



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** April 1, 2026

**FROM:** Marcy Ratcliff, Town Planning Consultant

**AGENDA ITEM:** Hold Public Hearing, consider and make recommendation regarding 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**]

**Applicant:** Marty Bryan, Bryan Family Revocable Trust

**Existing Zoning:** Agricultural District (AG)

**Property Location:**



a

**Summary of Conditional Use Permit Request:** The applicant has applied for a Conditional Use Permit (CUP) for an equestrian center (a private roping arena) with an accessory barn on proposed Lot 2-R1 (southern portion of Lot 2 Tucker Addition - PID 1085825) and proposed to be addressed as 989 Gibbons Road (see Exhibit 1 & 2). The applicant is proposing a minor replat of Lot 2, Tucker Addition, containing 16.321-acres into two lots (see Exhibit 3). Additionally, the applicant is requesting variances to the zoning ordinance pertaining to the replat and the site plan for the Conditional Use Permit. The variance request Case # VAR-2026-002 goes to the Board of Adjustment (BOA) on Wednesday, March 31, 2026. Below is a summary of the requested variances. The staff memo (see Exhibit 4) to the BOA for the requested variances is provided for review. Staff will apprise the Commission of the BOA vote at the meeting.

Lot 2-R1 Requested Variances: (southern portion of Lot 2 proposed to be addressed 989 Gibbons Road)

1. Reduce the minimum 10-acre lot size to approximately 8-acres lot for an approximate 2-acre variance (Section 5.4.A)
2. Reduce the minimum 50-foot building or structure setback (private fenced roping arena) that is for the raising, feeding, housing or sale of livestock or poultry to 25-feet for a 25-foot variance (Section 5.4.G.1)
3. Reduce the minimum 50-foot accessory building setback to 25-feet for a 25-foot variance (Section 19.4.A.2)

Lot 2-R2 Requested Variance: (northern portion of Lot 2 addressed as 987 Gibbons Road)

1. Reduce the minimum 10-acre lot size to an approximate 9-acre lot for a 1-acre variance

A roping arena is not listed as use in the Zoning Ordinance. The closest use is an equestrian center, which requires a conditional use permit and site plan approval by the Town Council. The attached site plan was also used as an exhibit for the variance request (see Exhibit 2). The equestrian center (private roping arena) and accessory barn is proposed to be located in the northwestern corner of proposed Lot 2-R1. The current AG setback along the northern property line is 50 feet. If the variance is approved the setback will 25 feet. The location of the equestrian center (private roping arena) and accessory barn was intentionally made to preserve existing mature trees and to disturb the small creek area as little as possible. A retaining wall 1.5-feet to 4-feet tall is shown along the northern, western and partially on the southern eastern side of the equestrian center. The location of a future residence is also shown on the site plan.

Concerns with an equestrian center (private roping arena) in a residential area generally include whether the use is a commercial use vs. a residential use, dust control, noise, lighting, whether or not there is dedicated seating areas, whether paved off-street parking is provided, and the distance/separation from other residences. The site plan includes the following notes addressing the development of an equestrian center.

1. Dust control: 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)
2. Seating area: No grandstand type infrastructure is proposed. There may be incidental and accessory seating at times.
3. Building height: All structure heights shall be in accordance with Chapter 14A Zoning Ordinance, Subchapter 4.8 Residential Development Standards.
4. Signage: No signage is proposed.
5. Fire Protection: No fire lanes or fire hydrants are required.
6. Screening: No screening walls are required.
7. Lighting: All proposed lighting will be in accordance with Zoning Ordinance Chapter 28.3A Residential Light and Glare Standards.
8. Noise: All noise created by the equestrian center (private roping arena) shall be in accordance with Chapter 37.3A.

The site plan shows the extent of the tree coverage, the driveway entrance, the future residence, the distance the accessory barn is from any adjacent residences and the topography of the site.

**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.

- A. Factors -When considering applications for a conditional use permit, the Commission and the Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:
1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
  2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
  3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
  4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
  5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
  6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
  7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

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

**Staff Recommendation:**

1. If the Board of Adjustment approves all the variances of VAR-2026-002, staff recommends approval of Case # ZON-2026-002 for a Conditional Use Permit for an equestrian center on proposed Lot 2-R1, to be addressed as 989 Gibbons Road (PID 1085825) with no additional conditions. The site plan has addressed all the criteria for approval of the Conditional Use Permit, along with typical concerns associated with an equestrian center, and specifically notes on the site plan how each will be addressed. **OR**
2. If the Board of Adjustment approves all the variances of VAR-2026-002, with conditions, staff recommends approval of Case # ZON-2026-002 for a Conditional Use Permit for an equestrian center on proposed Lot 2-R1, to be addressed as 989 Gibbons Road (PID 1085825) with specified conditions \_\_\_\_\_. The site plan has addressed all the criteria for approval of the Conditional Use Permit, along with typical concerns associated with an equestrian center, and specifically notes on the site plan how each will be addressed. **OR**
3. If the Board of Adjustment denies any of the variances of VAR-2026-002, staff recommends denial of Case # VAR-2026-002 for a Conditional Use Permit for an equestrian center on proposed Lot 2-R1, to be addressed as 989 Gibbons Road (PID 1085825).

**Exhibits:**

1. Letter of Intent
2. Site Plan
3. Proposed Replat Lot 2-R1 and 2-R2, Tucker Addition
4. Staff memo for variance Case # VAR-2026-002
5. Notification map
6. Letter mailed to property owners
7. Addresses of notified property owners