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BFP25002.00

March 20, 2026

**Kirk Riggs – Town Administrator**

1941 E Jeter Road

Bartonville, TX 76226

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**RE: Letter of Intent**

Dear Mr. Riggs,

On behalf of the property owner/applicant, this letter is submitted to outline the proposed conditional use of the subject property and to summarize the requested variances. The intent of this letter is to assist Town staff and the reviewing bodies during public hearings by clearly describing the use, addressing common concerns, and documenting the physical hardships that prevent strict compliance with the Zoning Ordinance.

**I Proposed Conditional Use and Compatibility with Adjacent Properties**

The subject property is currently utilized for agricultural purposes. Proposed improvements include:

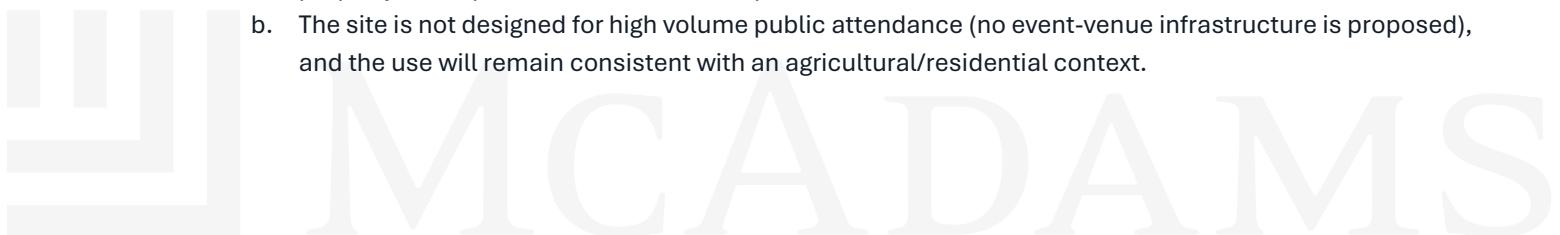
1. a private roping arena,
2. a primary building with associated barn,
3. an accessory building serving the roping arena, and
4. a single-family residence to be constructed in the future.

The layout of the improvements has been intentionally designed to be compatible with adjacent properties and to limit impacts. In particular, the overall site plan approach is intended to keep horse pens situated landward of the existing creek channel to minimize disturbance to the creek and to preserve existing mature trees along the channel. Existing tree canopy limits are shown on the exhibit and grading sheet.

**I Addressing Concerns Commonly Raised for Equestrian Centers**

We understand the Town may receive questions regarding whether the roping arena/equestrian center could function as a commercial venture rather than an accessory residential/agricultural use. The proposed use is intended to remain private in nature and is not designed as a public event venue. The site design and operational approach are aimed at ensuring the use will not be a detriment to adjacent properties, including consideration of dust, noise, lighting, seating, and parking.

1. Commercial vs. Residential/Private Use
  - a. The roping arena is proposed as a private facility associated with agricultural/residential use of the property, not a public commercial enterprise.
  - b. The site is not designed for high volume public attendance (no event-venue infrastructure is proposed), and the use will remain consistent with an agricultural/residential context.



2. Dust Control
  - a. The arena and drive surfaces will be managed with standard dust-control practices appropriate for equestrian use (e.g., regular watering and maintenance of riding surfaces), and disturbed areas will be stabilized as improvements are constructed.
  - b. The grading approach and limits of disturbance are shown on the plan exhibit, supporting a controlled construction footprint.
3. Noise
  - a. Typical roping arena activity is intermittent and localized. The proposed layout provides separation between activity areas and adjoining properties, and the use is intended to remain private rather than event-based.
  - b. No amplified sound systems are proposed as part of the improvement request.
4. Lighting
  - a. Any arena or site lighting will be designed to minimize spillover (downcast/shielded fixtures where applicable) and focused on on-site safety and limited operations, rather than high-intensity commercial lighting.
5. Seating Areas
  - a. Any seating associated with the arena would be incidental and accessory in nature. No grandstand-type infrastructure is proposed as part of the requested improvements.
6. Off Street Parking
  - a. Parking demand is expected to be limited due to the private nature of the use. Off-street parking will be accommodated on-site to avoid impacts to public roadways and adjacent properties.
7. Distance / Separation as a Key Mitigation Factor
  - a. The site design uses distance and placement to reduce potential impacts (noise, lighting, and activity visibility) on adjacent properties. The requested barn placement (addressed below) is specifically tied to protecting the creek corridor and tree canopy while maintaining appropriate internal site function.

## I Requested Variances

The applicant respectfully requests approval of the following variances from the Town of Bartonville Zoning Ordinance in order to allow reasonable use of the property while minimizing environmental impacts and preserving existing site features:

1. Minimum Lot Size Variance
  - a. Zoning Ordinance Reference: Chapter 5, Agricultural District (AG), Article 5.4.A
  - b. Ordinance Requirement: Minimum lot size of 10 acres
  - c. Variance Requested: Approval of a minimum 8-acre lot
  - d. Amount of Variance: 2 acres
2. Livestock Building Setback Variance
  - a. Zoning Ordinance Reference: Chapter 5, Agricultural District (AG), Article 5.4.G.1

- b. Ordinance Requirement: Buildings or structures for raising, feeding, housing, or sale of livestock or poultry shall be located no closer than 50 feet from the property line
  - c. Variance Requested: Approval of a 25-foot setback from the northern property line
  - d. Amount of Variance: 25 feet
3. Accessory Building Setback Variance
- a. Zoning Ordinance Reference: Chapter 19, Accessory Buildings, Article 19.4.A.2
  - b. Ordinance Requirement: Minimum 50-foot setback for accessory buildings in the Agricultural (AG) District
  - c. Variance Requested: Approval of a 25-foot setback from the northern property line
  - d. Amount of Variance: 25 feet

Each variance request is based on physical conditions unique to the property, including existing lot configuration, topography, drainage patterns, the presence of a creek corridor, and established mature trees. These conditions prevent strict compliance with the Zoning Ordinance without creating greater environmental disturbance or limiting reasonable use of the property.

#### **I Physical Hardships / Reasons Strict Compliance Is Not Feasible**

The Board of Adjustment is required to find a physical hardship for each variance request. The basis for the requested variances is grounded in physical and legal constraints of the property, not monetary hardship.

1. Existing Lot Configuration and Legal Constraints
  - a. The subject property exists as an 8-acre tract (portion of Lot 2, Tucker Addition).
  - b. The tract was created through a metes-and-bounds description recorded through Denton County rather than through a Town of Bartonville platting process. Denton County's lot size standards differ from the Town's standards.
  - c. There is no adjacent property available to purchase or combine to create a conforming 10-acre lot, leaving the applicant with a legally established tract that cannot be practically enlarged.
2. Natural Features and Site Constraints (Creek Corridor and Mature Trees)
  - a. The site layout is intentionally designed to place horse pens landward of the creek channel, reducing the risk of creek disturbance and protecting mature trees along the corridor.
  - b. Shifting improvements to meet more restrictive setbacks would push activity areas closer to sensitive features or require additional disturbance, undermining the goal of preservation.
3. Topography / Drainage / Constructability
  - a. Grading and drainage constraints and the planned limits of disturbance influence where improvements can be placed. The submitted exhibit includes tree canopy limits, limits of disturbance, and grading information supporting these constraints.

The proposed conditional use is designed to be compatible with surrounding properties and not detrimental to adjacent landowners. The requested variances are tied directly to physical constraints and existing legal conditions of the tract, including the creek corridor and mature trees, existing lot configuration, and the lack of ability to assemble additional acreage.

Sincerely,  
**McAdams**



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