

The Board of Adjustment held a special meeting on the 11th day of January 2017, at 6:00 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Kathy Daum, Chairperson

Del Knowler

Nona Dodson

Donna Baumgarner

Michael Knoll, Alternate #1 (*voted in absence of Gary Marco*)

Jim Lieber, Alternate #2

Absent: Gary A. Marco

Also present: Tammy Dixon, Town Secretary/Interim Town Administrator, Barry Hudson, Town Planner, and Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chairperson Daum called the meeting to order at 6:01 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. CITIZEN INPUT: None

D. APPROVAL OF MINUTES: Board Member Dodson moved to approve the August 23, 2016, meeting minutes. Board Member Knowler seconded the motion. The motion carried 5 to 0.

E. PUBLIC HEARING

1. Public Hearing to consider a request for a variance from the zoning districts requirements for VC, "Village Center District," zoning district set forth in Chapter 14, Zoning Regulations, Exhibit "A," Division II, Districts, Chapter 12, Section 12.3 Development and Performance Standards, Section B.5 Minimum Lot Depth – Five Hundred Feet (500') to allow for a lot depth of 311.67 feet, on a tract of land being described as Lot 1R, Block A, Denkmann Plaza Addition, Town of Bartonville, Denton County, Texas. The property to be considered for the variance is generally described as a 2.146 acre lot of a 14.604 acre tract of land located west of FM 407 and north I.T. Neely Drive, more commonly known as Bartonville Town Center (Denkmann Plaza Addition), Bartonville, Texas.

Chairperson Daum opened the public hearing at 6:33 p.m.

Town Planner Barry Hudson made a presentation on behalf of the town and presented the application and supporting materials.

Bobby Dollak, with G & A Consultants was sworn in and made a presentation on behalf of Denmiss, LLC.

Mr. Dollak explained the 500' lot depth in the Village Center District was based upon the overall depth of the Denkmann Plaza Addition property. The original development plan for the Village Center was for seven buildings on one large lot, but there was a provision for small lots with a minimum width of 300' and a minimum depth of 500' with the assumption assumed that all lots would front on FM 407. The proposed replat and restaurant lot will have 300' of frontage on I.T. Neely Drive. The requirement for the lot to extend 500' to the north would restrict the development of the remainder of the site, including the placement of future buildings.

Mr. Dollak answered questions from the board.

Those Opposed – None

Those in Favor – None

Chairperson Daum closed the Public Hearing at 6:36 p.m.

Board member Knowler made a motion to variance from the zoning districts requirements for VC, "Village Center District," zoning district set forth in Chapter 14, Zoning Regulations, Exhibit "A," Division II, Districts, Chapter 12, Section 12.3 Development and Performance Standards, Section B.5 Minimum Lot Depth – Five Hundred Feet (500') to allow for a lot depth of 311.67 feet, on a tract of land being described as Lot 1R, Block A, Denkmann Plaza Addition, Town of Bartonville, Denton County, Texas. The motion was seconded by Board member Baumgarner.

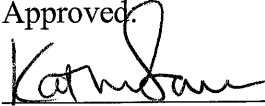
VOTE ON THE MOTION

AYES: Daum, Knowler, Baumgarner, Knoll
NAYS: None
ABSTAIN: Dodson
VOTE: 4/0/1

F. ADJOURNMENT


There being no further business to come before the board, Chairperson Daum declared the meeting adjourned at 6:37 p.m.

APPROVED this the 20th day of July, 2017.

Approved.


Kathy Daum, Chairperson

Attest:



Michael Montgomery, Town Administrator