



PLANNING AND ZONING COMMISSION MEETING AGENDA

August 06, 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. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and consider the approval of the June 4, 2025 Planning & Zoning Commission Regular Meeting Minutes.
2. Discuss and make a recommendation regarding a Final 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 FP-2025-002.]
3. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan Amendment for Guidance Preparatory Academy, located at 64 McMakin Road in the Town of Bartonville. The Amendment consists of changes to the landscaping plan for the commercial property. The applicant is Kathryn Taylor. [Town of Bartonville File Number SP-2025-001.]

E. FUTURE ITEMS

F. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 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/ Andrea Carpenter, Deputy Town Secretary

Posted: Thursday, July 31, 2025, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 6, 2025

FROM: Shari Borth, Permit Technician

AGENDA ITEM: Discuss and consider the approval of the June 4, 2025, Planning & Zoning Commission Regular Meeting Minutes.

SUMMARY:

Minutes from June 4, 2025, Planning & Zoning Commission Regular Meeting.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve as presented.

ATTACHMENTS:

- June 4, 2025, Planning & Zoning Commission Regular Meeting Minutes.

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:

Ralph Arment,
Chair

ATTEST:

Shari Borth,
Permit Technician



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 6, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding a Final 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 FP-2025-002.]

LAND USE AND ZONING: Current land use category is Residential Estates – 2 Acre Lots (RE-2). Current zoning is Residential Estates 2 (2-Acre Lots; RE-2) and Agricultural (AG).

SUMMARY: The subject property comprises two parcels encompassing 32.029 acres, located near the southeastern corner of Broome Road and Porter Road. The legal description of the property is RICE RANCH ADDITION BLK A LOT 2R-1 and RICE RANCH ADDITION BLK A LOT 1R. The corresponding Denton CAD parcel numbers are 748022 and 1055331. The applicant has applied for a final plat (see Exhibit A) in order to facilitate large lot residential development. The preliminary plat for the subject property was conditionally approved by the Bartonville Town Council on June 17, 2025.

The subject property consists of two agricultural and residential parcels.

Final Plat

Bartonville Development Ordinance (BDO) Section 2.6.e. lists the criteria of approval for a final plat:

1. The plat substantially conforms with the approved preliminary plat and other studies and plans, as applicable;
2. The complete engineering/construction plans for all required public improvements and Town utilities have been submitted to the Town for review/approval by the Town's Engineer (whether specifically stated or not, final plat approval shall always be subject to any additions and/or alterations to the engineering/construction plans as deemed necessary by the Town Engineer, as needed, to ensure the safe, efficient and proper construction of public improvements within the subdivision);
3. The plat conforms to applicable zoning and other regulations; and
4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

The submitted final plat is designed to create five legal lots totaling 32.029 acres. The resulting lots will range from 2.00 to 16.029 acres. The submitted final plat conforms to the approved preliminary plat, adjusted as needed to respond to conditions of approval. The final plat addresses the following Town Council conditions from the preliminary plat approval:

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).
 - a. This condition shall remain.
2. Prior to approval of the final plat, all setbacks for Lots 1R1 and 2R2, Block A shall be 50 feet.
 - a. Addressed.
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.
 - a. Addressed.
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.
 - a. Addressed.
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.
 - a. Addressed.
6. 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.
 - a. Addressed via final plat per Note 8.

There is no public infrastructure to be constructed to serve the new lots, as there are existing utilities in the adjacent streets sufficient to serve the lots, so criterion 2 does not apply. The proposed lots meet or exceed the minimum lot sizes and setbacks for the applicable zoning districts, thereby meeting criterion 3.

As the new parcels will be served by on-site sewage (septic) facilities, a recommended condition of approval is that the proposed plat be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with approval criterion 4, above.

STAFF RECOMMENDATION: Approve with Conditions.

STAFF'S RECOMMENDED CONDITIONS OF APPROVAL:

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). Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 2.6.e.4.
2. Prior to recordation of the final plat, the 25' water line easement (WLE) shall be labeled "25' WLE (BY THIS PLAT)". Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 3.3.e.

3. Prior to the recordation of the final plat, the "30' GPLE 2010-86118" located within proposed Lot 6, Block A as shown in the approved Rice Ranch Minor Plat (MP-2024-003) shall be shown on the plat, unless documentation of the easement's vacation is provided to the Town. Basis: Scrivener's correction
4. Prior to recordation, the 25' WLE to be established by the plat shall be located to the east of the 30' GPLE along Porter Road. The water and gas line easement cannot overlap in parallel fashion. Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 3.3.e.
5. Minor Correction: Note 8 shall read, "Gated driveways shall have the gate, or if present, callbox, located no less than 55 feet from the edge of the road." Basis: Scrivener's correction.

EXHIBITS:

1. Final Plat Application Packet

Exhibit 1



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item D2.

Application Type (check all applicable):

- ☐ Sketch Plat ☐ Land Study ☐ Preliminary ☐ Final
☐ Development ☒ Replat ☐ Amending Plat

Current Legal Description: Lots 1R & 2R-1, Block A, Rice Ranch Addition

Proposed Subdivision Name: Rice Ranch Addition ☒ In Town Limits ☐ In ETJ

Current Zoning: RE-2 Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): N/A No. Proposed Lots: 5 Total Acres: 32.029

Seeking Waiver/Suspension: ☐ Yes ☒ No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: Philip R. & Martha S. Rice Phone: 214-205-2699

Address: 1086 Broome Rd, Bartonville, Tx 76226

Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule

Applicant: Philip R. and Martha S. Rice Phone: 214-802-6676

Address: 1086 Broome Road, Bartonville, Texas 76226 Fax: _____

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

Philip R. Rice
Applicant Signature

7/3/2025

Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co.	<input type="checkbox"/> Town Engineer/Planner	<input type="checkbox"/> Town Attorney	<input type="checkbox"/> DRC Members
<input type="checkbox"/> Elec Co.	<input type="checkbox"/> Cable Co.	<input type="checkbox"/> Fire Chief	<input type="checkbox"/> Water Supply



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

July 7, 2025

Shannon Montgomery
Town Secretary
Town of Bartonville
1941 E Jeter Road
Bartonville, Texas 76226

RE: Rice Ranch Addition – Replat Application

Dear Shannon,

Please accept this letter, submitted on behalf of our client, as an explanation of the proposed application. We are requesting review and approval of a Replat for the property known as Rice Ranch, located at 1086 Broome Road in the Town of Bartonville. The property is currently platted as Lot 1R and Lot 2R-1, Block A, Rice Ranch Addition, and lies within the Residential Estates 2 (RE-2) and Agricultural (Ag) zoning districts.

This replat reflects revisions made in accordance with the conditions attached to the Preliminary Plat, which was conditionally approved by the Town Council on June 17, 2025. The purpose of the replat is to create three 2-acre lots within the RE-2 zoning district, each fronting Porter Road. The remaining acreage within the Agricultural zoning district is being reconfigured to comply with all applicable Ag zoning requirements.

The property owners currently reside on the remainder of the property (Lots 1R1 and 2R2 of the approved Preliminary Plat) and plan to continue using this land for agricultural purposes and to maintain the rural character and aesthetics of the property.

We appreciate your consideration of this application. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

McAdams

A handwritten signature in black ink, appearing to read 'W. Thad Murley III'.

W. Thad Murley III | Director, Geomatics
tmurley@mcadamsco.com | 972. 436. 9712



McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

CLIENT

PHILIP R. RICE & MARTHA S. RICE
1086 BROOME ROAD
BARTONVILLE, TX 76226
PHONE: 214-205-2699

SURVEYOR

W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

FINAL PLAT OF THE RICE RANCH ADDITION

LOTS 1R-1, 2R-2, 6, 7, & 8, BLOCK A

BEING A REPLAT OF LOT 1R, BLOCK A, RICE RANCH ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED AS PLAT #2018-528, PLAT RECORDS, DENTON COUNTY, TEXAS, AND LOT 2R-1, BLOCK A, RICE RANCH ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED AS PLAT #2024-368, PLAT RECORDS, DENTON COUNTY, TEXAS,

32.029 ACRES
J. BURKE SURVEY, ABSTRACT NO. 42
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Philip R. Rice & Martha S. Rice are the owners of all that certain lot, tract or parcel of land, situated in the J. Burke Survey, Abstract Number 42, Town of Bartonville, Denton County, Texas, being all of Lot 2R-1, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, according to the plat thereof, recorded in Document Number 2024-368, Plat Records, Denton County, Texas, and Lot 1R, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, according to the plat thereof, recorded in Document Number 2018-528, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northernmost northeast corner of said Lot 2R-1, same being the northwest corner of Lot 17, Block B, Barrington Hills, an addition to the Town of Bartonville, recorded in Cabinet U, Page 825, Plat Records, Denton County, Texas, same being the southeast corner of a certain called 35' Right-of-way (ROW) dedication to the Town of Bartonville, recorded in Document Number 2013-14, Plat Records, Denton County, Texas, same being the southwest corner of a certain called 35' Right-of-way (ROW) dedication to the Town of Bartonville, according to said Barrington Hills plat, and being in the south line of Broome Road;

THENCE S 00°19'50" E, with an east line of said Lot 2R-1, same being the west line of Block B, of said Barrington Hills, a distance of 976.97 feet to a 1/2" capped rebar found, stamped "G&A" at an inner ell corner of said Lot 2R-1, same being the south corner of Lot 15, Block B, of said Barrington Hills, and being the southwest corner of Lot 14, Block B, of said Barrington Hills;

THENCE N 88°55'41" E, with a north line of said Lot 2R-1, same being the south line of said Lot 14, a distance of 500.03 feet to a 1/2" capped rebar found, stamped "G&A" at the southernmost northeast corner of said Lot 2R-1, same being the southeast corner of said Lot 14, and being a westerly corner of Lot 13, Block B, of said Barrington Hills;

THENCE S 01°04'19" E, with an east line of said Lot 2R-1, same being the west line of said Lot 13, a distance of 304.44 feet to a 1/2" capped rebar found, stamped "G&A" at the southeast corner of said Lot 2R-1, same being the southwest corner of said Lot 13, same being the northwest corner of Lot 6, Block A, of said Barrington Hills, and being the northeast corner of Lot 1, Block X, (common space, drainage easement), of said Barrington Hills;

THENCE S 89°40'10" W, with the south line of said Lot 2R1, same being the north line of said Lot 1, passing the northeast corner thereof, same being the northeast corner of Lot 2, Block C, Barrington Hills Addition, Phase II, an addition to the Town of Bartonville, according to the plat thereof, recorded in Cabinet W, Page 43, Plat Records, Denton County, Texas, passing the easternmost southwest corner of said Lot 2R-1, same being the southeast corner of said Lot 1R, continuing with the south line thereof, a distance of 1,702.96 feet to a 1/2" capped rebar found, stamped "G&A" at the southwest corner of said Lot 1R, same being the northwest corner of said Lot 2, Block C, being in the east line of said 35' ROW Dedication (2013-14), and being in the east line of Porter Road;

THENCE N 01°02'27" E, with the west line of said Lot 1R, same being the east line of Porter Road, passing the northwest corner of said Lot 1R, same being the westernmost southwest corner of said Lot 2R-1, continuing with a west line thereof a total distance of 620.04 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the southernmost northwest corner of said Lot 2R-1, same being the southwest corner of Lot 5, Block A, of said Rice Ranch Addition;

THENCE N 89°40'10" E, with the southerly north line of said Lot 2R-1, same being the south line of said Lot 5, a distance of 410.13 feet to a 1/2" capped rebar found, stamped "MCADAMS" at an inner ell corner of said Lot 2R-1, same being the southeast corner of said Lot 5;

THENCE N 00°19'50" W, with a west line of said Lot 2R-1, same being the east line of said Lot 5, passing at a distance of 213.75 feet a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the southeast corner of Lot 4, Block A, Rice Ranch Addition, continuing with the east line thereof, passing at a distance of 430.24 feet a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the southeast corner of Lot 3, Block A, Rice Ranch Addition, continuing with the east line thereof a total distance of 650.69 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the northwest corner thereof, same being the northernmost northwest corner of said Lot 2R-1, being in the south line of said 35' ROW Dedication (2013-14), and being in the south line of said Broome Road;

THENCE N 89°20'48" E, with a north line of said Lot 2R-1, same being the south line of Broome Road, a distance of 774.08 feet to the POINT OF BEGINNING and containing approximately 32.029 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Philip R. Rice & Martha S. Rice, the owners, do hereby adopt this plat designating the herein above described property as Rice Ranch Addition, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas

WITNESS, my hand, this the _____ day of _____, 2025.

BY:

Philip R. Rice
Owner

Martha S. Rice
Owner

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Philip R. Rice known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public
State of Texas

My commission expires the _____ day of _____, ____.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Martha S. Rice, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Martha S. Rice, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public
State of Texas

My commission expires the _____ day of _____, ____.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS
Texas Registration No. 5802

Approved by the Town of Bartonville for filing at the office of the County Clerk of Denton County, Texas.

APPROVED BY: Planning and Zoning Commission

Town of Bartonville, Texas

Signature of Chairman _____ Date _____

APPROVED BY: Town Council

Town of Bartonville, Texas

Signature of Mayor _____ Date _____

ATTEST:

Town Secretary _____ Date _____

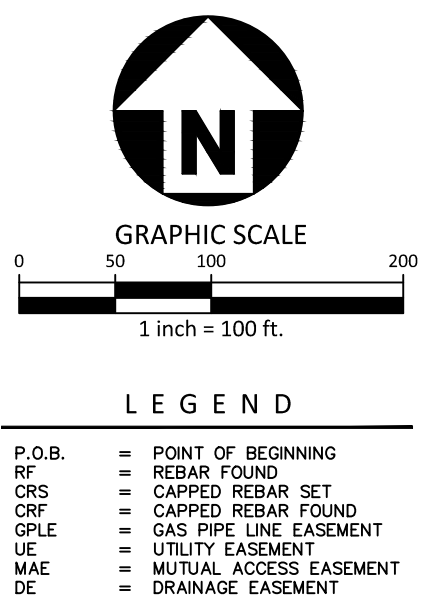
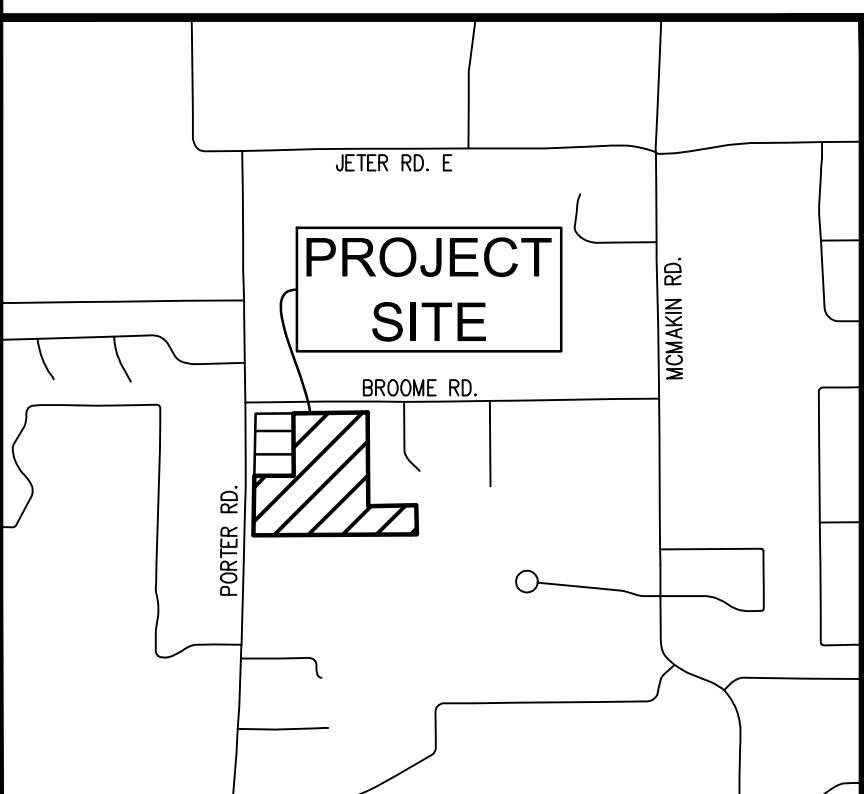
NOTES:

- Bearings based on plat of Barrington Hills Addition recorded in Cabinet U, Page 825 in the Plat Records, Denton County, Texas.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams on the subject property.
- According to Community/Panel No. 48121C0510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- The purpose of this Replat is to subdivide Lots 2R-1 and 1R into 5 buildable Lots, and create a 25' Water Line Easement.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- 150-foot rear Building Line per developers request to match deed restrictions recorded in Instrument Number 2025-9075, Official Records, Denton county, Texas.
- Gated driveways shall have the gate or, if present, ca;box located no less than 55 feet from the edge of the road.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°43'11" W	63.08'
L2	N 89°16'49" E	25.00'
L3	S 00°43'11" E	88.27'

VICINITY MAP

1"=2000'





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 6, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan Amendment for Guidance Preparatory Academy, located at 64 McMakin Road in the Town of Bartonville. The Amendment consists of changes to the landscaping plan for the commercial property. The applicant is Kathryn Taylor. [Town of Bartonville File Number SP-2025-001.]

LAND USE AND ZONING: Current land use category is Rural Business (RB). Current zoning is Rural Business (RB).

SUMMARY: The subject property is a single parcel encompassing 4.221 acres, located at the southwest corner of McMakin Road and Post Oak Lane. The legal description of the property is ACKLIE ADDN BLK A LOT 4R. The corresponding Denton CAD parcel number is 584973. The applicant has applied for a site plan amendment to permit an adjustment to the approved landscaping plan for the site (see Exhibit A).

On May 23, 2024 a zoning code violation letter was sent to the property owner, notifying them that up to 11 Leland cypress trees and 12 photinia trees had been removed as part of a site clearing effort related to utility easement maintenance (photinia) and septic system operation and expansion (Leland cypress). These plants were part of the approved landscape plan for the site, approved by the Town of Bartonville on 2008. The letter stated that options for correction were:

1. Replant the trees as shown in the approved landscaping plan.
2. Submit a site plan amendment with an alternative planting plan.
3. Submit a variance request to permit a reduction in the planting requirements for the site (to be followed by a site plan amendment).

A variance request was subsequently submitted to and considered by the Bartonville Board of Adjustments on July 30, 2024. The variance request was to allow the planting of three 45-gallon, 12-foot-high live oak trees at 20-foot spacing with the area between McMakin Road and the on-site septic tank, in lieu of replanting the removed Leland cypress and photinia as reflected in the original approved landscape plan. The Board voted to deny the variance request in a 5-0 vote.

The site plan amendment submitted and considered in this current agenda report provides the applicant's summary of the circumstances leading to the removal of the original trees. The application then poses two options for rectifying the zoning code violation:

1. The Town would permit the removal of the removed trees from the landscaping plan because the brick wall offers the property delineation and trees planted on the other side of the wall offer the visual barrier. This option would recognize 14 trees already on the property that are not on the original plan but would serve as a replacement.

2. The applicant would plant 5 more oak trees as indicated on the plan included in the attachment. The other conditions in option 1 would remain.
 - a. The landscaping plan would also include the placement of up to 15 boulders to block vehicular access to the site from Post Oak Lane.

Bartonville Development Ordinance (BZO) Section 18.6.k. lists the landscaping requirements for non-vehicular open spaces within the RB zoning district. A total of 25 trees is required for the percentage and acreage of non-vehicular open space on the property. The site is constrained by the regulatory floodway that crosses the property, within which trees cannot be planted due to the need to maintain unobstructed flood capacity. The expanded septic field, stated by the applicant as necessary to provide adequate sewer capacity for the existing 245-student school operation, also limits the available area that can be planted with trees.

The photinia removed from the western side of the screening fence were planted in the location approved by the Town in 2008. However, the planting location was within a recorded utility easement, and subsequent easement maintenance required removal of the trees to gain access to the utility system. Replanting the photinia in this location would not be possible since the utility easement must remain unobstructed. The Leland cypress trees that were lost due to their placement adjacent to the septic system's drain field, according to the applicant, would continue to struggle from that impact should they be replanted in the same location.

Implementation of option 2, with the addition of the requested landscape boulders in option 2.a, represents what appears to be the best option to rectify the tree loss described in the zoning code violation letter, given the constraints on the site. The 21 existing trees identified in the landscaping exhibit (seven existing on the original landscape plan plus 14 identified as added but not on the landscape plan), plus the five additional oak trees represent 26 trees of the 25 required in the code. This would be a reduction from the original approved plan, however, based on review of the original approved site plan, the updated septic system design, and aerial and street view images of the site there don't appear to be any other locations within which to plant canopy trees without conflicting with other infrastructure or known site issues. Recommended conditions of approval listed below are intended to mitigate potential impacts from the planting.

STAFF RECOMMENDATION: Approval of options 2 and 2.a with conditions.

STAFF'S RECOMMENDED CONDITIONS OF APPROVAL:

1. No trees shall be planted within the regulatory floodway or public right-of-way.
2. A revised site plan, prepared by a licensed landscape architect, showing the five proposed live oak tree plantings and placement of landscape boulders as indicated in Options 2 and 2.a shall be submitted for staff-level review.
3. New tree planting shall not take place until after October 1, 2025 to ensure best chance for survival.
4. New trees shall be irrigated.

EXHIBITS:

1. Amended Site Plan Application
2. Zoning Code Violation Letter, dated May 23, 2024
3. Project Mailed Notice and Mailing List
4. Mailing Affidavit

Exhibit 1



TOWN OF BARTONVILLE SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

1. Applicant:Name: Kathryn TaylorAddress: 8470 Steeplechase CircleCity/State: Argyle TX Zip: 76226Office #: _____ Cell #: 817-403-0382 Fax #: _____Email Address: Ktaylor6870@gmail.com**2. Property Owner:**Name: Mark + Kathryn TaylorAddress: 8470 Steeplechase CircleCity/State: Argyle TX Zip: 76226Office #: _____ Cell #: 817-403-0382 Fax #: _____

Email Address: _____

3. Site Location:Street Address: 64 Mcmakin Rd.

Lot, Block, & Subdivision Name: _____

4. Summarize the proposed development. If necessary, use a separate sheet.Landscaping plan for existing structure**5. Present Zoning:** Rural Business **Present Land Use:** Rural Business**Future Land Use Designation:** _____



Town of Bartonville
 1941 E Jeter Road
 Bartonville, Texas 76262
 817-693-5280

Permit Fees and Associated Fees related to Zoning Changes, Land Development,
 Platting, Development Review Committee, and Requests for Variance

PERMIT FEE:	<u>Site Plan Amendment</u>	<u>\$ 500.00</u>
ASSOCIATED FEES		
Attorney Fees (3-hour minimum)		<u>\$ 750.00</u>
<i>Review of Request</i>		
<i>Meeting Attendance</i>		
<i>Travel Time</i>		
Planner Fees (3-hour minimum)		<u>\$ 615.00</u>
<i>Review of Request</i>		
<i>Meeting Attendance</i>		
<i>Travel Time</i>		
Engineer Fees		<u>\$ -</u>
<i>Review of Request</i>		
<i>Meeting Attendance</i>		
<i>Travel Time</i>		
Public Notice Publication Fees		<u>\$ -</u>
Administrative Fee		<u>\$ 100.00</u>
TOTAL		\$1,965.00

A three-hour minimum for each type of associated fee is required at time of submittal.
 Applicant agrees to pay additional fees if additional fees are incurred.
 All invoices are due immediately upon receipt.

6. All applications must contain the required information as specified in the Town of Bartonville's Comprehensive Zoning Ordinance, (Code of Ordinances, Chapter 14, Exhibit "A").

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT BOTH THE PLANNING AND ZONING COMMISSION MEETING AND TOWN COUNCIL MEETING

FAILURE TO APPEAR before the Planning and Zoning Commission or Town Council for more than one (1) hearing without an approved delay by the Town Administrator or his/her designee shall constitute sufficient grounds to table or deny the request unless the Town is notified at least 72 hours prior to the hearing.

DENIALS BY THE PLANNING AND ZONING COMMISSION shall be forwarded to Town Council, along with the Commission's reasons for denial and will require a $\frac{3}{4}$ favorable vote of all members of Town Council.

TABLED BY THE PLANNING AND ZONING COMMISSION: The Commission may not defer its report for more than 90 days from the time it was posted on the agenda, or until it has had an opportunity to consider other proposed changes, which may have a direct bearing, unless a postponement is requested by the applicant.

Applicant Name (print or type): Kathryn Taylor

Applicant signature: [Signature]

Owner Name (print or type): Kathryn Taylor

Owner signature: [Signature]

RECEIVED

Date Received MAY 05 2025 Date Paid 5/5/25 Receipt Number 10470



NOTARY FORM
Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 5/1/25

I, Kathryn Taylor, owner of the Property located at 104 McMaxin Rd do hereby certify that I have given my permission to Mark Taylor, to submit this conditional use permit application.

Kathryn Taylor
 Print Name

[Signature]
 Signature of Owner

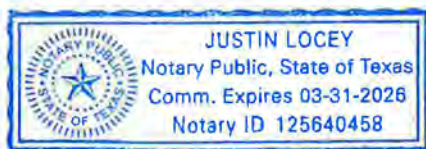
8470 Steeplechase Cir.
 Address

817-403-0382
 Phone No.

State of Texas §
 County of Denton §

Before me, Justin Locey, a Notary Public in and for said County and State, on this day personally appeared Kathryn Taylor known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



[Signature]
 Notary

A little of our history:

Guidance Preparatory Academy (GPA) was built in 2008 for use as a childcare facility. The building is designed and licensed for 312 children plus staff. In order to provide quality care, GPA has never exceeded 245 children, despite lengthy waiting lists.

Even with a lower enrollment than the septic system was designed for, management of the system has been an ongoing struggle. In 2023, after our last failed attempt to attach to the sewer lines that were installed for the benefit of the businesses along McMakin Road, we underwent a major overhaul of the lateral line system to more effectively disperse drainage. KCB Engineering designed the system, which was approved by the town and the inspector. Our septic maintenance company installed it to those specifications. During installation, 3 trees had to be removed.

Following this event, the neighbors behind us complained about the tree removal. The loss of 11 Leyland Cypress trees over the span of our first 5-10 years became the focus of their complaint. It's worth noting that the trees we removed (shown in pink) were not on the original plan – they were new growth.

Because of the engineer-recommended leach field, we cannot replant the Leyland Cypress trees in the original locations. We are requesting a modification to the 2008 landscaping plan.

We would love the opportunity to discuss options that would meet the town's requirements. Below are two options we recommend.

Legend:

- Yellow – 11 Leyland Cypress on original landscaping plan – these are the trees in question
- Blue – Photinia on original landscaping plan, but erroneously planned in the utility easement
- Pink – New growth trees that were removed during leach field installation
- Green – 14 trees on the property that were not on the original plan

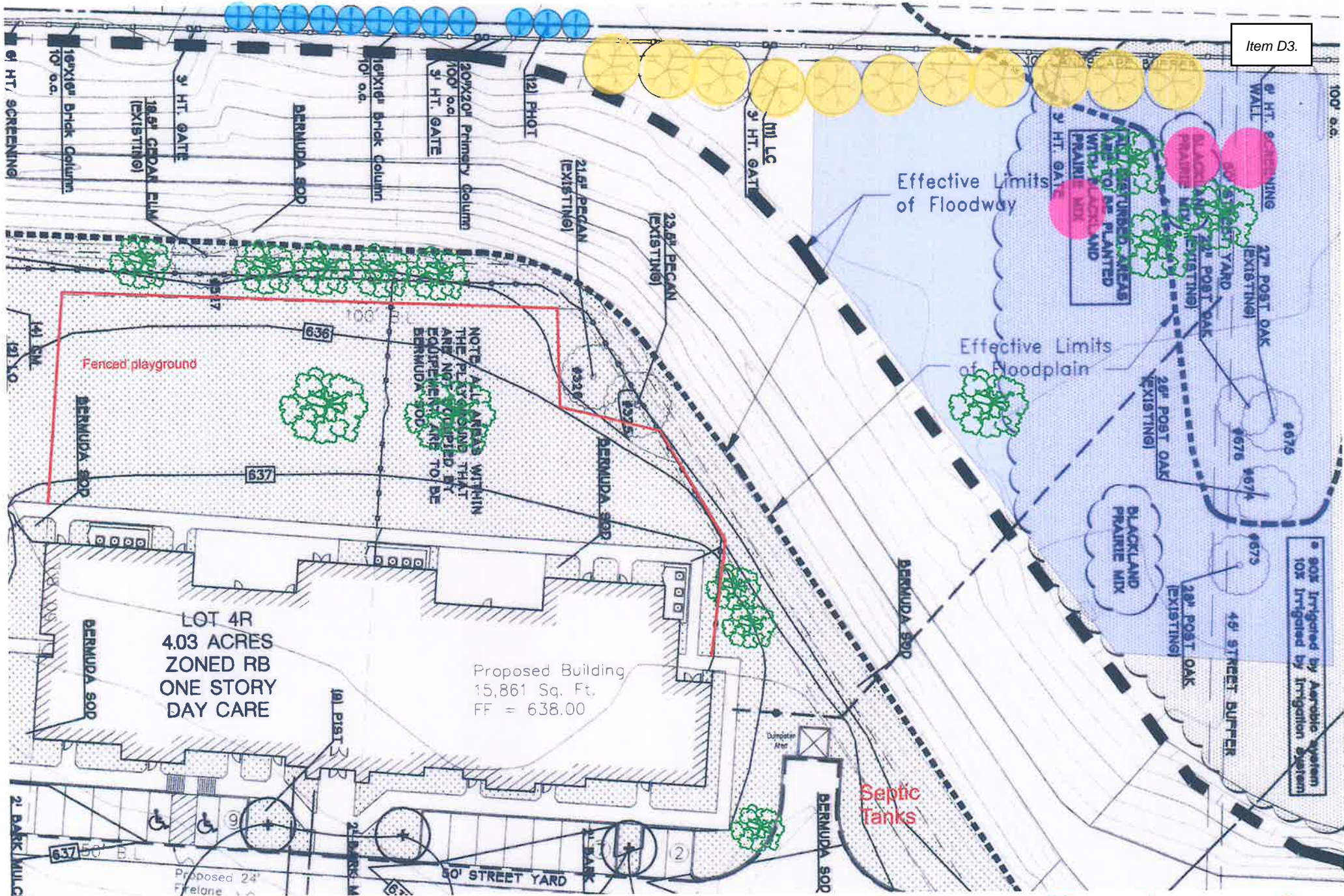
Option 1:

We delete these trees from the plan because the brick wall offers the property delineation and trees planted on the other side of the wall offer the visual barrier. (See attached photo.) In addition, we have 14 trees already on the property that are not on the original plan (indicated in green.)

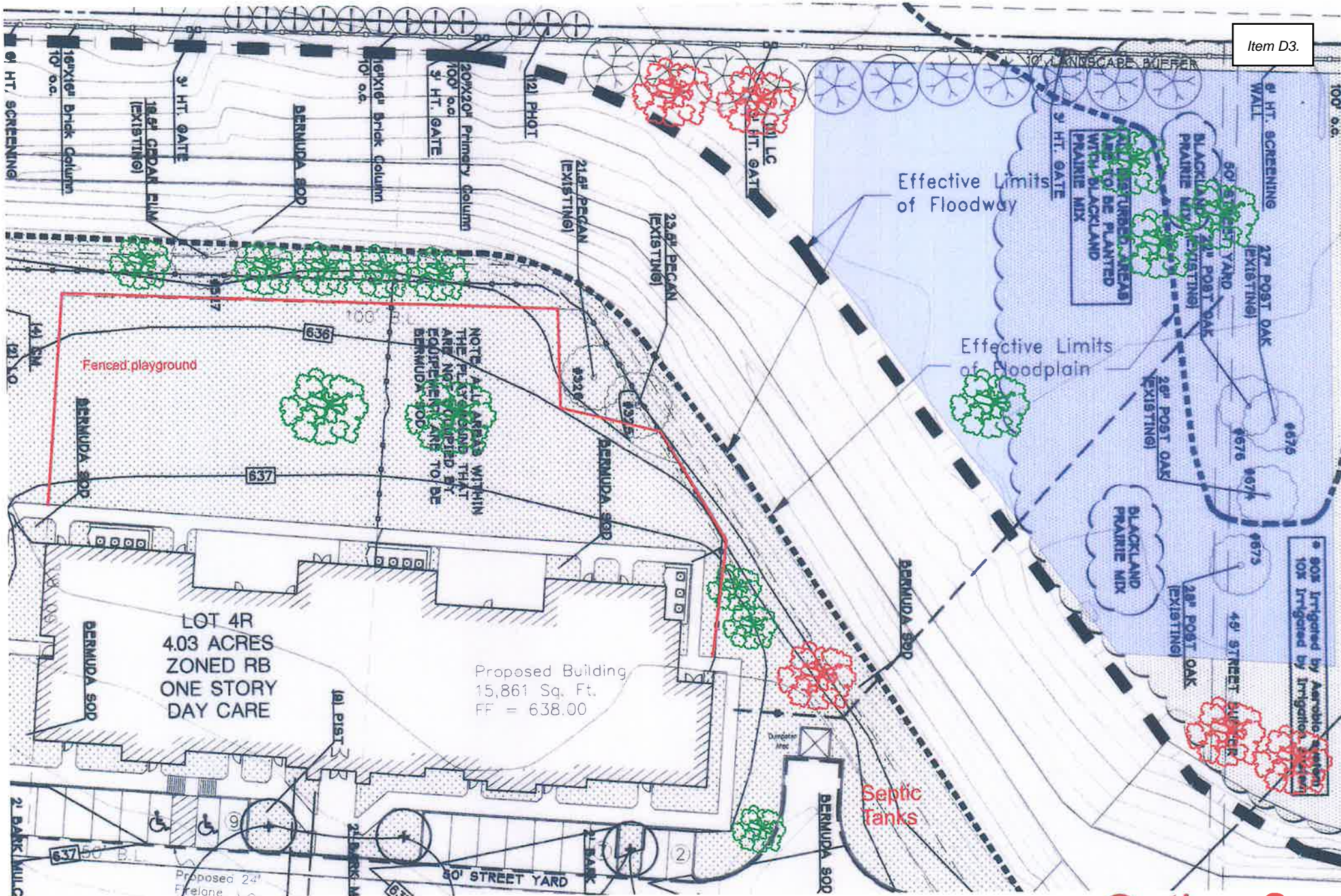
Option 2:

We plant 5 more oak trees (as indicated in red). These trees will grow to be much larger than the Leyland cypress, in keeping with the "Post Oak" name.

Separate from the tree issue, we would like to install 15 landscaping boulders along Post Oak to keep our neighbor's son and his friends from doing donuts on our property (see attached photo.)



See legend



Option 2





Exhibit 2

May 23, 2024

TFLH, LLC
64 McMakin Road
Bartonville, Texas 76226-9711

Re: Zoning Code Violation, 64 McMakin Road (Legal: Acklie Addition, Block A, Lot 4R)

Dear Owner,

The Town of Bartonville has been made aware of the removal of landscaping from your commercial site, in violation of the Town's Landscape Requirements, specifically the Maintenance provisions found in Section 18.8 of the Bartonville Zoning Ordinance. Based on reconnaissance of the site (see attached photos), it appears that up to 11 Leland cypress trees and 12 photinia trees were removed as part of a site clearing effort related to utility easement maintenance and septic system expansion. These plants were part of the approved landscape plan for the site, approved by the Town of Bartonville on 2008 (see attached landscape plan).

In accordance with Section 18.8 of the Town of Bartonville Zoning Ordinance, "[f]ailure to maintain any landscape area in compliance with this Section is considered a violation of this Section and may be subject to penalties of this Ordinance." We are in receipt of an email dated June 8, 2023 that provides an explanation of the conditions leading up to the removal of the Leyland cypress and photinia (attached). However, Town staff are not able to unilaterally grant an administrative waiver of the landscaping requirements of the Town's Zoning Ordinance.

In order to correct this zoning code violation, two options are available to you:

1. You may replant the trees as shown in the approved landscape plan, ensuring their survival to maturity and ongoing maintenance; or
2. You may submit a site/landscape plan amendment request to the Town, providing an explanation as to why you cannot maintain the trees as they were initially planted and approved. This request would have to provide an alternative planting plan to maintain compliance with Chapter 18 of the Bartonville Zoning Ordinance.
 - a. If you cannot accommodate a planting plan that meets the requirements of Bartonville Zoning Ordinance Chapter 18, due to size or infrastructure limitations, then a variance request for this standard would have to accompany the site/landscaping plan amendment. This variance request would be heard before the Zoning Board of Adjustment prior to the Town Planning & Zoning Commission and Town Council considering your site/landscaping plan amendment.

Given that the photinia were planted in a recorded utility easement, option 2 is the recommended option. Failure to provide a written plan to correct this zoning code violation within 30 days of the date of this letter, in accordance with Bartonville Zoning Ordinance Section 18.2, may result in further penalties as described in Chapter 34 of the Bartonville Zoning Ordinance.

Should you have any questions regarding this notice of zoning code violation, you may contact me during normal business hours at (817) 693-5280.

Sincerely,

Thad Chambers
Town Administrator

Exhibits

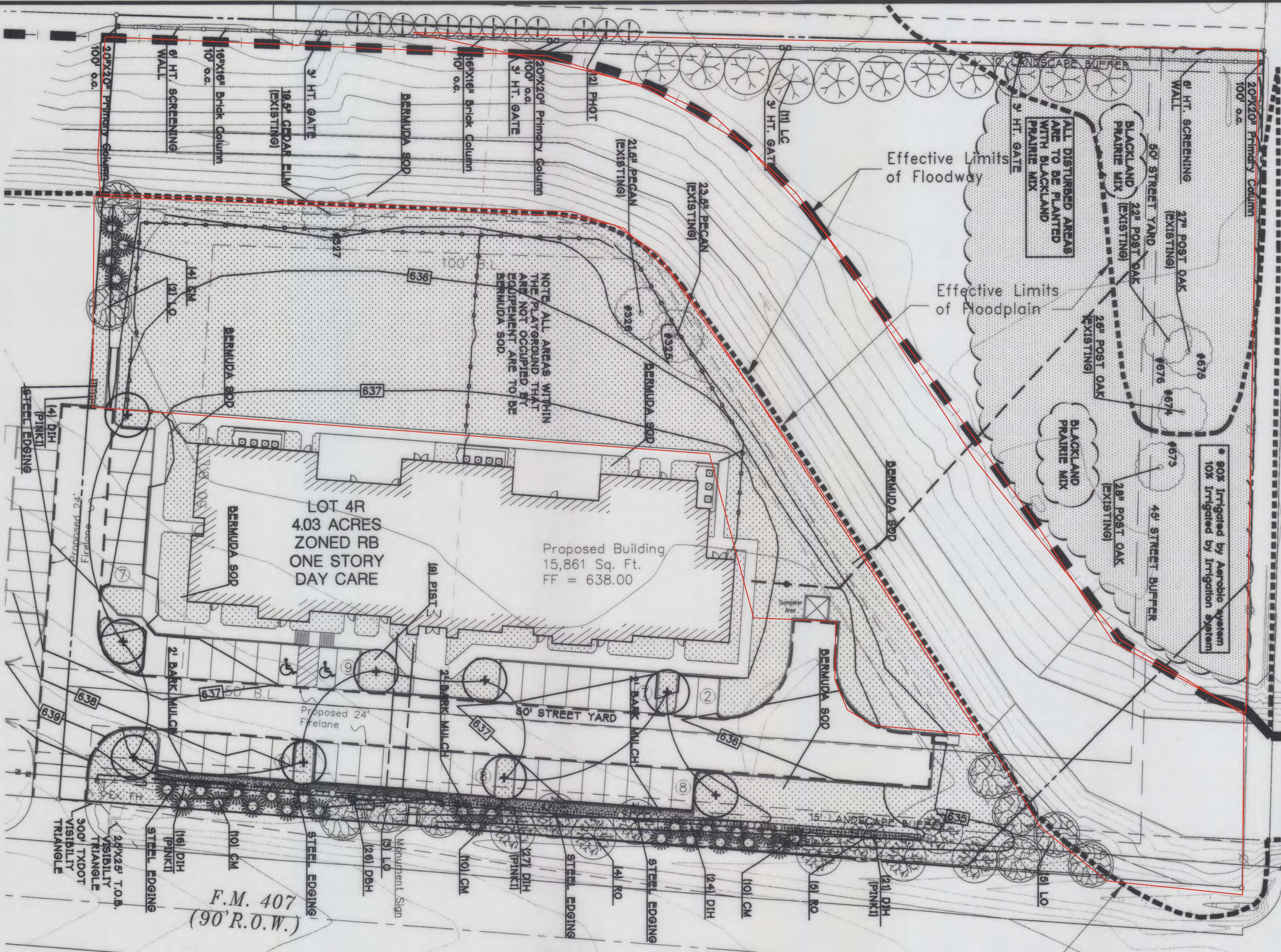
Exhibit A: Site photos dated December 5, 2023



Exhibit A: Site photos dated December 5, 2023



Post Oak Lane
(60' R.O.W.)



- LANDSCAPE NOTES:
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
 - Plant material shall be top-dressed with a minimum of 3 inches of hardwood or other suitable mulch.
 - Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside of utility easements.
 - Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
 - A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
 - The owner, tenant, and/or their agents, if any, shall be jointly and severally liable for the maintenance of the landscape. All irrigation within drip lines of existing trees shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the town of Bartonville.
 - Before construction, landscape contractor and general contractor shall verify and locate all existing underground utilities, and provide protection for all utilities.
 - All landscape beds and turf areas to be separated with steel edging.
 - All hydromulch or sod areas to be finished with a 1/4" by site grading contractor.
 - Landscape contractor to bring all areas to final grade and remove all dirt.
 - Rock or debris shall be removed from all areas. All irrigation within drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
 - Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
 - Newly planted trees to be measured at 48" above ground.

Plant List			
QUANTITY	COMMON NAME	BOTANICAL NAME	REMARKS
10	LIVE OAK	Quercus virginiana	3" cal
9	RED OAK	Quercus shumardii	3" cal
9	PISTACHE	Pistacia chinensis	3" cal
11	LEVLAND CYPRESS	Cupressus lelandii	3" cal
27	LEVLAND CYPRESS	Cupressus lelandii	3" cal
27	LEVLAND CYPRESS	Cupressus lelandii	3" cal
68	DWARF INDIAN HAWTHORNE	Rapidoceps indica	3" cal
50	DWARF INDIAN HAWTHORNE	Rapidoceps indica	3" cal
12	PHOTINIA	Photinia fraxinifolia	3" cal

- Notes:
- All trees may need supplemental water during the first two growing seasons.
 - All beds to be minimum 3" above finished grade.
 - 1" = 10' scale.
- Landscape contractor to verify all site utilities prior to construction.

LANDSCAPE REQUIREMENT COMPLIANCE

TOWN OF BARTONVILLE
Adopted Ordinance No. 100-100
Zoning: RB

All landscape will be maintained according to city standards.

All landscape will be 100% watered by an underground irrigation system.

All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists.

STREET TREES

REQUIRED: Street canopy trees shall be provided in a ratio of 1 tree per 30 ft.

PROVIDED: F.M. 407: 80% of street frontage; 17 trees; F.M. 407: 17 trees; Post Oak Ln: 22 existing tree credits (4673-6,4674-5,4675-6,4676-5)

PARKING AREA LANDSCAPING

REQUIRED: A minimum of ten (10) percent of the gross parking area shall be devoted to living landscaping that includes grass, ground cover, plants, shrubs, and trees.

PROVIDED: 3,561 s.t. (26,143 s.t.) 1 = 2,614 s.t.

PROVIDED: There shall be a minimum of one (1) native overstory tree planted for each four hundred (400) s.t. or fraction thereof required interior landscape area. 2,614 s.t./400 = 6 trees

PROVIDED: 9 canopy trees (3" cal.)

PROVIDED: The minimum width of the perimeter landscape area from the street right-of-way shall be 15'.

PROVIDED: F.M. 407: minimum 15' landscape buffer; Post Oak Ln: minimum 45' landscape buffer

PROVIDED: One (1) overstory tree per fifty (50) ft. of frontage

PROVIDED: 10 trees

PROVIDED: Three (3) understory trees per fifty (50) ft. of frontage

PROVIDED: 370 ft. of 50 = 23 trees

PROVIDED: 23 trees

REQUIRED: Parking and vehicle use areas with head-in parking shall be screened from street view to a minimum height of 3 feet.

PROVIDED: 3 ht. screening shrubs

NON-RESIDENTIAL, TO RESIDENTIAL BUFFER

REQUIRED: The landscape setback shall consist of a minimum 10' landscape buffer.

PROVIDED: Minimum 10' landscape buffer.

REQUIRED: Overstory trees of a species specified by Chapter 31 requires min. 1 tree per 50 ft.

PROVIDED: 11 trees

NON-RESIDENTIAL, TO NON-RESIDENTIAL LANDSCAPE BUFFER

REQUIRED: A landscape edge of a min. 5' landscape buffer.

PROVIDED: 5 landscape buffer.

REQUIRED: Overstory trees of a species specified by Chapter 31 requires min. 1 tree per 50 ft.

PROVIDED: 2 trees

REQUIRED: Understory trees of a species specified by Chapter 31 min. 3 trees per 50 ft.

PROVIDED: 60 ft./50 = 1.2 trees X 3 = 4 trees

PROVIDED: 4 trees

REQUIRED: Screening shrubs of a species specified by Chapter 31 min. 6 shrubs per 100 ft.

PROVIDED: 4 screening shrubs

NON-VEHICULAR OPEN SPACE

REQUIRED: Development within the RB and GC zoning districts shall meet the landscaping standards for open spaces on any developed lot or parcel.

PROVIDED: Total site: 183,863 s.t. (-) Building: 15,861 s.t. (-) Open Drainage Easement: 47,673 s.t. = Total Non-Vehicular open space: 96,161 s.t.

REQUIRED: Overstory trees shall be planted in non-vehicular open space to meet the following criteria:

% of site in non-vehicular open space

Tree table per non-vehicular open space

5. X-SECTION

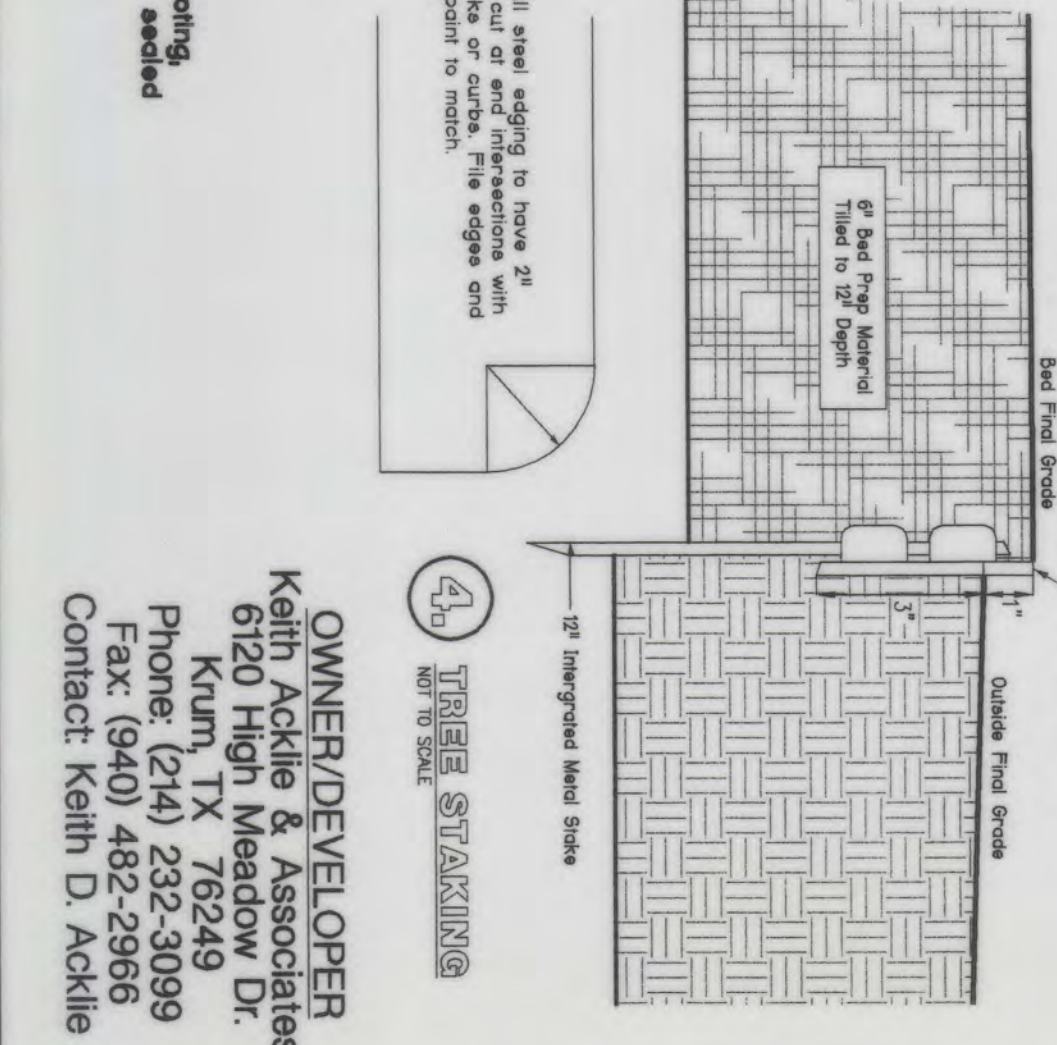
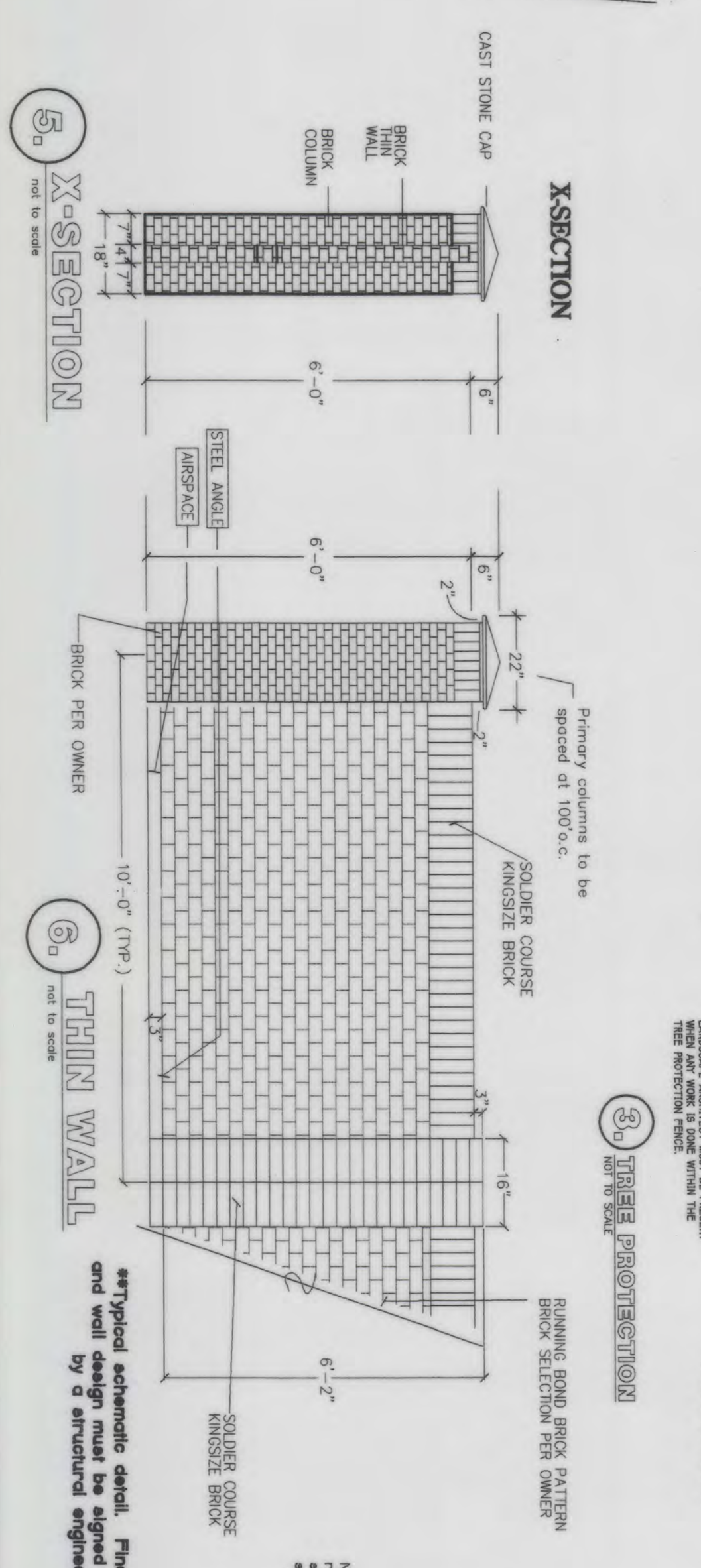
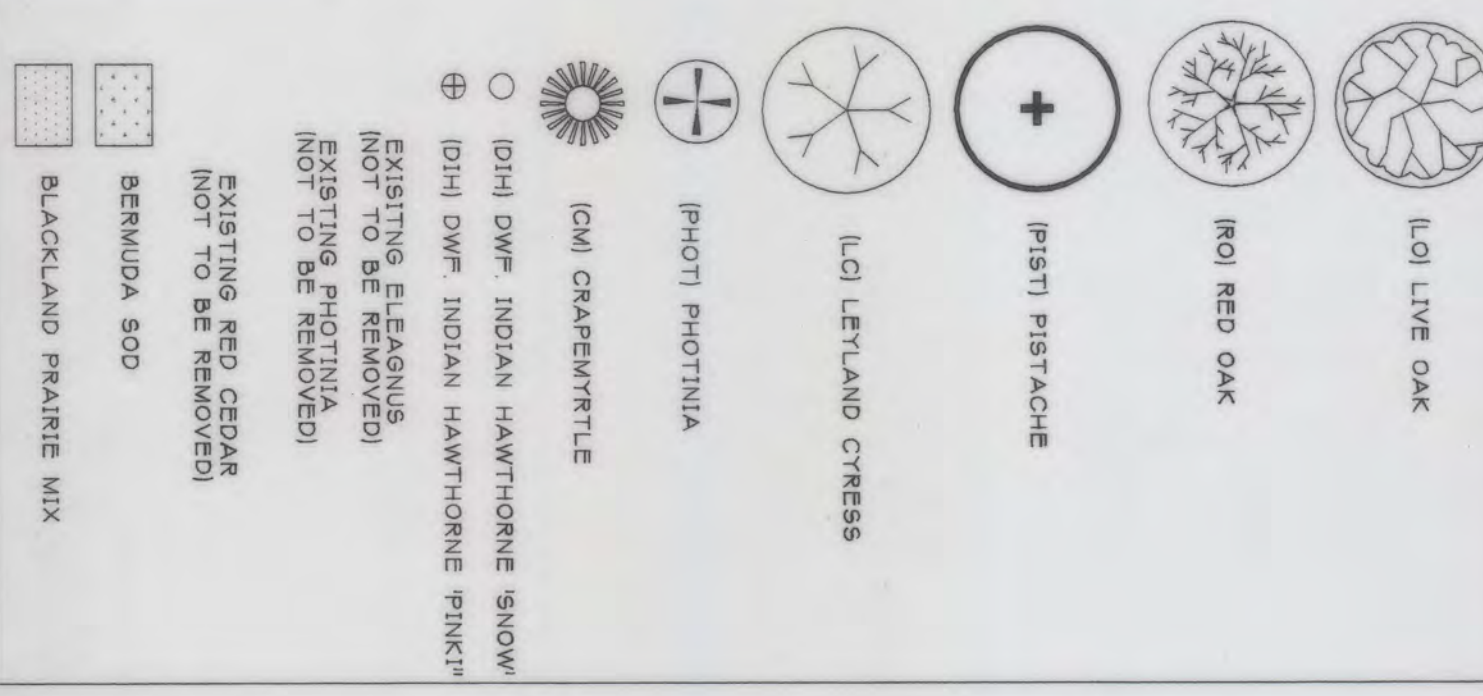
6. THIN WALL

7. TYPICAL SCHEMATIC DETAIL

OWNER/DEVELOPER

08013

PLANT LEGEND

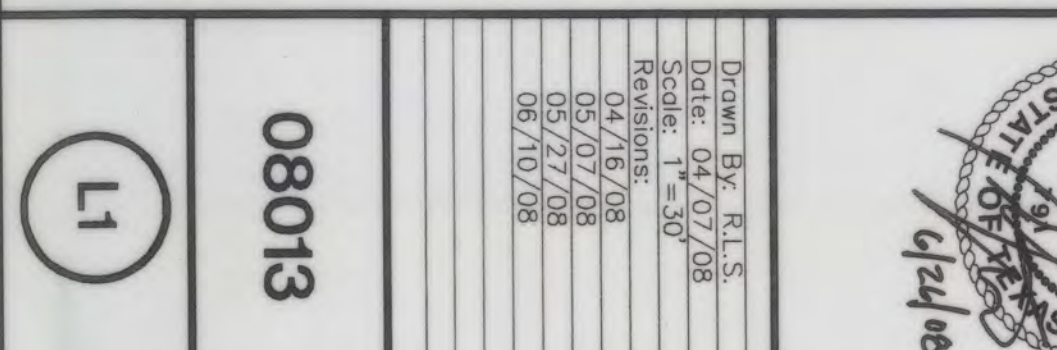


OWNER/DEVELOPER
Keith Ackie & Associates
6120 High Meadow Dr.
Krum, TX 76249
Phone: (214) 232-3099
Fax: (940) 482-2966
Contact: Keith D. Ackie

08013

L1

Drawn By: R.L.S.
Date: 04/07/08
Scale: 1"=50'
04/16/08
05/07/08
06/10/08



LANDSCAPE PLAN

BARTONVILLE DAY CARE
4.032 ACRES
in the
AR. LOVING SURVEY, ABSTRACT NO. 736
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

G & A Consultants, Inc.
SITE PLANNING • PLATTING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
Phone (972) 436-9715 • Fax (972) 436-9715
P.O. Box 1398 • Lewisville, Texas 75067

Exhibit C: Explanation Email from Property Owner dated June 8, 2023

From: kathryn@guidanceprep.org <kathryn@guidanceprep.org>
Sent: Thursday, June 8, 2023 9:07 AM
To: Thad Chambers <tchambers@townofbartonville.com>
Cc: 'Mark Taylor (8470)' <mark@guidanceprep.org>
Subject: Bushes behind wall

Thad,

Cleaning out our 5 feet behind the wall is part of our septic maintenance because our new drip field takes up so much space there is no room for any vehicles to traverse that area. A few years ago we had a utility company drive their truck along our side of the wall to maintain the utility poles. We'll no longer be able to accommodate that convenience - they'll now have to use the easement on the west side of the wall. Plus, some trees were growing into the wall and will eventually damage it. Our landscaper was using the easement for its intended purpose - maintenance.

During the P&Z process 15 years ago, we requested to put up a living wall between us and the homes bordering our property. The neighbors protested and demanded a permanent wall. We accommodated their demands and then they demanded we add landscaping to their side of the brick wall. The P&Z board pointed out that the land is a utility easement and should not have landscaping as it would interfere with utility vehicles.

Please advise on what we need to do at this point. We have instructed our landscaper to stop the work he was doing - there are still a lot of trees in the easement.

Thank you,

Kathryn Taylor
Guidance Preparatory Academy
64 McMakin Road
Bartonville, TX 76226
www.guidanceprep.org
817-403-0382 C
940-455-7123 P
940-455-7133 F



Virus-free www.avg.com

Exhibit 3



Town of Bartonville
1941 E Jeter Road
Bartonville, TX 76226
817-693-5280
Kirk H. Riggs,
Town Administrator

Item D3.

July 23, 2025

«NAME»

«ADDRESS»

«CITY», «STATE» «ZIP»

Re: Guidance Preparatory Academy Site Plan Amendment, 64 McMakin Road

Dear «NAME»,

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 6:30 p.m. on August 6, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding a Site Plan Amendment for Guidance Preparatory Academy, located at 64 McMakin Road in the Town of Bartonville. The Amendment consists of changes to the landscaping plan for the commercial property. The applicant is Kathryn Taylor. The Town of Bartonville file number for this application is SP-2025-001.

The Town Council will conduct a second public hearing at 6:30 p.m. on August 19, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Site Plan Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Sincerely,

Kirk H. Riggs,
Town Administrator
Town of Bartonville

SP- 2025-001 Guidance Preparatory Academy Site Plan Amendment Mailing List*Item D3.*

NAME	ADDRESS	CITY	STATE	ZIP
FRICK, RONNIE & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE	TX	76226-9463
KILPATRICK, WILLIAM SCOTT & SUSAN BECKETT LIVING TRUST	290 TIMBER OAKS CT	ARGYLE	TX	76226-7000
DAUM, SCOTT D & KATHY A	1590 POST OAK LN	BARTONVILLE	TX	76226-9461
MCCRAY, J GREGORY	80 MCMAKIN RD	BARTONVILLE	TX	76226-8438
JANKE OFFICE BUILDING LTD	145 S FOREST LN	LEWISVILLE	TX	75077-8284
TFLH LLC	8470 STEEPLECHASE CIR	ARGYLE	TX	76226-6377
KROGER TEXAS LP C/O REAL ESTATE DEPARTMENT	751 FREEPORT PKWY	COPPELL	TX	75019-4411
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383

Exhibit 4

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Jul. 19, 2025

Notice ID: AmprZbtaNyG5CQGZ8vP9
Notice Name: 08.06 & 08.19 PH Notice for 07.19.25 pub

PUBLICATION FEE: \$43.28

I declare under penalty of perjury that the foregoing is true and correct.

Edmar Corachia

Agent

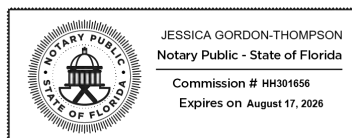
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 07/23/2025

J. Thompson

Notary Public
Notarized remotely online using communication technology via Proof.



TOWN OF BARTONVILLE
NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 6:30 p.m. on August 6, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding a Site Plan Amendment for Guidance Preparatory Academy, located at 64 McMakin Road in the Town of Bartonville. The Amendment consists of changes to the landscaping plan for the commercial property. The applicant is Kathryn Taylor. The Town of Bartonville file number for this application is SP-2025-001.

The Town Council will conduct a second public hearing at 6:30 p.m. on August 19, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Site Plan Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

dre 07/19/2025