

The Bartonville Planning and Zoning Commission held a regular meeting on the 14th day of September 2022, at 7:00 p.m., in the Council Chambers of Bartonville Town Hall, 1941 East Jeter Road, Bartonville, Texas.

Present:

Ralph Arment, Chair
Gloria McDonald, Vice-Chair
Don Abernathy, Commissioner
Brenda Hoyt-Stenovitch, Commissioner
Margie Arens, Commissioner
Larry Hayes, Alternate 1
Pat Adams, Alternate 2

Also present: Thad Chambers, Town Administrator; Cathy Welborn, Deputy Town Secretary; Ed Voss, Town Attorney; 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 7:01 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 August 3, 2022, regular meeting minutes.

Commissioner Hoyt-Stenovitch moved to approve the August 3, 2022, regular meeting minutes as amended. Commissioner Arens seconded the motion.

VOTE ON THE MOTION

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

E. REGULAR ITEMS

1. *Conditional Use Permit and Site Plan – Marty B’s Event Center*

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, Article 14.02, Exhibit “A,” Ordinance 361-05, Zoning Ordinance, by amending, Chapter 12, Village Center District (VC), Article 12.2, Uses Permitted, by granting a Conditional Use Permit, and for approval of a site plan to allow for the operation of an Event Center use located at 1001 I.T. Neely Road.

Chairman Arment opened the public hearing at 7:04 pm.

Town Administrator, Thad Chambers provided an overview of the request. Mr. Chambers stated the Town Engineer and applicant were still working through drainage regulations and that the Town Planner had provided no written comments.

Doug Powell, McAdams Engineering, provided a presentation regarding the site. Discussion followed.

The following spoke in favor:

Chris Lawson, 1029 Hat Creek.

Katie Murph, 1033 Hat Creek Rd.

Bobby Dowell, Chief of Police, provided recommendations regarding safety concerns when an event is taking place.

Discussion continued between the commission, staff, and applicant.

Chairman Arment closed the public hearing at 7:18 pm.

Commissioner McDonald moved to recommend approval regarding the request by granting a Conditional Use Permit, and for approval of a site plan to allow for the operation of an Event Center use located at 1001 I.T. Neely Road with the following conditions 1. One certified peace officer for events with 1-50 attendees, unless there are two bars open which requires two licensed peace officers. 2. Two certified peace officers for events with 51-200 attendees. 3. Three certified peace officers for events with 201+ attendees. 4. Requires coordination between the event center and the Bartonville Police Department regarding event. Commissioner Hoyt-Stenovitch seconded the motion.

VOTE ON THE MOTION

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

2. *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.

Commissioner Hoyt-Stenovitch moved to postpone the item to October 5, 2022. Commissioner Arens seconded the motion.

3. *Comprehensive Plan Review*

Update on Comprehensive Plan Survey.

Mr. Chambers provided an update regarding the survey.

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


Mr. Chambers mentioned the upcoming consideration of Whataburger’s Conditional Use Permit.

G. ADJOURN REGULAR MEETING

There being no further business to come before the board, Chair Arment declared the meeting adjourned at 8:11 p.m.

APPROVED this the 5th day of October 2022.

Approved:


~~Ralph Arment, Chair~~
Gloria McDonald

Attest:



Cathy Welborn, Deputy Town Secretary