

THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 21ST DAY OF OCTOBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COUNCIL MEMBERS PRESENT, CONSTITUTING A QUORUM:

Jaclyn Carrington, Mayor
Matt Chapman, Mayor Pro Tem/Place 2
Jim Roberts, Council Member Place 1
Clay Sams, Council Member Place 3
Keith Crandall, Council Member Place 4
Margie Arens, Council Member Place 5

Town Staff Present:

Kirk Riggs, Town Administrator/Chief of Police
Shannon Montgomery, Town Secretary
Aliceson Cotton, Town Attorney
Helen-Eve Beadle, Town Planning Consultant

A. CALL MEETING TO ORDER

Mayor Carrington called the meeting to order at 6:30 pm.

B. PLEDGE OF ALLEGIANCE

Mayor Carrington led the Pledge.

C. PRESENTATIONS

1. Introduction of and Administer Oath of Office to new Police Officer Nathan Noble.

Chief of Police Riggs introduced Police Officer Nathan Noble and administered his Oath of Office.

D./E. CLOSED SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 6:35 pm and reconvened into open session at 6:45 pm in accordance with the Texas Government Code regarding:

- 1. Section 551.071 (1) and (2) Consultation with Attorney. Private consultation to seek the advice of the Town Attorney about pending or contemplated litigation or a settlement offer and to consult with the Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: Fence Regulations**

Mayor Carrington stated action would be taken during Agenda Item I.5.

F. PUBLIC PARTICIPATION

If you wish to address the Council, 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 Council 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 Council during the Public Participation portion of the meeting or when the item is considered by the Town Council.

There was no Public Participation.

G. APPOINTED REPRESENTATIVE/LIAISON REPORTS

Council will receive and discuss the following reports:

1. Denton County Emergency Services District #1.

Chief Vaughan of Denton County Emergency Services District No. 1 provided an update and addressed questions from Council.

2. Police Department – September 2025 Statistics/Activities.

Town Administrator/Chief of Police Riggs summarized the September 2025 monthly statistics/activities and addressed questions from Council.

3. Administration – September 2025 Reports: Financial, including the quarterly investment report, Animal Control and Code Enforcement, Engineering, Municipal Court, Permits, and Board Member Attendance.

Town Secretary Montgomery provided a summary of the September 2025 financials and quarterly investment report and addressed questions from Council.

H. CONSENT AGENDA

This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of the September 16, 2025, Regular Meeting Minutes.**2. Consider approval of a Resolution disbanding the Ad Hoc Traffic Committee.****3. Consider approval of a Resolution disbanding the Town Hall Property Improvements Subcommittee.**

Motion made by Council Member Sams, seconded by Council Member Arens, to **APPROVE** Consent Agenda Items H.1 – H.3 as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

The Resolution caption of Agenda Item H.2 reads as follows:

**TOWN OF BARTONVILLE, TEXAS
RESOLUTION 2025-12**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, DISBANDING THE TRAFFIC AD HOC COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

The Resolution caption of Agenda Item H.3 reads as follows:

**TOWN OF BARTONVILLE, TEXAS
RESOLUTION 2025-13**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, DISBANDING THE TOWN HALL PROPERTY IMPROVEMENTS SUBCOMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

I. PUBLIC HEARINGS AND REGULAR ITEMS

Council Member Roberts left the dais at 7:03 p.m.

- 1. Conduct a Public Hearing to hear public comment, discuss, and take action on an Ordinance amending the Comprehensive Zoning Ordinance of the Town and the Official Zoning Map to change the zoning classification from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road. The applicant is McAdams on behalf of the owner Drew Walling. [Town of Bartonville File Number ZON-2025-001, Estates of Quail Run/Walling Addition RE-5 Rezoning]. *(The Planning & Zoning Commission recommended approval by a vote of 5-0 at its October 1, 2025, meeting.)***

Mayor Carrington opened the Public Hearing at 7:09 p.m.

Town Secretary Montgomery shared the responses Staff received:

- Dr. Peter T. Walling, 624 W Jeter Road, Bartonville – IN SUPPORT
- Khosrow Sadeghian – Agent for Kamy Real Property Trust – PO Box 50593, Denton – OPPOSED
- Michael Knoll, 104 Burghley Court, Bartonville – OPPOSED
- Drew & Tiffany Walling, 600 W Jeter Road, Bartonville – IN SUPPORT
- Yianni Ioannou, Burghley Court, Lot 7C, Bartonville - OPPOSED

Mayor Carrington closed the Public Hearing at 7:10 p.m.

Motion made by Council Member Crandall, seconded by Council Member Chapman, to **APPROVE** an Ordinance amending Exhibit 14A, “Zoning Ordinance,” in Chapter 14, “Zoning,” the “Zoning Ordinance of the Town of Bartonville,” as amended, to rezone approximately one hundred acres of land, a portion of which is situated in the Newton Allsup Survey, Abstract No. 3, and a portion of which includes part of lot 1 and all of lot 2, Block “A” of the Walling Addition, Town of Bartonville, Denton County, Texas.

VOTE ON THE MOTION

AYES: Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 4-0

The Ordinance caption reads as follows:

**TOWN OF BARTONVILLE, TEXAS
ORDINANCE NO. 790-25**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING", THE "ZONING ORDINANCE OF THE TOWN OF BARTONVILLE", AS AMENDED, TO REZONE APPROXIMATELY ONE HUNDRED ACRES OF LAND, A PORTION OF WHICH IS SITUATED IN THE NEWTON ALLSUP SURVEY, ABSTRACT NO. 3, AND A PORTION OF WHICH INCLUDES PART OF LOT 1 AND ALL OF LOT 2, BLOCK "A" OF THE WALLING ADDITION, TOWN OF BARTONVILLE, DENTON COUNTY TEXAS; THE PROPERTY IS LOCATED WEST OF GIBBONS ROAD, NORTH OF WEST JETER ROAD, AND SOUTH OF FRENCHTOWN ROAD, IN THE TOWN, AS MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO, FROM A ZONING DESIGNATION OF AGRICULTURAL DISTRICT (AG) TO A ZONING DESIGNATION OF RESIDENTIAL ESTATES 5 (RE-5), AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING THAT A VIOLATION IS A CLASS C MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH VIOLATION AND PROVIDING THAT A SEPARATE VIOLATION SHALL OCCUR ON EACH DAY OR PART OF A DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

Council Member Roberts returned to the dais at 7:11 p.m.

2. **Conduct a Public Hearing to hear public comment, discuss, and take action on an Ordinance regarding a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number ZON-2025-002, Lantana Tract 8B Chipotle CUP]. *(The Public Hearing was continued to the November 5, 2025 Planning & Zoning Commission Meeting.)***

Mayor Carrington opened the Public Hearing at 7:13 p.m., and after recognizing that there was no one wishing to speak, closed the Public Hearing at 7:14 p.m.

Motion made by Council Member Crandall, seconded by Council Member Arens, to **DENY** a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

3. **Conduct a Public Hearing to hear public comment, discuss, and take action on a Site Plan on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number SP-2025-002, Lantana Tract 8B Site Plan]. *(The Public Hearing was continued to the November 5, 2025 Planning & Zoning Commission Meeting.)***

Mayor Carrington opened the Public Hearing at 7:16 p.m., and after recognizing that there was no one wishing to speak, closed the Public Hearing at 7:16 p.m.

Motion made by Council Member Chapman, seconded by Council Member Roberts, to **DENY** a C a Site Plan on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

4. **Discuss and consider award/rejection of bids and approval of a Contract for Miscellaneous Asphalt Pavement Repair On-Call services and authorize the Town Administrator to execute necessary documents on behalf of the Town.**

Motion made by Council Member Sams, seconded by Council Member Arens, to **AWARD** a Contract for Miscellaneous Asphalt Pavement Repair On-Call services to Tejas LLC, and authorize the Town Administrator to execute necessary documents on behalf of the Town.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

5. **Discuss and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 3, “Building Regulations,” Article 3.10. “Fences and Walls,” Section 3.10.003, by amending Fence Regulations to prohibit privacy fencing and opaque walls in certain areas; and providing an effective date.**

Motion made by Council Member Crandall, seconded by Council Member Roberts, to **APPROVE** an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 3, “Building Regulations,” Article 3.10. “Fences and Walls,” Section 3.10.003, by amending Fence Regulations to prohibit privacy fencing and opaque walls in certain areas as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

The Ordinance caption reads as follows:

**TOWN OF BARTONVILLE, TEXAS
ORDINANCE NO. 791-25**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 3, “BUILDING REGULATIONS,” ARTICLE 3.10, “FENCES AND WALLS,” SECTION 3.10.003, BY AMENDING FENCE REGULATIONS TO PROHIBIT PRIVACY FENCING AND OPAQUE WALLS IN CERTAIN AREAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION UPON CONVICTION OF A FINE IN AN AMOUNT NOT TO EXCEED \$500.00 FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL OCCUR FOR EACH VIOLATION AND FOR EACH DAY UPON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

J. FUTURE ITEMS

Discussion only, no action taken.

K. ADJOURNMENT

Mayor Carrington declared the meeting adjourned at 7:21 pm.

APPROVED this the 18th day of November 2025.

APPROVED:

Jaclyn Carrington,
Mayor

ATTEST:

Shannon Montgomery, TRMC,
Town Secretary