

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 1ST DAY OF APRIL 2026 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
Brenda Hoyt-Stenovitch, Commissioner
Rick Lawrence, Alternate 1
Rebecca Jenkins, Alternate 2

Commissioners Absent:

Pat Adams, Commissioner
Ralph Arment, Commissioner

Town Staff Present:

Kirk Riggs, Town Administrator
Shannon Montgomery, Town Secretary
Jeremy Page, Town Attorney
Marcy Ratcliff, Town Planning Consultant

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 was no public participation.

D. APPROVAL OF MINUTES

1. Discuss and consider the approval of the December 3, 2025 Planning & Zoning Commission Regular Meeting Minutes.

Motion made by Commissioner Jenkins, seconded by Commissioner Abernathy, to **APPROVE** the December 3, 2025, Planning & Zoning Commission Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovitch, Jenkins, Lawrence, and McDonald

NAYS: None

VOTE: 5-0

Chair McDonald stated pursuant to the Open Meetings Act, Chapter 551, the Planning and Zoning Commission will convene into a Closed Executive Session in accordance with the Texas Government Code, Section 551.071, consultation with Town Attorney to seek legal advice of its attorney concerning the agenda items listed below and convened the Planning and Zoning Commission into Closed Session at 6:35 pm.

Chair McDonald reconvened the Planning and Zoning Commission into Regular Session at 7:11 pm.

E. PUBLIC HEARINGS AND REGULAR ITEMS

Chair McDonald moved Agenda Item #E.4 forward:

- 4. Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 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. [Case # FP-2026-001]**

Motion made by Commissioner Jenkins, seconded by Commissioner Hoyt-Stenovitch, to **RECOMMEND APPROVAL** of a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 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 with the following **CONDITION**:

1. Finished Floor Elevations (FFE) shall be provided on Final Plat.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovitch, Jenkins, Lawrence, and McDonald

NAYS: None

VOTE: 5-0

- 1. Hold Public Hearing, consider and make recommendation regarding a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. [Case # ZON-2026-001]**

Chair McDonald opened the Public Hearing at 7:25 pm.

Town Secretary stated that the Town had received one **IN SUPPORT** response from Donna and Lester Baumgarner 890 E Jeter Road, Bartonville. The following spoke before the Planning and Zoning Commission. After recognizing that no one wished to speak on this topic, Chair McDonald closed the Public Hearing at 7:26 pm.

Motion made by Commissioner Abernathy, seconded by Commissioner Hoyt-Stenovitch, to **RECOMMEND APPROVAL** of a zoning change of two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovitch, Jenkins, Lawrence, and McDonald

NAYS: None

VOTE: 5-0

2. **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]**

Chair McDonald opened the Public Hearing at 7:59 pm.

Town Secretary stated that the Town had received two **IN OPPOSITION** responses.

Chair McDonald asked that those statements be read into the record. Town Secretary Montgomery read the following statements:

Linda Machnicki, 1101 Brasher Drive, Bartonville, TX: *Consider this a formal opposition to the zoning change for an equestrian center in the above address . My name is Linda Machnicki and I reside at 1101 brasher drive bartonville t 76226 and I live directly across the street from the above property and I do not wish anything to change the original zoning . I live here in bartonville because it's quiet and peaceful and have been here for 37 years . I do not want the noise and traffic that this change would bring to my neighborhood . Sincerely Linda Machnicki*

Anthony Machnicki, 1101 Brasher Drive, Bartonville, TX: *Yes the reason I'm contacting you is I am not in a line with the zoning change. I've lived out here over 44 years and this is not something that bartonville was ever even about. If you had 50 to 100 acres okay I'm an agreeance with it but you're talking about such a small amount of property. That is not going to be good for the area it's going to bring more traffic right to that corner where it's already congested with your stop signs that nobody even wanted out here. The things that you're doing to this town can tell that you people are not from here, native people would not allow this. Not that you're going to listen to me or even worry because you people really don't care you're just acting like you do with these letters you send out blah blah blah. now that you would allow this what's stopping everybody else from doing it. Once you start doing this that's the road you go down it always works out like that. Just like your 5 acres went down to 2 acres you see you might be able to lie to everybody but not me.*

The following spoke before the Planning and Zoning Commission:

- Richard Yerxa, 987 Gibbons South, Bartonville, TX – IN SUPPORT
- Cherry Fuller, 1000 Gibbons South, Bartonville, TX – IN SUPPORT

- Sherri Peck, 150 Hidden Oaks, Bartonville, TX – IN SUPPORT

Chair McDonald closed the Public Hearing at 8:05 pm.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Jenkins, to **RECOMMEND APPROVAL** of 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 with the following **CONDITION:**

Property owner shall be required to spread any collected manure equally over the open space areas of the Property.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovitch, Jenkins, Lawrence, and McDonald

NAYS: None

VOTE: 5-0

- 3. Hold Public Hearing, consider and make recommendation regarding a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Part III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land . The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road. The property is generally located at 1047 W. Jeter Road [Case # DOW-2026-001]**

Chair McDonald opened the Public Hearing at 8:18 pm.

Town Secretary stated that the Town had not received any responses regarding this item. The following spoke before the Planning and Zoning Commission:

- Tracie Evans, 1101 W Jeter, Bartonville, TX (Applicant) – IN SUPPORT

Chair McDonald closed the Public Hearing at 8:21 pm.

Motion made by Commissioner Abernathy, seconded by Commissioner Jenkins, to **RECOMMEND APPROVAL** of a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Part III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land. The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road.

VOTE ON THE MOTION

AYES: Abernathy, Hoyt-Stenovitch, Jenkins, Lawrence, and McDonald

NAYS: None

VOTE: 5-0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair McDonald adjourned the meeting at 8:38 pm.

APPROVED this the 3rd day of June 2026.

APPROVED:

Gloria McDonald, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary

DRAFT