



PLANNING AND ZONING COMMISSION MEETING AGENDA

June 04, 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. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and consider the approval of the March 5, 2025 Planning & Zoning Commission Regular Meeting Minutes.
2. Discuss and make a recommendation regarding a Final Plat for 89.261-acre property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GM Civil on behalf of Spur Furst Ranch Development, L.P. [Town of Bartonville File Number FP-2025-001.]
3. Discuss and make a recommendation regarding a Preliminary Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas. The property is located near the southeastern corner of Broome Road and Porter Road, in Bartonville, Texas. The applicant is McAdams, Inc., on behalf of Philip R. and Martha S. Rice. [Town of Bartonville File Number PP-2025-001.]
4. Discuss and make a recommendation regarding a proposed renaming of the "Agricultural" zoning district to "Rural Residential."
5. Discuss and make a recommendation regarding updates to and adoption of the Official Zoning Map for the Town of Bartonville.

E. FUTURE ITEMS

F. 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: Friday, May 30, 2025, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider the approval of the March 5, 2025, Planning & Zoning Commission Regular Meeting Minutes.

SUMMARY:

Minutes from March 5, 2025, Planning & Zoning Commission Regular Meeting.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve as presented.

ATTACHMENTS:

- March 5, 2025, Planning & Zoning Commission Regular Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 5TH DAY OF MARCH 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

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

Commissioners Absent:

Gloria McDonald, Vice Chair

Town Staff Present:

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

A. CALL MEETING TO ORDER

Chair Arment called the meeting to order at 6:31 pm.

B. PLEDGE OF ALLEGIANCE

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 were no public presentations.

D. APPROVAL OF MINUTES

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

Motion made by Commissioner Hoyt-Stenovitch , seconded by Commissioner Abernathy, to APPROVE the October 2, 2024 Regular Meeting Minutes as presented.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

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.]**

Both agenda items #1 and #2 were presented simultaneously. Acting Town Administrator Riggs shared the safety reasons behind the request to increase the mandatory road width of future roads to 24 feet. Town Planner Wells presented the proposed amendments to the Thoroughfare Plan and the Engineering Design Standards, including the technical requirements.

Chair Arment opened the Public Hearing for Agenda Item #1 – amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Pla) to update public road design standards at 6:49 pm.

Denton County ESD #1 Division Chief/Fire Marshall Mon Nguyen spoke IN FAVOR of the proposed amendments.

Chair Arment closed the Public Hearing at 6:52 pm.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Hayes, to recommend **APPROVAL** of an Ordinance amending the Town of Bartonville Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

Chair Arment opened the Public Hearing for Agenda Item #2 – 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 at 6:54 pm, and after recognizing there was no one wishing to speak, closed the Public Hearing at 6:55 pm.

Motion made by Commissioner Abernathy, seconded by Commissioner Hoyt-Stenovitch, to recommend **APPROVAL** of 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.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair Arment adjourned the meeting at 6:56 pm.

APPROVED this the 2nd day of April 2025.

APPROVED:

Ralph Arment,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding a Final Plat for 89.261-acre of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GM Civil on behalf of Spur Furst Ranch Development, L.P. [Town of Bartonville File Number FP-2025-001.]

LAND USE AND ZONING: The property is located in the Bartonville ETJ, thus no land use or zoning designations apply.

SUMMARY: The High Plains at Furst Ranch project includes five tracts of land, totaling 461.858 acres, located in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, generally east of State Highway 377 between Keith Road and Smoot Lane. The legal description of the property is A1339A PINSON WILES, TR 3B, .28 ACRES; A1339A PINSON WILES, TR 9, 131.307 ACRES; A1339A PINSON WILES, TR 10, 72.7 ACRES; A1339A PINSON WILES, TR 14, 164.34 ACRES; and A1595A A.M. FELTUS, TR 29, 79.82 ACRES. The corresponding Denton CAD parcel numbers are 270706, 64921, 64910, 64909, and 64879. The preliminary plat for this project was approved by the Bartonville Town Council on August 20, 2024, and was designed to create 1,150 legal lots, including 1,115 single-family residential lots and 35 non-residential lots, including one mixed-use lot. This final plat constitutes Phase 1 of the project, covering 89.261 acres and including 267 residential lots and three non-residential lots.

The subject property is part of a former agricultural tract. The property is undeveloped.

Final Plat

Bartonville Development Ordinance (BDO) Section 2.5.g lists the criteria of approval for a final plat:

1. The plat substantially conforms with the approved preliminary plat or other studies and plans, as applicable;
2. The complete engineering/construction plans for all required public improvements and Town utilities have been submitted to the Town for review/approval by the Town's Engineer (whether specifically stated or not, final plat approval shall always be subject to any additions and/or alterations to the engineering/construction plans as deemed necessary by the Town Engineer, as needed, to ensure the safe, efficient and proper construction of public improvements within the subdivision); and
3. The plat conforms to applicable zoning and other regulations.
4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

In accordance with criterion 1, the final plat was reviewed against the approved preliminary plat as well as the conditions of approval adopted by the Bartonville Town Council. A comparison of the final plat against the approved preliminary plat shows general conformance with the lot number and configurations, with one exception being an additional residential lot being located within Block 12, which had 14 lots in the preliminary plat and shows 15 lots within the final plat. As this constitutes a 0.4% change in overall lot count for phase 1, this is an acceptable change. The street configurations are generally the same as those shown in the approved preliminary plat, including the 140-foot offset between the intersections of Bushlands Trail and Peppervine Lane, and its intersection with Marigold Trail, which does not meet the Town's intersection spacing requirements but was approved as a waiver to the standard in the approval of the preliminary plat by the Town Council.

The final plat reflects conformance to the applicable conditions of approval, described as follows:

1. On the final plat, a minimum 15-foot public utility easement for water and sewer utilities shall be established on the following lots to correspond with either or both utilities traversing the lot:
 - a. Block 48, Lot 1X (water, sewer)
 - i. Not within Phase 1
 - b. Block 48, Lot 2X (water, sewer)
 - i. Not within Phase 1
 - c. Block 14, Lot 8 (sewer)
 - i. Not within Phase 1
 - d. Block 1, Lot 5 (sewer)
 - i. Within Phase 1; Met
 - e. Block 47, Lot 1X (sewer)
 - i. Not within Phase 1
 - f. Block 25, Lot 25 (sewer)
 - i. Not within Phase 1
 - g. Block 25, Lot 40 (sewer)
 - i. Not within Phase 1
2. On the final plat, a 10-foot-wide utility easement shall be located along the front property line (i.e., street frontage) of all lots and adjacent to a right-of-way.
 - i. Met.
3. The final plat shall show Marigold Trail and Peppervine Lane meeting as a four-way intersection at Brushlands Trail, rather than creating an offset of less than 300 feet.
 - i. Not applicable – approved as part of a waiver.
4. A second access point from State Highway 377, other than High Plains Trail, shall be constructed, installed, or otherwise established on the final plat for the first phase of the development, and this secondary access shall be maintained until such time as another secondary access road (e.g., Street A) is completed.
 - i. Met via off-site access.
5. In the preliminary sewer layout, the sewer section in the vicinity of Blocks 25, 26, 27, and 35 (located within Streets BB, CC, DD, and JJ) is not connected to the greater system. Check grades and provide for a positive drainage connection to the remainder of the system within the civil design set.
 - i. Not applicable to final plat.

6. On the final plat, the 20-foot-wide water easement located on Block 14, lots 48 & 49 shall be labeled "20' W.E. by this plat"
 - i. Not located within Phase 1.
7. On the final plat, the Notes section on Sheet 8 of 8 of the preliminary plat shall have a new Note 7, which shall read, "All parcels ending in 'X', with the exception of Block 48, Lot 1X, are open space parcels to be owned and maintained by the HOA. Said parcels shall be encumbered with a public access and utility easement over their entirety."
 - i. Phase 1 contains Lot 6X, Block 1; Lot 26X, Block 21; and Lot 2X, Block 22. In lieu of a general note as described above, Lot 6X, Block 1 and Lot 26X, Block 21 have a "Private Open Space & Drainage Easement" over their entirety. Lot 2X, Block 22 is the proposed amenity center for the development; however, the preliminary drainage layout shows a stormwater outlet from the public street system discharging onto the lot. Therefore, a Drainage Easement shall be established over the lot to protect and permit the receipt of stormwater flows; this shall be a recommended condition of approval for the final plat. The proposed easements as shown on the final plat otherwise meet the intent of the condition of approval from the preliminary plat.
8. The final plat shall show a drainage easement over the entirety of all open space lots containing the revised 100-year floodplain, as determined by the Flood Study performed by GM Civil, dated July 2024.
 - i. 100-year floodplain is not located within Phase 1.
9. A Letter of Map Revision (LOMR) shall be submitted to FEMA for the revised Zone AE flood plain for the portion of Whites Branch as established in the Flood Study performed by GM Civil, dated July 2024. The zone AE floodplain boundary shall be reflected on the final plat.
 - i. Not applicable to Phase 1.
10. General correction: Under the Owner's Certification, the fifth to last "Thence" appears to be superfluous.
 - i. Met.

The construction plans are not reviewed by the Town of Bartonville per the Interlocal Cooperation Agreement (ICA) between the Town of Bartonville and Denton County, so criterion 2 does not apply. Because this preliminary plat is in the Bartonville ETJ, where zoning does not apply, and the project is intended to be served by sewer, criteria 3 and 4 do not apply.

STAFF RECOMMENDATION: Approve with Conditions.

STAFF RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to recordation, a Drainage Easement shall be established over the entirety of Lot 2X, Block 22 on the final plat in order to protect and permit the receipt of stormwater flows.

ATTACHMENTS:

- Final Plat Application Packet

Exhibit A



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item D2.

Application Type (check all applicable):

- ☐ Sketch Plat ☐ Land Study ☐ Preliminary ☒ Final
- ☐ Development ☐ Replat ☐ Amending Plat

Current Legal Description: 89.261 Acres Situated in the Pinson Wiles Survey, Abstract No. 1339, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch, Phase 1 ☐ In Town Limits ☒ In ETJ

Current Zoning: ETJ Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): N/A No. Proposed Lots: 270 Total Acres: 89.261

Seeking Waiver/Suspension: ☐ Yes ☒ No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: Spur Furst Ranch Development, L.P. Phone: 941-388-0707

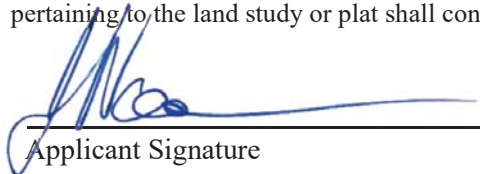
Address: 8433 Enterprise Circle, Suite 100, Lakewood Ranch, FL 34202

Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule

Applicant: GMcivil/Jason Weaver P.E. Phone: 817-329-4373

Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051 Fax: _____

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.


Applicant Signature

04/22/2025
Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co. <input type="checkbox"/> Town Engineer/Planner <input type="checkbox"/> Town Attorney <input type="checkbox"/> DRC Members	<input type="checkbox"/> Elec Co. <input type="checkbox"/> Cable Co. <input type="checkbox"/> Fire Chief <input type="checkbox"/> Water Supply		



NOTARY FORM Town of Bartonville

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

Dated: 04/22/2025

I, John Brian / Spur Furst Ranch Development, L.P., owner of the Property located at High Plains at Furst Ranch, Phase 1 do hereby certify that I have given my permission to Jason Weaver, P.E. / GMcivil, to make an application (check one) on my behalf.

- ☐ Sketch Plat
☐ Development
☐ Land Study
☐ Replat
☐ Preliminary
☐ Amending Plat
☒ Final Plat

John Brian / Spur Furst Ranch Development, L.P.
Print Name

Signature of Owner

8433 Enterprise Circle, Suite 100, Lakewood Ranch, FL 34202
Address

941-388-0707
Phone No.

State of Florida §
County of manatee §

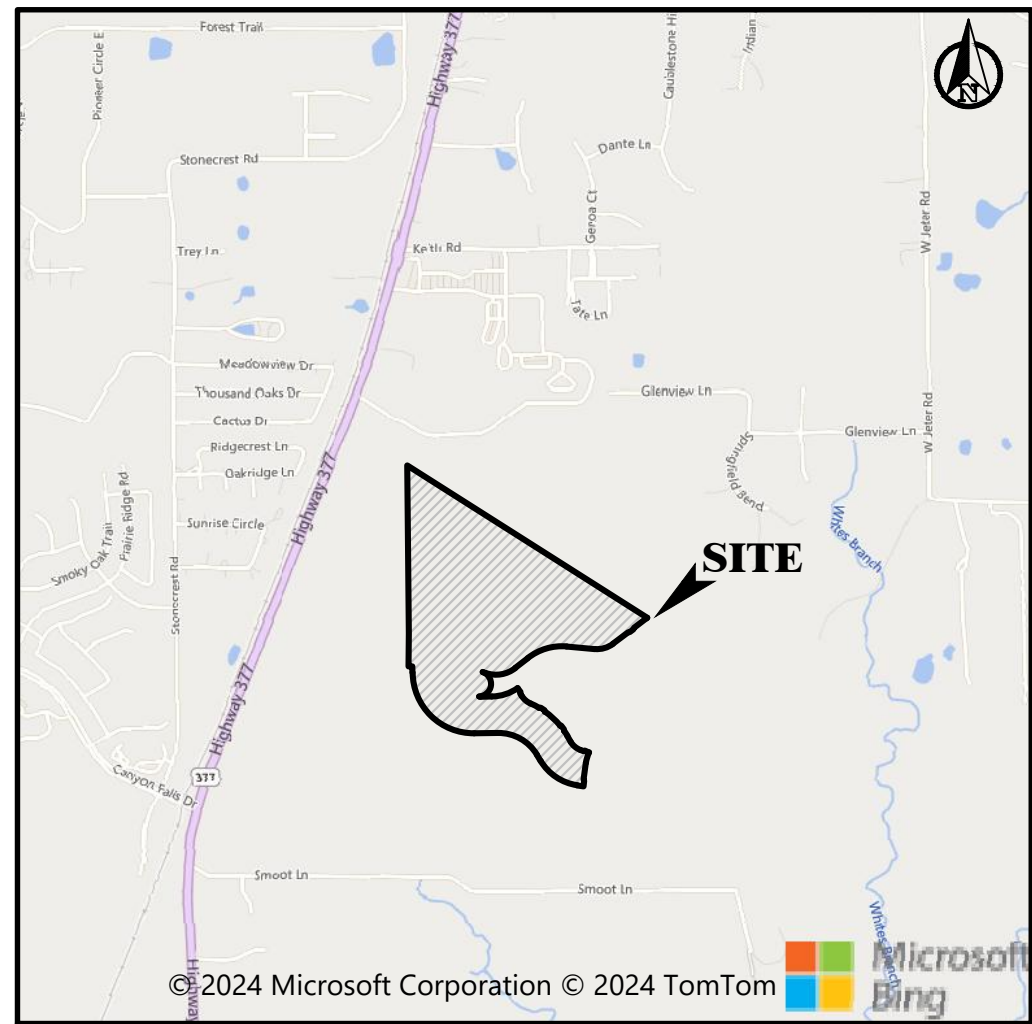
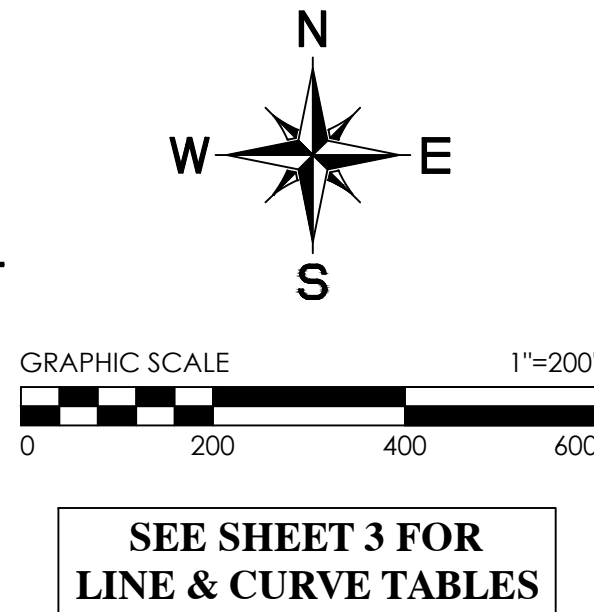
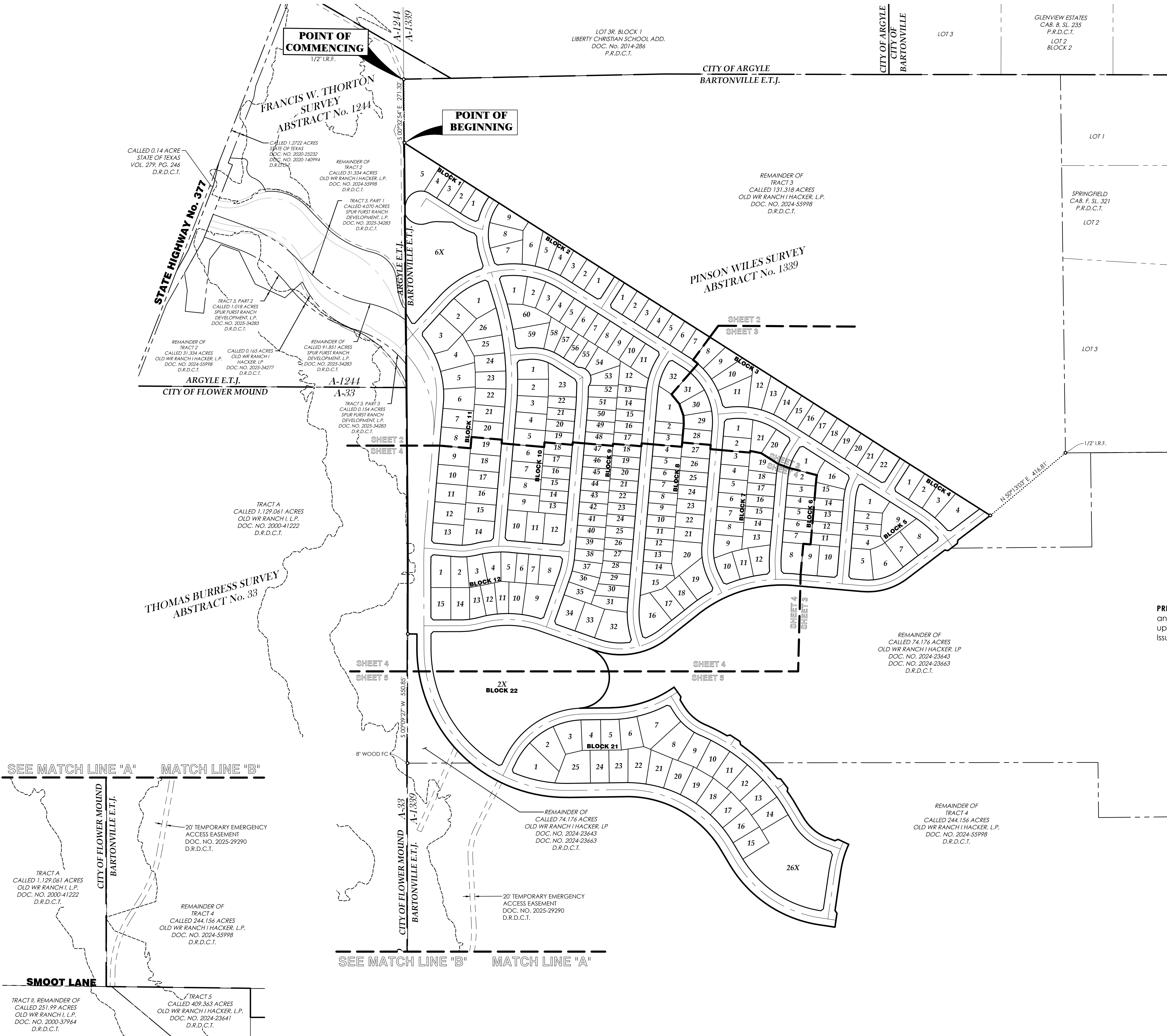
Before me, Lori E. Joyce, a Notary Public in and for said County and State, on this day personally appeared John Brian known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of April, 2025



Notary Public's Signature

page 3 of 3



VICINITY MAP
N.T.S.

SITE AREA SUMMARY	
GROSS AREA	89.261 ACRES
PUBLIC RIGHT-OF-WAY	23.628 ACRES
LOTS	54,798 ACRES
NON-RESIDENTIAL LOTS	10,836 ACRES

LEGEND	
O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
D.R.D.C.T.	DEED RECORDS; DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS; DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - . -	EASEMENT LINE
- - - - -	CENTERLINE
- - - - -	BUILDING LINE
- - - - -	ABSTRACT LINE
- - - - -	CITY LIMIT LINE
- - - - -	100-YEAR ULTIMATE FLOODPLAIN PER GMCIVIL FLOOD STUDY

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/22/2025 2:35 PM

OWNER/DEVELOPER:



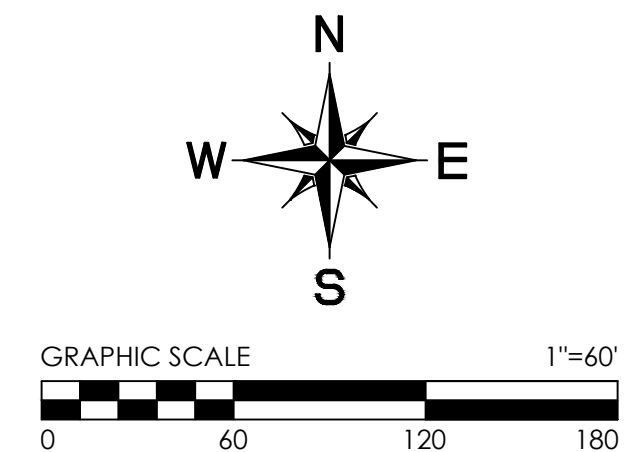
PREPARED BY:



FINAL PLAT
OF

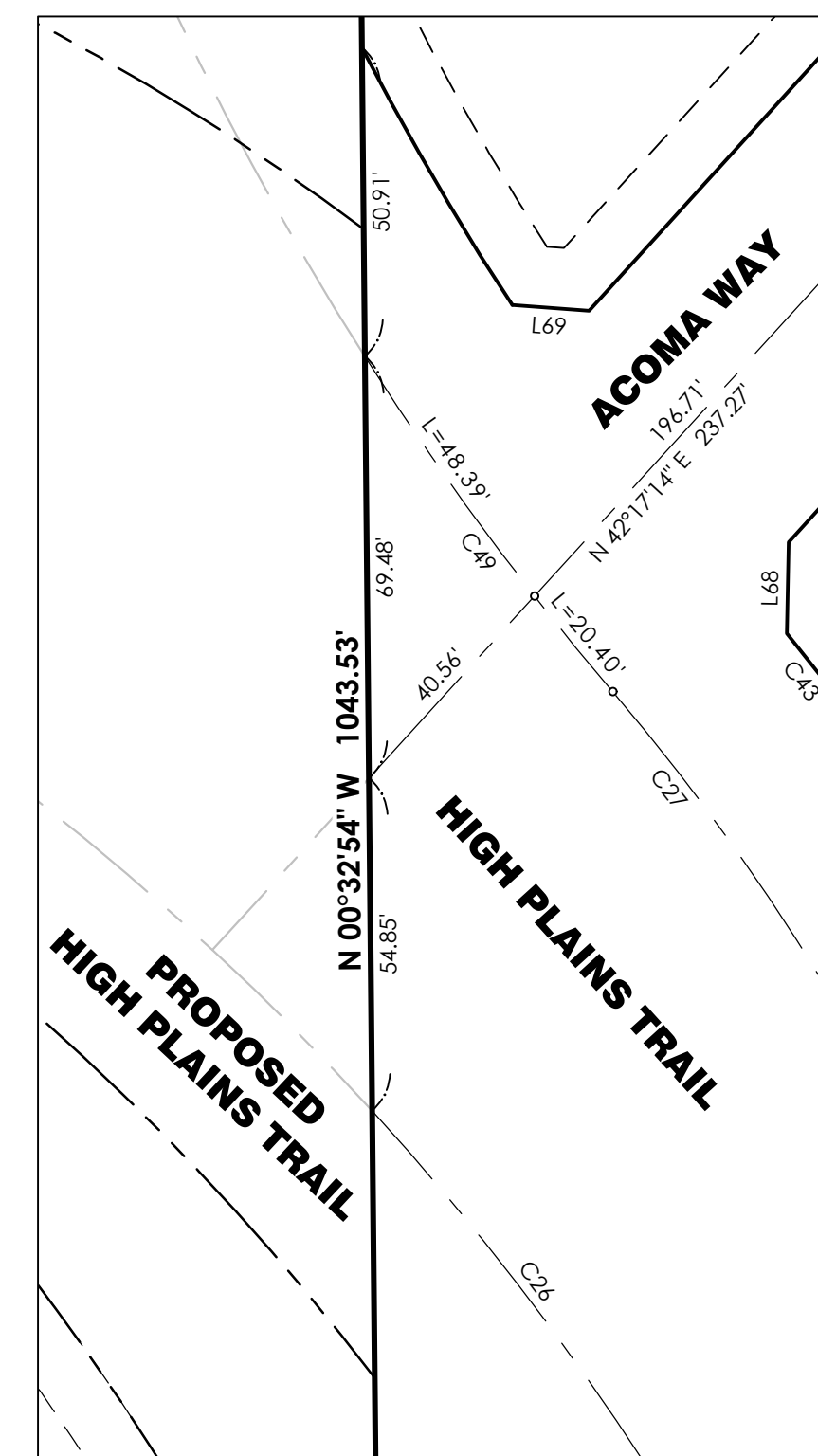
LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11; LOTS 1-15, BLOCK 12;
LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

**HIGH PLAINS AT FURST RANCH,
PHASE 1**
BEING
89.261 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: April 2025



SEE SHEET 3 FOR
LINE & CURVE TABLES

DETAIL "A"
1" = 30'



REMAINDER OF
TRACT 3
CALLED 131.318 ACRES
OLD WR RANCH HACKER, LP
DOC. NO. 2024-55998
D.R.D.C.T.

PINSON WILES SURVEY
ABSTRACT No. 1339

OWNER/DEVELOPER:



PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/22/2025 2:36 PM



FINAL PLAT OF

LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11, LOTS 1-15, BLOCK 12;
LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

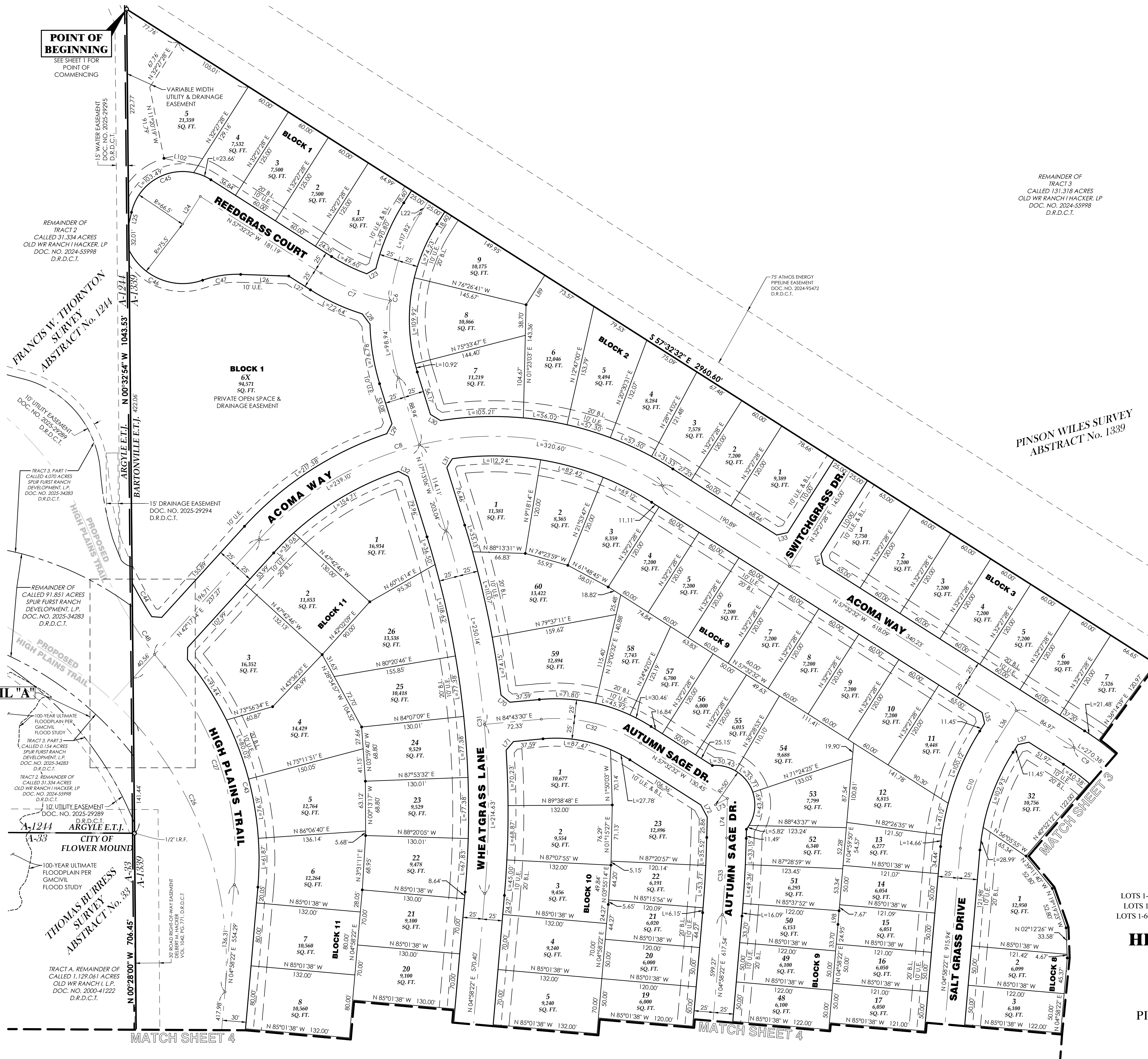
**HIGH PLAINS AT FURST RANCH,
PHASE 1**
BEING
89.261 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS

267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: April 2025

SHEET 2 of 6

SEE DETAIL "A"

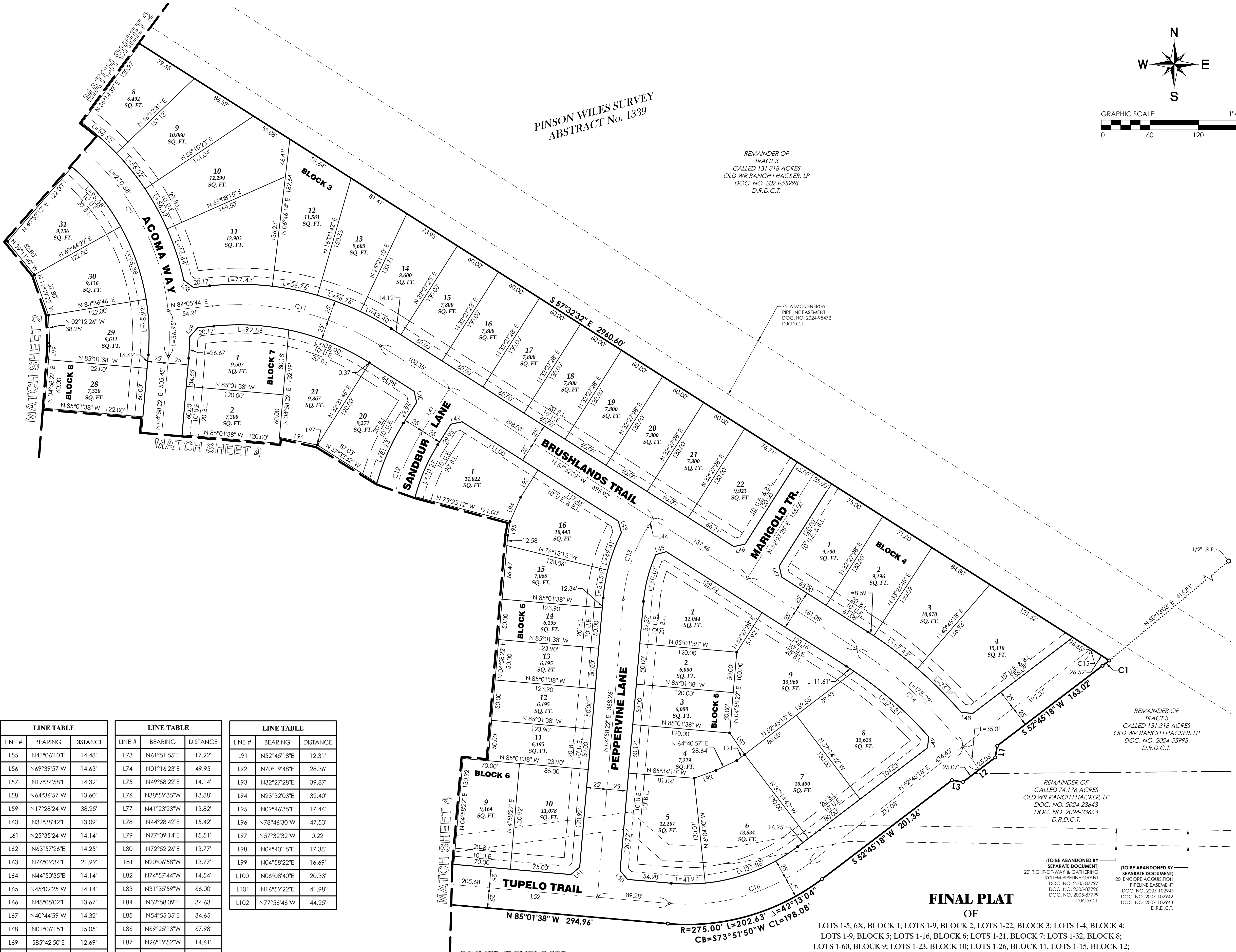
POINT OF
BEGINNING
SEE SHEET 1 FOR
POINT OF
COMMENCING



MATCH SHEET 4

MATCH SHEET 4

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	425.00'	10.63'	1°25'57"	S52°02'19"W
C2	132.00'	363.26'	157°40'34"	S08°14'53"W
C3	375.00'	14.09'	2°09'12"	N88°09'46"E
C4	835.00'	63.21'	4°20'13"	S33°02'21"E
C5	635.00'	1004.14'	90°36'12"	N45°27'32"W
C6	250.00'	216.75'	49°40'34"	N07°37'11"E
C7	250.00'	95.18'	21°48'46"	S68°26'55"E
C8	400.00'	559.70'	80°10'14"	S82°22'21"W
C9	300.00'	327.33'	62°30'54"	N26°17'05"W
C10	300.00'	143.91'	27°29'06"	N18°42'55"E
C11	325.00'	217.60'	38°21'44"	S76°43'24"E
C12	250.00'	119.93'	27°29'06"	N18°42'55"E
C13	200.00'	95.94'	27°29'06"	N18°42'55"E
C14	500.00'	213.30'	24°26'32"	S45°19'16"E
C15	400.00'	1.43'	0°12'15"	N52°39'10"E
C16	250.00'	184.21'	42°13'04"	N73°51'50"E
C17	350.00'	45.78'	7°29'41"	N01°13'31"E
C18	600.00'	455.17'	43°27'55"	N73°14'24"E
C19	250.00'	138.17'	31°40'01"	N10°51'39"W
C20	300.00'	303.18'	57°54'09"	N80°27'31"E
C21	350.00'	137.12'	22°26'46"	N06°15'01"W
C22	435.00'	252.44'	33°15'02"	S87°12'55"E
C23	300.00'	71.65'	13°41'01"	N83°00'04"E
C24	605.00'	956.70'	90°36'12"	S45°27'32"E
C25	1505.00'	134.75'	5°07'47"	S02°24'28"W
C26	450.00'	371.94'	47°21'25"	S18°42'20"E
C27	375.00'	297.05'	45°23'08"	S17°43'12"E
C28	250.00'	77.75'	17°49'08"	N86°03'48"E
C29	450.00'	139.95'	17°49'08"	N86°03'48"E
C30	1188.00'	31.85'	1°32'11"	N04°12'17"E
C31	1200.00'	464.77'	22°11'28"	N06°07'22"W
C32	200.00'	131.71'	37°43'58"	N76°24'31"W
C33	1502.00'	96.99'	3°41'59"	N03°07'22"E
C34	350.00'	88.19'	14°26'14"	N12°11'29"E
C35	350.00'	383.99'	62°51'38"	N57°48'33"E
C36	500.00'	302.47'	34°39'36"	N71°54'34"E
C37	225.00'	137.03'	34°53'44"	S49°02'52"E
C38	810.00'	503.63'	35°37'29"	S48°40'59"E
C39	225.00'	151.38'	38°32'59"	S50°08'44"E
C40	425.00'	123.51'	16°39'02"	S16°42'44"W
C41	505.00'	447.24'	50°44'33"	S56°14'31"E
C42	495.00'	517.41'	59°53'23"	S60°48'56"E
C43	400.00'	309.52'	44°20'08"	N17°11'42"W
C44	475.00'	49.14'	5°55'37"	N30°16'39"W
C45	66.50'	127.15'	109°32'52"	S67°41'02"W
C46	75.50'	110.53'	83°52'41"	S67°34'28"E
C47	130.50'	49.04'	21°31'50"	S81°15'07"W
C48	500.00'	68.79'	7°52'56"	S36°28'18"E



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S09°27'21"W	14.56'
L2	S52°45'34"W	50.13'
L3	N80°21'54"W	13.67'
L4	N70°35'24"W	29.94'
L5	N89°14'22"E	118.54'
L6	S35°25'14"E	50.00'
L7	S11°45'45"W	14.54'
L8	S31°35'59"E	31.60'
L9	N76°56'24"E	14.39'
L10	S57°01'51"E	50.00'
L11	S11°00'05"E	14.39'
L12	S82°22'22"E	14.70'
L13	S37°36'41"E	50.05'
L14	S09°41'11"W	14.08'
L15	S69°56'41"E	33.68'
L16	N67°29'25"E	14.61'
L17	S64°57'45"E	50.00'
L18	S36°36'47"E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S08°23'13"W	60.00'
L20	N00°09'25"W	63.90'
L21	N89°50'33"W	38.68'
L22	N32°27'28"E	18.60'
L23	N60°31'34"E	13.38'
L24	N32°27'28"E	41.50'
L25	N12°54'36"E	15.91'
L26	N87°58'59"W	60.98'
L27	N57°32'32"W	32.46'
L28	N36°56'57"W	16.02'
L29	N27°31'28"E	14.21'
L30	N58°25'22"W	15.05'
L31	N32°05'10"E	13.04'
L32	N62°30'35"W	14.07'
L33	N77°27'28"E	14.14'
L34	N12°32'32"W	14.14'
L35	N12°32'32"W	14.14'
L36	N32°27'28"E	46.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L37	N77°27'28"E	14.14'
L38	N53°33'03"W	14.78'
L39	N41°44'32"E	14.78'
L40	N12°32'32"W	14.14'
L41	N32°27'28"E	64.95'
L42	N77°27'28"E	14.14'
L43	N14°57'11"W	14.72'
L44	N32°27'28"E	11.07'
L45	N74°21'26"E	13.36'
L46	N77°27'28"E	14.14'
L47	N27°31'28"E	14.14'
L48	N83°49'09"W	14.53'
L49	N06°00'54"E	13.71'
L50	N40°01'38"W	14.14'
L51	N49°58'22"E	14.14'
L52	N85°01'38"W	294.96'
L53	N45°04'31"W	14.73'
L54	N02°31'19"W	61.08'

LINE TABLE		
LINE #	BEARING	DISTANCE
L55	N41°06'10"E	14.48'
L56	N69°39'57"W	14.63'
L57	N17°34'58"E	14.32'
L58	N64°36'57"W	13.60'
L59	N17°28'24"W	38.25'
L60	N31°38'42"E	13.09'
L61	N25°35'24"W	14.14'
L62	N63°57'26"E	14.25'
L63	N76°09'34"E	21.99'
L64	N44°50'35"E	14.14'
L65	N45°09'25"W	14.14'
L66	N48°05'02"E	13.67'
L67	N40°44'59"W	14.32'
L68	N01°06'15"E	15.05'
L69	S85°42'50"E	12.69'
L70	N50°58'36"W	14.31'
L71	N40°25'36"E	14.31'
L72	N28°08'05"W	17.42'

LINE TABLE		
LINE #	BEARING	DISTANCE
L73	N61°51'55"E	17.22'
L74	N01°16'23"E	49.95'
L75	N49°58'22"E	14.14'
L76	N38°59'35"W	13.88'
L77	N41°23'23"W	13.82'
L78	N44°28'42"E	15.42'
L79	N77°09'14"E	15.51'
L80	N72°52'26"E	13.77'
L81	N20°06'58"W	13.77'
L82	N74°57'44"W	14.54'
L83	N31°35'59"W	66.00'
L84	N32°58'09"E	34.63'
L85	N54°55'35"E	34.65'
L86	N69°25'13"W	67.98'
L87	N26°19'52"W	14.61'
L88	N53°24'48"E	14.14'
L89	N32°27'28"E	44.30'
L90	N34°44'09"W	32.33'

LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N52°45'18"E	12.31'
L92	N70°19'48"E	28.36'
L93	N32°27'28"E	39.87'
L94	N23°32'03"E	32.40'
L95	N09°46'35"E	17.46'
L96	N78°46'30"W	47.53'
L97	N57°32'32"W	0.22'
L98	N04°40'15"E	17.38'
L99	N04°58'22"E	16.69'
L100	N06°08'40"E	20.33'
L101	N16°59'22"E	41.98'
L102	N77°56'46"W	44.25'

OWNER/DEVELOPER:



PREPARED BY:



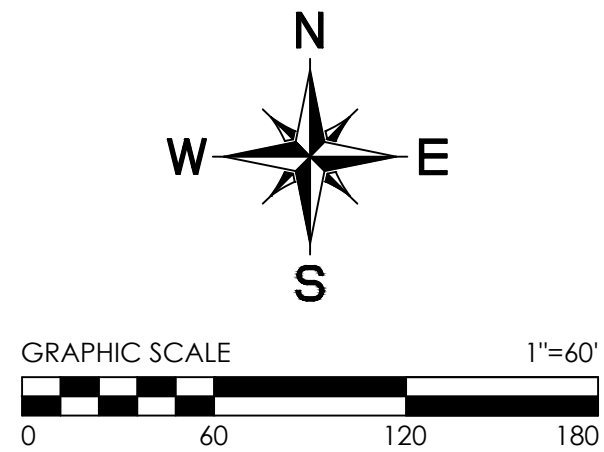
LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4; LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8; LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11; LOTS 1-15, BLOCK 12; LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

HIGH PLAINS AT FURST RANCH, PHASE 1
BEING
89.261 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS

Date: April 2025

SHEET 3 of 6

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/22/2025 2:36 PM



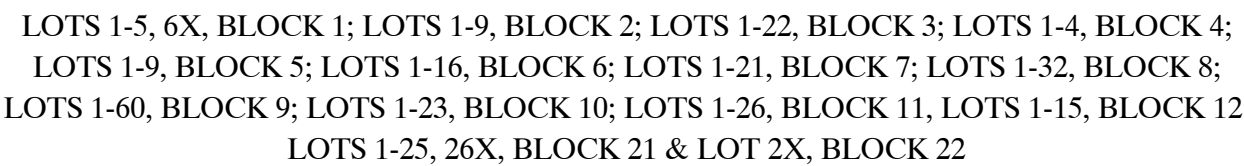
SEE SHEET 3 FOR
LINE & CURVE TABLES



PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/22/2025 2:36 PM

OWNER/DEVELOPER:
STARWOOD LAND
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FL 34202
(941) 388-0707

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
T&S Firm # F-2944 | T&S Firm # 10021700





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding a Preliminary Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas. The property is located near the southeastern corner of Broome Road and Porter Road, in Bartonville, Texas. The applicant is McAdams, Inc., on behalf of Philip R. and Martha S. Rice. [Town of Bartonville File Number PP-2025-001.]

LAND USE AND ZONING: Current land use category is Residential Estates – 2 Acre Lots (RE-2). Current zoning is Residential Estates 2 (2-Acre Lots; RE-2) and Agricultural (AG).

SUMMARY: The subject property comprises two parcels encompassing 32.029 acres, located near the southeastern corner of Broome Road and Porter Road. The legal description of the property is RICE RANCH ADDITION BLK A LOT 2R-1 and RICE RANCH ADDITION BLK A LOT 1R. The corresponding Denton CAD parcel numbers are 748022 and 1055331. The applicant has applied for a preliminary plat (see Exhibit A) in order to facilitate large lot residential development. The applicant previously had a minor plat approved on 28.029 acres (MP-2024-003); Lot 2R-1 from the previous minor plat is included in the current preliminary plat being considered herein.

The subject property consists of two agricultural and residential parcels.

Preliminary Plat

Bartonville Development Ordinance (BDO) Section 2.5.g lists the criteria of approval for a preliminary plat:

1. The plat substantially conforms with the approved land study or other studies and plans, as applicable;
2. The preliminary layouts of required public improvements and Town utilities have been approved by the Town Engineer; and
3. The plat conforms to applicable zoning and other regulations.
4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

The submitted preliminary plat is designed to create five legal lots totaling 32.029 acres. The resulting lots will range from 2.00 to 16.029 acres. The subject property abuts Porter Road on its western boundary and Boome Road on its northern boundary. Porter Road is designated as a “Minor Collector” and Broome Road is designated as a “Local Thoroughfare” on the Town of Bartonville’s Thoroughfare Plan.

The western end of the property abutting Porter Road is zoned RE-2, which covers the three proposed 2.00-acre lots included in the preliminary plat. These proposed lots meet or exceed the regulations for the RE-2 zoning district and match those parcels created in a previous minor plat (MP-2024-003) immediately to the north, which was approved by the Town of Bartonville in September of 2024. The two lots to the east are within the Agricultural zoning district, which has a 10-acre minimum lot area standard. Both lots are at least 10 acres in size. The lots do not meet two of the dimensional criteria for the Agricultural zone, these being: 1) all building setbacks for both properties must be 50 feet; and 2) Lot 1R1, Block A does not meet the minimum street frontage width of 300 feet; these dimensional standards are found in Charts 4.2 and 4.3, respectively. In order to correct this, recommended conditions of approval will be to 1) adjust all setbacks for Lots 1R1 and 2R2, Block A to 50 feet on the final plat, and 2) adjust the street frontage width of Lot 1R1, Block A to be a minimum of 300 feet at Broome Road on the final plat. The change in the interior side yard setbacks may affect the conformity of the existing buildings on Lot 1R1 to meet the Agricultural setback standards, notably an accessory structure located west of the principal residence on the lot and approximately 34 feet (as measured on Denton CAD's interactive online map) from the proposed shared lot line as shown on the preliminary plat. A recommended condition of approval will be that the shared lot line between Lots 1R1 and 2R2, Block A shall be adjusted on the final plat to avoid creation of any nonconformities between existing structures and dimensional standards as they apply to the new lots.

According to the applicant there is no public infrastructure to be constructed to serve the new lots, as there are existing utilities in the adjacent streets sufficient to serve the lots, so criterion 3 does not apply.

As the new parcels will be served by on-site sewage (septic) facilities, a recommended condition of approval is that the proposed plat be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with approval criterion 4, above.

STAFF RECOMMENDATION: Approve with Conditions.

STAFF'S RECOMMENDED CONDITIONS OF APPROVAL:

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. Prior to approval of the final plat, all setbacks for Lots 1R1 and 2R2, Block A shall be 50 feet.
3. Prior to approval of the final plat, the Broome Road street frontage width for Lot 1R1, Block A shall be increased to no less than 300 feet.
4. Prior to approval of the final plat, the shared lot line between Lots 1R1 and 2R2, Block A shall be adjusted to avoid creation of any nonconformities between existing structures and dimensional standards as they apply to the new lots.
5. Minor correction: The setback label for Lot 8, Block A shall read "50' setback line" or be adjusted to be 20 feet from Lot 2, Block C, Barrington Hills Phase II.
6. Minor correction: Note 5 shall reference Preliminary Plat rather than Minor Replat.

ATTACHMENTS:

- Preliminary Plat Application Packet

Exhibit A



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item D3.

Application Type (check all applicable):

☐ Sketch Plat

☐ Land Study

☒ Preliminary

☐ Final

☐ Development

☒ Replat

☐ Amending Plat

Current Legal Description: Lots 1R & 2R-1, Block A, Rice Ranch Addition

Proposed Subdivision Name: Rice Ranch Addition

☒ In Town Limits ☐ In ETJ

Current Zoning: RE-2

Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): N/A

No. Proposed Lots: 5

Total Acres: 32.029

Seeking Waiver/Suspension: ☐ Yes ☒ No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: Philip R. & Martha S. Rice

Phone: 214-205-2699

Address: 1086 Broome Rd, Bartonville, TX 76226

Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule

Applicant: Philip Rice

Phone: 214-205-2699

Address: 1086 Broome Rd, Bartonville, Tx 76226

Fax: _____

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

Philip R. Rice
Applicant Signature

2/28/25

Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co.	<input type="checkbox"/> Town Engineer/Planner	<input type="checkbox"/> Town Attorney	<input type="checkbox"/> DRC Members
<input type="checkbox"/> Elec Co.	<input type="checkbox"/> Cable Co.	<input type="checkbox"/> Fire Chief	<input type="checkbox"/> Water Supply



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

Item D3.

SPEC23572

May 5, 2025

Shannon Montgomery
Town Secretary
Town of Bartonville
1941 E Jeter Road
Bartonville, Tx 76226

RE: Rice Ranch Addition – Preliminary Plat Application

Dear Shannon:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Preliminary Plat Application and Replat Application for the Rice Ranch Addition. The property is located at 1086 Broome Road, in the Town of Bartonville, and is currently platted as Lot 1R, Block A, and Lot 2R-1, Block A, Rice Ranch Addition. There are no proposed changes or additions to utilities or drainage plans as the property is serviced with water from Porter Road and drains to existing Ponds per the original drainage plan for the Barrington Hills construction plans, attached as part of this submittal.

We appreciate your consideration of this application. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

McAdams

A handwritten signature in blue ink, appearing to read 'W. Thad Murley III'.

W. Thad Murley III | Director, Geomatics
tmurley@mcadamsco.com | 972. 436. 9712

PROCEDURES:

Please see the attached submittal schedule. The Town strictly adheres to this schedule due to legal requirements; **no exceptions will be made.**

1. Submit sketch plat for staff review and Development Review Committee (DRC), if necessary.
2. Submit Land Study for DRC if one of the following circumstances exists:
 - a. Any tract of land over fifty (50) acres in size, or for a smaller tract, where the land is part of a larger parcel over fifty (50) acres in size, which is ultimately to be developed under the Town's Development Ordinance.
 - b. In conjunction with a development plat; or
 - c. In any case where a road is to be established or realigned.
3. Submit Preliminary Plat, including utility plans, tax certificate, and related documents (a final plat may be submitted concurrently, but must include all required information).
 - a. DRC Meeting on Preliminary Plat, if needed.
 - b. P&Z Meeting on Preliminary Plat
 - c. Council Meeting on Preliminary Plat
4. Submit Final Plat, engineering and construction plans and related documents.
 - a. DRC Meeting on Final Plat, if needed.
 - b. P&Z Meeting on Final Plat
 - c. Council Meeting on Final Plat (If Infrastructure is to be constructed)
5. Submit approved Final Plat for filing, along with necessary filing fees.

SUBMITTAL REQUIREMENTS:

Sketch Plat -	If a DRC meeting is required, Copies can be submitted electronically.
Land Study -	Prepared by a qualified civil engineer, land planner, architect, or surveyor; Please submit all copies electronically.
Preliminary Plat, Final Plat, Development Plat, Replat, Amending Plat -	DRC – Please submit Electronically P&Z - Please submit all copies electronically. Council -Please submit all copies electronically.
Filing Requirements -	1 copy measuring 18" X 24" Filing Fees in the form of a business check make payable to the Denton County Clerk's Office. A call to the Clerk's office at 940.349.2000, will confirm the fee amount.



phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
E:19762 RPLS: 10194440
www.mcadamsco.com

PHILIP R. RICE & MARTHA S. RICE
1086 BROOME ROAD
BARTONVILLE, TX 76226
PHONE: 214-205-2699

W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

RICE RANCH ADDITION
OF THE

LOTS 1R-1, 2R-2, 6, 7, & 8, BLOCK A
BEING A REPLAT OF LOT 1R, BLOCK A, RICE RANCH AD
AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED
PLAT RECORDS, DENTON COUNTY, TEXAS, AND LOT 2R-1
RICE RANCH ADDITION, AN ADDITION TO THE TOWN OF BA
TEXAS, RECORDED AS PLAT #2024-368, PLAT RECORDS, DENTON
32.029 ACRES

PROJECT NO.	SPEC23572
CHECKED BY	TM
DRAWN BY	BC
SCALE	1"=100'
DATE	4.1.2025

PAGE 1 OF 2



M:\Projects\SPEC\SPEC 2023\SPEC23572 Rice Ranch\02-Geomatics\Survey\Plats\SPEC23572 PRELIMINARY PLAT.dwg, 5/5/2025 8:38:13 AM, Bradley Cox

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Philip R. Rice & Martha S. Rice are the owners of all that certain lot, tract or parcel of land, situated in the J. Burke Survey, Abstract Number 42, Town of Bartonville, Denton County, Texas, being all of Lot 2R-1, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, according to the plat thereof, recorded in Document Number 2024-368, Plat Records, Denton County, Texas, and Lot 1R, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, according to the plat thereof, recorded in Document Number 2018-528, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northernmost northeast corner of said Lot 2R-1, same being the northwest corner of Lot 17, Block B, Barrington Hills, an addition to the Town of Bartonville, recorded in Cabinet U, Page 825, Plat Records, Denton County, Texas, same being the southeast corner of a certain called 35' Right-of-way (ROW) dedication to the Town of Bartonville, recorded in Document Number 2013-14, Plat Records, Denton County, Texas, same being the southwest corner of a certain called 35' Right-of-way (ROW) dedication to the Town of Bartonville, according to said Barrington Hills plat, and being in the south line of Broome Road;

THENCE S 00°19'50" E, with an east line of said Lot 2R-1, same being the west line of Block B, of said Barrington Hills, a distance of 976.97 feet to a 1/2" capped rebar found, stamped "G&A" at an inner ell corner of said Lot 2R-1, same being the south corner of Lot 15, Block B, of said Barrington Hills, and being the southwest corner of Lot 14, Block B, of said Barrington Hills;

THENCE N 88°55'41" E, with a north line of said Lot 2R-1, same being the south line of said Lot 14, a distance of 500.03 feet to a 1/2" capped rebar found, stamped "G&A" at the southeast corner of said Lot 2R-1, same being the southeast corner of said Lot 14, and being a westerly corner of Lot 13, Block B, of said Barrington Hills;

THENCE S 01°04'19" E, with an east line of said Lot 2R-1, same being the west line of said Lot 13, a distance of 304.44 feet to a 1/2" capped rebar found, stamped "G&A" at the southernmost northeast corner of said Lot 2R-1, same being the southwest corner of said Lot 13, same being the northwest corner of Lot 6, Block A, of said Barrington Hills, and being the northeast corner of Lot 1, Block X, (common space, drainage easement), of said Barrington Hills;

THENCE S 89°40'10" W, with the south line of said Lot 2R1, same being the north line of said Lot 1, passing the northwest corner thereof, same being the northeast corner of Lot 2, Block C, Barrington Hills Addition, Phase II, an addition to the Town of Bartonville, according to the plat thereof, recorded in Cabinet W, Page 43, Plat Records, Denton County, Texas, passing the easternmost southwest corner of said Lot 2R-1, same being the southeast corner of said Lot 1R, continuing with the south line thereof, a distance of 1,702.96 feet to a 1/2" capped rebar found, stamped "G&A" at the southwest corner of said Lot 1R, same being the northwest corner of said Lot 2, Block C, being in the east line of said 35' ROW Dedication (2013-14), and being in the east line of Porter Road;

THENCE N 01°02'27" E, with the west line of said Lot 1R, same being the east line of Porter Road, passing the northwest corner of said Lot 1R, same being the westernmost southwest corner of said Lot 2R-1, continuing with a west line thereof a total distance of 620.04 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the southernmost northwest corner of said Lot 2R-1, same being the southwest corner of Lot 5, Block A, of said Rice Ranch Addition;

THENCE N 89°40'10" E, with the southerly north line of said Lot 2R-1, same being the south line of said Lot 5, a distance of 410.13 feet to a 1/2" capped rebar found, stamped "MCADAMS" at an inner ell corner of said Lot 2R-1, same being the southeast corner of said Lot 5;

THENCE N 00°19'50" W, with a west line of said Lot 2R-1, same being the east line of said Lot 5, passing at a distance of 213.75 feet a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the southeast corner of Lot 4, Block A, Rice Ranch Addition, continuing with the east line thereof, passing at a distance of 430.24 feet a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the southeast corner of Lot 3, Block A, Rice Ranch Addition, continuing with the east line thereof a total distance of 650.69 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the northernmost northwest corner of said Lot 2R-1, being in the south line of said 35' ROW Dedication (2013-14), and being in the south line of said Broome Road;

THENCE N 89°20'48" E, with a north line of said Lot 2R-1, same being the south line of Broome Road, a distance of 774.08 feet to the POINT OF BEGINNING and containing approximately 32.029 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Philip R. Rice & Martha S. Rice, the owners, do hereby adopt this plat designating the herein above described property as Rice Ranch Addition, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2025.
BY:

Philip R. Rice Martha S. Rice
Owner Owner

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Philip R. Rice known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public
State of Texas

My commission expires the ____ day of _____, ____.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Martha S. Rice, known to me to be the person whose name in subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Martha S. Rice, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public
State of Texas

My commission expires the ____ day of _____, ____.

NOTES:

1. Bearings based on plat of Barrington Hills Addition recorded in Cabinet U, Page 825 in the Plat Records, Denton County, Texas.

2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

3. No flood zone area analysis has been performed by McAdams on the subject property.

4. According to Community/Panel No. 48121C0510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

5. The purpose of this Minor Replat is to subdivide Lots 2R-1 and 1R into 5 buildable Lots, and create a 25' Water Line Easement.

6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

7. 150-foot rear Building Line per developers request to match deed restrictions recorded in Instrument Number 2025-9075, Official Records, Denton county, Texas.

Approved for Preparation of Final Plat for the subdivision shown on this Plat.
APPROVED BY: Planning and Zoning Commision

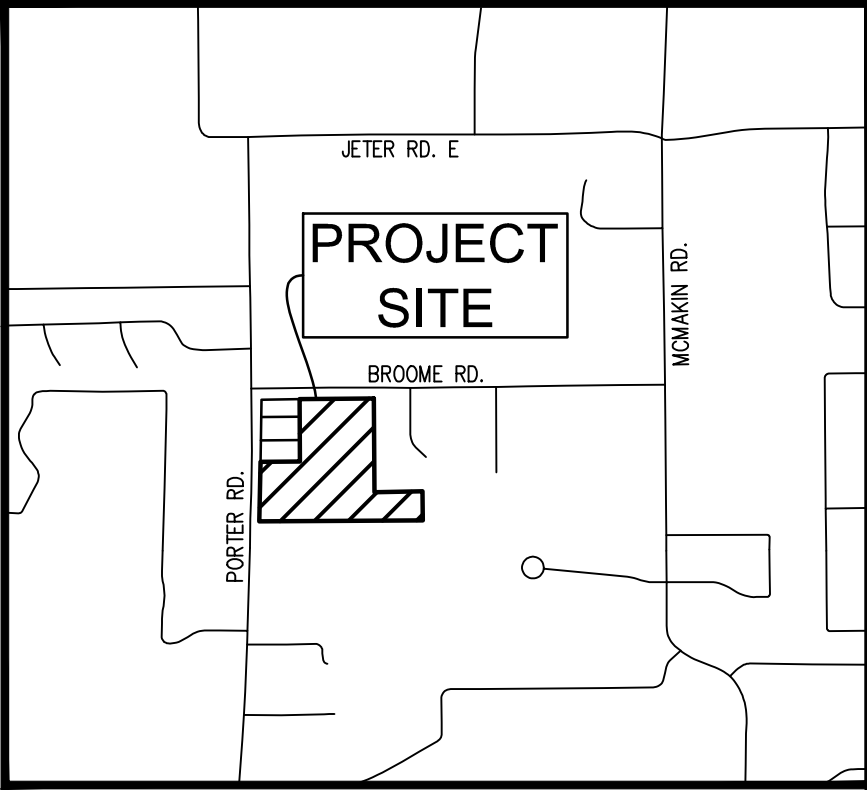
Signature of Chairman Date

APPROVED BY: Town Council
Town of Bartonville, Texas

Signature of Mayor Date

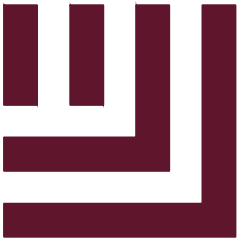
ATTEST:

Town Secretary Date



VICINITY MAP
1"=2000'

Item D3.



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

CLIENT

PHILIP R. RICE & MARTHA S. RICE
1086 BROOME ROAD
BARTONVILLE, TX 76226
PHONE: 214-205-2699

SURVEYOR

W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

PRELIMINARY PLAT
OF THE

RICE RANCH ADDITION

LOTS 1R-1, 2R-2, 6, 7, & 8, BLOCK A

BEING A REPLAT OF LOT 1R, BLOCK A, RICE RANCH ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED AS PLAT #2018-528,

PLAT RECORDS, DENTON COUNTY, TEXAS, AND LOT 2R-1, BLOCK A,

RICE RANCH ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE,
TEXAS, RECORDED AS PLAT #2024-368. PLAT RECORDS, DENTON COUNTY, TEXAS,

32.029 ACRES

J. BURKE SURVEY, ABSTRACT NO. 42
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PLAN INFORMATION

PROJECT NO. SPEC23572
CHECKED BY TM
DRAWN BY BC
SCALE 1"=100'
DATE 4.1.2025

PAGE 2 OF 2



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding a proposed renaming of the "Agricultural" zoning district to "Rural Residential."

SUMMARY: The Town is considering a renaming of the "Agricultural" zoning district to "Rural Residential." This proposed change would be intended solely to clarify the intent of the zoning district and reduce current confusion between Bartonville's Agricultural zoning and district and Denton County's agricultural exemptions for property tax reductions. No changes would be made to any existing permitted uses, restrictions, or exemptions under this zoning. The only modification being proposed is the name of the zoning district which will appear on the Town's Official Zoning Map.

The proposed zoning name change, if adopted by the Town Council, would affect approximately 175 parcels throughout Bartonville. In preparation for this discussion, a copy of the attached letter will be sent to all potentially affected property owners.

PROCESS:

The steps for changing a name of a zoning district:

1. Public hearings will need to be conducted before P&Z and Council.
2. Notice of the time and place of the public hearing must be published in the City's official newspaper or a newspaper of general circulation in the City before the 15th day before the date of the hearing.
3. Written notice of the P&Z public hearing must be sent to each owner of real property within 300 feet of the property on which a change is proposed, and to any registered neighborhood organization representing the area in which the subject property is located. Additionally, the notice to a registered neighborhood organization is also required by City ordinance. This notice must be sent before the 10th day before the hearing date.
4. P&Z is required to make a preliminary report, hold the public hearing, and submit a final report to Council.
5. The Council must receive the P&Z final report before they can hold a public hearing on the zoning change. Follow the same notice procedures for the public hearing before Council as indicated above and below.
6. Council needs a simple majority to approve the final report. However, if Council receives a written protest signed by the owners of at least 20% of either: (a) the area of the lots or land covered by the proposed change; or (b) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, then the Council's vote has to be at least 3/4th majority to approve the change.

Summary of the notice requirements:

The City ordinances also require that notice shall be sent to each owner indicated on the most recently approved municipal tax roll for land inside the town limits. This notice may be served by depositing the notice, properly addressed and first-class mail postage prepaid, in the US mail.

Therefore, the entire procedures for complying with the notice requirements are as follows: (1) notice of time and place published in the newspaper before the 15th day before the hearing; (2) written notice sent before the 10th day before the hearing date to each owner within the area of the proposed change, as indicated on the most recently approved municipal tax roll, by first class mail, postage prepaid, through US mail; and (3) notice sent before the 10th day before the hearing date to any registered neighborhood organization representing the area of any property within the proposed zoning change area, if applicable.

Approximate number of residents affected: 175

Documents affected:

- Zoning Map
- Code of Ordinances

ATTACHMENTS:

- Copy of letter sent to potentially affected property owners

Exhibit A



Town of Bartonville
1941 E Jeter Road
Bartonville, TX 76226
817-693-5280
Kirk H. Riggs Town Administrator

Dear Bartonville Residents,

The Town has been made aware of some confusion between **Bartonville's Agricultural Zoning District** and **Denton County Appraisal District (DCAD), Agricultural Exemptions** granted by the county for property tax reductions. They are **NOT** the same thing.

I am writing to inform you of a proposed name change being considered by the Bartonville Planning & Zoning Commission to lessen this confusion. The Town has requested that the Commission rename Bartonville's current "Agricultural Zoning District" to "Rural Residential Zoning District." **This is a name change ONLY for Bartonville zoning designation.** No changes will be made to any existing uses, restrictions or exemptions currently in place under this zoning classification.

The existing "Agricultural" zoning district in Bartonville encompasses residential properties that include not- yet-zoned farming, ranching, equestrian and smaller properties. The name "Rural Residential" more accurately reflects the character and intended uses for these areas. **Aside from the new name, nothing about the district is changing.** The current Future Land Use Plan will NOT be affected other than this zoning district name change.

Please be assured that NO agricultural exemptions will be affected by this renaming. If you have a Denton County Appraisal District (DCAD) agricultural exemption on your property, it will remain the same. Bartonville's land use zoning has no effect on DCAD's agricultural exemptions.

Any activity that is allowed in our current "Agricultural Zone" would continue to be permitted under the new "Rural Residential" name. **The only modification being proposed is the name of the zoning district which will appear on the Town's Official Zoning Map.**

OVERVIEW:

- **This is a zoning district name change only**
- **No existing uses, restrictions or exemptions currently associated with this district will change.**
- **The Future Land Use Plan does NOT change except this zoning district's name on the Official Zoning Map.**
- **Your Denton County Appraisal District (DCAD) AG exemption does not change in any way.**

This name change request will be presented at the next meeting of the Planning & Zoning Commission. If you have any questions or concerns about this proposed name change, please contact Town Hall.

Sincerely,

Kirk Riggs
Town Administrator



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding updates to and adoption of the Official Zoning Map for the Town of Bartonville.

SUMMARY: The Town of Bartonville last adopted its official zoning map on April 28, 2023. Since this date, multiple zoning map amendments have taken place. The Town has updated the zoning map to reflect those changes and is presenting this updated map for adoption.

The updated map reflects the following changes:

- Ordinance No. 751-23 – Conditional Use Permit for Drive-Thru Restaurant
- Ordinance No. 752-23 – Zoning Change from AG to RE-2
- Ordinance No. 754-23 – Conditional Use Permit for Event Center
- Ordinance No. 759-23 – Zoning Change from AG to RE-5
- Ordinance No. 761-24 – Conditional Use Permit for Drive-Thru Restaurant
- Ordinance No. 762-24 – Conditional Use Permit for Drive-Thru Restaurant
- Ordinance No. 768-24 – Zoning Change from AG to RE-2

ATTACHMENTS:

- Proposed official Town of Bartonville Zoning Map



Item D5.

OFFICIAL ZONING MAP

LEGEND

Bartonville Town Limits

Floodplain

Creeks

Bartonville ETJ

Roads

Parcels

AG - Agricultural (Min. 10-Acre Lot)

RLI - Rural Light Industrial

RE-5 - Residential Estates 5 (5-Acre Lots)

RE-2 - Residential Estates 2 (2-Acre Lots)

R-1 - Single Family Residential 1 (Min. 1-Acre Lot)

MH - Manufactured Home

RB - Rural Business

GC - General Commercial (PD Only District)

VC - Village Center

P/SP - Public/Semi Public

RS - Rural Services

CONDITIONAL USE PERMIT LEGEND			
1	ORD 570-14 Elevated Water Tower	9	ORD 692-20 Equestrian Center
2	ORD 597-16 Equestrian Center	10	ORD 704-21 Drive-Thru Coffee Shop
3	ORD 628-18 Bed & Breakfast	11	ORD 711-21 Drive-Thru Coffee Shop
4	ORD 632-18 Restaurant/Retail Store	12	ORD 734-22, 754-23 Event Center
5	ORD 638-18 Equestrian Center	13	ORD 737-22, 751-23 Drive-Thru Restaurant
6	ORD 643-18 Equestrian Center	14	ORD 745-23 Equestrian Center
7	ORD 650-18 Agricultural Store	15	ORD 761-24 Drive-Thru Restaurant
8	ORD 663-19 Farmers Market	16	ORD 762-24 Drive-Thru Restaurant

Pursuant to Section 4.2 of the Town of Bartonville Comprehensive Zoning Ordinance, I hereby certify that this map reflects the Zoning Designations pursuant to Ordinance No. 361-05 and all subsequent zoning boundary amendments as of the most recent update as specified in the table above.

Town Secretary

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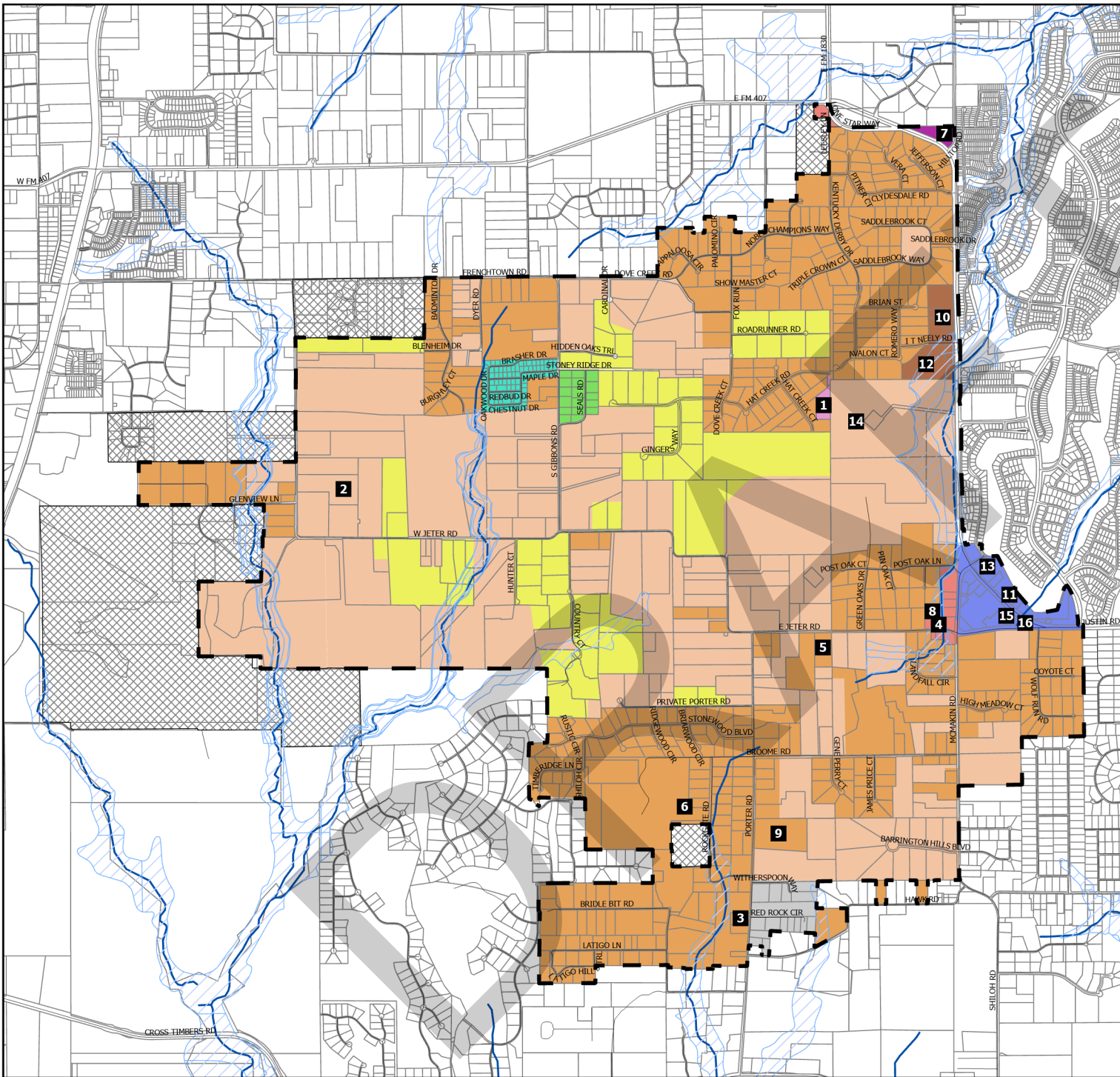
2,000

3,000

Feet

32

JUNE 2025



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

NOTE: Official zoning map of the Town of Bartonville adopted by Ordinance No. 361-05 and updated pursuant to Section 4.2 of the Comprehensive Zoning Ordinance.