



TOWN COUNCIL REGULAR MEETING AGENDA

June 16, 2026 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 Council, 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 Council 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 Council during the Public Participation portion of the meeting or when the item is considered by the Town Council.

D. CLOSED SESSION

Pursuant to the Open Meetings Act, Texas Government Code Chapter 551, the Town Council will recess into a Closed Executive Session in accordance with the following:

1. Section 551.071 Consultation with Town Attorney to seek legal advice regarding Agenda Item H.2.

E. RECONVENE OPEN MEETING

The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

F. APPOINTED REPRESENTATIVE/LIAISON REPORTS

Council will receive and discuss the following reports:

- [1.](#) Denton County Emergency Services District #1.
- [2.](#) Police Department – May 2026 Statistics/Activities.
- [3.](#) Administration – May 2026 Reports: Financial, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.

G. CONSENT AGENDA

This agenda consists of non-controversial, or "housekeeping" items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

- [1.](#) Consider approval of the May 12, 2026, Special Meeting Minutes.

2. Consider a Resolution voting for Jim Carter to the Denco Area 9-1-1 District Board of Managers.
3. Consider approval of Town participation in the Task Force Model program pursuant to an agreement between the Town of Bartonville and the United States Immigration and Customs Enforcement, a Component of the Department of Homeland Security; and authorize execution of documents necessary for participation.
4. Ratify Council Member Crandall's signature designating Mayor Carrington as the Town of Bartonville's 2026 North Central Texas Council of Government General Assembly Designation of Voting Representative.

H. PUBLIC HEARINGS AND REGULAR ITEMS

1. Conduct a Public Hearing to hear public comment, discuss, and consider a Conditional Use Permit and Site Plan 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 at the northeastern corner of FM 407 and Blanco Drive in Bartonville, Texas. The Town of Bartonville file numbers for this application are CUP-2026-002 and SP-2026-001. ***(The Planning and Zoning recommended APPROVAL, with conditions, by a vote of 5 to 0 at its June 3, 2026, meeting.)***
2. Discuss and consider an Ordinance amending Chapter 8, Offenses and Nuisances, to add a new article 8.06, adopting regulations relating to the operations of helicopters and passenger-carrying aircraft within the Town's Corporate Limits and providing an effective date.
3. Discuss and provide direction on Town Council priorities related to the FY2026-2027 Budget.
4. Discuss and consider amending Town Hall Hours of Operation.

I. FUTURE ITEMS

J. ADJOURNMENT

The Town Council 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, June 10, 2026, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026
FROM: Ricky Vaughan, Fire Chief, Denton County ESD No. 1
AGENDA ITEM: Denton County Emergency Services District #1 Monthly Report

SUMMARY:

Department Statistics/Activities

ATTACHMENTS:

- Monthly Report

Denton County ESD No. 1 & No. 2

Monthly Report



Monthly Activity Report

MAY

2026



Denton County ESD No. 1 & No. 2

MAY 2026

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Community Outreach Events & Fire Inspection Reports & Training Division	8



Denton County ESD No. 1 & No. 2

MAY 2026

DCESD1 Personnel

Operations

Battalion Chiefs	3
Officers - Captains	12
Apparatus Operators (Engineers)	12
Full-Time Firefighters (active)	42
Part-Time Employees (active)	9
Total Members	78

Fire Administration

Fire Chief	1
Assistant Chief	1
Division Chiefs	3
Assistant Fire Marshal	1
Administrative Assistant	1
Workforce Manager	1
Director of Communications & Public Outreach	1
Total	9

Department Paid Total 87

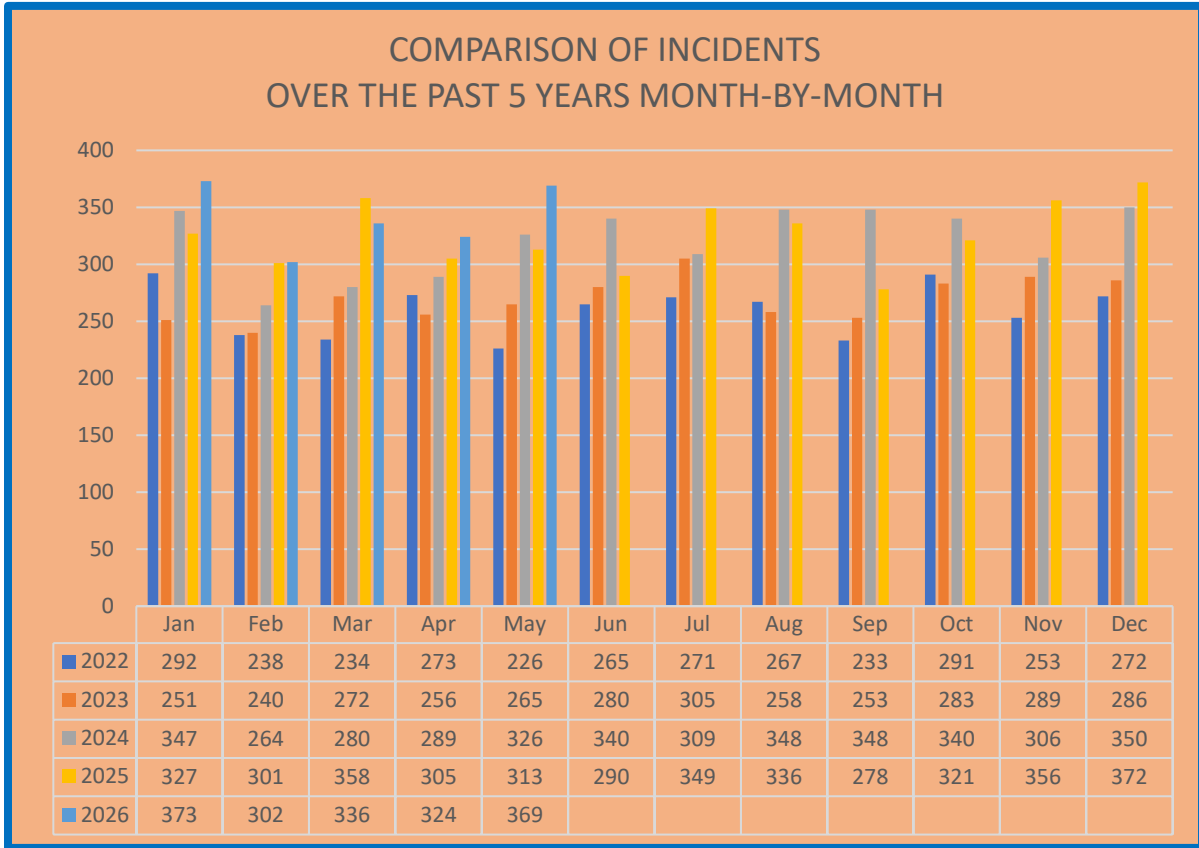
Sworn Staff	84
Civilians	3
Operational Volunteers	2
Department Total	89



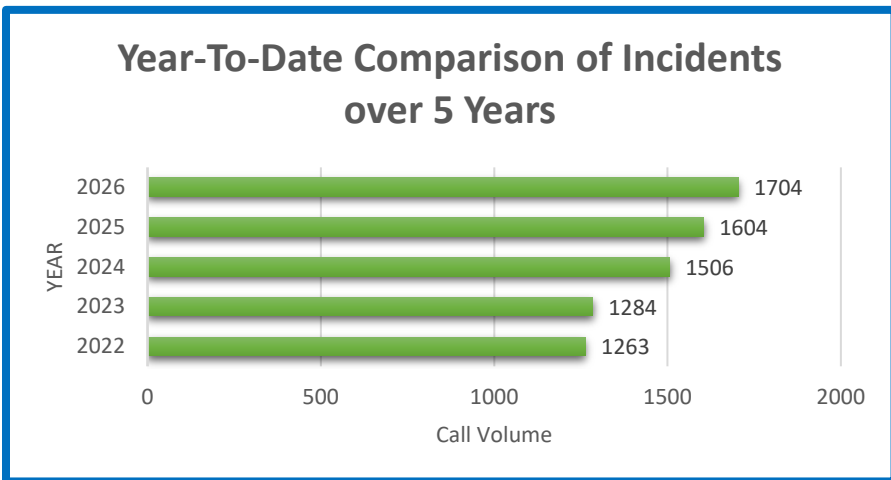
Denton County ESD No. 1 & No. 2

MAY 2026

DCESD Total Incident Count



Year-to-Date Totals



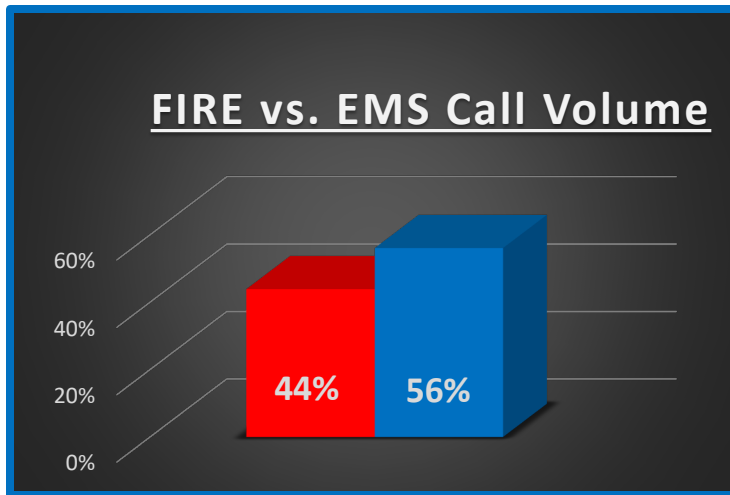
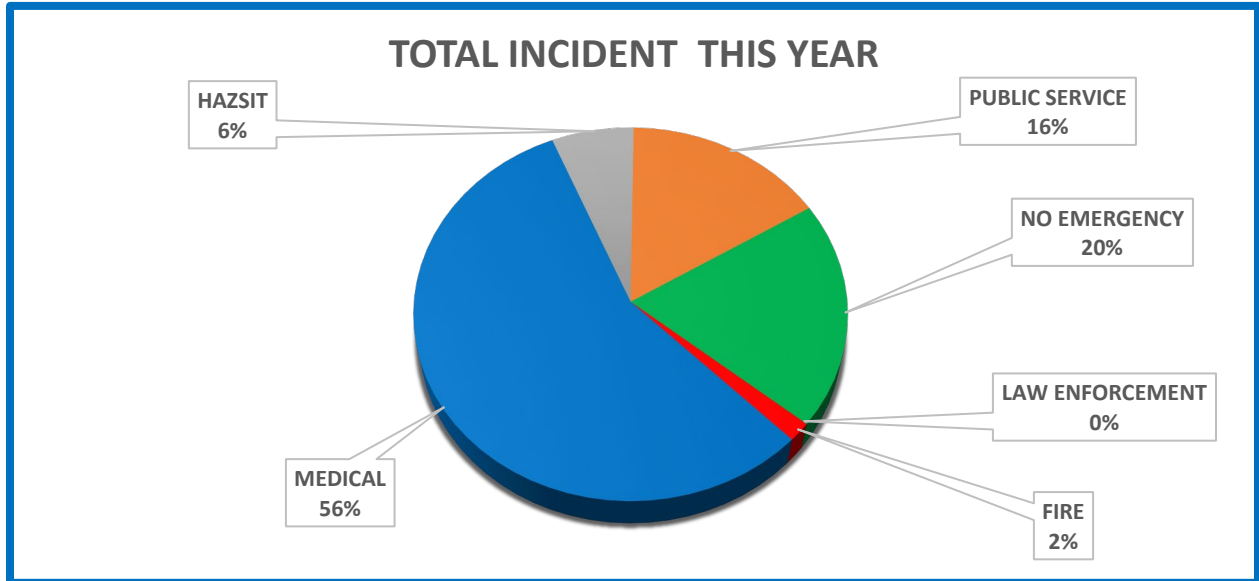
DCESD	YTD	YEAR END
2022	1263	3115
2023	1284	3238
2024	1506	3847
2025	1604	3906
2026	1704	TBD



Denton County ESD No. 1 & No. 2

MAY 2026

INCIDENT STATISTICS



PRIMARY INCIDENT TYPE	
FIRE	162
EMS	207
FIRE	6
MEDICAL	207
HAZSIT	24
RESCUE	1
PUBLIC SERVICE	59
NO EMERGENCY	72
LAW ENFORCEMENT	0

Percentage of Overlapping Calls

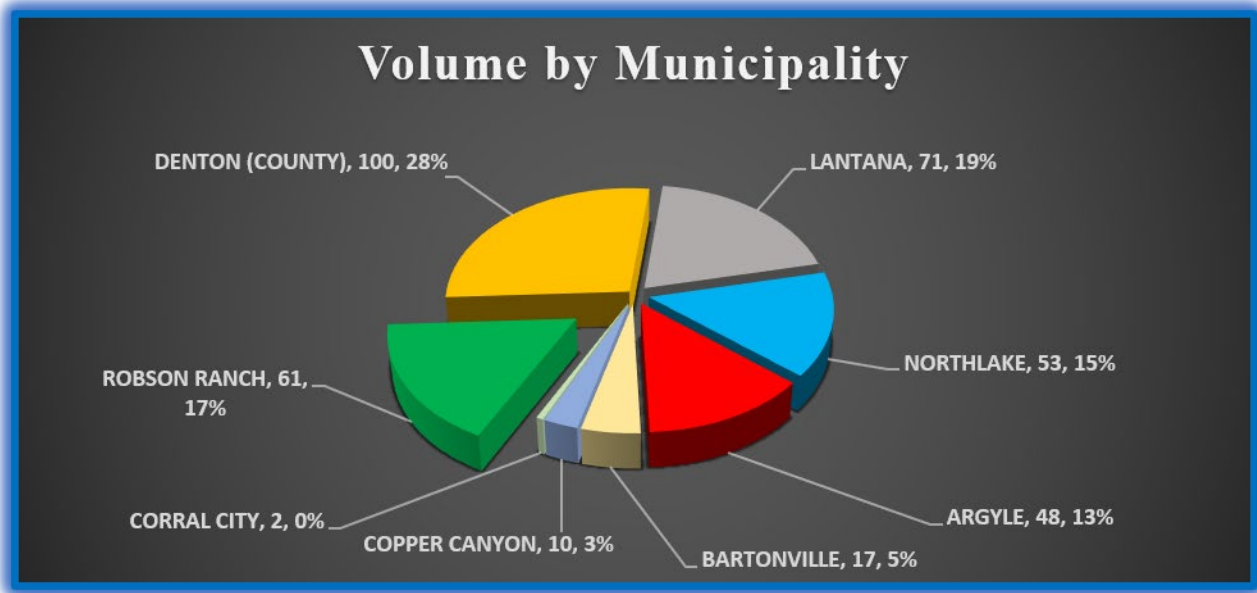
Overlapping Calls	
# OVERLAPPING	% OVERLAPPING
178	48%
>3 Calls Overlapping	7%
0 overlapping incidents warranted a mutual aid response due to unit availability	



Denton County ESD No. 1 & No. 2

MAY 2026

Municipality Call Volume Breakdown



<u>NERIS INCIDENT GROUP TYPE</u>	ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE	Robson Ranch	DENTON COUNTY	MUTUAL AID
FIRE	2				1			1	2
HAZSIT	8	3	3		4	1	1	4	
MEDICAL	26	5	7	2	42	27	32	65	1
RESCUE						1			
PUBLIC SERVICE	5				11	10	21	12	
NO EMERGENCY	7	9			13	14	7	18	4
LAW ENFORCEMENT									
2026 Municipality Totals	48	17	10	2	71	53	61	100	7

NERIS Breakdown

FIRE

Outsdie, Special, Structure, Transportation.

HAZSIT

Hazard Non-Chemical, Hazardous Materials, Overpressure, Investigation

MEDICAL

Illness, Injury, Other

RESCUE

Outside/Outdoor, Structure/Indoor, Transportation/Land

PUBLIC SERVICE

Citizen Assist, Alarms (Non-Medical), Disaster/Weather, Other

NO EMERGENCY

False Alarm, Good Intent, Cancelled

LAW ENFORCEMENT SUPPORT



Incident Response Times

90th Percentile Assessment

Lights and Sirens – 90 TH Percentile Time (Dispatch to Arrival)	
Overall Fire/EMS	10:26
Overall FIRE	10:59
Overall EMS	10:13

Internal Compliance Goal: Less than 8-minute response time from dispatch to first unit on arrival time. Assessment is performed by taking the total number of incidents where lights and sirens were utilized while responding to the incident.

NFPA 1710 Response Recommendations: Key performance objectives for...

FIRE Response: (bunker gear required)

1. Turnout time: < 80 seconds
(1 minute: 20 seconds)
2. First Unit on scene: < 240 seconds
(4 minutes)

EMS Response: (no bunker gear required)

1. Turnout time: < 60 seconds
(1 minute)
2. First Unit on scene: < 240 seconds
(4 minutes)

90th Percentile per Municipality						
ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE	DENTON CO.
9:22	10:38	8:41	7:04	8:09	12:15	11:04

Average Response and Turnout Time Assessment

RESPONSE MODE	TOTAL FIRST ARRIVING UNITS	AVERAGE RESPONSE TIME (minutes)
Initial Lights and Sirens, Downgraded to No Lights or Sirens	0	0:00
Initial No Lights or Sirens, Upgraded to Lights and Sirens	0	0:00
Lights and Sirens	323	6:36
No Lights or Sirens	14	3:14

Average Response Time per Municipality						
ARGYLE	BARTONVILLE	COPPER CANYON	CORRAL CITY	LANTANA	NORTHLAKE	DENTON CO.
6:32	7:51	6:41	6:01	6:32	8:09	6:20



Public Education

Community Outreach Events

Fire Station Tours	3
Public Education Events	12
Ride Along (EMS Students/Orientation)	38
Community CPR/STB Classes	1
- Total Students	12

Training Division

Total ISO Training Hours Logged / Month	2706
EMS Training Hours Logged / Month	429
FIRE Training Hours Logged / Month	2198
Administrative Training / Month	79

Total Events 16
(Tours, Pub Ed Events, CPR Classes)

Fire Inspection Report

INSPECTION TYPE	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	YTD
Certificate of Occupancy (New Structure) (Total)		2	4										6
Compliant (Total)	5		11										16
Controlled Access (Total)					1								1
Foster Care (Total)	1												1
Annual (Total)				8	8								16
Construction - Hood System Final Acceptance (Total)	1		1	3	1								6
Fire Protection Commercial Sprinkler (Total)	4	2	9	10	8								33
Fire Protection- Fire Alarm (Total)	1	2	3	3	6								15
Fire Protection Inspection: Underground (Total)	9	2	6	14	5								36
Residential Sprinkler (Total)	6	12	21	17	10								66
Certificate Of Occupancy (Existing Structure) (Total)	1	3	5	6	8								23
Compliance/Code Check				5	3								8
Fire & Life Safety (Total)													0
Monthly Totals	28	23	60	66	50	0	0	0	0	0	0	0	227



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026
FROM: Jeff Ashabranner, Chief of Police
AGENDA ITEM: Police Department – Department Statistics/Activities

SUMMARY:

Department Statistics/Activities.

ATTACHMENTS:

- Monthly Report

Bartonville Police Department

May 2026 Monthly Report



Bartonville Police Department

May 2026

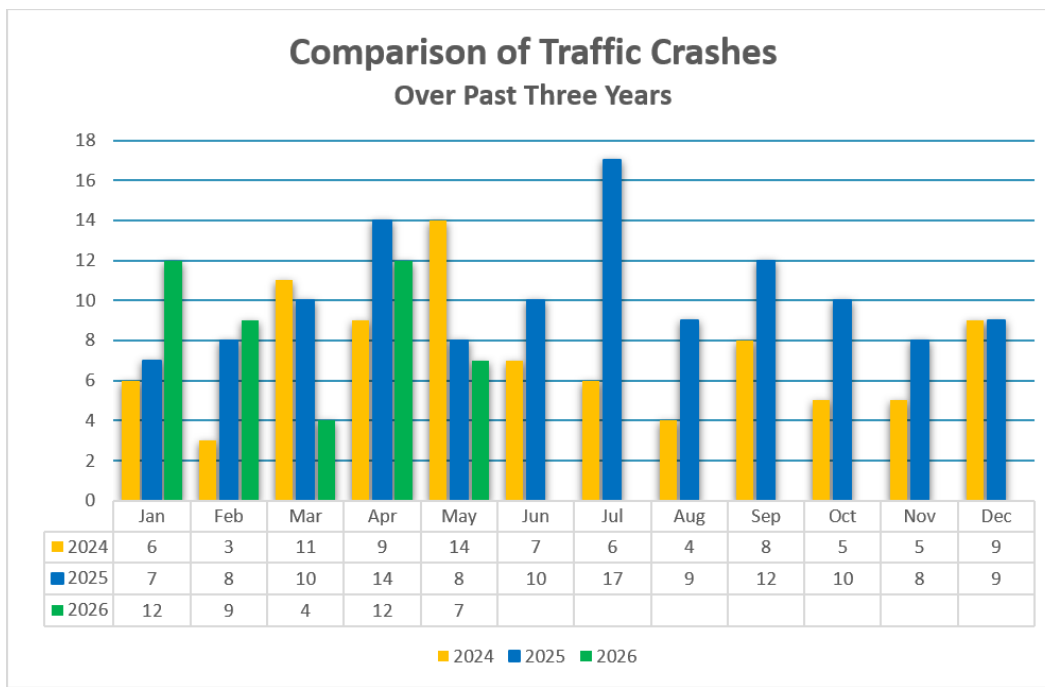
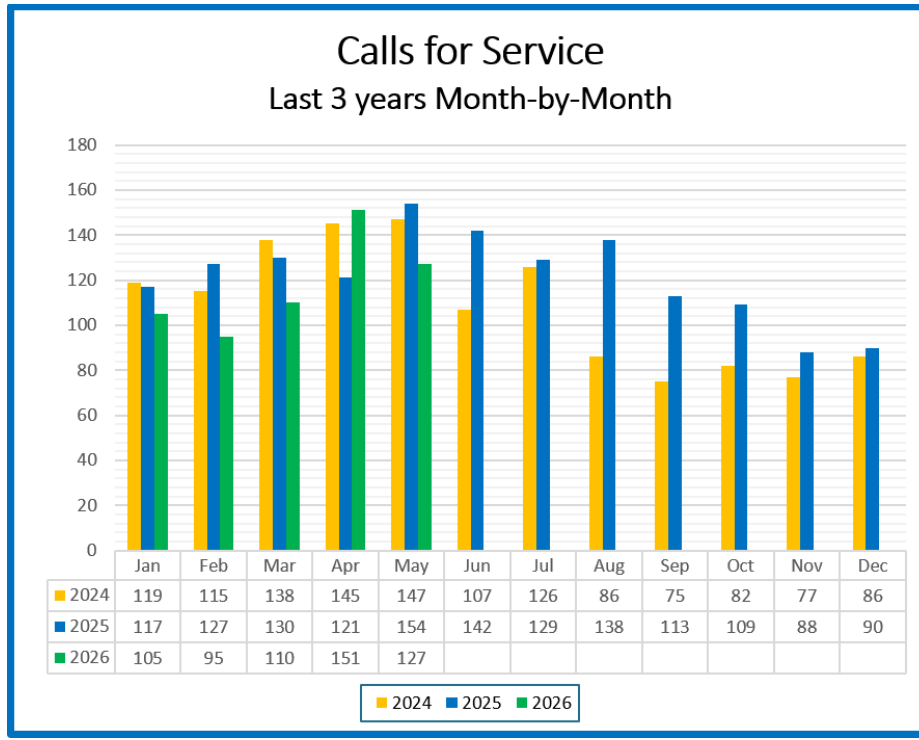
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Bartonville Police Department

May 2026

Total Calls for Service



Bartonville Police Department

May 2026

Abandoned Vehicle	1
Agency Assist	5
Alarm- Commercial	18
Alarm- Residential	9
Animal Bite Report	0
Animal Complaint	5
Animal Cruelty	1
Assault	2
Auto Theft	0
Burglary	1
Cardiac Arrest	0
Citizen Assist	1
Civil Standby	0
Child Custody Issues	0
Criminal Mischief	1
Criminal Trespass	0
Deadly Conduct	0
Disorderly Conduct	1
Disturbance	4
Domestic Disturbance	3
Fight	0
Fire Investigation	0
Fireworks Complaint	0
Follow-up Investigation	8
Forgery/Fraud	0
Found Property	1
Gunshots Heard	0
Hang-up 911	3
Harassment	2
Illegal Dumping	0
Indecent Exposure	0
Intoxicated Person	2
Juvenile Complaint	6
Loose Livestock	1
Meet Complainant	12
Missing Person	0
Motorist Assist	2
Narcotics	1
Noise Complaint	2
Open Door Investigation	0
Ordinance Violation	2
Person with a Gun	0
Psych/Suicide Attempt	2
Reckless Driver	1
Road Blockage/Hazard	8
Robbery	0
Stabbing/Gunshot	0
Suspicious Person/Veh/Activity	8
TABC- Alcohol Violation	0
Terroristic Threat	0
Theft	2
Traffic Transport Incident (Accidents)	7
Vehicle Complaint	1
Warrant Service	0
Welfare Concern	4

Bartonville Police Department

May 2026

Uniformed Crime Reporting

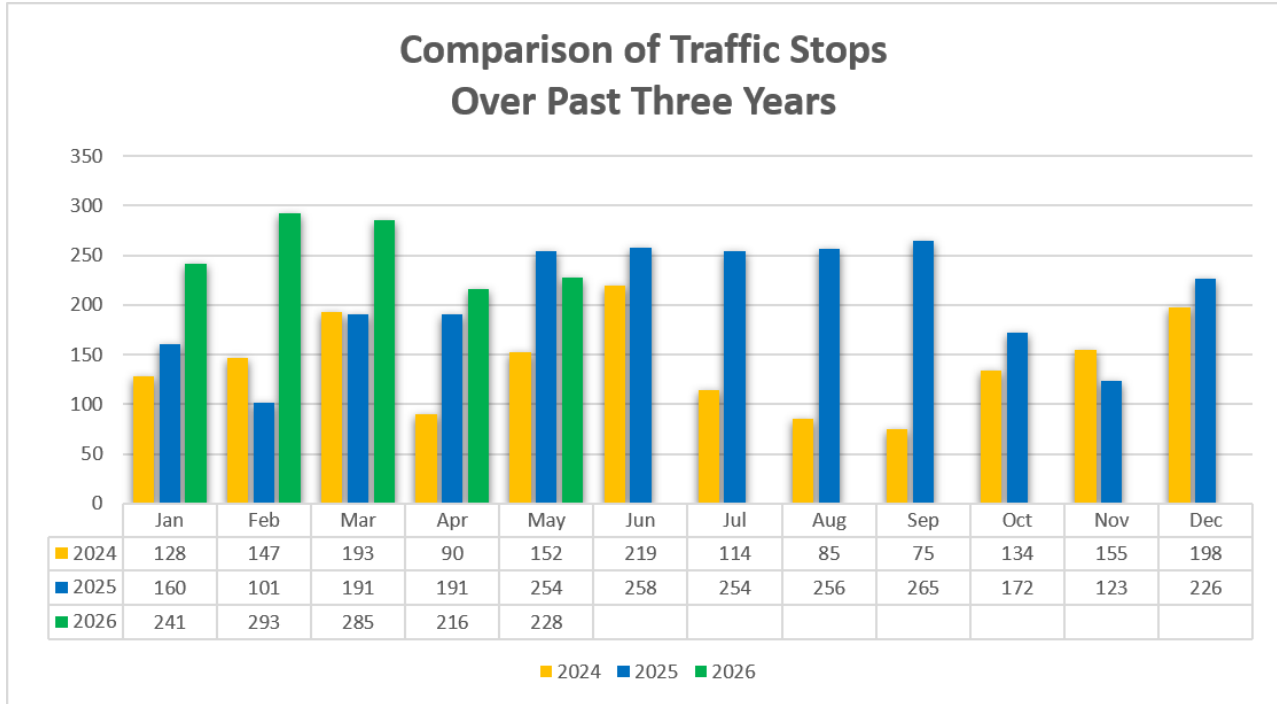
ACTIVITY UCR	Current Month May	Current Year 2026	Last Year 2025
PART 1 OFFENSES			
Homicide / Manslaughter	0	0	0
Sexual Assault	1	1	1
Robbery	0	0	1
Aggravated Assault	0	0	0
Burglary	0	0	3
Larceny	1	8	13
Motor Vehicle Theft	0	1	0
Human Trafficking	0	1	1
Arson	0	0	1
TOTAL PART I	2	11	20

Officer Initiated Activity

<u>Officer Activity by Type</u>	Total
Building Checks, Close Patrols	142
Traffic Complaints (Radar Enforcement)	42
Traffic Stops	228
Walk Thru (Business contacts)	23
Total	435

Bartonville Police Department

May 2026



Misc. Information/Upcoming Events

1. **Part I Crime Activity** — Two Part I offenses reported this month.
2. **Crash Response Data** — Seven crashes investigated. All but one on FM 407. One at High Meadow Ct.
3. **Community Outreach** – We participated in Career Day at EP Rayzor Elementary School along with the ESD 1 Fire Department. Participated in “Touch a Truck” event at Andy’s Frozen Custard. Participated and assisted Highland Village PD’s “Cruisin for Champions” event that is for the Special Olympics Athletes.
4. **Bartonville Spirit Day**



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Administration – May 2026 Reports: Financial, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.

SUMMARY:

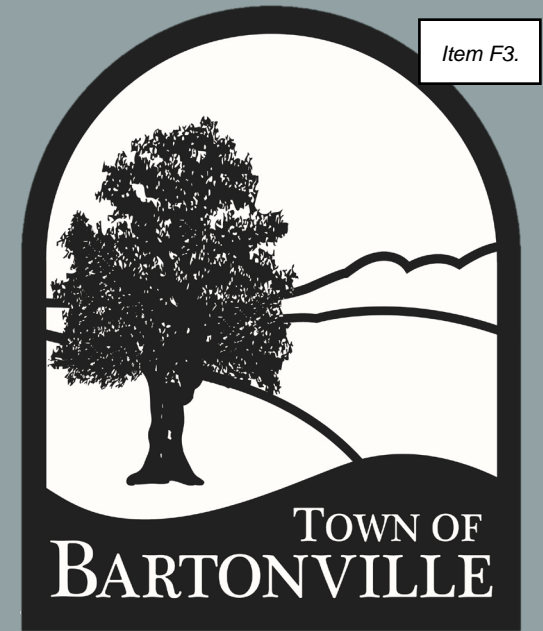
Monthly Reports May 2026.

ATTACHMENTS:

- Monthly Financial Report
- Monthly Animal Control & Code Enforcement Report
- Monthly Engineering Report
- Monthly Municipal Court Report
- Monthly Permit Report
- Monthly Board Attendance Report

Town of Bartonville Monthly Financial Report

Month Ending
May 2026



PRESENTED:
JUNE 16, 2026

RESERVE REVENUE

Category	MAY 2026 Revenue	YTD Revenue	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior YE Balance
Interest Earned	2,625	20,144	19,000	-1,144	-6%	19	26,998
Total Revenue	2,625	203,789	19,000	-184,789	-973%	19,041	26,998

RESERVE Bank Balance as of April 30, 2026: **\$854,877.13**

All General Fund Revenues

Category	MAY 2026 Revenue	YTD Revenue	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior YE Balance
Property Tax	10,021	1,334,413	1,200,000	-134,413	-11%	1,203,033	1,208,772
Sales Tax	122,115	715,364	890,000	174,636	20%	649,765	991,631
Franchise Fees	270	209,551	276,000	66,449	24%	202,470	267,207
<i>Administration Services</i>	250	250	0	-250	0%	0	0
<i>General Revenue</i>	0	468	0	-468	0%	2,478	37,835
<i>Child Safety Collected</i>	0	0	2,000	2,000	100%	2,098	0
<i>LOESE Training Funds</i>	0	2,040	1,000	-1,040	-104%	1,986	1,986
<i>Interest Earned</i>	10,651	74,100	115,000	40,900	36%	94,041	138,184
<i>Transfer In from CCPD</i>	0	0	30,000	30,000	100%	30,000	30,000
<i>Transfer in from BCDC</i>	0	0	20,000	20,000	100%	10,000	10,000
Total Other/Transfer	10,901	76,858	168,000	91,142	54%	140,603	218,005
Development Fees	6,220	25,200	10,000	-15,200	-152%	3,095	29,140
Permit Fees	22,212	146,214	180,450	34,236	19%	222,787	274,057
Municipal Court	10,296	86,342	100,000	13,658	14%	69,046	112,000
Total Revenue	182,034	2,593,941	2,824,450	230,509	8%	2,490,799	3,101,592

Sales Tax Collections



All General Fund Expenditures

Category	MAY 2026 Expenses	YTD Expenses	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior YE Balance
Administration	85,493	815,494	1,371,760	556,266	41%	694,204	1,083,716
Police	77,808	649,790	922,850	273,060	30%	611,784	910,575
Municipal Court	950	7,375	12,000	4,625	39%	6,400	9,600
Transfers	33,408	136,297	265,000	128,703	49%	149,305	202,140
Total Expenses	197,658	1,608,956	2,571,610	962,654	37%	1,461,694	2,206,030

Expenditures by Department - Administration

Category	MAY 2026 Expenses	YTD Expenses	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior YE Balance
Salary & Benefits	40,119	387,855	642,825	254,970	40%	353,685	555,685
<i>Advertisements & Notices</i>	82	1,442	5,500	4,058	74%	1,388	3,406
<i>Banners & Signs</i>	0	400	8,000	7,600	95%	1,133	2,352
<i>Clean Up Day</i>	2,207	9,221	10,800	1,579	15%	2,800	4,400
<i>Dues & Memberships</i>	0	1,302	5,000	3,698	74%	1,511	2,018
<i>Election Expense</i>	0	0	14,000	14,000	100%	245	245
<i>Postage</i>	618	1,873	3,500	1,627	46%	1,672	2,488
<i>Publications & Subscriptions</i>	0	451	1,500	1,049	70%	738	1,886
<i>Special Events</i>	5,771	10,050	15,000	4,950	33%	10,269	12,308
<i>Meetings/Events</i>	542	3,496	5,000	1,505	30%	2,184	2,788
<i>Travel & Training</i>	0	168	8,000	7,832	98%	1,572	2,582
Total Other	9,219	28,402	76,300	47,898	63%	23,512	34,472
Contracted Services	27,969	211,300	437,950	226,650	52%	229,033	367,623
Fees & Service Charges	33	407	1,400	993	71%	682	1,170
Supplies	3,069	70,184	107,785	37,601	35%	45,480	64,718
Maintenance	4,426	47,287	55,500	8,213	15%	35,750	60,047
Capital Improvements	658	70,059	50,000	-20,059	-40%	6,063	0
Total Administration	85,493	815,494	1,371,760	556,266	41%	694,204	1,083,716

Expenditures by Department - Police

Category	MAY 2026 Expenses	YTD Expenses	Current Budget	Budget Remaining	% of Budget Remaining	Prior YTD Balance	Prior YE Balance
Salary & Benefits	72,485	577,685	817,850	240,165	29%	558,210	820,507
Maintenance	1,672	27,876	38,800	10,924	28%	26,952	34,127
Contracted Services	74	10,229	12,200	1,971	16%	8,038	8,038
<i>Dues & Memberships</i>	<i>0</i>	<i>36</i>	<i>2,000</i>	<i>1,964</i>	<i>98%</i>	<i>485</i>	<i>943</i>
<i>Meetings & Events</i>	<i>330</i>	<i>1,139</i>	<i>1,500</i>	<i>361</i>	<i>24%</i>	<i>975</i>	<i>1,557</i>
<i>Travel & Training</i>	<i>0</i>	<i>1,145</i>	<i>4,500</i>	<i>3,355</i>	<i>75%</i>	<i>2,369</i>	<i>2,369</i>
Total Other	330	2,320	8,000	5,680	71%	3,828	4,868
<i>Fuel & Lubricants</i>	<i>3,101</i>	<i>13,466</i>	<i>22,000</i>	<i>8,534</i>	<i>39%</i>	<i>11,714</i>	<i>22,653</i>
<i>Operations & Supplies</i>	<i>146</i>	<i>16,832</i>	<i>20,000</i>	<i>3,168</i>	<i>16%</i>	<i>3,006</i>	<i>18,837</i>
<i>Uniforms</i>	<i>0</i>	<i>1,382</i>	<i>4,000</i>	<i>2,618</i>	<i>65%</i>	<i>36</i>	<i>1,545</i>
Total Supplies	3,247	31,680	46,000	14,320	31%	14,756	43,035
Total Police Department	77,808	649,790	922,850	273,060	30%	611,784	910,575

Call Type Summary:

- Confined Animal (1)
- Junk Vehicle (2)
- Loose Animal (1)
- Patrol (9)
- Permit Violation (1)
- Sick/injured Animal (2)
- Tall Grass and Weeds (10)
- Wildlife (1)

Call

Address	Notes	Service / Type
5/4/2026 324 Porter Rd	Dismantled truck on property, 30 days to remove.	Code Enforcement Junk Vehicle
5/18/2026 324 Porter Rd	10 Day warning issued for junked vehicle removal. Dismantled truck was first seen 5/4.	Code Enforcement Junk Vehicle
5/4/2026 777 Stonewood Blvd	Asked to investigate for high grass/weeds, no violation, property is AG. Easements and property lines are maintained.	Code Enforcement Tall Grass and Weeds
5/4/2026 946 Timberidge Ln	Asked to investigate property for tall grass/weeds, no violation. Property has been mowed.	Code Enforcement Tall Grass and Weeds

<p>5/4/2026 1040 Timberidge Ln</p>	<p>Asked to investigate property for tall grass/weeds. No violation, property is being maintained except where wild flowers are in bloom.</p>	<p>Code Enforcement Tall Grass and Weeds</p>
<p>5/4/2026 1190 Timberidge Ln</p>	<p>Asked to investigate property for tall grass/weeds. No violation, property is being maintained except where wild flowers are in bloom.</p>	<p>Code Enforcement Tall Grass and Weeds</p>
<p>5/4/2026 1113 Timberidge Ln</p>	<p>Asked to investigate property for tall grass/weeds. No violation, property has been mowed.</p>	<p>Code Enforcement Tall Grass and Weeds</p>
<p>5/4/2026 1501 Land Fall Cir</p>	<p>Asked to investigate property for tall grass/weeds. No violation, property is being maintained except where wild flowers are in bloom.</p>	<p>Code Enforcement Tall Grass and Weeds</p>
<p>5/14/2026 1204 Brasher Dr</p>	<p>It was reported that there was a loose dog chasing cars at this location. There were no dog out at this time. Management requested that this address be a regular patrol.</p>	<p>Animal Control Loose Animal</p>
<p>5/12/2026 1018 Gene Perry Ct</p>	<p>Work being done without permit. Witnessed window replacement being done on 5/11. City said they require a permit for that type of work. Went to property and spoke with GC on site and advised him that he needed to get with the city to ensure all appropriate permits are applied for. Homeowner was not available.</p>	<p>Code Enforcement Permit Violation</p>
<p>5/18/2026 1074 Frenchtown Rd</p>	<p>Warning for tall grass/weeds.</p>	<p>Code Enforcement Tall Grass and Weeds</p>
<p>6/1/2026 1074 Frenchtown Rd</p>	<p>Property abated for tall grass/weeds.</p>	<p>Code Enforcement Tall Grass and Weeds</p>

5/18/2026 1120 Frenchtown Rd	Warning for tall grass/weeds.	Code Enforcement Tall Grass and Weeds
6/1/2026 1120 Frenchtown Rd	Property abated for tall grass/weeds.	Code Enforcement Tall Grass and Weeds
5/8/2026 1649 Barrington Hills Blvd	Caller stated they had a snake in their garage they needed help getting out. Upon arrival no one would answer the door.	Animal Control Wildlife
5/15/2026 320 W Jeter Rd.	Caller stated they had an injured kitten they found in front of their house. Kitten was picked up and placed into the shelter.	Animal Control Sick/injured Animal
5/20/2026 1110 Maple Dr.	Caller found a sick kitten they need picked up. Kitten picked up and placed into the shelter.	Animal Control Sick/injured Animal
5/21/2026 2201 Fm 407 E	Caller had a contained stray cat. Cat was picked up and placed into the shelter.	Animal Control Confined Animal

Patrol

Address	Notes	Service / Type
5/4/2026	Patrolled city limits. Followed up on previous warnings and complaints. Checked in with city hall. 8:30 AM - 10:30 AM Duration: 2 hours	Code Enforcement Patrol

5/1/2026	I patrolled Bartonville and spoke to Officer Colby. He let me know that there were some dogs outside on saddlebrook this week. I patrolled the area and did not find any loose dogs today.	Animal Control Patrol
5/11/2026	Patrolled city limits. Followed up on previous warnings. Checked in with city hall. 8:15 AM - 10:30 AM Duration: 2.25 hours	Code Enforcement Patrol
5/14/2026	I patrolled Bartonville for loose, injured, or deceased animals. I removed a deceased armadillo from FM 407. I checked in at City Hall with Shari who reported no new issues at the time. 10:30 AM - 11:30 AM Duration: 1 hours	Animal Control Patrol
5/12/2026	Reissued citation for food establishment permit and investigated work being done without permit. 10:30 AM - 11:30 AM Duration: 1 hours	Code Enforcement Patrol
5/18/2026	Patrolled city limits. Checked in with city hall. 8:30 AM - 10:30 AM Duration: 2 hours	Code Enforcement Patrol
5/8/2026	Patrolled Bartonville spoke to Kat at PD. They had nothing for us at this time. 1:00 PM - 2:00 PM Duration: 1 hours	Animal Control Patrol
5/20/2026	Patrolled the city for loose, stray, and deceased animals. Spoke to Shari at City Hall who stated she did not have anything to report to us at this time. 9:30 AM - 10:30 AM Duration: 1 hours	Animal Control Patrol

5/29/2026

Patrolled Bartonville spoke to Shari had nothing to report to us at this time.
1847 east Jeter rd. Moved off a bunch of buzzards and took their
deceased animal from them.

Animal Control
Patrol

10:00 AM - 11:00 AM | Duration: 1 hours



Westwood

Town of Bartonville Status Report

Date: June 10, 2026

Plat Review

- CUP – Chipotle Review

ROW Permits

- AT&T Fiber – Ongoing
- CoServ Gas – 980 Broome
- 2717 Kentucky Derby

Subdivision Construction

- N/A

Street Fund

- Jeter Phase 3 Construction – Ongoing – Waiting for Pipe Culverts to arrive
- Misc. Asphalt Pavement Repair On-Call Contract – Completed Current Work, Contract Still Available

General Consultation

- N/A

Grading Plans Reviewed

- 1357 Saddlebrook Court
- 1142 Vera Court
- 655 Porter

Town of Bartonville
Municipal Court Council Report
From 5/1/2026 to 5/31/2026

6/1/2026 9

Item F3.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
99	1	6	0	0	106

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Consol. Sec/Tech	Total
\$7,769.80	\$1,805.30	\$8,721.00	\$4.00	\$4.90	\$712.00	\$19,017.00

Warrants

Issued	Served	Closed	Total
0	0	0	0

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
32	1	16	19	28	96

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
6	0	6	12

PermitReport

6/1/2026 8:28

Item F3.

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
26-00305-01	Royal Flush Septic	1209 Pitner Court	OSSF Application - Modification	5/27/2026			\$200.00
26-00268-01	Aquazul Electric		Contractor Registration - Electrical	5/5/2026			\$0.00
26-00278-01	Texas Plumb Mechanical		Contractor Registration - Mechanical	5/13/2026			\$0.00
26-00284-01	Watercrest Pools	1209 Pitner Court	Pool/Spa (inground)	5/18/2026	\$128,000.00		\$910.00
26-00223-01	T&L Septic Service	1110 Vera Court	OSSF Permit - Residential	5/5/2026			\$410.00
26-00271-01	Wyse Services	1309 Palomino Cir	OSSF Permit - Residential	5/7/2026			\$410.00
25-00585-06	Dreamnest Development LLC	1101 Pitner Court	Change of Occupancy - Residential	5/26/2026	\$5,000,000.00	7387.00	\$0.00
26-00257-01	Coach's Landscaping & Patio	812 Ginger's Way	Electrical Permit	5/5/2026	\$5,000.00		\$260.00
26-00291-01	Brown Foundation Repair	650 McMakin Rd	Foundation	5/19/2026	\$19,000.00		\$150.00
26-00263-01	PASCHAL HOME SERVICES, LLC		Contractor Registration - Mechanical	5/1/2026			\$0.00
26-00298-01	Anchor Outdoors	801 Hat Creek Road	Fence Permit	5/28/2026			\$75.00
26-00282-01	Kaskade Landscape	101 Knights Crest	Sprinkler/Irrigation Permit	5/18/2026	\$15,000.00		\$110.00
26-00244-01	Mollo Rather Custom Homes	1020 Hat Creek Road	Accessory Bldg AC (1,001 +)	5/1/2026	\$325,000.00	2227.00	\$1,912.55
26-00295-01	A&M Septic	1749 Glenview Ln	OSSF Permit - Residential	5/21/2026	\$29,500.00		\$410.00
26-00277-01	Tillco Construction, Inc.		Contractor Registration - General	5/8/2026			\$125.00
26-00283-01	Hayhurst Brothers Homes	1277 Kentucky Derby Drive	Accessory Bldg (201 - 1000 sq ft)	5/15/2026	\$27,104.45	418.00	\$425.00
26-00266-05	Lewis & Earley Construction LLC	1520 E. Jeter Road	Culvert/Driveway	5/6/2026	\$1,200,000.00	10860.00	\$120.00
26-00202-01	Element Systems	1020 Hat Creek Road	OSSF Application - Modification	5/1/2026			\$350.00
26-00267-01	The Landscape Wizard LLC		Contractor Registration - General	5/5/2026			\$125.00
26-00269-01	Kinfolk Homes		Contractor Registration - General	5/5/2026			\$125.00
26-00270-01	JMG Electric		Contractor Registration - Electrical	5/5/2026			\$0.00
26-00272-01	Payne Acres LLC DBA Modern Blu		Contractor Registration - General	5/6/2026			\$125.00
26-00273-01	Miguel's AC and Heating		Contractor Registration - Mechanical	5/7/2026			\$0.00
26-00188-12	Beignet Bag Co.	96 McMakin Rd	Temporary Food Permit	5/12/2026			\$35.00
26-00261-02	Noble Classic Homes	655 Porter Road	New Residence (Non AC)	5/1/2026	\$1,804,235.00	5602.00	\$859.50
26-00188-13	Ashvish Creations	96 McMakin Rd	Temporary Non-Food Permit	5/28/2026			\$35.00
26-00297-01	Landscape Express	1317 Post Oak Ln	Sprinkler/Irrigation Permit	5/22/2026	\$22,000.00		\$110.00
26-00288-01	Rich's Irrigation Solutions		Contractor Registration - Irrigation	5/19/2026			\$125.00
26-00289-01	Double Dubs	2201 FM 407	Temporary Food Permit	5/19/2026			\$35.00
26-00292-01	4NE Plumbing		Contractor Registration - Plumbing	5/20/2026			\$0.00
26-00294-01	S&S Maintenance		Contractor Registration - General	5/21/2026			\$125.00
26-00301-01	Edge Crew Construction		Contractor Registration - General	5/26/2026			\$125.00
26-00302-01	SNP Plumbing, LLC		Contractor Registration - Plumbing	5/26/2026			\$0.00
26-00303-01	All-Tech Electric, Inc.		Contractor Registration - Electrical	5/26/2026			\$0.00
26-00304-01	Texas HVAC Experts LLC		Contractor Registration - Mechanical	5/26/2026			\$0.00
26-00106-01	Element Systems	651 Porter Rd	OSSF Permit - Residential	5/1/2026		4998.00	\$410.00
26-00253-01	Element Systems	655 Porter Road	OSSF Permit - Residential	5/1/2026			\$410.00
26-00243-01	Element Systems	1520 E. Jeter Road	OSSF Permit - Residential	5/6/2026			\$410.00
26-00203-01	Element Systems	1020 Hat Creek Road	OSSF Permit - Residential	5/1/2026			\$410.00
26-00266-01	Lewis & Earley Construction LLC	1520 E. Jeter Road	New Residence Permit	5/6/2026	\$1,200,000.00	7006.00	\$4,553.90
26-00266-02	Lewis & Earley Construction LLC	1520 E. Jeter Road	New Residence (Non AC)	5/6/2026	\$1,200,000.00	10860.00	\$1,734.30
26-00266-04	Lewis & Earley Construction LLC	1520 E. Jeter Road	Grading and Drainage Permit	5/6/2026	\$1,200,000.00	10860.00	\$275.00
26-00274-01	Watercrest Pools	201 Knights Crest	Accessory Building	5/7/2026	\$313,000.00	698.00	\$555.00
26-00261-04	Noble Classic Homes	655 Porter Road	Grading and Drainage Permit	5/1/2026	\$1,804,235.00	5602.00	\$275.00
26-00261-05	Noble Classic Homes	655 Porter Road	Culvert/Driveway	5/1/2026	\$1,804,235.00	5602.00	\$120.00
26-00279-01	Noble Classic Homes	655 Porter Road	Grading and Drainage Permit	5/13/2026	\$28,665.00		\$275.00

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
26-00276-01	Noble Classic Homes	980 Broome Rd	Grading and Drainage Permit	5/7/2026	\$78,648.00		\$275.00
26-00275-01	Noble Classic Homes	980 Broome Rd	Flat Work	5/8/2026	\$37,027.00	2108.00	\$205.00
26-00261-01	Noble Classic Homes	655 Porter Road	New Residence Permit	5/1/2026	\$1,804,235.00	5602.00	\$3,641.30
26-00285-01	Brown Foundation Repair		Contractor Registration - General	5/18/2026			\$125.00
26-00293-01	A&M Septic		Contractor Registration - Septic	5/20/2026			\$125.00
26-00262-01	Allied Outdoor Solutions		Contractor Registration - General	5/1/2026			\$125.00
26-00264-01	Paschal Home Services LLC		Contractor Registration - Plumbing	5/4/2026			\$0.00
26-00290-01	Landscape Express		Contractor Registration - Irrigation	5/21/2026			\$125.00
26-00287-01	Landscape Express		Contractor Registration - General	5/19/2026			\$125.00
26-00300-01	Landscape Express	1317 Post Oak Ln	Fence Permit	5/22/2026	\$18,750.00		\$75.00
26-00286-01	Allied Outdoor Solutions	863 Noble Champions Way	Accessory Bldg (201 - 1000 sq ft)	5/19/2026	\$472,000.00	403.00	\$555.00
26-00265-01	Paschal Home Services LLC	963 Noble Champions Way	Plumbing Permit	5/7/2026	\$2,835.00		\$130.00
26-00280-01	Brent Svor	1018 Gene Perry Court	Addition/REmodel Permit (AC)	5/13/2026	\$4,000.00		\$125.00

FY2026 Boards and Commission Attendance Report

Item F3.

10/14 11/3 12/1 3/25 4/7 4/22 5/9

Special Events Committee (SEC)														
Position	Term	Committee Member												
Chair	2024-2026	Lori Van Alstine (2023)	P	P	P	P	P	P	P	P				
Vice Chair	2024-2026	Kathy Daum (2024)	P	P	P	E	P	P	P					
Member	2025-2027	CM Keith Crandall (2024)	P	P	P	P	P	P	P					
Member	2025-2027	CM Margie Arens (2023)	P	P	P	P	E	P	P					
Member	2024-2026	Donna Baumgarner (2024)	P	P	P	P	P	P	E					
Member	2024-2026	Randy Van Alstine	P	P	P	P	P	P	P					
Member	2025-2027	Stephanie Phillips	P	P	P	P	P	P	P					

P - Present

A - Absent

E - Excused - Staff Notified



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Consider approval of the May 12, 2026 Special Meeting Minutes.

SUMMARY:

The Town Council held a Special Meeting on April 21, 2026.

RECOMMENDED MOTION OR ACTION:

Motion to approve the April 21, 2026 Regular Meeting Minutes as presented.

ATTACHMENT:

- April 21, 2026 Regular Meeting Minutes

THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE MET IN SPECIAL SESSION ON THE 12TH DAY OF MAY 2026 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COUNCIL MEMBERS PRESENT, CONSTITUTING A QUORUM:

Jaclyn Carrington, Mayor
 Matt Chapman, Mayor Pro Tem/Place 2
 Jim Roberts, Council Member Place 1
 Clay Sams, Council Member Place 3
 Keith Crandall, Council Member Place 4
 Margie Arens, Council Member Place 5

Town Staff Present:

Kirk Riggs, Town Administrator
 Jeremy Page, Town Attorney
 Shannon Montgomery, Town Secretary
 Jeff Ashabranner, Chief of Police
 Katarina Fowler, Permit Technician

A. CALL MEETING TO ORDER

Mayor Carrington called the meeting to order at 6:30 pm.

B. PLEDGE OF ALLEGIANCE

Mayor Carrington led the Pledge.

C. PRESENTATIONS

1. Salvation Army Mayors Red Kettle Challenge.

Tiffany Jackson, with the Salvation Army, presented a Certificate of Appreciation to the Town for participating in the 2025 Red Kettle Challenge to raise funds for the Salvation Army's programs. Mayor Carrington thanked the Salvation Army for all that they do.

2. Issue Certificates of Election, Statement of Elected Official, and provide the Oath of Office to newly elected Officials.

Town Secretary Montgomery presented Mayor Carrington with her Certificate of Election and administered her Statement of Elected Official and Oath of Office.

Mayor Carrington presented Council Members Chapman and Crandall with their Certificate of Election and administered their Statement of Elected Official and Oath of Office.

D. PUBLIC PARTICIPATION

If you wish to address the Council, 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 Council 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 Council during the Public Presentation portion of the meeting or when the item is considered by the Town Council.

No public presentations were made.

E. APPOINTED REPRESENTATIVE/LIAISON REPORTS**1. Denton County Emergency Services District #1.**

Chief Vaughan of Denton County Emergency Services District No. 1 provided an update and addressed questions from Council.

2. Police Department – April 2026 Statistics/Activities.

Chief of Police Ashabranner summarized the monthly statistics/activities and addressed questions from Council.

3. Administration – April 2026 Reports: Financial, Animal Control and Code Enforcement, Engineering, Municipal Court, Permit, and Board Member Attendance.

Town Secretary Montgomery provided a summary of the April 2026 Finance Report and addressed questions from Council.

F. CONSENT AGENDA

This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

- 1. Consider approval of the April 21, 2026 Regular Meeting Minutes.**
- 2. Consider an Ordinance amending the removal procedures for members of the Town’s Boards, Commissions and Committees by creating Section 1.04.004 and amending Section 1.04.032, of the Town of Bartonville Code of Ordinances.**
- 3. Discuss and consider a Resolution appointing the Municipal Court Judge, Alternate Municipal Court Judges, Municipal Court Clerk, and Deputy Court Clerks.**
- 4. Ratify approval of a Planning Services Agreement for On-Call Planning Services between the Town of Bartonville and Ad Terram Consulting, LLC beginning April 24, 2026, through September 30, 2026; and authorize the Town Administrator to execute same on behalf of the Town.**

Motion made by Council Member Sams, seconded by Council Member Roberts, to **APPROVE** Consent Agenda Items No. 1 – 4 as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

The Ordinance Caption for Consent Agenda Item #2, reads as follows:

**TOWN OF BARTONVILLE
ORDINANCE NO. 803-26**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE REMOVAL PROCEDURES FOR MEMBERS OF THE TOWN’S BOARDS, COMMISSIONS, AND COMMITTEES CONTAINED IN THE TOWN OF BARTONVILLE CODE OF ORDINANCES, BY AMENDING CHAPTER 1, “GENERAL PROVISIONS,” ARTICLE 1.04, “BOARDS, COMMISSIONS AND COMMITTEES,” DIVISION 1,

“GENERALLY,” AND DIVISION 2, “PLANNING AND ZONING COMMISSION,” SECTION 1.04.032, “APPOINTMENT OF MEMBERS; TERM; REMOVAL”; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

G. PUBLIC HEARINGS AND REGULAR ITEMS

Mayor Carrington opened both Agenda Item #1 and #2 simultaneously for discussion:

- 1. Presentation and consideration of the Fiscal Year 2023-2024 Audit.**
- 2. Presentation and consideration of the Fiscal Year 2024-2025 Audit.**

Valerie Halverson, MWH Group, presented both the Fiscal Year 2023-2024 and Fiscal Year 2024-2025 Audit Reports and addressed questions from Council.

Motion made by Council Member Crandall, seconded by Council Member Chapman, to **ACCEPT** the Fiscal Year 2023-2024 Audit as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

Motion made by Council Member Chapman, seconded by Council Member Roberts, to **ACCEPT** the Fiscal Year 2024-2025 Audit as presented.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

3. Discuss and consider the FY2026-2027 Budget Calendar.

Town Secretary Montgomery presented the Budget Calendar and summarized the workshop start times and attendance requirements for special meetings.

Consensus of the Town Council was to move the July 21, 2026, Council Meeting to July 14, 2026.

H./I. CLOSED SESSION / RECONVENE OPEN MEETING

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 7:13 pm and reconvened into open session at 7:16 pm in accordance with the Texas Government Code regarding:

- 1. Section 551.074 Personnel Matters to deliberate and consider the appointment and employment of a public officer or employee; to wit: Mayor Pro Tem.**

Motion made by Council Member Chapman, seconded by Council Member Crandall, to **APPOINT** Council Member Arens as Mayor Pro Tem.

VOTE ON THE MOTION

AYES: Roberts, Chapman, Sams, Crandall, and Arens

NAYS: None

VOTE: 5-0

J. FUTURE ITEMS

Discussion only, no action taken.

K. ADJOURNMENT

Mayor Carrington declared the meeting adjourned at 7:17 pm.

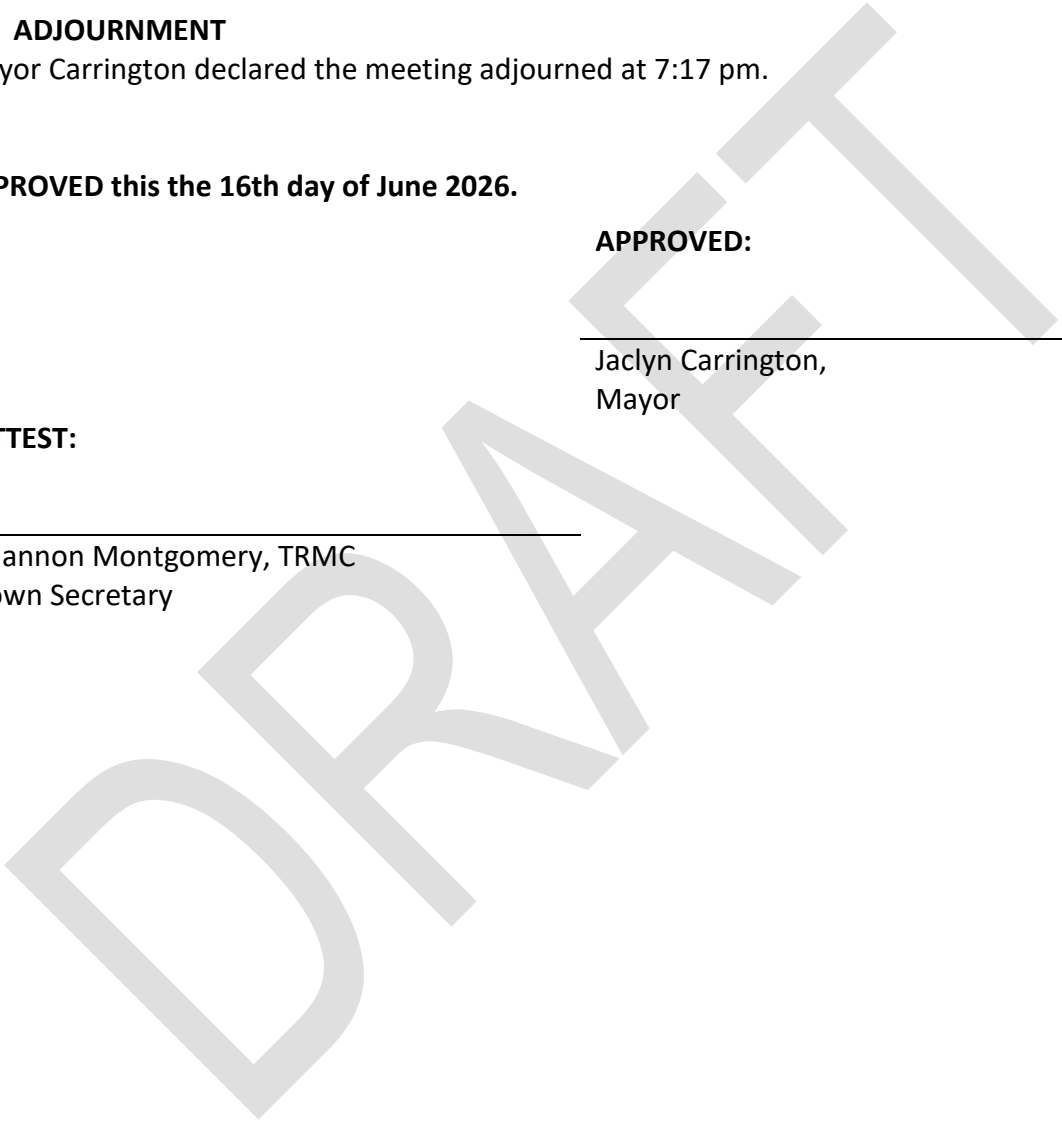
APPROVED this the 16th day of June 2026.

APPROVED:

Jaclyn Carrington,
Mayor

ATTEST:

Shannon Montgomery, TRMC
Town Secretary





TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Consider a Resolution voting for Jim Carter to the Denco Area 9-1-1 District Board of Managers.

SUMMARY:

State law provides for the Denco Area 9-1-1 District Board of Managers to include two members appointed jointly by all participating municipalities located wholly or partially within the district. Each year, the term of one of the two municipal appointees expires on September 30. This year, the term of current Board member Jim Carter is set to expire. Members are eligible for reappointment to consecutive terms, and Mr. Carter has expressed his interest in serving an additional term.

On June 1, 2026, the Town received the Denco Area 9-1-1 Voting Packet, which includes the slate of nominees for consideration. The completed ballot must be submitted by the end of July.

RECOMMENDED MOTION OR ACTION:

Move to approve a Resolution voting for Jim Carter to the Denco Area 9-1-1 District Board of Managers.

ATTACHMENT:

- Draft Resolution

**TOWN OF BARTONVILLE, TEXAS
RESOLUTION 2026-05**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE,
DENTON COUNTY, TEXAS, VOTING FOR JIM CARTER TO THE DENCO AREA 9-1-1
DISTRICT BOARD OF MANAGERS.**

WHEREAS, Section 722, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District; and

THEREFORE, BE IT RESOLVED AND ORDERED, BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS:

SECTION 1

The Town of Bartonville, Texas, hereby VOTES for Jim Carter as a member the Denco Area 9-1-1 District Board of Managers.

SECTION 2

This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 16th day of June 2026.

APPROVED:

ATTEST:

Jaclyn Carrington, Mayor

Shannon Montgomery, TRMC, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Jeff Ashabranner, Chief of Police

AGENDA ITEM: Consider approval of Town participation in the Task Force Model program pursuant to an agreement between the Town of Bartonville and the United States Immigration and Customs Enforcement, a Component of the Department of Homeland Security; and authorize execution of documents necessary for participation.

SUMMARY:

This memorandum formally authorizes the Bartonville Police Department to participate in the 287(g) Task Force Model under the U.S. Department of Homeland Security. Participation is voluntary and restricted to designated officers who have completed the required training and certification.

Officers participating in this program will **only take enforcement action when a criminal offense occurs, or they have a criminal history**. The Department will not conduct stops, detentions, or arrests solely for civil immigration violations. Any immigration-related action will occur only in conjunction with a lawful criminal arrest within the scope of the MOU.

All activities will comply with applicable federal, state, and local laws, departmental policy, and the terms of the agreement. The purpose of participation is to enhance public safety and interagency cooperation while maintaining professionalism, accountability, and transparency.

FISCAL INFORMATION:

RECOMMENDED MOTION OR ACTION:

This item is included on the Consent Agenda and will be approved along with the other Consent Agenda items, unless removed for separate consideration.

ATTACHMENTS: N/A



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Ratify Council Member Crandall's signature designating Mayor Carrington as the Town of Bartonville's 2026 North Central Texas Council of Government General Assembly Designation of Voting Representative.

SUMMARY:

The North Central Texas Council of Governments (NCTCOG), of which the Town is a member, held its General Assembly on Friday, June 12, 2026. To authorize Mayor Carrington to vote in the election of Executive Board Officers and Directors, as well as on proposed Bylaws Amendments, a member of the governing body was required to designate her as the Town of Bartonville's Voting Representative.

To meet the required deadline for submission to NCTCOG, Council Member Crandall executed the designation form authorizing Mayor Carrington to serve as the Town's Voting Representative for the General Assembly.

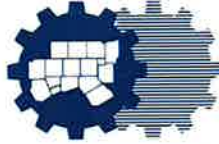
FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION:

Ratify Council Member Crandall's signature of the 2026 NCTCOG General Designation of Voting Representative form.

ATTACHMENTS:

- 2026 NCTCOG General Designation of Voting Representative form



North Central Texas Council of Governments

2026 NCTCOG General Assembly Designation of Voting Representative

As a member of the North Central Texas Council of Governments,

Town of Bartonville, Texas hereby designates the
(name of county, city, school district, or special district)

following elected or appointed official of the member's governing body to serve as its voting representative for NCTCOG's 2026 General Assembly.

Name: Jaclyn Carrington Title: Mayor

Signed:  Title: Council Member Date: 6-8-2026

Under the Bylaws of the North Central Texas Council of Governments, each member government that is current on dues is entitled to one voting representative at the General Assembly. The voting representative must be an elected or appointed official from the governing body of the member government. Staff persons are NOT eligible.

This form must be completed to be eligible to vote at the 2026 General Assembly meeting on June 12, 2026, at the Hurst Conference Center. THE DESIGNATED VOTING REPRESENTATIVE MUST BE PHYSICALLY PRESENT AT THE MEETING TO CAST THEIR VOTE(S). IN THE EVENT OF MULTIPLE DESIGNATION FORMS FOR THE SAME ENTITY, THE REPRESENTATIVES PRESENT MUST AGREE WHO THE VOTING REPRESENTATIVE IS FOR THE ENTITY'S VOTE(S) TO BE COUNTED.

Return this form to: GeneralAssembly@nctcog.org.

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
www.nctcog.org



TOWN COUNCIL COMMUNICATION

DATE June 16, 2026

FROM: Ryan Wells, AICP, CFM, Town Planning Consultant

AGENDA ITEM: Conduct a Public Hearing to hear public comment, discuss, and take action on a Conditional Use Permit and Site Plan 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 at the northeastern corner of FM 407 and Blanco Drive in Bartonville, Texas. The Town of Bartonville file numbers for this application are CUP-2026-002 and SP-2026-001.

Applicant: Michael Harney, representing A-S 114 Lantana TC Phase 2, LP (property owner).

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

Property Location:



Summary: The applicant has applied for a Conditional Use Permit (CUP) to allow for a drive-through restaurant. The Town of Bartonville's Zoning Ordinance requires approval of a CUP for drive-through facility in the GC-PD district. The proposed drive-through restaurant (Chipotle) is approximately 2,450 square feet of an overall 8,400 square foot building. The proposed drive-through will operate as a pick-up only facility. All orders must be placed in advance, either online or through the designated mobile app. This pick-up only model has been successfully implemented across North Texas since 2018.

The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications. A Site Plan application is required to accompany the CUP application.

Conditional Use Permit

Bartonville Zoning Ordinance Section 16.10 lists the criteria for approval of a proposed conditional use permit:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The CUP application is for a proposed drive-through restaurant. Bartonville Comprehensive Plan Objective 3.1 advises the Town to limit non-residential uses to nodal development targeted at appropriate intersections along the FM 407 corridor and the McMakin Road/East Jeter Road intersection. The Lantana Town Center Development is found within this location, with the proposed site being at the intersection of FM 407 and Blanco Drive. With a land use designation of General

Commercial, the proposed use is in line with the Bartonville Comprehensive Plan. In addition, with a zoning classification of the subject property of General Commercial – Planned Development (GC-PD), which is described as providing “for larger scale office, retail and service uses intended to serve a regional consumer base,” the proposed use is in conformance with the current zoning. With these findings, approval criteria 1 and 2 are met.

The proposed drive-through restaurant use is to be located within a highly-confined commercial node within Lantana Town Center. Its location along FM 407 provides for a regional customer base and is complementary to the surrounding commercial development. The proposed use would not be compatible in other zoning districts or locations within the town.

The applicant provided a screening fence detail for the northern parcel boundary, which abuts an open space tract in the vicinity of single-family homes in the Lantana neighborhood. While the applicant indicates that this screening fence will be installed with the adjacent future development, staff recommend that this fence be installed in accordance with the design requirements in Bartonville Zoning Ordinance Section 13.3.C.14. and with the current proposed development to mitigate impacts to neighboring residential uses. With these findings and proposed conditions listed below, criteria 3 through 7 are met.

Site Plan

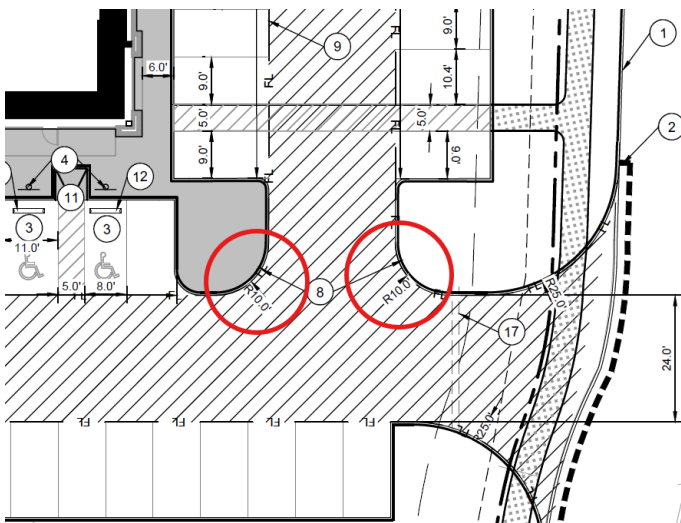
The Site Plan submitted with the CUP application was reviewed concurrently with the CUP in reference to the following approval criteria:

1. The plan’s compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities on adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.

9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Conformance with approval criteria 1, 7, and 14 have already been addressed in the CUP section above. Criteria 2, 10, and 11 are not applicable to this project. The building is oriented such that the drive-through is perpendicular to FM 407 and parallel to Blanco Drive, albeit on the northern (opposite) side of the building. As the drive-through is designed as a pick-up window for pre-ordered meals, there isn't expected to be significant impacts from a speaker box or other features of a typical drive-through. Parking is located along three sides of the proposed building; on the east, west, and southern sides. The site includes striped pedestrian access from the sidewalk along FM 407 to the building location.

The site provides a 24-foot-wide fire lane on the southern and western sides of the building. While the lane width meets fire lane standards, the turn radii shown are less than the 20' radius required by Section 17.10 of the Bartonville Zoning Ordinance. Therefore, as a condition of approval all turn radii for the fire lane shall be 20 feet.



The site provides 62 parking spaces attributed to the proposed use, with three of the spaces being marked for handicapped visitors. Per BZO section 17.6, a minimum of 62 spaces is required; the parking table in the site plan package included an error in the parking standards resulting in an incorrect parking

calculation. The site plan provides for sufficient queuing depth to meet the Town's standard of no less than five vehicle spaces from the proposed service window for the Chipotle drive through.

The southern driveway into the site is located approximately 74 feet from the intersection of the Blanco Drive and FM 407; the minimum spacing for driveways from an intersection is 50 feet. Two additional access points are provided on the eastern side of the site, and one driveway connects the site directly to FM 407. Since FM 407 is a TxDOT facility, the applicant will need to obtain a 1058 driveway permit prior to commencement of site construction. In addition, due to the presence of a raised median in FM 407 at the location of the driveway, this driveway shall be a right-in/right-out, with a raised porkchop to prevent left turns out of the site. With conditions of approval, the driveway location and maintenance of the internal drive aisle with four access points ensures mitigation of traffic impacts on local streets. Note that the driveway onto FM 407 is approximately 265 feet from the intersection of FM 407 and Blanco Drive. The GC-PD zoning district (BZO Section 13.4.B.) includes a minimum distance between a driveway and a U.S. Highway 407 intersection with another street of 300 feet. Staff recommend accepting this 35-foot shortfall under the condition that the driveway will have to be right-in/right-out. With a posted speed limit of 50 MPH, TxDOT's spacing standard for driveways along FM 407 is 425 feet. Therefore, TxDOT may not grant the driveway permit or require a variance from the applicant. Staff recommend that this issue be deferred to TxDOT's jurisdiction. See conditions of approval regarding this issue.

The Lantana Town Center has been developed to provide adequate utilities for the site. The Utility Plan (Exhibit 1, sheet C-09) shows private utility services connecting to existing water and sewer services from the south. Storm water drainage is collected and is transmitted to an existing storm drain line that runs along the front of the site, adjacent to FM 407. Staff recommend that this major drainage feature is protected through a public drainage easement established via a replat.

Planning & Zoning Commission Recommendation: CUP-2026-002: Approve with conditions. SP-2026-001: Approve with conditions. The following conditions of approval are recommended:

CUP-2026-002:

1. The proposed screening fence on the north side of the property shall be installed prior to issuance of a certificate of occupancy for the proposed building, and shall meet all design requirements found in Bartonville Zoning Ordinance Section 13.3.C.14. A revised screening wall detail shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
2. No outside speaker box shall be allowed.

SP-2026-001:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Section 13.3.7 and Chapter 28.
2. The trash receptacle shall be screened with an eight-foot-tall screen constructed of masonry materials of like and similar materials to those of the primary structure.

3. Prior to issuance of a certificate of occupancy for the proposed building, a replat of Lot 1R, Block 2C, Carlisle Addition shall be approved by the Town and recorded with the Denton County Clerk. This replat shall include the fire lane easement as depicted on the site plan, and a public drainage easement along the front (west side) of the property encompassing the open drainage ditch along FM 407.
4. All fire lane turn radii shall be a minimum of 20 feet. This shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
5. The driveway from the site onto FM 407 shall be a right-in/right-out, with a raised porkchop directing ingress and egress. This shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
6. The applicant shall obtain a TxDOT 1058 driveway permit, a copy of which shall be provided to the Town prior to site construction. Final driveway location and design shall be subject to TxDOT determination.

Public Notifications: Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

Public Comment: None.

Exhibits:

1. Lantana Town Center – Lot 1R, Block 2C CUP & SP Application
2. Letter mailed to property owners within 200' with location map and mailing list
3. Published Legal Notice
4. Town Engineer Comment letter, dated May 22, 2026
5. Denton County ESD comments, sent via email on May 21, 2026
6. Ordinance 804-26 approving Lantana Town Center – Lot 1R, Block 2C CUP & SP

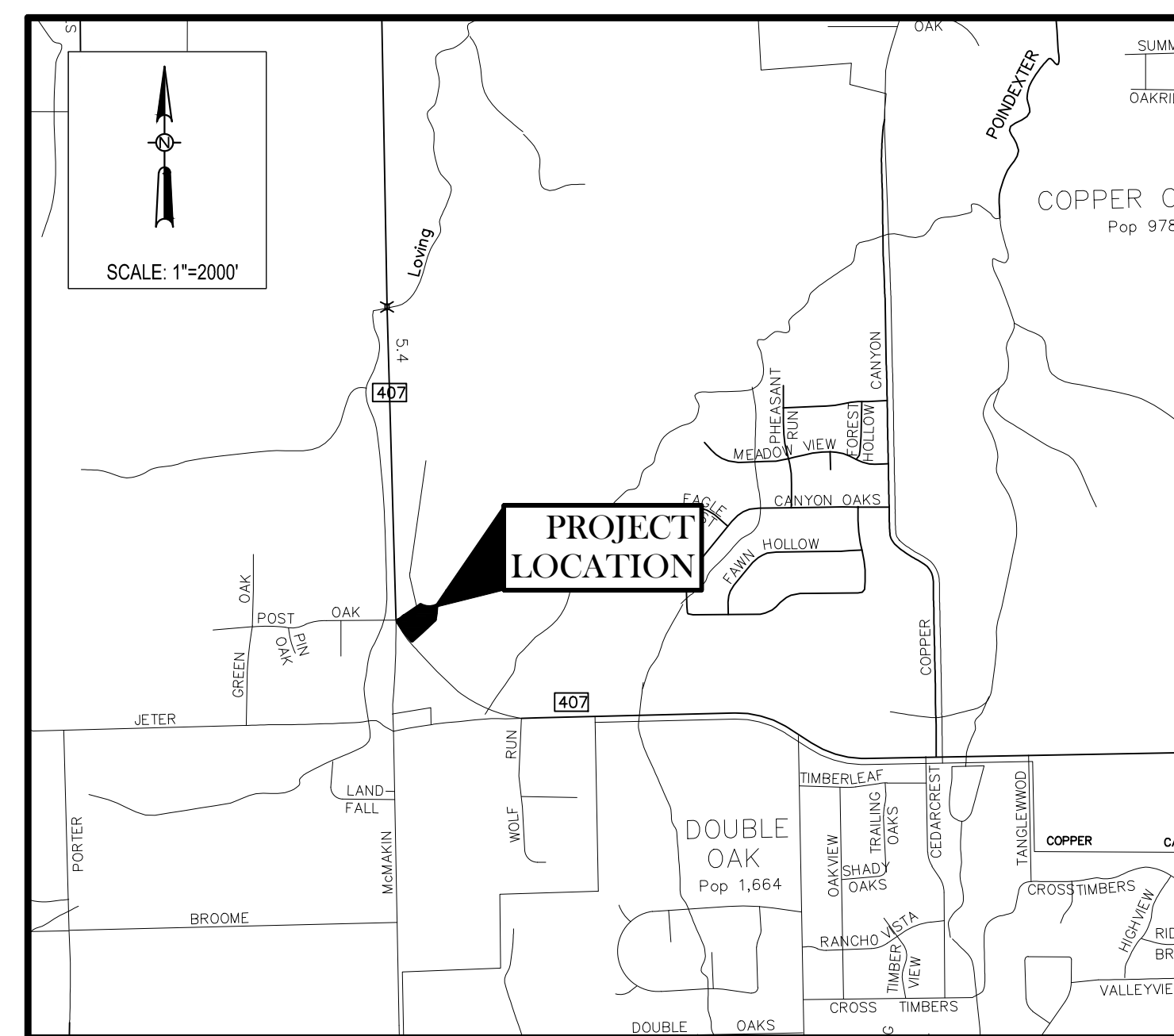
Exhibit 1

THE CITY OF LANTANA, TEXAS

CIVIL CONSTRUCTION PLANS FOR LANTANA TOWN CENTER - LOT 1R, BLOCK 2C 2951 FM 407

PLANS SUBMITTAL / REVIEW LOG

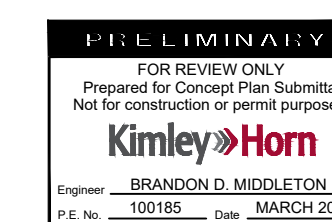
PROGRESS SET	07/07/2025
ADDENDUM 01	02/11/2026
ADDENDUM 04	03/30/2026



LOCATION MAP
COUNCIL DISTRICT: 7
MAPSCO No.: 61W/61S
ZONING DISTRICT: GC/PD1
EX. LAND USE: VACANT

INDEX OF SHEETS

No.	Sheet Title
C-01	COVER SHEET
-	FINAL PLAT
C-02	GENERAL NOTES
C-03	PAVING AND DIMENSION CONTROL PLAN
C-04	CONSTRUCTION DETAILS
C-05	EXISTING DRAINAGE AREA MAP
C-06	PROPOSED DRAINAGE AREA MAP
C-07	GRADING AND DRAINAGE PLAN
C-08	DRAINAGE CALCULATIONS
C-09	UTILITY PLAN
C-10	UTILITY DETAILS (1 OF 2)
C-11	UTILITY DETAILS (2 OF 2)
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL DETAILS



OWNER/DEVELOPER:
NEWQUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY N. SUITE 200
HOUSTON, TEXAS 77040
CONTACT: MICHAEL HARNEY, P.E.
PHONE: (281) 640-7195

ENGINEER:
Kimley»Horn

TX. REGISTRATION NO. F-928
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: BRANDON MIDDLETON, P.E.
PHONE: (817) 339-2275

MARCH 2026



Know what's below.
Call before you dig.

SHEET
C-01

Item H1.
ON-SITE PRIVATE PAVING, DRAINAGE, AND GRADING IMPROVEMENTS
TO SERVE 2951 FM 407

KH GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS... 2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) GENERAL NOTES FOR CONSTRUCTION... 3. THE CONTRACTOR SHALL VERIFY THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS... 4. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR... 5. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION... 6. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE... 7. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING... 8. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION... 9. THE CONTRACTOR SHALL REVIEW AND VERIFY PLANS, DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION... 10. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION... 11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK... 12. THE CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION... 13. THE CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN AERIAL AND PRIVATE UTILITIES... 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND RELOCATING EXISTING UTILITIES THAT ARE LOCATED IN PROPOSED DRIVEWAYS... 15. THE CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED... 16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION... 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE... 18. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 19. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION... 20. THE CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS... 21. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 22. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 23. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 24. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 25. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 26. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 27. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 28. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 29. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 30. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT...

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE... 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE... 4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT... 5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES... 6. CONTRACTOR SHALL DOCUMENT THE DATE OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE... 7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS... 8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED... 9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING... 10. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING...

- EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER... 11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT... 12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY... 13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPs, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER... 14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS... 15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION... 16. WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE... 17. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES... 18. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR... 20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO THE ROADWAY... 21. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE... 22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION... 23. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS... 24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL DRAINAGE GENERATED BY THE INTENTION OF THE CIVIL ENGINEER...

- STORM WATER DISCHARGE AUTHORIZATION: 1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS... 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION... 4. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTION PREVENTION ACT... 5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP... 6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO TCEQ PRIOR TO COMMENCING CONSTRUCTION... 7. A NOTICE OF TERMINATION (NOTI) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED... 8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED...

- DEMOLITION: 1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN... 2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS... 3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE... 4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND FIELD TO CONDITIONS PRIOR TO INSTALLATION... 5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED... 6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE... 7. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED...

- GRADING: 1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION... 2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY... 3. UNLESS OTHERWISE NOTED, PROPOSED SPOTS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE... 4. PROPOSED SPOTS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF FINISHED GRADE... 5. PROPOSED SPOTS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF FINISHED GRADE... 6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY FROM THE FINISHED ELEVATIONS SHOWN... 7. CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL BE INSTALLED ON TOP OF FINISHED GRADE... 8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS... 9. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED... 10. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 11. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS... 12. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 13. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING... 14. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 16. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 17. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 18. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 19. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 20. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 21. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 22. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 23. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 24. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 25. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 26. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 27. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 28. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 29. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION... 30. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION...

- APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT... 31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED... 32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY... 33. NO TREES SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY... 34. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM... 35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED... 1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS... 2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT... 3. ALL FIRELANE PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR... 4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS... 5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION... 6. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY... 7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING... 8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS... 9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS... 10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS... 11. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER BUILDING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT... 12. CONTRACTOR SHALL CONDUCT A VISUAL SURVEY TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION... 13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS... 14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT... 15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT... 16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS... 17. ALL JOINTS SHALL EXTEND THROUGH THE CURB... 18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET... 19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN... 20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT... 21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS... 22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY... 23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC... 24. BEFORE PLACING CONCRETE, CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS SHOWN IN THE PLANS... 25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED... 26. CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER, WASTE AND WASTEWATER... 27. CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER, WASTE AND WASTEWATER... 28. CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER, WASTE AND WASTEWATER... 29. CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER, WASTE AND WASTEWATER... 30. CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER, WASTE AND WASTEWATER...

- STORM DRAINAGE: 1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS... 2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER... 3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES... 4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS... 5. FLOW LINE TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN... 6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS... 7. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR... 8. ALL PUBLIC STORM SEWER PIPES SHALL BE MINIMUM CLASS III RCP... 9. WHERE COVER EXCEEDS 20 FEET OR IS LESS THAN 2 FEET... 10. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 11. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 12. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 13. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 14. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 15. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 16. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 17. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 18. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 19. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 20. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 21. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 22. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 23. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 24. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 25. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 26. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 27. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 28. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 29. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 30. CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS...

- 1. THESE PLANS AND GENERAL NOTES REFER TO GEOTECHNICAL ENGINEERING REPORT (FORM TERRACON) TERRACON PROJECT NO. 24259506 (DATE) 07/29/2025... 2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES... 3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING... 4. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS... 5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS... 6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS... 7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE... 8. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 9. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 10. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 11. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 12. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 13. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 14. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 16. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 17. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 18. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 19. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 20. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 21. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 22. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 23. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 24. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 25. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 26. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 27. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 28. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 29. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION... 30. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION...

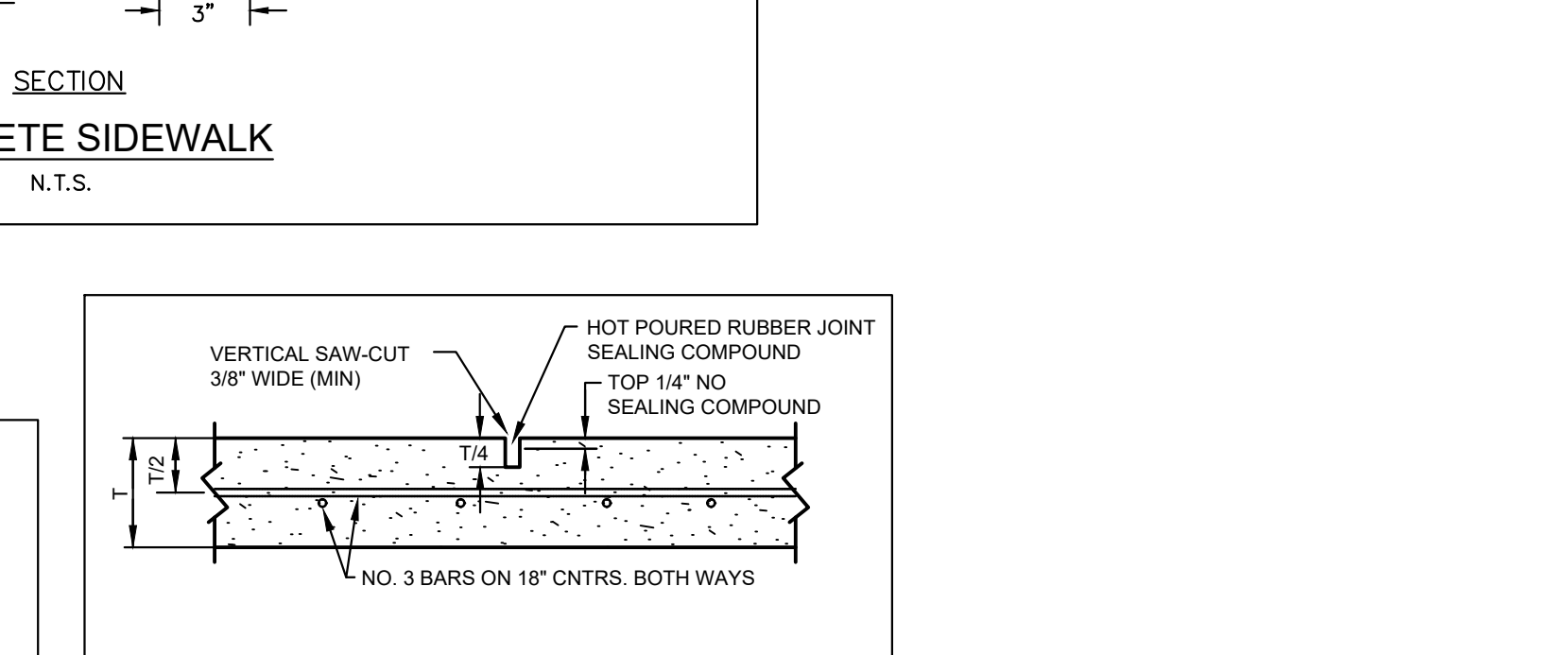
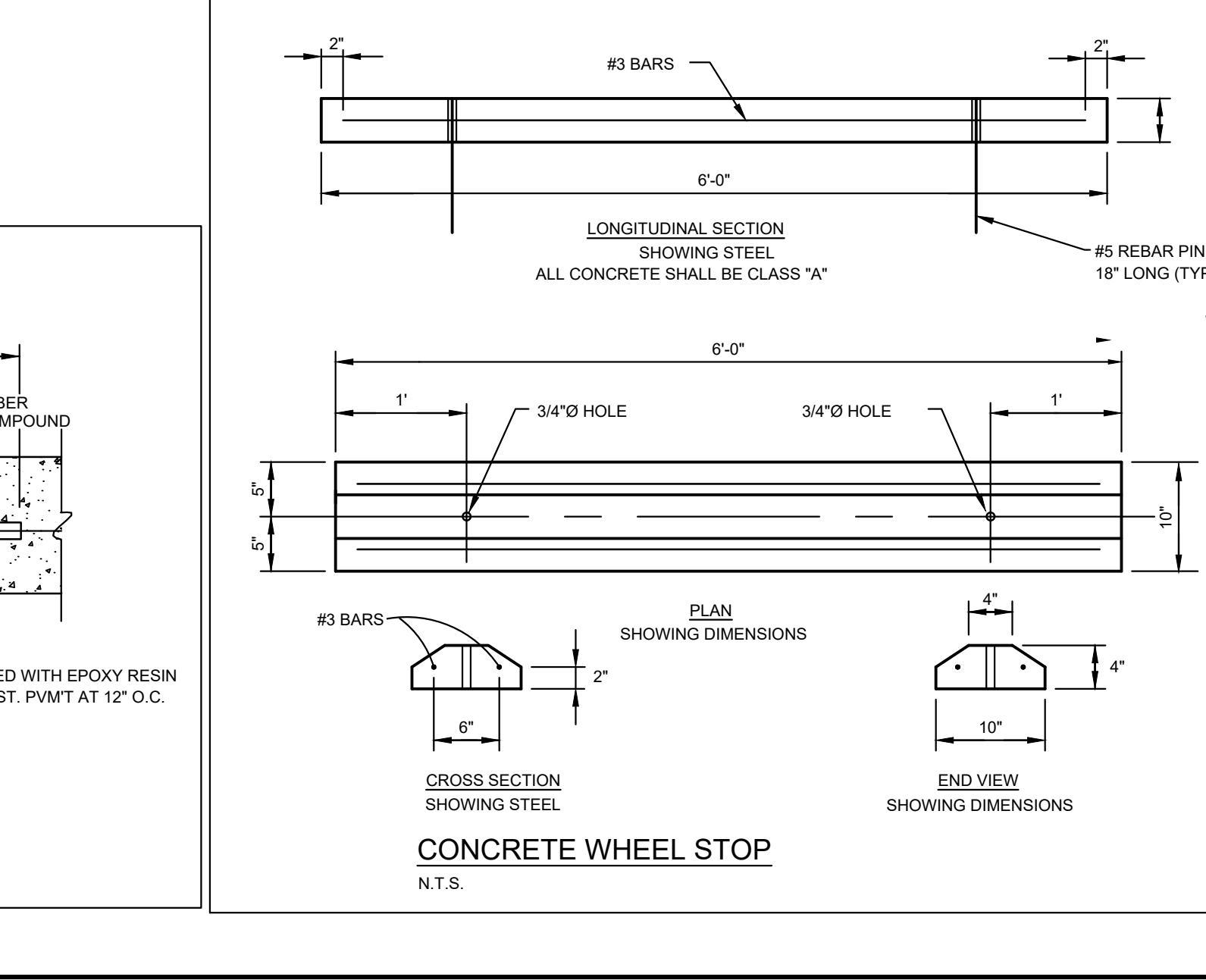
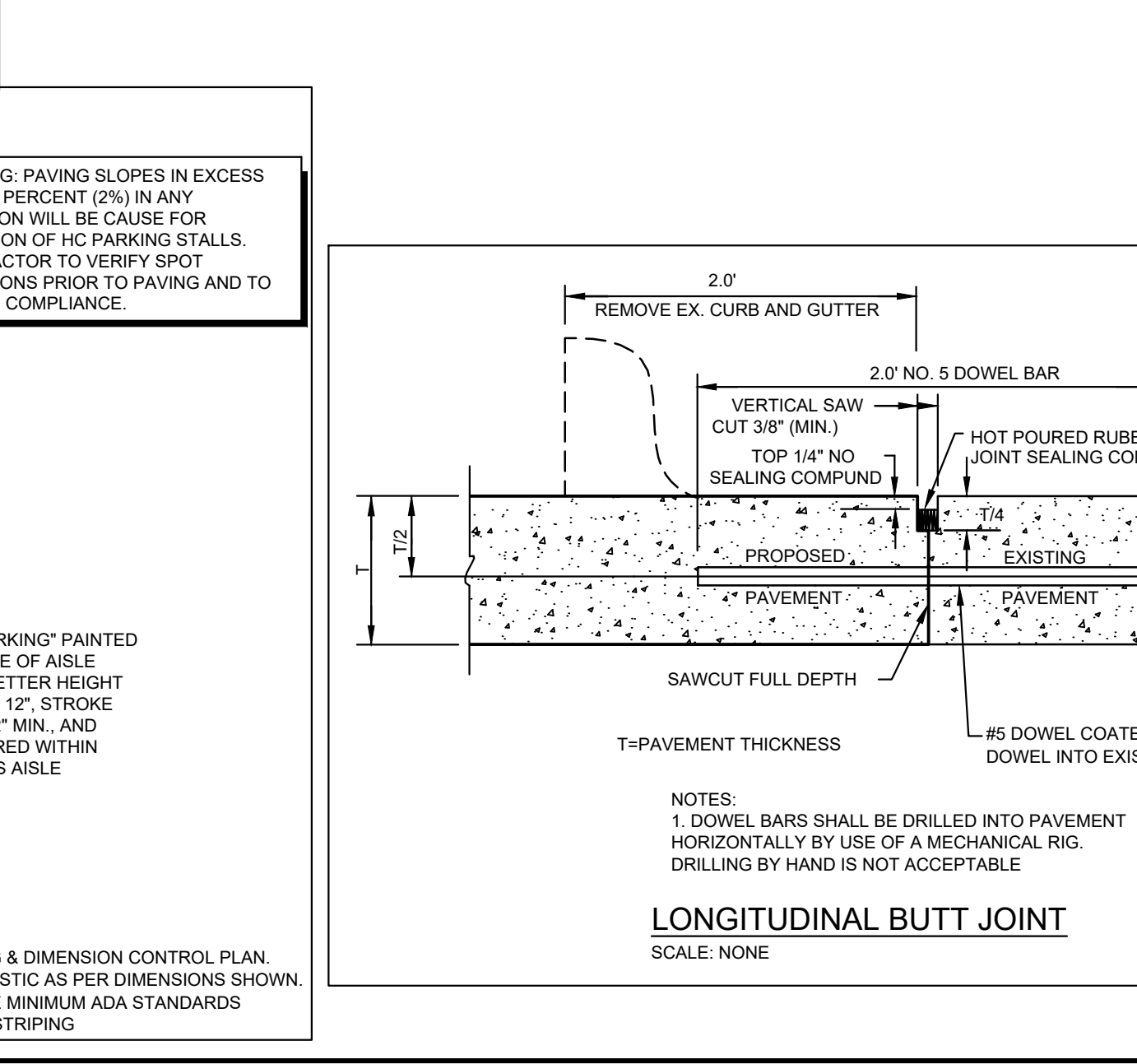
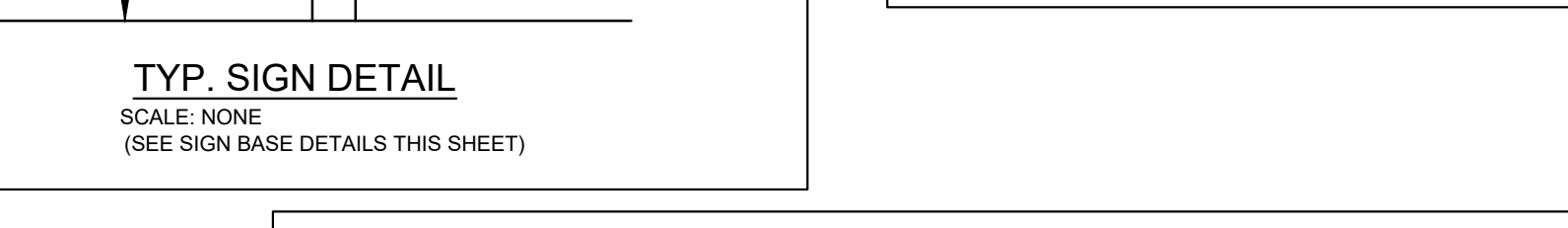
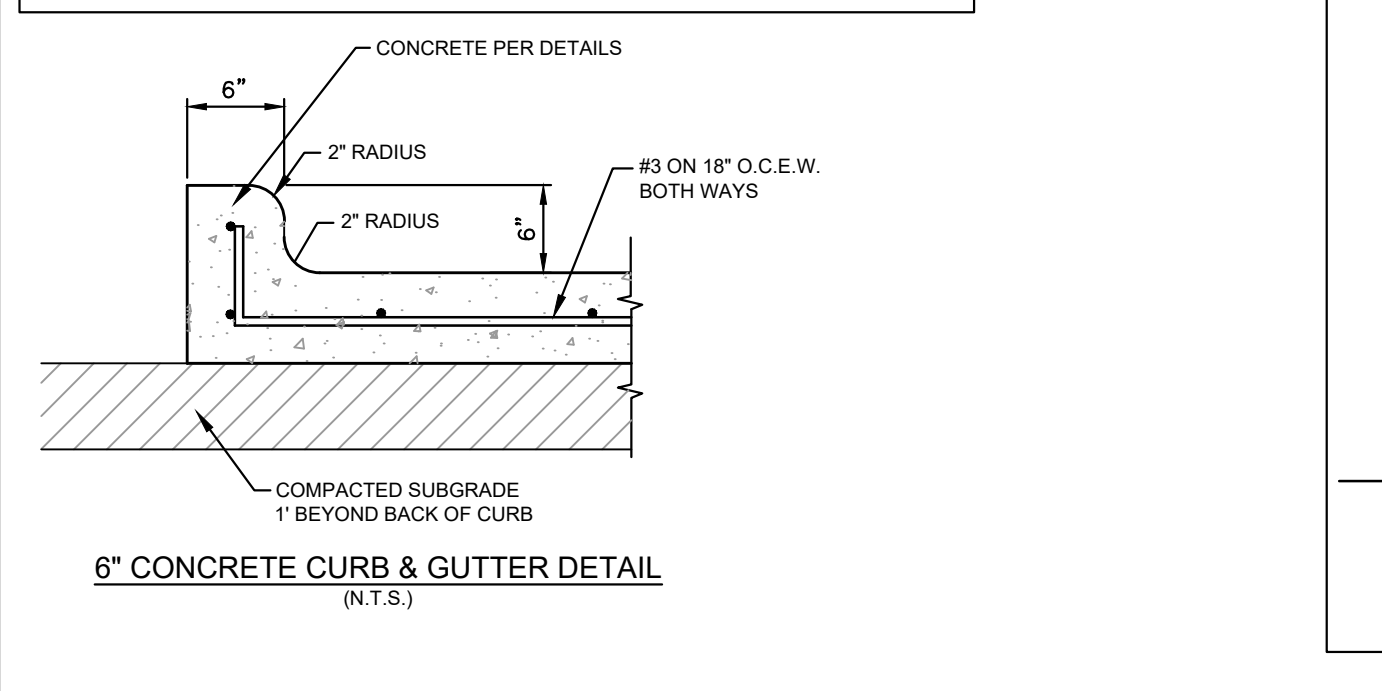
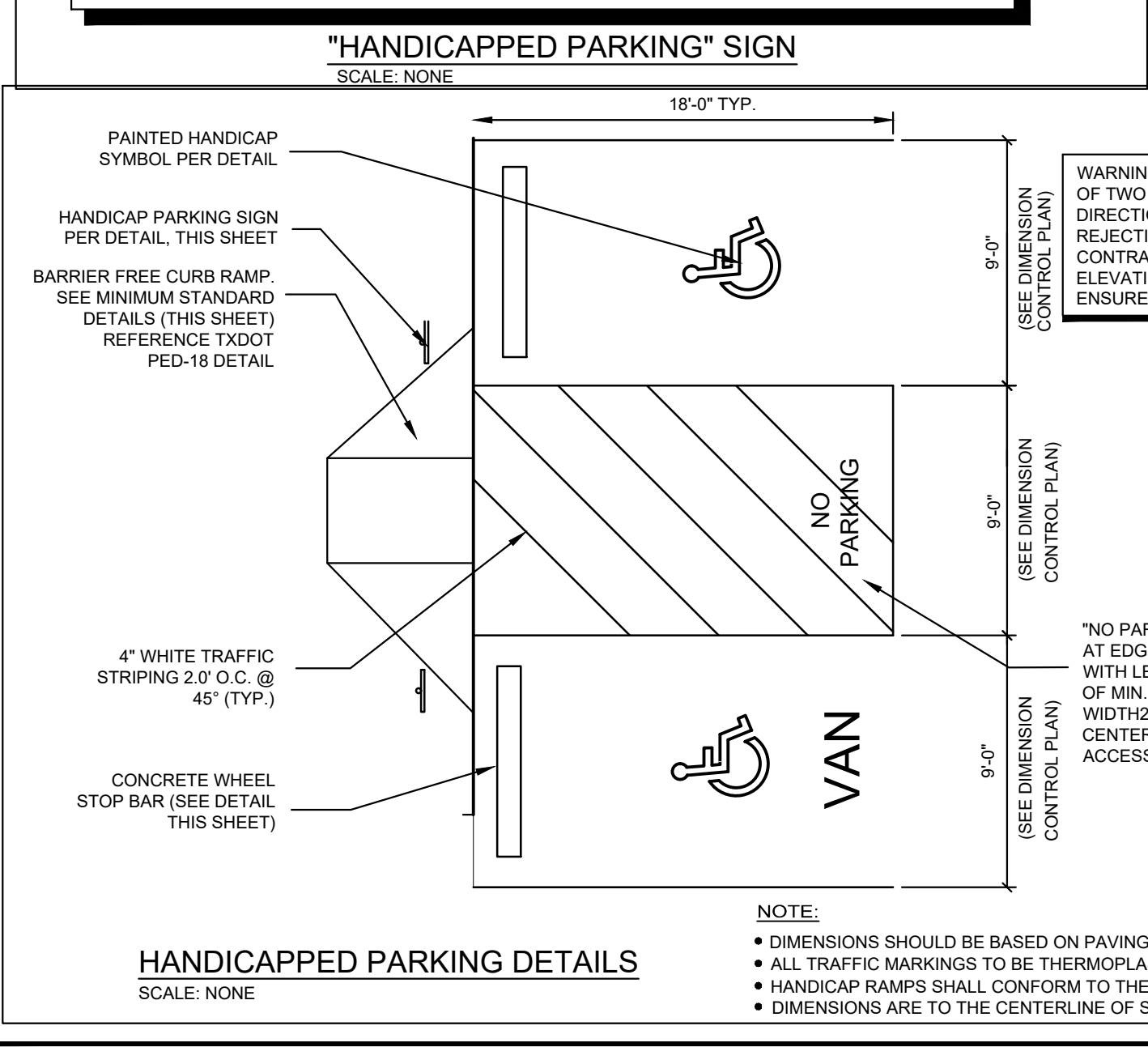
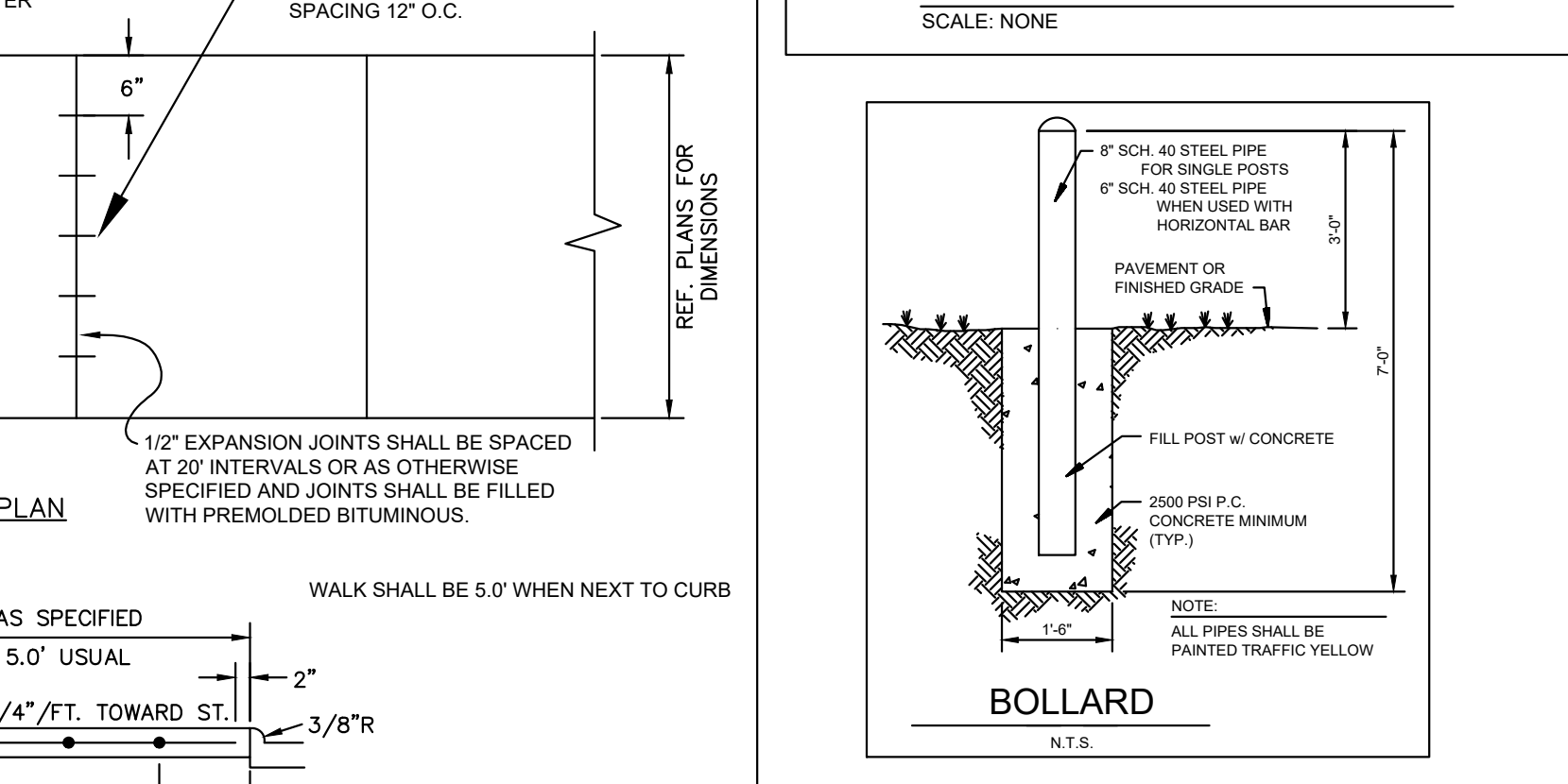
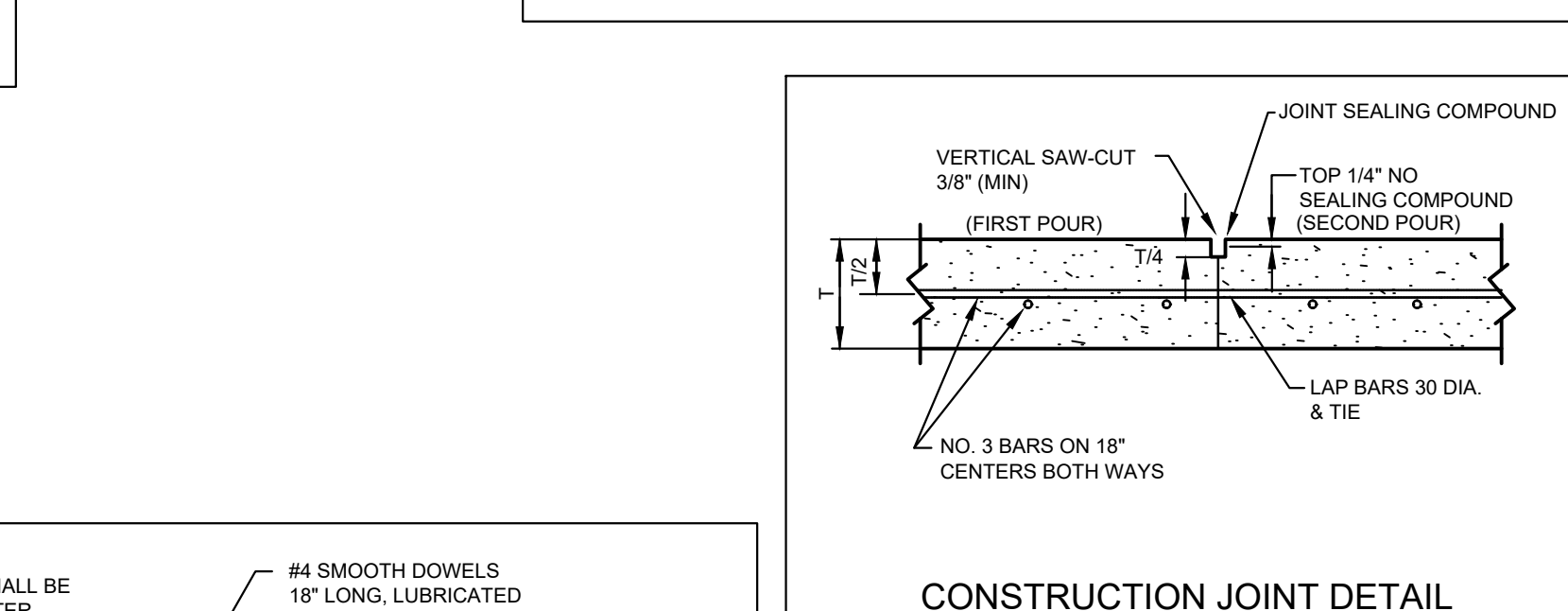
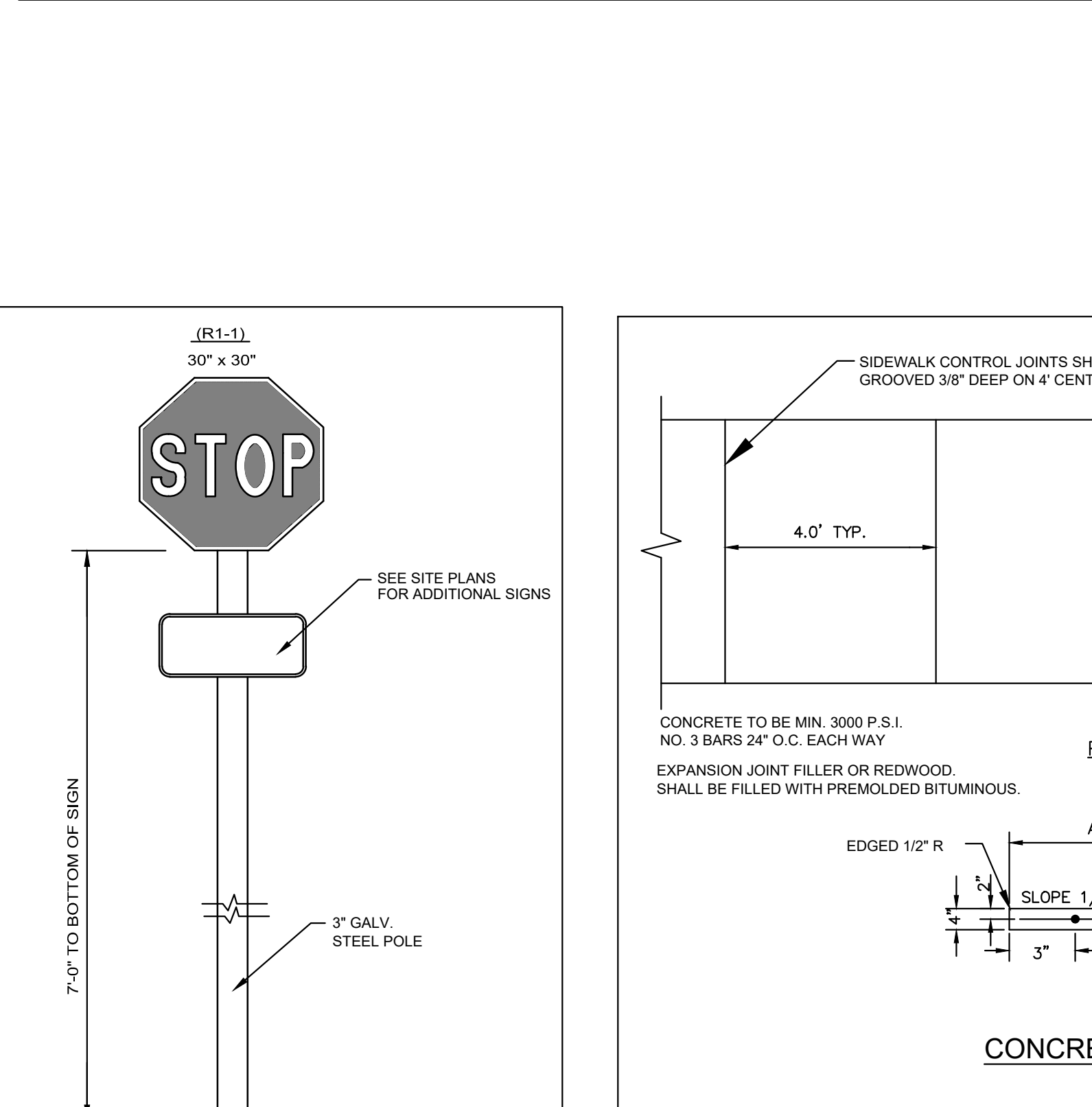
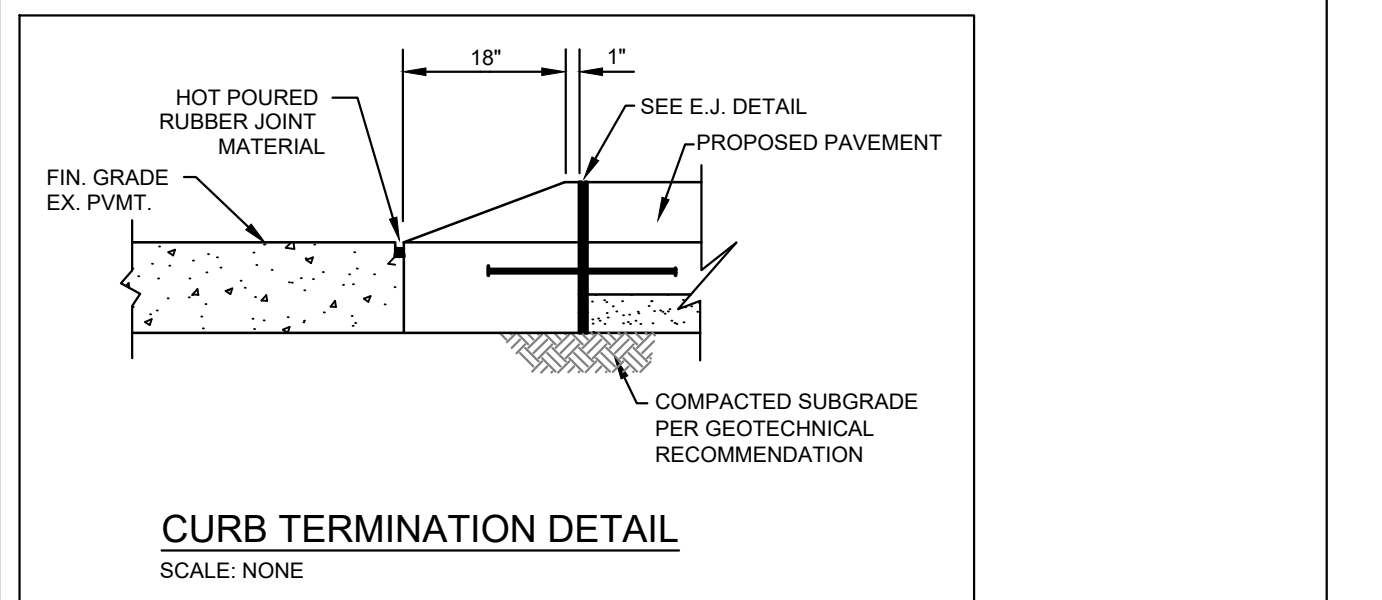
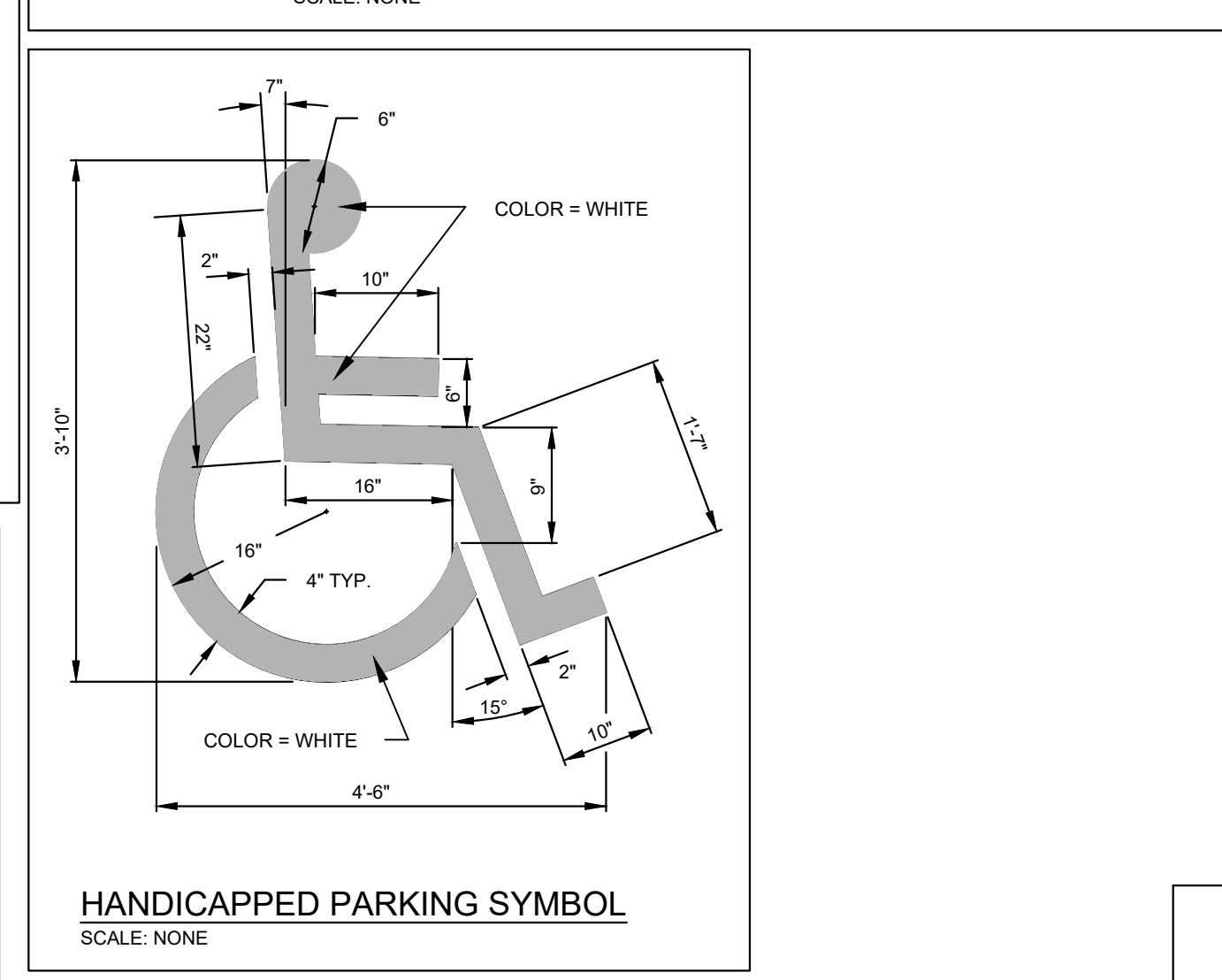
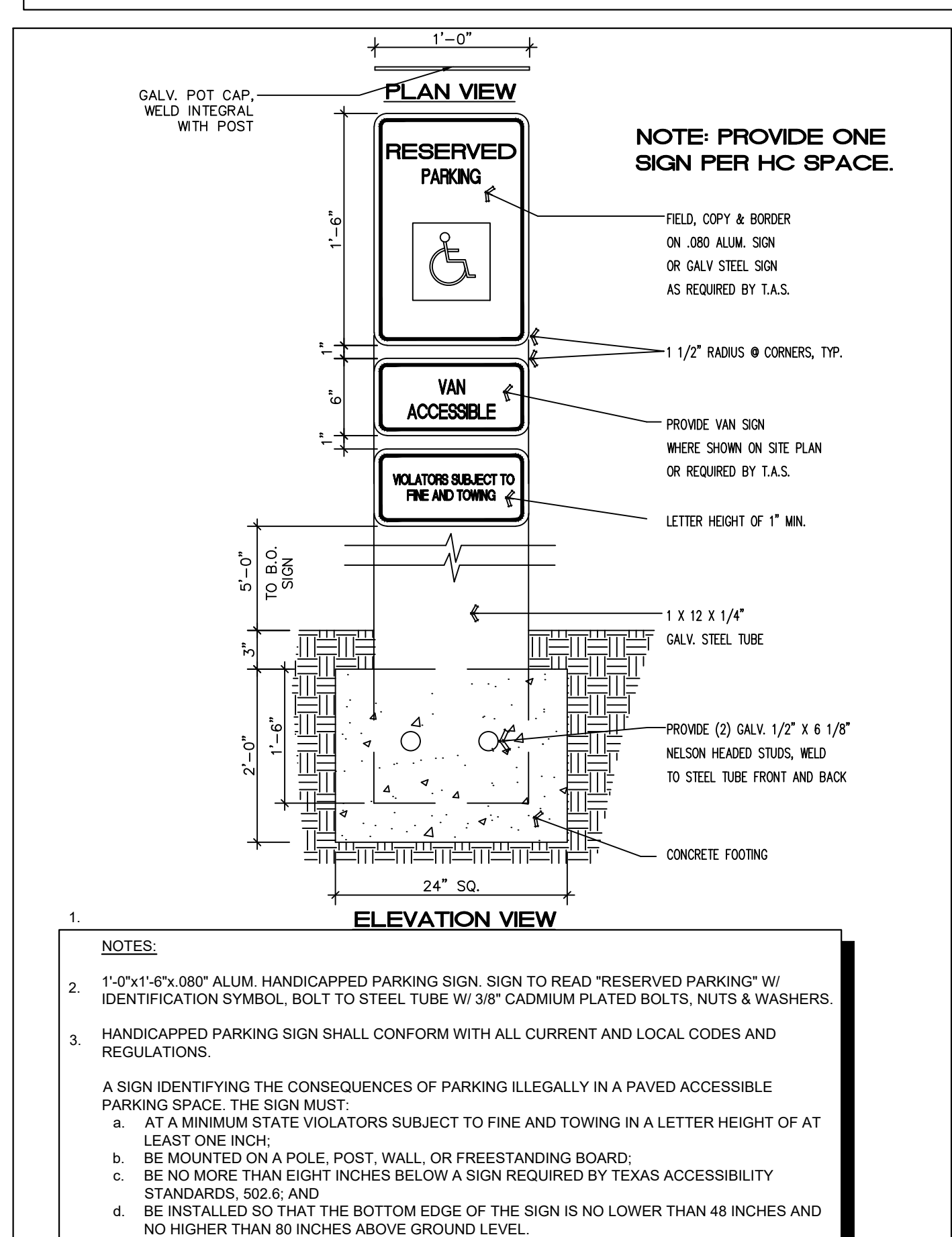
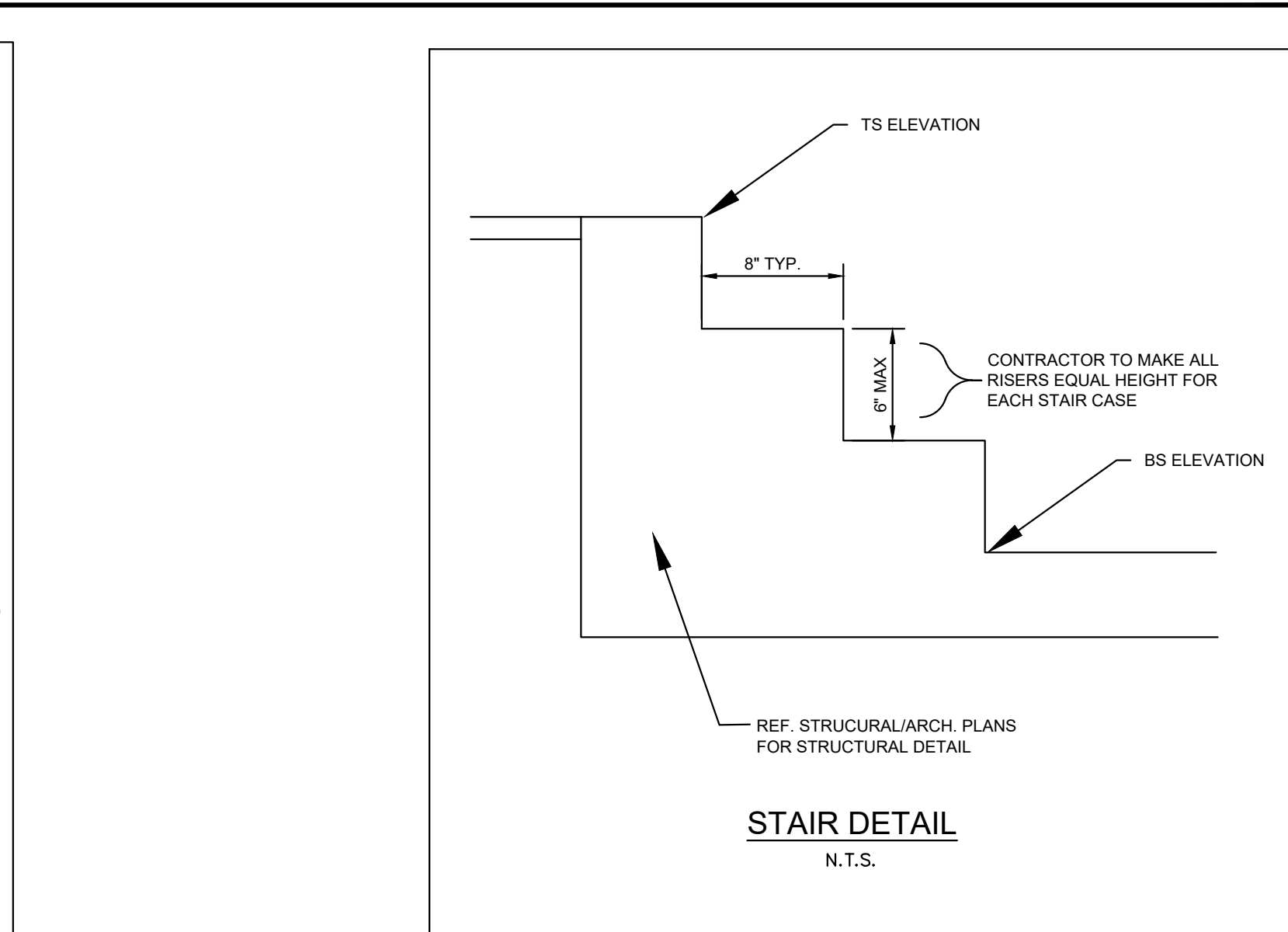
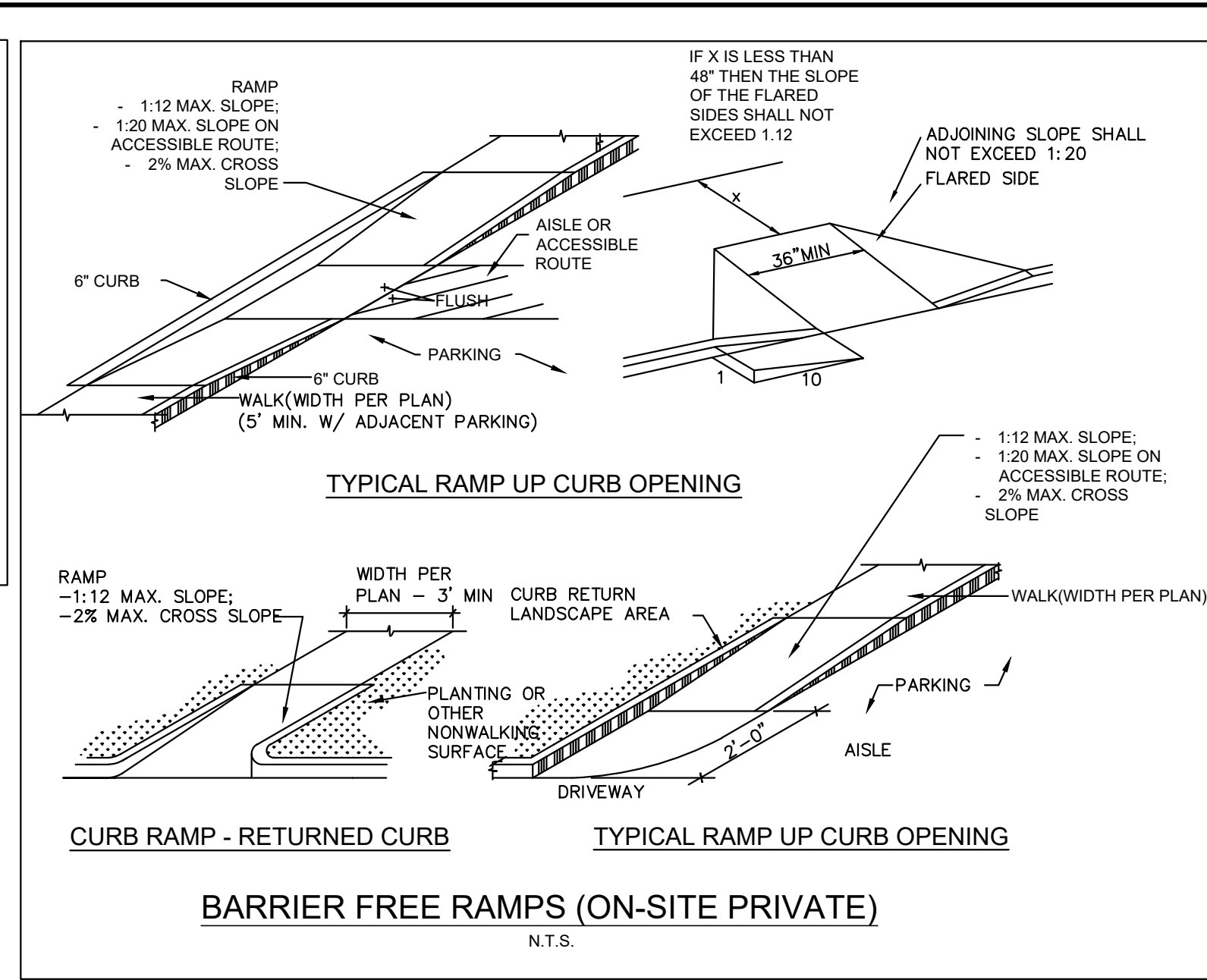
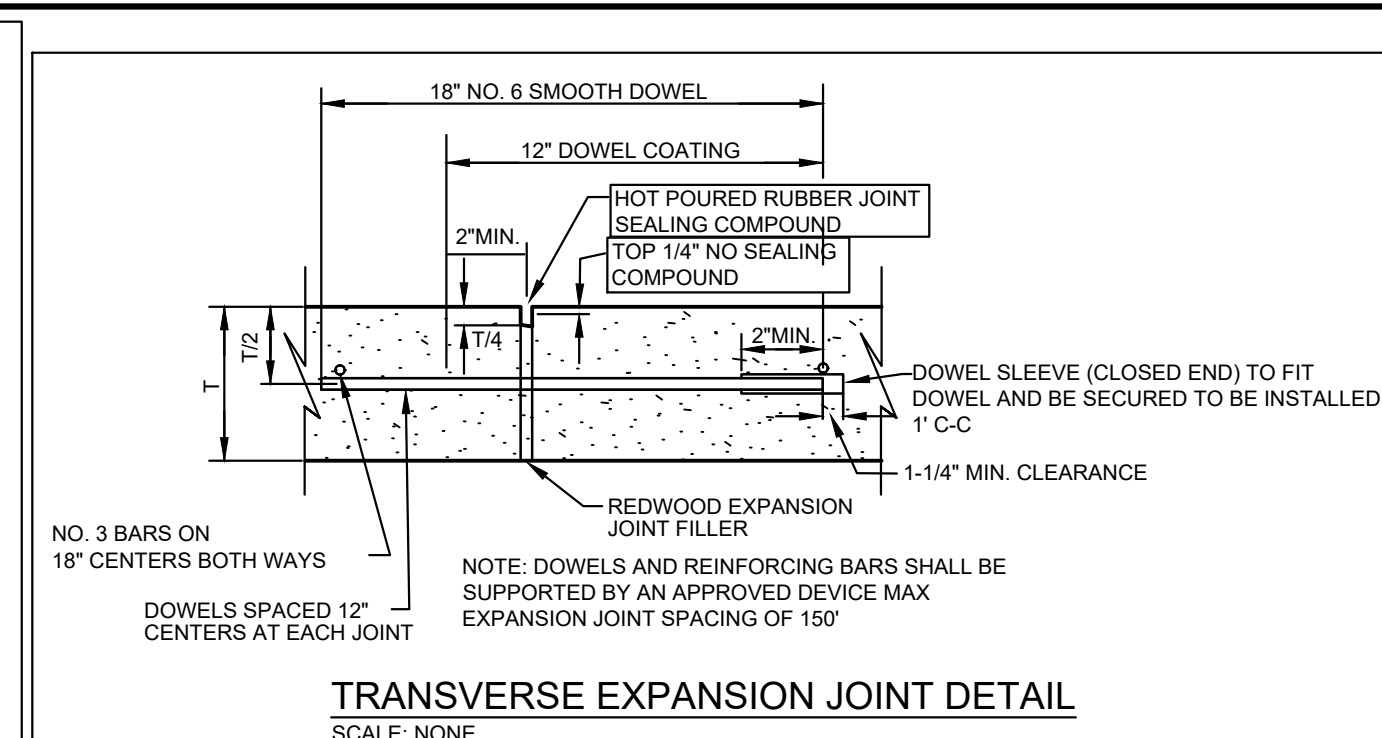
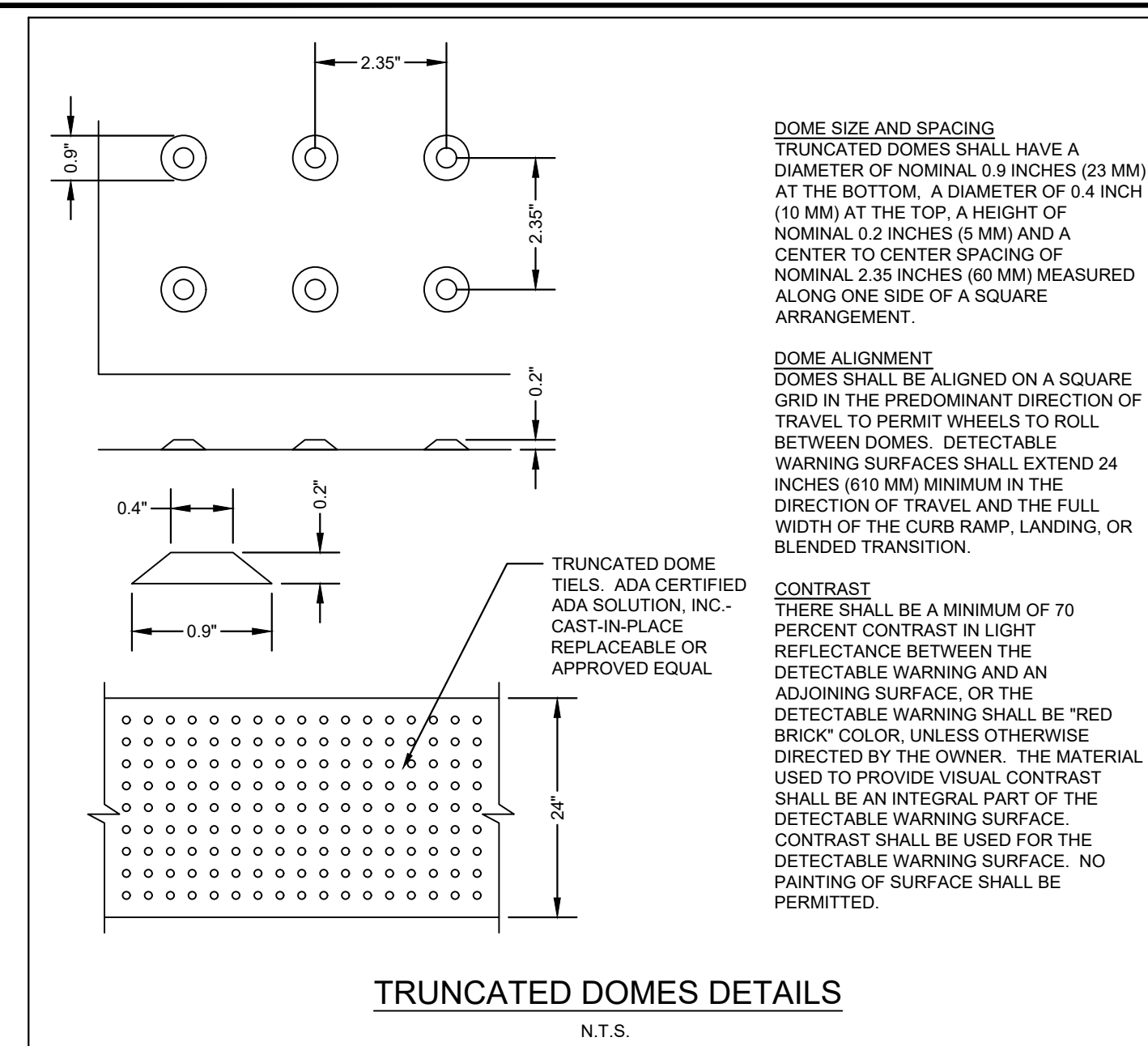
ABBREVIATIONS AND DEFINITIONS: A AREA, ADA AMERICANS WITH DISABILITIES ACT, AWWA AMERICAN WATER WORKS ASSOCIATION, B-B BACK TO BACK, BEGN CURB BEGIN CURB, BC BACK OF CURB, BCR BEGN CURB RETURN, BMP BEST MANAGEMENT PRACTICE, BOC BACK OF CURB, BVC BEGIN VERTICAL CURVE ELEVATION, BVCS BEGN VERTICAL CURVE LOCATION, BW BOTTOM OF WALL, CFS CUBIC FEET PER SECOND, CITY TOWN OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION, CL CENTERLINE, CNL CENTERLINE, CONC CONCRETE, CYB CURB YARD, DEMO DEMOLITION, DG DECOMPOSED GRANITE, DTL DETAIL, EA EACH, END CURVE END CURVE RETURN, ECR END CURB RETURN, EGS EXISTING GROUND, ELEV ELEVATION, ELEC ELECTRICAL/ELECTRICITY, ELEVATION ELEVATION, EPA UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, ESMT EASEMENT, EVMT END VERTICAL CURVE ELEVATION, EX EXISTING, EXS EXISTING, F-F FACE TO FACE, FINISHED GROUND FINISHED GROUND, FL FLOW LINE, FOC FEET, FEET, FHL HYDRAULIC CURVE LINE, KHA KIMLEY-HORN AND ASSOCIATES, INC., KHA KIMLEY-HORN AND ASSOCIATES, INC., LAT LATERAL, LFR LINEAR FEET, LF LEFT, L MAXIMUM, L MAXIMUM, MCH MATCH EXISTING ELEVATION, MH MANHOLE, MIN NUMBER / MINIMUM NUMBER, NOI NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT, NOT NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT, NTS NOT TO SCALE, OFF OFFSET, OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, PC POINT OF CURVATURE, PCL POINT OF COMPOUND CURVATURE / POINT OF COMPOUND CURVATURE, PGL PROPOSED GRADE LINE, PI POINT OF INFLECTION, PROP PROPOSED, PRG POINT OF REVERSE CURVATURE, PSI POUNDS PER SQUARE INCH, PT POINT OF TANGENCY, PVC POLYVINYL CHLORIDE, PVI POINT OF VERTICAL INFLECTION, PVMT PAVEMENT, RCP REINFORCED CONCRETE PIPE, ROW RIGHT OF WAY, RT RIGHT, SF SQUARE FEET, SS SANITARY SEWER, SSMH SANITARY SEWER MANHOLE STATION, STD STANDARD, SY SQUARE YARD, TAS TEXAS COMMISSION OF ENVIRONMENTAL QUALITY, TEMP TEMPORARY, TXDOT TEXAS DEPARTMENT OF TRANSPORTATION, TXMUTCD TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, TW TOP OF WALL, TYP TYPICAL, VV VERTICAL CURVE, WTR WATER, WW WASTEWATER

PROJECT NO: 1601283613, DATE: JULY 2025, SCALE: AS SHOWN, DESIGNED BY: KHA, DRAWN BY: KHA, CHECKED BY: KHA, THESE PLAN AND GENERAL NOTES REFER TO GEOTECHNICAL ENGINEERING REPORT (FORM TERRACON) TERRACON PROJECT NO. 24259506 (DATE) 07/29/2025, INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

BENCHMARKS: TB#1# TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 659.15, TB#2# TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 634.37, TB#3# TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 631.87

Item H1, DATE, REVISIONS, No., KIMLEY-HORN, LANTANA TRACT 8B, CITY OF BARTONVILLE, DENTON COUNTY, TEXAS, SHEET NUMBER, C-02, 8024 KIMLEY-HORN AND ASSOCIATES, INC.

SHEET: 2424-Plan-Rev. 06/23/24
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BENCHMARKS

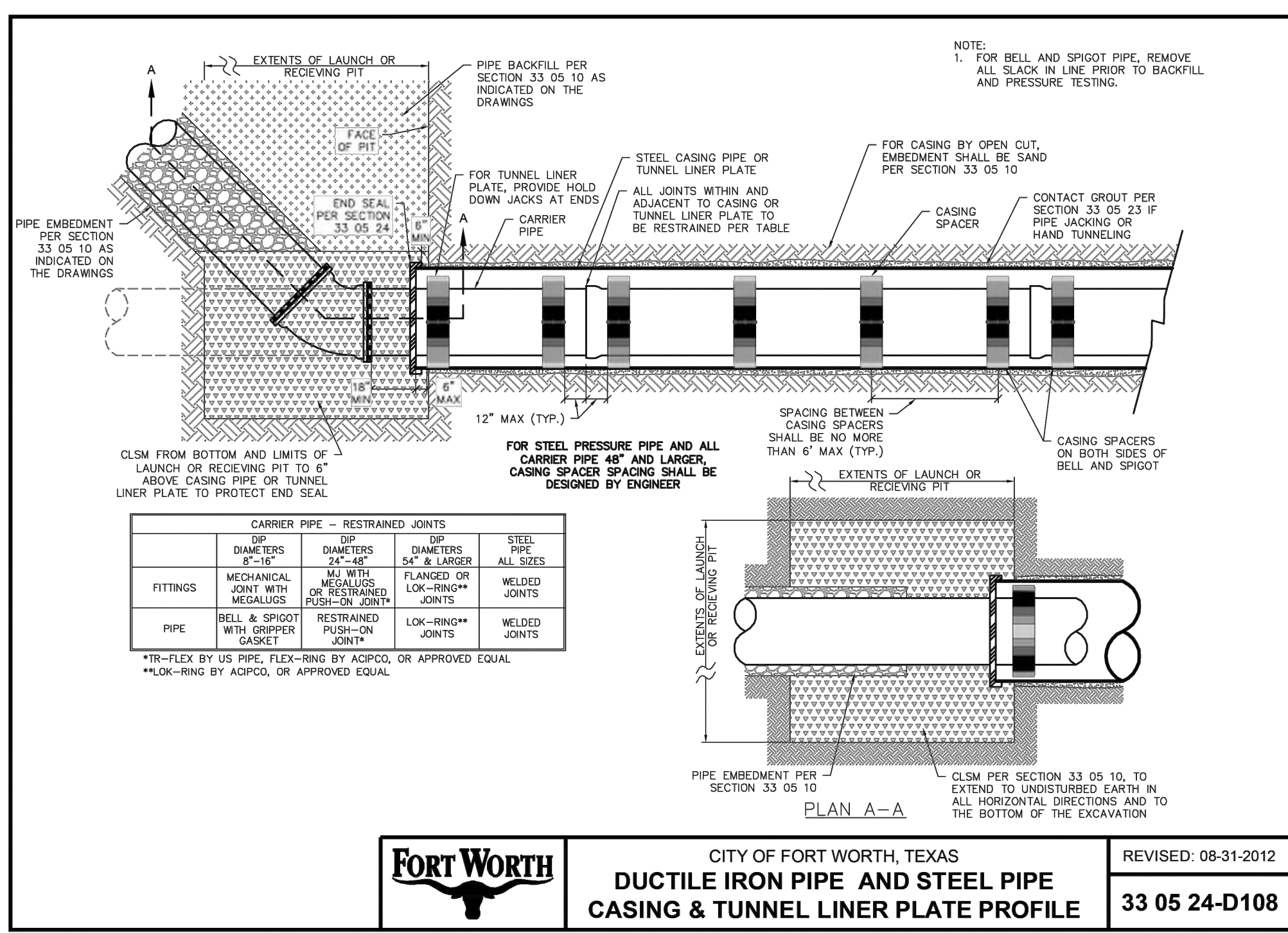
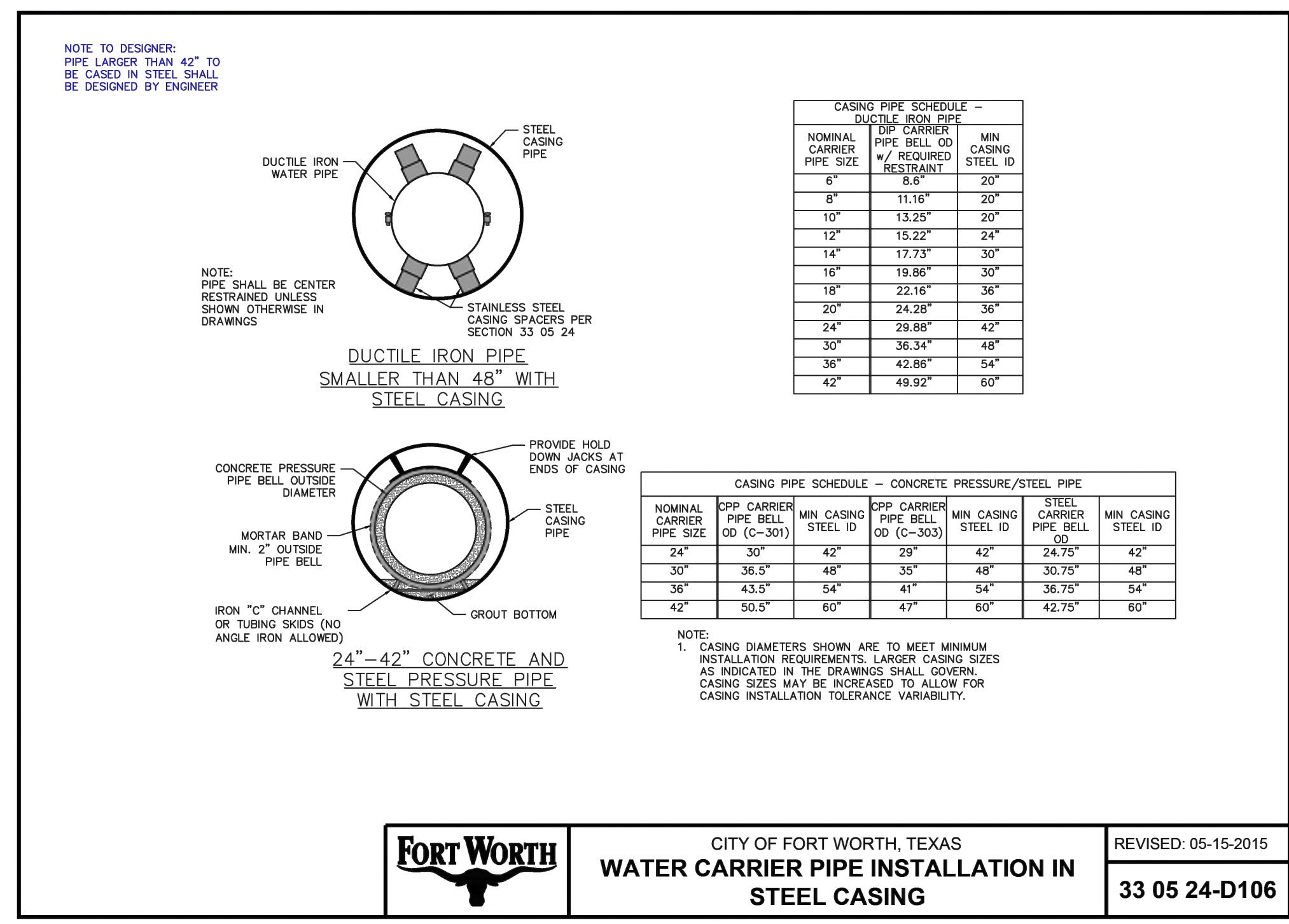
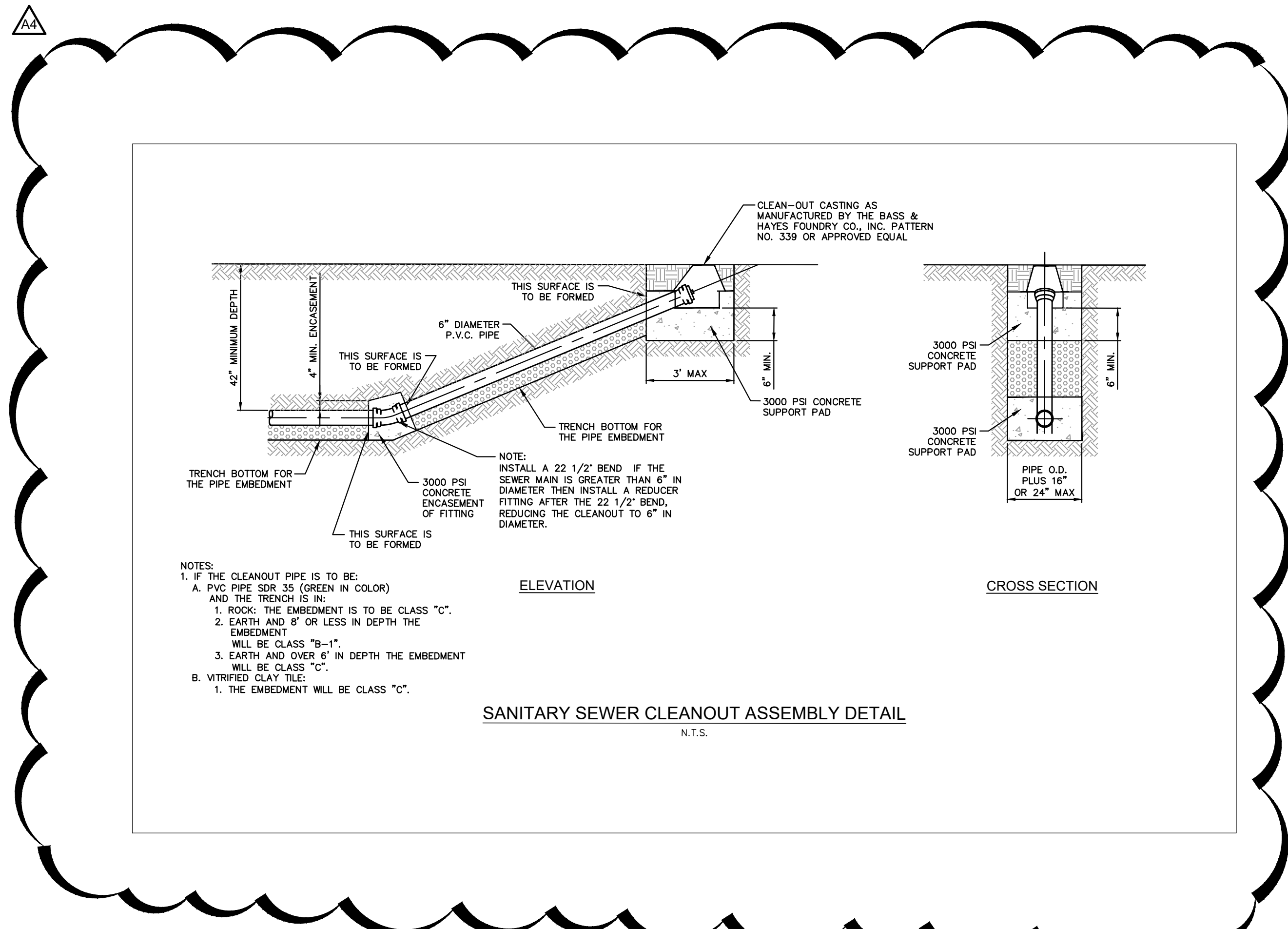
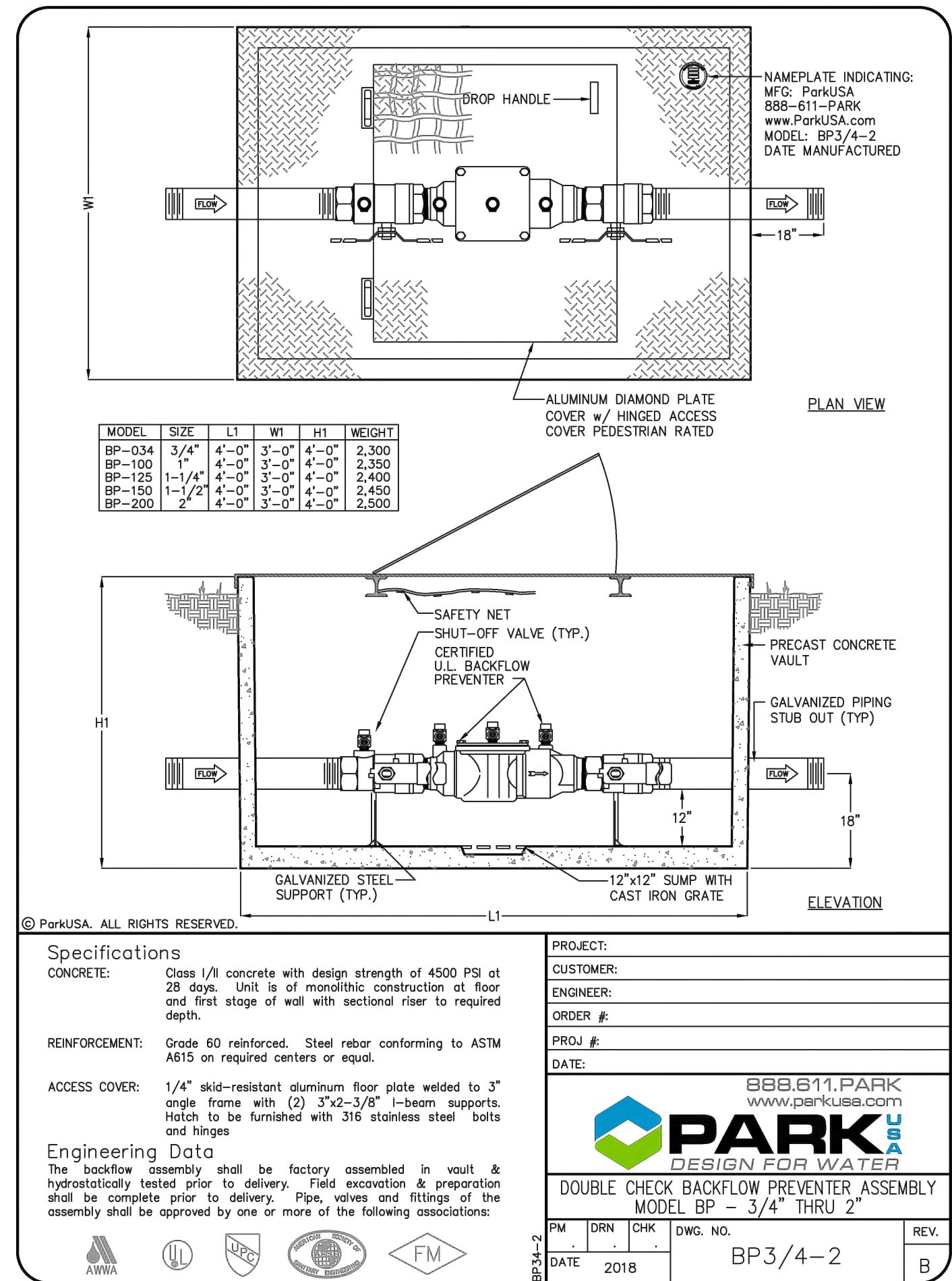
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TBM #2 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 634.37

TBM#3 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 631.85

		PROJECT No.: 061282613 DATE: JULY 2025 SCALE: AS SHOWN DESIGNED BY: KHA DRAWN BY: KHA CHECKED BY: KHA
LANTANA TRACT 8B CITY OF BARTONVILLE DENTON COUNTY, TEXAS		SHEET NUMBER C-04
CONSTRUCTION DETAILS		DATE REVISIONS No.

2024 KIMLEY-HORN AND ASSOCIATES, INC.



DATE: 03/30/2018 11:53 AM
 PLOTTED BY: GREGORY, GREGORY
 DRAWN BY: GREGORY, GREGORY
 CHECKED BY: GREGORY, GREGORY
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Kimley-Horn
 801 CHERRY ST., UNIT 11, STE 1300, FORT WORTH, TX 76102
 PHONE: 817-335-6511 FAX: 817-335-5070
 TEXAS REGISTERED ENGINEERING FIRM #528

PROJECT No.: 061282613
DATE: MARCH 2018
SCALE: AS SHOWN
DESIGNED BY: GKG
DRAWN BY: GKG
CHECKED BY: CUZ

**LANTANA LOT 1R,
 BLOCK 2C CARLISLE
 ADDITION PHASE C**
 CITY OF BARTONVILLE
 DENTON COUNTY, TEXAS

**UTILITY DETAILS
 (2 OF 2)**

**SHEET NUMBER
 C-11**

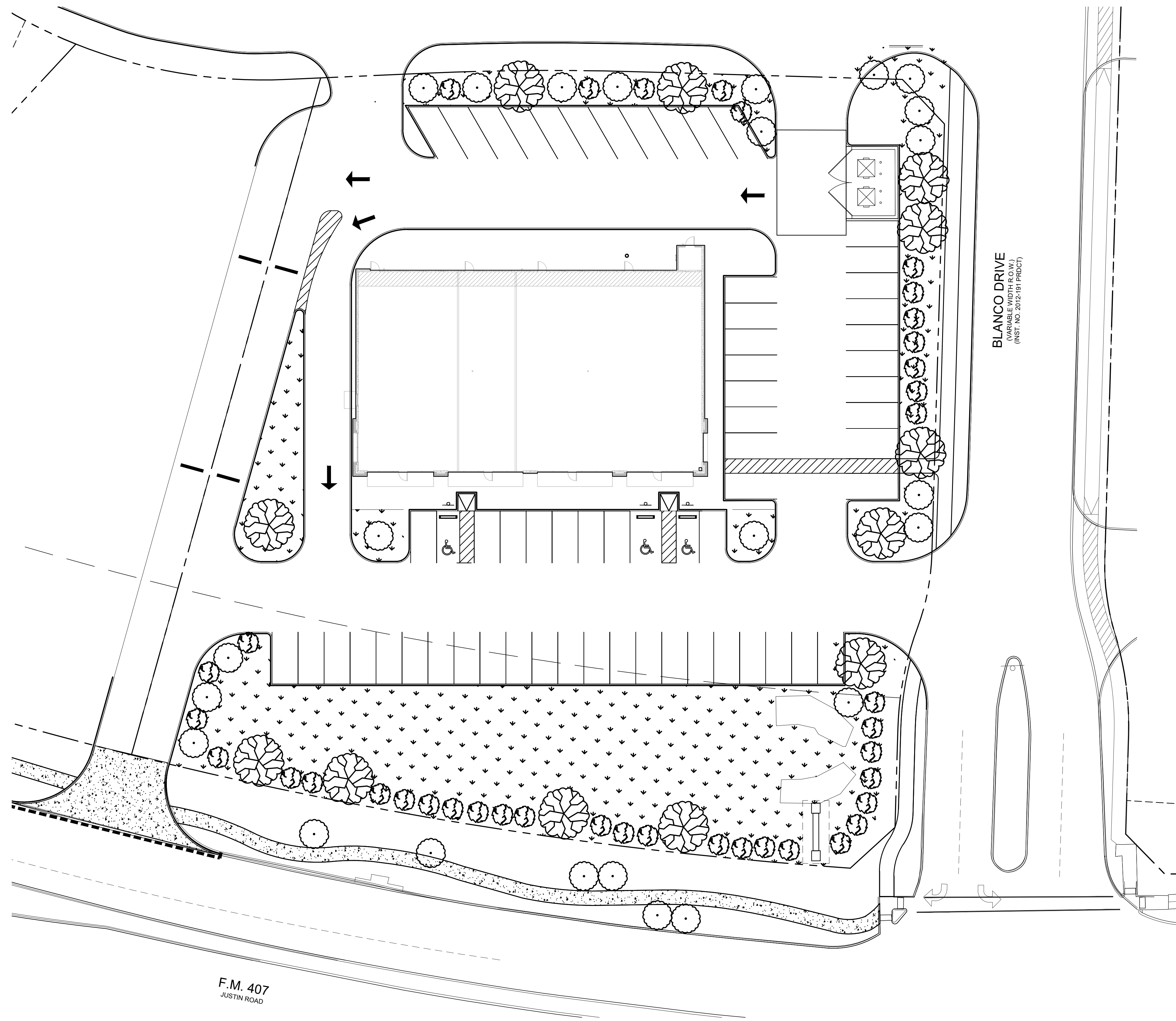
REVISIONS

No.	REVISIONS	DATE

ADDENDUM 01
ADDENDUM 04

02/11/2026 GKG
 03/30/2026 GKG

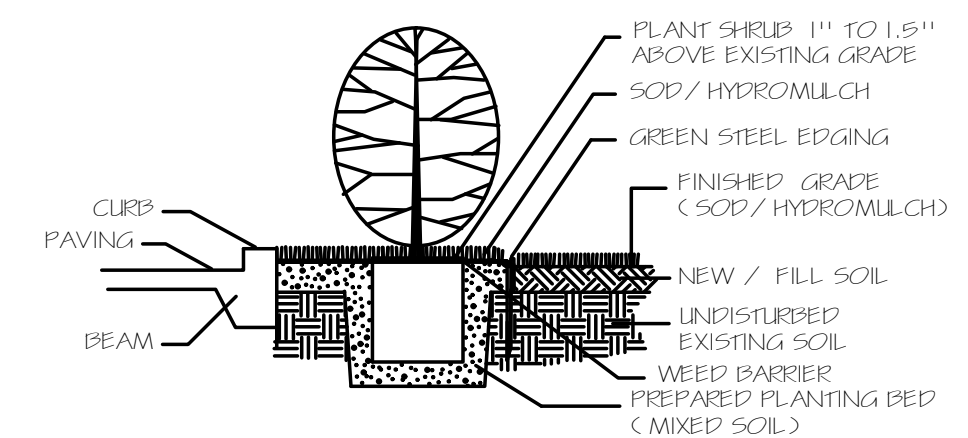
Item H1. B



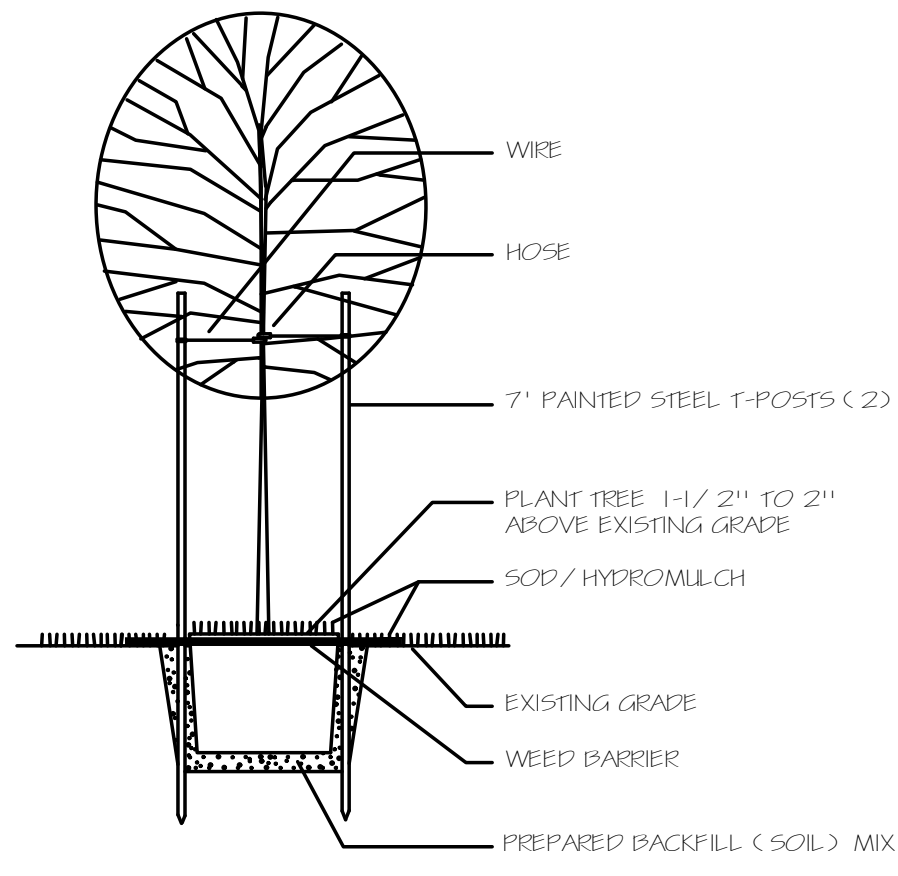
PLANT LIST	SIZE
GROUND COVER - HYDROSEED WITH BERMUDA GRASS	AREA: 16,743 SQ FT
OVERSTORY TREE - LIVE OAK (QUERCUS VIRGINIANA)	MIN. CALIPER: 2.5-3 INCH 12' MIN. HEIGHT SPREAD > 5'
UNDERSTORY TREE - EAST PALATKA HOLLY (ILEX ATTENUATA)	MIN. CALIPER: 2 INCH 8' MIN. HEIGHT SPREAD > 3'
EXISTING TREE	MIN. CALIPER: 2 INCH
SHRUB - WAX MYRTLE (MYRICA CERIFERA)	8' O.C. 7' MIN. HEIGHT SPREAD > 4'

	REQUIRED	EXISTING	PROMISED
STREET TREES:			
1 TREE PER 30 FEET OF STREET FRONTAGE	8	3	5
BUFFER YARDS: (B/W NONRESIDENTIAL USES)			
1 OVERSTORY TREE PER 50 FEET OF PROPERTY LINE	8.52	0	9
3 UNDERSTORY TREES PER 50 FEET OF PROPERTY LINE	25.56	1	25
6 SHRUBS PER 100 FEET OF PROPERTY LINE	25.56	0	26
PARKING:			
1 TREE PER 40 PARKING SPACES	1.68	0	2

- NOTES:
- CONTRACTOR TO HYDROMULCH ALL CONSTRUCTION DISTURBED AREAS.
 - CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION IN ALL AREAS WHERE NEW LANDSCAPING, SOD, AND HYDROMULCH IS INSTALLED TO ESTABLISH LANDSCAPING UNTIL OWNER ACCEPTANCE, IN ACCORDANCE WITH THE LANDSCAPE PLAN.



(A) SHRUB PLANTING DETAIL



(B) TREE PLANTING DETAIL

LANDSCAPE NOTES

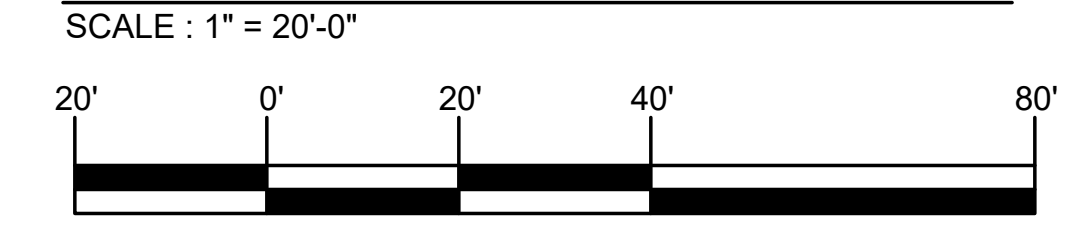
- LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AREAS TO ENSURE POSITIVE DRAINAGE AND PROVIDE SMOOTH TRANSITIONS TO OTHER SITE IMPROVEMENTS.
- WEED CONTROL TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS BY APPLICATION OF A 50/50 BLEND OF POST-EMERGENT HUMIC ACID COMPLEX AND ROUNDUP HERBICIDE.
- LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
- APPLY 2" SHREDDED HARDWOOD MULCH FOR ALL PLANTING BEDS. MULCH SHALL BE CERTIFIED CLEAN AND FREE OF ALL PESTS, DISEASES AND WEED SEEDS. PRIOR TO DELIVERY, LANDSCAPE CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH COPY OR PROOF OF CERTIFICATION AND SAMPLE.
- PLANTING SOIL MIX TO CONTAIN: 40% TOP SOIL, 30% SHREDDED BARK MULCH AND 30% SAND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A PLANT COUNT AND DETERMINING THE QUANTITIES SHOWN ON PLAN, FOR ALL PLANTING INDICATED. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE QUALITY OF ALL PLANT MATERIAL TO FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT QUALITY SHALL BE GRADE A, FREE OF DAMAGE OR DISEASE. ROOT-BOUND OR INFERIOR QUALITY WILL NOT BE ACCEPTED. PLANT MATERIAL TO BE INSPECTED UPON DELIVERY OR AT THE NURSERY BEFORE DELIVERY. CONTRACTOR TO SCHEDULE INSPECTION MEETING WITH ADVANCED NOTICE OF 24 HRS. ANY UNACCEPTABLE PLANT MATERIAL WILL BE REJECTED. CONFIRM WITH OWNER'S REPRESENTATIVE ALL FINAL SELECTIONS OF PLANT MATERIAL AND REPORT ANY DISCREPANCIES PRIOR TO INSTALLATION TO THE OWNER AND OWNER'S REPRESENTATIVE, UNLESS OTHERWISE INDICATED.
- GUYING AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS. ALL PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER TWO YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED. CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL PROVIDED.
- CONTRACTOR TO PROVIDE A NINETY-DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.
- PLANTS ADJOINING SIGNS AND WALKS TO BE SELECTIVELY PRUNED AS REQUIRED TO PROVIDE CLEAR SITE LINES AND SAFE PASSAGE.
- PLANTS TO BE SELECTIVELY PRUNED TO REMOVE BROKEN AND DAMAGED BRANCHES. DO NOT SHEAR OR TOP ANY TREES. DO NOT CUT BACK SHRUBS TO THE GROUND UNLESS FREEZE DAMAGED.
- DO NOT SHEAR STRAP-LEAVED PLANTS OR TRIM LEAVES AS A SHRUB. SELECTIVELY REMOVE DEAD AND DAMAGED LEAVES AT THE BASE BY CLEANLY CUTTING.
- NOTE THAT THIS LAYOUT IS BASED ON THE PLANS PROVIDED BY THE CONSULTANT TEAM. THERE MAY BE EXISTING CONDITIONS THAT DIFFER FROM THE PLANS PROVIDED AND THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENTS OF ANY DAMAGED LANDSCAPE AREAS OR SITE FEATURES WITHIN AND BEYOND THE LIMITS OF WORK THAT ARE A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB CONTRACTOR(S). REPLACEMENT ITEMS SHALL EQUAL THE QUALITY OF ORIGINAL WORK.
- REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNER'S REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH PROJECT MANAGER DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.
- ALL TREE AND SHRUB PLACEMENT WILL BE APPROVED BY THE OWNER AND GENERAL CONTRACTOR PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE MEETING 24 HOURS IN ADVANCE FOR PLANT PLACEMENT MEETING.

TREE PROTECTION NOTES

- NO CUTTING, FILLING, TRENCHING, OR SOIL COMPACTION SHALL OCCUR WITHIN THE TREE DRILL LINE AREA OTHER THAN THE PREPARATION ASSOCIATED WITH THE INSTALLATION OF STRUCTURAL SOILS.
- ALL PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. REFER TO TREE PROTECTION FENCING DETAIL.
- LOCATIONS WHERE TREE PROTECTION FENCING IS ENCUMBERED BY SITE FEATURES SUCH AS WALLS, CURBS, UTILITIES, ETC. SHALL BE FENCED BASED ON SITE CONDITIONS AND AS APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.
- UTILITIES SHALL BE IDENTIFIED AND LOCATED PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING. THE CONTRACTOR SHALL DOCUMENT ALL UNDERGROUND UTILITIES ON A SITE PLAN DRAWN TO SCALE AND PROVIDE THAT TO THE OWNER AND DESIGN TEAM FOR REFERENCE.
- NO TRENCHING ALLOWED AT TREE ROOTS OVER 1" DIAMETER. TUNNEL UNDER ALL TREE ROOTS OVER 1" DIAMETER. CLEANLY CUT TREE ROOTS UNDER 1" DIAMETER WHERE NEEDED. DO NOT RIP OR SHRED TREE ROOTS BUT CUT CLEANLY.

NOTE: EXISTING UNDERGROUND UTILITIES CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL & VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER AND DESIGN TEAM OF ANY DISCREPANCIES ON THE PLANS.

LANDSCAPE PLAN



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Rebecca Gonzales
2/24/2026
FIRM # F-1449

#	DATE	DESCRIPTION
07/03/2024	PERMIT ISSUE	
A2	02/24/2026	ADDENDUM 02

LANTANA RETAIL 8B
NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

Drawn: []
Checked: []
LANDSCAPE PLAN
PROJECT #: 2025-0522.00
SHEET NO. **LS-1**

NOTES:

1. PRESSURE TEST TO DETERMINE STATIC PRESSURE AT NEW METER SHALL BE PERFORMED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR ANY DESCRAPANCIES.
2. QTY'S PROVIDED ARE BASED ON DIAGRAMMATIC DRAWING AND WILL DIFFER IN FIELD. CONTRACTOR SHALL PROVIDE THEIR OWN TAKEOFFS FOR BIDDING AND CONSTRUCTION.
3. Irrigation system shall be installed by a Licensed Irrigator. Irrigator shall provide an as-built drawing locating mainline and valves with installed calculations after construction. This plan is to be used as a reference and for bidding purposes only.
4. Except as otherwise noted, the contractor shall procure permits and licenses, pay charges and fees and give notices necessary and incidental to the due lawful prosecution of the work. The contractor shall make arrangements and pay costs for installation of irrigation water meters at the approximate locations. Verify with Owner's Representative for the addresses for each.
5. The contractor shall follow the applicable City/County Department of Public Works specifications for installation of water meter and hot tapping.
6. The contractor shall notify pertinent utility companies 48 hours prior to construction for current utility locations. Extreme care shall be exercised in excavating and working near existing utilities. Contractor shall verify the location and condition of utilities and be responsible for damage to utilities.
7. The contractor shall at all times protect his work from damage and theft, and replace all damaged or stolen parts until the work is accepted in writing by owner.
8. The contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area's dimensions exist that might not have been in the design. Such obstructions or differences shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. The contractor shall clearly mark exposed excavations and materials and equipment. Cover or barricade trenches when contractor is not on site.
10. For purposes of clarity, some irrigation lines and valves may be shown outside of property, easements, or in paved areas. Locate all lines and valves in planting area unless otherwise noted.
11. Adjust arc of irrigation heads for even coverage. Head layout should be as per plans.
12. Avoid existing or future location of tree balls when laying pipe.
13. The contractor shall stake controller and PVB locations for approval by Landscape Architect or owner's representative prior to their installation.
14. Patch and repair any and all damage done to existing plant material and grading during installation of this work.
15. Contractor shall provide original and 2 copies of Pressure Vacuum Breaker certification to the Owner at completion of project along with as-built drawings.
16. Irrigation cycles shall be set to take place prior to sunrise and not to interfere with business unless otherwise instructed by the Owner, except during visits of grounds maintenance personnel during such visits the irrigation system may be operated as desired by those personnel.
17. Do not program controllers operating on the same water meter to water during the same time period so as to prevent over-draft of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.
18. Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition including all required labor. Check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers, and heads.
19. Adjust the sprinklers to avoid damage to windows, building and sign walls also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.
20. The contractor, in the end, shall install a fully functional irrigation system with full coverage. The purpose of this plan is for bidding reference and a guide. However, any changes shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Turf Rotary	8.91	170.2	30	2.75	1.78	34.5	47.4	0.39 in/h
2	Rain Bird PEB	1"	Turf Rotary	7.86	165.0	30	2.42	1.76	34.2	46.7	0.39 in/h
3	Rain Bird PEB	1"	Bubbler	8	159.6	30	2.11	1.76	33.9	46.4	1.7 in/h
4	Rain Bird PEB	1"	Turf Rotary	11.27	226.8	30	4.19	1.94	36.1	49.2	0.35 in/h
5	Rain Bird PEB	1"	Turf Rotary	9.12	231.2	30	3.61	1.78	35.4	47.8	0.37 in/h
6	Rain Bird PEB	1"	Bubbler	9	235.6	30	2.7	1.78	34.5	46.8	1.7 in/h
7	Rain Bird PEB	1"	Turf Rotary	5.58	357.2	30	2.25	1.71	34.0	45.4	0.17 in/h
8	Rain Bird PEB	1"	Turf Rotary	11.26	398.7	30	2.85	1.94	34.8	47.1	0.24 in/h
9	Rain Bird PEB	1"	Bubbler	9	425.8	30	2.74	1.78	34.5	46.3	1.7 in/h
10	Rain Bird PEB	1"	Turf Rotary	14.22	481.3	30	2.02	2.26	34.3	47.0	0.24 in/h
11	Rain Bird PEB	1"	Turf Rotary	12.1	580.2	30	3.18	2.03	35.2	47.9	0.21 in/h
12	Rain Bird PEB	1"	Bubbler	10	599.9	30	4.15	1.8	36.0	48.2	1.7 in/h
13	Rain Bird PEB	1"	Turf Rotary	8.76	621.2	30	2.06	1.78	33.8	45.9	0.19 in/h
14	Rain Bird PEB	1"	Turf Rotary	9.06	650.0	30	4.03	1.78	35.8	48.0	0.2 in/h
15	Rain Bird PEB	1"	Turf Rotary	5.66	726.4	30	1.42	1.71	33.1	44.7	0.35 in/h
Common Wire					707.9						

CMB
LANDSCAPE ARCHITECTURE

18135 FM 362
Navasota, TX 77868
832-428-1209

7-2-25

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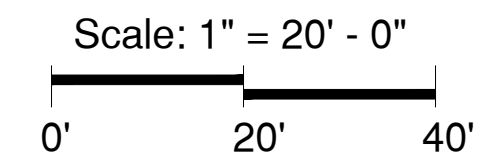
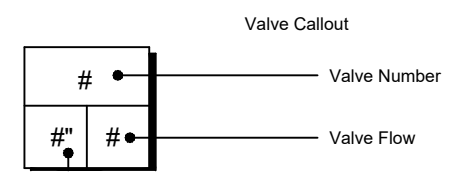
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CRITICAL ANALYSIS

Generated:	2025-07-03 11:01
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	55 PSI
Elevation Change:	5.00 ft
Service Line Size:	8"
Length of Service Line:	20 ft
Pressure Available:	53 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	14.22 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	23.28 GPM
Design Pressure:	30 PSI
Friction Loss:	2.99 PSI
Fittings Loss:	1.2 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.94 PSI
Pressure Req. at Critical Station:	36.1 PSI
Loss for Fittings:	0.1 PSI
Loss for Main Line:	1.03 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.1 PSI
Loss for Water Meter:	0.83 PSI
Critical Station Pressure at POC:	49.2 PSI
Pressure Available:	53 PSI
Residual Pressure Available:	3.79 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MP Strip PROS-06-PRS30-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	30
	Hunter MP1000 PROS-06-PRS30-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	30
	Hunter MP2000 PROS-06-PRS30-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	30
	Hunter MP3000 PROS-06-PRS30-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	30
	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	
	Shut Off Valve TUBV - sch 80 in in valve box Size per mainline	
	Febco 860 1-1/2" Reduced Pressure Backflow Preventer w/protective cage & insulation blanket	
	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.	
	Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	
	Water Meter 1"	
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	
	Irrigation Mainline: PVC Schedule 40 1 1/2"	
	Pipe Sleeve: PVC Schedule 40 1 1/2"	
	Pipe Sleeve: PVC Schedule 40 4"	



1. CONTRACTOR SHALL CONTACT DISTRICT OPERATOR FOR REQUIRED INSPECTIONS.
2. SPRAY WILL NOT BE ALLOWED ON ANY IMPERVIOUS SURFACES. ADJUST SPRAYS ACCORDINGLY.
3. ANY AREAS OF LESS THAN 4" SHALL HAVE NO ABOVE GROUND SPRAY AND USE A SRIP SYSTEM.
4. AN AS-BUILT DRAWING WILL BE REQUIRED NO MORE THAN 5 DAYS FOLLOWING COMPLETION OF THE SYSTEM INSTALLATION.

#	DATE	DESCRIPTION	PERMIT ISSUE
	07/03/2024		

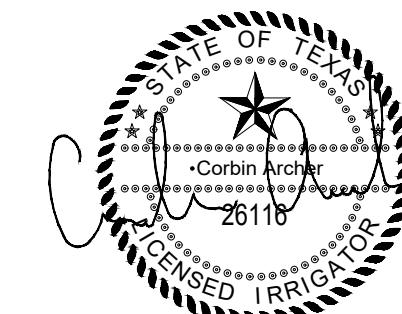
LANTANA RETAIL 8B

NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

Drawn Checked
IRRIGATION PLAN

PROJECT #: 2025-0522.00

SHEET NO. **IR-1**



7-2-25

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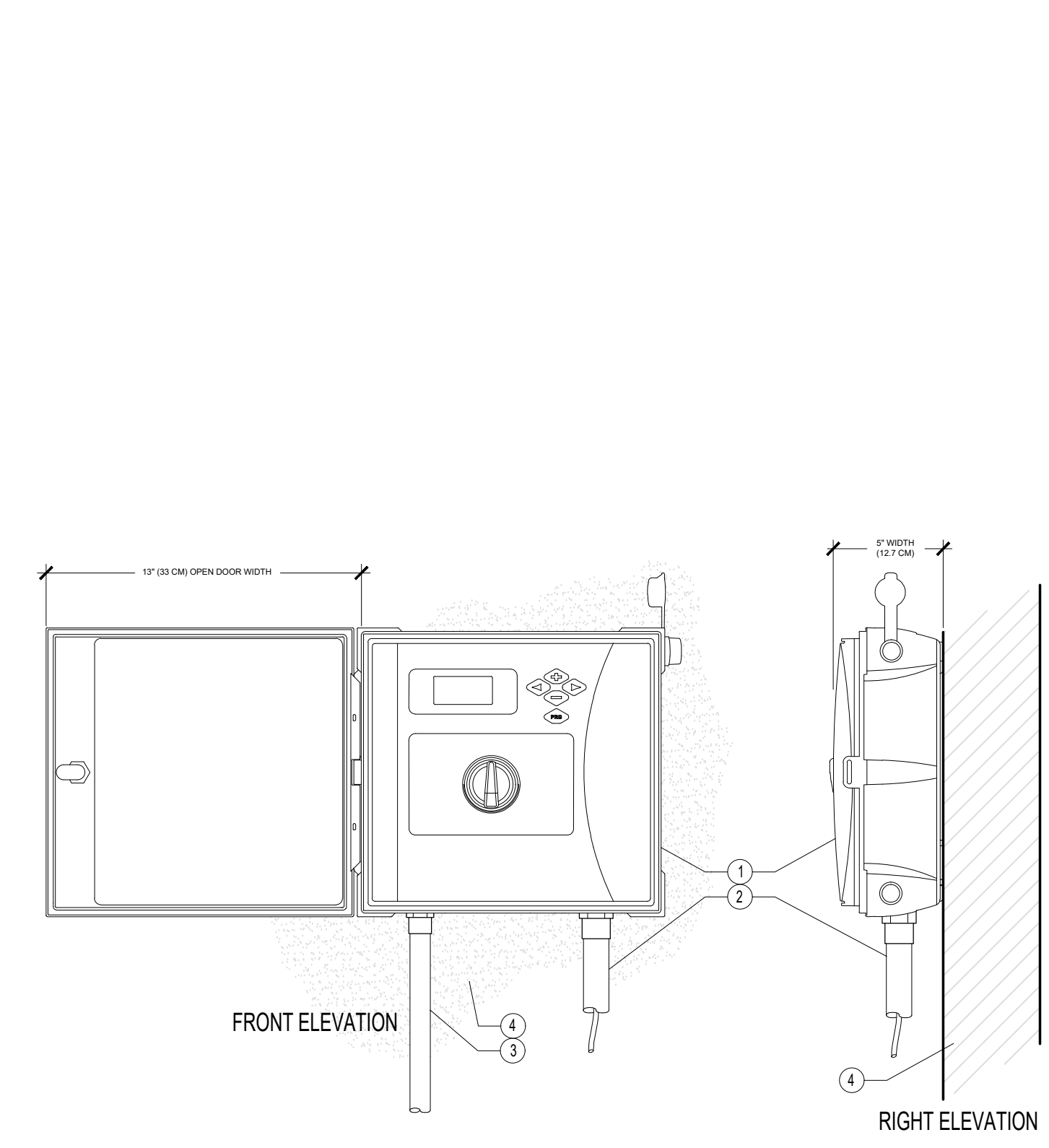
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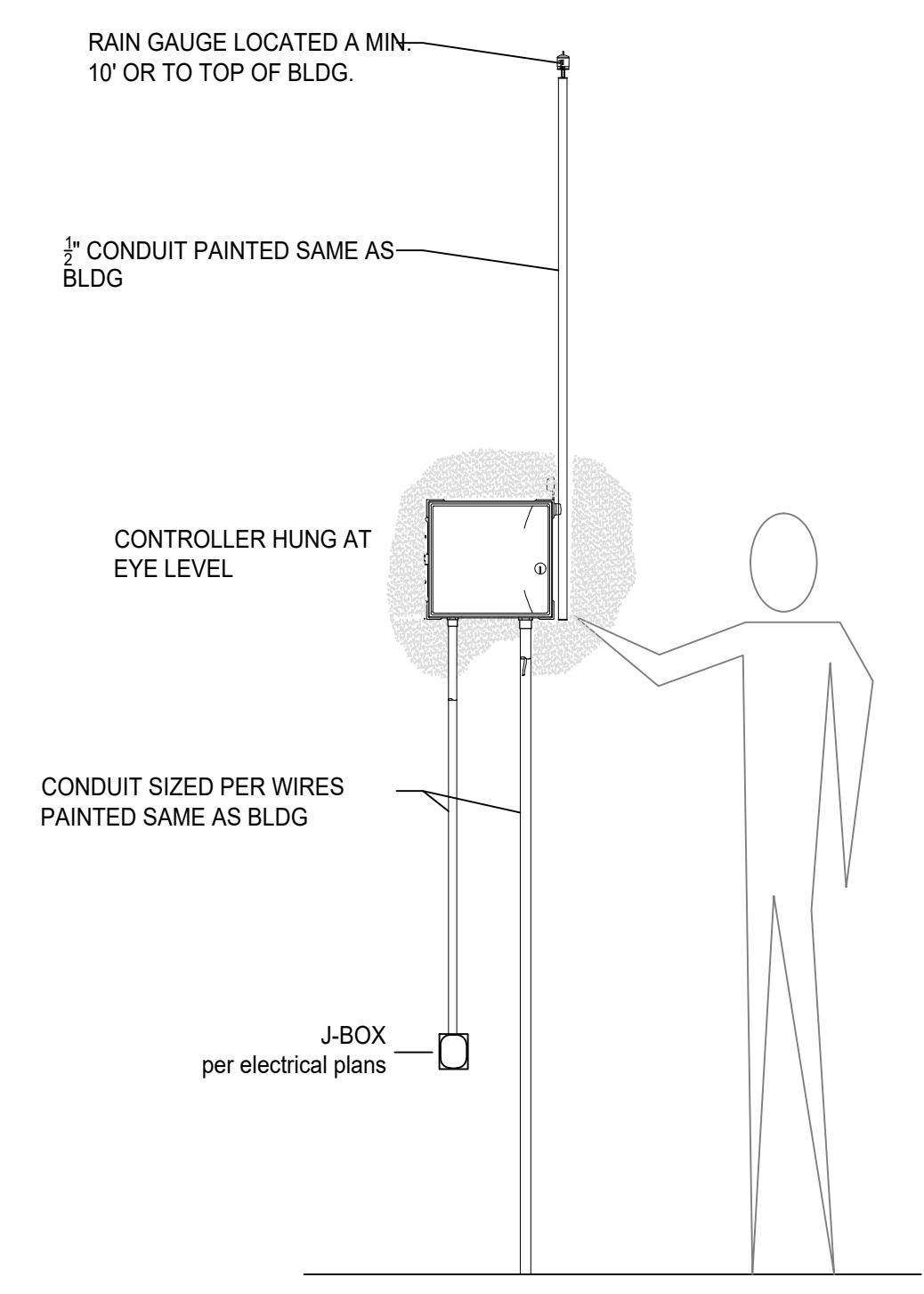
LANTANA RETAIL 8B
NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

Drawn 86
Checked 11
**IRRIGATION
DETAILS**
PROJECT #: 2025-0522.00
SHEET NO.

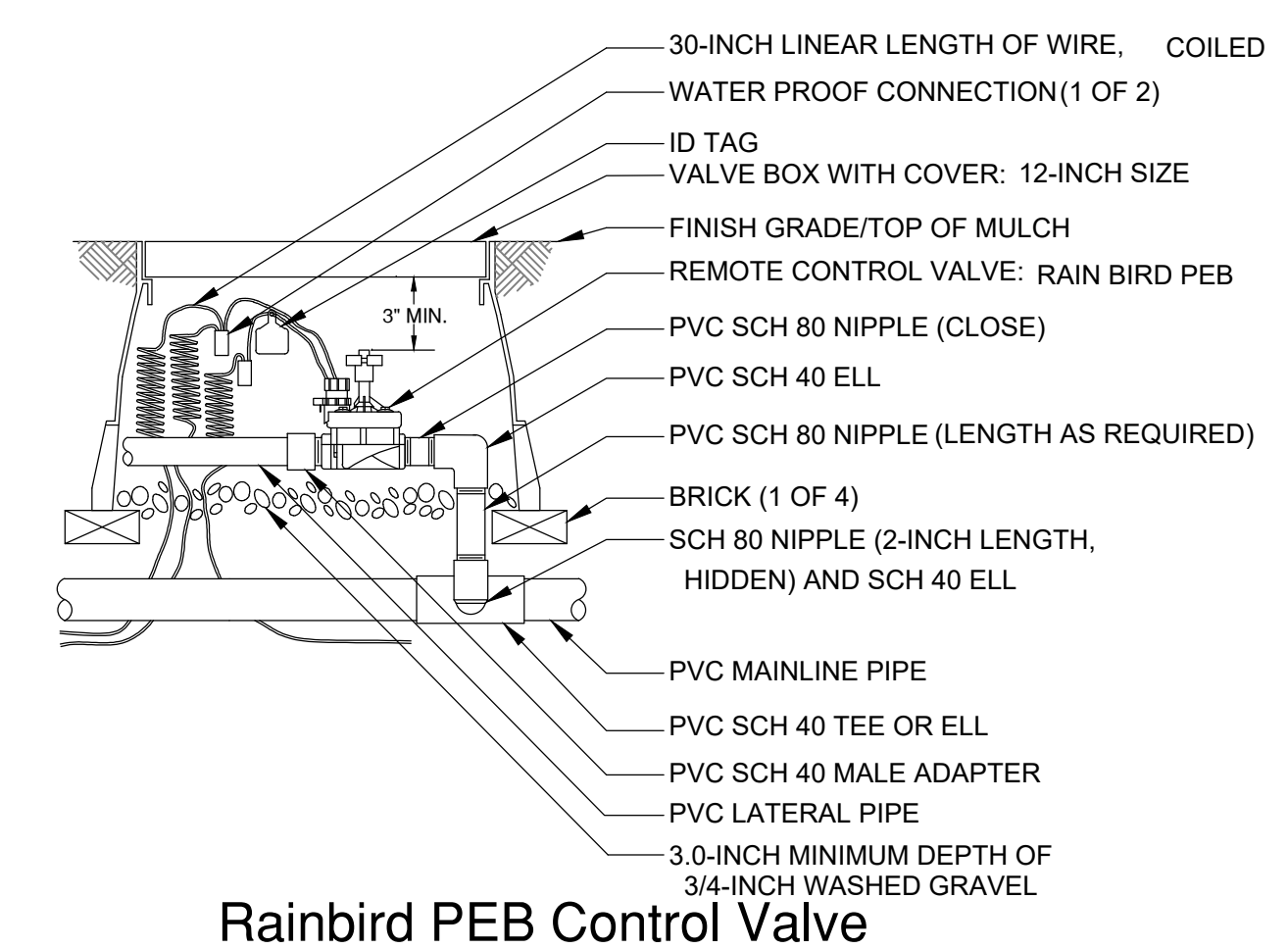
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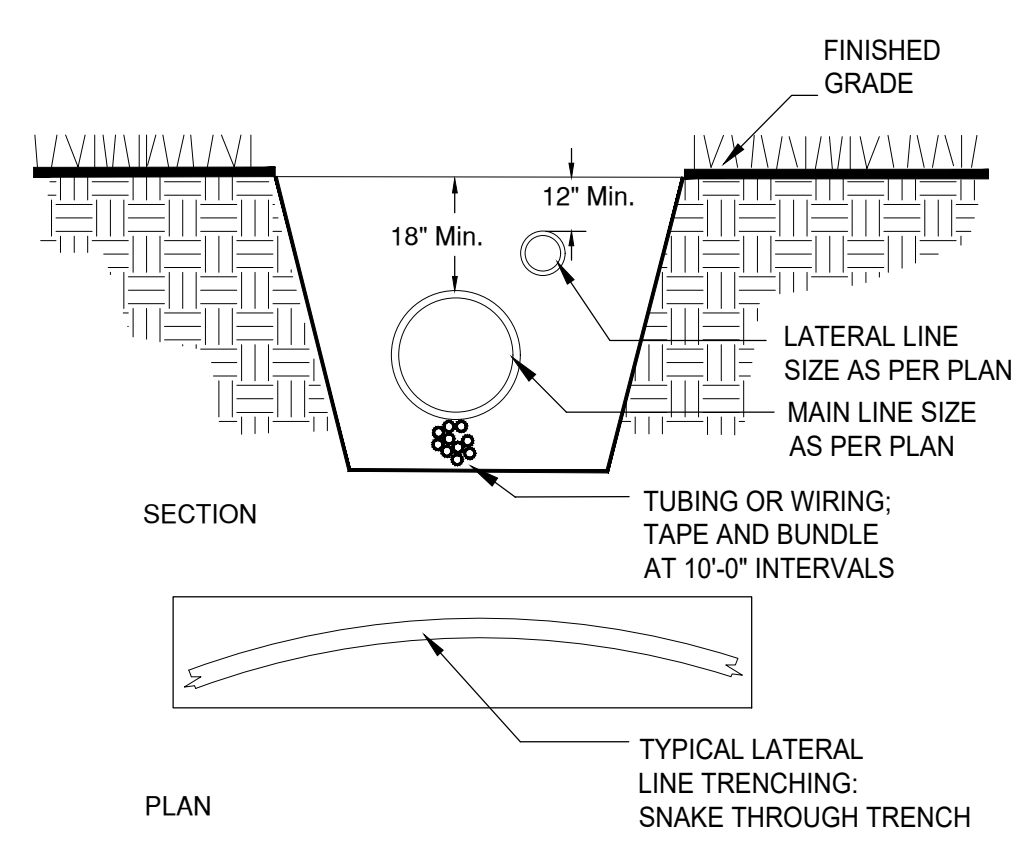
H - IRRIGATION CONTROLLER - HUNTER ICC2-PL
NTS



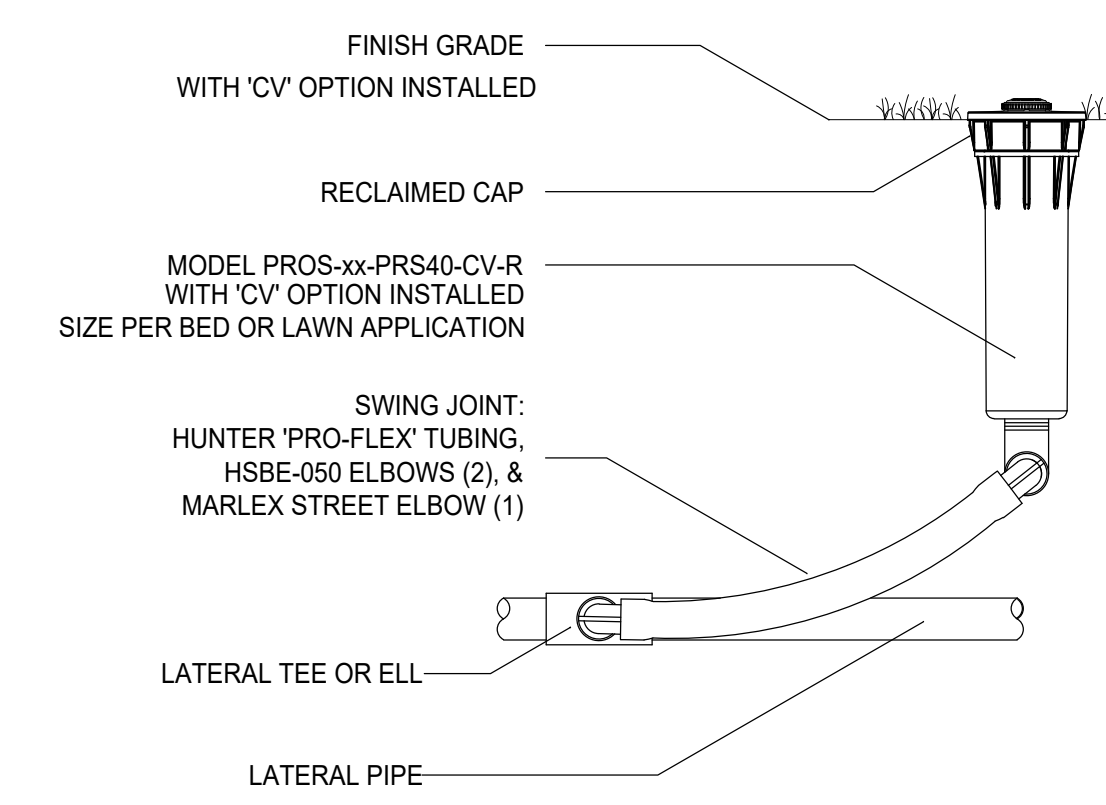
I - CONTROLLER MOUNTING
NTS



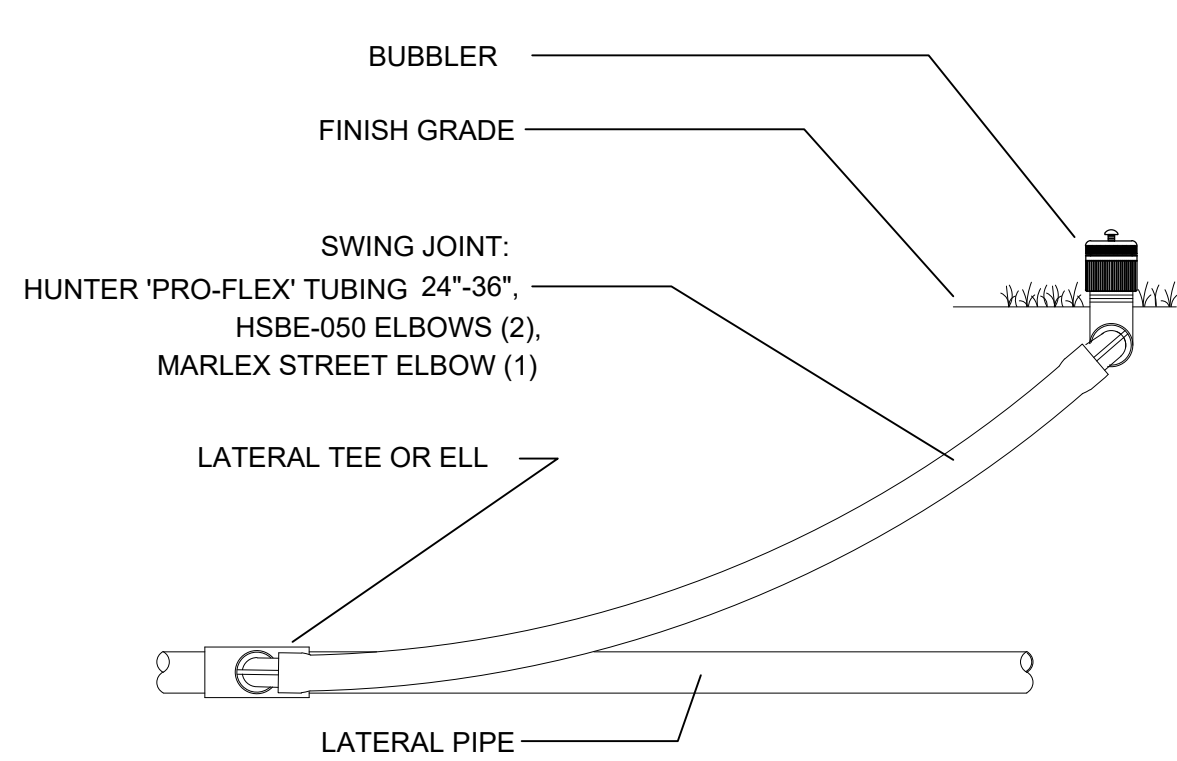
G - IRRIGATION CONTROL VALVE
NTS



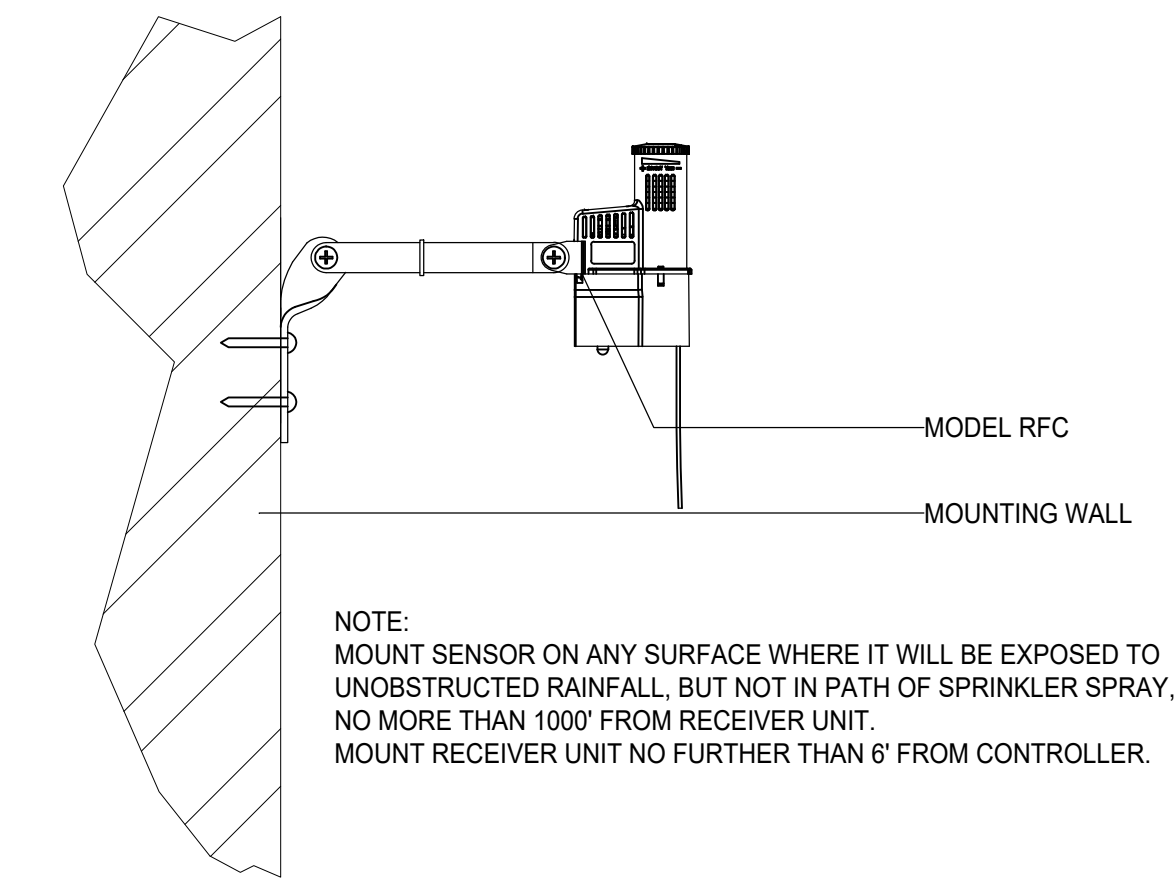
F - TRENCH DETAIL
NTS



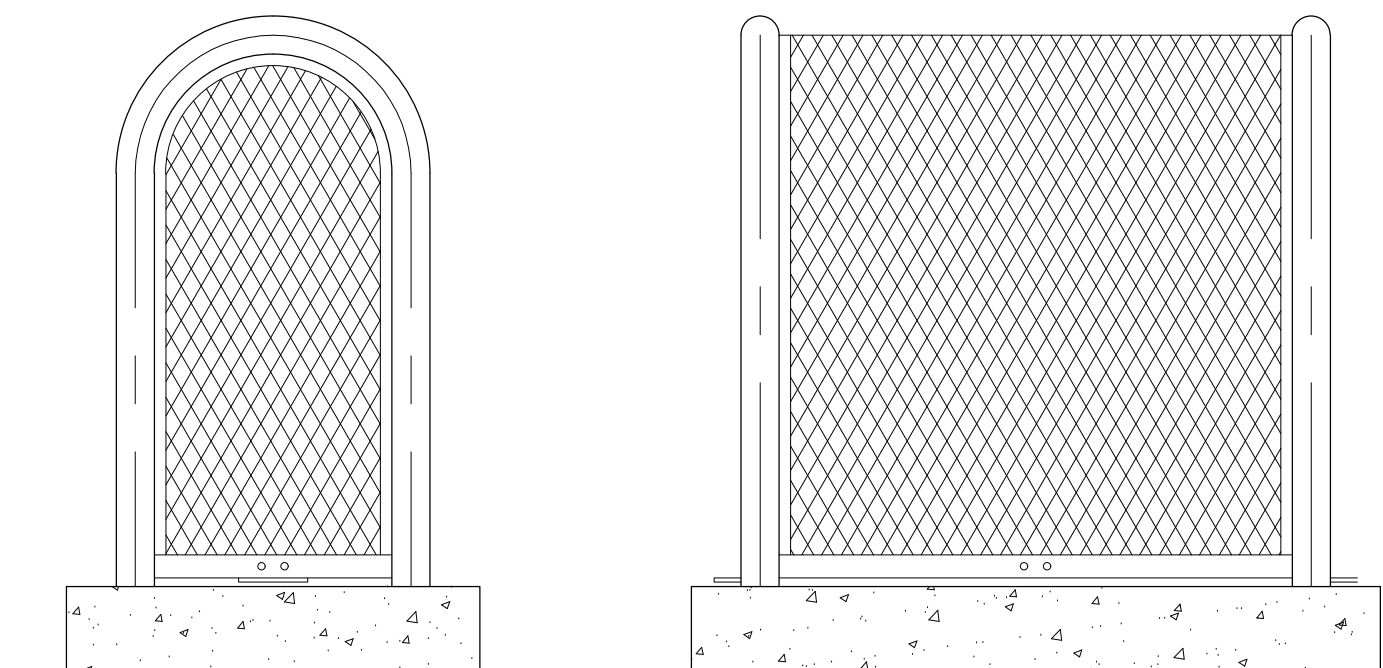
E - HUNTER POP-UP SPRAY /W MP ROTATOR
NTS



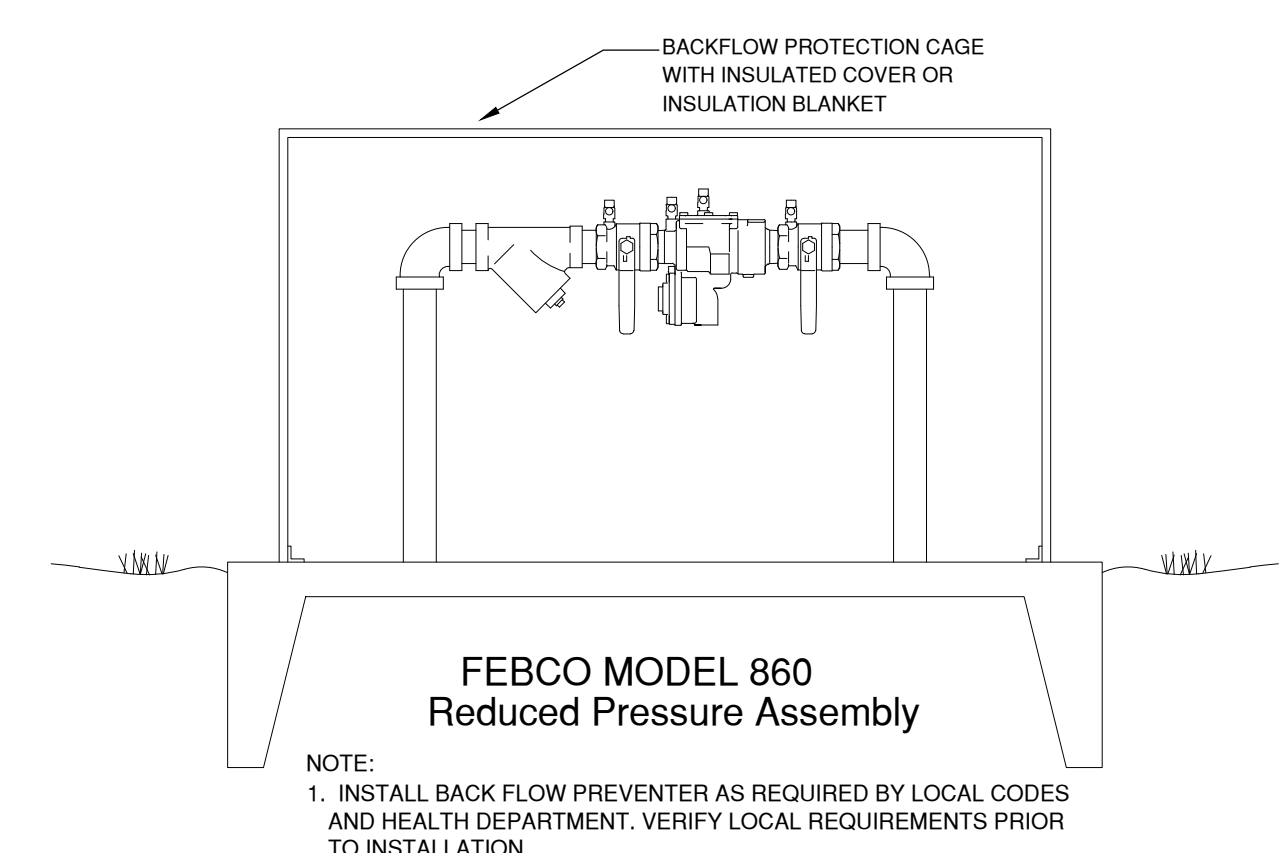
D - HUNTER AFB TREE BUBBLER
NTS



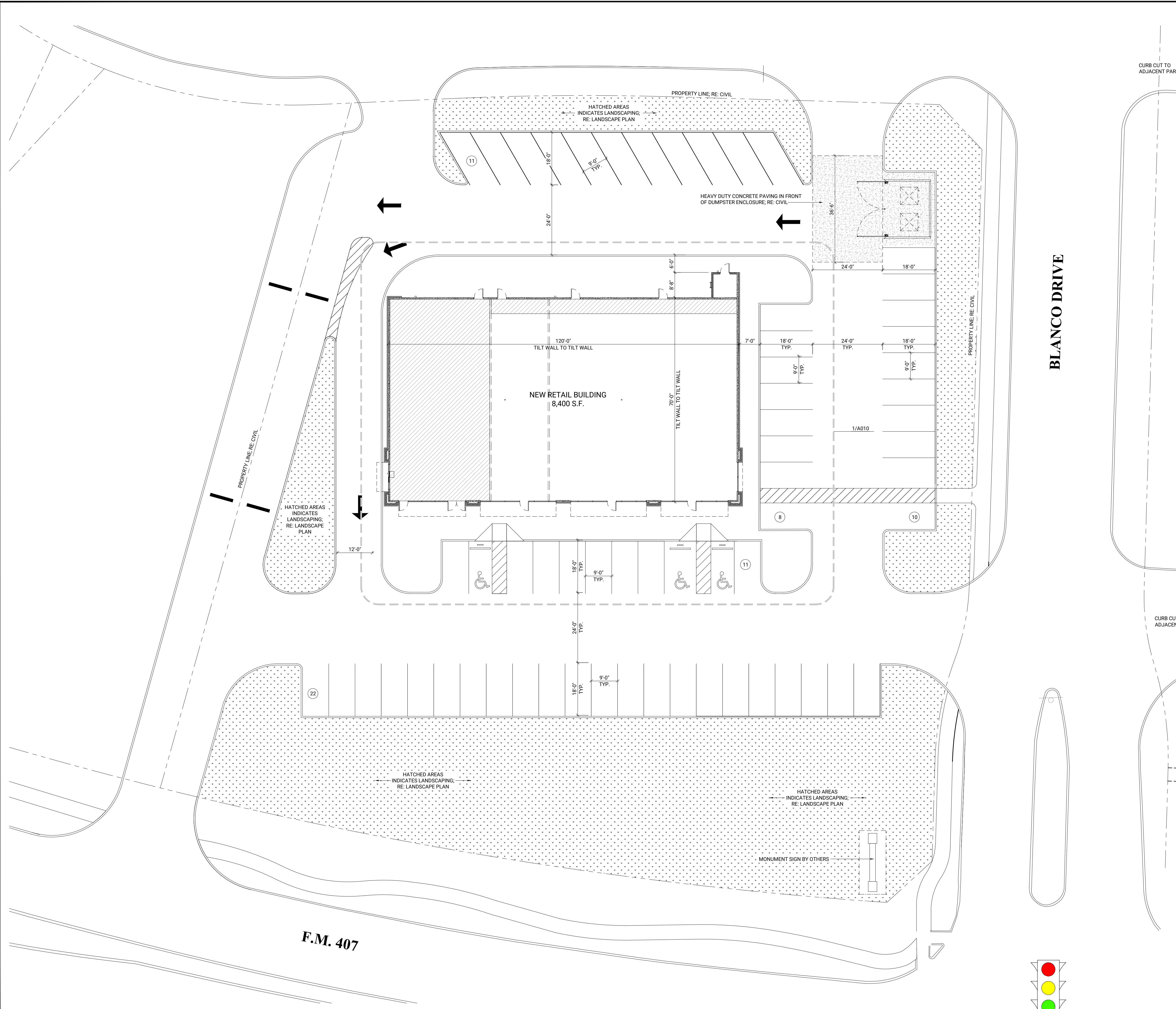
C - HUNTER RAIN/FREEZE-CLIK
NTS



B - BACKFLOW ENCLOSURE
NTS



A - FEBCO #860
NTS



GENERAL SITE NOTES

1. COMPLY WITH TEXAS DEPARTMENT OF HEALTH AND PUBLIC SAFETY SPECIFICATIONS AND/OR TEXAS HIGHWAY DEPARTMENT STANDARDS FOR CONSTRUCTION OF ALL DRIVEWAYS IN STREET RIGHT-OF-WAY.
2. SPECIAL CARE SHALL BE TAKEN WITH NEW CONSTRUCTION ALONG ADJACENT PROPERTY LINES. ADJACENT PROPERTY IS ALTERED ONLY AS SPECIFICALLY REQUIRED IN THESE DRAWINGS AND SPECIFICATIONS, AND RESTORED TO ORIGINAL CONDITION BY CONTRACTOR IF ANY DAMAGE OCCURS.
3. REPAIR ALL LANDSCAPING AND GRASS AREAS DAMAGED BY CONSTRUCTION. BACK FILL WITH TOP SOIL AND GRASS PER LANDSCAPE SPECIFICATIONS.
4. ACCESSIBLE PARKING SPACES AS SHOWN ON THE SITE PLAN ARE DESIGNATED BY ABOVE GRADE SIGN AT EACH SPACE PER STATE AND LOCAL APPLICABLE CODES AND STANDARDS. MANEUVERING SPACE BETWEEN EACH TO HAVE 4" WIDE PAINTED WHITE STRIPES AT 12" O.C. PROVIDE CONCRETE RAMP AT WALKS AS DESIGNATED ON PLANS.
5. SLOPE ACCESSIBLE RAMPS AT 1:12 MAXIMUM. REFER TO PLANS. SLOPE RAMP SURFACE AT 3" O.C. PROVIDE NON SKID FINISH ACCESSIBLE AND DELIVERY RAMPS.
6. DO NOT RESTRICT ACCESS TO ADJACENT BUILDINGS, SITES, OR ROADWAYS.
7. SET IRRIGATION SLEEVES 24" BELOW GRADE AT PAVED DRIVE OR SIDEWALK AREAS. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS.
8. SIDEWALKS ARE MINIMUM 4 1/2" THICK WITH #3 BARS 12" O.C.E.W. TYPICAL.
9. PROVIDE BONDING AGENT EQUAL TO EVAPOX BONDER #1 OR #2 AND BONDER #11 BY EPOXY INDUSTRIES INC. TO BOND CURBS TO PAVING PER MANUFACTURERS INSTRUCTIONS.
10. CONFORM TO THE REQUIREMENTS IN THE CIVIL DRAWINGS RELATED TO THE "POLLUTION PROTECTION PLAN" AND THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.
11. OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM DEMOLITION WORK WITHIN THE PROPERTY LINE AND IN THE STREET RIGHT-OF-WAY.
12. COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND PLUGGING OF PUBLIC UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, AND UTILITIES TO BE ABANDONED.
13. ARRANGE AND PAY FOR RELOCATION OF POWER POLES AND UTILITIES REQUIRING DEMOLITION IN ORDER TO PERFORM NEW CONSTRUCTION.
14. PROVIDE AND MAINTAIN ALL SIGNS AND BARRICADES AND TRAFFIC CONTROL AS REQUIRED BY SAFETY TO ALL PEDESTRIANS, VEHICLES, SURROUNDING BUILDINGS AND UTILITIES THROUGH ALL PHASES OF THE CONSTRUCTION.
15. DAMAGE TO EXISTING SITE OR SURROUNDING IMPROVEMENTS, PUBLIC OR PRIVATE, BY CONTRACTOR ARE TO BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
16. PUMP OPEN TRENCHES AT PERIMETER OR EXISTING PAVING OR AROUND NEW CONSTRUCTION FREE OF STANDING WATER AT ALL TIMES.
17. WHERE EXISTING CONCRETE CURB IS TO BE REMOVED, SAW-CUT EXISTING CURB 1-1/2 INCHES DEEP MINIMUM AND REMOVE TWO(2) FEET OF EXISTING PAVING FOR NEW CONNECTION.
18. UNLESS OTHERWISE NOTED, PERIMETER LANDSCAPING ABUTTING CURBS ARE FINE GRADED TO TOP OF CURB. PROVIDE FERTILE, FRIABLE, SANDY LOAM FILL TO TOP OF CONCRETE CURB AT ALL AREAS.
19. ALL PARKING STRIPES ARE TO BE PAINTED WHITE.
20. PLACE SIDEWALK CONTROL JOINTS AND EXPANSION JOINTS PER DETAILS. CONTRACTOR TO SUBMIT PROPOSED JOINT LAYOUT TO ARCHITECT FOR APPROVAL PRIOR TO LAYOUT IN THE FIELD.
21. GENERAL CONTRACTOR IS TO SET UP ALL UTILITY ACCOUNTS AND THE ACCOUNTS WILL BE TRANSFERRED TO THE OWNER AT THE COMPLETION OF CONSTRUCTION.
22. LOCATION OF BUILDING TO BE IN FEET AND INCHES FROM ESTABLISHED PROJECT BASE POINT. ALL COORDINATES TO CORNER OF SLAB OR CORNER OF TILT SURFACE.
23. REFER TO PLUMBING OR ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION AND RELATED DETAILS FOR ALL GAS, POWER, TELEPHONE, AND CABLE SLEEVES.
24. PIPES INDICATED AS "ELECTRICAL PVC" ARE FOR FUTURE USE AND ARE 24" BELOW GRADE AND CAPPED. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS. INSTALL PULL WIRES INSIDE ELECTRICAL PVC SLEEVES.

MORRIS
A Stratus Team Company

757 N ELDRIDGE PARKWAY, SUITE 650
HOUSTON, TX 77079
PHONE: (281) 334-5000

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#	DATE	DESCRIPTION
	07/03/2025	PERMIT ISSUE
A2	02/24/2026	ADDENDUM 02

LANTANA RETAIL

NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

Drawn: JG
Checked: TN

OVERALL SITE PLAN

PROJECT #: 2025-0522.00

SHEET NO.

A000

1 OVERALL SITE PLAN

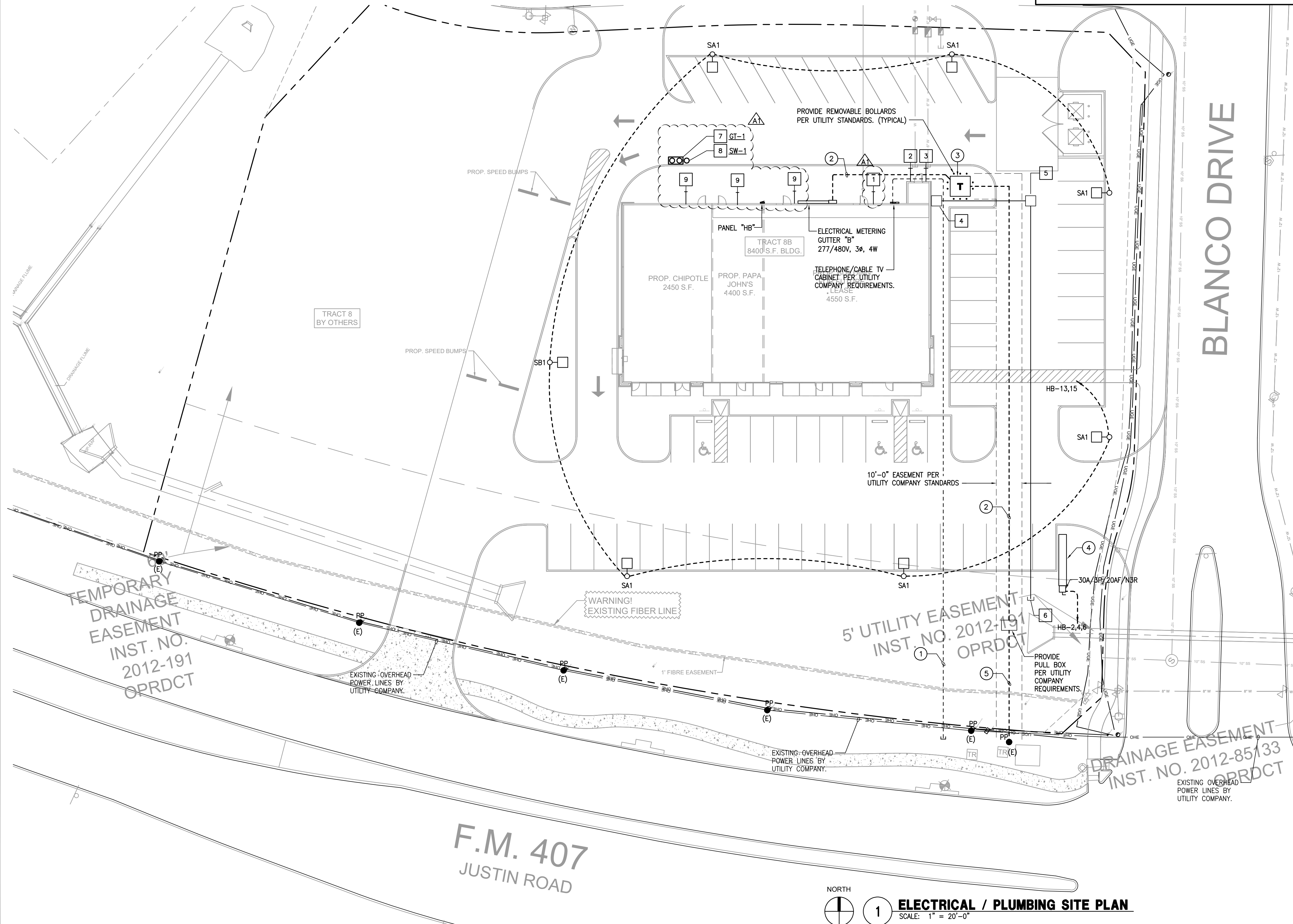
SCALE: 1/16" = 1'-0"

SITE LIGHTING FIXTURE SCHEDULE											
FIXTURE DESIGNATION	MANUFACTURER	CATALOG NO.	FIXTURE				VOLT	MOUNTING	INPUT WATTAGE	POLE DESCRIPTION	
			NO.	TYPE	COLOR	LUMENS					WATT
SA1	NLS	NV-2-T4FTW-96L-1-40K7-DWG726-PER	1	LED	4000K	29187	289	480	SINGLE POLE MOUNTED	295	25'-0" SQUARE STRAIGHT STEEL POWDER COATED OVER GALVANIZING STEEL ON 2'-6" BASE. NLS # SSSP-25-5S-11G-12BC-SGL-FINISH-136 (TO MATCH EXISTING POLE)
SB1	NLS	NV-2-T3-80L-7-40K-DWG726-PER	1	LED	4000K	20328	168	480	SINGLE POLE MOUNTED	172	25'-0" SQUARE STRAIGHT STEEL POWDER COATED OVER GALVANIZING STEEL ON 2'-6" BASE. NLS # SSSP-25-5S-11G-12BC-SGL-FINISH-136 (TO MATCH EXISTING POLE)

THIS LIGHTING FIXTURE SCHEDULE IS FOR REFERENCE AND FINAL APPROVAL SHALL BE PER ARCHITECT/OWNER
 REFER TO CIVIL AND ARCHITECTURAL PLANS FOR EXACT SPECIFICATIONS AND REQUIREMENTS OF ALL LIGHTING POLES PRIOR TO PURCHASE AND INSTALLATION
 SUBSTITUTION TO THE ABOVE LIGHTING MANUFACTURERS DOES NOT GUARANTEE APPROVAL. APPROVAL WILL BE DETERMINED AFTER REVIEW OF SHOP DRAWING TO DETERMINE IF THE FIXTURE OR POLE SUBMITTED MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE ACTUAL FIXTURE SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.

- ### ELECTRICAL KEYED NOTES
- PROVIDE (1) 2" AND (1) 3" PVC EMPTY CONDUITS WITH PULL STRINGS FOR TELEPHONE AND CABLE-TV SERVICES FROM BUILDING TELEPHONE/ CABLE-TV CABINETS TO CLOSEST SERVICE DEMARCATION POINT/PEDESTAL. COORDINATE WITH CIVIL DRAWINGS AND TELEPHONE/CABLE-TV COMPANY SERVING THE AREA FOR EXACT LOCATION AND CONDUIT TERMINATIONS. ALL CONDUIT BENDS SHALL BE LARGE RADIUS SWEEP BENDS WITH NO MORE THAN (3) 90 DEGREE BENDS. IF MORE THAN (3) BENDS ARE REQUIRED, THEN CONTRACTOR TO PROVIDE TRAFFIC RATED HAND HOLE. ALL INSTALLATIONS SHALL BE PER TELECOMMUNICATION COMPANY STANDARDS.
 - UNDERGROUND CONDUITS FROM PAD MOUNTED TRANSFORMER TO NEW SERVICE GUTTER. REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION.
 - PROPOSED UTILITY PAD MOUNTED TRANSFORMER LOCATION.
 - PROVIDE (1) 2" SPARE PVC CONDUIT WITH PULL WIRE, (1) WEATHERPROOF DISCONNECT SWITCH, AND 4#6 + 1#8GND IN 2" CONDUIT FOR FUTURE SIGNAGE. COORDINATE ROUTING, TERMINATION POINTS, AND OTHER REQUIREMENTS WITH OWNER/SIGN VENDOR PRIOR TO INSTALLATION. CONTRACTOR TO STUB UP SPARE CONDUIT 6" ABOVE GRADE LEVEL AT EACH END, AND TO TAG AND CAP EACH END.
 - PROVIDE PULL BOX AND (2) 6" PRIMARY CONDUITS WITH PULL WIRES ENCASED IN CONCRETE FOR PRIMARY CONDUCTORS. COORDINATE ALL REQUIREMENTS WITH UTILITY REPRESENTATIVE PRIOR TO INSTALLATION.

- ### ELECTRICAL GENERAL NOTES
- PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
 - ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
 - REFER TO SHEET DETAILS FOR SYMBOLS, SPECIFICATIONS AND ABBREVIATIONS.
 - ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
 - ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
 - ALL EXTERIOR ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.
 - MAINTAIN 15'-0" MINIMUM CLEARANCE BETWEEN OVERHEAD LINES AND LIGHTING POLES.
 - MAINTAIN 12" MINIMUM SEPARATION BETWEEN POWER CONDUITS AND TELECOMMUNICATION/ CABLE-TV CONDUITS.
 - LIGHTING POLES MARKED WITH SUBSCRIPT (E) ARE EXISTING TO REMAIN AND WITH SUBSCRIPT (R) IS EXISTING TO BE RELOCATED. TO BE POWERED FROM THE SAME CIRCUIT WAS POWERING IT PREVIOUSLY. MAINTAIN CONTINUITY OF CIRCUITS.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD, AND TO MAINTAIN CONTINUITY OF UNDERGROUND CIRCUITS AND FEEDERS.

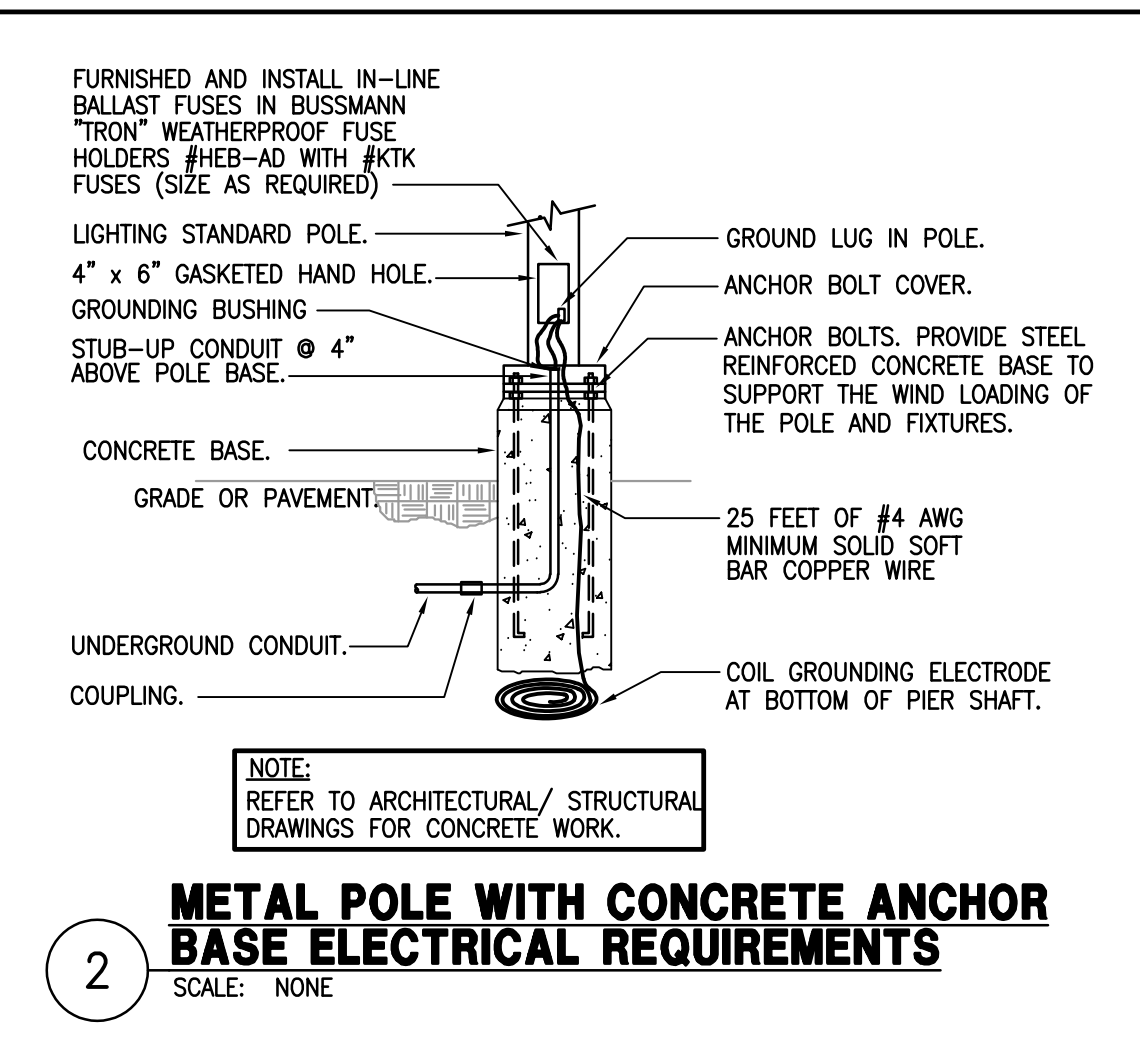


CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD FOR (UNDERGROUND PIPING AND CONDUIT/WIRING, ETC) PRIOR TO BID, ANY DAMAGES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

VERIFY LOCATION OF ALL WIREWAYS, PANELS, TELEPHONE CABINETS, ETC. WITH OWNER/UTILITY COMPANIES PRIOR TO INSTALLATION.

ALL LIGHTING INCLUDING WALL PACK LIGHTING SHALL BE DOWNCAST AND FULL CUT-OFF TYPE.

ALL LIGHTING WITHIN THE SAME DEVELOPMENT SHALL UTILIZE A CONSISTENT TYPE OF FIXTURE AND BULB.



- ### PLUMBING KEYED NOTES
- 4" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
 - 2" DOMESTIC COLD WATER AT 50 PSI MINIMUM. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. PROVIDE PRESSURE REDUCING VALVE IF PRESSURE EXCEEDS 80 PSI.
 - 6" FIRE WATER SERVICE, THIS CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER CIVIL DRAWINGS FOR CONTINUATION.
 - PROPOSED GAS METER LOCATION FOR 6 METER BANK MANIFOLD SYSTEM. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
 - PROPOSED GAS ROUTING. GAS PIPING PROVIDED BY GAS COMPANY. PROVIDE 6" PVC SLEEVE FOR FUTURE NATURAL GAS PIPING BELOW GRADE WITH A 4" X 4" LEAVE-OUT AT ALL 90° TURNS AND AT 100' INTERVALS IF GAS PIPING IS NOT INSTALLED PRIOR TO CONCRETE. CONTRACTOR TO FILL IN LEAVE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY.
 - VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY PRIOR TO INSTALLATION.
 - GREASE INTERCEPTOR, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.
 - SAMPLE WELL, REFER TO PLUMBING DETAIL SHEET FOR SPECIFICATIONS. COORDINATE FINAL LOCATION WITH CIVIL.
 - 4" GREASE WASTE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE GREASE WASTE PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.

G.C. IS RESPONSIBLE FOR CONNECTION OF ALL UTILITIES, ESTABLISHING ACCOUNTS, THEN TRANSFERRING THESE TO LANDLORD'S NAME UPON RECEIPT OF CERTIFICATE OF OCCUPANCY.

MORRIS
 A Stratus Team Company
 757 N ELDORADO PARKWAY, SUITE 650
 HOUSTON, TX 77078
 PHONE: (281) 394-6000
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BRADLEY KALMANS
 PROFESSIONAL ENGINEER
 80219
 02/11/2026

#	DATE	DESCRIPTION
07/01/2025	ISSUE FOR PERMIT	
A1	02/11/2026	ADDENDUM No. 1

LANTANA RETAIL 8B
 NWC F.M. 407 & JETER ROAD
 BARTONVILLE, TX 76226

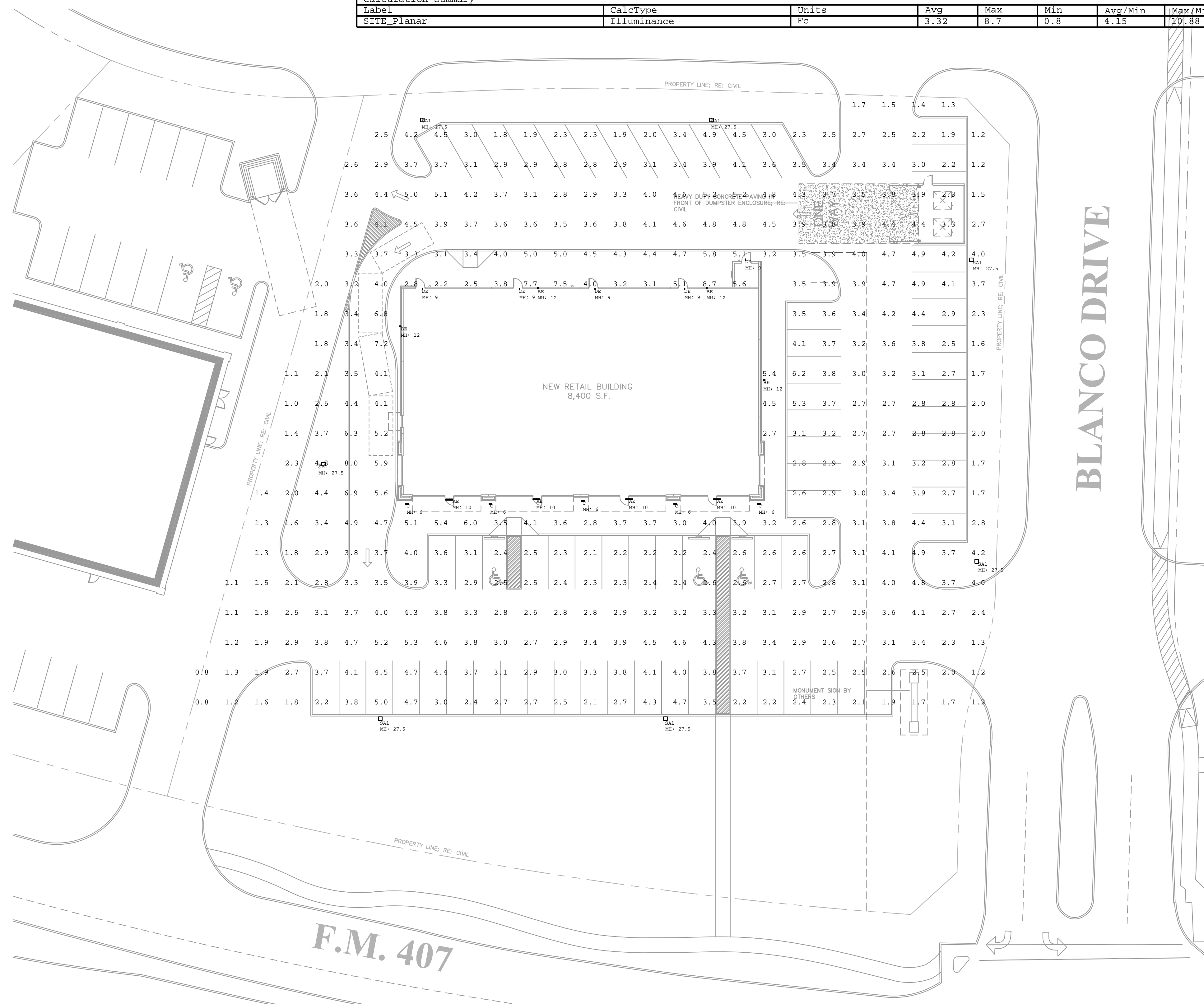
Drawn: KC
 Checked: JK
ELECTRICAL / PLUMBING SITE PLAN
 PROJECT #: 2025-0522-00
 SHEET NO.
EP100

Salas O'Brien
 10930 W. Sam Houston Pkwy North, Suite 900
 Houston, TX 77064
 Salas O'Brien Registration: F-4111
 Salas O'Brien Project Number: 2550-00674-00

ELECTRICAL / PLUMBING SITE PLAN
 SCALE: 1" = 20'-0"

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	5	AE	Single	070401	0.900	1655	19
	4	BE	Single	NV-W-T3-16L-7-40K7-UNV-WM-FINISH-EM8	0.900	4699	37
	5	C	Single	TESSIE-SLOTTED-45-FINISH-35	0.900	1042	22.15
	4	DE	Single	ELM-LED-807-FINISH-HTR	0.900	319	3.5
	6	SAI	Single	NV-2-T4FTW-96L-1-40K7-DWG726-PER	0.900	29187	289
	1	SBI	Single	NV-2-T3-80L-7-40K-DWG726-PER	0.900	20328	168

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
SITE_Planar	Illuminance	Fc	3.32	8.7	0.8	4.15	10.88	



NORTH

1 SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"

Salas O'Brien.
 10930 W. Sam Houston Pkwy North, Suite 900
 Houston, TX 77064
 Sales O'Brien Registration: F-4111
 Salas O'Brien Project Number: 2550-00674-00

MORRIS
 A Stratus Team Company
 757 N. ELDRIDGE PARKWAY,
 HOUSTON, TX 77079
 PHONE: (832) 534-5000
 www.morris-engineers.com
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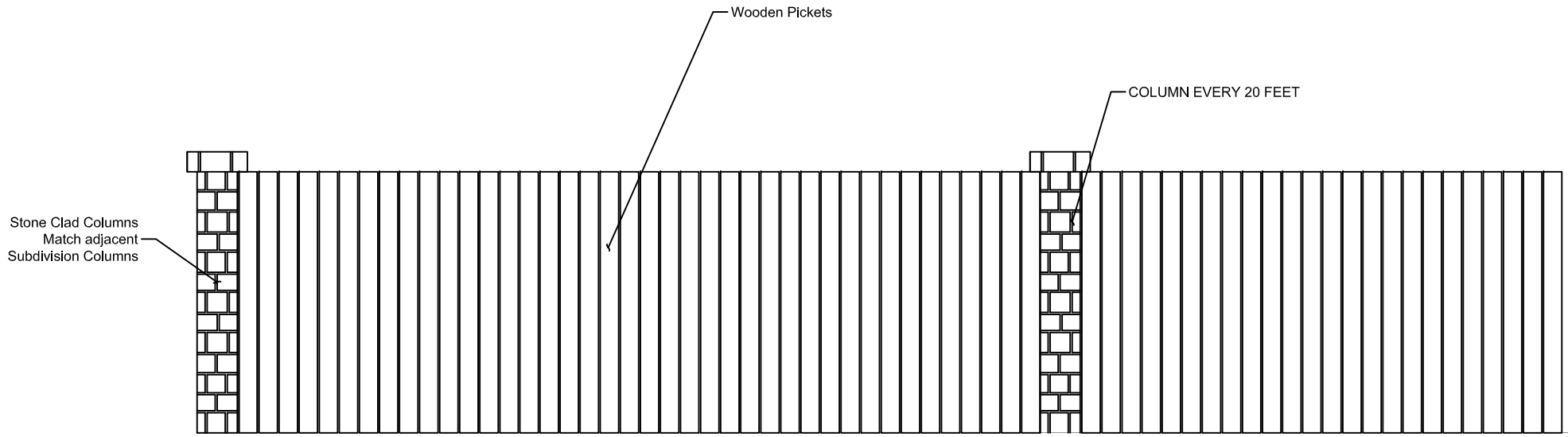
Bradley Kalmans

 07/01/2025

#	DATE	DESCRIPTION
	07/01/2025	ISSUE FOR PERMIT

LANTANA RETAIL 8B
 NWC F.M. 407 & JETER ROAD
 BARTONVILLE, TX 76226

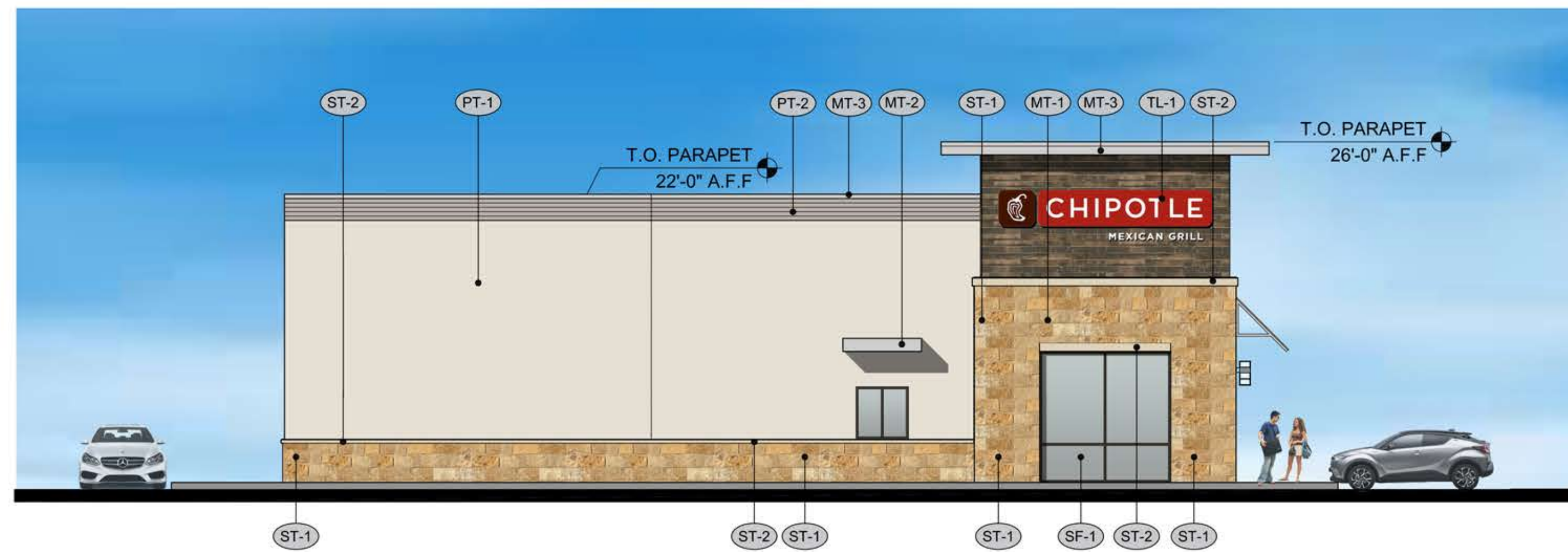
Drawn: KC
 Checked: JK
SITE PHOTOMETRIC PLAN
 PROJECT #: 2025-0522.00
 SHEET NO.
E001



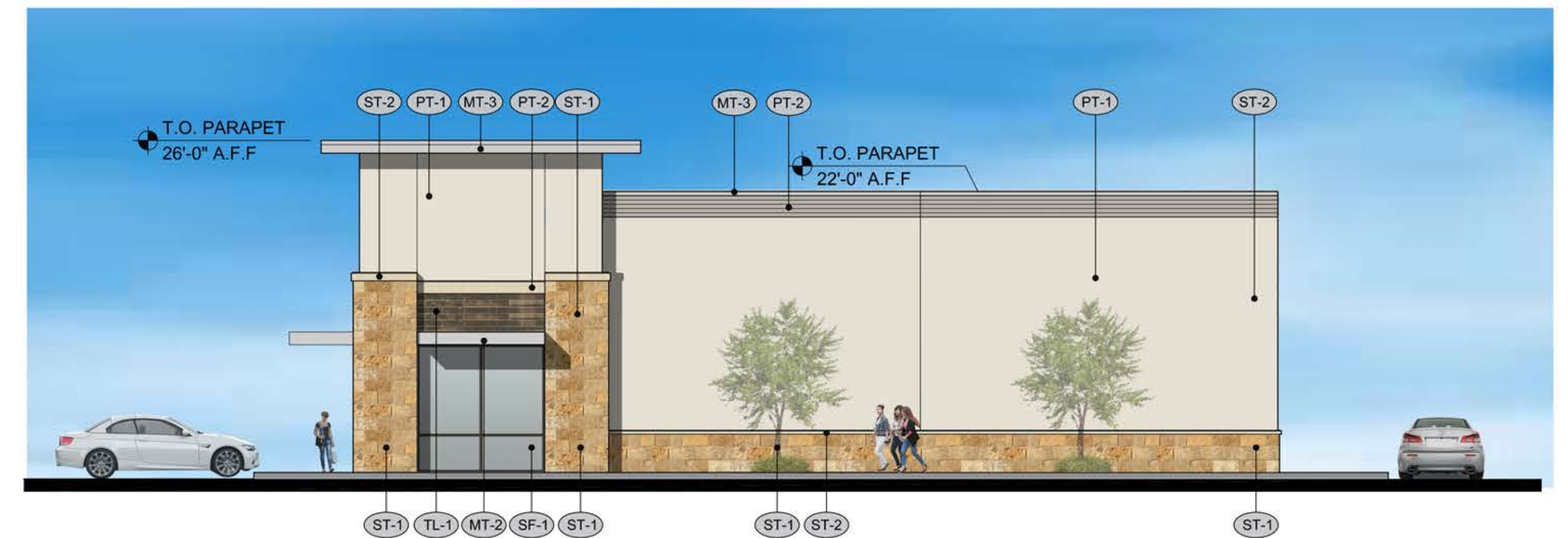
PROPOSED SCREEN FENCE SECTION
N.T.S.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE:

- | | | |
|---|---|---|
| (ST-1) ROUGH LIMESTONE
Upchurch Kimbrough - 12x24 Running
Bond, Lantana Special Blend | (MT-1) METAL AWNING
Berridge - Pre-weathered Galvalume | (PT-1) PAINT
Sherwin Williams - Shoji White SW 7042 |
| (ST-2) CAST STONE
Match Existing | (MT-2) PRE-FABRICATED ALUM. CANOPY
Avadek or Equal | (PT-2) PAINT
Sherwin Williams - Requisite Gray SW 7023 |
| (TL-1) CERAMIC TILE
Dal Tile - 6x36 Plank, Yorkwood Manor -
Deep Walnut | (MT-3) PRE-FINISHED MTL
Berridge - Pre-weathered Galvalume | (SF-1) ALUMINUM STOREFRONT
Kawneer - Dark Bronze "Lantana
Bronze" |

LANTANA TOWN CENTER

EL-02

114

02. 21. 2025

RETAIL 8B ELEVATIONS

FM 407 & JETER ROAD
BARTONVILLE, TEXAS

Exhibit 2



Planning and Zoning Commission Meeting Date: June 3, 2026
Town Council Meeting Date: June 16, 2026
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Time: 6:30 PM

PUBLIC HEARING NOTICE

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

Notice is hereby given that the Town of Bartonville will hold the following public hearings:

On **Wednesday, June 3, 2026 at 6:30 PM, the Town of Bartonville Planning and Zoning Commission and on Tuesday, June 16, 2026 at 6:30 PM, the Town of Bartonville Town Council will hold public hearings** to consider a Conditional Use Permit and Site Plan for the item listed below:

Consider a request for a Conditional Use Permit and Site Plan for the Lantana Town Center – Lot 1R, Block 2C property, located at the northeastern corner of FM 407 and Blanco Drive in the Town of Bartonville. The applicant intends to construct an 8,400 sf multi-tenant retail building with an end cap drive-through window. The applicant is Michael Harney with NewQuest. **(Case #s CUP-2026-001 and SP-2026-001).**

As a property owner within two hundred 200 feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form, or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments are to be sent to the **Town of Bartonville at 1941 E Jeter Road, Bartonville, Texas 76226**. This form, or comment, may also be sent by email to Shannon Montgomery, at smontgomery@townofbartonville.com. Additionally, if you have any questions regarding the proposed item, you may call 817-693-5280 for assistance.

I am writing in **(Check as applicable) Support:** _____ **Opposition:** _____ of the proposal.

Additional Comments:

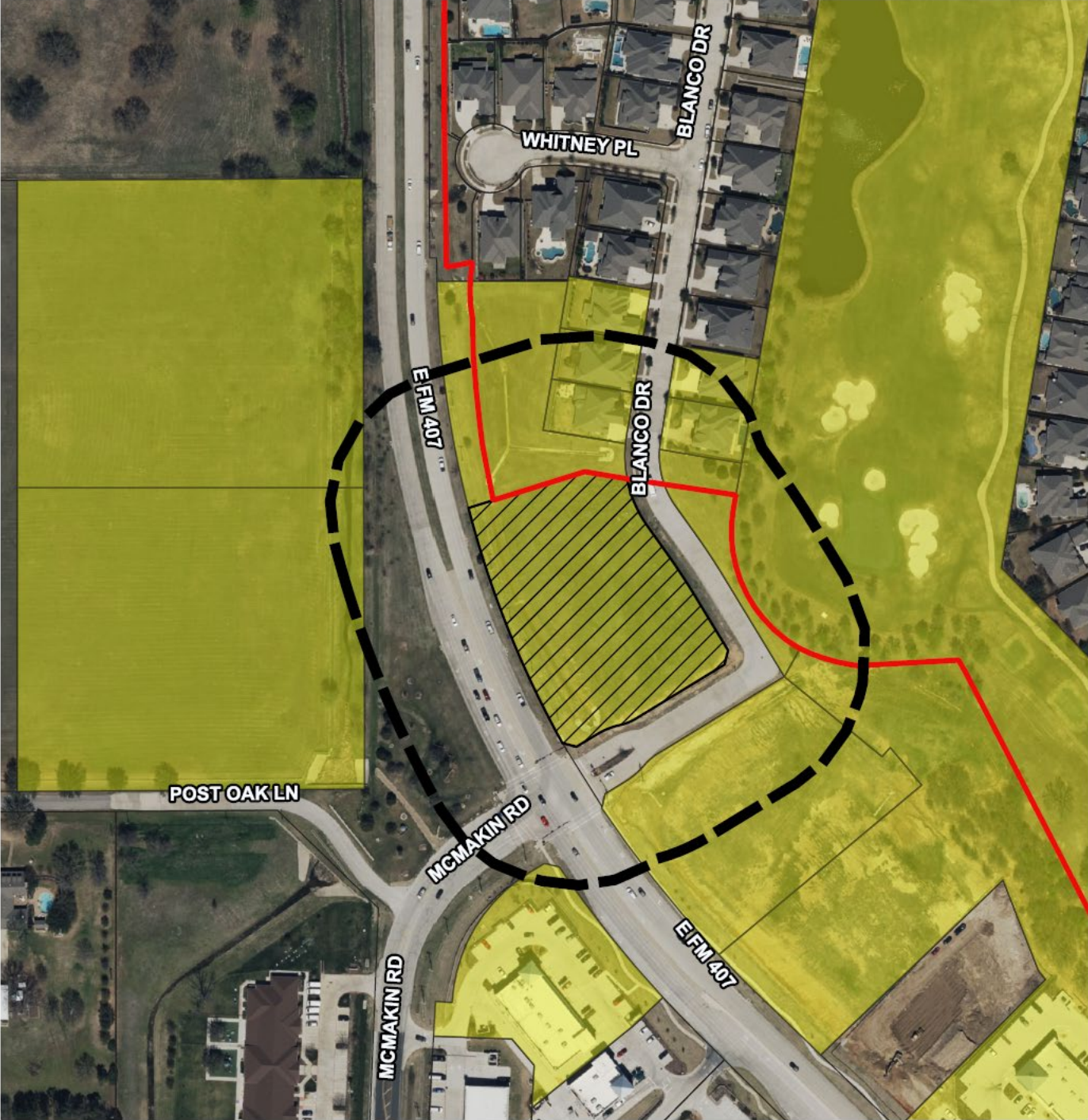
Name/Address/Town: **(Print) (Required)**

PUBLIC HEARING 200-FOOT RADIUS NOTIFICATION MAP

Lantana Town Center – Lot 1R, Block 2C

Legend

-  200-foot buffer
-  Bartonville Town Limits
-  Chipotle Parcel
-  Parcels to Notify



CUP-2026-002, SP-2026-001 PARCEL NOTIFICATIONS

Item H1.

NAME	STREET ADDRESS	CITY, STATE, & ZIP
STEPHENSON, TROY & PHYLLIS	9730 BLANCO DR	LANTANA, TX 76226-1120
ASHITEY, HARRY N & IMELDA	9720 BLANCO DR	LANTANA, TX 76226-1120
FRICK, J D & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
FRICK, RONNIE & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N, STE 200	HOUSTON, TX 77040-5383
CF LANTANA ARCIS LLC, C/O ARCIS GOLF	8343 DOUGLAS AVE, STE 200	DALLAS, TX 75225-5883
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	19 BRIAR HOLLOW LN STE 245	HOUSTON, TX 77027-2858
GARCIA, RUDY M & JEANNE	9740 BLANCO DR	LANTANA, TX 76226-1120
MIDDLE, ROBERT & MIDDLE, PATRICIA	9741 BLANCO DR	LANTANA, TX 76226-1125
WELBORN, CAROLYN	9731 BLANCO DR	LANTANA, TX 76226-1125

Exhibit 3

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:
May. 16, 2026

Notice ID: 48wbikxwVDSHb4smRRrA
Notice Name: 06.03 & 06.16.26 PH Notices for 06.16.26 pub

PUBLICATION FEE: \$46.80

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

Edmar Corachia

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 05/18/2026

Sharon E. Thomas-Pope

Notary Public
Notarized remotely online using communication technology via Proof.

Town of Bartonville
Notice of Public Hearings
The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 6:30 p.m. on June 3, 2026, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding a Conditional Use Permit and Site Plan for the Lantana Town Center – Lot 1R, Block 2C property, located at the northeastern corner of FM 407 and Blanco Drive in The Town of Bartonville. The applicant intends to construct an 8,400 sf multi-tenant retail building with an end cap drive-through window. The applicant is Michael Harney with NewQuest. The Town of Bartonville file numbers for this application are CUP-2026-001 and SP-2026-001. The Town Council will conduct a second public hearing at 6:30 p.m. on June 16, 2026, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 05/16/2026

Exhibit 4

May 22, 2026
WW No.: 3340-13.295
TX Reg. Engineering Firm F-11756

Mr. Kirk H. Riggs, FBINA, LCC, ILEA
Town Administrator
Town of Bartonville
1941 E. Jeter Road
Bartonville, Texas 76226

Re: **Town of Bartonville**
Chipotle CUP Submittal Review- Submittal 1

Dear Mr. Riggs:

In accordance with your request of May 14, 2026, we have reviewed the submission of the Chipotle CUP Permit Submittal and offer the following comments.

We reviewed the submittal and do not have comments.

Should you have any questions about the information contained herein, please do not hesitate to call.

Sincerely,

/s

Christopher J. Cha, PE

Exhibit 5



Ryan Wells <rwells@adterramconsulting.com>

Chipotle Drive Thru CUP & SP

Chris Ahrens <cahrens@dentoncountyesd1.gov>

Thu, May 21, 2026 at 9:14 AM

To: Ryan Wells <rwells@adterramconsulting.com>, Chris Cha <christopher.cha@westwoodps.com>

Cc: "Mon X. Nguyen" <mon@dentoncountyesd1.gov>, fireinspections <fireinspections@dentoncountyesd1.gov>

Re: Site Plan and Civil Utilities Plan for the Chipotle/New Quest Addition in Lantana/Bartonville.

The following comments were made in accordance with the **2021 IFC and local codes**.

OMMISSION OF PLAN/PERMIT REVIEW COMMENTS DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY PORTION OF THE FIRE CODE.

ACTION ITEMS:

- None at this time
- **Emergency Access and Fire Dept Water Supply appear to be compliant with the 2021 International Fire Code**

For Informational Purposes:

Water Supply / Fire Hydrants

Water Supply. 2021 International Fire Code Section 507- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (unsprinklered) or 600 feet (sprinklered) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Distance between fire hydrants shall not exceed 500 feet and shall comply with Appendix C, Table C105.1. Fire flow shall comply with Appendix B, Table B105.1.

Fire Apparatus Access Roads / Fire Lanes

Approved Fire Apparatus Access Roads/Fire Lanes shall be provided for every facility, building, or portion of building and shall comply with **2021 International Fire Code (IFC) Section 503 and IFC Appendix D.**

Standard fire lanes have been amended to 24'. The fire apparatus access road shall extend to within 150 feet of all portions of the building or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building as measured by maximum hose distance or an approved route around the exterior of the building. **Sprinklered buildings may be allowed to increase this distance to 300'**.

Be Advised: Finish-out of tenant spaces will not be approved by DCESD 1 until the shell and all its life safety systems have received their Final Fire Acceptance Inspections. Concurrent work by the Shell Contractors and the Tenant Finish Out Contractors is prohibited by DCESD 1.

DCESD 1 recommends **APPROVAL** of the proposed Civils/Site Plan

Please let me know if there are any further questions or clarifications needed.

Respectfully,



Chris Ahrens CFPS, CFPE
Captain/Assistant Fire Marshal

Denton County ESD #1
511 S. Gibbons Rd.
Argyle, TX 76226

(O) 940-464-7102
(C) 682-808-9994
www.DentonCountyESD1.gov

Respectfully,

Item H1.



Chris Ahrens CFPS, CFPE
Captain/Assistant Fire Marshal

Denton County ESD #1
511 S. Gibbons Rd.
Argyle, TX 76226


(O) 940-464-7102
(C) 682-808-9994
www.DentonCountyESD1.gov

From: Ryan Wells <rwells@adterramconsulting.com>
Sent: Thursday, May 14, 2026 8:18 PM
To: Chris Ahrens <cahrens@dentoncountyesd1.gov>; Chris Cha <christopher.cha@westwoodps.com>
Subject: Chipotle Drive Thru CUP & SP

Good evening gentlemen,

[Quoted text hidden]

2 attachments

 **Chipotle SP - Lantana.pdf**
803K

 **Chipotle Water Plan - Lantana.pdf**
626K

Exhibit 6

**TOWN OF BARTONVILLE
ORDINANCE NO. 804-26**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A RESTAURANT WITH DRIVE-THROUGH USE, AND APPROVING AN ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 2.0549-ACRE SITE SITUATED IN LOT 1R, BLOCK C, OF CARLISLE ADDITION, PHASE C, IN THE LANTANA TOWN CENTER, LOCATED NORTHEAST OF THE INTERSECTION OF FM 407 AND BLANCO DRIVE IN BARTONVILLE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the Town has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare; and

WHEREAS, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law with reference to amending the Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due public hearings and affording full and fair hearings to all property owners generally, the Town Council of the Town of Bartonville, Texas, is of the opinion that said zoning ordinance should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
CONDITIONAL USE PERMIT GRANTED**

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting CUP-2026-002, a Conditional Use Permit (CUP) to allow for the operation of a restaurant with drive-through use on an approximately 2.0549-acre tract of land that is situated in Lot 1R, Block C, of Carlisle Addition, Phase C, in the Lantana Town Center, generally located northeast of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas, with the following conditions. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance.

1. The proposed screening fence on the north side of the property shall be installed prior to issuance of a certificate of occupancy for the proposed building, and shall meet all design requirements found in Bartonville Zoning Ordinance Section 13.3.C.14. A revised screening wall detail shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
2. No outside speaker box shall be allowed.

**SECTION 3.
SITE PLAN APPROVED**

Accompanying the CUP that is approved by this Ordinance is Site Plan SP-2026-001, required to provide the necessary site detail to develop the area in accordance with the CUP and applicable development standards. Site Plan SP-2026-001 is hereby approved, with the following added conditions:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Section 13.3.7 and Chapter 28.
2. The trash receptacle shall be screened with an eight-foot-tall screen constructed of masonry materials of like and similar materials to those of the primary structure.
3. Prior to issuance of a certificate of occupancy for the proposed building, a replat of Lot 1R, Block 2C, Carlisle Addition shall be approved by the Town and recorded with the Denton County Clerk. This replat shall include the fire lane easement as depicted on the site plan, and a public drainage easement along the front (west side) of the property encompassing the open drainage ditch along FM 407.

4. All fire lane turn radii shall be a minimum of 20 feet. This shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
5. The driveway from the site onto FM 407 shall be a right-in/right-out, with a raised porkchop directing ingress and egress. This shall be reflected on a revised site plan to be reviewed and approved by Town staff prior to issuance of a building permit.
6. The applicant shall obtain a TxDOT 1058 driveway permit, a copy of which shall be provided to the Town prior to site construction. Final driveway location and design shall be subject to TxDOT determination.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

This Ordinance shall be cumulative of all provisions of Ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. SAVINGS

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. ENROSS AND ENROLL

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 8.
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 9.
PENALTY**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 10.
NO VESTED RIGHTS**

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided by law.

**SECTION 11.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on this the 16th day of June 2026.

APPROVED:

Jaclyn Carrington,
Mayor

ATTEST:

Shannon Montgomery, TRMC
Town Secretary



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Kirk Riggs, Town Administrator

AGENDA ITEM: Discuss and consider an Ordinance amending Chapter 8, Offenses and Nuisances, to add a new article 8.06, adopting regulations relating to the operations of helicopters and passenger-carrying aircraft within the Town's Corporate Limits and providing an effective date.

SUMMARY:

Over the past several months, the Town has received concerns regarding helicopter operations occurring within the Town limits. In response to these concerns, Staff began researching potential regulatory options to address non-emergency helicopter landings within the Town.

As part of this effort, Staff reviewed a recently adopted ordinance from the Town of Double Oak, which addressed similar concerns related to the potential establishment of a private heliport within a residential community. That ordinance was used as a reference in preparing a draft ordinance for consideration by the Town Council.

The proposed ordinance would amend Chapter 8, "Offenses and Nuisances," of the Town Code of Ordinances to regulate and restrict non-emergency helicopter landings and operations within the Town limits in order to protect the health, safety, and welfare of Town residents.

FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION:

Move to approve an Ordinance amending Chapter 8, Offenses and Nuisances, to add a new article 8.06, adopting regulations relating to the operations of helicopters and passenger-carrying aircraft within the Town's Corporate Limits as presented.

ATTACHMENTS:

- DRAFT Ordinance

**TOWN OF BARTONVILLE
ORDINANCE NO. 805-26**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, TOWN OF BARTONVILLE, TEXAS, BY AMENDING CHAPTER 8, "OFFENSES AND NUISANCES", TO ADD A NEW ARTICLE 8.06, ADOPTING REGULATIONS RELATING TO THE OPERATION OF HELICOPTERS AND PASSENGER-CARRYING AIRCRAFT WITHIN THE TOWN'S CORPORATE LIMITS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Bartonville, Texas ("Town Council"), finds that the amendments to Chapter 8, "Offenses and Nuisances," of the Code of Ordinances, Town of Bartonville, Texas, contained herein are intended to provide safeguards for persons within the Town and to protect and safeguard the life, safety, health, and welfare of residents; and

WHEREAS, the Town Council finds that the use of helicopters in urban and suburban areas presents significant public health and safety risks from inherent flight hazards caused by mechanical malfunction, pilot error, and the proximity of power lines and structures in populated areas, as well as downdrafts from rotor wash that can distribute debris, create significant noise pollution, and distract drivers of motor vehicles; and

WHEREAS, the Town Council finds and determines that the provisions of this Ordinance are intended for the specific purpose of protecting the public health and safety of Town residents and are in the best interest of the public health, safety, and welfare of the citizens of the Town and of the public in general.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations of the Town Council and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
AMENDMENT
CHAPTER 8, "OFFENSES AND NUISANCES"**

The Code of Ordinances of the Town of Bartonville, Texas, is hereby amended by amending Chapter 8, "Offenses and Nuisances," to add a new Article 8.06, to adopt regulations pertaining to the operation of helicopters and passenger-carrying aircraft, to read as follows:

“CHAPTER 8. OFFENSES AND NUISANCES

...

ARTICLE 8.06. HELICOPTERS AND PASSENGER-CARRYING AIRCRAFT**§8.06.001. Definitions.**

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Aircraft means a device that is invented, used, or designated for air navigation or flight, other than a parachute or other device used primarily as safety equipment.

Helicopter means a rotorcraft that, for its horizontal motion, depends principally on its engine-driven rotors. The term does not include small unmanned aircraft not designed to carry persons.

Helicopter air ambulance operation means a flight, or sequence of flights, with a patient or medical personnel on board, for the purpose of medical transportation, operated by a Federal Aviation Regulations part 135 certificate holder authorized to conduct helicopter air ambulance operations.

Passenger-carrying aircraft means any aircraft, whether manned or unmanned, that is designed, equipped, or intended to transport one or more persons.

Rotorcraft means a heavier-than-air aircraft that depends principally for its support in flight on the lift generated by one or more rotors.

Small unmanned aircraft means an unmanned aircraft weighing less than 55 pounds on takeoff, including everything that is on board or otherwise attached to the aircraft.

Unmanned aircraft means an aircraft operated without the possibility of direct human intervention from within or on the aircraft.

§8.06.002. Landing of passenger-carrying aircraft and helicopters prohibited.

Subject to the provisions of this article, no person may land, attempt to land, or permit the landing of a passenger-carrying aircraft or helicopter at any location within the corporate limits of the Town.

§8.06.003. Defenses.

It shall be an affirmative defense to prosecution for an offense charged under this article for a passenger-carrying aircraft or a helicopter to land within the Town's corporate limits under the following circumstances:

- (1) An emergency circumstance requires the immediate landing of the aircraft; or
- (2) A helicopter in use by a government or law enforcement agency, or a helicopter air ambulance operation, may land as needed to accomplish the governmental, law enforcement, or medical service purpose, but shall comply with lawful directions of Town officials not inconsistent with the helicopter's purpose.

§8.06.004. Public nuisance; abatement.

- (a) Any landing or attempted landing of a passenger-carrying aircraft or a helicopter in violation of this article is hereby declared to be a public nuisance.
- (b) The Town may take any lawful action to abate, enjoin, or prevent the continuation or recurrence of such nuisance, including but not limited to the institution of civil proceedings, the seeking of injunctive relief, and the recovery of reasonable costs incurred by the Town in enforcing this article.
- (c) The remedies provided herein are cumulative of all other remedies provided by law or under this Code, and the exercise of any remedy shall not preclude the exercise of any other remedy."

**SECTION 3.
REPEALER**

All provisions of the ordinances of the Town of Bartonville in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the Town not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 4.
SEVERABILITY**

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the ordinances of the Town as a whole.

**SECTION 5.
PENALTY**

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall, upon conviction, be punished by a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense.

**SECTION 6.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Bartonville, Texas, this the 16th day of June 2026.

APPROVED:

Jaclyn Carrington
Mayor

ATTEST:

Shannon Montgomery, TRMC
Town Secretary



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Kirk Riggs, Town Administrator

AGENDA ITEM: Discuss and provide direction on Town Council priorities related to the FY2026-2027 Budget.

SUMMARY:

The purpose of this agenda item is to provide the Town Council an opportunity to discuss and establish budget priorities for the fiscal year beginning October 1, 2026.

Discussion may include revenue and expenditure considerations, capital improvement projects, operational needs, service enhancements, and other initiatives the Council would like staff to evaluate for potential inclusion in the FY 2026-2027 budget. The priorities identified during this discussion will provide staff with direction as the proposed budget is developed and presented for Council consideration.

Potential discussion topics include, but are not limited to:

Public Safety

- Maintaining strong public safety services, proactive police visibility, and targeted traffic enforcement to support low crime rates and roadway safety.

Financial Stability

- Continuing to build and maintain reserve fund balances while striving to maintain the current property tax rate of \$0.173646 per \$100 valuation, if financially feasible.

Infrastructure and Maintenance

- Planning and funding future street improvement projects and continuing tree maintenance within public rights-of-way.

Technology and Communications

- Upgrading audio/video systems and replacing aging Chromebooks.



TOWN COUNCIL COMMUNICATION

DATE: June 16, 2026

FROM: Kirk Riggs, Town Administrator

AGENDA ITEM: Discuss and consider amending Town Hall Hours of Operation.

SUMMARY:

In August 2024, the Town Council approved a pilot program to modify Town Hall's public operating hours. The approved schedule would have maintained public access Monday through Thursday from 8:00 a.m. to 4:30 p.m. and reduced Friday public hours to 8:00 a.m. to 12:00 p.m.

Although the pilot program was approved, it was never formally implemented. Staff is bringing this item back for Council consideration with a revised schedule of Monday through Thursday, 7:30 a.m. to 5:00 p.m., and Friday, 8:00 a.m. to 12:00 p.m.

The purpose of the proposed schedule change is to better align public operating hours with customer demand while improving operational efficiency and staff productivity.

Several factors support consideration of this schedule:

- The Town experiences very limited walk-in traffic on Friday afternoons, with most resident and business interactions occurring by phone, email, or online services.
- Reduced Friday public hours would provide staff dedicated time for administrative work, project completion, training, records management, and other operational tasks that are often difficult to accomplish during normal business hours.
- The Town has previously operated under reduced public hours without receiving complaints from residents or businesses regarding accessibility or service levels.
- The revised Monday through Thursday schedule would provide residents with expanded access to Town Hall services earlier in the morning and later in the afternoon.

In addition, Bartonville would not be unique in adopting modified Friday hours. Several neighboring cities and towns currently close Town/City Hall entirely on Fridays, including Hickory Creek, Keller, Collinsville, Farmers Branch, Krugerville, Cross Roads, and Little Elm.

Other municipalities maintain limited Friday public hours, typically operating from 7:30 a.m. to 11:30 a.m. or 8:00 a.m. to 12:00 p.m., including Krum, Ponder, Oak Point, Valley View, Gunter, Celina, Pilot Point, Aubrey, Sanger, and Lewisville.

These communities have successfully maintained customer service levels while improving operational efficiency and staff productivity.

FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS: N/A