

The Board of Adjustment held a special meeting on the 20th day of July 20, 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: Michael Montgomery, Town Administrator, Jenifer Reiner, 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 6:00 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 January 11, 2017, meeting minutes. Board Member Baumgarner seconded the motion. The motion carried 5 to 0.

E. PUBLIC HEARING

1. Public Hearing to public comment and consider a request for a variance from the zoning district requirements for RB, "Rural Business District," zoning district set forth in Chapter 14, Zoning Regulations, Exhibit "A," Division II, Districts, Chapter 11, Section 11.3 Development and Performance Standards, Section C.4 b. requiring roofs to have minimum slopes of seven (7) feet of rise for every twelve (12) feet of run (7:12). The variance sought is to allow a roof pitch of 3:12 for an addition to match the existing structure. The property is a 2.219 acre tract of land described as Lot 2R, Block A, Bartonville Town Hall Addition, Town of Bartonville, Texas and is located at 1911 E. Jeter Road, Bartonville, Texas.

Chairperson Daum opened the public hearing at 6:05 p.m.

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

Mr. Rick Hopper, property owner, was sworn in and made a presentation.

Mr. Hopper stated he would comply with all of the other Rural Business standards.

Mr. Hopper answered questions from the board.

Those Opposed – None

Those in Favor – None

Chairperson Daum closed the Public Hearing at 6:18 p.m.

Mr. Knowler expressed concern about the roof but structurally sound. Mr. Montgomery ensured that it would be reviewed by the Town's Building Official before a permit was given.

Board member Knowler made a motion to approve a variance from the zoning district RB, "Rural Business District," zoning district set forth in Chapter 14, Zoning Regulations, Exhibit "A," Division II, Districts, Chapter 11, Section 11.3 Development and Performance Standards, Section C.4 b to allow a roof pitch of 3:12 for an addition to match the existing structure to for the Property located at 1911 E. Jeter Road, Town of Bartonville, Denton County, Texas. The motion was seconded by Board member Knoll.

VOTE ON THE MOTION

AYES: Daum, Knowler, Baumgarner, Dodson, Knoll

NAYS: None

VOTE: 5/0

2. Public Hearing to hear public comment and consider a request for a variance from the zoning district requirements for 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 C.11.a. Compatibility Buffer, Subsection 1. A. which requires a brick or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, to be constructed along the property line adjacent to existing or proposed residential uses as specified in the Town of Bartonville Comprehensive Plan, as amended. The variance sought is to allow for the same style of fence that is constructed in Bartonville Town Center Phase I. The property is a 14.604 acre tract of land described as Lot 1R-2, Block A, Denkmann Plaza Addition, Town of Bartonville, Denton County, Texas and is located **west of FM 407 and north I.T. Neely Drive**, Bartonville, Texas.

Chairperson Daum opened the public hearing at 6:20 p.m.

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

Josh Barton, with G & A Consultants was sworn in and made a presentation on behalf of Mary Bryan.

Mr. Barton explained that this is the current fence behind Phase I of the Bartonville Town Center and that the applicant would like to keep it the same along the whole property line. Once Phase II of the Bartonville Town Center is built, the fence will be complete.

Mr. Barton answered questions from the board.

Those Opposed – None

Those in Favor – None

Chairperson Daum closed the Public Hearing at 6:32 p.m.

Board member Knowler made a motion to approve a variance from the zoning district RB, "Rural Business District," zoning district set forth in Chapter 14, Zoning Regulations, Exhibit "A," Division II, Districts, Chapter Chapter 12, Section 12.3 Development and Performance Standards, Section C.11.a. Compatibility Buffer, Subsection 1. A. to allow for the same style of fence that is constructed in Bartonville Town Center Phase I on the Property located west of FM 407 and north I.T. Neely Drive, Bartonville, Denton County, Texas. The motion was seconded by Board member Baumgarner.

VOTE ON THE MOTION

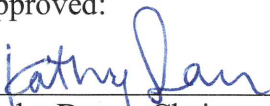
AYES: Daum, Knowler, Baumgarner, Dodson, Knoll
NAYS: None
VOTE: 5/0

F. ADJOURNMENT

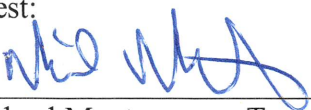
There being no further business to come before the board, Chairperson Daum declared the meeting adjourned at 6:34 p.m.

APPROVED this the 13th day of September 2017.

Approved:


Kathy Daum, Chairperson

Attest:


Michael Montgomery, Town Administrator

