

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 1ST DAY OF OCTOBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

Gloria McDonald, Chair
Don Abernathy, Commissioner
Pat Adams, Commissioner
Ralph Arment, Commissioner
Rick Lawrence, Alternate 1
Rebecca Jenkins, Alternate 2

Commissioners Absent:

Brenda Hoyt-Stenovitch, Commissioner

Town Staff Present:

Kirk Riggs, Town Administrator
Shannon Montgomery, Town Secretary
Shari Borth, Permit Technician
Helen-Eve Beadle, Planning Consultant

A. CALL MEETING TO ORDER

Chair McDonald called the meeting to order at 6:31 pm.

B. PLEDGE OF ALLEGIANCE

Chair McDonald 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 were no public participation.

D. PRESENTATIONS

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

Town Secretary Montgomery administered the Statement of Appointed Official and Oath of Office to Commissioners Abernathy, Adams, and Jenkins.

E. APPOINTMENT OF OFFICER**1. Appointment of Vice Chair**

Motion made by Commissioner Arment, seconded by Commissioner Abernathy, to nominate Pat Adams as Vice Chair.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, McDonald

NAYS: None

VOTE: 5-0

F. APPROVAL OF MINUTES**1. Discuss and consider approval of the September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes.**

Motion made by Commissioner Arment, seconded by Commissioner Adams, to approve the September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, McDonald

NAYS: None

VOTE: 5-0

G. PUBLIC HEARINGS AND REGULAR ITEMS

Chair McDonald moved Agenda Items 2 and 3 forward:

- 2. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a request for 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].**

Chair McDonald stated that Staff received a request from the applicant to continue this item to the November 5, 2025 Planning & Zoning Commission meeting. Chair McDonald opened the Public Hearing at 6:38 p.m. and continued the Public Hearing to November 5, 2025 and stated that those wishing to speak could speak on November 5, 2025.

- 3. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan application 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].

Chair McDonald stated that Staff received a request from the applicant to continue this item to the November 5, 2025 Planning & Zoning Commission meeting. Chair McDonald opened the Public Hearing at 6:39 p.m. and continued the Public Hearing to November 5, 2025 and stated that those wishing to speak could speak on November 5, 2025.

Chair McDonald recused herself from the dais and left the meeting at 6:40 pm. Vice Chair Adams presided over the remainder of the meeting.

- 1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a zoning change 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].**

Vice Chair Adams opened the Public Hearing at 6:49 p.m.

Town Secretary Montgomery stated the responses that Staff has 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

Vice Chair Adams closed the Public Hearing at 6:51 p.m.

Motion made by Commissioner Abernathy, seconded by Commissioner Arment, to **RECOMMEND APPROVAL** of a zoning change 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.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, Jenkins

NAYS: None

VOTE: 5-0

H. FUTURE ITEMS

Discussion only, no action taken.

I. ADJOURNMENT

Vice Chair Adams adjourned the meeting at 6:53 pm.

APPROVED this the 3rd day of December 2025.

APPROVED:

Gloria McDonald,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary