

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 3RD DAY OF DECEMBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

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

Town Staff Present:

Kirk Riggs, Town Administrator
Patricia Adams, Town Attorney
Shannon Montgomery, Town Secretary
Shari Borth, Permit Technician

A. CALL MEETING TO ORDER

Chair McDonald called the meeting to order at 6:30 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. APPROVAL OF MINUTES

1. Discuss and consider approval of the October 1, 2025, Planning & Zoning Commission Regular Meeting Minutes.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Adams, to approve the October 1, 2025, Planning & Zoning Commission Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Hoyt-Stenovitch, McDonald

NAYS: None

VOTE: 5-0

E. PUBLIC HEARINGS AND REGULAR ITEMS

Town Secretary’s Note: There were technical difficulties from 6:35 pm until 6:38 pm.

- 1. Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 4B encompassing approximately 48.341 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. [Town of Bartonville File Number FP-2025-004]**

Motion made by Commissioner Arment, seconded by Commissioner Abernathy, to recommend **APPROVAL** of a Final Plat for High Plains at Furst Ranch, Phase 4B encompassing approximately 48.341 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 with the following conditions:

1. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Final Plat.
2. Denton County ESD 1 recommends approval of the Final Plat with the condition that emergency access in and out of the site meets the IFC code requirements and is maintained in a compliant manner.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Hoyt-Stenovitch, McDonald

NAYS: None

VOTE: 5-0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Vice McDonald adjourned the meeting at 6:43 pm.

APPROVED this the 1st day of April 2026.

APPROVED:

Gloria McDonald, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary