



BOARD OF ADJUSTMENT MEETING AGENDA

March 31, 2026 at 6:00 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

If you wish to address the Board, 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 Board 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 Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

D. APPROVAL OF MINUTES

1. Discuss and consider the approval of the December 2, 2025 Board of Adjustment Meeting Minutes.

E. PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing to consider a variance to Chapter 4 Zoning Districts, Article 4.8 Residential Development Standards, Chart 4.3 Minimum Lot Width in the Agricultural District (AG) on a proposed Lot 3R containing approximately 14.18-acres being a part of an approximately 39.13-acre property and an approximately 105.82-acre property legally described as Lots 1 and 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas, and addressed respectively as 1101 and 1047 West Jeter Road, Bartonville, Texas 76226. The properties are generally located on the south side of West Jeter Road and south Glenview Lane. Denton County property ID's 964409 and 964410. [Case # **VAR-2026-001**, 1101 & 1047 West Jeter Road]
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Those in Favor
 - e. Those Opposed
 - f. Rebuttal
 - g. Close Public Hearing
 - h. Discussion and Action

2. Conduct a public hearing to consider variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 Any Buildings or Structures for Raising, Feeding, Housing or Sale of Livestock or Poultry Shall be Located Not Closer than 50' from the Property Line, Chapter 19, Accessory Buildings, Article 19.4.A.2 Accessory Building Setback on a portion of an approximately 16.32-acre property 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 southern portion of Lot 2 (proposed to be addressed as 989 Gibbons Road) 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 # **VAR-2026-002**, 987 & 989 Gibbons Road]
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Those in Favor
 - e. Those Opposed
 - f. Rebuttal
 - g. Close Public Hearing
 - h. Discussion and Action

F. ADJOURNMENT

The Board of Adjustment reserves the right to recess into a closed meeting or executive session as authorized by Chapter 551 of the Texas Government Code, (the Texas Open Meetings Act) on any item posted on its open meeting agenda to seek legal advice pursuant to Texas Government Code Section 551.071, Consultation with Attorney of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Wednesday, March 25, 2026, prior to 5:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____