conduct a public hearing regarding a variance for the subject property which may be of interest to you as follows:

Bartonville Board of Adjustment Public Hearing

Date/Time: Wednesday, July 1, 2020 at 6:00 p.m.

Location Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas; AND via teleconference/video due to COVID-19

Please Join Zoom Meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/87410474397?pwd=bTdlenRKRdJmS1lvWThmbFFlQnNOUT09> or www.zoom.com, join meeting and use the following ID and Password

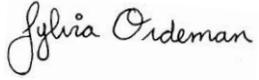
Meeting ID: 874 1047 4397 Password: 633558

You may also dial in using your phone toll free.

1-877-853-5257, Meeting ID 874 1047 4397, Passcode 633558

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

Sincerely,

A handwritten signature in cursive script that reads "Sylvia Ordeman". The signature is written in black ink on a white background.

Sylvia Ordeman
Town Administrator

Enclosure: Location Map

Name	Address	City, State, ZIP	Property ID
BROWN, BRENDA CARTER & ALLEN DOUGLAS	600 SEALS RD	BARTONVILLE, TX 76226	164105
STINSON, DEBRA & COKE, LESLIE & MATHEWS, SHARON	4604 SHAGBARK DR	ARGYLE, TX 76226	740085
COKE, JAMES H & LESLIE D	660 SEALS RD	BARTONVILLE, TX 76226	740084
CAVENDER, JULIE & MARK	700 SEALS RD	BARTONVILLE, TX 76226	65061
DODSON, RICHARD M & NONA C	742 SEALS RD	BARTONVILLE, TX 76226	65053
WOODBINE ESTATES 1999 TR # 1 & BEVERLY BALCH TR	PO BOX 962	ARGYLE, TX 76226	620408
ADDISON, MARILYN S	PO BOX 962	ARGYLE, TX 76226	331331
WOODBINE ESTATES 1999 TRUST 1	PO BOX 962	ARGYLE, TX 76226	211414
ADDISON, MARILYN S	PO BOX 962	ARGYLE, TX 76226	338495
HOYT, WAYNE A & MARY J	575 SEALS RD	BARTONVILLE, TX 76226	75421
MOORE, STEVEN	601 SEALS RD	BARTONVILLE, TX 76226	132691
ADDISON, STEVEN M & MARILYN I	568 SEALS RD	BARTONVILLE, TX 76226	211410
EICHLER, JAMES L, JR	613 SEALS RD	BARTONVILLE, TX 76226	65051
WOODBINE ESTATES 1999 TRUST 1	PO BOX 962	ARGYLE, TX 76226	211412
WOODBINE ESTATES 1999 TRUST 1	PO BOX 835081	RICHARDSON, TX 75083	211412