



PLANNING AND ZONING COMMISSION MEETING AGENDA

March 05, 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. APPROVAL OF MINUTES

1. Discuss and consider the approval of the October 2, 2024 Planning & Zoning Commission Regular Meeting Minutes.

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding an Ordinance amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards. [Town of Bartonville File Number CPA-2025-001.]
2. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Exhibit 10A (Development Ordinance), Appendix A (Engineering Design Standards), to update public road design standards and drainage standards. [Town of Bartonville File Number COA-2025-001.]

F. FUTURE ITEMS

G. ADJOURNMENT

The Planning and Zoning Commission 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, February 27, 2025, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: March 5, 2025

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider the approval of the October 2, 2024, Planning & Zoning Commission Regular Meeting Minutes.

SUMMARY:

Minutes from October 2, 2024, Planning & Zoning Commission Regular Meeting.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve as presented.

ATTACHMENTS:

- October 2, 2024, Planning & Zoning Commission Regular Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 2ND DAY OF OCTOBER 2024 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, Vice Chair
Don Abernathy, Commissioner
Larry Hayes, Commissioner
Brenda Hoyt-Stenovitch, Commissioner
Pat Adams, Alternate 1
Rick Lawrence, Alternate 2

Commissioners Absent:

Gloria McDonald, Chair

Town Staff Present:

Shannon Montgomery, Town Secretary
Ed Voss, Town Attorney
Shari Borth, Permit Technician
Ryan Wells, Planning Consultant

A. CALL MEETING TO ORDER

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

B. PLEDGE OF ALLEGIANCE

Vice Chair Arment led the 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.

There was no public participation.

D. PRESENTATIONS

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

Town Secretary Montgomery administered the Statement of Appointed Official and Oath of Office to newly reappointed Commissioners Arment, Hoyt-Stenovitch, and Adams.

E. APPOINTMENT OF OFFICERS

1. Appointment of Chair.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to appoint Commissioner Arment as Planning & Zoning Commission Chair.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

2. Appointment of Vice Chair.

Motion made by Commissioner Abernathy, seconded by Commissioner Hoyt-Stenovitch, to appoint Commissioner McDonald as Planning & Zoning Commission Vice Chair.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

F. APPROVAL OF MINUTES

1. Discuss and consider the approval of the August 7, 2024, Planning & Zoning Commission Regular Meeting Minutes.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to **APPROVE** the August 7, 2024 Regular Meeting Minutes as presented.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

G. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and make a recommendation regarding a Final Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas. This application constitutes a revision of an approved Final Plat (Town Project File FP-2024-003) The applicant is Mycoskie & Associates, Inc., on behalf of Knight Development Group, LLC. [Town of Bartonville File Number FP-2024-004.]

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy to recommend **APPROVAL** of a Final Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of

Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas, with the following conditions:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c).
2. In accordance with BDO Section 2.6.5., the final plat shall not be recorded until either:
 - a. All required public improvements have been constructed and accepted by the Town; or
 - b. The Town has received an appropriate surety from the applicant guaranteeing the construction of the required public improvements.
3. Prior to recordation, the Town approval signature box shall be updated to read “Final Plat”.
4. Prior to recordation, the Owner’s Dedication section shall remove all references to the dedication of the street in fee simple for public use.
5. Prior to recordation, the Owner’s Dedication section shall be corrected to reference “Lot 1X, Lots 1-7, Block 1, and Lots 1-8, Block 2, Knight’s Landing”.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

2. **Conduct a Public Hearing to hear public comment, discuss, and make a recommendation regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 8, Section 8.02.001.(b). (Exceptions), to add a new subpart 5 that would permit the discharge of blank cartridges from firearms on Agricultural zoned property with prior notice to the Town Marshal. The applicants are Stacey and Ronnie Smith. [Town of Bartonville File Number ZC-2024-003.]**

Chair Arment, convened the Planning and Zoning Commission into Executive Session pursuant to the Open Meetings Act, Chapter 551, in accordance with the Texas Government Code Section 551.071 Consultation with the Town Attorney to seek legal advice of its attorney concerning agenda # G.2 at 6:50 pm.

Chair Arment reconvened the Planning and Zoning Commission into Open Session at 7:00 pm.

Chair Arment opened the Public Hearing at 7:07 pm.

Town Secretary Montgomery read a statement IN FAVOR of the request from Rachel Neese, 1667 Broome Road, Bartonville, Texas 76226.

The following addressed the Commission:

- Stacey Smith, 601 McMakin Road, Bartonville – IN FAVOR
- Trevor McNealy, 351 Norwood Drive, Flower Mound – IN FAVOR
- Cynthia Stamer, 3948 Legacy Drive, Plano, Texas – IN FAVOR

Chair Arment closed the Public Hearing at 7:34 pm.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Hayes, to recommend **APPROVAL** of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 8, Section 8.02.001.(b). (Exceptions), to add a new subpart 5 that would permit the discharge of blank cartridges from firearms on Agricultural zoned property with prior notice to the Town Marshal.

VOTE ON THE MOTION

AYES: Arment, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: Adams

VOTE: 4-1-0

H. FUTURE ITEMS

Discussion only, no action taken.

I. ADJOURNMENT

Chair Arment adjourned the meeting at 7:35 pm.

APPROVED this the 5th day of March 2025.

APPROVED:

Ralph Arment, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



PLANNING AND ZONING COMMUNICATION

- DATE:** March 5, 2025
- FROM:** Kirk Riggs, Acting Town Administrator
- AGENDA ITEM:**
1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding an Ordinance amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards. [Town of Bartonville File Number CPA-2025-001.]
 2. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Exhibit 10A (Development Ordinance), Appendix A (Engineering Design Standards), to update public road design standards and drainage standards. [Town of Bartonville File Number COA-2025-001.]

SUMMARY:

The Town of Bartonville desires to adopt revisions to its roadway width and drainage standards. This entails an amendment to the Bartonville Comprehensive Plan, Section 4: Thoroughfare Plan, which establishes the standard cross section for the various roadway classifications. Revision of these standards also requires an update to Exhibit A (Engineering Design Standards) of Exhibit 10A (Development Ordinance) of the Bartonville Code of Ordinances.

COMPREHENSIVE PLAN AMENDMENT:

Section 4 of the Bartonville Comprehensive Plan describes the character and function of the Town's transportation system. The chapter contains standard cross sections for each of the non-highway roadway classifications (Rural Collector, Minor Collector, and Local Road). Based on the goal to increase the minimum pavement width for all Town streets to 24 feet, the Minor Collector and Local Road standards were updated within Section 4. This Comprehensive Plan amendment is necessary to maintain alignment between the Comprehensive Plan and the Bartonville Code of Ordinances. As described in the following section, the Town desires to update the technical standards for public roadways, which are regulated in Exhibit A (Engineering Design Standards) of Exhibit 10A (Development Standards).

EXHIBIT A (ENGINEERING DESIGN STANDARDS) AMENDMENT:

The Engineering Design Standards is the technical document establishing the design requirements for roadways and associated drainage within the Town of Bartonville. The proposed amendments to this exhibit provide for increased pavement width and section depths and updated drainage standards. Other standards being revised include:

- Increase in concrete strength standards
- Updated standards for road base
- Updated drainage standards to reference the City of Lewisville's drainage standards; this has historically been the standard proxy for the Town of Bartonville

The impetus of this proposed amendment is to maintain a roadway system that is adequately sized to accommodate emergency response vehicles as well as to support the rural character of the roadway system. Adoption of the standards would result in future road construction any major reconstruction of existing streets conforming to the new standards.

STAFF RECOMMENDATION:

Recommend Approval.

PUBLIC COMMENT:

None.

RECOMMENDED CONDITIONS OF APPROVAL:

None.

EXHIBITS:

1. Amendments to the Bartonville Comprehensive Plan, Section 4: Thoroughfare Plan
2. Amendments to Exhibit A (Engineering Design Standards) of the Bartonville Code of Ordinances, Exhibit A (Development Ordinance)
3. Public Hearing Notices Affidavits

Exhibit 1

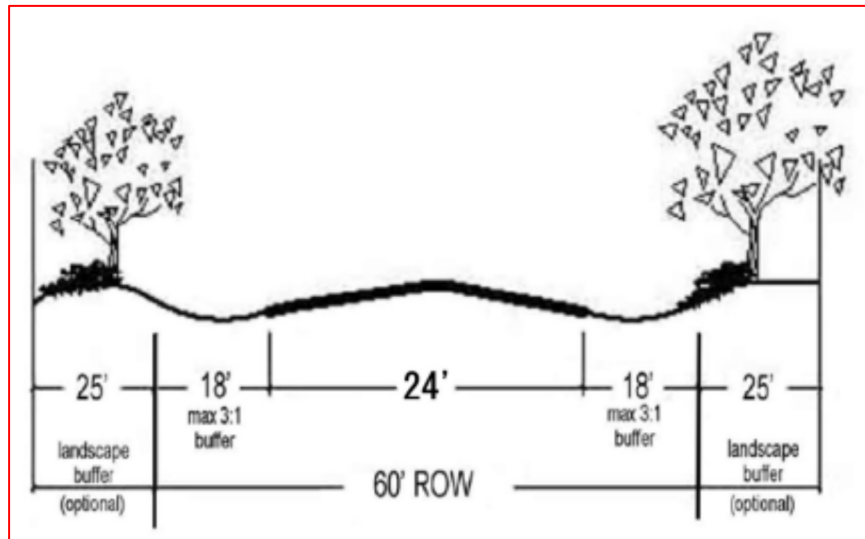
Exhibit 1: Bartonville Comprehensive Plan Amendments

Section 4: Thoroughfare Plan

Minor Collector

Minor Collector streets are two-lane roadways that are intended primarily to collect residential traffic and distribute it efficiently to the higher-level roadways. Minor Collector streets require 60 feet of right-of-way, with a minimum paving width of ~~22~~ 24 feet. These roadways are intended to accommodate up to 5,000 trips per day. Illustration 4.2 shows a typical section for the *Minor Collector*.

Illustration 4.2
Minor Collector



Note: The minimum drainage easement is 18' but may be reduced if approved by Town Engineer.

Local Streets

Local streets provide the greatest access to adjacent properties, but they function poorly in terms of mobility. Due to the fact that local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure that their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using offset intersections or curvilinear, discontinuous, or looped street designs. While low-water crossings may be considered for local streets, alternate routes must be available for use during flood stages.

Illustration 4.3
Local Street

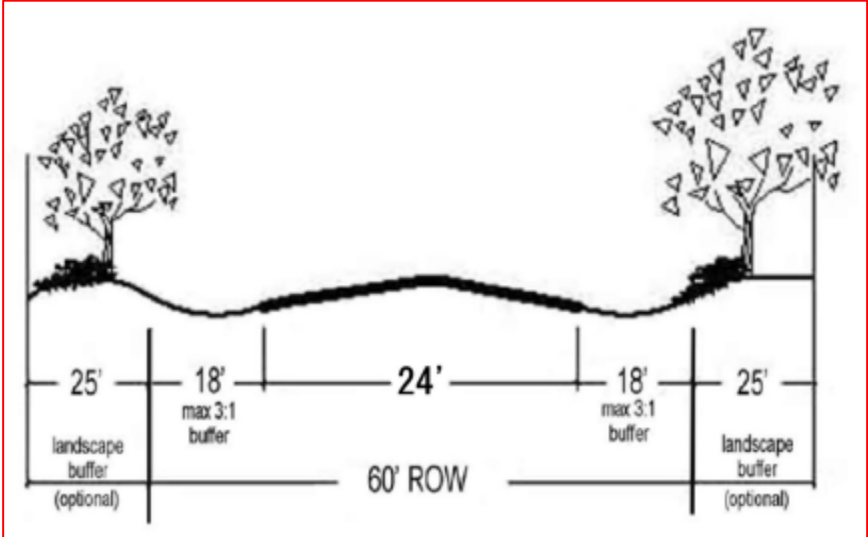


Exhibit 2

DEVELOPMENT ORDINANCE

10A Attachment 1

APPENDIX A
Engineering Design Standards (EDS)¹

1. Streets:1. ~~Residential~~ Local Streets - Subdivisions with Lots Containing a Minimum of 5 Acres.

1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.

2. Standard Specifications:

1. Paving:

1. Minimum Width of Concrete Roadway (Paving) - ~~20~~ 24 feet.
2. Minimum Thickness of Reinforced Concrete - ~~2~~ 6 inches.
3. Strength of Concrete - ~~3000~~ 3,600 psi/28 days.
4. Reinforcement - Billet Steel Grade 40, #~~3~~ 4 Bars at 18 inch C-C.
5. Grade - 0.3~~5~~ percent minimum (0.5 percent desired for ditches).
6. Surface - Belt Finished.

2. Base:

1. Minimum Width of Base - ~~22~~ 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - 95% Standard Proctor (ASTM D698).
 4. Type of Base - Portland Cement Treated Base, 4% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).

¹ Editor's note—The numbering in this appendix is as set out in the ordinance.

BARTONVILLE CODE

5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope -- ~~4:1~~ front slope and 3:1 back slope.
 2. Minimum Width - 14 feet.
6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
2. Residential-Local Streets - Subdivisions with Lots Containing Less than 5 Acres.
 1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.
 2. Standard Specifications:
 1. Paving:
 1. Minimum Width of Concrete Roadway (Paving) - ~~20~~ 24 feet.
 2. Minimum Thickness Reinforced Concrete - 8 inches.
 3. Strength of Concrete - ~~3000~~ 3,600 psi/28 days.
 4. Reinforcement - Billet Steel Grade 40, #~~3~~ 4 Bars at ~~18~~ 12 inch C-C.
 5. Grade - 0.3~~5~~ percent minimum (0.5 percent desired for ditches).
 6. Surface - Belt Finished.
 2. Base:
 1. Minimum Width of Base - ~~22~~ 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~95~~ 98% Standard Proctor (ASTM D698).
 4. Type of Base - Portland Cement Treated Base, ~~4~~ 6% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.

DEVELOPMENT ORDINANCE

3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).
 5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. ~~1.~~ Maximum Slope - 4:1 front slope and 3:1 back slope.
 1. ~~3:1.~~
 2. Minimum Width - 14 feet.
 6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
3. Minor Collector.
1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - ~~22-24~~ feet.
 2. Minimum Thickness Asphalt or Concrete - 8 inches.
 3. Type Surface - Type ~~C-D~~ HMAC.
 4. Grade - 0.3 percent minimum (0.5 percent desired for ditches).
 2. Base:
 1. Minimum Width of Base - ~~24-26~~ feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~95-98~~ % Standard Proctor (ASTM D698).

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4. Type of Base - Portland Cement Treated Base, ~~46~~% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
4. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope ~~--~~ 4:1 front slope and 3:1 back slope.
 2. Minimum Width - 18 feet.
5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
4. Rural Collector.
 1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - 24 feet.
 2. Minimum Thickness of Asphalt or Concrete - 8 Inches.
 3. Type Surface - Type ~~C-D~~ HMAC.
 4. Grade - ~~0.3-5~~ percent minimum (0.5 percent ~~desired~~ for ditches).
 2. Base:
 1. Minimum Width of Base - 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~9598~~% Standard Proctor (ASTM D698).

DEVELOPMENT ORDINANCE

4. Type of Base - Portland Cement Treated Base, ~~46%~~ by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
 3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope -- ~~4:1 front slope and 3:1 back slope.~~
 2. Minimum Width - 18 feet.
 5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
- II. Drainage: Drainage criteria for the Town of Bartonville shall be the latest edition of the "Drainage Criteria Manual" of the City of Lewisville, Texas, ~~April 1988~~ with the following changes, modifications and additions:
1. All references to the City of Lewisville shall be changed to the Town of Bartonville.
 2. All reference to the City Engineer or Director of Engineering shall be changed to Town Engineer.
 3. The Drainage Criteria shall apply to all subdivisions and site plans as defined in the Town's Subdivision Regulations and Zoning Ordinance, as amended.
 4. All reference to "Floodplain" and "Special Flood Hazard" shall include the streams defined in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, and shall also include all streams and watercourses located outside of a "Floodplain" as designated on the FEMA Flood Insurance Rate Map.
 5. The "rational method" of determining stormwater runoff may be used for drainage areas up to ~~250-100~~ acres.
 - ~~6.~~ All drainage facilities shall be sized for full development.
 - ~~6-7.~~ Riprap or other velocity dissipation shall be installed at inlet and outlet/outfall locations of culverts and storm drain when velocities are higher than 5 ft/second.
 - ~~7-8.~~ For new developments in the Town of Bartonville, the Town will require provisions to be made by the developer to ensure zero adverse impact to adjacent properties. Adverse impact will be defined to include increases in runoff as

BARTONVILLE CODE

compared with pre-developed conditions, increases in water surface elevations in streams, increases in stream flow velocities, increases in erosion and/or sediment transport, and construction that impedes flow from upstream. Provisions necessary to avoid these adverse impacts may include, but are not limited to, detention or downstream drainage improvements. All such improvements will require appropriate easements. Detention facilities must be designed for the 2-, 10-, 50-, and 100-year storm events. _

~~8.9.~~ All drainageways shall have unprotected areas seeded or sodded to prevent erosion, as determined by the Town. The developer shall maintain the seeded or sodded area for ~~one-two (2)~~ years from the date of planting or installation in accordance with the maintenance period.

~~9.10.~~ All driveway culverts shall conform to the Town's culvert and driveway requirements, as amended.

~~10.11.~~ All drainageways shall be located within easements dedicated to the Town of Bartonville, and shall be of sufficient width to provide for the drainage facility and additional width for maintenance purposes. Access to drainage facilities shall be provided from public streets, and the accessway shall be improved to allow easy access.

~~11.12.~~ The Town may require the developer to provide hydraulic studies upstream and downstream of the development.

~~12.13.~~ Drainageways are required across lots that carry drainage from adjacent lots. Lot-to-lot drainage shall be prohibited.

~~13.14.~~ The Town may allow streams and creeks to remain in a natural condition or an improved natural condition provided drainage easements are provided for drainage and maintenance purposes, and will not have an adverse affect on upstream or downstream properties. The minimum easement width shall be the total lot area within the 100-year storm frequency floodplain, plus area needed for maintenance.

~~14.15.~~ In the event that the standards and specifications within the "Drainage Criteria Manual of the City of Lewisville, Texas, ~~April 1988,~~" as amended herein, conflict with the standards and specifications prescribed by other sections within this ordinance, the more stringent shall apply.

~~15.16.~~ The following Runoff Coefficient Table will be used in place of Table 2-5 of the Lewisville Drainage Criteria Manual.

DEVELOPMENT ORDINANCE

Rational Method Runoff Coefficients	
Description of Land Use	Runoff Coefficient
Undeveloped, pasture	0.25
Residential, > 10 acres	0.25
Residential, 5 - 9.99 acres	0.30
Residential, 2 - 4.99 acres	0.3545
Residential, < 2 acres	0.405
Nonresidential	Site Specific

*Calculations for determination of runoff coefficients for nonresidential land uses must be approved by the Town Engineer. Such calculations will be weighted, using 0.95 for impervious areas and 0.25 for pervious areas.

*These coefficients will be used for all storm frequencies.

(Ordinance 336-03 adopted 11/18/03; Ordinance 397-06 adopted 7/18/06; Ordinance 659-19 adopted 5/21/19; Ordinance 670-19 adopted 9/17/19)

Exhibit 3

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

I, Jake Seaton, 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:
Feb. 15, 2025

Notice ID: 4jm166RbfkRjFXEWqFO6
Notice Name: 03.05 & 03.18 PH Notice 2 for 02.15.25 pub

PUBLICATION FEE: \$40.64

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

Jake Seaton

Agent

VERIFICATION

State of New Jersey
County of Burlington

Signed or attested before me on this: 02/19/2025

Liza Ortiz

Notary Public
Notarized remotely online using communication technology via Proof.

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

**TOWN OF BARTONVILLE,
TEXAS**
NOTICE OF PUBLIC HEARING
The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a Public Hearing at 6:30 p.m. on March 5, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards. The Town of Bartonville file number for this application is CPA-2025-001. The Town Council will conduct a second Public Hearing at 6:30 p.m. on March 18, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Comprehensive Plan Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 02/15/2025

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

I, Jake Seaton, 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:
Feb. 15, 2025

Notice ID: KUrEok7QYQag2hmLavaj
Notice Name: 03.05 & 03.18 PH Notice 1 for 02.15.25 pub

PUBLICATION FEE: \$45.04

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

Jake Seaton

Agent

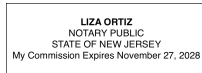
VERIFICATION

State of New Jersey
County of Burlington

Signed or attested before me on this: 02/19/2025

Lisa Ortiz

Notary Public
Notarized remotely online using communication technology via Proof.



**TOWN OF BARTONVILLE,
TEXAS**
NOTICE OF PUBLIC HEARING
The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a Public Hearing at 6:30 p.m. on March 5, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Exhibit 10A (Development Ordinance), Appendix A (Engineering Design Standards), to update public road design standards, drainage standards, and public water and sewer system design standards. The Town of Bartonville file number for this application is COA-2025-001. The Town Council will conduct a second Public Hearing at 6:30 p.m. on March 18, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Development Ordinance Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 02/15/2025



PLANNING AND ZONING COMMUNICATION

- DATE:** March 5, 2025
- FROM:** Kirk Riggs, Acting Town Administrator
- AGENDA ITEM:**
1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding an Ordinance amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards. [Town of Bartonville File Number CPA-2025-001.]
 2. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Exhibit 10A (Development Ordinance), Appendix A (Engineering Design Standards), to update public road design standards and drainage standards. [Town of Bartonville File Number COA-2025-001.]

SUMMARY:

The Town of Bartonville desires to adopt revisions to its roadway width and drainage standards. This entails an amendment to the Bartonville Comprehensive Plan, Section 4: Thoroughfare Plan, which establishes the standard cross section for the various roadway classifications. Revision of these standards also requires an update to Exhibit A (Engineering Design Standards) of Exhibit 10A (Development Ordinance) of the Bartonville Code of Ordinances.

COMPREHENSIVE PLAN AMENDMENT:

Section 4 of the Bartonville Comprehensive Plan describes the character and function of the Town's transportation system. The chapter contains standard cross sections for each of the non-highway roadway classifications (Rural Collector, Minor Collector, and Local Road). Based on the goal to increase the minimum pavement width for all Town streets to 24 feet, the Minor Collector and Local Road standards were updated within Section 4. This Comprehensive Plan amendment is necessary to maintain alignment between the Comprehensive Plan and the Bartonville Code of Ordinances. As described in the following section, the Town desires to update the technical standards for public roadways, which are regulated in Exhibit A (Engineering Design Standards) of Exhibit 10A (Development Standards).

EXHIBIT A (ENGINEERING DESIGN STANDARDS) AMENDMENT:

The Engineering Design Standards is the technical document establishing the design requirements for roadways and associated drainage within the Town of Bartonville. The proposed amendments to this exhibit provide for increased pavement width and section depths and updated drainage standards. Other standards being revised include:

- Increase in concrete strength standards
- Updated standards for road base
- Updated drainage standards to reference the City of Lewisville's drainage standards; this has historically been the standard proxy for the Town of Bartonville

The impetus of this proposed amendment is to maintain a roadway system that is adequately sized to accommodate emergency response vehicles as well as to support the rural character of the roadway system. Adoption of the standards would result in future road construction any major reconstruction of existing streets conforming to the new standards.

STAFF RECOMMENDATION:

Recommend Approval.

PUBLIC COMMENT:

None.

RECOMMENDED CONDITIONS OF APPROVAL:

None.

EXHIBITS:

1. Amendments to the Bartonville Comprehensive Plan, Section 4: Thoroughfare Plan
2. Amendments to Exhibit A (Engineering Design Standards) of the Bartonville Code of Ordinances, Exhibit A (Development Ordinance)
3. Public Hearing Notices Affidavits

Exhibit 1

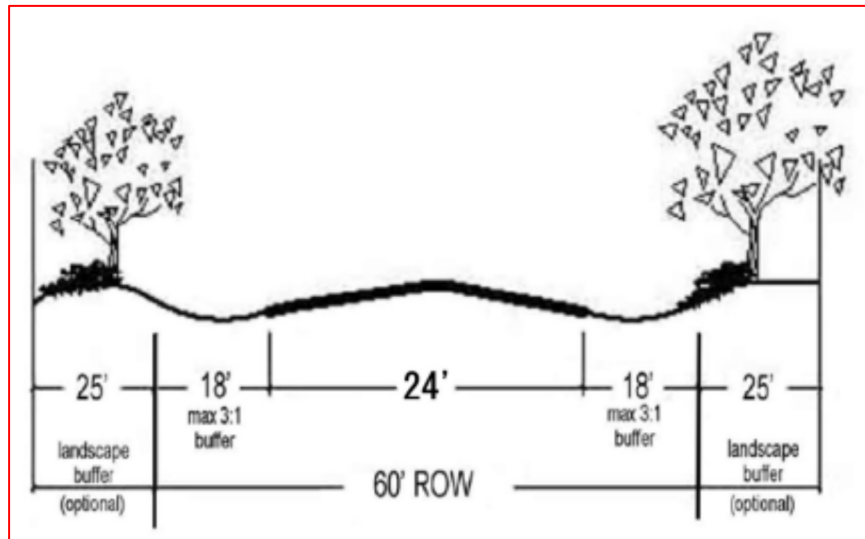
Exhibit 1: Bartonville Comprehensive Plan Amendments

Section 4: Thoroughfare Plan

Minor Collector

Minor Collector streets are two-lane roadways that are intended primarily to collect residential traffic and distribute it efficiently to the higher-level roadways. Minor Collector streets require 60 feet of right-of-way, with a minimum paving width of ~~22~~ 24 feet. These roadways are intended to accommodate up to 5,000 trips per day. Illustration 4.2 shows a typical section for the *Minor Collector*.

**Illustration 4.2
Minor Collector**



Note: The minimum drainage easement is 18’ but may be reduced if approved by Town Engineer.

Local Streets

Local streets provide the greatest access to adjacent properties, but they function poorly in terms of mobility. Due to the fact that local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure that their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using offset intersections or curvilinear, discontinuous, or looped street designs. While low-water crossings may be considered for local streets, alternate routes must be available for use during flood stages.

Illustration 4.3
Local Street

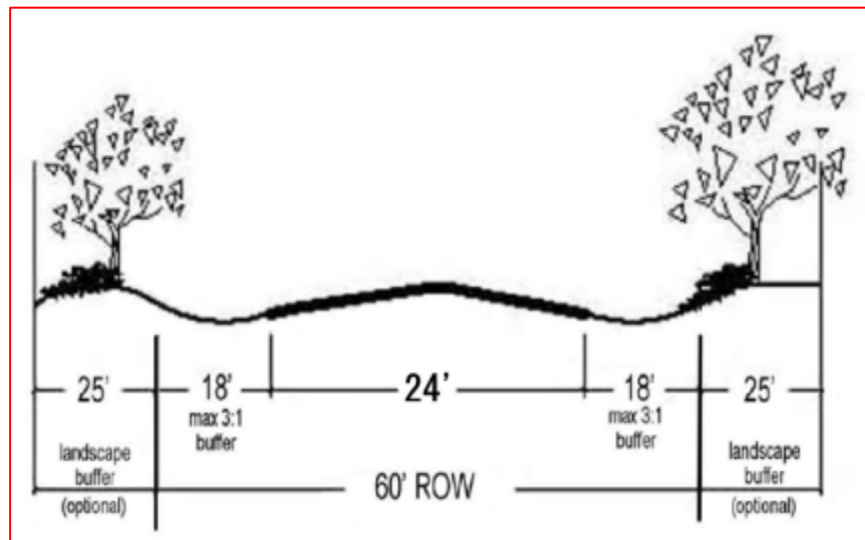


Exhibit 2

DEVELOPMENT ORDINANCE

10A Attachment 1

APPENDIX A
Engineering Design Standards (EDS)¹

1. Streets:1. ~~Residential~~ Local Streets - Subdivisions with Lots Containing a Minimum of 5 Acres.

1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.

2. Standard Specifications:

1. Paving:

1. Minimum Width of Concrete Roadway (Paving) - ~~20~~ 24 feet.
2. Minimum Thickness of Reinforced Concrete - ~~2~~ 6 inches.
3. Strength of Concrete - ~~3000~~ 3,600 psi/28 days.
4. Reinforcement - Billet Steel Grade 40, #~~3~~ 4 Bars at 18 inch C-C.
5. Grade - 0.3~~5~~ 5 percent minimum (0.5 percent desired for ditches).
6. Surface - Belt Finished.

2. Base:

1. Minimum Width of Base - ~~22~~ 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - 95% Standard Proctor (ASTM D698).
 4. Type of Base - Portland Cement Treated Base, 4% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).

¹ Editor's note—The numbering in this appendix is as set out in the ordinance.

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5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope -- ~~4:1~~ front slope and 3:1 back slope.
 2. Minimum Width - 14 feet.
6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
2. Residential-Local Streets - Subdivisions with Lots Containing Less than 5 Acres.
 1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.
 2. Standard Specifications:
 1. Paving:
 1. Minimum Width of Concrete Roadway (Paving) - ~~20~~ 24 feet.
 2. Minimum Thickness Reinforced Concrete - 8 inches.
 3. Strength of Concrete - ~~3000~~ 3,600 psi/28 days.
 4. Reinforcement - Billet Steel Grade 40, #~~3~~ 4 Bars at ~~18~~ 12 inch C-C.
 5. Grade - 0.3~~5~~ percent minimum (0.5 percent desired for ditches).
 6. Surface - Belt Finished.
 2. Base:
 1. Minimum Width of Base - ~~22~~ 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~95~~ 98% Standard Proctor (ASTM D698).
 4. Type of Base - Portland Cement Treated Base, ~~4~~ 6% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.

DEVELOPMENT ORDINANCE

3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).
 5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. ~~1.~~ Maximum Slope - 4:1 front slope and 3:1 back slope.
 1. ~~3:1.~~
 2. Minimum Width - 14 feet.
 6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
3. Minor Collector.
1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - ~~22-24~~ feet.
 2. Minimum Thickness Asphalt or Concrete - 8 inches.
 3. Type Surface - Type ~~C-D~~ HMAC.
 4. Grade - 0.3 percent minimum (0.5 percent desired for ditches).
 2. Base:
 1. Minimum Width of Base - ~~24-26~~ feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~95-98~~ % Standard Proctor (ASTM D698).

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4. Type of Base - Portland Cement Treated Base, ~~46~~% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
4. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope ~~--~~ 4:1 front slope and 3:1 back slope.
 2. Minimum Width - 18 feet.
5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
4. Rural Collector.
 1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - 24 feet.
 2. Minimum Thickness of Asphalt or Concrete - 8 Inches.
 3. Type Surface - Type ~~C-D~~ HMAC.
 4. Grade - ~~0.3-5~~ percent minimum (0.5 percent ~~desired~~ for ditches).
 2. Base:
 1. Minimum Width of Base - 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~9598~~% Standard Proctor (ASTM D698).

DEVELOPMENT ORDINANCE

4. Type of Base - Portland Cement Treated Base, ~~46%~~ by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
 3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope ~~-- 4:1 front slope and 3:1 back slope.~~
 2. Minimum Width - 18 feet.
 5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
- II. Drainage: Drainage criteria for the Town of Bartonville shall be the latest edition of the "Drainage Criteria Manual" of the City of Lewisville, Texas, ~~April 1988~~ with the following changes, modifications and additions:
1. All references to the City of Lewisville shall be changed to the Town of Bartonville.
 2. All reference to the City Engineer or Director of Engineering shall be changed to Town Engineer.
 3. The Drainage Criteria shall apply to all subdivisions and site plans as defined in the Town's Subdivision Regulations and Zoning Ordinance, as amended.
 4. All reference to "Floodplain" and "Special Flood Hazard" shall include the streams defined in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, and shall also include all streams and watercourses located outside of a "Floodplain" as designated on the FEMA Flood Insurance Rate Map.
 5. The "rational method" of determining stormwater runoff may be used for drainage areas up to ~~250-100~~ acres.
 - ~~6.~~ All drainage facilities shall be sized for full development.
 - ~~6-7.~~ Riprap or other velocity dissipation shall be installed at inlet and outlet/outfall locations of culverts and storm drain when velocities are higher than 5 ft/second.
 - ~~7-8.~~ For new developments in the Town of Bartonville, the Town will require provisions to be made by the developer to ensure zero adverse impact to adjacent properties. Adverse impact will be defined to include increases in runoff as

BARTONVILLE CODE

compared with pre-developed conditions, increases in water surface elevations in streams, increases in stream flow velocities, increases in erosion and/or sediment transport, and construction that impedes flow from upstream. Provisions necessary to avoid these adverse impacts may include, but are not limited to, detention or downstream drainage improvements. All such improvements will require appropriate easements. Detention facilities must be designed for the 2-, 10-, 50-, and 100-year storm events. _

~~8.9.~~ All drainageways shall have unprotected areas seeded or sodded to prevent erosion, as determined by the Town. The developer shall maintain the seeded or sodded area for ~~one-two~~ (2+) years from the date of planting or installation in accordance with the maintenance period.

~~9.10.~~ All driveway culverts shall conform to the Town's culvert and driveway requirements, as amended.

~~10.11.~~ All drainageways shall be located within easements dedicated to the Town of Bartonville, and shall be of sufficient width to provide for the drainage facility and additional width for maintenance purposes. Access to drainage facilities shall be provided from public streets, and the accessway shall be improved to allow easy access.

~~11.12.~~ The Town may require the developer to provide hydraulic studies upstream and downstream of the development.

~~12.13.~~ Drainageways are required across lots that carry drainage from adjacent lots. Lot-to-lot drainage shall be prohibited.

~~13.14.~~ The Town may allow streams and creeks to remain in a natural condition or an improved natural condition provided drainage easements are provided for drainage and maintenance purposes, and will not have an adverse affect on upstream or downstream properties. The minimum easement width shall be the total lot area within the 100-year storm frequency floodplain, plus area needed for maintenance.

~~14.15.~~ In the event that the standards and specifications within the "Drainage Criteria Manual of the City of Lewisville, Texas, ~~April 1988,~~" as amended herein, conflict with the standards and specifications prescribed by other sections within this ordinance, the more stringent shall apply.

~~15.16.~~ The following Runoff Coefficient Table will be used in place of Table 2-5 of the Lewisville Drainage Criteria Manual.

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Rational Method Runoff Coefficients	
Description of Land Use	Runoff Coefficient
Undeveloped, pasture	0.25
Residential, > 10 acres	0.25
Residential, 5 - 9.99 acres	0.30
Residential, 2 - 4.99 acres	0.3545
Residential, < 2 acres	0.405
Nonresidential	Site Specific

*Calculations for determination of runoff coefficients for nonresidential land uses must be approved by the Town Engineer. Such calculations will be weighted, using 0.95 for impervious areas and 0.25 for pervious areas.

*These coefficients will be used for all storm frequencies.

(Ordinance 336-03 adopted 11/18/03; Ordinance 397-06 adopted 7/18/06; Ordinance 659-19 adopted 5/21/19; Ordinance 670-19 adopted 9/17/19)

Exhibit 3

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

I, Jake Seaton, 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:
Feb. 15, 2025

Notice ID: 4jm166RbfkRJFXEWqFO6
Notice Name: 03.05 & 03.18 PH Notice 2 for 02.15.25 pub

PUBLICATION FEE: \$40.64

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

Jake Seaton

Agent

VERIFICATION

State of New Jersey
County of Burlington

Signed or attested before me on this: 02/19/2025

Liza Ortiz

Notary Public
Notarized remotely online using communication technology via Proof.

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

**TOWN OF BARTONVILLE,
TEXAS**
NOTICE OF PUBLIC HEARING
The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a Public Hearing at 6:30 p.m. on March 5, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards. The Town of Bartonville file number for this application is CPA-2025-001. The Town Council will conduct a second Public Hearing at 6:30 p.m. on March 18, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Comprehensive Plan Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 02/15/2025

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

I, Jake Seaton, 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:
Feb. 15, 2025

Notice ID: KUrEok7QYQag2hmLavaj
Notice Name: 03.05 & 03.18 PH Notice 1 for 02.15.25 pub

PUBLICATION FEE: \$45.04

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

Jake Seaton

Agent

VERIFICATION

State of New Jersey
County of Burlington

Signed or attested before me on this: 02/19/2025

Lisa Ortiz

Notary Public
Notarized remotely online using communication technology via Proof.

LISA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

**TOWN OF BARTONVILLE,
TEXAS**
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drc 02/15/2025