

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 4TH DAY OF JUNE 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

Ralph Arment, Chair
Gloria McDonald, Vice Chair
Brenda Hoyt-Stenovitch, Commissioner
Pat Adams, Alternate 1
Rick Lawrence, Alternate 2

Commissioners Absent:

Don Abernathy, Commissioner
Larry Hayes, Commissioner

Town Staff Present:

Kirk Riggs, Town Administrator
Shannon Montgomery, Town Secretary
Annabelle Ackling, Town Attorney
Shari Borth, Permit Technician
Ryan Wells, Planning Consultant

A. CALL MEETING TO ORDER

Chair Arment called the meeting to order at 6:31 pm.

B. PLEDGE OF ALLEGIANCE

Chair Arment led the 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.

There were no public presentations.

D. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and consider the approval of the March 5, 2025 Planning & Zoning Commission Regular Meeting Minutes.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Adams, to APPROVE the March 5, 2025, Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Arment, McDonald, Hoyt-Stenovitch, Adams, Lawrence

NAYS: None

VOTE: 5-0

2. **Discuss and make a recommendation regarding a Final Plat for 89.261-acre property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GM Civil on behalf of Spur Furst Ranch Development, L.P. [Town of Bartonville File Number FP-2025-001.]**

Motion made by Commissioner McDonald, seconded by Commissioner Hoyt-Stenovitch, to recommend APPROVAL of a Final Plat for 89.261-acre property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane with the following condition:

1. Prior to recordation, a Drainage Easement shall be established over the entirety of Lot 2X, Block 22 on the final plat in order to protect and permit the receipt of stormwater flows.

VOTE ON THE MOTION

AYES: Arment, McDonald, Hoyt-Stenovitch, Adams, Lawrence

NAYS: None

VOTE: 5-0

3. **Discuss and make a recommendation regarding a Preliminary Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas. The property is located near the southeastern corner of Broome Road and Porter Road, in Bartonville, Texas. The applicant is McAdams, Inc., on behalf of Philip R. and Martha S. Rice. [Town of Bartonville File Number PP-2025-001.]**

Commissioner McDonald stated she had questions that she would like to discuss with the Town Attorney in closed session and moved that the Commission go into closed session for that purpose. Commissioner Adams seconded the motion.

VOTE ON THE MOTION

AYES: Arment, McDonald, Hoyt-Stenovitch, Adams, Lawrence

NAYS: None

VOTE: 5-0

Chair Arment convened the Commission into a Closed Executive Session in accordance with the Texas Government Code, Section 551.071 Consultation with Town Attorney to seek legal advice concerning agenda item #3 at 6:55 pm.

Chair Arment reconvened into Open Session at 7:09 pm.

Motion made by Commissioner McDonald, seconded by Commissioner Hoyt-Stenovitch, to recommend APPROVAL of a Preliminary Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas. The property is located near the southeastern corner of Broome Road and Porter Road, in Bartonville, Texas. with the following conditions:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c).
2. Prior to approval of the final plat, all setbacks for Lots 1R1 and 2R2, Block A shall be 50 feet.
3. Prior to approval of the final plat, the Broome Road street frontage width for Lot 1R1, Block A shall be increased to no less than 300 feet.
4. Prior to approval of the final plat, the shared lot line between Lots 1R1 and 2R2, Block A shall be adjusted to avoid creation of any nonconformities between existing structures and dimensional standards as they apply to the new lots.
5. Minor correction: The setback label for Lot 8, Block A shall read “50’ setback line” or be adjusted to be 20 feet from Lot 2, Block C, Barrington Hills Phase II.
6. Minor correction: Note 5 shall reference Preliminary Plat rather than Minor Replat.
7. Gated driveways shall have the gate or, if present, callbox, located no less than 55 feet from the edge of the Broome Road or Porter Road rights-of-way.

VOTE ON THE MOTION

AYES: Arment, McDonald, Hoyt-Stenovitch, Adams, Lawrence

NAYS: None

VOTE: 5-0

4. **Discuss and make a recommendation regarding a proposed renaming of the “Agricultural” zoning district to “Rural Residential.”**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Lawrence, to **DENY** renaming the “Agricultural” zoning district to “Rural Residential.”

VOTE ON THE MOTION

AYES: Arment, McDonald, Hoyt-Stenovitch, Adams, and Lawrence

NAYS: None

VOTE: 5-0

5. **Discuss and make a recommendation regarding updates to and adoption of the Official Zoning Map for the Town of Bartonville.**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Adams, to **APPROVE** the updates to the zoning map as presented.

VOTE ON THE MOTION

AYES: Arment, McDonald, Hoyt-Stenovitch, Adams, Lawrence

NAYS: None

VOTE: 5-0

E. FUTURE ITEMS

Discussion only, no action taken.

F. ADJOURNMENT

Chair Arment adjourned the meeting at 7:48 pm.

APPROVED this the 6th day of August 2025.

APPROVED:

A handwritten signature in black ink, appearing to read 'Ralph Arment', written over a horizontal line.

Ralph Arment,
Chair

ATTEST:

A handwritten signature in blue ink, appearing to read 'Shari Borth', written over a horizontal line.

Shari Borth,
Permit Technician