

**THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 2ND DAY OF OCTOBER 2024 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:**

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

*Commissioners Absent:*

Gloria McDonald, Chair

*Town Staff Present:*

Shannon Montgomery, Town Secretary  
Ed Voss, Town Attorney  
Shari Borth, Permit Technician  
Ryan Wells, Planning Consultant

**A. CALL MEETING TO ORDER**

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

**B. PLEDGE OF ALLEGIANCE**

Vice Chair Arment 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 Secretary, 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. PRESENTATIONS**

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

Town Secretary Montgomery administered the Statement of Appointed Official and Oath of Office to newly reappointed Commissioners Arment, Hoyt-Stenovitch, and Adams.

**E. APPOINTMENT OF OFFICERS**

**1. Appointment of Chair.**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to appoint Commissioner Arment as Planning & Zoning Commission Chair.

**VOTE ON THE MOTION**

AYES: Arment, Abernathy, Hayes, Hoyt-Stenovitch, Adams

NAYS: None

VOTE: 5-0

**2. Appointment of Vice Chair.**

Motion made by Commissioner Abernathy, seconded by Commissioner Hoyt-Stenovitch, to appoint Commissioner McDonald as Planning & Zoning Commission Vice Chair.

**VOTE ON THE MOTION**

AYES: Arment, Abernathy, Hayes, Hoyt-Stenovitch, Adams

NAYS: None

VOTE: 5-0

**F. APPROVAL OF MINUTES**

**1. Discuss and consider the approval of the August 7, 2024, Planning & Zoning Commission Regular Meeting Minutes.**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to **APPROVE** the August 7, 2024 Regular Meeting Minutes as presented.

**VOTE ON THE MOTION**

AYES: Arment, Abernathy, Hayes, Hoyt-Stenovitch, Adams

NAYS: None

VOTE: 5-0

**G. PUBLIC HEARINGS AND REGULAR ITEMS**

**1. Discuss and make a recommendation regarding a Final Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas. This application constitutes a revision of an approved Final Plat (Town Project File FP-2024-003) The applicant is Mycoskie & Associates, Inc., on behalf of Knight Development Group, LLC. [Town of Bartonville File Number FP-2024-004.]**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy to recommend **APPROVAL** of a Final Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of

Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas, with the following conditions:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c).
2. In accordance with BDO Section 2.6.5., the final plat shall not be recorded until either:
  - a. All required public improvements have been constructed and accepted by the Town; or
  - b. The Town has received an appropriate surety from the applicant guaranteeing the construction of the required public improvements.
3. Prior to recordation, the Town approval signature box shall be updated to read “Final Plat”.
4. Prior to recordation, the Owner’s Dedication section shall remove all references to the dedication of the street in fee simple for public use.
5. Prior to recordation, the Owner’s Dedication section shall be corrected to reference “Lot 1X, Lots 1-7, Block 1, and Lots 1-8, Block 2, Knight’s Landing”.

#### **VOTE ON THE MOTION**

AYES: Arment, Abernathy, Hayes, Hoyt-Stenovitch, Adams

NAYS: None

VOTE: 5-0

2. **Conduct a Public Hearing to hear public comment, discuss, and make a recommendation regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 8, Section 8.02.001.(b). (Exceptions), to add a new subpart 5 that would permit the discharge of blank cartridges from firearms on Agricultural zoned property with prior notice to the Town Marshal. The applicants are Stacey and Ronnie Smith. [Town of Bartonville File Number ZC-2024-003.]**

Chair Arment, convened the Planning and Zoning Commission into Executive Session pursuant to the Open Meetings Act, Chapter 551, in accordance with the Texas Government Code Section 551.071 Consultation with the Town Attorney to seek legal advice of its attorney concerning agenda # G.2 at 6:50 pm.

Chair Arment reconvened the Planning and Zoning Commission into Open Session at 7:00 pm.

Chair Arment opened the Public Hearing at 7:07 pm.

Town Secretary Montgomery read a statement IN FAVOR of the request from Rachel Neese, 1667 Broome Road, Bartonville, Texas 76226.

The following addressed the Commission:

- Stacey Smith, 601 McMakin Road, Bartonville – IN FAVOR
- Trevor McNealy, 351 Norwood Drive, Flower Mound – IN FAVOR
- Cynthia Stamer, 3948 Legacy Drive, Plano, Texas – IN FAVOR

Chair Arment closed the Public Hearing at 7:34 pm.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Hayes, to recommend **APPROVAL** of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 8, Section 8.02.001.(b). (Exceptions), to add a new subpart 5 that would permit the discharge of blank cartridges from firearms on Agricultural zoned property with prior notice to the Town Marshal.

**VOTE ON THE MOTION**

AYES: Arment, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: Adams

VOTE: 4-1-0

**H. FUTURE ITEMS**

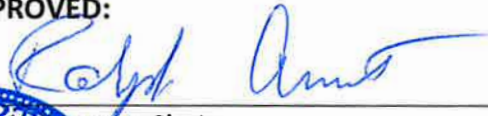
Discussion only, no action taken.

**I. ADJOURNMENT**

Chair Arment adjourned the meeting at 7:35 pm.

**APPROVED this the 5th day of March 2025.**

**APPROVED:**



Ralph Arment, Chair

**ATTEST:**



Shannon Montgomery, TRMC, Town Secretary

