

The Bartonville Planning and Zoning Commission held a regular meeting on the 5<sup>th</sup> day of January, 2022, at 7:00 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

**Present:**

Ralph Arment, Chairperson  
Don Abernathy, Commissioner  
Harry Otto, Commissioner  
Margie Arens, Alternate 1  
Larry Hayes, Alternate 2

with the following members absent: Gloria McDonald, Vice-Chairperson; Brenda Hoyt-Stenovitch, Commissioner

Also present: Cori Reaume, Interim Town Administrator; Ed Voss, Town Attorney; and Chris Hartke, Town Engineer

There constituting a quorum, the following business took place:

**A. CALL TO ORDER**

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

**B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Chair Arment led the Pledge of Allegiance.

**C. PUBLIC PARTICIPATION**

There was none.

**D. APPROVAL OF MINUTES:** Discuss and consider approval of the December 1, 2021 regular meeting minutes.

Commissioner Otto moved to approve the December 1, 2021 meeting minutes. Commissioner Arens seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Otto, Arens, Hayes  
**NAYS:** None  
**VOTE:** 5/0

**REGULAR ITEMS**

1. *Site Plan Amendment – The Barrel, Bartonville Town Center*

*Public hearing to hear public comment and consider recommendations to the Town Council regarding a Site Plan Amendment for Bartonville Town Center, being part of a tract of land described as Lot 1R-1 Block A, Denkmann Plaza Addition, Town of Bartonville, Denton County, Texas. The property is generally described as a 7.32-acre tract of land generally located on the west side of FM 407, more commonly known as 2648 FM 407, Bartonville, Texas. The site plan amendment is requested to identify the location of a proposed new wall sign with illumination.*

Ms. Reaume explained that while many signs currently installed in Bartonville Town Center are illuminated, the Town’s ordinance related to signage does not allow for illuminated signs unless they are explicitly identified and approved as part of a site plan.

In order to accommodate the proposed illuminated sign for The Barrell, a site plan amendment application was required. Staff intend to perform additional research and will likely make recommendations in the coming months for an update to the Town’s ordinances to allow for illuminated signs in this zoning district.

Ms. Reaume further explained that the proposed sign exhibits less illumination than many existing signs in the Town Center, and that the applicant submitted multiple sign options before finally seeking the proposed sign under consideration.

Commissioner Otto suggested consideration of businesses being limited from having illuminated signs after business hours when ordinance changes are reviewed and/or updated. Town Attorney, Ed Voss, indicated that as an option but reminded Commissioners that some lighting in parking areas can be used as a safety feature.

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

No public comment was received in favor. No comment was received in opposition.

Chairperson Arment closed the public hearing at 7:03 p.m.

Commissioner Arens moved to recommend approval to the Town Council the Site Plan Amendment, as proposed. Commissioner Abernathy seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Otto, Arens, Hayes  
**NAYS:** None  
**VOTE:** 5/0

2. *Zoning Ordinance Amendment – Equestrian Centers*

*Public hearing to hear public comment and consider recommendations to the Town Council regarding proposed amendments to the Town of Bartonville Zoning Ordinance related to equestrian center regulations, including private and commercial stables and related matters. The proposed amendments may add, remove, or change definitions, amending zoning districts where permitted, and/or by adding additional requirements and provisions necessary for the regulation of private and commercial stables within all of the Town’s zoning districts.*

Chairperson Arment opened the public hearing at 7:11 p.m.

Town Attorney, Ed Voss, provided background regarding the establishment of the Equestrian Center Committee, and the process used by the committee for their review. Many other cities’ ordinances were reviewed, as well as the previous conditional use permits approved by the Town related to equestrian centers. Some changes were originally proposed by the group but after further review, it was found to be impractical to remove certain definitions or items because of many other references throughout the Town’s Code of Ordinances.

Chairperson Arment suggested revisiting the time limit of 7:00 p.m. for the hours of operation to be in line with the proposed 10:00 p.m. allowed for lighting.

Additional conversation was held regarding the hours of operation, lighting, and amplified sound limits. Ultimately, the group opted to recommend changing the hours of operation to extend to 10:00 p.m. consistent with the proposed times for lighting, but to require a stop to amplified sound at 7:00 p.m.

No public comment was received in favor. No comment was received in opposition.

Claire Rock, 1408 E. Jeter Rd., spoke neither in favor nor opposed.

Chairperson Arment closed the public hearing at 7:37 p.m.

Commissioner Otto moved to recommend approval to the Town Council of the draft ordinance, with the changes discussed. Commissioner Abernathy seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Otto, Arens,

**NAYS:** Hayes

**VOTE:** 4/1

**F. FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA**

Ms. Reaume mentioned an upcoming consideration of a new and unlisted use to be added into the Town’s land use table for an automated car wash, and an upcoming subdivision consisting of 5-acre lots.

**F. ADJOURNMENT**


There being no further business to come before the board, Chairman Arment declared the meeting adjourned at 7:41 p.m.

**APPROVED this the 14<sup>th</sup> day of March 2022.**

Approved:

  
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Ralph Arment, Chair

Attest:

  
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Cori Reaume, Interim Town Administrator