



Chad Mees, Mayor
Jackie Ivicic Mayor Pro-Tempore
Felisha Lewis, Council Member
Ruth Diaz, Council Member
Jesse Luna, Council Member
Tom Zimmer, Council Member

NOTICE AND AGENDA OF A CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF BARTLETT, TEXAS

Notice is hereby given that the City Council of the City of Bartlett, Texas will hold a

Public Hearing – PLANNING & ZONING CALLED MEETING

Immediately following the Regular Called Council Meeting

6:30 PM

Monday, August 24th, 2026

Bartlett City Hall

140 W Clark Street, Bartlett, TX 76511

For citizen comments, please contact Brenda Kelley, City Secretary at (municipalcourt@bartlett-tx.us).

CALL TO ORDER, DECLARE A QUORUM, PLEDGE OF ALLEGIANCE, AND INVOCATION

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

PUBLIC HEARINGS / ORDINANCES

1. Public Hearing:
 - a. Open a public hearing to consider a special exemption related to a zoning change for the property located at **133 W. Allen St., Bartlett Texas 76511, Parcel ID: 52624**. This project is seeking a zoning change from the allowed uses under R-2. Duplex & Apartments to a Zone R-4, Restricted One Family.
2. Action/Discussion
 - a. Discuss, review and take any necessary action to consider a special exemption related to a zoning change for the property located at **133 W. Allen St, Bartlett, Texas Parcel ID:52624** This project is seeking a zoning change from the allowed uses under R-2 Duplex & Apartments to a Zone R-4, Restricted One Family.

FUTURE AGENDA ITEMS

ADJOURN

All items listed on the agenda are eligible for discussion and/or action. The City Council reserves the right to retire into executive session at any time during the course of this meeting to deliberate any of the matters listed, as authorized by



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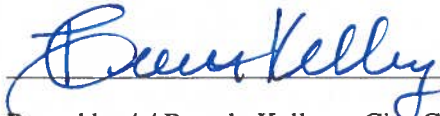
Texas Government 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about gifts and donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development). All final deliberations and actions of the governing body shall be held in an open meeting as required by Texas Government Code 551.102.

Potential Notice of Quorum

The Planning and Zoning Commission may be present at this meeting.

I certify this agenda was posted, pursuant to Texas Government Code 551.043, at least 72 hours prior to the commencement of the meeting in accordance with the Texas Open Meetings Act.

Posted Tuesday, August 18th, 2026, at or before 6:00 P.M.

 8-18-26

Posted by /s/ Brenda Kelley – City Clerk



Planning & Zoning Notice

July 29, 2026

Preston Kaye Franke

136 W Davilla St
Bartlett, TX, 76511

Subject: Notice of Public Hearing for Special Exemption Consideration

Dear Preston Kaye Franke,

The City of Bartlett Planning & Zoning Commission will hold a public hearing to consider a request for a special exemption related to zoning change for the property located at **133 W. Allen St., Bartlett, Tx 76511, Parcel ID: 52624.**

Project Summary



Request Made: Zoning change

Current Zoning: R-2

Applicable Ordinances: Sec. 9.02.033

Project Description:

This project is seeking a zoning change from the allowed uses under R-2, Duplex and Apartments, to R-4, Restricted One Family.

This hearing is scheduled as follows:

 **Date: August 24, 2026**

 **Time: 6:00 P.M.**

 **Location: 140 W. Bell Street, Bartlett, Texas**

In compliance with Texas Local Government Code 211 and Bartlett Code of Ordinance Section 9.02.103, you are being notified of the Planning & Zoning Board's possible action.

As a property owner of lot number in the 200ft. vicinity of the proposed exemption, you are invited to attend the meeting and participate in the public hearing. Your input is valuable, and we encourage you to share any comments, concerns, or support regarding this matter.

If you have any questions or need additional information, please contact Adrian Flores at cityadmin@bartlett-tx.us.

If you would like to write to the Planning & Zoning Commission members, the following is their contact information:

- Mayor, Chad Mees: mayor@bartlett-tx.us
- Council Member Place 1, Ruth Diaz: ruth.diaz@bartlett-tx.us
- Council Member Place 2, Jesse Luna: jesse.luna@bartlett-tx.us
- Council Member Place 3, Jackie Ivicic: jackie.ivicic@bartlett-tx.us
- Council Member Place 4, Felicia Lewis: felicia.lewis@bartlett-tx.us
- Council Member Place 5, Tom Zimmer: tom.zimmer@bartlett-tx.us

We appreciate your time and engagement in shaping the future of our community.

Sincerely,

Adrian Flores
City Administrator
City of Bartlett
140 W. Bell Street
Bartlett, Texas
254-527-3219



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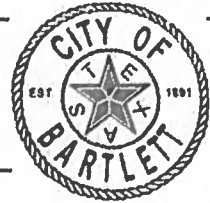
17091

19451

#	PROPERTY ID	NAME	ADDRESS	CITY	STATE	ZIP
1	97772	Ollie Rendon	PO Box 143782	Austin	TX	78714
2	68097	Juan Leon	313 NW Front St.	Bartlett	TX	76511
3	23725	Paul Concha	305 NW Front St	Bartlett	TX	76511
4	23724	Paul Concha	305 NW Front St	Bartlett	TX	76511
5	147639	Jimmie Gail Bartz	400 NW Front St	Bartlett	TX	76511
6	147629	Woolridge, Roy Lee Estate ETUX Mardine	PO Box 573	Bartlett	TX	76511
7	147631	Jose Manuel Procopio-Maldonado	141 W Allen St	Bartlett	TX	76511
8	147630	Davis, O L EST	General Delivery	Davilla	TX	76523
9	22569	Basilia Montemayor	224 S Evie St	Bartlett	TX	76511
10	50068	German Villafranco	1988 W FM 487	Jarrell	TX	76537
11	17091	Richard Garcia	126 W Davilla St	Bartlett	TX	76511
12	125554	Preston Kaye Franke	136 W Davilla St	Bartlett	TX	76511



Zoning Change/Variance/Conditional Use Application



Instructions:

- Fill out the application and checklist completely prior to submission.
- Use the most recent application from the City's Website or obtain through City Hall.
- City Ordinances can be obtained at City Hall or by emailing Development Services at Permitclerk@bartlett-tx.us

Submittal Requirements:

- ✓ Completed application form with owner's original signature.
- ✓ Tax map(s) highlighting the subject property and showing the line extending 200 feet from property. — List of property owners' names and addresses from the county appraisal district (www.wcad.org or <https://bellcad.org/>) within 200 feet of the perimeter of the tract (include the tract being re-zoned) and
- ✓ One set of mailing labels for notification of adjacent owners from (b) above.
- ✓ The Public Hearing Signage document at the end of this checklist is signed and dated.
- ✓ Letter of intent explaining requested zoning change. Include statements supporting request.
- Field notes, dimensioned map or subdivision name with lot and block describing all proposed zoning districts.
- ✓ Prepare an 8½" x 11" hard copy color map including the area of the requested zoning change and surrounding areas within 1,000'. The zoning map can be found at bartlett-tx.us under planning & development tab. Draw the boundary of your request on the maps with a black marker and label the zoning district(s) requested.
- ✓ A physical description of the property including slopes or other topographic conditions, tree cover (extent and type), waterways, existing structures and any unique features of the site.
- ✓ Copy of the deed showing current ownership.
- ✓ Tax certificates or other evidence that all applicable property taxes have been paid for the subject property.
- ✓ Rezoning Fees (calculation listed below).

\$350.00 (Zoning Change)	\$ 350.00
\$175.00 (Variance)	\$
\$175.00 (Conditional Use)	\$
TOTAL FEE (due at time of application submission):	\$ 350.00

Do Not Write Below – Staff Use Only

Accepted for Processing by: _____

Date: _____

Date of Planning & Zoning Commission: Date of _____

City Council: _____

PROPERTY INFORMATION:**Property Address:**

133 W ALLEN ST BARTLETT, TX 76511

Property Acreage: 0.3A

Legal Description:

BARTLETT ORIGINAL, BLOCK 007, LOT 5, 6

County Short ID #: 52624

Current Zoning:

R2 (MULTIFAMILY)

Proposed Zoning:

R4 (MOBILE HOME)

APPLICANT INFORMATION:

PLEASE NOTE: The signature of the owner authorizes the City of Bartlett staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his/her agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. The agent shall be considered the official and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

*I, the owner, will represent this application with the City of Bartlett**I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Bartlett***OWNERSHIP INFORMATION:**

PROPERTY OWNER: FRINN INVESTMENTS LLC

Phone: 512 412 2666

FAX:

(If Property ownership is in the name of a partnership, corporation, joint venture, trust, or other entity, please list the official name of the entity and the name of the managing partner)

ADDRESS: PO BOX 200816

CITY: AUSTIN

STATE: TX ZIP: 78720

EMAIL: noreenhalai@gmail.com

CELL: 512 412 2666

*I hereby request that my property, as described above, be considered for a Minor Plat and I give City Staff and elected or appointed representative's permission to visit the site described in this application:*Owner's Signature: *Noreen Halai*Date: 07/11/2026**AGENT INFORMATION:**

If an agent is representing the owner of the property, please complete the following information:

Project Agent: HUSSAIN HALAI

Phone: 512 585 8797

FAX:

ADDRESS: PO BOX 200816

CITY: AUSTIN

STATE: TX ZIP: 78720

EMAIL: hhalai76@gmail.com

CELL: 512 585 8797

PAGER:

*I hereby authorize the person named above to act as my agent in processing this application:*Owner's Signature: *Noreen Halai*Date: 07/11/2026

I hereby attest that I prepared this application/checklist and that all information shown herein is correct and complete to the best of my knowledge.

Signature

Printed Name

Date

PUBLIC HEARING SIGNAGE REQUIREMENTS

I, NOREEN ALI, AGREE TO POST PUBLIC NOTICE SIGNAGE IN ACCORDANCE WITH THE FOLLOWING RULES (AN AFFIDAVIT IS ENCLOSED).

Noreen Ali

Signature

NOREEN ALI

Name (printed)

07/11/2026

Date

The applicant is required to place notification signs on the property in question notifying the public of the dates and times of the Planning & Zoning meeting and the City Council meeting. These signs must be visible on the property for both meetings. Signs must be placed on the property at least 15 days prior to the meeting date, but not more than 30 days prior to the first meeting and shall remain until after the last public meeting date.

The yellow public hearing signs are to be posted on the subject property adjacent to all roadways at each corner of the development and at intervals not to exceed 300 feet. Please write the following information on the yellow signs in black, waterproof ink with letters a minimum of 1-1/2" tall, approximately 3/8 of an inch thick, and legible.

Proposed

'PROJECT TYPE'

(i.e., Concept Plan, Preliminary Plat, Re-Zone, Special Use Permit, Variance)

FOR

'PROJECT NAME & FILE # – SPECIFIC REQUEST'

PUBLIC HEARING

DATES/TIMES:

The owner or owner's agent is required to sign the attached affidavit indicating that signs will be posted in accordance with these Public Hearing Signage Requirements. Staff will check to determine if the signage is posted in accordance with requirements. Failure to post public hearing signage in accordance with requirements will result in invalid public notice and the applicant will be required to pay for new public notices, letter notices and signage fees and proceed through the notification again.

Do Not Write Below – Staff Use Only

SIGNS ARE TO BE POSTED NO EARLIER THAN: _____

SIGNS ARE TO BE POSTED NO LATER THAN: _____

PLANNING & ZONING MEETING IS: _____

CITY COUNCIL MEETING IS: _____