



TOWN COUNCIL COMMUNICATION

DATE: October 21, 2025

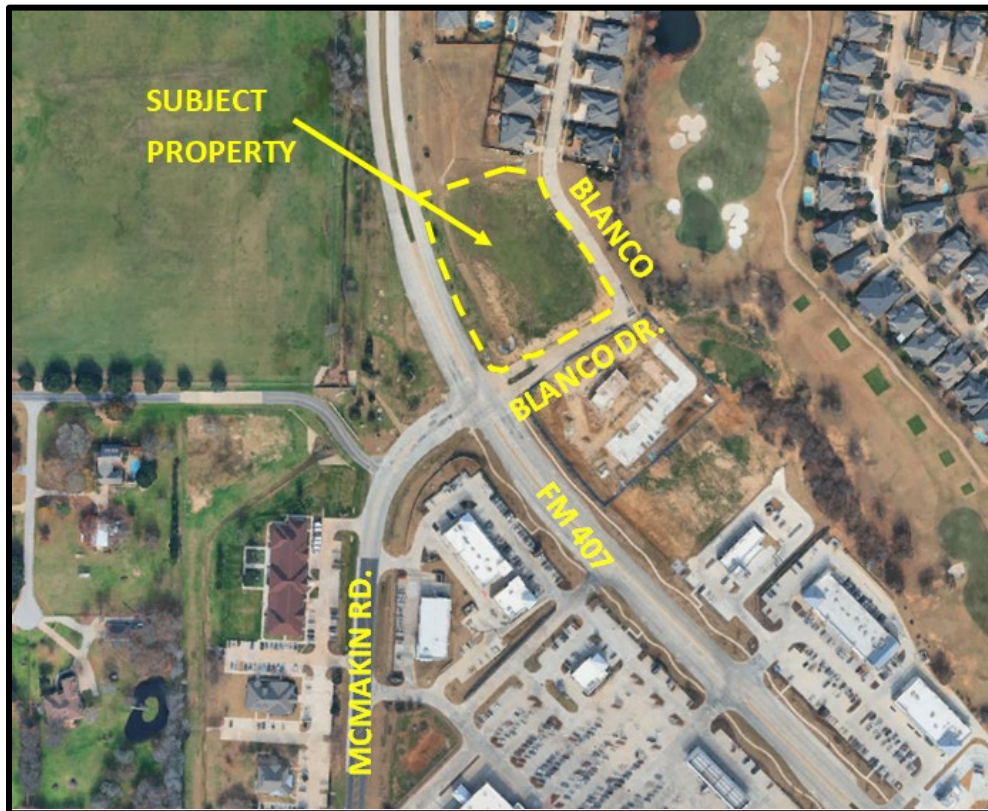
FROM: Helen-Eve Beadle, AICP, Town Planning Consultant

AGENDA ITEM: 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.)***

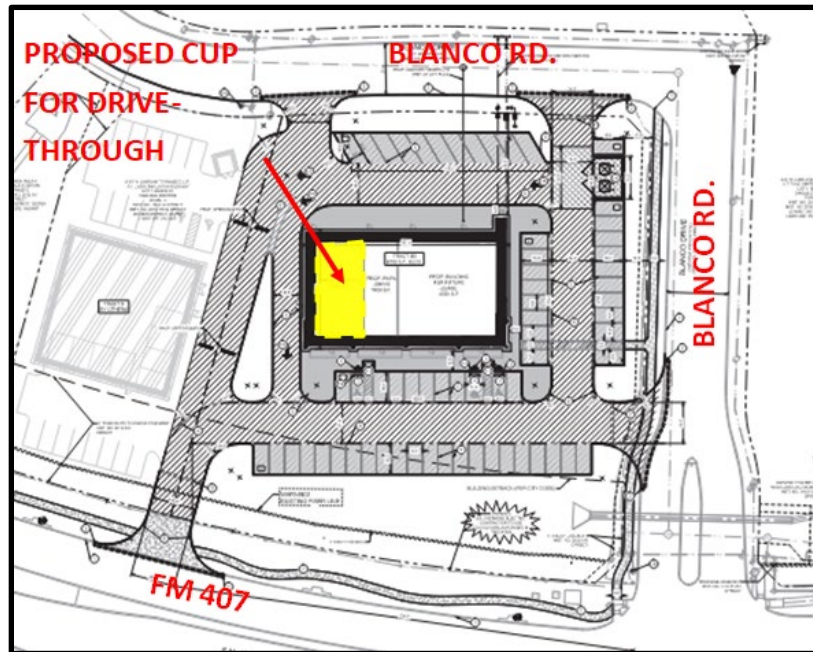
Applicant/Owner: A-S 114 TC PHASE 2, L.P.

Existing Zoning: General Commercial-Planned Development (GC-PD)

Property Location:



Summary of Conditional Use Permit Request: The applicant has applied for a Conditional Use Permit (CUP) to allow for a drive-through restaurant. The Town of Bartonville's Zoning Ordinance requires approval of a CUP for drive-through facility in the GC-PD district. The proposed drive-through restaurant (Chipotle) is approximately 2,450 square feet of an overall 8,400 square foot building. The proposed drive-through will operate as a pick-up only facility. All orders must be placed in advance, either online or through the designated mobile app. This pick-up only model has been successfully implemented across North Texas since 2018.



Criteria for Approval of a CUP: The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications. A Site Plan application is required to accompany the CUP application. The Site Plan documents submitted for consideration have been deemed incomplete and a thorough review of the CUP cannot be presented at this time. The deficiencies are outlined in the Town Engineer and Town Planner reviews included in this agenda item.

Due to the application deficiencies, staff recommended the applicant submit a request to continue the public hearing including a Right to 30-Day Action waiver with the requirement the missing application items be submitted by October 6, 2025 (Development Calendar submission date). Staff has not received the outstanding items in order to process the application for the November 7, 2025 P&Z meeting and the November 18, 2025 Council meeting. The next Development Calendar submission date and agenda posting date would be the same date, November 3, 2025. Action could not be accommodated with the 30-day waiver. Staff is recommending the application be withdrawn to avoid denial and a required 6-month waiting period to submit.

Public Notifications: Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission continued the public hearing to the November 5, 2025 meeting.

Staff Recommendation: Staff recommends the applicant withdraw the application prior to the October 21, 2025 Town Council meeting. If notice of withdrawal is not received prior to the meeting, staff recommend denial of the CUP application.

Exhibits:

1. Application for Conditional Use Permit
2. Site Plan
3. Notification Map, Letter mailed to property owners, and Mailing list
4. Town Engineer Review Letter, September 15, 2025
5. Town Planner Review Letter, September 15, 2025