

THE TOWN OF BARTONVILLE BOARD OF ADJUSTMENT IN REGULAR SESSION ON THE 30TH DAY OF DECEMBER 2024 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING DIRECTORS PRESENT, CONSTITUTING A QUORUM:

Donna Baumgarner, Chair
Kathy Daum, Director
Del Knowler, Director
Siobhan O'Brien, Director
Rebecca Jenkins, Alternate 1

Directors Absent:

Jim Lieber, Vice Chair
Heather Head, Alternate 2

Town Staff Present:

Kirk Riggs, Acting Town Administrator
Shannon Montgomery, Town Secretary
Ed Voss, Town Attorney
Dean Roggia, Town Attorney
Shari Borth, Permit Technician
Ryan Wells, Town Planner

A. CALL MEETING TO ORDER

Chair Baumgarner called the meeting to order at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

Chair Baumgarner led the pledge.

C. PUBLIC PARTICIPATION

If you wish to address the Board, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

There was no Public Participation.

D. PRESENTATIONS

1. Statement of Appointed Official and Oath of Office to newly reappointed Directors.

Town Secretary Montgomery administered the Statement of Appointed Official and Oath of Office to newly reappointed Directors Baumgarner, Daum, and Jenkins.

E. APPOINTMENT OF OFFICERS

1. Appointment of Chair.

Motion made by Director Daum, seconded by Director Jenkins, to appoint Director Baumgarner as Chair.

VOTE ON THE MOTION

AYES: Baumgarner, Daum, Knowler, Jenkins, and O’Brien

NAYS: None

VOTE: 5-0

2. Appointment of Vice-Chair.

Motion made by Director Daum, seconded by Director Jenkins, to appoint Director Lieber as Vice Chair.

VOTE ON THE MOTION

AYES: Baumgarner, Daum, Knowler, Jenkins, and O’Brien

NAYS: None

VOTE: 5-0

F. PUBLIC HEARINGS AND ACTION ITEMS

1. Discuss and consider approval of the July 30, 2024, Meeting Minutes.

Motion made by Director Jenkins, seconded by Director O’Brien, to **APPROVE** the July 30, 2024, Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Baumgarner, Daum, Knowler, Jenkins, and O’Brien

NAYS: None

VOTE: 5-0

2. Conduct a Public Hearing to hear public comment and consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 568 Wolf Run Road, Bartonville, Texas. The applicants are Steve and Leora Roepke. [Town File No. VAR-2024-008].

A. Staff Presentation

B. Application Presentation

C. Open Public Hearing

D. Those in Favor

E. Those Opposed

F. Rebuttal

G. Close Public Hearing

H. Discussion and Action

Town Planner Wells provided a summary of the requested variance and addressed questions from the Board.

Applicants Steve and Leora Roepke, 568 Wolf Run Road, Bartonville, Texas 76226, explained the reason for the requested variance and addressed questions from the Board.

Chair Baumgarner opened the Public Hearing at 6:34 pm.

Town Secretary Montgomery stated the Town received an email, in favor, prior to the meeting and read the statement into the Record from Jim Morris, 577 Wolf Run, Bartonville, Texas.

After recognizing there was no one wishing to speak, Chair Baumgarner closed the Public Hearing at 6:37 pm.

Motion made by Director Jenkins, seconded by Director Daum, to **APPROVE** the requested Variance to allow the construction of a 2,400-sf accessory building approximately 25 feet from the rear property line of the subject property, otherwise subject to all other setback and dimensional standards of the RE-2 zoning district, because the variance meets the following requirement(s) under the factors in Zoning Ordinance Section A.3.D of Appendix A, Item(s) a, f, and h:

- a. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- f. Granting the variance petition is consistent with any special criteria applicable to varying particular standards;
- h. The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship.

VOTE ON THE MOTION

AYES: Baumgarner, Daum, Knowler, Jenkins, and O’Brien

NAYS: None

VOTE: 5-0

G. ADJOURNMENT

Chair Baumgarner declared the meeting adjourned at 6:44 pm.

APPROVED this the 1st day of April 2025.

APPROVED:

Donna Baumgarner,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary