



BOARD OF ADJUSTMENT MEETING AGENDA

November 12, 2025 at 6:00 PM

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

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

If you wish to address the Board, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

D. PRESENTATIONS

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

E. APPOINTMENT OF OFFICERS

1. Appointment of Vice-Chair.

F. PUBLIC HEARINGS AND ACTION ITEMS

1. Discuss and consider approval of the April 30, 2025, Board of Adjustment Meeting Minutes.
2. Conduct a Public Hearing to consider a variance request to reduce the building setbacks and to reduce the minimum lot size requirement on an approximately 2.2-acre property legally described as Tract 18A out of the MEP & PRR Co. Survey, Abstract No. 928, Town of Bartonville, Denton County, Texas, and addressed as 1321 Bridle Bit Road, Bartonville, Texas 75022. The requested variance would allow the property to be platted, as is required by the Texas Local Government Code and the Town of Bartonville Subdivision Ordinance. The property is generally located west of Red Rock Lane/Porter Road, and north of Cross Timbers Road. Denton County property ID 241673. [Town File No. VAR-2025-004].

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Those in Favor
- E. Those Opposed
- F. Rebuttal
- G. Close Public Hearing
- H. Discussion and Action

3. Discuss and consider a regular meeting schedule for the Board of Adjustment.

G. ADJOURNMENT

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

CERTIFICATION

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

/s/ Shannon Montgomery, Town Secretary

Posted: Wednesday, November 5, 2025, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



BOARD OF ADJUSTMENT COMMUNICATION

DATE: November 12, 2025

FROM: Shannon Montgomery, TRMC, Town Secretary

AGENDA ITEM: Discuss and consider approval of the April 30, 2025, Board of Adjustment Meeting Minutes.

SUMMARY:

The Board of Adjustment held a Meeting on April 30, 2025.

RECOMMENDED MOTION OR ACTION:

Approve the April 30, 2025, Meeting Minutes as presented.

ATTACHMENT:

- Draft April 30, 2025, Meeting Minutes.

THE TOWN OF BARTONVILLE BOARD OF ADJUSTMENT MET IN REGULAR SESSION ON THE 30TH DAY OF APRIL 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING DIRECTORS PRESENT, CONSTITUTING A QUORUM:

Donna Baumgarner, Chair
Jim Lieber, Vice Chair
Del Knowler, Director
Siobhan O'Brien, Director
Rebecca Jenkins, Alternate 1
Heather Head, Alternate 2

Directors Absent:

Kathy Daum, Director

Town Staff Present:

Shannon Montgomery, Town Secretary
Annabelle Ackling, Town Attorney
Shari Borth, Permit Technician
Ryan Wells, Town Planner

A. CALL MEETING TO ORDER

Chair Baumgarner called the meeting to order at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

Chair Baumgarner led the pledge.

C. PUBLIC PARTICIPATION

If you wish to address the Board, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

There was no Public Participation.

D. PUBLIC HEARINGS AND ACTION ITEMS

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

Motion made by Director Lieber, seconded by Director Knowler, to **APPROVE** the April 1, 2025, Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Baumgarner, Jenkins, Knowler, Lieber, and O'Brien

NAYS: None

VOTE: 5-0

2. **Conduct a Public Hearing to hear public comment and consider a variance to Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 1032 Roadrunner Road in Bartonville, Texas. The applicants are requesting a 15-foot reduction to the interior side yard setback for a proposed new detached accessory structure. The applicants are Alan and Kim Griggs. [Town File No. VAR-2025-002].**

Chair Baumgarner opened the Public Hearing at 6:13 pm, and Town Secretary Montgomery read a statement from:

- David and Brandi Stanford, 1000 Roadrunner Road, Bartonville

After recognizing there was no one else wishing to speak, Chair Baumgarner closed the Public Hearing at 6:14 pm.

Motion made by Director Jenkins, seconded by Director Lieber, to **APPROVE**, the requested Variance to allow the construction of an accessory building approximately 35 feet from the western property line of the subject property, otherwise subject to all other permitting, setback and dimensional standards of the RE-5 zoning district, because the variance meets the following requirement(s) under the factors in Zoning Ordinance Section A.3.D of Appendix A, Item(s):

- A. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- E. Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;
- H. The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship.

VOTE ON THE MOTION

AYES: Baumgarner, Jenkins, Knowler, Lieber, and O'Brien

NAYS: None

VOTE: 5-0

3. **Conduct a Public Hearing to hear public comment and consider a variance to Bartonville Development Ordinance Section 3.5, relating to flag lots, and Bartonville Zoning Ordinance Section 4.8, relating to residential development standards. The property subject to the variance request is located at 1288 Porter Road in Bartonville, Texas. The applicant is requesting a reduction of the public road frontage and authorization to construct a flag lot on one of seven proposed parcels. The applicant is Jeff Wawro. [Town File No. VAR-2025-003].**

Chair Baumgarner opened the Public Hearing at 6:59 pm, and Town Secretary Montgomery read statements from:

- Kathy Morales, 1288 Porter Road, Bartonville
- Elizabeth and Greg DelCid, 1234 Porter Road, Bartonville
- Cassidi McCollum, 800 Rockgate Road, Bartonville
- Deborah Campbell, 790 Rockgate Road, Bartonville

The following spoke in front of the Board:

- Thomas Hofmann, 790 Rockgate Road, Bartonville
- Cassidi McCollum, 800 Rockgate Road, Bartonville
- Katrina Frank, 1254 Bridle Bit Road, Bartonville
- Kim Lamb, 1204 Bridle Bit Road, Bartonville

Chair Baumgarner closed the Public Hearing at 7:25 pm.

Motion made by Director Knowler, seconded by Director Head, to convene into Closed Session to receive legal advice from the Town Attorney.

VOTE ON THE MOTION

AYES: Baumgarner, Jenkins, Knowler, Lieber, and O'Brien

NAYS: None

VOTE: 5-0

Chair Baumgarner stated pursuant to the Open Meetings Act, Chapter 551, the Board of Adjustment will convene in a Closed Executive Session in accordance with the Texas Government Code Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney concerning agenda item # D.3 and convened the Board of Adjustment into Closed Session at 7:30 pm.

Chair Baumgarner reconvened the Board of Adjustment into Regular Session at 7:47 pm.

Motion made by Director Knowler, seconded by Director Jenkins, to **DENY** the requested Variance to allow the creation of a seven-lot subdivision where one of the parcels would be flag lot with a street frontage of approximately 109 feet; the subdivision will have to meet all requirements for the RE-2 zone without exception, which includes the prohibition of flag lots and a minimum road frontage of 200 feet, because the variance does not meet the requirement(s) under the factors in Zoning Ordinance Section A.3.D of Appendix A, Item(s):

G. The hardship or inequity suffered by petitioner is self-induced;

H. The request for a variance is based exclusively upon a desire from the petitioner for increased financial gain from the property.

VOTE ON THE MOTION

AYES: Baumgarner, Jenkins, Knowler, Lieber, and O'Brien

NAYS: None

VOTE: 5-0

E. ADJOURNMENT

Chair Baumgarner declared the meeting adjourned at 7:52 pm.

APPROVED this the 12th day of November 2025.

APPROVED:

Kathy Daum,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary



BOARD OF ADJUSTMENT COMMUNICATION

DATE: November 12, 2025

FROM: Helen-Eve Beadle, Town Planning Consultant

AGENDA ITEM: Conduct a Public Hearing to consider a variance request to reduce the building setbacks and to reduce the minimum lot size requirement on an approximately 2.2-acre property legally described as Tract 18A out of the MEP & PRR Co. Survey, Abstract No. 928, Town of Bartonville, Denton County, Texas, and addressed as 1321 Bridle Bit Road, Bartonville, Texas 75022. The requested variance would allow the property to be platted, as is required by the Texas Local Government Code and the Town of Bartonville Subdivision Ordinance. The property is generally located west of Red Rock Lane/Porter Road, and north of Cross Timbers Road. Denton County property ID 241673. [Town File No. VAR-2025-004].

Applicants: James and Carolyn Hurd, William and Laura Wolfe-Trustees of the Wolfe Family Revocable Living Trust

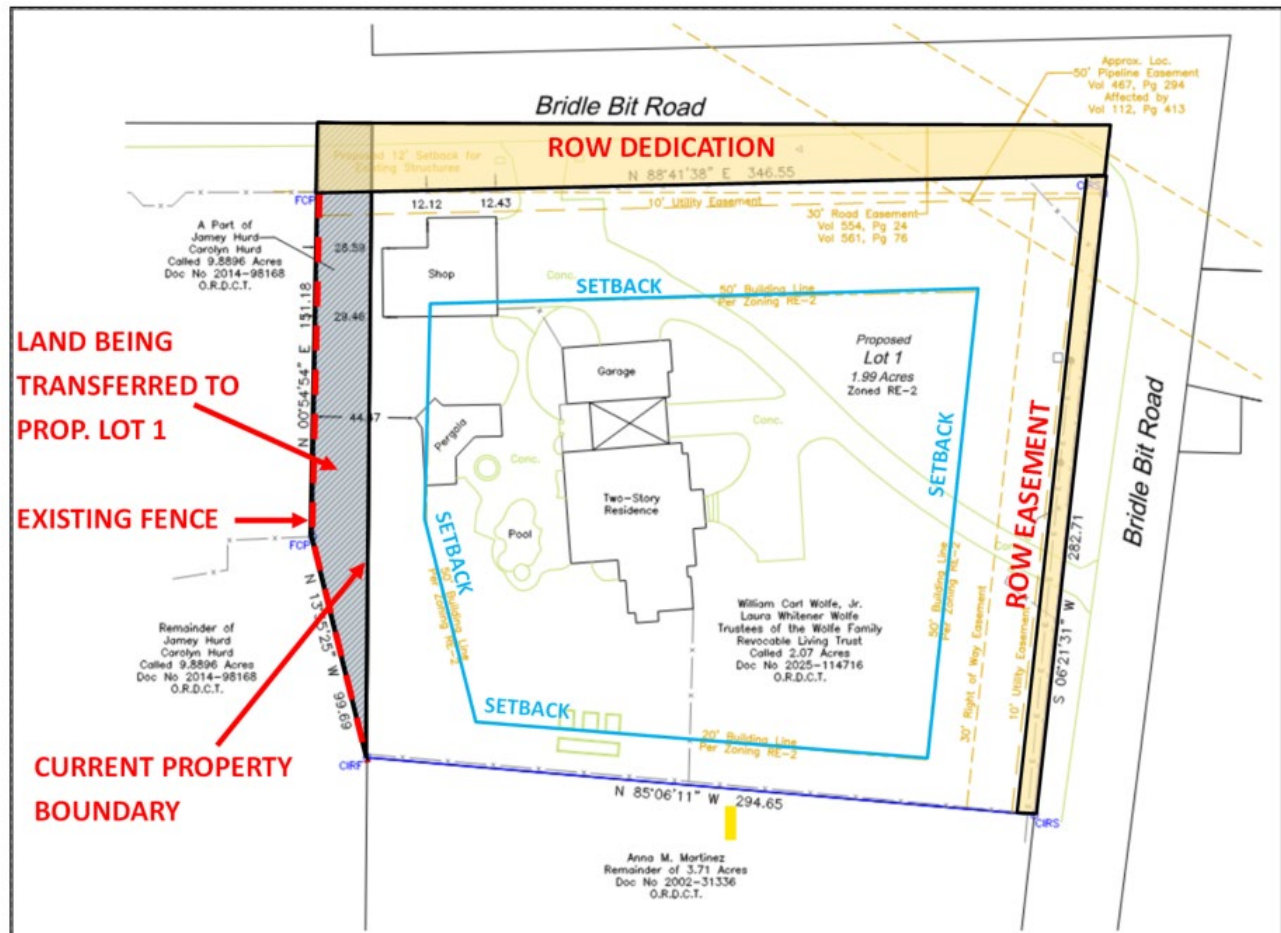
Current Zoning: Residential Estates 2 (RE-2)

Requested Variances: The applicants have submitted a variance application to permit the location of the existing “shop” and “pergola” within the regulatory setbacks (side and rear yard) of fifty (50) feet, and to allow a reduction in the minimum lot size from two (2) acres to 1.99 acres. These variances are necessary for the property to be platted in accordance with the Texas Local Government Code and the Town of Bartonville Subdivision Regulations.

Summary: As detailed in Exhibit 1 (Variance Application), the applicant is requesting the following:

- To permit the existing “shop” and “pergola” structures within the required rear and side yard setbacks of fifty (50) feet.
- To reduce the minimum required lot size from two (2) acres to 1.99 acres.

Proposal: The owners of the adjacent property to the west (Hurd) intend to sell approximately 5,600 square feet of land—aligned with an existing fence line—to the new owners (Wolfe) of the subject property (see Exhibit 2 Existing and Proposed Conditions and Exhibit 3 Aerial Boundary Exhibit). The hardships presented by the applicants are based on existing site conditions and the platting requirements imposed by state and local regulations, which constrain feasible development options.



Per the Texas Local Government Code and Bartonville's Subdivision Regulations, properties under five (5) acres must be platted. The owners have submitted a Minor Plat for approval (Exhibit 4, Hurd Addition Minor Plat). To be approved, the plat must comply with all applicable zoning and subdivision regulations.

The proposed Lot 1 includes a "shop" and a "pergola" that encroach into the required 50-foot side and rear yard setbacks. Specifically:

- The "shop" is located approximately 12.12 feet from the proposed side property line adjacent to Bridle Bit Road (north boundary). In the RE-2 zoning district, corner lots require a 50-foot side yard setback. Therefore, a variance to the setback requirement for 12 feet is recommended.
- The rear yard setback for accessory structures is also 50 feet. The "shop" is located approximately 44.47 feet from the proposed rear property boundary. Therefore, a variance to the setback requirement for 44 feet is recommended.

Right-of-Way Dedication: Right-of-way dedication or easement is required when platting. A 30-foot access easement currently exists along the northern boundary (Bridle Bit Road), and the Minor Plat proposes a 30-foot right-of-way dedication. The eastern boundary will reflect a total of 30 feet of right-of-way easement measured from the centerline of Bridle Bit Road. While dedication is preferred, a right-of-way easement is sufficient to meet the City's requirements.

Following the dedication, the proposed lot size will decrease from two (2) acres to 1.99 acres, triggering the need for a variance.

Summary of Variance Requests:

1. Reduction of the side yard setback for the existing “shop” from 50 feet to 12 feet, and the rear yard setback from 50 feet to 28 feet along the northern and western property boundaries.
2. Reduction of the rear yard setback for the existing “pergola” from 50 feet to 44 feet along the western property boundary.
3. Reduction of the minimum lot size from two (2) acres to 1.90 acres.

Criteria for Approval: In deciding the variance petition, the Board of Adjustment shall apply the following criteria:

- a) There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- b) The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner’s land;
- c) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- d) Granting the variance petition will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;
- e) Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;
- f) Granting the variance petition is consistent with any special criteria applicable to varying particular standards;
- g) The hardship or inequity suffered by petitioner is not self-induced;
- h) The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and
- i) The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

If Approved: Approval of the variance requests would allow the property to be platted with a reduction in the rear and side yards and the minimum lot size. These structures, if permitted to remain through the variances, would be considered legally conforming structures. Additionally, any additional improvements to the property could be made based on the base zoning setbacks.

If Denied: Denial of the variance requests would mean that the property would not be in compliance with the zoning regulations for the existing accessory structures and minimum lot size and the property could not be platted.

Public Hearing Notices: Notice of the Public Hearing was published in the Denton Record Chronicle and notices were mailed to property owners withing 200 feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

Concurring Vote Required: Texas Local Government Code, Sec. 211.009. Authority of the Board requires a 75 percent (four out of five of the members) concurring vote in favor of the request to approve a variance request.

Exhibits:

1. Variance Application VAR-2025-004
2. Proposed Hurd Addition Minor Plat
3. Zoning Exhibit illustrating existing structures and setbacks
4. Existing and Proposed Conditions
5. Boundary Exhibit
6. Notification/Location Map
7. Notification Letter
8. Notification Addresses
9. Publication Affidavit

**TOWN OF BARTONVILLE
REQUEST FOR VARIANCE**

Item F2.

☒ **Zoning Regulations (Section: 14A-4.7 & 7.4)** ☐ **Subdivision Regulations (Section: _____)**
☐ **Sign Regulations (Section: _____)** ☐ **Other: _____**

Owner's Name: William Carl Wolfe Jr. & Laura Whitener Wolfe Phone: 214-663-0737 Fax: _____

Mailing Address 1321 Bridle Bit Road, Flower Mound, Tx, 75002

Legal Description: Lot _____ Block _____ Addition _____

Present Use and Improvements on Property: Lot currently used a single family residential dwelling.

Improvements consist of house, pool and detached metal building.

Description of Variance or *Special Exception* Requested:

In order to improve the use of the lot to match existing fence conditions, the lot needs to be platted to include a 5603 square foot piece

of the adjoining tract. Requesting relief from Section 14A-7.4, when dedicating right of way it will drop the lot size below 2 acres to 1.99.

Requesting relief from Section 14A-4.7 the existing detached metal building and pergola will encroach upon 50' rear and side yard setback.

Requesting a minimum setback of 12 feet for existing structures.

Has a previous Application or Appeal to the Board been filed on the property?

☒ No ☐ Yes, Date: _____

Attach maps, designs, lists of property owner's names and addresses , and/or any additional materials as necessary or required by ordinance appeal procedures. Please included ten (10) copies of any information that is submitted.

.....

I certify that I am the legal owner of record of the property, or that I have secured the property owner's permission as shown on the attached affidavit (as applicable), and that the information concerning this request for variance is true and correct and respectfully request it's consideration.

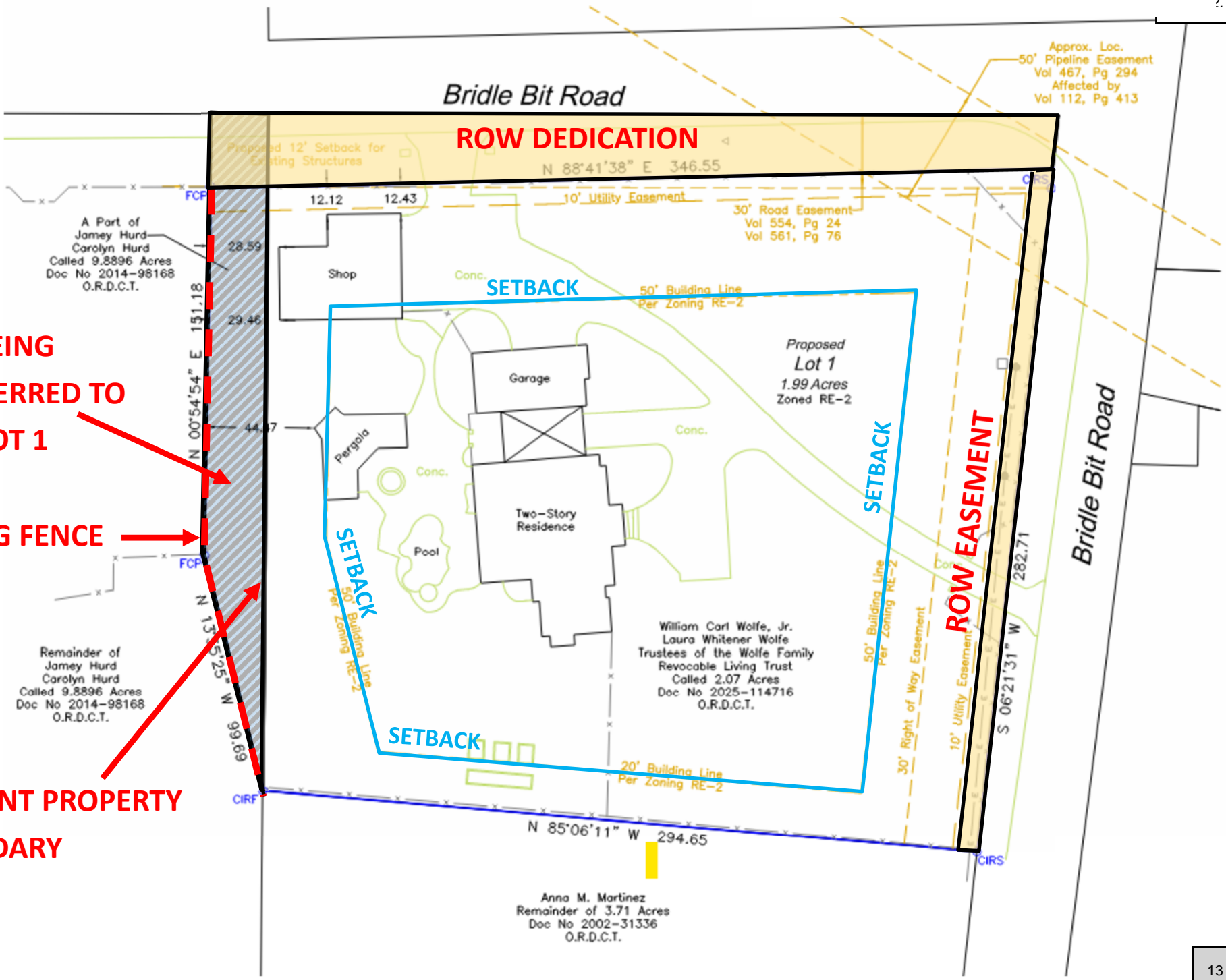
William C. Wolfe
Signature

10/23/25
Date

Application complete? _____ Fee Paid: \$ _____ Date: _____

Date to appear before: P&Z _____ TC _____ BOA _____

Remarks: _____



**LAND BEING
TRANSFERRED TO
PROP. LOT 1**

EXISTING FENCE

**CURRENT PROPERTY
BOUNDARY**










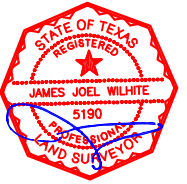
GENERAL NOTES:

- 1) Source bearing is based on Texas State Plane Coordinate System NAD 83 North Central Zone 4202.
- 2) Surveyors seal will appear in red ink on original survey plats.
- 3) This exhibit was performed with the benefit of a Title Commitment. File No. 25-887425-MM, Effective Date September 25, 2025, Issued September 30, 2025.

EXHIBIT 3

LEGEND

-  = POWER POLE
 = TRANSFORMER
 = PIPELINE MARKER
 = OVERHEAD LINE
 = FENCE LINE
 = CAPPED IRON ROD SET
 = CAPPED IRON ROD FOUND



1321 Bridle Bit Rd
Bartonville
Denton County, Texas

1.99 Acres
M.E.P. & P. R.R. Co. Survey
Abstract No. 900
Denton County, Texas

REVISIONS

DRAWN: TAR

CHECKED: SMZ

DATE: 10/02/202

SCALE: 1"=40'

NOTES:

FILE.	2025
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Sheet 10

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, **JAMES DALE HURD** and **CAROLYN E. HURD** and **WILLIAM CARL WOLFE, JR. AND LAURA WHITENER WOLFE, TRUSTEES OF THE WOLFE FAMILY REVOCABLE LIVING TRUST** are the owners of a tract of land situated in the State of Texas, County of Cooke, out of the M.E.P. & P. R.R. CO. Survey, Abstract Number 928, being all of a called 2.07 acre tract conveyed to William Carl Wolfe, Jr. and Laura Whitener Wolfe, Trustees of the Wolfe Family Revocable Trust in a Deed recorded in Document Number 2025-114716 of the Official Public Records of Denton County, Texas and a portion of a called 9.8896 acre tract of land conveyed to Jamey Hurd and Carolyn Hurd in a Deed recorded in Document Number 2014-98168 of said Official Records, said premises being more particularly described as follows:

BEGINNING at a capped iron rod set in the West line of Bridle Bit Road marking the Southeast corner of said 2.07 acre tract and said premises;

THENCE, with the South line of said 2.07 acre tract and said premises, North 85°06'11" West, 294.65 feet to a capped iron rod found in the East line of said 9.8896 acre tract marking the Southwest corner of said 2.07 acre tract and said premises;

THENCE, over and across said 9.8896 acre tract with the West line of said premises, North 13°55'25" West, 99.69 feet to a fence corner post marking an angle point in the West line of said premises;

THENCE, over and across said 9.8896 acre tract with the West line of said premises, in part along or near a fence, North 00°54'54" East, 181.66 feet to PK nail set in Bridle Bit Road in the North line of said 9.8896 acre tract marking the Northwest corner of said premises;

THENCE, along Bridle Bit Road, with the North line of said premises, being in part with the North line of said 9.8896 acre tract and in part with the North line of said 2.07 acre tract, South 89°51'59" East, 348.40 feet to a PK nail set at a turn in Bridle Bit Road marking the Northeast corner of said premises;

THENCE, departing Bridle Bit Road and along its West line, with the East line of said 2.07 acre tract and said premises, South 06°21'32" West, 304.61 feet to the POINT OF BEGINNING and containing 2.20 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **JAMES DALE HURD** and **CAROLYN E. HURD** and **WILLIAM CARL WOLFE, JR. AND LAURA WHITENER WOLFE, TRUSTEES OF THE WOLFE FAMILY REVOCABLE LIVING TRUST**, do hereby adopt this plat designating the hereinabove described property as **HURD ADDITION**, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

BY: _____
James Dale Hurd

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

BY: _____
Carolyn E. Hurd

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

GENERAL NOTES

- Bearings based on Texas State Plane Coordinate System NAD 83, North Central Zone 4202.
- All corners marked by 1/2" rebar capped with yellow plastic cap stamped RPLS 5190, unless otherwise noted.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Notice: Selling a portion of this addition by metes and bounds is a violation of State Law, and is subject to fines and/or withholding utilities or building permits.
- No part of the subject property is shown to lie with a Special Flood Hazard Area inundated by 100 year flood per Map No. 48121C0520G of the F.E.M.A. Flood Insurance Rate Maps of Denton County, Texas, dated April 18, 2011.
- Water service provided by Red Rock Water Supply (940) 453-8252.
- Sewer provided by on site septic facilities approved by the Town of Bartonville.
- Gas provided by Atmos Energy Corporation (888) 289-6700.
- Electric provided by CoServ (940) 321-7800.

SURVEYOR'S CERTIFICATE

I, JAMES JOEL WILHITE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the Town of Bartonville.

_____, Date: _____
James Joel Wilhite
Registered Professional Land Surveyor
No. 5190

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared JAMES JOEL WILHITE, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

BY: _____
William Carl Wolfe, Jr.
Trustee of Wolfe Family Revocable Living Trust

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

BY: _____
Laura Whitener Wolfe
Trustee of the Wolfe Family Revocable Living Trust

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public

SURVEYOR:
JAMES JOEL WILHITE
RPLS 5190
WILHITE LAND SURVEYING
PO BOX 407
VALLEY VIEW, TEXAS, 76272
(940) 726-6150

OWNER:
JAMES HURD
CAROLYN HURD
1321 BRIDLE BIT RD
FLOWER MOUND, TX 75022

OWNER:
WILLIAM WOLFE JR.
LAURA WOLFE
1321 BRIDLE BIT RD
FLOWER MOUND, TX 75022

Gwendolyn Kercheval Phillips
Doc No 2001-50997
O.R.D.C.T.
ZONED RE-2

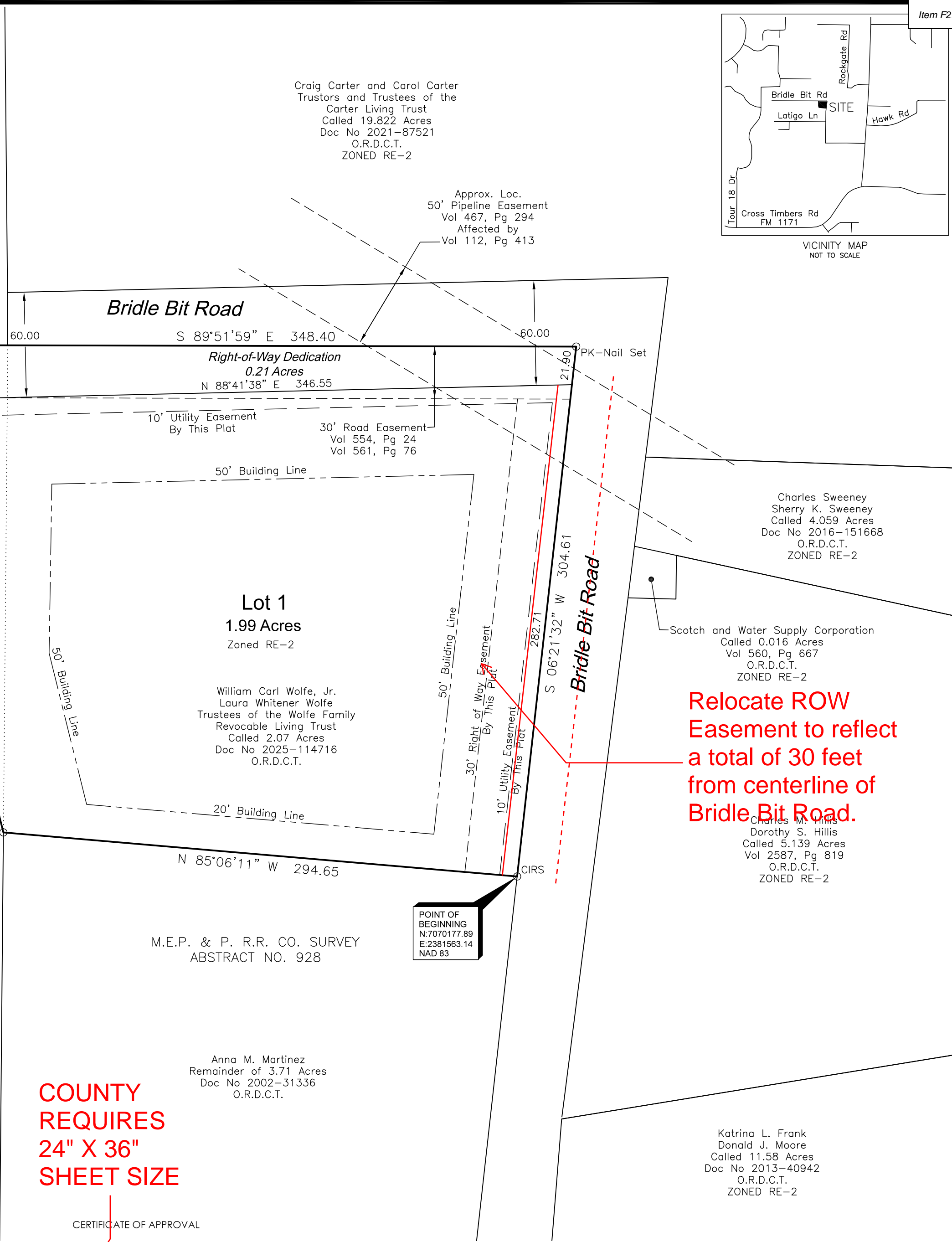
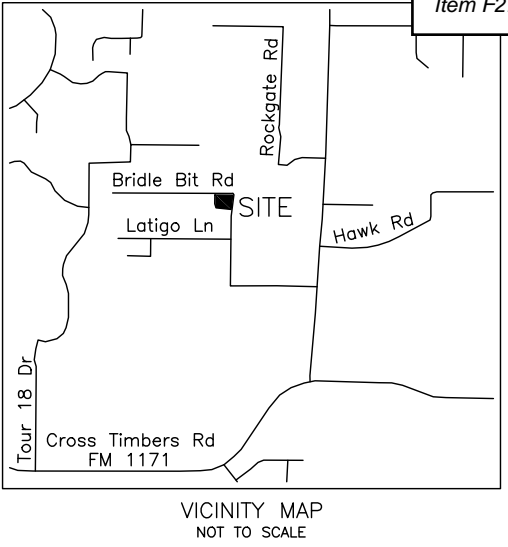
N:7070481.43
E:2381248.48
PK-Nail Set

A Part of
Jamey Hurd
Carolyn Hurd
Called 9.8896 Acres
Doc No 2014-98168
O.R.D.C.T.

Remainder of
Jamey Hurd
Carolyn Hurd
Called 9.8896 Acres
Doc No 2014-98168
O.R.D.C.T.
ZONED RE-2

Craig Carter and Carol Carter
Trustors and Trustees of the
Carter Living Trust
Called 19.822 Acres
Doc No 2021-87521
O.R.D.C.T.
ZONED RE-2

Approx. Loc.
50' Pipeline Easement
Vol 467, Pg 294
Affected by
Vol 112, Pg 413



COUNTY
REQUIRES
24" X 36"
SHEET SIZE

CERTIFICATE OF APPROVAL

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

Chairman, Planning & Zoning Commission
Town of Bartonville, Texas

_____ Date

Approved and Accepted

Mayor, Town of Bartonville, Texas

_____ Date

Town Secretary

_____ Date

MINOR PLAT
LOT 1, BLOCK A
HURD ADDITION

2.20 ACRES OUT OF THE
M.E.P. & P. R.R. CO. SURVEY
ABSTRACT NO. 928
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DATE 10-24-2025

EXHIBIT 4

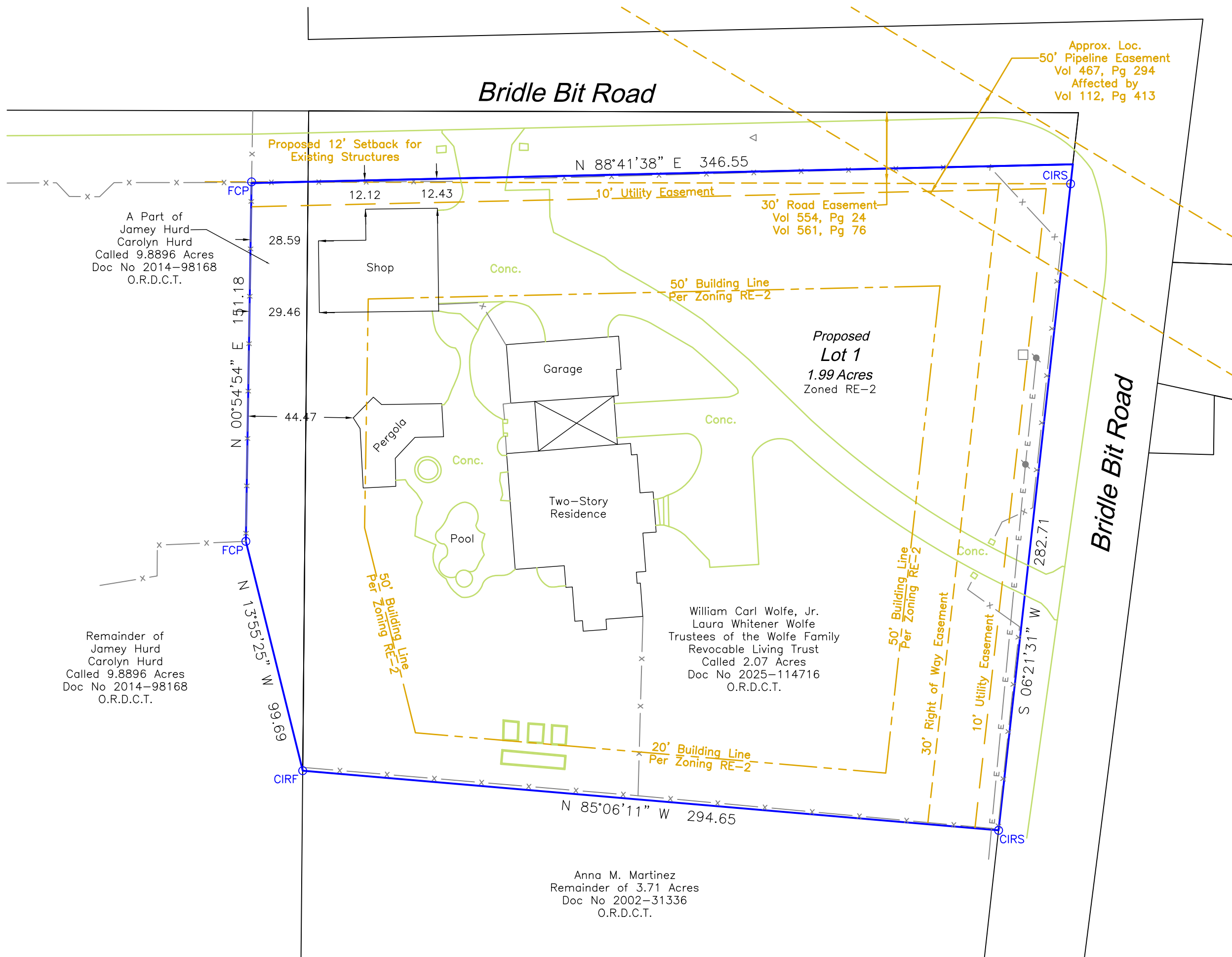





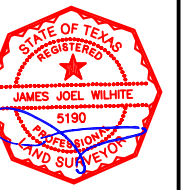

EXHIBIT 5

LEGEND

	= POWER POLE
	= TRANSFORMER
	= PIPELINE MARKER
-E-	= OVERHEAD LINE
-X-	= FENCE LINE
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND

GENERAL NOTES:

- 1) Source bearing is based on Texas State Plane Coordinate System NAD 83 North Central Zone 4202.
- 2) Surveyors seal will appear in red ink on original survey plats.
- 3) This exhibit was performed with the benefit of a Title Commitment. File No. 25-887425-MM, Effective Date September 25, 2025, Issued September 30, 2025.



1321 Bridle Bit Rd
Bartonville
Denton County, Texas

BOUNDARY EXHIBIT
1.99 Acres
M.E.P. & P. R.R. Co. Survey
Abstract No. 900
Denton County, Texas

REVISIONS	
DRAWN:	TAR
CHECKED:	SMZ
DATE:	10/24/2025
SCALE:	1"=40'
NOTES:	<div>16</div>
FILE:	
Sheet 1 of 1	

Willhite Land Surveying
PO BOX 407
Valley View, Texas 76272
Ph: 940-726-6150
TBPELS Firm #10083800

200-FOOT PUBLIC HEARING NOTIFICATION


Item F2.


1321 BRIDLE BIT ROAD, BARTONVILLE, TX 75022


EXHIBIT 6



LEGEND

 1321 Bridle Bit Road

 200-foot Radius

 Parcels To Notify

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Board of Adjustment Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: November 12, 2025
Time: 6:00 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 hearing:

On **Wednesday, November 12, 2025, at 6:00 PM, the Town of Bartonville Board of Adjustment will hold a public hearing** to consider a request for a variance application for the item listed below:

A variance request to reduce the building setbacks for existing structures and to reduce the minimum lot size requirement on an approximately 2.2-acre property legally described as Tract 18A out of the MEP & PRR Co. Survey, Abstract No. 928, Town of Bartonville, Denton County, Texas, and addressed as 1321 Bridle Bit Road, Bartonville, Texas 75022. The requested variance will allow the property to be platted, as is required by the Texas Local Government Code and the Town of Bartonville Subdivision Ordinance. The property is generally located west of Red Rock Lane/Porter Road, and north of Cross Timbers Road. Denton County property ID 241673. (**Town File No. VAR-2025-004, 1321 Bridle Bit Road**)

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.

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

NAME**MAILING ADDRESS**

HURD, JAMEY & CAROLYN

1321 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6293

MARTINEZ, ANNA M

1295 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6599

PHILLIPS, GWENDOLYN KERCHEVAL

1464 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6595

DCAD Parcel ID 99928

1304 BRIDLE BIT RD, BARTONVILLE, TX, 75022-6594

FRANK, KATRINA L & MOORE, DONALD J

1254 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6593

DCAD Parcel ID 121924

1304 BRIDLE BIT RD, BARTONVILLE, TX, 75022-6594

HURD, JAMES D & CAROLYN E

1321 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6293

SWEENEY, CHARLES & SHERRY K

1331 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6293

CARTER, CRAIG & CAROL TRS CARTER LIVING TRUST

1361 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6293

CARTER, CRAIG & CAROL TRS CARTER LIVING TRUST

1361 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6293

WOLFE FAMILY REVOCABLE LIVING TRUST

1321 BRIDLE BIT RD, FLOWER MOUND, TX 75022-6293

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

I, Anjana Bhadoriya, 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:
Oct. 25, 2025

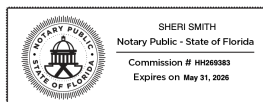
Notice ID: 4JGB5jG7PPPwNdIKgzPD
Notice Name: 11.12.25 BOA PH Notice for 10.25.25 pub

PUBLICATION FEE: \$59.12

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

Anjana Bhadoriya

Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 10/28/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

**TOWN OF BARTONVILLE
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

Notice is hereby provided that the Town of Bartonville Board of Adjustment will hold a Public Hearing on Wednesday, November 12, 2025, at 6:00 pm, at Bartonville Town Hall, located at 1941 E Jeter Road, Bartonville, TX 76226, to consider a request for a variance application for the following item: A variance request to reduce the building setbacks and to reduce the minimum lot size requirement on an approximately 2.2-acre property legally described as Tract 18A out of the MEP & PRR Co. Survey, Abstract No. 928, Town of Bartonville, Denton County, Texas, and addressed as 1321 Bridle Bit Road, Bartonville, Texas 75022. The requested variance would allow the property to be platted, as is required by the Texas Local Government Code and the Town of Bartonville Subdivision Ordinance. The property is generally located west of Red Rock Lane/Porter Road, and north of Cross Timbers Road. Denton County property ID 241673. The public is invited to attend the meeting and provide comments in support of or opposition to the item. Written comments will be accepted until 4:00 p.m. on Wednesday, November 12, 2025, and may be submitted by mail to the Town of Bartonville, 1941 E. Jeter Road, Bartonville, TX 76226, dropped off at Town Hall, or emailed to Town Secretary Shannon Montgomery at smontgomery@townofbartonville.com. For questions regarding the proposed item, please call 817-693-5280.

drc 10/25/2025



BOARD OF ADJUSTMENT COMMUNICATION

DATE: November 12, 2025

FROM: Shannon Montgomery, TRMC, Town Secretary

AGENDA ITEM: Discuss and consider a regular meeting schedule for the Board of Adjustment.

SUMMARY:

To streamline the Variance Application Process, Staff recommends that the Zoning Board of Adjustment establish a recurring meeting schedule. A consistent meeting schedule offers several benefits:

1. Directors will have advanced knowledge of scheduled meetings.
2. Applicants will be able to plan according to established meeting dates.
3. Staff will no longer need to request availability each time an application is received.

If no applications are submitted for a given month, the meeting will be cancelled and Directors will be notified accordingly.

FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS: N/A