



PLANNING AND ZONING COMMISSION MEETING AGENDA

October 01, 2025 at 6:30 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 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.

D. PRESENTATIONS

1. Statement of Appointed Official and Oath of Office to newly appointed and reappointed Commissioners.

E. APPOINTMENT OF OFFICER

1. Appointment of Vice Chair

F. APPROVAL OF MINUTES

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

G. PUBLIC HEARINGS AND REGULAR ITEMS

1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a zoning change from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road. The applicant is McAdams on behalf of the owner Drew Walling. [Town of Bartonville File Number ZON-2025-001, **Estates of Quail Run/Walling Addition RE-5 Rezoning**].
2. 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**].

3. 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**].

H. FUTURE ITEMS

I. ADJOURNMENT

The Planning and Zoning Commission 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: Thursday, September 25, 2025, prior to 5:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____