

**THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 5TH DAY OF JUNE 2024 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:**

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

*Town Staff Present:*

Thad Chambers, Town Administrator  
Shannon Montgomery, Town Secretary  
Ed Voss, Town Attorney  
Shari Borth, Permit Technician

**A. CALL MEETING TO ORDER**

Chair McDonald called the meeting to order at 6:30 pm.

**B. PLEDGE OF ALLEGIANCE**

Chair McDonald led the Pledge of Allegiance.

**C. PUBLIC PARTICIPATION**

*If you wish to address the Commission, please fill out a "Public Meeting Appearance Card" and present it to the Town Administrator, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission 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 Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.*

There was no public participation.

**D. APPROVAL OF MINUTES**

**1. Discuss and consider the approval of the May 1, 2024, Planning & Zoning Commission Regular Meeting Minutes.**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to approve the May 1, 2024, Regular Planning & Zoning Commission Meeting Minutes as amended.

**VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Hayes, and Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

**E. PUBLIC HEARINGS AND REGULAR ITEMS**

- 1. Discuss and make a recommendation regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation from Agriculture (A) to Residential Estates 2 (RE-2) on a 12-acre tract or parcel of land identified as Lot 1R & Lot 2R, Block A, J. Burke Survey, Abstract No. 42, in the Town of Bartonville, Denton County, Texas. The subject property is located on the southeast corner of Broome Road and Porter Road in Bartonville, Texas. The applicant is McAdams, representing property owners Rusty and Martha Rice. [Town of Bartonville ZC-2024-001.]**

Town Administrator Chambers stated the application met the Town’s requirements, follows the Future Land Use Plan, Staff recommends approval and addressed questions from Commissioners.

Chair McDonald opened the Public Hearing at 6:35 pm.

Town Secretary Montgomery stated the Town received letters in support of the rezoning request from the following:

- Ron and Danelle Scotka, 1010 Gene Perry Court, Bartonville, Texas
- Siobhan O’Brien, 875 Porter Road, Bartonville, Texas
- Brent Svor, 1018 Gene Perry Court, Bartonville, Texas
- David and Jennifer Stocker, 1023 Gene Perry Court, Bartonville, Texas
- James Reid, 1016 James Price Court, Bartonville, Texas

Applicant, Marisa Brewer, McAdams, 4400 State Highway 121, Suite 800, Lewisville, Texas made a short presentation and addressed questions from Commissioners.

Town Secretary Montgomery stated the following resident’s opposition into the minutes:

- Justin Buck, 175 Porter Road, Bartonville, Texas

Chair McDonald closed the Public Hearing at 6:47 pm.

Motion made by Commissioner Hayes, seconded by Commissioner Arment, to recommend APPROVAL of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation from Agriculture (A) to Residential Estates 2 (RE-2) on a 12-acre tract or parcel of land identified as Lot 1R & Lot 2R, Block A, J. Burke Survey, Abstract No. 42, in the Town of Bartonville, Denton County, Texas.

**VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Hayes, and Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

- 2. Discuss and make a recommendation regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Exhibit C and Chapter 19 (Accessory Building and Use Regulations), to permit the installation and operation of Recycling Collection Bins in the Town of Bartonville. The applicant is Filip Filipov, representing Texas Green Team. [Town of Bartonville ZC-2024-002.]**

Town Administrator Chambers stated Staff is recommending denial of this request as donation bins are not permitted within the Town and addressed questions from Commissioners.

Chair McDonald opened the Public Hearing at 6:51 pm.

Town Secretary Montgomery stated the Town received the following letters in opposition of the Ordinance Amendment from the following:

- Donna Baumgarner, 890 E Jeter Road, Bartonville, Texas:  
*I wish to voice my opinion against the recycle & clothing bins request. These bins turn into an eye sore. The area has multiple charities that appreciate donations. Please notify the P & Z committee that I do not approve of these bins.*
- Diane Gulden, 1261 E Jeter Road, Bartonville, Texas  
*I strongly oppose this for various reasons and would appreciate you conveying that to P&Z.*
  1. *There are multiple drop off sites near us already.*
  2. *There are charities that collect on a regular basis.*
  3. *Non profits already exist to manage sites, pick up, and or have stores devoted to such activity.*
  4. *A donation bin needs constant monitoring.*
  5. *A donation site can be overrun with trash and broken items*

*Bartonville should reject the proposal of a donation drop-off site.*

Applicant Filip Filipov, 2614 Andjon Drive, Dallas, Texas stated he was in attendance for any questions.

Chair McDonald closed the Public Hearing at 6:58 pm.

Motion made by Commissioner Arment, seconded by Commissioner Hoyt-Stenovitch, to recommend DENIAL of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Exhibit C and Chapter 19 (Accessory Building and Use Regulations), to permit the installation and operation of Recycling Collection Bins in the Town of Bartonville.

**VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Hayes, and Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

- 3. Discuss and consider the July 2024 Planning and Zoning Commission Meeting Date.**

Town Secretary Montgomery stated that the Town has received a Preliminary Plat submittal for the July Planning & Zoning Commission Meeting and asked the Commissioners for their preference of holding the meeting on their regular scheduled day of Wednesday, July 3 or Tuesday, July 2, 2024 due to the Independence Day Holiday.

Commission consensus was to keep the Wednesday, July 3, 2024, meeting date.

**F. FUTURE ITEMS**

Discussion only, no action taken.

**G. ADJOURNMENT**

Chair McDonald adjourned the meeting at 7:08 pm.

**APPROVED this the 3rd day of July 2024.**

**APPROVED:**

---

Gloria McDonald, Chair

**ATTEST:**

---

Shannon Montgomery, TRMC, Town Secretary

