

THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 17TH DAY OF MARCH 2026 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
Jim Roberts, Council Member Place 1
Clay Sams, Council Member Place 3
Keith Crandall, Council Member Place 4
Margie Arens, Council Member Place 5

Council Members Absent:

Matt Chapman, Mayor Pro Tem/Place 2

Town Staff Present:

Kirk Riggs, Town Administrator
Jeremy Page, Town Attorney
Shannon Montgomery, Town Secretary
Jeff Ashabranner, Chief of Police

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. Mayor's Outstanding Service Award

Mayor Carrington presented the first Mayor's Outstanding Service Award to Shari Borth for her remarkable professionalism and commitment by successfully performing the responsibilities of three critical roles during a challenging eight month period where two co-workers were out of the office at different times.

D. 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.

The following individuals addressed the Town Council in regard to a request for an item to be placed on a future Council agenda to hear a presentation requesting sewer connections for businesses located along McMakin:

- Laura Pittman, 1237 Post Oak Court, Bartonville, Texas – OPPOSED
- Kathy Daum, 1590 Post Oak Lane, Bartonville, Texas – OPPOSED
- Margaret "Peggy" Parks, 1480 Post Oak Lane, Bartonville, Texas – OPPOSED

- Bert Rupp, 161 Meadow Knoll, Double Oak, Texas – IN SUPPORT
- Marilyn Janke, 74 McMakin, Bartonville, Texas – IN SUPPORT
- Ralph Adams, 250 Pin Oak Court, Bartonville, Texas – OPPOSED
- Christine Adams, 250 Pin Oak Court, Bartonville, Texas – OPPOSED
- Tim House, 96 McMakin, Bartonville, Texas – IN SUPPORT
- George Dunham, 103 Burghley Court, Bartonville, Texas – IN SUPPORT
- Jennifer Rogers, 230 McMakin Road, Bartonville, Texas – IN SUPPORT
- David Anderson, 410 Country Court, Bartonville, Texas – IN SUPPORT
- Rachael McKinley, 1092 Jeter Road East, Bartonville, Texas – IN SUPPORT
- Jeff Meyer, 1092 Jeter Road East, Bartonville, Texas – IN SUPPORT
- Brad Roblyer, 2013 High Meadow Court, Bartonville, Texas – IN SUPPORT
- Brian and Paige Whittecar, 842 McMakin Road, Bartonville, Texas – IN SUPPORT
- Diana Roblyer, 2013 High Meadow Court, Bartonville, Texas – IN SUPPORT
- Michael Parker, 340 Thornhill Circle, Double Oak, Texas – IN SUPPORT
- Brady Jones, 907 Shadow Ridge Drive, Highland Village, Texas – IN SUPPORT
- Sophia Barrera, 501 E College Street, Lewisville, Texas – IN SUPPORT
- Brian Smiley, 1540 Rustic Timbers Lane, Flower Mound, Texas – IN SUPPORT
- Eddy Haack, 3429 Clydesdale Drive, Denton, Texas – IN SUPPORT
- Lauren Estrada, 1317 Evergreen Drive, Lewisville, Texas – IN SUPPORT
- Lauren Mellick, 2013 High Meadow Court, Bartonville, Texas – IN SUPPORT
- Brandon Shelby, 1800 Teague, Suite 203, Sherman, Texas – IN SUPPORT
- Kenneth Simmons, Jr., 2101 Southernwood Court, Flower Mound, Texas – IN SUPPORT
- Brayden Mellick, 2013 High Meadow Court, Bartonville, Texas – IN SUPPORT
- Michelle Boyle, 1501 Landfall Circle, Bartonville, Texas – OPPOSED
- Perry Serne, 595 Highgate Court, Lake Dallas, Texas – IN SUPPORT
- Joe Speake, 226 Porter Road, Bartonville, Texas – IN SUPPORT

E./F. CLOSED SESSION / RECONVENE OPEN MEETING

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 7:30 pm and reconvened into open session at 8:10 pm in accordance with the Texas Government Code regarding:

- 1. Section 551.071 Consultation with Town Attorney to seek legal advice regarding Agenda Items I.2, I.3, and I.4.**

Mayor Carrington stated that action will be taken during the respective agenda items.

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 – March 2026 Statistics/Activities.

Chief of Police Ashabranner summarized the monthly statistics/activities and addressed questions from Council.

3. Administration – March 2026 Reports: Financial – including quarterly investment, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.

Town Administrator Riggs provided a summary of the March 2026 Finance 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 March 17, 2026 Regular Meeting Minutes.
2. Consider approval of Town Administrator Contract.
3. Ratify Engagement Letter with Brown & Hofmeister, LLP for Town Attorney Services.
4. Consider an Ordinance repealing Appendix A, “Fee Schedule” of the Town of Bartonville Code of Ordinances and adopting a new Appendix A, “Fee Schedule” and providing an effective date of May 1, 2026.
5. **ITEM WAS PULLED FROM THE CONSENT AGENDA AND WILL BE BROUGHT BACK**

Motion made by Council Member Roberts, seconded by Council Member Crandall, to APPROVE Consent Agenda Items No. 1 – 4 as presented.

VOTE ON THE MOTION

AYES: Roberts, Sams, Crandall, and Arens
 NAYS: None
 VOTE: 4-0

The Ordinance Caption for Consent Agenda Item #4, reads as follows:

**TOWN OF BARTONVILLE
 ORDINANCE NO. 799-26**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES BY REPEALING APPENDIX A, "FEE SCHEDULE," IN ITS ENTIRETY AND CREATING A NEW APPENDIX A, "FEE SCHEDULE," TO AMEND CERTAIN FEES AND CHARGES FOR TOWN SERVICES, AS PROVIDED HEREIN; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

I. PUBLIC HEARINGS AND REGULAR ITEMS

Council Member Crandall recused himself and left the dais at 8:24 pm.

1. **Discuss and consider a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Case # FP-2026-001] (*The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.*)**

Motion made by Council Member Roberts, seconded by Council Member Sams, to **APPROVE** a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane with the following condition: Finished Floor Elevations (FFE) shall be provided on Final Plat.

VOTE ON THE MOTION

AYES: Roberts, Sams, and Arens
 NAYS: None
 VOTE: 3-0

Council Member Crandall returned to the dais at 8:29 pm.

Council Member Sams recused himself and left the dais at 8:29 pm.

2. **Hold Public Hearing, discuss, and consider a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. [Case # ZON-2026-001] (*The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.*)**

Mayor Carrington opened the Public Hearing at 8:35 pm.

Town Secretary Montgomery stated that the Town had received one **IN SUPPORT** response from Donna and Lester Baumgarner, 890 E Jeter Road, Bartonville, Texas. After recognizing there was no one wishing to speak, Mayor Carrington closed the Public Hearing at 8:35 pm.

Motion made by Council Member Crandall, seconded by Council Member Roberts, to **APPROVE** a zoning change of two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226.

VOTE ON THE MOTION

AYES: Roberts, Crandall, and Arens

NAYS: None

VOTE: 3-0

Council Member Sams returned to the dais at 8:36 pm.

The approved Ordinance caption reads as follows:

**TOWN OF BARTONVILLE, TEXAS
ORDINANCE NO. 801-26**

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 SEVEN ACRES OF LAND, CONSISTING OF TRACT 4 OF THE A.M. FELTUS SURVEY, ABSTRACT NO. 1594 (DCAD ID 65096) AND TRACT 1 OF THE VIRGINIA MORRISON ADDITION (DCAD ID 101470), TOWN OF BARTONVILLE, DENTON COUNTY TEXAS, ADDRESSED RESPECTIVELY AS 630 AND 590 EAST JETER ROAD, 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 FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

3. **Hold Public Hearing, discuss, and consider a request for a Conditional Use Permit (CUP) for an equestrian center on property zoned Agricultural District (AG) containing approximately 16.32-acre, legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The property is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. [Case # ZON-2026-002] *(The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.)***

Mayor Carrington opened the Public Hearing at 8:50 pm.

Town Secretary Montgomery stated that the Town had received two **IN OPPOSITION** responses from Linda and Anthony Machnicki, 1101 Brasher Drive, Bartonville.

The following spoke before Town Council:

- Odis Fuller, 900 Gibbons Road, Bartonville, Texas – IN SUPPORT

Mayor Carrington closed the Public Hearing at 8:53 pm.

Motion made by Council Member Arens, seconded by Council Member Crandall, to **APPROVE** a request for a Conditional Use Permit (CUP) for an equestrian center on property zoned Agricultural District (AG) containing approximately 16.32-acre, legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 989

Gibbons Road, Bartonville, Texas 76226, with the condition: Property owner shall be required to spread any collected manure equally over the open space areas of the Property.

VOTE ON THE MOTION

AYES: Roberts, Sams, Crandall, and Arens

NAYS: None

VOTE: 4-0

The approved Ordinance caption reads as follows:

**TOWN OF BARTONVILLE, TEXAS
ORDINANCE NO. 802-26**

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 APPROVE A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN EQUESTRIAN CENTER, AND ITS ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 8-ACRE TRACT OF LAND (DCAD ID 1085825), ZONED AGRICULTURAL DISTRICT "AG", SUCH PROPERTY BEING GENERALLY LOCATED AT 989 GIBBONS ROAD, ON LOT 2-R1, TUCKER ADDITION, TOWN OF BARTONVILLE, DENTON COUNTY TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS; PROVIDING ASSIGNABILITY AND EXPIRATION AND REVOCATION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

- 4. Hold Public Hearing, discuss and consider a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Chapter III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land. The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road. The property is generally located at 1047 W. Jeter Road [Case # DOW-2026-001] *(The Planning and Zoning recommended APPROVAL by a vote of 5 to 0 at its April 1, 2026, meeting.)***

Mayor Carrington opened the Public Hearing at 9:01 pm.

Town Secretary Montgomery stated that the Town had not received any responses regarding this item. After recognizing there was no one wishing to speak, Mayor Carrington closed the Public Hearing at 9:01 pm.

Motion made by Council Member Roberts, seconded by Council Member Crandall, to **APPROVE** a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Part III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land. The property is a 105.82-acre tract of

land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road.

VOTE ON THE MOTION

AYES: Roberts, Sams, Crandall, and Arens

NAYS: None

VOTE: 4-0

J. FUTURE ITEMS

Discussion only, no action taken.

K. ADJOURNMENT

Mayor Carrington declared the meeting adjourned at 9:02 pm.

APPROVED this the 12th day of May 2026.

APPROVED:

Jaclyn Carrington,
Mayor

ATTEST:

Shannon Montgomery, TRMC
Town Secretary