



## AGENDA

### PLANNING AND ZONING COMMISSION SPECIAL MEETING

July 20, 2020

BARTONVILLE TOWN HALL

6:30 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 Planning and Zoning Commission 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 link to the video conference is [www.townofbartonville.com/videomeeting](http://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](http://www.zoom.com) or by calling the toll-free dial-in number at 877 853 5257. The **meeting ID number is 847 0386 4384** and the **passcode is 364750**. 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. CLOSED SESSION

The Planning & Zoning Commission to convene into a closed meeting pursuant to Texas Government Code Chapter 551, section 551.071 to discuss matters relating to consultation with Town Attorney as follows:

- a. Consultation with Town Attorney regarding legal issues concerning fire code and septic system requirements for Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy, and related matters.

#### C. RECONVENE OPEN MEETING

The Planning & Zoning Commission to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

#### D. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

#### E. PUBLIC PARTICIPATION

#### F. REGULAR ITEM

1. Consider recommendation to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincade Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas. ***(On July 1, 2020, the Planning and Zoning Commission (P&Z), after closing the public hearing, postponed consideration and action on their recommendation until a special meeting on July 13, 2020; On July 13, 2020, the P&Z again postponed their recommendation until another special meeting on July 20, 2020.)***

**G. 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: July 17, 2020 at 1:40 p.m. at least 72 hours prior to the time of said meeting.




---

Sylvia Ordeman, Town Administrator

***The Planning and Zoning Commission 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.***



## Planning and Zoning Special Meeting

### Item #1

- DATE:** July 20, 2020
- FROM:** Sylvia Ordeman, Town Administrator
- ITEM:** Consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincade Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas. ***(On July 1, 2020, the Planning and Zoning Commission (P&Z), after closing the public hearing, postponed consideration and action on their recommendation until a special meeting on July 13, 2020; On July 13, 2020, the P&Z again postponed their recommendation until another special meeting on July 20, 2020.)***
- 

#### Summary:

The Planning and Zoning Commission moved on July 13, 2020, to postpone their recommendation until a special meeting on July 20, 2020. The postponement was to allow the Planning & Zoning Commission time to review three documents submitted by the applicant prior to the July 13, 2020 Planning and Zoning Special Meeting:

- Letter from Roger J. Ivey on behalf of First Church Nazarene / Lantana Community Church / Harvest Christian Academy
- OSSF Report from Peak XV Engineering Group
- U.S. Department of Justice Civil Rights Division: Religious Land Use and Institutionalized Persons Act

The two main outstanding issues that need to be addressed include:

- The septic system; and
- Fire code/sprinkler system:

#### ATTACHMENTS:

- Letter from Roger J. Ivey
- OSSF Report from Peak XV Engineering Group
- U.S. Department of Justice Civil Rights Division: Religious Land Use and Institutionalized Persons Act
- Copy of Agenda Item from July 13, 2020, meeting

*This page left blank intentionally*

Roger J. Ivey  
2920 Lakeside Drive  
Highland Village, TX 75077  
(303) 908-9800 • [rivey@iveylawgrp.com](mailto:rivey@iveylawgrp.com)

---

July 13, 2020

Town of Bartonville, Texas  
Planning and Zoning Commission  
C/O Tammy Dixon, Town Secretary  
1941 East Jeter Road  
Bartonville, Texas 76226  
[tdixon@townofbartonville.com](mailto:tdixon@townofbartonville.com)

*Via Hand Delivery and Electronic Mail*

Re: Site Plan for First Church Nazarene / Lantana Community Church / Harvest Christian Academy

Dear Members of the Commission,

Thank you for your careful consideration of the First Church of the Nazarene's plans to host Harvest Christian Academy at its Bartonville Church. The Church, Harvest Christian Academy, and the incoming fall students and families are all excited about opening in the fall and the prospect of contributing to the local community for years to come.

As you may know, the Church's members have been involved in ministering to the citizens of Bartonville and the surrounding community for many years. Even in the midst of the recent Covid shutdowns, Church members have held food drives for needy local residents and performed a host of other ministry activities. These efforts greatly benefit the local community and help alleviate expense, social costs, and adverse impacts on the town of Bartonville. As part of its growing local ministry, the Church has partnered with Harvest Christian Academy to continue its mission of providing affordable quality religious education that serves and reflects the unique culture of Bartonville and the local community. The Church plans to serve up to 150 pre-school and K-12 students. To date, approximately 78 students have applied, and we expect to open the Academy this fall.

I am writing this letter on behalf of the Church, Harvest Christian Academy, and the interested families (of which I and my family are included). The purpose of this letter is to request your prompt resolution of the matters of concern raised below. [The Application Process](#)

As we discussed at the Commission's July 1<sup>st</sup> hearing, in January of this year the Church consulted with the Town to determine what, if any, approvals were required for its plans. At the Town's request, the Church initially filed a CUP application. Later, at the Town's recommendation, the Church converted the application to a Site Plan process. Though the Church and Academy have diligently responded to all of the Town's ongoing information requests, it appears the application is bogging down on two issues that threaten the Academy's fall opening: (a) whether or not the Church septic system is adequate to handle an occupancy of 150 students

and teachers on weekdays, and (b) whether or not the Church is required to retrofit with an automatic fire suppression sprinkler system. I address these matters below.

### The Town Must Confirm Whether a Permit is Actually Required

I was asked to review and assist with this matter just before the July 1<sup>st</sup> Planning and Zoning Commission meeting. Based on my review, I believe the parties are operating with the mistaken understanding that a permit or approval is required for the Church's proposed use. I can find no legal authority to suggest this is the case. To the contrary, as applied to the facts in this situation, the Bartonville Town Code appears to specifically preclude requiring any new permit or approval.

To begin with, the Church operates under an existing Certificate of Occupancy from 2002 with a "Use Classification" of both "A-3" (Assembly Group 3) and "E" (Education Group).<sup>1</sup> This means that the Church has already been approved for both religious assembly and education purposes. In fact, the original Church Site Plan shows an auditorium capacity of 550 persons, in addition to the classroom and office space. This is far greater use than the 150 students the Church currently hopes to have in its facility.<sup>2</sup> There is also no construction, development, or structural modifications of any kind planned for the building. The Church merely plans some clean-up, painting, and other cosmetic enhancements for this use.<sup>3</sup>

The Bartonville Code of Ordinances does not support requiring a permit for this use. Section 102.6<sup>4</sup> of the Building Code, "Existing Structures", specifically states that:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or in the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 107.2.5, "Previous Approvals" also states that:

This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

---

<sup>1</sup> This COO, along with other documents referenced in this letter (but excluding the Codes) are included or will be included in the application file.

<sup>2</sup> As discussed later in this letter, it is also important to note that the Town issued an additional Certificate of Occupancy for the Church Building to Excel Christian Academy in June of 2013, with virtually the same occupancy as currently planned, and with no requirement to install fire sprinklers. Installation of an Alarm System was required.

<sup>3</sup> Section 105.2 provides that permits shall not be required for painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

<sup>4</sup> Bartonville has adopted the International Building Code of 2009. References herein to the "Building Code" are references to the International Building Code of 2009, as adopted and amended by Bartonville in Section 3.02.041 of the Town Code.

Additionally, Section 107.2.5 of the Building Code, "Site Plan", only requires submission of a site plan with respect to new construction, demolition, alterations and repair.

As mentioned, in 2002 the Church was approved for the proposed use, with a much higher occupancy, and no change in use or alterations are being proposed. I could find no provision of the Building Code or the Fire Code, and there is no unique aspect of the proposed use, that would require a change in the Church's previously approved legal occupancy. The Town building official also has made no determination that changes are necessary for the "general safety and welfare of the occupants and the public," and such an unusual determination would not be supportable.

In light of this, we respectfully request that the Town either a) confirm that a permit or other approval is not required for the proposed continuing use, or b) obtain a formal written legal opinion detailing the basis on which any proposed permit or approval would be required.

#### Even if a Permit or Approval is Required, the Septic System Does Not Require Changes

Mr. Leslie Freeman, the City sanitarian, has opined that the Church must add effluent sprinkler heads to its septic system, and that this addition would require a design by a qualified engineer, a permit, and review and approval by the Town.<sup>5</sup> However, Mr. Freeman's opinion significantly contradicts the independent assessment the Church previously obtained from Registered Sanitarian Jay Pinkston, who initially found that that Church's septic system was more than adequate for the proposed use. A copy of this report, dated June 25, 2020, is included with this letter. Mr. Pinkston initially found that the system was designed to process up to 3,000 gallons of wastewater per day. Even assuming a maximum occupancy of 150 persons, and that each person was a student who discharged 12 gallons of water a day,<sup>6</sup> only 1800 gallons per day would be discharged by the Academy, which is far less than the septic system's existing capacity.<sup>7</sup> It is also important to note that the Church obtained Mr. Pinkston's report (at significant expense and time expenditure) because Mr. Freeman directed it to do so, and selected Mr. Pinkston from a list of sanitarians provided by the City.

I reference Mr. Pinkston's "initial" report, because it is our understanding that following the July 1<sup>st</sup> Commission meeting Mr. Freeman may have had discussions with Mr. Pinkston, who subsequently changed his mind and issued a revised report, which, even though the Church engaged him, was not provided to the Church, but only to the Town. A copy of this report, dated July 6, 2020, is attached. We have a number of concerns about this process, not the least of which is transparency. It is also concerning that Mr. Freeman initially rejected the results of the very independent assessment that he required the Church to obtain.

---

<sup>5</sup> Please note that the sanitarian stated the calculations will be impacted based on whether hot lunches are prepared on site daily. However, as the applicants have submitted on numerous occasions, the Church's kitchen is not a commercial kitchen and no hot lunch preparation for the Academy will be done at the facility.

<sup>6</sup> At the July 2<sup>nd</sup> hearing I understood Mr. Freeman to agree with the use of 12 gallons per student per day estimate.

<sup>7</sup> At the hearing Mr. Freeman expressed concern that a large amount of metered water used by the church was entering the septic system. Church Pastor Calvary Callender responded that most of this water is used for irrigation of the five acres surrounding the church, and is not entering the septic system, which is not separately metered. The Church can provide historical water bills and other evidence to establish this fact.

- A Fire Code compliant alarm system was installed in 2013 as a result of the Excel Academy approval.
- The building has no basement. The kitchen is a non-commercial kitchen with a residential grade stove. The kitchen will not be used to prepare meals for students. Every classroom on the first floor has an exit door directly to the outside of the building. There are two exits on the second floor.
- There is no laboratory or other unique potential fire hazard in the building.
- Classroom size will be 20 persons or less, with constant trained adult supervision. Staff and students will be trained in fire evacuation procedures.
- The proposed use is not a public Charter School and is not supported by public funds.

Fire Code Requirements:

I can find no legal authority to suggest that the Church is required to install automatic fire sprinklers in an existing education facility, particularly for a previously approved use. To the contrary, as applied to the facts in this situation, the Bartonville Town Code appears to specifically preclude requiring fire sprinklers.

Bartonville has adopted the International Fire Code of 2012<sup>8</sup>. As the Fire Marshall notes in his July 6<sup>th</sup> memorandum, Section 102.3 of the International Fire Code of 2012 (the "IFC") states that "No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code..." (emphasis added). The Fire Marshall then records that IFC Section 903.2.3 requires sprinkler systems for "Group E" (educational) occupancies.<sup>9</sup> However, no change is being proposed in the previously approved use or occupancy, and Section 903.2.3 only applies to "new buildings and structures" – not existing structures. Section 903.6, titled "Where Required in Existing Buildings and Structures," specifically states that "(a)n automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11" (emphasis added). In turn, Chapter 11, Section 1103.5 ("Sprinkler Systems") provides as follows:

<sup>8</sup> Town of Bartonville Code of Ordinances, Sec. 3.02.161

<sup>9</sup> 903.2.3, "Group E" states that:

An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m2) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

**Note:** Bartonville Code Sec. 3.02.161 amends IFC Section 603.2, such that all references in the IFC to 12,000 square feet shall mean 5,000 square feet.

## 1103.5 Sprinkler Systems

An automatic sprinkler system shall be provided in *existing buildings* in accordance with Sections 1103.5.1 and 1103.5.2.

### 1103.5.1 Pyroxylin Plastics

An automatic sprinkler system shall be provided throughout existing buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg). Vaults located within buildings for the storage of raw pyroxylin shall be protected with an approved automatic sprinkler system capable of discharging 1.66 gallons per minute per square foot (68 L/min/m<sup>2</sup>) over the area of the vault.

### 1103.5.2 Group I-2

An automatic sprinkler system shall be provided throughout existing Group I-2 fire areas. The sprinkler system shall be provided throughout the floor where the Group I-2 occupancy is located, and in all floors between the Group I-2 occupancy and the level of exit discharge.

Thus, Section 1103.5 is the only *requirement of this code* for sprinkler systems in existing buildings, and this requirement only applies to (a) buildings used for the manufacture, storage, or handling of cellulose nitrate film or pyroxylin plastics, or (b) for Group I-2 structures, which are structures used for 24 hour medical care for persons not capable of self-preservation.<sup>10</sup> In light of this, the IFC contains no requirement for the installation of sprinkler systems in an existing structure used for an educational ("Group E") occupancy even if there was a change of use.<sup>11</sup>

In cases where the International Fire Code applies new requirements to existing structures, it clearly states that they apply to existing structures.<sup>12</sup> This is clear from Section 1103.5, "Sprinkler Systems" (quoted above) and is found in other Chapter 11 provisions regarding fire alarms and other issues. Language that would require sprinkler systems for educational activities in an existing structure simply does not exist in the 2012 IFC.

As a practical matter, given that the Church is currently approved for occupancy of at least 550 persons and for both A-3 and E Use Classifications, it makes sense that sprinklers would not be required merely for the Church to increase its religious education activities within its existing approvals where no new development is performed. It is difficult to conceive that having 150 persons in the building during the week (under constant teacher supervision) would create more

<sup>10</sup> IFC Section 202. General Definitions.

Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are not capable of self-preservation...

<sup>11</sup> IFC Section 903.2.1.3. Group A-3 requires sprinklers for new facilities with an occupant load of "300 or more."

<sup>12</sup> In the 2009 edition of the International Fire Code (IFC), regulations that apply retroactively to existing buildings were consolidated into a new Chapter 46 (in the 2012 edition, Chapter 46 becomes Chapter 11).

risk of fire than having 550 or more persons of all ages in the building with no particular adult supervision requirement during religious activities (which may occur at any time). The risk of harm during egress for students, during daylight hours, with robust teacher supervision, and where the children and adults are trained on emergency exit procedures, is far less than the risk during a Church event that may include elderly and disabled persons with limited mobility, where staff are not required to have any particular training or supervision requirements, and where services may take place for longer hours.

Finally, even if fire sprinklers were otherwise required in existing buildings, they would not be required in the Church's building. Regarding "Educational Group E," IFC Section 305.1 provides that "Religious *educational rooms* and religious auditoriums, which are accessory to places of religious worship in accordance with Section 303.1 and have occupant loads of less than 100, shall be classified as A-3 occupancies." Each of the Church's educational rooms clearly has an occupant load of less than 100.

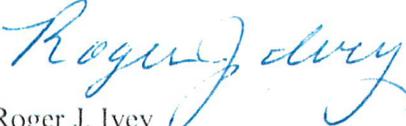
#### Religious Accommodation Concerns

Please also be aware that federal and Texas Constitutional and statutory law significantly value and protect the ability of citizens to exercise their religious freedoms. While we would in no way suggest that the Commission or the Town have any motive other than the health and safety of students, it is important to balance the burden that any permitting requirements would impose on the Church with the perceived need for such burdens. This is especially true in situations where, as here, the Church could be altogether precluded from the proposed use by what arguably is an undue burden of the sprinkler requirement. I have included a December 15, 2016 letter from the United States Justice Department regarding the Religious Land Use and Institutionalized Persons Act with further commentary on this topic for your consideration.

#### Conclusion

Thank you again for your thoughtful consideration of these matters. We look forward to the Town's response, and to finalizing this application in a manner that leads to a healthy and productive learning environment for our children and families and that alleviates any significant concerns the Town may have. If I may be of any assistance please feel free to call me at any time.

Sincerely,

  
Roger J. Ivey

Encl.

cc: Lantana Community Church  
Harvest Christian Academy



## ***O.S.S.F. REPORT***

Report Prepared By: Cecil A. Cheshier, P.E.  
Subject Property: 2200 E. Jeter Road  
Bartonville, TX 76226  
Client: First Church of the Nazarene  
Lantana Community Church  
Date: 07-13-2020

### **Property Location & Description**

The property is located at 2200 E. Jeter Road in the Town of Bartonville, Denton County, TX and consists of 10.009 acres with an approximate 19,004 square foot Church building. The property is in Abstract No. 0152 and is Lot 2R of KINCADE SUBDIVISION as recorded in Volume W, Page 76 of the Plat Records of Denton County, TX and is generally located at the southwest corner of E. Jeter Road and Wolf Run Road (approx. 0.05 miles south of FM 407/Justin Road).

### **Summary of Findings**

The findings of my research indicate that the existing on-site sewage facility (O.S.S.F.) appears to have received a permit (No. 33) to construct the facility on 07-06-1998 and subsequently was inspected and received approval (Permit # B-6-98) by the Town of Bartonville on 08-03-1998. Available records indicate that the existing O.S.S.F. consists of two (2) 1,500 gallon per day (3,000 gallon per day combined) aerobic treatment units (ATU) with additional pre-treatment being provided by three (3) 500 gallon (1,500 gallons total) concrete septic tanks. The effluent disposal method is surface application with disinfection being provided by a stack-feed chlorine (calcium hypochlorite) tablet dispenser. The surface application is provided via a total of six (6) low-angle, pop-up rotary spray heads operating in a 360° rotation with an approximate radius of 36 feet with no overlapping. An indexing valve is utilized in order separate the spray heads into multiple independent zones of operation. The existing spray head configuration results in a total discharge surface area as follows:

$$\text{Total Area} = \pi \times \text{radius}^2 \times \text{number of spray heads}$$

$$\text{Total Area} = \pi \times (36 \text{ ft})^2 \times 6$$

$$\text{Total Area} = 4,071.50 \text{ ft}^2 \times 6$$

$$\text{Total Area} = 24,429 \text{ ft}^2$$

Based on this information Wednesday is anticipated to be the day with the maximum total number of occupants with a potential wastewater usage as follows:

$$\begin{aligned} \text{Church wastewater useage (gal/day)} &= 50 \text{ occupants} \times 4 \text{ gal/occupant/day} \\ \text{Church wastewater useage} &= 200 \text{ gal/day} \end{aligned}$$

$$\begin{aligned} \text{School wastewater useage (gal/day)} &= 100 \text{ to } 130 \text{ occupants} \times 12 \text{ gal/occupant/day} \\ \text{School wastewater useage} &= 1,200 \text{ gal/day to } 1,560 \text{ gal/day} \end{aligned}$$

Based on the occupancy information supplied and the previous calculations of the existing disposal area (as presently configured), the maximum number of school occupants is calculated as follows:

$$\begin{aligned} \text{Max. Disposal} &= 1,563.5 \text{ gal/day} \\ \text{Church wastewater useage} &= 200 \text{ gal/day} \end{aligned}$$

$$\begin{aligned} \text{Max. wastewater useage available for School use} &= 1,563.5 \text{ gal/day} - 200 \text{ gal/day} \\ \text{Max. wastewater useage available for School use} &= 1,363.5 \text{ gal/day} \end{aligned}$$

$$\begin{aligned} \text{Max. Available School Occupancy} &= 1,363.5 \text{ gal/day} \div 12 \text{ gal/occupant/day} \\ \text{Max. Available School Occupancy} &= 113 \text{ occupants} \end{aligned}$$

Therefore this O.S.S.F. disposal area (as presently configured) is capable of supporting the following maximum total daily occupancies:

$$\begin{aligned} \text{Church wastewater useage (gal/day)} &= 50 \text{ occupants} \times 4 \text{ gal/occupant/day} \\ \text{Church wastewater useage} &= 200 \text{ gal/day} \end{aligned}$$

$$\begin{aligned} \text{School wastewater useage (gal/day)} &= 113 \text{ occupants} \times 12 \text{ gal/occupant/day} \\ \text{School wastewater useage} &= 1,356 \text{ gal/day} \end{aligned}$$

$$\begin{aligned} \text{Total wastewater useage} &= 200 \text{ gal/day} + 1,356 \text{ gal/day} \\ \text{Total wastewater useage} &= 1,556 \text{ gal/day} \end{aligned}$$

$$\text{Total wastewater useage} = 1,556 \text{ gal/day} \leq \text{Max. Disposal} = 1,563.5 \text{ gal/day}$$

Therefore with 50 church occupants and 113 school occupants this O.S.S.F. as presently configured meets the current T.C.E.Q. sizing requirements for On-Site Sewage Facilities under Title 30 TAC Chapter 285.



U.S. Department of Justice

Civil Rights Division

Office of the Assistant Attorney General

Washington, D.C. 20530

December 15, 2016

Re: The Religious Land Use and Institutionalized Persons Act

Dear State, County, and Municipal Officials:

I am writing to you today to highlight the obligation of public officials to comply with the various provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA), and to inform you about documents previously issued by the Department of Justice (Department) that may be of assistance to you in understanding and applying this important Federal civil rights law.

The freedom to practice religion according to the dictates of one's conscience is among our most fundamental rights, written into our Constitution and protected by our laws. In our increasingly diverse nation, the Department continues to steadfastly defend this basic freedom and ensure that all people may live according to their beliefs, free of discrimination, harassment, or persecution.

Over the years Congress has passed a number of laws that protect the religious liberties of those who live in America, including the landmark Civil Rights Act of 1964 and the 1996 Church Arson Prevention Act. In 2000 Congress, by unanimous consent, and with the support of a broad range of civil rights and religious organizations, enacted the Religious Land Use and Institutionalized Persons Act. 42 U.S.C. § 2000cc et seq. In enacting RLUIPA, Congress determined that there was a need for Federal legislation to protect religious individuals and institutions from unduly burdensome, unreasonable or discriminatory zoning, landmarking, and other land use regulations.<sup>1</sup> Congress heard testimony that houses of worship, particularly those of minority religions and start-up churches, were disproportionately affected, and in fact often were actively discriminated against, by local land use decisions. Congress also found that, as a whole, religious institutions were treated worse than secular places of assembly like community centers, fraternal organizations, and movie theaters, and that zoning authorities frequently violated the United States Constitution by placing excessive burdens on the ability of congregations to exercise their faiths.

---

<sup>1</sup> RLUIPA also contains provisions that prohibit regulations that impose a "substantial burden" on the religious exercise of persons residing or confined in an "institution," unless the government can show that the regulation serves a "compelling government interest" and is the least restrictive way for the government to further that interest. 42 U.S.C § 2000cc-1.

RLUIPA includes a private right of action, which allows private individuals to enforce its provisions. Congress also gave the U.S. Attorney General the authority to enforce RLUIPA, and the Department of Justice has been active in enforcing this important civil rights law since its enactment. To date, the Department has opened nearly 100 formal investigations and filed nearly 20 lawsuits related to RLUIPA's land use provisions.<sup>2</sup> Through these efforts, as well as those by private parties, RLUIPA has helped secure the ability of thousands of individuals and institutions to practice their faiths freely and without discrimination.

Yet, sixteen years after RLUIPA's enactment, far too many people and communities remain unaware of the law, or do not fully understand the scope of its provisions. Earlier this year, the Department's Civil Rights Division launched *Combating Religious Discrimination Today*, an initiative bringing together community leaders around the country to discuss challenges regarding religious discrimination, religion-based hate crimes, and religious freedom, and to discuss possible solutions. One of the issues raised repeatedly from participants was that municipal, county, and other state and local officials are insufficiently familiar with the land use provisions of RLUIPA and their obligations under this Federal civil rights law. Participants also reported that houses of worship, particularly those from less familiar religious traditions, often face unlawful barriers in the zoning and building process. Additionally, participants explained that, in their experience, litigation frequently was avoided when the communities informed local officials of their obligations under RLUIPA early in the process. Participants recommended that the Department take proactive measures to ensure that state and local officials are properly educated about RLUIPA's land use provisions.<sup>3</sup>

In light of this, we are sending this letter to you and other officials throughout the country to remind you about the key provisions of RLUIPA. Ensuring that our constitutional protections of religious freedom are protected requires that Federal, state, and local officials work together, and to that end, we encourage you to share this letter with your colleagues. We hope that you will continue to work with the Department of Justice going forward and view us as a partner and ally in ensuring that no individuals in this country suffer discrimination or unlawful treatment simply because of their faiths.

---

<sup>2</sup> This work is detailed in reports on enforcement issued in September 2010 (available at [https://www.justice.gov/crt/rluipa\\_report\\_092210.pdf](https://www.justice.gov/crt/rluipa_report_092210.pdf)) and July 2016 (available at <https://www.justice.gov/crt/file/877931/download>).

<sup>3</sup> The *Combating Religious Discrimination Today* report is available at [https://www.justice.gov/Combating\\_Religious\\_Discrimination](https://www.justice.gov/Combating_Religious_Discrimination).

## 1. RLUIPA provides broad protections for religious individuals and institutions.

RLUIPA's land use provisions provide a number of protections for places of worship, faith-based social service providers and religious schools, and individuals using land for religious purposes. Specifically, RLUIPA provides for:

- *Protection against substantial burdens on religious exercise:* Section 2(a) of RLUIPA prohibits the implementation of any land use regulation that imposes a "substantial burden" on the religious exercise of a person or institution except where justified by a "compelling government interest" that the government pursues using the least restrictive means.<sup>4</sup>
- *Protection against unequal treatment for religious assemblies and institutions:* Section 2(b)(1) of RLUIPA provides that religious assemblies and institutions must be treated at least as well as nonreligious assemblies and institutions.
- *Protection against religious or denominational discrimination:* Section 2(b)(2) of RLUIPA prohibits discrimination "against any assembly or institution on the basis of religion or religious denomination."
- *Protection against total exclusion of religious assemblies:* Section 2(b)(3)(A) of RLUIPA provides that government must not totally exclude religious assemblies from a jurisdiction.
- *Protection against unreasonable limitation of religious assemblies:* Section 2(b)(3)(B) of RLUIPA provides that government must not unreasonably limit "religious assemblies, institutions, or structures within a jurisdiction."

While the majority of RLUIPA cases involve places of worship such as churches, synagogues, mosques, and temples, the law is written broadly to cover a wide range of religious uses. The "substantial burden" provision in Section 2(a) of the statute applies to burdens on "a person, including a religious assembly or institution." The remaining provisions apply to any religious "assembly or institution." Thus, RLUIPA applies widely not only to diverse places of worship, but also to religious schools, religious camps, religious retreat centers, and religious social service facilities such as group homes, homeless shelters, and soup kitchens, as well as to individuals exercising their religion through use of property, such as home prayer gatherings or Bible studies.

To be clear, RLUIPA does not provide a blanket exemption from local zoning or landmarking laws. Rather, it contains a number of safeguards to prevent discriminatory, unreasonable, or unjustifiably burdensome regulations from hindering religious exercise. Ordinarily, before seeking recourse from RLUIPA, those seeking approval for a religious land

---

<sup>4</sup> Section 2 of RLUIPA is codified at 42 U.S.C § 2000cc.

use will have to apply for permits or zoning relief according to the regular procedures set forth in the applicable ordinances, unless doing so would be futile, or the regular procedures are discriminatory or create an unjustifiable burden. While zoning is primarily a local matter, where it conflicts with Federal civil rights laws such as the Fair Housing Act or RLUIPA, Federal law takes precedence.

Each of the aforementioned protections in RLUIPA are discussed in greater detail below.<sup>5</sup>

## **2. RLUIPA protects against unjustified burdens on religious exercise.**

Land use regulations frequently can impede the ability of religious institutions to carry out their mission of serving the religious needs of their members. Section 2(a) of RLUIPA bars imposition of land use regulations that create a “substantial burden” on the religious exercise of a person or institution, unless the government can show that it has a “compelling interest” for imposing the regulation and that the regulation is the least restrictive way for the government to further that interest. A mere inconvenience to the person or religious institution is not sufficient, but a burden that is substantial may violate RLUIPA. For example, in a case in which the United States filed a friend-of-the-court brief in support of a Maryland church’s challenge to a rezoning denial, a Federal appeals court ruled that the church had “presented considerable evidence that its current facilities inadequately serve its needs,” and that the “delay, uncertainty and expense” in looking for a different property may create a substantial burden on the church’s religious exercise in violation of RLUIPA.<sup>6</sup> The court relied on facts including that the church had to hold multiple services, turn away worshipers, and curtail a number of important activities at its current location, and that it had a reasonable expectation that it could develop its new property. Similarly, the Department of Justice filed suit in a California Federal district court alleging that a city’s denial of zoning approval for a mosque to take down the aging and inadequate structures in which it had been worshipping and construct a new facility imposed a substantial burden on the congregation.<sup>7</sup> The mosque, which was grandfathered for its current use, consisted of a group of repurposed buildings for its various activities and a large tent for overflow from the prayer hall. However, the city prohibited the mosque from replacing the buildings and tent with a single building. The case was resolved by a consent decree in Federal court.

If imposition of a zoning or landmarking law creates a substantial burden on religious exercise, such imposition is invalid unless it is supported by a compelling governmental interest pursued through the least restrictive means. RLUIPA does not define “compelling interest,” but

---

<sup>5</sup> Further information may be found in the *Statement of the Department of Justice on Land Use Provisions of the Religious Land Use and Institutionalized Persons Act* (available at [https://www.justice.gov/crt/rluipa\\_q\\_a\\_9-22-10.pdf](https://www.justice.gov/crt/rluipa_q_a_9-22-10.pdf)), and at the Department of Justice Civil Rights Division RLUIPA information page (<https://www.justice.gov/crt/religious-land-use-and-institutionalized-persons-act>).

<sup>6</sup> *Bethel World Outreach v. Montgomery Cnty. Council*, 706 F.3d 548, 557-558 (4th Cir. 2013).

<sup>7</sup> *United States v. Lomita*, No. 2:13-CV-00707 (E.D. Cal. filed March 3, 2013).

the U.S. Supreme Court has previously explained that compelling interests are “interests of the highest order.”<sup>8</sup>

### **3. RLUIPA protects equal access for religious institutions and assemblies.**

Section 2(b)(1) of RLUIPA – known as the “equal terms” provision – mandates that religious assemblies and institutions be treated at least as well as nonreligious assemblies and institutions. For example, a Federal appeals court ruled that zoning restrictions that a city applied to places of worship but not to lodges, union halls, nightclubs, and other assemblies, violated the equal terms provision.<sup>9</sup> This included a requirement that places of worship, but not other assembly uses, obtain the permission of 60% of neighbors in a 1,300-foot radius. The Department of Justice filed a friend-of-the-court brief arguing that the distinction violated RLUIPA. Similarly, the Department brought suit under RLUIPA’s equal terms provision against a town in Illinois that permitted clubs, lodges, meeting halls, and theaters in its business districts, but excluded places of worship.<sup>10</sup> The case was prompted after the town served notice of violation on four small churches operating in locations where these nonreligious assembly uses were permitted. The case was resolved by consent decree.

### **4. RLUIPA protects against religious discrimination in land use.**

Section 2(b)(2) of RLUIPA bars discrimination “against any assembly or institution on the basis of religion or religious denomination.” Thus if an applicant is treated differently in a zoning or landmarking process because of the religion represented (e.g., Christian, Jewish, Muslim), or because of the particular denomination or sect to which the applicant belongs (e.g., Catholic, Orthodox Jewish, or Shia Muslim), then RLUIPA will be violated. The Department of Justice filed suit alleging that a mosque in Georgia was discriminated against in violation of Section 2(b)(2), based on statements by city officials indicating bias, evidence that the city sought to appease citizens who had expressed bias, and evidence that the city had previously approved numerous similarly sized and located places of worship of other faiths.<sup>11</sup> The case was resolved by consent decree. Similarly, the Department filed suit in order to challenge a zoning change enacted by a New York municipality that prevented the construction of a Hasidic Jewish boarding school.<sup>12</sup> The case was resolved by consent decree.

---

<sup>8</sup> *Church of the Lukumi Babalu Aye, Inc. v. City of Hialeah*, 508 U.S. 520, 546 (1993).

<sup>9</sup> *Opulent Life Church v. City of Holly Springs*, 697 F.3d 279 (5th Cir. 2012).

<sup>10</sup> *United States v. Waukegan*, No. 08-C-1013 (N.D. Ill. filed February 19, 2008).

<sup>11</sup> *United States v. City of Lilburn* 1:11-CV-2871 (N.D. Ga. filed August 29, 2011).

<sup>12</sup> *United States v. Village of Airmont*, 05 Civ. 5520 (S.D.N.Y. filed June 10, 2005).

**5. RLUIPA protects against the total or unreasonable exclusion of religious assemblies from a jurisdiction.**

Under section 2(b)(3) of RLUIPA, a zoning code may not completely, or unreasonably, limit religious assemblies in a jurisdiction. Thus, if there is no place where houses of worship are permitted to locate, or the zoning regulations looked at as a whole deprive religious institutions of reasonable opportunities to build or locate in the jurisdiction, this provision will be violated. For example, a Federal district court in Florida granted summary judgment to a synagogue on its unreasonable limitations claim, holding that RLUIPA was violated where “there was limited availability of property for the location of religious assemblies, religious assemblies were subject to inflated costs in order to locate in the City, and religious assemblies were subject to more stringent requirements than other similar uses.”<sup>13</sup>

\* \* \* \*

The Department of Justice is committed to carrying out Congress’s mandate and ensuring that religious assemblies and institutions do not suffer from discriminatory or unduly burdensome land use regulations. We look forward to working collaboratively with you and all other stakeholders on these important issues. Should you have questions about the contents of this letter, or other issues related to RLUIPA, I encourage you to contact Eric Treene, Special Counsel for Religious Discrimination, at 202.514.2228 or [Eric.Treene@USDOJ.gov](mailto:Eric.Treene@USDOJ.gov).

Sincerely,



Vanita Gupta  
Principal Deputy Assistant Attorney General  
Civil Rights Division

---

<sup>13</sup> *Chabad of Nova, Inc. v. City of Cooper City*, 575 F. Supp. 2d 1280, 1290 (S.D. Fla. 2008).



## Planning and Zoning Special Meeting

### Item #1

- DATE:** July 13, 2020
- FROM:** Sylvia Ordeman, Town Administrator
- ITEM:** Consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincade Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas. ***(The Planning and Zoning Commission, after closing the public hearing, moved on July 1, 2020, to postpone consideration and action on their recommendation until a special meeting on July 13, 2020.)***
- 

#### Summary:

The Planning and Zoning Commission moved on July 1, 2020, to postpone their recommendation until a special meeting on July 13, 2020. The postponement was to allow the applicant additional time to address two main outstanding issues:

- Septic system: The OSSF designer, Jay Pinkston, has provided an update and the Town's Sanitarian concurs with the designer's assessment. The required alterations will need to be permitted.
- Fire code/sprinkler system: Chief Lugo has provided clarification to the occupancy and updated the requirements in the attached memo.

#### ATTACHMENTS:

- Septic Contractor Letter dated July 6, 2020
- Fire Code Requirements from Assistant Chief Lugo
- Copy Agenda Item July 1, 2020 meeting

July 6, 2020

To: Town of Bartonville Env. Health / OSSF review

Re: Lantana Community Church, 2200 E. Jeter Rd., Bartonville, Tx.

The Church has asked me to review design of the current ossf serving their facility to determine if it is properly sized to handle domestic waste from a proposed 100 student school (maximum). There will be no food preparation and the school is expected to operate 5 days per week. Using the 100 students x 12 gpd each, it is anticipated that an addition maximum of 1200 gallons might be added to the system.

Current worship services are 2 x week with 150 in attendance on Sunday and 50 on Wednesday night. Using 4 gal/person that is 600 gallons on Sunday and 200 on Wednesday night.

Current ossf has the treatment capacity of 3000 gpd according to original installation design and drawing. I am attaching water usages for the last year, however irrigation water is included in the totals and what is actually treated by the ossf is unknown.

The original system inspection shows the spray heads broadensing a 40 ft. radius. This is not realistic even with new pump pressure. At new pump and head specs, the heads will do a 30' radius throw. Based in above calculations, the spray/disposal field will need to be a minim of 28,125 sq. ft. or 10 heads. I recommend 12 heads or 3 zones of 4 heads per zone. This will insure adequate disposal as well as allow for some increase in water consumption as long as it does not exceed 3000 GPD.

Depending on how water lines enter the existing building and how water is run to school area, it is recommended that the church, school, and irrigation water be individually metered so that water usage can be accurately verified.

Permit conditions will require periodic BOD, TSS, and pH testing and monitoring of treated waste to insure that surface discharged water meets minimum standards.

If for any reason the system fail or water usage exceed design treatment capacity, it will be the responsibility of the owner to bring the ossf into compliance immediately.

Please let me know if you have questions.



Jay R. Pinkston, R.S.  
Texas Registered Sanitarian #1293





# ARGYLE FIRE DISTRICT

Proudly Serving Argyle, Bartonville, Copper Canyon, Draper, Lantana, and Northlake



Mike Lugo  
Assistant Chief

## Fire Code Requirements

July 6, 2020

**TO:** Tammy Dixon - Town Secretary, Bartonville, Texas  
**FROM:** Michael Lugo, Assistant Fire Chief *ML*  
**SUBJECT:** 2200 E Jeter Rd

---

Hi Tammy,

Below you will find updated information that was requested from the P&Z meeting for 2200 E Jeter rd., Bartonville, Texas. The facility is looking to operate with two different occupancy type classifications. The primary existing occupancy is listed as an Assembly occupancy for the church. The new applicant is wanting to open an educational type occupancy to the building.

The new applicant is seeking to occupy the same building for grades K-12 with a max occupancy of 150 students per our last meeting. With the increase in occupants with the new applicant, there is an increased life safety risk due to the occupant type and load of a non-sprinkled building. After further research, the occupant load from the church does affect the new applicant's total occupants for their CO. What this means is if the church has 8 administrative staff working in the same building it counts towards the school's max occupancy numbers. If the school exceeds more than 100 occupants that includes church staff, the building shall be sprinkled.

There is also a concern that if the school stays below the 100 max occupant load to have an occupancy type classification as A-3 and they wish to have plays, invite family to the school or events for the school on-site that they will exceed the 100 max occupant load for their certificate of occupancy. If a CO is approved for the new occupant and it is listed as an A-3 occupancy, anytime the occupancy exceeds 100 occupants the CO shall be revoked until a fire sprinkler system is installed.

The maximum time allowed to bring the building up to code that includes a fire sprinkler system is 12 months. The entire building will need to be sprinkled not just the educational side of the structure.

Below are areas for the 2012 IFC that the town has adopted.

PO Box 984 • 511 S Gibbons Rd • Argyle, TX 76226 • 940-464-7102 • (Fax) 940-464-3612  
[www.argylefire.com](http://www.argylefire.com)



# ARGYLE FIRE DISTRICT

Proudly Serving Argyle, Bartonville, Copper Canyon, Draper, Lantana, and Northlake



Mike Lugo  
Assistant Chief

## 102.3 Change of use or occupancy.

No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or a different group of occupancies, unless such structure is made to comply with the requirements of this code and the *International Building Code*. Subject to the approval of the *fire code official*, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on the life and fire risk than the existing use.

## 105.1.3 Permits for the same location.

When more than one permit is required for the same location, the *fire code official* is authorized to consolidate such permits into a single permit provided that each provision is listed in the permit.

## Chapter 2 Definitions

### [B] Educational Group E.

Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by six or more *persons* at any one time for educational purposes through the 12th grade. Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 508.3.1 of the *International Building Code* and have *occupant loads* of less than 100, shall be classified as Group A-3 occupancies.

**A-3** Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A, including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Gymnasiums (without spectator seating)
- Indoor swimming pools (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls

PO Box 984 • 511 S Gibbons Rd • Argyle, TX 76226 • 940-464-7102 • (Fax) 940-464-3612  
www.argylefire.com



# ARGYLE FIRE DISTRICT

Proudly Serving Argyle, Bartonville, Copper Canyon, Draper, Lantana, and Northlake



Mike Lugo  
Assistant Chief

Libraries  
Museums  
Places of religious worship  
Pool and billiard parlors  
Waiting areas in transportation terminals

## KEY BOXES

**506.1 Where required.** All buildings, built, moved into or where a new certificate of occupancy is required, must purchase and install a "Knox Box"™ key vault and install in a location approved by the fire code official. All required keys necessary to obtain access into the building and secured areas inside, access cards, or codes must be placed inside the Knox Box™ before a Certificate of Occupancy being issued. Office buildings and other common use areas of multi-family facilities will be required to be equipped with a Knox Box™.

## Fire Sprinkler requirements

**903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area meets or exceeds 5,000 square feet
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies;

**903.2.2 Group E.** An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas that meets or exceeds 5,000 square feet (464.5 m<sup>2</sup>)
2. Throughout every portion of educational buildings below the level of exit discharge.

## 903.2.2 Exception Deleted.

## Section 907.2.3; change to read as follows

**907.2.3 Group E.** A manual and automatic fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.



## Planning and Zoning Commission Meeting

### Item #5

**DATE:** July 1, 2020

**FROM:** Sylvia Ordeman, Town Administrator

**ITEM:** Public hearing to hear public comment and consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincade Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas.

---

**Summary:**  
See Attachments

**ATTACHMENTS:**

- Summary from Dunaway
- Application and backup from applicant
- Private Sanitarian Comments
- Location Map
- Letter mailed to property owners within 200'
- Published Legal Notice



June 26, 2020

Ms. Tammy Dixon, Town Secretary  
Town of Bartonville  
1941 E. Jeter Road  
Bartonville, Texas 76226

**RE: Site Plan Application**

**Lantana Community Church / Harvest Christian Academy / First Church of the Nazarene (Kincade Addition, Lot 2R)**

**Owner:** First Church of the Nazarene

**Developer:** Lantana Community Church / Harvest Christian Academy

**PROPERTY INFORMATION**

---

The approximately 10-acre lot is located at 220 Jeter Road E, Bartonville, TX and is currently used as a church, known as Lantana Community Church. The property is zoned AG, Agricultural. Both the use as a church and the proposed K5-12 grade school\* are permitted uses in accordance with Appendix C of Chapter 14, Zoning, of the Bartonville Code of Ordinances. (\* Pending approval by Town Council of an update to Chapter 2, Definitions of the Zoning Ordinance. Definition of Private and Public Schools)

The applicant has submitted site plan information three times to respond to minimum site plan requirements and comments from the consulting planner and town staff. A Development Review Committee (DRC) meeting was held at the Town Hall at 1:00 PM, Wednesday, June 24, 2020. The applicant presented information about the addition of a Christian school use to the existing church facilities. Representatives from the town staff, consulting planner, consulting engineer, town sanitarian, fire department, Planning & Zoning Commission and Town Council attended the DRC in person or via Zoom to discuss the site plan and the proposed school use on the church property.

The DRC discussion focused on three main outstanding issues:

- 1. Traffic circulation**
- 2. Sanitary sewer/septic system**
- 3. Fire code/sprinkler system**

All three issues related back to the number of students, teachers and staff which would be occupying the building daily during the week, versus the church assembly use which is primarily on Sunday. The applicant stated that 70 students are pre-enrolled for the fall (tentatively starting in August, with a goal of having 100 students. A future maximum capacity of 150 students was also discussed. The number of teachers and staff on-site during school days was not stated.

## Traffic Circulation

---

The traffic circulation diagram submitted by the applicant indicates a simple “U” circulation with the Jeter (west) driveway being the designated entry and the Wolf Run Road (east) driveway being the designated exit from the parking area. Additional information requested by the DRC:

1. Estimated number of daily vehicles during AM drop-off (8:00-8:30)
2. Number of stacking spaces for vehicles dropping off within the property
3. Additional/alternate drop-off stacking area, if needed
4. Logistics for a “double loaded” drop-off option
5. Consideration of limiting the site entry to only eastbound traffic on Jeter Road. This would require parents to from the east on FM 407 to continue north to the signal light at McMakin Road, travel south to Jeter and then have a right turn into the church parking lot. This “make the block” traffic pattern would reduce turning movements into the parking lot and eliminate possible concerns about stacking on Jeter Road to the east towards FM 407.

## Sanitary Sewer/Septic System

---

Leslie Freeman, the Bartonville sanitarian, has reviewed the original commercial septic system permit issued for the church and raised concerns. The original permit was based on 40’ radius sprinkler head coverage for the effluent and current approved heads only provide 36’ radius coverage. With the addition of the school and the students, additional sprinkler heads will need to be added to the system. This new design must be prepared by a qualified engineer, reviewed and approved by the Town. Key to the septic system design will be a projected timeline for the church and school occupancy during the entire week. The required septic system will need to be calculated on the maximum number of students, teachers, clergy and staff. These calculations will also be impacted on whether hot lunches are prepared on site daily. The enlargement of the septic system will need to be designed and permitted for the new school use.

## Fire Code/Sprinkler System

---

The addition of the school use to the existing church facility requires a new Certificate of Occupancy (CO). Since the building is over 5,000 square feet the current Fire Code will require an automated fire suppression system (sprinkler system) for the building. At the DRC there was discussion about the total number of students, teachers and staff for the school type of occupancy, and the timing of the sprinkler system permitting and improvements.

If you have any questions, please contact me at [bhudson@dunawayassociates.com](mailto:bhudson@dunawayassociates.com) or call me on my cell phone at 817-995-9703.

Submitted for your consideration,



Barry Hudson, AICP, CNU-A

Planning Consultant to the Town of Bartonville



# TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Application Type (check all applicable):

- |                                      |                                     |  |   |
|--------------------------------------|-------------------------------------|--|---|
| <input type="checkbox"/> Sketch Plat | <input type="checkbox"/> Land Study | <input type="checkbox"/> Preliminary   | <input type="checkbox"/> Final                |
| <input type="checkbox"/> Development | <input type="checkbox"/> Replat     | <input type="checkbox"/> Amending Plat | <input checked="" type="checkbox"/> Site Plan |

Current Legal Description: Kincade Lot 2R

Proposed Subdivision Name: \_\_\_\_\_  In Town Limits  In ETJ

Current Zoning: Agriculture Concurrent Zoning Change Req.?  Yes (zoning change request attached)  No

Proposed Zoning (if applicable): \_\_\_\_\_ No. Proposed Lots: 1 Total Acres: 10.009

Seeking Waiver/Suspension:  Yes  No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: First Church of the Nazarene Phone: 817-224-9200

Address: 2200 Jeter Road E, Bartonville, Tx 76226-8439 Fax: \_\_\_\_\_

Applicant: First Church of the Nazarene Phone: 817-224-9200

Address: 2200 Jeter Road E, Bartonville, TX 76226-8439 Fax: \_\_\_\_\_

**Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee Schedule.**

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

Applicant Signature: *Howard Colby Bell* Date: 5-14-20

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co.	<input type="checkbox"/> Town Engineer/Planner	<input type="checkbox"/> Town Attorney	<input type="checkbox"/> DRC Members
<input type="checkbox"/> Elec Co.	<input type="checkbox"/> Cable Co.	<input type="checkbox"/> Fire Chief	<input type="checkbox"/> Water Supply

# **Lantana Community Church**

**2200 Jeter Road East**

**Bartonville, Texas 76226**

Lantana Community Church / First Church of the Nazarene

Calvary Calendar, Pastor

Harvest Christian Academy, a church school ministry

Terry Caywood, Head of Schools

## SITE PLAN INFORMATION FOR EXISTING PROPERTY & EXISTING BUILDING CHURCH OF THE NAZARENE AKA LANTANA COMMUNITY CHURCH

1. A title block within the lower right-hand corner of the concept plan with the proposed name of the project/subdivision;

- a. The property currently owned and identified as  
Lantana Community Church 2200 Jeter Road E, Bartonville, TX

The legal property owner name is  
First Church of the Nazarene 2200 Jeter Road E, Bartonville, Tx

Item 1.a Property Owner Documentation

- b. The name of the private school is  
Harvest Christian Academy – Lantana  
2200 Jeter Road E, Bartonville, Tx

HCA-L is a satellite campus of the private school  
Harvest Christian Academy (Main Campus)  
7200 Denton Hwy, Watauga, Tx 76148  
Generally located at 377 & Hightower Drive in Watauga, Tx

Expected enrollment for Harvest Christian Academy:  
Preschool Students 20-40  
K-12<sup>th</sup> Grade Students 75-100

# Item 1a: Property Ownership

Denton CAD Webmap | Denton Central Appraisal District

dentoncad.com/home/details?search=277887&year=2020

PRINT | QUESTION ABOUT THIS PROPERTY? | FIND SIMILAR PROPERTIES



Search  
Protest Information  
Exemptions  
GIS Map  
Forms and Downloads  
General Information  
Employment and Education  
Need Help?  
Contact Us

### General Information

220 E JETER RD TX 76226-8437 \$760,317.00  
Protest Deadline: 2020-05-29

Owner Name	FIRST CHURCH NAZARENE - 100%
Owner ID	404448
Owner Mailing Address	2200 E JETER RD BARTONVILLE, TX 76226-8439
Property Type	Real Property
Area	15,277ft <sup>2</sup>
Class	15E
Legal Description	KINCADE LOT 2R
Geographic ID	SD3351A-000000-0000-0002-000R
Subdivision	KINCADE - SD3351A
Neighborhood	Exemption 11.20 Religous - EX11.20REL
Taxing Jurisdictions	C31 (BARTONVILLE TOWN OF) ESD1 (DENTON CO EMERGENCY SERVICE DI) G01 (DENTON COUNTY) S05 (DENTON ISD)



Denton Central Appraisal District

dentoncad.com/home/details?search=277887&year=2020

PRINT | QUESTION ABOUT THIS PROPERTY? | FIND SIMILAR PROPERTIES



Search  
Protest Information  
Exemptions  
GIS Map  
Forms and Downloads  
General Information  
Employment and Education  
Need Help?  
Contact Us

### Improvements

Class	Description	Square Feet	Number Of Units	Effective Year Built	Year Built	2020 Improvement Value
15E	MAIN AREA	15277		1985	1985	
Improvement Total		15277	N/A			\$0.00

### Land Segments

Type	Acres	Area
6 - COMMERCIAL	10.009	435992.04 ft <sup>2</sup>

## Site Plans

Original Site Plans (2 pages) from Crossroads Bible Church for use as a church & school: Site Plan 1a  
Site Plans (4 additional pages) from plans drawn for Excel Christian Academy: Site Plan 1b

Harvest Christian Academy will be using the building exactly as Excel and Crossroads Bible Church were using it. Rooms noted as "Adult" will be used for middle and high school age children.

2. The name and address of the owner/developer and the land planner, engineer architect or surveyor responsible for the design or survey;

The building is an existing building. No interior space will be remodeled. No modifications to the building are proposed. Site Plan is attached of building and parking area. Site Plan 1a & 1b. Second Floor follows

3. The scale of the drawing (both written and graphic scale) and north arrow;

Information on the existing building is attached

Item Site Plan of existing building

Item 3.a graphic Site Map Denton County Appraisal District

Item 3.b. written Improvement Information Denton County Appraisal District

Item 3.c historical land survey with north arrow,

4. The date the drawing was prepared;

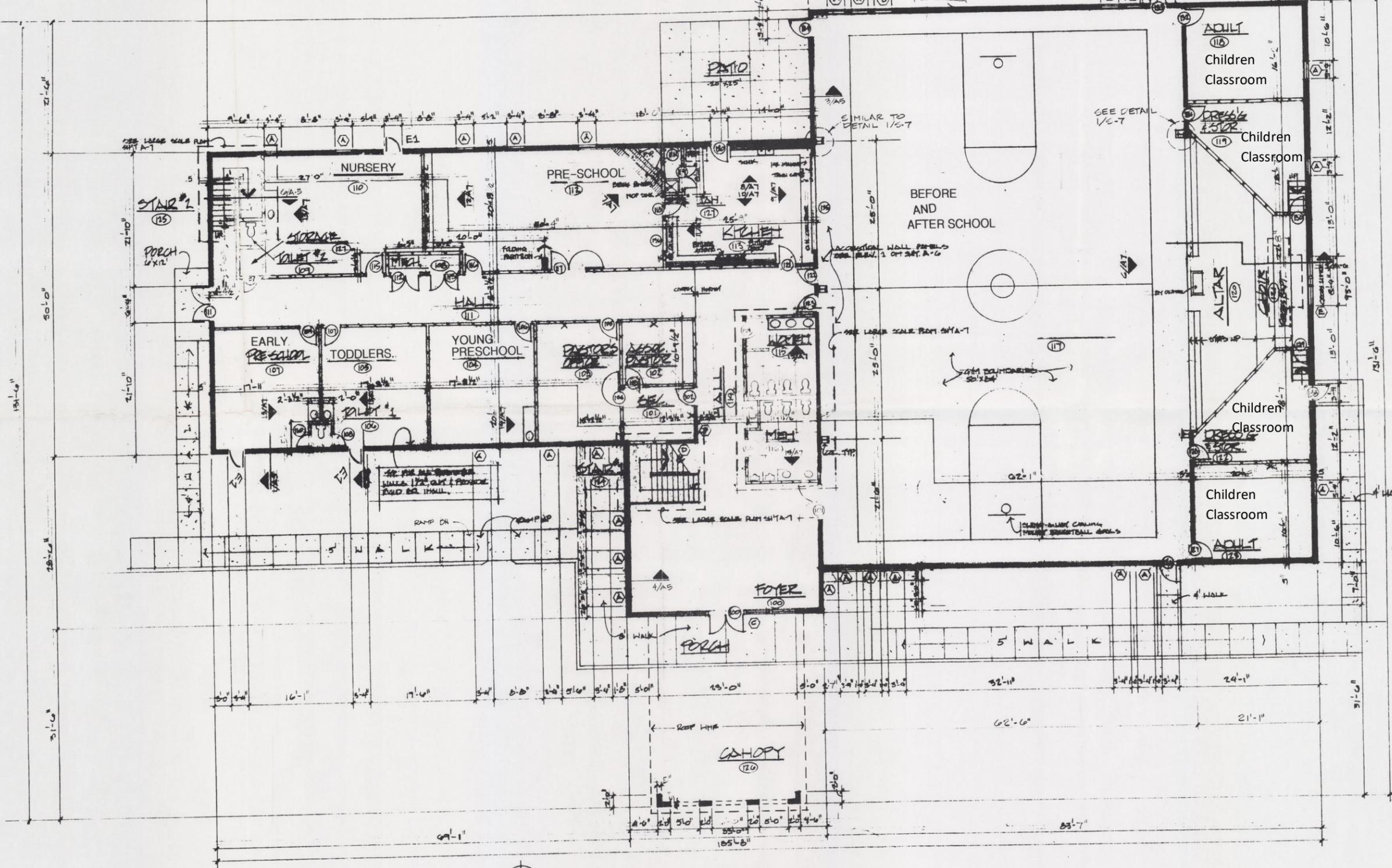
Item A. Site Map: Original build plans by Robert E. Myers Architect, Ft. Worth

Item B. Site Map: 5/28/13 ACS Security, Coppell

Item 3.b Improvement 1985 Per Denton Co records 15,277 square feet of interior space

Item 3.c land survey December 22, 2004.5. Total site acreage and the location of the property according to the abstract and survey records of Denton County, Texas;

# Site Plan 1a.



APPROVAL  
 1.8.88

**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 FIRST FLOOR = 13,587 S.F.  
 SECOND FLOOR = 5,117 S.F.  
 TOTAL = 18,704 S.F.  
 \* DAYCARE USE = 9932 SF



**WALL LEGEND**  
 ——— = CONCRETE PANEL  
 X X X = 3/8" METAL STUDS 1/2" GYP. CD.

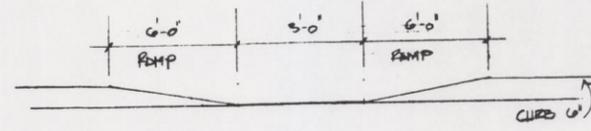
**ROBERT E. MYERS & ASSOCIATES**  
 ARCHITECT...BUILDER  
 FORT WORTH, TEXAS 817-732-1387

CROSSROADS BIBLE CHURCH  
 LEWISVILLE, TEXAS

SHT  
 A-4  
 OF  
 8

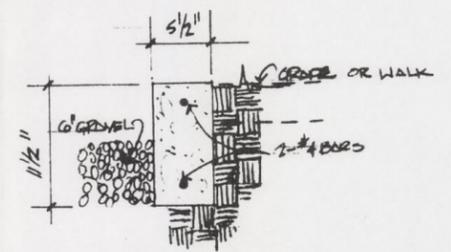
APPROVAL  
 1 2 3 4

# Site Plan 1b.



② HANDICAPPED RAMP ELEVATION  
 NO SCALE:

SPECIAL REQUEST ITEMS:  
 A. BUILDING HEIGHT VARIANCE FROM 28' TO 42' (APPROVED)  
 B. BELL TOWER IN SETBACK AREA. (LIKE A BURT) (PERMITTED)



③ TYP. CURB DETAIL  
 SCALE: 1/2" = 1'-0"

## INDEX OF DRAWINGS

- ARCHITECTURAL**  
 A-1 ... SITE PLAN  
 A-2 ... FIRST FLOOR PLAN  
 A-3 ... SECOND FLOOR PLAN  
 A-4 ... FRONT & RIGHT ELEVATION  
 A-5 ... REAR & LEFT ELEVATION  
 A-6 ... WALL SECTIONS  
 A-7 ... FINISH & DOOR SCHEDULES  
 A-8 ... LARGE SCALE PLANS (TOILETS & STAIRS)

- STRUCTURAL**  
 S-1 ... FOUNDATION PLAN  
 S-2 ... FOUNDATION DETAILS  
 S-3 ... SECOND FLOOR FRAMING PLAN  
 S-4 ... MISCELLANEOUS DETAILS  
 S-5 ... ROOF FRAMING PLAN  
 S-6 ... ROOF DETAILS  
 S-7 ... ROOF DETAILS

- MECHANICAL**  
 M-1 ... UTILITY PLAN  
 M-2 ... FIRST FLOOR MECHANICAL  
 M-3 ... SECOND FLOOR MECHANICAL

- ELECTRICAL**  
 E-1 ... FIRST FLOOR LIGHTING  
 E-2 ... SECOND FLOOR LIGHTING  
 E-3 ... FIRST FLOOR POWER  
 E-4 ... SECOND FLOOR POWER

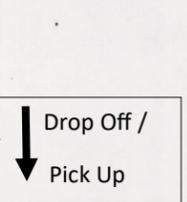
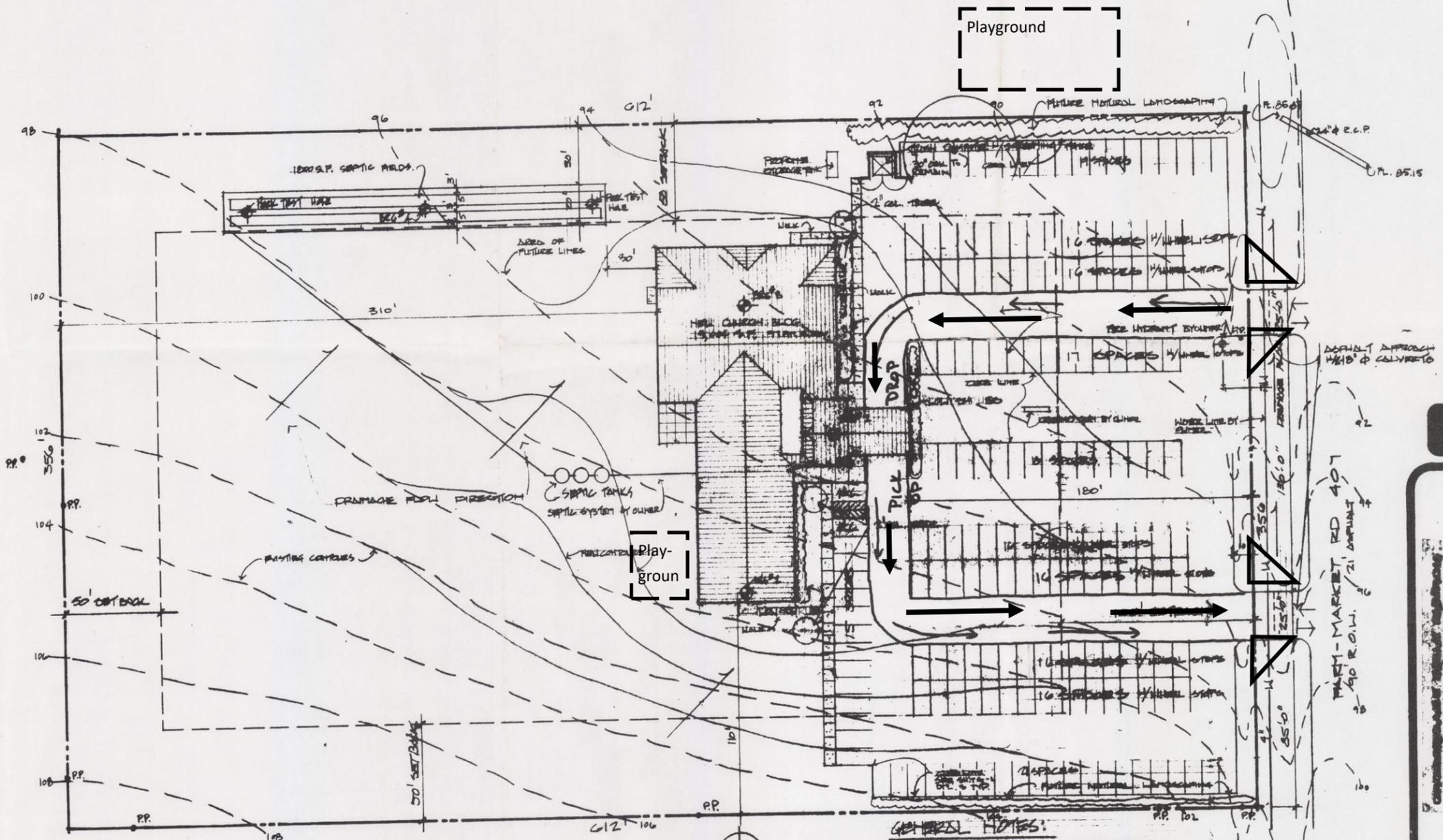
- PLUMBING**  
 P-1 ... FIRST FLOOR PLUMBING  
 P-2 ... SECOND FLOOR PLUMBING  
 P-3 ... RISER DIAGRAM

### Parking Spaces

- Provided: 183  
 Required for Church School: 36  
 • parking spaces are 9' x 18'  
 \*\* Fire Lanes are 27' 6" wide

### Geographic Government Boundaries:

- Town of Bartonville
- Argyle Fire Department
- Denton ISD



LEGAL  
 LOT 3 OF THE KINGDOM SUBDIVISION OF  
 THE BOO & COE. SURVEY, ABSTRACT 152  
 CONSISTING OF 5 ACRES.

SITE PLAN  
 SCALE: 1" = 30'

5. SEATING TICKETS WILL REMAIN WHEREVER POSSIBLE.  
 6. BUILDING WILL BE USED FOR NORMAL CHURCH FUNCTIONS  
 FINELY SUNDAY, BUT THROUGHOUT THE WEEKEND WOULD BE USED  
 FOR SECONDARY CHURCH ACTIVITIES.

- GENERAL NOTES:**  
 1. ALLOTMENT SEATING 556 PEOPLE  
 2. PARKING SPACES 183 ... PARKING SHOWING 183  
 3. DRAINAGE PLAN & SEWER WILL NOT CHANGE.  
 THE EXISTING CONDITIONS WILL BE MAINTAINED WITHOUT  
 CAUSING ANY ADVERSE IMPACT.  
 4. PEOPLE FLOW: MAY BE USE 125 CARS PER TIME PERIOD  
 FROM APPROXIMATE 10:00 A.M. TO 12:00 P.M. DURING APPROXIMATE

**ROBERT E. MYERS & ASSOCIATES**  
 ARCHITECT...BUILDER  
 FORT WORTH, TEXAS 817-738-1387

- SPECIFIC DRAWING NOTES**
- CITY OF BARTONVILLE, TEXAS - AUTHORITY HAVING JURISDICTION
  - A SMOKE DETECTOR SHALL BE PROVIDED ABOVE ALL FIRE ALARM CONTROL UNITS.
  - BUILDING IS NOT SPRINKLED.

- SEQUENCE OF OPERATIONS**
- ACTIVATION OF ANY AUTOMATIC DETECTOR OR FULL STATION SHALL:
    - INDICATE AT CONTROL PANEL ORIGIN OF ALARM VIA AN L.C.D. DISPLAY.
    - ACTIVATE AN AUDIBLE SIGNAL AT THE FIRE ALARM CONTROL PANEL.
    - ACTIVATE BUILDING AUDIBLE DEVICES.
    - ACTIVATE VISUAL DEVICES.
    - REPORT A DISTINGUISHABLE SIGNAL TO U.L. LISTED CENTRAL STATION.
  - CLOSURE OF ANY SUPERVISED SPRINKLER SYSTEM SHUTOFF VALVE OR LOW AIR PRESSURE SUPERVISORY SIGNAL SHALL:
    - INDICATE AT CONTROL PANEL ORIGIN OF ALARM VIA AN L.C.D. DISPLAY.
    - ACTIVATE AN AUDIBLE SIGNAL AT THE FIRE ALARM CONTROL PANEL THAT SEPARATE AND DISTINCT FROM ALARM AND TROUBLE AUDIBLE SIGNAL SHALL BE SILENCIBLE BUT SHALL OPERATE IN A MANNER SIMILAR TO THAT DESCRIBED FOR TROUBLE SIGNAL SILENCING.
    - REPORT SUPERVISORY CONDITION TO U.L. LISTED CENTRAL STATION.
  - OCCURRENCE OF A FAULT IN WIRING ON ANY SUPERVISED CIRCUIT WITHIN THE SYSTEM SHALL:
    - INDICATE AT CONTROL PANEL VIA AN L.C.D. DISPLAY.
    - SOUND AN AUDIBLE SIGNAL AT FIRE ALARM CONTROL PANEL. SIGNAL SHALL BE SILENCIBLE BY MEANS OF A PUSH BUTTON. HOWEVER, A YELLOW L.E.D. SHALL CONTINUE TO IDENTIFY PRESENCE OF A TROUBLE CONDITION UNTIL IT IS CLEARED. UPON CLEARING OF ALL TROUBLE WITHIN THE SYSTEM, TROUBLE SIGNAL SHALL RESOUND NORMAL POSITION.
  - ACTIVATION OF ANY DUCT DETECTOR SHALL:
    - SHUT DOWN THE ASSOCIATED AIR HANDLER UNIT VIA RELAY IN THE DUCT DETECTOR.
    - SOUND A SUPERVISORY SIGNAL AT FIRE ALARM CONTROL PANEL. SIGNAL SHALL BE SILENCIBLE BY MEANS OF A PUSH BUTTON. HOWEVER, A SUPERVISORY L.E.D. SHALL CONTINUE TO IDENTIFY PRESENCE OF A SUPERVISORY CONDITION UNTIL IT IS RESET.
    - REPORT SUPERVISORY CONDITION TO U.L. LISTED CENTRAL STATION.

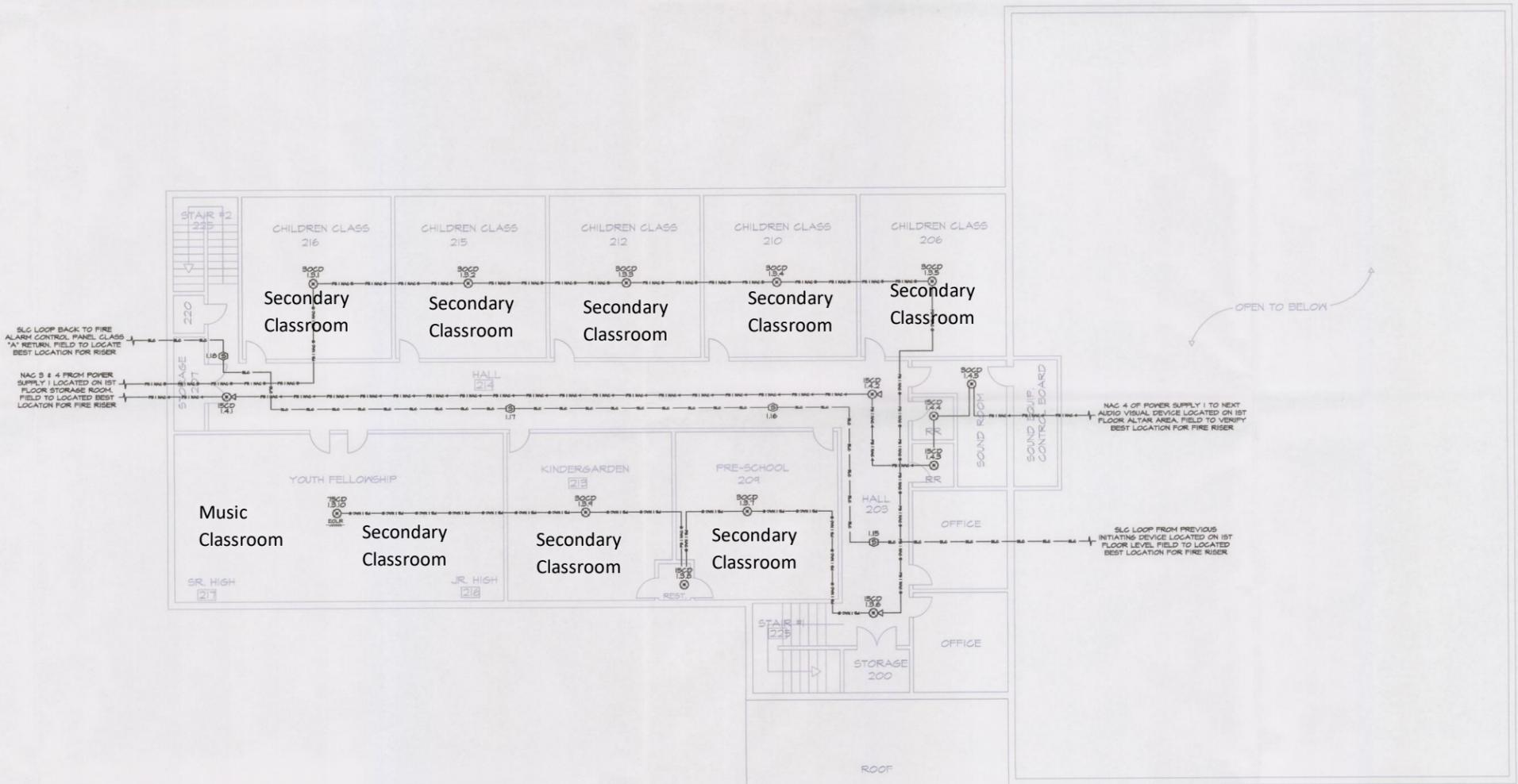
- GENERAL NOTES**
- ALL HORN STROBES AND STROBES WILL BE SYNCHRONIZED.
  - ALL HORNS SHALL SOUND 3-PULSE TEMPORAL PER CODE.
  - INSTALLATION SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE ELECTRICAL CODES.
  - WIRING METHODS AND MATERIALS SHALL CONFORM WITH ALL APPLICABLE SECTION OF NEC 760.
  - 120 VAC @ 60HZ INPUT POWER SHALL BE INSTALLED BY LICENSE ELECTRICAL CONTRACTOR.
  - ALL SLEEVES AND PENETRATION AND FIRE CAULKING SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
  - DEDICATED LOCKING BREAKER PROPERLY LABELED SOURCE SHALL SUPPLY FIRE ALARM CONTROL(S) PANEL.
  - 120 VAC IS NOT PERMITTED IN THE SAME RACEWAY AS LOW VOLTAGE WIRING.
  - HORN STROBES AND STROBES SHALL BE MOUNTED AT 10' A.F.F. UNLESS NOTED OTHERWISE.
  - ANY SMOKE DETECTOR HEAD INSTALLED BEFORE BUILDING IS CLEANED AND ACCEPTED SHALL BE COVERED TO PROTECT FROM DUST AND ANY FALSE ALARMS DUE TO DIRT-CONTAMINATED HEAD SHALL BE THE RESPONSIBILITY OF THE GENERAL AND/OR THE ELECTRICAL CONTRACTOR.
  - THERE SHALL BE NO RACEWAYS ENTERING THE LOWER 18" OF FIRE ALARM PANEL PRIOR PRE-TESTING.
  - MANUAL PULL STATION SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR.
  - THE OWNER SHALL FURNISH TWO (2) WORKING TELEPHONE NUMBER AT FIRE ALARM PANEL PRIOR PRE-TESTING.
  - LOCAL FIRE MARSHALL SHALL WITNESS FINAL TEST.
  - 24 HOUR CENTRAL MONITORING WILL BE PROVIDED AND SETUP BY OWNER PRIOR PRE-TEST OF SYSTEM.
  - ALL INITIATING DEVICE CIRCUIT SHALL BE CLASS "A" WIRING WITH A MINIMUM OF SIX (6) FOOT SEPARATION.
  - MINIMUM OF .025 LUMENS/SQ.FT. AT ANY POINT WITHIN THE COVERAGE AREA (IE=1/22). (2010 EDITION OF NFPA 72 PER SECTION 13.5.1)
  - FIRE ALARM SYSTEM IS DESIGNED ON THE GUIDELINES OF THE 2009 EDITION OF INTERNATIONAL FIRE CODE AND THE 2010 EDITION OF NFPA 72.

**WIRE LEGEND**

---NAC 1---	NAC 1 NOTIFICATION CIRCUIT #142 FPLP				
---NAC 2---	NAC 2 NOTIFICATION CIRCUIT #142 FPLP				
---NAC 3---	NAC 3 NOTIFICATION CIRCUIT #142 FPLP				
---NAC 4---	NAC 4 NOTIFICATION CIRCUIT #142 FPLP				
---SLC---	---SLC---	---SLC---	---SLC---	---SLC---	SLC DATA LOOP #142 FPLP
---STN---	---STN---	---STN---	---STN---	---STN---	STN/TXSP CIRCUIT #142 FPLP
---RST---	---RST---	---RST---	---RST---	---RST---	REMOTE TEST SWITCH CIRCUIT #144 FPLP
---PHE---	---PHE---	---PHE---	---PHE---	---PHE---	FIREPHONE PHONE CIRCUIT #140 SHIELD FPLP
---24V---	---24V---	---24V---	---24V---	---24V---	24V POWER CIRCUIT #142 FPLP
---SPE---	---SPE---	---SPE---	---SPE---	---SPE---	SPEAKER CIRCUIT #142 FPLP
---ANN---	---ANN---	---ANN---	---ANN---	---ANN---	ANNUNCIATOR CIRCUIT #142 FPLP, #142 FPLP
---NET---	---NET---	---NET---	---NET---	---NET---	NETWORK DATA LOOP #142 FPLP
---3/4"---	---3/4"---	---3/4"---	---3/4"---	---3/4"---	3/4" CONDUIT, UNLESS OTHERWISE NOTED

**BILL OF MATERIAL**

SYMBOL	QTY	DESCRIPTION	MANUFACTURE	PART NO.	BACK-BOX	HEIGHT
FA-CP	1	FIRE ALARM CONTROL PANEL	SIEMENS CEMBUS PRO	FC501	SUPPLIED BY FIRE ALARM CONTRACTOR	66" TOP OF PANEL
PS-1	1	NAC POWER SUPPLY	SIEMENS	PS-3	SUPPLIED BY FIRE ALARM CONTRACTOR	66" TOP OF PANEL
ANN	1	ANNUNCIATOR PANEL	SIEMENS	PS-RD2	6-GANG DEVICE BOX	54" TOP OF PANEL
SD	15	PHOTOELECTRIC SMOKE DETECTOR	SIEMENS	HFP-11	6" DIAMETER BASE	CEILING
P	1	MANUAL DUAL ACTION PULL STATION	SIEMENS	HPS-D	4" X 5-1/2" X 3-1/2"	48" A.F.F.
M	1	MIN-MONITOR MODULE	SIEMENS	HTR-M	-	-
C	1	CONTROL RELAY	SIEMENS	HTR-R	-	-
CM	2	CONVENTIONAL ZONE MODULES	SIEMENS	HZ-1	-	-
B	2	BEAM DETECTOR	SYSTEM SENSOR	BEAM-1224	-	-
R	2	BEAM REFLECTOR	-	-	-	-
HD	2	180CD HIGH INTENSITY WALL MOUNT HORN STROBE (6WFE)	SIEMENS	ZH-HC-W	4" X 4" X 3-1/2"	88" A.F.F.
CS	7	15CD CEILING MOUNT STROBE (6WFE)	SIEMENS	ZR-HC-CU	4" X 4" X 3-1/2"	16" A.F.F. U.N.O.
CS	15	30CD CEILING MOUNT STROBE (6WFE)	SIEMENS	ZR-HC-CU	4" X 4" X 3-1/2"	16" A.F.F. U.N.O.
CS	2	15CD CEILING MOUNT STROBE (6WFE)	SIEMENS	ZR-HC-CU	4" X 4" X 3-1/2"	16" A.F.F. U.N.O.
CS	5	180CD CEILING MOUNT HORN STROBE (6WFE)	SIEMENS	ZH-HC-CU	4" X 4" X 3-1/2"	16" A.F.F. U.N.O.
CS	1	15CD CEILING MOUNT HORN STROBE (6WFE)	SIEMENS	ZH-HC-CU	4" X 4" X 3-1/2"	16" A.F.F. U.N.O.
TOTAL	63					



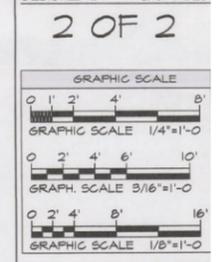
**BUILDING INFORMATION**

CONSTRUCTION	EXIST.
SPRINKLED BUILDING	YES
OCCUPANCY TYPE	-
OCCUPANCY LOAD	-

ASG Security-ACH-2242-B  
875 West Sandy Lake Road, Suite 400  
Coppell, Texas 75019  
(469)528-6500  
KES CLARK  
MAY 16, 2013

**PROJECT INFORMATION**

PROJECT NO.	130 41 5315
MAS NO.	554 7406
SCALE:	1/8" = 1'-0"
DATE:	5/16/13
DESIGNED BY:	J. GARGES



REVIEWED BY:  
Michael Lugo, Fire Marshal  
Argyle Fire District  
Signature: \_\_\_\_\_  
Date: 5/28/13

**REVISIONS**

SYMBOL	CHANGES	DATE
Δ	-	-

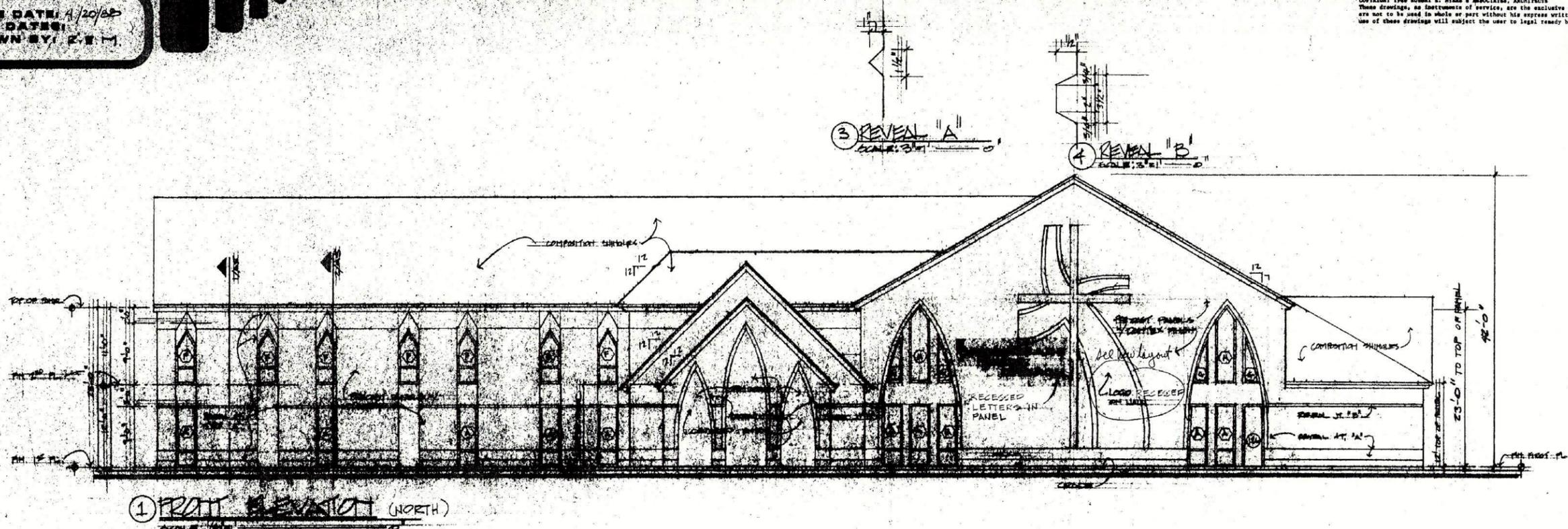






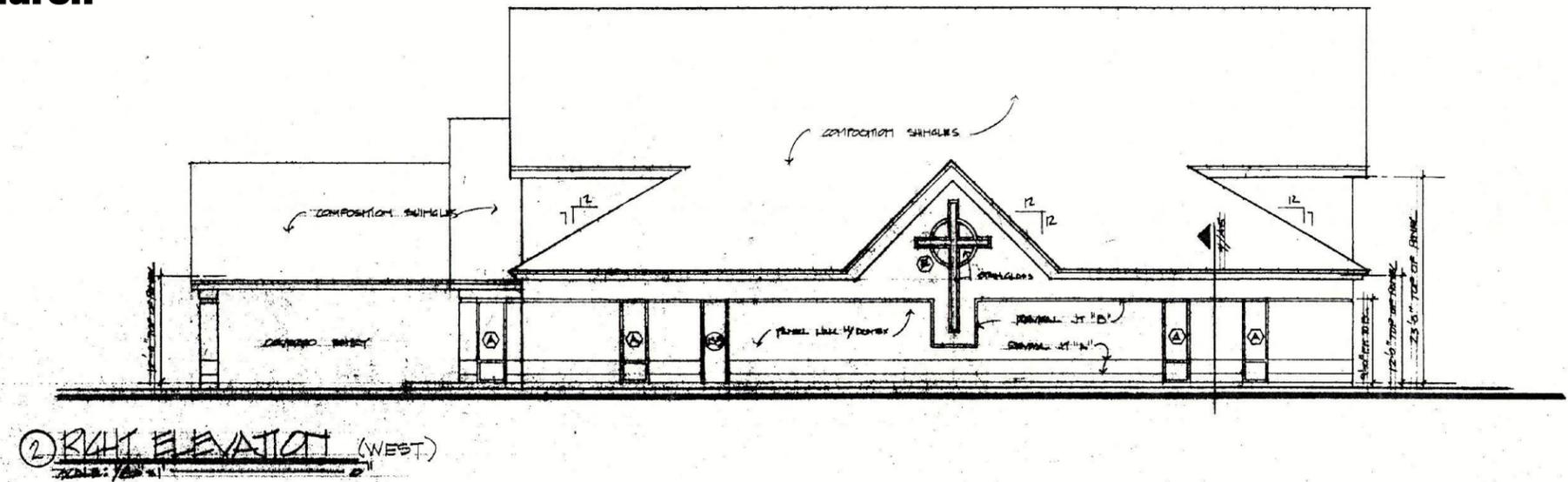
ISSUE DATE: 1/20/68  
 REV. DATE:  
 DRAWN BY: R.E.M.

COPYRIGHT 1968 ROBERT E. MYERS & ASSOCIATES, ARCHITECTS  
 These drawings, as instruments of service, are the exclusive property of the Architect, and are not to be used in whole or part without his express written permission. Unauthorized use of these drawings will subject the user to legal remedy being sought by the Architect.



**Lantana Community Church**  
**2200 Jeter Road E.**  
**Bartonville, Texas**

Building Height:  
 42' at the peak—front view  
 Roof Material:  
 Composite Shingles  
 Exterior:  
 Masonry / Stucco



APPROVED FOR CONSTRUCTION

Owner \_\_\_\_\_ Speed Fast-Crete \_\_\_\_\_  
 By \_\_\_\_\_ By \_\_\_\_\_  
 Date \_\_\_\_\_ Date \_\_\_\_\_

**ROBERT E. MYERS & ASSOCIATES**  
**ARCHITECT...BUILDER**  
 FORT WORTH, TEXAS 817-798-1387

CROSSROADS BIBLE CHURCH  
 BARTONVILLE, TEXAS

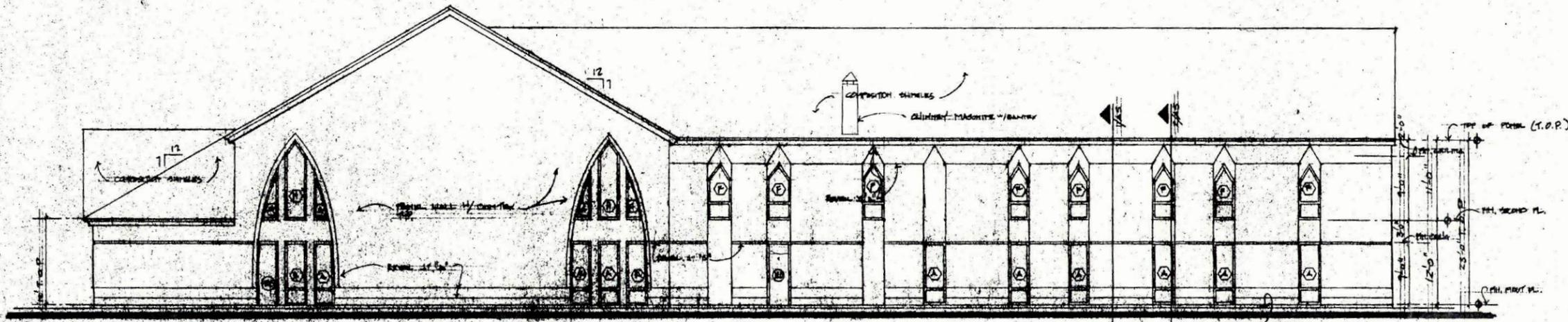




ISSUE DATE: 4/10/87  
 REV. DATES:  
 DRAWN BY: R.E.M.

COPYRIGHT 1986 ROBERT E. MYERS & ASSOCIATES, ARCHITECTS  
 These drawings, as instruments of service, are the exclusive property of the Architect, and are not to be used in whole or part without his express written permission. Unauthorized use of these drawings will subject the user to legal remedy being sought by the Architect.

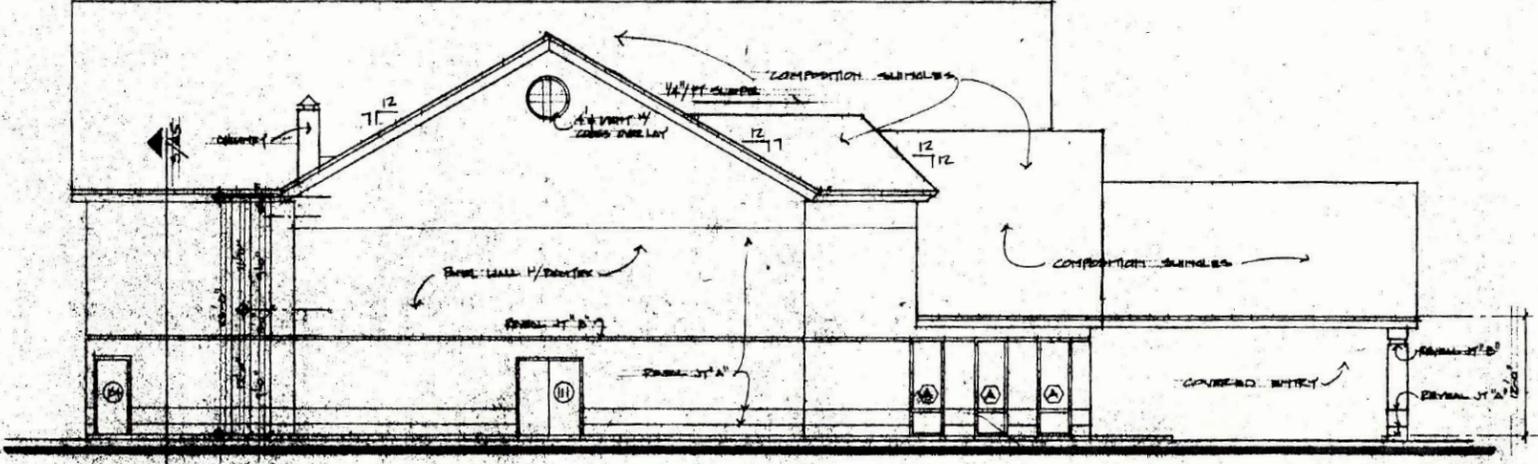
APPROVAL  
 \_\_\_\_\_  
 \_\_\_\_\_



① REAR ELEVATION (SOUTH)  
 SCALE: 1/8" = 1'-0"

**Lantana Community Church**  
**2200 Jeter Road E.**  
**Bartonville, Texas**

Building Height:  
 42' at the peak—front view  
 Roof Material:  
 Composite Shingles  
 Exterior:  
 Masonry / Stucco



② LEFT ELEVATION (EAST)  
 SCALE: 1/8" = 1'-0"

APPROVED FOR  
 CONSTRUCTION  
 Owner \_\_\_\_\_ Special Fax-Grid  
 By \_\_\_\_\_ By \_\_\_\_\_  
 Date \_\_\_\_\_ Date \_\_\_\_\_

CROSSROADS BUILT BY CROSSROADS  
 LANTANA COMMUNITY CHURCH

**ROBERT E. MYERS & ASSOCIATES**  
**ARCHITECT...BUILDER**  
 FORT WORTH, TEXAS 817-732-1357



Front



Western Wall



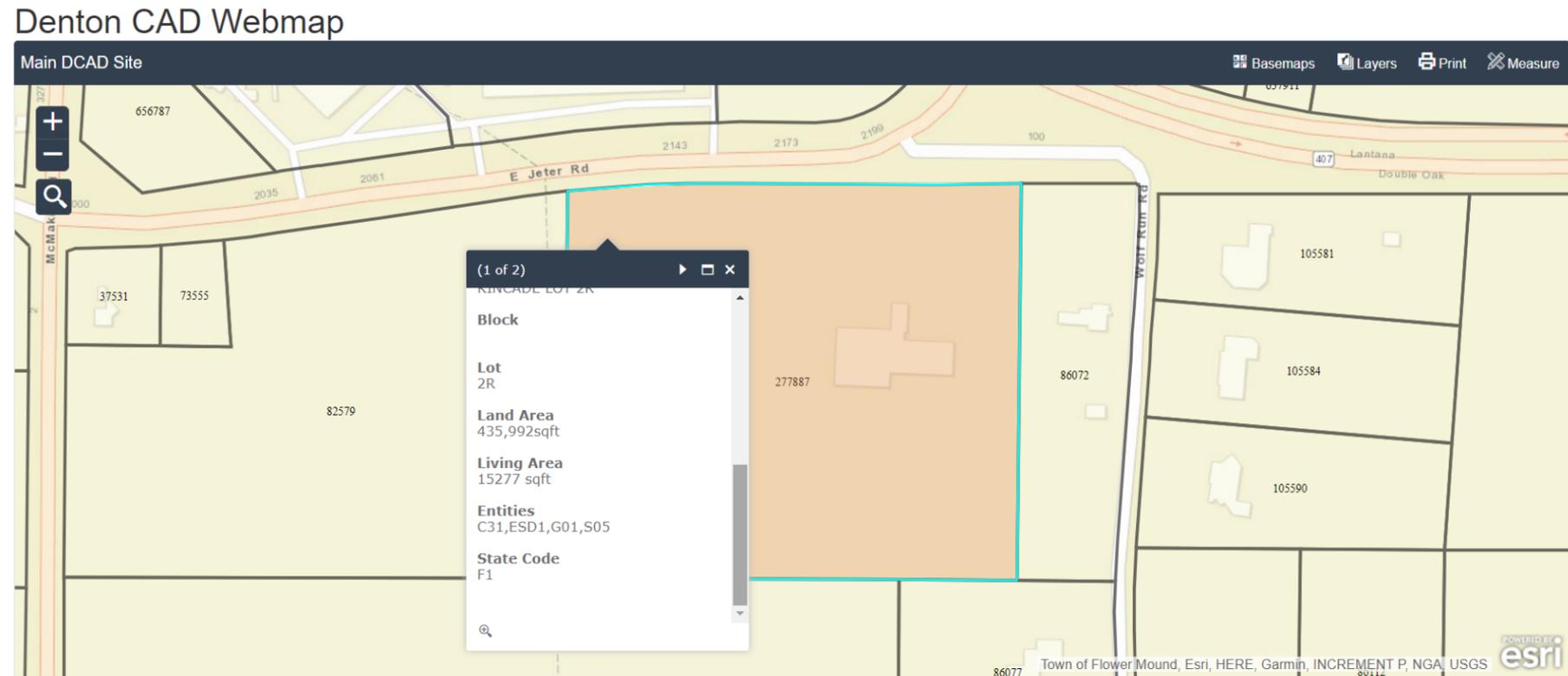
Back



Eastern Wall



Item 3.a graphic Site Map Denton County Appraisal District



Item 3.b. written Improvement Information Denton County Appraisal District

Denton Central Appraisal District

dentoncad.com/home/details?search=277887&year=2020

PRINT QUESTION ABOUT THIS PROPERTY? FIND SIMILAR PROPERTIES

### Improvements

Class	Description	Square Feet	Number Of Units	Effective Year Built	Year Built	2020 Improvement Value
15E	MAIN AREA	15277		1985	1985	
Improvement Total		15277	N/A			\$0.00

### Land Segments

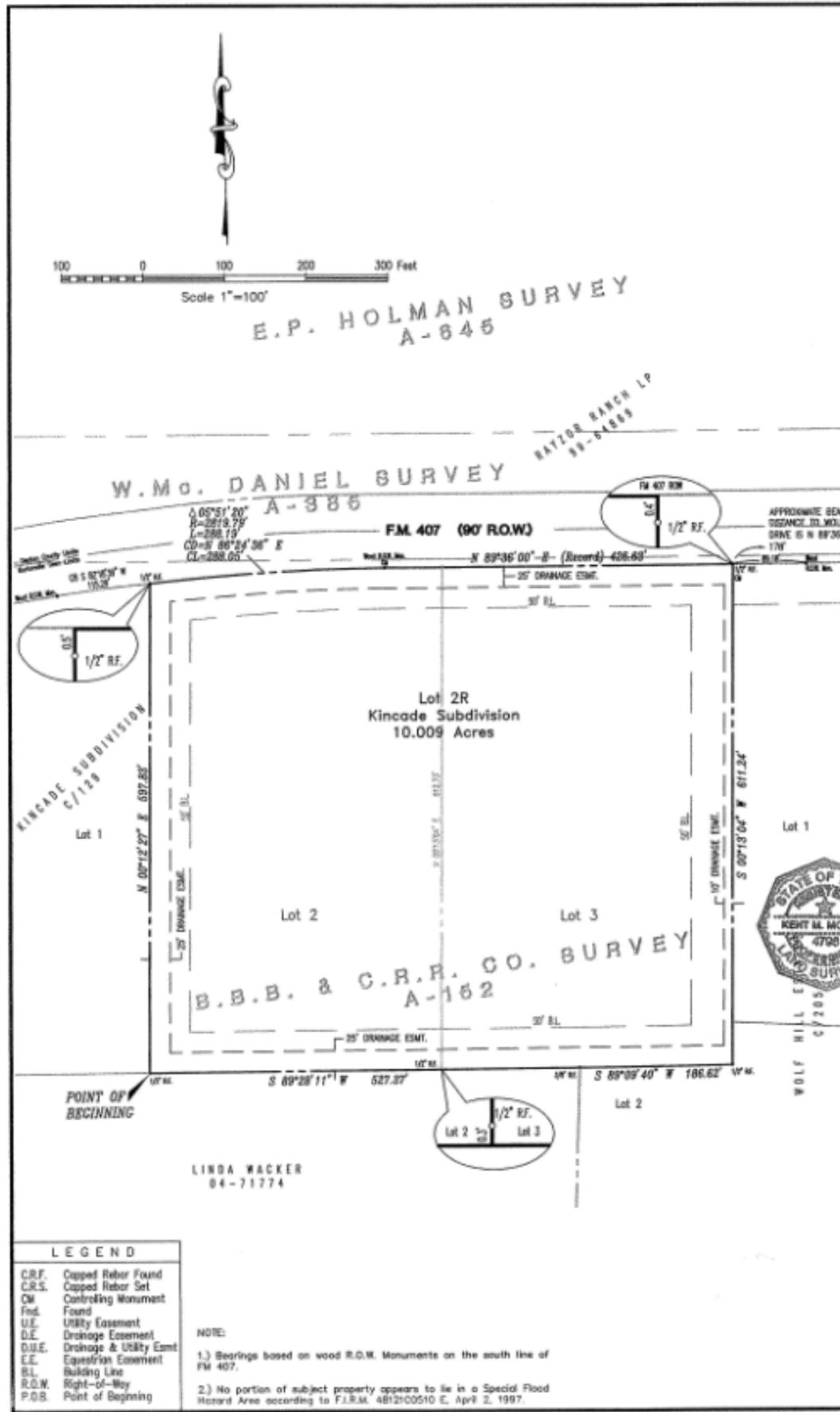
Type	Acres	Area
6 - COMMERCIAL	10.009	435992.04 ft <sup>2</sup>

SD3351A (1).tif Show all

PZ Packet Page 41

96% 4:47 PM 5/4/2020

Item 3.c  
historical  
land survey  
with north  
arrow,



**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS : WHEREAS WE, Lantana Community Fellowship, are the owners of all that certain ML tract or parcel of land situated in the B. B. & C. Railroad Company Survey, Abstract Number 152, Town of Bartonville, Denton County, Texas, being all of Lots 2 and 3, Kincaid Subdivision, as shown on the plat thereof recorded in Cabinet C, Page 129 of the Plat Records of Denton County, Texas, and being described by metes and bounds as follows:

**BEGINNING** at a 3/4" rebar found at the southwest corner of Lot 2, Kincaid Subdivision, being the southeast corner of Lot 1 of same and being on the north line of that certain tract of land described in deed to Linda Wacker recorded in Oak's File Number 04-71774 of the Real Property Records of Denton County, Texas;

**THENCE** N 00°12'27" E, along the east line of Lot 1 and the west line of Lot 2, passing at 527.33 feet, a 3/4" rebar found and continuing a total distance of 527.63 feet, to the northeast corner of Lot 2 and the northeast corner of Lot 1, being on the south right-of-way line of F. M. Highway 407 (90' R.O.W.) and being in a curve to the right;

**THENCE** Northeastly, along the north line of Lot 2, the south right-of-way line of F. M. Highway 407 and with the arc of said curve having a radius of 2818.79 feet, a central angle of 03°5'20", whose chord bears N 86°2'36" E, 288.05 feet, on an arc length of 288.19 feet, to a wood right-of-way monument found;

**THENCE** N 89°36'00" E (Record), continuing along the south right-of-way line of F. M. Highway 407, and the north line of Lot 2, passing the northeast corner thereof and the northeast corner of Lot 3 and continuing a total distance of 426.63 feet, to the northeast corner of Lot 2, being the northwest corner of Lot 1, Wolf Hill Estates, on addition to the Town of Bartonville according to the plat thereof recorded in Cabinet C, Page 205 of the Plat Records of Denton County, Texas;

**THENCE** S 00°13'04" W, along the west line of Lot 3, Kincaid Addition and the west line of Lot 1, Wolf Hill Estates, passing at 542 feet, a 3/4" rebar and passing the southwest corner of Lot 1, Wolf Hill Estates, being the northerly northwest corner of Lot 2 of same and continuing a total distance of 611.24 feet, to a 3/4" rebar found at the northeast corner of Lot 2, Kincaid Subdivision;

**THENCE** S 89°36'40" W, 186.62 feet, along the south line of Lot 3, Kincaid Subdivision and the westerly north line of Lot 2, Wolf Hill Estates, to a 3/4" rebar found at the westerly northwest corner thereof, being the northeast corner of said Wacker tract;

**THENCE** S 89°36'11" W, continuing along the north line of said Wacker tract and the south line of Lot 3, Kincaid Subdivision, passing the southeast corner thereof and the southeast corner of Lot 2 and continuing a total distance of 527.37 feet, to the POINT OF BEGINNING and containing approximately 10.009 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WE, Lantana Community Fellowship, acting through our duly authorized representatives, do hereby designate the heretofore described property as Lot 2B, Kincaid Subdivision, on addition to the Town of Bartonville, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated to the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements so shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to receive and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, potoling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS OUR HAND AND SEAL, this 22 day of December, 2004

*Timothy P. Williams*  
Timothy P. Williams, Senior Pastor  
Authorized Representative

"Being a portion of this addition by metes and bounds is a violation of Town Ordinance and State law and is subject to fine and/or abatement of utilities and building permits."

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Timothy P. Williams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of December, 2004

*Kelli Morgan*  
Kelli Morgan  
Notary Public  
State of Texas  
My commission expires the 28 day of Jan., 2007

**SURVEYOR'S CERTIFICATE**

I, Kent M. Mobley, do hereby certify that I prepared this plat from an actual and accurate survey of the property and that the corner monuments shown thereon or set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Kent M. Mobley, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed and whose official seal is affixed to the foregoing certificate and acknowledged that he executed and sealed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of December, 2004

*Kelli Morgan*  
Kelli Morgan  
Notary Public  
State of Texas  
My commission expires the 28 day of January, 2007

APPROVED BY Planning and Zoning Commission  
Date 1/6/05

APPROVED BY Town Council  
Date 1/8/05

ATTEST  
Date Secretary 1/8/05

FILED: CAB W-7 PG. 14 P.R.D.C.T.



R82600 Kincaid Lot 3 (all)  
R82599 Kincaid Lot 2 (all)  
301, 505, 631  
SD3351A

**REPLAT**  
Lot 2R  
Kincaid Subdivision  
10.009 Acres  
Being a Replat of  
Lots 2 & 3  
Kincaid Subdivision  
Cab. C, Pg. 129, P.R.D.C.T.  
in the  
B. B. B. & C. R. R. CO. SURVEY, ABSTRACT NO. 152  
TOWN OF BARTONVILLE  
DENTON COUNTY, TEXAS

**G & A Consultants, Inc.**  
SITE PLANNING \* PLATTING  
CIVIL ENGINEERING \* LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
P.O. Box 1396 \* Lewisville, Texas 75067  
Phone (972) 436-9712 \* Fax (972) 436-9715

rev. 12/21/04  
DRAWN BY: B.S. DATE: 12/01/04 SCALE: 1"=100' JOB NO. 04210

FILED FOR RECORD IN  
DENTON COUNTY  
ON 1/11/05 AT 10:03 AM  
By  
Recorder's Number: 12794  
Amount: \$2,100  
Recorder's Name: KATHA  
FRESH EDITION

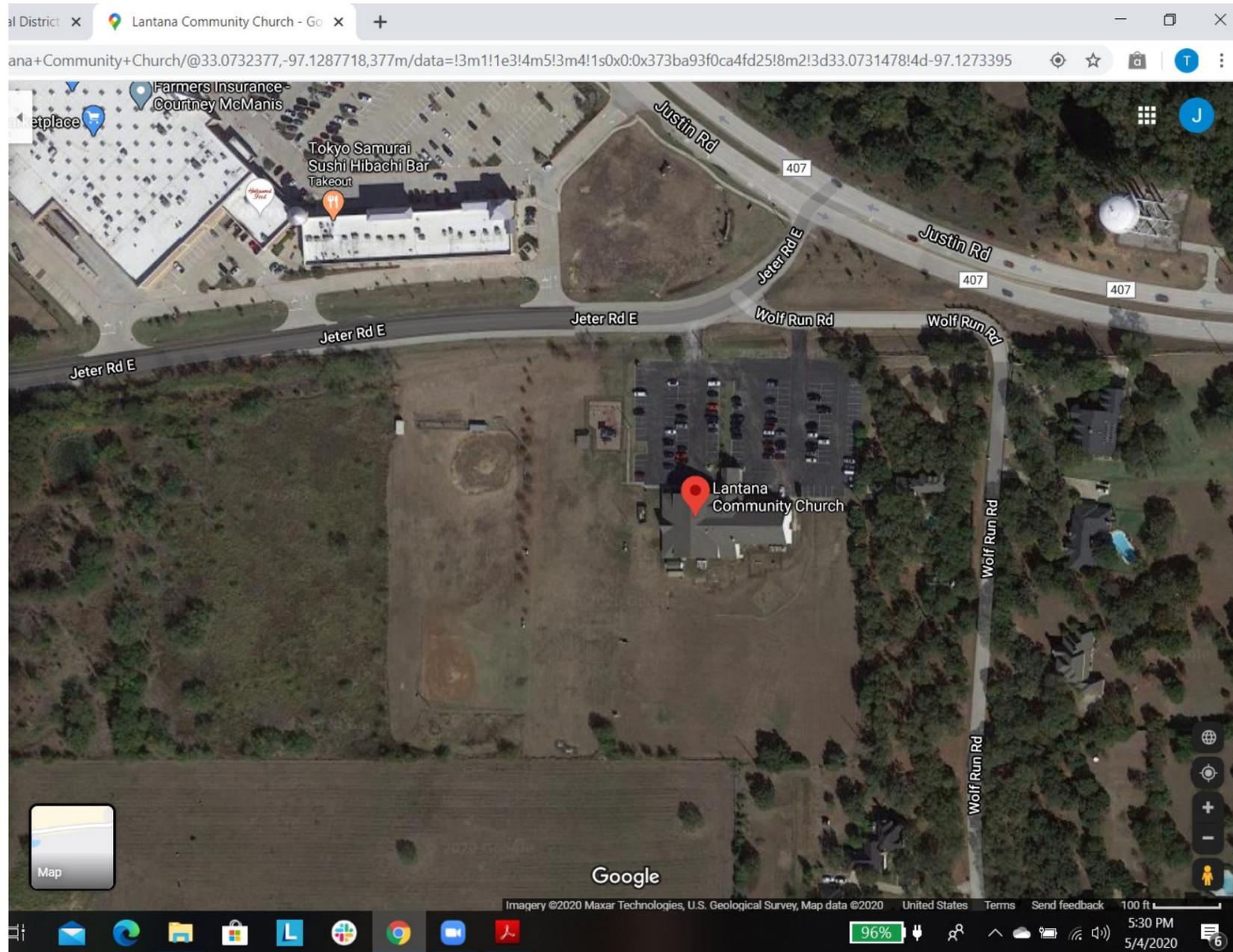
OWNER  
Lantana Community Fellowship  
9099 E. Highway FM #407  
Bartonville, TX 78226  
phone 817-224-9200  
fax 214-292-9542  
Contact: Tim Williams

NUMBER  
DRAWING NUMBER  
076  
DRAWING NUMBER

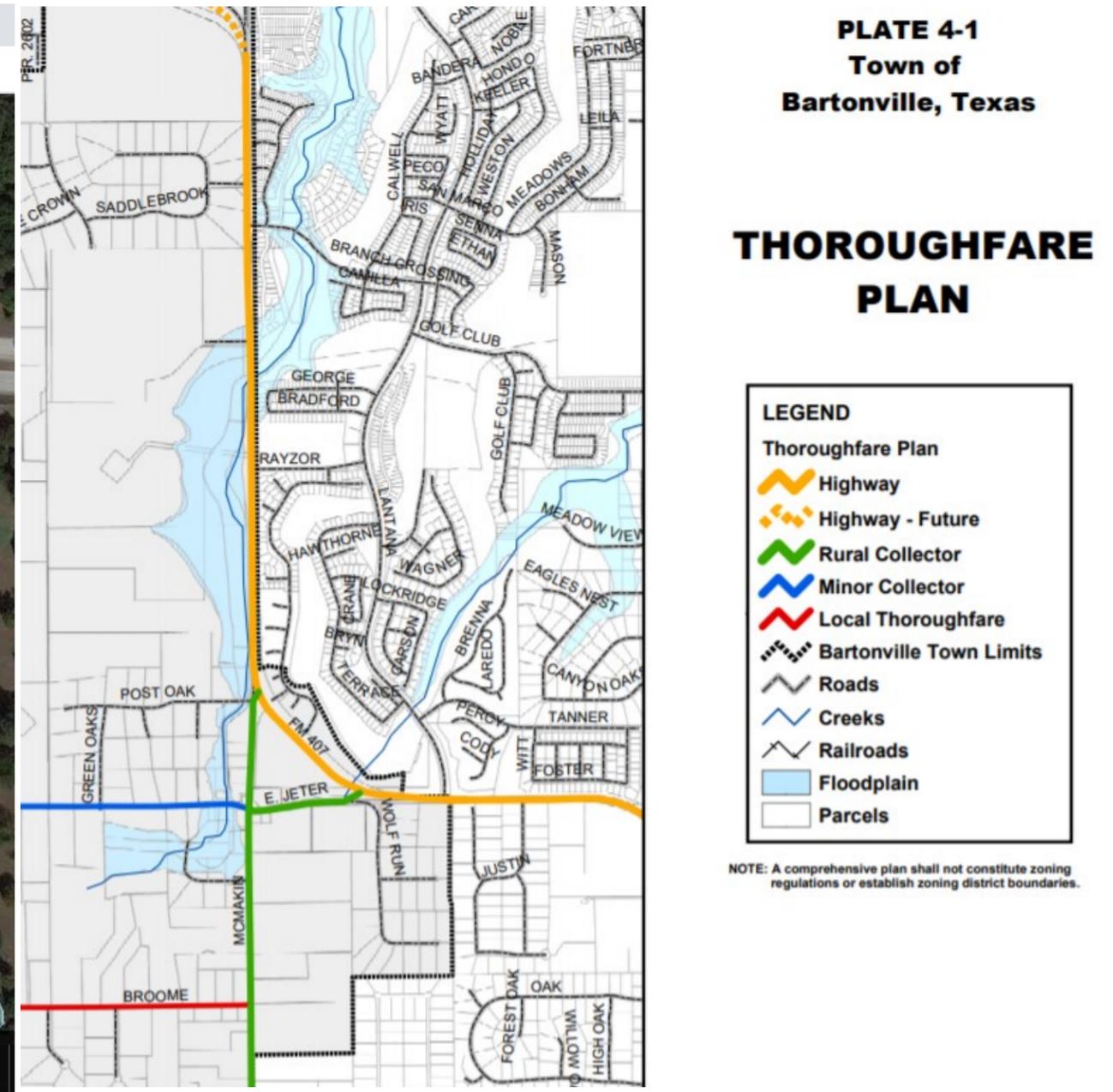
6. A vicinity or location map that shows the location of the proposed development within the City (or its ETJ) and in relationship to existing roadways;

Location map is attached Item 6.  
Thoroughfare map is attached Item 13

Item 6

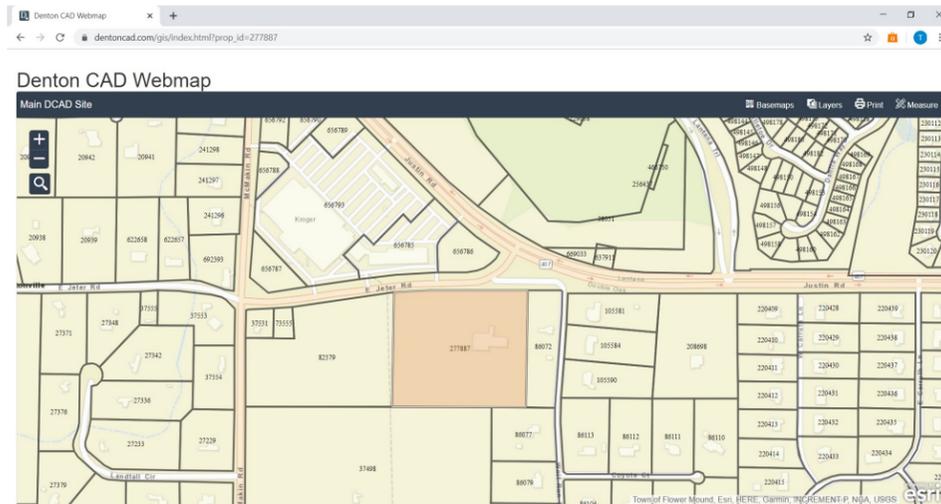
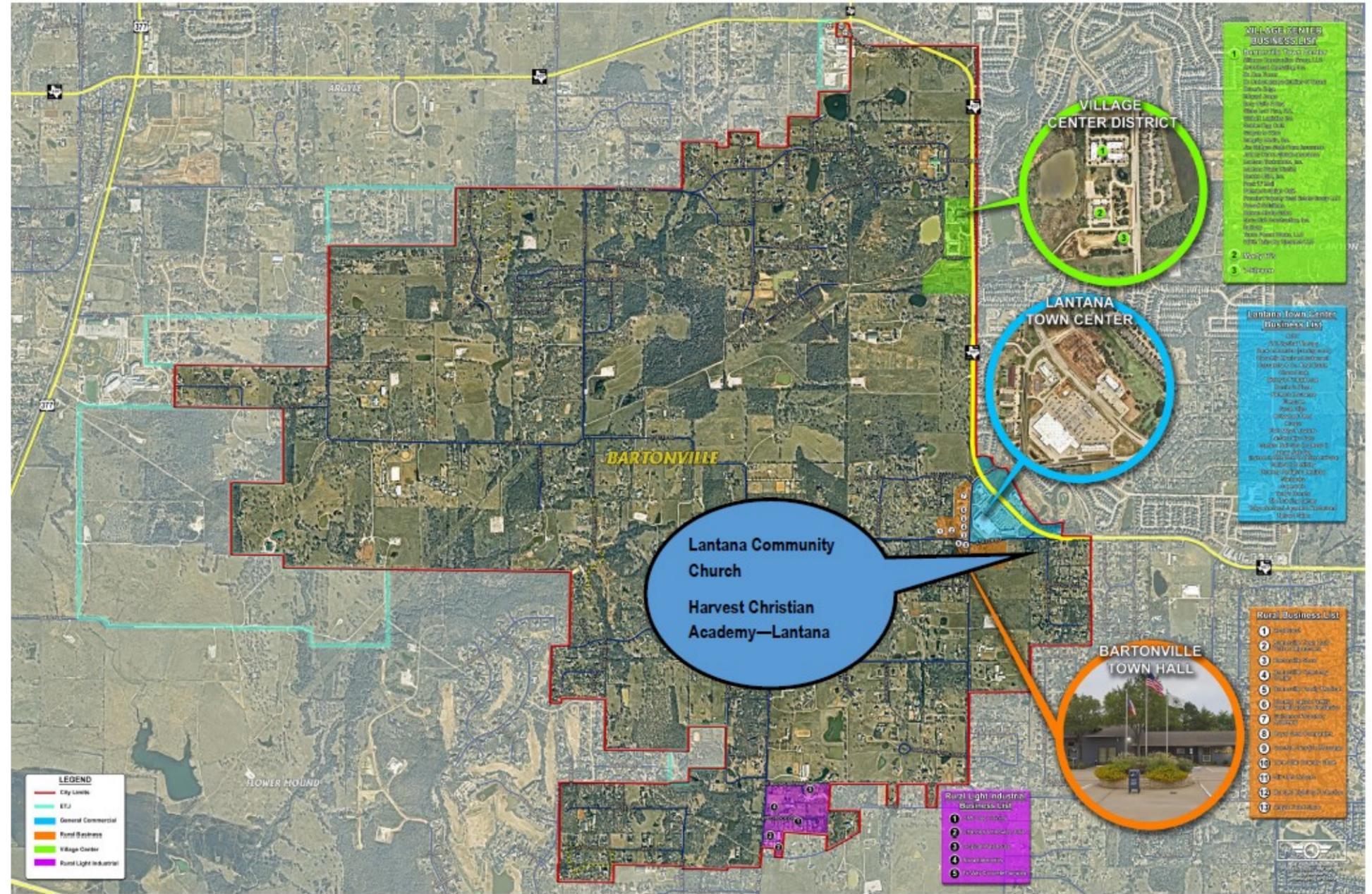
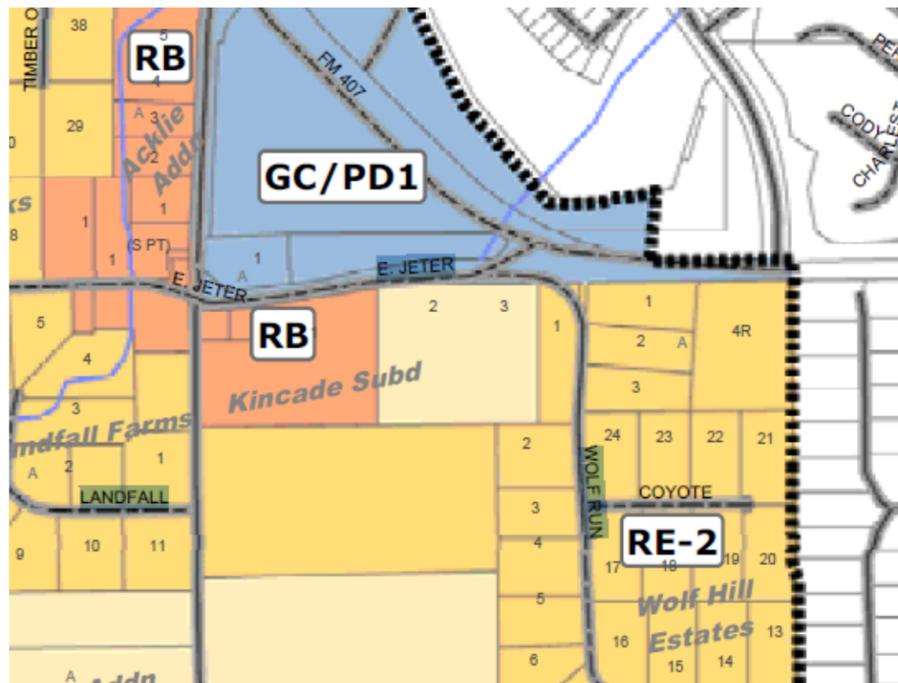


Item 13



8. . The names of adjacent subdivisions (or the name of the owners of record and recording information for adjacent parcels of unplatted land), including parcels on the other sides of roads, creeks, etc.;

Bartonville Adjacent Zoning Map is attached Item 8a.  
 Bartonville Flyover Map LCC and HCA-L Item 8b  
 Denton CAD Map is attached Item 8c

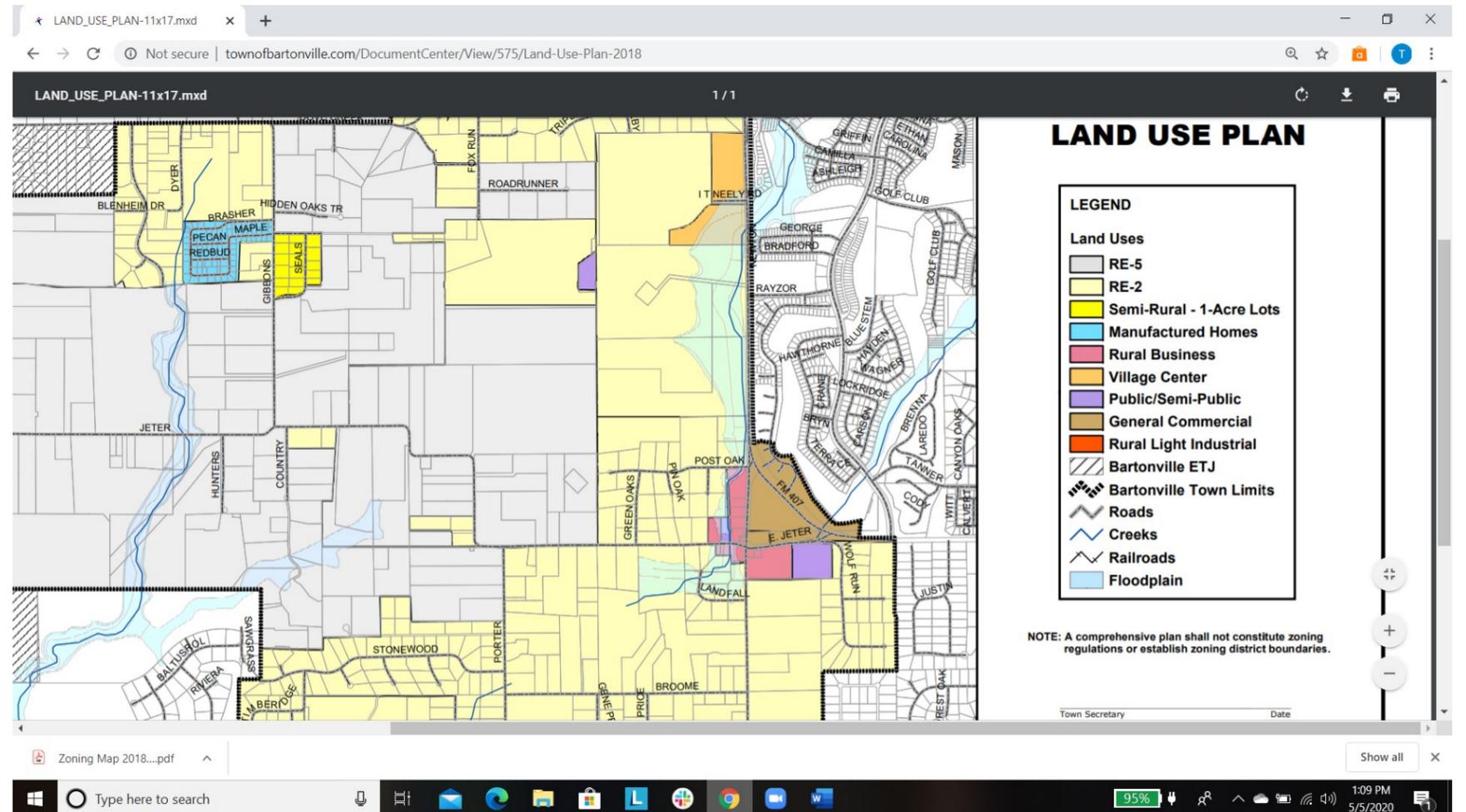


# Clockwise around First Church of the Nazarene

ID#	DCAD Land Segment Type	Owner's Name
277897	6-Commercial	First Church of the Nazarene
656785	6-Commercial	A-S 114 Lantana Town Center LP
656786	6-Commerical	A-S 114 Lantana Town Center LP
86072	8-Resident Lot	Kenneth & Lori Longeway
86077	8-Resident Lot	Carols & Maria Santayana
37498	8-Resident Lot	1 acre Linda Irene Wacker Revocable Trust
	PI3-Improved pasture	19.236 Linda Irene Wacker Revocable Trust
82579	3-Pasture	McMakin Ten Acre LLC

## 9. The existing uses of the subject property;

Church for meetings and land for recreation  
 Bartonville Current Land Use Map see  
 Attached Item 9



10. The general arrangement of future land uses, including the approximate number of lots and any residential uses anticipated;

The Church will continue its regular meetings as building owner.

Private Christian school and preschool for education in existing building.

Expected enrollment K5 – 12<sup>th</sup> grade 75-120 children.

Land use for recreational use for enrolled children.

11. A generalized circulation plan for the subject property showing the proposed locations and patterns of motor vehicle and pedestrian traffic. Said circulation plan shall contain arrows indicating traffic flow;

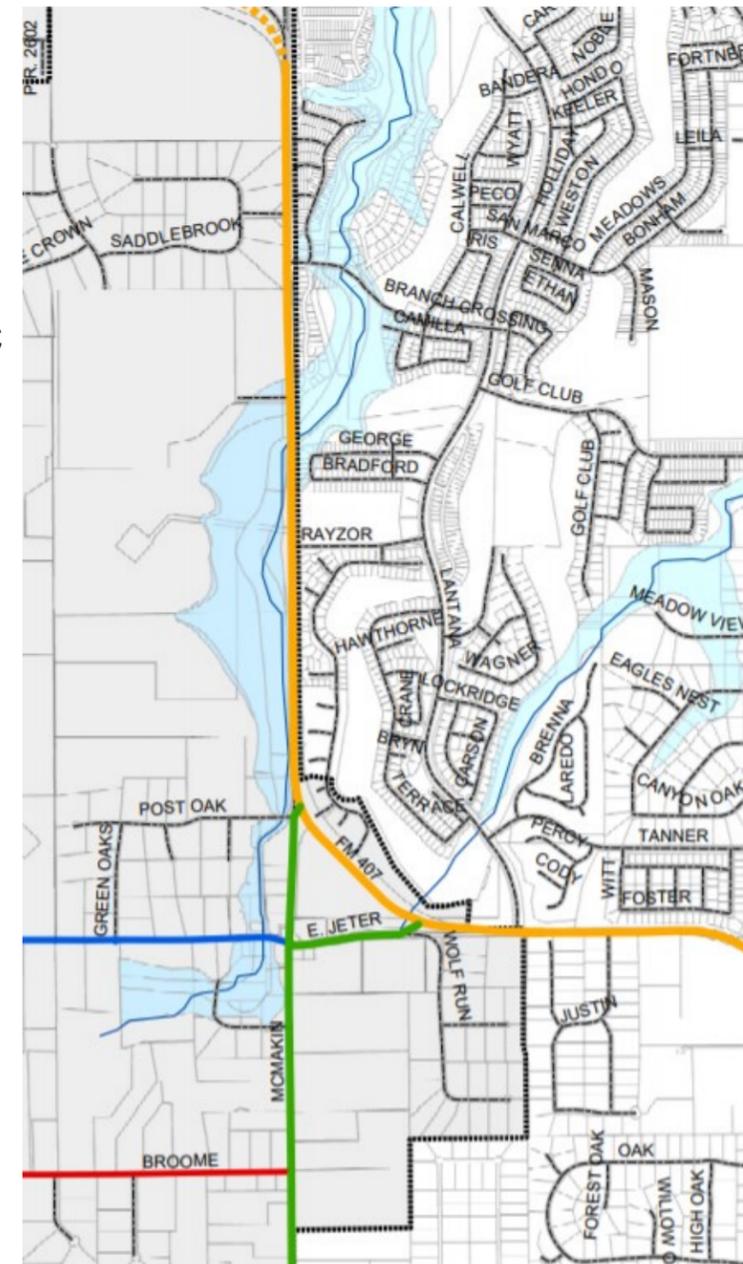
Vehicle & pedestrian traffic map is attached item 11 on the following page.

Use existing 185 parking spaces for children and staff.

12. The existing zoning and existing/proposed uses on adjacent land;

Attached Bartonville Zoning Map on the page following the Vehicle & Pedestrian Traffic map

13. The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract;



**PLATE 4-1**  
**Town of**  
**Bartonville, Texas**

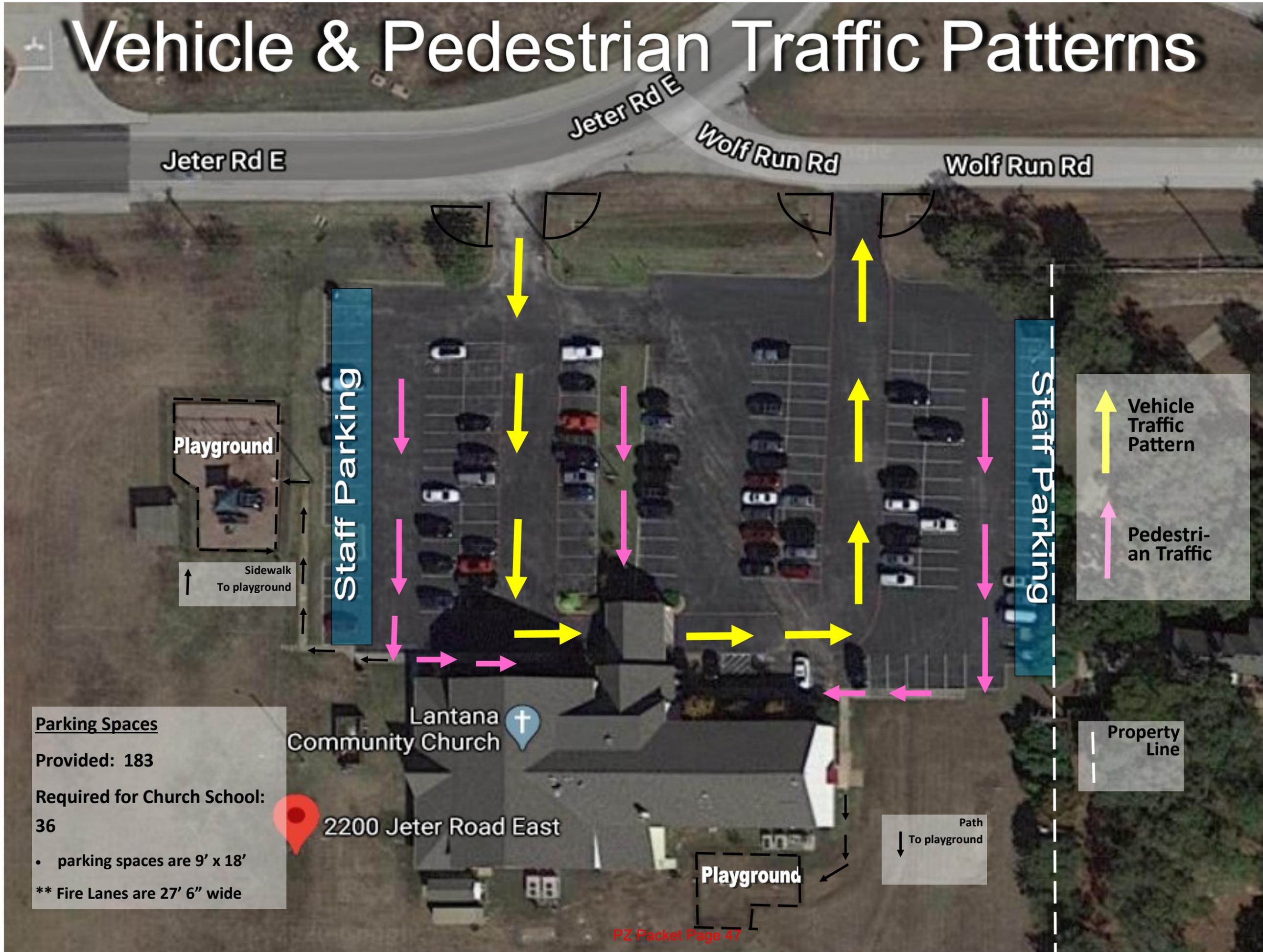
**THOROUGHFARE**  
**PLAN**

LEGEND	
Thoroughfare Plan	
	Highway
	Highway - Future
	Rural Collector
	Minor Collector
	Local Thoroughfare
	Bartonville Town Limits
	Roads
	Creeks
	Railroads
	Floodplain
	Parcels

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

Bartonville Thoroughfare Map

# Vehicle & Pedestrian Traffic Patterns



↑ Vehicle Traffic Pattern

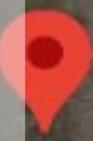
↑ Pedestrian Traffic

--- Property Line

**Parking Spaces**  
Provided: 183  
Required for Church School: 36

- parking spaces are 9' x 18'

\*\* Fire Lanes are 27' 6" wide



2200 Jeter Road East



# OFFICIAL ZONING MAP

## LEGEND

- HAT CREEK ESTATES
- Bartonville Town Limits
- Roads
- Creeks
- Railroads
- Bartonville ETJ
- AG - Agricultural (Min. 10-Acre Lot)
- RL1 - Rural Light Industrial
- RE-5 - Residential Estates 5 (5 Acre Lots)
- RE-2 - Residential Estates 2 (2 Acre Lots)
- R-1 - Single Family Residential 1 (Min. 1-Acre Lot)
- MH - Manufactured Home
- RB - Rural Business
- VC - Village Center
- GC - General Commercial (PD Only District)
- P/SP - Public/Semi Public

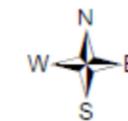
## MAP UPDATES

ORDINANCE	DATE	ORDINANCE	DATE	ORDINANCE	DATE
ORD 384-06	3/21/06	ORD 579-14	3/17/15		
ORD 393-06	7/18/06	ORD 580-15	4/21/15		
ORD 411-06	11/21/06	ORD 585-15	7/21/15		
ORD 428-07	7/17/07	ORD 589-15	8/15/15		
ORD 432-07	8/21/07	ORD 595-15	12/15/15		
ORD 435-07	9/18/07	ORD 606-16	8/16/16		
ORD 458-08	9/16/08	ORD 612-16	10/16/16		
ORD 464-08	11/18/08	ORD 613-16	11/15/16		
ORD 465-08	11/18/08	ORD 615-17	1/17/17		
ORD 468-09	1/20/09				
ORD 507-10	11/16/10				
ORD 521-11	8/16/11				
ORD 529-12	4/15/12				
ORD 530-12	4/17/12				
ORD 560-13	12/17/13				
ORD 569-14	10/29/14				

Pursuant to Section 4.2 of the Town of Bartonville Comprehensive Zoning Ordinance, I hereby certify that this map reflects the Zoning Designations pursuant to Ordinance No. 361-05 and all subsequent zoning boundary amendments as of the most recent update as specified in the table above.

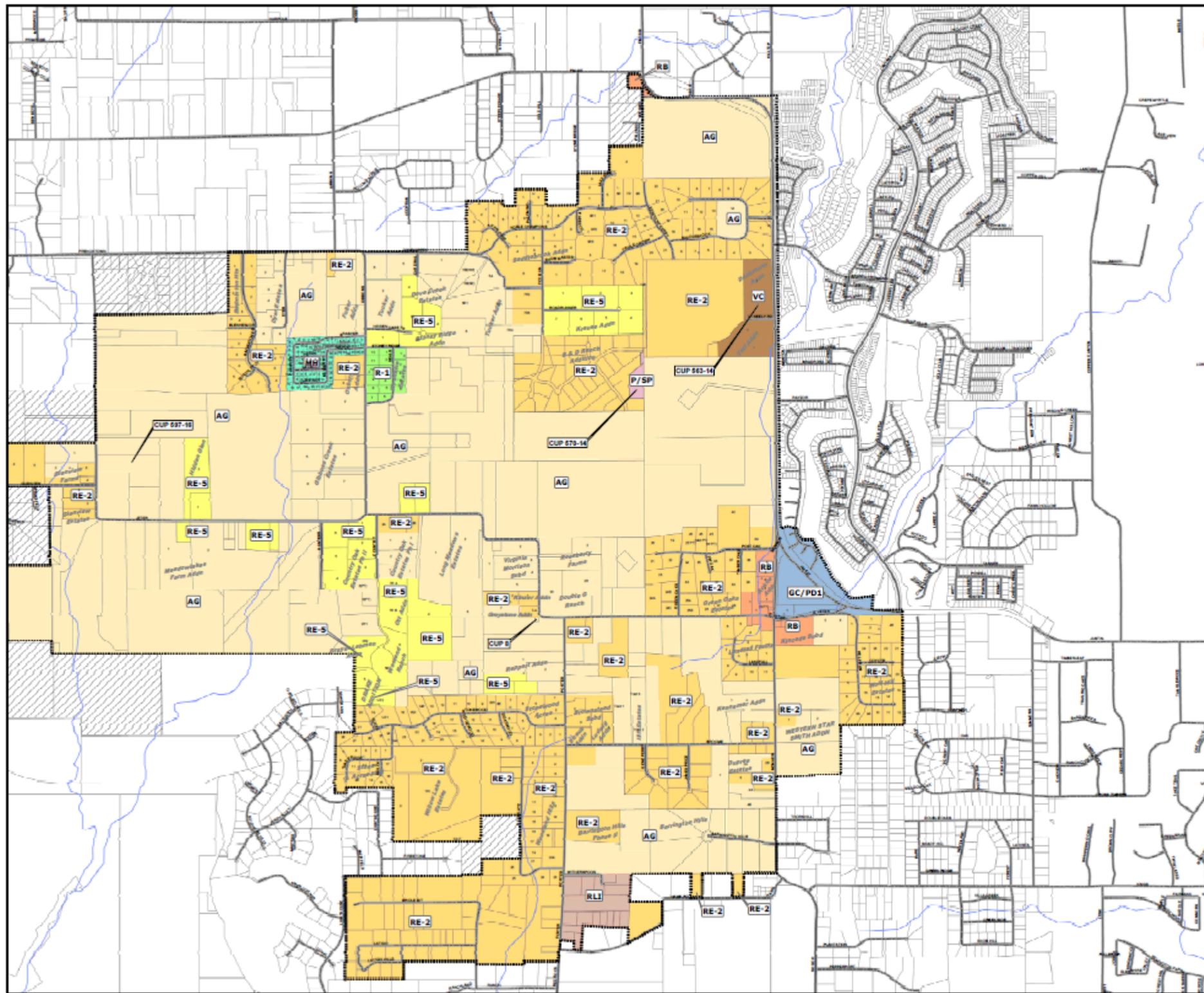
Town Secretary \_\_\_\_\_

NOTE: Official zoning map of the Town of Bartonville adopted by Ordinance No. 361-05 and updated pursuant to Section 4.2 of the Comprehensive Zoning Ordinance.



**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.



14. The location, type, size and recording information for any existing easements located on the subject property or within two hundred (200) feet of the subject property. In the event no existing easements have been dedicated, a note to that effect shall be provided;

A utility easement on located on the east property line. Noted on the Site Plan. The property and buildings will be used in their current state. No modifications will be made affecting potential easement locations.

15. The location and building footprints of existing buildings located on the property. Existing buildings shall be noted as to those that are to remain and those that are to be removed;

All existing buildings remain on the property.  
No new buildings are proposed for the property.

16. Railroad rights-of-way located within two hundred (200) feet of the subject property;

No Railroad right-of-way is located within 200 feet of the property

17. Topography, including contours at five-foot intervals, with existing drainage channels or creeks;

Topographical map is included in Site Plan b on page 6.

18. Any 100-year floodplain as designated on the appropriate Flood Insurance Rate Map (FIRM) located on or within two hundred (200) feet of the subject tract. In the event that a 100-year floodplain is not located on the subject tract or within two hundred (200) feet of the subject tract, a note to that effect must be provided with the reference to appropriate panel number;

FEMA Flood Plain Map is next on page 19.

MSC Frequently Asked Questions (FAQs)

MSC Email Subscriptions

Contact MSC Help

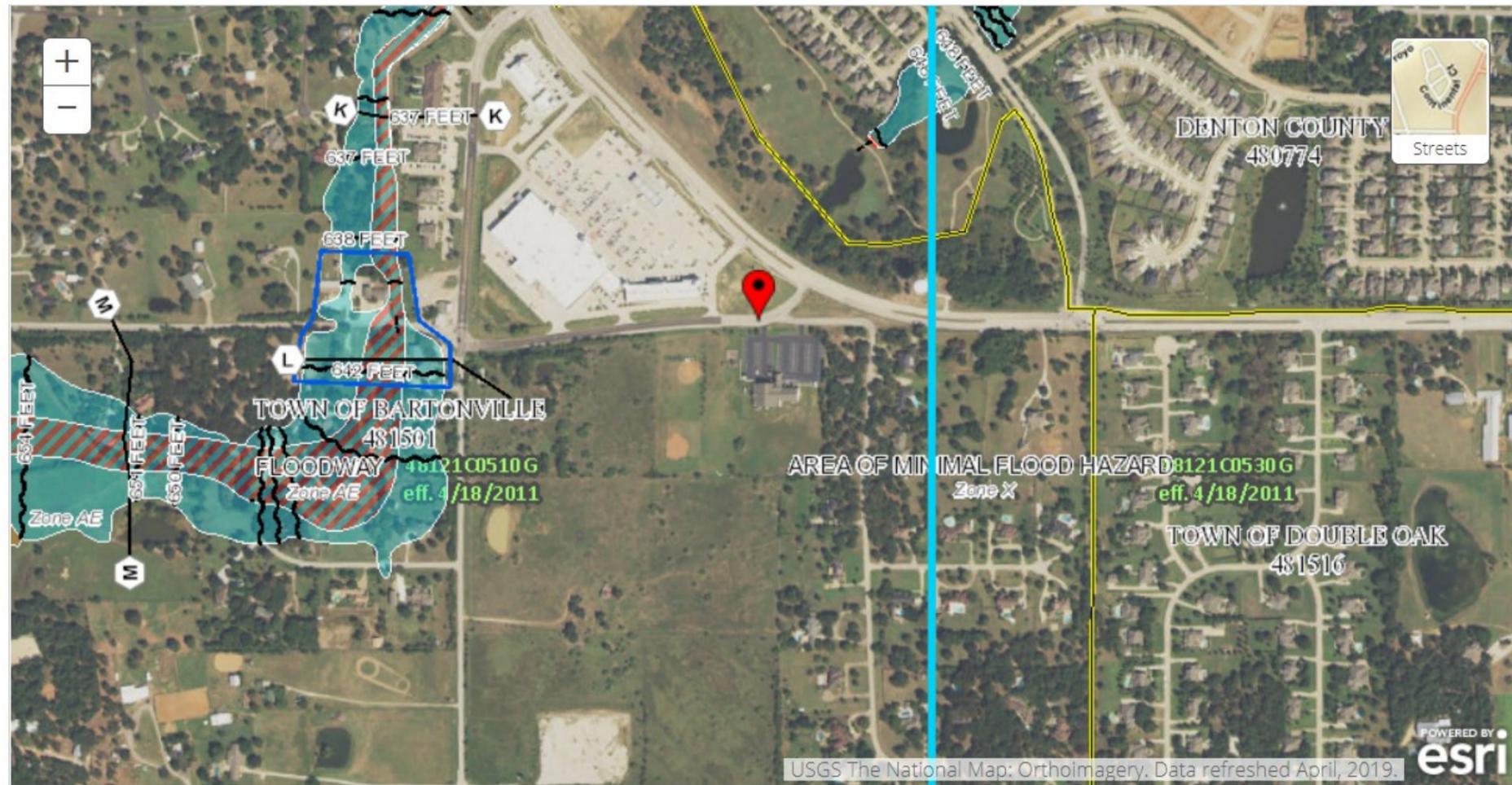
PRINT MAP/  
FIRMette

FIRM PANEL

Revalidations (3)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.

[Go To NFHL Viewer »](#)



Approximate location based on user input and does not represent an authoritative property location.

**SPECIAL FLOOD**  
Without Base Flood Elevation (BFE)  
Zone A, V, A99  
With BFE or Depth

20.2  
17.5  
Cross Sections with 1% Annual Chance  
Water Surface Elevation

Zoning Map 2018....pdf

Show all

Type here to search

Windows taskbar showing search bar, taskbar icons (File Explorer, Edge, Mail, etc.), system tray (95% battery, 1:05 PM 5/5/2020).

19. Any significant natural features such as rock outcroppings, caves, wildlife habitats, etc.;

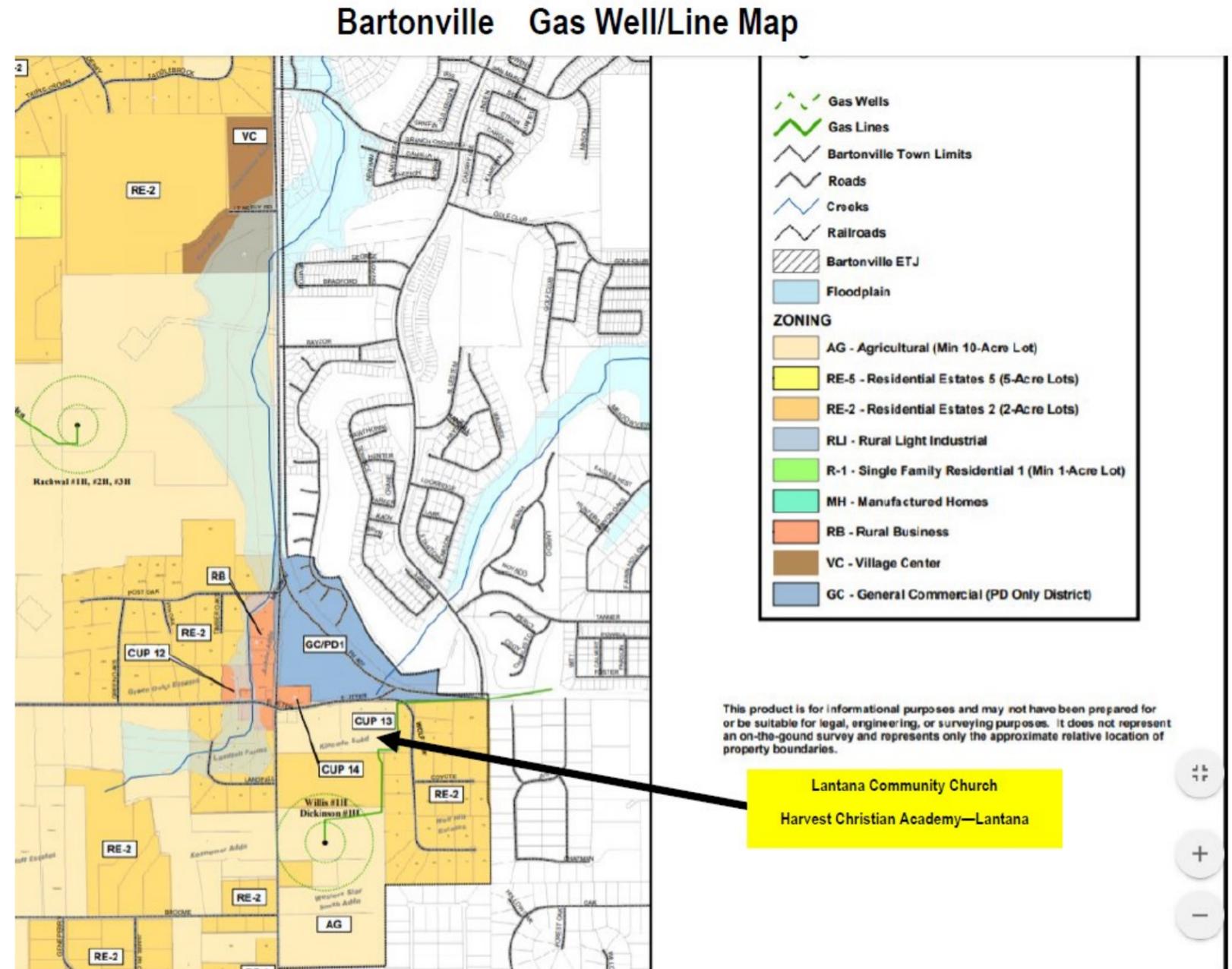
None noted

20. All substantial natural vegetation;

All existing vegetation will remain

21. Location of Gas/Oil wells or pipelines;

Bartonville Gas/Well Map



22. Location, type, size, and ownership of all existing water and wastewater lines. Said water and wastewater lines shall include all appurtenances - i.e. valves, hydrants;

- \* Using all existing water and wastewater lines.
- \* Permit #33  
This permit was
- \* Complete File is attached as stand alone 28 page file.
- \* Aerobic Septic System is brand name Southern.
  - \* There are 2 separate systems.
  - \* Each system can process 1,500 gallons per day, for a total of 3,000 gallons per day
  - \* 100 people @ a usage of 12 gallons per day is 1,200 gallons per day usage.
  - \* By state calculations provided, the site can process 3,000 gallons a day and will only need to process 1,200 gallons per day.
  - \* The systems together provide 6 sprinkler heads.

The septic system is serviced by Helton Ingram Septic, Inc. 3616 Dove Creek Rd. Cleburne, Texas.  
. The owner of this company was involved in the original installation of the system on site.

Note: Pastor Calvary Calendar has been in communication with Leslie Freeman.

Rec. 7-1-98

Application  
Septic Permit



OFFICIAL USE ONLY	
Permit #:	33
Date:	
Lot Size:	
Percolation:	
Conforming Lot:	1.0

Address: 9099 Justin Rd, Bartonville, Texas

Will be supplied by the Town if unknown. We use a 911 grid map and can only give address after the drawing is complete.

Owner: Crossroads Bible Church	Installer: RAYMOND HELTON
Address: c/o Dan Cook 9099 E. FM 407 BARTONVILLE TX 76226	Address: 1316 CR. 429 CIRBURNIE TX. 76031
Phone: (817) 430-1233	Phone: 817 558 0843

Description of Project: Subdivision KINCADRE LOT 3 Block

Expected Date of Construction of On Site Wastewater System JULY/AUGUST 1998

New Residence  Upgrade  Repair  Barn  Other

Submit Original Drawings of upgrade or Repair if within County 817-551-7600 or 817-430-4000

Installer: <u>RAYMOND HELTON</u>
License Number: <u>OS 23963</u>

Type of system: Convention Soil Absorption Field   
 Aerobic System   
 Other: \_\_\_\_\_  
 Innovative or Hybrid System

Total Heated Square Footage: 20,000 FT<sup>2</sup> # of People: N.A. Bedrooms: N.A.

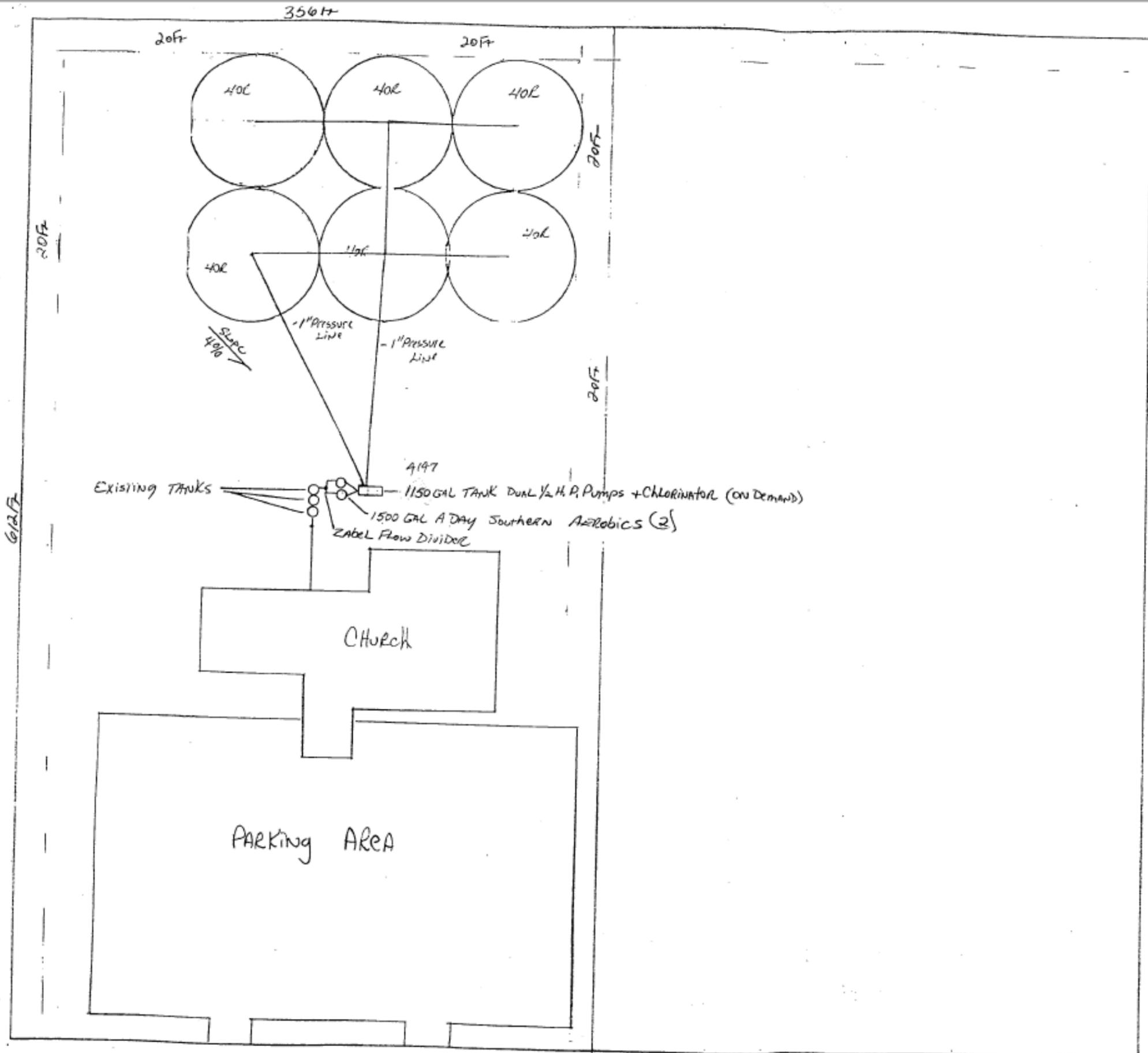
I certify that the above information is correct and this work shall conform to all applicable codes of the Town of Bartonville. This application does not authorize altering from those codes in any manner. I understand Code amendments and procedures for obtaining variances. I, the undersigned have read and understand the minimum installation requirements and agree to follow these and other applicable codes pertaining to the installation of an on site wastewater facility. I further release the Town of Bartonville from any and all liability for errors made on my part regarding this installation.

[Signature] (Dan Cook) Date 6-23-98  
 Trustee Contractor/Installer

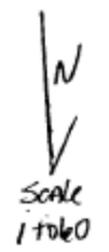
Inspector Comments:

2200 E Jeter

Crossroads Bible Church  
9099 JUSTIN RD  
BARTONVILLE TX  
76226  
430-1233  
10 ACRES



6/9/98  
DWC



FM 407 EAST

23. Location, type and size of all drainage and other underground structures.

Using property as is. No changes will be made. Permit #33 information is in separate 28 page file.

24. Proposed connection to all existing water, wastewater, and drainage systems;

Using all existing water, wastewater and drainage systems. No Interior remodeling of building.

25. Adjacent political subdivisions, corporate limits, and/or school district boundaries;

County: Denton  
Town: Bartonville  
Fire Dept: Argyle  
Denton ISD

26. Proposed strategies for tree preservation proposed strategies for tree preservation [sic] in accordance with Section 3.5 [Article 3.05] of the Town's Code of Ordinances (showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction);

No trees will be disturbed.

27. The layout and width (right-of-way lines) of existing and proposed thoroughfares, collector streets and/or intersections, and a general configuration of proposed streets, lots and blocks, including proposed median openings and left turn lanes on future divided roadways;

No changes will be made to existing roadways

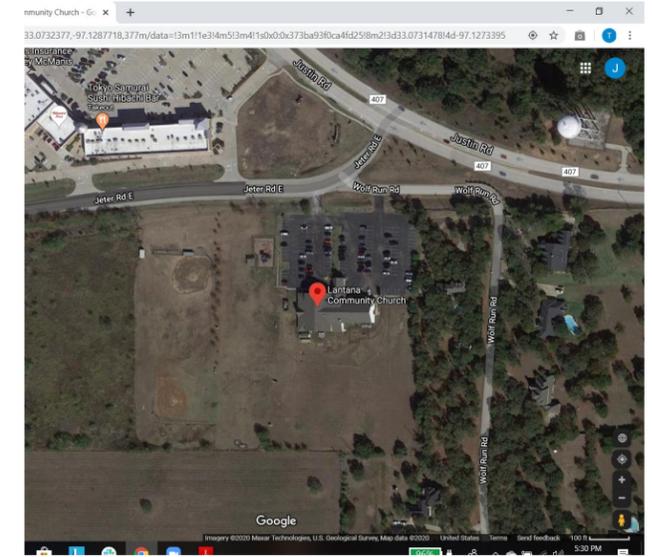
28. Existing and planned driveways located within two hundred (200) feet of the subject tract, including those located on the opposite side of divided roadways;

Driveway map

29. A general arrangement of land uses and buildings, including but not limited to:

No modifications will be made to the property of the building. Refer to Site Plans.

- a. Proposed nonresidential and residential densities;
- b. Building footprints for each proposed structure;
- c. Building heights;
- d. Building square footages for each proposed structure. For multi-tenant or multi-purpose buildings, show the square footage for each intended use;
- e. Building massing and orientation;
- f. Location of loading/service areas;
- g. Location of recycling containers, compactors, dumpsters and their enclosures;  
Noted on Site Plan. Dumpster to be relocated to area marked.
- h. Sidewalks and pedestrian walkways;  
Noted on Site Plan and on Vehicle and Walkway Traffic Patterns doc
- i. Parking plan showing the proposed on-site parking stalls with dimensions and driveway aisles with dimensions;  
Noted on Site Plan: Spaces Provided/Spaces Required, dimensions and driveways.
- j. Retention/detention ponds with proposed aesthetic treatments;  
Not applicable
- k. Screening walls;
- l. Fence;  
Playground fences noted on Site Plan and Vehicle and Walkway Traffic Patterns doc
- m. Signage



n. Fire lanes with dimensions for the fire lane isles and turn arounds;

Noted on Site Plan

o. A lighting plan for all external lighting demonstrating that the City's lighting standards have been met. Said lighting plan shall include the following.

1. The location and type of all lighting fixtures including the height of all pole lights;
2. A photometric analysis showing the estimated illumination at the property line;
3. The type of illumination fixtures to be utilized;
4. The type and method of shielding proposed;



Will continue to use existing lighting.

Photo is of light type on eastern property line.

Photo is lighting from eastern property line

p. Visibility easements;

Marked on Site Plan and Vehicle and Walkway Traffic doc

q. Any proposed sites for parks, schools, public facilities, public or private open spaces;



29[a]. A landscape plan meeting the Town of Bartonville standards for landscape plans as specified in Chapter 18 of this Ordinance;

No modifications will be made to the property. See Items A. & B. Site Plan.

30. An irrigation plan meeting the Town of Bartonville standards for irrigation plans as specified in Chapter 18 of this Ordinance;

No modifications will be made to the property. See Items A. & B. Site Plan.

31. Building facade (elevation) plans showing the type and color of the exterior materials to be utilized for each building or structure and each screening wall. Said building elevations shall be drawn to a scale of one inch equals twenty feet (1" = 20') or any such scale as designated by the Town Secretary, or his/her designee; and Provision of the above items shall conform to the principles and standards of this Ordinance and the Comprehensive Plan. To ensure the submission of adequate information, the Town is hereby empowered to maintain and distribute a separate list of specific requirements for site plan review applications. Upon periodic review, the Town Secretary, or his/her designee, shall have the authority to update such requirements for site plan and development review applications. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

No modifications will be made to the property. See Items A. & B. Site Plan.

JAY R. PINKSTON

R.S. # 1293 O.S. II # 1520  
Pinkston Wastewater  
P.O. Box 50357, Denton, TX 76206-0357  
940-383-1112

June 25, 2020

To: Town of Bartonville Env. Health / OSSF review  
Re: Lantana Community Church, 2200 E. Jeter Rd., Bartonville, Tx.

The Church has asked me to review design of the current ossf serving their facility to determine if it is properly sized to handle domestic waste from a proposed 100 student school (maximum). There will be no food preparation and the school is expected to operate 5 days per week. Using the 100 students x 12 gpd each, it is anticipated that an addition maximum of 1200 gallons might be added to the system.

Current worship services are 2 x week with 150 in attendance on Sunday and 50 on Wednesday night. Using 2 gal/person that is 300 gallons on Sunday and 100 on Wednesday night.

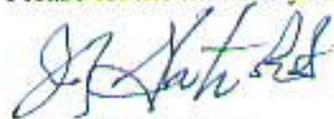
Current ossf has the treatment capacity of 3000 gpd according to original installation design and drawing. I am attaching water usages for the last year, however irrigation water is included in the totals and what is actually treated by the ossf is unknown.

Based on these calculations, it appears that sufficient treatment capacity exists to handle the anticipated load. The existing spray field, if intact from original installation, also has proper sizing to dispose of treated effluent.

Depending on how water lines enter the existing building and how water is run to school area, it is recommended that the church, school, and irrigation water be individually metered so that water usage can be accurately verified.

If for any reason the system fail or water usage exceed design treatment capacity, it will be the responsibility of the owner to bring the ossf into compliance immediately.

Please let me know if you have questions.



Jay R. Pinkston, R.S.  
Texas Registered Sanitarian #1293



## CROSS TIMBERS WATER SUPPLY CORPORATION

### Customer Maintenance - Master View

Date : 6/11/2020 03:42:35 PM

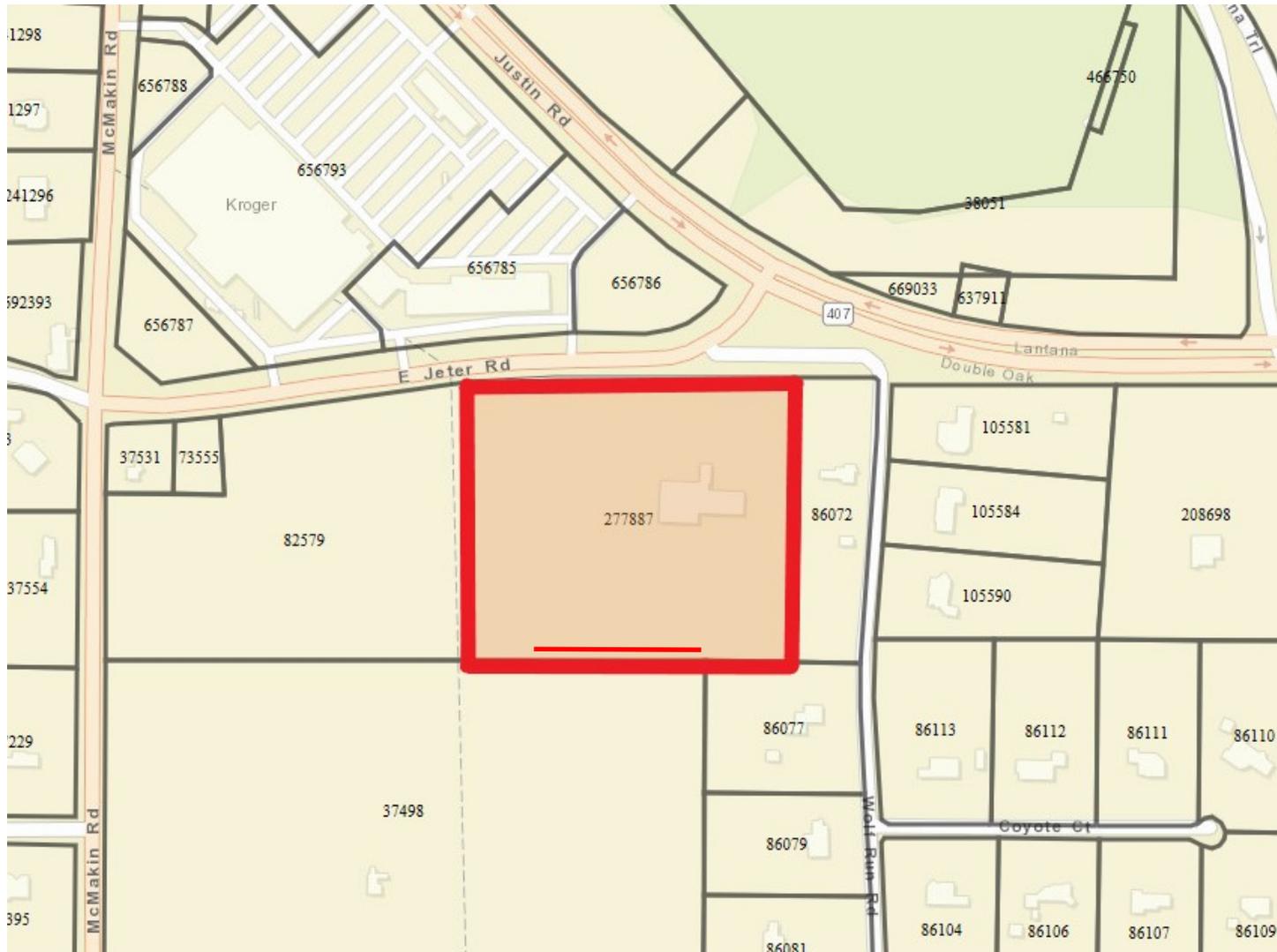
User Name : tvillarreal

Account Number	: 02330101	Customer Name	: FIRST CHURCH OF NAZARENE	Status	: Active
Home Phone	: (817) 224-9200	Work Phone	:	Billing Type	: Normal
Class	: COMMERCIAL	Billing Status	:	Billing Cycle	: CYCLE 1
Address	: 2200 E JETER RD BARTONVILLE, TX 76226-8437				

Service Location : <All>

Description	6/1/2020	5/1/2020	4/1/2020	3/1/2020	2/1/2020	1/1/2020	12/1/2019	11/1/2019	10/1/2019	9/1/2019	8/1/2019	7/1/2019	6/1/2019	5/1/2019
Charges	311.36	428.98	430.39	351.05	399.67	344.16	407.39	387.38	391.16	82.71	989.13	503.42	49.91	557.27
Payments	0.00	428.98	430.39	351.05	399.67	344.16	407.39	387.38	391.16	82.71	989.13	503.42	49.91	557.27
Service - Service Usage	51,940	65,562	66,725	57,176	63,157	57,624	65,658	63,187	63,654	12,711	137,500	77,518	3,016	84,168

## LOCATION MAP



Site Plan request for a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 277887.



June 18, 2020

Name  
Address  
City State Zip

**RE:** Site Plan request for a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 277887.

Dear Property Owner,

In accordance with local zoning laws, all owners of land within two hundred feet of any property being considered for a site plan 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 Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy.

You are hereby notified that the Bartonville Planning and Zoning Commission and Bartonville Town Council will conduct two public hearings regarding a Site Plan for the subject property which may be of interest to you as follows:

**Bartonville Planning and Zoning Commission Public Hearing**

**Date/Time:** Wednesday, July 1, 2020 at 7:00 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/82918277444?pwd=WkZzaWtlbVRoSjYwSEdxb2kzd0U5QT09>

or www.zoom.com, join meeting and use the following ID and Password

**Meeting ID: 829 1827 7444**

**Password: 500123**

**You may also dial in using your phone toll free.**

**1-877-853-5257, Meeting ID 829 1827 7444, Passcode 500123**

**Bartonville Town Council**

**Date/Time:** Tuesday, July 21, 2020 at 7:00 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/88533112759?pwd=SEJ2SkZsVnE5OW9EcDFZdXp1SXJkdz09>

**Meeting ID: 885 3311 2759      Password: 415215**

**You may also dial in using your phone toll free.**

**1-877-853-5257, Meeting ID: 885 3311 2759, Password: 415215**

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

Sincerely,



Sylvia Ordeman  
Town Administrator

*Enclosure: Location Map*

Name	Address	City, State, ZIP	Property ID
LONGEWAY, KENNETH & LORI	190 WOLF RUN RD	BARTONVILLE, TX 76226	86072
SANTAYANA, CARLOS & MARIA	258 WOLF RUN RD	BARTONVILLE, TX 76226	86077
WACKER, LINDA IRENE REVOCABLE TRUST	PO BOX 834	AUBREY, TX 76227	37498
MCKIN TEN ACRE LLC	114 W CARRUTH LN	LEWISVILLE, TX 75077	82579
WOODALL, LARRY & NANCY	153 WOLF RUN RD	BARTONVILLE, TX 76226	105584
HUHAK, JAMES S	203 WOLF RUN RD	BARTONVILLE, TX 76226	105590
SMITH, RICHARD E & LAURA L	185 COYOTE CT	BARTONVILLE, TX 76226	86113
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040	656785
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040	656786
KROGER TEXAS LP	751 FREEPORT PKWY	COPPELL, TX 75019	656793
FIRST CHURCH NAZARENE	2200 E JETER RD	BARTONVILLE, TX 76226	277887

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/11/20 15:08 by plaga-dm

-----  
Acct #: 232

Ad #: 27706

Status: New WHOLD WHOI

TOWN OF BARTONVILLE

The Planning and Zoning Commission for the Town of Bartonville, Texas, will conduct a public hearing at 7:00 p.m. on July 1, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, AND by teleconference/video due to COVID-19 for the public to offer public comment by calling 877-853-5257, Meeting ID 829 1827 7444, Passcode 500123, to hear public comment and consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincaide Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas. The Town Council will conduct a second Public Hearing at 7:00 p.m. on Tuesday, July 21, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas AND by teleconference/video due to COVID-19 for the public to offer public comment by calling 877-853-5257, Meeting ID 885 3311 2759, Passcode 415215, to hear public comment and consider the site plan and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/14/2020