

THE BARTONVILLE PLANNING AND ZONING COMMISSION MEETING HELD ON THE 6th DAY OF JUNE, 2018, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, BARTONVILLE, TX 76226, COUNTY OF DENTON, TEXAS AT 7:00 P.M.

The Planning and Zoning Commission met in a regular meeting with the following members present:

Ralph Arment, Chairman
Gloria McDonald, Vice-Chairman
Don Abernathy, Commissioner
Brenda Hoyt-Stenovitch, Alternate 1

With the following members absent:

Gregory Peck, Commissioner
Harry Otto, Commissioner

Also present:

Michael Montgomery, Town Administrator
Ed Voss, Town Attorney
Jenifer Reiner, Town Planner

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chairmen Arment called the meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chairman Arment led the pledge of allegiance.

C. CITIZENS PARTICIPATION

No citizen participation.

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the May 2, 2018, meeting minutes.

Commissioner Abernathy moved to approve the May 2, 2018, minutes. Commissioner Hoyt-Stenovitch seconded the motion.

VOTE ON THE MOTION

AYES: Abernathy, Arment, McDonald, Hoyt-Stenovitch

NAYS: None
VOTE: 4/0

E. REGULAR ITEMS

Note: Chairman Arment opened Item #2

2. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A”, Article 14.02, Ordinance 361-05, Zoning regulations, by amending, Chapter 12, Village Center District (VC), Section 12.3 Development and Performance Standards, C. Minimum Design Criteria, 4. Roofs.

Chairman Arment opened the public hearing at 7:04 p.m.

Mr. Montgomery presented the proposed modifications to roofs located within Village Center district.

David Hunt, 2650 FM 407 stated he would like to see changes that did not require a pitched roof but still required facades to have vertical elevation articulation to match the current Bartonville Town Center facades.

Marty Bryan, 2664 FM 407 stated he was also against the requirement of pitched roofs but in support of vertical elevation articulation.

Troy Davis, 2650 FM 407 stated he was also against the requirement of pitched roofs but in support of vertical elevation articulation.

Chairman Arment opened the public hearing at 7:17 p.m.

The Commissioners agreed that they could avoid bulk or box-type buildings by adding the requirement vertical elevation articulation and removing the requirement for a pitched roof.

Commissioner McDonald moved to recommend to the Town Council approval of the stated changes within the zoning ordinance. Commissioner Hoyt-Stenovitch seconded the motion.

VOTE ON THE MOTION

AYES: Abernathy, Arment, McDonald, Hoyt-Stenovitch
NAYS: None
VOTE: 4/0

1. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A”, Article 14.02, Ordinance 361-05, Zoning regulations, by amending, Chapter 12, Article 12.2 (C) Uses Permitted, for the Town of Bartonville, for the continued placement of an ice machine and propane storage on the exterior side of a proposed 7-Eleven located at 2670 FM 407, Bartonville Texas. The property to be

considered for the Conditional Use Permit is zoned Village Center District (VC) with outdoor merchandise as a permitted use by Conditional Use Permit only. The property is located on the southwest corner of IT Neely and FM 407.

Mr. Montgomery presented the proposed conditional use permit for the continued placement of an ice machine and propane storage on the exterior side of a proposed 7-Eleven located at 2670 FM 407.

Chairman Arment opened the public hearing at 7:52 p.m.

Del Knowler, 739 Seals Road spoke in opposition of the Conditional Use Permit.

Chairman Arment opened the public hearing at 7:56 p.m.

Commissioners deliberated about Conditional Use Permit application.

Commissioner McDonald moved to recommend denial to the Town Council of a Conditional Use Permit granting continued placement of an ice machine and propane storage on the exterior side of a proposed 7-Eleven located at 2670 FM 407, Bartonville, Texas. Commissioner Hoyt-Stenovitch seconded the motion.

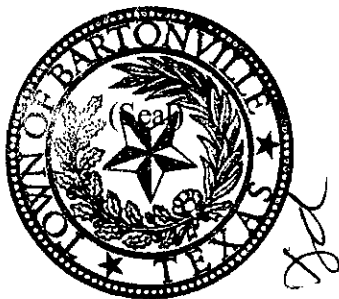
VOTE ON THE MOTION

AYES: McDonald, Hoyt-Stenovitch, Arment
NAYS: Abernathy
VOTE: 3/1

G. ADJOURN REGULAR MEETING

Chairman Arment adjourned the regular meeting at 8:03 p.m.

APPROVED this 27th day of June, 2018.



Approved:

[Handwritten Signature]

Ralph Arment, Chairman

Attest:

[Handwritten Signature]

Michael Montgomery, Town Administrator