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SPEC25359

August 4, 2025

**Town of Bartonville**

1941 Jeter Rd E  
Argyle, TX 76226  
P: 817.693.5280

**RE: Walling Tract – Letter of Intent for Rezoning Application**

Please accept this letter, on behalf of Walling Holdings LLC, as an explanation of the proposed Rezoning Application for approximately 100.316 acres within parcel number 1011547 and 1011548, just north of West Jeter Road in the Town of Bartonville, Denton County, Texas.

**PROJECT DESCRIPTION**

The Walling Tract consists of two properties totaling approximately 100.316 acres. The property is currently zoned Agriculture (AG), which requires a minimum lot size of 10 acres. Surrounding properties are primarily zoned Agriculture or Residential-5 (R-5), which allows a minimum lot size of 5 acres. The only adjacent property with a different zoning designation is a manufactured home community located to the northwest.

According to the Future Land Use Plan, this property and the surrounding properties are designated for Residential-5 use, supporting 5-acre minimum lot sizes.

We are requesting to rezone the Walling Tract from Agriculture (AG) to Residential-5 (R-5) to align with both the Future Land Use Plan and the surrounding zoning pattern. This rezoning will enable the creation of a future subdivision featuring 5-acre lots, consistent with the character of the area.

The property has direct access from W. Jeter Road to the south and includes a stub-out connection to the north, which could be utilized to provide additional access to the future subdivision



## CONCLUSION

We are pleased to bring you this application and respectfully request your support for this rezoning application for the Walling Tract. Please do not hesitate to contact me with any questions or comments.

Sincerely,

MCADAMS

A handwritten signature in black ink that reads "Patricia Fant". The script is fluid and cursive, with the first name "Patricia" and last name "Fant" clearly legible.

Patricia Fant, AICP  
Planning + Entitlements