

The Board of Adjustment held a special meeting on the 2nd day of March, 2022 at 5:30 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Kathy Daum, Chair
Del Knowler
Jim Lieber
Helen Stewart
Rick Lawrence, Alternate #1
Keith Crandall, Alternate #2

Not Present: Donna Baumgarner, Vice-Chair

Also present: Cori Reaume, Interim Town Administrator, Tammy Dixon, Town Secretary, Ed Voss, Town Attorney, and Eric Wilhite, Planning Consultant

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chair Daum called the meeting to order at 5:30 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair Daum led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

There was none.

D. APPROVAL OF MINUTES: Discuss and consider approval of the January 5, 2022 meeting minutes.

No action was taken on this item.

E. PUBLIC HEARINGS

1. 218 Stonewood

Public hearing to hear public comment and consider the requests by the applicants, Edgar Fraire, owner of 218 Stonewood Blvd., for a variance from the zoning requirements set forth in Chapter 14, Zoning Regulations, Exhibit A, Division IV, Special Requirements, Chapter 19, Accessory Buildings, requiring accessory structures to comply with the minimum building setbacks established for the zoning district in which they are located. The variance is sought to allow for an accessory structure to be located less than five (5) feet from the property line. The property is a 2.518-acre tract of land described as Stonewood Acres Blk A Lot 23, southwest corner of Stonewood Blvd and Timberidge Ln. in Bartonville, Texas, more commonly known as 218 Stonewood Blvd. Bartonville, Texas

Ms. Reaume introduced the item and explained that the requested variance was not intended to allow for a new accessory structure, but rather to allow an existing structure to remain. The applicant built this structure around his existing pool equipment to prevent future damage due to freezing weather. The structure’s size would not have necessitated a permit, but the location of the structure was reported by a resident who was aware of the setback requirements.

Ms. Reaume explained that a code violation notice was sent to the owner, who promptly responded and began the process of applying for the variance.

The applicant, Mr. Fraire was sworn in and he presented information about the building and explained it was built around one year prior.

Board Member Lieber explained that the building does not draw negative attention while walking along Stonewood.

The public hearing was opened at 5:38 p.m.

No one spoke in favor or opposition.

Chair Daum closed the public hearing at 5:39 p.m.

Board Member Lieber made a motion to approve the requested variance to allow for the placement of an accessory structure to be located less than five feet from the property line at 218 Stonewood Dr. Board Member Knowler seconded the motion.

VOTE ON THE MOTION

AYES: Daum, Knowler, Lieber, Stewart, Lawrence
NAYS: None
VOTE: 5/0

1. Denkmann Plaza Addition (Cloud 9)

Public Hearing to hear public comment and consider the requests by the applicant, Cloud Nine Management LLC, for a variance from the zoning district requirements set forth in Chapter 14, Zoning Regulations, Exhibit A, Division II, Districts, Chapter 12, Village Center District (VC), which states that no building shall be more than two and one-half (2-1/2) stories in height. A variance is being requested to allow for a 1,421 square foot loft.

A variance is also sought for a variance from the maximum building height of 35 feet. The variance is being requested to allow for a 36’-6” lower parapet building height to allow for rooftop equipment to be fully concealed. An additional variance is being requested to allow for a 44’-0” upper parapet building height to allow for rooftop equipment to be fully concealed, and a tower parapet height of 45’-6”.

An additional variance was requested from the requirement that a maximum of forty percent (40%) of the building façade along the ground floor and adjacent to a public street shall consist of display areas, windows, or doorways. A variance is requested to allow for forty six percent (46%) on the east elevation and 45% on the north elevation.

An additional variance is being requested from the requirement that all permanent structures shall be constructed with a minimum of ninety percent (90%) masonry material. The variance is requested to allow for seventy-seven (77%) masonry material to allow for variation and contrast of materials and texture that compliments nearby businesses.

An additional variance is requested from the required 5’ landscape buffer along the south property line. The variance is requested to allow for a 2.2’ landscape buffer, in order to accommodate a 6’ sidewalk along the south side of the building.

An additional variance is requested from the interior tree requirement of ten (10) canopy trees, due to the location of existing utilities and easements on the property. A variance is requested to allow for the planting of five (5) canopy trees and six (6) ornamental trees.

An additional variance is requested from the required number of parking spaces to accommodate this new building. The variance is sought to allow for sixty-three (63) spaces instead of the required seventy-one (71) spaces.

An additional variance is requested from the requirement that a trash receptacle not be placed between the primary structure and the street, and shall not be located within a street yard. Due to the layout and location of the site/building, the applicant requests allowance for the trash receptacle to be placed near the southeast corner of the lot.

The property is a 1-acre tract of land identified as Denkmann Plaza Addition, Block A, Lot 1R-4, generally located on the west side of FM 407, north of IT Neely and south of the Bartonville Town Center.

Ms. Reaume explained that due to some recent developments, the applicant indicated they would like to either postpone or withdraw the application.

Cara King, a representative of the applicant, Cloud 9 Management, explained that the applicants were working through concerns with adjacent property owners regarding the building design, and they would like to request a postponement of this item.

The public hearing was opened at 5:40pm.

No one spoke in favor or against.

Board Member Lieber made a motion to continue the public hearing to the next regularly scheduled meeting on April 6, 2022. Board Member Knowler seconded the motion.

VOTE ON THE MOTION


AYES: Daum, Knowler, Lieber, Stewart, Lawrence
NAYS: None
VOTE: 5/0

F. ADJOURNMENT

There being no further business to come before the board, Chair Daum declared the meeting adjourned at 5:42 p.m.

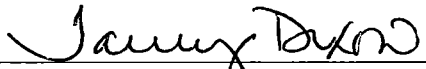
APPROVED this the 6th day of April 2022.

Approved:



Kathy Daum, Chairperson

Attest:



~~Cori Reaume, Interim Town Administrator~~
Town Secretary