

Exhibit 1



Town of Bartonville
Application for Zoning Map Amendment

RECEIVED

JUN 05 2023

All applications must be submitted in accordance with the Submission Schedule attached hereto.

Applicant (Owner or Agent, Specify): Melisa Grau
Mailing Address: 4109 Teaberry Ct Flower Mound Tx 75028
Phone: 214 929 6096 Fax: _____

Owner's Name(s) if different: _____
Owner's Address: 4109 Teaberry Court Flower Mound Tx 75028
Phone: 214 929 6096 Fax: _____

Engineer/Surveyor if applicable: Dean Hodde
Mailing Address: P.O. Box 293254 Lewisville Tx 75029
Phone: 972-979-4444 Fax: _____

General Location of Property: 1112 Frechtawn Rd Bartonville
Legal Description of Property: A1643 A Kenth TR 4.79 ddt R 5D / Acc 3 A Section 11 50 P
(Attach Complete Metes and Bounds Description) TR 71 G
Nature and reason for Zoning Change: to be same as rest of land owned

Does this request conform with the adopted Land Use Plan? Yes ☐ No ☐
If the change requested does not conform with the adopted Land Use Plan, you must submit a Land Use Plan Amendment Application.

Current Zoning: A9

I hereby request that the Zoning Designation be changed to: 2 acre
(If a PD is proposed, submit PD Application)

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized¹ for the owner of the above described property.

Signature of Applicant/Owner

Date

STAFF USE ONLY:

Date Submitted: _____ Fee Paid: 400.00
Accepted By: _____ Check No. : _____
P & Z Public Hearing: _____ Metes & Bounds Attached: ☐ Yes ☐ No
Council Public Hearing: _____ Notarized Statement: ☐ Yes ☐ No ☐ N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.

**MICHELLE FRENCH**

DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:

64870DEN

Statement Date: 06/05/2023
Owner: GRAU MELISSA KAY & HACKER
Mailing Address: TRACY ALAN

4109 TEABERRY CT

Property Location: FRENCHTOWN RD
Legal: A0003A NEWTON
ALLSUP|TR 7|.21
ACRES|OLD DCAD TR #1G

TAX CERTIFICATE FOR ACCOUNT : 64870DEN
AD NUMBER: A0003A-000-0007-0000
GF NUMBER:
CERTIFICATE NO : 42585127

DATE : 6/5/2023

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

A0003A NEWTON ALLSUP|TR 7|.21
ACRES|OLD DCAD TR #1G

COLLECTING AGENCY

DENTON COUNTY
P O BOX 90223
DENTON TX 76202

FRENCHTOWN RD
0.21 ACRES

REQUESTED BY

MELISSA GRAU

PROPERTY OWNER

GRAU MELISSA KAY & HACKER TRACY ALAN

4109 TEABERRY CT
FLOWER MOUND TX 75028

4109 TEABERRY CT
FLOWER MOUND TX 750286013

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

X TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.
26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES

LAND MKT VALUE:	18,614	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	18,614	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	ARGYLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON CO ESD 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF BARTONVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2023 : \$ 0.00

ISSUED TO : MELISSA GRAU
ACCOUNTNUMBER: 64870DEN

CERTIFIED BY : Michelle French
AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached



MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Original Receipt

Property Account Number:
64870DEN

Statement Date: 6/5/23
Owner: GRAU MELISSA KAY & HACKER TRAC
Mailing Address: 1112 Frenchtown Road
Bartonville TX 75028

Property Location: FRENCHTOWN RD
Acres: 0.21
Legal: A0003A NEWTON ALLSUP
TR 7
.21 ACRES
OLD DCAD TR #1G

Exemptions: GENERAL HOMESTEAD, OVER 65
Receipt #: 42585095

Deposit #: 202212066975-2022/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	DENTON COUNTY	\$18,614.00	0.217543	12/6/22	\$40.49	\$0.00
2022	ARGYLE ISD	\$18,614.00	1.397600	12/6/22	\$209.87	\$0.00
2022	DENTON CO ESD 1	\$18,614.00	0.093330	12/6/22	\$14.23	\$0.00
2022	TOWN OF BARTONVILLE	\$18,614.00	0.173646	12/6/22	\$27.45	\$0.00

BASE TAX \$292.04

TOTAL PAID \$292.04

Remitted By: Missy Grau
1112 Frenchtown Road
Bartonville TX 75028

Payment Type: CHECK
Check #: 100256608535

Remaining Amount Due As of 6/5/23
0.00

Receipt 6/5/23

Missy Grau
1112 Frenchtown Road
Bartonville TX 75028



MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:

64482DEN

Statement Date: 06/05/2023
Owner: GRAU MELISSA KAY & HACKER
Mailing Address: TRACY ALAN
4109 TEABERRY CT

Property Location: 0001112 FRENCHTOWN RD
Legal: A1643A KEITH|TR 4|.79 ACRES|OLD DCAD TR #5D

TAX CERTIFICATE FOR ACCOUNT : 64482DEN
AD NUMBER: A1643A-000-0004-0000
GF NUMBER:
CERTIFICATE NO: 42585131

DATE : 6/5/2023

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

A1643A KEITH|TR 4|.79 ACRES|OL
D DCAD TR #5D

COLLECTING AGENCY

DENTON COUNTY
P O BOX 90223
DENTON TX 76202

0001112 FRENCHTOWN RD
0.79 ACRES

REQUESTED BY

MELISSA GRAU

PROPERTY OWNER

GRAU MELISSA KAY & HACKER TRACY ALAN

4109 TEABERRY CT
FLOWER MOUND TX 75028

4109 TEABERRY CT
FLOWER MOUND TX 750286013

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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X TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.
26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES

LAND MKT VALUE:	70,026	IMPROVEMENT:	137,710
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	207,736	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	ARGYLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON CO ESD 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF BARTONVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2023 : \$ 0.00

ISSUED TO : MELISSA GRAU
ACCOUNTNUMBER: 64482DEN

CERTIFIED BY: Michelle French
AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached



MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Original Receipt

Property Account Number:
64482DEN

Statement Date: 6/5/23
Owner: GRAU MELISSA KAY & HACKER TRAC
Mailing Address: 1112 Frenchtown Road
Bartonville TX 75028

Property Location: 0001112 FRENCHTOWN RD
Acres: 0.79
Legal: A1643A KEITH
TR 4
.79 ACRES
OLD DCAD TR #5D

Exemptions: GENERAL HOMESTEAD, OVER 65
Receipt #: 42585092

Deposit #: 202212066975-2022/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	TOWN OF BARTONVILLE	\$120,776.00	0.173646	12/6/22	\$124.83	\$0.00
2022	DENTON CO ESD 1	\$120,776.00	0.093330	12/6/22	\$64.70	\$0.00
2022	ARGYLE ISD	\$120,776.00	1.397600	12/6/22	\$1,170.57	\$0.00
2022	DENTON COUNTY	\$110,776.00	0.217543	12/6/22	\$236.61	\$0.00

BASE TAX \$1,596.71

TOTAL PAID \$1,596.71

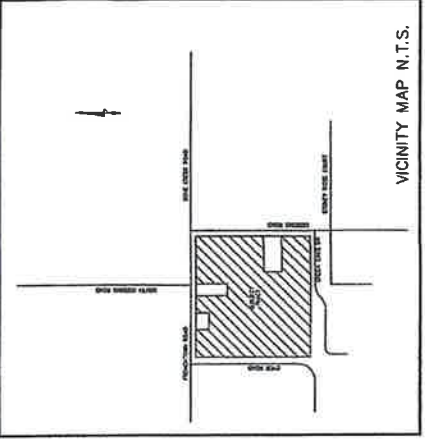
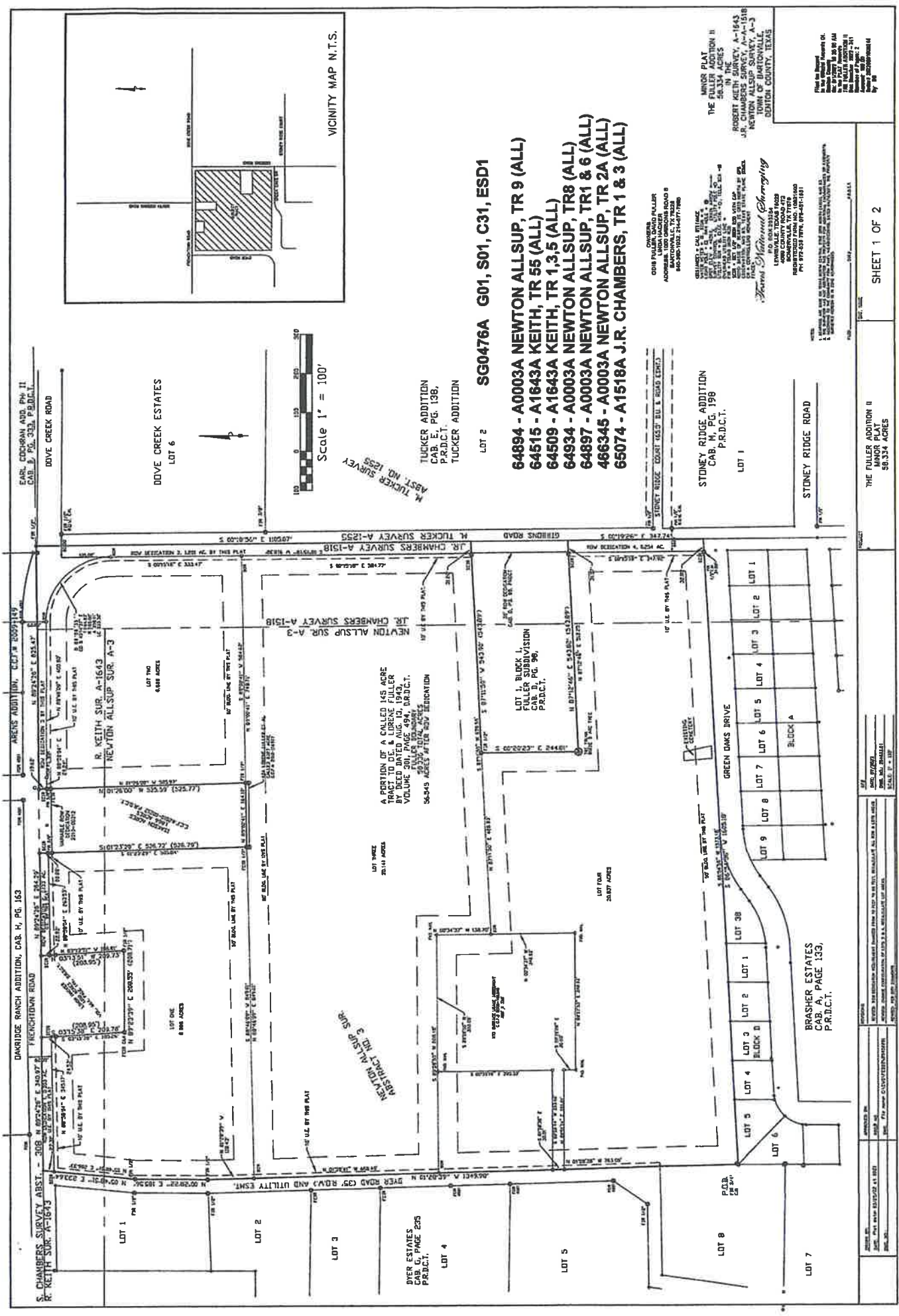
Remitted By: Missy Grau
1112 Frenchtown Road
Bartonville TX 75028

Payment Type: CHECK
Check #: 100256608002

Remaining Amount Due As of 6/5/23
0.00

Receipt 6/5/23

Missy Grau
1112 Frenchtown Road
Bartonville TX 75028



LOT 2
SG0476A G01, S01, C31, ESD1

- 64894 - A0003A NEWTON ALLSUP, TR 9 (ALL)
- 64515 - A1643A KEITH, TR 55 (ALL)
- 64509 - A1643A KEITH, TR 1,3,5 (ALL)
- 64934 - A0003A NEWTON ALLSUP, TR8 (ALL)
- 64897 - A0003A NEWTON ALLSUP, TR1 & 6 (ALL)
- 466345 - A0003A NEWTON ALLSUP, TR 2A (ALL)
- 65074 - A1518A J.R. CHAMBERS, TR 1 & 3 (ALL)

OWNER:
CHAMBERS, J.R.
ADDRESS: 1000 DUCKS ROAD 9
BATON ROUGE, LA 70803
860-580-1002 214-477-7886

MINOR PLAT
THE FULLER ADDITION II
56.334 ACRES
ROBERT KEITH, JR. SURVEY, A-1643
J.R. CHAMBERS SURVEY, A-1518
NEWTON ALLSUP SURVEY, A-3
TOWN OF BATON ROUGE
BOONVILLE, TEXAS

OWNER:
CHAMBERS, J.R.
ADDRESS: 1000 DUCKS ROAD 9
BATON ROUGE, LA 70803
860-580-1002 214-477-7886

OWNER:
CHAMBERS, J.R.
ADDRESS: 1000 DUCKS ROAD 9
BATON ROUGE, LA 70803
860-580-1002 214-477-7886

Exhibit 2



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

June 22, 2023

[NAME]
[ADDRESS]
[CITY], [STATE] [ZIP]

Re: Proposed Zoning Amendment for 1112 Frenchtown Road, Bartonville, Texas

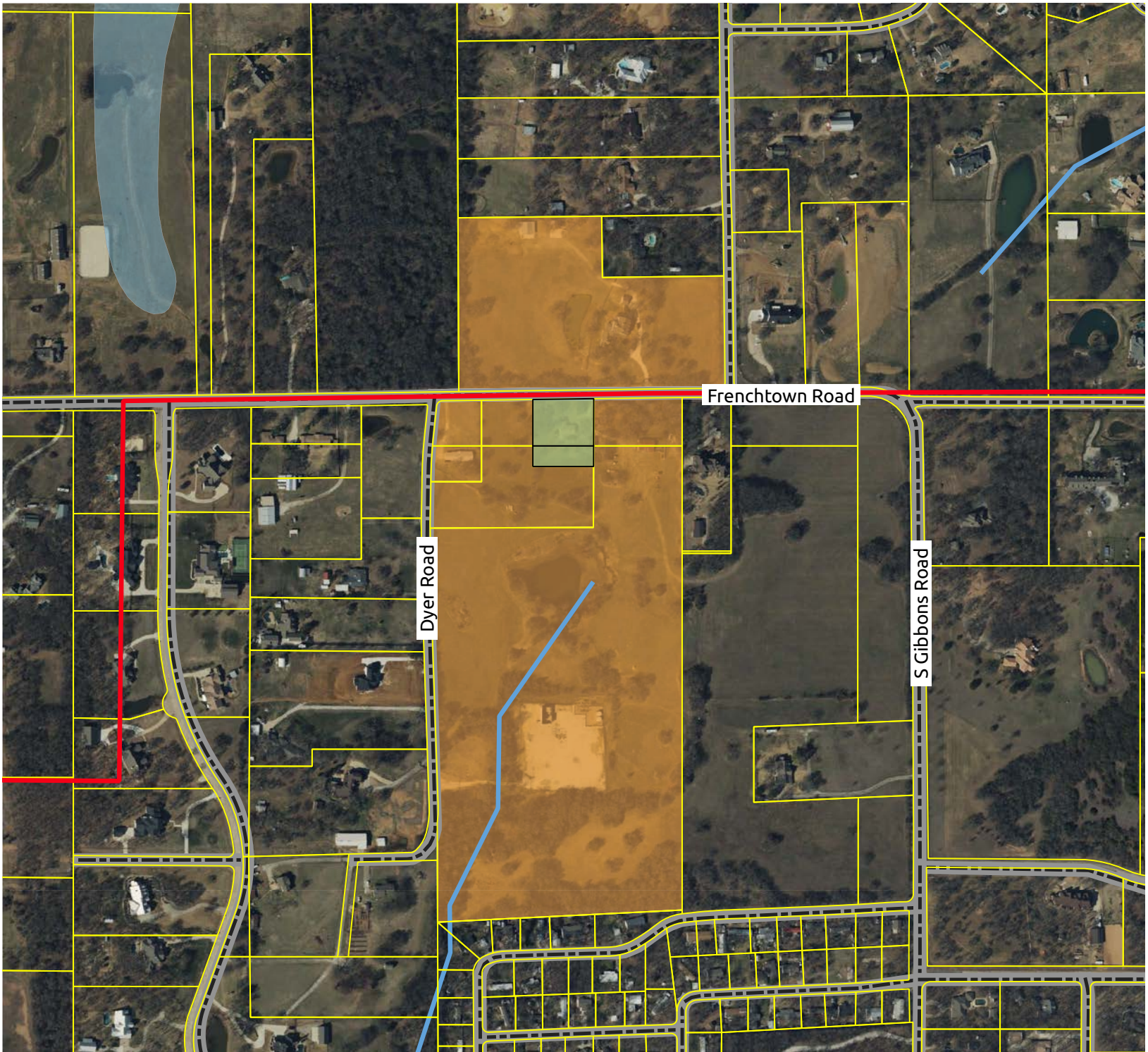
Dear [NAME],

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.








The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 25, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the change of the above-referenced zoning designation, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

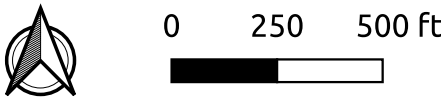
Sincerely,

Thad Chambers, CPM
Town Administrator
Town of Bartonville



Grau Zoning Change
Town File # ZC-2023-002

-  Bartonville Town Limits
-  Subject Property
-  Noticed Parcels
-  Parcels
-  Bartonville Town Limits
-  Roads
-  Floodplain



NAME	ADDRESS	CITY	STATE	ZIP
MELISSA KAY GRAU & TRACY ALAN HACKER	4109 TEABERRY CT	FLOWER MOUND	TX	75028-6013
RUSSEL WILLARD & DENI LYN DAY	1111 FRENCHTOWN RD	ARGYLE	TX	76226-6915

Exhibit 3

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940)566-6800

ORDER CONFIRMATION

Salesperson: Legals Denton

Printed at 06/14/23 09:57 by plaga-dm

Acct #: 232

Ad #: 53015

Status: New WHOLD

BARTONVILLE TOWN OF
1941 EAST JETER ROAD
ARGYLE TX 76226

Start: 06/17/2023 Stop: 06/17/2023

Times Ord: 1 Times Run: ***

STD9 1.00 X 51.00 Words: 223

Total STD9 52.00

Class: 9005 DP LG LEGALS

Rate: CLLLG Cost: 42.40

Affidavits: 1

Ad Descrpt: GRAU ZONING CHANGE

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: RYAN A WELLS-AD TERRAM CONSULT

P.O. #: THAD CHAMBERS

Contact:

Phone: (817)430-4052

Fax#:

Email: tdixon@townofbartonville.com Created: plaga 06/14/23 09:56

Agency: Last Changed: plaga 06/14/23 09:57

URL: _____

Source: _____

Section: CLASSIFIED Page: _____

Camera Ready: N

Group: _____ AdType: CLASS

Misc: _____

Color: _____

Proof: _____

Pickup Date: _____ Ad#: _____

Delivery Instr: _____

Pickup Src: _____

Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___

Coupon: _____ Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

COMMENTS:

LGL - NOPH Grau Zoning Change

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 06/17

DWRC A 84 S 06/17

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940)566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/14/23 09:57 by plaga-dm

Acct #: 232

Ad #: 53015

Status: New WHOLD WHOI

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the change of the above-referenced zoning designation, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/17/2023

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940)566-6800

ORDER CONFIRMATION

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD

BARTONVILLE TOWN OF
1941 EAST JETER ROAD
ARGYLE TX 76226

Start: 07/01/2023 Stop: 07/01/2023

Times Ord: 1

Times Run: ***

STD9 1.00 X 100.00 Words: 381

Total STD9 100.00

Class: 9005 DP LG LEGALS

Rate: CLLLG

Cost: 76.00

Affidavits: 1

Ad Descrpt: NOPH 7/18

Descr Cont: TOWN OF BARTONVILLE NOTIC

Given by: TAMMY DIXON

P.O. #: SHANNON MONTGOMERY

Contact: SHANNON MONTGOMERY

Phone: (817)430-4052

Fax#:

Email: smontgomery@townofbartonvill

Created: amcco 06/27/23 16:36

Agency:

Last Changed: amcco 06/27/23 16:47

URL: _____

Source: _____

Section: CLASSIFIED Page: _____

Camera Ready: N

Group: _____ AdType: CLASS

Misc: _____

Color: _____

Proof: _____

Pickup Date: _____ Ad#: _____

Delivery Instr: _____

Pickup Src: _____

Changes: None _____ Copy _____ Art _____ Size _____ Copy Chg Every Run _____

Coupon: _____

Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

COMMENTS:

LGL - NOPH 7/18/2023

PUB ZONE EDT TP RUN DATES

DRMC A 95 S 07/01

DWRC A 84 S 07/01

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940)566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD WHOL

**TOWN OF BARTONVILLE
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-001; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

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