

**THE BARTONVILLE PLANNING AND ZONING COMMISSION MEETING HELD ON THE 1<sup>st</sup> DAY OF AUGUST, 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  
Gregory Peck, Commissioner  
Harry Otto, Commissioner  
Brenda Hoyt-Stenovitch, Alternate 1

Also present:

Michael Montgomery, Town Administrator  
Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

**A. CALL TO ORDER**

Chairmen Arment called the meeting to order at 7:01 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 June 27, 2018, meeting minutes.

Commissioner Abernathy moved to approve the June 27, 2018, minutes. Commissioner Otto seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Abernathy, Arment, Peck, Otto, McDonald  
**NAYS:** None  
**VOTE:** 5/0

**E. REGULAR ITEMS**

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 Appendix C, Land Use Table, Equestrian Center.

Chairman Arment opened the public hearing at 7:03 p.m.

Mr. Montgomery presented the that equestrian centers were only allowed by a conditional use permit in the AG and RE-5 zoning districts. The amendment would allow them by a conditional use permit as well in the RE-2 zoning district as long as the property is five acres in size.

No one spoke in favor or opposition.

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

Commissioner Otto motioned to recommend approval of amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning regulations, by amending Appendix C, Land Use Table, Equestrian Center. Commissioner McDonald seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Abernathy, Arment, Otto, Peck, McDonald  
**NAYS:** None  
**VOTE:** 5/0

3. 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 adding Appendix C, Land Use Table, Event Center and Division I, General Requirements, Chapter 2, Definitions, Event Center.

Chairman Arment opened the public hearing at 7:07 p.m.

Mr. Montgomery presented that the applicant, Marty Bryan, wanted to add the definition of Event Center to the Definitions and Land Use Table of the Zoning Ordinance since it is currently an undefined use.

Mr. Bryan stated that he proposed the definition of an Event Center as, “a space to facilitate weddings, galas, banquets, conferences, and any other use for large groups.” Mr. Bryan answered questions from Commissioners.

The following people spoke in favor:  
 -Rick Hopper, 1911 E Jeter

The following people spoke against:

- Helen Stewart, 1491 Landfall Circle
- Del Knowler, 739 Seals
- Kathy Daum, 1590 Post Oak
- Evan Bloom, 8101 Tyler Dr (Lantana)
- Susan Neuhalfen, 1121 Triple Crown
- Mark St. Pierre, 8136 Tyler Dr (Lantana)

Chairman Arment closed the public hearing at 7:33 p.m.

Mr. Bryan gave another statement and answered additional questions from Commissioners.

Commissioners spoke of previous unregulated event centers in Bartonville as well as their concerns with traffic, noise, alcohol.

Commissioner McDonald motioned to recommend denial of amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning regulations, by adding Appendix C, Land Use Table, Event Center and Division I, General Requirements, Chapter 2, Definitions, Event Center. Commissioner Otto seconded the motion.

**VOTE ON THE MOTION**

- AYES:** Arment, Otto, McDonald
- NAYS:** Abernathy, Peck
- VOTE:** 3/2

2. Continue 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 5, Article 5.2 Uses Permitted, for the Town of Bartonville, by granting a Conditional Use Permit to allow for the operation of an Equestrian Center (training facility) located at 1440 E. Jeter Road, Bartonville Texas. The property to be considered for the Conditional Use Permit is zoned Agricultural (AG) with Equestrian Center as a permitted use by Conditional Use Permit only.

Commissioner Hoyt-Stenovitch recused herself from the item due to the conflict of interest of living within 200 feet of the applicant.

Mr. Montgomery stated this was a continuation of a public hearing from June 27, 2018.

No one spoke in favor or opposition.

Chairman Arment closed the public hearing at 8:01 p.m.

Commissioners discussed the following conditions for the permit:

- Manure on the property be removed every 2 weeks
- Soil in the arena be kept in a dust free condition

- No amplification of sound within the arena
- Lights in the arena be turned off at 10PM nightly

Commissioner Abernathy moved to recommend to the Town Council approval of granting a Conditional Use Permit to allow for the operation of an Equestrian Center located at 1440 E Jeter, Bartonville, Texas with the following conditions:

1. Manure on the property be removed every 2 weeks
2. Soil in the arena be kept in a dust free condition
3. No amplification of sound within the arena
4. Lights in the arena be turned off at 10PM nightly

Commissioner Otto seconded the motion

**VOTE ON THE MOTION**

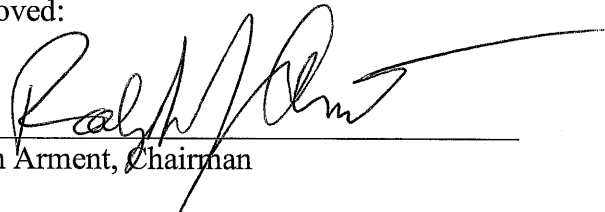
**AYES:** Arment, Otto, McDonald, Abernathy, Peck  
**NAYS:** None  
**VOTE:** 5/0

**F. ADJOURN REGULAR MEETING**

Chairman Arment adjourned the regular meeting at 8:15 p.m.

**APPROVED this 5th day of September, 2018.**


Approved:



Ralph Arment, Chairman

(Seal)

Attest:



Michael Montgomery, Town Administrator