



BOARD OF ADJUSTMENT MEETING AGENDA

September 20, 2023 at 6:00 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

If you wish to address the Board, 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 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.

D. REGULAR ITEMS

1. Discuss and consider the appointment of Officers:
 - A. Appointment of Chair
 - B. Appointment of Vice-Chair
2. Discuss and consider approval of the September 14, 2022 Meeting Minutes.

E. PUBLIC HEARINGS AND ACTION ITEMS

3. Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 20.3.C. The variance request is to reduce the required setback for a screening fence along the applicant's property line adjacent to a public road. The property subject to the variance request is located at 568 Seals Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-001.

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

4. Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.D. The variance request is to permit the applicant's residential use of an existing dwelling while a new home is constructed on the same property. The property subject to the variance request is located at 496 McMakin Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-002.

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

5. Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Sections 4.7 and 19.4.C. The variance request is to permit the location of an existing dwelling within the regulatory side yard setback, and the location of an existing accessory building without the existence of a primary structure; both conditions would result from a proposed minor plat to subdivide an existing property. The property subject to the variance request is located on land situated in the Fuller Addition 2, Lot 1; Keith Survey, Abstract Number A1643A, Tract 4; and the Newton Allsup Survey, Abstract Number 64870, Tract 7; in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-004.

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

6. Public hearing to consider a variance to regulations found in Bartonville Zoning Ordinance Section 19.3.E. The variance request is to permit the applicant to construct an accessory dwelling that exceeds the 1,000 square-foot maximum allowance. The property subject to the variance request is located at 1416 W Jeter Road in the Town of Bartonville, Denton County, Texas. The Town of Bartonville file number for this application is VAR-2023-003.

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

F. ADJOURNMENT

CERTIFICATION

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Friday, September 15, 2023 prior to 7:00pm.

The Board reserves the right to adjourn into executive session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____