



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 Site Plan application 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 SP-2025-002, **Lantana Tract 8B Site Plan**].

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

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

Property Location:



Summary Site Plan Request: A Site Plan application has been submitted for an approximate 2.0549-acre site on Block 2C, Lot 1R of the Carlisle Addition, Phase C, to accommodate an approximate 8,400 square foot retail/commercial structure at the northeast corner of Blanco Road and FM 407 within the Town of Bartonville. The property is zoned General Commercial- Planned Development (GC-PD).

Criteria for Approval of a Site Plan: The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing Site Plan applications. The Site Plan documents submitted for consideration have been deemed incomplete and a thorough review of the Site Plan cannot be presented at this time. The deficiencies are outlined in the Town Engineer and Town Planner reviews included in this agenda item.

Staff have requested the applicant submit an "Extension of Right to 30-day Action for the Site Plan and request the public hearing be opened and continued to November 7, 2025 meeting. At the time of agenda preparation, the request had not been fulfilled. Staff will provide updated information and action options at the October 1, 2025 P&Z Commission meeting.

Public Notifications: Notification as required by the Town's Zoning Ordinance have been provided as required.

Staff Recommendation: Anticipating receiving an Extension of Right to 30-day Action from the Applicant/Owner for the Site Plan application, Staff recommends the Planning & Zoning Commission open the public hearing and continue the public hearing and action to the November 7, 2025 P&Z Commission meeting. Should the Extension of Right to 30-day Action not be received by October 1, 2025, Staff recommends the Site Plan application be denied due to the submittal deficiencies outlined in the Town Engineer and Town Planner reviews dated, September 15, 2025.

Exhibits:

1. Application for Site Plan
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