



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 1, 2025

FROM: Helen-Eve Beadle, AICP, Town Planning Consultant

AGENDA ITEM: Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a request for a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number ZON-2025-002, **Lantana Tract 8B Chipotle CUP**].

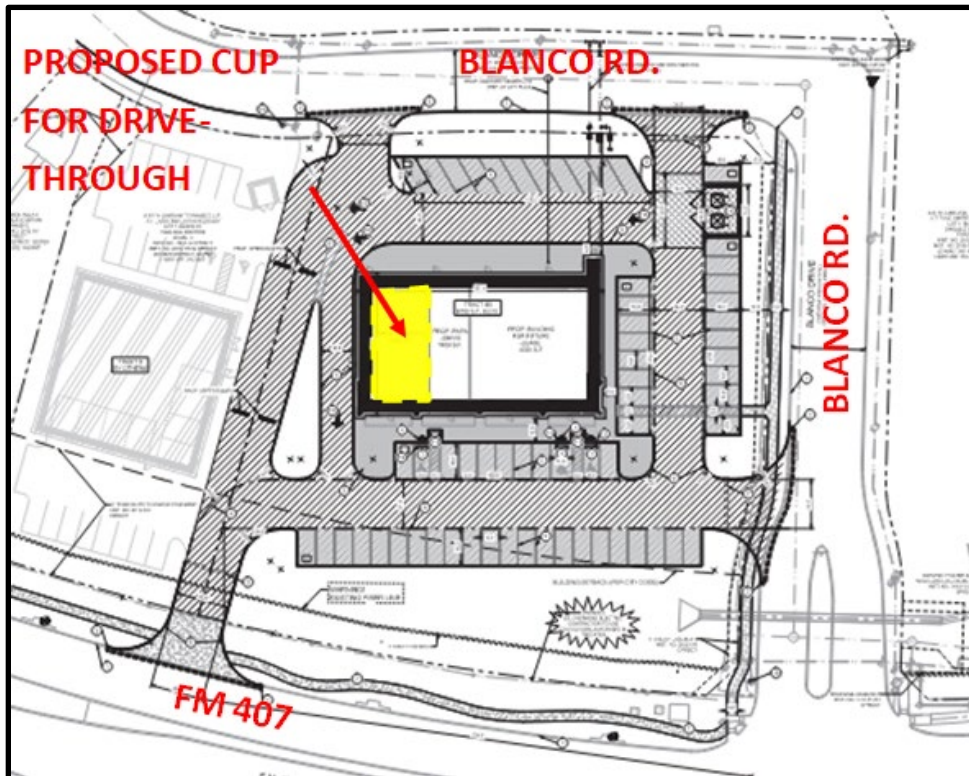
Applicant: A-S 114 TC PHASE 2, L.P.

Existing Zoning: General Commercial-Planned Development (GC-PD)

Property Location:



Summary of Conditional Use Permit Request: The applicant has applied for a Conditional Use Permit (CUP) to allow for a drive-through restaurant. The Town of Bartonville's Zoning Ordinance requires approval of a CUP for drive-through facility in the GC-PD district. The proposed drive-through restaurant (Chipotle) is approximately 2,450 square feet of an overall 8,400 square foot building. The proposed drive-through will operate as a pick-up only facility. All orders must be placed in advance, either online or through the designated mobile app. This pick-up only model has been successfully implemented across North Texas since 2018.



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. The Site Plan documents submitted for consideration have been deemed incomplete and a thorough review of the CUP cannot be presented at this time. The deficiencies are outlined in the Town Engineer and Town Planner reviews included in this agenda item.

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

Staff Recommendation: Staff recommends the Planning & Zoning Commission open the public hearing and continue the public hearing and action to the November 7, 2025 Planning & Zoning Commission meeting.

Exhibits:

1. Application for Conditional Use Permit
2. Site Plan
3. Notification Map and Letter mailed to property owners
4. Town Engineer Review Letter, September 15, 2025
5. Town Planner Review Letter, September 15, 2025