



PLANNING AND ZONING COMMISSION MEETING AGENDA

October 01, 2025 at 6:30 PM

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

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

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

D. PRESENTATIONS

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

E. APPOINTMENT OF OFFICER

1. Appointment of Vice Chair

F. APPROVAL OF MINUTES

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

G. PUBLIC HEARINGS AND REGULAR ITEMS

1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a zoning change from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road. The applicant is McAdams on behalf of the owner Drew Walling. [Town of Bartonville File Number ZON-2025-001, **Estates of Quail Run/Walling Addition RE-5 Rezoning**].
2. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a request for a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number ZON-2025-002, **Lantana Tract 8B Chipotle CUP**].

3. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan application on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number SP-2025-002, **Lantana Tract 8B Site Plan**].

H. FUTURE ITEMS

I. ADJOURNMENT

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

CERTIFICATION

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

/s/ Shannon Montgomery, Town Secretary

Posted: Thursday, September 25, 2025, prior to 5:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 1, 2025

FROM: Shannon Montgomery, Town Secretary

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

Summary: Minutes from September 3, 2025, Planning & Zoning Commission Regular Meeting.

Fiscal Information: N/A

Recommended Motion Or Action: Approve as presented.

Attachments:

- September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 3RD DAY OF SEPTEMBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

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

Town Staff Present:

Kirk Riggs, Town Administrator
 Shannon Montgomery, Town Secretary
 Shari Borth, Permit Technician
 Helen-Eve Beadle, Planning Consultant

A. CALL MEETING TO ORDER

Chair Arment called the meeting to order at 6:30 pm.

B. PLEDGE OF ALLEGIANCE

Chair Arment led the Pledge of Allegiance.

Town Administrator Riggs introduced the Town's new Planning Consultant, Helen-Eve Beadle, from HE Planning & Design.

C. PUBLIC PARTICIPATION

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

There were no public participation.

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the August 6, 2025, Planning & Zoning Commission Regular Meeting Minutes.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to APPROVE the August 6, 2025, Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. **Discuss and make a recommendation to the Town Council regarding a Preliminary Plat for High Plains at Furst Ranch encompassing approximately 461.421 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, and A.M. Feltus Survey, Abstract Number 1595, in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owners ARROYO CAP V-1 LLC, SPUR FURST RANCH DEVELOPMENT, LP, and OLD WR RANCH I HACKER LP. [Town of Bartonville File Number PP-2025-002]**

Motion made by Commissioner McDonald, seconded by Commissioner Hoyt-Stenovitch, to recommend **APPROVAL** for a Preliminary Plat for High Plains at Furst Ranch encompassing approximately 461.421 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, and A.M. Feltus Survey, Abstract Number 1595, in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas with the following **CONDITIONS**:

1. The requested waiver for the intersection geometry at Marigold Trail and Peppervine Lane for an offset less than 300 feet and a minimum of 140 feet is recommended for approval.
2. The applicant shall update the NOTES section to ensure open space/utility lots and easements are properly referenced for ownership and maintenance.
3. Lots 3X, 4X, and 5X (Block 45) shall be on a new Block 46 since they are separated by a ROW/Grismill Drive?
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Preliminary Plat. *The applicant has stated they will update the jurisdiction references.*
5. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
6. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.
7. The Preliminary Plat and Final Plats shall contain a signature block for Town approval, following the configuration and signatories listed in Bartonville Development Ordinance Section 2.7.c.

VOTE ON THE MOTION

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

2. **Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 4A encompassing approximately 34.940 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Town of Bartonville File Number FP-2025-003]**

Motion made by Commissioner Abernathy, seconded by Commissioner McDonald, to recommend **APPROVAL** for a Final Plat for High Plains at Furst Ranch, Phase 4A encompassing approximately 34.940 acres of property situated in the Pinson Wiles Survey, Abstract Number

1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas with the following **CONDITIONS**:

1. The revised Preliminary Plat shall be approved by the Town Council.
2. The requested waiver for the intersection geometry at Marigold Trail and Peppervine Lane for an offset less than 300 feet and a minimum of 140 feet is recommended for approval.
3. The applicant shall update the NOTES section to ensure open space/utility lots and easements are properly referenced for ownership and maintenance.
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Final Plat. *The applicant has stated they will update the jurisdiction references.*
5. The Final Plat shall contain a signature block for Town approval, following the configuration and signatories listed in Bartonville Development Ordinance Section 2.7.c.
6. The lot detail illustrating setbacks shall be added to the Final Plat.

VOTE ON THE MOTION

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair Arment adjourned the meeting at 7:00 pm.

APPROVED this the 1st day of October 2025.

APPROVED:

Gloria McDonald,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 1, 2025

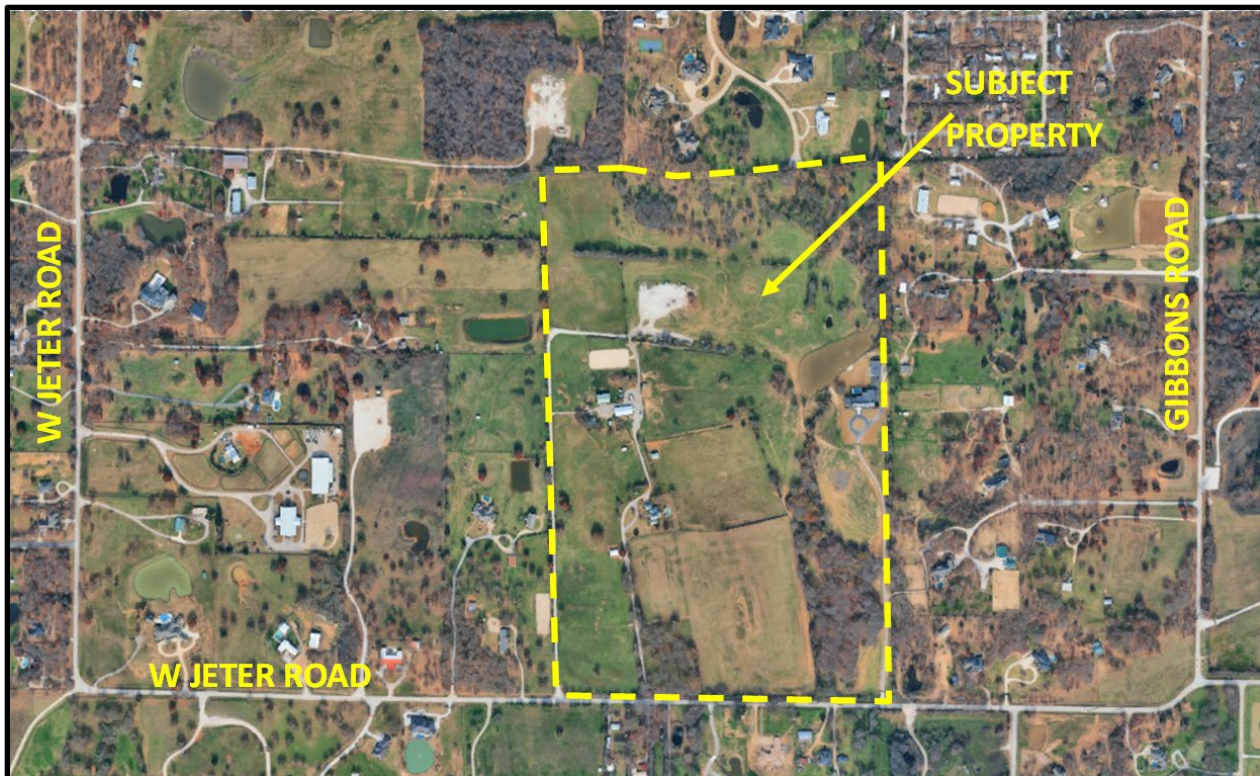
FROM: Helen-Eve Beadle, AICP, Town Planning Consultant

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

Applicant: McAdams on behalf of the owner Drew Walling

Existing Zoning: Agricultural District (AG)

Property Location:



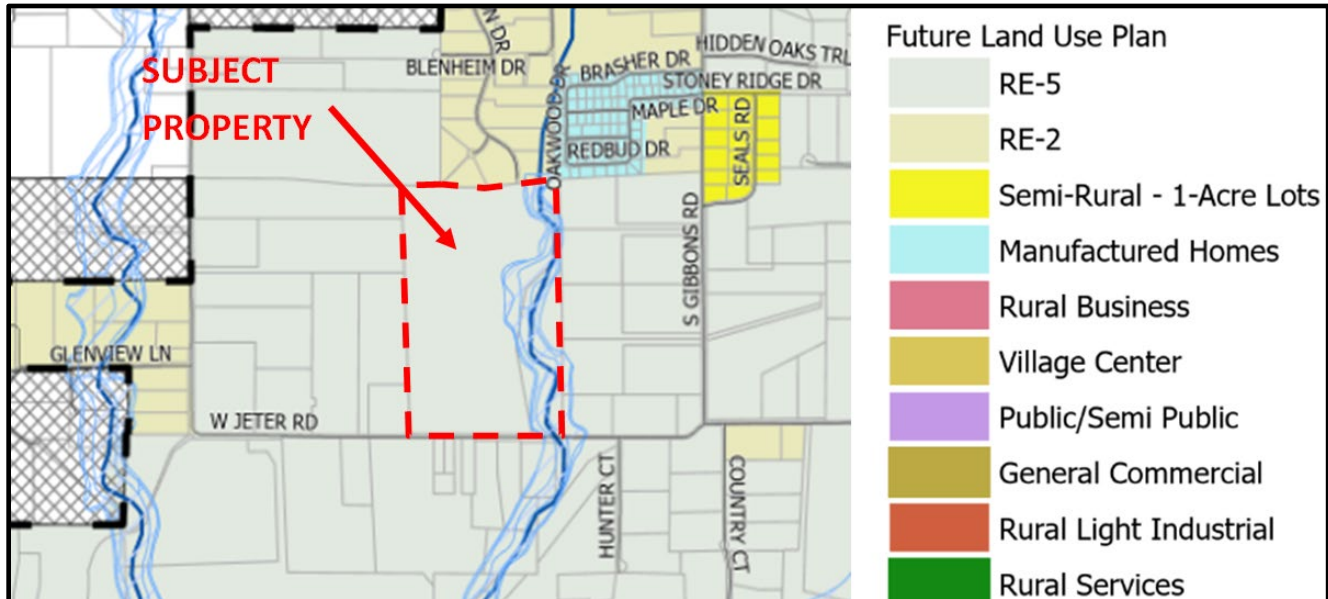
Summary of Zoning Change Request: The applicant has applied for rezoning of the property from the Agricultural (AG) zoning district to Residential Estates 5 (RE-5) district. The AG District requires a minimum lot size of 10 acres and the RE-5 requires a minimum lot size of five (5) acres. The existing plat for the property includes two (2) lots, 83.69 acres and 16.7 acres. As an informational note, the applicant

has submitted a Minor Replat proposing four (4) lots ranging in size from six (6) acres to 70 acres. Approval of the rezoning to RE-5 is necessary for the Minor Replat to be administratively approved.

The property includes residential homes, barns, and other various accessory structures.

Access is provided by W Jeter Road and a stub-out at the north property boundary through Badminton Drive.

Comprehensive Plan: The application request is consistent with the Bartonville Comprehensive Plan recommended Land Use of RE-5.



The RE-5 Land Use Description per the Comprehensive Plan.

RE-5

Maximum Density: 5-Acre Minimum Lot Size

RE-5 – uses are located primarily within the central portion of the planning area. As shown, the *RE-5* land use category is a predominant feature of the Land Use Plan. These areas have been established to protect existing areas where lot sizes start at a 5-acre minimum. Development within these areas is intended to be low-density, large-lot residential. Additionally, many of these areas have been impacted by natural gas drilling, thereby making it more desirable to have larger lots spaced a great distance from the well sites. Lots must contain at least five acres. These areas are intended for residential and related uses, with some limited agricultural uses pertaining to the keeping of animals and livestock for personal use and enjoyment. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are also located with respect to the physical features of the planning area, and to preserve existing pockets of low-density residential developments.

These uses should be buffered from higher intensity residential and non-residential land uses via major natural and man-made physical features and/or transitional land uses. The land use pattern has been designed to minimize situations where *RE-5* uses directly abut major thoroughfares as well as higher intensity uses. However, it is extremely difficult to eliminate all such situations and, where appropriate, these other potentially incompatible land use situations should be addressed through appropriate subdivision design in order to minimize negative impacts.

Criteria for Approval: The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications and may consider the following factors:

1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any other incorporated plan maps;
2. Whether the proposed zoning map amendment is consistent with an annexation or development agreement in effect;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; and
5. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

Criteria Response:

1. The application is consistent with the Comprehensive Plan;
2. There is not a development agreement associated with this property;
3. The proposed zoning is appropriate for this tract of land;
4. There are no plans for additional schools or streets, and the utilities are in place to support the development; and
5. No other factors substantially affect the property.

Should the rezoning be approved, the development standards for the RE-5 District, Bartonville Zoning Ordinance, Bartonville Subdivision Ordinance, and Bartonville Development Ordinance shall apply to the property.

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

Staff Recommendation: Staff recommends the Planning & Zoning Commission recommend the rezoning application from the AG District to the RE-5 District.

Exhibits:

1. Application for Rezoning
2. Letter of Intent
3. Zoning Exhibit
4. Notification Map and Letter mailed to property owners



Town of Bartonville

Application for Zoning Map Amendment

All applications must be submitted in accordance with the Submission Schedule attached hereto.

Applicant (Owner or Agent, Specify): McAdams

Mailing Address: 4400 State HWY 121, Suite 800 Lewisville TX 75056

Phone: 972-436-9712 Fax: _____

Owner's Name(s) if different: Drew Walling

Owner's Address: 600 W. Jeter Rd Bartonville, TX 76226

Phone: 214-718-3739 Fax: _____

Engineer/Surveyor if applicable: McAdams

Mailing Address: 4400 State HWY 121, Suite 800 Lewisville TX 75056

Phone: 972-436-9712 Fax: _____

General Location of Property: north along W. Jeter Rd

Legal Description of Property: Attached is a Metes and Bounds

(Attach Complete Metes and Bounds Description)

Nature and reason for Zoning Change: To match the Future Land Use Plan and surrounding areas

Does this request conform with the adopted Land Use Plan? ☒ Yes ☐ No

If the change requested does not conform with the adopted Land Use Plan, you must submit a Land Use Plan Amendment Application.

Current Agriculture
Zoning: _____

I hereby request that the Zoning Designation be
changed to: Residential-5
(If a PD is proposed, submit PD Application)

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized¹ for the owner of the above described property.

Signature of Applicant/Owner

8/4/2025
Date

STAFF USE ONLY:

Date Submitted: _____ Fee Paid: _____

Accepted By: _____ Check No. : _____

P & Z Public Hearing: _____ Metes & Bounds Attached: ☐ Yes ☐ No

Council Public Hearing: _____ Notarized Statement: ☐ Yes ☐ No ☐ N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.



NOTARY FORM

Town of Bartonville

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

Dated: _____

I, _____, owner of the Property located at _____ do hereby certify that I have given my permission to _____, to submit this zoning amendment application.

Print Name

Signature of Owner

Address

Phone No.

State of Texas §
County of _____ §

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

(Seal)

Notary



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

August 4, 2025

Town of Bartonville

1941 Jeter Rd E
Argyle, TX 76226
P: 817.693.5280

RE: Walling Tract – Letter of Intent for Rezoning Application

Please accept this letter, on behalf of Walling Holdings LLC, as an explanation of the proposed Rezoning Application for approximately 100.316 acres within parcel number 1011547 and 1011548, just north of West Jeter Road in the Town of Bartonville, Denton County, Texas.

PROJECT DESCRIPTION

The Walling Tract consists of two properties totaling approximately 100.316 acres. The property is currently zoned Agriculture (AG), which requires a minimum lot size of 10 acres. Surrounding properties are primarily zoned Agriculture or Residential-5 (R-5), which allows a minimum lot size of 5 acres. The only adjacent property with a different zoning designation is a manufactured home community located to the northwest.

According to the Future Land Use Plan, this property and the surrounding properties are designated for Residential-5 use, supporting 5-acre minimum lot sizes.

We are requesting to rezone the Walling Tract from Agriculture (AG) to Residential-5 (R-5) to align with both the Future Land Use Plan and the surrounding zoning pattern. This rezoning will enable the creation of a future subdivision featuring 5-acre lots, consistent with the character of the area.

The property has direct access from W. Jeter Road to the south and includes a stub-out connection to the north, which could be utilized to provide additional access to the future subdivision

CONCLUSION

We are pleased to bring you this application and respectfully request your support for this rezoning application for the Walling Tract. Please do not hesitate to contact me with any questions or comments.

Sincerely,

MCADAMS

A handwritten signature in black ink that reads "Patricia Fant". The signature is written in a cursive, flowing style.

Patricia Fant, AICP
Planning + Entitlements



www.mcadamsco.com

Drew Walling
Walling Holdings, LLC
600 W. Jeter Road
Bartonville, Texas 76220

TOWN

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC25359
FILENAME	SPEC25359 - WALLING TRACT - ZONING EXHIBIT.D
CHECKED BY	PF
DRAWN BY	PF
SCALE	150 SCALE
DATE	07/29/2025

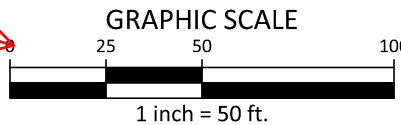
ZE



Vicinity Map 1" = 1000'

100.316 ACRES

MARK PAINE, RPLS 5078 07.31.2025



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\ISPEC\2025\SPEC25359 Walling Farm Final Plat\04-Production\Planning + Design\SPEC25359 - Walling Tract - Zoning Exhibit.dwg, 7/31/2025 10:13:26 AM, Patricia Fant



Planning and Zoning Commission Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: October 1, 2025
Time: 6:30 PM

Town Council Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: October 21, 2025
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, October 1, 2025, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission will hold a public hearing** and make a recommendation to the Bartonville Town Council on the item listed below, and on **Tuesday, October 21, 2025, at 6:30 PM, the Bartonville Town Council will hold a public hearing** and possibly act on an ordinance on the rezoning application for the item listed below:

Conduct a public hearing and consider a request by the owner, Andrew Walling, for a change in zoning on property from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road. DCAD Parcel IDs 1011547 and 1011548 (Rezoning Estates at Quail Run Farm)

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.

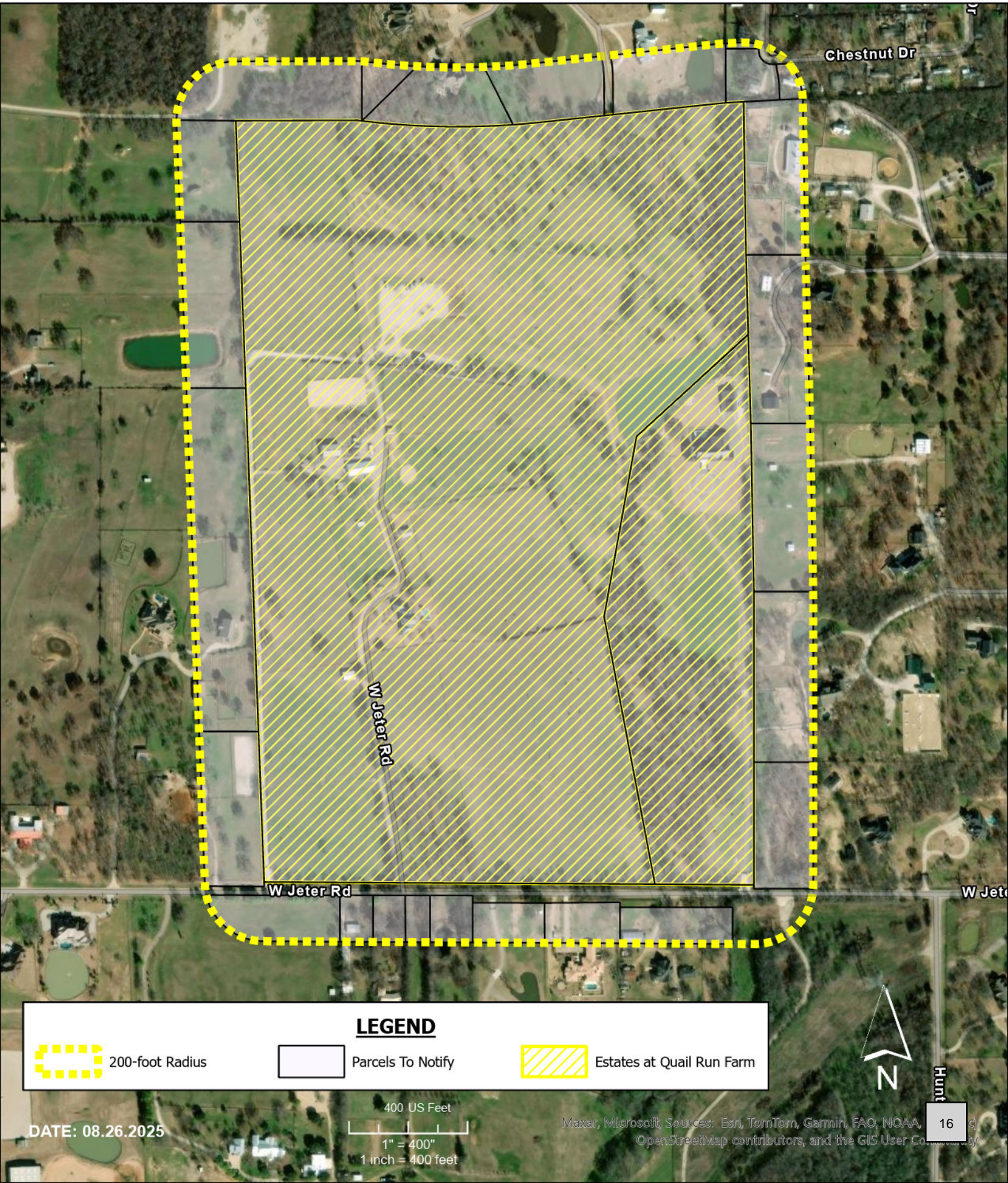
I am writing in **(Check as applicable) Support:** _____ **Opposition:** _____ of the proposal.

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

200-FOOT RADIUS NOTIFICATION MAP

600 W JETER ROAD, BARTONVILLE, TX 76226

Item G1.



LEGEND



200-foot Radius



Parcels To Notify



Estates at Quail Run Farm

DATE: 08.26.2025

400 US Feet
1" = 400"
1 inch = 400 feet

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

QUAIL RUN FARM PARCEL NOTIFICATION

Item G1.

<u>Name</u>	<u>Street Address</u>	<u>City, State & Zip</u>
MARTINEZ, LEDIA & JORGE ABRAHAM HERRERA	1213 CHESTNUT DR	BARTONVILLE, TX 76226-6905
PRICE, JAMES R	641 W JETER RD	BARTONVILLE, TX 76226-6953
MCDONALD, PATRICK CHARLES & GLORIA JEAN TRS MCDONALD FAMILY LIVING TRUST	1418 GIBBONS RD	BARTONVILLE, TX 76226-6340
MCMILLAN, R GREGORY & DOROTHY A	770 W BEDFORD EULESS RD	HURST, TX 76053-3926
HIS BLESSING HOMESTEAD LLC	3575 LONE STAR CIR STE 424	FORT WORTH, TX 76177-8908
PARTRIDGE, ANDREW C & LYNNE C	1650 GIBBONS RD S	BARTONVILLE, TX 76226-2613
KNOWLER-GRAY, KIMBERLY DAWN	1207 CHESTNUT DR	ARGYLE, TX 76226-6905
PHILLIPS, JOSHUA T & STEPHANIE R	320 W JETER RD	ARGYLE, TX 76226-6942
KNOLL, MICHAEL JOHN	104 BURGHLEY CT	BARTONVILLE, TX 76226-6958
DUNHAM, GEORGE W & KELLY F	103 BURGHLEY CT	ARGYLE, TX 76226-6958
LATHAM, BRENDA L	630 BADMINTON DR	BARTONVILLE, TX 76226-6959
IOANNOU, YIANNAKIS G & CAROLINA	2100 FOUNTAIN DR	LEWISVILLE, TX 75067-6697
GUILLEM, ALVARO F & MARY A	800 W JETER RD	BARTONVILLE, TX 76226-6950
TABOR, KENNETH & LYNN	4009 CHIMNEY ROCK DR	FLOWER MOUND, TX 75022-6600
MARYE, ROBERT & RACHEL	473 W JETER RD	ARGYLE, TX 76226-6956
RODES, PATRICK D	785 W JETER RD	BARTONVILLE, TX 76226-6951
MELGAR, AUDELINO JR & ANAYA, ELIZABETH	531 W JETER RD	ARGYLE, TX 76226-6955
BORGMAN, KARI & BENJAMIN	565 W JETER RD	ARGYLE, TX 76226-6955
WALLING, JANICE M & PETER T	624 W JETER RD	BARTONVILLE, TX 76226-6954
WALLING, ANDREW P & TIFFANY K	600 W JETER RD	ARGYLE, TX 76226-6954
PRICE, SHERRY ANN LIVING TRUST	623 W JETER RD	BARTONVILLE, TX 76226-6953
APPLIN, WARREN ANDREW & APPLIN, TINA ANNETTE & JOHNSON, TAMMY J	512 OAKWOOD DR	ARGYLE, TX 76226-6921
SADEGHIAN, KHOSROW TRTS OF KAMY REAL PROPERTY TRUST	PO BOX 50593	DENTON, TX 76206-0593
GREENE, CHARLES REVOCABLE TRUST	1758 W JETER RD	ARGYLE, TX 76226-6860
JONES, JON JASON & KIMBERLEY MURRAY	583 W JETER RD	ARGYLE, TX 76226-6955
EL SEGUNDO FARM LP	1662 W JETER RD	ARGYLE, TX 76226-6862
WHITE, GEORGE E	1510 W JETER RD	BARTONVILLE, TX 76226-6863
ARGYLE ISD SUPERINTENDENT'S OFFICE	6701 CANYON FALLS DRIVE	FLOWER MOUND, TX 76226



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 1, 2025

FROM: Helen-Eve Beadle, AICP, Town Planning Consultant

AGENDA ITEM: Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a request for a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number ZON-2025-002, **Lantana Tract 8B Chipotle CUP**].

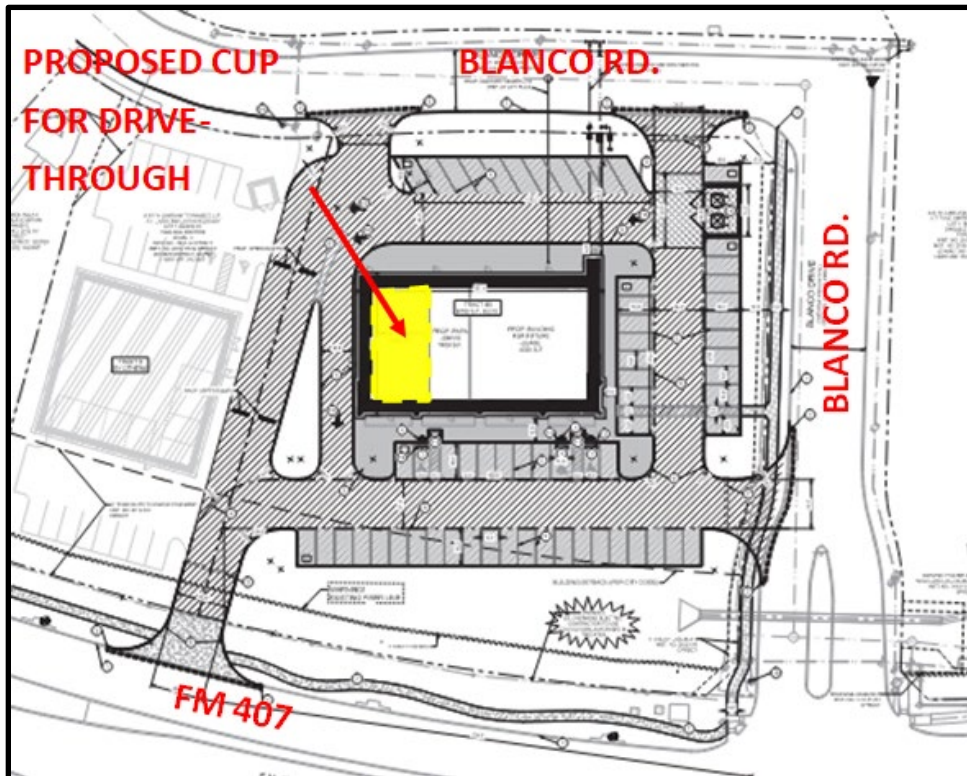
Applicant: A-S 114 TC PHASE 2, L.P.

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

Property Location:



Summary of Conditional Use Permit Request: 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.



Criteria for Approval of a CUP: 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. The Site Plan documents submitted for consideration have been deemed incomplete and a thorough review of the CUP cannot be presented at this time. The deficiencies are outlined in the Town Engineer and Town Planner reviews included in this agenda item.

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

Staff Recommendation: Staff recommends the Planning & Zoning Commission open the public hearing and continue the public hearing and action to the November 7, 2025 Planning & Zoning Commission meeting.

Exhibits:

1. Application for Conditional Use Permit
2. Site Plan
3. Notification Map and Letter mailed to property owners
4. Town Engineer Review Letter, September 15, 2025
5. Town Planner Review Letter, September 15, 2025



Town of Bartonville

Application for Conditional Use Permit

All applications must be submitted in accordance with the Submission Schedule attached hereto. Please complete the attached checklist. A site plan application must be submitted with all Conditional Use Permit Applications.

Applicant (Owner or Agent, Specify): A-S 114 LANTANA TC PHASE 2, L.P.

Mailing Address: 8827 W SAN HOUSTON PKWY N.; SUITE 200; HOUSTON, TX 77040

Phone: 281.640.7195 Fax: _____

Email Address*: M.HARNEY@NEWQUEST.COM

(*This will be the primary method of communication)

Owner's Name(s) if different¹: SAME AS APPLICANT

Owner's Address: _____

Phone: _____ Fax: _____

General Location of Property: NW CORNER OF FM 407 & BLANCO DRIVE

Current Zoning: GC (PUD)

Legal Description of Property: REPT LOT 1R, BLOCK 2C; CARLISLE ADDITION, PHASE C
(Attach Complete Metes and Bounds Description)

Use Being Requested (In accordance with Appendix C: Land Use Table, of the Town of Bartonville's Comprehensive Zoning Ordinance: DRIVE-THROUGH FOR RESTAURANT
PICK-UP ONLY - NO ORDERING

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized for the owner of the above described property.

Signature of Applicant/Owner

8/20/25
Date

STAFF USE ONLY: **RECEIVED**

Date Submitted: SEP 02 2025

Fee Paid: _____

Accepted By: _____

Check No. : _____

P & Z Public Hearing: _____

Metes & Bounds Attached: ☐ Yes ☐ No

Council Public Hearing: _____

Notarized Statement: ☐ Yes ☐ No ☐ N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.

All applications must contain the required information as specified in the Town of Bartonville's Comprehensive Zoning Ordinance, (Code of Ordinances, Chapter 14, Exhibit "A"), including but not limited to Chapter 16 relating to conditional use permits.

ITEMS TO BE INCLUDED:

✓

	Completed Application
	Notarized statement signed by each property owner
	Tax certificate indicating no taxes are due
	Application Fee
	Completed Site Plan Application and documentation (to be submitted on a separate form)

APPLICATION REVIEW PROCEDURES

Upon initial submittal, your case will be distributed to the following for review: Bartonville Water Supply Corporation or Argyle Water Supply Corporation (as applicable), the Argyle Volunteer Fire District and the Town Engineer and other members of the Development Review Committee (DRC). The Plan(s) will then be scheduled for a DRC meeting (see attached schedule). At the DRC meeting, each department will furnish a copy of comments/concerns to the applicant. Once the plans are corrected, revisions must be submitted. The revisions will then go before the Planning and Zoning Commission (P&Z) for their review and recommendation. Once the P&Z Commission has made their recommendation, the Town Council will review and take action on the application.

SUBMITTAL REQUIREMENTS FOR DEVELOPMENT REVIEW COMMITTEE (DRC):

**See attached schedule for submittal deadlines.

Upon initial submittal the following is required

1. One (1) 11" X 17" copy; and
2. A digital copy of the plans in pdf form.

SUBMITTAL REQUIREMENTS FOR P&Z COMMISSION:

**See attached schedule for submittal deadlines.

Once the DRC has made their recommendation, the following is required on or before the deadline for revisions to the P&Z in accordance with the attached schedule:

1. One (1) 11" X 17" copy; and
2. A digital copy of the plans in pdf form.

SUBMITTAL REQUIREMENTS FOR TOWN COUNCIL:

**See attached schedule for submittal deadlines.

Once the P&Z Commission has made their recommendation, the following is required on or before the deadline for revisions to the Council in accordance with the attached schedule:

1. One 11" X 17" copy; and
2. A digital copy of the plans in pdf format

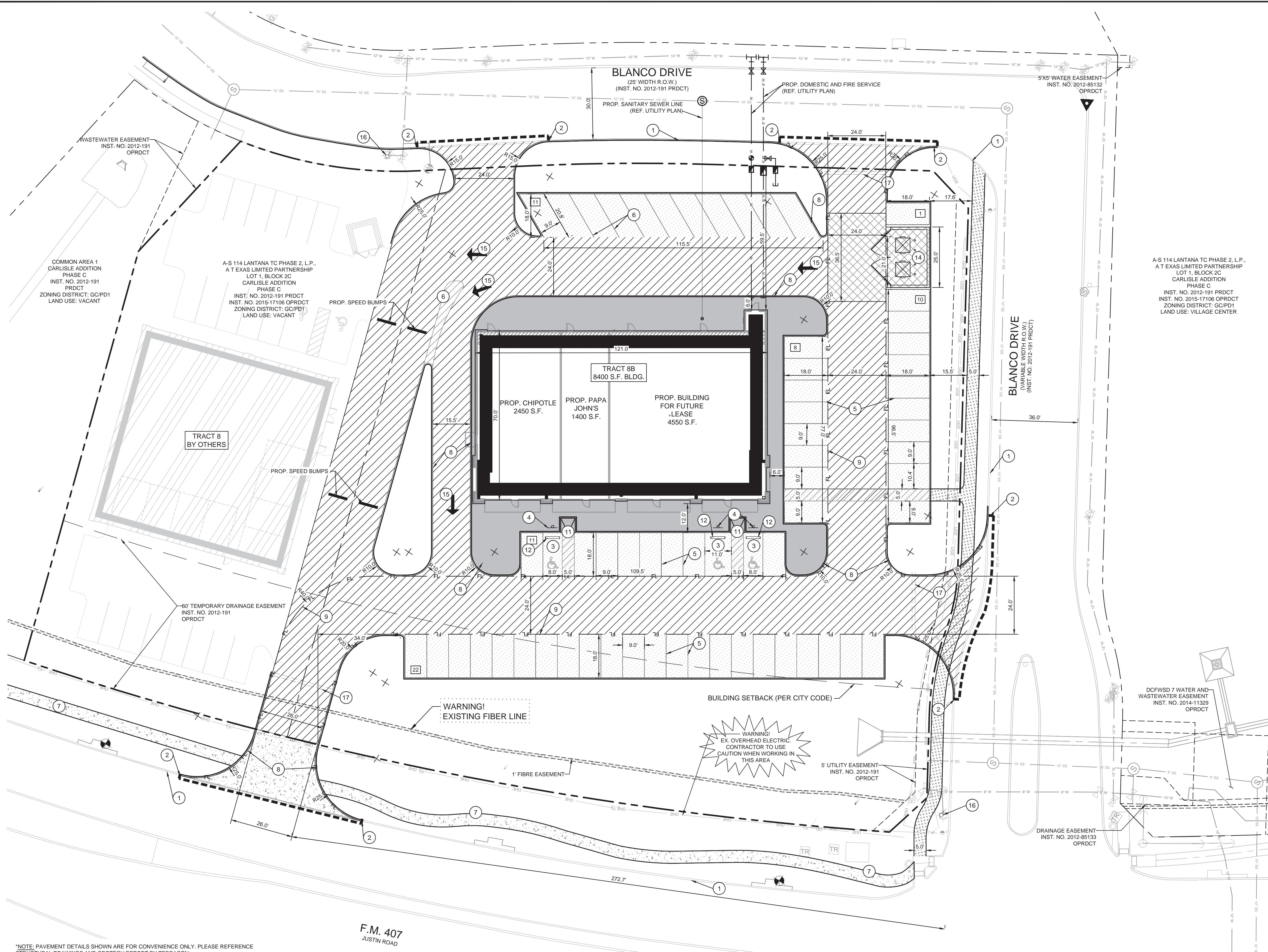
EXPIRATION OF CONDITIONAL USE PERMIT

A conditional use permit shall expire if:

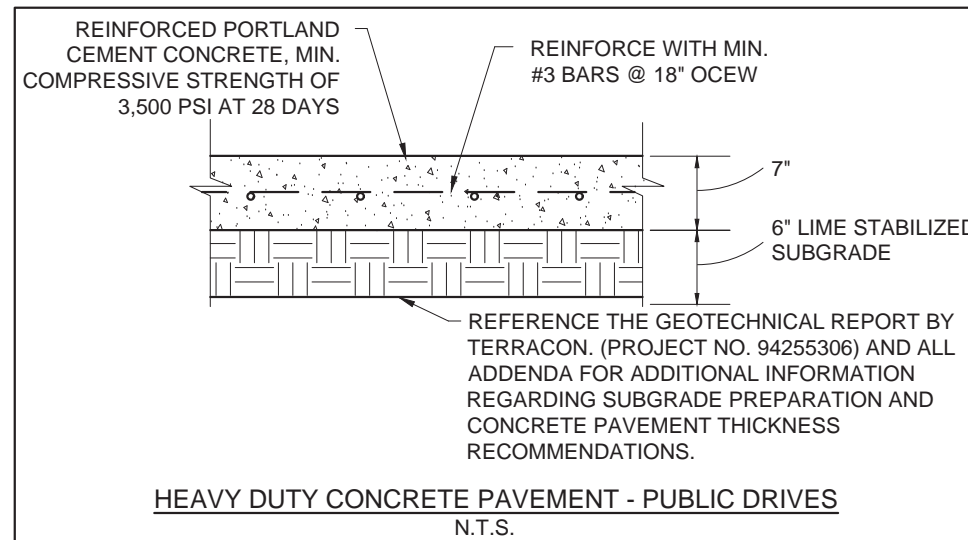
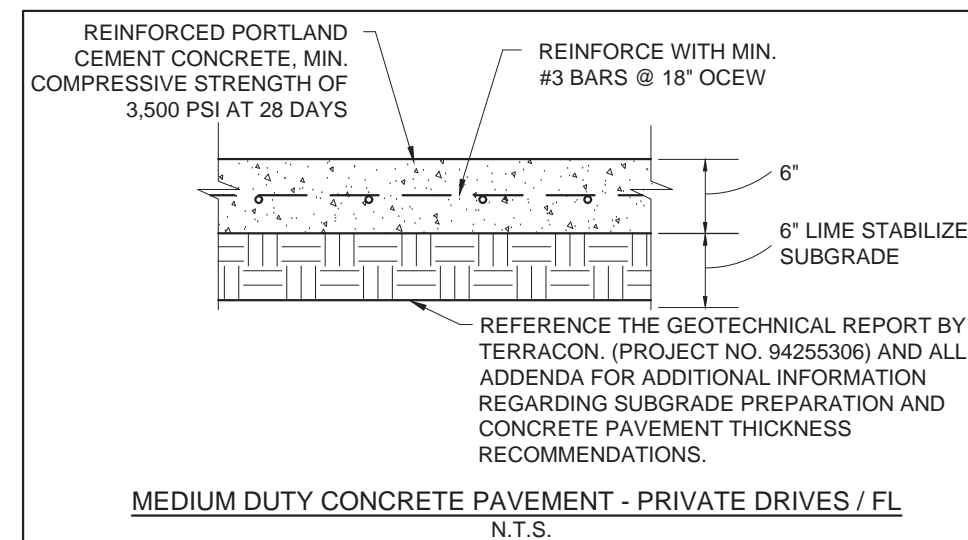
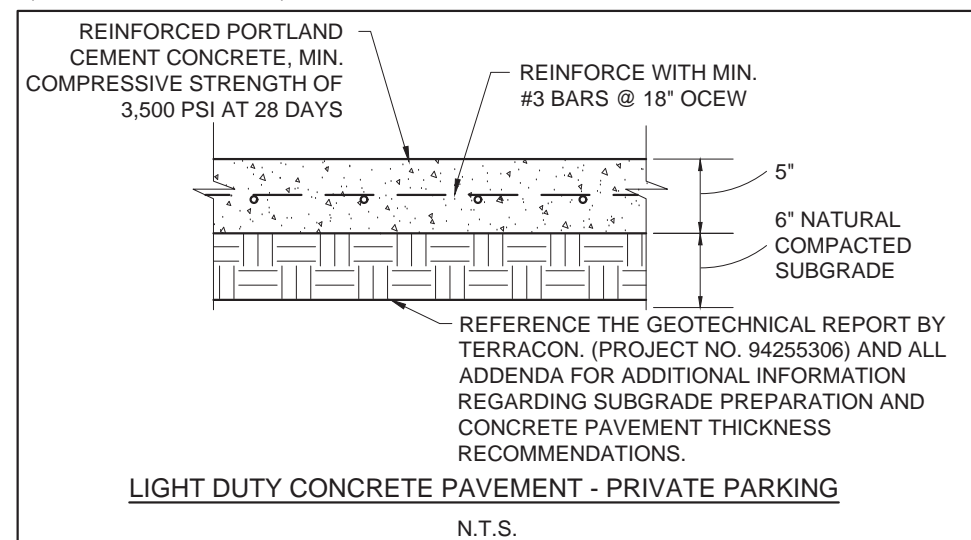
1. A building permit for the use has not been approved within one (1) year of the date of approval of the permit.
2. The building permit subsequently expires.
3. The use has been discontinued or abandoned for a period exceeding six (6) months; or
4. A termination date attached to the permit has passed.

CRITERIA FOR APPROVAL

- A. Factors - When considering applications for a conditional use permit, the Commission and the Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:
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.
- B. Conditions - The Commission may recommend, and the council may require such modifications in the proposed use and attach such conditions to the conditional use permit as are necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Conditions include but are not limited to matters related to limitation of building size or height, increased open space, increased impervious surface, enhanced loading and parking requirements, additional landscaping and improvements including curbing and pedestrian amenities, vehicular access and parking, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.



*NOTE: PAVEMENT DETAILS SHOWN ARE FOR CONVENIENCE ONLY. PLEASE REFERENCE STRUCTURAL DRAWINGS AND GEOTECH REPORT BY TERRACON. (PROJECT NO. 94255306) FOR ALL DESIGN CONSIDERATIONS



PARKING SUMMARY		
TRACT 8B		
	Parking Required	Parking Provided
Retail (1 space per 250 SF)	18	1
Restaurant (1 space per 100 SF)	39	4
Total Passenger:	57	6
Total Handicap:	3	
Total:		6



Know what's below
Call before you dig

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

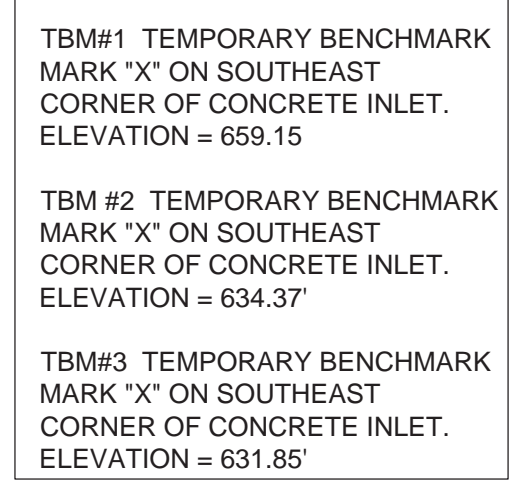
EXHIBIT 2

BENCHMARKS

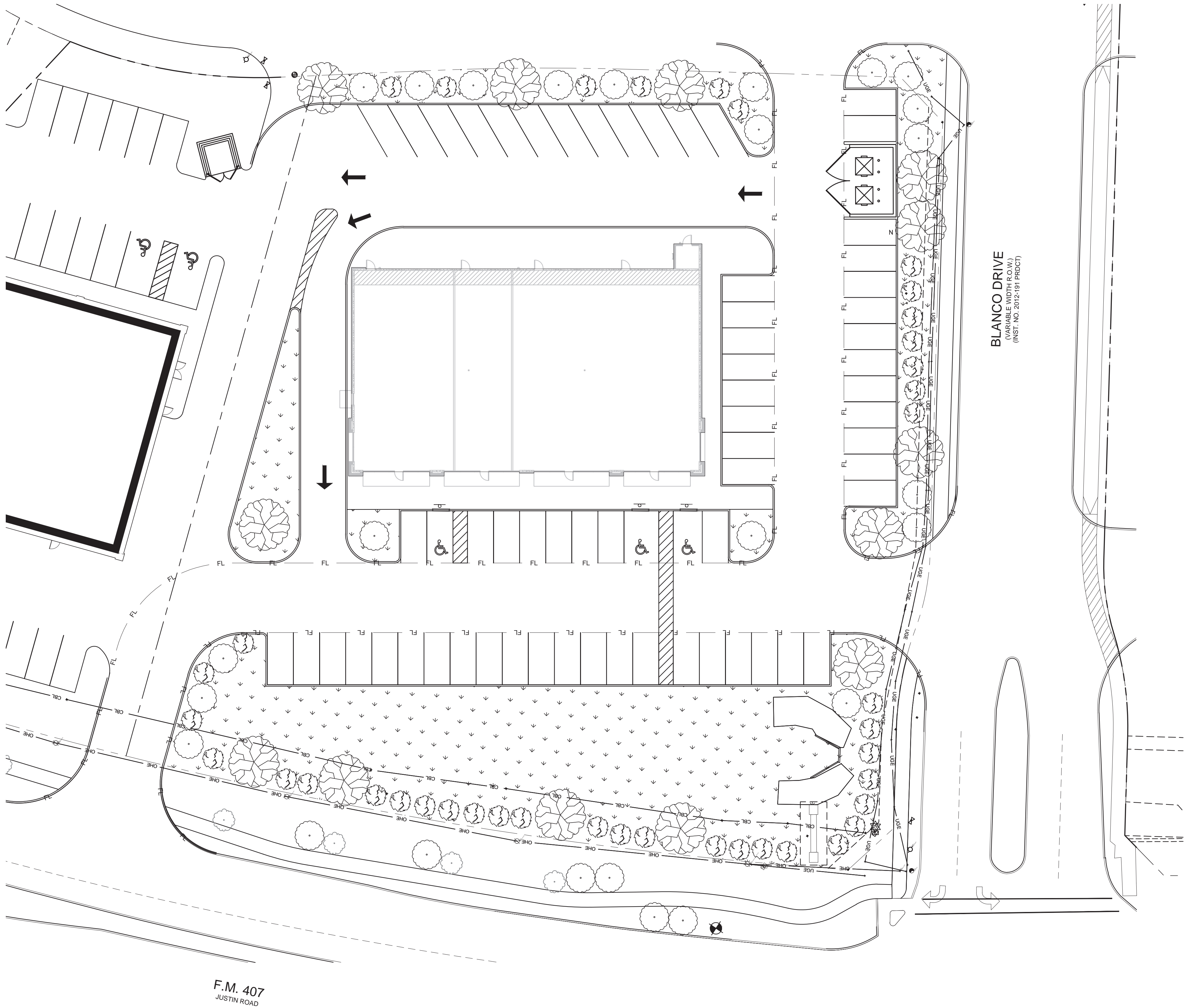
TBM#1 TEMPORARY BENCHMARK
MARK "X" ON SOUTHEAST
CORNER OF CONCRETE INLET.
ELEVATION = 659.15

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'

[illegible]

Z:\PROJECTS\NEWQUEST\LANTANA SHELLDOW\CIVILS-1 - LANDSCAPE PLAN - TN.dwg, 7/2/2025 2:51:49 PM



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

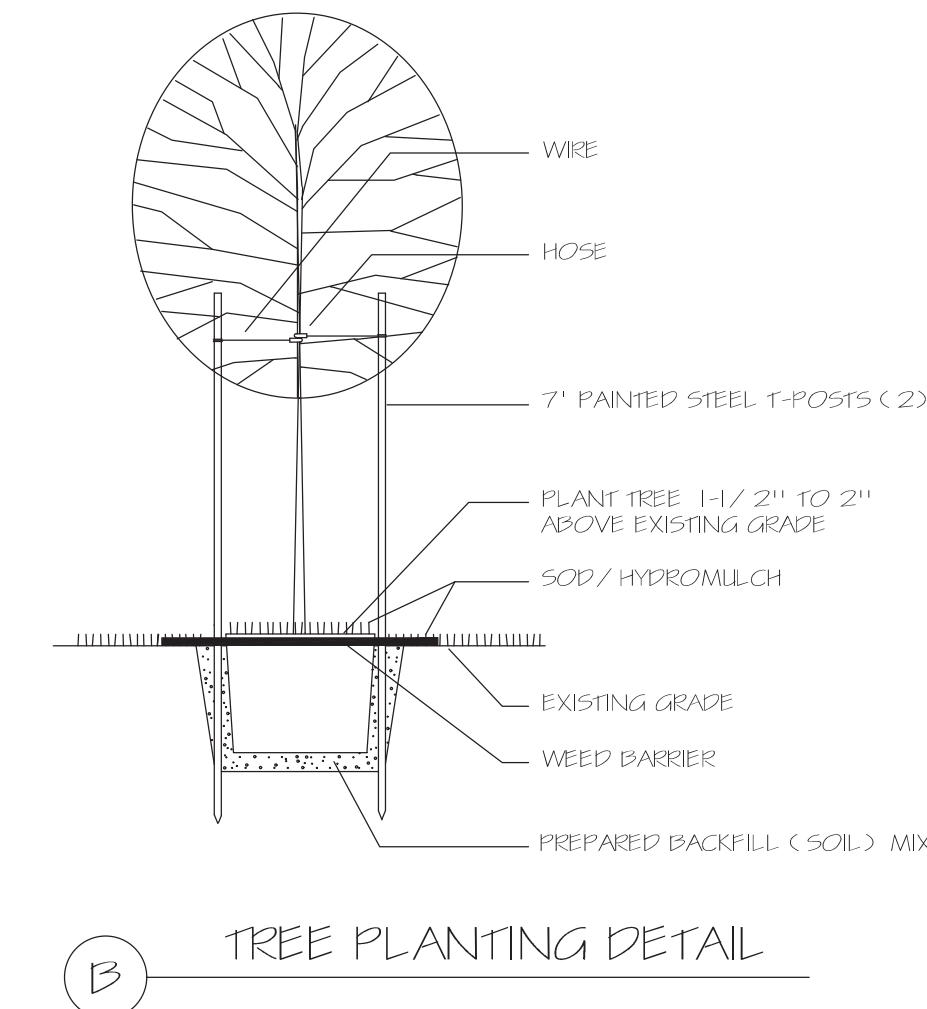
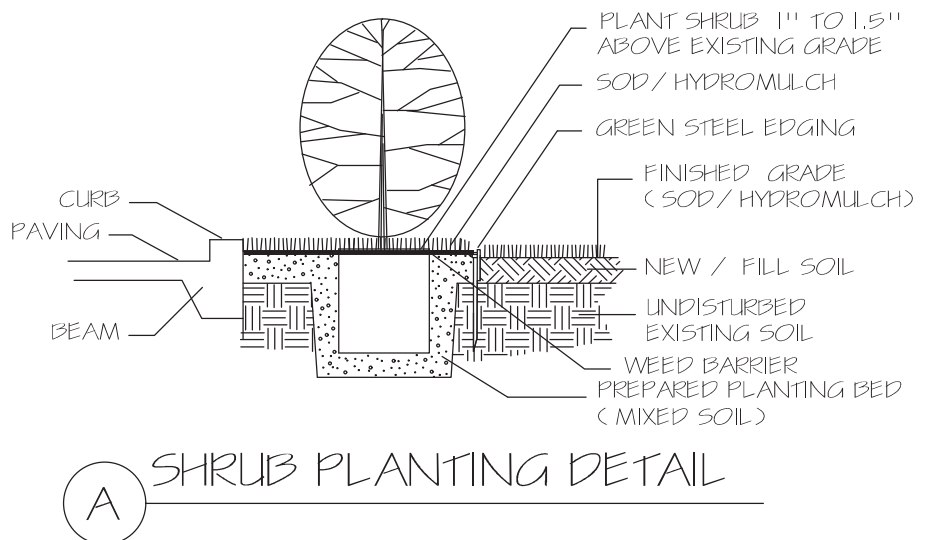
- NO CUTTING, FILLING, TRENCHING, OR SOIL COMPACTION SHALL OCCUR WITHIN THE TREE DRIPLINE AREA OTHER THAN THE PREPARATION ASSOCIATED WITH THE INSTALLATION OF STRUCTURAL SOILS.
- ALL PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. REFER TO TREE PROTECTION FENCING DETAIL.
- 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.

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'

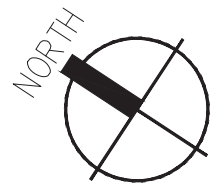
	REQUIRED	EXISTING	PROVIDED
STREET TREES:			
1 TREE PER 30 FEET OF STREET FRONTAGE	8	3	5
BUFFERYARDS: (B/W NONRESIDENTIAL USES)			
1 OVERSTORY TREE PER 50 FEET OF PROPERTY LINE	8.52	0	9
3 UNDERSTORY TREES PER 50 FEET OF PROPERTY LINE	25.56	1	25
6 SHRUBS PER 100 FEET OF PROPERTY LINE	25.56	0	26
PARKING:			
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.



LANDSCAPE PLAN

SCALE : 1" = 20'-0"



MORRIS

A Stratus Team Company

757 N ELDRIDGE PARKWAY, SUITE 650
HOUSTON, TX 77079
PHONE: (332) 334-5000

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STATE OF TEXAS
REBECCA GONZALEZ GONZALEZ
147779
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

Rebecca Gonzalez

7/2/2025
FIRM # F-1449

#	DATE	DESCRIPTION
	07/03/2024	PERMIT ISSUE

LANTANA RETAIL 8B

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

Drawn
Checked

BS
JT

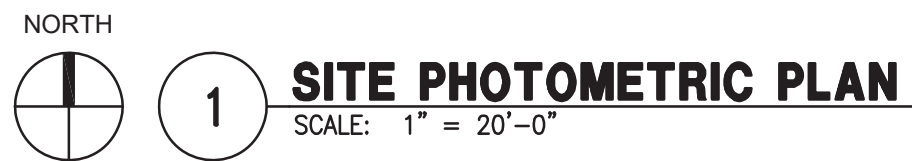
LANDSCAPE PLAN

PROJECT #: 2025-0522.00

SHEET NO.

LS-1

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



MORRIS
A Straus Team Company

7575 N ELDRIDGE PARKWAY,
SUITE 650
HOUSTON, TX. 77079
PHONE: (832) 334-5000

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Bradley Kalman

STATE OF TEXAS
★
BRADLEY KALMANS
80219
LICENSED
PROFESSIONAL ENGINEER

07/01/2025

[illegible]

LANTANA RETAIL 8B

Drawn	KC
Checked	JK

SITE PHOTOMETRIC PLAN

PROJECT #:	2025-0522.00
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SHEET NO.

E001



Planning and Zoning Commission Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: October 1, 2025
Time: 6:30 PM

Town Council Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: October 21, 2025
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, October 1, 2025, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission will hold a public hearing** and make a recommendation to the Bartonville Town Council on the item listed below, and on **Tuesday, October 21, 2025, at 6:30 PM, the Bartonville Town Council will hold a public hearing** and possibly act on an ordinance on the rezoning application for the item listed below:

Conduct a public hearing and consider a request by the owner, A-S 114 TC PHASE 2, LP, for a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. DCAD Parcel ID 557523. **(CUP Chipotle)**

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)**

PUBLIC HEARING 200-FOOT RADIUS NOTIFICATION MAP

2901 FM 407, BARTONVILLE, TX 76226

Item G2.

200-foot Radius

Chipotle

Parcels to Notify

ETJ

LEGEND

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

29

DATE: 09.08.2025

Chipotle Parcel Notifications

Item G2.

Name	Street Address	City, State & Zip
FRICK, RONNIE & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
FRICK, J D & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	19 BRIAR HOLLOW LN, STE 245	HOUSTON, TX 77027-2858
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383

Westwood

September 15, 2025
 WW No.: 43295
 Eng. Firm No: F-11756

Mr. Kirk Riggs, FBINA, LCC, ILEA
TOWN OF BARTONVILLE
 1941 E. Jeter Road
 Bartonville, Texas 76226

Re: **Lantana Tract 8B – New Quest/Chipotle**
Conditional Use Permit (CUP)

Dear Mr. Riggs:

In accordance with your request of September 3, 2025, we have reviewed the Construction Plans for the referenced subdivision and offer the following comments. For your convenience, we have shown the applicable section of the City's Subdivision Regulations that apply to the comments.

- Drainage Area Map – There is no drainage area map provided.
- Drainage Plan - No inlet capacity or HGL calculations provided.
- Drainage Plan – There is no drainage plan provided.
- 20' turn radius is small for fire apparatus and commercial use.

There is a huge drainage culvert that appears to outfall here off of Blanco Drive also there appears to be encroaching into the drainage easement with parking spaces along with a driveway/access to FM 407. It appears that a culvert at the driveway and detailed grading would be required with what is proposed. The drainage easement should be shown along with site improvements and grading and existing rip-rap.



If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,
 /s
 Christopher J. Cha, PE

XC: File



September 15, 2025

Mr. Kirk Riggs
Town Administrator and Chief of Police
Town of Bartonville
1941 E Jeter Road
Bartonville, TX 76226

**Re: Chipotle/Lantana Tract 8B CUP & Site Plan
Completeness Review**

Dear Mr. Riggs:

We have reviewed the submittal of the Site Plan and Conditional Use Permit application for the Chipotle/Lantana Tract 8B and have the following to report.

Site Plan:

The Site Plan package is incomplete. <https://ecode360.com/39544500>

1. No color elevations were submitted with data illustrating the Code has been met. Dumpster screening required with elevations. The applicant is required to provide calculations indicating all requirements have been met. <https://ecode360.com/39544553>
2. No signage <https://ecode360.com/39544500>
3. Provide a data summary with building height, building square footage, overall tract, parking, etc. <https://ecode360.com/39544500>
4. Irrigation plans <https://ecode360.com/39544552>
5. Lighting Standards: <https://ecode360.com/39545861>
 - a. The data provided does not indicate the lighting meets the standards of the Code. Lighting measurements shall be taken to the property boundary.
 - b. The lighting fixtures and heights are not provided. <https://ecode360.com/39544544>

General observations:

1. What is the plan for abandoning the temporary drainage easement and a new drainage easement?
2. A Replat will be required to accommodate the fire lanes and other easements.

The applications are incomplete. The applications have been scheduled for the October 1, 2025 P&Z meeting. If the items can be submitted, meeting the Code standards **by Friday, September 19, 2025** we can expedite the review. If the items cannot be satisfied/completed, we will request the applicant submit a 30-day waiver or we will place the item on the agenda for denial.

The Code requirements have been provided for each deficiency through a link.

I will make myself available to review the application with you or the applicants to answer any questions.

Sincerely,

Helen-Eve Beadle, AICP
H-E Planning + Design
(469) 360-6618



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 1, 2025

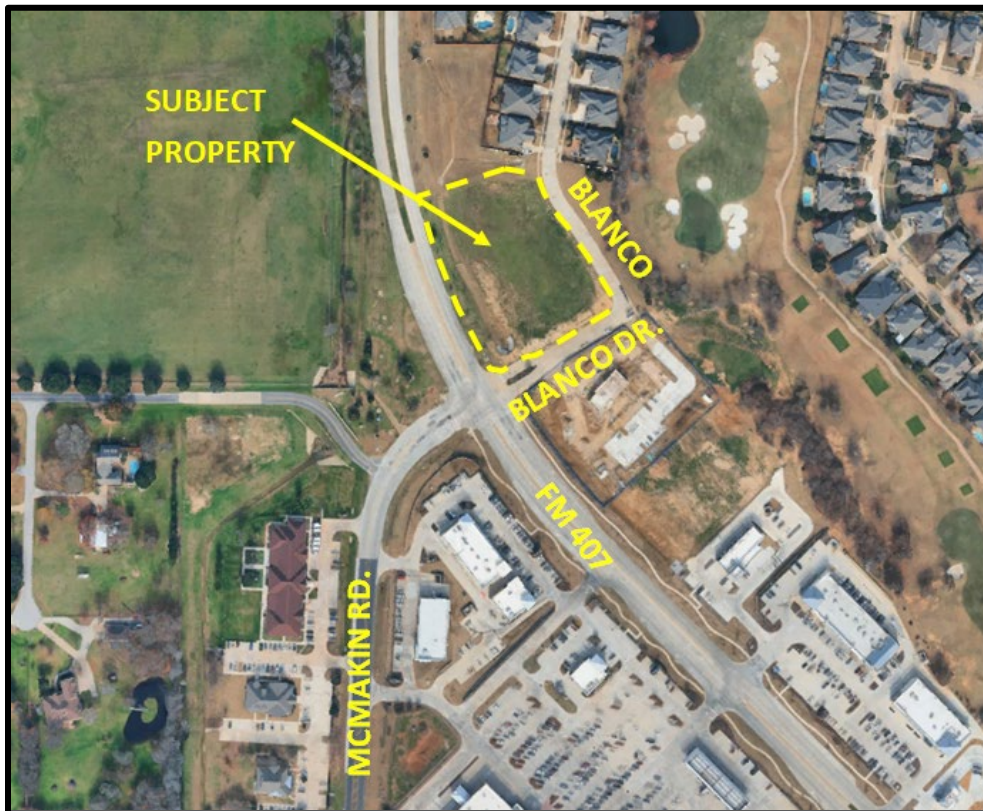
FROM: Helen-Eve Beadle, AICP, Town Planning Consultant

AGENDA ITEM: Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan application on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number SP-2025-002, **Lantana Tract 8B Site Plan**].

Applicant: A-S 114 TC PHASE 2, L.P.

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

Property Location:



Summary Site Plan Request: A Site Plan application has been submitted for an approximate 2.0549-acre site on Block 2C, Lot 1R of the Carlisle Addition, Phase C, to accommodate an approximate 8,400 square foot retail/commercial structure at the northeast corner of Blanco Road and FM 407 within the Town of Bartonville. The property is zoned General Commercial- Planned Development (GC-PD).

Criteria for Approval of a Site Plan: The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing Site Plan applications. The Site Plan documents submitted for consideration have been deemed incomplete and a thorough review of the Site Plan cannot be presented at this time. The deficiencies are outlined in the Town Engineer and Town Planner reviews included in this agenda item.

Staff have requested the applicant submit an "Extension of Right to 30-day Action for the Site Plan and request the public hearing be opened and continued to November 7, 2025 meeting. At the time of agenda preparation, the request had not been fulfilled. Staff will provide updated information and action options at the October 1, 2025 P&Z Commission meeting.

Public Notifications: Notification as required by the Town's Zoning Ordinance have been provided as required.

Staff Recommendation: Anticipating receiving an Extension of Right to 30-day Action from the Applicant/Owner for the Site Plan application, Staff recommends the Planning & Zoning Commission open the public hearing and continue the public hearing and action to the November 7, 2025 P&Z Commission meeting. Should the Extension of Right to 30-day Action not be received by October 1, 2025, Staff recommends the Site Plan application be denied due to the submittal deficiencies outlined in the Town Engineer and Town Planner reviews dated, September 15, 2025.

Exhibits:

1. Application for Site Plan
2. Site Plan
3. Notification Map and Letter mailed to property owners
4. Town Engineer Review Letter, September 15, 2025
5. Town Planner Review Letter, September 15, 2025

RECEIVED

Item G3.

SEP 02 2025



TOWN OF BARTONVILLE SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

1. Applicant:Name: A-S 114 LANTANA TC PHASE 2, L.P.Address: 8827 W. Sam Houston Pkwy N.; Suite 200City/State: HOUSTON, TEXAS Zip: 77040Office #: 281.640.7195 Cell #: 713.899.9634 Fax #: _____Email Address: MHARNEY@NEWQUEST.COM**2. Property Owner:**Name: A-S 114 LANTANA TC PHASE 2, L.P.Address: 8827 W. Sam Houston Pkwy N.; Suite 200City/State: HOUSTON, TEXAS Zip: 77040Office #: 281.640.7195 Cell #: 713.899.9634 Fax #: _____Email Address: MHARNEY@NEWQUEST.COM**3. Site Location:**Street Address: 2901 FM 407, LANTANA, TX 76226Lot, Block, & Subdivision Name: REPLAT LOT 1R, BLOCK 2C; CARLISLE ADDITION, PHASE C
AS RECORDED IN 2015-173 IN OFFICIAL RECORDS OF DENTON COUNTY**4. Summarize the proposed development. If necessary, use a separate sheet.**LANTANA TOWN CENTER TRACT 8B - 8,400 SF MULTI-TENANT BUILDING WITH
ASSOCIATED SITE AND PARKING IMPROVEMENTS.**5. Present Zoning:** PD - GENERAL COMMERCIAL **Present Land Use:** GENERAL COMMERCIAL**Future Land Use Designation:** GENERAL COMMERCIAL

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

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

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

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

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

Applicant Name (print or type): MICHAEL HARNEY. SENIOR DEVELOPMENT MANAGER

Applicant signature: 

Owner Name (print or type): _____

Owner signature: _____

RECEIVED

Date Received SEP 02 2023 Date Paid _____ Receipt Number _____



PARKING SUMMARY		
TRACT 8B		
	Parking Required	Parking Provided
Retail (1 space per 250 SF)	18	18
Restaurant (1 space per 100 SF)	39	42
Total Passenger:	57	60
Total Handicap:	3	3
Total:		63



811

**Know what's below.
Call before you dig.**

BENCHMARKS

TBM#1 TEMPORARY BENCHMARK
MARK "X" ON SOUTHEAST
CORNER OF CONCRETE INLET.
ELEVATION = 659.15

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'

REINFORCED PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS



REINFORCE WITH MIN. #3 BARS @ 18" OCEW

7"

6" LIME STABILIZED SUBGRADE

REFERENCE THE GEOTECHNICAL REPORT BY TERRACON (PROJECT NO. 94256306) AND ALL ADDENDA FOR ADDITIONAL INFORMATION REGARDING SUBGRADE PREPARATION AND CONCRETE PAVEMENT THICKNESS RECOMMENDATIONS.

HEAVY DUTY CONCRETE PAVEMENT - PUBLIC DRIVES
N.T.S.

SHEET NUMBER		PAVING AND DIMENSION CONTROL PLAN		LANTANA TRACT 8B CITY OF BARTONVILLE DENTON COUNTY, TEXAS		<div>PROJECT No. 061283613</div> <div>DATE: AUGUST 2025</div> <div>SCALE: AS SHOWN</div> <div>DESIGNED BY: KHA</div> <div>DRAWN BY: KHA</div> <div>CHECKED BY: KHA</div>		<div> 801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102 PHONE: 817-335-6511 FAX: 817-335-5070 TEXAS REGISTERED ENGINEERING FIRM F-928</div> <div><div>PRELIMINARY</div><div>FOR REVIEW ONLY</div><div>Prepared for Concept Plan Submittal Not for construction or permit purposes</div><div></div><div>Engineer: CRISTAL U. ZUBIA, P.E. P.E. No. 146390 Date: 06/19/2025</div></div>		No.		REVISIONS		DATE		Item G3	
C-03								37									



Planning and Zoning Commission Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: October 1, 2025
Time: 6:30 PM

Town Council Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: October 21, 2025
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, October 1, 2025, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission will hold a public hearing** and make a recommendation to the Bartonville Town Council on the item listed below, and on **Tuesday, October 21, 2025, at 6:30 PM, the Bartonville Town Council will hold a public hearing** and possibly act on an ordinance on the rezoning application for the item listed below:

Conduct a public hearing and consider a request by owner, A-S 114 TC PHASE 2, LP, for a Site Plan application on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. DCAD Parcel ID 557523. **(Lantana Tract 8B Site Plan)**

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)**

Item G3.

N

11

0 25 50 100 Feet
1" = 100'
1 INCH = 100 FEET

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

39

DATE: 09.08.2025

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

39

DATE: 09.08.2025

Chipotle Parcel Notifications

Item G3.

Name	Street Address	City, State & Zip
FRICK, RONNIE & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
FRICK, J D & 1995 FRICK FAMILY TRUST	1487 POST OAK LN	BARTONVILLE, TX 76226-9463
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	19 BRIAR HOLLOW LN, STE 245	HOUSTON, TX 77027-2858
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040-5383

Westwood

September 15, 2025
 WW No.: 43295
 Eng. Firm No: F-11756

Mr. Kirk Riggs, FBINA, LCC, ILEA
TOWN OF BARTONVILLE
 1941 E. Jeter Road
 Bartonville, Texas 76226

Re: **Lantana Tract 8B – New Quest/Chipotle**
Conditional Use Permit (CUP)

Dear Mr. Riggs:

In accordance with your request of September 3, 2025, we have reviewed the Construction Plans for the referenced subdivision and offer the following comments. For your convenience, we have shown the applicable section of the City's Subdivision Regulations that apply to the comments.

- Drainage Area Map – There is no drainage area map provided.
- Drainage Plan - No inlet capacity or HGL calculations provided.
- Drainage Plan – There is no drainage plan provided.
- 20' turn radius is small for fire apparatus and commercial use.

There is a huge drainage culvert that appears to outfall here off of Blanco Drive also there appears to be encroaching into the drainage easement with parking spaces along with a driveway/access to FM 407. It appears that a culvert at the driveway and detailed grading would be required with what is proposed. The drainage easement should be shown along with site improvements and grading and existing rip-rap.



If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

Sincerely,
 /s
 Christopher J. Cha, PE

XC: File



September 15, 2025

Mr. Kirk Riggs
Town Administrator and Chief of Police
Town of Bartonville
1941 E Jeter Road
Bartonville, TX 76226

**Re: Chipotle/Lantana Tract 8B CUP & Site Plan
Completeness Review**

Dear Mr. Riggs:

We have reviewed the submittal of the Site Plan and Conditional Use Permit application for the Chipotle/Lantana Tract 8B and have the following to report.

Site Plan:

The Site Plan package is incomplete. <https://ecode360.com/39544500>

1. No color elevations were submitted with data illustrating the Code has been met. Dumpster screening required with elevations. The applicant is required to provide calculations indicating all requirements have been met. <https://ecode360.com/39544553>
2. No signage <https://ecode360.com/39544500>
3. Provide a data summary with building height, building square footage, overall tract, parking, etc. <https://ecode360.com/39544500>
4. Irrigation plans <https://ecode360.com/39544552>
5. Lighting Standards: <https://ecode360.com/39545861>
 - a. The data provided does not indicate the lighting meets the standards of the Code. Lighting measurements shall be taken to the property boundary.
 - b. The lighting fixtures and heights are not provided. <https://ecode360.com/39544544>

General observations:

1. What is the plan for abandoning the temporary drainage easement and a new drainage easement?
2. A Replat will be required to accommodate the fire lanes and other easements.

The applications are incomplete. The applications have been scheduled for the October 1, 2025 P&Z meeting. If the items can be submitted, meeting the Code standards **by Friday, September 19, 2025** we can expedite the review. If the items cannot be satisfied/completed, we will request the applicant submit a 30-day waiver or we will place the item on the agenda for denial.

The Code requirements have been provided for each deficiency through a link.

I will make myself available to review the application with you or the applicants to answer any questions.

Sincerely,

Helen-Eve Beadle, AICP
H-E Planning + Design
(469) 360-6618