

## BOARD OF ADJUSTMENT MEETING AGENDA

April 30, 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. PUBLIC HEARINGS AND ACTION ITEMS**

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

## **E. ADJOURNMENT**

*The Board of Adjustment reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.*

## **CERTIFICATION**

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

/s/ Shannon Montgomery, Town Secretary

Posted: Thursday, April 24, 2025, prior to 4:00 pm.

*Agenda Removed from Town of Bartonville Bulletin Board on: \_\_\_\_\_*

*By: \_\_\_\_\_, Title: \_\_\_\_\_*



# BOARD OF ADJUSTMENT COMMUNICATION

---

**DATE:** April 30, 2025

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider approval of the April 1, 2025, Board of Adjustment Meeting Minutes.

---

**SUMMARY:**

The Board of Adjustment held a Meeting on April 1, 2025.

**RECOMMENDED MOTION OR ACTION:**

Approve the April 1, 2025, Meeting Minutes as presented.

**ATTACHMENT:**

- Draft April 1, 2025, Meeting Minutes.

THE TOWN OF BARTONVILLE BOARD OF ADJUSTMENT MET IN REGULAR SESSION ON THE 1ST 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 Baumgartner, 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:*

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

**A. CALL MEETING TO ORDER**

Chair Baumgartner called the meeting to order at 6:01 pm.

**B. PLEDGE OF ALLEGIANCE**

Chair Baumgartner 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 December 30, 2024, Meeting Minutes.**

Motion made by Director O'Brien, seconded by Director Knowler, to APPROVE the December 30, 2024, Meeting Minutes as presented.

**VOTE ON THE MOTION**

AYES: Baumgartner, 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 regulations found in Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 1672 Barrington Hills Boulevard, Bartonville, Texas. The applicants are John and Lisa Healy. [Town File No. VAR-2025-001].**

Town Planner Wells provided a summary of the requested variance and addressed questions from the Board. The Applicants' Representative Andrew Lauer explained the reason for the requested variance and addressed questions from the Board.

Chair Baumgarner opened the Public Hearing at 6:20 pm, and Town Secretary Montgomery read one statement being IN FAVOR from Christian & Ulli Schmidt, 1648 Barrington Hills Boulevard, Bartonville, Texas. Chair Baumgarner closed the Public Hearing at 6:20 pm.

Motion made by Director O'Brien, seconded by Director Lieber, to APPROVE the requested Variance to allow the construction of an accessory building approximately 25 feet from the western property line of the subject property, otherwise subject to all other permitting, setback and dimensional standards of the AG 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;
- B. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land; and
- C. The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

#### **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 6:23 pm.

**APPROVED this the 30th day of April 2025.**

**APPROVED:**

---

Donna Baumgarner, Chair

**ATTEST:**

---

Shannon Montgomery, TRMC, Town Secretary



# BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** April 30, 2025

**FROM:** Ryan Wells, Town Planner

**AGENDA ITEM:** 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].

**Applicant:** Alan and Kim Griggs

**Zoning:** Residential Estates – 5 Acre Lots (RE-5)

**Requested Variance:** To reduce the required interior side yard setback for an accessory building from 50 feet to 35 feet (15-foot reduction) in the RE-5 zoning district.

**Summary:** The applicant has submitted a variance request (Exhibit 1) to permit the construction of an accessory building on their residential property. Prior to constructing the building in the desired location, a variance must be granted, as the proposed location is 35 feet from the western property boundary, which is within the 50-foot interior side yard setback for the RE-5 zoning district (Bartonville Zoning Ordinance [BZO] Section 4.7).

The subject property is approximately 5.6 acres in size. The accessory structure, which upon approval of the variance would be constructed in the proposed location 35 feet from the western side property boundary and within the side-yard setback as shown in Exhibit 1, would otherwise remain subject to the Town's permit requirements as well as all other dimensional and use standards found in the BZO.

**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 request would allow the construction of an accessory building approximately 35 feet from the western property line of the subject property in the approximate location shown in Exhibit A, otherwise subject to all other permitting, setback, and dimensional standards of the RE-5 zoning district.

**If Denied:** Denial of the variance request would mean that the accessory building would have to meet all setback requirements for the RE-5 zone without exception, which includes a 50-foot interior side yard setback.

**Exhibits:**

1. Variance Application VAR-2025-002
2. Location Map
3. Notification Letter and Addresses
4. Publication Affidavit

## Exhibit 1

RECEIVED

Item D2.

TOWN OF BARTONVILLE  
REQUEST FOR VARIANCE

APR 07 2025

Zoning Regulations (Section: \_\_\_\_\_)  Subdivision Regulations (Section: \_\_\_\_\_)  
 Sign Regulations (Section: \_\_\_\_\_)  Other: \_\_\_\_\_

TOWN OF BARTONVILLE

Owner's Name: ALAN & KIM GRIGGS Phone: (214)505-9276 Fax: \_\_\_\_\_

Mailing Address 1032 ROADRUNNER RD, BARTONVILLE, TX 76226

Legal Description: Lot 6 Block A Addition KRAUSE

Present Use and Improvements on Property: 40'X60' METAL BUILDING w/  
12' LEAN-TO

Description of Variance or Special Exception Requested:

PROPOSE TO LOCATE BUILDING ROUGHLY 15' OVER  
THE 50' BUILDLINE. THE REASON FOR THIS PROPOSED EXCEPTION  
IS TO MINIMIZE THE NUMBER OF TREES IMPAIRED & PRESERVE AS MANY  
AS POSSIBLE. I HAVE DISCUSSED WITH THE NEIGHBOR WHO THIS WOULD  
IMPACT & HE HAS NO PROBLEM WITH THE LOCATION.

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 include 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 its consideration.

Signature

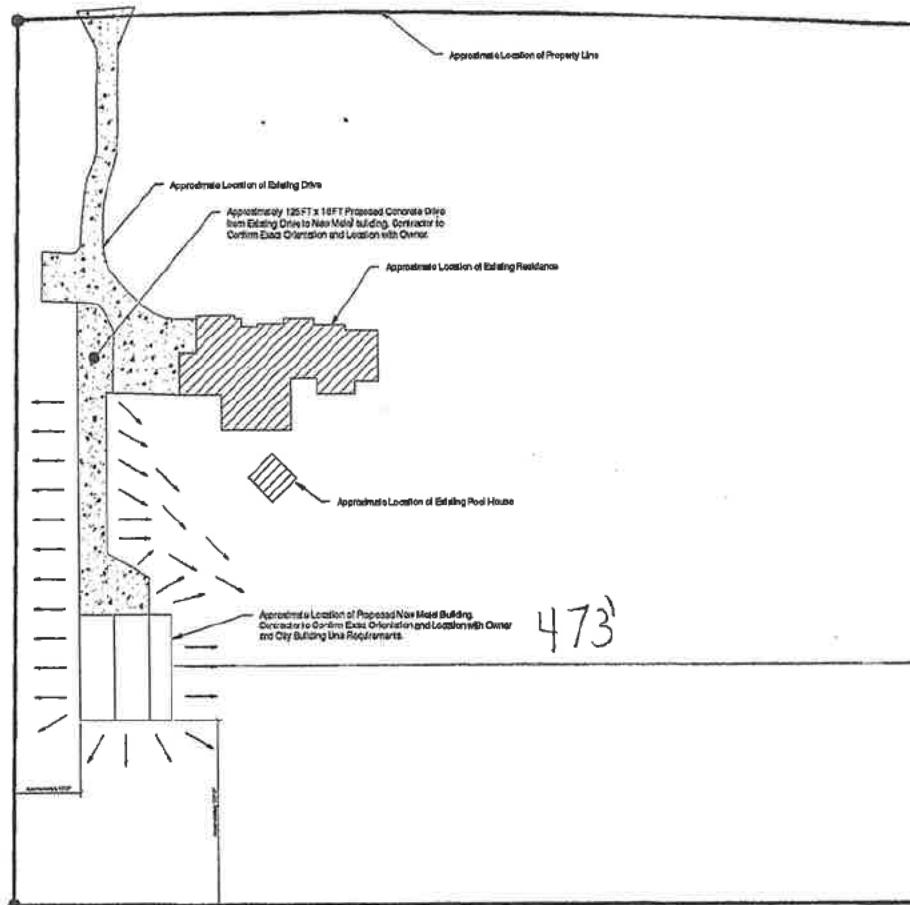
3/3/25

Date

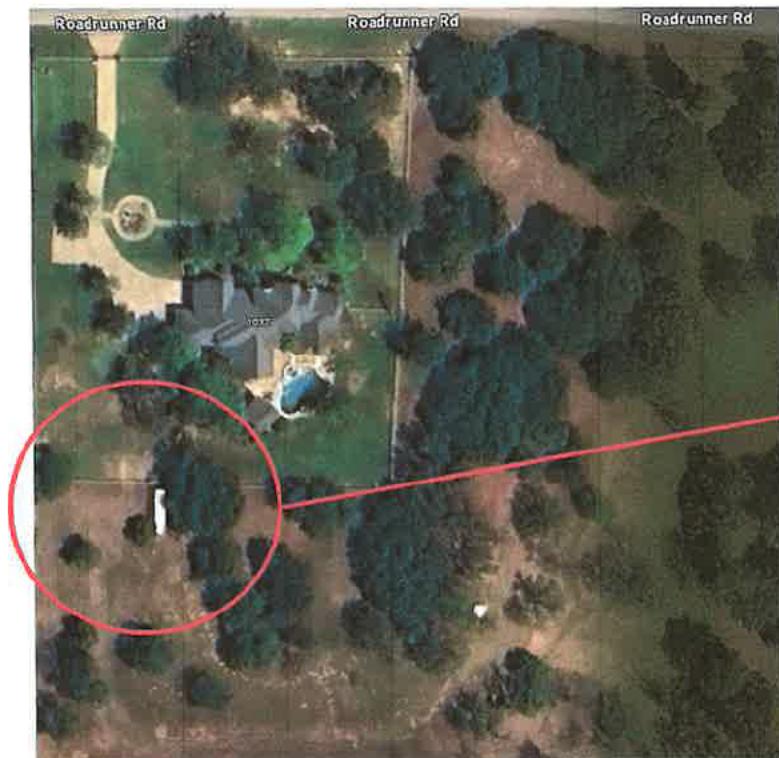
\*\*\*\*\*

Application complete?	Fee Paid: \$ <u>1965.00</u>	Date: <u>4-7-2025</u>
Date to appear before: P&Z	TC	BOA
Remarks: _____		

214 505-9276



	J. Reddick Engineering, LLC
Billings In Design	
DALLAS, TX TELEPHONE: 469-426-0209	
20025 20025 20025	
FIRM P-50090	
Architectural Services	
Civil Engineering Services	
Surveying Services	
Land Development Services	
Construction Services	
Site Grading Plan	
DRAWN BY: J.R.	SHED
SCALE: 1" = 20'	S12
DATE: 01-05-00	010
REVISION	
D1 - 200402 - Owner Review	
JOB CODE: 25102	

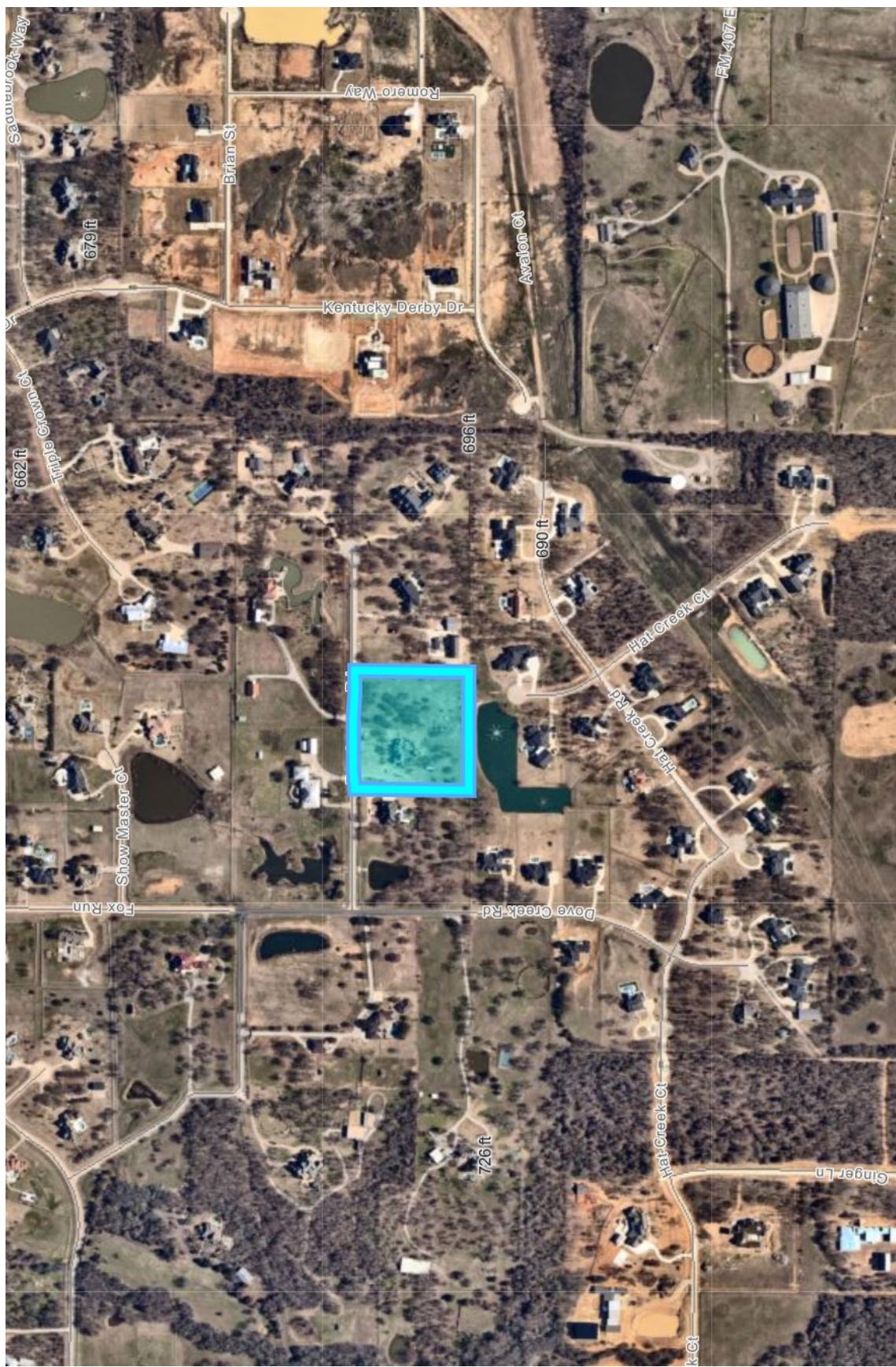


- Desired location of the barn is shown in the right-hand picture. The width is 40' with a 12' Lean-To on the east side.
- The primary reason for the request to build within the 50' Build Line and the Property Line is that the if the barn is located any further east than the drawing above shows, it will fall within the drip line of the grove of post oaks directly east of the barn. I have been informed by several contractors that if they build within the drip line, the trees will die. These are currently some of the healthiest trees on the property and in the 6 years that I have owned it, over 100 trees have died and have had to be removed. Numerous trees on the property are not in great health and I am trying hard to retain as many as possible.
- I have contemplated numerous other locations and for various reasons including more trees that would need to be removed, this is the only location to accommodate this building.
- I am requesting that the west side of the barn start within 35' of the property line versus the build line of 50'
- My neighbor to the west, who is the only neighbor of any close proximity to where the barn would be located, is fine with the proposed site.

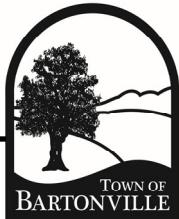
- The Left Picture below shows the proposed site for the barn, looking south Center Picture is of the grove of Post Oak Trees that I am trying to locate the barn just to the right of (i.e. to the west of)
- The Right Picture is of the property line (i.e. fence) and the red circle is the post indicating where the west side of the barn will be. This is 35' from the fence.
- The reason that the barn is proposed to be 40' wide with a 12' Lean-to on the east side is to park the three trailers in for aesthetic purposes as well as to protect them from the elements. I need this width to accommodate them plus a vehicle, tractor, lawn mower, etc. Decreasing the width would prevent me from being able to fit these items inside and under the Lean-to.



## Exhibit 2



## Exhibit 3



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

Item D2.

April 17, 2025

«NAME»  
«ADDRESS»  
«CITY», «ST» «ZIP»

Re: Proposed Variance, 1032 Roadrunner Road

Dear «NAME»,

The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulation: 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, Alan and Kim Griggs, are requesting a 15-foot reduction to the side yard setback regulation for a proposed new 2,400 sf accessory building. The Town of Bartonville file number for this application is VAR-2025-002.

To learn more about this project or to provide written comments, please contact Town Secretary Shannon Montgomery by calling 817-693-5280 or at [smontgomery@townofbartonville.com](mailto:smontgomery@townofbartonville.com).

All interested parties are encouraged to attend.

Sincerely,

Kirk H. Riggs,  
Town Administrator / Chief of Police  
Town of Bartonville

## VAR-2025-002 1032 Roadrunner Variance Request Mailing List

Item D2.

NAME	ADDRESS	CITY	ST	ZIP
BERTEL, CHRISTOPHER ALAN & WENDY RENEE TRS CWB LIVING TRUST	1025 HAT CREEK RD	BARTONVILLE	TX	76226-1709
DICKERSON, LARRY & SANDRA BEARD	891 DOVE CREEK RD	BARTONVILLE	TX	76226
FARADINEH, MAJID & DONNA	4578 VENETIAN WAY	FRISCO	TX	75034-6692
GRAFFUNDER, HERMAN L & SUSAN JAN	1064 ROADRUNNER RD	ARGYLE	TX	76226-6107
GRIGGS, ALAN G & KIMBERLY A	1032 ROADRUNNER RD	ARGYLE	TX	76226-6107
HAT CREEK HOMEOWNERS ASSOCIATION INC	PO BOX 51555	DENTON	TX	76206
RACHWAL, KATHIE A	1005 ROADRUNNER RD	BARTONVILLE	TX	76226-6108
STANFORD, DAVID W & BRANDI R	1000 ROADRUNNER RD	ARGYLE	TX	76226-6107
STEEPHEN, ANITA C & JABOB C	1057 ROADRUNNER RD	ARGYLE	TX	76226-6108

## Exhibit 4

## AFFIDAVIT OF PUBLICATION

Item D2.

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

I, Ankit Sachdeva, 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:**

Apr. 12, 2025

**Notice ID:** IhbH10qXomPWFSksSVMa

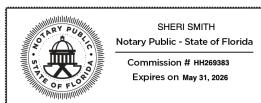
**Notice Name:** 04.30.25 BOA PH Notice for 04.12.25 pub

**PUBLICATION FEE:** \$60.88

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

*Ankit Sachdeva*

Agent



**VERIFICATION**

State of Florida  
County of Broward

Signed or attested before me on this: 04/15/2025

*S. Smith*

Notary Public  
Notarized remotely online using communication technology via Proof.

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

The Board of Adjustment for the Town of Bartonville, Texas will conduct Public Hearings beginning at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to the following regulation: 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, Alan and Kim Griggs, are requesting a 15-foot reduction to the side yard setback regulation for a proposed new 2,400 sf accessory building. The Town of Bartonville file number for this application is VAR-2025-002.

- a variance to the following regulations: 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, Jeff Wawro, is requesting a waiver of the applicable standards to facilitate a six-lot residential subdivision. The Town of Bartonville file number for this application is VAR-2025-003.

To learn more about these projects or to provide written comments, please contact the Town of Bartonville at (817) 693-5280 or email smontgomery@townofbartonville.com. All interested parties are encouraged to attend.

drc 04/12/2025



# BOARD OF ADJUSTMENT COMMUNICATION

**DATE:** April 30, 2025

**FROM:** Ryan Wells, Town Planner

**AGENDA ITEM:** 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].

**Applicant:** Jeff Wawro

**Zoning:** Residential Estates – 2 Acre Lots (RE-2)

**Requested Variance:** To reduce the required public road frontage from 200 feet to 100 feet for a single parcel within a proposed seven-parcel residential subdivision, and authorization of the same parcel to be developed as a flag lot.

**Summary:** The applicant has submitted a variance request (Exhibit 1) prior to submittal of a preliminary plat to create a seven-parcel subdivision out of two existing tracts. The two variances requested are:

1. Authorization to construct Lot 4 as a flag lot, which is prohibited in Bartonville Development Ordinance (BDO) Section 3.5.
2. Reduction of the public road frontage width of Lot 4 from the 200-foot minimum for the RE-2 zoning district, as found in Bartonville Zoning Ordinance (BZO) Section 4.8, to approximately 109 feet.

The subject property is approximately 22 acres in size. The applicant desires to subdivide the property, currently configured as two tracts, into seven parcels; six of these parcels are intended for residential development and one to remain a gas well site. Other than the two regulations under consideration for the variances described above, all other applicable regulations from the BDO and the RE-2 zoning standards would apply.

**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 request would 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 would otherwise be subject to all other dimensional standards of the BDO and the RE-2 zoning district.

**If Denied:** Denial of the variance request would mean that the subdivision would 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. This would most likely necessitate a reduction in the number of parcels in the subdivision.

**Exhibits:**

1. Variance Application VAR-2025-003
2. Location Map
3. Notification Letter and Addresses
4. Publication Affidavit

## Exhibit 1

**TOWN OF BARTONVILLE**  
**REQUEST FOR VARIANCE**

Item D3.

**Zoning Regulations (Section: \_\_\_\_\_)**  **Subdivision Regulations (Section: 3.5 \_\_\_\_\_)**  
 **Sign Regulations (Section: \_\_\_\_\_)**  **Other: \_\_\_\_\_**

Owner's Name: Kathy Morales - exec. of estate Phone: 713-851-3669 Fax: \_\_\_\_\_

Mailing Address 1288 Porter Rd. Bartonville, TX

Legal Description: Lot Abstract A0928A Block 21 Addition n/a

Present Use and Improvements on Property: Single Family Residence with Agriculture on 22 acres

Property is currently under contract to sell to the following to develop 6 estate lots from 2+ to 5+ acre each in size. Jeff Wawro - Design Classics Homes / RidgeTek Dev. 940-765-9065 mbl. jeff@DesignClassics.com

**Description of Variance or Special Exception Requested:**

1. Lot #4 - Five plus acre flag shaped lot (see attached concept drawing) exceeding in RE2 zoning to access the private lake view.
2. Lot #4 - 100' frontage on Porter rd. which has a 700'+ of depth and 550'+ width in the rear.
3. Lot #1 - Allow the extension of the existing screen wall around the gas companies lease and easement to protect the owners of Lot #1 as part of their signed lease agreement.

\*Our hope is to increase the value of the property by building \$2-5 million dollar homes while helping to remove deteriorating eye sores of existing properties and view of gas production sites.

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 include 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 its consideration.

Signature 

04/04/25

Date

<b>Application complete?</b> _____	<b>Fee Paid: \$</b> _____	<b>Date:</b> _____
<b>Date to appear before:</b> P&Z _____	TC _____	BOA _____
<b>Remarks:</b> _____		



## NOTARY FORM

### Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 4/2/2025

Re: Hidden Lake Estates

I, Kathy Morales - Executrix of the Estate, owner of the Property located at 1288 Porter Road, Bartonville, TX do hereby certify that I have given my permission to Jeff Wawro - RidgeTek Development, to make this (check one):

- Variance
- Waiver
- Development Plat
- Zoning Change

Application for RidgeTek Development  
(applicant)

Kathy Morales  
Print Name

Kathy Morales  
Signature of Owner

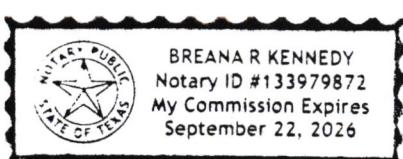
405 S. Burnett Dr  
Address Baytown TX 77520

713-851-3669, 4/2/2025  
Phone No. Date

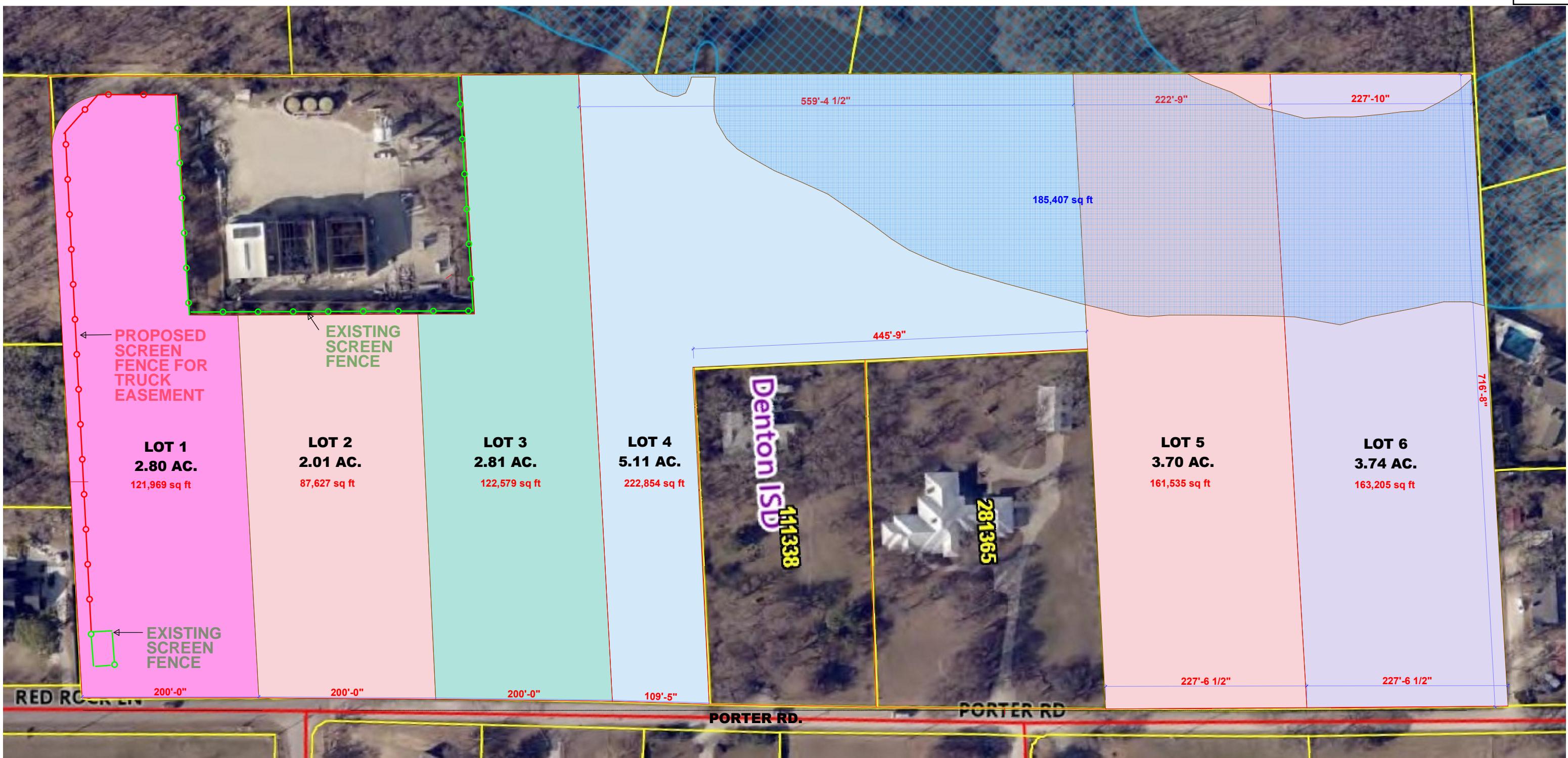
State of Texas §  
County of Harris §

Before me, Breana Kennedy, a Notary Public in and for said County and State, on this day personally appeared Kathy Morales 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)



Breana Kennedy  
Notary



**HIDDEN LAKE  
ESTATES**  
1200 BLK. PORTER RD.  
BARTONVILLE, TX



129 S. MAIN ST.  
STE #260  
GRAPEVINE, TX  
76051

940-315-2550  
[www.RidgeTekUSA.com](http://www.RidgeTekUSA.com)

## Exhibit 2



## Exhibit 3



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

Item D3.

April 17, 2025

«NAME»  
«ADDRESS»  
«CITY», «ST» «ZIP»

Re: Proposed Variance, 1288 Porter Road

Dear «NAME»,

The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulations: 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, Jeff Wawro, is requesting a waiver of the applicable standards to facilitate a six-lot residential subdivision. The Town of Bartonville file number for this application is VAR-2025-003.

To learn more about this project or to provide written comments, please contact Town Secretary Shannon Montgomery by calling 817-693-5280 or at [smontgomery@townofbartonville.com](mailto:smontgomery@townofbartonville.com).

All interested parties are encouraged to attend.

Sincerely,

Kirk H. Riggs,  
Town Administrator / Chief of Police  
Town of Bartonville

## VAR-2025-003 1288 Porter Road Variance Request Mailing List

Item D3.

NAME	ADDRESS	CITY	ST	ZIP
BOUDREAUX, STEVEN J & LAURI A REVOCABLE TRUST	1189 PORTER RD	FLOWER MOUND	TX	75022-6564
CABRERA, OCTAVIO	1207 PORTER ROAD	LEWISVILLE	TX	75022-6299
CAMPBELL, DEBORAH C	790 ROCKGATE RD	ARGYLE	TX	76226-8239
CARLTON, JUANITA KAY	1288 PORTER RD	FLOWER MOUND	TX	75022-6298
CHRISTOPHEL, JAMES R & JANICE TRST OF THE CHRISTOPHEL REV LIV TRST	830 WITHERSPOON WAY	FLOWER MOUND	TX	75022-6286
DELCID, GREG A	1234 PORTER RD	FLOWER MOUND	TX	75022-6298
FRANK, KATRINA L & MOORE, DONALD J	1254 BRIDLE BIT RD	FLOWER MOUND	TX	75022-6593
GERMAIN GARY & JULIE	1212 PORTER RD	FLOWER MOUND	TX	75022-6298
INVISION DEVELOPMENT FM WEST LLC	2140 E SOUTHLAKE BLVD STE L203	SOUTHLAKE	TX	76092-6599
KAK STAR INTERNATIONAL LLC	4102 HONOR DR	FRISCO	TX	75034-6312
LAMB, ARTHUR JEFFERSON III & KIMBERLY ANN CO-TR LAMB FAM REV TRUST	1204 BRIDLE BIT RD	FLOWER MOUND	TX	75022-6593
LEBLANC, EMILIE & JOSIAH	3340 BARBERRY RD	GRAPEVINE	TX	76051-4202
MCCOLLUM, MICHAEL GLENN & CASSIDI DAWN	800 ROCKGATE RD	BARTONVILLE	TX	76226-8246
MOYER, JASON & TRACY LIVING TRUST	780 ROCKGATE RD	BARTONVILLE	TX	76226
RODGERS LIVING TRUST DATED APRIL 7,1995	1277 PORTER RD	FLOWER MOUND	TX	75022-6299
SHILKUS PROPERTIES LLC	195 PRAIRIE LAKE RD	EAST DUNDEE	IL	60118-9126
SWEENEY, CHARLES D	1331 BRIDLE BIT RD	FLOWER MOUND	TX	75022-6293
THACKER, MICHAEL DEAN & ANTJE	4971 RED ROCK LN	FLOWER MOUND	TX	75022-6420
WALTER, JOSHUA & COLETTE	7700 RANCH RD	FLOWER MOUND	TX	75022-6405
ZERMENO, NORMA ALICIA GARCIA	7508 RANCH RD	FLOWER MOUND	TX	75022-6401

## Exhibit 4

## AFFIDAVIT OF PUBLICATION

Item D3.

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

I, Ankit Sachdeva, 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:**

Apr. 12, 2025

**Notice ID:** IhbH10qXomPWFSksSVMa

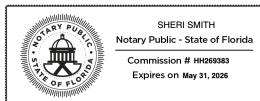
**Notice Name:** 04.30.25 BOA PH Notice for 04.12.25 pub

**PUBLICATION FEE:** \$60.88

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

*Ankit Sachdeva*

Agent



**VERIFICATION**

State of Florida  
County of Broward

Signed or attested before me on this: 04/15/2025

*S. Smith*

Notary Public  
Notarized remotely online using communication technology via Proof.

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

The Board of Adjustment for the Town of Bartonville, Texas will conduct Public Hearings beginning at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to the following regulation: 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, Alan and Kim Griggs, are requesting a 15-foot reduction to the side yard setback regulation for a proposed new 2,400 sf accessory building. The Town of Bartonville file number for this application is VAR-2025-002.
- a variance to the following regulations: 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, Jeff Wawro, is requesting a waiver of the applicable standards to facilitate a six-lot residential subdivision. The Town of Bartonville file number for this application is VAR-2025-003.

To learn more about these projects or to provide written comments, please contact the Town of Bartonville at (817) 693-5280 or email smontgomery@townofbartonville.com. All interested parties are encouraged to attend.

drc 04/12/2025