



# PLANNING AND ZONING COMMUNICATION

---

**DATE:** February 7, 2024

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Conduct a Public Hearing, discuss and make a recommendation regarding a Resolution approving a Site Plan on a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of the Reserve at Marty B's. [Town of Bartonville SP-2023-005.]

---

**Applicant:** Cara King of McAdams, on behalf of property owner Marty Bryan.

**Zoning:** Village Center (VC)

**Summary:** The applicant has applied for a Site Plan (SP) for an event center and chapel on an approximately 14.722-acre site located on the south side of IT Neely Road. The specific location for the site is Lot 1R, Block A, of the Yeti Addition. The site address is 1001 IT Neely Road. The applicant previously obtained a Conditional Use Permit (Ordinance 754-23, approved August 15, 2023) for the proposed event center use.

The Site Plan includes a 10,723 square-foot (sf) event center and a 3,199-sf chapel. The applicant intends to provide 223 parking spaces (77 concrete and 146 gravel) on a heavily landscaped site. The Site Plan was reviewed in reference to the following approval criteria:

1. The plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

The property is located within the Village Center (VC) zoning district. Per Chart 4.4, the front yard setback is 50 feet, with the side and rear yard setbacks being 20 feet. In cases where the property is adjacent to a residential zoning district, the side and rear yard setbacks shall be equal to 5 feet for every one foot of building height. The event center building is 28.4 feet tall, and the chapel is 34.8 feet in height. The respective side yard setbacks for the event center and chapel are 142 and 174 feet to the western property line, since west of the subject property lies the Hudson Hills residential development. Based on measurements provided on the site plan, all of the buildings shown on the site plan meet the setbacks. All of the other development and performance standards listed in Chart 4.5 are met. The site plan shows a "future accessory building" to be located just west of the event center. A recommended condition of approval shall be that the future accessory building shall comply with Bartonville Zoning Ordinance (BZO) section 12.2.B.

Bartonville Zoning Ordinance Section 12.3 lists the Development and Performance Standards for the Village Center zoning district. The proposed site plan meets all of the Development and Performance Standards for the VC district, with the exception of Section 12.3.C.11, relating to Compatibility with Residential Uses. This section of the BZO requires certain treatments at the boundary between a commercial use within the VC zoning district and adjacent existing or proposed residential uses. As the parcel adjacent to the western boundary of the subject property is within the Hudson Hills residential development, a recommended condition of approval shall be that the proposed project shall include treatments to meet the VC zoning district standards, which shall include (see recommended conditions of approval for full details):

- 1) a minimum 6-foot-tall brick or masonry wall;
- 2) a minimum 25-foot side landscaped setback; and
- 3) native shade trees, a minimum of 3" diameter, at a ratio of one tree per 400 sf of buffer area.

- 4) Meeting these requirements may cause the loss of some on-site parking, though this would not result in the site not meeting the minimum parking requirement.

The site contains 100-year floodplain, which is outside the development footprint of the project. In order to protect the flood capacity and natural resource values of the floodplain area, a floodplain easement shall be established to encompass the entire 100-year floodplain. This shall be a recommended condition of approval and would be met through the platting process.

Site lighting is provided in a photometric plan. While the illumination standards for the site are generally met, the location of the light pole and the light intensity along the site's northwestern boundary, which is shared with Lot 5, Block D, Hudson Hills exceeds the standards listed in BZO Section 28.2. Proposed conditions of approval have been identified to mitigate these impacts.

The proposed project contains a 24-foot fire lane that also serves as the main driveway to the site. In addition, concrete and gravel drives provide circulation through the site. The site takes access from IT Neely Road at two points. There is an internal 6- to 8-foot-wide sidewalk on the site, which is adequate to serve internal pedestrian access, though there is no sidewalk on IT Neely Road with which to connect.

Per BZO section 17.6, the required parking spaces for the site is 99. The site plan shows the provision of 223 parking spaces (77 concrete and 146 gravel). As stated above, meeting the residential compatibility requirements in BZO Section 12.3.C.11 may cause the loss of a number of parking spaces in order to accommodate the required landscape buffer, but the minimum parking will still be greatly exceeded. Loading will take place from the drive aisle. The fire lane meets the Denton County ESD Number 1 dimensional and access standards.

Based on the overall utility plan submitted as part of the site plan package, the proposed 8-inch domestic water line will connect to an existing 24-inch public water line, and the proposed 6-inch sanitary sewer service line will connect to an existing 8-inch public sanitary sewer line. The site will drain into a proposed drainage way to be located in a public drainage easement to be established by the plat currently under review by the Town of Bartonville. The proposed utilities will be sufficient for the proposed use.

**Staff Recommendation:** Approve with conditions.

**Staff Recommended Conditions of Approval:** The following conditions of approval are recommended:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Section 13.3.7 and Chapter 28.
  - i. In accordance with BZO Section 12.3.5.5., lights shall be fully shielded to minimize light trespass onto any residential zoning district. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light-emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.
  - ii. All parking lot light poles shall be set back from shared boundaries with residential uses (i.e., Lot 5, Block D, Hudson Hills) equal to their height, in accordance with BZO Section 28.2.A. Light intensity at the shared property line shall not exceed 0.25 foot candles.
2. A landscape buffer shall be located on the site along the concrete and gravel parking areas adjacent to Lot 5, Block D, Hudson Hills. Said landscape plan shall be subject to the following standards, in accordance with the Bartonville Zoning Ordinance Section 12.3.C.11:

- i. A brick or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Said wall shall be a minimum of six feet (6') in height, except that the first twenty-five feet (25') in from the street line may be stepped down to a minimum height of four feet (4').
  - ii. The landscaped setback shall consist of a minimum twenty-five-foot (25') landscape buffer. Understory plants of species included in the approved plant list contained in Chapter 31 shall be provided in order to achieve a continuous dense six-foot (6') screen.
  - iii. Native shade trees, a minimum of three inches (3") in trunk diameter as measured four feet (4') above the ground and of a species included in Chapter 31 shall be provided at a ratio of one (1) tree per four hundred (400) square feet of buffer area. Native shade trees shall not be planted closer than thirty feet (30') on center.
3. Prior to issuance of any building permit for the site, the final plat for the property shall be recorded with the Denton County Clerk's office.
  4. The future accessory building shall comply with Bartonville Zoning Ordinance (BZO) section 12.2.B.
  5. In order to protect the flood capacity and natural resource values of the floodplain area, a floodplain easement shall be established to encompass the entire 100-year floodplain. This shall be established as part of the recorded plat for the property.

**Public Comment:** None.

**Financial Information:** Conditions of approval for the approved Conditional Use Permit (Ordinance 754-23) require the provision of peace officers at events, proportionate to the number of guests, to be paid for by the operator.

**Exhibits:**

1. Reserve at Marty B's SP Application
2. Letter mailed to property owners within 200' with location map and mailing list
3. Published Legal Notice