

The Bartonville Planning and Zoning Commission held a regular meeting on the 3rd day of August 2022, at 7:00 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Don Abernathy, Commissioner
Brenda Hoyt-Stenovich
Gloria McDonald, Commissioner
Margie Arens, Alternate 1

With the following member absent: Ralph Arment, Chairperson and Larry Hayes, Alternate 2.

Note: Harry Otto resigned on August 3, 2022, due to moving out of Bartonville.

Also present: Thad Chambers, Town Administrator; Tammy Dixon, Town Secretary; Ed Voss, Town Attorney; Abra Nusser, Planning Consultant.

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Vice Chair McDonald called the meeting to order at 7:03 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Commissioner Hoyt-Stenovich led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

Alex Wacker, 327 McMakin address the Commission regarding the property he purchased (corner of Jeter/McMakin) and zoning issues.

Ms. Dixon advised the Commission that she spoke with Chair Arment about the matter and he requested it be placed on a future agenda for the Commission to discuss.

D. APPROVAL OF MINUTES:

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

Commissioner Hoyt-Stenovich moved to approve the July 6, 2022, regular meeting minutes as amended. Commissioner Arens seconded the motion.

VOTE ON THE MOTION

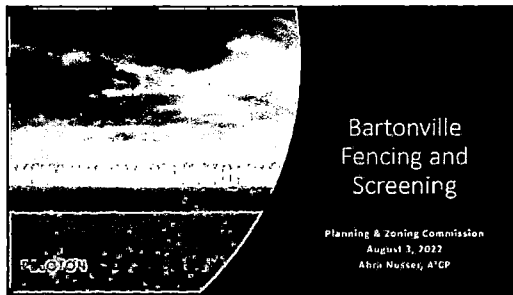
AYES: Abernathy, Hoyt-Stenovich, McDonald, Arens
NAYS: None
VOTE: 4/0

E. REGULAR ITEMS

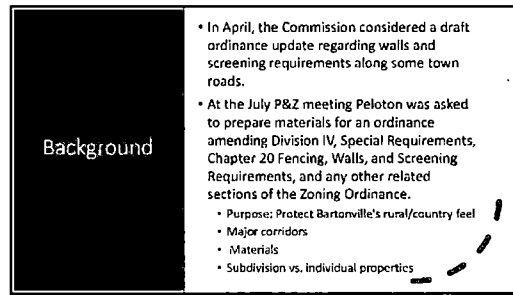
1. *Fence ordinance updates*

Discuss, consider, and make recommendations to the Town Council to call for public hearings regarding an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.

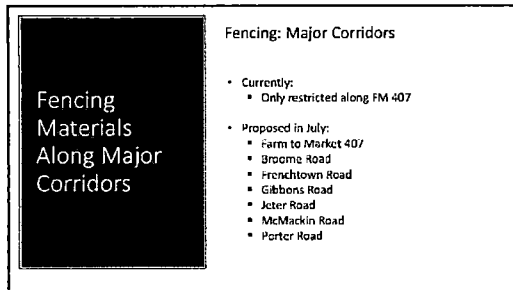
Abra Nusser, Planning Consultant, provided the following power point presentation and a long discussion was held regarding the various styles of fencing, alternatives and requirements for properties adjacent to roadways with respect to new developments and individual property owners.



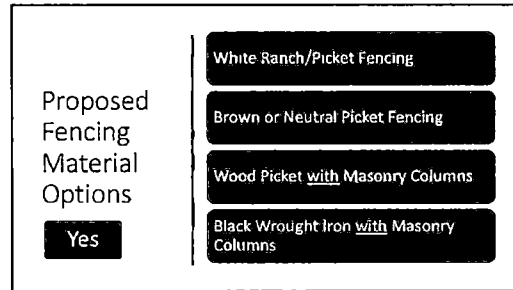
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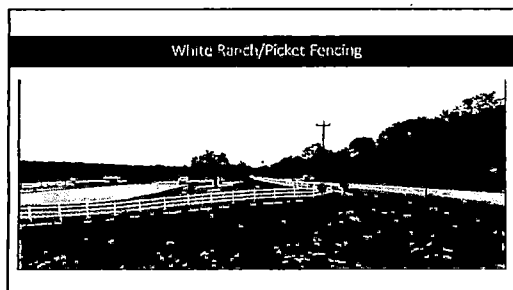
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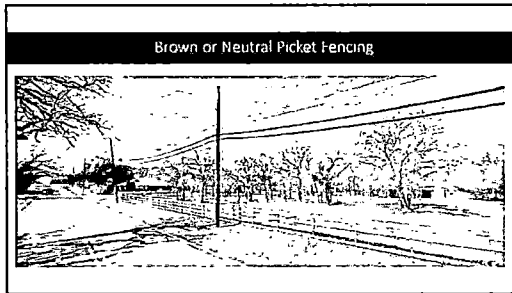
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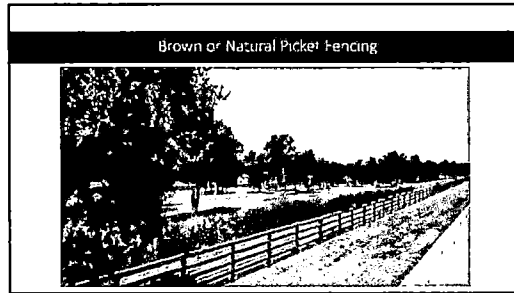
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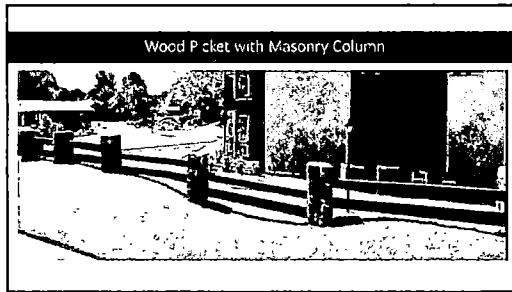
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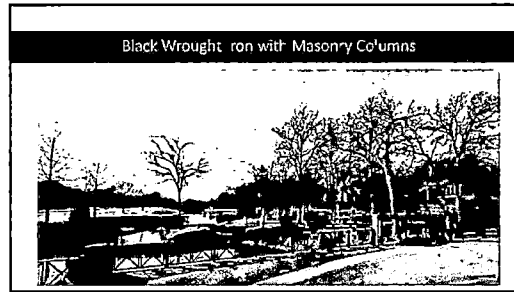
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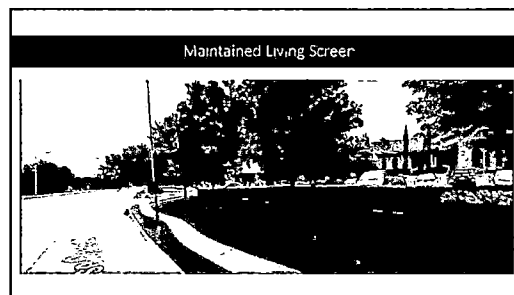
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Proposed Fencing Materials Options

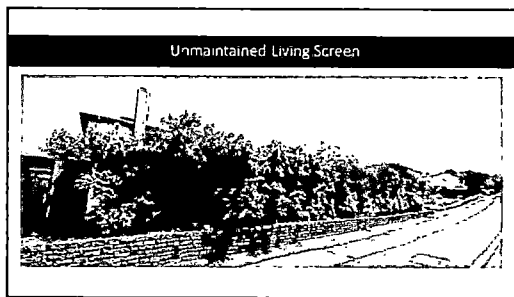
Maybe

- Maintained Living Screen
- French Bar/Pipe Fencing
- Solid Masonry Wall with setback, Trim, and Landscaping
- Painted Wall
- Black Wrought Iron with Masonry Columns
- Black Wrought Iron with Masonry Columns and Landscaping

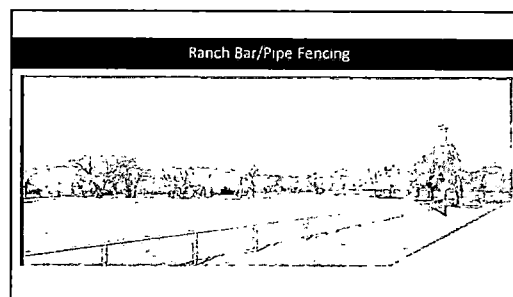
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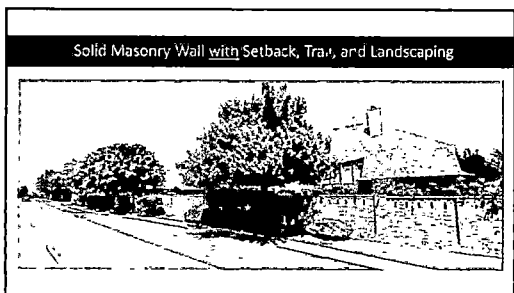
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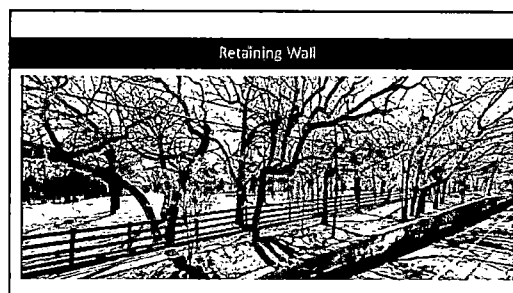
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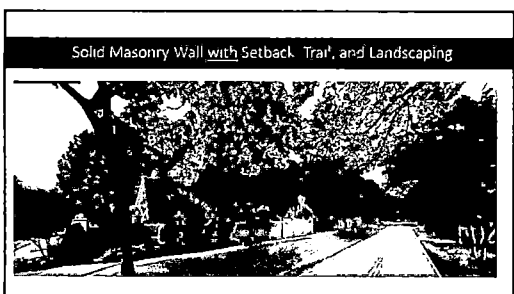
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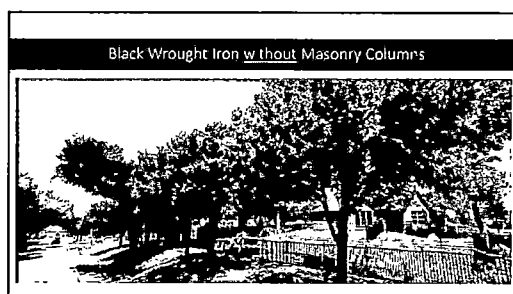
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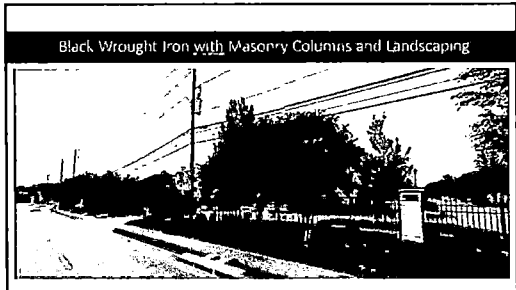
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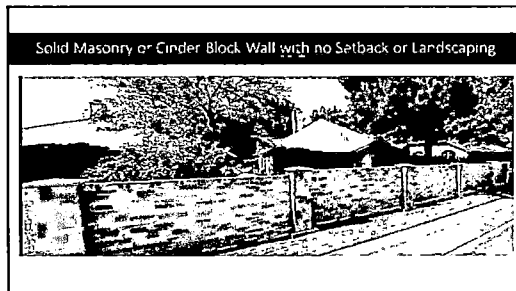
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Prohibited Fencing Materials Options

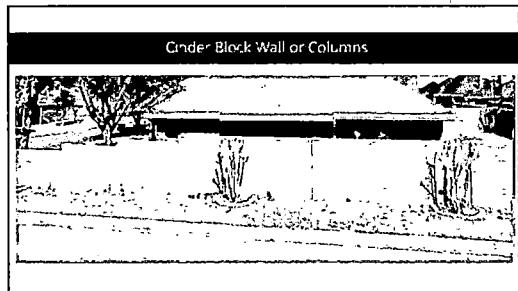
No

- Solid Masonry or Cinder Block Wall with a Setback or Landscaping
- Cinder Block Wall or Columns
- Chain Link, Chicken Wire, or Barbed Wire
- Green Wrought Iron with Masonry Columns
- White Privacy Fencing
- White Vinyl Fencing
- Masonry Walls within 10 Feet of the Property Line

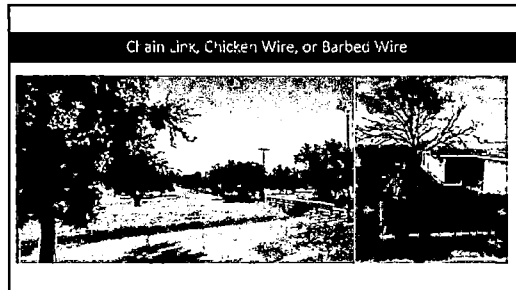
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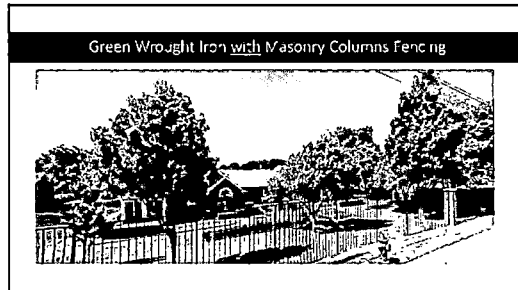
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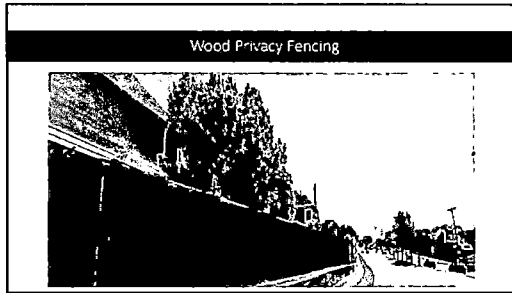
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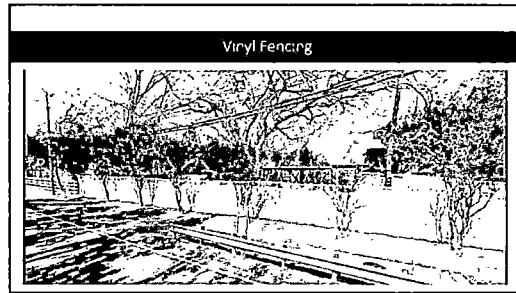
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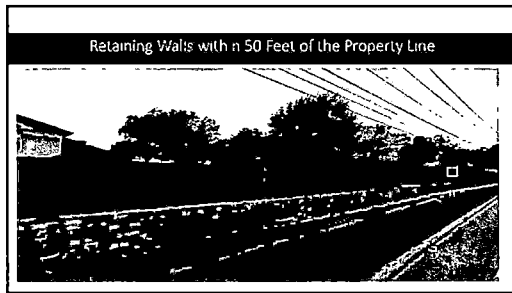
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Fencing and Screening Options

Yes	No/Yes	No
<ul style="list-style-type: none"> • White Ranch/Picket Fencing • Brown or Neutral Picket Fencing • Wood Picket with Masonry Columns • Black Wrought Iron with Masonry Columns 	<ul style="list-style-type: none"> • Maintained Living Screen • Ranch Bar/Pipe Fencing • Solid Masonry Wall with Setback, Trees, and Landscaping • Retaining Wall • Black Wrought <u>without</u> Masonry Columns 	<ul style="list-style-type: none"> • Solid Masonry or Cinder Block Wall with no Setback or Landscaping • Cinder Block Wall or Columns • Chain Link, Chicken Wire, or Barbed Wire • Green Wrought Iron with Masonry Column • Wood Privacy Fencing • Solid Vinyl Fencing • Retaining Walls within 50 Feet of the Property Line

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Fence Permit

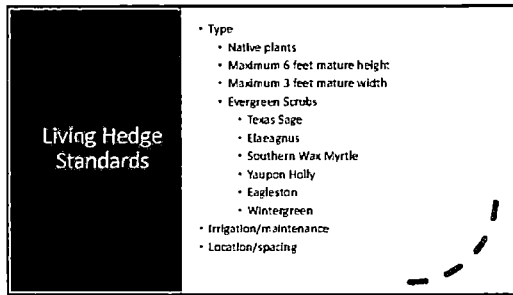
- Currently, in residential areas a fence permit is only required if a fence is over 8 feet
- Proposed: Fence Permit required for all fences

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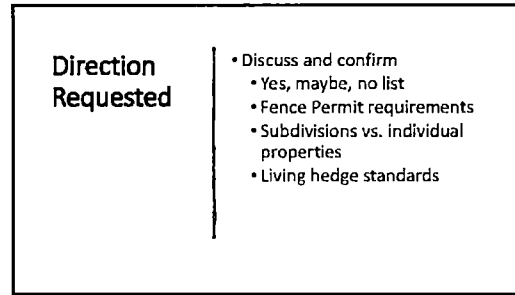
Subdivisions vs. Individual Properties

- Where proposed fencing is along a major corridor, but for an individual property on less than five acres, an allowed fence type, plus a permitted living hedge type shall be provided.

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Following discussion, Ms. Nusser stated she would take the recommendations and bring back a draft for review.

2. *Comprehensive Plan Review*

Discuss and consider recommendations to the Town Council regarding review of the Comprehensive Plan and questions for a Citizens Survey.

Mr. Chambers provided a draft survey for consideration and answered questions. He stated the questions were based on previous surveys with the exclusion of questions that were mute based on State law.

Commissioner Abernathy moved to recommend to the Town Council the proposed citizen survey. Commissioner Hoyt-Stenovich seconded the motion.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovich, McDonald, Arens
NAYS: None
VOTE: 4/0

3. Discuss and consider changing the date of the November regular meeting.

Ms. Dixon explained Denton County Elections requested to use the Bartonville Town Council Room as an Early Voting and Election Day location which conflicted with the November regular meeting and asked the Commission to consider changing the meeting date to Wednesday, November 9th.

Commissioner Arens moved to change the regular meeting from November 2, 2022, to November 9, 2022. Commissioner Abernathy seconded the motion.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovich, McDonald, Arens
NAYS: None
VOTE: 4/0

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

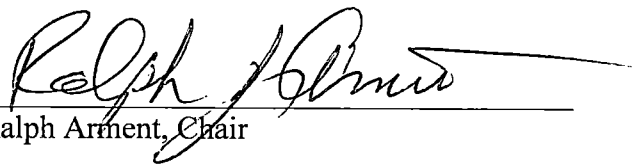
Accessory Buildings and Accessory Dwelling Standards

G. ADJOURNMENT

There being no further business to come before the board, Vice Chair McDonald declared the meeting adjourned at 8:36 p.m.

APPROVED this the 14th day of September 2022.

Approved:



Ralph Arment, Chair

Attest:



Thad Chambers, Town Administrator