

The Bartonville Planning and Zoning Commission held a regular meeting on the 4<sup>th</sup> day of May, 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  
Brenda Hoyt-Stenovitch  
Gloria McDonald, Commissioner  
Harry Otto, Commissioner  
Margie Arens, Alternate 1

With the following member absent: Larry Hayes, Alternate 2

Also present: Cori Reaume, Interim Town Administrator; and Jeff Moore, Town Attorney.

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:**

1. Discuss and consider approval of the April 6, 2022, regular meeting minutes.

Commissioner Hoyt-Stenovitch moved to approve the April 6, 2022, regular meeting minutes with no changes. Commissioner Otto seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Hoyt-Stenovitch, McDonald, Otto

**NAYS:** None

**VOTE:** 5/0

**E. REGULAR ITEMS**

- 1. Discuss, consider, and make recommendations to the Town Council regarding a request to vacate a plat encompassing 23.696 Acres, known as Addison 1 Addition, Lot 1, Block 1, Bartonville, Texas.

Ms. Reaume stated an application was received from Steve & Marilyn Addison requesting to vacate the current plat on the property as this property, along with many others, was included in a court-ordered partition and exchange agreement, which requires the property to be replatted.

She explained that because not all of the currently-platted property would be replatted by the applicant, the process resulted in the need to vacate the property before the applicant could replat the portion that remains in their possession following the court-ordered exchange.

She stated the Town’s Subdivision Ordinance, Section 2.11, Plat Vacation, provides that as a condition of vacation of the plat, the Town Council may direct the petitioners to prepare a revised final plat in accordance with these regulations such that the property does not become “unplatted.” This language gives the Town Council the right to deny the vacation of a plat if the owner does not submit a revised plat of all property, so a portion does not become “unplatted.”

She explained in this particular case, the applicant will be submitting a new minor plat (to be approved administratively) for the majority of this property, whereas the remainder will be included in a preliminary plat for a new subdivision (Deer Hollow) anticipated later this summer.

She stated the zoning change request for the new subdivision (from AG to RE-5) was the next item on this agenda to be considered by the Commission and that staff had no concerns at this time about the small portion to be unplatted following approval of this plat vacation.

Commissioner Otto moved to recommend approval regarding the request to vacate a plat encompassing 23.696 Acres, known as Addison 1 Addition, Lot 1, Block 1. Commissioner Abernathy seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Hoyt-Stenovitch, McDonald, Otto  
**NAYS:** None  
**VOTE:** 5/0

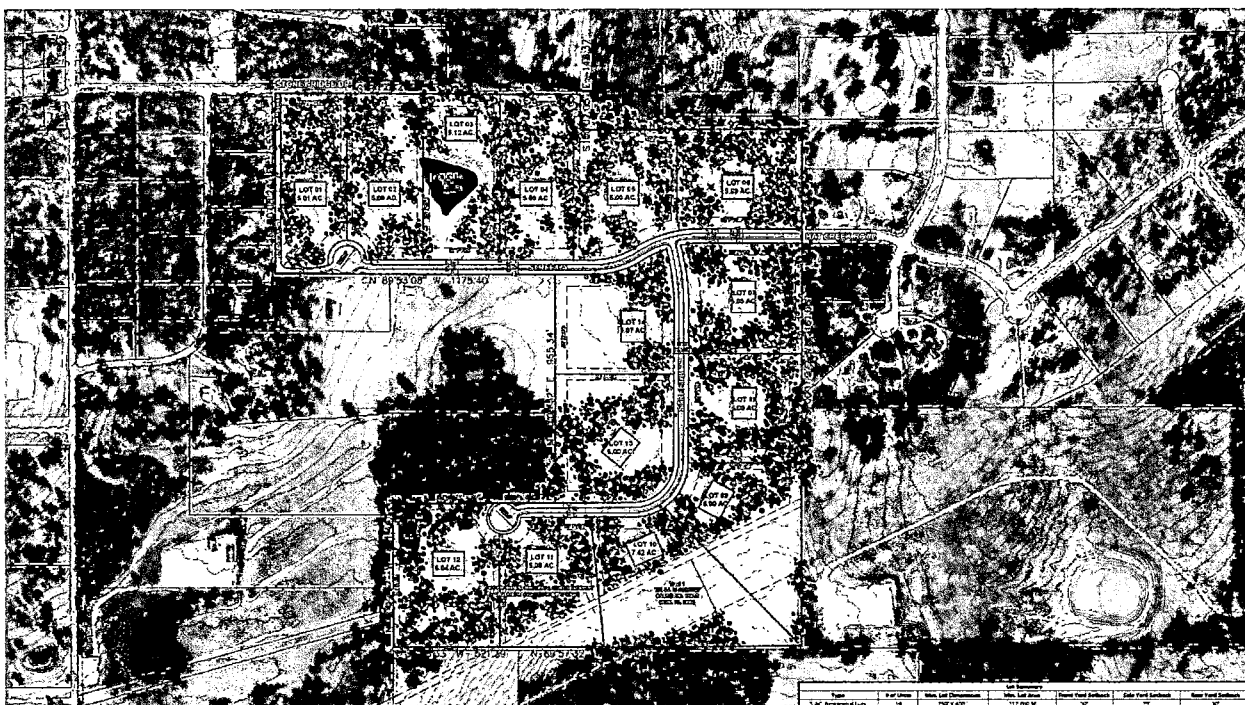
- 2. *Public Hearing –Zoning Change (ZC-22-01: Deer Hollow)*

Public hearing Public hearing to receive public comment and consider recommendations to the Town Council regarding an amendment to the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, The Zoning Regulations, to change the zoning designation for an approximately 81.38-acre area of land

generally located east of Seals Rd. west and south of Dove Creek Rd., and north of Jeter Rd. from Agricultural District (AG) to Residential Estates 5 (RE-5).

Ms. Reaume informed the Commission stated this item was for a zoning change to change the zoning for approximately 81 acres from Agricultural District (AG) to Residential Estates 5 (RE-5). She stated the zoning change was consistent with the Town’s future land use plan, which identifies the entirety of the property in this request as RE-5. She commented that all public comment received was regarding platting and road locations and reminded the Commissioners this item was for zoning only.

Doug Powell, with McAdams, gave presentation on the project which included the following concept plan:



Bartonville SAC Residential  
Concept C  
± 81.38 AC.  
Bartonville, IL  
DANIEL COOPER, P.E.

Legend					
Proposed	1/4" = 100'	North Arrow	1/4" = 100'	1/4" = 100'	1/4" = 100'
Existing	1/4" = 100'	1/4" = 100'	1/4" = 100'	1/4" = 100'	1/4" = 100'

He explained the Developer, Mike Milo, wanted to preserve as many trees as possible and reiterated the zoning was in compliance with the Future Land Use Plan.

Chair Arment opened the public hearing at 7:13 p.m.

No one spoke in favor or opposition.

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

Vice Chair McDonald moved to recommend approval of the Zoning Change from Agricultural District (AG) to Residential Estates 5 (RE-5). Commissioner Hoyt-Stenovitch seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Hoyt-Stenovitch, McDonald, Otto  
**NAYS:** None  
**VOTE:** 5/0

*Note: At this time Chairman Ament recused himself from the meeting due to a conflict of interest. The conflict-of-interest form is on file with the Town Secretary.*

3. *Public Hearing – Zoning Change (ZC-22-02: 462 McMakin)*

Public hearing to receive public comment and consider recommendations to the Town Council regarding an amendment to the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, The Zoning Regulations, to change the zoning designation for a 22.13 acre tract also known as Kennemer Addition Block A, Lot 1, in the town of Bartonville, Texas, also known as 462 McMakin Road from Agricultural District (AG) to Residential Estates 2 (RE-2).

Vice Chair McDonald opened the public hearing at 7:19 p.m.

Ms. Reaume informed the Commission that the zoning change request was consistent with the Town’s Future Land Use Plan, which indicates the entirety of this property as RE-2.

Matthew Kennemer explained the intent was to subdivide the property into a total of three lots. One lot will still exit onto McMakin and two will be addressed from Broome Rd.

Ms. Reaume explained the plat would be completed administratively following the zoning change.

No one spoke in favor or opposition.

Vice-Chair McDonald closed the public hearing at 7:22

Commissioner Otto moved to recommend approval of the Zoning Change from Agricultural District (AG) to Residential Estates 2 (RE-2). Commissioner Arens seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arens, Abernathy, Hoyt-Stenovitch, McDonald, Otto  
**NAYS:** None  
**VOTE:** 5/0

4. *Public Hearing – Zoning Text Amendment (New & Unlisted Use: Event Venue)*

Public hearing to receive public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit A, Zoning ordinance related to a new and unlisted use for event venue or banquet hall. The proposed amendment may add, remove, or change definitions and amend the Land Use Table to indicate zoning districts where permitted.

Ms. Reaume informed the Commission that the request was received from the applicant, Doug Powell, on behalf of his client, Marty Bryan. The request was submitted to consider adding a new use into the land use table for an event venue, which has no similar listed use.

After review for compatibility, and based on the applicant’s request, a draft ordinance was included in the Commission’s packet for consideration and recommendation to the Town Council which would allow the new use to be included, only in the Village Center zoning district, and only through receipt of a conditional use permit. The conditional use permit would allow additional restrictions to be placed on the project at the time of approval.

Applicant presentation:

Mr. Powell explained the proposed event venue, along with the constraints of the proposed site, including floodplain and a significant electric utility easement through the site.

Commissioners raised questions about the wedding venue and the possible noise and traffic related to the project.

Mr. Bryan explained the various changes from his original submission for this type of project a few years ago, explaining the reduction in size (which also reduced parking and traffic), the orientation of the building, the removal of any outdoor bands or reception music, inclusion of landscaped berms to help mitigate sound, etc.

Mr. Bryan also explained his intent to include additional parking spaces beyond what would be required for the new use, in order to accommodate parking of staff from Marty B’s, which are currently parking at the Bartonville Town Center.

Chair Arment opened the public hearing at 7:25 p.m.

The following spoke in favor:

Mike Mollo commented on the site being an eyesore and indicated he believed Mr. Bryan would develop a nice product that would benefit the community and the area.

Kim Cloud, owner of Cloud 9 Salon and Spa commented on what a good neighbor they believe this proposed use would be for their new commercial construction project nearby. She explained that the additional parking was very much needed to support the nearby businesses. She also commented on a recent successful charity event that brought in a large crowd, and would be better supported by additional parking spaces across the street.

Rick Hopper commented in favor and explained that the sound would be minimal and did not believe it to be similar to having loud outdoor music. He commented on Mr. Bryan’s support of the community and willingness to help appease community concerns.

The following spoke in opposition:

There were none.

The public hearing was closed at 7:41 p.m.

City Attorney Jeff Moore reminded the Commission that the item up for consideration was only the addition of a new use to the land use table, and it would not rezone or otherwise allow the project to move forward without an additional approval step.

Ms. Reaume provided a list of other uses allowed in the Village Center zoning district, to provide some perspective for the Commission on how an event venue would compare from a noise and traffic standpoint.

Commissioner McDonald moved to recommend approval of the new definition and the amendment to the land use table as outlined in the draft ordinance. Commissioner Hoyt-Stenovitch seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Hoyt-Stenovitch, McDonald, Otto  
**NAYS:** None  
**VOTE:** 5/0

5. *Public Hearing – Site Plan (SP-22-02: Cloud 9 Management/Denkman Plaza Addition)*

Discuss, consider and make recommendations to the Town Council regarding a site plan application from Cloud Nine Management, LLC, for 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.

Chair Arment opened the public hearing at 8:09 p.m.

Ms. Reaume explained that final adjustments were made for this site plan submission after the Commission’s packet was emailed out. She explained that after a final review by the Town Engineer, all comments had been addressed and the site plan was recommended for approval.

Ms. Cara King provided a presentation explaining the site’s layout, as well as a graphical representation of the proposed building and site.

Kim Cloud spoke to provide additional information about the parking at the site and

The following spoke in favor:

Marty Bryan spoke in support and indicated he believed the site’s designed parking will work well in the space.

The following spoke in opposition:

There were none.

The public hearing was closed at 8:20 p.m.

Ms. Reaume explained the variances that had been previously granted by the Board of Adjustment related to the site.

Commissioner Otto moved to recommend approval of the new definition and the amendment to the land use table as outlined in the draft ordinance. Commissioner Hoyt-Stenovitch seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Arment, Abernathy, Hoyt-Stenovitch, McDonald, Otto  
**NAYS:** None  
**VOTE:** 5/0

6. Discussion regarding June meeting date change.

No action was taken.

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

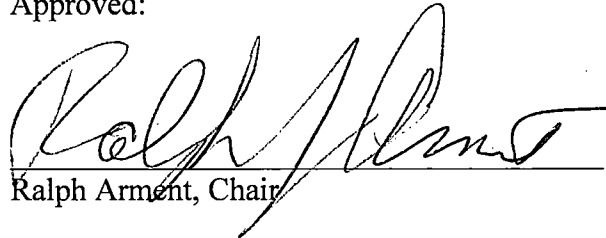
No future agenda items were discussed.

**G. ADJOURNMENT**

There being no further business to come before the board, Chairman Arment declared the meeting adjourned at 8:26 p.m.

**APPROVED this the 6<sup>th</sup> day of July 2022.**

Approved:



Ralph Arment, Chair

Attest:



Thad Chambers, Town Administrator