



# TOWN COUNCIL WORK SHOP AND SPECIAL MEETING AGENDA

July 25, 2023 at 6:00 PM

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

## A. CALL MEETING TO ORDER

## B. WORK SESSION ITEMS

1. Discussion and provide direction on Town Council priorities related to the FY 2023-2024 Budget.
2. Discussion and provide direction on the Budget Planning Calendar related to the FY 2023-2024 Budget.
3. Discussion and provide direction on the Proposed Tax Rate related to the FY 2023-2024 Budget.

## C. CALL MEETING TO ORDER

## D. CALL SPECIAL MEETING TO ORDER

## E. PLEDGE OF ALLEGIANCE

## F. PUBLIC PARTICIPATION

*If you wish to address the Council, 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 Council 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 Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.*

## G. APPOINTED REPRESENTATIVE/LIAISON REPORTS

1. Police Chief Report - Department Statistics/Activities June 2023.
2. Town Administrator - Monthly Reports June 2023: Financial, Animal Control, Code Enforcement, Engineering, Municipal Court, Permits and Denton County Emergency Services District #1.

## H. CONSENT AGENDA

*This agenda consists of non-controversial or "housekeeping" items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.*

1. Consider approval of the June 20, 2023 Regular Meeting Minutes.

## I. ACTION ITEMS

2. Public hearing to receive public comment and consider amendments to the 2043 Town of Bartonville Comprehensive Plan. **(The Planning and Zoning Commission recommended approval by a vote of 5 to 0 at its July 5, 2023 meeting.)**
3. Public hearing to consider an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit "A," Ordinance 361-05, Zoning Ordinance, by amending Chapter 13, General Commercial District (GC), Article 13.2, Uses Permitted, by granting a Conditional Use Permit to authorize a drive through use on an approximately 2-acre site and approving an accompanying site plan. **(The Planning and Zoning Commission recommended approval with conditions by a vote of 5 to 0 at its July 5, 2023 meeting.)** [Town File #CUP-2023-003 and SP-2023-001]
4. Public hearing to receive public comment and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation on two tracts of land, totaling one acre, situated in the Keith Survey, Abstract Number 1643A, Tract 4, and Newton Allsup Survey, Abstract 0003A, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates 2 (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. **(The Planning and Zoning Commission recommended approval by a vote of 5 to 0 at its July 5, 2023 meeting.)** [Town File #ZC-2023-002]
5. Discuss and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 1, "General Provisions," Article 1.03, "Town Council," to amend Section 1.03.034. "Types of Meetings" and providing an effective date.
6. Discuss and consider a Resolution in support of creating an Emergency Services District #2.
7. Discuss and consider a funding agreement for the Emergency Services District #1.
8. Discuss and Consider Acceptance of Deer Hollow Ridge Subdivision Public Improvements.
9. Discuss and consider approval of Street and Drainage Repair cost estimates in the amount of \$96,914.50; and authorization for the Town Administrator to execute agreements on behalf of the Town necessary to complete the work.
10. Discuss and consider scheduling September 5, 2023 for the Public Hearing on the proposed Fiscal Year 2023-2024 Budget; and scheduling September 19, 2023 for the adoption of said Budget.
11. Discuss and consider scheduling September 19, 2023 for the Public Hearing to consider the proposed tax rate.
12. Discuss and consider extending the Board and Commission Application deadline to Friday, August 4, 2023.
13. Discuss and consider who will be on the Boards and Commission interview panel.

## **J. CLOSED SESSION**

*Pursuant to the Open Meetings Act, Chapter 551, the Town Council will meet in a Closed Executive Session in accordance with the Texas Government Code.*

1. Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney regarding legal issues related to the Town's Extraterritorial Jurisdiction (ETJ), issues related to the Furst



Ranch Development, issues related to amending the Town's Development Ordinance, and any and all legal issues related thereto.

2. Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney regarding legal issues related to HB2127 and any and all legal issues related thereto.
3. Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney regarding legal issues related to the regulation of Short Term Rentals and any and all legal issues related thereto.

**K. RECONVENE OPEN MEETING**

*The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.*

**L. FUTURE ITEMS**

**M. ADJOURNMENT**

**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: July 21, 2023 prior to 7:00pm.

*The Town Council reserves the right to adjourn into executive session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government.*

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

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



# TOWN COUNCIL COMMUNICATION

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**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and provide direction regarding Town Council priorities related to the FY 2022-2023 budget.

**SUMMARY:**

This work session is intended to be an open discussion regarding Town Council's budget priorities for the next fiscal year starting October 1, 2023.

This can include both revenue and expense items as well as any new projects or improved services that you would like to fund next fiscal year.

The priorities that are identified during this discussion will provide staff with helpful guidance and direction as we begin to prepare the FY 2023-2024 budget.

These items have been mentioned as possible topics, but they are only intended to spur thought and discussion:

- Continued Safety Focus
  - Streets
  - Visibility
  - Traffic
  - Policing
- Fee Schedule
- Special Events

**Bartonville - Regular Meetings 3rd Tuesday**  
**Denton Record Chronicle publishes Notice Saturdays-Deadline Noon Wednesday Prior**  
**Budget Work Session - 6pm / Regular Meeting - 7pm**

**MEETINGS**

6/20/2023 Regular  
**7/25/2023 SPECIAL**  
8/15/2023 Regular  
**9/5/2023 SPECIAL**  
9/19/2023 Regular

Pre Budget Work Session - Council Priorities/Goals for next fiscal year *June Meeting*

**Budget Work Session/SPECIAL Meeting - (2/3 Council (4 members plus Mayor) required to be present) 7/25/2023**  
Council Priorities/Goals for next fiscal year  
Discuss Tax Rate  
Call public hearings for budget (9/5/2023) and tax rate (9/19/2023)

*Deadline for Denton CAD to Certify Tax Values 7/25/2023*  
*Tax Code 26.01 (a)*

**Notice of Public Hearing for Crime Control and Prevention District (CCPD) (LGC 363.205(a)) 7/29/2023**  
*Not later than 45 days of Fiscal Year Start (October 1)*

**Due to DRC NOON 7/26/2023**

*County Tax Assessor Collector to submit NNR and VAR rates to City 8/1/2023*  
*Tax Code 26.04 "or as soon thereafter as practicable"*

*Chief Appraiser deliver by regular mail or email estimated taxes 8/7/2023*  
*Tax Code 26.04 (e-2) "or as soon thereafter as practicable"*

**Budget Work Session/Regular Meeting 8/15/2023**  
Submit NNR and VAR tax rates to Council  
Record Vote of Proposed Tax Rate  
CCPD Budget Public Hearing  
Vote on CCPD Budget

*File Budget with Municipal Clerk (Town Secretary); available for inspection; post on website 8/18/2023*  
*Local Gov't Code 102.005; 102.006*  
*Must be at least 30 days before tax rate adopted (9/19/2023 Meeting)*  
*Must be at least 15 days before public hearing on budget*

**Notice of Public Hearing on Budget (LGC 102.006 c) 8/19/2023**  
*Must be between 10 and 30 days before Public Hearing on Budget*

**Due to DRC NOON 8/16/2023**

**Notice of Public Hearing/Meeting on Tax Increase Tax Code 26.06 (a) 9/2/2023**  
*Quarter page ad in newspaper of general circulation at least 5 days before public hearing*  
*Post on home page of website at least 7 days prior to vote on tax rate increase*

**Due to DRC NOON 8/30/2023**

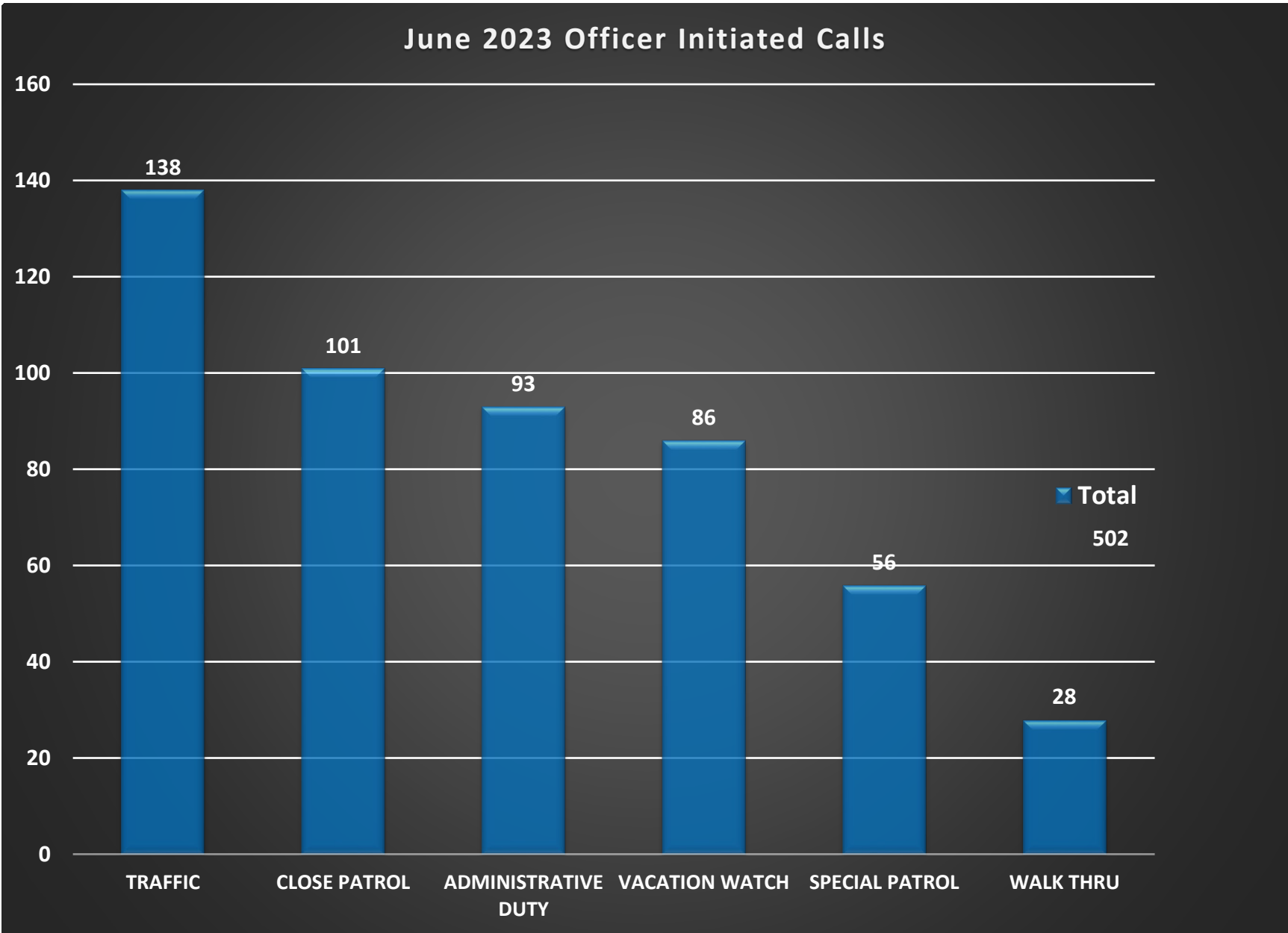
**Budget Work Session/SPECIAL Meeting - (2/3 Council (4 members plus Mayor) required to be present) 9/5/2023**  
Public Hearing on Budget (LGC 102.006)  
Must be before the **date** of the tax levy  
MUST take action at close of hearing: Action can be adoption of budget or vote to postpone adoption of budget to 9/19/2023 Meeting (Record Vote)

**Budget Work Session/Regular Meeting 9/19/2023**  
**Adopt Budget; Approve Tax Rate (2/3 Council (4 members plus Mayor) required to be present)**  
Public Hearing on Tax Rate Increase  
Record Vote Approve Proposed Tax Rate  
Ratify Property Tax Revenue

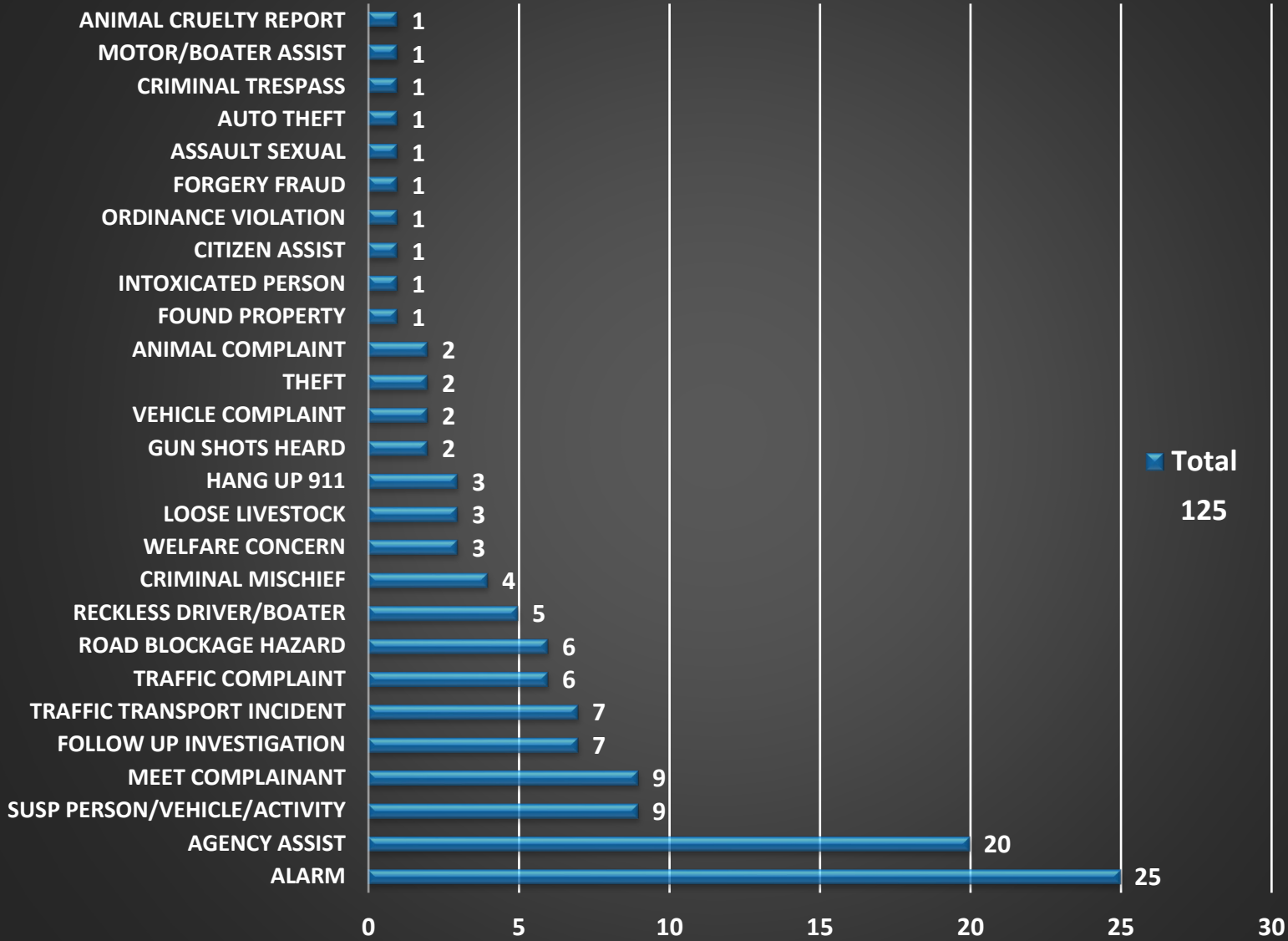
# Bartonville Police Department

## Monthly Report

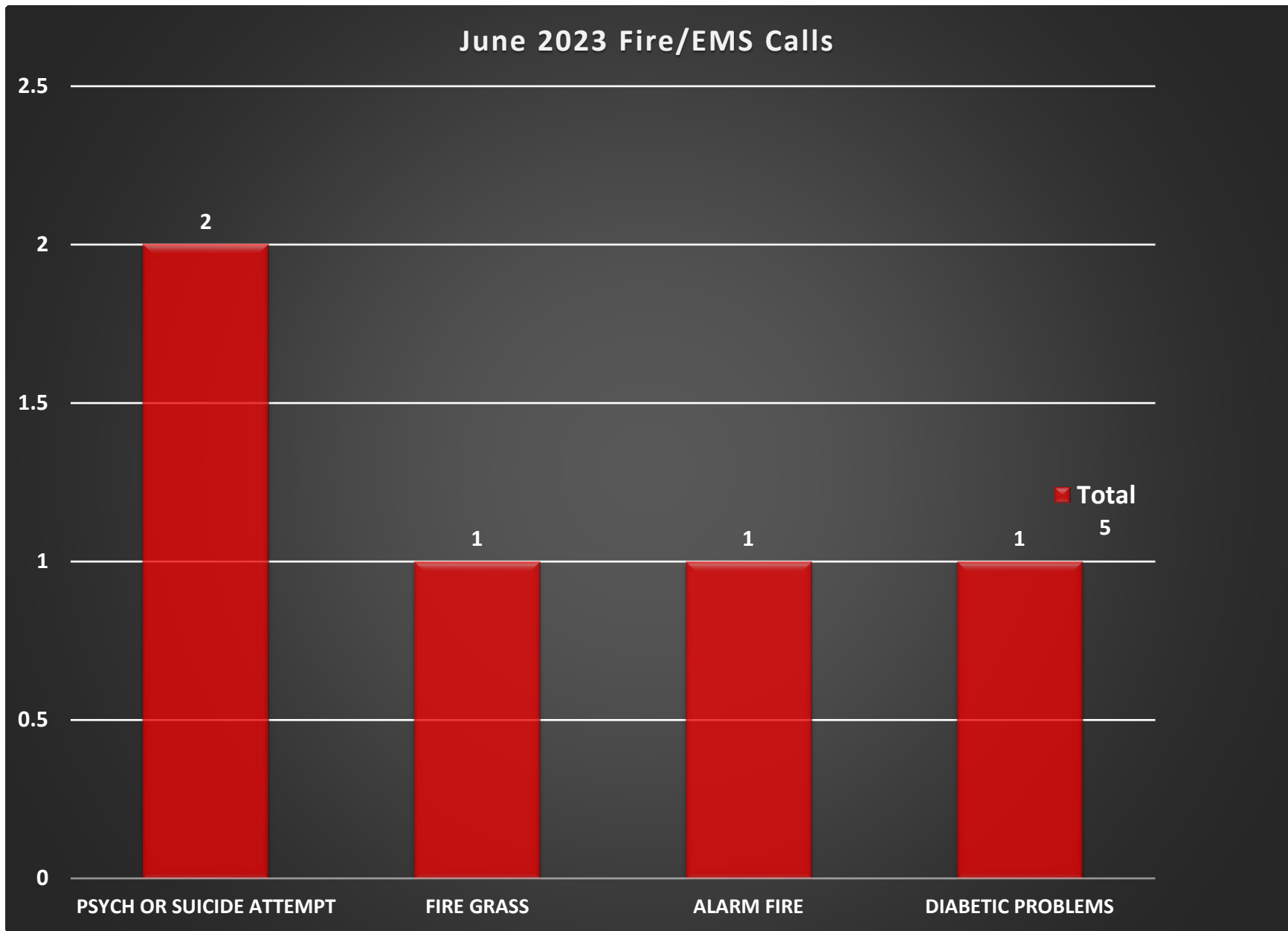


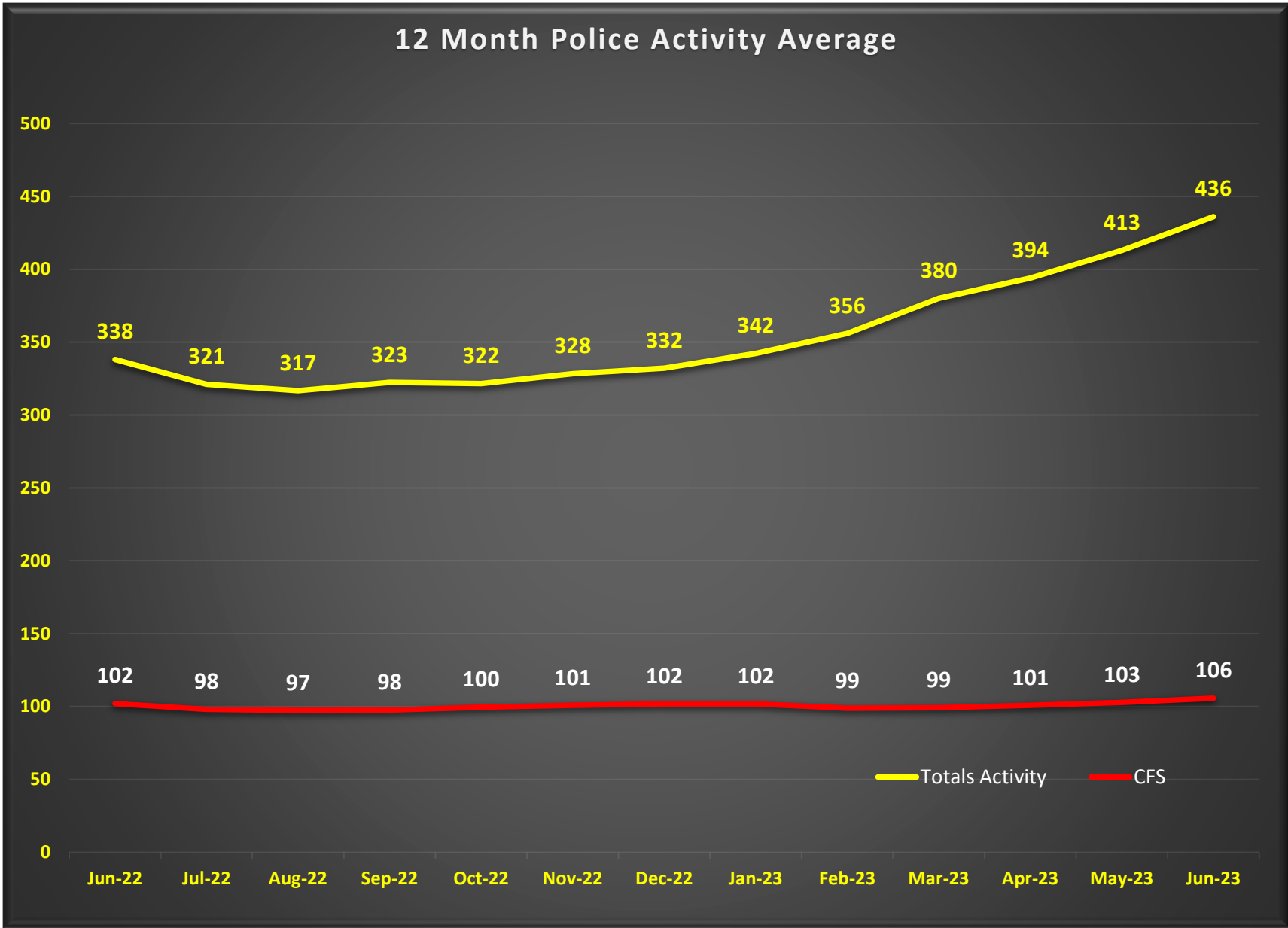


### June 2023 Call for Service



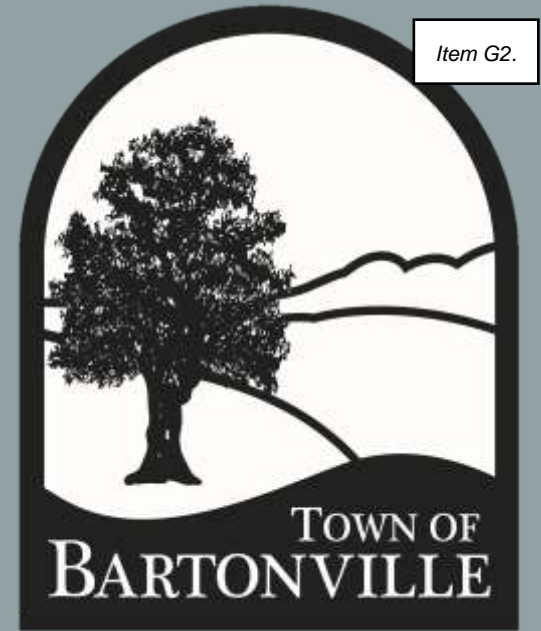






# Town of Bartonville Monthly Financial Report

Month Ending  
June 30, 2023

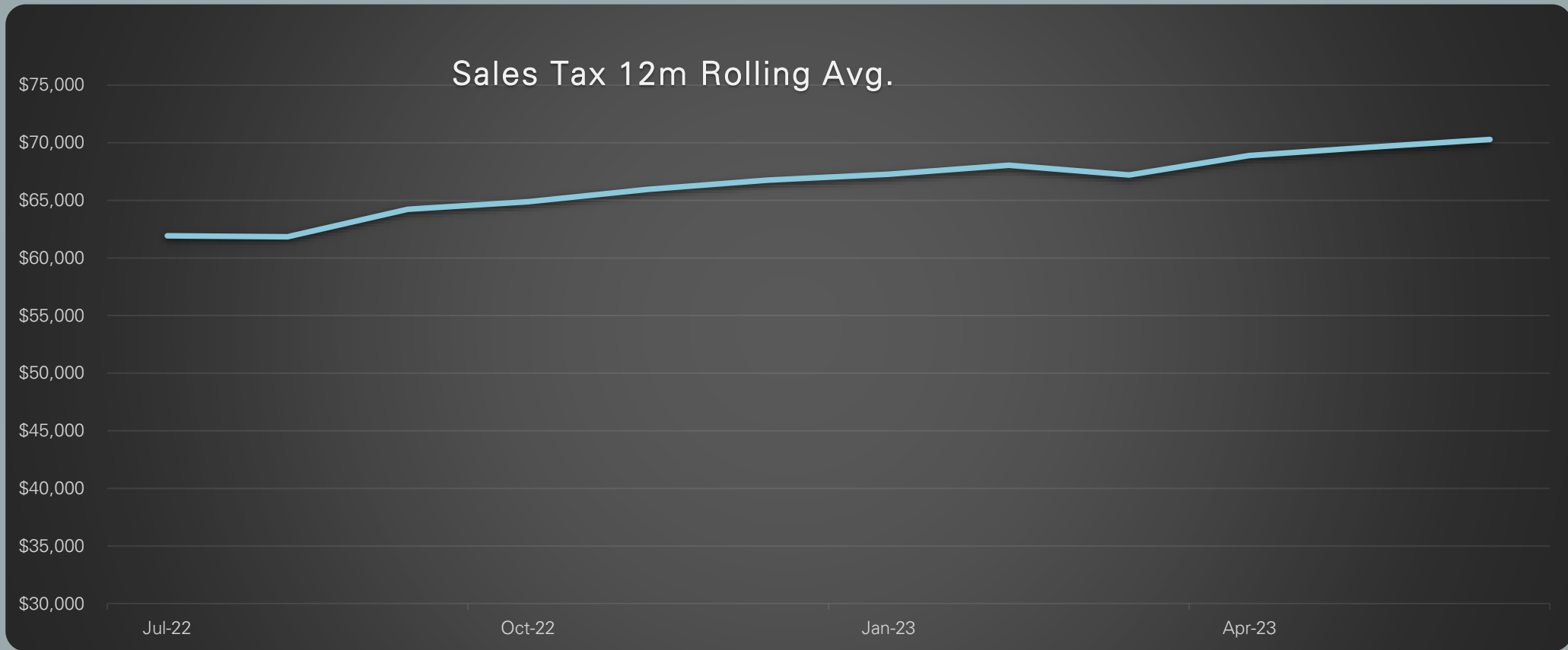


PRESENTED:  
JULY 25, 2023

## All General Fund Revenues

	June 2023 Revenue	Year to Date Revenue	Current Year Budget	Projected Revenue Remaining	% of Budgeted Revenue Remaining	Prior year YTD	Prior year ending balance
Sales Tax	\$59,500.73	\$632,809.32	\$759,800.00	\$135,990.68	17.90%	\$551,124.95	\$779,406.91
Property Tax	\$3,059.48	\$969,898.66	\$943,000.00	(\$26,898.66)	(2.85%)	\$810,222.53	\$810,247.20
Franchise Fees	\$0	\$179,220.52	\$157,500.00	(\$21,720.52)	(13.79%)	\$146,582.91	\$211,360.40
Other/Transfer	\$9,141.80	\$139,700.78	\$134,000.00	(\$5,700.78)	(4.25%)	\$15,786.94	\$15,179.04
Development Fees	\$0	\$105,414.24	\$30,000.00	(\$75,414.24)	(251.38%)	*	*
Permit Fees	\$8,732.60	\$147,781.68	\$132,900.00	(\$14,881.68)	(11.01%)	*	*
Municipal Court	\$5,734.94	\$66,949.79	\$60,000.00	(\$6,949.79)	(11.58%)	\$38,159.00	\$56,295.24
<b>Total Revenue</b>	<b>\$86,169.55</b>	<b>\$2,232,774.99</b>	<b>\$2,217,200.00</b>	<b>(\$15,574.99)</b>	<b>(0.07%)</b>	*	*

# Sales Tax Collections



# All General Fund Expenditures

	June 2023 Expenditures	Year to Date Expenditures	Current Year Budget	Budget Balance Remaining	% of Balance Remaining	Prior Year YTD Balance	Prior year FY Ending Balance
Administration	\$128,324.65	\$850,965.33	\$1,092,716.00	\$241,750.67	22.12%	*	*
Police	\$51,018.75	\$511,165.88	\$780,986.00	\$269,820.12	34.55%	\$359,261.18	\$537,727.68
Municipal Court	\$450.00	\$3,800.00	\$5,400.00	\$1,600.00	29.63%	\$4,350.00	\$6,000.00
Transfers	\$6,492.76	\$249,900.30	\$241,600.00	(\$8,300.30)	(3.44%)	\$258,094.40	\$307,035.89
<b>Total Expenses</b>	<b>\$186,286.16</b>	<b>\$1,615,831.51</b>	<b>\$2,120,702.00</b>	<b>\$504,870.49</b>	<b>23.81%</b>	*	*



# Expenditures by Department

## Administration

	June 2023 Expenditures	YTD Expenditures	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Salary & Benefits	\$40,739.64	\$323,660.90	\$502,256.00	\$178,595.10	35.56%	\$184,758.62	\$276,241.26
Supplies	\$2,143.18	\$46,488.32	\$52,500.00	\$6,011.68	11.45%	\$26,561.14	\$37,727.88
Maintenance	\$5,394.26	\$31,235.92	\$37,500.00	\$6,264.08	16.70%	\$21,707.64	\$34,364.04
Contracted Service	\$56,884.90	\$312,958.09	\$338,490.00	\$25,531.91	7.54%	*	*
Fees & Service Charges	\$250.50	\$794.50	\$1,170.00	\$375.50	32.09%	\$725.77	\$1,237.84
Other	\$22,912.17	\$98,137.00	\$160,800.00	\$62,663.00	38.97%	\$55,235.50	\$63,985.26
<b>Total Administration:</b>	<b>\$128,234.65</b>	<b>\$850,965.33</b>	<b>\$1,092,716.00</b>	<b>\$241,750.67</b>	<b>22.13%</b>	<b>*</b>	<b>*</b>

# Expenditures by Department

## Police

	June 2023 Expenditures	YTD Expenditures	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Salary & Benefits	\$48,285.42	\$461,424.30	\$709,486.00	\$248,061.70	34.96%	\$310,951.01	\$446,681.36
Supplies	\$1,422.00	\$15,104.35	\$30,000.00	\$14,895.65	49.65%	\$10,332.02	\$23,174.72
Maintenance	\$1,136.33	\$25,924.60	\$28,000.00	\$2,075.40	7.41%	\$30,041.42	\$58,407.99
Contracted Service	\$0.00	\$6,722.00	\$9,500.00	\$2,778.00	29.24%	\$6,320.00	\$8,082.21
Other	\$175.00	\$1,990.63	\$4,000.00	\$2,009.37	50.23%	\$754.52	\$1,381.40
<b>Total Police Department:</b>	<b>\$51,018.75</b>	<b>\$511,165.88</b>	<b>\$780,986.00</b>	<b>\$269,820.12</b>	<b>34.55%</b>	<b>\$359,261.18</b>	<b>\$537,727.68</b>

Location	Notes	Code
Jun 29, 2023 4:51 PM 1941 JETER RD E	Patrolled city focusing on stray animals. spoke to thad	Animal Control
Jun 20, 2023 4:30 PM 1941 JETER RD E	Patrolled city focusing on stray animals. spoke to thad	Animal Control
Jun 20, 2023 8:51 AM 1234 porter rd	we responded to this address	Animal Control
Jun 13, 2023 4:23 PM 1941 JETER RD E	Patrolled city focusing on stray animals. spoke to thad	Animal Control
Jun 6, 2023 3:05 PM 1941 JETER RD E	Patrolled city focusing on stray animals. spoke to thad	Animal Control

Location	Notes	Code
Jun 29, 2023 4:52 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement
Jun 20, 2023 4:36 PM 1113 maple	not abated	Code Enforcement
Jun 20, 2023 4:35 PM 1212 Redbud	no further visible action taken	Code Enforcement
Jun 20, 2023 4:32 PM 506 oakwood	no further visible action taken	Code Enforcement
Jun 20, 2023 4:30 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement
Jun 16, 2023 3:22 PM	spoke to city hall regarding garage sale signs and if they violate the city sign ordinance. we decided to allow the signs as long as they were removed before the start of business in the monday following	Code Enforcement
Jun 13, 2023 4:25 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement

Location	Notes	Code
Jun 12, 2023 3:12 PM 996 red rock cir	this address while inside the city limits is on a private road with no visibility into the property from any improved public roadway. the neighbor to the south who is inside flower mound city limits is having a vermin issue with the amount of junk vehicles, trash and debris and the over grown grass and weeds. because the city and therefore American code enforcement has no jurisdiction under state law we instructed the complainant to contact flower mound city for assistance.	Code Enforcement
Jun 6, 2023 4:02 PM 1690 broome	Issued a warning for tall grass and weeds.	Code Enforcement
Jun 6, 2023 3:08 PM 1211 brasher dr	Issued a warning for tall grass and weeds.	Code Enforcement
Jun 6, 2023 3:08 PM 1201 mulberry	Issued a warning for tall grass and weeds.	Code Enforcement
Jun 6, 2023 3:07 PM 1209 redbud	Issued a warning for trash and debris:	Code Enforcement
Jun 6, 2023 3:06 PM 1212 Redbud	pictures taken for court	Code Enforcement
Jun 6, 2023 3:05 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement
Jun 5, 2023 1:30 PM 506 oakwood	mr fines called and stated he has been in the hospital but had gotten the property mowed and he removed some of the trash and debris.	Code Enforcement



# Westwood

## Town of Bartonville Status Report

**Date: July 20, 2023**

### Plan and Plat Review:

- ELTS Preliminary Questions
- Deer Hollow Final
- 1157 W Jeter Road
- 405 Stonewood

### ROW Permits

- Deer Hollow Frontier
- Spectrum 2648 FM 407
- 328 McMakin Road – AT&T
- 780 Rockgate Road Coserv
- AT&T High Meadow

### Subdivision Construction

- Deer Hollow
  - Project Acceptance Letter 7-12-2023

### Street Fund

- Spring Work Order - Completed
- E. Jeter Road Reconstruction Phase 1 and Stonewood Blvd Rehabilitation
  - Design 90% Complete
  - Bidding late July and Project Award August Town Council
- Stop Sign on Porter/Rockgate installed

### General Consultation

- Drainage Improvements for 630 Badminton – Quote to use TRM (Turf Reinforcement Mat) Included as action item
- Drainage Improvements/Issues at Culvert at 1501 Landfall Circle – Quote to use Flowable Fill to fill void space underneath. Included as action item.



Town of Bartonville  
Municipal Court Council Report  
From 6/1/2023 to 6/30/2023

7/5/2023 9

Item G2.

**Violations by Type**

Traffic	Penal	City Ordinance	Parking	Other	Total
69	0	0	0	0	69

**Financial**

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$3,845.30	\$1,080.90	\$4,823.00	\$176.09	\$215.71	\$10,141.00

**Warrants**

Issued	Served	Closed	Total
0	0	0	0

**FTAs/VPTAs**

FTAs	VPTAs	Total
0	0	0

**Dispositions**

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
16	0	20	16	27	79

**Trials & Hearings**

Jury	Bench	Appeal	Total
0	0	0	0

**Omni/Scofflaw/Collection**

Omni	Scofflaw	Collections	Total
8	0	8	16

PermitReport

7/3/2023 8:0

Item G2.

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
21-00336-06	Lantana Community Church	2200 E Jeter Rd	Accessory Bldg AC (1,001 +)	6/9/2023	\$20,000.00	1536.00	\$998.40
22-00373-01	Subway Sandwiches	2648 FM 407 Unit 100	Food Establishment Permit	6/1/2023			\$300.00
23-00146-01	Dyoungco Construction Services & Design LLC	405 Stonewood Blvd	Grading and Drainage Permit	6/7/2023	\$25,000.00		\$275.00
23-00171-01	C&B Electric	780 Rockgate	Electrical Permit	6/15/2023			\$130.00
23-00177-01	Abs Electric		Contractor Registration - Electrical	6/1/2023			\$0.00
23-00178-01	Carl E. Smith Inc.	1300 Palomino Cir	Covered Patio/Carport/Arbor Permit	6/2/2023	\$8,000.00	192.00	\$205.00
23-00179-01	C&S Irrigation LLC		Contractor Registration - Irrigation	6/2/2023			\$125.00
23-00181-01	On the Hook Fish & Chips	2201 E. FM 407	Temporary Food Permit	6/8/2023			\$35.00
23-00182-01	Drew Walling Custom Homes		Contractor Registration - Irrigation	6/7/2023			\$125.00
23-00183-01	Drew Walling Custom Homes		Contractor Registration - General	6/7/2023			\$0.00
23-00184-01	Texas Ace Heating Air		Contractor Registration - Mechanical	6/7/2023			\$0.00
23-00185-01	ERG Electric LLC		Contractor Registration - Electrical	6/7/2023			\$0.00
23-00186-01	BM Bohannan LLC		Contractor Registration - General	6/8/2023			\$125.00
23-00188-01	4W Welding and Construction	1525 Latigo Hills Rd	Accessory Bldg (1,001 +) Non AC	6/21/2023	\$55,000.00	1360.00	\$429.20
23-00190-01	CR Plumbing	1161 Gibbons Rd S	Plumbing Permit	6/12/2023	\$3,576.60		\$130.00
23-00191-01	Texas Prime Plumbing		Contractor Registration - Plumbing	6/9/2023			\$0.00
23-00192-01	JDR Plumbing LLC		Contractor Registration - Plumbing	6/13/2023			\$0.00
23-00193-01	Doug Jones Electrical		Contractor Registration - Electrical	6/13/2023			\$0.00
23-00194-01	The Barrel	2648 FM 407 Suite 130	Commercial - Certificate of Occupancy	6/14/2023			\$250.00
23-00196-01	Illuminations by Greenlee		Contractor Registration - Electrical	6/13/2023			\$0.00
23-00197-01	4W Welding and Construction		Contractor Registration - General	6/20/2023			\$125.00
23-00198-01	Comfort Force HVAC		Contractor Registration - Electrical	6/14/2023			\$0.00
23-00199-01	Ferguson Electric		Contractor Registration - Electrical	6/14/2023			\$0.00
23-00200-01	VM Contracting, LLC		Contractor Registration - General	6/15/2023			\$125.00
23-00201-01	Work Environmental Systems		Contractor Registration - Mechanical	6/14/2023			\$0.00
23-00203-01	Lonestar Exterior		Contractor Registration - General	6/15/2023			\$125.00
23-00204-01	Illuminations by Greenlee	1129 Vera Court	Electrical Permit	6/16/2023	\$5,475.00		\$130.00
23-00205-01	Compass HVAC; Compass Contractors LLC		Contractor Registration - Mechanical	6/16/2023			\$0.00
23-00207-01	VM Contracting, LLC	259 Pin Oak Ct	Addition/Remodel Permit (AC)	6/22/2023	\$224,000.00	89.00	\$447.85
23-00207-02	VM Contracting, LLC	259 Pin Oak Ct	Addition/Remodel (Non AC)	6/22/2023	\$224,000.00	289.00	\$130.05
23-00210-01	VM Contracting, LLC	259 Pin Oak Ct	Accessory Bldg (201 - 1000 sq ft)	6/22/2023	\$133,064.00	975.00	\$610.00
23-00211-01	Cool Air Mechanical		Contractor Registration - Mechanical	6/19/2023			\$0.00
23-00212-01	Alternative Home Energy		Contractor Registration - Electrical	6/21/2023			\$0.00
23-00213-01	Alternative Home Energy		Contractor Registration - Plumbing	6/21/2023			\$0.00
23-00214-01	Yokeley Plumbing		Contractor Registration - Plumbing	6/22/2023			\$0.00
23-00215-01	Yokeley Electric, Inc.		Contractor Registration - Electrical	6/22/2023			\$0.00
23-00216-01	Berkey LLC	195 Coyote Ct	Mechanical Permit	6/23/2023	\$7,300.00		\$130.00
23-00217-01	Keiser Electric		Contractor Registration - Electrical	6/23/2023			\$0.00
23-00220-01	Bailey's Landscape Mgt. Inc.		Contractor Registration - Irrigation	6/28/2023			\$125.00
23-00221-01	Leak Geeks Plumbing		Contractor Registration - Plumbing	6/26/2023			\$0.00
23-00222-01	Broderick Joseph Goguen		Solicitor Permit	6/26/2023			\$37.00
23-00223-01	Cade Cassidy		Solicitor Permit	6/26/2023			\$37.00
23-00224-01	Leak Geeks Plumbing	975 Dyer Rd	Plumbing Permit	6/27/2023			\$130.00
23-00225-01	Keiser Electric		Contractor Registration - General	6/27/2023			\$125.00
23-00226-01	New Line Plumbing Services, LLC		Contractor Registration - Plumbing	6/27/2023			\$0.00
23-00227-01	Future Services		Contractor Registration - Plumbing	6/28/2023			\$0.00
23-00231-01	Keiser Electric	1210 Kentucky Derby Dr	Electrical Permit	6/29/2023	\$10,000.00		\$130.00
23-00231-02	Keiser Electric	1210 Kentucky Derby Dr	Plumbing Permit	6/29/2023	\$10,000.00		\$130.00
23-00232-01	HGC Development	1416 W Jeter Rd	Addition/Remodel Permit (AC)	6/30/2023	\$294,588.00	1310.00	\$1,241.50
23-00235-01	Premier HVAC Services, LLC		Contractor Registration - Mechanical	6/30/2023			\$0.00
23-00236-01	Good Faith Energy		Contractor Registration - Electrical	6/30/2023			\$0.00

# Denton County

## ESD No. 1

### Monthly Report



**Monthly Activity Report**

**JUNE 2023**



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Response Times – 90 <sup>th</sup> Percentile and Average Response Times	9
Community Outreach Events & Fire Inspection Reports	10



# Denton County ESD No. 1

JUNE 2023

## DCESD1 Personnel

### Operations

Captains	9
Apparatus Operators (Engineers)	9
Full-Time Firefighters	17
Part-Time Employees	13
Injuries	2
<b>Total</b>	<b>50</b>

### Fire Administration

Fire Chief	1
Assistant Chief	1
Division Chief	1
Administrative Assistant	1
Director of Communications & Public Outreach	1
<b>Total</b>	<b>5</b>

**Department Paid Total** 55

**Department Total** 59

Sworn Staff 53

Civilians 2

Operational Volunteers 4

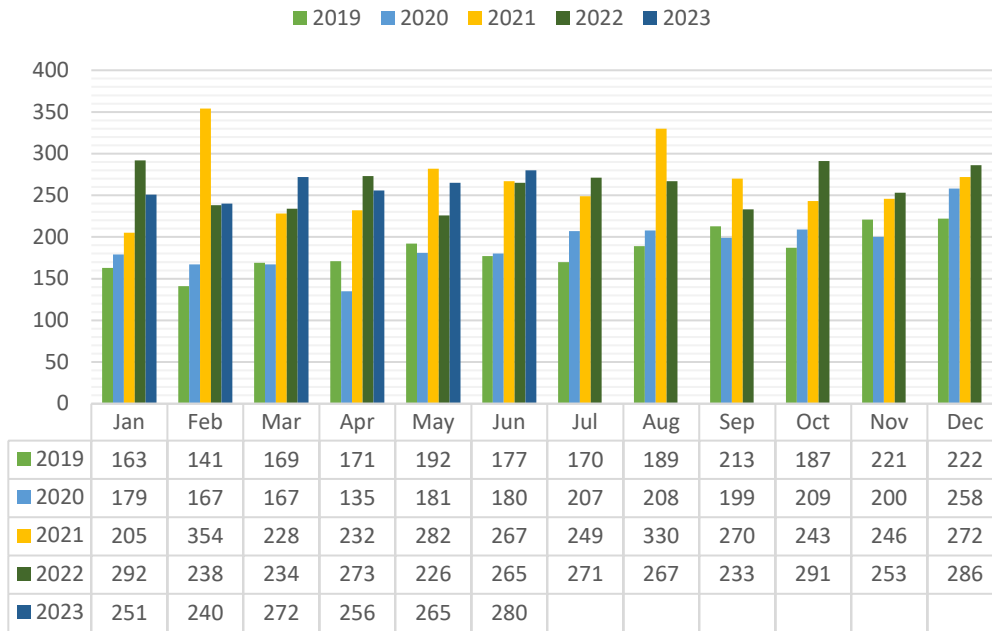


# Denton County ESD No. 1

JUNE 2023

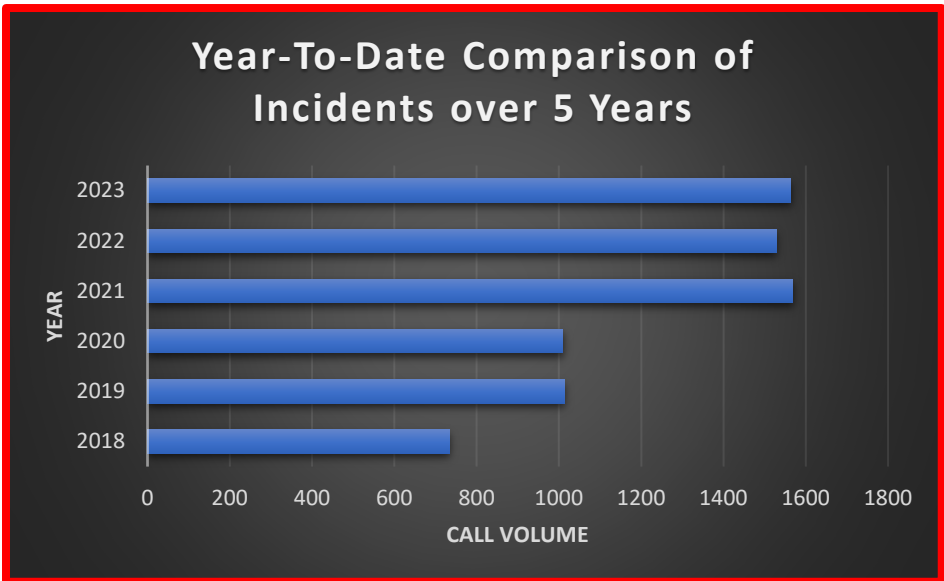
## DCESD Total Incident Count

### Comparison of Incidents Over the past 5 years Month-by-Month



## Year-to-Date Totals

### Year-To-Date Comparison of Incidents over 5 Years

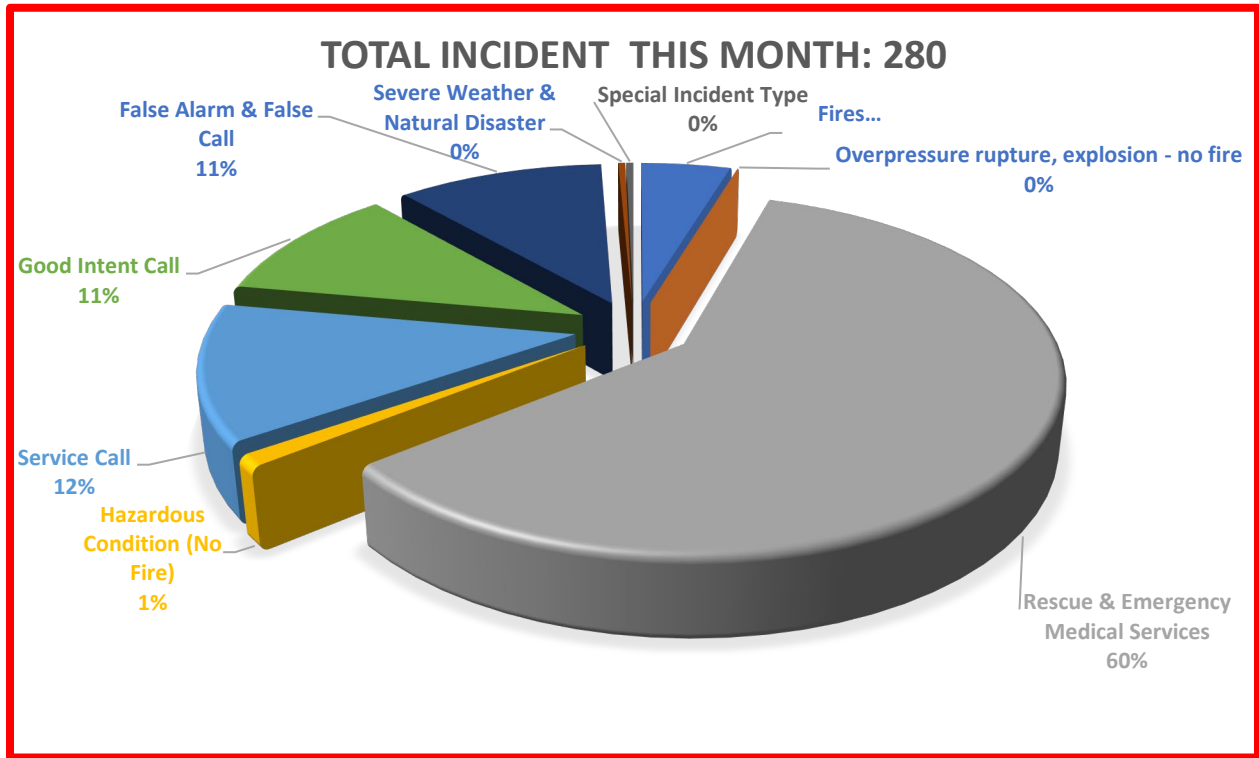


DCESD	YTD
2018	734
2019	1013
2020	1009
2021	1568
2022	1528
<b>2023</b>	<b>1564</b>

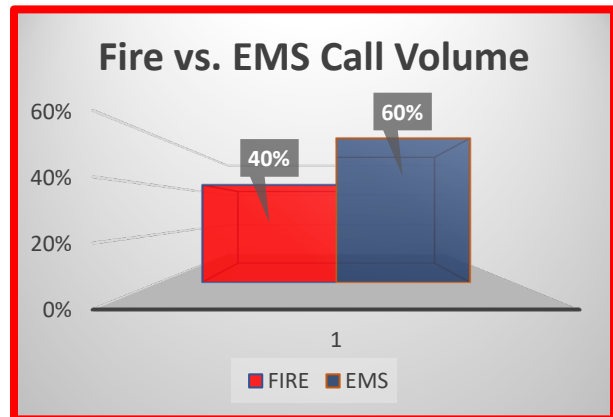




**INCIDENT STATISTICS**



Major Incident Types	
Fires	7
Rescue & Emergency Medical Services	164
Overpressure rupture, explosion – no fire	0
Hazardous Condition (No Fire)	8
Service Call	22
Good Intent Call	27
False Alarm & False Call	37

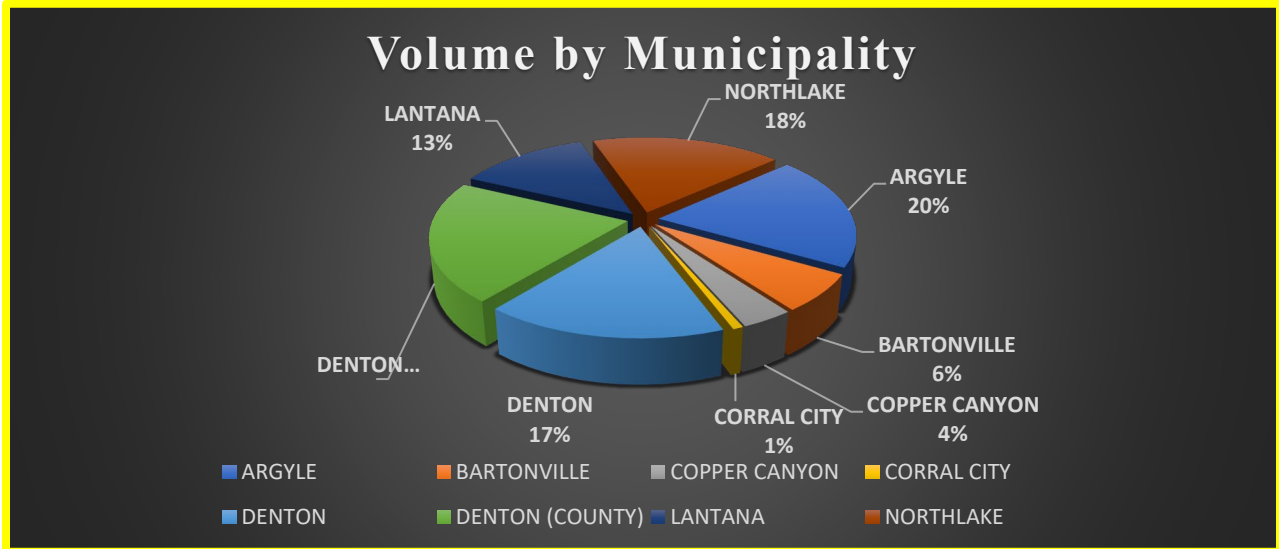


**Percentage of Overlapping Calls**

Overlapping Calls	
# OVERLAPPING	% OVERLAPPING
82	30%



**Municipality Volume**



**Argyle Town Limits**

INCIDENT TYPE	# INCIDENTS
118 - Trash or rubbish fire, contained	1
142 - Brush or brush-and-grass mixture fire	1
143 - Grass fire	1
311 - Medical assist, assist EMS crew	1
320 - Emergency medical service, other	1
321 - EMS call, excluding vehicle accident with injury	18
322 - Motor vehicle accident with injuries	3
324 - Motor vehicle accident with no injuries.	4
522 - Water or steam leak	1
541 - Animal problem	1
553 - Public service	1
611 - Dispatched & cancelled en route	9
622 - No incident found on arrival at dispatch address	2
651 - Smoke scare, odor of smoke	1
700 - False alarm or false call, other	1
733 - Smoke detector activation due to malfunction	5
735 - Alarm system sounded due to malfunction	1
745 - Alarm system activation, no fire - unintentional	3
<b># Incidents for argyle:</b>	<b>55</b>



# Denton County ESD No. 1

JUNE 2023

## Bartonville Town Limits

INCIDENT TYPE	# INCIDENTS
118 - Trash or rubbish fire, contained	1
321 - EMS call, excluding vehicle accident with injury	7
511 - Lock-out	1
551 - Assist police or other governmental agency	1
553 - Public service	3
611 - Dispatched & cancelled en route	2
622 - No incident found on arrival at dispatch address	1
735 - Alarm system sounded due to malfunction	2
<b># Incidents for Bartonville:</b>	<b>18</b>

## Copper Canyon Town Limits

INCIDENT TYPE	# INCIDENTS
140 - Natural vegetation fire, other	2
321 - EMS call, excluding vehicle accident with injury	7
341 - Search for person on land	1
<b># Incidents for Copper Canyon:</b>	<b>10</b>

## Corral City Limits

INCIDENT TYPE	# INCIDENTS
143 - Grass fire	1
324 - Motor vehicle accident with no injuries.	1
<b># Incidents for Corral City:</b>	<b>2</b>

## Lantana

INCIDENT TYPE	# INCIDENTS
321 - EMS call, excluding vehicle accident with injury	23
554 - Assist invalid	2
611 - Dispatched & cancelled en route	2
733 - Smoke detector activation due to malfunction	6
736 - CO detector activation due to malfunction	1
744 - Detector activation, no fire - unintentional	1
<b># Incidents for Lantana:</b>	<b>35</b>

## Northlake Town Limits

INCIDENT TYPE	# INCIDENTS
143 - Grass fire	3
321 - EMS call, excluding vehicle accident with injury	27
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	2



# Denton County ESD No. 1

JUNE 2023

412 - Gas leak (natural gas or LPG)	1
500 - Service Call, other	1
531 - Smoke or odor removal	1
541 - Animal problem	1
553 - Public service	3
554 - Assist invalid	3
611 - Dispatched & cancelled en route	2
622 - No incident found on arrival at dispatch address	1
735 - Alarm system sounded due to malfunction	2
743 - Smoke detector activation, no fire - unintentional	2
745 - Alarm system activation, no fire - unintentional	1
<b># Incidents for Northlake:</b>	<b>51</b>

## Unincorporated Denton (County) Areas

INCIDENT TYPE	# INCIDENTS
131 - Passenger vehicle fire	1
320 - Emergency medical service, other	1
321 - EMS call, excluding vehicle accident with injury	38
322 - Motor vehicle accident with injuries	1
323 - Motor vehicle/pedestrian accident (MV Ped)	1
412 - Gas leak (natural gas or LPG)	1
441 - Heat from short circuit (wiring), defective/worn	1
522 - Water or steam leak	1
553 - Public service	2
600 - Good intent call, other	1
611 - Dispatched & cancelled en route	4
631 - Authorized controlled burning	1
736 - CO detector activation due to malfunction	1
740 - Unintentional transmission of alarm, other	1
743 - Smoke detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	1
814 - Lightning strike (no fire)	1
<b># Incidents for Denton (County):</b>	<b>58</b>



# Denton County ESD No. 1

JUNE 2023

## Incident Response Times

### 90<sup>th</sup> Percentile Assessment

Lights and Sirens – 90 <sup>TH</sup> Percentile Time (Dispatch to Arrival)	
<b>Overall</b>	<b>11:28</b>
<b>FIRE</b>	<b>11:24</b>
<b>EMS</b>	<b>11:34</b>

**Internal Compliance Goal:** Less than 8-minute response time from dispatch to first unit on arrival time. Assessment is performed by taking the total number of incidents where lights and sirens were utilized while responding to the incident.

**NFPA 1710 Response Recommendations:** Key performance objectives for...

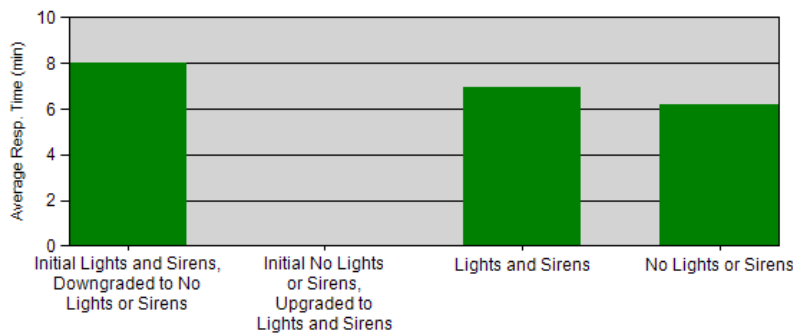
**FIRE Response:** (bunker gear required)

1. Turnout time: < 80 seconds (1 minute: 20 seconds)
2. First Unit on scene: < 240 seconds (4 minutes)

**EMS Response:** (no bunker gear required)

1. Turnout time: < 60 seconds (1 minute)
2. First Unit on scene: < 240 seconds (4 minutes)

### Average Response Time Assessment



RESPONSE MODE	CALLS	AVERAGE RESPONSE TIME (minutes)
Initial Lights and Sirens, Downgraded to No Lights or Sirens	3	8
Initial No Lights or Sirens, Upgraded to Lights and Sirens	0	0
Lights and Sirens	410	<b>6.97</b>
No Lights or Sirens	27	6.19



# Denton County ESD No. 1

JUNE 2023

## Community Outreach Events

Fire Station Tours	1
Public Education Events	17
Ride Along	4
Community CPR Classes	1

**Total Events 23**

## JUNE Fire Inspection Report

INSPECTION TYPE	COUNT
ANNUAL	1
CERTIFICATE OF OCCUPANCY	12
FIRE PROTECTION SYSTEM INSPECTION	32
<b>Total # of Inspections:</b>	<b>45</b>

## Year To Date Fire Inspection Report

INSPECTION TYPE	YTD 2023	YTD 2022
ALARM SYSTEM TEST	2	1
ANNUAL	5	1
CERTIFICATE OF OCCUPANCY	37	15
FIRE PROTECTION SYSTEM INSPECTION	156	101
HOOD AND DUCT INSPECTION	1	0
Re-Inspection	0	1
<b>Total # of Inspections:</b>	<b>201</b>	<b>119</b>



# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Consider approval of the June 20, 2023 Regular Meeting Minutes.

**SUMMARY:**

The Town Council held a regular meeting on June 20, 2023.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the June 20, 2023 Town Council Regular Meeting Minutes.

**ATTACHMENTS:**

June 20, 2023 Regular Meeting Minutes DRAFT.

**THE BARTONVILLE TOWN COUNCIL REGULAR MEETING HELD ON THE 20TH DAY OF JUNE 2023, AT 1941 E. JETER ROAD, BARTONVILLE, TEXAS 7:00 P.M.**

The Town Council met in a regular meeting with the following members present:

Jaclyn Carrington, Mayor  
 Matt Chapman, Mayor Pro Tem  
 Jim Roberts, Council Member Place 1  
 Clay Sams, Council Member Place 3  
 Keith Crandall, Council Member Place 4  
 Margie Arens, Council Member Place 5

constituting a quorum with the following members of the Town Staff participating: Thad Chambers, Town Administrator; Shannon Montgomery, Town Secretary; Bobby Dowell, Chief of Police; and Ed Voss, Town Attorney.

**A. CALL MEETING TO ORDER**

Mayor Carrington called the regular meeting to order at 7:00 p.m.

**B. PLEDGE OF ALLEGIANCE**

Mayor Carrington led the pledge of allegiance.

**C. PRESENTATIONS**

There were no presentations.

**D. PUBLIC PARTICIPATION**

The following addressed the Town Council:

- Pat Adams, 1221 Glenview Lane, Bartonville, Texas

**E. APPOINTED REPRESENTATIVE/LIAISON REPORTS**

**1. Police Chief Report - Department Statistics/Activities May 2023.**

Police Chief Dowell reviewed the May 2023 statistics and addressed questions from the Town Council.

**2. Town Administrator - Monthly Reports May 2023: Financial, Animal Control, Code Enforcement, Engineering, Municipal Court, Permits, and Denton County Emergency Services District #1.**

Town Administrator Chambers reviewed the May 2023 financials and addressed questions from the Town Council.

**F. CONSENT AGENDA**

1. Consider approval of the May 16, 2023, regular meeting minutes.
2. Consider approval of the May 18, 2023, special meeting minutes.

Council Member Arens moved to approve Consent Agenda items 1 and 2 as presented. Council Member Crandall seconded the motion.



**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens  
**NAYS:** None  
**VOTE:** 5/0

**G. REGULAR ITEMS**

- 3. Discuss and consider approval of a resolution appointing Shannon Montgomery as Town Secretary.**

Council Member Sams moved to approve Resolution No. 2023-11 appointing Shannon Montgomery as Town Secretary. Council Member Chapman seconded the motion.

Mayor Carrington administered the Oath of Office to Town Secretary Montgomery.

**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens  
**NAYS:** None  
**VOTE:** 5/0

- 4. Presentation and consideration of the Fiscal Year 2021-2022 Audit.**

Valerie Harrison, MWH Group, presented the Fiscal Year 2021-2022 Audit Report and addressed questions from the Town Council.

Council Member Roberts moved to approve the Fiscal Year 2021-2022 Audit. Council Member Sams seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens  
**NAYS:** None  
**VOTE:** 5/0

- 5. First reading of a resolution concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and Denmiss, LLC.**

Town Secretary Montgomery provided the first reading.

- 6. First reading of a resolution concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and JBJBM, LLC dba Luminous Glow Spa.**

Town Secretary Montgomery provided the first reading.

- 7. Discuss and consider approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 12, "Traffic and Vehicles," Article 12.02, "Traffic Control Devices"; to authorize the erecting of stop signs at the Porter Road/Rockgate Road 3-way intersection.**

Town Administrator Chambers stated that Staff received a request from a resident on Rockgate Road to add stop signs at Porter Road and Rockgate Road. The request was forwarded to the Traffic Ad Hoc Committee for consideration. The Traffic Ad Hoc Committee held a meeting on May 22, 2023 to consider the request and to make a recommendation to the Town Council.

The Traffic Ad Hoc Committee voted 4-0 in favor of recommending the placement of new stop signs on Porter Road at the intersection of Rockgate Road.

The following addressed the Town Council:

- James Christophel, 830 Witherspoon Way, Bartonville, Texas
- Rebecca Scherer, 1173 Rockgate Road, Bartonville, Texas
- Bailey Scherer, 1173 Rockgate Road, Bartonville, Texas
- Mike McCollum, 800 Rockgate Road, Bartonville, Texas
- Cassidi McCollum, 800 Rockgate Road, Bartonville, Texas
- Siobhan O'Brien, 875 Porter Road, Bartonville, Texas

Council Member Chapman moved to approve Ordinance No. 749-23 amending the Town of Bartonville Code of Ordinances, Chapter 12, "Traffic and Vehicles," Article 12.02, "Traffic Control Devices"; to authorize the erecting of stop signs at the Porter Road/Rockgate Road 3-way intersection. Council Member Arens seconded the motion.

The caption of the Ordinance reads as follows:

**TOWN OF BARTONVILLE  
ORDINANCE NO. 749-23**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 12, "TRAFFIC AND VEHICLES," ARTICLE 12.02, "TRAFFIC-CONTROL DEVICES"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens

**NAYS:** None

**VOTE:** 5/0

8. **Second reading of a resolution concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and Denmiss, LLC.**

Town Secretary Montgomery provided the second reading.

9. **Second reading of a resolution concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and JBJBM, LLC dba Luminous Glow Spa.**

Town Secretary Montgomery provided the second reading.

**10. Clarify appointments to the ad hoc Special Events Advisory Committee.**

Town Administrator Chambers stated that Town Council action on May 16, 2023 appointed three Council Members to the Special Events Committee and this presents a quorum of the Town Council.

Council Member Crandall moved to remove himself from the Special Events Advisory Committee. Mayor Pro Tem Chapman seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens

**NAYS:** None

**VOTE:** 5/0

**11. Discuss and consider approval of a resolution concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and Denmiss, LLC.**

Town Administrator Chambers stated that the Bartonville Community Development Corporation Board held a Public Hearing on June 14, 2023, and approved, with a 4-0 vote, to provide financial assistance, in the amount of \$20,000 for construction costs of electric vehicle charging stations. Chambers then addressed questions from the Town Council.

Council Member Crandall moved to approve Resolution No. 2023-12 concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and Denmiss, LLC. Council Member Sams seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens

**NAYS:** None

**VOTE:** 5/0

**12. Discuss and consider approval of a resolution concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and JBJBM, LLC dba Luminous Glow Spa.**

Town Administrator Chambers stated that the Bartonville Community Development Corporation Board held a Public Hearing on June 14, 2023, and approved, with a 4-0 vote, to provide JBJBM, LLC dba Luminous Glow Spa financial assistance, in the amount of \$20,000 for reimbursable qualified expenditures, including promotional expenses. Chambers then addressed questions from the Town Council.

Council Member Roberts moved to approve Resolution No. 2023-13 concerning the approval of a Type B Economic Development Project and Performance Agreement by and between the Bartonville Community Development Corporation and JBJBM, LLC dba Luminous Glow Spa. Council Member Arens seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Roberts, Chapman, Sams, Crandall, and Arens

**NAYS:** None

**VOTE:** 5/0

**13. Discuss adjusting the start time of Regular meetings of the Town Council.**

Mayor Carrington stated she asked that this item be placed on the agenda to discuss adjusting the start time of Town Council Meetings. Per the Bartonville Code of Ordinances, this change would require Town Council approving an Ordinance.

Town Attorney Voss provided the Council with a couple of examples of how to go about adjusting the meeting start time.

The consensus of the Town Council was to direct Staff to draft an ordinance adjusting the meeting start time to place on the next meeting's agenda for consideration.

**H./I. CLOSED SESSION / OPEN SESSION**

*Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 8:36pm and reconvened into Open Session at 9:34pm, in accordance with the Texas Government Code regarding:*

1. **Section 551.074 Personnel Matters to deliberate and consider the appointment and employment of public officers or employees; to wit: Town Administrator.**

No Action Taken.

2. **Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney regarding legal issues related to the Town’s Extraterritorial Jurisdiction (ETJ), issues related to the Furst Ranch Development, issues related to amending the Town’s Development Ordinance, and any and all legal issues related thereto.**

No Action Taken.

3. **Section 571.071 Consultation with Town Attorney to seek legal advice of its attorney regarding a funding request from Denton County Emergency Services District #1, and any and all legal issues related thereto.**

No Action Taken.

4. **Section 551.071 Consultation with Town Attorney to seek legal advice of its attorney regarding Police operations and any and all legal issues related thereto.**

No Action Taken.

5. **Section 551.071 Consultation with Town Attorney, and Section 551.072 Deliberation regarding real property, and any and all legal issues related thereto.**

No Action Taken.

**J. FUTURE ITEMS**

The following items were requested:

- Budget Work Sessions
- Short-term Rentals
- Board and Commission Application Update
- HB2127 Discussion

**K. ADJOURNMENT**

Mayor Carrington declared the meeting adjourned at 9:37pm.

**APPROVED this the 25th day of July 2023.**

**APPROVED:**

---

Jaclyn Carrington, Mayor

**ATTEST:**

---

Shannon Montgomery, TRMC, Town Secretary



## TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Public Hearing on 2043 Comprehensive Plan update and make recommendation to Town Council.

---

**Summary:** The Comprehensive Land Use Plan should be updated about every 5 years. Due to staffing changes, this update started 6 years from the previous plan.

The first step of an update is gathering community feedback, which can be achieved through a community survey. This method was chosen, with most questions in the 2022 survey closely mirroring those in the 2016 survey so that potential changes in community input could be tracked.

Preliminary analysis of the survey data indicates that 79.49% of respondents agree with the Comprehensive Land Use Plan in its current state. Additionally, other responses further reinforced the current plan's rural density and country feel much as it did in the 2016 survey.

Staff worked with the Planning and Zoning Commission over the past 6 months reviewing each section of the Comprehensive Plan to ensure it reflects the feedback from residents as shown in the community survey.

All current edits have been made to the Comprehensive Plan.

The Town Engineer and Town Planner review and comments have been incorporated into this recommended final revision.

***The Planning and Zoning Commission recommended approval by a vote of 5 to 0 at its July 5, 2023 meeting.***

**Attachments:**

1. Draft Ordinance including Final Edit
2. Original Public Hearing Notice
3. Second legal notice with Town Council public hearing date revised to July 25th.
4. Redline Version

**TOWN OF BARTONVILLE, TEXAS  
ORDINANCE \_\_\_\_\_-23**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, ADOPTING THE 2043 COMPREHENSIVE PLAN FOR THE TOWN OF BARTONVILLE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas (“Town”), is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

**WHEREAS**, the Town Council of the Town of Bartonville, Texas (“Town Council”), directed the Planning and Zoning Commission of the Town of Bartonville to provide guidance and forward a recommendation to the Town for a revised comprehensive plan; and

**WHEREAS**, the Planning and Zoning Commission has reviewed and revised the Town’s previous Comprehensive Plan, and has created the Town’s 2043 Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on July 5, 2023, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the Town Council to adopt a revised comprehensive plan, entitled “2043 Comprehensive Plan”; and

**WHEREAS**, the Town Council, has carefully reviewed and considered the merits of the 2043 Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing on July 25, 2023; and

**WHEREAS**, the Town Council has found and determined that all meetings were duly noticed and held in accordance with law; and

**WHEREAS**, the Town Council has determined that the adoption of the 2043 Comprehensive Plan is necessary for the government, interest, welfare, or good order of the Town of Bartonville.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.  
ADOPTION OF 2043 COMPREHENSIVE PLAN**

The 2043 Comprehensive Plan, including the Future Land Use Plan, Thoroughfare Plan, and all the maps and elements, attached hereto and incorporated herein as if set forth in full as Exhibit “A,” is hereby adopted by the Town Council of the Town of Bartonville as a long-range planning guide for the Town, and it shall supersede any previously existing comprehensive plan.

**SECTION 3.  
PURPOSE OF THE COMPREHENSIVE PLAN**

The 2043 Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the Town of Bartonville, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

**SECTION 4.  
REVIEW BY PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan every 5 years. The Planning and Zoning Commission may review the comprehensive plan sooner should a need arise and make recommendations to the Town Council concerning any proposed amendments. The Town Council shall conduct a comprehensive review of the Comprehensive Plan every 5 years.

**SECTION 5.  
MAYOR’S SIGNATURE**

The Mayor of the Town of Bartonville shall affix her signature on an appropriate page of the 2043 Comprehensive Plan, that page to be determined by her, below the words “Official Plan,” below which will be placed the seal of the Town.

**SECTION 6.  
REPEAL OF CONFLICTING ORDINANCES**

This Ordinance shall be cumulative of all provisions of Ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed. More specifically, Town Ordinance No. 619-17, an Ordinance Adopting a Comprehensive Plan, is hereby repealed in its entirety.

**SECTION 7.  
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

**SECTION 8.  
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 9.  
ENGROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 10.  
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this



Ordinance for two (2) days.

**SECTION 11.  
PUNISHMENT**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 12.  
NO VESTED RIGHTS**

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided bylaw.

**SECTION 13.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

**AND IT IS SO ORDAINED.**

**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 25th day of July, 2023.

APPROVED:

\_\_\_\_\_  
Jaclyn Carrington, Mayor

ATTEST:

\_\_\_\_\_  
Shannon Montgomery, Town Secretary#

(Seal)

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# 2043 Comprehensive Plan

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*Town of Bartonville, Texas*

JULY 2023

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**SECTION 1:  
BASELINE ANALYSIS**

---

**Comprehensive Plan**

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*Town of Bartonville, Texas*

# SECTION 1: BASELINE ANALYSIS

## INTRODUCTION

The Baseline Analysis component of the Comprehensive Plan is intended to provide background (historical) information, a foundation of facts regarding the Town of Bartonville, and documentation of the socioeconomic (demographic) characteristics of the community.

Each section of the following report contains information pertaining to the subject topic in addition to graphic support, as appropriate. The Baseline Analysis provides documentation of basic information about the community, which then forms the foundation of the comprehensive planning process in Bartonville. It provides a general insight into the community's land use pattern. The primary objective of this report is to document current conditions within Bartonville, and to identify various opportunities and constraints the community must consider in addressing and shaping its future form and character. The secondary objective of the Baseline Analysis is to ensure that the information being used in the planning process accurately portrays the community.

## REGIONAL RELATIONSHIP

Bartonville is generally located at the intersection of McMakin Road and East Jeter Road. Bartonville is located conveniently to several of the State's major economic resources, such as the Texas Motor Speedway and Alliance Airport. FM 407 and State Highway 377 provide convenient access to Interstate Highway 35 East and Interstate Highway 35 West and the commercial centers located in the greater Dallas and Fort Worth areas.

Bartonville is sited such that it has the opportunity to maintain an independent identity from the Dallas/Fort Worth Metroplex yet its close proximity to this major urban area has had a direct effect. The Town is immediately surrounded by cities that have achieved significant levels of build out in their residential sectors. The Lantana development immediately adjacent to Bartonville's eastern town limits has directly influenced the community. As a result of this significant residential development, Bartonville has seen the construction of a retail base that serves a much larger, more regional clientele.

The Town has also experienced significantly increased levels of traffic. The previously mentioned residential development immediately adjacent to Bartonville feeds directly onto F.M.

407 and local residents are now competing with an increasing amount of background traffic being generated from outside the corporate limits.

The recent development trends within and immediately surrounding Bartonville are likely to continue into the future. Additional commercial developments are currently underway, which will expand the availability of commercial amenities to Bartonville's residents as well as a regional customer base. Bartonville's relative convenience to both Dallas and Fort Worth are also factors that are likely to create increased interest in its attraction as an ideal place to live. Individuals may escape to a rural atmosphere while remaining within ready access to the Metroplex, where they work, shop, and play.

## **INFLUENCE OF REGIONAL FACTORS**

The Dallas/Fort Worth Metroplex has typically grown outward in a ring radiating from the central cities of Fort Worth and Dallas. Growth has moved into those areas where vacant land has been plentiful and relatively inexpensive. Generally, this growth has moved in a northerly direction. This ring of growth has now extended itself as far as 40 miles north of Fort Worth and Dallas following the Dallas North Tollway corridor. Additionally, several cities immediately adjacent to Bartonville are experiencing significant amounts of residential and commercial growth.

Regional transportation systems have been extended and upgraded in an effort to keep pace with growth. This has had the net effect of encouraging the continuance of this pattern, as less expensive and less congested properties with convenient access to the Fort Worth area have become available for development. Convenient access to the major regional employment centers is an extremely important element influencing the growth pattern throughout the Metroplex.

## **POPULATION CHARACTERISTICS: TOWN AND COUNTY**

Citizens are the single most important resource for any community. Collectively, the population determines the character and texture of a Town. The primary characteristics of the citizenry also determine the necessary services that should be provided by the Town and an analysis of the existing population is critical in order to prepare a comprehensive plan that truly meets the needs of its populace.

### **Population Growth**

Population-wise, Bartonville is one of the area's smaller communities. Population estimates for the 30-year period of 1990 to 2020 reveal that Bartonville experienced a healthy rate of growth for

the period. Over the past decade, Bartonville's rate of population growth was slower than that for Denton County though comparable to or higher than some of the larger cities in the region. An analysis of population growth indicates that growth is moving northward out of Tarrant County. An analysis of population growth indicates that growth is moving northward out of Tarrant County. Most cities within close proximity to Bartonville have experienced reduced rates of population growth over the past ten years, with some exceptions, when compared to the previous two decades. **Table 1-1** shows population growth for Bartonville, Denton County, and selected area cities from 1990 to 2020. While the population growth analysis ends at 2020 due to a lack of reliable population data for the past 3 years, this table shows a doubling in Bartonville's population over a 30-year period.

*Table 1-1  
Population Growth 1990 to 2020*

Place	Population Estimate				Growth 1990-2020		Compound Growth Rate	
	1990	2000	2010	2020	Change	% Change	1990-2010	2010-2020
Bartonville	849	1,093	1,469	1,725	876	103.2%	2.8%	1.6%
Denton County	273,525	432,976	662,614	906,422	632,897	231.4%	4.5%	3.2%
Argyle	1,575	2,365	3,282	4,403	2,828	179.6%	3.7%	3.0%
Copper Canyon	978	1,216	1,334	1,731	753	77.0%	1.6%	2.6%
Corinth	3,944	11,325	19,935	22,634	18,690	473.9%	8.4%	1.3%
Denton	66,270	80,537	113,383	139,869	73,599	111.1%	2.7%	2.1%
Double Oak	1,664	2,179	2,867	3,054	1,390	83.5%	2.8%	0.6%
Flower Mound	15,527	50,702	64,669	75,956	60,429	389.2%	7.4%	1.6%
Hickory Creek	1,893	2,078	3,247	4,718	2,825	149.2%	2.7%	3.8%
Highland Village	7,027	12,173	15,056	15,899	8,872	126.3%	3.9%	0.5%

SOURCE: U.S. Census, 1990, 2000, 2010, 2020

The data shows that Bartonville and its neighboring cities have experienced a moderate rate of growth over the past ten years. From 2010 to 2020, Bartonville has grown at a rate that is half of that of Denton County as a whole. It is anticipated that the county population growth pattern will continue and that Bartonville will continue to experience a healthy rate of growth in the short term given the number of residential development projects currently underway. Due to the limited opportunities for additional residential development within the Bartonville Planning Area, it is also expected that Bartonville's residential areas will build-out relatively quickly.

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**SECTION 2:  
GOALS AND OBJECTIVES**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 2: GOALS AND OBJECTIVES

### INTRODUCTION

The Goals and Objectives section of the Plan reflects the ideology and values of the community. Goals are philosophical in nature and are a guide to the community's shared vision of what Bartonville should and will become. The objectives discussed in this section are similar to implementation-oriented policies, which help to shape and direct growth and development of the Town for the next twenty years and beyond. The "Goals & Objectives" section of this Comprehensive Plan articulates the community's aspirations for the future through broadly termed goals and provides specific objectives that will enable the Town to lead toward the citizens' desired vision for their community.

The following goals and objectives have been developed to guide the community's vision of itself as it grows, matures, and ultimately attains its anticipated build-out configuration. They establish a framework for specific actions (i.e., policies), to be conceived during later phases of the comprehensive planning process, that will help the citizens and stakeholders of Bartonville achieve their ultimate vision of the Town's future.

General ideas of citizen's views regarding the Town of Bartonville were derived from the community survey, public hearings, and input from the Planning and Zoning Commission and Town Council. This input, as well as dialogues with the Town Staff, has served as the basis for formulating these goals and objectives for the Town's Comprehensive Plan. These discussions clearly indicated those views expressed concerning the quality of life in Bartonville, as well as Bartonville's strengths and weaknesses. The discussion investigated the following areas of interest:

- ◆ Elements about the Town that are liked or considered positive by the residents;
- ◆ Elements or aspects of the Town that should be preserved;
- ◆ Elements about the Town that are disliked or considered to need improvement;
- ◆ Elements or aspects of the Town that require change;
- ◆ Top issues facing Bartonville that will affect the Town most in the future.



## GENERAL CONCLUSIONS

The Comprehensive Plan goals and objectives were formulated using input received from Town staff, the 2022 Citizen Survey results, elected and appointed officials, and other interested individuals. In general, goals, objectives and policies can be distinguished by their following definitions:

**Goals** are general statements concerning an aspect of the Town's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

**Objectives** express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

**Policies** will clarify the specific position of the Town regarding a specific objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. Policies are often associated with Plan recommendations, and they will be developed during that phase of the comprehensive planning process.

The goals and objectives formulated during the comprehensive planning process pertain to the following areas:

- ◆ Land Use
- ◆ Transportation and the Thoroughfare Network
- ◆ Public Services and Facilities
- ◆ Infrastructure and Utility Systems
- ◆ Quality of Life

## LAND USE

### Physical Form of the Town

**GOAL 1: Provide opportunities for coordinated, well-planned growth and development, while retaining the natural setting and “rural” character of the Town.**

**Objectives:**

- 1.1 Maintain a continuous and coordinated planning process that involves citizens, stakeholders, Town Council, Town boards/commissions, Town staff, and other public and private entities in policy development and decision-making.
- 1.2 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities.
- 1.3 Utilize the Future Land Use Plan in daily decision-making regarding land use and development proposals.
- 1.4 Amend the Town’s existing zoning and subdivision regulations to ensure that they implement the recommendations of this Plan.
- 1.5 Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods and natural features.
- 1.6 Separate or create transitions/buffer areas between conflicting or incompatible land uses.
- 1.7 Engage in cooperative efforts with Denton County to plan and prepare for growth, especially in unincorporated areas that are within close proximity to the Town.
- 1.8 Provide opportunities for agricultural uses on large tracts of land that are conducive to such uses.

**GOAL 2: Provide for residential development that will protect and nurture Bartonville’s rural lifestyle while accommodating a variety of housing**

**densities and styles that meet the varying housing needs and desires of the citizenry.**

**Objectives:**

- 2.1 Identify areas on the Future Land Use Plan that are appropriate for a variety of residential types and densities (e.g., rural, semi-rural,).
- 2.2 Preserve and protect single-family neighborhoods from high traffic volumes, congestion, and through traffic generated by non-residential and higher-density residential areas.

**GOAL 3: Provide guidance for nonresidential development to ensure that it develops in a manner that is aesthetically pleasing.**

**Objectives:**

- 3.1 Review design guidelines for commercial properties fronting onto F.M. 407, and portions of McMakin and East Jeter Roads (e.g. landscaping, parking, building orientation and setbacks, etc.).
- 3.2 Limit non-residential land uses to nodal developments targeted at appropriate intersections along the F.M. 407 corridor and the McMakin Road/East Jeter Road intersection.
- 3.3 Consider development of design guidelines that suggest different landscaping techniques for transition/buffer areas between non-residential developments and residential neighborhoods that are more environmentally pleasing.

**GOAL 4: Provide for coordinated growth and physical expansion of the Town.**

**Objectives:**

- 4.1 Plan for continued growth and development that improves the Town's overall quality of life and economic viability.
- 4.2 Plan for future development that is compatible with the Town's natural features and existing residential neighborhoods.

- 4.3 Identify and pursue opportunities to engage in multi-jurisdictional projects that will maximize the services and amenities provided to the citizens in the most cost-effective manner possible.
- 4.4 Recognizing that most gas lease areas already have pad sites that allow access to the hydrocarbons, efforts should be made to encourage the use of existing pad sites for future drilling requests in order to limit the impact on the topography of the land.

## **PUBLIC SERVICES AND FACILITIES**

### **Provision of Public Services**

**GOAL 5: Ensure that public services and facilities (e.g., police and fire protection, administrative facilities, etc.) will adequately serve present and future residents and businesses.**

#### **Objectives:**

- 5.1 Define standards for adequate response/service levels for public services and facilities:
- ♦ Police protection
  - ♦ Fire protection and emergency medical services
  - ♦ Water supply and storage management
  - ♦ Solid waste management
  - ♦ Public administrative facilities
- 5.2 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 5.3 Use the Land Use Plan and future land use projections to help plan where public service/administrative facilities will be needed.
- 5.4 Develop and implement a program for the maintenance, upgrade, and expansion of the Town's physical infrastructure. This type of program is typically referred to as a Capital Improvements Program (CIP) and should include a prioritized list of projects, a project schedule, cost estimates, and project funding sources/strategies.

## INFRASTRUCTURE AND UTILITY SYSTEMS

### Provision of Service

**GOAL 6: Ensure that utility and infrastructure systems (e.g., water supply, storm drainage, etc.) will adequately serve present and future residents and businesses.**

#### Objectives:

- 6.1 Define minimum design and construction standards for the provision of adequate utility services to all lots:
  1. Centralized Wastewater collection and treatment within Village Center (Bartonville Town Center) and General Commercial (Lantana Town Center) zoned areas
  2. Private, on-site wastewater collection and treatment
  3. Storm water/drainage management and erosion control (including non-point pollution prevention)
- 6.2 Ensure the provision of adequate utilities and infrastructure by the Town of Bartonville and others for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible to ensure the public health, safety, and welfare.
- 6.3 Develop a set of capital recovery tables/schedules that will ensure that the above listed utility services are fiscally maintained for all customers.
- 6.4 Use the Future Land Use Plan and future land use projections to help plan where infrastructure improvements will be needed.
- 6.5 Coordinate water planning efforts with local water utilities for future water demands within areas not already served, and within areas that will be difficult to serve.
- 6.6 Require private/franchise utilities (e.g., telephone, gas, electric, cable TV, etc.) to provide service to newly developing areas as quickly and efficiently as possible, and to place utility lines underground and within shared conduits, wherever possible.

- 6.7 Ensure that private/franchise telecommunications facilities and services are coordinated with Town planning efforts.
- 6.8 Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.
- 6.9 Develop guidelines and other mechanisms that will help to ensure that storm water runoff, and potential non-point pollution problems, will not adversely affect floodplains, surrounding properties, or other properties. Guidelines should also be complementary to development density objectives with rural drainage sections established for low-density, residential areas.
- 6.10 Limit the amount of impervious surfaces on all developed lots in order to preserve the integrity of natural drainage systems. Guidelines should be developed to provide for functional alternatives to paving like grass-crete, pavers, etc.
- 6.11 Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Bartonville's residents and businesses.
- 6.12 Infrastructure planning and calculations should be based on the Future Land Use Plan and current zoning.
- 6.13 Preserve the integrity of existing easements.

## **NATURAL FEATURES**

### **Conservation of Natural Features**

**GOAL 7: To promote respect, conservation, and enhancement of important natural features and resources within the community.**

**Objectives:**

- 7.1 Develop standards for the preservation and dedication of floodplain and other flood hazard areas in their natural states in order to ensure that the Town's natural drainage systems are not compromised.
- 7.2 Develop and implement guidelines to identify and preserve important natural features.
- 7.3 Develop and implement guidelines to preserve Bartonville's natural environment.
- 7.4 Consider existing landscaping and tree placement during all new residential, commercial, and infrastructure projects.

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**SECTION 3:  
LAND USE PLAN**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*



## SECTION 3: LAND USE PLAN

### INTRODUCTION

Approximately 50 percent of the total land within the Town of Bartonville planning area is currently in agricultural use. The existing development pattern consists primarily of rural and low-density housing sprinkled sparsely throughout the planning area. The development pattern has been greatly influenced by the existing transportation and utility infrastructure. Much of the Town's existing development pattern consists of large, single tracts that front directly onto the primary roadways. The land uses specified in this section provide for a recommended pattern of development that conforms to the goals and objectives established by the Town in addition to providing an interrelated pattern of land uses that will provide for the orderly development of the community and its extraterritorial jurisdiction.

The Land Use Plan is intended as a guide for growth and it is not a zoning ordinance and does not contain any provisions that otherwise govern the use of land. It is a guide that will provide the primary basis for day-to-day land use decisions. The land uses designated here provide Town staff and Town officials with a guide for considering development proposals, such as zoning and platting petitions. Land use proposals that do not substantially conform to the plan are likely contrary to the vision of the community as stated herein. However, the plan is intended to be flexible and should be revised from time to time as new land uses not envisioned by the Plan arise and as the community evolves.

The Future Land Use element describes the planning process used by all entities in relating development decisions to the community's ultimate vision of what it can and will become. A series of policies defines how these decisions are to be made.

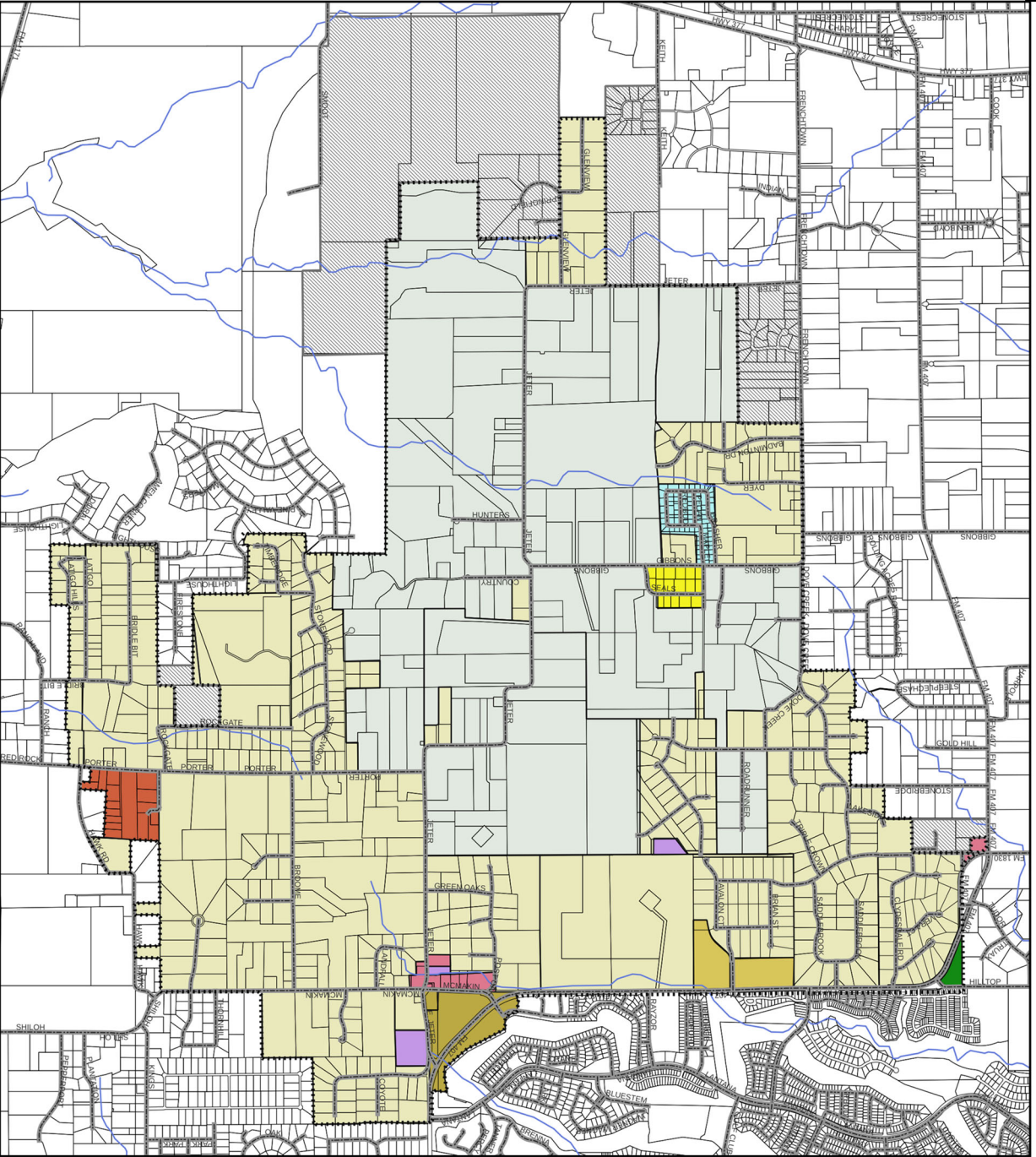
## LAND USES

The Land Use Plan considers development within the corporate limits as well as throughout the entire planning area. It provides a pattern of development consisting of the following uses:

RE-5 – 5-Acre Lots  
RE-2 – 2-Acre Lots  
RE-1 – 1-Acre Lots  
Manufactured Home  
Rural Business  
General Commercial  
Village Center  
Rural Light Industrial  
Public/Semi-Public

An important element considered by the Land Use Plan is the relationship between residential and non-residential uses. The trend toward more intense residential and non-residential uses creates more opportunities for conflicts between new and existing areas of development.

**Plate 3-1** on the following page shows the Land Use Plan for the entire planning area.



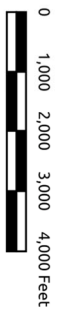
## FUTURE LAND USE PLAN

**LEGEND**

- RE-5
- RE-2
- Semi-Rural - 1-Acre Lots
- Manufactured Homes
- Rural Business
- Village Center
- Public/Semi Public
- General Commercial
- Rural Light Industrial
- Rural Services
- Bartonville ETJ
- Bartonville Town Limits
- Roads
- Floodplain
- Creeks

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Town Secretary \_\_\_\_\_ Date \_\_\_\_\_



**JULY 2023**

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.

## RESIDENTIAL

The 2-acre residential areas comprise the largest amount of acreage within the planning area. One of the primary objectives of the Comprehensive Plan is to protect the existing residential areas and to preserve the rural atmosphere of the entire community. The Land Use Plan provides for a pattern of residential development that achieves these concepts.

The Plan also specifies that the Town will achieve a mixture of residential densities that provide the opportunity to develop a variety of housing types. Greater intensities of residential uses are designated along the FM 407 corridor, the southern areas of the Town and the northern areas of the Town where areas for the *RE-2* land use category have been established. These areas of greater intensities are intended to provide for housing diversity and to encourage high quality residential neighborhoods that provide for the transition to the low-density residential areas located in the interior of the Town.

## RE-5

### *Maximum Density: 5-Acre Minimum Lot Size*

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

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

## RE-2

### *Maximum Density: 2-Acre Minimum Lot Size*

*RE-2* – uses are located primarily along the edges of the planning area. *RE-2* areas have been established to correspond with areas that have lot sizes start at a 2-acre minimum and provide for a land use transition from areas of greater intensity and major thoroughfares to the lower-density residential areas. These areas are intended for rural residential development. Lots within the *RE-2* areas must contain a minimum of two acres. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are designated primarily for residential uses. These areas are also located with respect to the physical features of the planning area.

As stated, these areas are intended for a greater density of residential development and may serve appropriately as buffers for areas of less intensity.

**RE-1**

*Maximum Density: 1-Acre Minimum Lot Size*

*RE-1* – This use has been designated to conform to the existing 1-acre subdivision located at the southeast corner of Gibbons and Stoney Ridge Roads. This area provides for a higher density of single-family residential uses with minimum lot sizes of 1 acre. This area is intended solely for single-family land uses and agricultural uses are considered inappropriate here. These areas are also located with respect to the physical features of the planning area.

## MANUFACTURED HOME

*Manufactured Home* – This is a land use category that has been established to protect the Town’s existing manufactured home development. As stated in the Goals and Objectives, it is an objective of the Comprehensive Plan to preserve existing residential developments and to provide for housing diversity and alternatives within the community. The preservation of this existing *Manufactured Home* area achieves both of these objectives.

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## RURAL BUSINESS

*Rural Business* – areas have been established in two locations in Town. One is located at the intersection of McMakin Road and East Jeter Road and the other at the intersection of FM 407 and FM 1830. While major retailers may prove to be a positive sign of economic growth, they generate unwanted noise, traffic, and pollution. Accordingly, these rural business nodes have been located on or within close proximity to intersections with major thoroughfares where appropriate access may be provided to facilitate proper traffic circulation. Existing and/or planned single-family residential developments should also be buffered from retail nodes by either transitional land uses or major physical features.

Small-scale office and retail operations, which house operations such as professional offices and neighborhood-oriented establishments, are appropriate to the *Rural Business* land use category. Development within the *Rural Business* areas that abut single-family residential areas should take into consideration the following:

- Lighting of parking lots, signage and building security;
- Hours of operation;
- Loading and unloading of freight and merchandise;
- Primary and secondary site access (access through neighborhoods should be prohibited);
- Drive-through operations;
- Storm water management; and
- Architectural and site design.

## **GENERAL COMMERCIAL (LANTANA TOWN CENTER)**

*General Commercial* – One area in Town has been dedicated as general commercial, the FM 407 corridor between McMakin Road to East Jeter Road. General Commercial development is only appropriate at this intersection.

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## VILLAGE CENTER (BARTONVILLE TOWN CENTER)

*Village Center* – allows for the development of a concentrated, mixed-use focal point. The *Village Center* is intended as a place for local residents to shop and conduct personal business. It is also a place where neighbors meet in pocket parks, eat at a local café, gather in common areas for community events and festivals, and other similar activities.

A privately-owned plaza or landscaped park will be encouraged within the *Village Center* to encourage festivals and events. Open storage should be prohibited so as to ensure an attractive appearance to neighboring properties. In addition, a comprehensive streetscape program is recommended to create a welcoming, pedestrian friendly environment. Several major issues must be addressed in order to create a viable economic center:

- Install landscaping and signage to create an inviting atmosphere;
- Provide adequate off-street parking to serve daily needs;
- Provide signage and cross-walks to serve pedestrians;
- Require that the front building facades create a lively mixture of architectural and design characteristics that are aesthetically pleasing;
- Establish zoning and subdivision standards that will ensure the appropriate development of this area; and
- Creation of a privately-owned neighborhood park or public plaza.

## Rural Light Industrial

*Maximum Density: 1-Acre Minimum Lot Size*

*Rural Light Industrial* – This use has been designated to conform to the recently annexed, existing land east of Porter Road between Witherspoon Way and Hawk Road. This area provides for rural industrial minimum lot sizes of 1 acre. This zoning designation is only appropriate for this area and will not be used anywhere else in the Town.

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## **PUBLIC/SEMI-PUBLIC**

Communities require a variety of public services to meet the needs of the community. These services are provided by several different organizations pertaining to the health, safety, welfare, and quality of life throughout the community. These services are provided by “public” or not-for-profit entities that require physical facilities to provide their respective services.

The *Public/Semi-Public* areas shown on the Land Use Plan includes the tracts of land that are home to Bartonville Town Hall, and the Bartonville water storage and pump site. Examples of *Public/Semi-Public* uses include:

- Municipal facilities (i.e. Town Hall, fire, police);
- County, State or Federal Offices;
- Post Offices (i.e. USPS);
- Utility Infrastructure that serves Bartonville;
- Public school facilities (i.e. A.I.S.D., D.I.S.D.); and
- Other (i.e. churches, places of public assembly).

## RURAL SERVICES

The Rural Services (RS) district is intended to provide for commercial development on F.M. 407. RS district standards provides for local shopping establishments which provide retail services for the convenience of residents of the Town. This zoning designation is only for the existing area adjacent to F.M 407 and will not be used anywhere else in the Town.

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## **INCONSISTENCIES BETWEEN DEVELOPMENT PROPOSALS AND THE LAND USE PLAN**

At times, the Town will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Land Use Plan. Careful consideration should be given to any development proposal that is inconsistent with the Plan.

Each development proposal should be reviewed on its own merit, and it should be the applicant's responsibility to provide evidence that the proposal would enhance the community based upon the policies in the Comprehensive Plan and upon community objectives and values.

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## **FUTURE LAND USE MAP INTERPRETATION POLICIES**

Rezoning or other development approvals for land uses not consistent with the Land Use Plan (or Comprehensive Plan) should not be approved until the Plan has been amended, as appropriate, to provide for such land uses.

If a rezoning proposal is consistent with the Plan (i.e. is the same or very similar), then the request should be processed as any other rezoning request. A statement/determination should be made in a municipal staff report that the proposed request is consistent with the Plan. This should not mandate approval by the Town's Planning and Zoning Commission and/or the Town Council, but should be the first prerequisite in the review process. The request should still be reviewed on its own merit based upon additional criteria such as traffic impact, compatibility with surrounding uses and adjacency standards, among others.

If a rezoning proposal is not consistent with the Plan, then an amendment to the Plan should occur prior to approving the request. It should be the applicant's responsibility to provide evidence proving that the proposed rezoning is better or more consistent with land uses in the surrounding area than what is shown on the Land Use Plan map. If this is the case, then Bartonville could initiate a Plan amendment process. To expedite the process, Plan amendments may be processed simultaneously with rezoning change requests. The Plan map should be updated at least once annually to ensure that it reflects any Land Use Plan amendments.



## FUTURE LAND USE POLICIES

The following statements describe recommended policies that should guide Bartonville's Land Use Planning efforts:

1. Bartonville should use the Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development should be implemented through the Town's development regulations.
2. The Land Use Plan provides the general description of land use categories, and the text in this report provides an explanation of key components of the Plan. Bartonville should maintain the Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the Town's goals and objectives as well as those of the community as a whole.
3. Bartonville should plan areas for a variety of residential housing types and densities.
4. Bartonville should implement improvements to its thoroughfare system to support the land use pattern specified in the Land Use Plan. Specifically, the Town should initiate and implement a 5-year capital improvements program for the orderly and consistent improvement of the system to meet growing demand.
5. Bartonville should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities, or from land uses that may have a negative impact upon a residential living environment.
6. In reviewing development proposals, the Town should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision, since these are important qualities of any community and should be emphasized.
7. Bartonville should encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.

8. The official copy of the Future Land Use map will be on file with the Town of Bartonville. The boundaries of the land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller scale Land Use Plan contained in the Comprehensive Plan document.
9. A rezoning proposal's density should be consistent with the Land Use Plan. The actual density approved should take into consideration the parcel zoning, adjacent land uses, the nature of the proposed development, and other relevant policies of the Comprehensive Plan.
10. Non-residential development proposals should be evaluated according to the types of uses, and the ability of existing or planned infrastructure to provide adequate services to these uses.
11. Design guidelines should be established for development within areas that are planned for non-residential uses to ensure that these areas develop with a high quality, compatible design. Standards and guidelines should address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage, internal circulation, and building materials.

Bartonville should periodically evaluate its development review and approval process, and should revise its process as needed to ensure the following: (1) that adequate opportunity is provided for public input in appropriate development projects; (2) that consistency and predictability are maximized for all parties involved in the process; and (3) that the process helps to achieve the goals and implement the policies of the Comprehensive Plan.

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**SECTION 4:  
THOROUGHFARE PLAN**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 4: THOROUGHFARE PLAN

### INTRODUCTION

A community's transportation system is vital to its ability to grow in a positive manner. Transportation is inherently linked to land use. The type of roadway greatly influences the use of adjacent land, and conversely, the type of land use dictates the size, capacity, and flow of the roadway. Many of the decisions regarding land uses and roadways within Bartonville have already been made; rights-of-way have been established throughout the Town and a relatively low-density and widely disbursed residential land use pattern has evolved. Some small nodes of retail and commercial development have evolved to serve the local population. The Lantana development has had a major impact on the Town's eastern roadways, primarily along the FM 407 and McMakin Road corridors. A major challenge for the Town of Bartonville now lies in the accommodation of population growth within the existing transportation system and in the accommodation of new land development through the expansion of that system while balancing the effects of substantial residential development immediately adjacent to the Town.

More specifically, the transportation system should:

- ◆ Protect the ambience, character, and quality of existing neighborhoods by directing traffic generated by growth away from existing neighborhoods.
- ◆ Discourage cut-through traffic.
- ◆ Provide adequate access and eliminate congestion for future developments.
- ◆ Ensure the safety and well-being of Bartonville's citizens by defining emergency access corridors and eliminating future low-water crossings.
- ◆ Require environmental and/or other appropriate impact studies for all new roadways to ensure appropriate surface water drainage.

## THE FUNCTIONAL CLASSIFICATION SYSTEM & RELATED THOROUGHFARE STANDARDS

The *Thoroughfare Plan* (shown on **Plate 4-1**) for Bartonville is based upon a road classification system that depicts the function of every roadway in the thoroughfare system. Roadway types, as discussed in the following sections, include highways, collectors, and local streets. Their functions can be differentiated by comparing their ability to provide *mobility* with their ability to provide *access* to various locations. In some instances an existing roadway is identified as a larger type of roadway than what exists today. These situations constitute recommendations that the existing roadways be widened when and if development occurs. The proposed roadway system has been designed to maintain the rural character of Bartonville and the roadway system has been established in order to minimize impacts to existing residents and businesses.

### **Highways**

Highways are high-capacity thoroughfares along which direct access to property is generally minimal or eliminated altogether. Direct access to highways is controlled with curb cuts or driveway approaches being limited. FM 407 is an example of this type of thoroughfare. Construction and maintenance of freeways is not usually the responsibility of municipalities. The Texas Department of Transportation (TxDOT) and federal monies fund this type of roadway. The Town of Bartonville should, however, remain aware of and should be involved in any decisions regarding the widening of FM 407 and controlling access onto and off of this facility. This is a major regional transportation route to and from Bartonville, and it is in the Town's interest to see that it functions at current or improved levels of service.

### **Collectors**

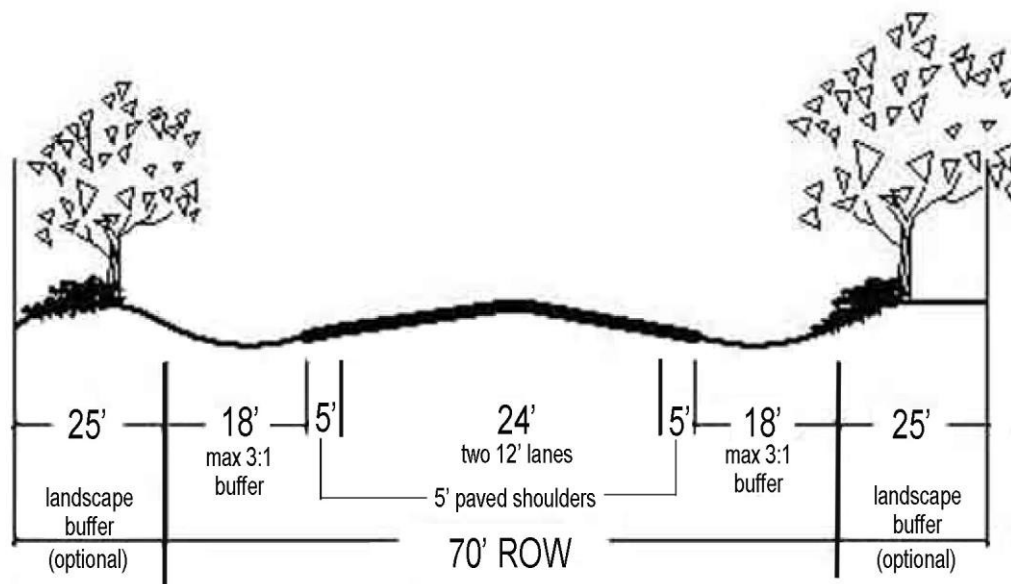
Collector streets are generally designed to collect traffic from local access streets and move them to the Highways (i.e., from residential developments to major streets). Collectors should provide more access to adjacent land uses than do highways, but access should still be controlled through the adoption and implementation of standards for driveway separation, for shared driveway access or other techniques that minimize disturbance of the free-flow of traffic. This type of roadway should provide an equal amount of mobility and access to land uses. Due to the necessity to maintain traffic flow and emergency access, low water crossings should not be allowed on collectors. Furthermore, all new or reconstructed collectors should be designed such that they are above the accepted floodplain high-water elevation.

Neighborhoods should be developed between arterials and collector streets in the future so that traffic may be diverted from residential areas. In addition, good subdivision design should orient residences to local streets, not to collector streets.

## **Rural Collector**

Rural Collector streets are moderate volume facilities whose primary purpose is to collect traffic from smaller streets within an area and to convey it to the Highways. The average daily traffic volume for this type of street is approximately 5,000 to 15,000 trips per day. The Rural Collector street is a two-lane undivided facility that may serve both residential and non-residential uses. This type of roadway contains a street cross-section that consists of two 12' travel lanes with a minimum width of 70 feet.

**Illustration 4.1**  
**Rural Collector**

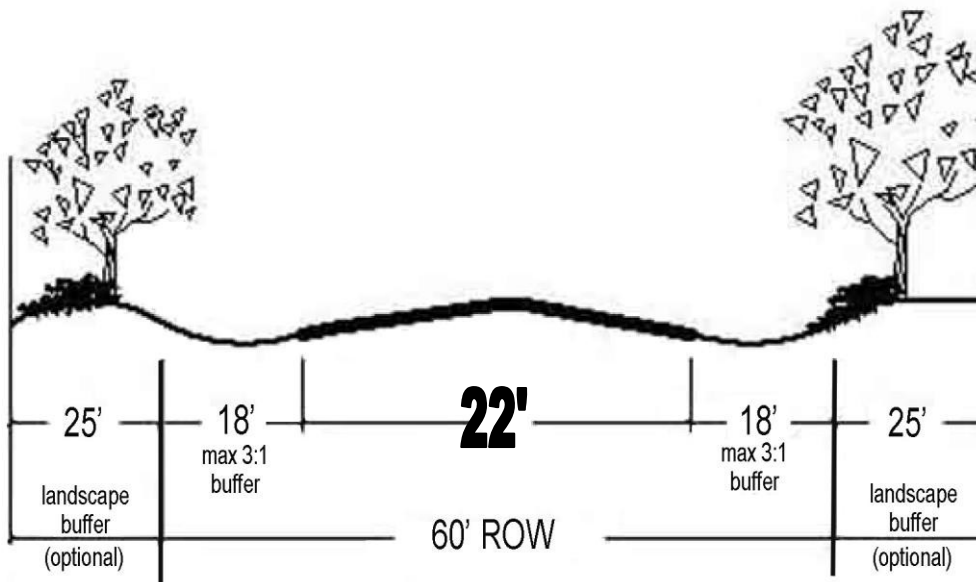


Note: The minimum drainage easement is 18' but may be reduced if approved by Town Engineer.

## 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 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.

## **RELATIONSHIP OF THE FUNCTIONAL CLASSIFICATION SYSTEM TO THE LAND USE PLAN**

Table 4-1 describes the most important characteristics of the roadway types specified within this section of the Comprehensive Plan. These planning guidelines are utilized to form a basic framework for the thoroughfare system. These planning guidelines also provide a basis by which to evaluate development proposals and determine right-of-way and street construction requirements.

The Thoroughfare Plan does not graphically identify or designate the general alignments for future Local Thoroughfares. It is anticipated that the dedication of right-of-way and construction of the Local Thoroughfares will most likely happen in an incremental manner as development occurs. However, the Town of Bartonville may construct or cause the construction of these future Local Thoroughfares as specified herein to achieve a public purpose or to ensure the public health, safety, and welfare.



Table 4-1 - Roadway Functional Classifications and General Planning Guidelines

Classifications	Function	Continuity	Approx. Spacing (Miles) <sup>1</sup>	Direct Land Access	Minimum Roadway Intersection Spacing	Volume Ranges (veh./day)	Speed Limit (mph)	Parking
Highway	Traffic movement; long distance travel.	Continuous	4-5	None	¼ mile	As Determined by TxDOT	50 - 60	Prohibited
Rural Collector	Traffic movement to FM 407 from Jeter Road and McMakin Road intersection	Continuous	None Specified	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	None Specified	5,000 to 15,000	30	Prohibited
Minor Collector	Primary - collect/distribute traffic between Local Thoroughfares and collector/highway system. Secondary - restricted land access; inter-neighborhood traffic movement.	Not continuous	¾ - 1	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	300 feet	1,000 to 5,000	30	Prohibited
Local Street	Land access.	None	Two lot lengths	Safety control only.	300 feet	200 to 500	20-30	Permitted

<sup>1</sup> Spacing guidelines specified here are the minimum spacing standards necessary to meet the traffic demands for ultimate development as shown on the Land Use Plan. Actual determination of roadway spacing, and alignment should be based upon the actual traffic demands and layout of individual development proposals as they are considered for approval by the Town of Bartonville.

<sup>2</sup> Denser spacing or increased roadway sections may be required for any non-residential or higher-density residential developments not envisioned on the Land Use Plan.

## AMENDMENT TO THE SUBDIVISION ORDINANCE

The subdivision of land into building sites represents the first step in the development of land uses, and therefore, the creation of potential traffic. Developers should be responsible for providing appropriate roadways, using the Thoroughfare Plan as a guide, during the platting stage of development. This will ensure that the additional traffic demand will be anticipated and addressed to mitigate the negative impacts of changes in traffic volume and flow. Rights-of-way must be preserved at the time of subdivision platting to guarantee the provision of adequate thoroughfares and the value, stability, and character of the development area. Specifically, as individual plats are approved, right-of-way must be dedicated in conjunction with the recommendations as generally set forth in the *Thoroughfare Plan*, within both the Town itself and within the Town's ETJ. The Town's existing Subdivision Ordinance must be revised in order to achieve the recommendations of this section of the Comprehensive Plan.

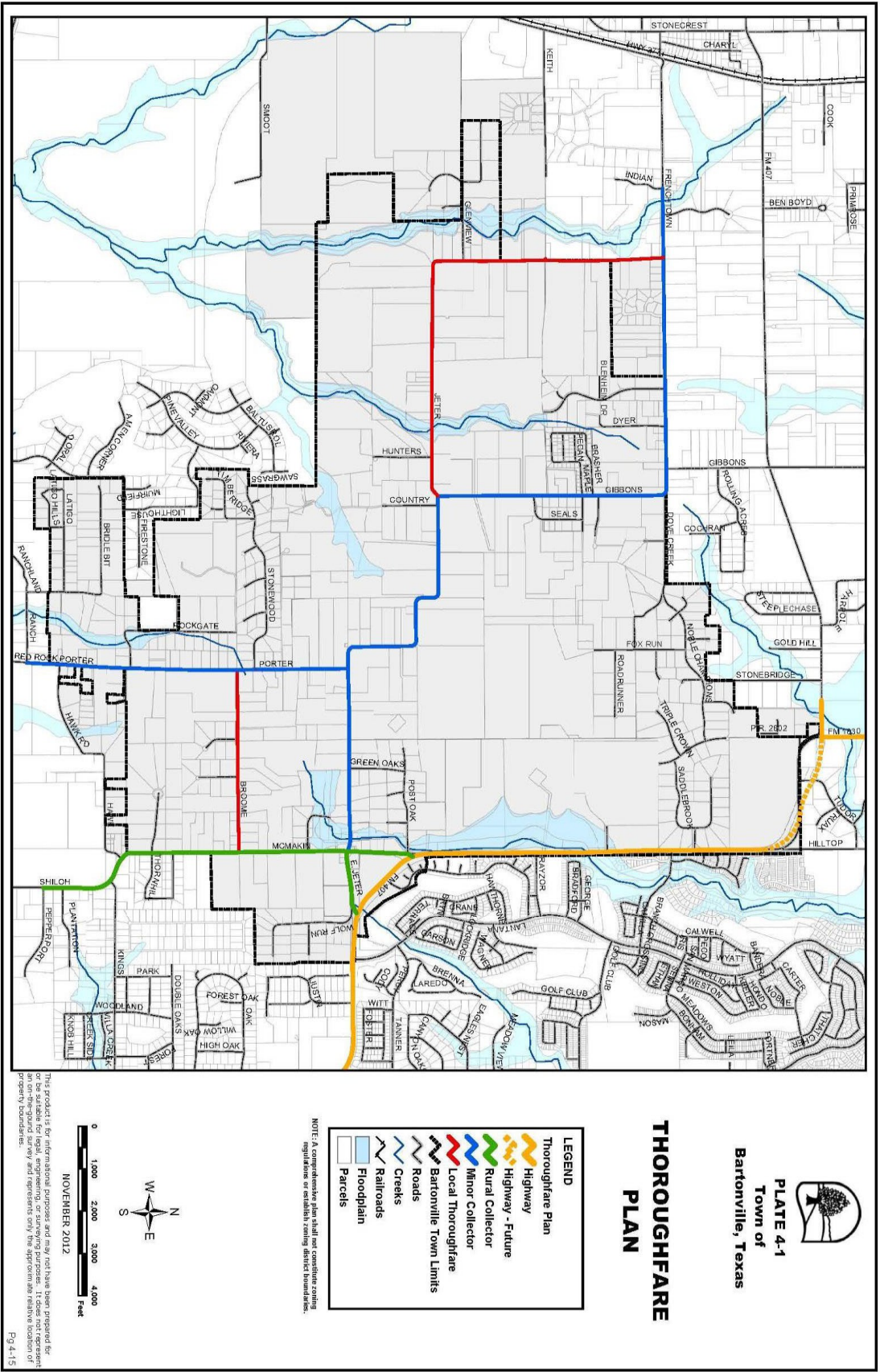
## THE THOROUGHFARE PLAN AS A CONCEPTUAL GUIDE

The transportation recommendations shown graphically on **Plate 4-1** are intended to show where and possibly how connections can be made from one point to another within the Town and its ETJ. The primary importance of these recommendations should be placed upon the concept and the related connectivity that would be provided, rather than upon a literal location. Many factors will have to be considered when the Town or a developer constructs any of the recommended roadways or roadway extensions. Such factors will likely include various engineering and environmental studies, pedestrian and bicycle facilities, equestrian facilities, traffic impact analyses, adjacent residents and businesses, area landowners, and future anticipated development (i.e., land use density, whether residential or nonresidential). Therefore, after the Town adopts a subdivision ordinance and begins to implement the *Thoroughfare Plan*, it will be important for the Town to approve development proposals with consideration given to the transportation connections that have been recommended. Furthermore, while it is not incumbent upon the Town or property owners to immediately upgrade an existing roadway to the type specified in this Thoroughfare Plan, provisions may be made in the future to do so as transportation demand increases.

## IN SUMMARY

The recommendations contained herein should guide Bartonville’s future transportation planning and related policies. As was recommended for the *Land Use Plan*, the *Thoroughfare Plan* should be used consistently and updated as needed and as development occurs. Continuous use of the *Thoroughfare Plan* will ensure that access and mobility will be provided within Bartonville, and will help ensure the coordination of transportation-related considerations and future land use development.

DRAFT



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**SECTION 5:  
IMPLEMENTATION**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 5: IMPLEMENTATION

### INTRODUCTION

With the publication and adoption of this Comprehensive Plan document, the Town of Bartonville has taken an important step in shaping the future of the community. The Plan will provide a very important tool for Town staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of the community. The various elements of the Plan are based upon realistic growth objectives and goals for the Town of Bartonville that resulted from an intense comprehensive planning process involving citizens, Town staff, and elected and appointed officials.

The future quality of life within the Town of Bartonville and the environment of the community will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

The Comprehensive Plan should never be considered a finished product, but rather a broad guide for community growth and development that is always evolving and changing in scope.

Over time, changes in the Town's socioeconomic climate and in development trends will occur that were not anticipated during the initial preparation of this Plan, thus necessitating adjustments to this document. Elements of the community that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention. Planning for the community's future should be a continuing process and the Comprehensive Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends.

The full benefits of the Plan for the Town of Bartonville can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new facets of the community become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the community's decision-making needs regarding growth and development going forward.

## **THE PLAN AS A GUIDE FOR DAILY DECISION-MAKING**

The current physical layout of the Town is a product of previous efforts put forth by many diverse individuals and groups. In the future, each subdivision that is platted, each home that is built, each new school, church or business represents an addition to the Town's physical form. The composite of all such efforts and facilities creates the community as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each individual decision, whether it is that of a private homeowner or that of the entire community. The Town, in its daily decisions pertaining to whether to surface a street, to approve a subdivision, to amend a zoning ordinance, or to enforce the Town codes, should always refer to the basic tenets outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the community. Those investments are, over the years, reinforced and enhanced by the Town's form, development pattern, and economic vitality.

## **COMPREHENSIVE PLAN AMENDMENTS AND PERIODIC REVIEW**

The Comprehensive Plan for the Town of Bartonville is intended to be a dynamic planning document -- one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. The Town Council and other Town officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies and whether it will be beneficial for the long-term health and vitality of the Town of Bartonville.

At approximately five-year intervals, a periodic review of the Comprehensive Plan with respect to current conditions and trends should be performed. Such ongoing, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities. These reevaluations will also reveal changes and additions that should be made to the Plan in order to keep it current and applicable over the long-term. It would be appropriate to devote one meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the Town Council. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the Plan will

remain functional and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- ◆ The Town's progress in implementing the Plan;
- ◆ Changes in conditions that form the basis of the Plan;
- ◆ Community support for the Plan's goals, objectives & policies; and,
- ◆ Changes in State laws.

In addition to periodic reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every ten years. The review and updating process should begin with the establishment of a citizen committee and/or comprehensive citizen survey, thereby encouraging citizen input from the beginning of the process. Specific input should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the Town.

## **COMMUNITY INVOLVEMENT**

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in the Town of Bartonville's decision-making process. Citizen participation takes many forms, from educational forums to serving on Town boards and commissions. A broad range of perspectives and ideas at public hearings help Town leaders and the Town Council to make more informed decisions for the betterment of the community as a whole. The Town of Bartonville should continue to encourage as many forms of community involvement as possible as the Town implements its Comprehensive Plan.



## IMPLEMENTATION STRATEGIES

There are two methods of implementing the Comprehensive Plan -- proactive and reactive methods. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Proactive methods include:

- ◆ Developing a capital improvements program (CIP), by which the Town expends funds to finance certain public improvements (e.g., drainage structures, roadways, etc.), which meets objectives that are cited within the Plan;
- ◆ Establishing/enforcing Zoning Ordinances;
- ◆ Establishing/enforcing Subdivision Ordinances;
- ◆ Coordinating with/lobbying TxDOT and Denton County to influence roadway planning, funding, and construction; and,
- ◆ Coordinating with/lobbying state legislators on issues impacting local control of land use policies.
- ◆ Encourage curvilinear street designs in new subdivisions.

Reactive methods include:

- ◆ Rezoning because of a development proposal that would enhance the community;
- ◆ Site plan review;
- ◆ Subdivision review.

## **ANNEXATION AND EXTRATERRITORIAL JURISDICTION**

Annexation is the process by which communities extend municipal services, regulations, voting privileges and taxing authority to new territory with the purpose of protecting the public's health, safety, and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas. Annexation is essential to the efficient and logical extension of urban services. Because the Town of Bartonville is a general law municipality, it generally cannot annex land on a non-consensual basis.

It is in the best interest of the Town of Bartonville, however, to require areas within the ETJ to be annexed prior to development rather than after development has occurred. Annexation procedures for general law municipalities are outlined in Chapter 43 of the Texas Local Government Code. Prior to development, the Town of Bartonville will be able to affect development in a more meaningful way, especially in terms of ensuring that the Town's development standards are met. However, the Texas State statute has established service and other requirements to keep general law municipalities from misusing their annexation power. Annexation is important to the long-term well-being of communities; therefore, such action should be carried out in accordance with established policies.

## ADMINISTRATIVE PROCESSES

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning action and subdivision decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows the Town to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most important and significant activities and will likely have the greatest effect on the overall design and image of the Town. Much of the physical form of the Town is currently created by the layout of streets, easements, alleys, and lots. In the future, the physical form will be further affected by elements such as new developments. As mentioned previously, many of the growth and development proposals contained within the community's Comprehensive Plan can be achieved through the exercise of subdivision control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way and drainage easements, can be influenced, guided, and actually achieved during the process of subdividing the land. Once the subdivision has been filed (recorded) and development has begun, the subdivision becomes a permanent, integral part of the community's urban fabric. It can, thereafter, be changed, but only through expending great effort and expense.

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DENTON TX 76202  
(940)566-6800

Item 12.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/14/23 09:51 by plaga-dm

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BARTONVILLE TOWN OF  
1941 EAST JETER ROAD  
ARGYLE TX 76226

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Times Ord: 1 Times Run: \*\*\*

STD9 1.00 X 40.00 Words: 165

Total STD9 40.00

Class: 9005 DP LG LEGALS

Rate: CLLLG Cost: 34.00

# Affidavits: 1

Ad Descrpt: BARTONVILLE COMP PLAN AME

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: RYAN A WELLS-AD TERRAM CONSULT

P.O. #: THAD CHAMBERS

Contact:

Phone: (817)430-4052

Fax#:

Email: tdixon@townofbartonville.com Created: plaga 06/14/23 09:48

Agency: Last Changed: plaga 06/14/23 09:51

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AUTHORIZATION

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Item 12.

ORDER CONFIRMATION (CONTINUED)

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Acct #: 232

Ad #: 53009

Status: New WHOLD WHOI

**NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed amendments to the Town of Bartonville Comprehensive Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/17/2023

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DENTON TX 76202  
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Item 12.

ORDER CONFIRMATION

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1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 100.00 Words: 381

Total STD9 100.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 76.00  
# Affidavits: 1

Contact: SHANNON MONTGOMERY Ad Descrpt: NOPH 7/18  
Phone: (817)430-4052 Descr Cont: TOWN OF BARTONVILLE NOTIC  
Fax#: Given by: TAMMY DIXON  
Email: smontgomery@townofbartonvill P.O. #: SHANNON MONTGOMERY  
Agency: Created: amcco 06/27/23 16:36  
Last Changed: amcco 06/27/23 16:47

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Special Instr: \_\_\_\_\_

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COMMENTS:  
LGL - NOPH 7/18/2023

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PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 07/01  
DWRC A 84 S 07/01

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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

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ORDER CONFIRMATION (CONTINUED)

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Acct #: 232

Ad #: 53151

Status: New WHOLD WHOI

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-001; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

Drc 07/01/2023

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# 203743 Comprehensive Plan

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*Town of Bartonville, Texas*

~~July~~MONTH~~June~~ 201723



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**SECTION 1:  
BASELINE ANALYSIS**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 1: BASELINE ANALYSIS

### INTRODUCTION

The Baseline Analysis component of the Comprehensive Plan is intended to provide background (historical) information, a foundation of facts regarding the Town of Bartonville, and documentation of the socioeconomic (demographic) characteristics of the community.

Each section of the following report contains information pertaining to the subject topic in addition to graphic support, as appropriate. The Baseline Analysis provides documentation of basic information about the community, which then forms the foundation of the comprehensive planning process in Bartonville. It provides a general insight into the community's land use pattern. The primary objective of this report is to document current conditions within Bartonville, and to identify various opportunities and constraints the community must consider in addressing and shaping its future form and character. The secondary objective of the Baseline Analysis is to ensure that the information being used in the planning process accurately portrays the community.

### REGIONAL RELATIONSHIP

Bartonville is generally located at the intersection of McMakin Road and East Jeter Road. Bartonville is located conveniently to several of the State's major economic resources, such as the Texas Motor Speedway and Alliance Airport. FM 407 and State Highway 377 provide convenient access to Interstate Highway 35 East and Interstate Highway 35 West and the commercial centers located in the greater Dallas and Fort Worth areas.

Bartonville is sited such that it has the opportunity to maintain an independent identity from the Dallas/Fort Worth Metroplex yet its close proximity to this major urban area has had a direct effect. The Town is immediately surrounded by cities that have achieved significant levels of build out in their residential sectors. The Lantana development immediately adjacent to Bartonville's eastern town limits has directly influenced the community. As a result of this significant residential development, Bartonville has seen the construction of a retail base that serves a much larger, more regional clientele.

The Town has also experienced significantly increased levels of traffic. The previously mentioned residential development immediately adjacent to Bartonville feeds directly onto F.M.

407 and local residents are now competing with an increasing amount of background traffic being generated from outside the corporate limits.

The recent development trends within and immediately surrounding Bartonville are likely to continue into the future. Additional commercial developments are currently underway, which will expand the availability of commercial amenities to Bartonville's residents as well as a regional customer base. Bartonville's relative convenience to both Dallas and Fort Worth are also factors that are likely to create increased interest in its attraction as an ideal place to live. Individuals may escape to a rural atmosphere while remaining within ready access to the Metroplex, where they work, shop, and play.

## INFLUENCE OF REGIONAL FACTORS

The Dallas/Fort Worth Metroplex has typically grown outward in a ring radiating from the central cities of Fort Worth and Dallas. Growth has moved into those areas where vacant land has been plentiful and relatively inexpensive. Generally, this growth has moved in a northerly direction. This ring of growth has now extended itself as far as 40 miles north of Fort Worth and Dallas following the Dallas North Tollway corridor. Additionally,~~and~~ several cities immediately adjacent to Bartonville are experiencing significant amounts of residential and commercial growth.

Regional transportation systems have been extended and upgraded in an effort to keep pace with growth. This has had the net effect of encouraging the continuance of this pattern, as less expensive and less congested properties with convenient access to the Fort Worth area have become available for development. Convenient access to the major regional employment centers is an extremely important element influencing the growth pattern throughout the Metroplex.

## POPULATION CHARACTERISTICS: TOWN AND COUNTY

Citizens are the single most important resource for any community. Collectively, the population determines the character and texture of a Town. The primary characteristics of the citizenry also determine the necessary services that should be provided by the Town and an analysis of the existing population is critical in order to prepare a comprehensive plan that truly meets the needs of its populace.

### Population Growth

Population-wise, Bartonville is one of the area's smaller communities. Population estimates for

~~the 30-year period of 1990 to 2020 reveal that Bartonville experienced a healthy rate of growth for the period. Population estimates for the 26 year period of 1990 to 2016 reveal that Bartonville experienced a healthy rate of growth for the period. Bartonville's rate of population growth was slightly slower than that for Denton County though comparable to or higher than some of the larger cities in the region and substantially faster than that for Tarrant and Dallas Counties.~~  
An analysis of

population growth indicates that growth is moving northward out of Tarrant County. Most cities within close proximity to Bartonville have experienced reduced rates of population growth over the past ten years, with some exceptions, when compared to the previous two decades. Table 1-1 shows population growth for Bartonville, Denton County, and selected area cities from 1990 to 2020. While the population growth analysis ends at 2020 due to a lack of reliable population data for the past 3 years, this table shows a doubling in Bartonville’s population over a 30-year period. ~~Cities within close proximity to Bartonville have experienced increased rates of population growth over the past ten years. Table 1-1 shows population growth for Bartonville, Denton County, and selected area cities from 1990 to 2016.~~

*Table 1-1  
Population Growth 1980 to 2016*

Place	Population Estimate				Growth 1990-2016		Compound Growth Rate	
	1990	2000	2010	2016	Change	% Change	1990-2010	2010-2016
Bartonville	849	1,093	1,469	1,650	801	94.3%	1.8%	1.2%
Denton County	273,525	432,976	662,614	784,840	511,315	186.9%	3.0%	1.7%
Argyle	1,575	2,365	3,282	3,820	2,245	142.5%	2.5%	1.5%
Copper Canyon	978	1,216	1,334	1,380	402	41.1%	1.0%	0.3%
Corinth	3,944	11,325	19,935	20,740	16,796	425.9%	5.5%	0.4%
Denton	66,270	80,537	113,383	125,980	59,710	90.1%	1.8%	1.1%
Double Oak	1,664	2,179	2,867	2,950	1,286	77.3%	1.8%	0.3%
Flower Mound	15,527	50,702	64,669	69,080	53,553	344.9%	4.9%	0.7%
Hickory Creek	1,893	2,078	3,247	3,730	1,837	97.0%	1.8%	1.4%
Highland Village	7,027	12,173	15,056	15,370	8,343	118.7%	2.6%	0.2%

SOURCE: U.S. Census, 1990, 2000, 2010, 2016

The data shows that Bartonville and its neighboring cities have experienced a moderate rate of growth over the past ten years. From 2010 to 2020, Bartonville has grown at a rate that is half of that of Denton County as a whole. It is anticipated that the county population growth pattern will continue and that Bartonville will continue to experience a healthy rate of growth in the short term given the number of residential development projects currently underway. From 2000 to 2016, Bartonville has grown at a rate that is similar to Denton County as a whole. It is anticipated that the county population growth pattern will continue and that Bartonville will continue to experience a healthy rate of growth. Due to the limited opportunities for additional residential development within the Bartonville Planning Area, it is also expected that Bartonville’s residential areas will build-out relatively quickly.

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**SECTION 2:  
GOALS AND OBJECTIVES**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 2: GOALS AND OBJECTIVES

### INTRODUCTION

The Goals and Objectives section of the Plan reflects the ideology and values of the community. Goals are philosophical in nature and are a guide to the community's shared vision of what Bartonville should and will become. The objectives discussed in this section are similar to implementation-oriented policies, which help to shape and direct growth and development of the Town for the next twenty years and beyond. The "Goals & Objectives" section of this Comprehensive Plan articulates the community's aspirations for the future through broadly termed goals and provides specific objectives that will enable the Town to lead toward the citizens' desired vision for their community.

The following goals and objectives have been developed to guide the community's vision of itself as it grows, matures and ultimately attains its anticipated build-out configuration. They establish a framework for specific actions (i.e., policies), to be conceived during later phases of the comprehensive planning process, that will help the citizens and stakeholders of Bartonville achieve their ultimate vision of the Town's future.

General ideas of citizen's views regarding the Town of Bartonville were derived from the, community survey, public hearings, and input from the Planning and Zoning Commission and Town Council. This input, as well as dialogues with the Town Staff, has served as the basis for formulating these goals and objectives for the Town's Comprehensive Plan. These discussions clearly indicated those views expressed concerning the quality of life in Bartonville, as well as Bartonville's strengths and weaknesses. The discussion investigated the following areas of interest:

- ◆ Elements about the Town that are liked or considered positive by the residents;
- ◆ Elements or aspects of the Town that should be preserved;
- ◆ Elements about the Town that are disliked or considered to need improvement;
- ◆ Elements or aspects of the Town that require change;
- ◆ Top issues facing Bartonville that will affect the Town most in the future.

## GENERAL CONCLUSIONS

The Comprehensive Plan goals and objectives were formulated using input received from Town staff, the ~~2022~~2016 Citizen Survey results, elected and appointed officials, and other interested individuals. In general, goals, objectives and policies can be distinguished by their following definitions:

**Goals** are general statements concerning an aspect of the Town's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

**Objectives** express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

**Policies** will clarify the specific position of the Town regarding a specific objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. Policies are often associated with Plan recommendations, and they will be developed during that phase of the comprehensive planning process.

The goals and objectives formulated during the comprehensive planning process pertain to the following areas:

- Land Use
- Transportation and the Thoroughfare Network
- Public Services and Facilities
- Infrastructure and Utility Systems
- Quality of Life



## LAND USE

### Physical Form of the Town

**GOAL 1: ~~To~~ Provide opportunities for coordinated, well-planned growth and development, while retaining the natural setting and “rural” character of the Town.**

#### Objectives:

- 1.1 Maintain a continuous and coordinated planning process that involves citizens, stakeholders, Town Council, Town boards/commissions, Town staff, and other public and private entities in policy development and decision-making.
- 1.2 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities.
- 1.3 Utilize the Future Land Use Plan in daily decision-making regarding land use and development proposals.
- ~~1.4 — Develop companion policies and guidelines to assist in the review of zoning and development requests.~~
- ~~1.5~~ 1.4 Amend the Town’s existing zoning and subdivision regulations to ensure that they implement the recommendations of this Plan.
- ~~1.6~~ 1.5 Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods and natural features.
- ~~1.7~~ 1.6 Separate or create transitions/buffer areas between conflicting or incompatible land uses.
- ~~1.8~~ 1.7 Engage in cooperative efforts with Denton County to plan and prepare for growth, especially in unincorporated areas that are within close proximity to the Town.
- ~~1.9~~ 1.8 Provide opportunities for agricultural uses on large tracts of land that are conducive to such uses.

**GOAL 2: Provide for residential development that will protect and nurture Bartonville’s rural lifestyle while accommodating a variety of housing**

**densities and styles that meet the varying housing needs and desires of the citizenry.**

**Objectives:**

2.1 Identify areas on the Future Land Use Plan that are appropriate for a variety of residential types and densities (e.g., rural, semi-rural).

2.2 Preserve and protect single-family neighborhoods from high traffic volumes, congestion, and through traffic generated by non-residential and higher-density residential areas.

2.2 ~~Add an objective that clarifies the desires of the Town regarding "density."~~

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**GOAL 3: Provide guidance for nonresidential development to ensure that it develops in a manner that is aesthetically pleasing.**

**Objectives:**

3.1 Review design guidelines for commercial properties fronting onto F.M. 407, and portions of McMakin and East Jeter Roads (e.g. landscaping, parking, building orientation and setbacks, etc.).

3.2 Limit non-residential land uses to nodal developments targeted at appropriate intersections along the F.M. 407 corridor and the McMakin Road/East Jeter Road intersection.

3.3 Consider development of design guidelines that suggest different landscaping techniques for transition/buffer areas between non-residential developments and residential neighborhoods that are more environmentally pleasing.

**GOAL 4: Provide for coordinated growth and physical expansion of the Town.**

**Objectives:**

4.1 Plan for continued growth and development that improves the Town's overall quality of life and economic viability.

4.2 Plan for future development that is compatible with the Town's natural features and existing residential neighborhoods.

- 4.3 Identify and pursue opportunities to engage in multi-jurisdictional projects that will maximize the services and amenities provided to the citizens in the most cost-effective manner possible.
- 4.4 Recognizing that most gas lease areas already have pad sites that allow access to the hydrocarbons, efforts should be made to encourage the use of existing pad sites for future drilling requests in order to limit the impact on the topography of the land.

## PUBLIC SERVICES AND FACILITIES

### Provision of Public Services

**GOAL 5: Ensure that public services and facilities (e.g., police and fire protection, administrative facilities, etc.) will adequately serve present and future residents and businesses.**

#### Objectives:

- 5.1 Define standards for adequate response/service levels for public services and facilities:
- Police protection
  - ~~Open Spaces~~
  - Fire protection and emergency medical services
  - Water supply and storage management
  - Solid waste management
  - Public administrative facilities
- 5.2 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 5.3 Use the Land Use Plan and future land use projections to help plan where public service/administrative facilities will be needed.
- 5.4 Develop and implement a program for the maintenance, upgrade, and expansion of the Town's physical infrastructure. This type of program is typically referred to as a Capital Improvements Program (CIP) and should include a prioritized list of projects, a project schedule, cost estimates, and project funding sources/strategies.

## INFRASTRUCTURE AND UTILITY SYSTEMS

### Provision of Service

**GOAL 6: Ensure that utility and infrastructure systems (e.g., water supply, storm drainage, etc.) will adequately serve present and future residents and businesses.**

#### Objectives:

- 6.1 Define minimum design and construction standards for the provision of adequate utility services to all lots:
  - ~~1. Water treatment, storage and distribution~~
  - 2.1 Centralized Wastewater collection and treatment within Village Center (Bartonville Town Center) and General Commercial (Lantana Town Center) zoned areas
  - 3.2 Private, on-site wastewater collection and treatment
  - 4.3 Storm water/drainage management and erosion control (including non-point pollution prevention)
- 6.2 Ensure the provision of adequate utilities and infrastructure by the Town of Bartonville and others for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible to ensure the public health, safety, and welfare.
- 6.3 Develop a set of capital recovery tables/schedules that will ensure that the above listed utility services are fiscally maintained for all customers.
- 6.4 Use the Future Land Use Plan and future land use projections to help plan where infrastructure improvements will be needed.
- 6.5 Coordinate water planning efforts with local water utilities for future water demands within areas not already served, and within areas that will be difficult to serve.
- ~~6.6 Engage in regional water planning initiatives.~~
- 6.76.6 Require private/franchise utilities (e.g., telephone, gas, electric, cable TV, etc.) to provide service to newly developing areas as quickly and efficiently as possible, and to place utility lines underground and within shared conduits, wherever possible.

~~6.8~~6.7 Ensure that private/franchise telecommunications facilities and services are coordinated with Town planning efforts.

~~6.9 Investigate and update capital recovery mechanisms to recoup the costs associated with infrastructure needed to serve new developments (e.g., impact and other capital recovery fees, etc.) based upon recommendations contained within the new Comprehensive Plan.~~

~~6.10~~6.8 Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.

~~6.11~~6.9 Develop guidelines and other mechanisms that will help to ensure that storm water runoff, and potential non-point pollution problems, will not adversely affect floodplains, surrounding properties, or other properties. Guidelines should also be complementary to development density objectives with rural drainage sections established for low-density, residential areas.

~~6.12~~6.10 Limit the amount of impervious surfaces on all developed lots in order to preserve the integrity of natural drainage systems. Guidelines should be developed to provide for functional alternatives to paving like grass-crete, pavers, etc.

~~6.13~~6.11 Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Bartonville's residents and businesses.

~~6.14~~6.12 Infrastructure planning and calculations should be based on the Future Land Use Plan and current zoning.

~~6.15~~6.13 Preserve the integrity of existing easements.

## **OPEN SPACES NATURAL FEATURES**

### **Conservation of ~~Natural Features~~Open Spaces**

**GOAL 7: To promote respect, conservation, and enhancement of important natural features and resources within the community.**

**Objectives:**

- 7.1 Develop standards for the preservation and dedication of floodplain and other flood hazard areas in their natural states in order to ensure that the Town's natural drainage systems are not compromised.
- 7.2 Develop and implement guidelines to identify and preserve important natural features.
- 7.3 Develop and implement guidelines to ~~identify and~~ preserve Bartonville's natural environment ~~endangered species of plants and animals.~~
- 7.4 Consider existing landscaping and tree placement during all new residential, commercial, and infrastructure projects.

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**SECTION 3:  
LAND USE PLAN**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 3: LAND USE PLAN

### INTRODUCTION

Approximately ~~30~~50 percent of the total land within the Town of Bartonville planning area is currently undeveloped ~~vacant~~ and/or agricultural. The existing development pattern consists primarily of rural and low-density housing sprinkled sparsely throughout the planning area. The development pattern has been greatly influenced by the existing transportation and utility infrastructure. Much of the Town's existing development pattern consists of large, single tracts that front directly onto the primary roadways. The land uses specified in this section provide for a recommended pattern of development that conforms to the goals and objectives established by the Town in addition to providing an interrelated pattern of land uses that will provide for the orderly development of the community and its extraterritorial jurisdiction.

The Land Use Plan is intended as a guide for growth and it is not a zoning ordinance and does not contain any provisions that otherwise govern the use of land. It is a guide that will provide the primary basis for day-to-day land use decisions. The land uses designated here provide Town staff and Town officials with a guide for considering development proposals, such as zoning and platting petitions. Land use proposals that do not substantially conform to the plan are likely contrary to the vision of the community as stated herein. However, the plan is intended to be flexible and should be revised from time to time as new land uses not envisioned by the Plan arise and as the community evolves.

The Future Land Use element describes the planning process used by all entities in relating development decisions to the community's ultimate vision of what it can and will become. A series of policies defines how these decisions are to be made.



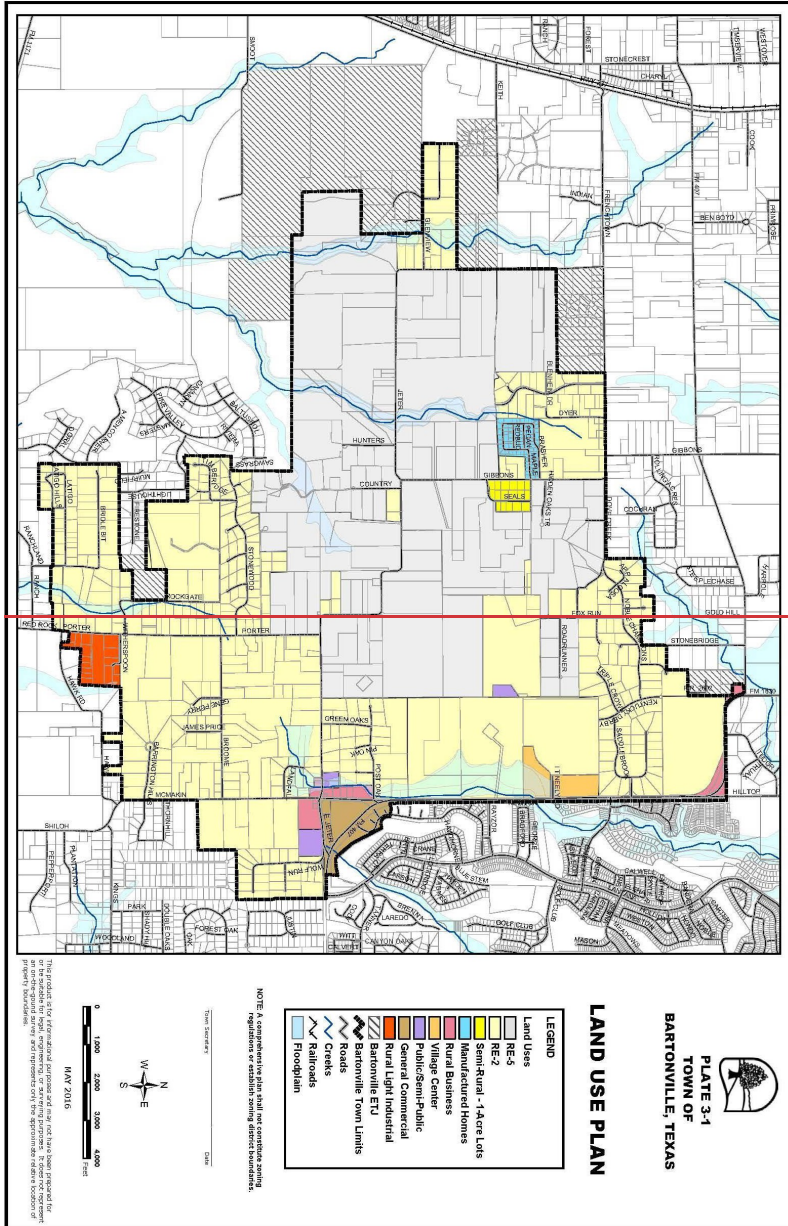
## LAND USES

The Land Use Plan considers development within the corporate limits as well as throughout the entire planning area. It provides a pattern of development consisting of the following uses:

- RE-5 – 5-Acre Lots
- RE-2 – 2-Acre Lots
- RE-1 – 1-Acre Lots
- Manufactured Home
- Rural Business
- General Commercial
- Village Center
- Rural Light Industrial
- Public/Semi-Public

An important element considered by the Land Use Plan is the relationship between residential and non-residential uses. The trend toward more intense residential and non-residential uses creates more opportunities for conflicts between new and existing areas of development.

**Plate 3-1** on the following page shows the Land Use Plan for the entire planning area.



## **RESIDENTIAL**

The 2-acre residential areas comprise the largest amount of acreage within the planning area. One of the primary objectives of the Comprehensive Plan is to protect the existing residential areas and to preserve the rural atmosphere of the entire community. The Land Use Plan provides for a pattern of residential development that achieves these concepts.

The Plan also specifies that the Town will achieve a mixture of residential densities that provide the opportunity to develop a variety of housing types. Greater intensities of residential uses are designated along the FM 407 corridor, the southern areas of the Town and the northern areas of the Town where areas for the *RE-2* land use category has been established. These areas of greater intensities are intended to provide for housing diversity and to encourage high quality residential neighborhoods that provide for the transition to the low-density residential areas located in the interior of the Town.

**RE-5***Maximum Density: 5-Acre Minimum Lot Size*

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

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

**RE-2**

*Maximum Density: 2-Acre Minimum Lot Size*

*RE-2* – uses are located primarily along the edges of the planning area. *RE-2* areas have been established to correspond with areas that have lot sizes start at a 2 acre minimum and provide for a land use transition from areas of greater intensity and major thoroughfares to the lower-density residential areas. These areas are intended for rural residential development. Lots within the *RE-2* areas must contain a minimum of two acres. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are designated primarily for residential uses. These areas are also located with respect to the physical features of the planning area.

As stated, these areas are intended for a greater density of residential development and may serve appropriately as buffers for areas of less intensity.

**RE-1**

*Maximum Density: 1-Acre Minimum Lot Size*

*RE-1* – This use has been designated to conform to the existing 1-acre subdivision located at the southeast corner of Gibbons and Stoney Ridge Roads. This area provides for a higher density of single-family residential uses with minimum lot sizes of 1 acre. This area is intended solely for single-family land uses and agricultural uses are considered inappropriate here. These areas are also located with respect to the physical features of the planning area

## **MANUFACTURED HOME**

*Manufactured Home* – This is a land use category that has been established to protect the Town’s existing manufactured home development. As stated in the Goals and Objectives, it is an objective of the Comprehensive Plan to preserve existing residential developments and to provide for housing diversity and alternatives within the community. The preservation of this existing *Manufactured Home* area achieves both of these objectives.

## RURAL BUSINESS

*Rural Business* – areas have been established in two locations in Town. One is located at the intersection of McMakin Road and East Jeter Road and the other at the intersection of FM 407 and FM 1830. While major retailers may prove to be a positive sign of economic growth, they generate unwanted noise, traffic, and pollution. Accordingly, these rural business nodes have been located on or within close proximity to intersections with major thoroughfares where appropriate access may be provided to facilitate proper traffic circulation. Existing and/or planned single-family residential developments should also be buffered from retail nodes by either transitional land uses or major physical features.

Small-scale office and retail operations, which house operations such as professional offices and neighborhood-oriented establishments, are appropriate to the *Rural Business* land use category. Development within the *Rural Business* areas that abut single-family residential areas should take into consideration the following:

- Lighting of parking lots, signage and building security;
- Hours of operation;
- Loading and unloading of freight and merchandise;
- Primary and secondary site access (access through neighborhoods should be prohibited);
- Drive-through operations;
- Storm water management; and
- Architectural and site design.



## **GENERAL COMMERCIAL (LANTANA TOWN CENTER)**

*General Commercial* – One area in Town has been dedicated as general commercial, the FM 407 corridor between McMakin Road to East Jeter Road. General Commercial development is only appropriate at this intersection.

### VILLAGE CENTER (BARTONVILLE TOWN CENTER)

*Village Center* – allows for the development of a concentrated, mixed-use focal point. The *Village Center* is intended as a place for local residents to shop and conduct personal business. It is also a place where neighbors meet in pocket parks, eat at a local café, gather in common areas for community events and festivals, and other similar activities.

A public plaza or landscaped park will be encouraged within the *Village Center*. Open storage should be prohibited so as to ensure an attractive appearance to neighboring properties. In addition, a comprehensive streetscape program is recommended to create a welcome, pedestrian friendly environment. Several major issues must be addressed in order to create a viable economic center:

- Install landscaping and signage to create an inviting atmosphere;
- Provide adequate off-street parking to serve daily needs;
- Provide signage and cross-walks to serve pedestrians;
- Require that the front building facades create a lively mixture of architectural and design characteristics that are aesthetically pleasing;
- Establish zoning and subdivision standards that will ensure the appropriate development of this area; and
- Creation of a privately-owned neighborhood park or public plaza.

## **Rural Light Industrial**

*Maximum Density: 1-Acre Minimum Lot Size*

*Rural Light Industrial* – This use has been designated to conform to the recently annexed, existing land east of Porter Road between Witherspoon Way and Hawk Road. This area provides for rural industrial minimum lot sizes of 1 acre. This zoning designation is only appropriate for this area and will not be used anywhere else in the Town.

## **PUBLIC/SEMI-PUBLIC**

Communities require a variety of public services to meet the needs of the community. These services are provided by several different organizations that provide services pertaining to the health, safety, welfare and quality of life throughout the community. These services are provided by “public” or not-for-profit entities that require physical facilities to provide their respective services.

The *Public/Semi-Public* areas shown on the Land Use Plan includes the tracts of land that are home to Bartonville Town Hall, and the Bartonville water storage and pump site. Examples of *Public/Semi-Public* uses include:

- Municipal facilities (i.e. Town Hall, fire, police);
- County, State or Federal Offices;
- Post Offices (i.e. USPS);
- Utility Infrastructure that serves Bartonville;
- Public school facilities (i.e. A.I.S.D., D.I.S.D.); and
- Other (i.e. churches, places of public assembly).

**INCONSISTENCIES BETWEEN DEVELOPMENT PROPOSALS AND THE LAND USE PLAN**

At times, the Town will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the Land Use Plan. Careful consideration should be given to any development proposal that is inconsistent with the Plan.

Each development proposal should be reviewed on its own merit, and it should be the applicant’s responsibility to provide evidence that the proposal would enhance the community based upon the policies in the Comprehensive Plan and upon community objectives and values.

**FUTURE LAND USE MAP  
INTERPRETATION POLICIES**

Rezoning or other development approvals for land uses not consistent with the Land Use Plan (or Comprehensive Plan) should not be approved until the Plan has been amended, as appropriate, to provide for such land uses.

If a rezoning proposal is consistent with the Plan (i.e. is the same or very similar), then the request should be processed as any other rezoning request. A statement/determination should be made in a municipal staff report that the proposed request is consistent with the Plan. This should not mandate approval by the Town's Planning and Zoning Commission and/or the Town Council, but should be the first prerequisite in the review process. The request should still be reviewed on its own merit based upon additional criteria such as traffic impact, compatibility with surrounding uses and adjacency standards, among others.

If a rezoning proposal is not consistent with the Plan, then an amendment to the Plan should occur prior to approving the request. It should be the applicant's responsibility to provide evidence proving that the proposed rezoning is better or more consistent with land uses in the surrounding area than what is shown on the Land Use Plan map. If this is the case, then Bartonville could initiate a Plan amendment process. To expedite the process, Plan amendments may be processed simultaneously with rezoning change requests. The Plan map should be updated at least once annually to ensure that it reflects any Land Use Plan amendments.

## FUTURE LAND USE POLICIES

The following statements describe recommended policies that should guide Bartonville's Land Use Planning efforts:

1. Bartonville should use the Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development should be implemented through the Town's development regulations.
2. The Land Use Plan provides the general description of land use categories, and the text in this report provides an explanation of key components of the Plan. Bartonville should maintain the Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the Town's goals and objectives as well as those of the community as a whole.
3. Bartonville should plan areas for a variety of residential housing types and densities.
4. Bartonville should implement improvements to its thoroughfare system to support the land use pattern specified in the Land Use Plan. Specifically, the Town should initiate and implement a 5-year capital improvements program for the orderly and consistent improvement of the system to meet growing demand.
5. Bartonville should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities, or from land uses that may have a negative impact upon a residential living environment.
- ~~6. Residential developments adjacent to park or to public open spaces should be designed to facilitate public access to and use of these amenities, while minimizing potential traffic conflicts between park users and residents of the neighborhood.~~
- ~~7.6.~~ In reviewing development proposals, the Town should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision, since these are important qualities of any community and should be emphasized.
- ~~8.7.~~ Bartonville should encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.

~~9.8.~~ The official copy of the Future Land Use map will be on file with the Town of Bartonville. The boundaries of the land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller scale Land Use Plan contained in the Comprehensive Plan document.

~~10.9.~~ A rezoning proposal's density should be consistent with the Land Use Plan. The actual density approved should take into consideration the parcel zoning, adjacent land uses, the nature of the proposed development, and other relevant policies of the Comprehensive Plan.

~~11.10.~~ Non-residential development proposals should be evaluated according to the types of uses, and the ability of existing or planned infrastructure to provide adequate services to these uses.

~~12.11.~~ Design guidelines should be established for development within areas that are planned for non-residential uses to ensure that these areas develop with a high quality, compatible design. Standards and guidelines should address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage, internal circulation, and building materials.

Bartonville should periodically evaluate its development review and approval process, and should revise its process as needed to ensure the following: (1) that adequate opportunity is provided for public input in appropriate development projects; (2) that consistency and predictability are maximized for all parties involved in the process; and (3) that the process helps to achieve the goals and implement the policies of the Comprehensive Plan.



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**SECTION 4:  
THOROUGHFARE PLAN**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 4: THOROUGHFARE PLAN

### INTRODUCTION

A community's transportation system is vital to its ability to grow in a positive manner. Transportation is inherently linked to land use. The type of roadway greatly influences the use of adjacent land, and conversely, the type of land use dictates the size, capacity and flow of the roadway. Many of the decisions regarding land uses and roadways within Bartonville have already been made; rights-of-way have been established throughout the Town and a relatively low-density and widely disbursed residential land use pattern has evolved. Some small nodes of retail and commercial development have evolved to serve the local population. The Lantana development has had a major impact on the Town's eastern roadways, primarily along the FM 407 and McMakin Road corridors. A major challenge for the Town of Bartonville now lies in the accommodation of population growth within the existing transportation system and in the accommodation of new land development through the expansion of that system while balancing the effects of substantial residential development immediately adjacent to the Town.

More specifically, the transportation system should:

- ◆ Protect the ambience, character, and quality of existing neighborhoods by directing traffic generated by growth away from existing neighborhoods.
- ◆ Discourage cut-through traffic.
- ◆ Provide adequate access and eliminate congestion for future developments.
- ◆ Ensure the safety and ~~well-being~~well-being of Bartonville's citizens by defining emergency access corridors and eliminating future low-water crossings.
- ◆ Require environmental and/or other appropriate impact studies for all new roadways to ensure appropriate surface water drainage.

## THE FUNCTIONAL CLASSIFICATION SYSTEM & RELATED THOROUGHFARE STANDARDS

The *Thoroughfare Plan* (shown on **Plate 4-1**) for Bartonville is based upon a road classification system that depicts the function of every roadway in the thoroughfare system. Roadway types, as discussed in the following sections, include highways, collectors and local streets. Their functions can be differentiated by comparing their ability to provide *mobility* with their ability to provide *access* to various locations. In some instances an existing roadway is identified as a larger type of roadway than what exists today. These situations constitute recommendations that the existing roadways be widened when and if development occurs. The proposed roadway system has been designed to maintain the rural character of Bartonville and the roadway system has been established in order to minimize impacts to existing residents and businesses.

### Highways

Highways are high-capacity thoroughfares along which direct access to property is generally minimal or eliminated altogether. Direct access to highways is controlled with curb cuts or driveway approaches being limited. FM 407 is an example of this type of thoroughfare. Construction and maintenance of freeways is not usually the responsibility of municipalities. The Texas Department of Transportation (TxDOT) and federal monies fund this type of roadway. The Town of Bartonville should, however, remain aware of and should be involved in any decisions regarding the widening of FM 407 and controlling access onto and off of this facility. This is a major regional transportation route to and from Bartonville, and it is in the Town's interest to see that it functions at current or improved levels of service.

### Collectors

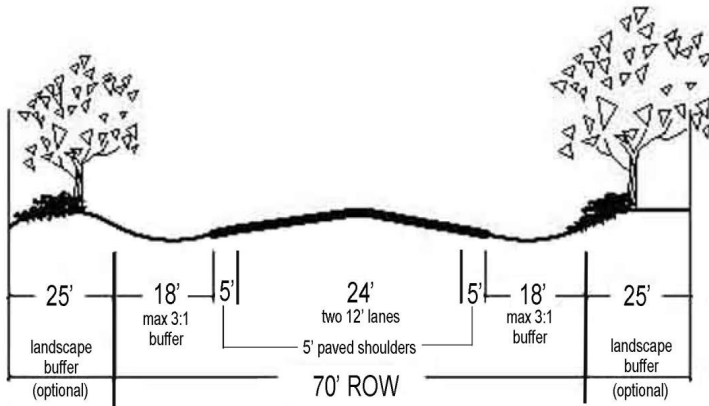
Collector streets are generally designed to collect traffic from local access streets and move them to the Highways (i.e., from residential developments to major streets). Collectors should provide more access to adjacent land uses than do highways, but access should still be controlled through the adoption and implementation of standards for driveway separation, for shared driveway access or other techniques that minimize disturbance of the free-flow of traffic. This type of roadway should provide an equal amount of mobility and access to land uses. Due to the necessity to maintain traffic flow and emergency access, low water crossings should not be allowed on collectors. Furthermore, all new or reconstructed collectors should be designed such that they are above the accepted floodplain high-water elevation.

Neighborhoods should be developed between arterials and collector streets in the future so that traffic may be diverted from residential areas. In addition, good subdivision design should orient residences to local streets, not to collector streets.

**Rural Collector**

Rural Collector streets are moderate volume facilities whose primary purpose is to collect traffic from smaller streets within an area and to convey it to the Highways. The average daily traffic volume for this type of street is approximately 5,000 to 15,000 trips per day. The Rural Collector street is a two-lane undivided facility that may serve both residential and non-residential uses. This type of roadway contains a street cross-section that consists of two 12' travel lanes with a minimum width of 70 feet.

**Illustration 4.1  
Rural Collector**

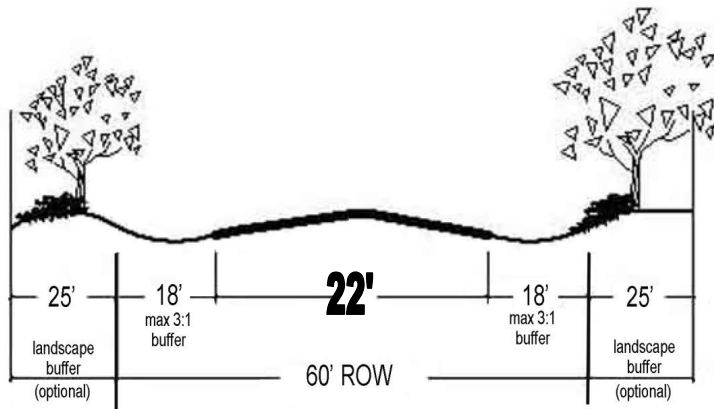


Note: The minimum drainage easement is 18' but may be reduced if approved by Town Engineer.

**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 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.

### **RELATIONSHIP OF THE FUNCTIONAL CLASSIFICATION SYSTEM TO THE LAND USE PLAN**

Table 4-1 describes the most important characteristics of the roadway types specified within this section of the Comprehensive Plan. These planning guidelines are utilized to form a basic framework for the thoroughfare system. These planning guidelines also provide a basis by which to evaluate development proposals and determine right-of-way and street construction requirements.

The Thoroughfare Plan does not graphically identify or designate the general alignments for future Local Thoroughfares. It is anticipated that the dedication of right-of-way and construction of the Local Thoroughfares will most likely happen in an incremental manner as development occurs. However, the Town of Bartonville may construct or cause the construction of these future Local Thoroughfares as specified herein to achieve a public purpose or to ensure the public health, safety and welfare.

**Table 4-1 - Roadway Functional Classifications and General Planning Guidelines**

Classifications	Function	Continuity	Approx. Spacing (Miles) <sup>1</sup>	Direct Land Access	Minimum Roadway Intersection Spacing	Volume Ranges (veh./day)	Speed Limit (mph)	Parking
Highway	Traffic movement; long distance travel.	Continuous	4-5	None	¼ mile	As Determined by TxDOT	50 - 60	Prohibited
Rural Collector	Traffic movement to FM 407 from Jeter Road and McMakin Road intersection (	Continuous	None Specified	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	None Specified	5,000 to 15,000	30 - <del>40</del>	Prohibited
<u>Minor</u> Collector	Primary - collect/distribute traffic between Local Thoroughfares and collector/highway system. Secondary - restricted land access; inter-neighborhood traffic movement.	Not continuous	¼ - 1	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	300 feet	1,000 to 5,000	30 - <del>35</del>	Prohibited
Local Street	Land access.	None	Two lot lengths	Safety control only.	300 feet	200 to 500	20-30	Permitted

<sup>1</sup> Spacing guidelines specified here are the minimum spacing standards necessary to meet the traffic demands for ultimate development as shown on the Land Use Plan. Actual determination of roadway spacing and alignment should be based upon the actual traffic demands and layout of individual development proposals as they are considered for approval by the Town of Bartonville.

<sup>2</sup> Denser spacing or increased roadway sections may be required for any non-residential or higher-density residential developments not envisioned on the Land Use Plan.

## AMENDMENT TO THE SUBDIVISION ORDINANCE

The subdivision of land into building sites represents the first step in the development of land uses, and therefore, the creation of potential traffic. Developers should be responsible for providing appropriate roadways, using the Thoroughfare Plan as a guide, during the platting stage of development. This will ensure that the additional traffic demand will be anticipated and addressed to mitigate the negative impacts of changes in traffic volume and flow. Rights-of-way must be preserved at the time of subdivision platting to guarantee the provision of adequate thoroughfares and the value, stability, and character of the development area. Specifically, as individual plats are approved, right-of-way must be dedicated in conjunction with the recommendations as generally set forth in the *Thoroughfare Plan*, within both the Town itself and within the Town's ETJ. The Town's existing Subdivision Ordinance must be revised in order to achieve the recommendations of this section of the Comprehensive Plan.

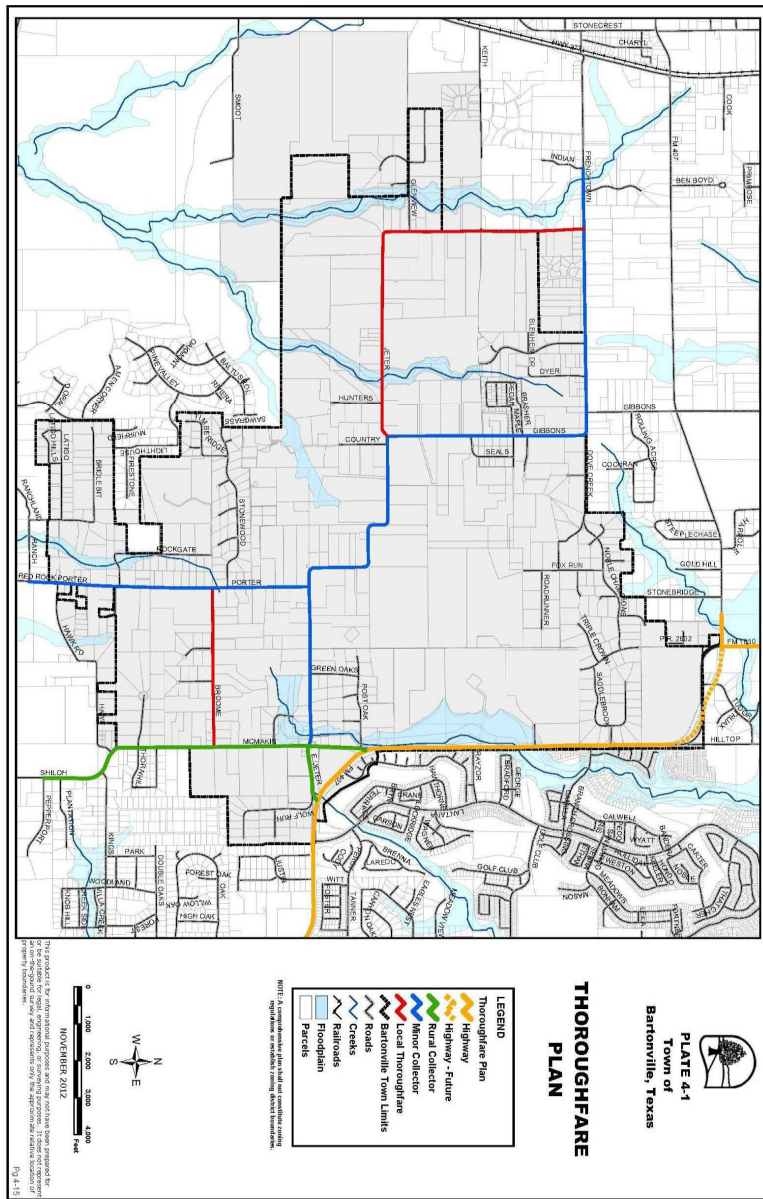
## THE THOROUGHFARE PLAN AS A CONCEPTUAL GUIDE

The transportation recommendations shown graphically on **Plate 4-1** are intended to show where and possibly how connections can be made from one point to another within the Town and its ETJ. The primary importance of these recommendations should be placed upon the concept and the related connectivity that would be provided, rather than upon a literal location. Many factors will have to be considered when the Town or a developer constructs any of the recommended roadways or roadway extensions. Such factors will likely include various engineering and environmental studies, pedestrian and bicycle facilities, equestrian facilities, traffic impact analyses, adjacent residents and businesses, area landowners, and future anticipated development (i.e., land use density, whether residential or nonresidential). Therefore, after the Town adopts a subdivision ordinance and begins to implement the *Thoroughfare Plan*, it will be important for the Town to approve development proposals with consideration given to the transportation connections that have been recommended. Furthermore, while it is not incumbent upon the Town or property owners to immediately upgrade an existing roadway to the type specified in this Thoroughfare Plan, provisions may be made in the future to do so as transportation demand increases.



## IN SUMMARY

The recommendations contained herein should guide Bartonville’s future transportation planning and related policies. As was recommended for the *Land Use Plan*, the *Thoroughfare Plan* should be used consistently and updated as needed and as development occurs. Continuous use of the *Thoroughfare Plan* will ensure that access and mobility will be provided within Bartonville, and will help ensure the coordination of transportation-related considerations and future land use development.



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**SECTION 5:  
IMPLEMENTATION**

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**Comprehensive Plan**

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*Town of Bartonville, Texas*

## SECTION 5: IMPLEMENTATION

### INTRODUCTION

With the publication and adoption of this Comprehensive Plan document, the Town of Bartonville has taken an important step in shaping the future of the community. The Plan will provide a very important tool for Town staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of the community. The various elements of the Plan are based upon realistic growth objectives and goals for the Town of Bartonville that resulted from an intense comprehensive planning process involving citizens, Town staff, and elected and appointed officials.

The future quality of life within ~~the~~ Town of Bartonville and the environment of the community will be substantially influenced by the manner in which Comprehensive Plan recommendations are administered and maintained.

The Comprehensive Plan should never be considered a finished product, but rather a broad guide for community growth and development that is always evolving and changing in scope.

Over time, changes in the Town's socioeconomic climate and in development trends will occur that were not anticipated during the initial preparation of this Plan, thus, necessitating adjustments to this document. Elements of the community that were treated in terms of a general relationship to the overall area may, in the future, require more specific and detailed attention. Planning for the community's future should be a continuing process and the Comprehensive Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends.

The full benefits of the Plan for the Town of Bartonville can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new facets of the community become apparent, the Plan should be revised rather than ignored. By such action, the Plan will remain current and effective in meeting the community's decision-making needs regarding growth and development ~~going forward into the next century and beyond.~~

## **THE PLAN AS A GUIDE FOR DAILY DECISION-MAKING**

The current physical layout of the Town is a product of previous efforts put forth by many diverse individuals and groups. In the future, each subdivision that is platted, each home that is built, each new school, church or ~~business shopping center~~ represents an addition to the Town's physical form. The composite of all such efforts and facilities creates the community as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each individual decision, whether it is that of a private homeowner or that of the entire community. The Town, in its daily decisions pertaining to whether to surface a street, to approve a subdivision, to amend a zoning ordinance, to enforce the Town codes, ~~or to construct a new utility line,~~ should always refer to the basic tenets outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the community. Those investments are, over the years, reinforced and enhanced by the Town's form, development pattern, and economic vitality.

## **COMPREHENSIVE PLAN AMENDMENTS AND PERIODIC REVIEW**

The Comprehensive Plan for the Town of Bartonville is intended to be a dynamic planning document -- one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. The Town Council and other Town officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies and whether it will be beneficial for the long-term health and vitality of the Town of Bartonville.

At approximately five-year intervals, a periodic review of the Comprehensive Plan with respect to current conditions and trends should be performed. Such ongoing, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities. These reevaluations will also reveal changes and additions that should be made to the Plan in order to keep it current and applicable over the long-term. It would be appropriate to devote one meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the Town Council. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the Plan will

remain functional and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- ◆ The Town's progress in implementing the Plan;
- ◆ Changes in conditions that form the basis of the Plan;
- ◆ Community support for the Plan's goals, objectives & policies; and,
- ◆ Changes in State laws.

In addition to periodic reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every 10five years. The review and updating process should begin with the establishment of a citizen committee and/or comprehensive citizen survey, thereby encouraging citizen input from the beginning of the process. Specific input should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the Town.

## **COMMUNITY INVOLVEMENT**

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in the Town of Bartonville's decision-making process. Citizen participation takes many forms, from educational forums to serving on Town boards and commissions. A broad range of perspectives and ideas at public hearings help Town leaders and the Town Council to make more informed decisions for the betterment of the community as a whole. The Town of Bartonville should continue to encourage as many forms of community involvement as possible as the Town implements its Comprehensive Plan.

## IMPLEMENTATION STRATEGIES

There are two methods of implementing the Comprehensive Plan -- proactive and reactive methods. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Proactive methods include:

- ◆ Developing a capital improvements program (CIP), by which the Town expends funds to finance certain public improvements (e.g., ~~drainage/utility lines~~, roadways, etc.), which meets objectives that are cited within the Plan;
- ◆ Establishing/enforcing Zoning Ordinances;
- ◆ Establishing/enforcing Subdivision Ordinances; and,
- ◆ Coordinating with/lobbying TxDOT and Denton County to influence roadway planning, funding, and construction; and
- ◆ Coordinating with/lobbying state legislators on issues impacting local control of land use priorities; and
- ◆ Encouraging curvilinear street designs in new subdivisions-

Reactive methods include:

- ◆ Rezoning because of a development proposal that would enhance the community;
- ◆ Site plan review;
- ◆ Subdivision review.

## **ANNEXATION AND EXTRATERRITORIAL JURISDICTION**

Annexation is the process by which communities extend municipal services, regulations, voting privileges and taxing authority to new territory with the purpose of protecting the public's health, safety and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas. Annexation is essential to the efficient and logical extension of urban services. Because the Town of Bartonville is a general law municipality, it generally cannot annex land on a non-consensual basis.

It is in the best interest of the Town of Bartonville, however, to require areas within the ETJ to be annexed prior to development rather than after development has occurred. Annexation procedures for general law municipalities are outlined in Chapter 43 of the Texas Local Government Code. Prior to development, the Town of Bartonville will be able to affect development in a more meaningful way, especially in terms of ensuring that the Town's development standards are met. However, the Texas State statute has established service and other requirements to keep general law municipalities from misusing their annexation power. Annexation is important to the long-term well-being of communities; therefore, such action should be carried out in accordance with established policies.



## ADMINISTRATIVE PROCESSES

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning action and subdivision decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows the Town to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most important and significant activities and will likely have the greatest effect on the overall design and image of the Town. Much of the physical form of the Town is currently created by the layout of streets, easements, alleys, and lots. In the future, the physical form will be further affected by elements such as new developments ~~and the implementation of a parks and open spaces system~~. As mentioned previously, many of the growth and development proposals contained within the community's Comprehensive Plan can be achieved through the exercise of subdivision control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way, and drainage easements, ~~and linear parkways~~, can be influenced, guided and actually achieved during the process of subdividing the land. Once the subdivision has been filed (recorded) and development has begun, the subdivision becomes a permanent, integral part of the community's urban fabric. It can, thereafter, be changed, but only through expending great effort and expense.



# TOWN COUNCIL COMMUNICATION

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** #CUP-2023-003, SP-2023-001

Public hearing to consider an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit "A," Ordinance 361-05, Zoning Ordinance, by amending Chapter 13, General Commercial District (GC), Article 13.2, Uses Permitted, by granting a Conditional Use Permit to authorize a drive through use on an approximately 2-acre site and approving an accompanying site plan. ***The Planning and Zoning Commission recommended approval with conditions by a vote of 5 to 0 at its July 5, 2023 meeting.***

## APPLICATION ANALYSIS:

**Applicant:** Matthew Maly, Pape-Dawson Engineers (consultant), on behalf of A-S 114 Lantana TC Phase 2, L.P. (property owner)

**Zoning:** General Commercial District (GC)

**Summary:** The applicant has applied for a Conditional Use Permit (CUP) to authorize a drive through use on an approximately 2-acre site located within the Lantana Town Center, Phase 2. The specific location for the site is Lot 1, Block 1 of Lantana Town Center Phase II. The Town of Bartonville previously approved a CUP for the site in October 2022 via Ordinance 737-22. However, the applicant wishes to make minor changes to the previously approved site plan. In accordance with Bartonville Zoning Ordinance (BZO) Section 16.6, no conditionally permitted use shall be enlarged, extended, increased in intensity, or relocated unless an application is made for a new conditional use permit in accordance with the procedures set forth in this section. As there is no provision in the BZO for administrative approval of any amendment to the approved CUP, the Town determined that a new CUP application would be required.

### Conditional Use Permit

Bartonville Zoning Ordinance Section 16.10 lists the criteria for approval of a proposed conditional use permit:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage, or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

The CUP application is for a proposed drive-through restaurant. Bartonville Comprehensive Plan Objective 3.1 advises the Town to limit non-residential uses to nodal development targeted at appropriate intersections along the FM 407 corridor and the McMakin Road/East Jeter Road intersection. The Lantana Town Center Development is found within this location, Phase II of the development being at the intersection of FM 407 and Blanco Drive. With a land use designation of General Commercial, the proposed use is in line with the Bartonville Comprehensive Plan. In addition, with a zoning classification of the subject property of General Commercial, which is described as providing “for larger scale office, retail and service uses intended to serve a regional consumer base,” the proposed use is in conformance with the current zoning. With these findings, approval criteria 1 and 2 are met.

The proposed drive-through restaurant use is to be located within a highly-confined commercial node within Lantana Town Center. Its location along FM 407 provides for a regional customer base and is complementary to the surrounding commercial development. The proposed use would not be compatible in other zoning districts or locations within the town. The intersection of FM 407 and Blanco Drive is currently signalized and contains crosswalks for pedestrian use. The southernmost driveway to the site is located approximately 100 feet from the intersection of Blanco Drive and FM 407; the minimum spacing for driveways from an intersection is 50 feet. The driveway spacing, divided roadway at the signalized intersection, and maintenance of a 24-foot fire lane and internal drive aisle with two access points ensures mitigation of traffic impacts on local streets. With these findings, approval criteria 3 through 5 are met.

The original adopted Ordinance 737-22 included a number of conditions of approval that are herein recommended for consideration with this new CUP to maintain consistency in addressing anticipated impacts from the proposed use. They are listed in the Staff Recommendation section below. With these conditions of approval, approval criteria 6 and 7 can be met.

### Site Plan

The Site Plan submitted with the CUP application was reviewed concurrently with the CUP in reference to the following approval criteria:

1. The plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.
2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community.

Conformance with approval criteria 1, 7, and 14 have already been addressed in the CUP section above. Criteria 2, 10, 11, and 12 are not applicable to this project. The building is oriented such that the drive-through is adjacent to Blanco Drive (separated by a landscaped area) and the parking is located interior to the site, hidden somewhat from Blanco Drive by the building. The site plan meets all development standards listed for the General Commercial zoning district. The overall site design closely matches the previously approved site plan, with minor adjustments to the building footprint and facade, the parking, and the drive-through configuration.

The site contains a 24-foot-wide fire lane to facilitate emergency access to the building. The fire lane meets all standards listed in BZO section 17.10. The site provides 42 parking spaces, with two of the spaces being marked for handicapped visitors. Per BZO section 17.6, a minimum of 33 paces are required. In addition, the site plan provides for sufficient queuing depth to meet the Town's standard of no less than five vehicle spaces.

The Lantana Town Center has been developed to provide adequate utilities for the site. The Utility Plan (sheet 9.0) shows private utility services connecting to existing water and sewer mains along FM 407. Storm water drainage is collected and is transmitted to an existing storm drain line at the southern end of the site. Driveway spacing will provide adequate traffic management for ingress and egress to the site. A stub lane along the southern edge of the site provides for future extension of access as sites develop further to the southeast. While a photometric plan was not required nor provided, the proximity of the site to the nearest residence (approximately 375 feet), the installation of landscaping around the perimeter of the site, and the application of a condition of approval (see below) will protect residential areas from impacts of site illumination.

**RECOMMENDED MOTION OR ACTION:**

CUP-2023-003: Planning & Zoning Commission is recommending approval with the following conditions:

1. Security personnel shall be provided by the owner/ operator of the drive -through use business at no cost to the Town of Bartonville, as follows:
  - a) If the drive-through use business is open for business from 12:00 a.m. midnight up to and including 4:00 a.m. on a Saturday and/or Sunday, then a single peace officer shall be provided to be present on-site as security during the hours the business is open from 12:00 a.m. to 4:00 a.m.;
  - b) The term "peace officer" as used herein means a person elected, appointed, or employed as a peace officer under Article 2.12, Texas Code of Criminal Procedure, or other law;
  - c) Each peace officer providing security shall be paid a standard hourly rate as agreed upon between the Chief of Police of the Bartonville Police Department and the owner/operator of the drive-through use business, with a two (2)-hour minimum payment required, and payment to each peace officer shall be made by the owner/operator of the drive-through use business at the beginning of the time the peace officer arrives on-site in sufficient monetary amount to pay said peace officer

- for the minimum payment amount required hereunder, or for the entire security time period, whichever is greater; and
- d) The failure to comply with the above security personnel requirements, including the under-payment of a peace officer, will result in the closure of the drive-through use business until such time as the above security personnel requirements are satisfied.
2. The menu speakers at the drive-through locations on the property shall not exceed two feet (2') in height, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7. 0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
  3. The menu boards at the drive-through locations on the property shall not be pointed towards the direction of Blanco Drive, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
  4. Trash receptacles shall be placed at each drive-through location and at each exit drive from the property and shall be added and designated on the approved site plan.
  5. No outdoor music is allowed to be broadcast on the property or from the property.

SP-2023-001: Planning & Zoning Commission is recommending approval with the following condition:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Chapter 28.

**PUBLIC COMMENT:**

As of this writing the Town has not received any public comment.

**FINANCIAL INFORMATION:**

Approval of the conditional use permit and site plan will permit the construction of a 3,305-sf drive-through restaurant. The Town will benefit from additional property tax and sales tax collections from the commercial use.

**ATTACHMENTS:**

- Whataburger CUP & SP Application
- Letter mailed to property owners within 200' with location map and mailing list
- Published Legal Notice
- Draft Ordinance
- Previous CUP Ordinance 737-22 (to be repealed and replaced by this new ordinance)

# Exhibit 1



# Town of Bartonville

## Application for Conditional Use Permit

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

Applicant (Owner or Agent Specify): Matthew Maly, P.E.

Mailing Address: 201 Main St, Suite 901, Fort Worth, TX 76102

Phone: (817) 870-3668 Fax: Not available

Email Address\*: mmaly@pape-dawson.com  
(\*This will be the primary method of communication)

Owner's Name(s) if different<sup>1</sup>: A-S 114 Lantana TC Phase 2, L.P.

Owner's Address: 8827 W Sam Houston Pkwy N Ste 200, Houston, TX 77040

Phone: (281) 640-7195 Fax: Not available

General Location of Property: NEQ of the intersection of FM 407 and McMakin Rd. Bartonville, Denton County, TX

Current Zoning: General Commercial (PD-only district)

Legal Description of Property: Being Lot 1, Block 1, of Lantana Town Center Phase II, an Addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded under Document Number 2017-374, Plat Records, Denton County, Texas.

**(Attach Complete Metes and Bounds Description)**  
ATLA attached.

Use Being Requested (In accordance with Appendix C:Land Use Table, of the Town of Bartonville's Comprehensive Zoning Ordinance): Restaurant (with drive-thru)

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

Matthew Maly  
Signature of Applicant Owner

5/30/2023  
Date

**STAFF USE ONLY:**

Date Submitted: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Check No. : \_\_\_\_\_

P & Z Public Hearing: \_\_\_\_\_ Metes & Bounds Attached:  Yes  No

Council Public Hearing: \_\_\_\_\_ Notarized Statement:  Yes  No  N/A

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



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

**ITEMS TO BE INCLUDED:**

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

**APPLICATION REVIEW PROCEDURES**

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

**SUBMITTAL REQUIREMENTS FOR DEVELOPMENT REVIEW COMMITTEE (DRC):**

\*\*See attached schedule for submittal deadlines.

Upon initial submittal the following is required

1. A set of ten (10) full size plans;
2. One (1) 11” X 17” copy; and
3. A digital copy of the plans in pdf form to be submitted via CD.

**SUBMITTAL REQUIREMENTS FOR P&Z COMMISSION:**

\*\*See attached schedule for submittal deadlines.

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

1. An additional set of ten (10) full size plans;
2. One (1) 11” X 17” copy; and
3. A digital copy of the plans in pdf form to be submitted via CD.

**SUBMITTAL REQUIREMENTS FOR TOWN COUNCIL:**

\*\*See attached schedule for submittal deadlines.

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

1. An additional set of ten (10) full size plans;
2. One (1) 11” X 17” copy; and
3. A digital copy of the plans in pdf form to be submitted via CD.

## EXPIRATION OF CONDITIONAL USE PERMIT

A conditional use permit shall expire if:

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

## CRITERIA FOR APPROVAL

A. Factors - When considering applications for a conditional use permit, the Commission and the Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
5. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

B. Conditions - The Commission may recommend and the council may require such modifications in the proposed use and attach such conditions to the conditional use permit as are necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Conditions include but are not limited to matters related to limitation of building size or height, increased open space, increased impervious surface, enhanced loading and parking requirements, additional landscaping and improvements including curbing and pedestrian amenities, vehicular access and parking, placement or orientation of buildings and entryways, buffer yards, landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.



NOTARY FORM  
Town of Bartonville

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

Dated: \_\_\_\_\_

I, Jay K SEARS, MANAGER - A-S 114 LANTANA TC PHASE 2, L.P. owner of the Property located at FM 407 / BLANCO DRIVE do hereby certify that I have given my permission to MATTHEW MALEY AT PAPER-DANSON, to submit this conditional use permit application.

JAY K SEARS, MANAGER - A-S 114 LANTANA TC PHASE 2 L.P.

Print Name

Signature of Owner

8827 W SAN HOUSTON PKWY N; SUITE 200; HOUSTON TX 77040

Address

281-640-7195

Phone No.

State of Texas §

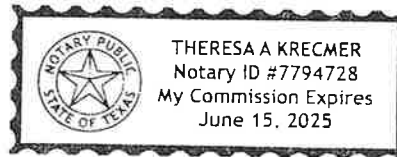
County of HARRIS §

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

(Seal)

Theresa A. Krecmer

Notary





# TOWN OF BARTONVILLE SITE PLAN APPLICATION/SITE PLAN AMENDMENT APPLICATION

**1. Applicant:**

Name: Matthew Maly, P.E.

Address: 201 Main St

City/State: Fort Worth, TX Zip: 76102

Office #: Suite 901 Office #: (817) 870-3668 Fax #: Not available

Email Address: mmaly@pape-dawson.com

**2. Property Owner:**

Name: A-S 114 Lantana TC Phase 2, L.P.

Address: 8827 W Sam Houston Pkwy N

City/State: Houston, TX Zip: 77040

Office #: Suite 200 Office #: (281) 640-7195 Fax #: Not available

Email Address: Not available

**3. Site Location:**

Street Address: NEQ of the intersection of FM 407 and McMakin Rd. Bartonville, Denton County, TX

Lot, Block, & Subdivision Name: Lot 1, Block 1, of Lantana Town Center Phase II

**4. Summarize the proposed development. If necessary, use a separate sheet.**

The proposed project is a fast-food restaurant (Whataburger) that will be located in the Lantana Town Center Development.

**5. Present Zoning:** General Commercial **Present Land Use:** None, vacant lot  
(PD-only district)

**Future Land Use Designation:** Restaurant (with drive-thru)

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

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

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

**DENIALS BY THE PLANNING AND ZONING COMMISSION** shall be forwarded to Town Council, along with the Commission's reasons for denial and will require a ¾ favorable vote of all members of Town Council.

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

Applicant Name (print or type): Matthew Maly

Applicant signature: 

Owner Name (print or type): Jay K. SEARS, MANAGER, A-S 114 LAJANA TC PHASE 2, L.P.

Owner signature: 

Date Received \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_



# NOTARY FORM


## Town of Bartonville

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

Dated: \_\_\_\_\_

I, Jay K. SEARS, Manager A-S 114 LASTADA TC PHASE 2 owner of the Property located at FM 407 / BLANCO DRIVE do hereby certify that I have given my permission to MATTHEW MALEY AT PAPE-DAWSON to submit this conditional use permit application.

Jay K SEARS, Manager A-S 114 LASTADA TC PHASE 2, L.P.  
Print Name

  
Signature of Owner

8827 W SAM HOUSTON PKWY N, SUITE 200, HOUSTON, TX 77040  
Address

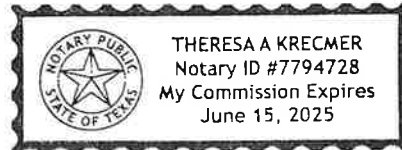
281-640-7195  
Phone No.

State of Texas §  
County of Harris §

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

(Seal)

  
Notary



## CHAPTER 3. SITE PLANS

### 3.1 PURPOSE

A. This Section establishes a review process for nonresidential developments. The purpose is to ensure that a development project is in compliance with all applicable Town ordinances and guidelines prior to commencement of construction. (Ordinance 361-05 adopted 3/22/05)

### 3.2 GENERAL SITE PLAN

#### A. Approval Process

1. Maximum of Four Steps: The review process shall include up to four (4) steps:

- a. Pre-application conference;
- b. Site Plan;
- c. Approval of other required plans or plats (see the Development Ordinance for platting requirements); and
- d. Construction of project (after Town approval of all required plans and plats).

#### 2. Site Plan Required

a. A General Site Plan shall be required for development within the AG, RE-5, RE-2, R-1, MH, RLI, RB, VC, GC and P/SP zoning districts and specified in Subsection 3.2 E. below.

b. The approval process for a General Site Plan shall generally be reviewed by the Town Secretary, Town Planner, Town Engineer, recommendation by the Planning and Zoning Commission, and final consideration by the Town Council.

c. General - For the purposes of this Zoning Ordinance, the term "required plan(s)" is intended to refer to any of the plans specified in this Zoning Ordinance, as applicable.

B. Official Submission Date and Completeness of Application: The "official submission date" shall be the date upon which a complete application for approval of a required plan is submitted to the Town Secretary.

1. No application shall be deemed officially submitted until the Town Secretary determines that the application is complete and a fee receipt is issued by the Town.

2. Applications for any required plan must include all required information listed here and all such required information must be submitted in order for a Site Plan application to be considered complete and to be accepted for official submission by the Town.

a. An application for a Site Plan with notarized signatures of the owner or his/her designated representative if the applicant is not the owner of the subject property;

b. Application fee as established on the Town of Bartonville schedule of fees;

c. Verification that all taxes and assessments on the subject property have been paid;

d. Copies of the Site Plan, including all information specified by this Ordinance and the Town of Bartonville's Development Ordinance, on 24" x 36" sheet(s) drawn to a known engineering scale that is large enough to be clearly legible and other required information, the quantity of which shall be determined by the Town Secretary, or his/her designee;

e. General layout for the required public improvements (water, wastewater, grading/storm drainage, streets, water quality, fire lanes and hydrants, screening and landscaping, etc.), the



quantity of which shall be determined by the Town Secretary, or his/her designee;

f. Reduced copies (11" x 17") of the site plan as required by the Town Secretary, or his/her designee;

g. Landscaping and irrigation plans, the quantity of which shall be determined by the Town Secretary, or his/her designee; and

h. Any additional information/materials (such as plans, maps, exhibits, legal description of property, information about proposed uses, etc.) as deemed necessary by the Town Secretary, or his/her designee, in order to ensure that the development request is understood.

C. Supplemental Requirements: The Town's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

D. Pre-Application Conference: Prior to formal application for approval of a required site plan, the applicant(s) should consult with the Town's Development Review Committee in order to become familiar with the Town's development regulations and the development process. At the pre-application conference, the developer may be represented by his/her land planner, engineer, surveyor, or other qualified professional.

E. Applicability: Submission and approval of a General Site Plan shall be required for development within the AG, RE-5, RE-2, R-1, MH, RLI, RB, VC, GC and P/SP zoning districts as follows:

1. For any new nonresidential development;
2. For any increase in an existing nonresidential structure that is greater than thirty (30) percent of the existing building square footage; or
3. For that portion of a single-family residential development that contains a private amenity or facility - i.e. recreation center, park, horse stable, etc.

F. Building Permit and Certificate of Occupancy: No building permit shall be issued until a Site Plan, as required, and all other required engineering/construction plans are first approved by the Town. No certificate of occupancy shall be issued until all construction and development conforms to the Site Plan and engineering/construction plans, as approved by the Town.

G. Extent of Area That Should Be Included In a Site Plan: When the overall development project is to be developed in phases, the area included within the Site Plan shall include only the portion of the overall property that is to be developed/constructed.

H. Principles and Standards for Site Plan Review and Evaluation: The following criteria have been set forth as a guide for evaluating the adequacy of proposed development within the Town of Bartonville, and to ensure that all developments are, to the best extent possible, constructed according to the Town's codes and ordinances.

The Town Secretary, or his/her designee, shall review the Site Plan for compliance with all applicable Town ordinances and with the Comprehensive Plan; for harmony with surrounding uses and with long-range plans for the future development of Bartonville; for the promotion of the health, safety, order, efficiency, and economy of the Town; and for the maintenance of property values and the general welfare.

General Site plan review and evaluation by the Town Secretary, or his/her designee, shall be performed with respect to the following:

1. The plan's compliance with all provisions of the Zoning Ordinance and other ordinances of the Town of Bartonville.



2. The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
3. The relationship of the development to adjacent uses in terms of harmonious design, facade treatment, setbacks, building materials, maintenance of property values, and any possible negative impacts.
4. The provision of a safe and efficient vehicular and pedestrian circulation system.
5. The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.
6. The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
7. The coordination of streets so as to arrange a convenient system consistent with the Thoroughfare Plan of the Town of Bartonville, as amended.
8. The use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design.
9. Exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.
10. The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.
11. Protection and conservation of soils from erosion by wind or water or from excavation or grading.
12. Protection and conservation of watercourses and areas that are subject to flooding.
13. Provision of the adequate capacity of public or private facilities for water, sewer, paved access to and through the development, electricity, storm drainage, and adequate traffic management.
14. Consistency with the Comprehensive Plan of the Town of Bartonville, as amended.
15. In approving a Site Plan, the Town Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community. When considering an application for site design and use, the Planning and Zoning Commission may recommend and the Town Council may include any or all of the following conditions if they find it necessary to meet the intent and purpose of the standards of this Ordinance:
  - a. Require a maximum increase of up to twenty percent (20%) in the width or required plant materials for perimeter bufferyards in order to ensure compatibility between different land uses.
  - b. Require such modifications in the landscaping plan as will ensure proper screening and aesthetic appearance.
  - c. Require plantings and ground cover to be predominant, not accessory, to other inorganic or dead organic ground cover.
  - d. Require retention of significant physical features of a site. Said significant physical features includes, but are not limited to: existing stands of trees, protected trees as specified by the Town's tree preservation standards, bodies of water, watercourses, floodplains and other flood hazard areas, and other natural features.
  - e. Require the modification or revision of the placement, design or remodeling of structures,

signs, accessory buildings, etc. to be consistent with the standards of this Ordinance.

f. Specify the type and placement or shielding of lights for outdoor circulation, parking, and security.

g. Require new developments that produce more than five hundred (500) vehicle trips per day to provide traffic mitigation by means of traffic signals, traffic controls, turning islands, landscaping or any other means necessary to insure the viability, safety, and integrity of existing and proposed thoroughfares, based upon the results of a Traffic Impact Assessment meeting the minimum criteria specified in the Development Ordinance, as amended.

h. Require pedestrian access, separate pedestrian accessways, sidewalks and protection from rain for pedestrians in new developments.

i. Require developments to provide access to improved streets and, where possible, provide access to the lower order street rather than a major collector or arterial street as designated on the Thoroughfare Plan, as amended.

l. Submission Requirements for Site Plan Approval: A Site Plan shall be prepared by a qualified civil engineer, land planner, architect or surveyor, and it shall clearly show in detail how the site will be constructed (such as paving, buildings, landscaped areas, utilities, etc.). To ensure the submission of adequate information the following information and items shall be submitted with an application for Site Plan approval in addition to any additional specific requirements for the review of Site Plan applications that may be devised and amended from time to time. It shall be the applicant's responsibility to obtain and be familiar with the requirements for Site Plan approval.

- ✓ 1. A title block within the lower right-hand corner of the concept plan with the proposed name of the project/subdivision;
- ✓ 2. The name and address of the owner/developer and the land planner, engineer architect or surveyor responsible for the design or survey;
- ✓ 3. The scale of the drawing (both written and graphic scale) and north arrow;
- ✓ 4. The date the drawing was prepared;
- ✓ 5. Total site acreage and the location of the property according to the abstract and survey records of Denton County, Texas;
- ✓ 6. A vicinity or location map that shows the location of the proposed development within the City (or its ETJ) and in relationship to existing roadways;
- ✓ 7. The boundary survey limits of the tract and scale distances with north clearly indicated;
- ✓ 8. The names of adjacent subdivisions (or the name of the owners of record and recording information for adjacent parcels of unplatted land), including parcels on the other sides of roads, creeks, etc.;
- ✓ 9. The existing uses of the subject property;
- N/A 10. The general arrangement of future land uses, including the approximate number of lots and any residential uses anticipated;
- ✓ 11. A generalized circulation plan for the subject property showing the proposed locations and patterns of motor vehicle and pedestrian traffic. Said circulation plan shall contain arrows indicating traffic flow;
- ✓ 12. The existing zoning and existing/proposed uses on adjacent land;
- ✓ 13. The location, width and names of all existing or platted streets or other public ways within or

adjacent to the tract;

- ✓ 14. The location, type, size and recording information for any existing easements located on the subject property or within two hundred (200) feet of the subject property. In the event no existing easements have been dedicated, a note to that effect shall be provided;
- N/A 15. The location and building footprints of existing buildings located on the property. Existing buildings shall be noted as to those that are to remain and those that are to be removed;
- N/A 16. Railroad rights-of-way located within two hundred (200) feet of the subject property;
- ✓ 17. Topography, including contours at five-foot intervals, with existing drainage channels or creeks;
- N/A 18. Any 100-year floodplain as designated on the appropriate Flood Insurance Rate Map (FIRM) located on or within two hundred (200) feet of the subject tract. In the event that a 100-year floodplain is not located on the subject tract or within two hundred (200) feet of the subject tract, a note to that effect must be provided with the reference to appropriate panel number;
- N/A 19. Any significant natural features such as rock outcroppings, caves, wildlife habitats, etc.;
- N/A 20. All substantial natural vegetation;
- N/A 21. Location of Gas/Oil wells or pipelines;
- ✓ 22. Location, type, size, and ownership of all existing water and wastewater lines. Said water and wastewater lines shall include all appurtenances - i.e. valves, hydrants;
- ✓ 23. Location, type, and size of all drainage and other underground structures;
- ✓ 24. Proposed connection to all existing water, wastewater, and drainage systems;
- N/A 25. Adjacent political subdivisions, corporate limits, and/or school district boundaries;
- N/A 26. Proposed strategies for tree preservation proposed strategies for tree preservation [sic] in accordance with Section 3.5 [\[Article 3.05\]](#) of the Town's Code of Ordinances (showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction);
- ✓ 27. The layout and width (right-of-way lines) of existing and proposed thoroughfares, collector streets and/or intersections, and a general configuration of proposed streets, lots and blocks, including proposed median openings and left turn lanes on future divided roadways;
- N/A 28. Existing and planned driveways located within two hundred (200) feet of the subject tract, including those located on the opposite side of divided roadways;
- ✓ 29. A general arrangement of land uses and buildings, including but not limited to:
  - N/A a. Proposed nonresidential and residential densities;
  - ✓ b. Building footprints for each proposed structure;
  - ✓ c. Building heights;
  - ✓ d. Building square footages for each proposed structure. For multi-tenant or multi-purpose buildings, show the square footage for each intended use;
  - N/A e. Building massing and orientation;
  - N/A f. Location of loading/service areas;
  - ✓ g. Location of recycling containers, compactors, dumpsters and their enclosures;

- ✓ h. Sidewalks and pedestrian walkways;
- ✓ i. Parking plan showing the proposed on-site parking stalls with dimensions and driveway aisles with dimensions;
- N/A j. Retention/detention ponds with proposed aesthetic treatments;
- N/A k. Screening walls;
- N/A l. Fences;
- ✓ m. Signage;
- ✓ n. Fire lanes with dimensions for fire lane aisles and turn-arounds;
- ✓ o. A lighting plan for all external lighting demonstrating that the City's lighting standards have been met. Said lighting plan shall include the following:
  - ✓ 1. The location and type of all lighting fixtures including the height of all pole lights;
  - ✓ 2. A photometric analysis showing the estimated illumination at the property line;
  - ✓ 3. The type of illumination fixtures to be utilized;
  - N/A 4. The type and method of shielding proposed;
  - N/A 5. Visibility easements; and
  - N/A 6. Any proposed sites for parks, schools, public facilities, public or private open spaces;
- ✓ 29[a]. A landscape plan meeting the Town of Bartonville standards for landscape plans as specified in [Chapter 18](#) of this Ordinance;
- 30. An irrigation plan meeting the Town of Bartonville standards for irrigation plans as specified in [Chapter 18](#) of this Ordinance;
- ✓ 31. Building facade (elevation) plans showing the type and color of the exterior materials to be utilized for each building or structure and each screening wall. Said building elevations shall be drawn to a scale of one inch equals twenty feet (1" = 20') or any such scale as designated by the Town Secretary, or his/her designee; and

Provision of the above items shall conform to the principles and standards of this Ordinance and the Comprehensive Plan. To ensure the submission of adequate information, the Town is hereby empowered to maintain and distribute a separate list of specific requirements for site plan review applications. Upon periodic review, the Town Secretary, or his/her designee, shall have the authority to update such requirements for site plan and development review applications. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

J. Action by Planning and Zoning Commission or Town Council. An application for a site plan shall be considered administratively complete upon the occurrence of all of the following: (1) the Town staff and the Town Engineer have determined that the application for a site plan meets all requirements of applicable Town ordinances so that it may be reviewed by the Planning and Zoning Commission or Town Council; (2) the site plan has been placed on a duly posted agenda for the Planning and Zoning Commission or Town Council; and (3) the Planning and Zoning Commission or Town Council has taken action on the site plan. The Filing Date of a site plan means the date a site plan is considered by the Town to be administratively complete and is heard by either the Planning and Zoning Commission or Town Council.

The Planning and Zoning Commission or Town Council may take one of the following actions: (a) approve the site plan; (b) approve the site plan with conditions; or (c) disapprove the site plan.

In the event the Planning and Zoning Commission or Town Council conditionally approves or disapproves a site plan, the Planning and Zoning Commission or Town Council shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval, in accordance with Section 212.0091 of the Texas Local Government Code, as amended. After the conditional approval or disapproval of a site plan, the applicant may submit a written response that satisfies each condition for the conditional approval or remedies each reason provided for the disapproval, in accordance with Section 212.0093 of the Texas Local Government Code, as amended. In the event the Planning and Zoning Commission or Town Council receives such a response from the applicant, the Planning and Zoning Commission or Town Council shall determine whether to approve or disapprove the applicant's previously conditionally approved or disapproved plan not later than the fifteenth (15th) day after the date the response was submitted, in accordance with Section 212.0095 of the Texas Local Government Code, as amended.

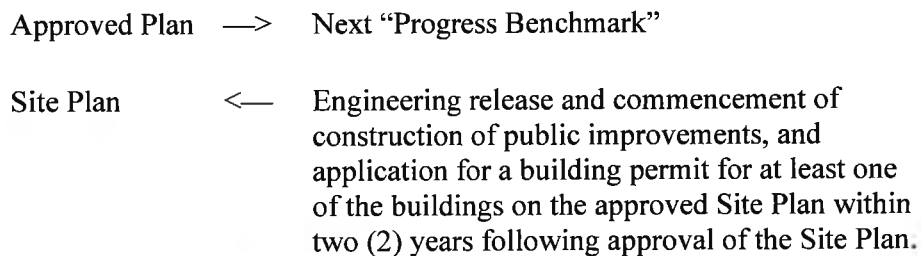
The statutory 30-day time frame for site plan approvals, established by Chapter 212 of the Texas Local Government Code, shall commence on the Filing Date.

Pursuant to Section 212.009(b-2) of the Texas Local Government Code, as amended, upon application in writing by the applicant, the Planning and Zoning Commission or Town Council may approve one (1) Extension of Right to 30-Day Action, such Extension not to exceed 30 additional days.

K. Effect of Review/Approval: The Site Plan shall be considered authorization to proceed with construction of the site provided all other required Town approvals are obtained (such as final plat, engineering plans, etc.).

L. Validity and Lapse of Site Plan Approval:

1. The approved Site Plan shall be valid for a period of two (2) years from the date of Site Plan approval by the Town Council. By the end of the two-year period, the applicant must have completed the next "progress benchmark" as set forth below. If this is not accomplished, then the approved Site Plan shall expire and shall become null and void.



2. Extension and Reinstatement Procedure:

- a. Prior to the lapse of approval for a Site Plan, the applicant may petition the Town (in writing) to extend the Site Plan approval.
- b. Such petition shall be considered by the Town Council, and an extension may be granted by the Town Council at such meeting.
- c. If no petition is submitted, then the Site Plan shall be deemed to have expired and shall become null and void. Any new request for Site Plan approval shall be deemed a "new project," and shall be submitted with a new application form, with a new filing fee, and with new plans and materials in accordance with the procedures set forth in this Section. The new request shall also

be reviewed for compliance with the ordinances and regulations in effect at the time the new application is made.

d. In determining whether to grant a request for extension, the Town Council shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which development regulations would apply to the Site Plan at that point in time.

**M. Notice: All Site Plan submissions shall be subject to the noticing requirements of Appendix A.5, General Notice Requirements.**



# SITE DEVELOPMENT PLANS FOR

# WHATABURGER

## NEQ FM 407 & MCMAKIN RD

## BARTONVILLE, TEXAS

## DENTON COUNTY

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	GENERAL CONSTRUCTION NOTES
C2.0	ALTA-NSPS LAND TITLE SURVEY
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	FIRE PROTECTION PLAN
C6.0	PAVING PLAN
C7.0	SITE & DIMENSIONAL CONTROL PLAN
C7.1	SITE DETAILS
C7.2	SITE DETAILS
C8.0	GRADING PLAN
C8.1	DRAINAGE PLAN
C9.0	UTILITY PLAN
C9.1	UTILITY DETAILS
C9.2	UTILITY DETAILS
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION DETAILS AND SPECIFICATIONS



**LOCATION MAP**  
NOT TO SCALE

ENGINEER:



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

CONTACT: MATTHEW MALY, P.E.

MAY 2023

**ELECTRIC**  
COMPANY: COSERV  
CONTACT PERSON:  
TEL: 940-321-7800

**TELEPHONE**  
COMPANY: FRONTIER  
CONTACT:  
TEL: 469-610-2726

**GAS**  
COMPANY: COSERV  
CONTACT PERSON:  
TEL: 940-321-7800

**CONTRACTOR**  
COMPANY:  
CONTACT PERSON:  
TEL:

**TOWN OF BARTONVILLE**  
DEPARTMENT: PLANNING & ZONING  
LOCATION: TOWN HALL  
TEL: 817-693-5280

DEPARTMENT: DENTON COUNTY ESD 1  
CONTACT: MON NGUYEN  
TEL: 818-391-3711  
EMAIL: MON@DENTONCOUNTYESD1.GOV

**LANTANA**  
DEPARTMENT: BUILDING INSPECTIONS/PERMITTING  
CONTACT: KEVIN MERCER  
TEL: 214-869-5416  
EMAIL: KMERCER@LANTANATX.COM

**FLOOD NOTE**  
THE SUBJECT PROPERTY LIES IN AN AREA OF MINIMAL FLOODING BY THE 100-YEAR FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0510G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED 04/18/2011.

**CAUTION NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**

**BENCHMARK:**  
DESCRIPTION: TBM X-CUT  
NORTHING: 7077249.3"  
EASTING: 2388423.3'  
ELEVATION: 658.9' (NAVD88)

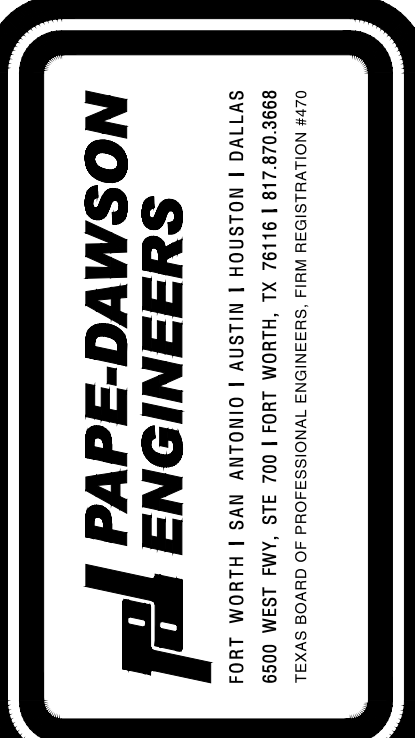
**BENCHMARK:**  
DESCRIPTION: TBM X-CUT  
NORTHING: 7076945.1"  
EASTING: 2388795.9'  
ELEVATION: 666.1' (NAVD88)

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 MAY 30, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD,  
BARTONVILLE, TX



**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**COVER SHEET**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

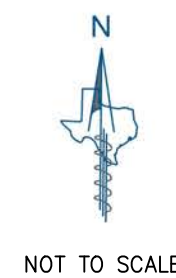
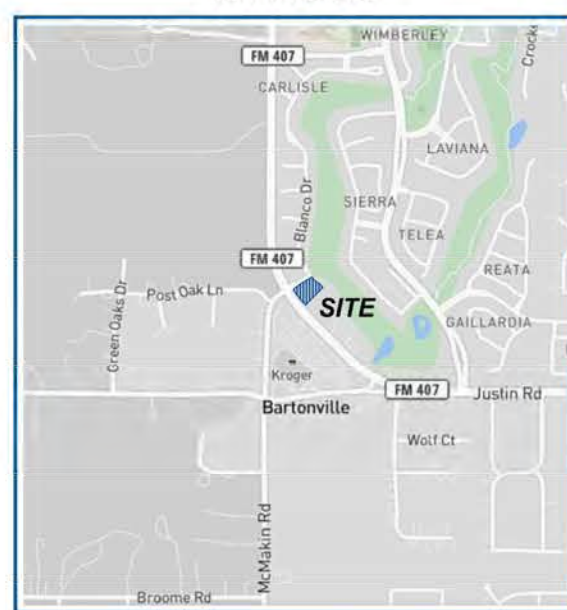
SHEET NO:  
**C0.0**



Date: May 30, 2023, 11:42am, User: D:\M\W, File: S:\projects\1613\1613\_001\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CS-611600.dwg



VICINITY MAP NOT TO SCALE



Tree Table listing tree IDs, common names, and diameters at breast height (D.B.H. in inches).

Line Table listing line IDs, bearings, and distances.

Curve Table listing curve IDs, arc lengths, radii, delta angles, chord bearings, and chord lengths.

LOT 19, BLOCK 2C CARLSLE ADDITION DOC. NO. 2015-173 P.R.D.C.T.

2.00 ACRES 87,053 SQ. FT. PRELIMINARY SITE PLAN BY OTHERS (NO DOC NUMBER) BEING A PORTION OF LOT 1, BLOCK 1 LANTANA TOWN CENTER PHASE II DOC. NO. 2017-374 P.R.D.C.T.

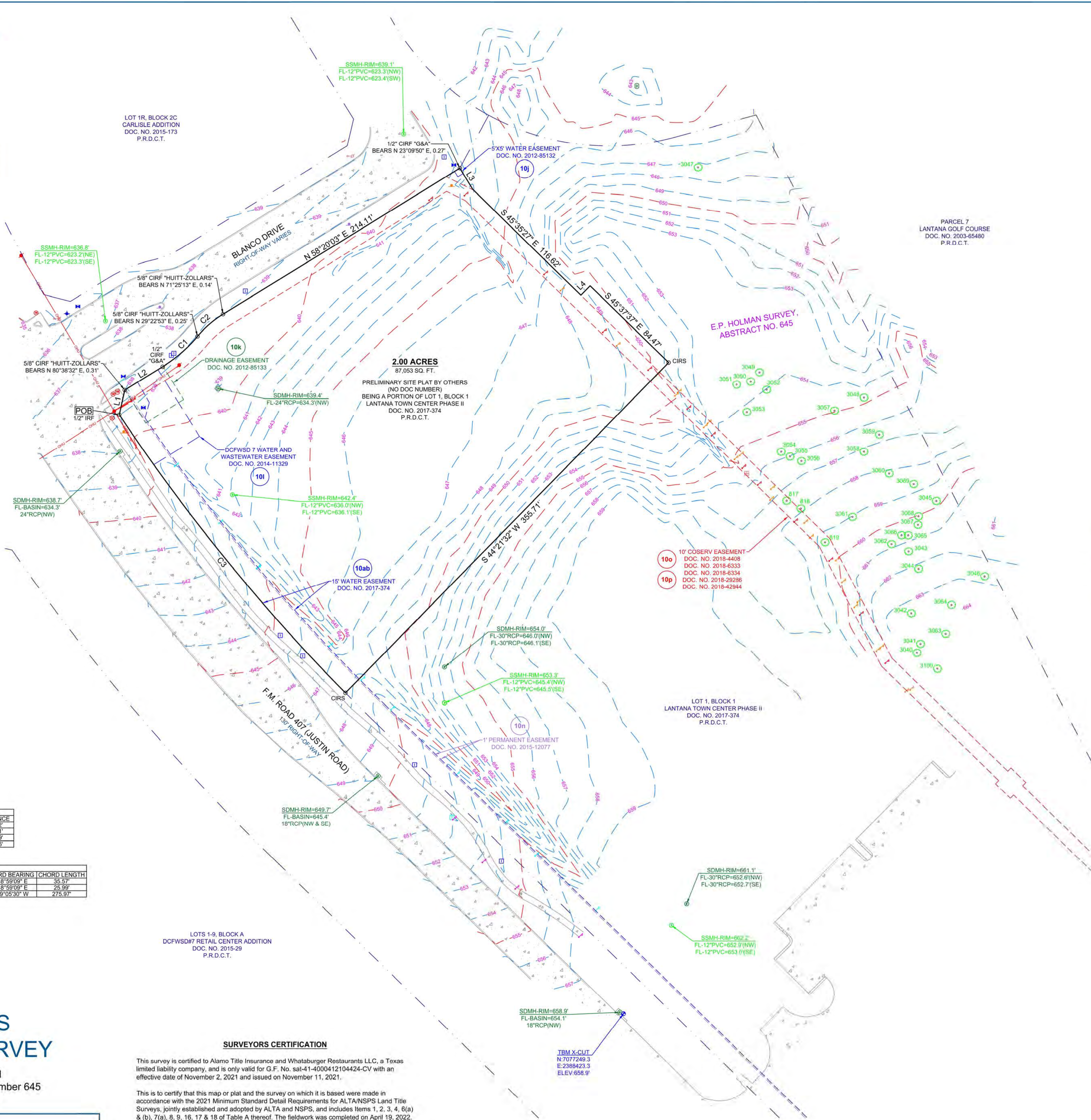
LOTS 1-9, BLOCK A DCFWSD17 RETAIL CENTER ADDITION DOC. NO. 2015-29 P.R.D.C.T.

SURVEYORS CERTIFICATION

This survey is certified to Alamo Title Insurance and Whataburger Restaurants LLC, a Texas limited liability company, and is only valid for G.F. No. sat-41-400041210424-CV with an effective date of November 2, 2021 and issued on November 11, 2021.

This map or plat was prepared on... 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.

James L. Marlett Jr. R.P.L.S. # 6896



LEGAL DESCRIPTION

Being a 2.00 acre tract of land out of the E.P. Holman Survey, Abstract Number 645, situated in Denton County, Texas, said 2.00 acre tract being a portion of Lot 1, Block 1 of Lantana Town Center Phase II, a subdivision of record in Document Number 2017-374 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING, at a 1/2 inch iron rod found at the South end of a cutback line at the intersection of the Northeast right-of-way line of F.M. Road 407 (Justin Road - 130-foot right-of-way) and the Southeast right-of-way line of Blanco Drive (right-of-way varies), being the West corner of said Lot 1 and here:

FLOOD NOTE

This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 481501 as shown on Map Number 48121C0810G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment provided by Alamo Title Insurance with G.F. No. sat-41-400041210424-CV as listed: 10g. Easement executed by Rayzor Investments, Ltd., to Bartonville Water Supply Corporation, dated May 5, 1997, filed June 10, 1997, recorded in under Instrument No. 97-R0038888, of the Real Property Records of Denton County, Texas. Does not affect.

GENERAL NOTES

- 1. Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a legal description provided by Alamo Title Insurance with G.F. No. sat-41-400041210424-CV, an effective date of November 2, 2021 and issued on November 11, 2021. This survey is only valid for G.F. No. sat-41-400041210424-CV. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.

Job information including Job Number (2204.043), Date (05-25-2022), Revision, and contact information for Eagle Surveying, LLC.

Table with columns for REVISIONS, DATE, and DESCRIPTION.

PROJECT: PT22M BUILDING TYPE F.M. 407 & MCMAKIN RD. BARTONVILLE, TX

Pape-Dawson Engineers logo and address: 900 WEST HWY. STE 700 FORT WORTH, TX 76118

Whataburger logo and address: 300 CONCORD PLAZA DR. SAN ANTONIO, TEXAS 210-476-6000 ZIP 78216

SHEET TITLE: ALTA-NSPS LAND TITLE SURVEY

UNIT NO. DATE: 05/30/2023 SCALE: 1" = 20' DRAWN BY: DDD

SHEET NO: C2.0

Whataburger logo and 'FOR REVIEW' text.





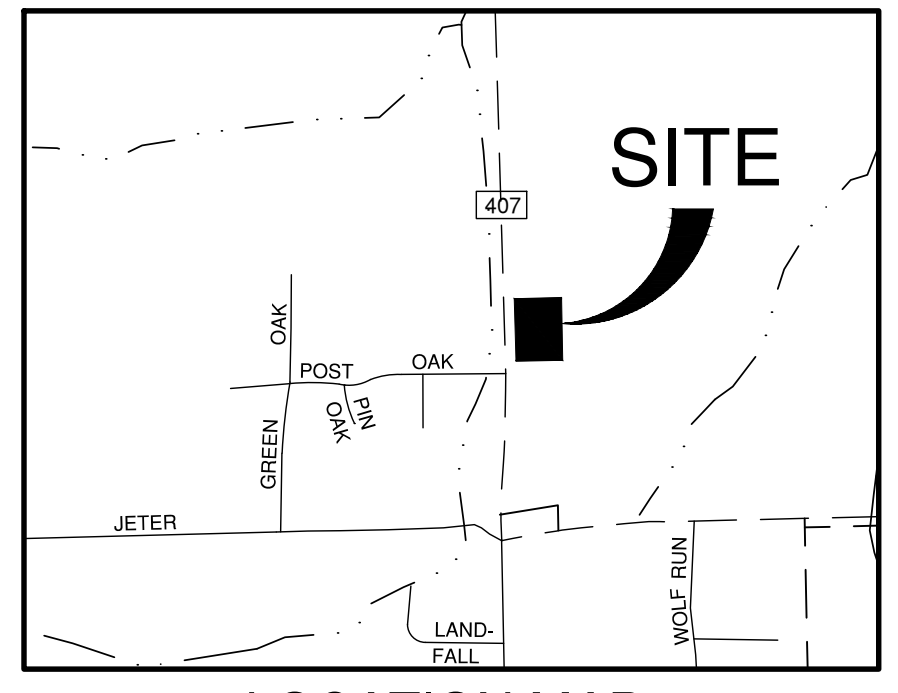


Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

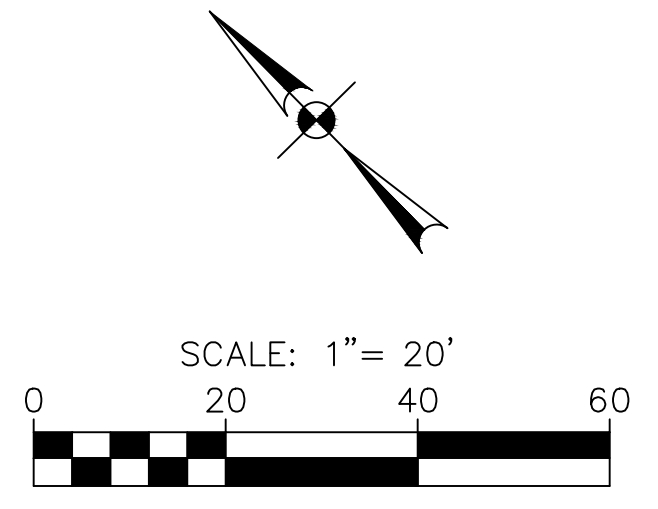
**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



LOCATION MAP  
NOT-TO-SCALE



REVISIONS:	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH I SAN ANTONIO I AUSTIN I HOUSTON I DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 (817) 872-3888  
TODAY'S BOARD OF PROFESSIONAL ENGINEERS (P.E. REGISTRATION #410)

**WHATABURGER**  
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SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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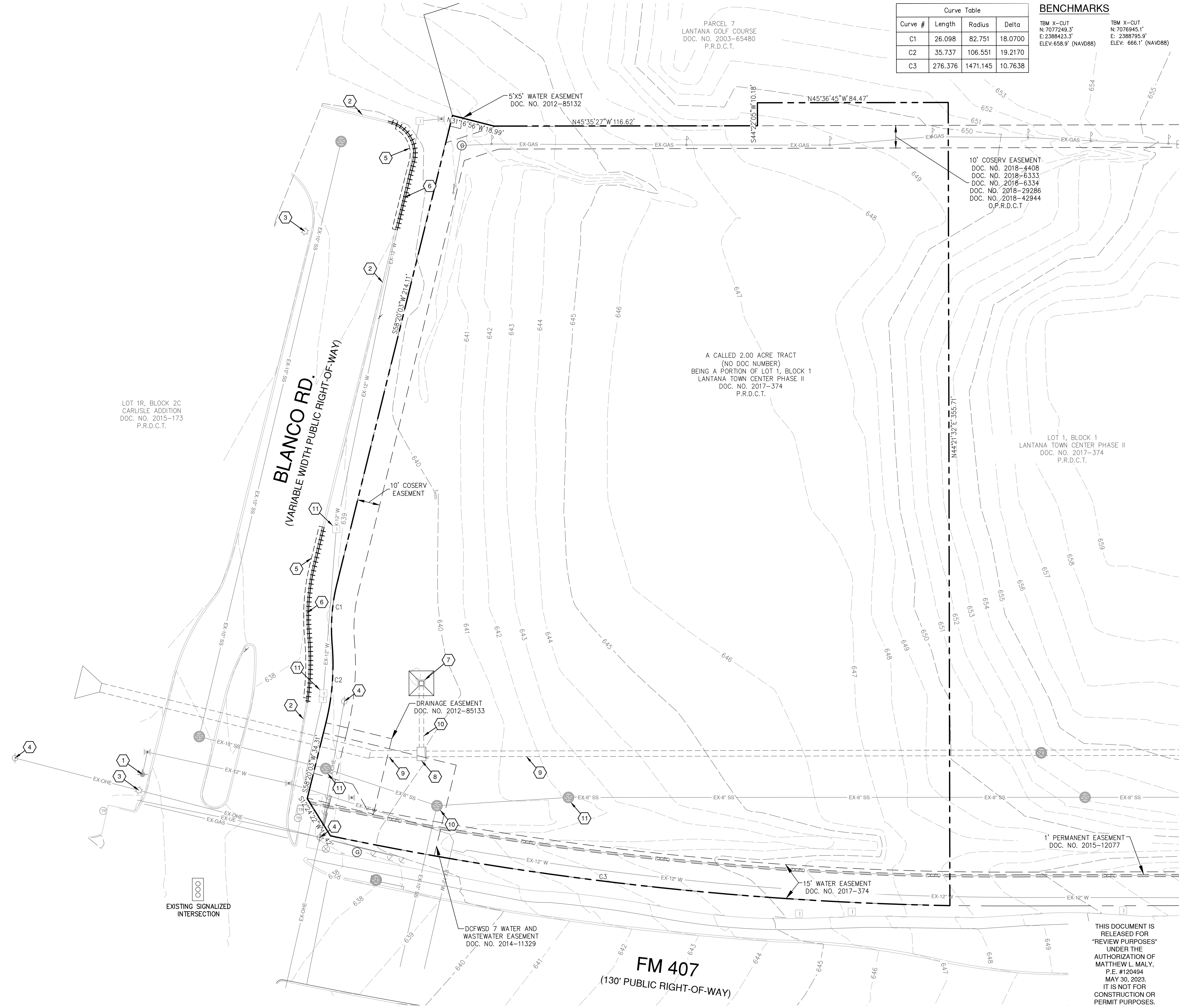
SHEET TITLE:  
**EXISTING CONDITIONS & DEMOLITION PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C3.0**



Date: May 30, 2023, 11:44am, User: D:\M\W, File: S:\projects\6131\10\_00\2.0\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\DEM0-6131000.dwg



**DEMOLITION LEGEND**

- PROPERTY LINE
- EX-W EXISTING WATER LINE
- EXISTING WATER UTILITY
- EXISTING FIRE HYDRANT
- [I] IRRIGATION CONTROL VALVE
- EX-SS EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EX-OHE EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC POLE
- EXISTING GUY WIRE ANCHORS
- [E] EXISTING ELECTRICAL EQUIPMENT
- EXISTING LIGHT POLE
- EXISTING STORM LINE
- EXISTING STORM MANHOLE
- EXISTING GAS UTILITY
- EXISTING GAS LINE
- ++++ CURB REMOVAL
- PROPOSED FULL DEPTH SAWCUT
- [TR] TRAFFIC SIGNAL POLE
- [TRB] TRAFFIC SIGNAL BOX
- [S] SIGN
- [X] CROSSWALK POLE
- GAS LINE MARKER

**NOTES**

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER, ADJACENT PROPERTY OWNERS, AND THE UTILITY COMPANY BEFORE REMOVING OR CONSTRUCTING ANYTHING WITHIN THE EXISTING EASEMENTS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO HAVE THE OVERHEAD ELECTRIC LINES REMOVED FROM WITHIN THE PROPERTY BOUNDARY. THE LIMITS SHOWN IN THE DRAWING ARE APPROXIMATE AND SHALL TERMINATE ACCORDING TO THE UTILITY COMPANIES STANDARD.

**KEY NOTES**

- 1 EXISTING FIRE HYDRANT TO REMAIN (PROTECT IN PLACE)
- 2 EXISTING CURB TO REMAIN IN PLACE
- 3 EXISTING LIGHT POLE AND FOUNDATION TO REMAIN
- 4 EXISTING ELECTRIC POLE AND EQUIPMENT TO REMAIN
- 5 PROPOSED FULL DEPTH SAWCUT
- 6 REMOVE EXISTING CONCRETE CURB
- 7 REMOVE EXISTING CONCRETE APRON, REMOVE AND REPLACE EXISTING AREA INLET TOP WITH SLAB AND COVER.
- 8 EXISTING STORM STRUCTURE TO REMAIN
- 9 EXISTING STORM PIPE TO REMAIN
- 10 EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- 11 EXISTING IRR CONTROL BOX TO BE RELOCATED OUTSIDE OF PROPOSED SIDEWALK IMPROVEMENTS. COORD RELOCATION WITH IRR CONTRACTOR.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

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**FM 407**  
(130' PUBLIC RIGHT-OF-WAY)

LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

**BLANCO RD.**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
P.R.D.C.T.

A CALLED 2.00 ACRE TRACT  
(NO DOC NUMBER)  
BEING A PORTION OF LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

10' COSERV EASEMENT  
DOC. NO. 2018-4408  
DOC. NO. 2018-6333  
DOC. NO. 2018-6334  
DOC. NO. 2018-29286  
DOC. NO. 2018-42944  
O.P.R.D.C.T.

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

DRAINAGE EASEMENT  
DOC. NO. 2012-85133

15' WATER EASEMENT  
DOC. NO. 2017-374

DCFWSD 7 WATER AND  
WASTEWATER EASEMENT  
DOC. NO. 2014-11329

EXISTING SIGNALIZED  
INTERSECTION



NOTES

1. EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL SUPERSEDE THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
3. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND NECESSARY PERIMETER CONTROLS SHALL BE INSTALLED.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF STORM WATER POLLUTION PREVENTION CONTROL MEASURES.
5. ALL STORM WATER POLLUTION PREVENTION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE SITE BOUNDARY OR PUBLIC R.O.W. AS SHOWN ON THE PLANS. SOME OF THESE STRUCTURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARY ON THIS PLAN FOR VISUAL CLARITY.
6. CONCRETE WASHOUT PIT AND CONSTRUCTION EQUIPMENT/MATERIAL STORAGE YARD TO BE FIELD LOCATED.
7. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SHOULD BE STABILIZED BY PER APPLICABLE PROJECT SPECIFICATIONS AND LANDSCAPE PLANS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
9. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP OR TCEQ STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT HIS EXPENSE.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION CONTROL MEASURES ONCE FINAL GROUND STABILIZATION IS ACHIEVED AND THE PROJECT IS COMPLETED.
11. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL DETAILS SHEETS THIS SET OF PLANS.
12. CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
13. ALL DISTURBED AREA MUST BE REVEGETATED WITH SOLID SOD OR CURLEX UNLESS OTHERWISE SPECIFIED ON THE PLAN.
14. CONTRACTOR SHALL PROTECT ALL INLETS FROM DEBRIS DURING CONSTRUCTION. CONTRACTOR SHALL CLEAR ALL DEBRIS FROM LINES AT COMPLETION OF CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION AND MAINTENANCE AS NECESSARY OF ALL SOD, SEED, OR OTHER GROUND COVERING.

LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

BLANCO RD.  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

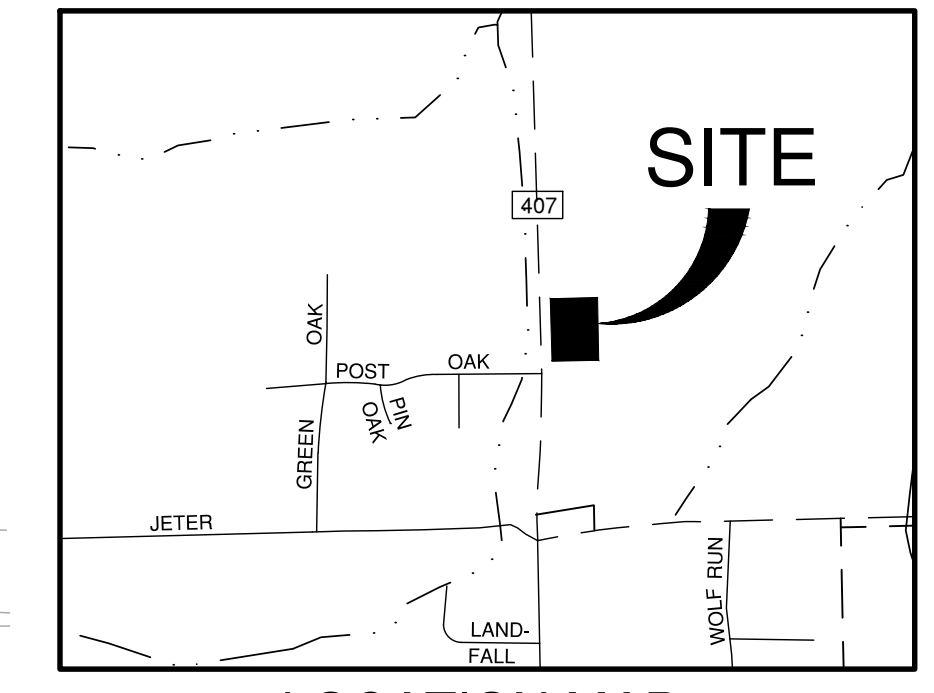
PT22M BUILDING  
3,305 sq.ft.

FM 407  
(130' PUBLIC RIGHT-OF-WAY)

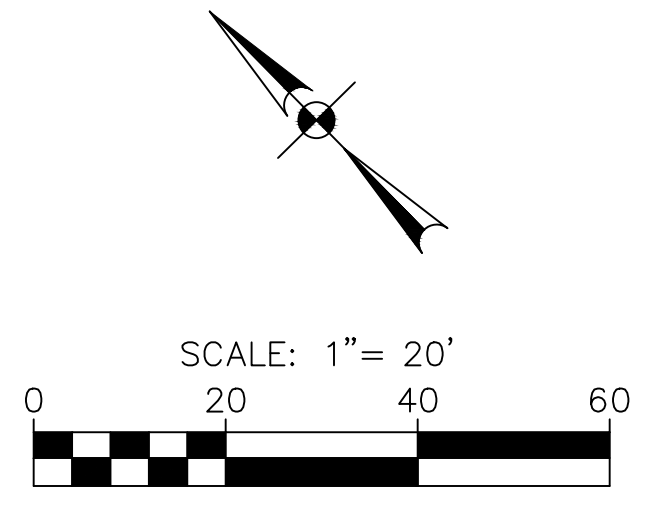
BENCHMARKS

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



LOCATION MAP  
NOT-TO-SCALE



EROSION CONTROL LEGEND

- 600 --- EXISTING MAJOR CONTOUR
- 601 --- EXISTING MINOR CONTOUR
- 602 --- PROPOSED MAJOR CONTOUR
- 603 --- PROPOSED MINOR CONTOUR
- FLOW ARROW
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- PROPOSED STORM DRAIN
- PROPOSED CURB INLET
- SF --- SILT FENCE
- LIMITS OF DISTURBANCE
- ⊗ INLET PROTECTION
- ⊗ STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CW --- CONCRETE WASHOUT AREA (FIELD LOCATE)
- TB --- TRASH BIN (FIELD LOCATE)
- STRAW WATTLE

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE. 700 FORT WORTH, TX 76116 | 817-872-3888  
TODD BOND, PROFESSIONAL ENGINEER, P.E. REGISTRATION NO. 4470

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SHEET TITLE:  
**EROSION CONTROL PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

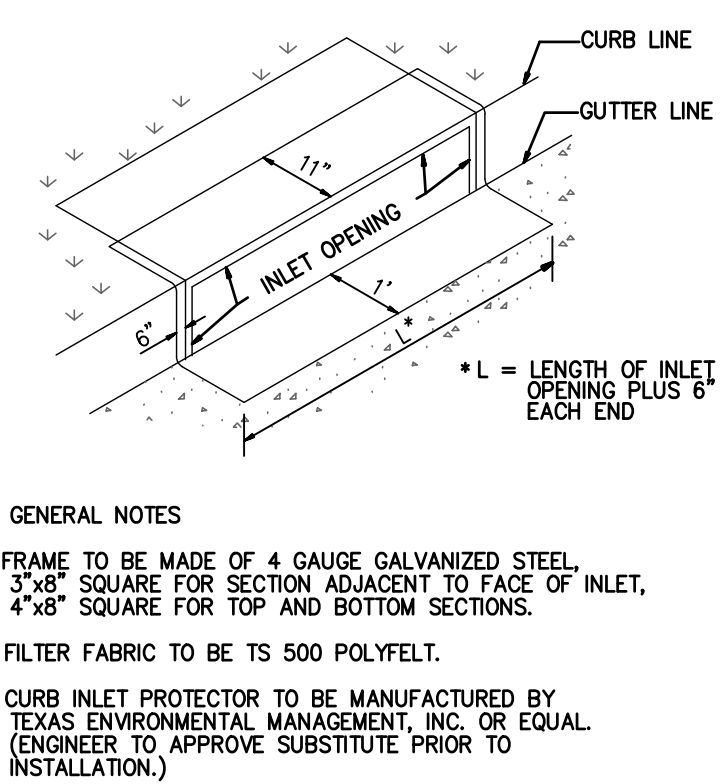
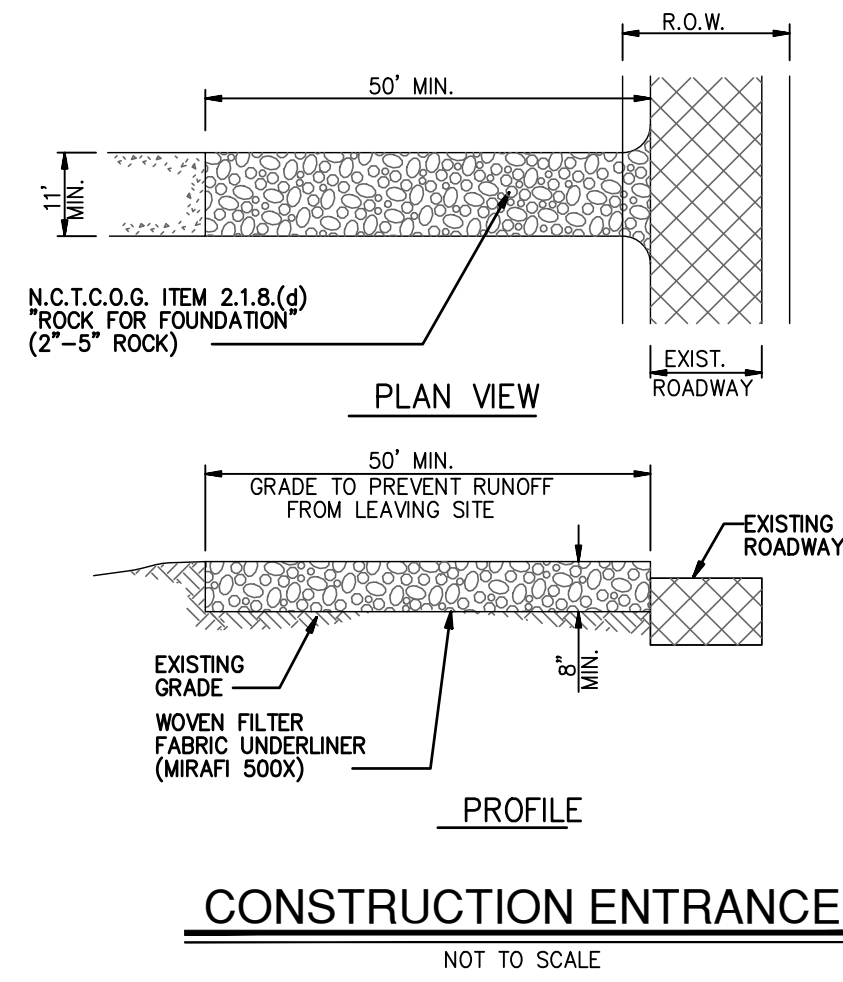
SHEET NO:  
**C4.0**



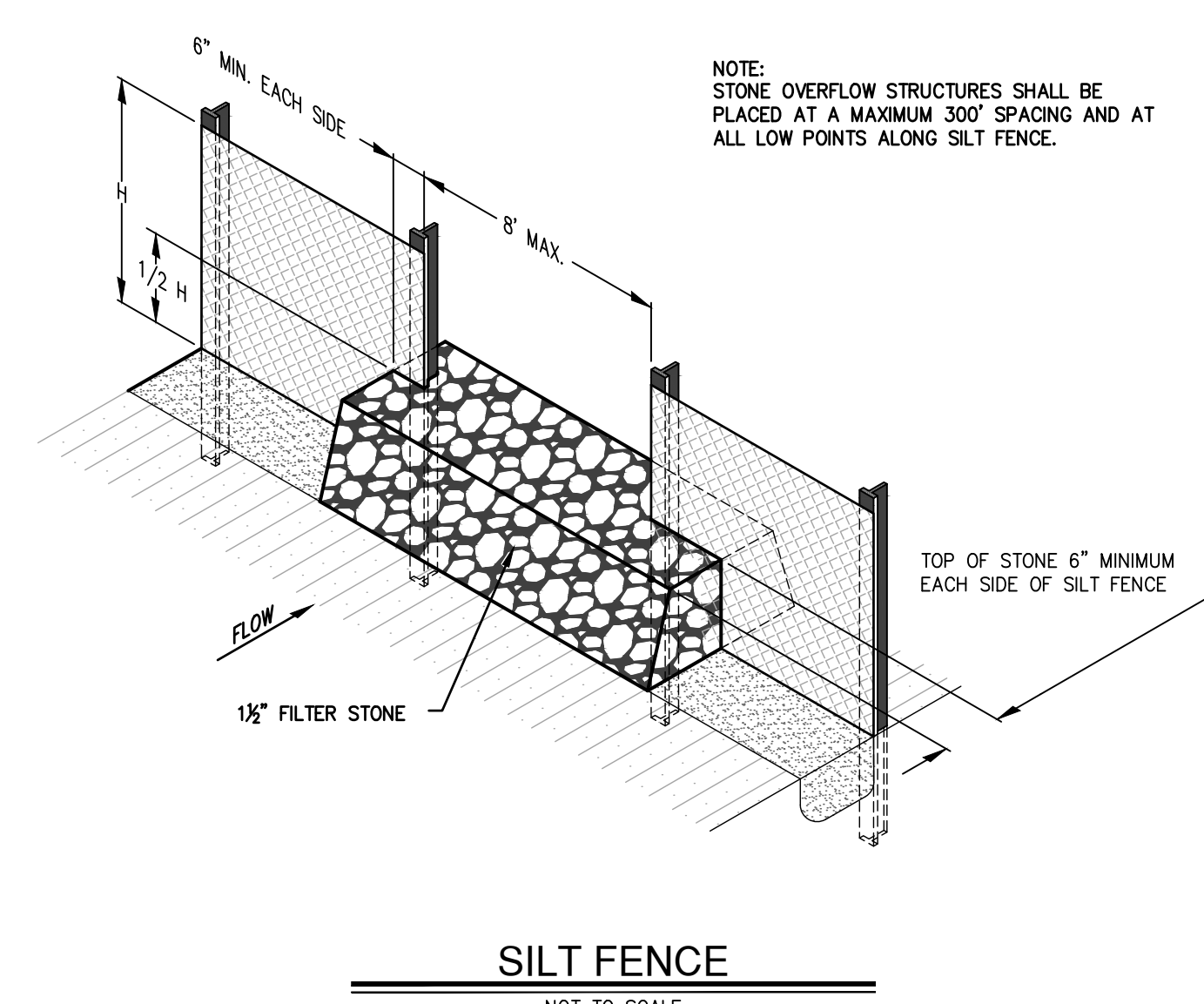
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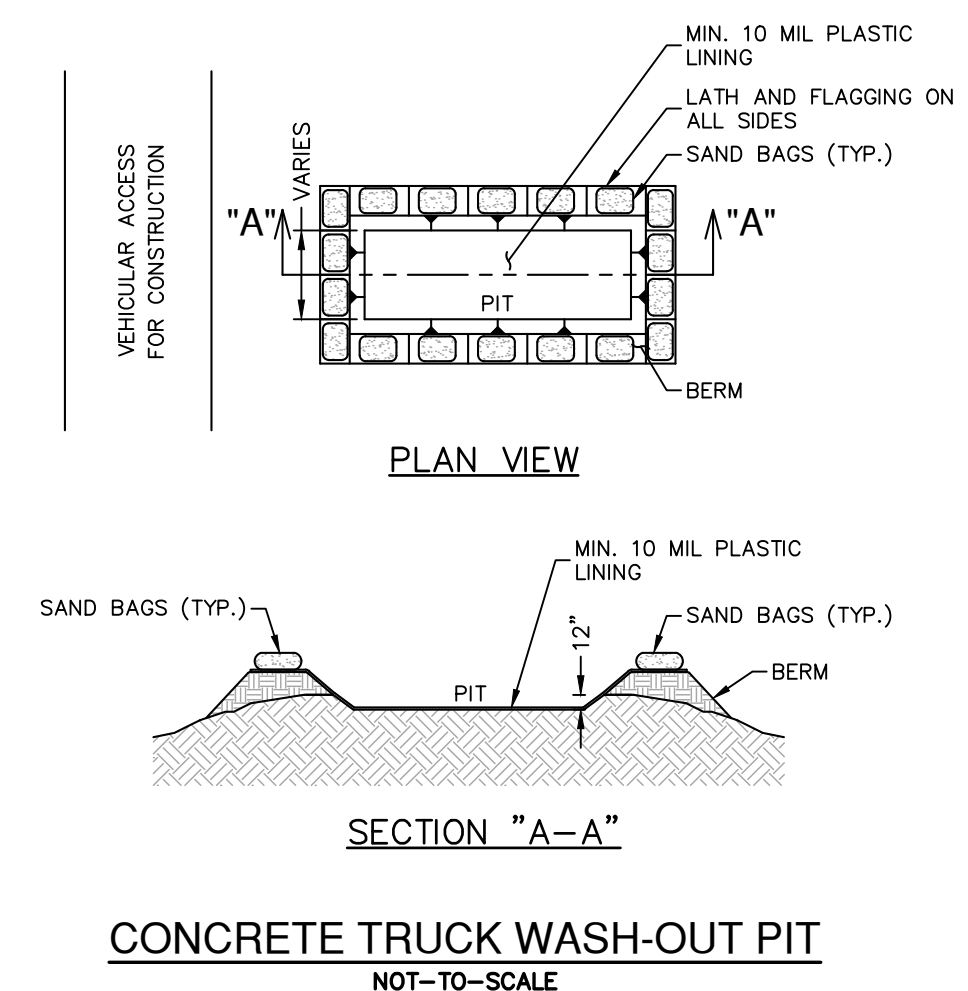




- GENERAL NOTES
1. FRAME TO BE MADE OF 4 GAUGE GALVANIZED STEEL, 3"x8" SQUARE FOR SECTION ADJACENT TO FACE OF INLET, 4"x8" SQUARE FOR TOP AND BOTTOM SECTIONS.
  2. FILTER FABRIC TO BE TS 500 POLYFELT.
  3. CURB INLET PROTECTOR TO BE MANUFACTURED BY TEXAS ENVIRONMENTAL MANAGEMENT, INC. OR EQUAL (ENGINEER TO APPROVE SUBSTITUTE PRIOR TO INSTALLATION.)



NOTE:  
STONE OVERFLOW STRUCTURES SHALL BE PLACED AT A MAXIMUM 300' SPACING AND AT ALL LOW POINTS ALONG SILT FENCE.



REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON  
ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817.870.3888  
TODAY'S SOURCE FOR PROFESSIONAL ENGINEERING. [www.pape-dawson.com](http://www.pape-dawson.com)

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SHEET TITLE:  
**EROSION CONTROL DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C4.1**

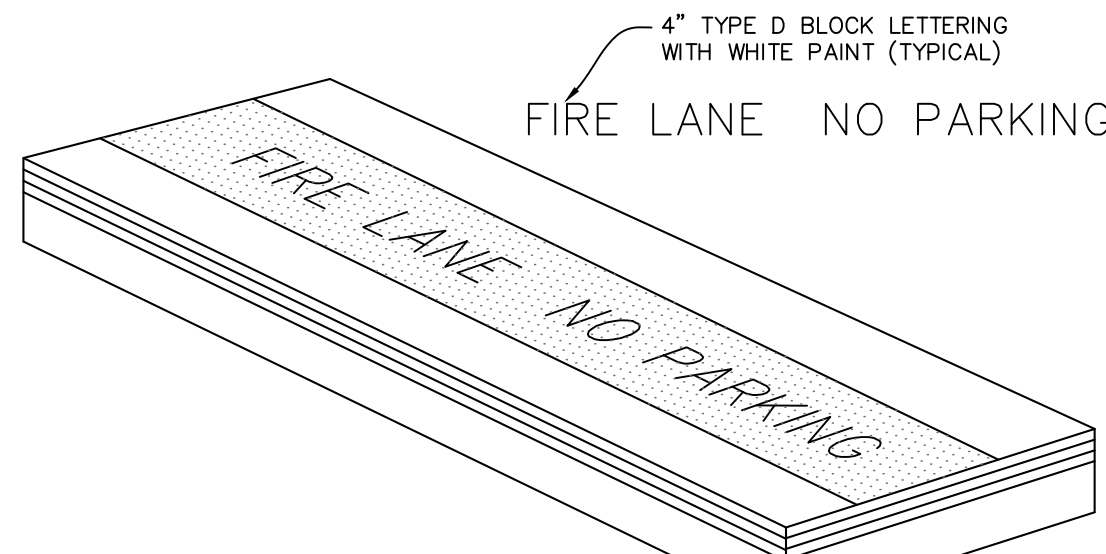
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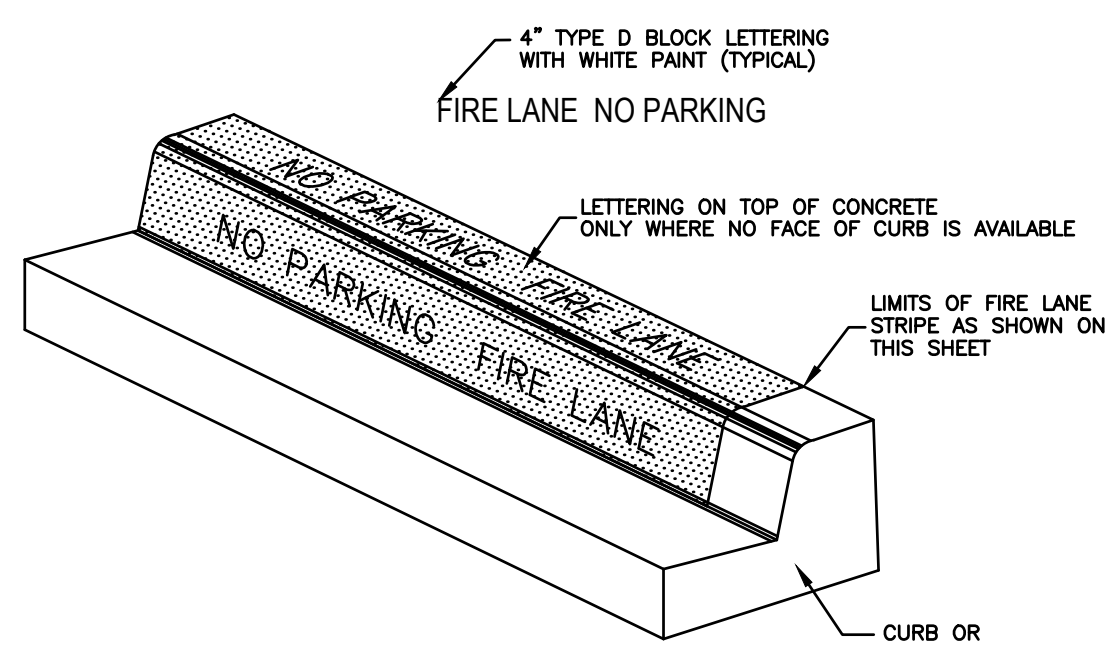
Date: May 30, 2023, 11:45am User ID: MWM  
File: S:\projects\6131613\10\_00\_00\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\EC01-6131600.dwg





- APPLICATION:**
1. CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS
  2. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.
  3. SEE SITE, STRIPING AND DIMENSIONAL CONTROL PLAN FOR CURB TYPES & LOCATIONS.
  4. 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

**TYPICAL FIRE LANE MARKING DETAIL**  
NOT TO SCALE



- APPLICATION:**
1. ON 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
  2. LOW CURB (HEADER CURB) OR CONCRETE PAVEMENT: PAINT RED LANE STRIPE AND WHITE LETTERS ON TOP OF CURB
  3. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

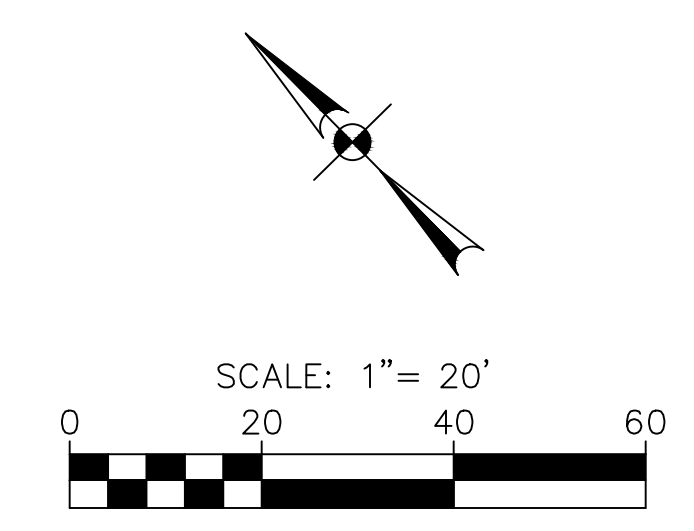
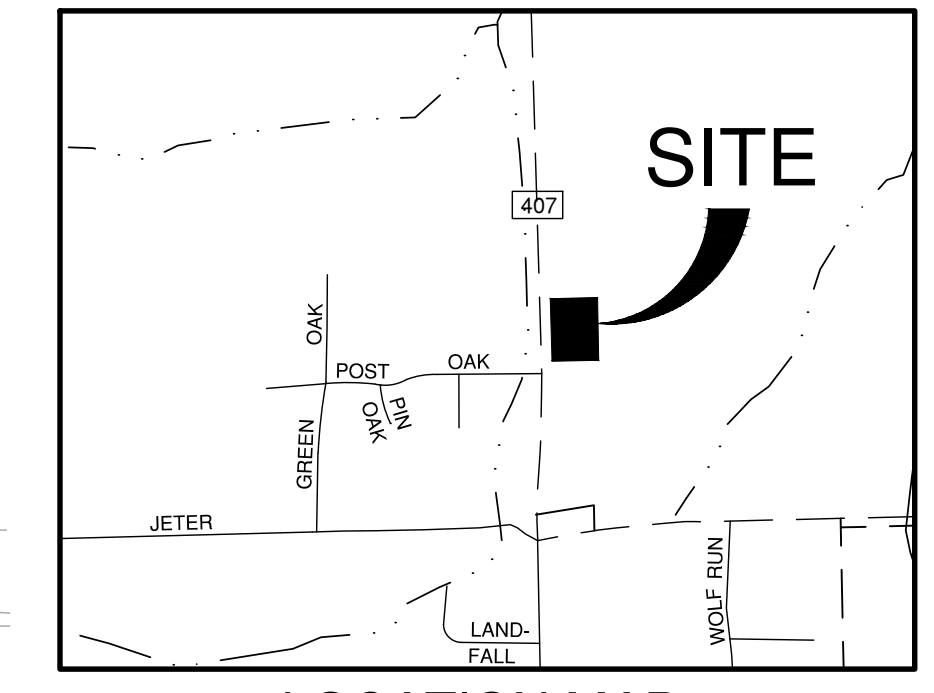
**FIRE LANE STRIPING DETAIL**  
NOT TO SCALE

Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**FIRE PLAN LEGEND**

- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- [Hatched Box] PROPOSED FIRE LANE
- [Dashed Box] PROPOSED CURB
- FW PROPOSED FIRE LINE
- DW PROPOSED FIRE HOSE TRUCK PULL
- DW PROPOSED DOMESTIC LINE
- [Arrow] FIRE DEPARTMENT CONNECTION
- [Circle with X] FIRE HYDRANT
- [Square with X] SPRINKLER CLOSET
- [Dashed Line] HOSE LAY AND LENGTH
- [Dashed Line] FIRE LANE STRIPING

**FIRE PLAN NOTES**

1. REFER TO ARCHITECTURAL AND MEP PLANS FOR EXACT LOCATIONS OF FIRE DEPARTMENT CONNECTIONS.
2. FIRE LINE SIZES SHOWN IN THESE PLANS ARE ESTIMATED OR PROVIDED BY THE OWNER. FIRE LINES AND ALL ASSOCIATED APPARATUS SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
3. ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 6" WIDE TO SHOW BOUNDARIES. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN 4" WHITE LETTERS AT 25FT INTERVALS.

**BLANCO RD.**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**PT22M BUILDING**  
3,305 sq.ft.

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

Date: May 30, 2023, 11:45am, User ID: MKM, File: S:\projects\61316\02.00\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\FIRE-6131600.dwg

REVISIONS:	DATE	DESCRIPTION	BY

**PROJECT:**  
PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH 1 SAN ANTONIO 1 AUSTIN 1 DALLAS 1 DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 | 817.872.3888  
Texas Board of Professional Engineers, Registration No. 4470

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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**SHEET TITLE:**  
FIRE PROTECTION PLAN

**UNIT NO.**  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

**SHEET NO:**  
C5.0



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KEY NOTES

- 1 6" CURB (TYP.) (SEE SHEET C7.1)
- 2 CONCRETE WHEEL STOP (TYP.) (SEE SHEET C7.1)
- 3 HEAVY-DUTY CONCRETE DUMPSTER APPROACH APRON (SEE SHEET C6.0)
- 4 ACCESSIBLE RAMP (SEE SHEET C7.1)
- 5 MENU BOARD (SEE ARCH. PLANS FOR DETAIL)
- 6 5' CONCRETE SIDEWALK (SEE SHEET C7.2)
- 7 ADA PARKING SIGN (TYP.) (SEE SHEET C7.1)
- 8 EXISTING SIDEWALK TO REMAIN
- 9 4" WHITE STRIPE FOR PARKING STALL (TYP.) (SEE SHEET C7.2)
- 10 ADA STRIPING (TYP.) (SEE SHEET C7.1)
- 11 1' WIDE DECOMPOSED GRANITE STRIP (SEE LANDSCAPE PLANS FOR DETAIL)
- 12 STANDARD CROSS WALK STRIPING (SEE SHEET C7.2)
- 13 BUILDING FOUNDATION (SEE STRUCT. SHEET S1.1 FOR DETAIL)
- 14 LOADING RAMP STRIPING (SEE STRIPING DETAIL ON SHEET C7.2)
- 15 LANDSCAPE AREA (SEE LANDSCAPE SHEETS FOR DETAILS)
- 16 EXTERIOR MENU BOARD CANOPY (SEE STRUCT. & ARCH. SHEETS FOR DETAIL)
- 17 HEADACHE BAR (SEE STRUCT. SHEET S7.1 FOR DETAIL)
- 18 DUMPSTER ENCLOSURE & STRUCTURAL SLAB (SEE ARCH. & STRUCT. PLANS FOR DETAIL)
- 19 CONCRETE ISLAND NOSE (SEE SHEET C7.2)
- 20 SIGN (SEE ARCH. & SIGNAGE PLANS FOR DETAIL)
- 21 LOADING RAMP (SEE SHEET C7.1)
- 22 BUILDING PERIMETER SIDEWALK (SEE SHEET C7.1)
- 23 CONNECT TO EXIST. SIDEWALK (SEE SHEET C7.2)
- 24 FLAG POLE WITH BEACON DOWN LIGHT, UNITED FLAG AND BANNER OR OWNER APPROVED EQUAL 30" X 9" X 0.125" WALL THICKNESS. 1-PC TAPERED ALUMINUM COMMERCIAL FLAGPOLE, BRUSHED SATIN ALUMINUM FINISH WITH 1/4 GAUGE ALUMINUM BALL FINAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARD. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFIRM TO APPLICABLE CODES, INCLUDING WIND LOADS.
- 25 6" STEEL BOLLARD (SEE STRUCTURAL FOR TYP. BOLLARD/GATE POST DETAIL)
- 26 6" BOLLARD WITH LIGHTS (SEE ARCH. FOR DETAIL)
- 27 CONCRETE TO CONCRETE JUNCTURE (SEE PAVING SHEET C6.0 AND DETAIL SHEET C7.1)
- 28 PROPOSED TRANSFORMER
- 29 PROPOSED CURB INLET (SEE SHEET C9.1)
- 30 EXISTING CURB INLET
- 31 FIRE LANE (SEE SHEET C5.0)
- 32 4" WHITE STRIPE FOR BYPASS LANE
- 33 EXISTING IRRIGATION CONTROL BOX TO BE RELOCATED OUTSIDE OF PROPOSED SIDEWALK IMPROVEMENTS. COORDINATE RELOCATION WITH IRRIGATION CONTRACTOR.
- 34 TEMPORARY BARRICADE
- 35 PROPOSED Y-INLET (SEE SHEET C9.2)
- 36 PROPOSED ELEVATED SIDEWALK BOX (SEE SHEET C9.1)

LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

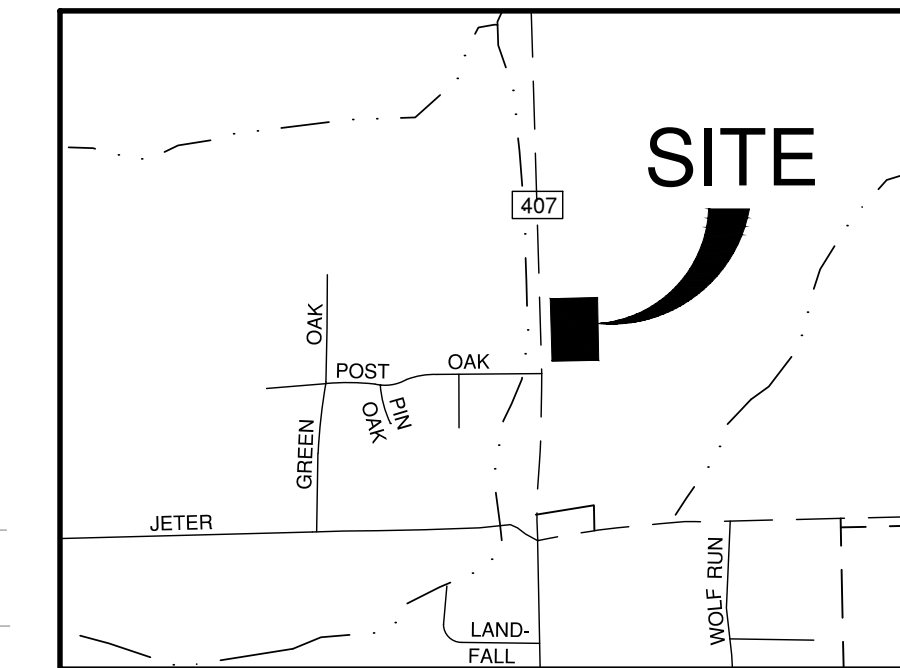
PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
P.R.D.C.T.

Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

BENCHMARKS

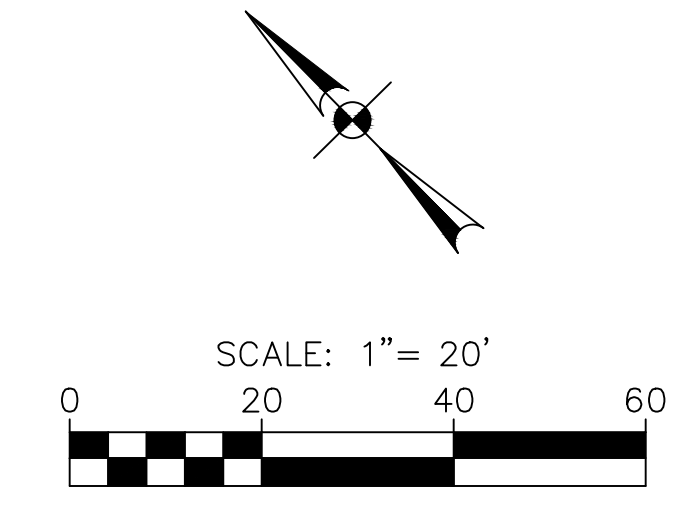
TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



LOCATION MAP

NOT-TO-SCALE



DIMENSIONAL CONTROL LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED FIRE LANE
- - - PROPOSED CURB
- - - PROPOSED WHEELSTOP
- ⊙ PARKING COUNT
- - - PROPOSED TURN-DOWN CURB

NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
4. ALL RADII ARE 3' UNLESS SPECIFIED OTHERWISE.

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	GC (GENERAL COMMERCIAL)/FAST-FOOD RESTAURANT
LOT AREA	2.00 AC
BUILDING AREA (GROSS SQ. FOOTAGE)	3,305 SF
BUILDING HEIGHT	21'-8"
TOTAL PARKING PROVIDED	42
TOTAL HANDICAP PROVIDED*	2

REVISIONS:	DATE	DESCRIPTION

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 | 817-872-3888  
TODD BOND, PROFESSIONAL ENGINEER, P.E. (REGISTRATION #410)

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SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**SITE & DIMENSIONAL CONTROL PLAN**

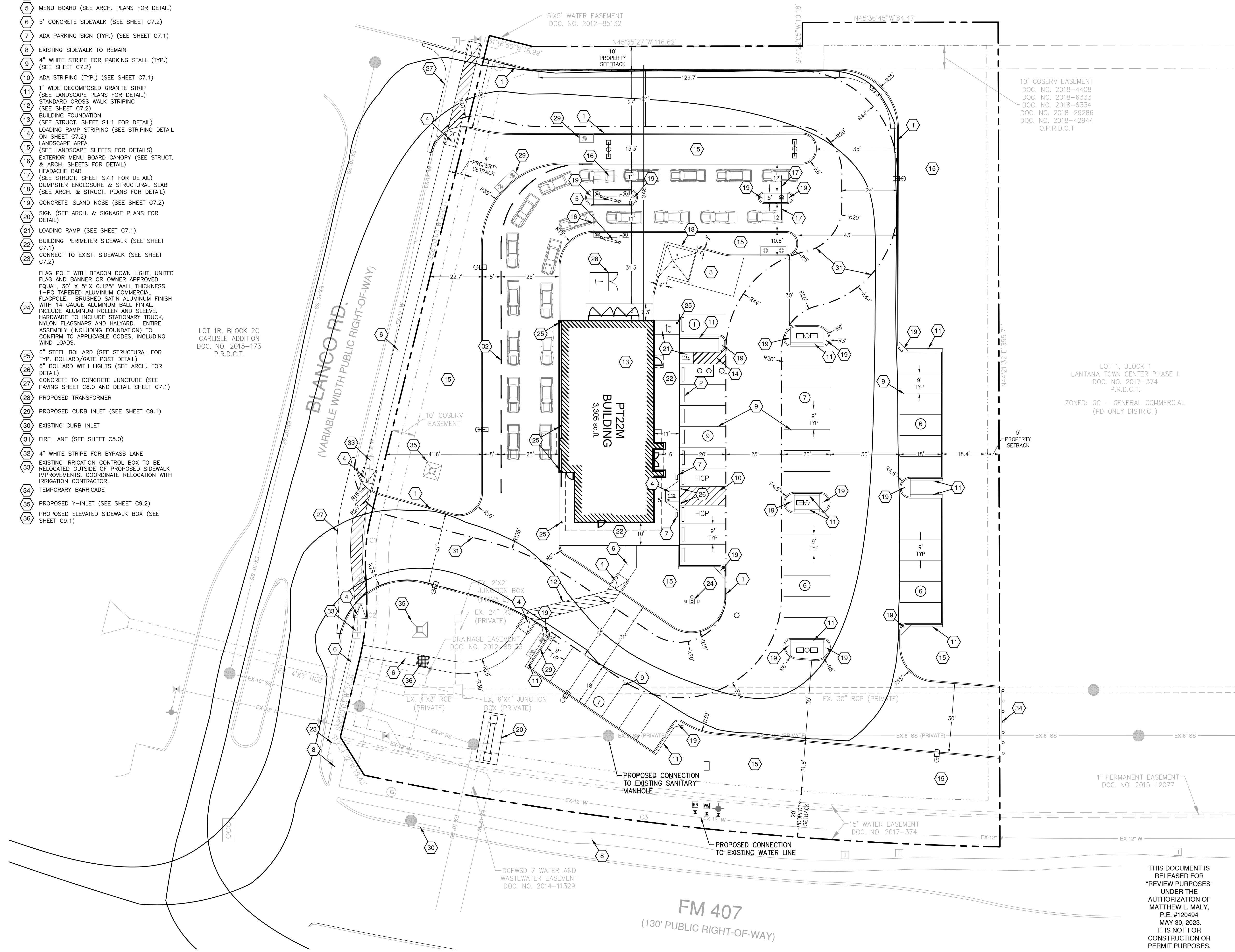
UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C7.0**



FOR REVIEW

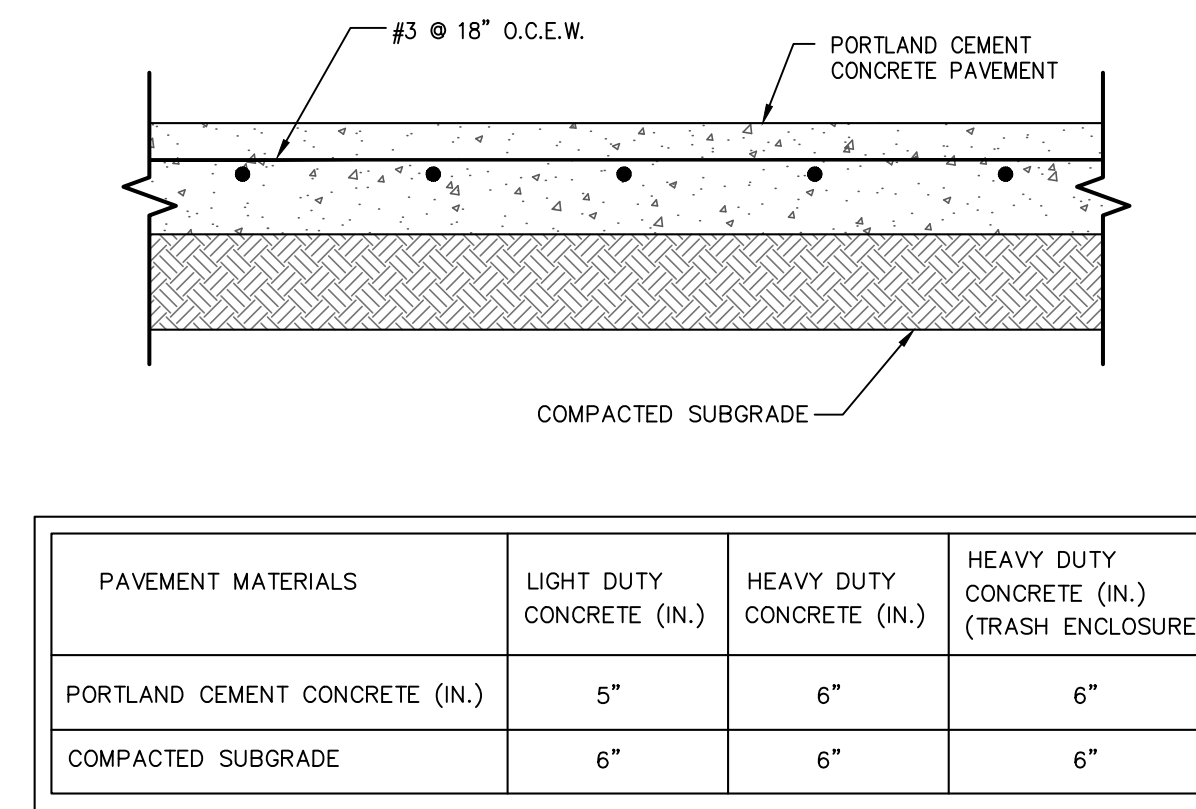
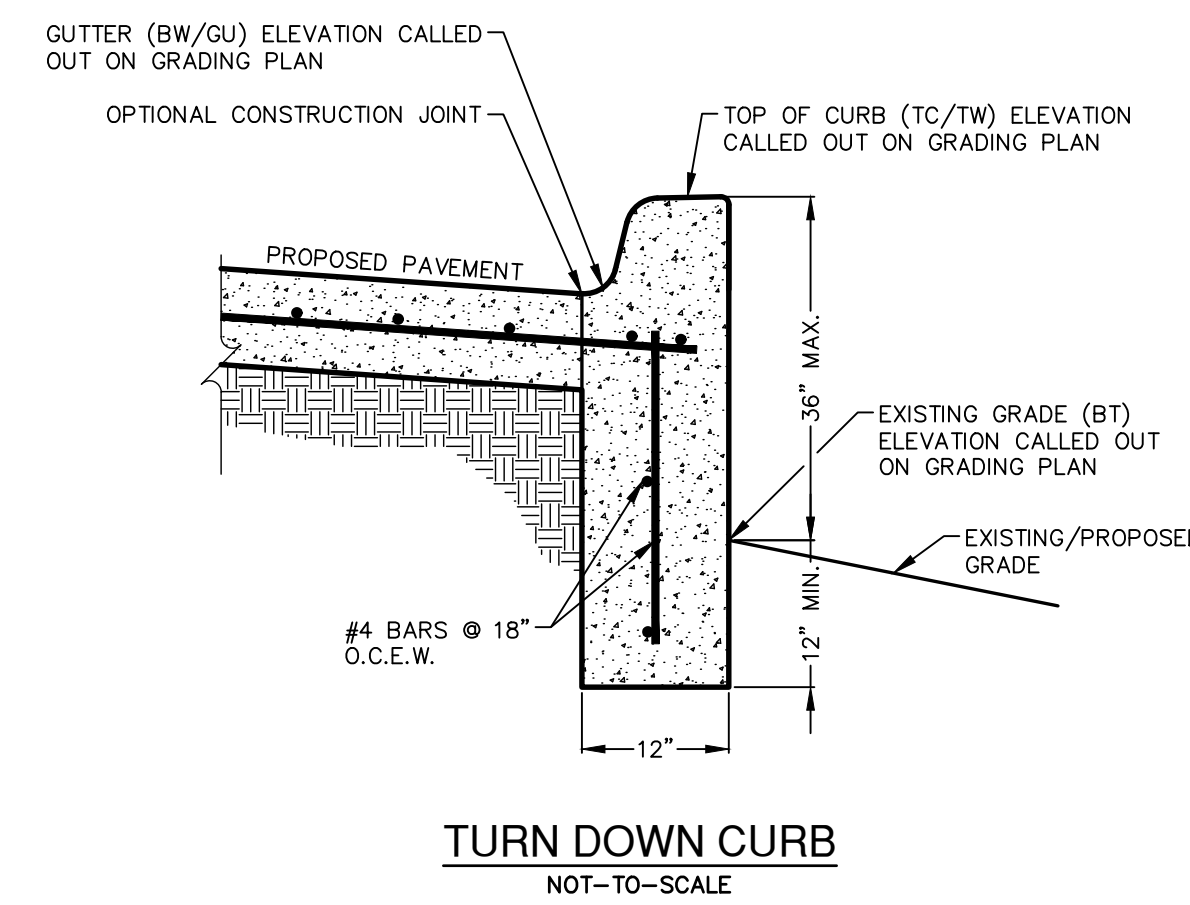
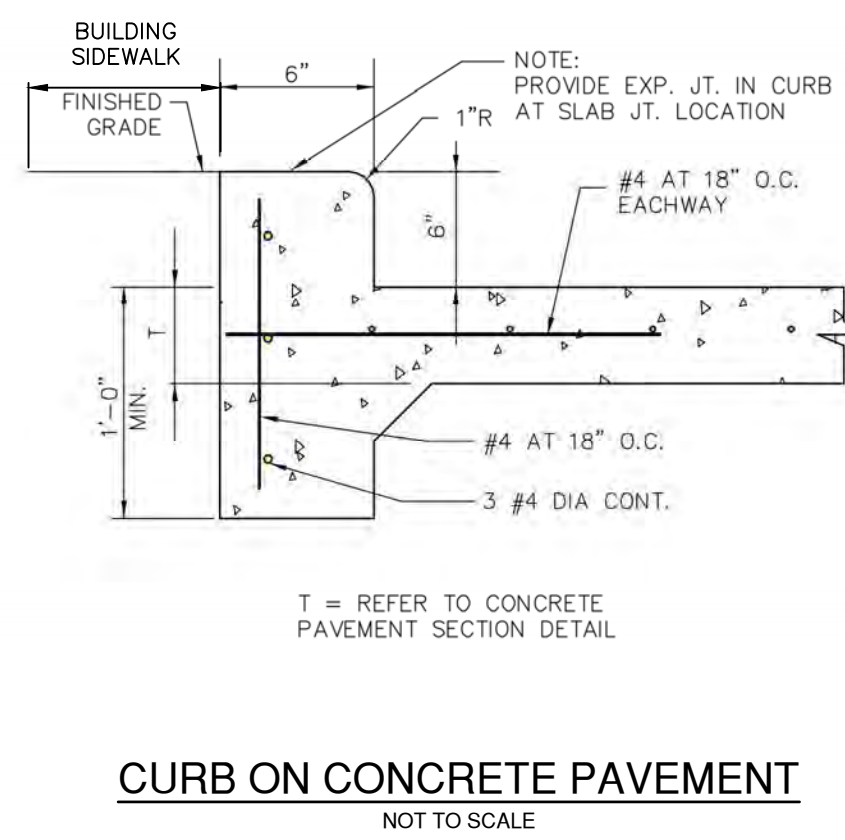
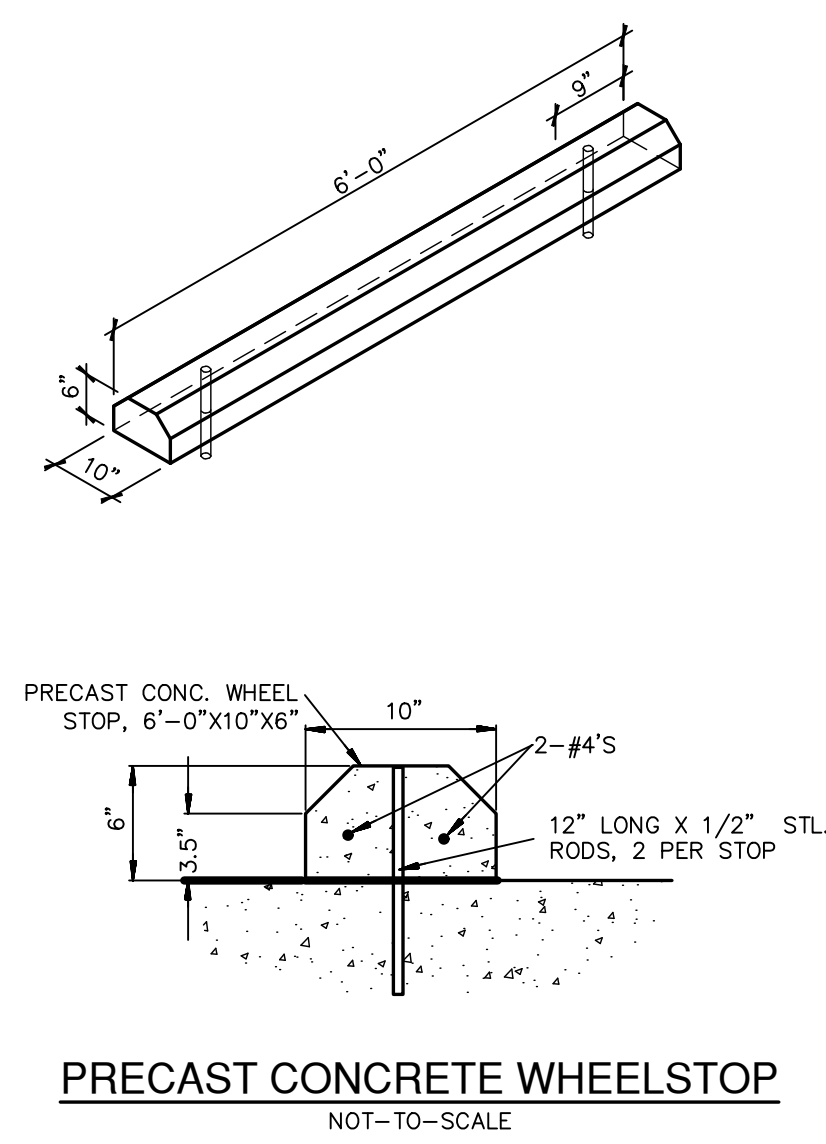
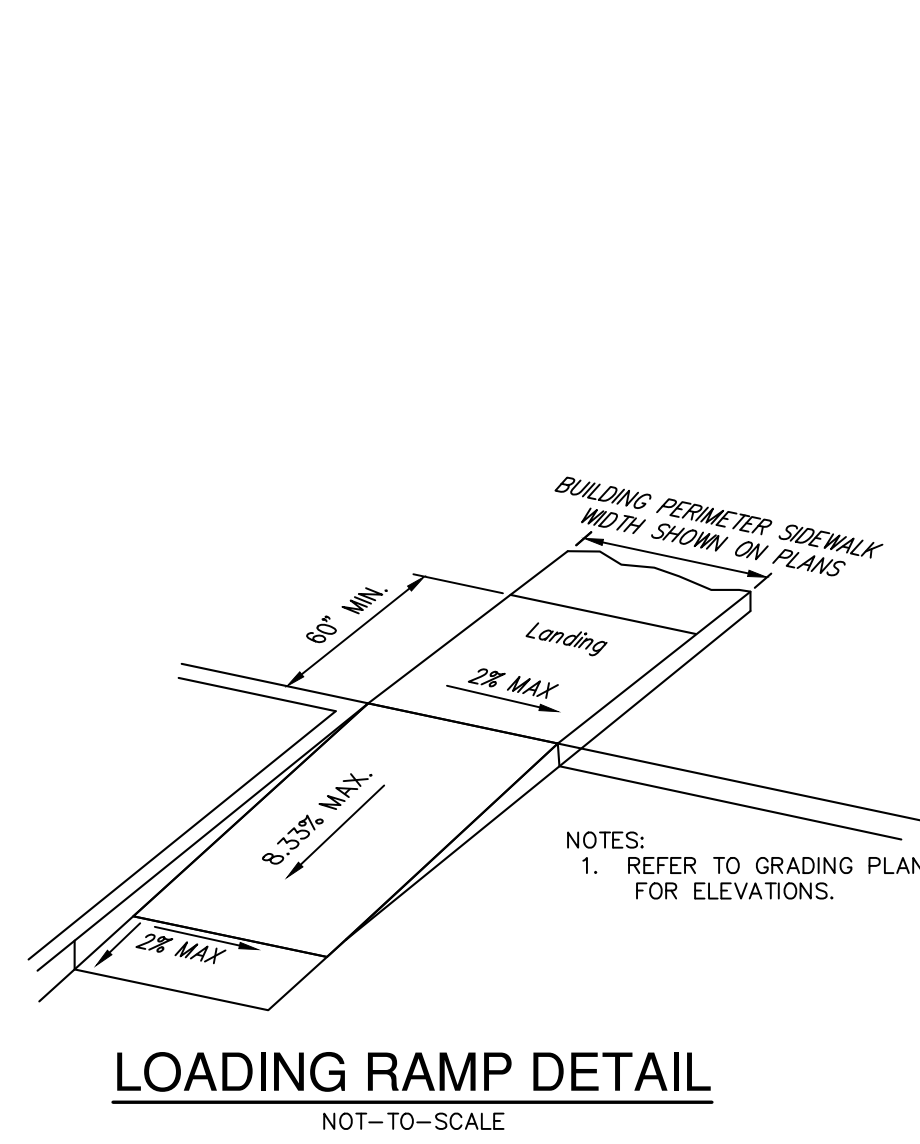
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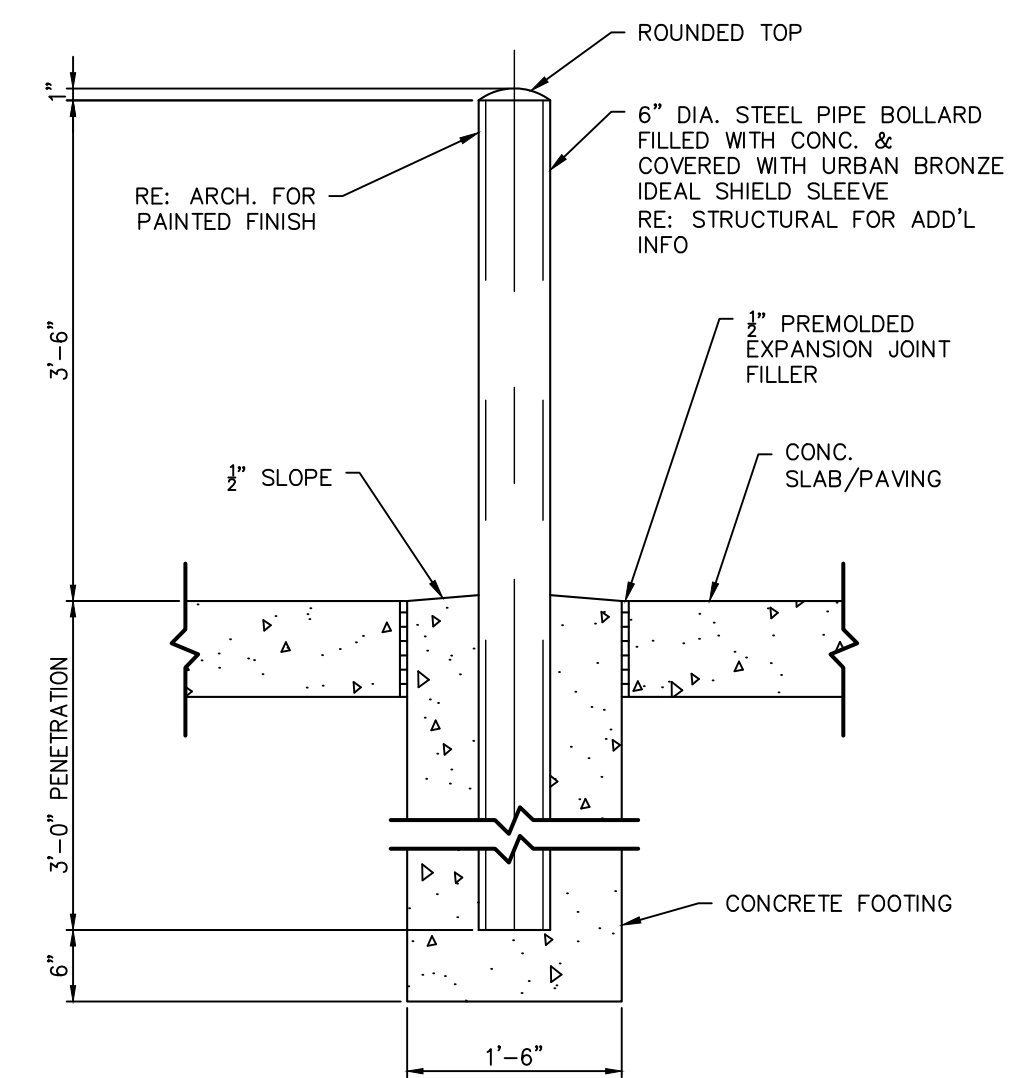




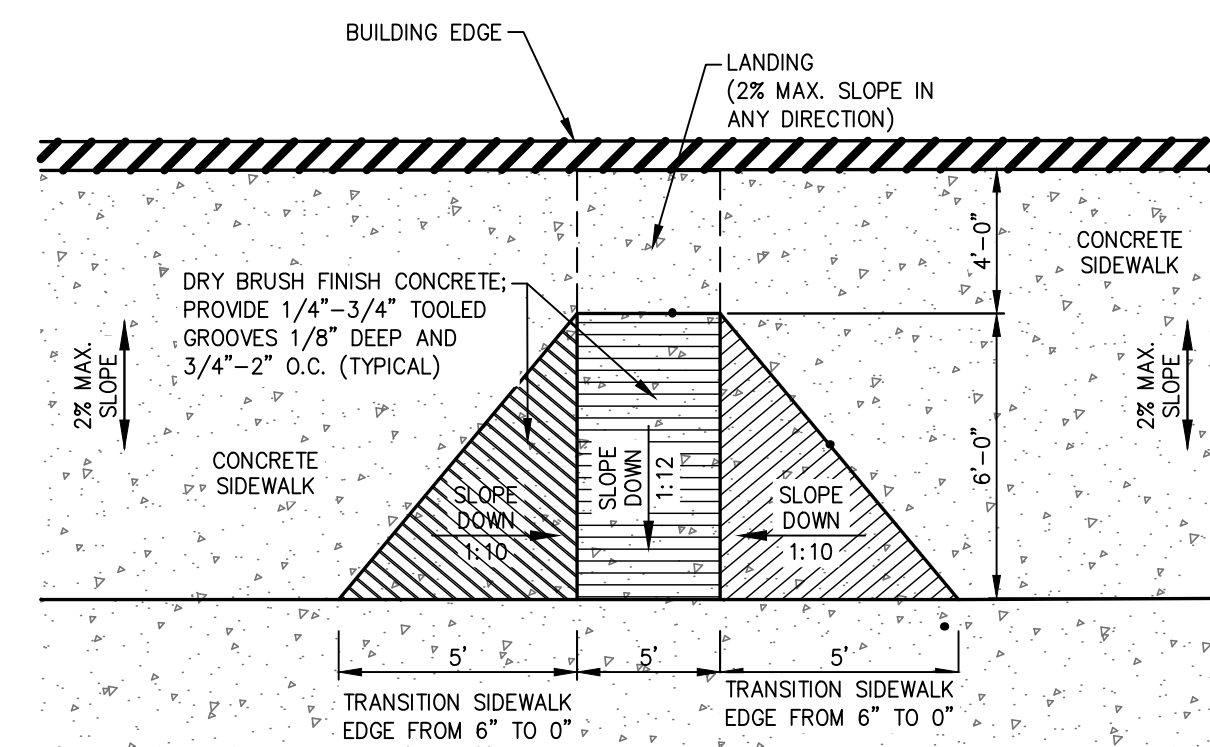
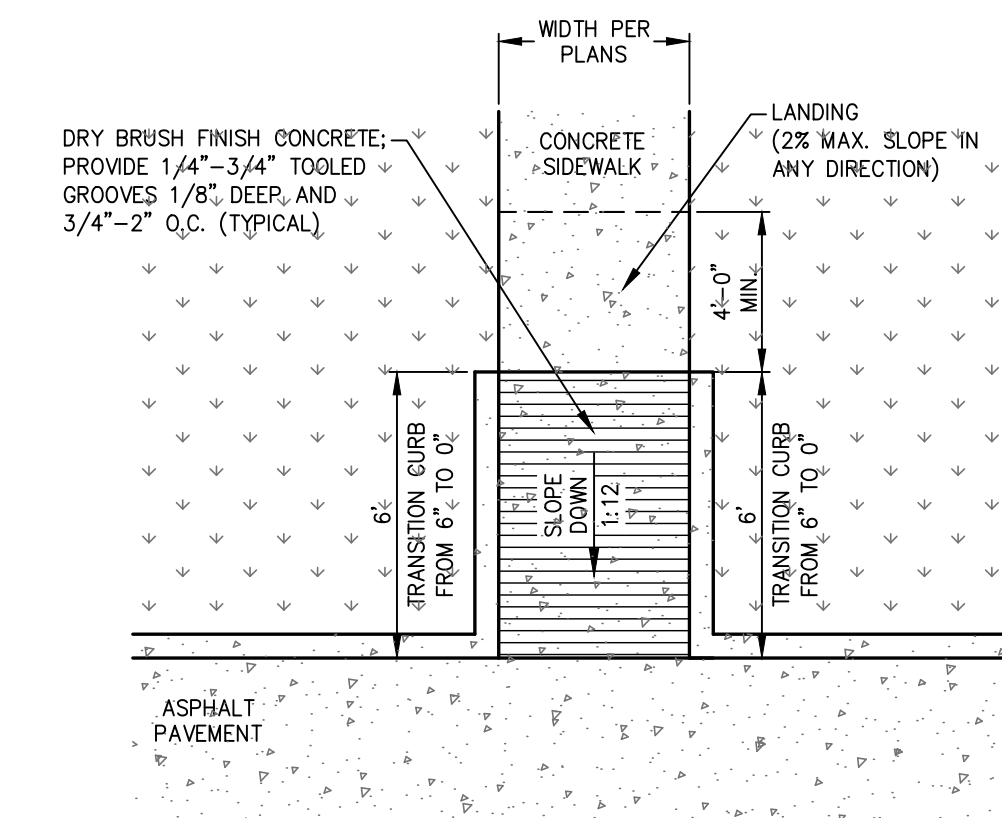
PAVEMENT MATERIALS	LIGHT DUTY CONCRETE (IN.)	HEAVY DUTY CONCRETE (IN.)	HEAVY DUTY CONCRETE (IN.) (TRASH ENCLOSURE)
PORTLAND CEMENT CONCRETE (IN.)	5"	6"	6"
COMPACTED SUBGRADE	6"	6"	6"

**CONCRETE PAVEMENT SECTION**

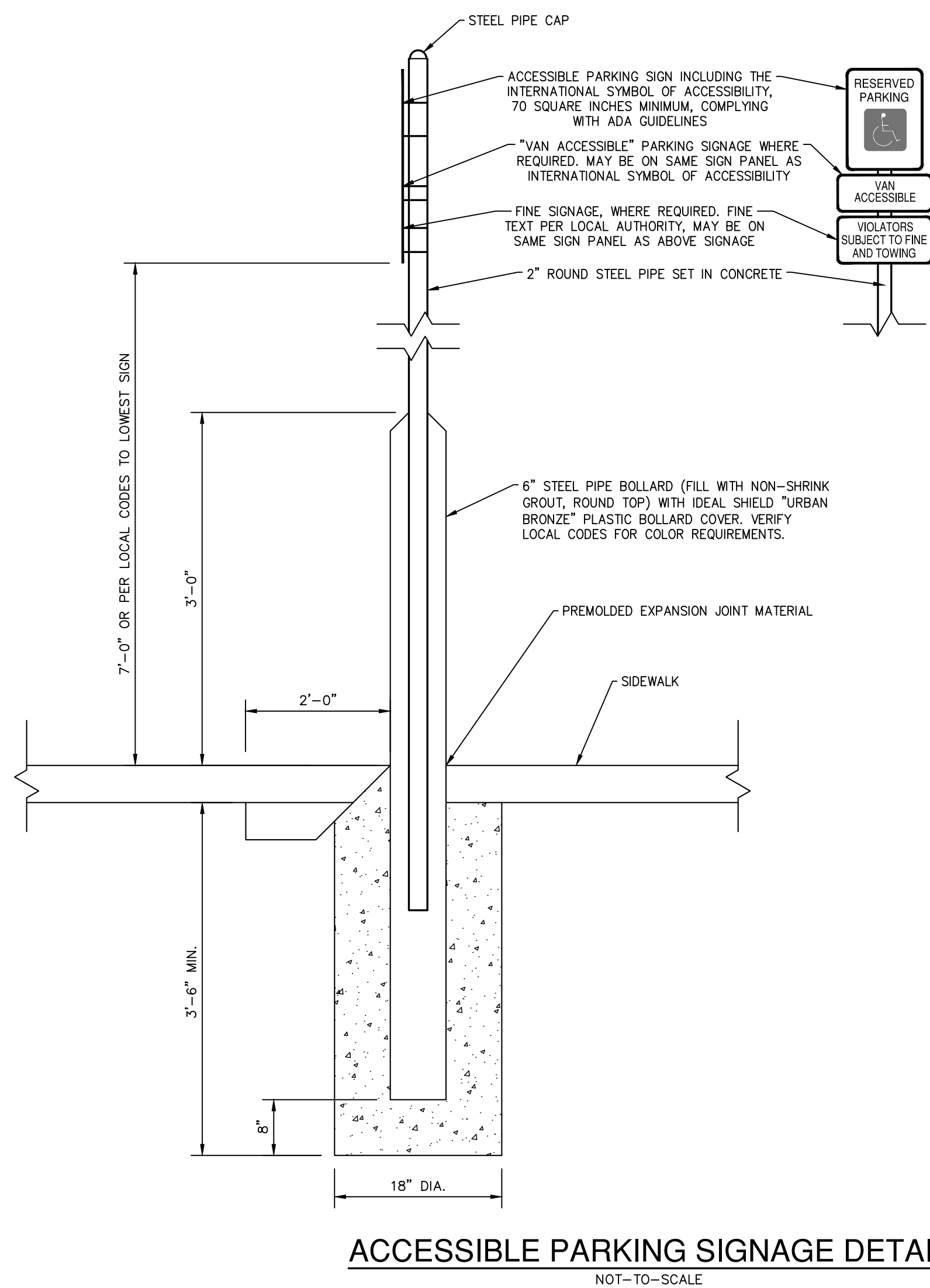
REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., PROJECT No. 44225002, DATED FEBRUARY 9, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



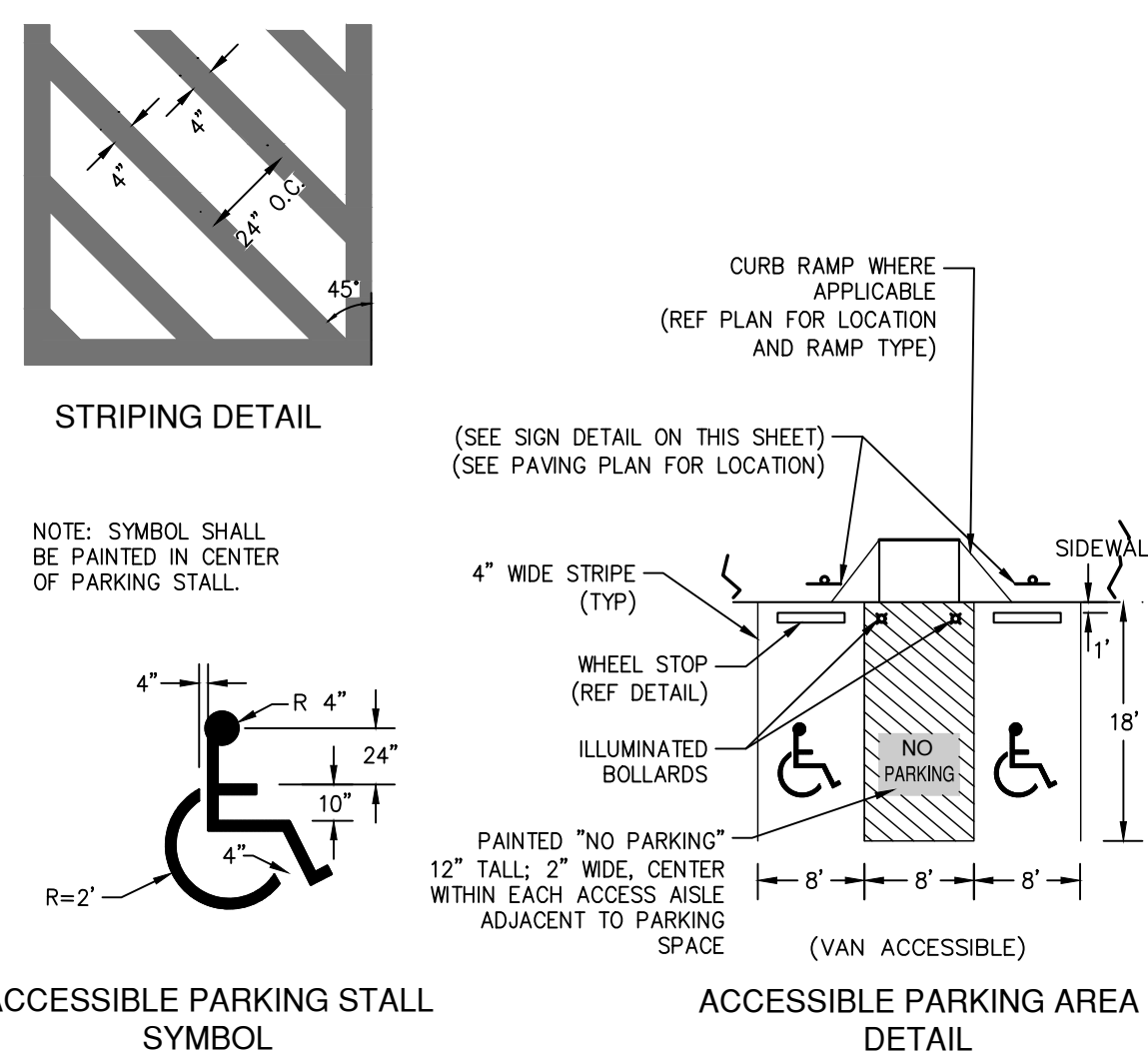
**BOLLARD DETAIL**



**CURB RAMP DETAIL**



**ACCESSIBLE PARKING SIGNAGE DETAIL**



**ACCESSIBLE PARKING DETAILS**

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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE F.M. 407 & MCMAKIN RD. BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 650 WEST HWY. STE. 700 | FORT WORTH, TX 76116 | 817-872-3888  
 TRADE BOARD OF PROFESSIONAL ENGINEERS (TPE) REGISTRATION #410

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SHEET TITLE: SITE DETAILS  
 UNIT NO.:  
 DATE: 05/30/2023  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

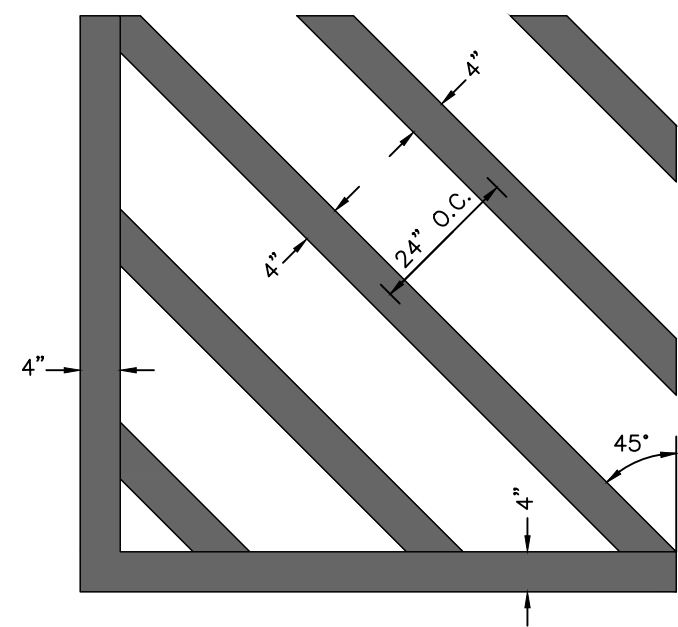
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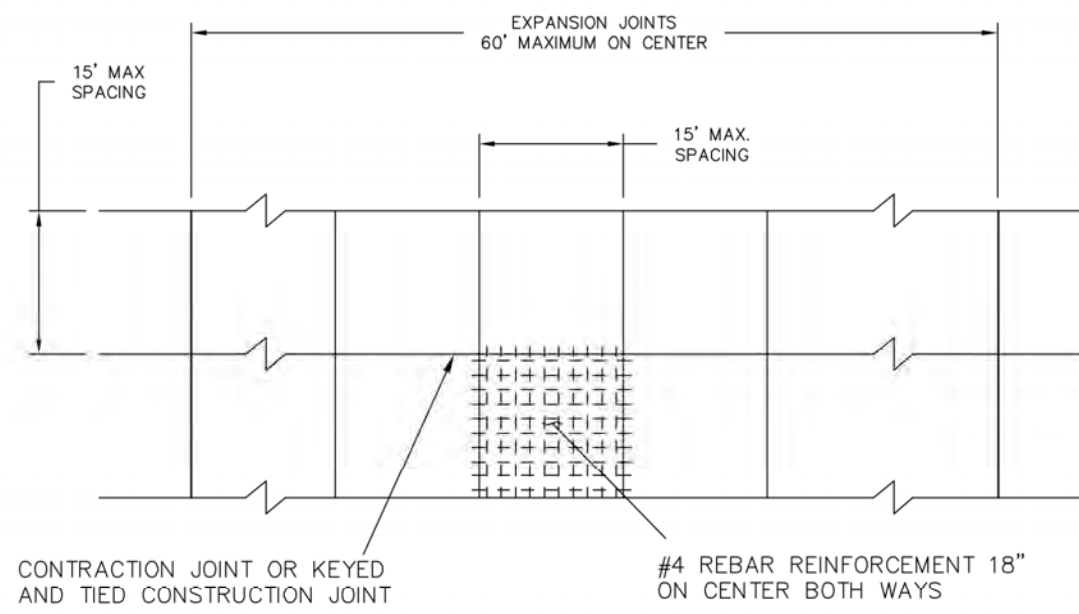
Date: May 30, 2023, 11:46am User ID: MKM  
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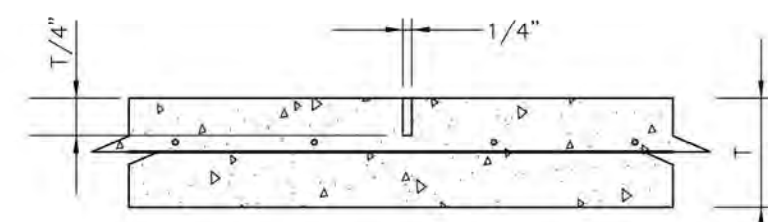
- NOTES:  
 1. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
 2. ALL PAVEMENT MARKINGS SHALL BE PAINTED TWICE.



**CROSS STRIPING DETAIL**  
 NOT-TO-SCALE

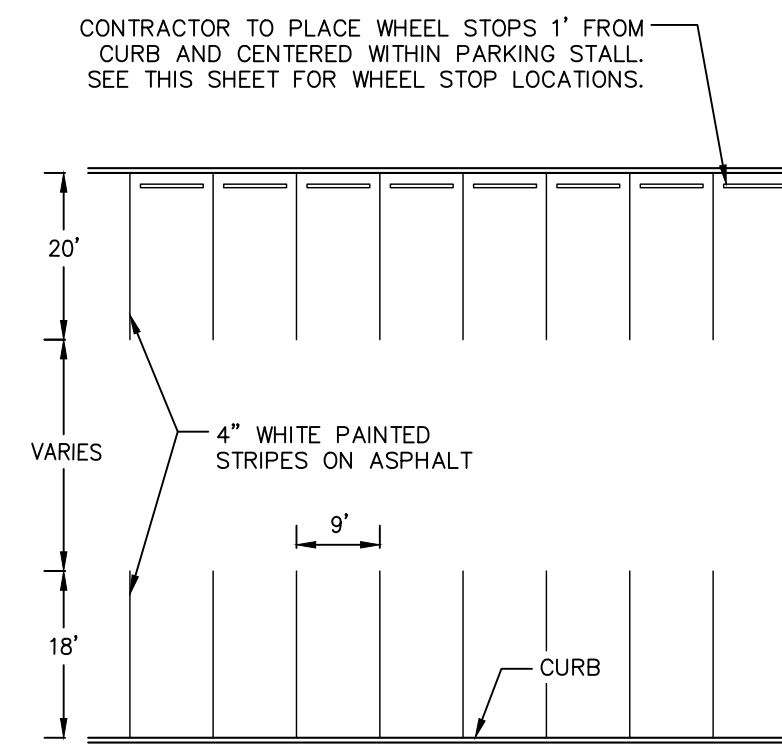


**CONTROL JOINT DETAIL**  
 NOT-TO-SCALE



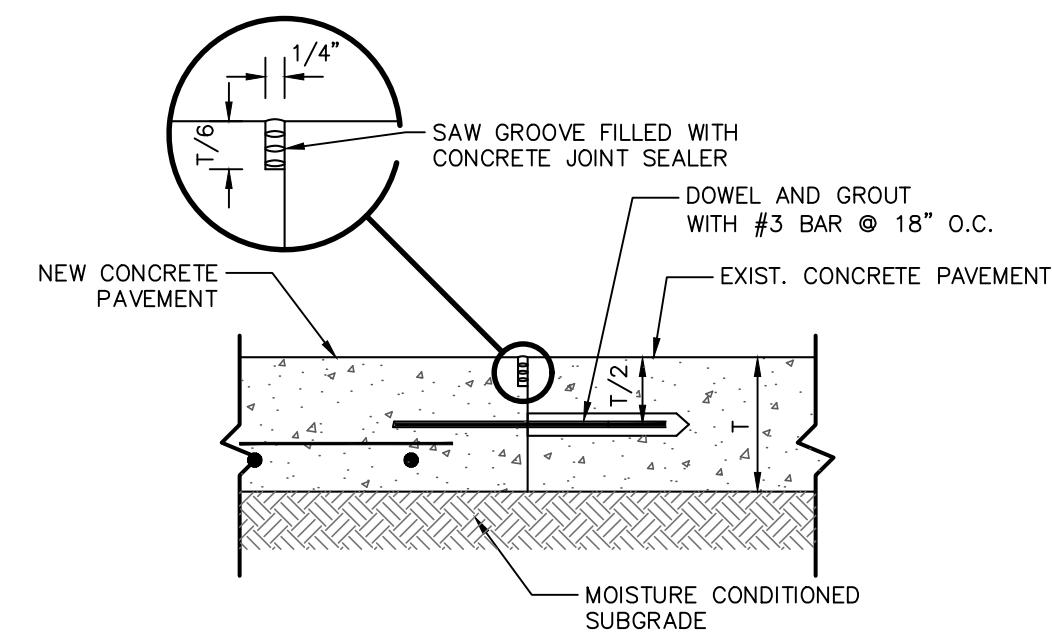
SAW CUTTING TO BE DONE WITHIN 6 TO 12 HOURS OF CONCRETE POUR LOCATED MAX. 15' O.C.

T = REFER TO CONCRETE PAVEMENT SECTION DETAIL

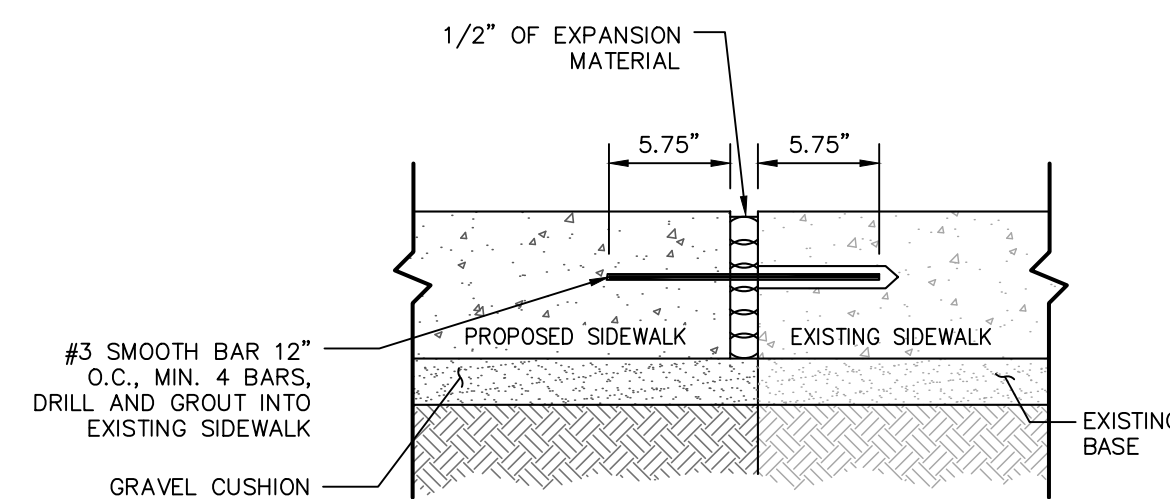


NOTE: STANDARD SPACES ARE 9X18 AS NOTED (SEE DIMENSION CONTROL PLAN)

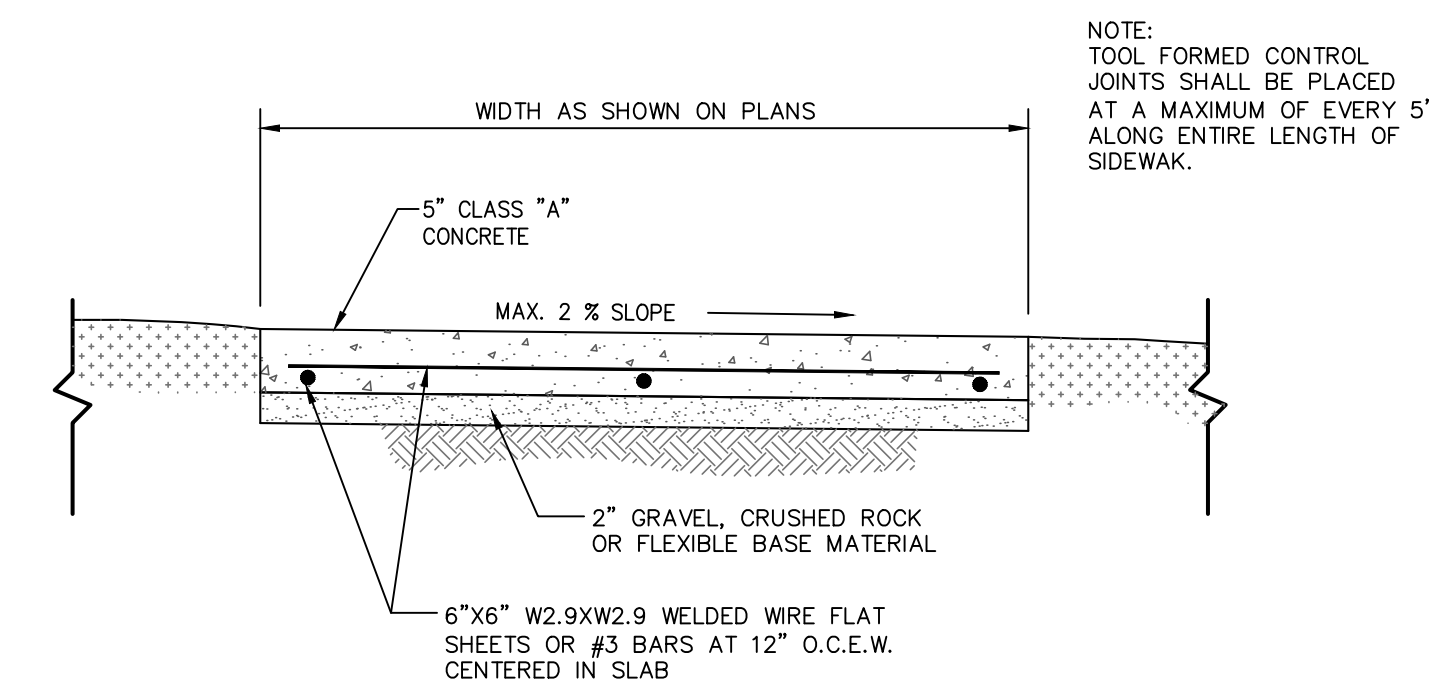
**STRIPING FOR 90-DEGREE PARKING**  
 NOT-TO-SCALE



**NEW CONCRETE TO EXISTING CONCRETE JUNCTION DETAIL**  
 NOT-TO-SCALE



**SIDEWALK JUNCTURE DETAIL**  
 NOT-TO-SCALE



NOTE: TOOL FORMED CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF EVERY 5' ALONG ENTIRE LENGTH OF SIDEWALK.

**SIDEWALK & CONCRETE ISLAND NOSE DETAIL**  
 NOT-TO-SCALE

REVISIONS:	BY	DATE	DESCRIPTION

PROJECT:  
**PT22M BUILDING TYPE**  
**F.M. 407 & MCMAKIN RD.**  
**BARTONVILLE, TX**

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817.870.3888  
TRUSTEES OF PROFESSIONAL ENGINEERS, TEXAS REGISTRATION NO. 4470

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 SAN ANTONIO, TEXAS  
 210-476-6000 ZIP 78216  
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SHEET TITLE:  
**SITE DETAILS**

UNIT NO.  
 DATE: 05/30/2023  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C7.2**

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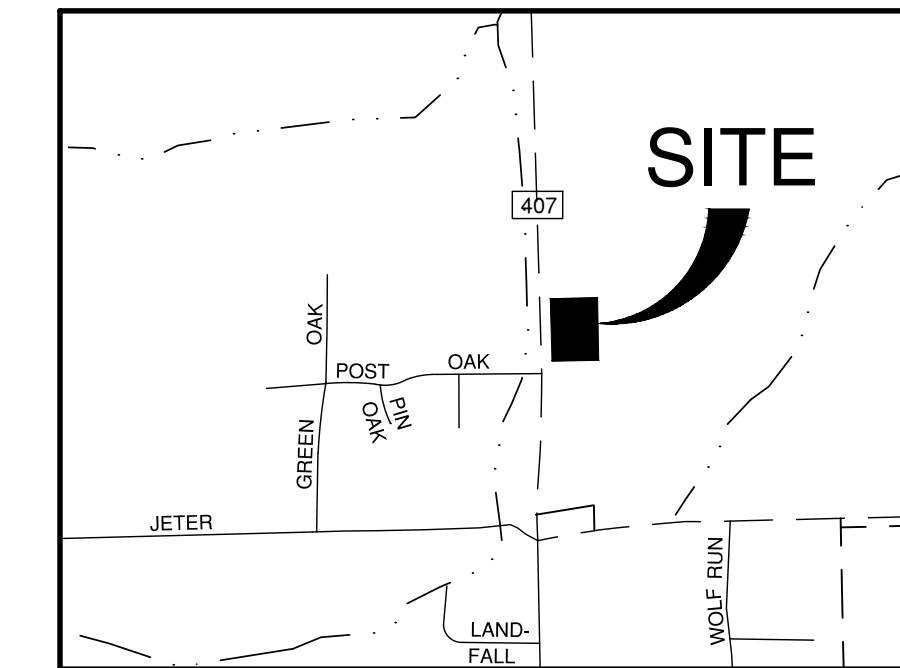




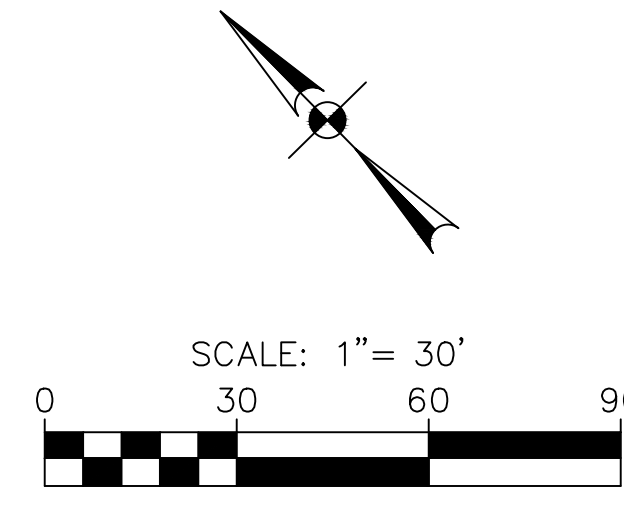


BENCHMARKS

TBM X-CUT N:7077249.3' E:2388423.3' ELEV:658.9' (NAVD88)
TBM X-CUT N:7076945.1' E:2388795.9' ELEV:666.1' (NAVD88)



LOCATION MAP NOT-TO-SCALE



MASTER DRAINAGE LEGEND

- 600 EXISTING MAJOR CONTOUR
602 EXISTING MINOR CONTOUR
600 PROPOSED MAJOR CONTOUR
602 PROPOSED MINOR CONTOUR
DRAINAGE AREA
EXISTING DRAINAGE AREA
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
PROPOSED CURB INLET
PROPOSED FLOW DIRECTION
DRAINAGE AREA
1.00 ACRES

NOTES

- 1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS TRACT IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48121C0510G FOR DENTON COUNTY, EFFECTIVE APRIL 18, 2011.
4. EXISTING STORM SYSTEM IS ADEQUATE TO HANDLE POST-DEVELOPMENT DISCHARGE RATES, REFERENCE LANTANA TOWN CENTER PHASE II DRAINAGE PLANS BY KIMLEY-HORN DATED AUGUST 2, 2017.
5. PROPOSED DRAINAGE AREA IS BASED ON DRAINAGE AREA 'D2', PROVIDED ON LANTANA TOWN CENTER PHASE II PROPOSED DRAINAGE AREA MAP FULL BUILD OUT BY KIMLEY-HORN DATED AUGUST 2, 2017, WHICH ACCOUNTS FOR THE DEVELOPED FLOWS OF THIS TRACT.
6. EXISTING DRAINAGE AREA EX-2 IS BASED ON DRAINAGE AREA PROVIDED ON LANTANA TOWN CENTER PHASE II EXISTING DRAINAGE AREA MAP BY KIMLEY-HORN DATED AUGUST 2, 2017, WHICH SHOWS 310 CFS OUTFALLING TO BLANCO RD. THIS HAS BEEN REDUCED TO 1.86 CFS IN THE 100-YR EVENT BY THIS DEVELOPMENT.
7. ALL PROPOSED STORM DRAIN LINES ARE PRIVATE.

Table with columns: Area No., Area (ac), Runoff Coeff., CA, Tc (min), 1100 (in/hr), Q100 (cfs), Design Flows\* (cfs). Rows include D2-1 through D2-6, Total Piped Area, Total Pipe Flow, Total Bypass Area, Total Bypass Flow, and EX-2\*\*.

\*Note: Design flows are from Lantana Town Center Phase II Plans (see Note 5 this sheet).
\*\*Note: Flow is from Lantana Town Center Phase II Plans (see Note 6 this sheet).

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Table with columns: REVISIONS, DATE, DESCRIPTION.

PROJECT: PT22M BUILDING TYPE F.M. 407 & MCKAMIN RD. BARTONVILLE, TX

PAPE-DAWSON ENGINEERS FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS 650 WEST HWY. STE 700 FORT WORTH, TX 76116 (817) 872-3888

WHATABURGER 300 CONCORD PLAZA DR. SAN ANTONIO, TEXAS 210-476-6000 ZIP 78216

SHEET TITLE: DRAINAGE PLAN

UNIT NO. DATE: 05/30/2023 SCALE: 1" = 20' DRAWN BY: DDD

SHEET NO: C8.1

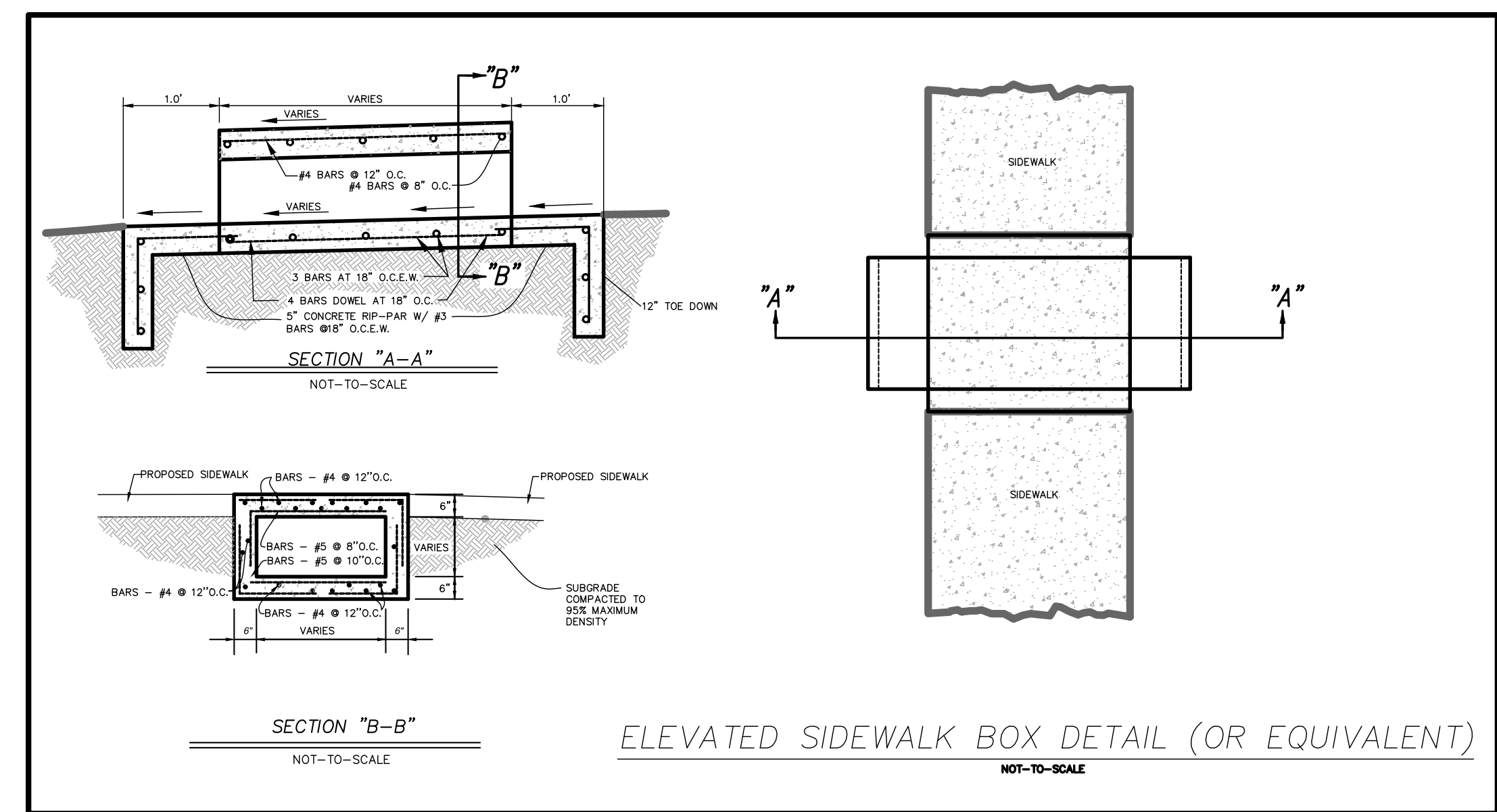
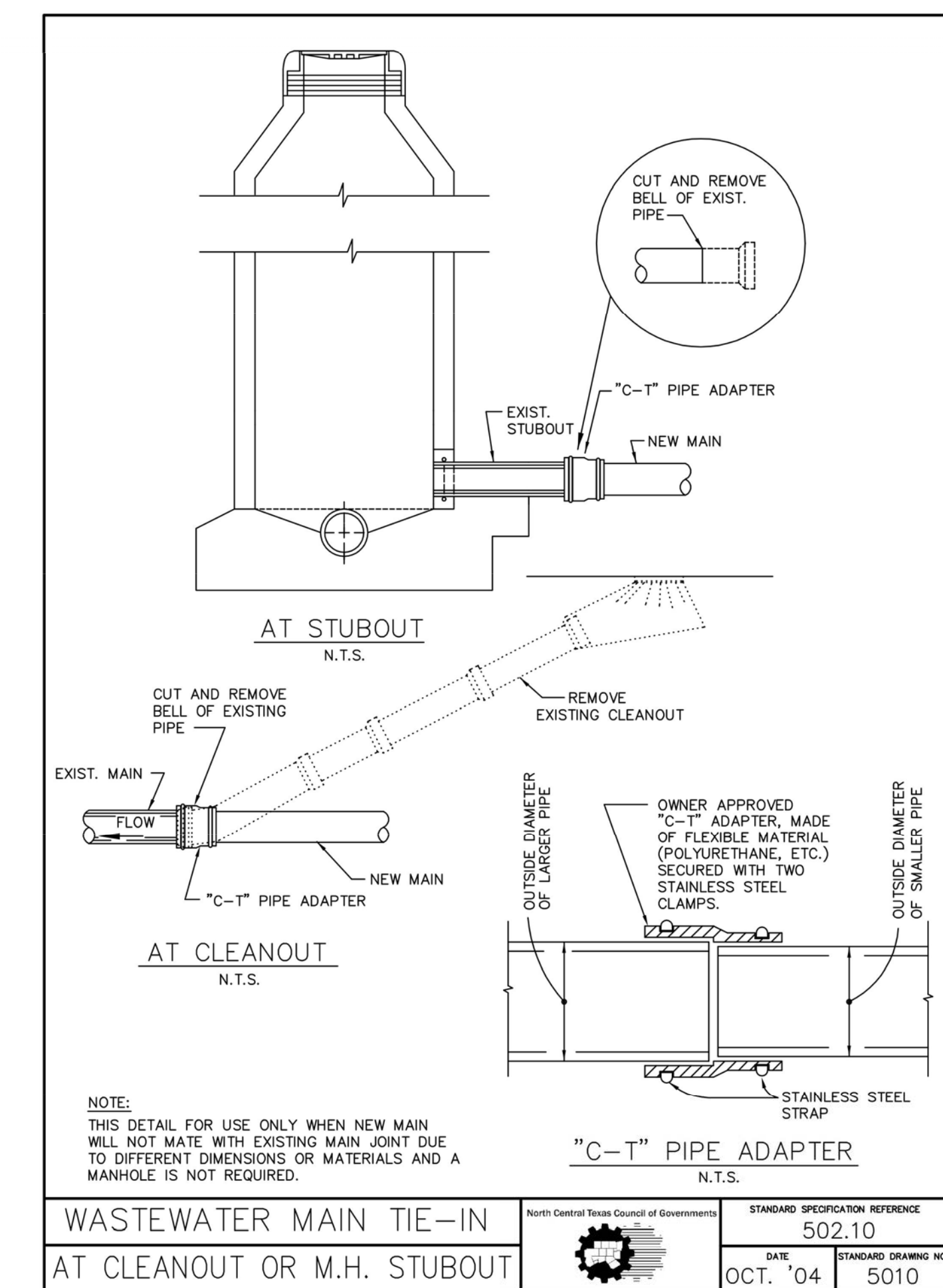
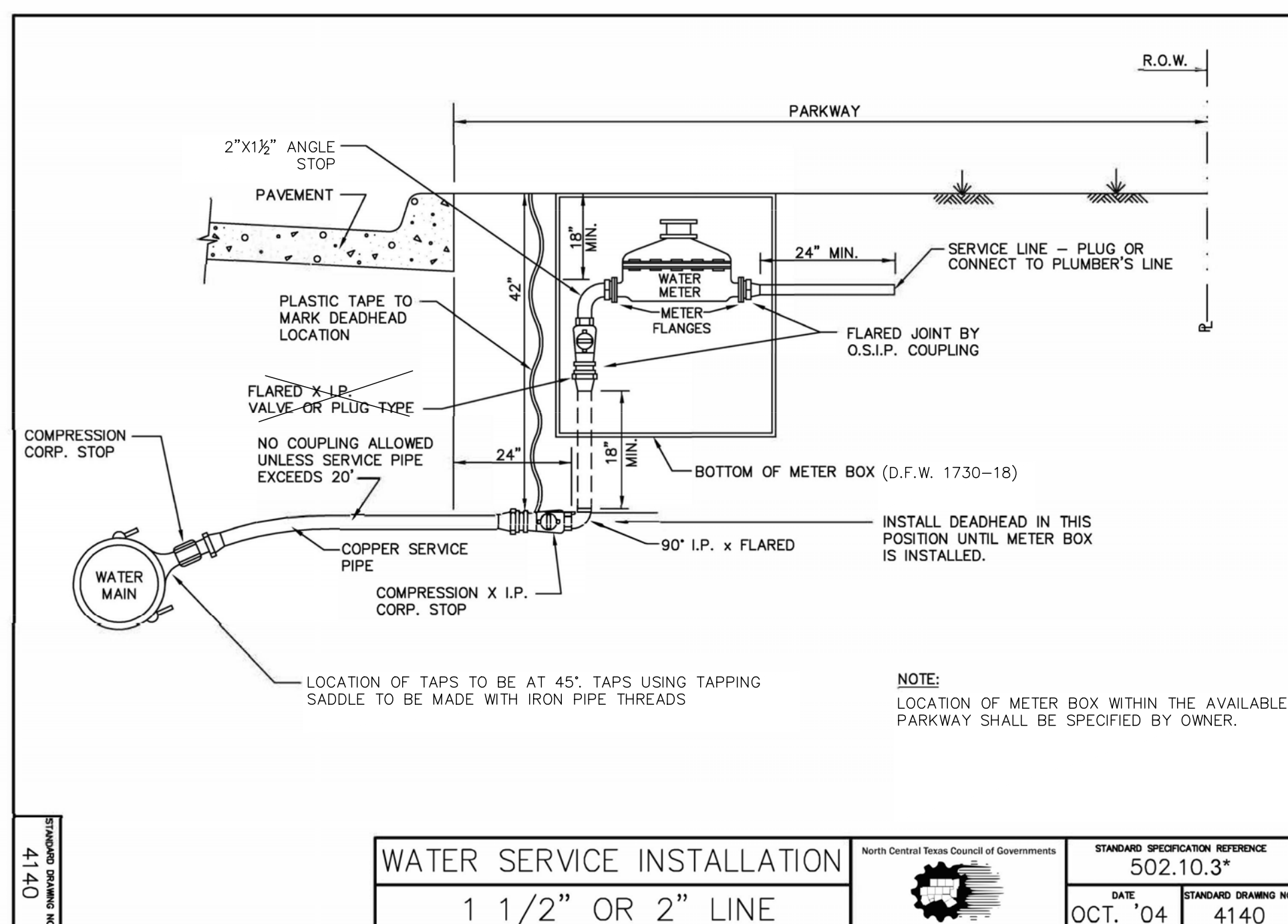
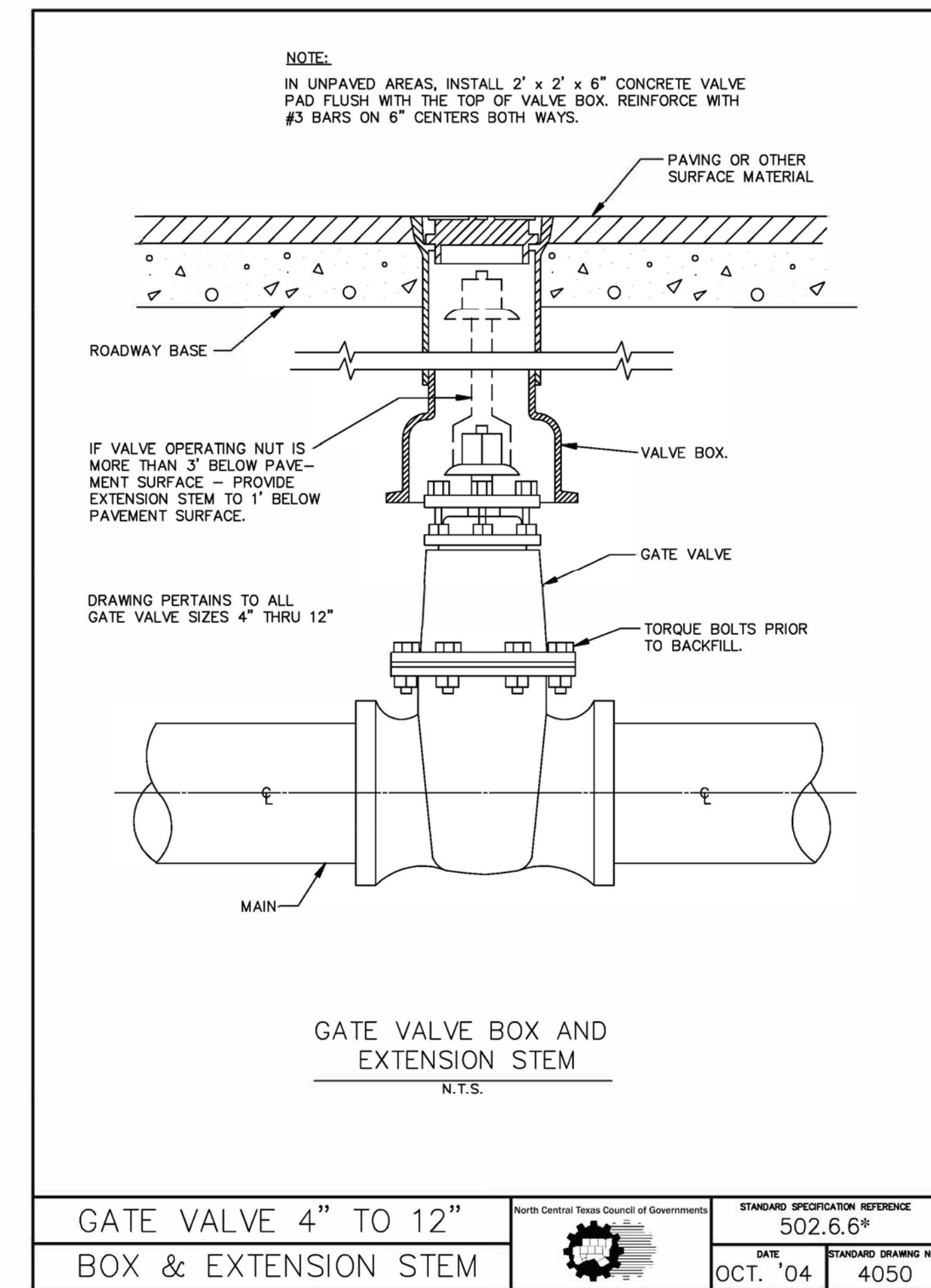
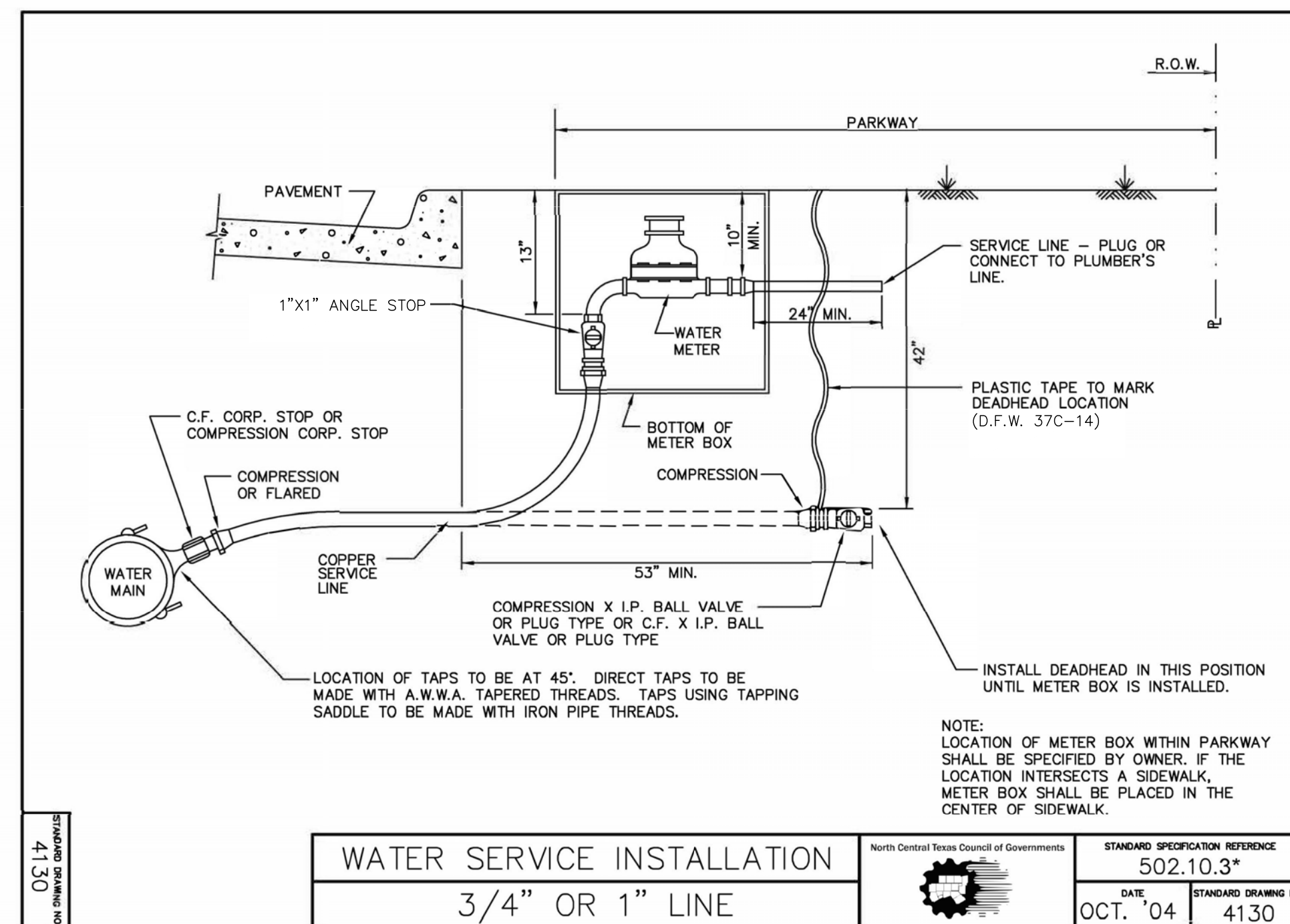
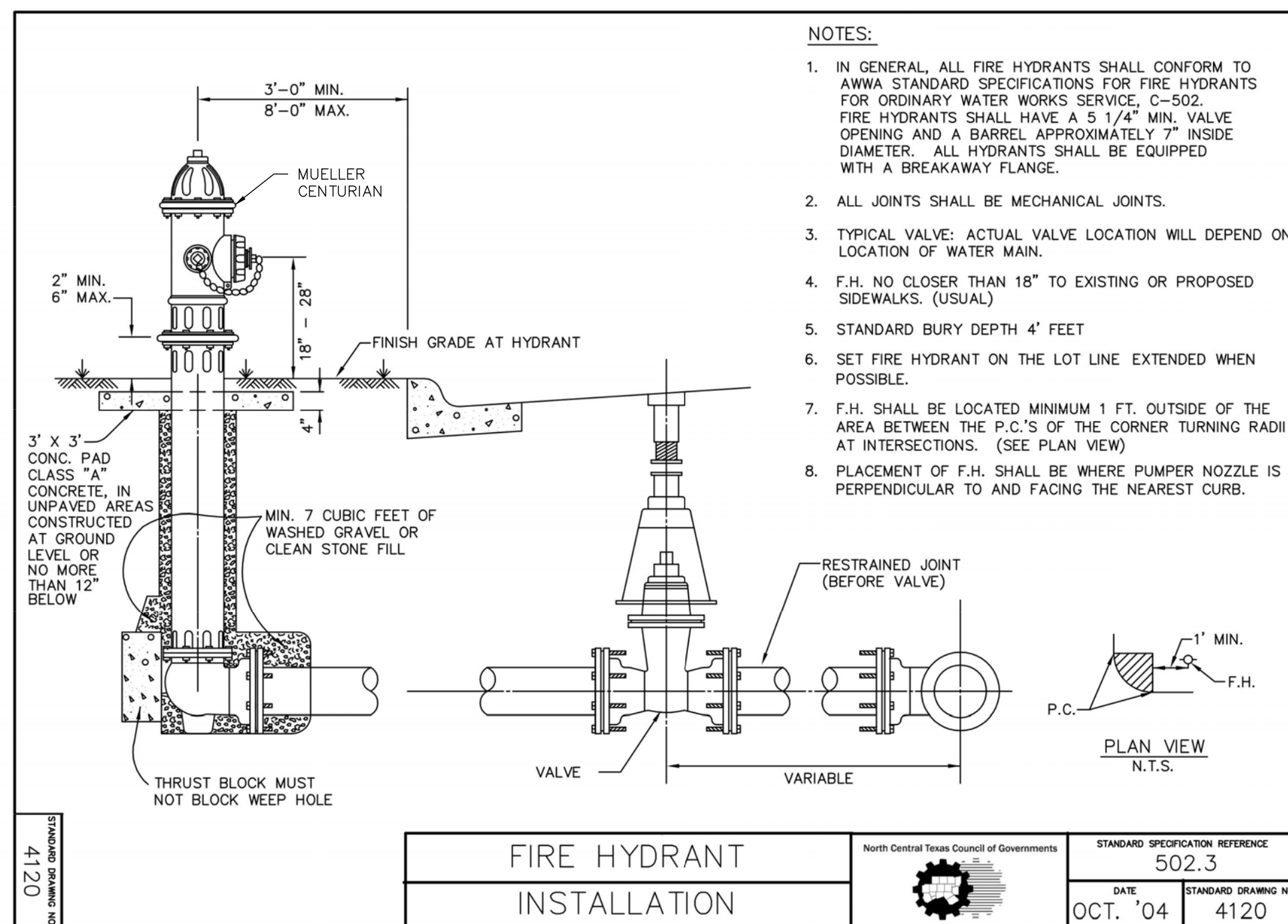


DATE: May 30, 2023, 11:47am User ID: MKM File: S:\projects\613116\1100\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DR-6131600.dwg









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REVISIONS:	DATE	DESCRIPTION

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817-872-3888  
TRADE BOARD OF PROFESSIONAL ENGINEERS, (REAL REGISTRATION #410)

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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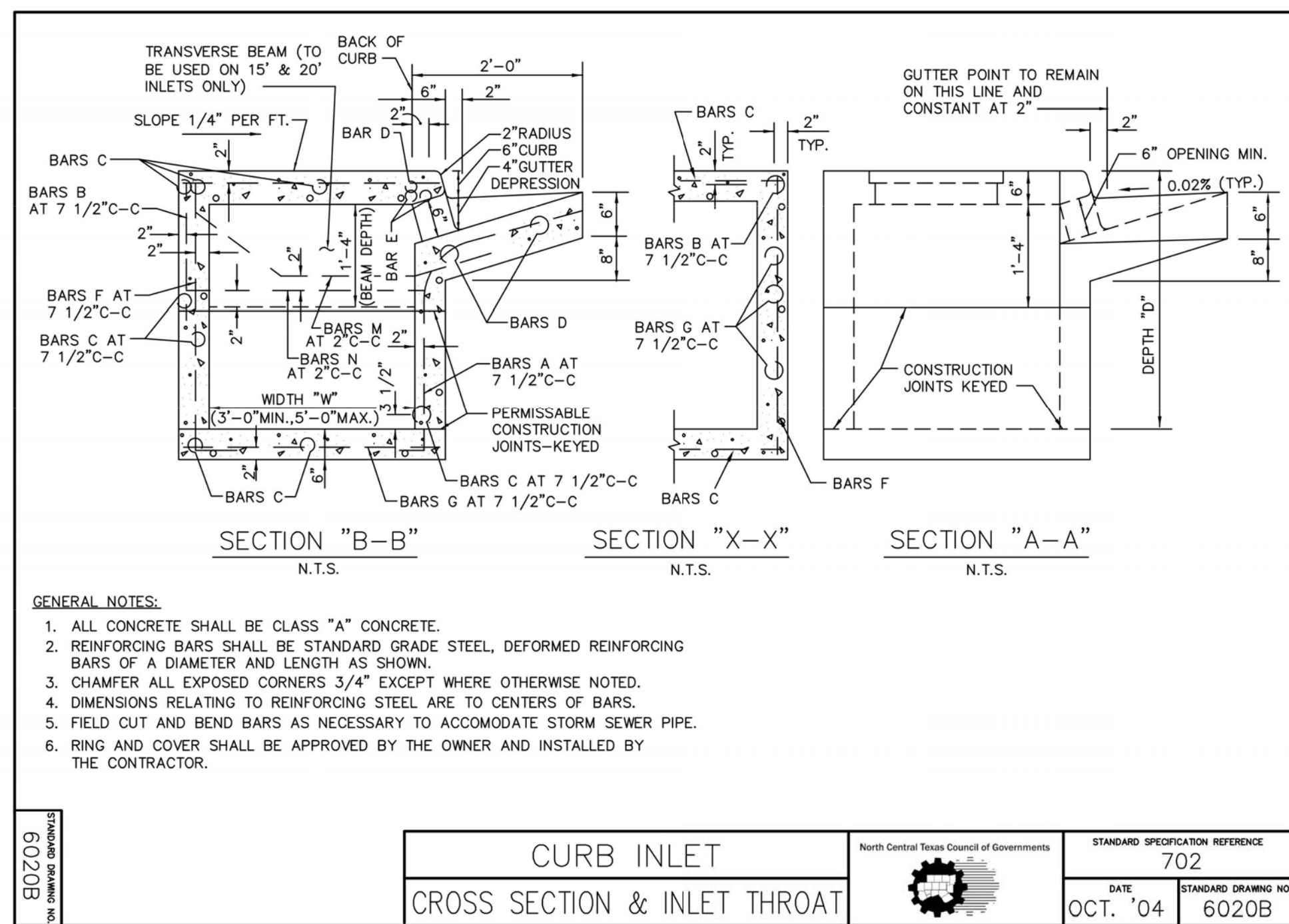
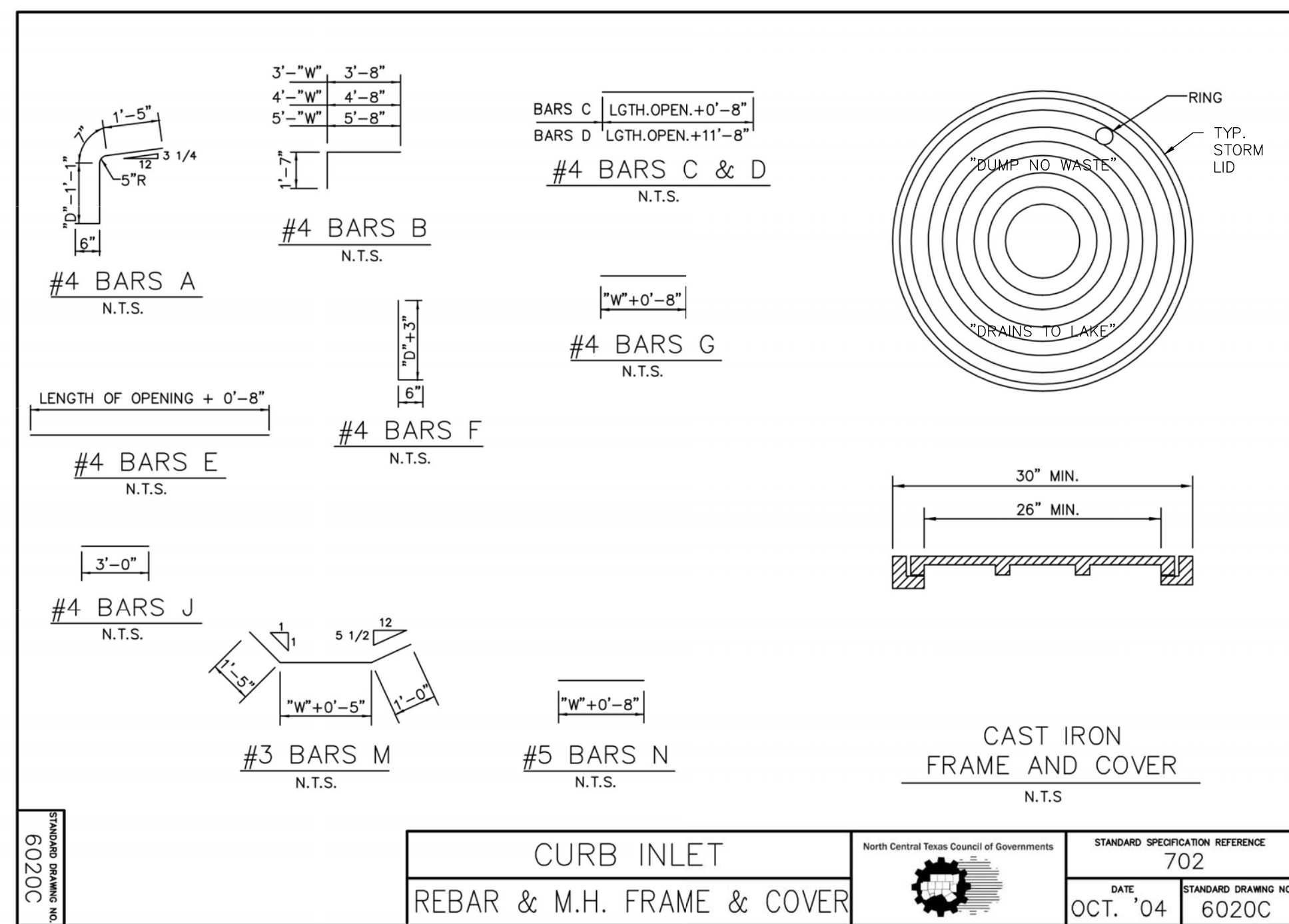
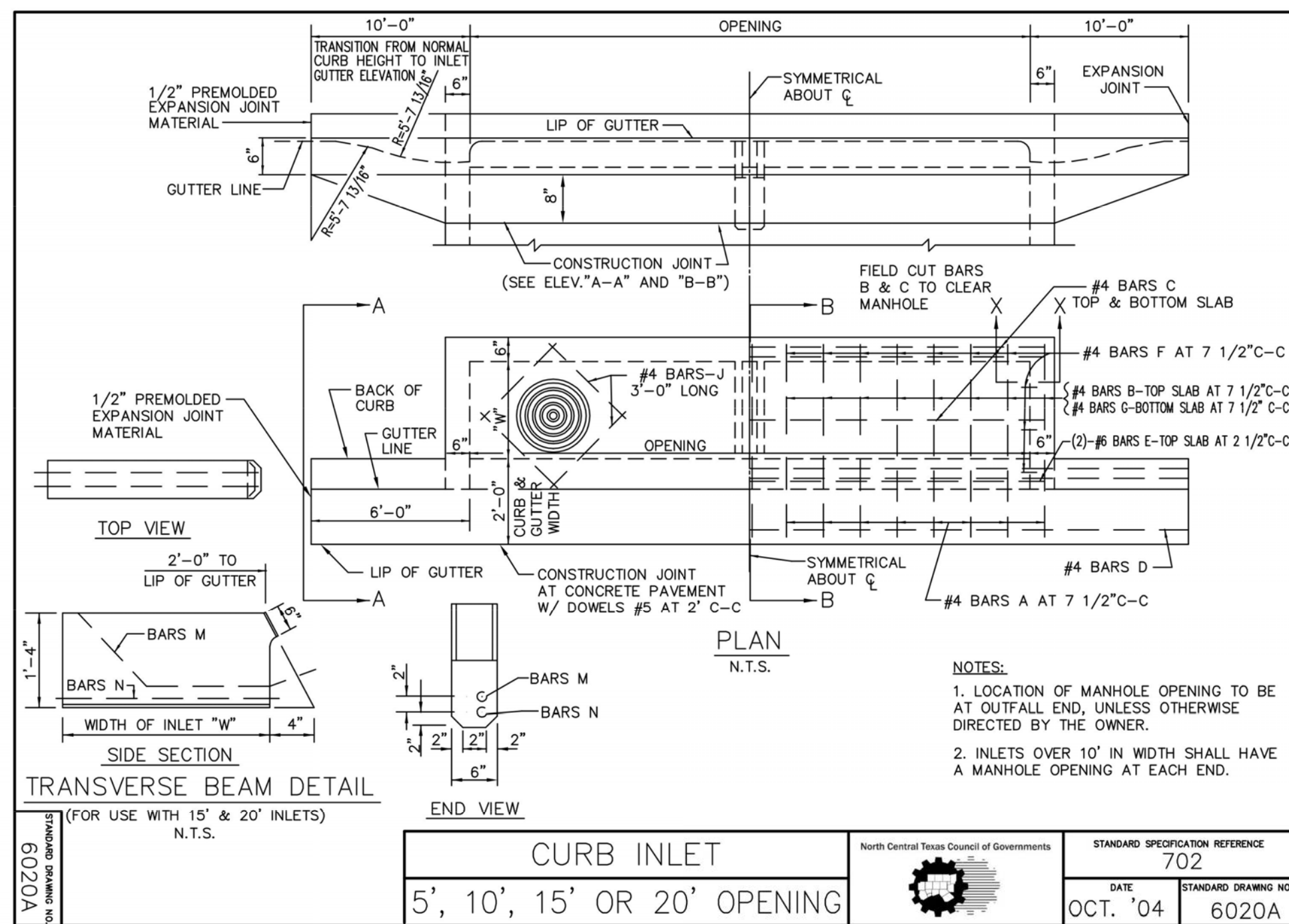
SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C9.1**





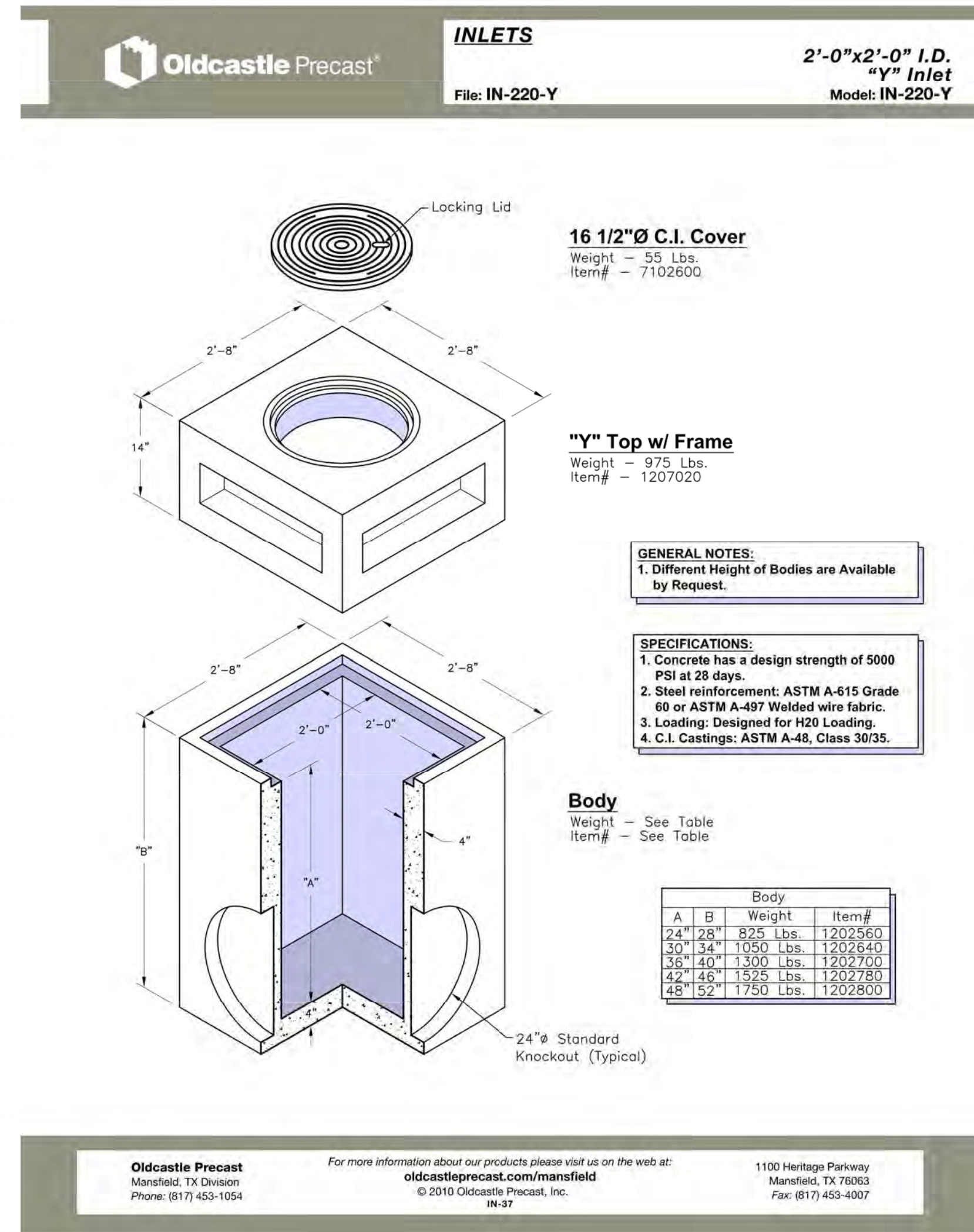


**CURB INLET**  
SUMMARY OF QUANTITIES

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE 702  
DATE OCT. '04  
STANDARD DRAWING NO. 6020E

DEPTH "D"	5'-0" OPENING			10'-0" OPENING			15'-0" OPENING			20'-0" OPENING		
	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"
3'-6"	2.62	3.06	2.95	3.32	3.28	3.73	4.12	4.79	4.64	5.21	5.20	5.64
3'-9"	2.70	3.09	3.04	3.41	3.39	3.73	4.25	4.94	4.78	5.36	5.34	5.79
4'-0"	2.78	3.28	3.14	3.64	3.49	3.99	4.38	5.18	4.92	5.65	5.49	6.10
4'-3"	2.87	3.34	3.23	3.70	3.59	4.06	4.51	5.26	5.06	5.73	5.64	6.19
4'-6"	2.95	3.56	3.32	3.94	3.69	4.31	4.64	5.58	5.20	6.07	5.79	6.56
4'-9"	3.03	3.61	3.41	4.10	3.79	4.38	4.77	5.66	5.34	6.16	5.94	6.65
5'-0"	3.12	3.67	3.51	4.16	3.90	4.45	4.90	5.74	5.47	6.24	6.09	6.74
5'-3"	3.20	3.83	3.60	4.24	4.00	4.65	5.03	6.00	5.61	6.52	6.23	7.04
5'-6"	3.28	3.89	3.69	4.30	4.10	4.72	5.16	6.08	5.75	6.61	6.38	7.13
5'-9"	3.37	4.05	3.78	4.51	4.20	4.95	5.29	6.35	5.89	6.90	6.53	7.44
6'-0"	3.45	4.15	3.88	4.60	4.30	5.04	5.42	6.46	6.03	7.02	6.68	7.57
6'-3"	3.53	4.25	3.97	4.70	4.41	5.15	5.55	6.61	6.17	7.18	6.83	7.73
6'-6"	3.62	4.37	4.06	4.86	4.51	5.32	5.68	6.81	6.31	7.39	6.97	7.97
6'-9"	3.70	4.41	4.15	4.90	4.61	5.37	5.81	6.88	6.45	7.47	7.12	8.06
7'-0"	3.78	4.60	4.25	5.10	4.71	5.60	5.94	7.16	6.59	7.77	7.27	8.37
7'-3"	3.86	4.65	4.34	5.16	4.81	5.67	6.07	7.24	6.72	7.85	7.42	8.46
7'-6"	3.95	4.77	4.43	5.29	4.91	5.70	6.20	7.42	6.86	8.04	7.57	8.66
7'-9"	4.03	4.91	4.53	5.44	5.02	5.97	6.33	7.62	7.00	8.26	7.71	8.90
8'-0"	4.12	4.96	4.62	5.50	5.12	6.04	6.46	7.70	7.14	8.34	7.86	8.99
8'-3"	4.20	5.04	4.71	5.59	5.22	6.13	6.59	7.74	7.28	8.49	8.01	9.15
8'-6"	4.28	5.19	4.80	5.76	5.32	6.32	6.71	8.04	7.42	8.71	8.16	9.38
8'-9"	4.37	5.28	4.90	5.86	5.42	6.43	6.84	8.19	7.56	8.86	8.31	9.54
9'-0"	4.45	5.45	4.99	6.05	5.53	6.64	6.97	8.42	7.70	9.12	8.46	9.82
9'-3"	4.53	5.54	5.08	6.14	5.63	6.74	7.10	8.58	7.84	9.29	8.60	9.99
9'-6"	4.62	5.68	5.17	6.30	5.73	6.92	7.23	8.78	7.97	9.50	8.75	10.22
10'-0"	4.78	5.82	5.36	6.45	5.93	7.08	7.49	9.00	8.11	9.74	9.05	10.48

NOTE: FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON**  
ENGINEERS  
680 WEST HWY. STE. 700 FORT WORTH, TX 76116 (817) 872-3888  
TRUCKS LOAD OF PROFESSIONAL ENGINEERS, LICENSE NO. 10410

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

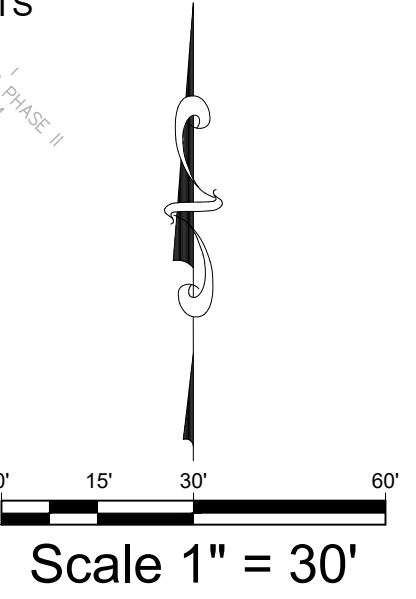
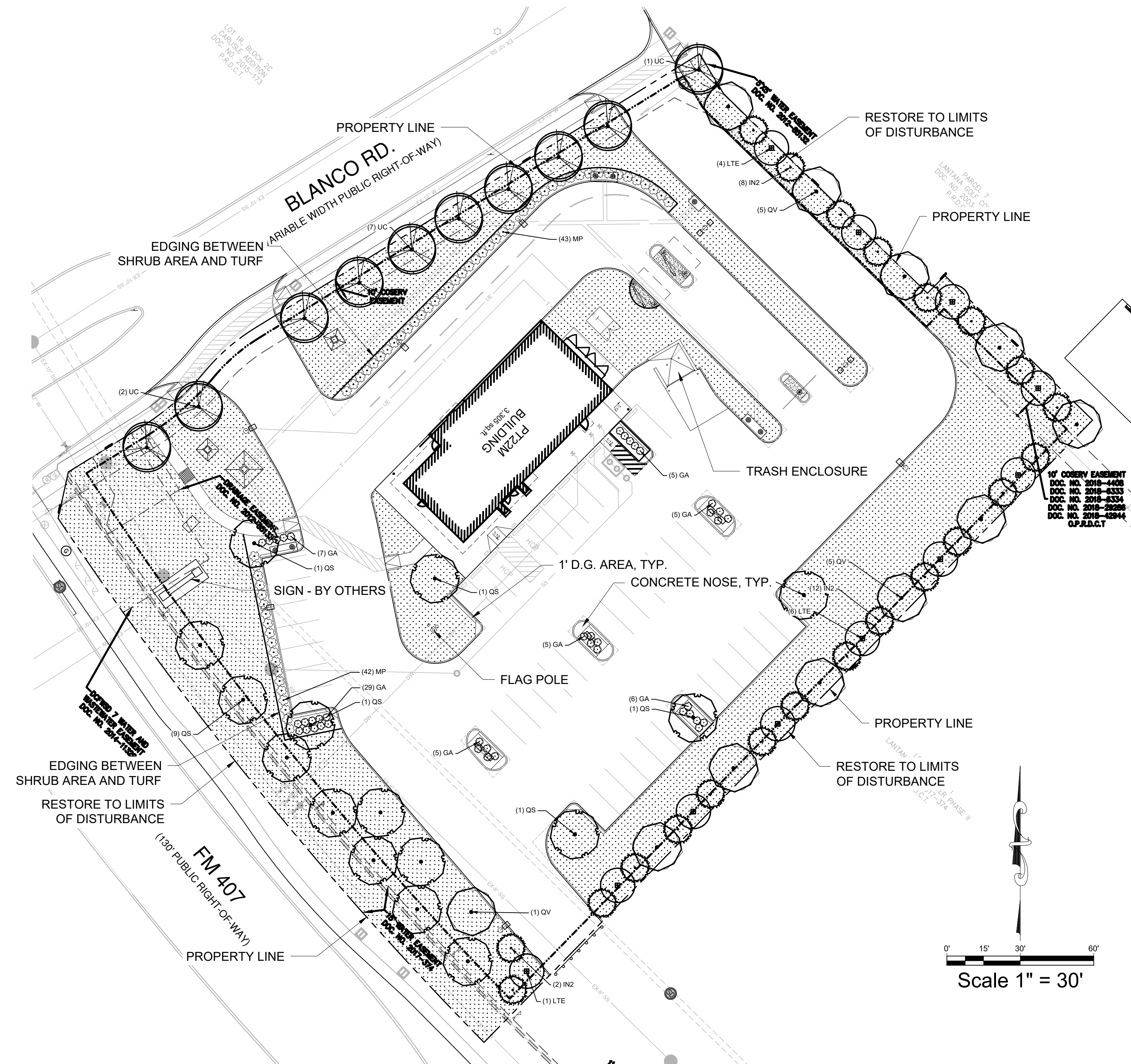
SHEET NO:  
**C9.2**

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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE		
	IN2	22	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	1.5" Cal.	Cont. or B&B	5' Min.		
	LTE	11	Lagerstroemia indica 'Catawba' Catawba Tree Crape Myrtle Multi-Trunk	3-5 CANES, 1.5" OVERALL CAL.	Cont. or B&B	5' Min.		
	QS	15	Quercus shumardii Shumard Red Oak	3" Cal.	Cont.	7' Min.		
	QV	11	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	7' Min.		
	UC	10	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	7' Min.		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	SPACING	DETAIL
	GA	41	Abelia grandiflora Glossy Abelia	5 gal	36" OC	18" Min.	36" o.c.	
	MP	62	Myrica cerifera 'Pumila' Dwarf Wax Myrtle	7 GAL	36" OC	30" HT MIN	48" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE		
	CD	34,228 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod				
ROCK / STONE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE		
	OG	200 sf	Decomposed Granite over weed filter fabric	3' depth				

**LANDSCAPE CALCULATIONS**

ZONING	GC/PD-1
SITE AREA:	86,756 SF
NON-VEHICLE USE AREA:	33,968 SF
NO EXISTING TREES ON SITE	
<b>STREETSCAPE</b>	
FM 107	276 LF
TREES REQUIRED	9 TREES (1 PER 30')
TREES PROVIDED	9 TREES
<b>BLANCO ROAD</b>	
BLANCO ROAD	310 LF
TREES REQUIRED	10 TREES (1 PER 30')
TREES PROVIDED	10 TREES
<b>BUFFER YARD</b>	
565' - NON-RES. -NON RES.	565' - NON-RES. -NON RES.
TREES REQUIRED	11 TREES (1 PER 50')
TREES PROVIDED	11 TREES
UNDERSTORY TREE REQUIRED:	33 TREES (3 PER 50')
UNDERSTORY TREE PROVIDED:	33 TREES
SHRUBS REQUIRED:	34 SHRUBS (6 PER 100')
SHRUBS PROVIDED:	34 SHRUBS
<b>PARKING LOT LANDSCAPING</b>	
INTERIOR ARE REQUIRED:	2,404 SF (10%)
INTERIOR ARE PROVIDED:	3,596 SF (14.9%)
TREES REQUIRED:	6 SHADE (1 PER 400 SF)
TREES PROVIDED:	6 SHADE

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (D&WITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM MEETING THE MINIMUM STANDARDS OF SECTION 18.9. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 2" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT: **WHATABURGER LANTANA, TX**

**WHATABURGER**  
300 CONCORD FLAGA DR.,  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**LANDSCAPE PLANTING**

UNIT NO.  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

SHEET NO:  
**LP-1**  
FILE:





**PLANTING SPECIFICATIONS**

**GENERAL**

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

**PRODUCTS**

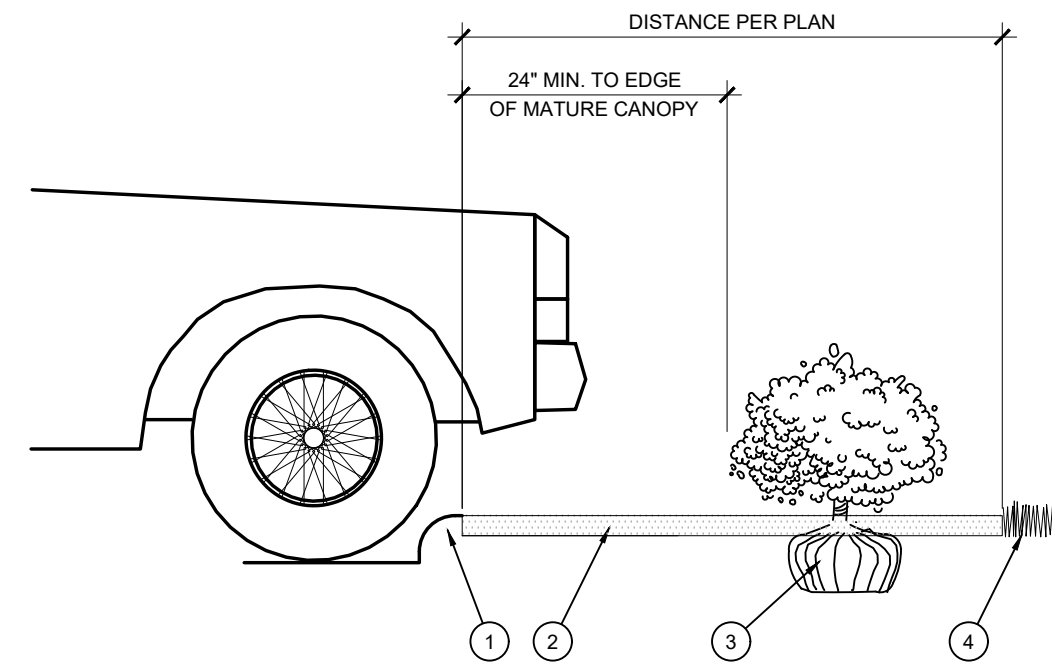
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FREE FROM ENCROACHING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  - ANY PLANT DEEMED UNDESIRABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. IF ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD. PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLETT OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.**
- D. SEED. PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.**
- E. TOPSOIL: SANDY TO CLAY LOAM TEXTURE, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.**
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WET WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/ML, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).**
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.**
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).**
- J. TREE STAKING AND GUYING**
- STAKES: 6" LONG GREEN METAL T-POSTS.
  - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.160 INCH DIAMETER.
  - STRAP CHAIRING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1/2" INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.**
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**

**METHODS**

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - SOIL TESTING:
    - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - IRON SULPHATE - 2 LBS. PER CU. YD.
  - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.

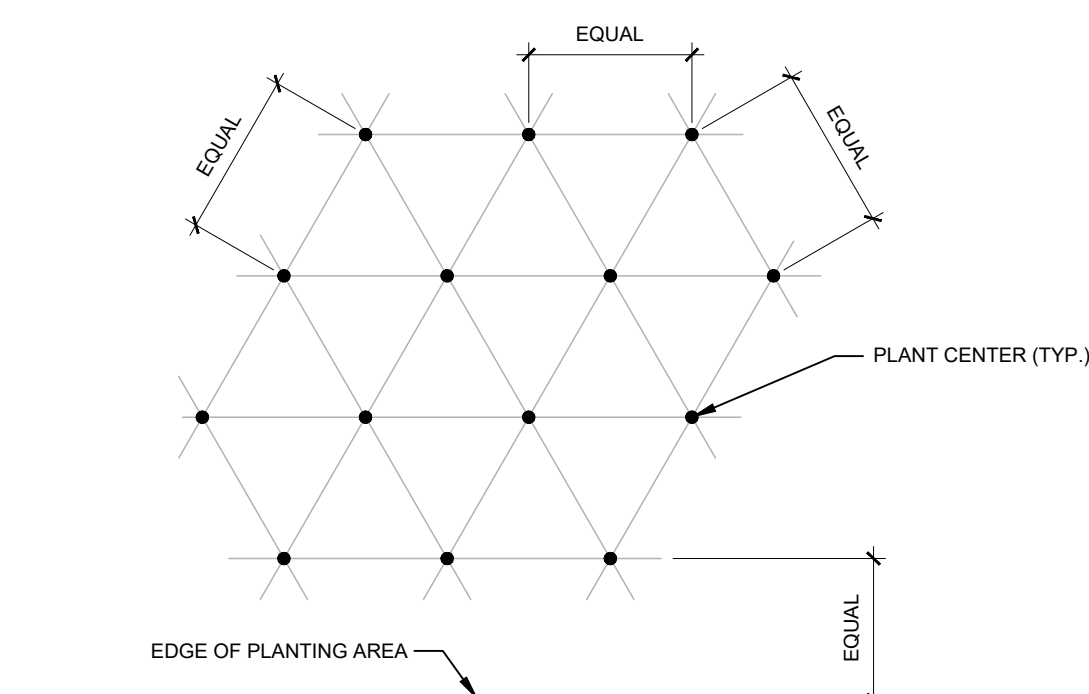
**GENERAL PLANTING**

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
  - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT GREATEST HEIGHT (4' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING:
  - TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - 1"-2" TREES: TWO STAKES PER TREE
    - 2-1/2"-4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: GUY AS NEEDED
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING
  - DIG THE PLANTING HOLES THICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING
  - SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- CLEAN UP
  - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE
  - UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  - THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
- PLANT GUARANTEE AND REPLACEMENTS
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/DYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  - DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- CURB
- MULCH LAYER
- PLANT
- TURF (WHERE SHOWN ON PLAN)

**D. PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE

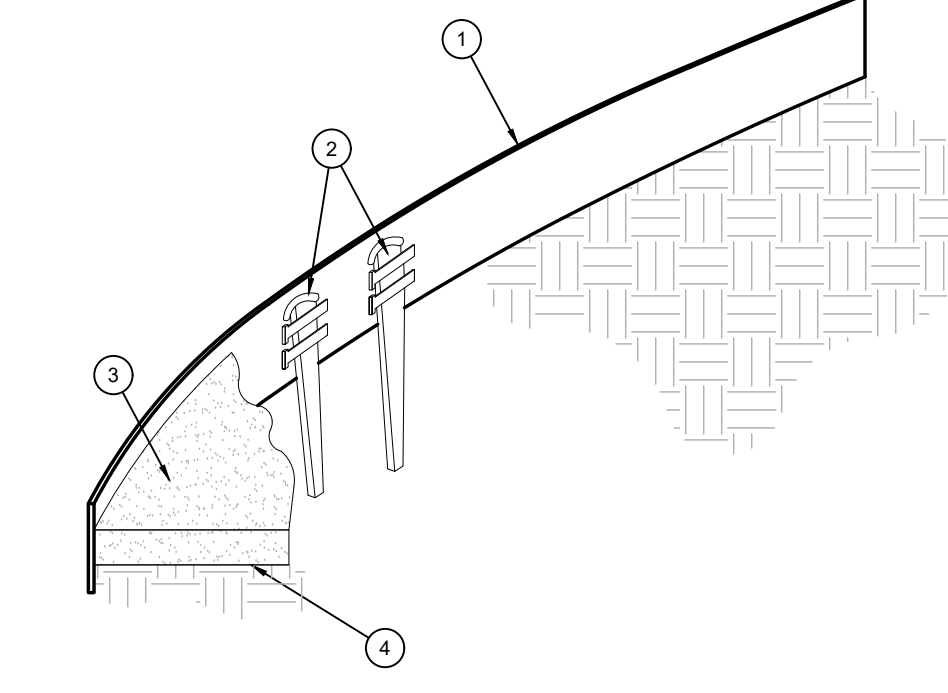


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6"            | 0.22         | 18"           | 1.95         |
| 8"            | 0.39         | 24"           | 3.45         |
| 10"           | 0.60         | 30"           | 5.41         |
| 12"           | 0.87         | 36"           | 7.79         |
| 15"           | 1.35         |               |              |
- STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

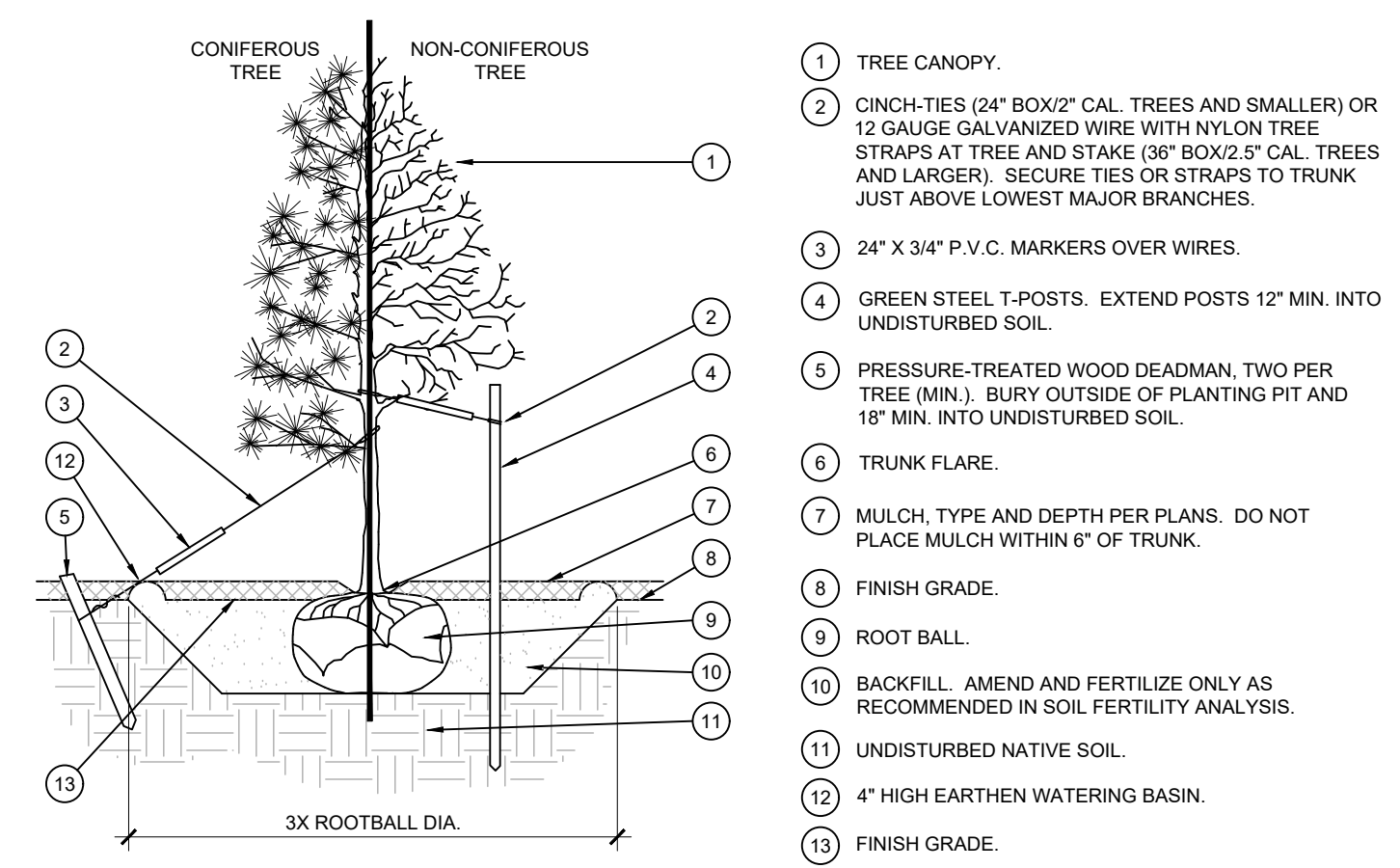
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
STEP 1: 100 SF / (0.6 = 51 PLANTS)  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

**E. PLANT SPACING**  
SCALE: NTS

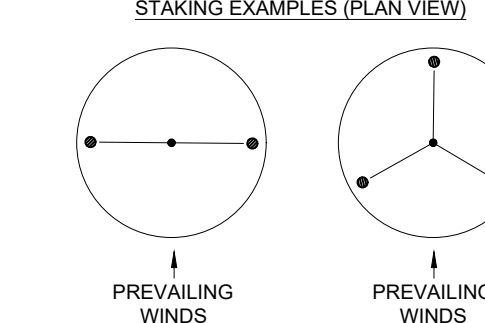


- ROLLED-TOP STEEL EDGING PER PLANS
  - TAPERED STEEL STAKES
  - MULCH, TYPE AND DEPTH PER PLANS
  - FINISH GRADE
- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED
  - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

**F. STEEL EDGING**  
SCALE: NOT TO SCALE

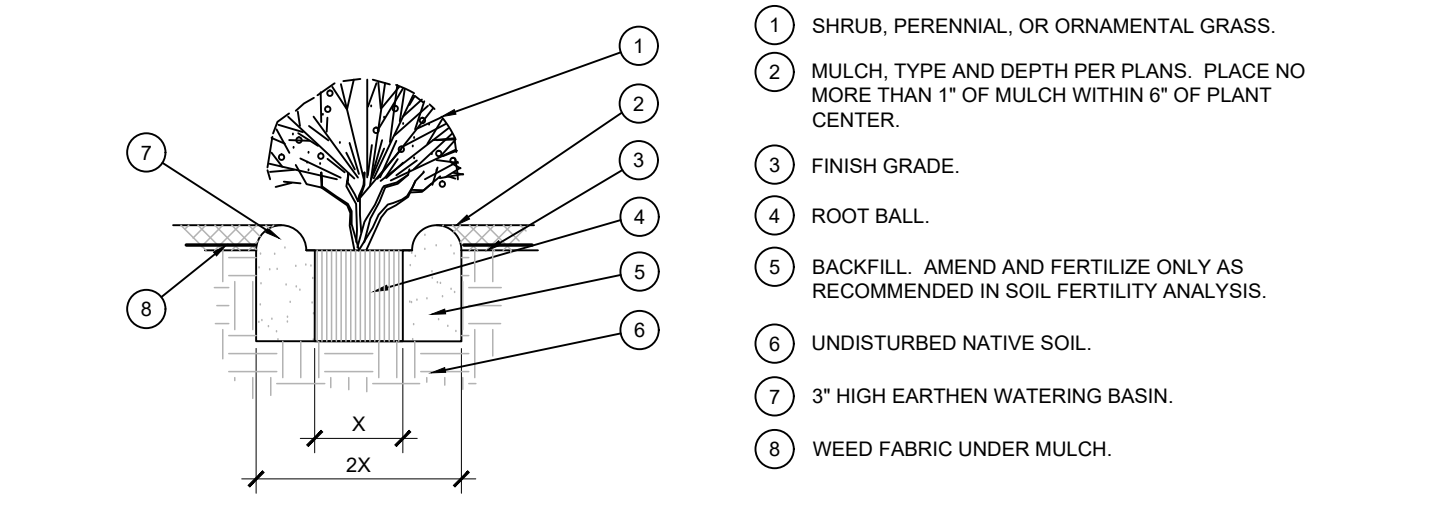


- TREE CANOPY
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (38" BOX/2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

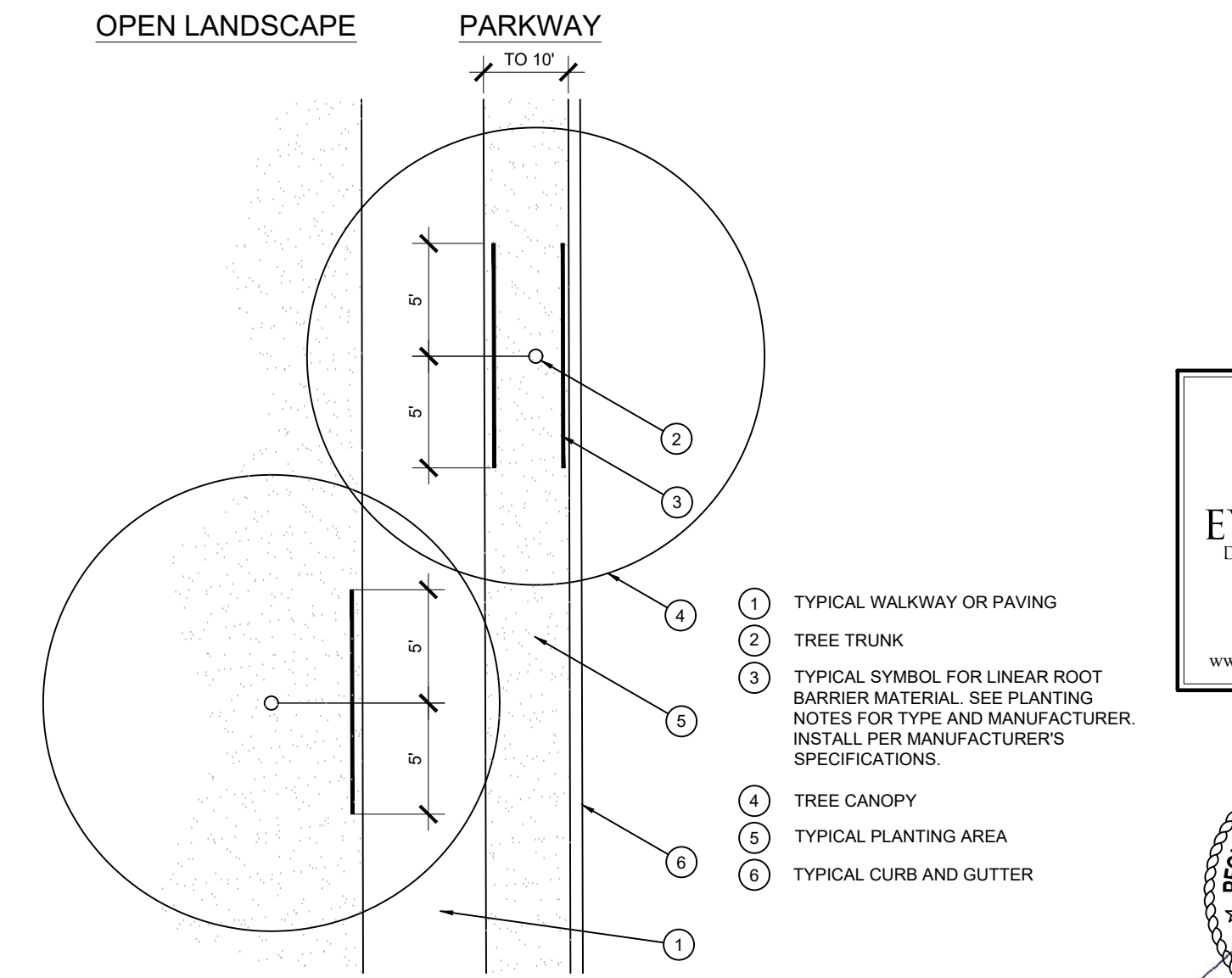


**A. TREE PLANTING**  
SCALE: NOT TO SCALE

- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
  - FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  - REMOVE ALL NURSERY STAKES AFTER PLANTING.
  - FOR TREES 38" BOX/2" CAL. AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
  - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



**B. SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



**C. ROOT BARRIER - PLAN VIEW**  
SCALE: NOT TO SCALE

REVISIONS:	SYM.	DATE	DESCRIPTION	BY

**PROJECT:**  
**WHATABURGER**  
**LANTANA, TX**

**WHATABURGER**  
300 CONCORD PLAZA DR.,  
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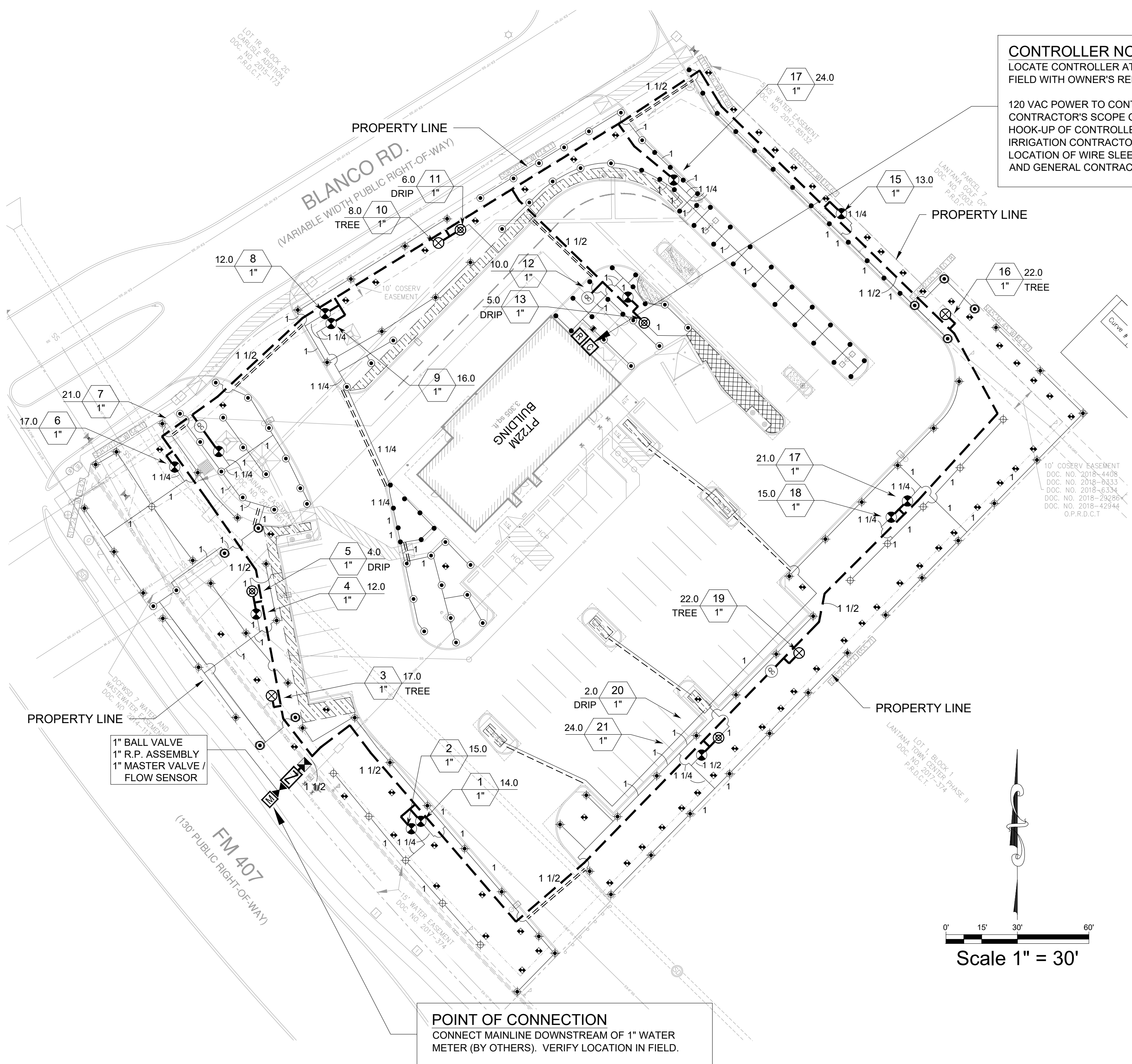
**SHEET TITLE:**  
**LANDSCAPE PLANTING DETAILS & SPECS**

**UNIT NO.**  
**DATE:** 07-18-22  
**SCALE:**  
**DRAWN BY:** EMS  
**APPROVED BY:** EMS

**SHEET NO:**  
**LP-2**  
**FILE:**







**CONTROLLER NOTE**  
 LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

**IRRIGATION DISCLAIMER**

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

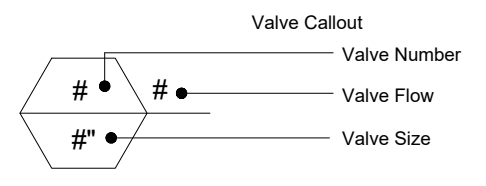
**AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES**

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

**SLEEVING / WIRING NOTES:**

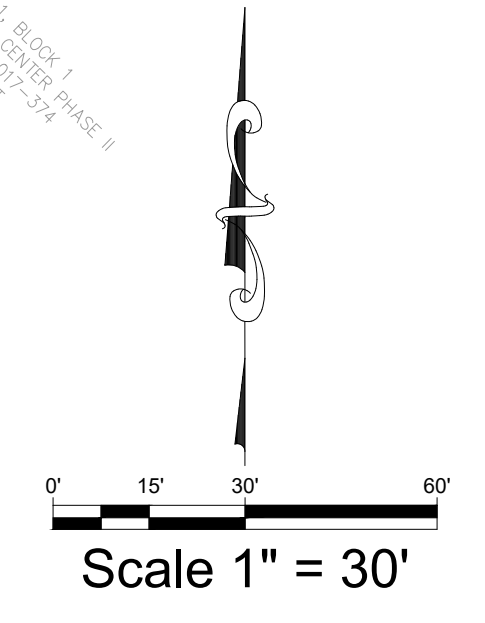
IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.

**VALVE KEY**



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER/MODEL
☐	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
●	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊙	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
⊕	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
■	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
⊗	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE RAINBIRD 5004FCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
⊕	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
⊕	XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
⊕	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
⊕	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
▨	AREA TO RECEIVE DRIFLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
▨	AREA TO RECEIVE DRIFLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
⊕	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
⊕	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
⊕	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
⊕	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
⊕	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMS12 STATION MODULE
⊕	WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
⊕	"MASTER" ELECTRIC VALVE ( SAME SIZE AS METER ) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
---	IRRIGATION LATERAL LINE: CLASS 200
---	IRRIGATION MAINLINE: SCHEDULE 40 PVC
---	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
---	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.



**POINT OF CONNECTION**  
 CONNECT MAINLINE DOWNSTREAM OF 1" WATER METER (BY OTHERS). VERIFY LOCATION IN FIELD.

REVISIONS:	SYM.	DATE	DESCRIPTION	BY

PROJECT: **WHATABURGER LANTANA, TX**



**WHATABURGER**  
 300 CONCORD PLAZA DR.,  
 SAN ANTONIO, TEXAS  
 210-476-6000 21P 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF WHATABURGER.

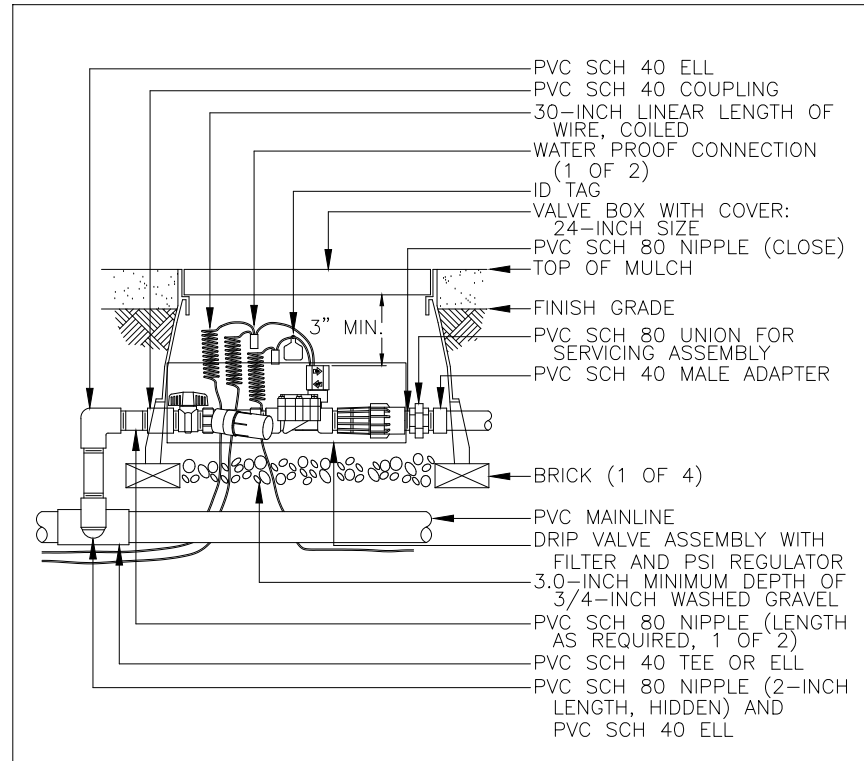
SHEET TITLE:  
**IRRIGATION PLAN**

UNIT NO.  
 DATE: 07-18-22  
 SCALE:  
 DRAWN BY: EMS  
 APPROVED BY: EMS

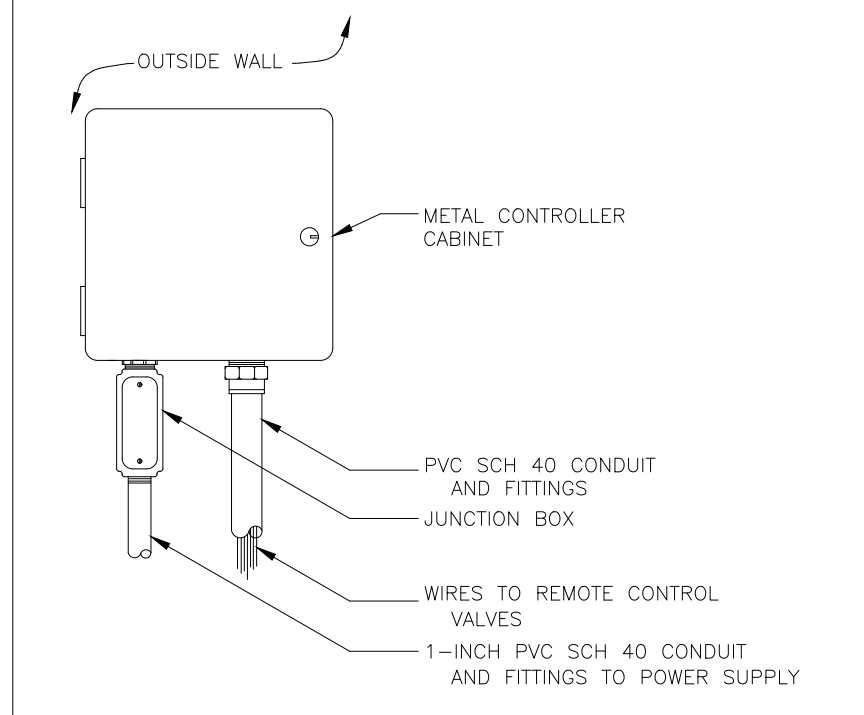
SHEET NO:  
**LI-1**  
 FILE:



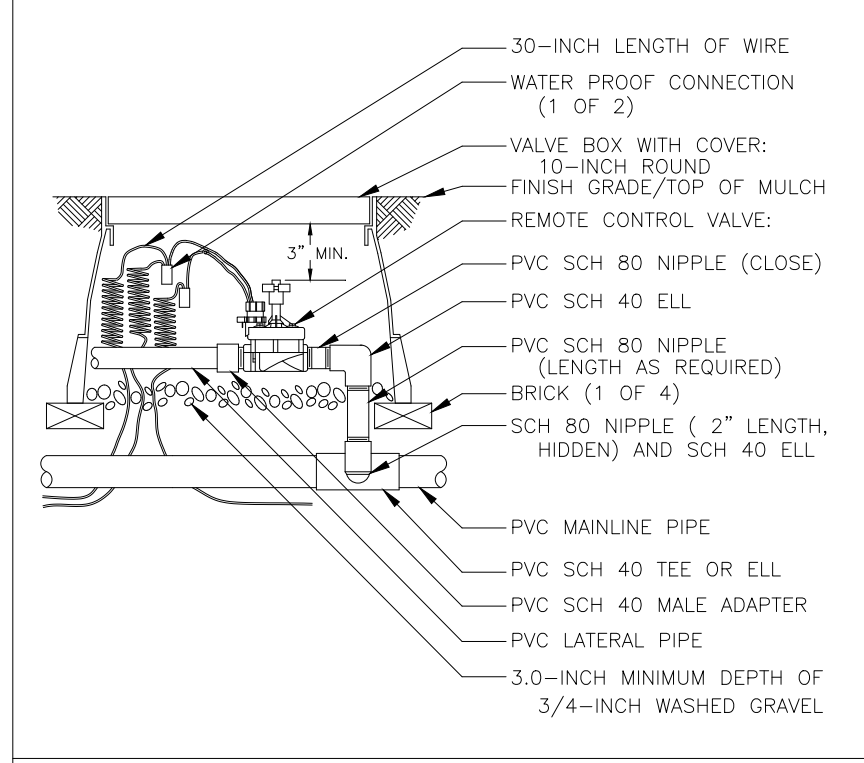




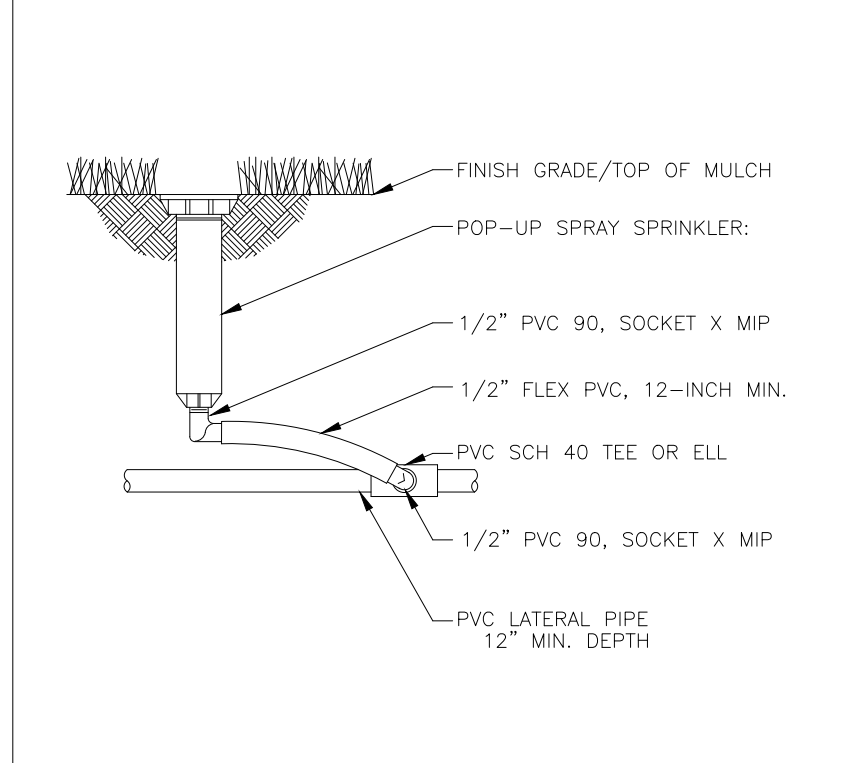
**CONTROL ZONE KIT** N.T.S.



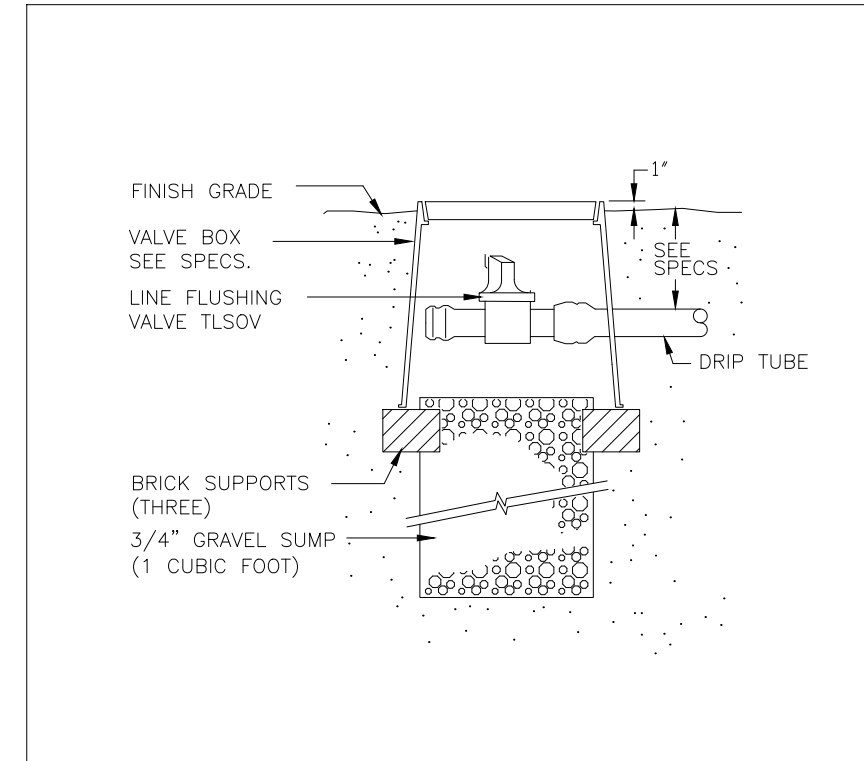
**WALL MOUNT CONTROLLER** N.T.S.



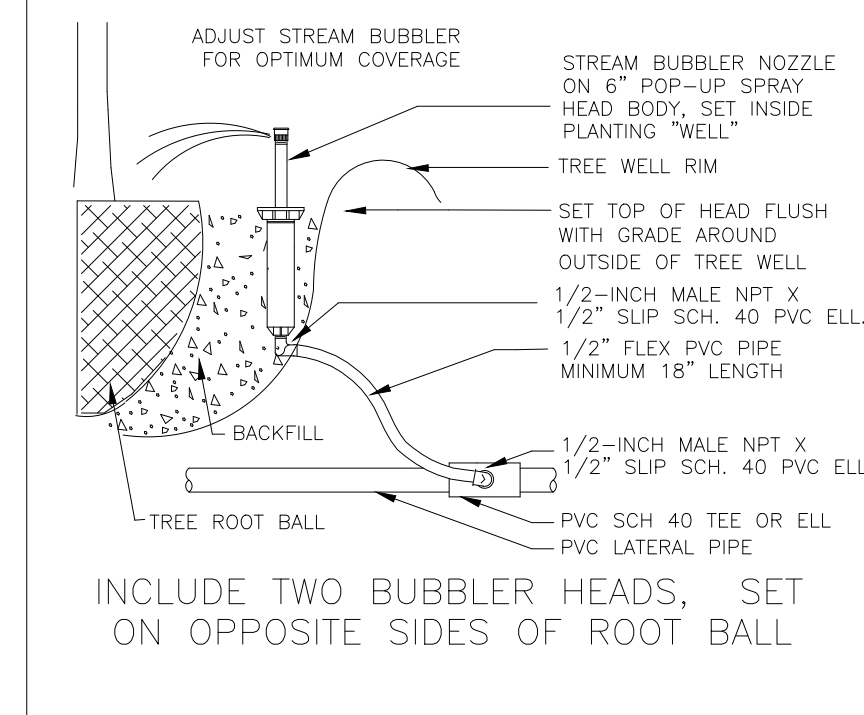
**REMOTE CONTROL VALVE** N.T.S.



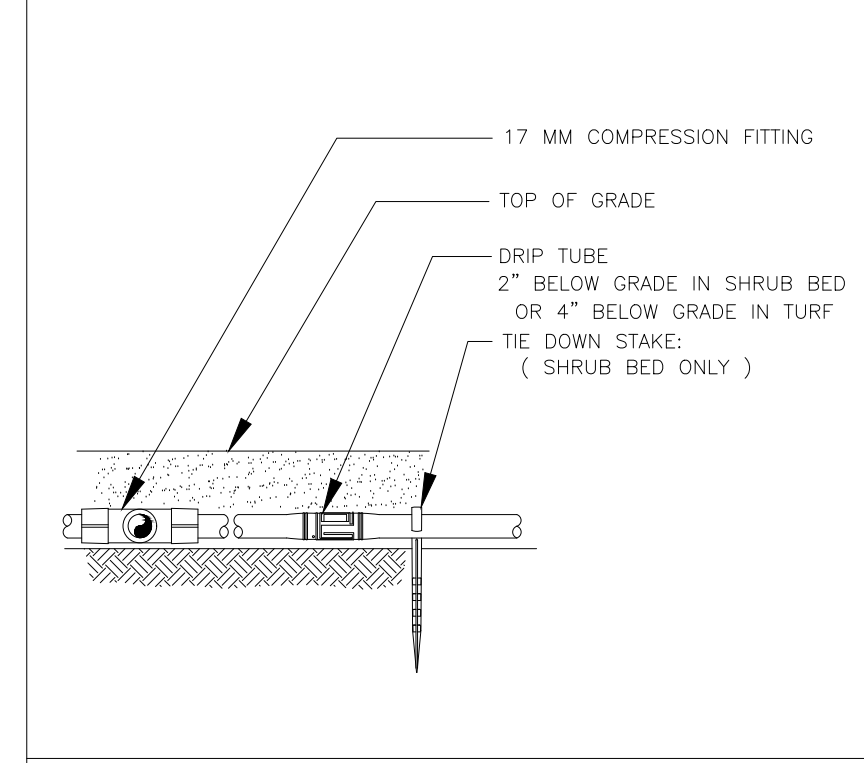
**POP-UP SPRAY HEAD** N.T.S.



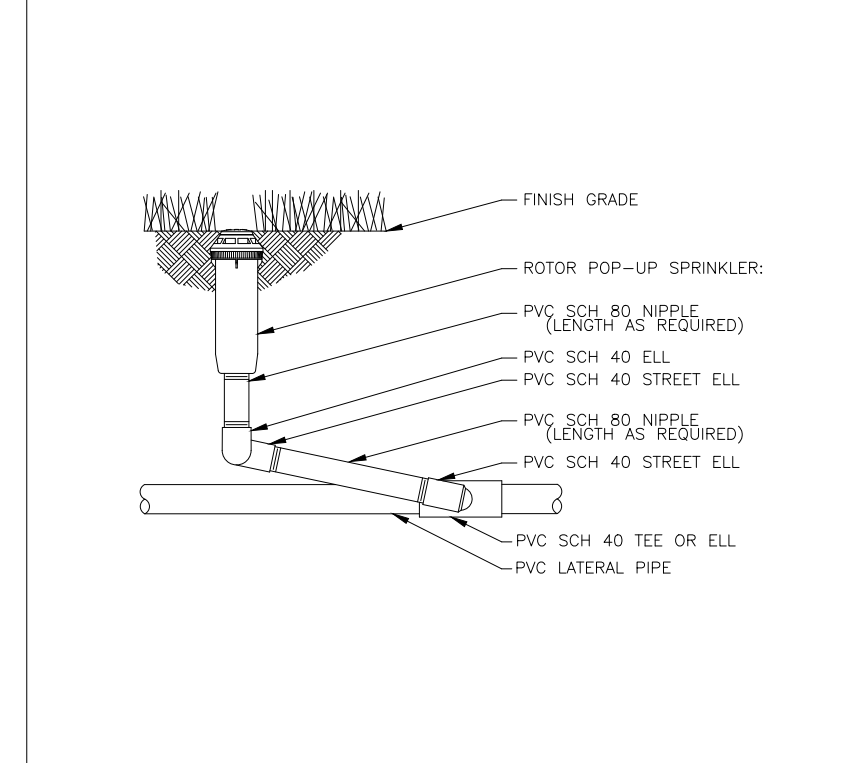
**MANUAL LINE FLUSH VALVE** N.T.S.



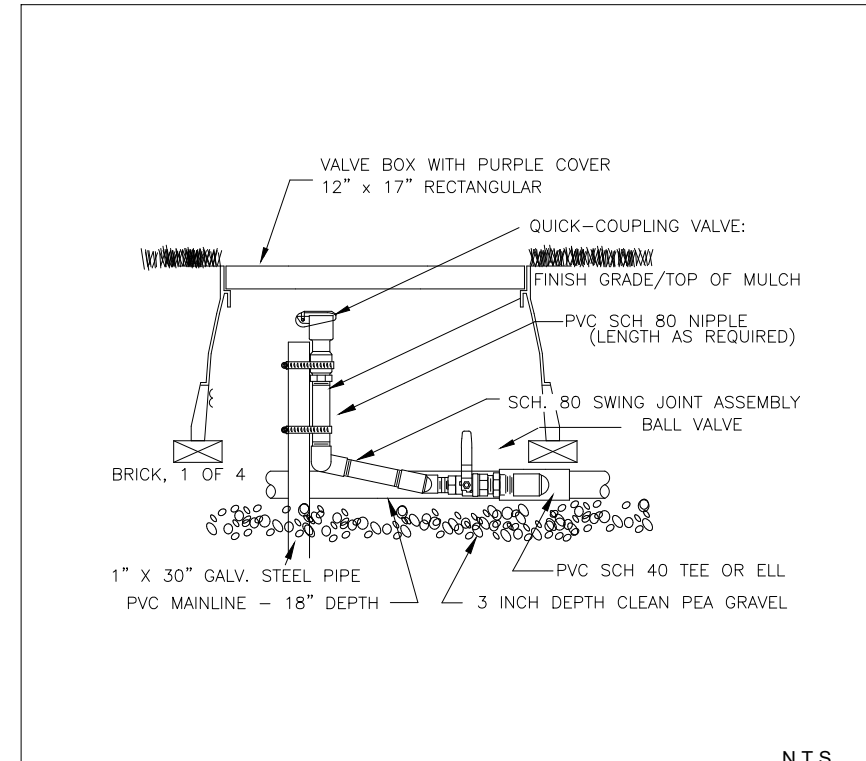
**TREE BUBBLER** N.T.S.



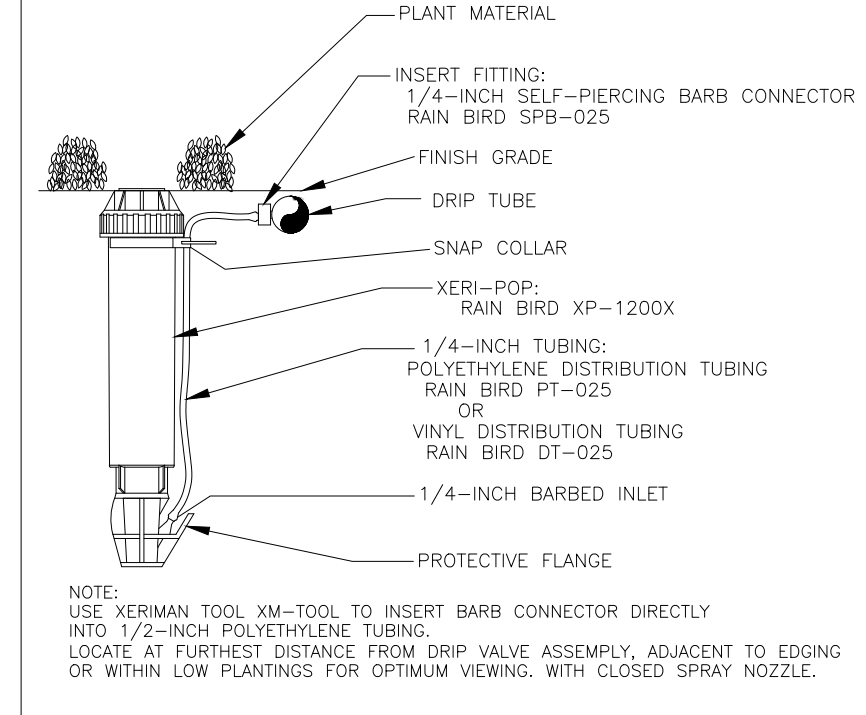
**DRIP TUBE** N.T.S.



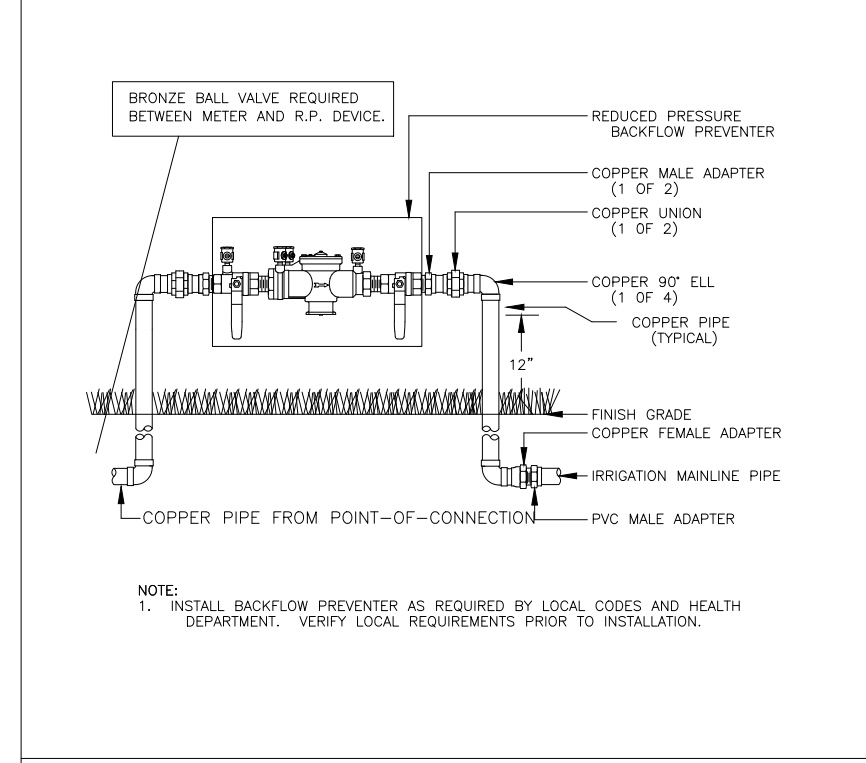
**ROTOR POP-UP SPRINKLER** N.T.S.



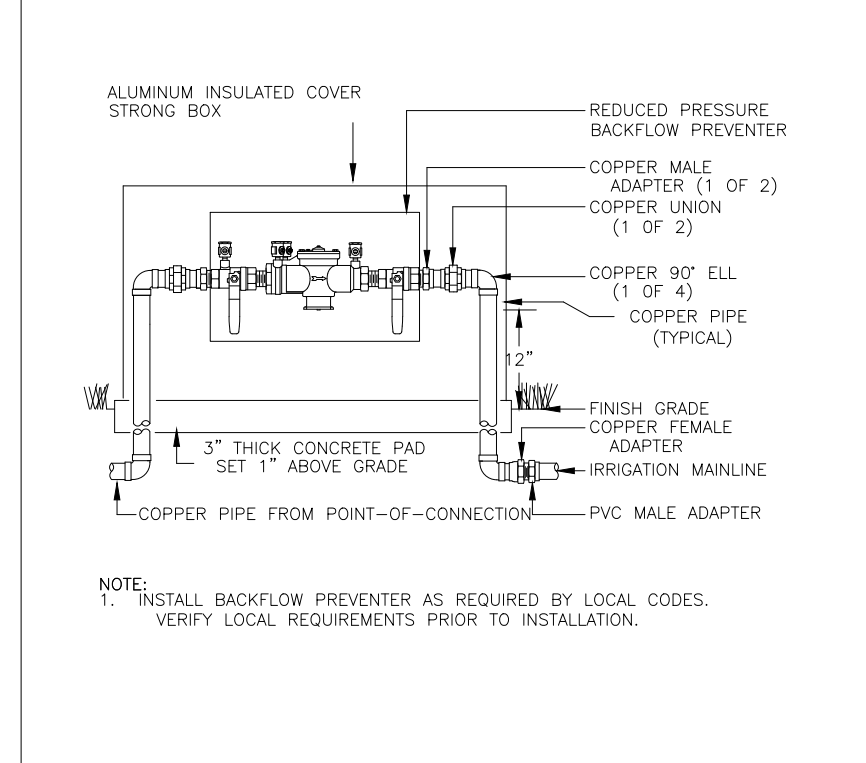
**QUICK COUPLER VALVE WITH PVC BALL VALVE** N.T.S.



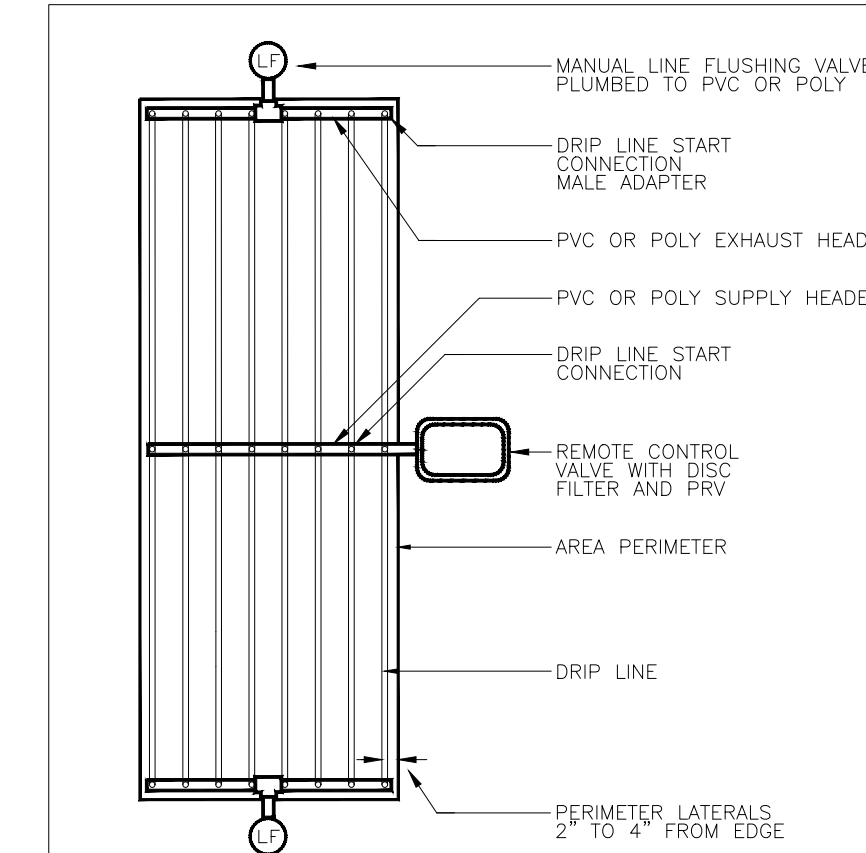
**DRIP ZONE INDICATOR** N.T.S.



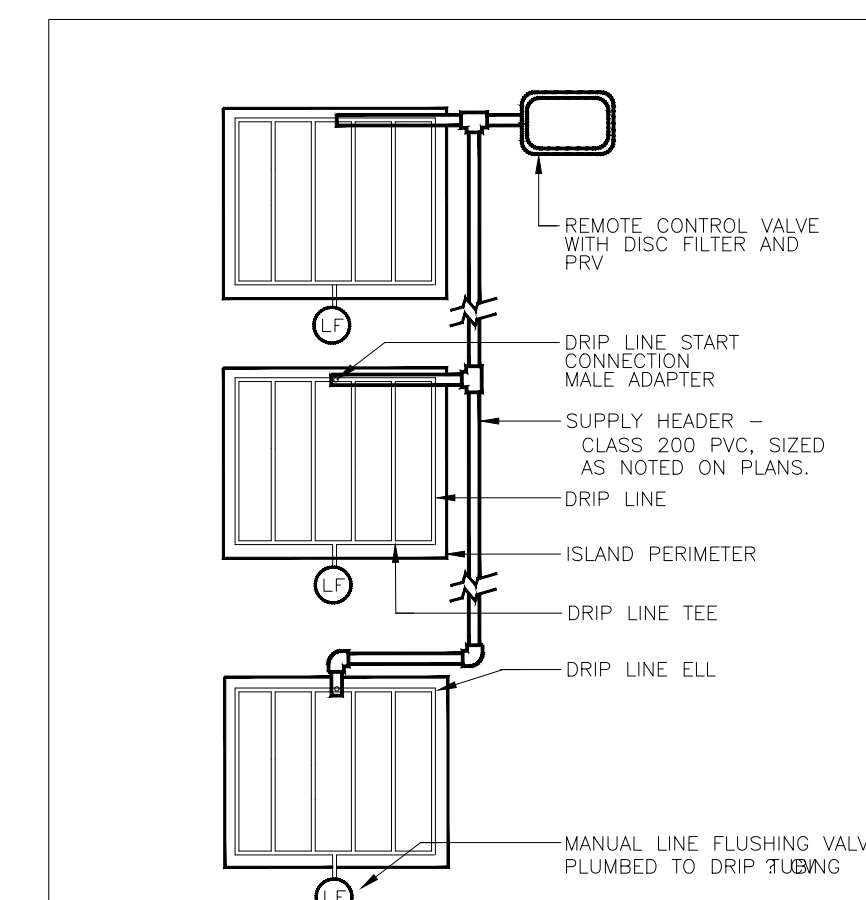
**RP DEVICE** N.T.S.



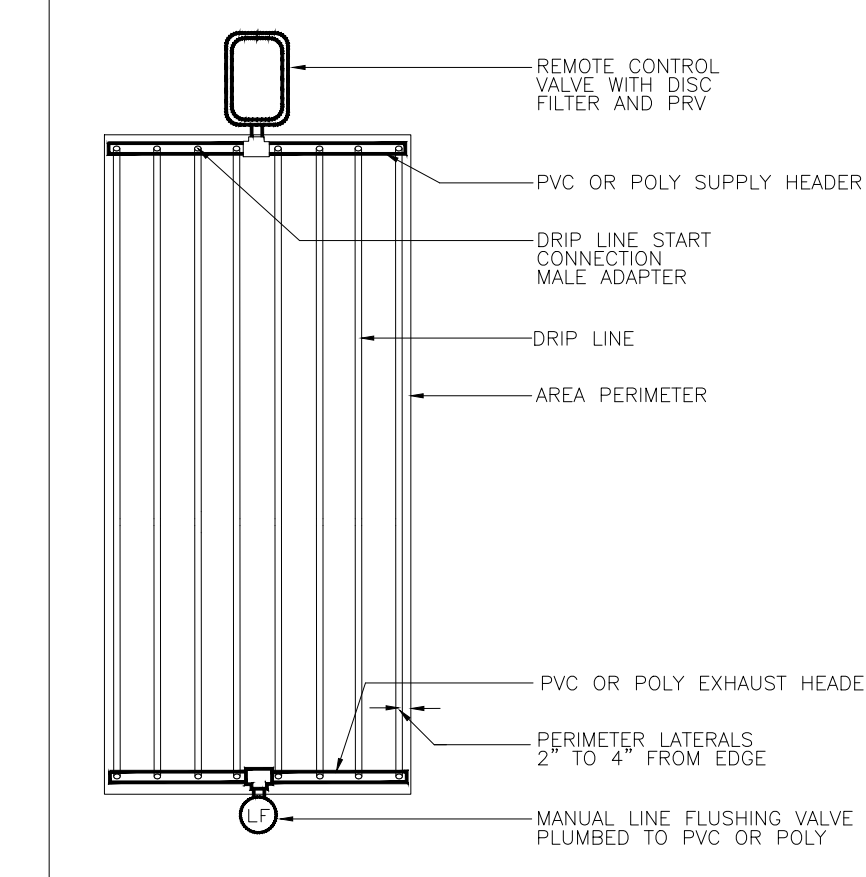
**RP DEVICE WITH INSULATED COVER** N.T.S.



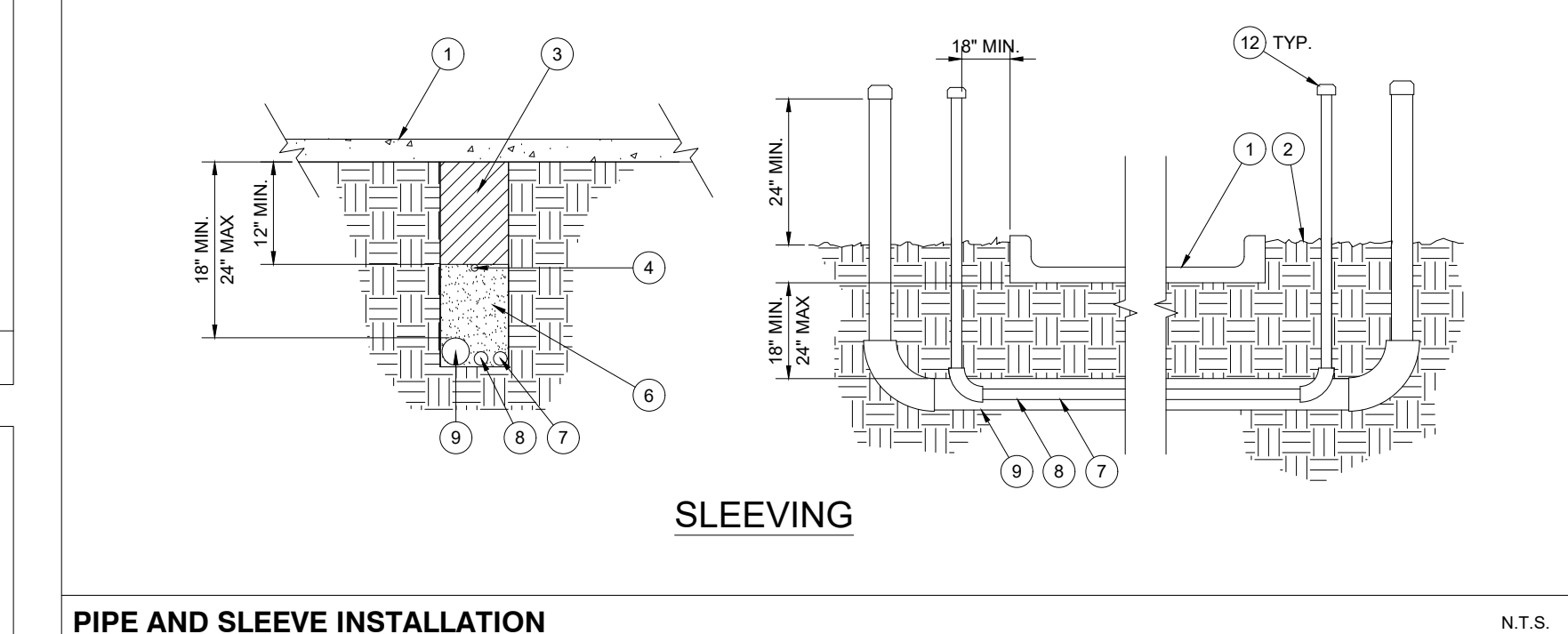
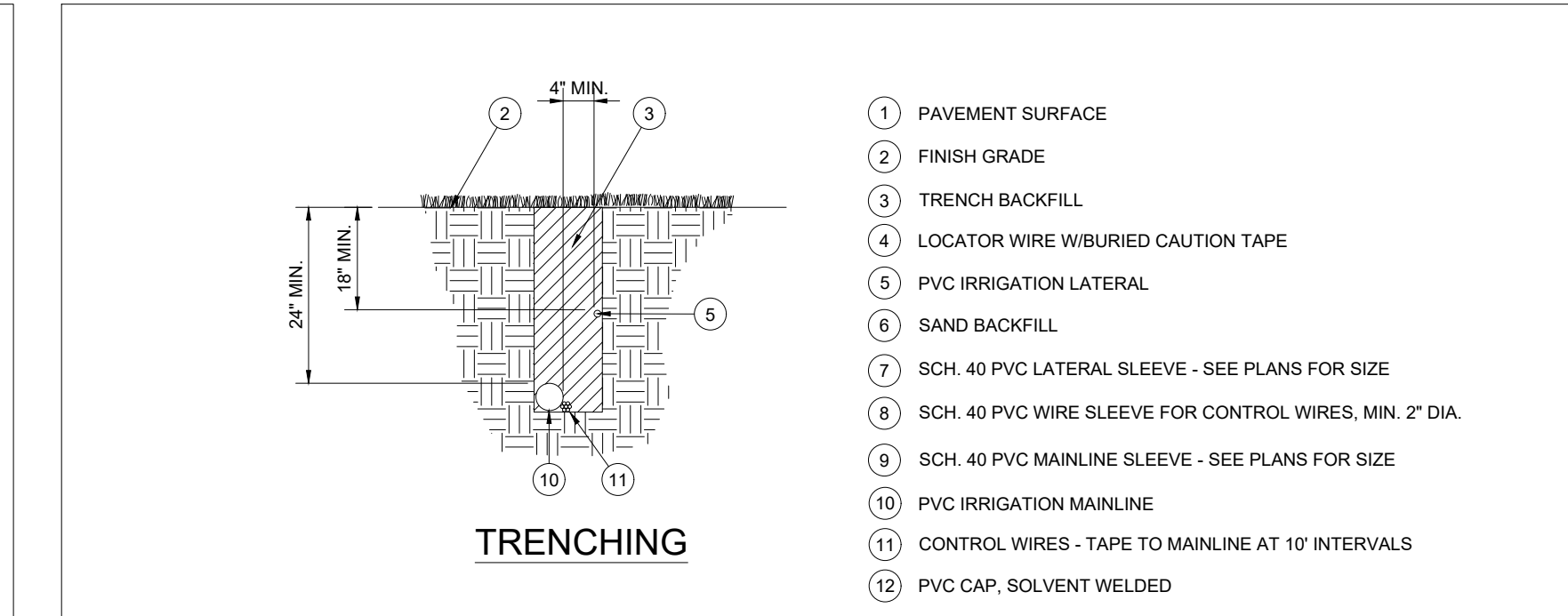
**DRIP CENTER FEED LAYOUT** N.T.S.  
SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.  
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.



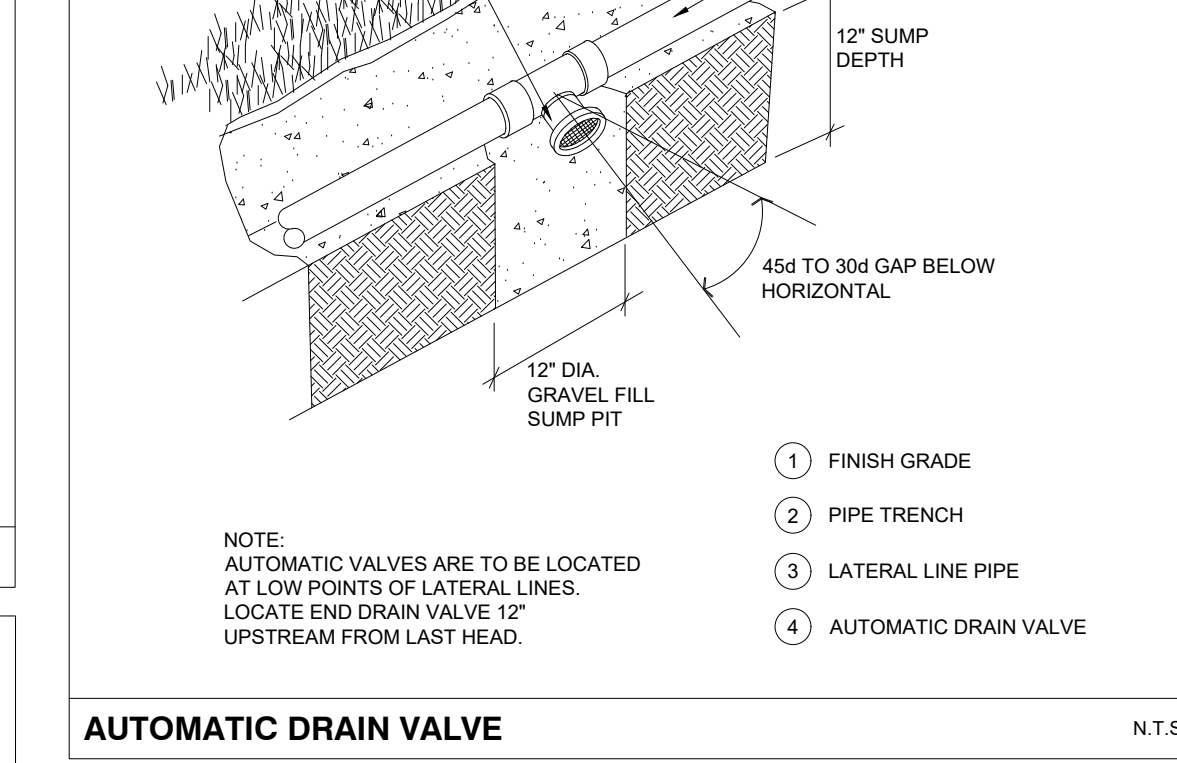
**DRIP ISLAND LAYOUT** N.T.S.



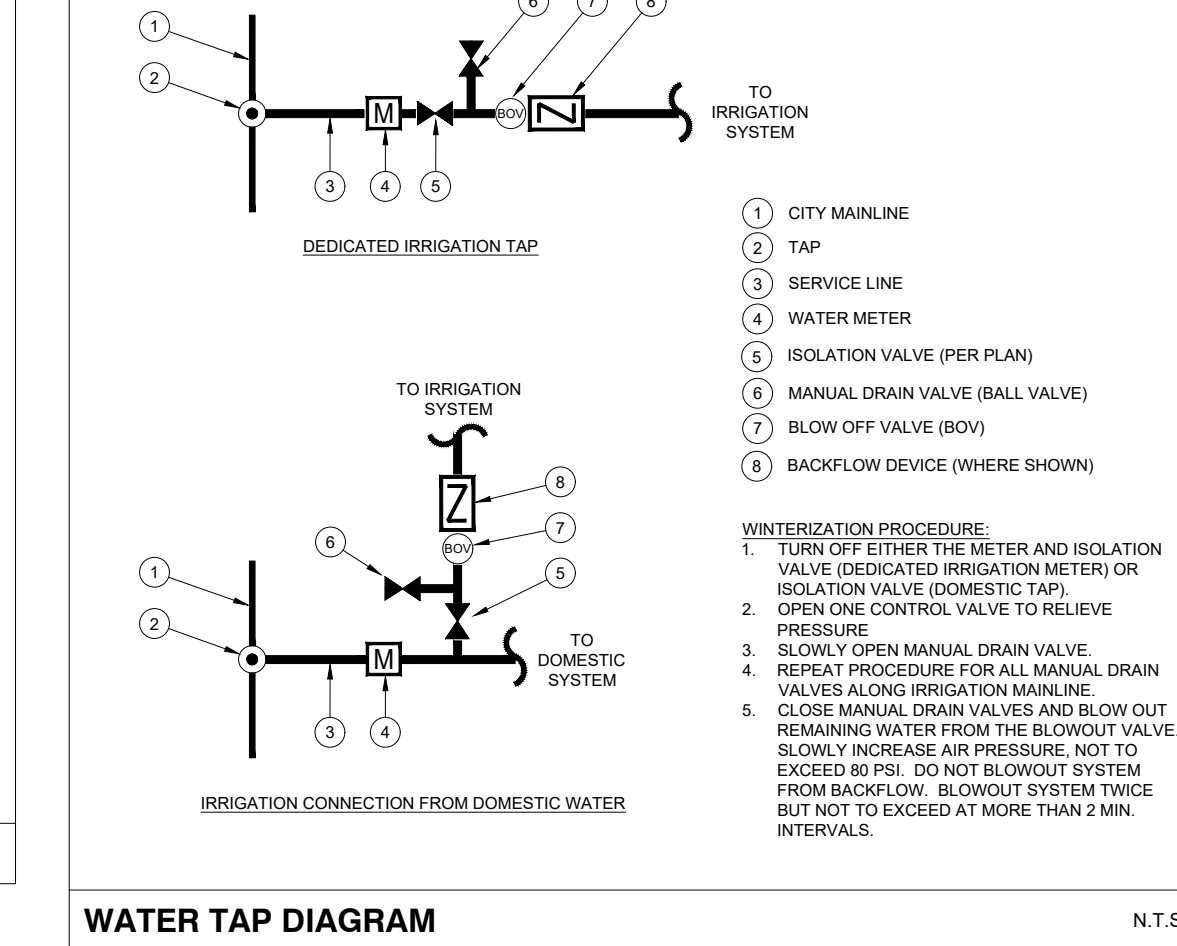
**DRIP END FEED LAYOUT** N.T.S.



**PIPE AND SLEEVE INSTALLATION** N.T.S.



**AUTOMATIC DRAIN VALVE** N.T.S.



**WATER TAP DIAGRAM** N.T.S.

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT: **WHATABURGER LANTANA, TX**

SHEET TITLE: **IRRIGATION DETAILS**

UNIT NO. **LI-2**  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

SHEET NO: **LI-2**  
FILE:











# Gensler

229 E. Houston St. Suite 200  
San Antonio, TX 78205  
United States  
Tel 210.222.8059



wallace design collective, pc  
structural steel, landscape, survey  
123 north north lather king jr. boulevard  
santa ana, california 92703  
918.584.5858 / 800.304.5858



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1344 S. Flores, Ste. 101, San Antonio, TX 78204



Your total branding solution

## KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY, BY OTHERS
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL SCREEN, BY OTHERS
170	ENTERA PRE-MANUFACTURED GUARDRAIL, BY OTHERS, RE B4/A0.1
191	ENTERA PRE-MANUFACTURED ROOF SCREEN, BY OTHERS
203	PS-01: PORTLAND CEMENT PLASTER
205	ST-01: ROUGH LIMESTONE VENEER
208	MC-01: PRE-FINISHED METAL COPING
209	SS-01: ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
226	STAINLESS STEEL SHIELD W/ 1/2" HOLE THROUGH WALL FOR CO2 PORT
231	MASONRY EXPANSION CONTROL JOINT
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
237	BUILDING ADDRESS # HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10" A.F.G.

## KEYNOTES

240	DOOR BUZZER
241	PAINT (PT-5) EXTERIOR DOORS
250	DOWNSPOUT NOZZLE 6 INCHES ABOVE INTERIOR FINISH FLOOR
261	SECURITY CAMERA
262	WIRELESS ACCESS POINT
808	PROVIDE BLOCKING FOR SIGNAGE AS REQUIRED

### NOTES

- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

### ST01 EXTERIOR STONE VENEER (ST01)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: UPCHURCH KIMBROUGH  
PRODUCT NAME: ROUGH LIMESTONE VENEER  
COLOR: LANTANA SPECIAL BLEND  
SIZE: 1 1/2" thick x 11 5/8" x 23 5/8"

### PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: MATCH LANTANA BRONZE  
LOCATION: RE: ELEVATIONS  
NOTES: FLAT FINISH, INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

### MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13.13  
ITEM: FLASHING  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.  
MATERIAL: 0.040 ALUM.  
COLOR: SW7655 STAMPED CONCRETE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: METAL COPING SYSTEM  
MATERIAL: COPING  
COLOR: SW 7042 SHOJI WHITE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00  
ITEM: IGU VISION GLASS  
MANUFACTURER: VITRO  
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU  
SIZE: VARIES  
LOCATION: EXTERIOR WALL  
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

### ST02 EXTERIOR STONE SILL (ST02)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: UPCHURCH KIMBROUGH  
PRODUCT NAME: SMOOTH LIMESTONE SILL  
COLOR: LANTANA SPECIAL BLEND

### PS01 PORTLAND CEMENT PLASTER (PS01)

SPECIFICATION SECTION: 09 24 00  
COLOR: SW 7042 SHOJI WHITE  
LOCATION: RE: ELEVATIONS

### MP04 METAL PANEL SCREEN AT ROOF TOP (MP04)

SPECIFICATION SECTION: 07 42 13.13  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BR-12 PANEL BOD  
MATERIAL: GALVALUME  
COLOR: PREWEATHERED GALVALUME  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: ACM  
FINISH: SW7655 STAMPED CONCRETE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### GL03 GLAZING (GL03)

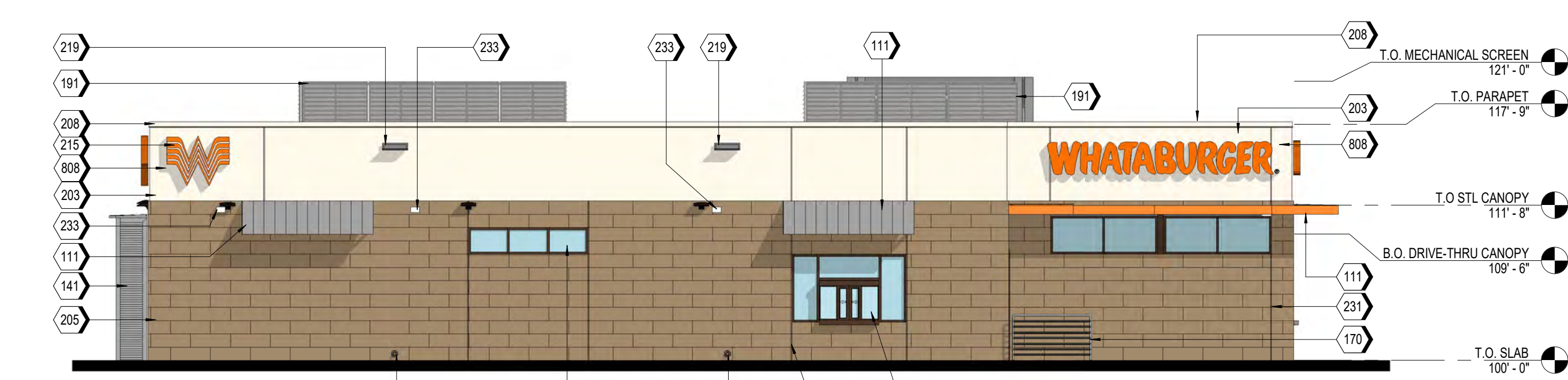
SPECIFICATION SECTION: 08 80 00  
ITEM: IGU OPAQUE SPANDREL GLASS  
MANUFACTURER: VITRO  
PRODUCT NAME: OPACI-COAT-300  
FINISH: #3-5323 OLD EAGLE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: AHI  
COLOR: VANILLA-N

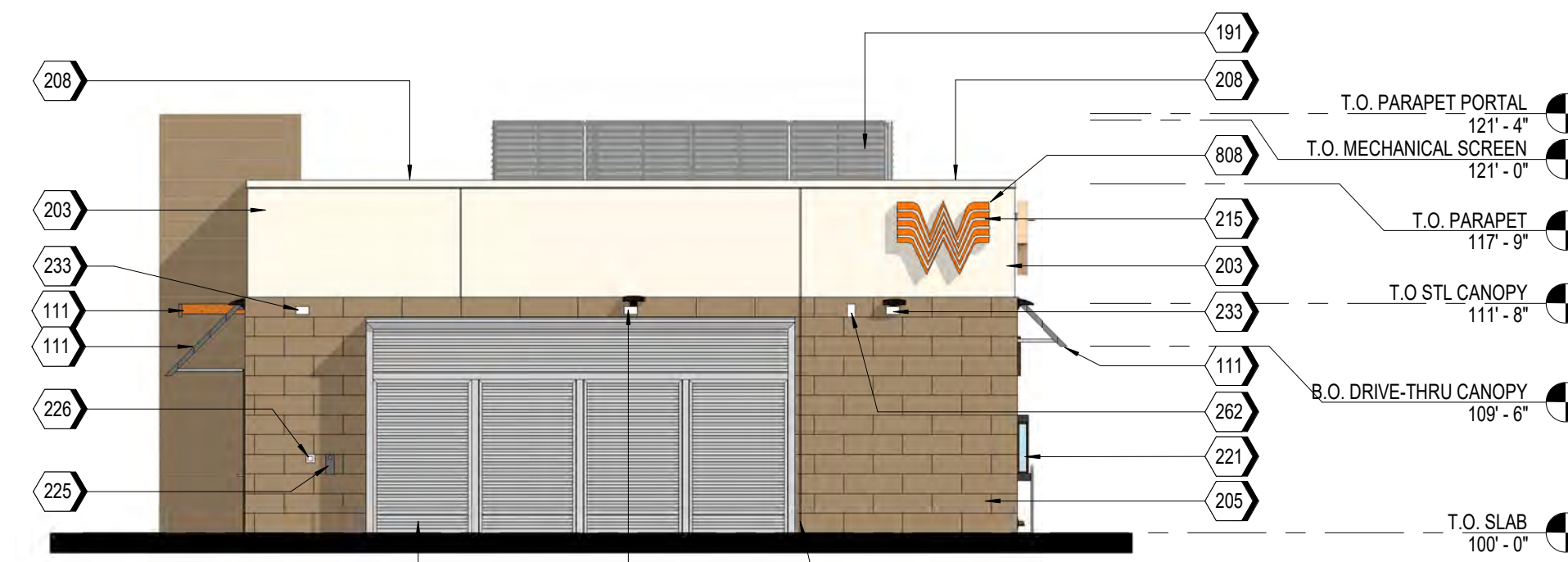
### MT01 STANDING SEAM METAL AWNING (MT01)

SPECIFICATION SECTION: 10 73 13  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BERRIDGE  
MATERIAL: GALVALUME  
COLOR: PREWEATHERED GALVALUME  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS



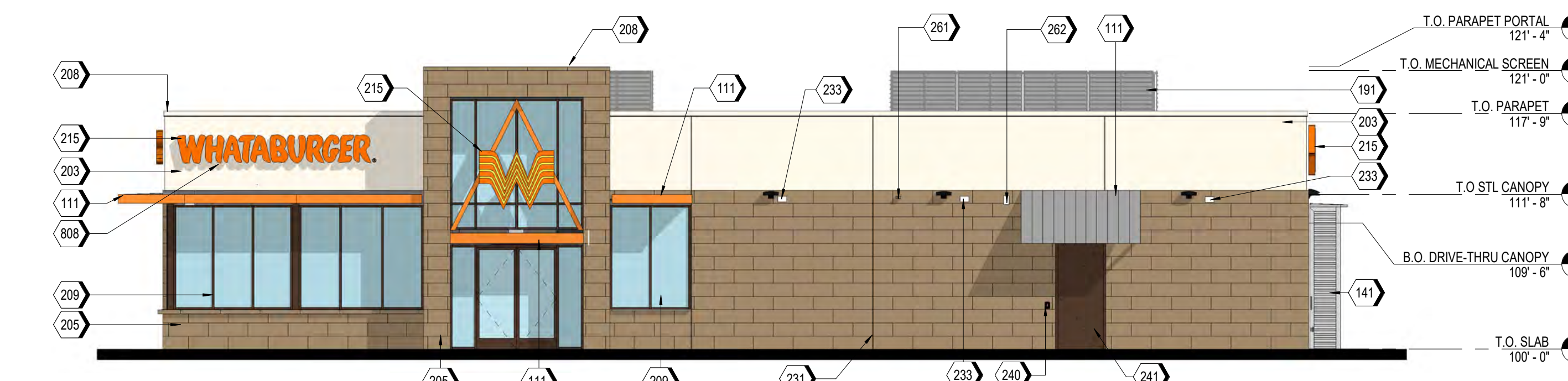
**A1 NORTH ELEVATION**  
1/8" = 1'-0"

NORTH ELEVATION AREA CALCULATIONS		
STUCCO	514 SQ FT	33%
STOREFRONT	110 SQ FT	7%
STONE VENEER	925 SQ FT	60%



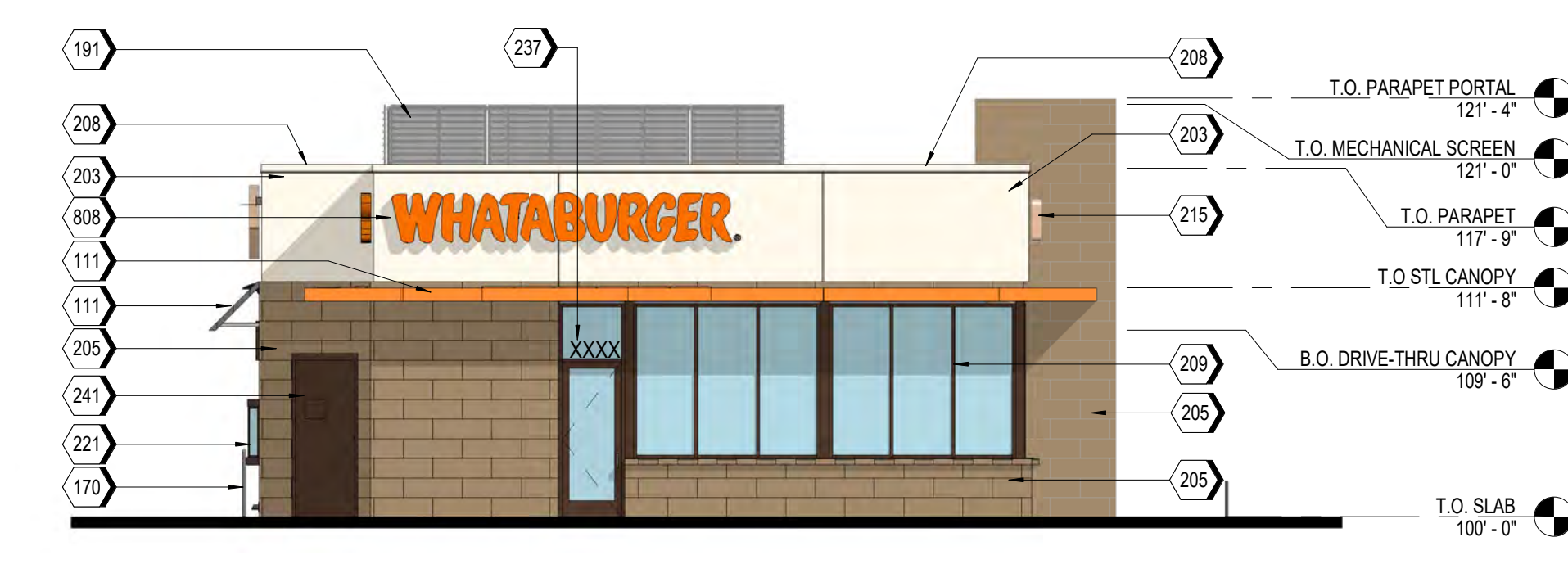
**A2 EAST ELEVATION**  
1/8" = 1'-0"

EAST ELEVATION AREA CALCULATIONS		
STUCCO	233 SQ FT	29%
STOREFRONT	0 SQ FT	0%
STONE VENEER	575 SQ FT	71%



**A3 SOUTH ELEVATION (R.O.W.)**  
1/8" = 1'-0"

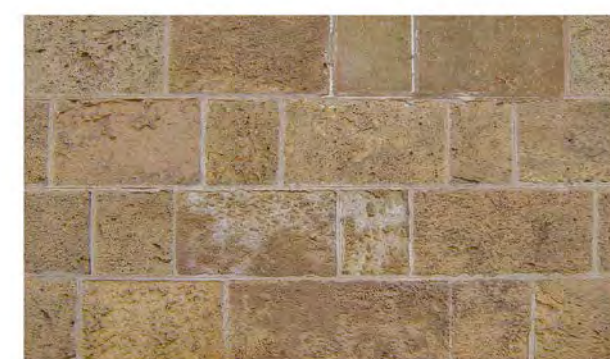
SOUTH ELEVATION AREA CALCULATIONS		
STUCCO	430 SQ FT	27%
STOREFRONT	390 SQ FT	24%
STONE VENEER	776 SQ FT	49%



**A4 WEST ELEVATION (R.O.W.)**  
1/8" = 1'-0"

WEST ELEVATION AREA CALCULATIONS		
STUCCO	233 SQ FT	29%
STOREFRONT	200 SQ FT	25%
STONE VENEER	375 SQ FT	46%

## BUILDING MATERIALS



STONE VENEER



STUCCO



METAL CANOPY



METAL AWNINGS AND METAL PANELS



STOREFRONT SYSTEM

Date	Description

These drawings and associate specifications are the exclusive and confidential property of Whataburger LLC and shall not be reproduced without written authorization of the Owner. The prototypical drawings were not prepared for use on a specific site and are not suitable for jurisdictional review or use. Use of these drawings for reference or as example on a specific project requires the services of properly licensed architects and engineers. Reproduction of prototype drawings for reuse as construction documents is not authorized.

Seal / Signature

Project Name PT22M  
NEQ FM407 & MCMAKIN RD.  
BARTONVILLE, TX 76226

Project Number  
122.0088.240

Description  
FACADE PLAN

Scale  
As indicated

**SK001**



## Exhibit 2



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

June 22, 2023

[NAME]  
[ADDRESS]  
[CITY], [STATE] [ZIP]

Re: Proposed Conditional Use Permit and Site Plan for Restaurant with Drive-Through

Dear [NAME],

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, 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, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003; and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-001.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 25, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Sincerely,

Thad Chambers, CPM  
Town Administrator  
Town of Bartonville



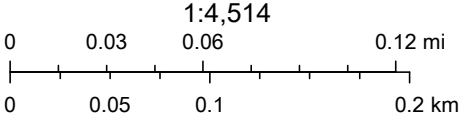
# Denton CAD Web Map

Item 13.



9/14/2022, 4:22:39 PM

Parcels Roads  
MAJOR MEDIAL MINOR



Denton Central Appraisal District, dentoncad.com

This product is for informational purposes only 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.

<b>NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
DENTON COUNTY FRESH WATER SUPPLY DIST NO 7 C/O CLAY E CRAWFORD	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
CF LANTANA ARCIS LLC C/O ARCIS GOLF	4851 LYNDON B JOHNSON FWY STE 600	DALLAS	TX	75244-6036
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.6	19 BRIAR HOLLOW LN STE 245	HOUSTON	TX	77027-2858
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
A-S 114 LANTANA TC LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383
KROGER TEXAS LP C/O REAL ESTATE DEPARTMENT	751 FREEPORT PKWY	COPPELL	TX	75019-4411
A-S 114 LANTANA TC PHASE 2 LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON	TX	77040-5383

## Exhibit 3

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item 13.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/14/23 09:54 by plaga-dm

-----  
Acct #: 232 Ad #: 53012 Status: New

BARTONVILLE TOWN OF Start: 06/17/2023 Stop: 06/17/2023  
1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 55.00 Words: 242

Total STD9 56.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 45.20  
# Affidavits: 1

Ad Descrpt: WHATABURGER CUP & SITE PL  
Descr Cont: NOTICE OF PUBLIC HEARING  
Given by: RYAN A WELLS-AD TERRAM CONSULT  
P.O. #: THAD CHAMBERS

Contact: Created: plaga 06/14/23 09:53  
Phone: (817)430-4052 Last Changed: plaga 06/14/23 09:54  
Fax#: Agency:  
Email: tdixon@townofbartonville.com  
-----

URL: \_\_\_\_\_  
-----

Source: \_\_\_\_\_ Section: CLASSIFIED Page: \_\_\_\_  
Camera Ready: N Group: \_\_\_\_\_ AdType: CLASS

Misc: \_\_\_\_\_  
Color: \_\_\_\_\_

Proof: \_\_\_\_\_ Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_  
Delivery Instr: \_\_\_\_\_ Pickup Src: \_\_\_\_\_

Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_  
Coupon: \_\_\_\_\_ Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_  
Special Instr: \_\_\_\_\_  
-----

COMMENTS:  
LGL - NOPH Whataburger CUP and Site Plan  
-----

PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 06/17  
DWRC A 84 S 06/17  
-----

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/14/23 09:54 by plaga-dm

-----  
Acct #: 232

Ad #: 53012

Status: New

**NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, 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, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;

and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-001.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Conditional Use Permit and Site Plan, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/17/2023



DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item 13.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/27/23 16:48 by amcco-dm

-----  
Acct #: 232 Ad #: 53151 Status: New WHOLD

BARTONVILLE TOWN OF Start: 07/01/2023 Stop: 07/01/2023  
1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 100.00 Words: 381

Total STD9 100.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 76.00  
# Affidavits: 1

Contact: SHANNON MONTGOMERY Ad Descrpt: NOPH 7/18  
Phone: (817)430-4052 Descr Cont: TOWN OF BARTONVILLE NOTIC  
Fax#: Given by: TAMMY DIXON  
Email: smontgomery@townofbartonvill P.O. #: SHANNON MONTGOMERY  
Agency: Created: amcco 06/27/23 16:36  
Last Changed: amcco 06/27/23 16:47

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URL: \_\_\_\_\_

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Source: \_\_\_\_\_ Section: CLASSIFIED Page: \_\_\_\_  
Camera Ready: N Group: \_\_\_\_\_ AdType: CLASS  
Misc: \_\_\_\_\_  
Color: \_\_\_\_\_  
Proof: \_\_\_\_\_ Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_  
Delivery Instr: \_\_\_\_\_ Pickup Src: \_\_\_\_\_  
Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_  
Coupon: \_\_\_\_\_ Gang Ad #: \_\_\_\_\_  
Ad Copy Method: \_\_\_\_\_  
Special Instr: \_\_\_\_\_

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COMMENTS:  
LGL - NOPH 7/18/2023

-----  
PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 07/01  
DWRC A 84 S 07/01

-----  
AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD WHOI

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-001; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

Drc 07/01/2023

**TOWN OF BARTONVILLE  
ORDINANCE NO. \_\_\_\_\_-23**

**AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE THROUGH USE ON AN APPROXIMATELY 1.9589 ACRE-SITE THAT IS PART OF LOT 1, BLOCK 1, PHASE II OF LANTANA TOWN CENTER, LOCATED ON THE NORTHERN SIDE OF FM 407 AND JUSTIN ROAD AT BLANCO DRIVE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town of Bartonville, Texas, as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law with reference to amending the Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due public hearings and affording full and fair hearings to all property owners generally, the Town Council of the Town of Bartonville, Texas, is of the opinion that said zoning ordinance should be amended as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

## SECTION 2. CUP GRANTED

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting a Conditional Use Permit (CUP) to allow for the operation of a drive through use on approximately 1.9589-acre tract of land that is park of Lot 1, Block 1, Phase II of Lantana Town Center, generally located on the northern side of FM 407 and Justin Road at Blanco Drive, in Bartonville, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance, which includes the following conditions:

1. Security personnel shall be provided by the owner/operator of the drive-through use business at no cost to the Town of Bartonville, as follows:
  - a. If the drive-through use business is open for business from 12:00 a.m. midnight up to and including 4:00 a.m. on a Saturday and/or Sunday, then a single peace officer shall be provided to be present on-site as security during the hours the business is open from 12:00 a.m. to 4:00 a.m.;
  - b. The term "peace officer" as used herein means a person elected, appointed or employed as a peace officer under Article 2.12, Texas Code of Criminal Procedure, or other law;
  - c. Each peace officer providing security shall be paid a standard hourly rate as agreed upon between the Chief of Police of the Bartonville Police Department and the owner/operator of the drive-through use business, with a two (2)-hour minimum payment required, and payment to each peace officer shall be made by the owner/operator of the drive-through use business at the beginning of the time the peace officer arrives on-site in sufficient monetary amount to pay said peace officer for the minimum payment amount required hereunder, or for the entire security time period, whichever is greater; and
  - d. The failure to comply with the above security personnel requirements, including the under-payment of a peace officer, will result in the closure of the drive-through use business until such time as the above security personnel requirements are satisfied.
2. The menu speakers at the drive-through locations on the property shall not exceed two feet (2') in height, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7. 0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
3. The menu boards at the drive-through locations on the property shall not be pointed towards the direction of Blanco Drive, and shall be located on the eastern side of the building and positioned at the area of car location number 7

as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.

4. Trash receptacles shall be placed at each drive-through location and at each exit drive from the property and shall be added and designated on the approved site plan.
5. No outdoor music is allowed to be broadcast on the property or from the property.

### **SECTION 3. REPEAL OF CONFLICTING ORDINANCES**

This Ordinance shall be cumulative of all provisions of Ordinances of the Town except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed. More specifically, Town Ordinance No. 737-22, an ordinance that previously adopted a Conditional Use Permit for this Property, is hereby repealed in its entirety.

### **SECTION 4. SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

### **SECTION 5. SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

### **SECTION 6. ENROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.



**SECTION 7.  
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 8.  
PENALTY**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 9.  
NO VESTED RIGHTS**

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided by law.

**SECTION 10.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

**AND IT SO ORDAINED.**

**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 25th day of July, 2023.

APPROVED:

\_\_\_\_\_  
Jaclyn Carrington, Mayor

ATTEST:

\_\_\_\_\_  
Shannon Montgomery, Town Secretary

# SITE DEVELOPMENT PLANS FOR

# WHATABURGER

## NEQ FM 407 & MCMAKIN RD

## BARTONVILLE, TEXAS

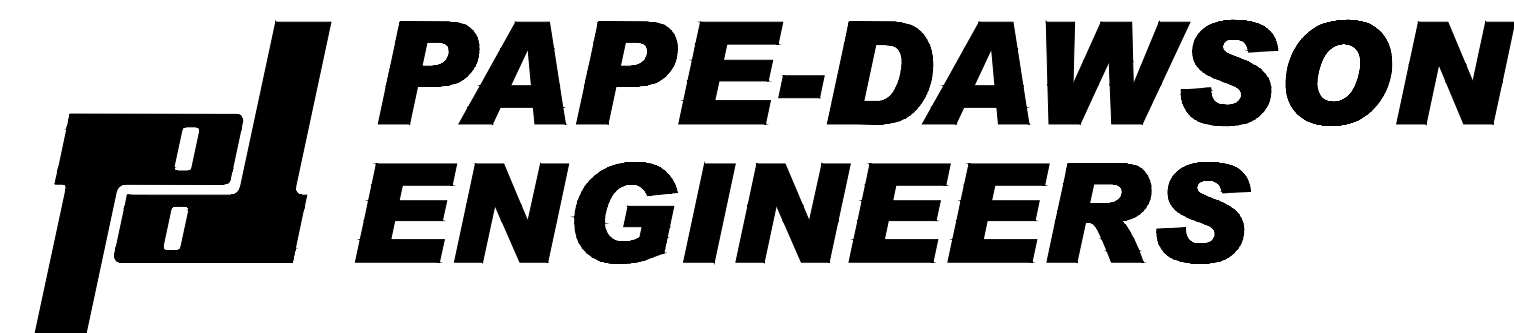
## DENTON COUNTY

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	GENERAL CONSTRUCTION NOTES
C2.0	ALTA-NSPS LAND TITLE SURVEY
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	FIRE PROTECTION PLAN
C6.0	PAVING PLAN
C7.0	SITE & DIMENSIONAL CONTROL PLAN
C7.1	SITE DETAILS
C7.2	SITE DETAILS
C8.0	GRADING PLAN
C8.1	DRAINAGE PLAN
C9.0	UTILITY PLAN
C9.1	UTILITY DETAILS
C9.2	UTILITY DETAILS
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION DETAILS AND SPECIFICATIONS



**LOCATION MAP**  
NOT TO SCALE

ENGINEER:



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

CONTACT: MATTHEW MALY, P.E.

MAY 2023

**ELECTRIC**  
COMPANY: COSERV  
CONTACT PERSON:  
TEL: 940-321-7800

**TELEPHONE**  
COMPANY: FRONTIER  
CONTACT:  
TEL: 469-610-2726

**GAS**  
COMPANY: COSERV  
CONTACT PERSON:  
TEL: 940-321-7800

**CONTRACTOR**  
COMPANY:  
CONTACT PERSON:  
TEL:

**TOWN OF BARTONVILLE**  
DEPARTMENT: PLANNING & ZONING  
LOCATION: TOWN HALL  
TEL: 817-693-5280

DEPARTMENT: DENTON COUNTY ESD 1  
CONTACT: MON NGUYEN  
TEL: 818-391-3711  
EMAIL: MON@DENTONCOUNTYESD1.GOV

**LANTANA**  
DEPARTMENT: BUILDING INSPECTIONS/PERMITTING  
CONTACT: KEVIN MERCER  
TEL: 214-869-5416  
EMAIL: KMERCER@LANTANATX.COM

**FLOOD NOTE**  
THE SUBJECT PROPERTY LIES IN AN AREA OF MINIMAL FLOODING BY THE 100-YEAR FLOOD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0510G, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED 04/18/2011.

**CAUTION NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**

**BENCHMARK:**  
DESCRIPTION: TBM X-CUT  
NORTHING: 7077249.3"  
EASTING: 2388423.3'  
ELEVATION: 658.9' (NAVD88)

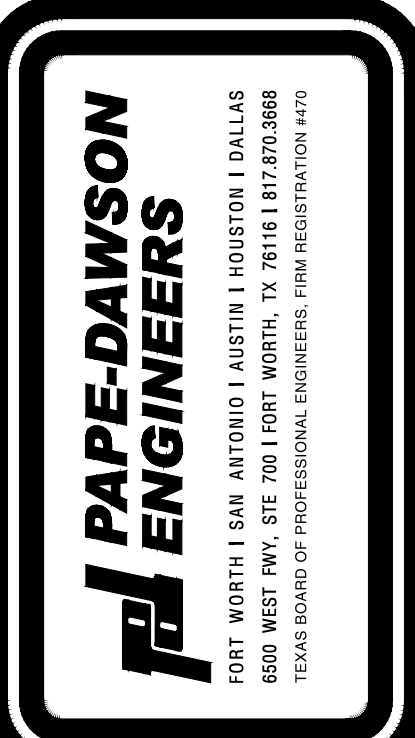
**BENCHMARK:**  
DESCRIPTION: TBM X-CUT  
NORTHING: 7076945.1"  
EASTING: 2388795.9'  
ELEVATION: 666.1' (NAVD88)

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 MAY 30, 2023. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:	BY
NO.	DATE

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD,  
BARTONVILLE, TX



**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**COVER SHEET**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C0.0**



Date: May 30, 2023, 11:42am, User ID: MWM, File: S:\projects\613\16\_00\2.0\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\CS-6131600.dwg









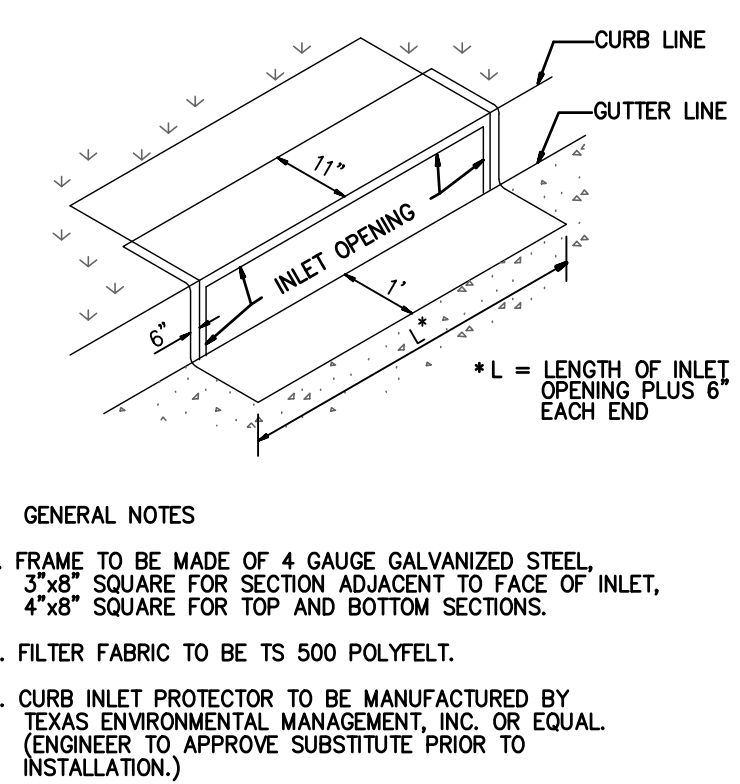
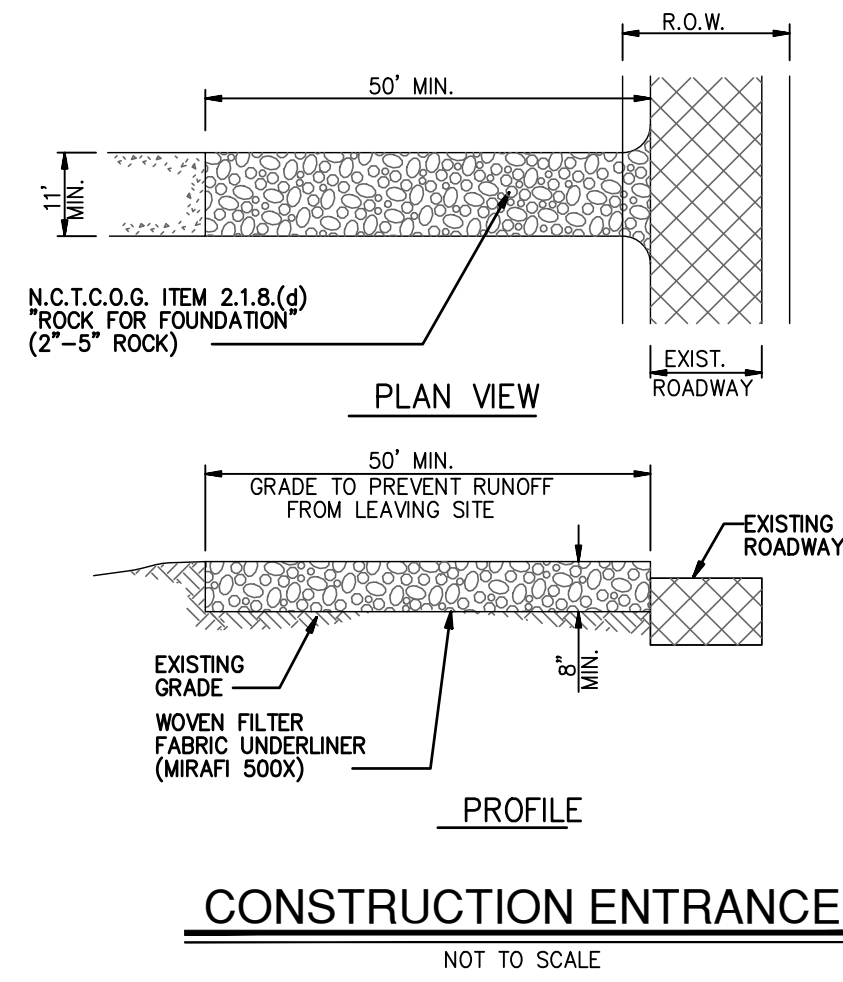




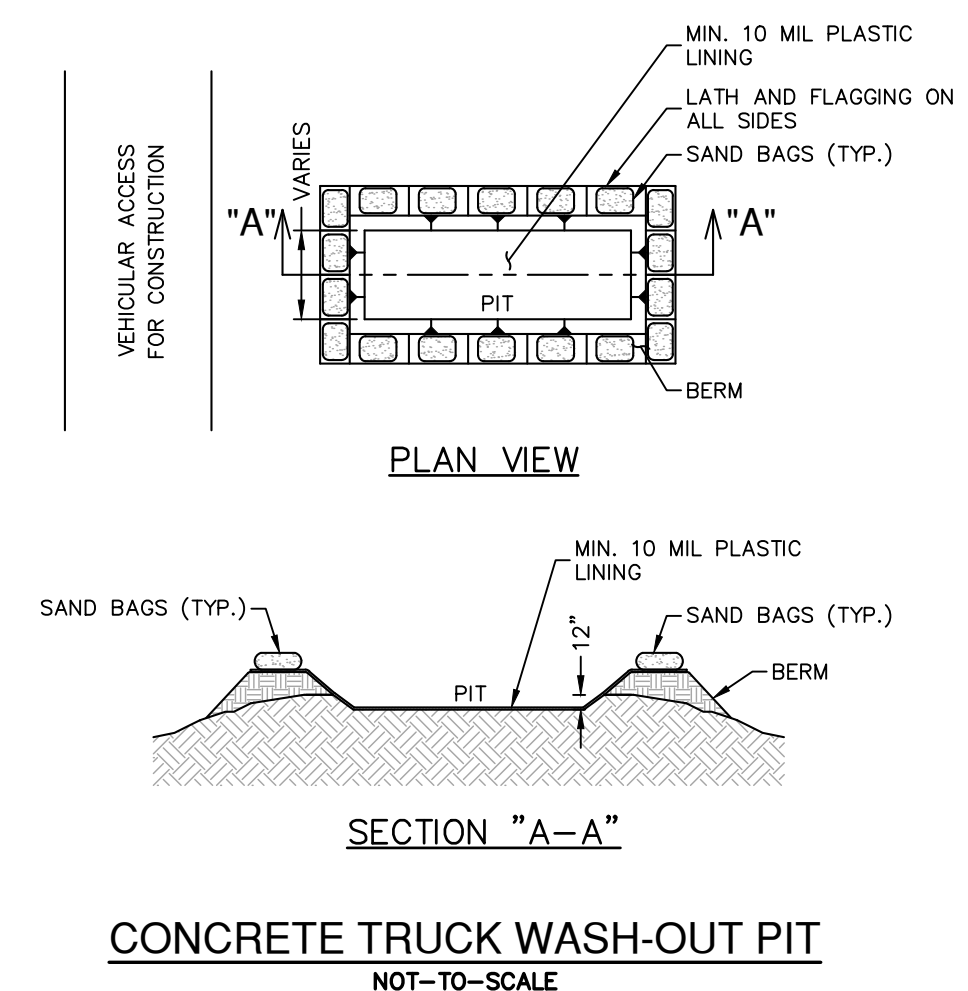
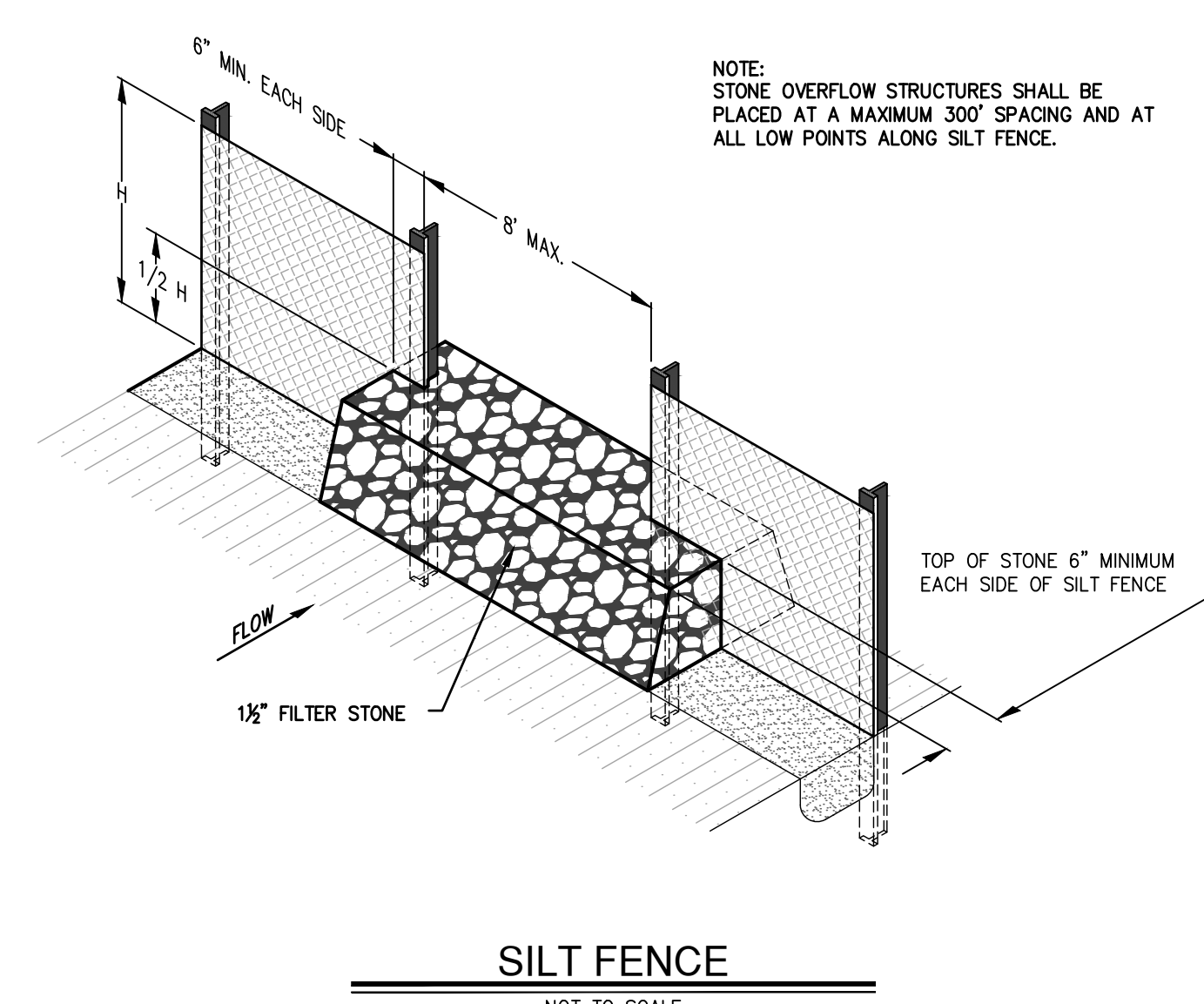








- GENERAL NOTES
1. FRAME TO BE MADE OF 4 GAUGE GALVANIZED STEEL, 3"x8" SQUARE FOR SECTION ADJACENT TO FACE OF INLET, 4"x8" SQUARE FOR TOP AND BOTTOM SECTIONS.
  2. FILTER FABRIC TO BE TS 500 POLYFELT.
  3. CURB INLET PROTECTOR TO BE MANUFACTURED BY TEXAS ENVIRONMENTAL MANAGEMENT, INC. OR EQUAL (ENGINEER TO APPROVE SUBSTITUTE PRIOR TO INSTALLATION.)



REVISIONS:	DATE	DESCRIPTION	BY

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817-872-3888  
TODAY'S SOURCE FOR PROFESSIONAL ENGINEERING, ARCHITECTURE, AND PLANNING SOLUTIONS

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300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**EROSION CONTROL DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

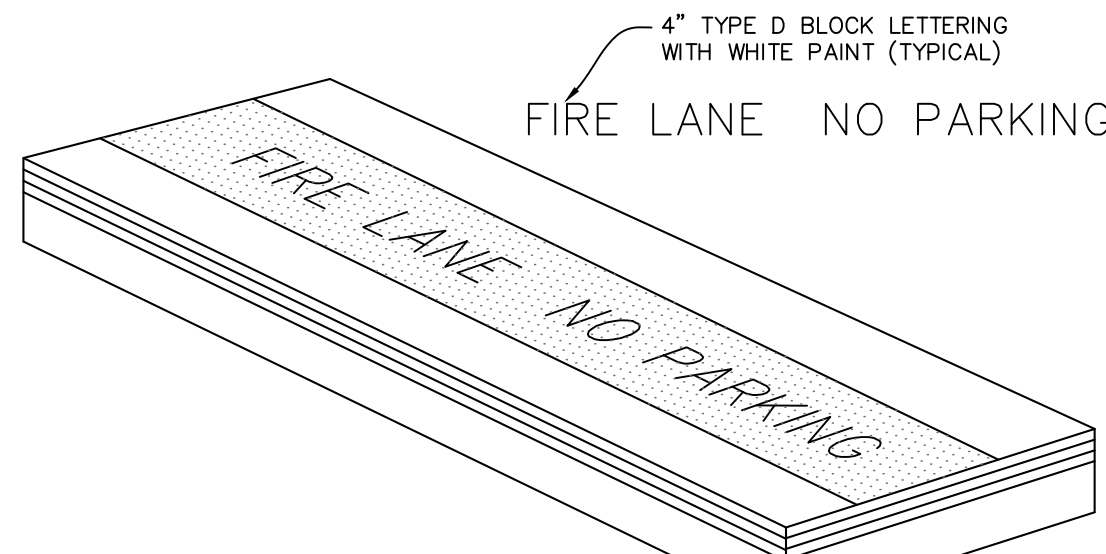
SHEET NO:  
**C4.1**

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LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

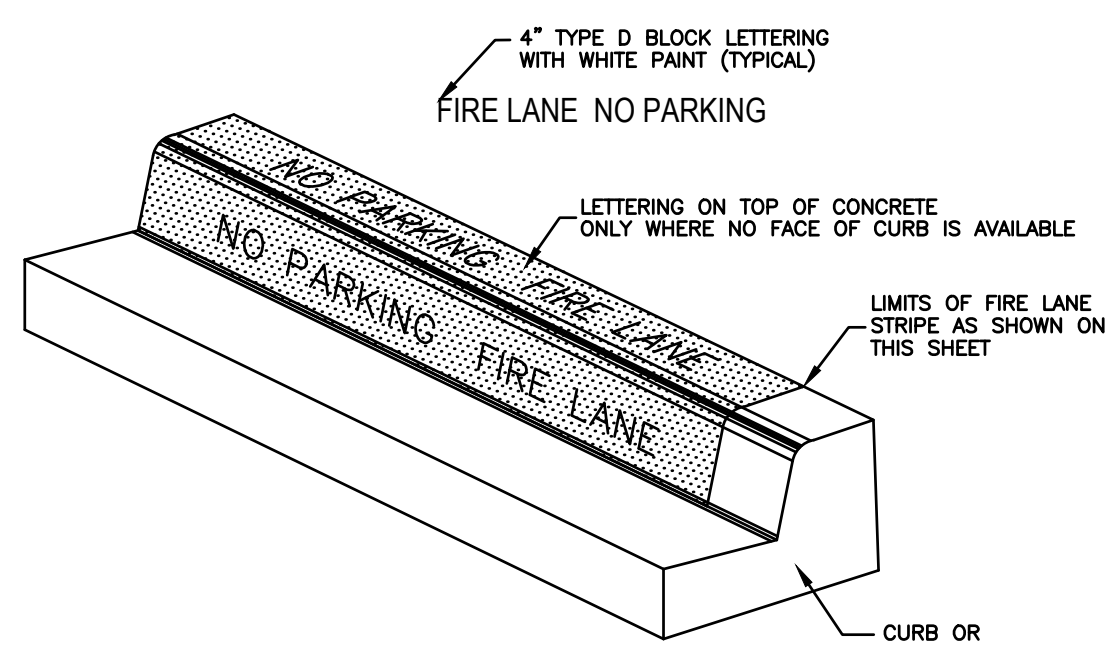






- APPLICATION:**
1. CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS
  2. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.
  3. SEE SITE, STRIPING AND DIMENSIONAL CONTROL PLAN FOR CURB TYPES & LOCATIONS.
  4. 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

**TYPICAL FIRE LANE MARKING DETAIL**  
NOT TO SCALE



- APPLICATION:**
1. ON 6" CURB: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB PAINT WHITE LETTERS ON FACE OF CURB ONLY
  2. LOW CURB (HEADER CURB) OR CONCRETE PAVEMENT: PAINT RED LANE STRIPE AND WHITE LETTERS ON TOP OF CURB
  3. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

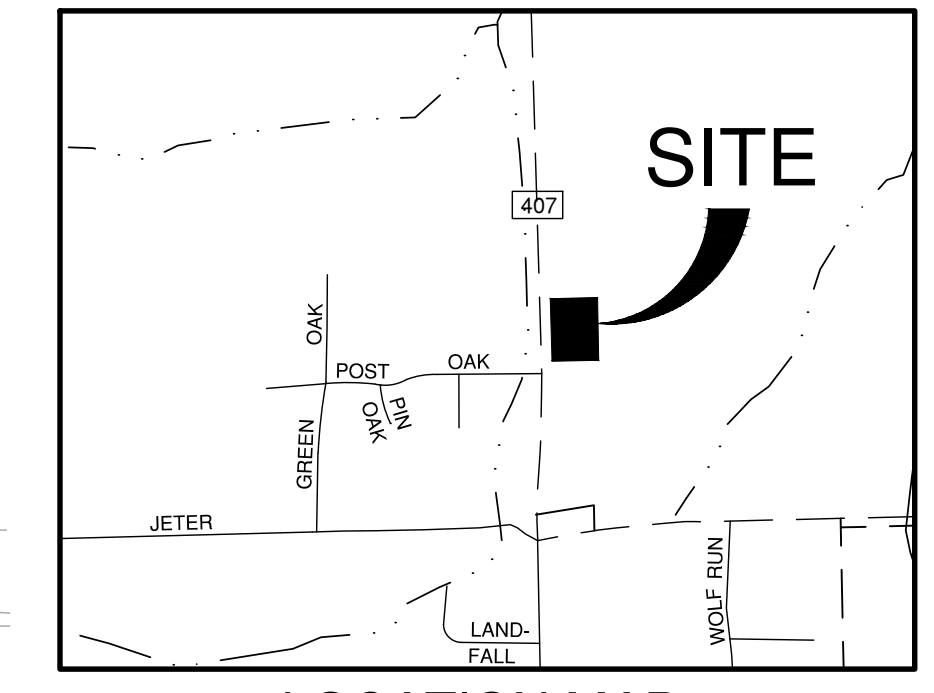
**FIRE LANE STRIPING DETAIL**  
NOT TO SCALE

Curve Table			
Curve #	Length	Radius	Delta
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C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

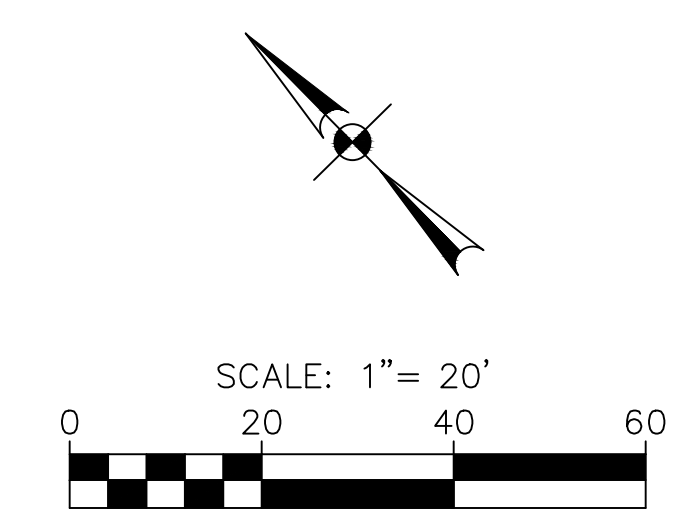
**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**LOCATION MAP**  
NOT TO SCALE



**FIRE PLAN LEGEND**

- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY
- [Hatched Box] PROPOSED FIRE LANE
- [Dashed Box] PROPOSED CURB
- FW PROPOSED FIRE LINE
- DW PROPOSED FIRE HOSE TRUCK PULL
- DW PROPOSED DOMESTIC LINE
- Fire Department Connection Symbol FIRE DEPARTMENT CONNECTION
- Fire Hydrant Symbol FIRE HYDRANT
- [Square with X] SPRINKLER CLOSET
- HOSE LAY AND LENGTH
- FIRE LANE STRIPING

**FIRE PLAN NOTES**

1. REFER TO ARCHITECTURAL AND MEP PLANS FOR EXACT LOCATIONS OF FIRE DEPARTMENT CONNECTIONS.
2. FIRE LINE SIZES SHOWN IN THESE PLANS ARE ESTIMATED OR PROVIDED BY THE OWNER. FIRE LINES AND ALL ASSOCIATED APPARATUSES SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
3. ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 6" WIDE TO SHOW BOUNDARIES. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN 4" WHITE LETTERS AT 25FT INTERVALS.

**BLANCO RD.**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**PT22M BUILDING**  
3,305 sq.ft.

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

Date: May 30, 2023, 11:45am, User ID: MKM, File: S:\projects\61316\02.0 Design\2.4 Civil\2.4.3 Plan Sheets\FIRE-6131600.dwg

REVISIONS:	DATE	DESCRIPTION	BY

**PROJECT:**  
PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH 1 SAN ANTONIO 1 AUSTIN 1 DALLAS 1 DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 | 817-872-3888  
Texas Board of Professional Engineers, (www.registration.texas.gov)

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**SHEET TITLE:**  
FIRE PROTECTION PLAN

**UNIT NO.**  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

**SHEET NO:**  
C5.0









KEY NOTES

- 1 6" CURB (TYP.) (SEE SHEET C7.1)
- 2 CONCRETE WHEEL STOP (TYP.) (SEE SHEET C7.1)
- 3 HEAVY-DUTY CONCRETE DUMPSTER APPROACH APRON (SEE SHEET C6.0)
- 4 ACCESSIBLE RAMP (SEE SHEET C7.1)
- 5 MENU BOARD (SEE ARCH. PLANS FOR DETAIL)
- 6 5' CONCRETE SIDEWALK (SEE SHEET C7.2)
- 7 ADA PARKING SIGN (TYP.) (SEE SHEET C7.1)
- 8 EXISTING SIDEWALK TO REMAIN
- 9 4" WHITE STRIPE FOR PARKING STALL (TYP.) (SEE SHEET C7.2)
- 10 ADA STRIPING (TYP.) (SEE SHEET C7.1)
- 11 1' WIDE DECOMPOSED GRANITE STRIP (SEE LANDSCAPE PLANS FOR DETAIL)
- 12 STANDARD CROSS WALK STRIPING (SEE SHEET C7.2)
- 13 BUILDING FOUNDATION (SEE STRUCT. SHEET S1.1 FOR DETAIL)
- 14 LOADING RAMP STRIPING (SEE STRIPING DETAIL ON SHEET C7.2)
- 15 LANDSCAPE AREA (SEE LANDSCAPE SHEETS FOR DETAILS)
- 16 EXTERIOR MENU BOARD CANOPY (SEE STRUCT. & ARCH. SHEETS FOR DETAIL)
- 17 HEADACHE BAR (SEE STRUCT. SHEET S7.1 FOR DETAIL)
- 18 DUMPSTER ENCLOSURE & STRUCTURAL SLAB (SEE ARCH. & STRUCT. PLANS FOR DETAIL)
- 19 CONCRETE ISLAND NOSE (SEE SHEET C7.2)
- 20 SIGN (SEE ARCH. & SIGNAGE PLANS FOR DETAIL)
- 21 LOADING RAMP (SEE SHEET C7.1)
- 22 BUILDING PERIMETER SIDEWALK (SEE SHEET C7.1)
- 23 CONNECT TO EXIST. SIDEWALK (SEE SHEET C7.2)
- 24 FLAG POLE WITH BEACON DOWN LIGHT, UNITED EQUAL 30" X 9" X 0.125" WALL THICKNESS. 1-PC TAPERED ALUMINUM COMMERCIAL FLAGPOLE, BRUSHED SATIN ALUMINUM FINISH WITH 1/4 GAUGE ALUMINUM BALL FINAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARD. ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFIRM TO APPLICABLE CODES, INCLUDING WIND LOADS.
- 25 6" STEEL BOLLARD (SEE STRUCTURAL FOR TYP. BOLLARD/GATE POST DETAIL)
- 26 6" BOLLARD WITH LIGHTS (SEE ARCH. FOR DETAIL)
- 27 CONCRETE TO CONCRETE JUNCTURE (SEE PAVING SHEET C6.0 AND DETAIL SHEET C7.1)
- 28 PROPOSED TRANSFORMER
- 29 PROPOSED CURB INLET (SEE SHEET C9.1)
- 30 EXISTING CURB INLET
- 31 FIRE LANE (SEE SHEET C5.0)
- 32 4" WHITE STRIPE FOR BYPASS LANE
- 33 EXISTING IRRIGATION CONTROL BOX TO BE RELOCATED OUTSIDE OF PROPOSED SIDEWALK IMPROVEMENTS. COORDINATE RELOCATION WITH IRRIGATION CONTRACTOR.
- 34 TEMPORARY BARRICADE
- 35 PROPOSED Y-INLET (SEE SHEET C9.2)
- 36 PROPOSED ELEVATED SIDEWALK BOX (SEE SHEET C9.1)

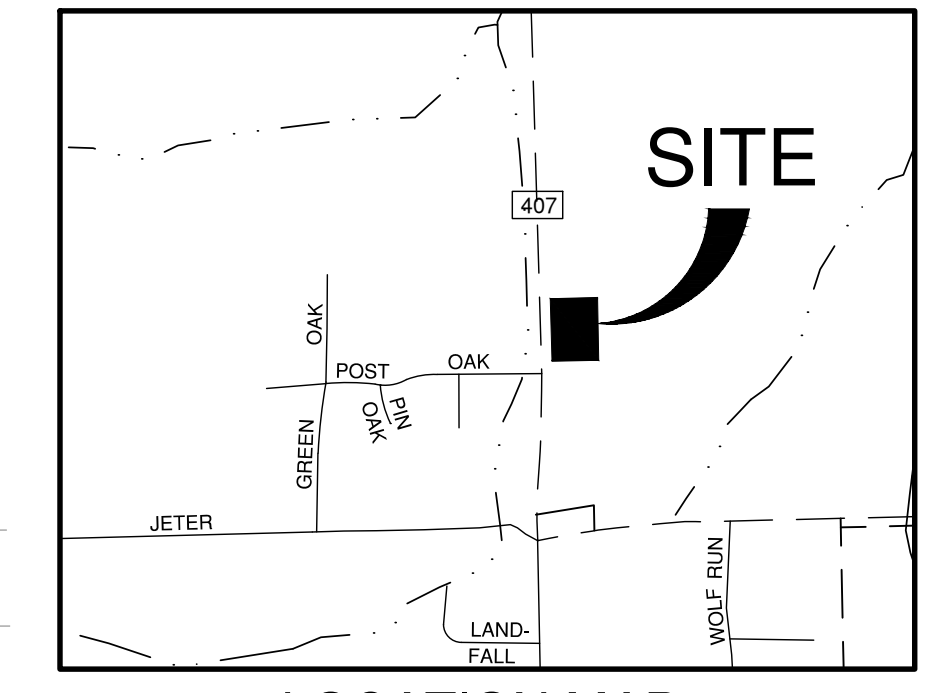
LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
P.R.D.C.T.

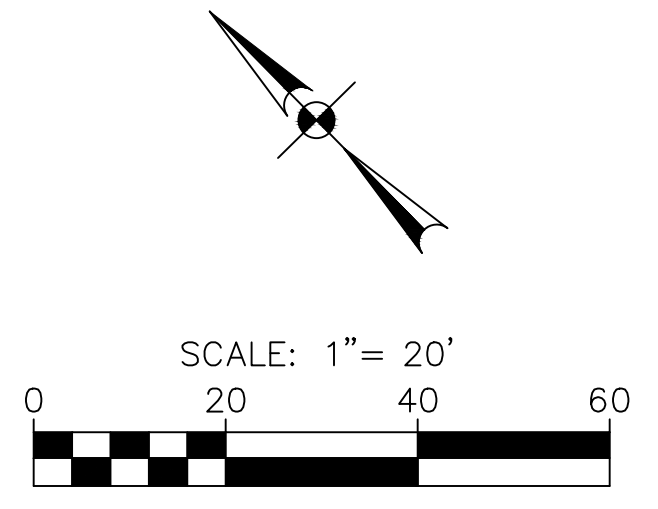
Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

**BENCHMARKS**

TBM X-CUT N: 7077249.3' E: 2388423.3' ELEV: 658.9' (NAVD88)	TBM X-CUT N: 7076945.1' E: 2388795.9' ELEV: 666.1' (NAVD88)
--	--



LOCATION MAP  
NOT-TO-SCALE



DIMENSIONAL CONTROL LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED FIRE LANE
- - - PROPOSED CURB
- - - PROPOSED WHEELSTOP
- ⊙ PARKING COUNT
- - - PROPOSED TURN-DOWN CURB

NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
- ALL RADII ARE 3' UNLESS SPECIFIED OTHERWISE.

SITE DATA SUMMARY TABLE

ZONING/PROPOSED USE	GC (GENERAL COMMERCIAL)/FAST-FOOD RESTAURANT
LOT AREA	2.00 AC
BUILDING AREA (GROSS SQ. FOOTAGE)	3,305 SF
BUILDING HEIGHT	21'-8"
TOTAL PARKING PROVIDED	42
TOTAL HANDICAP PROVIDED*	2

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:  
PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76108 | 817-872-3888  
TODD BOND, PROFESSIONAL ENGINEER, P.E. (REGISTRATION #410)

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216  
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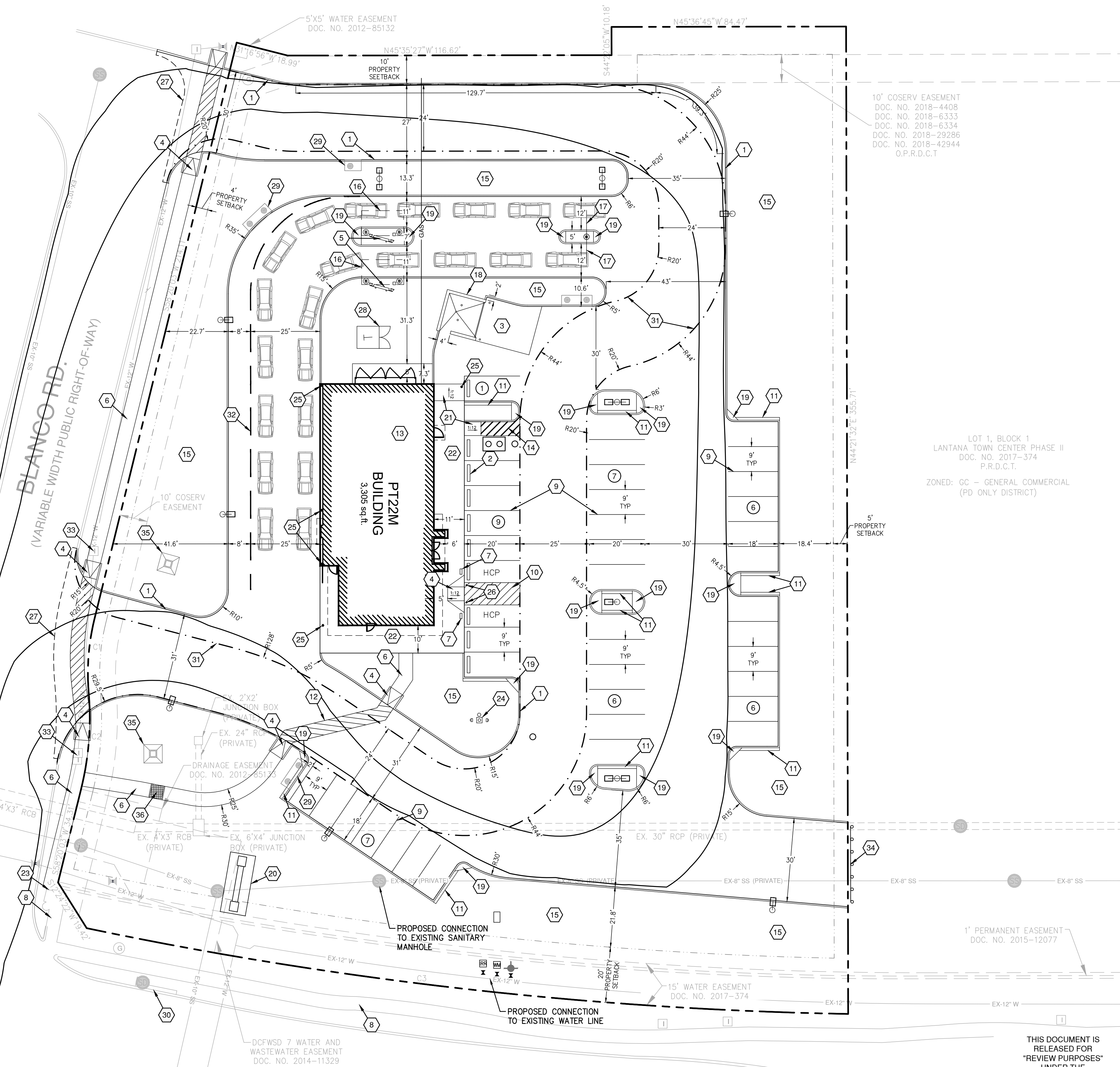
SHEET TITLE:  
**SITE & DIMENSIONAL CONTROL PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C7.0**



Date: May 30, 2023, 11:46am, User: D:\M\W, File: S:\projects\6131613\16\_000\2.0\_Design\2.4\_Civil\2.4.3\_Plan\_Sheets\DCP-6131610.dwg

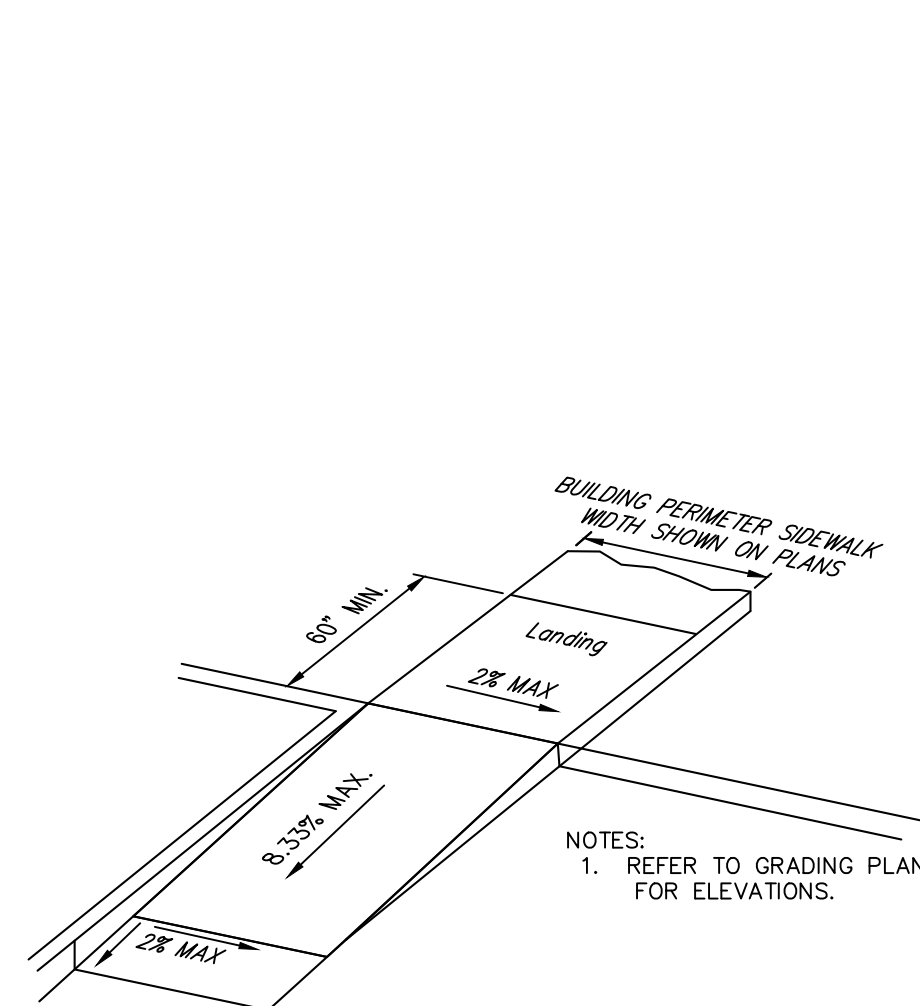


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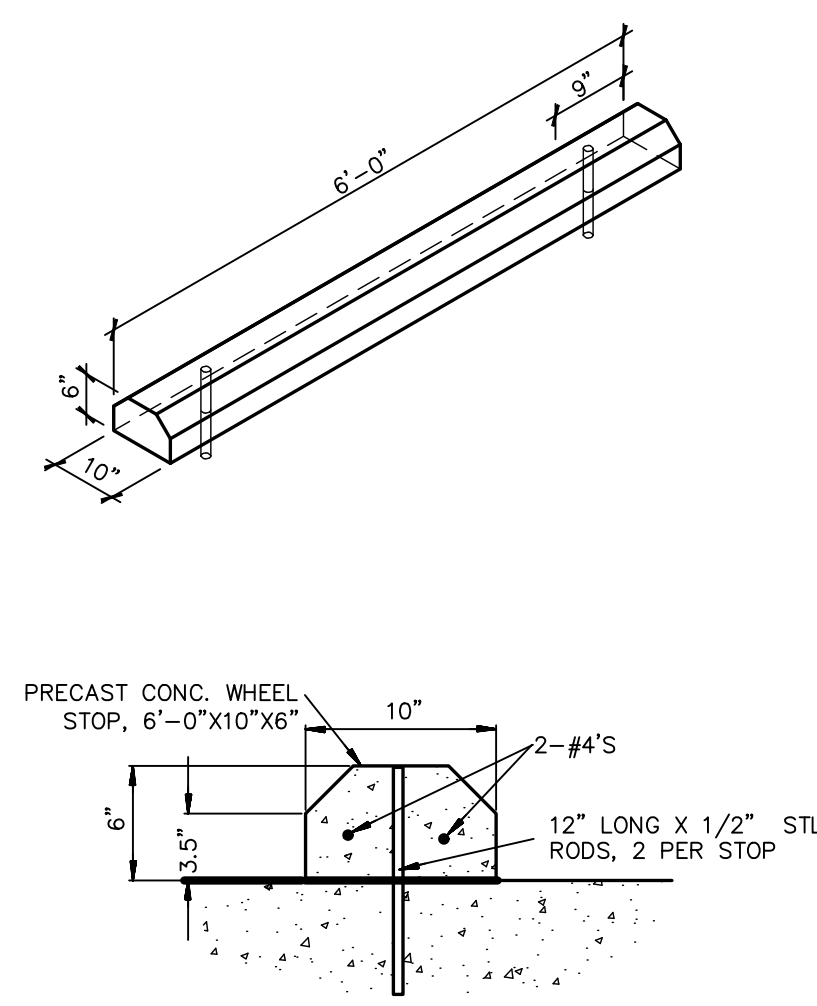
LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

FM 407  
(130' PUBLIC RIGHT-OF-WAY)

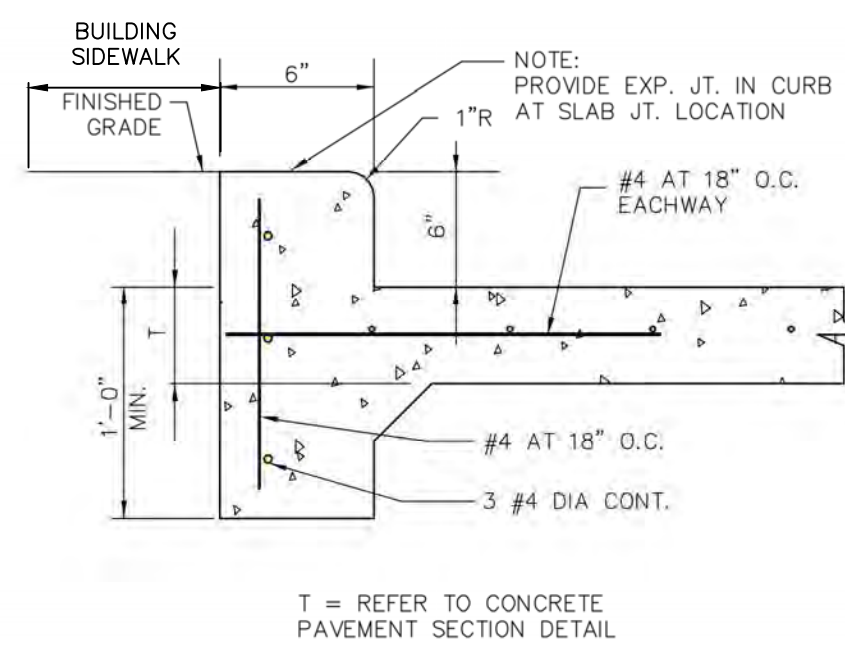




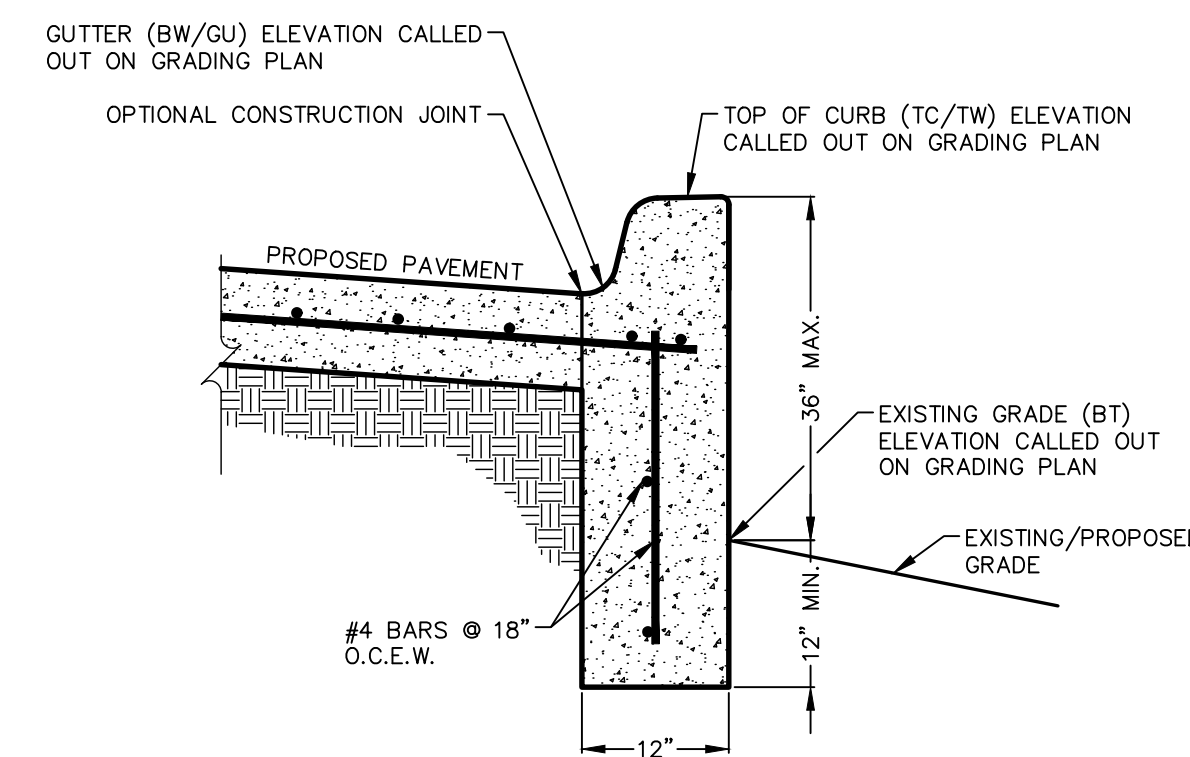
**LOADING RAMP DETAIL**  
NOT-TO-SCALE



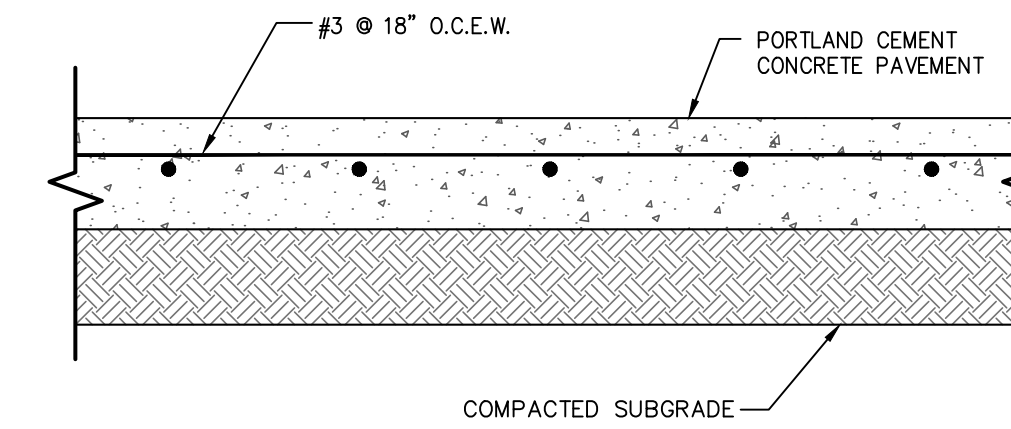
**PRECAST CONCRETE WHEELSTOP**  
NOT-TO-SCALE



**CURB ON CONCRETE PAVEMENT**  
NOT TO SCALE



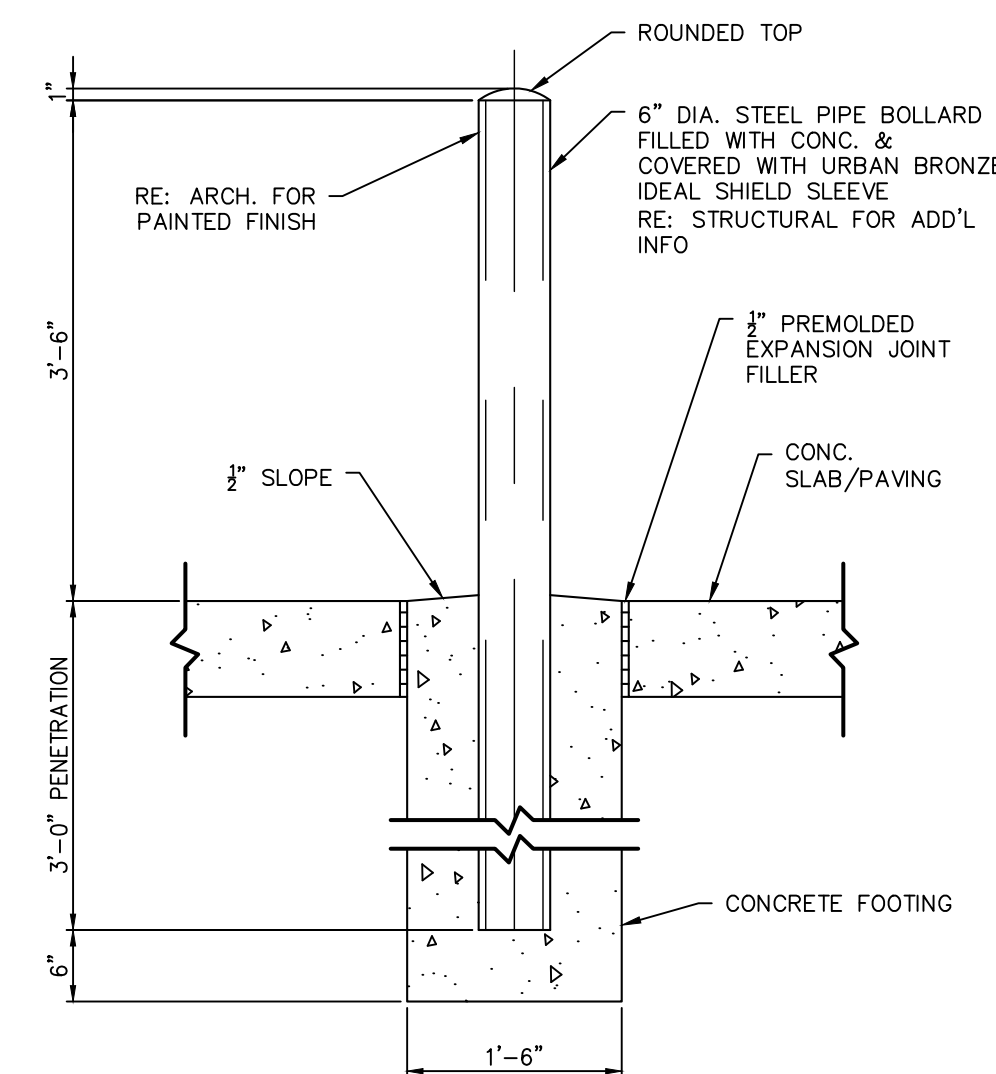
**TURN DOWN CURB**  
NOT-TO-SCALE



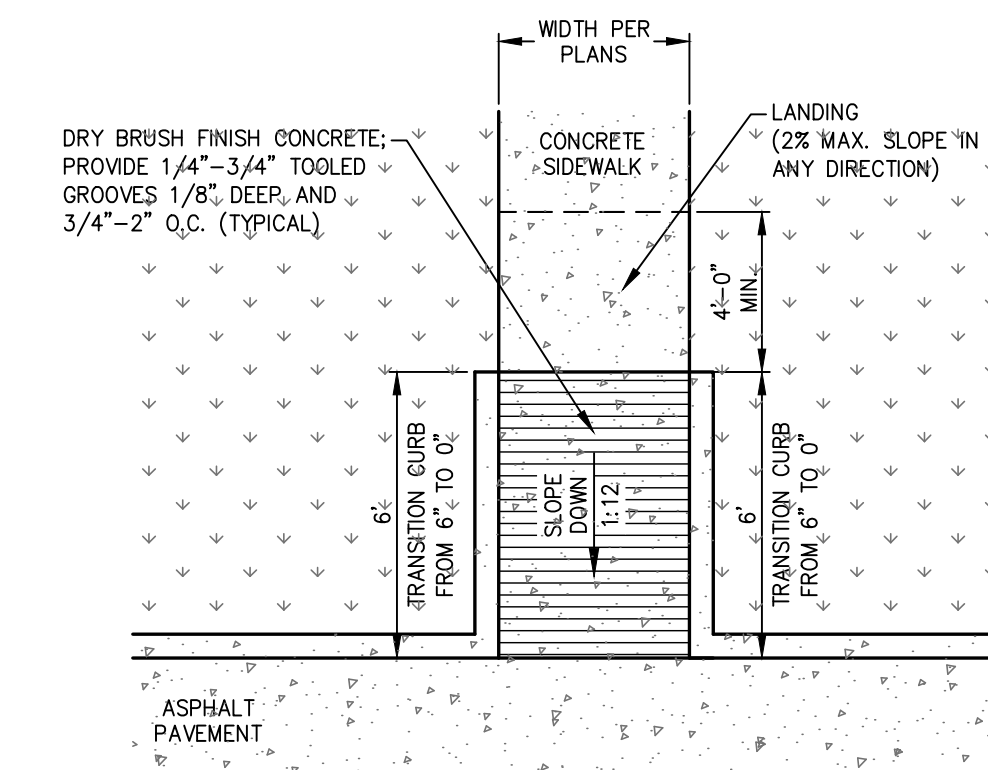
PAVEMENT MATERIALS	LIGHT DUTY CONCRETE (IN.)	HEAVY DUTY CONCRETE (IN.)	HEAVY DUTY CONCRETE (IN.) (TRASH ENCLOSURE)
PORTLAND CEMENT CONCRETE (IN.)	5"	6"	6"
COMPACTED SUBGRADE	6"	6"	6"

**CONCRETE PAVEMENT SECTION**

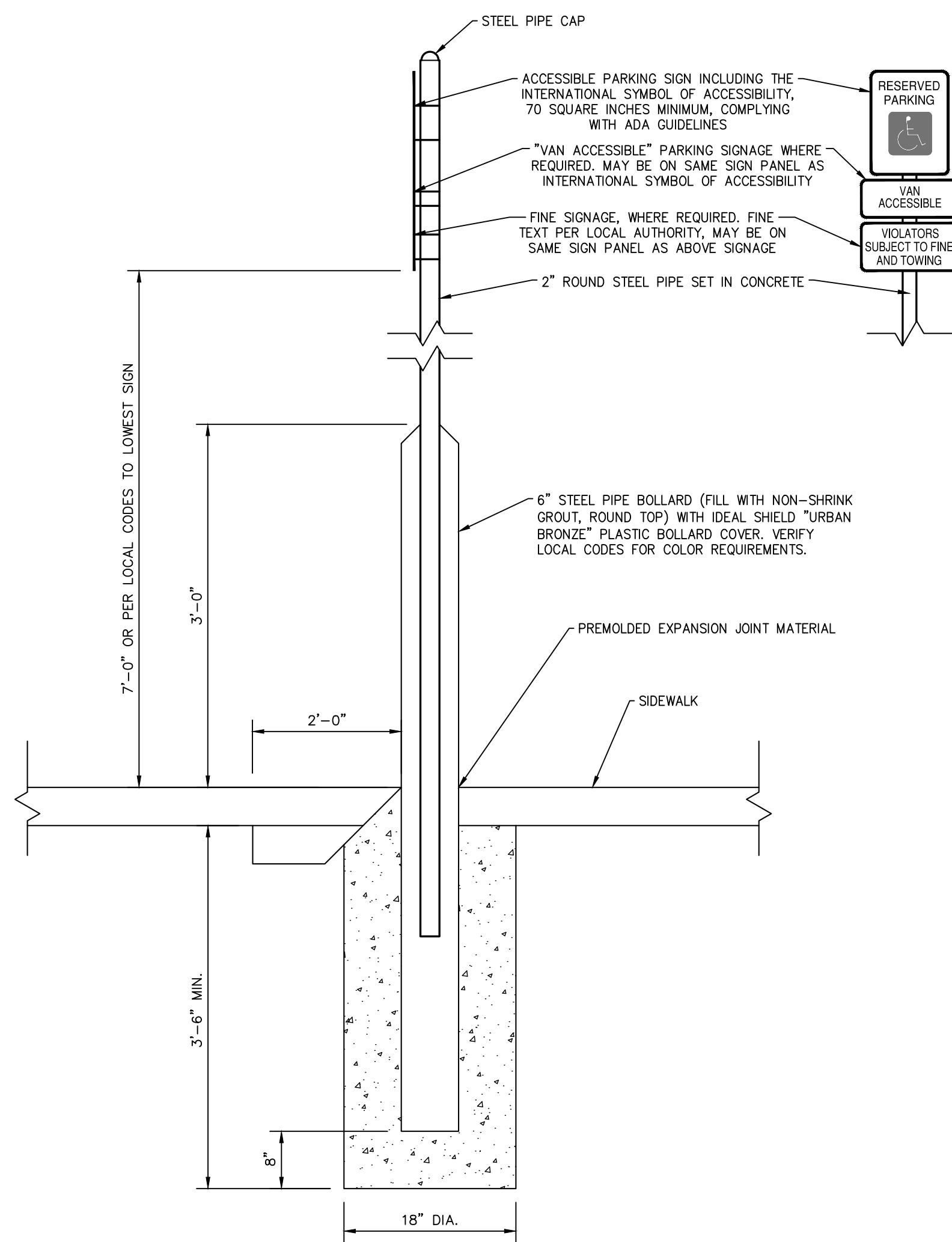
REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., PROJECT No. 44225002, DATED FEBRUARY 9, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



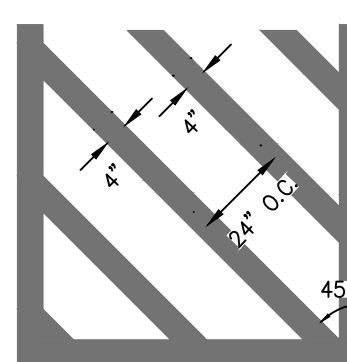
**BOLLARD DETAIL**  
NOT-TO-SCALE



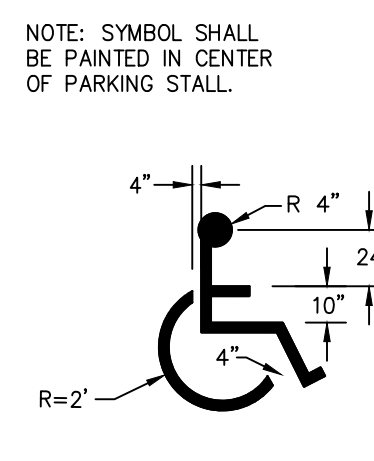
**CURB RAMP DETAIL**  
NOT-TO-SCALE



**ACCESSIBLE PARKING SIGNAGE DETAIL**  
NOT-TO-SCALE



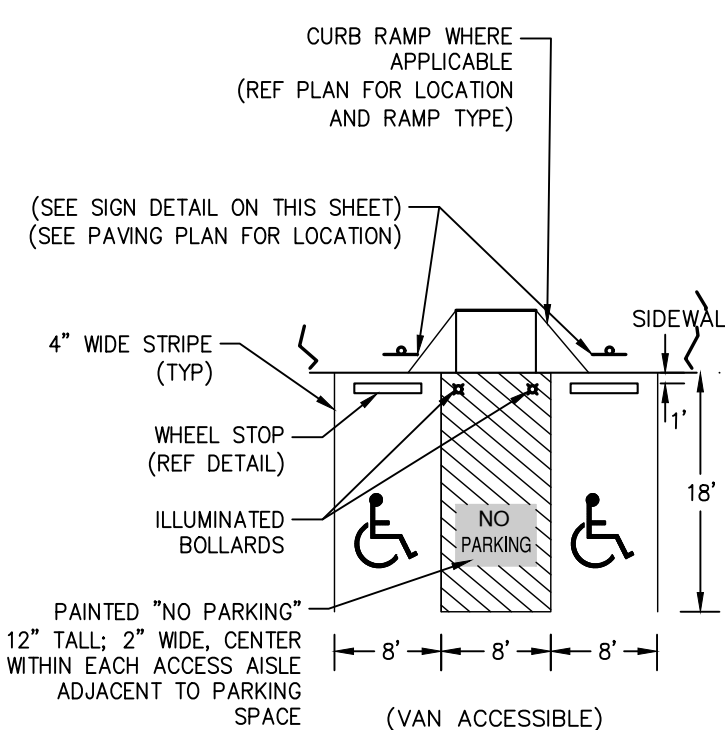
**STRIPING DETAIL**



**ACCESSIBLE PARKING STALL SYMBOL**

NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACCESSIBILITY MANUAL.

DO NOT INCLUDE ACCESSIBLE PARKING STALL SYMBOL IF NOT REQUIRED BY THE CITY OF EL PASO.



**ACCESSIBLE PARKING AREA DETAIL**

**ACCESSIBLE PARKING DETAILS**  
NOT-TO-SCALE

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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE F.M. 407 & MCMAKIN RD. BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
650 WEST HWY. STE. 700 | FORT WORTH, TX 76118 | 817-872-3888  
TRADE BOARD OF PROFESSIONAL ENGINEERS, LICENSE #000000040

**WHATABURGER**  
300 CONCORD PLAZA DR. SAN ANTONIO, TEXAS 210-476-6000 ZIP 78216  
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SHEET TITLE: **SITE DETAILS**

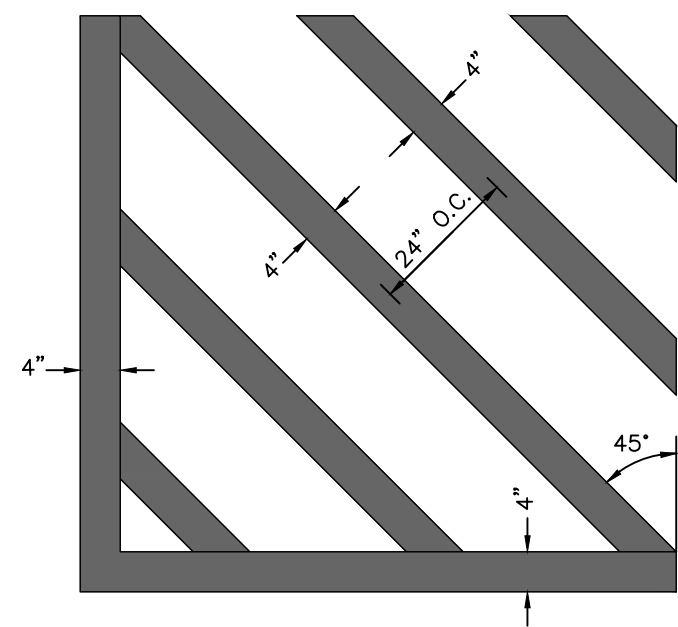
UNIT NO. DATE: 05/30/2023 SCALE: 1" = 20' DRAWN BY: DDD

SHEET NO: **C7.1**

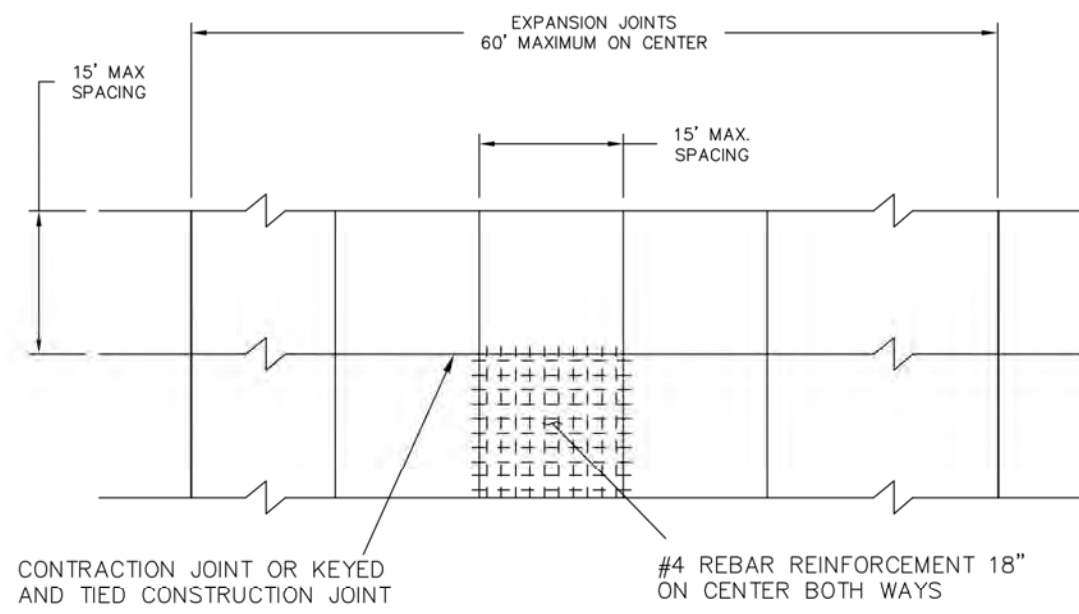


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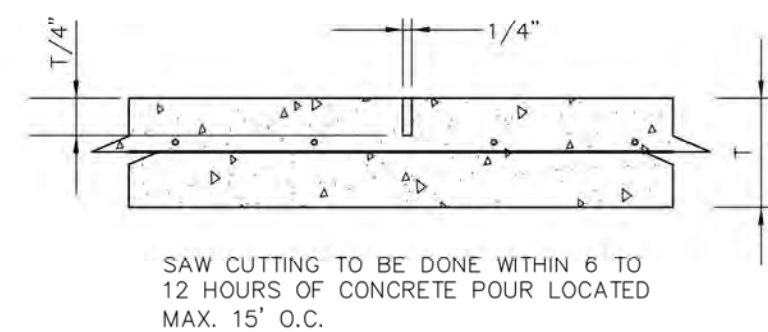
- NOTES:  
 1. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
 2. ALL PAVEMENT MARKINGS SHALL BE PAINTED TWICE.



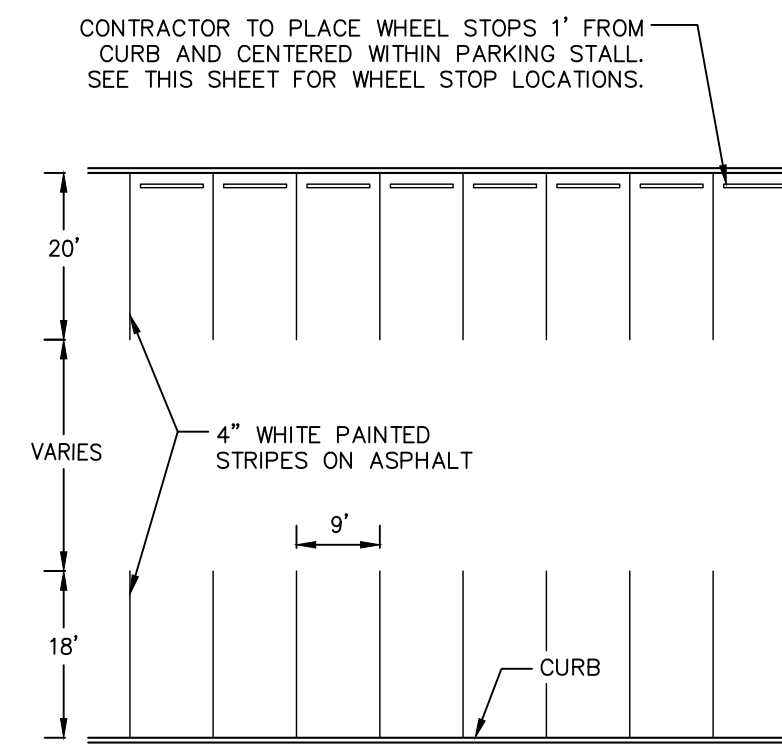
**CROSS STRIPING DETAIL**  
 NOT-TO-SCALE



**CONTROL JOINT DETAIL**  
 NOT-TO-SCALE

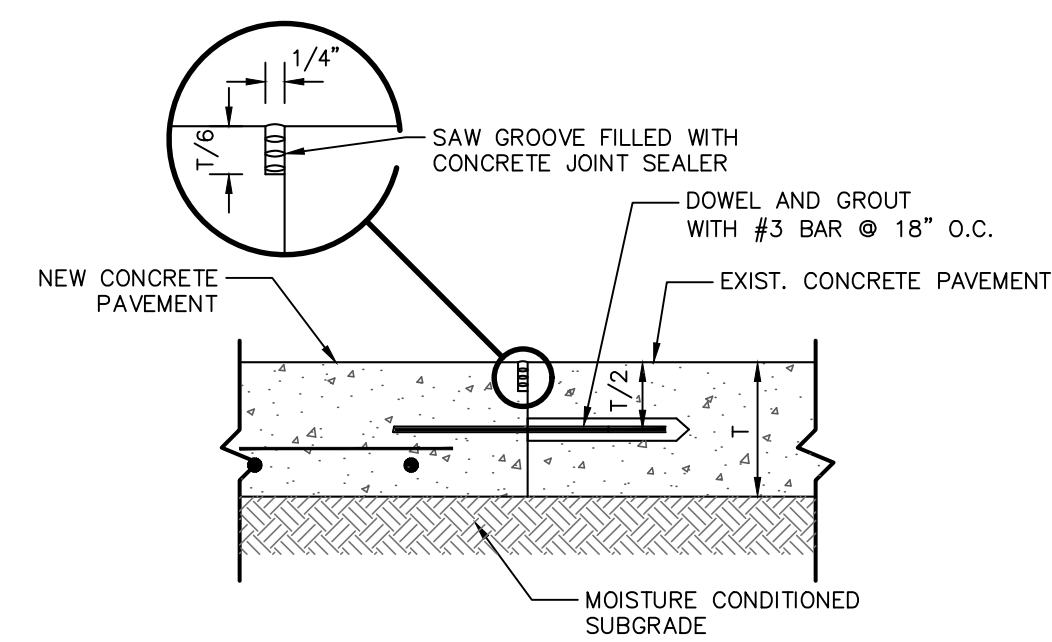


T = REFER TO CONCRETE PAVEMENT SECTION DETAIL

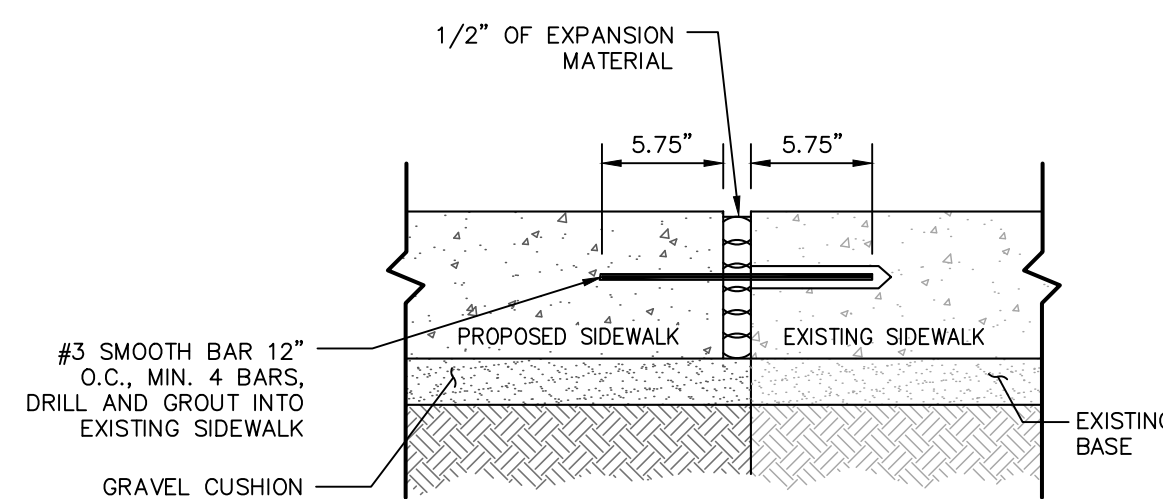


NOTE: STANDARD SPACES ARE 9X18 AS NOTED (SEE DIMENSION CONTROL PLAN)

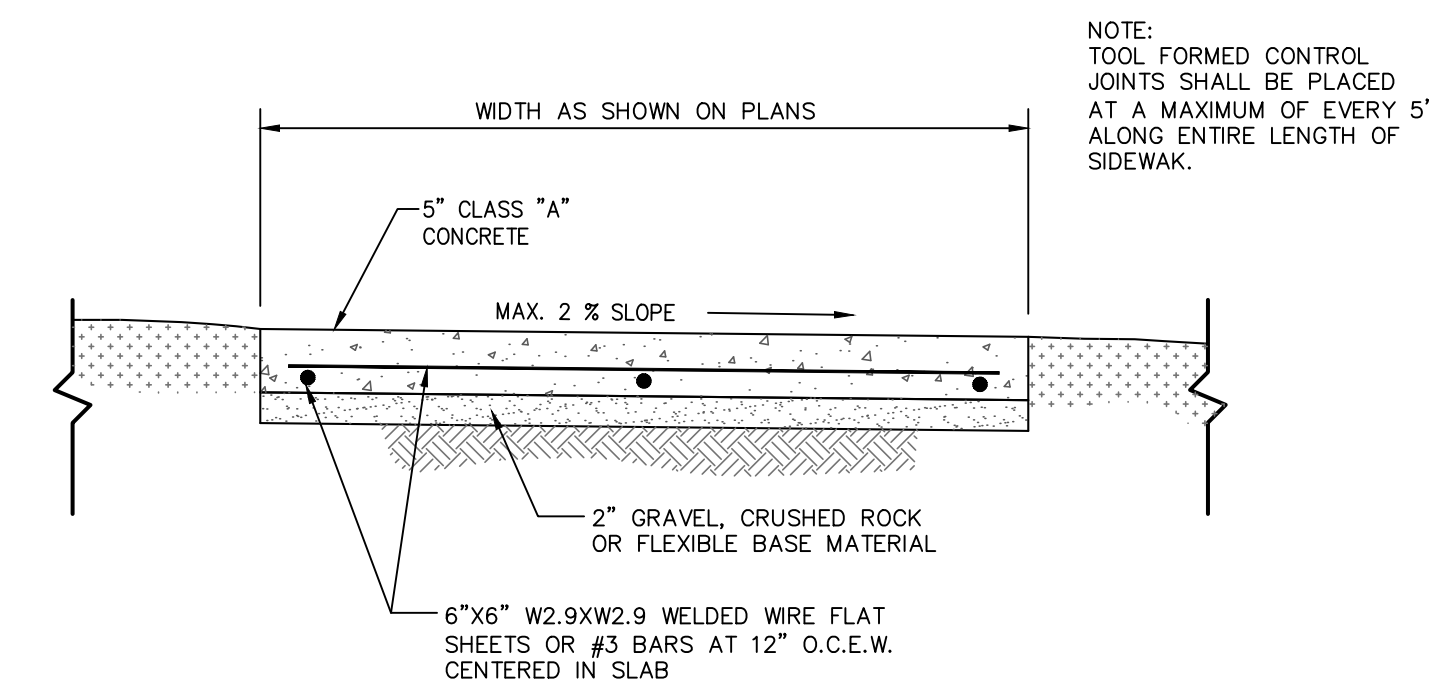
**STRIPING FOR 90-DEGREE PARKING**  
 NOT-TO-SCALE



**NEW CONCRETE TO EXISTING CONCRETE JUNCTION DETAIL**  
 NOT-TO-SCALE



**SIDEWALK JUNCTURE DETAIL**  
 NOT-TO-SCALE



NOTE: TOOL FORMED CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF EVERY 5' ALONG ENTIRE LENGTH OF SIDEWALK.

**SIDEWALK & CONCRETE ISLAND NOSE DETAIL**  
 NOT-TO-SCALE

REVISIONS:	BY	DESCRIPTION

PROJECT:  
**PT22M BUILDING TYPE**  
**F.M. 407 & MCKAKIN RD.**  
**BARTONVILLE, TX**

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817.870.3888  
TRUSTEES OF PROFESSIONAL ENGINEERS, REG. REGISTRATION NO. 4470

**WHATABURGER**  
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 SAN ANTONIO, TEXAS  
 210-476-6000 ZIP 78216  
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SHEET TITLE:  
**SITE DETAILS**

UNIT NO.  
 DATE: 05/30/2023  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C7.2**

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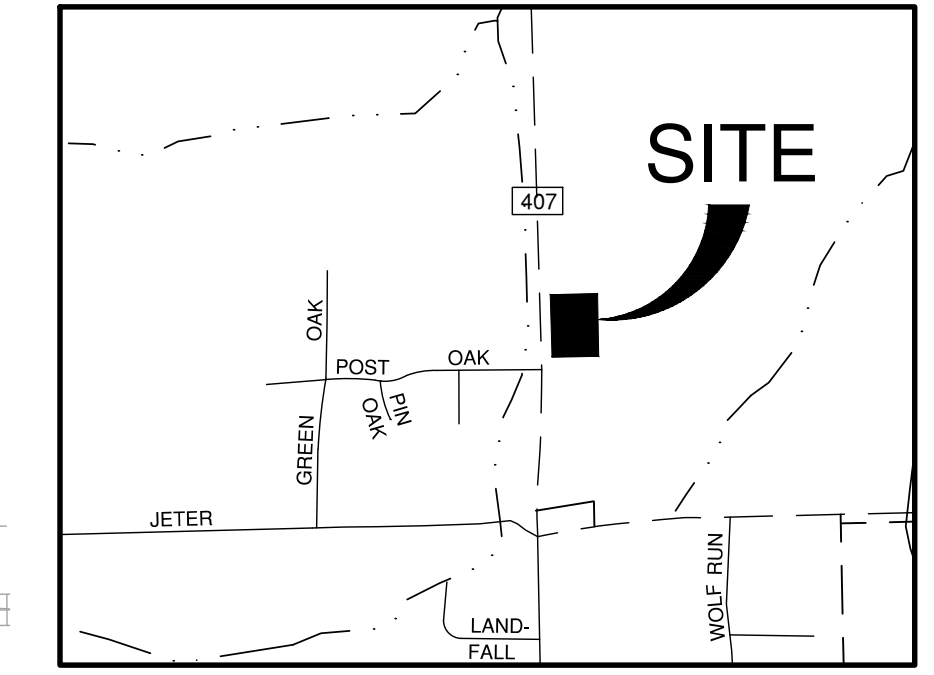


Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

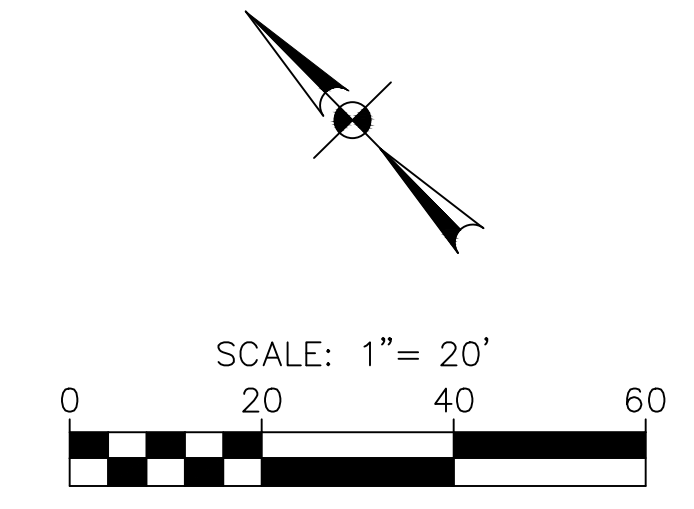
**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**LOCATION MAP**  
NOT-TO-SCALE



**GRADING LEGEND**

- 600 --- EXISTING MAJOR CONTOUR
- 602 --- EXISTING MINOR CONTOUR
- 620 --- PROPOSED MAJOR CONTOUR
- 622 --- PROPOSED MINOR CONTOUR
- FLOW ARROW
- - - VALLEY LINE
- - - RIDGE LINE
- - - PROPOSED TURN-DOWN CURB

**SPOT GRADING ABBREVIATIONS**

- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- GU GUTTER
- TC TOP OF CURB
- TI TOP OF INLET
- TP TOP OF PAVEMENT
- TW TOP OF WALL
- BW BOTTOM OF WALL

**NOTES**

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. RETAINING WALLS ARE TO BE DESIGNED (BY LICENSED STRUCTURAL ENGINEER) AND CONSTRUCTED BY AN APPROVED RETAINING WALL CONTRACTOR. WALL MATERIAL AND COLOR SHALL BE APPROVED BY THE OWNER AND PROJECT ARCHITECT, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE PARKING SPACES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION AND PATHS/SIDEWALKS SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, OR LONGITUDINAL SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE.

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MAY 30, 2023  
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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | DALLAS  
600 WEST HWY. STE 700 FORT WORTH, TX 76116 | 817-872-3888  
TODD BOND, PROFESSIONAL ENGINEER, P.E. #163100040-010

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300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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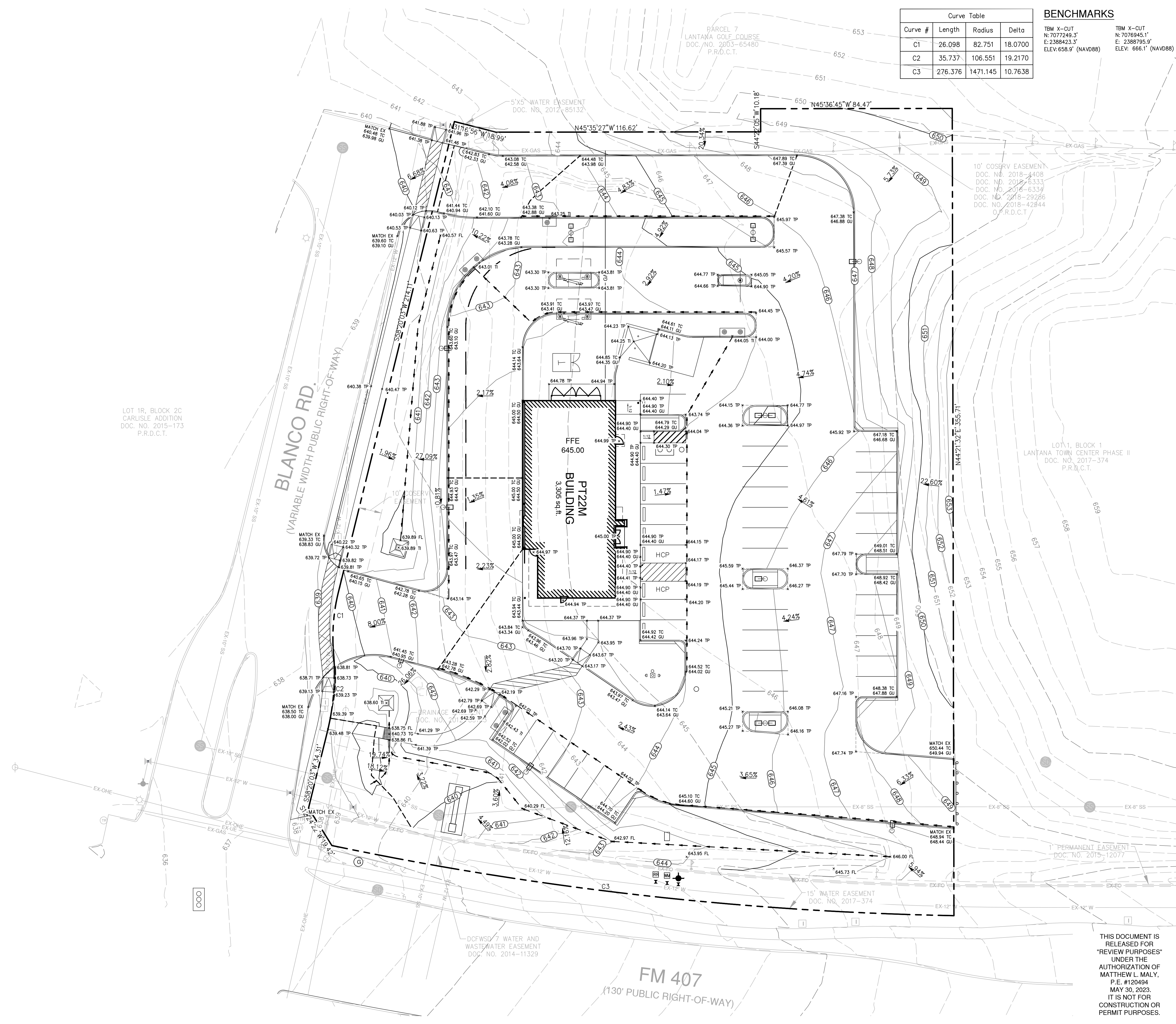
SHEET TITLE:  
**GRADING PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C8.0**



Date: May 30, 2023, 11:46am User ID: MWM  
File: S:\projects\6131\00\02\Design\2.4 Civil\2.4.3 Plan Sheets\08-6131600.dwg



LOT 1R, BLOCK 2C  
CARLISLE ADDITION  
DOC. NO. 2015-173  
P.R.D.C.T.

FM 407  
(130' PUBLIC RIGHT-OF-WAY)

DCFWSD WATER AND  
WASTEWATER EASEMENT  
DOC. NO. 2014-11329

1" PERMANENT EASEMENT  
DOC. NO. 2015-12077

10' COSERV EASEMENT  
DOC. NO. 2018-4408  
DOC. NO. 2018-6333  
DOC. NO. 2018-6339  
DOC. NO. 2018-29296  
DOC. NO. 2018-42944  
O.F.R.D.C.T.

PARCEL 7  
LANTANA GOLF COURSE  
DOC. NO. 2003-65480  
P.R.D.C.T.

5'X5' WATER EASEMENT  
DOC. NO. 2012-85132

BLANCO RD.  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 1, BLOCK 1  
LANTANA TOWN CENTER PHASE II  
DOC. NO. 2017-374  
P.R.D.C.T.

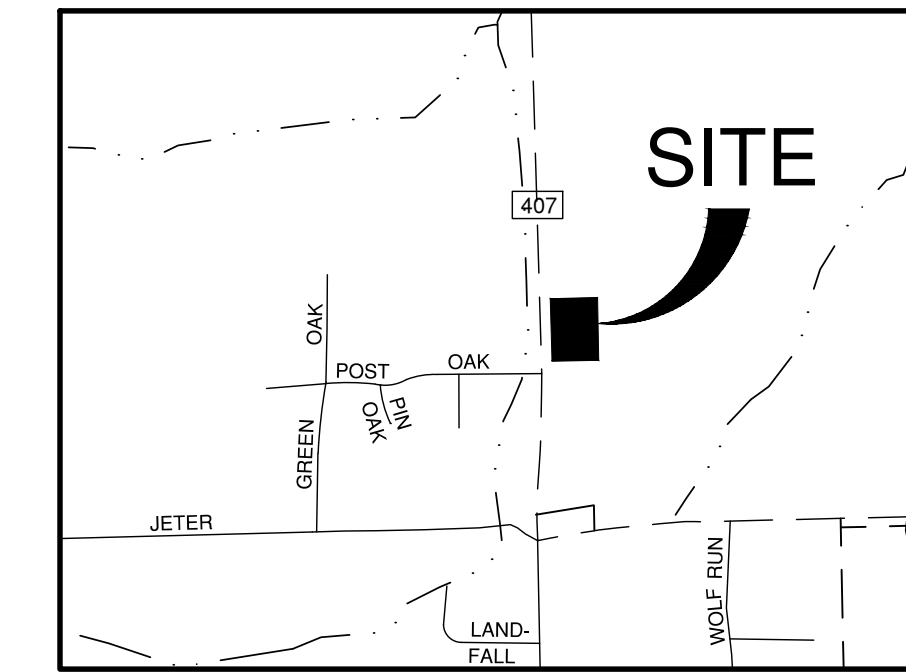
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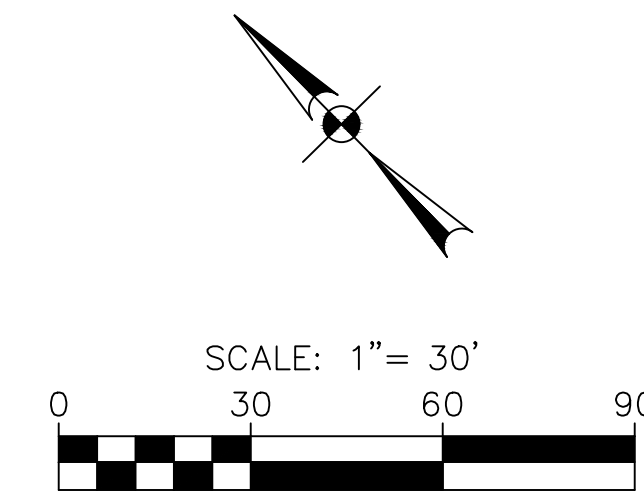
**BENCHMARKS**

TBM X-CUT  
N: 7077249.3'  
E: 2388423.3'  
ELEV: 658.9' (NAVD88)

TBM X-CUT  
N: 7076945.1'  
E: 2388795.9'  
ELEV: 666.1' (NAVD88)



**LOCATION MAP**  
NOT-TO-SCALE



**MASTER DRAINAGE LEGEND**

- 600 --- EXISTING MAJOR CONTOUR
- 602 --- EXISTING MINOR CONTOUR
- 600 --- PROPOSED MAJOR CONTOUR
- 602 --- PROPOSED MINOR CONTOUR
- DRAINAGE AREA
- EXISTING DRAINAGE AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED CURB INLET
- PROPOSED FLOW DIRECTION
- DRAINAGE AREA
- 1.00 --- ACRES

**NOTES**

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS TRACT IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48121C0510G FOR DENTON COUNTY, EFFECTIVE APRIL 18, 2011.
4. EXISTING STORM SYSTEM IS ADEQUATE TO HANDLE POST-DEVELOPMENT DISCHARGE RATES, REFERENCE LANTANA TOWN CENTER PHASE II DRAINAGE PLANS BY KIMLEY-HORN DATED AUGUST 2, 2017.
5. PROPOSED DRAINAGE AREA IS BASED ON DRAINAGE AREA 'D2', PROVIDED ON LANTANA TOWN CENTER PHASE II PROPOSED DRAINAGE AREA MAP FULL BUILD OUT BY KIMLEY-HORN DATED AUGUST 2, 2017, WHICH ACCOUNTS FOR THE DEVELOPED FLOWS OF THIS TRACT.
6. EXISTING DRAINAGE AREA EX-2 IS BASED ON DRAINAGE AREA PROVIDED ON LANTANA TOWN CENTER PHASE II EXISTING DRAINAGE AREA MAP BY KIMLEY-HORN DATED AUGUST 2, 2017, WHICH SHOWS 310 CFS OUTFALLING TO BLANCO RD. THIS HAS BEEN REDUCED TO 1.86 CFS IN THE 100-YR EVENT BY THIS DEVELOPMENT.
7. ALL PROPOSED STORM DRAIN LINES ARE PRIVATE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS							Design Flows* (cfs)
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I100 (in/hr)	Q100 (cfs)	
D2-1	0.19	0.58	0.11	10.00	8.70	0.97	19.66
D2-2	0.70	0.60	0.42	10.00	8.70	3.65	
D2-3	0.68	0.90	0.61	10.00	8.70	5.32	
D2-4	0.12	0.40	0.05	10.00	8.70	0.42	
D2-5	0.57	0.90	0.51	10.00	8.70	4.46	
D2-6	0.25	0.90	0.23	10.00	8.70	1.96	
<b>Total Piped Area</b>	<b>2.51</b>				<b>Total Pipe Flow</b>	<b>16.78</b>	
BYP-EX	0.09	0.40	0.04	10.00	8.70	0.31	
BYP-1	0.12	0.90	0.11	10.00	8.70	0.94	
BYP-2	0.10	0.90	0.09	10.00	8.70	0.78	
BYP-3	0.03	0.40	0.01	10.00	8.70	0.10	
<b>Total Bypass Area</b>	<b>0.25</b>				<b>Total Bypass Flow</b>	<b>2.14</b>	
EX-2**	0.89	0.40	0.36	10.00	8.70	3.10	

\*Note: Design flows are from Lantana Town Center Phase II Plans (see Note 5 this sheet).  
\*\*Note: Flow is from Lantana Town Center Phase II Plans (see Note 6 this sheet).

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REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCKAMIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817-872-3888  
TRADE SHOW OF PROFESSIONAL ENGINEERS (www.professionalspe.com)

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SHEET TITLE:  
**DRAINAGE PLAN**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C8.1**

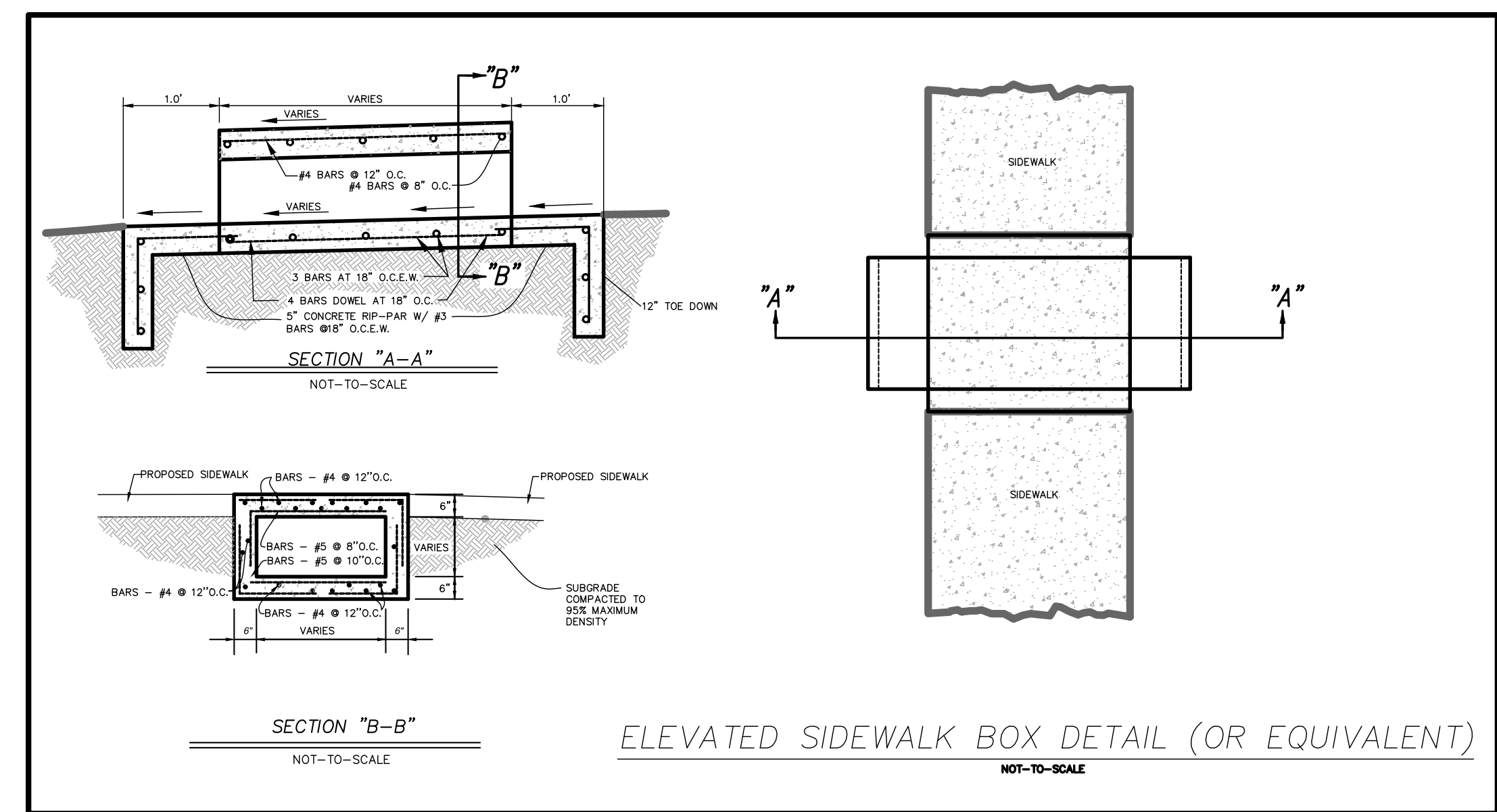
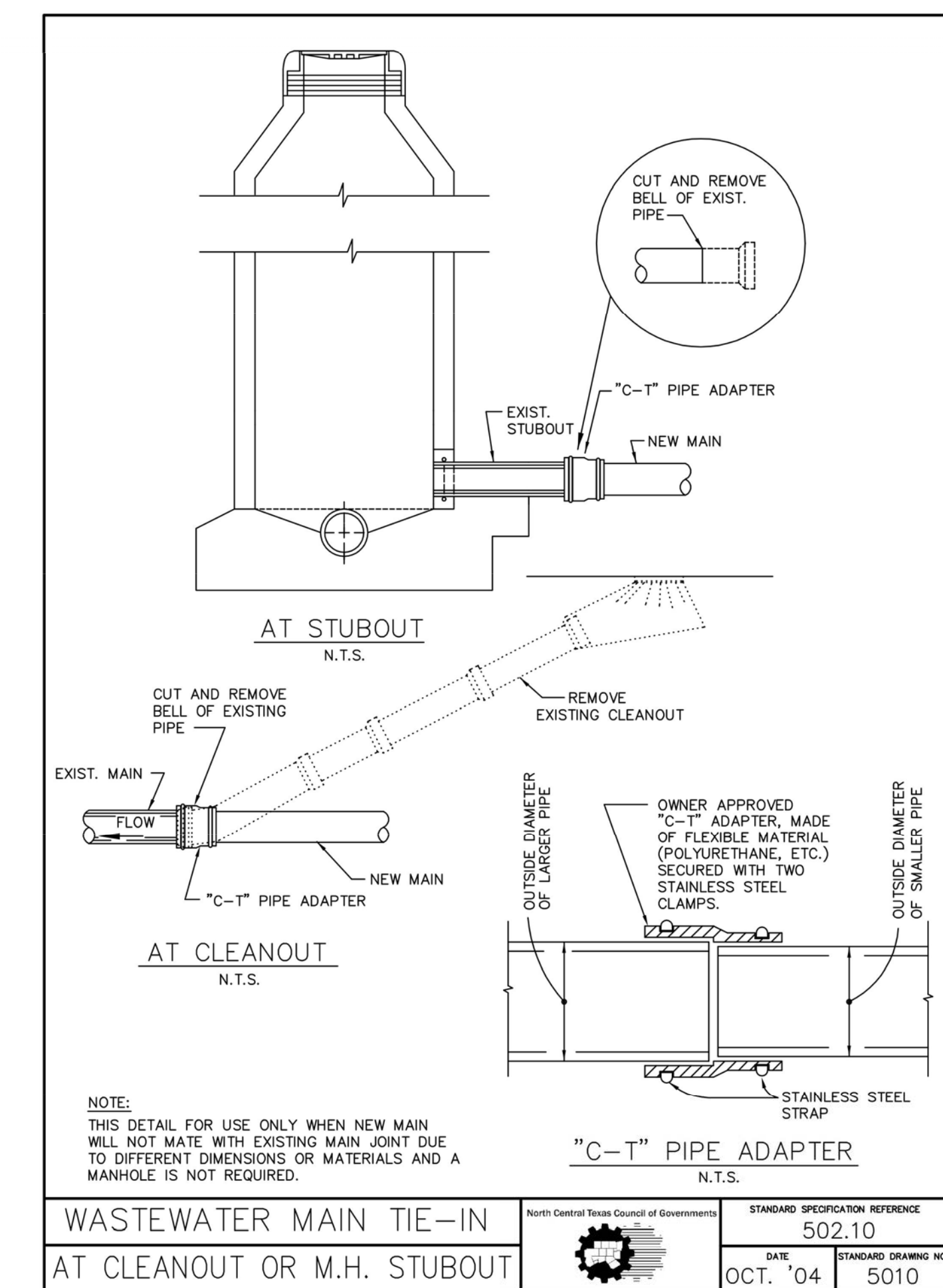
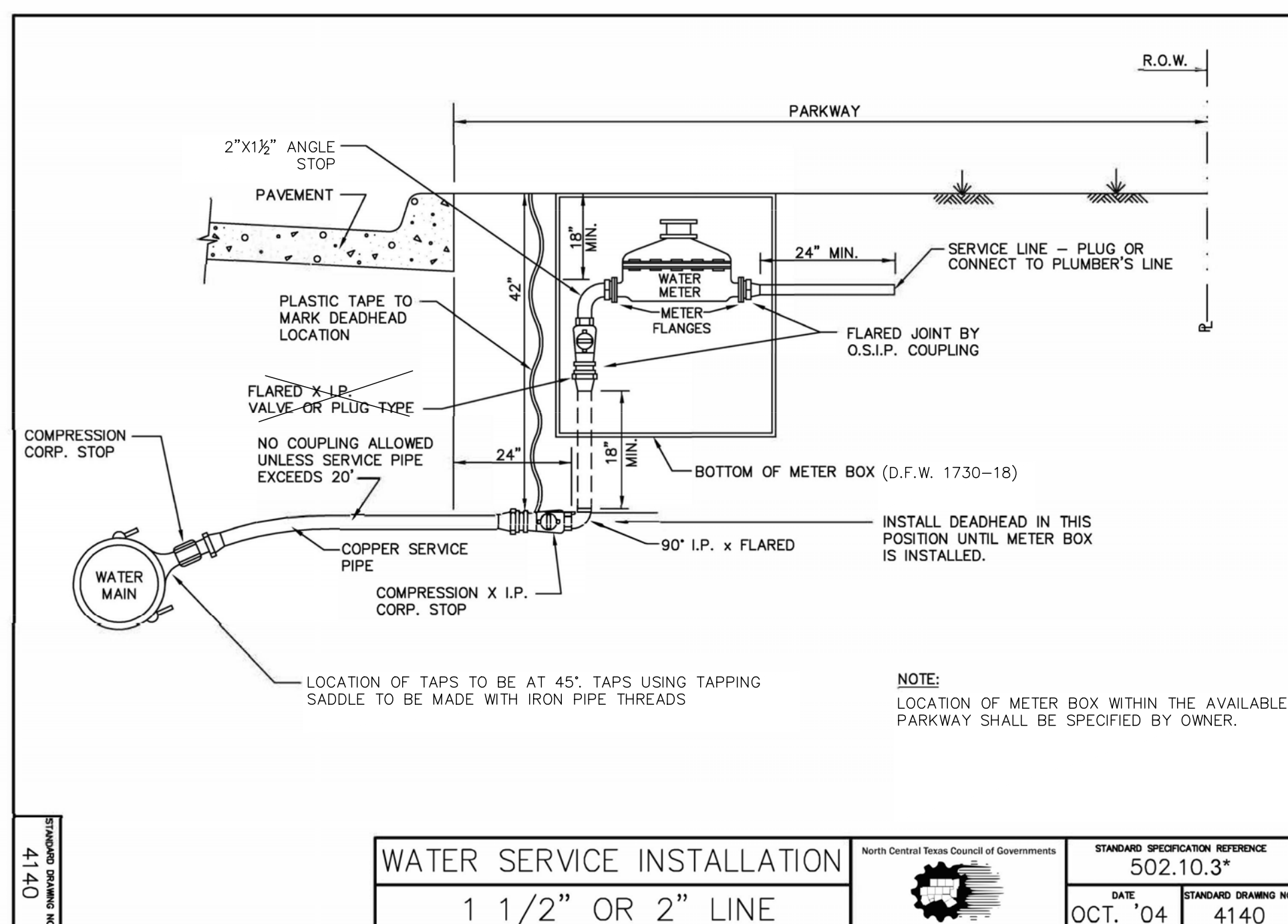
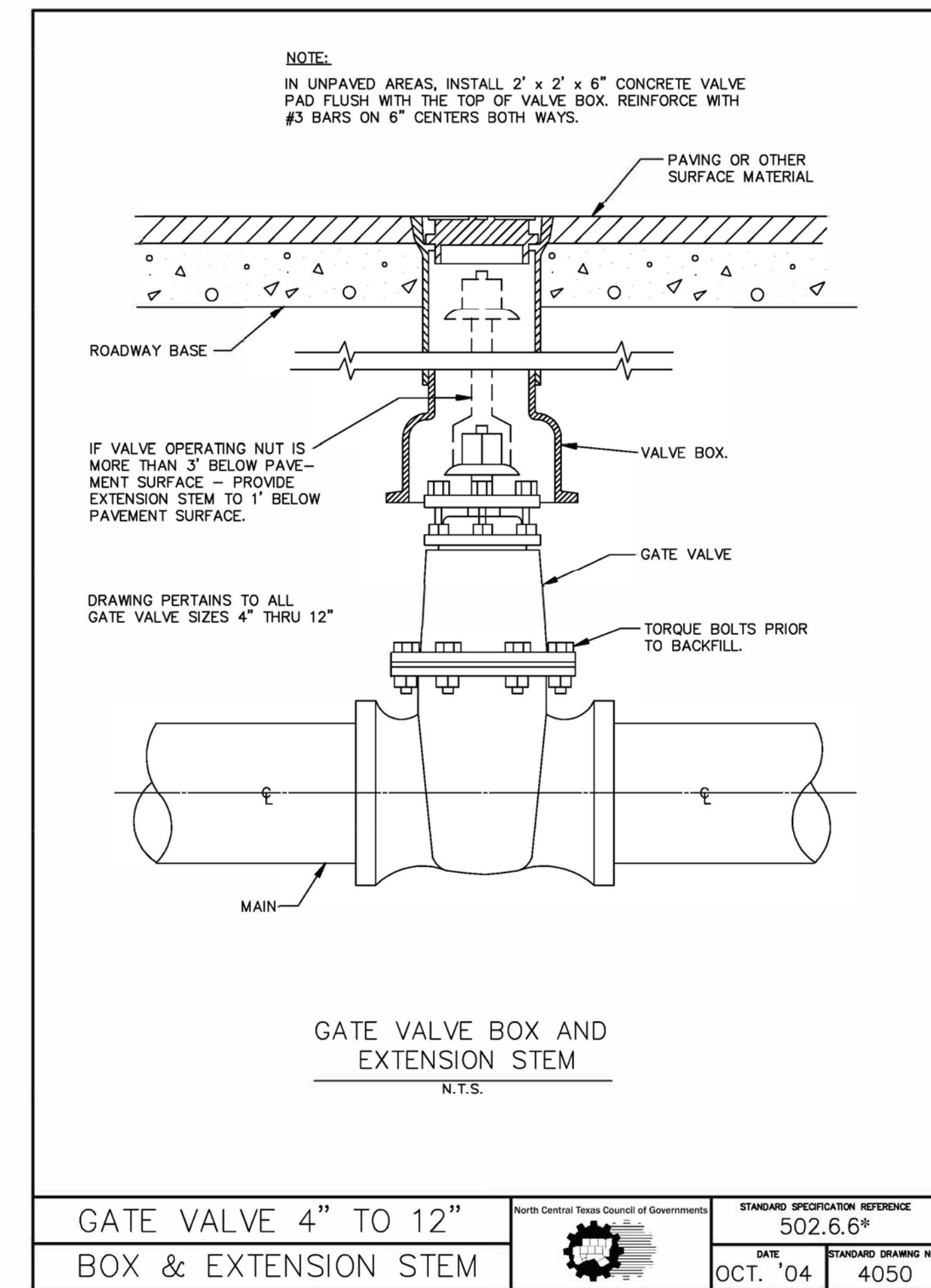
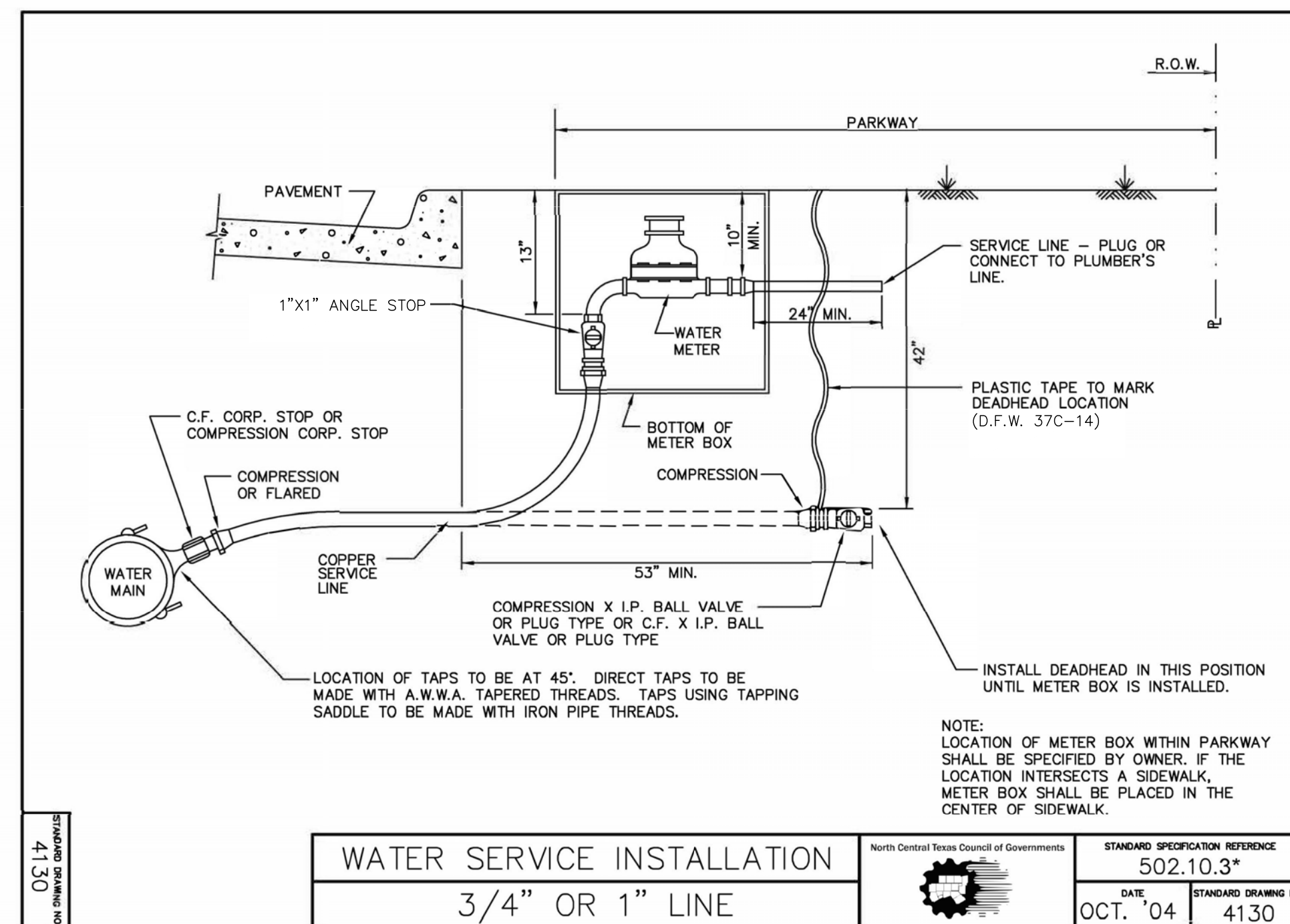
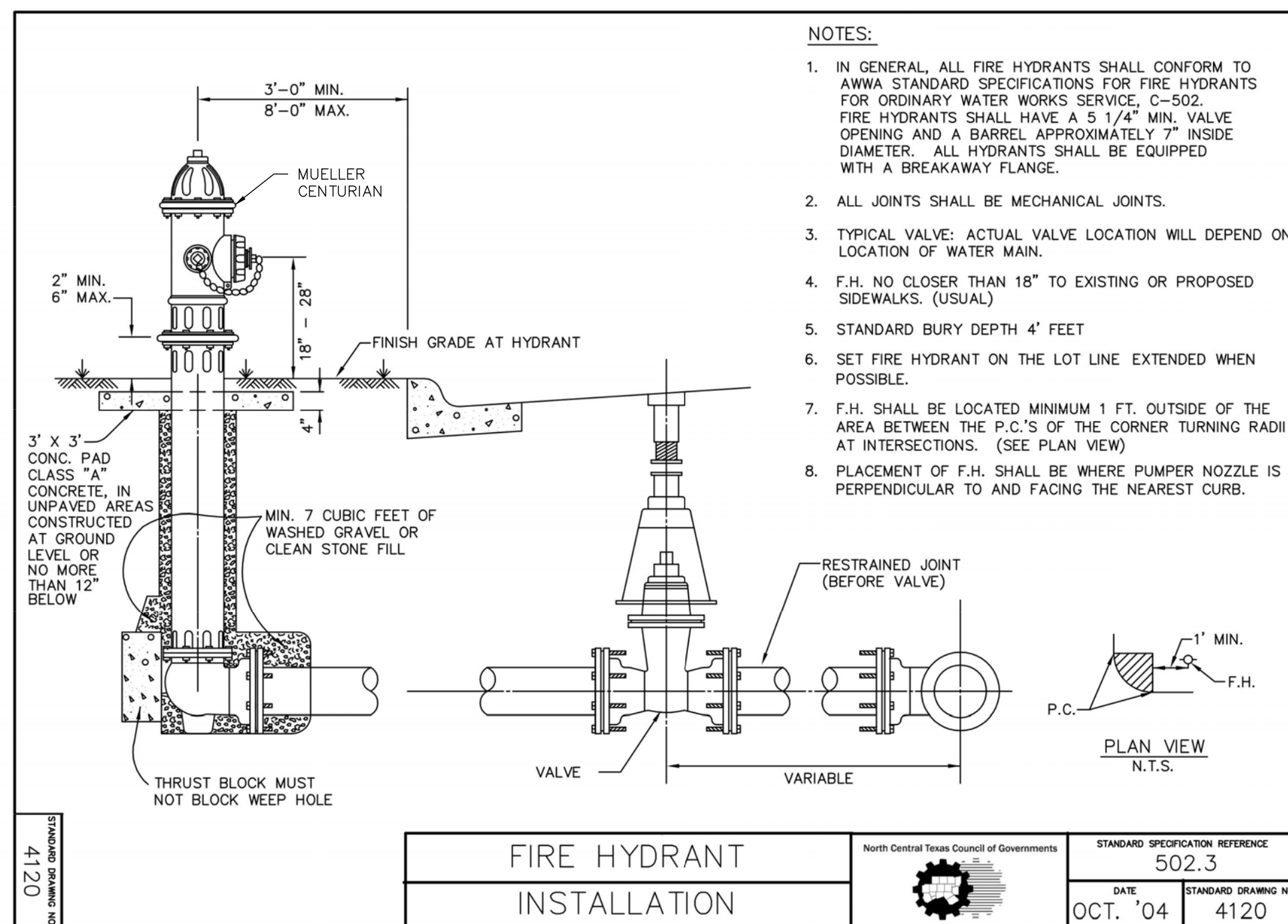


Date: May 30, 2023, 11:47am, User ID: MKim, File: S:\projects\613116\110\2.0\Design\2.4 Civil\2.4.1 Plan Sheets\DR-6131600.dwg









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REVISIONS:	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
600 WEST HWY. STE 700 | FORT WORTH, TX 76116 | 817-872-3888  
TRADE BOARD OF PROFESSIONAL ENGINEERS, (REAL REGISTRATION #410)

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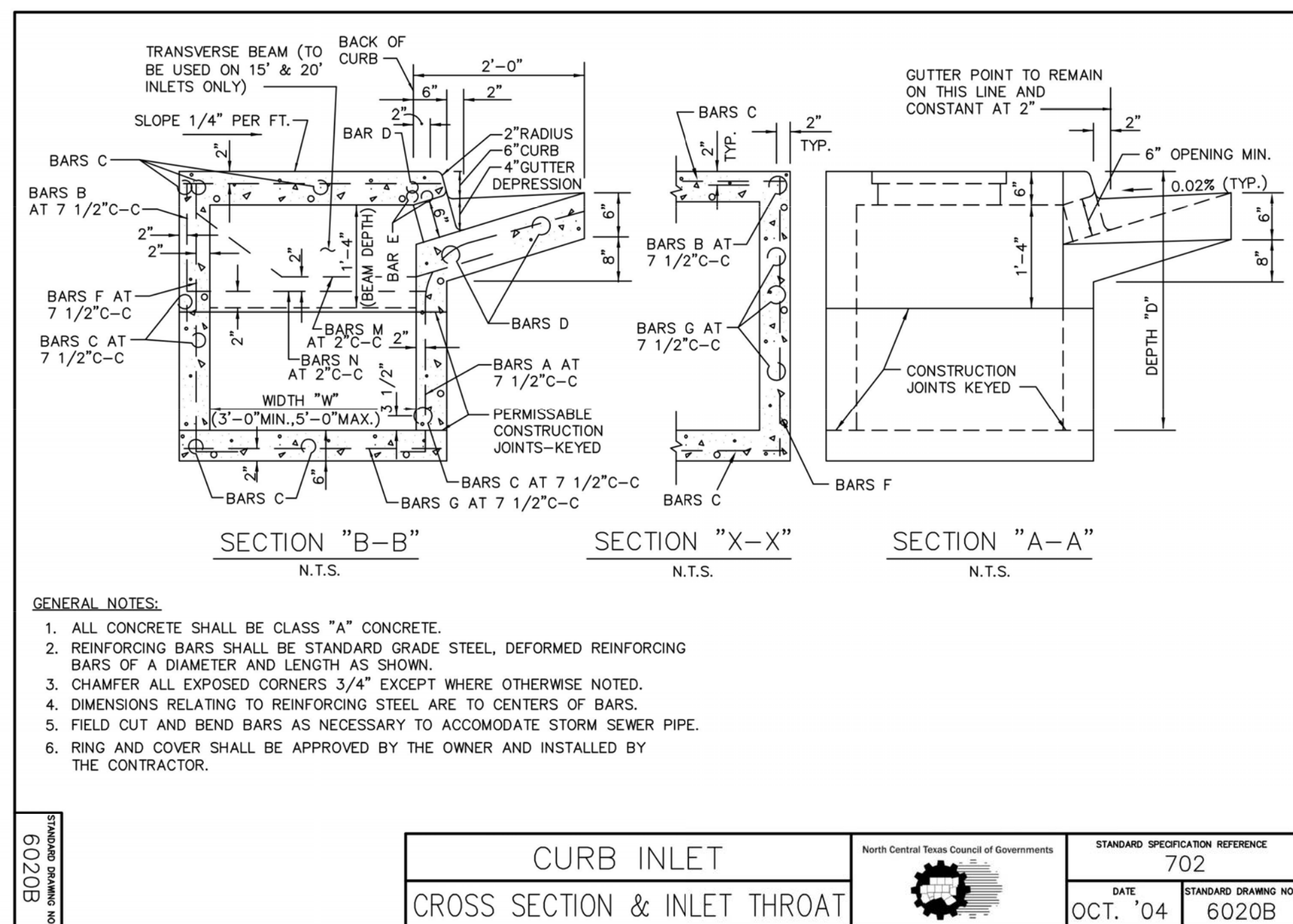
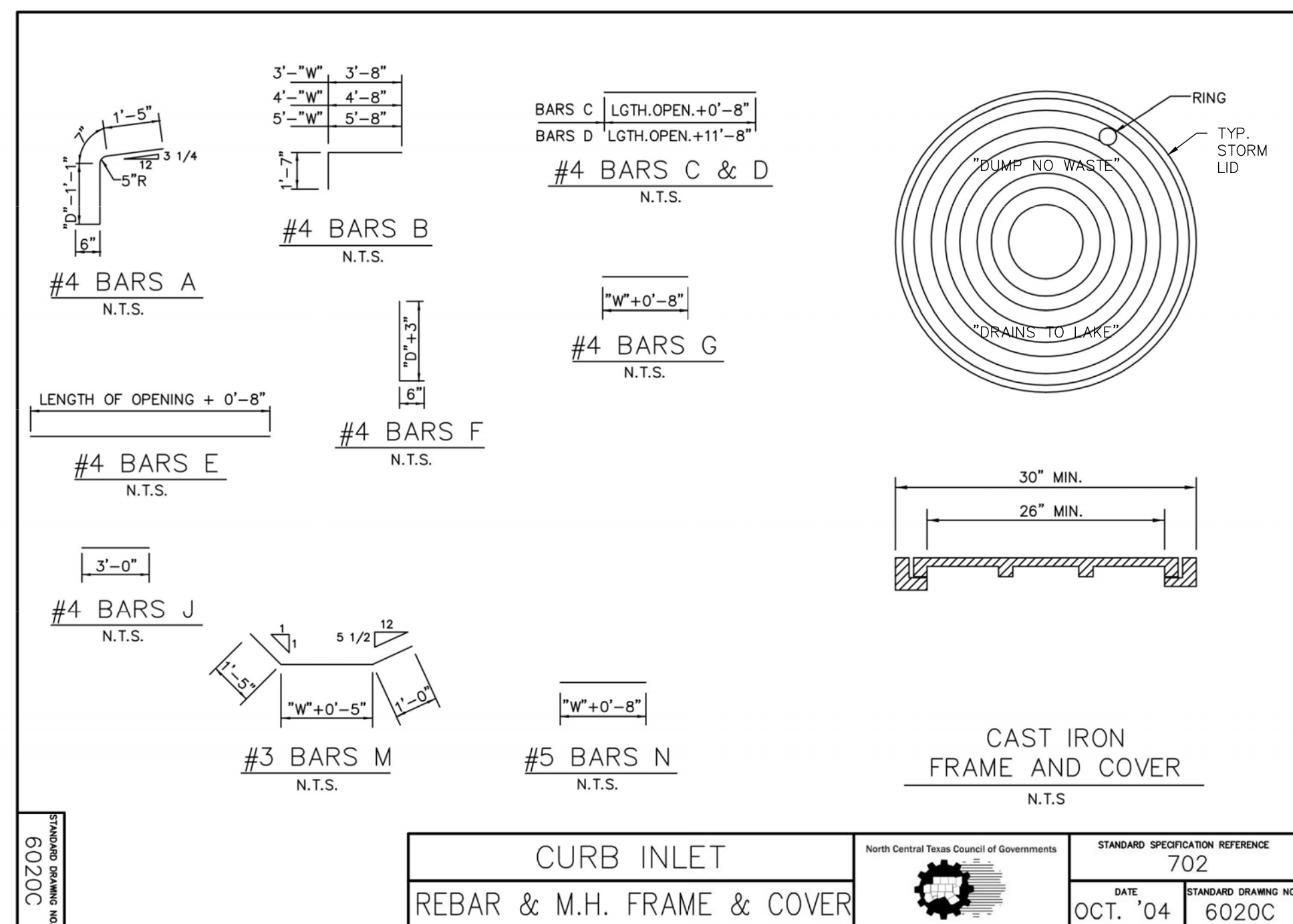
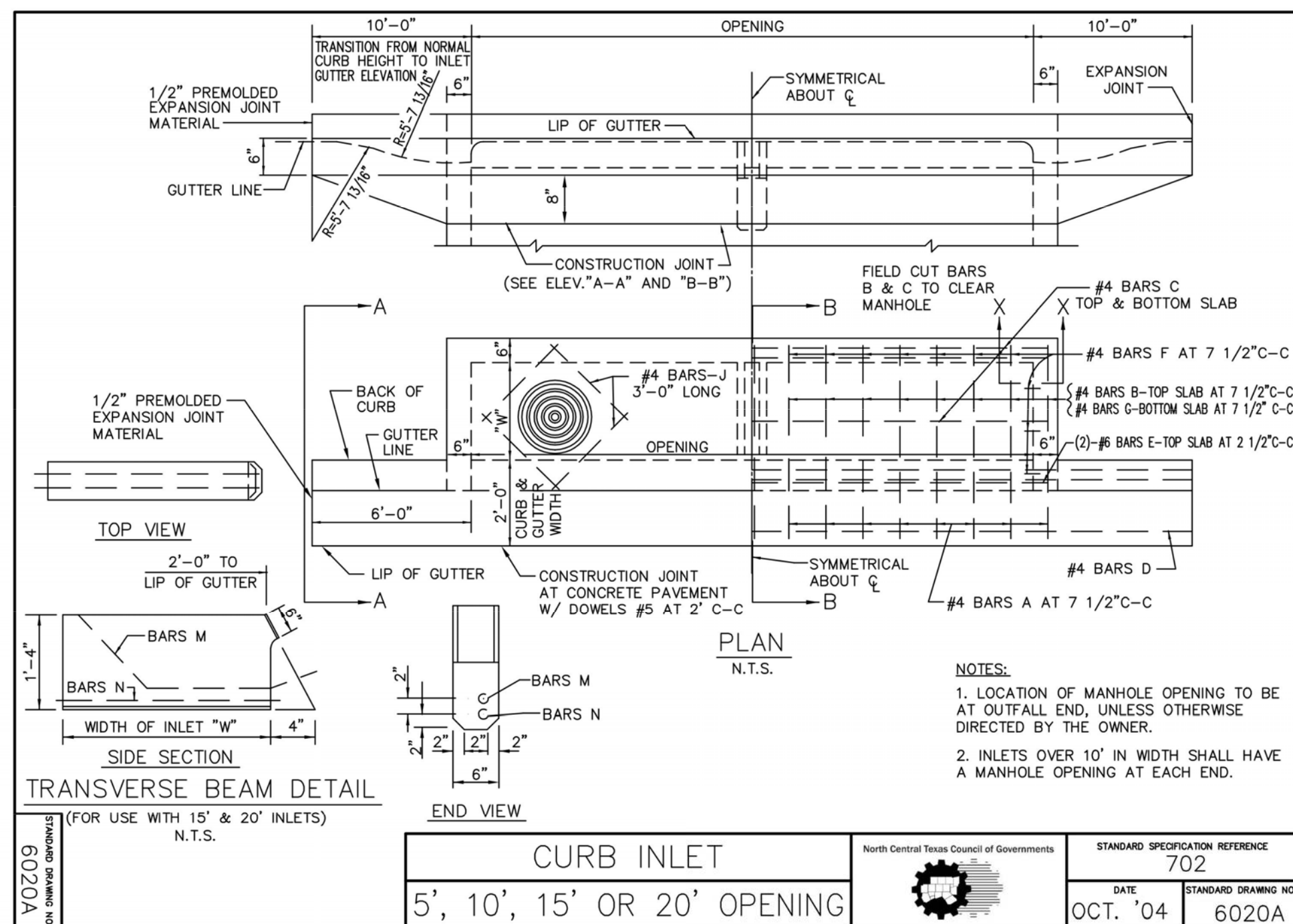
SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C9.1**





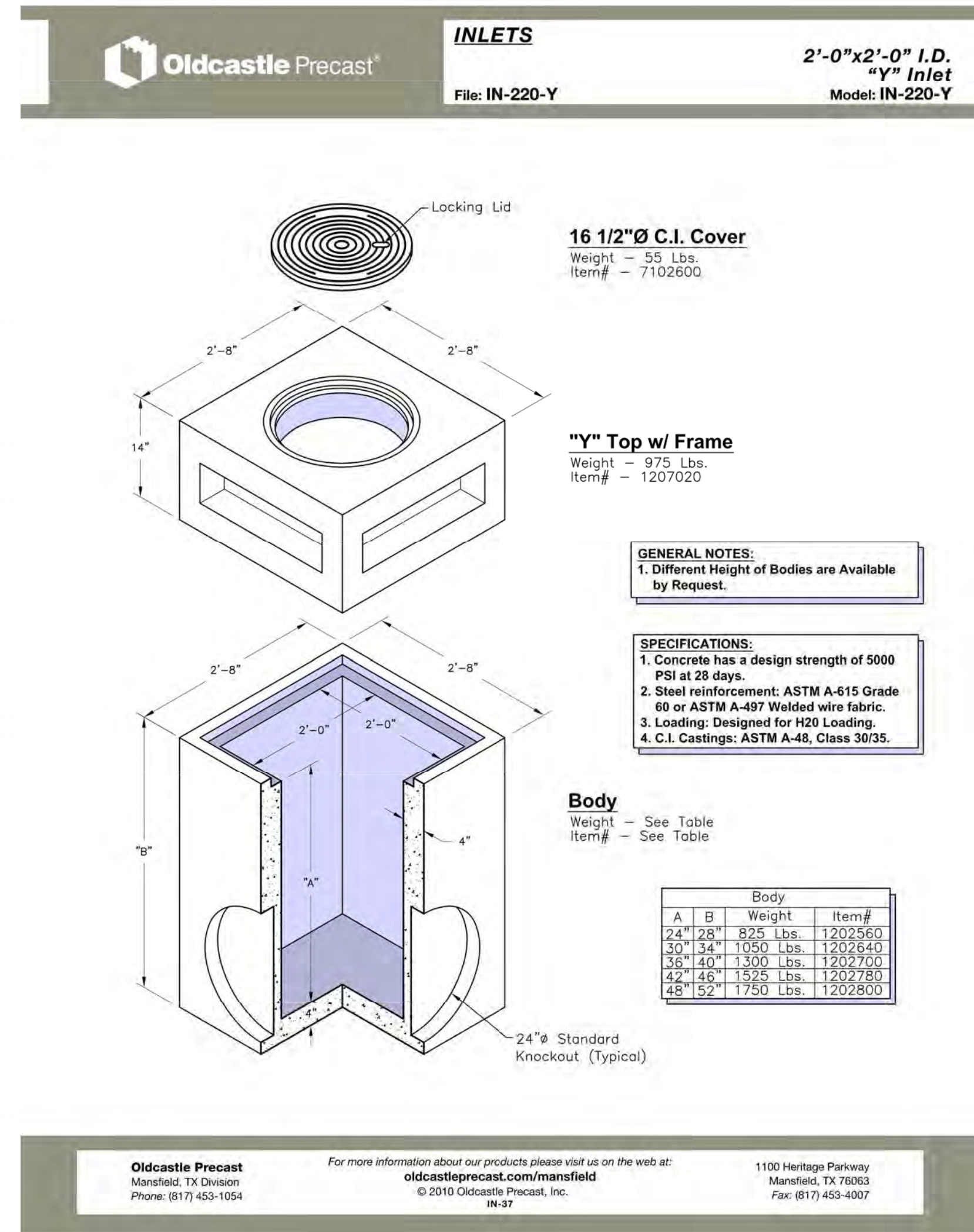


**CURB INLET**  
SUMMARY OF QUANTITIES

North Central Texas Council of Governments  
STANDARD SPECIFICATION REFERENCE  
702  
DATE: OCT. '04  
STANDARD DRAWING NO: 6020E

DEPTH "D"	5'-0" OPENING			10'-0" OPENING			15'-0" OPENING			20'-0" OPENING		
	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"
3'-6"	2.62	3.06	2.95	3.32	3.28	3.73	4.12	4.79	4.64	5.21	5.20	5.64
3'-9"	2.70	3.09	3.04	3.41	3.39	3.73	4.25	4.94	4.78	5.36	5.34	5.79
4'-0"	2.78	3.28	3.14	3.64	3.49	3.99	4.38	5.18	4.92	5.65	5.49	6.10
4'-3"	2.87	3.34	3.23	3.70	3.59	4.06	4.51	5.26	5.06	5.73	5.64	6.19
4'-6"	2.95	3.56	3.32	3.94	3.69	4.31	4.64	5.58	5.20	6.07	5.79	6.56
4'-9"	3.03	3.61	3.41	4.10	3.79	4.38	4.77	5.66	5.34	6.16	5.94	6.65
5'-0"	3.12	3.67	3.51	4.16	3.90	4.45	4.90	5.74	5.47	6.24	6.09	6.74
5'-3"	3.20	3.83	3.60	4.24	4.00	4.65	5.03	6.00	5.61	6.52	6.23	7.04
5'-6"	3.28	3.89	3.69	4.30	4.10	4.72	5.16	6.08	5.75	6.61	6.38	7.13
5'-9"	3.37	4.05	3.78	4.51	4.20	4.95	5.29	6.35	5.89	6.90	6.53	7.44
6'-0"	3.45	4.15	3.88	4.60	4.30	5.04	5.42	6.46	6.03	7.02	6.68	7.57
6'-3"	3.53	4.25	3.97	4.70	4.41	5.15	5.55	6.61	6.17	7.18	6.83	7.73
6'-6"	3.62	4.37	4.06	4.86	4.51	5.32	5.68	6.81	6.31	7.39	6.97	7.97
6'-9"	3.70	4.41	4.15	4.90	4.61	5.37	5.81	6.88	6.45	7.47	7.12	8.06
7'-0"	3.78	4.60	4.25	5.10	4.71	5.60	5.94	7.16	6.59	7.77	7.27	8.37
7'-3"	3.86	4.65	4.34	5.16	4.81	5.67	6.07	7.24	6.72	7.85	7.42	8.46
7'-6"	3.95	4.77	4.43	5.29	4.91	5.70	6.20	7.42	6.86	8.04	7.57	8.66
7'-9"	4.03	4.91	4.53	5.44	5.02	5.97	6.33	7.62	7.00	8.26	7.71	8.90
8'-0"	4.12	4.96	4.62	5.50	5.12	6.04	6.46	7.70	7.14	8.34	7.86	8.99
8'-3"	4.20	5.04	4.71	5.59	5.22	6.13	6.59	7.74	7.28	8.49	8.01	9.15
8'-6"	4.28	5.19	4.80	5.76	5.32	6.32	6.71	8.04	7.42	8.71	8.16	9.38
8'-9"	4.37	5.28	4.90	5.86	5.42	6.43	6.84	8.19	7.56	8.86	8.31	9.54
9'-0"	4.45	5.45	4.99	6.05	5.53	6.64	6.97	8.42	7.70	9.12	8.46	9.82
9'-3"	4.53	5.54	5.08	6.14	5.63	6.74	7.10	8.58	7.84	9.29	8.60	9.99
9'-6"	4.62	5.68	5.17	6.30	5.73	6.92	7.23	8.78	7.97	9.50	8.75	10.22
10'-0"	4.78	5.82	5.36	6.45	5.93	7.08	7.49	9.00	8.11	9.74	9.05	10.48

NOTE:  
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT: PT22M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

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SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
DATE: 05/30/2023  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C9.2**

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**PLANTING SPECIFICATIONS**

**GENERAL**

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

**PRODUCTS**

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, NON-POT-BOUND, FREE FROM ENCROACHING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  - ANY PLANT DEEMED UNDESIRABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. IF ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLETT OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- C. SEED: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLETT OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.**
- D. SEED: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLETT OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.**
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/ML, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).**
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.**
- H. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).**
- J. TREE STAKING AND GUYING**
- STAKES: 6" LONG GREEN METAL T-POSTS.
  - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.160 INCH DIAMETER.
  - STRAP CHAIRING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1/2" INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.**
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**

**METHODS**

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - SOIL TESTING:
    - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - IRON SULPHATE - 2 LBS. PER CU. YD.
  - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

**GENERAL PLANTING**

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
  - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

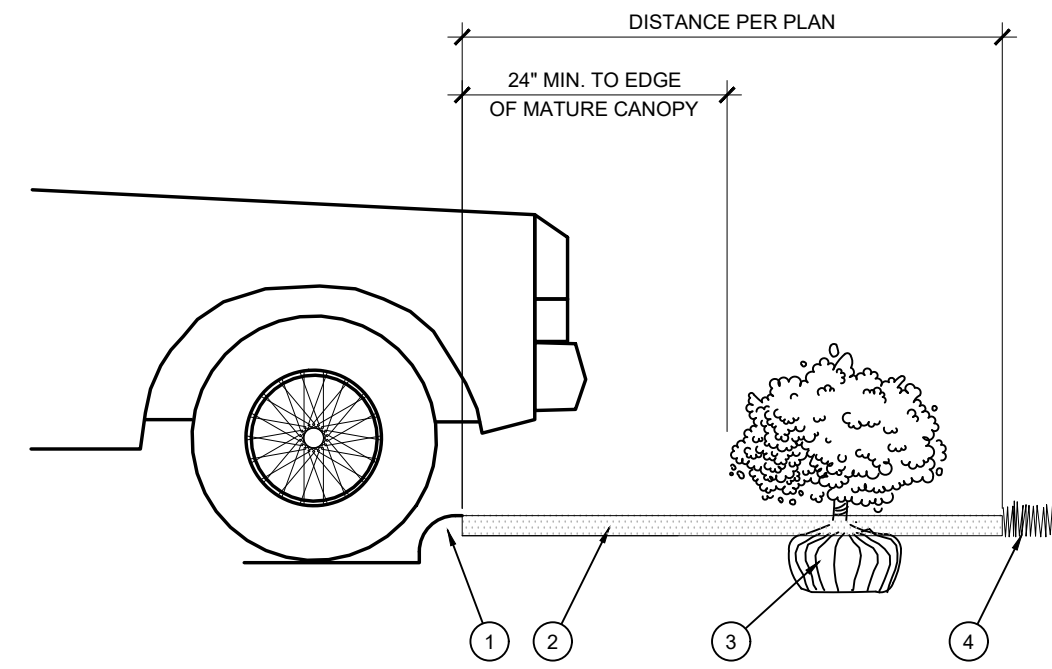
**TREE PLANTING**

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
  - THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - 1"-2" TREES: TWO STAKES PER TREE
    - 2-1/2"-4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: GUY AS NEEDED
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING**
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  - THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.

**PLANT GUARANTEE AND REPLACEMENTS**

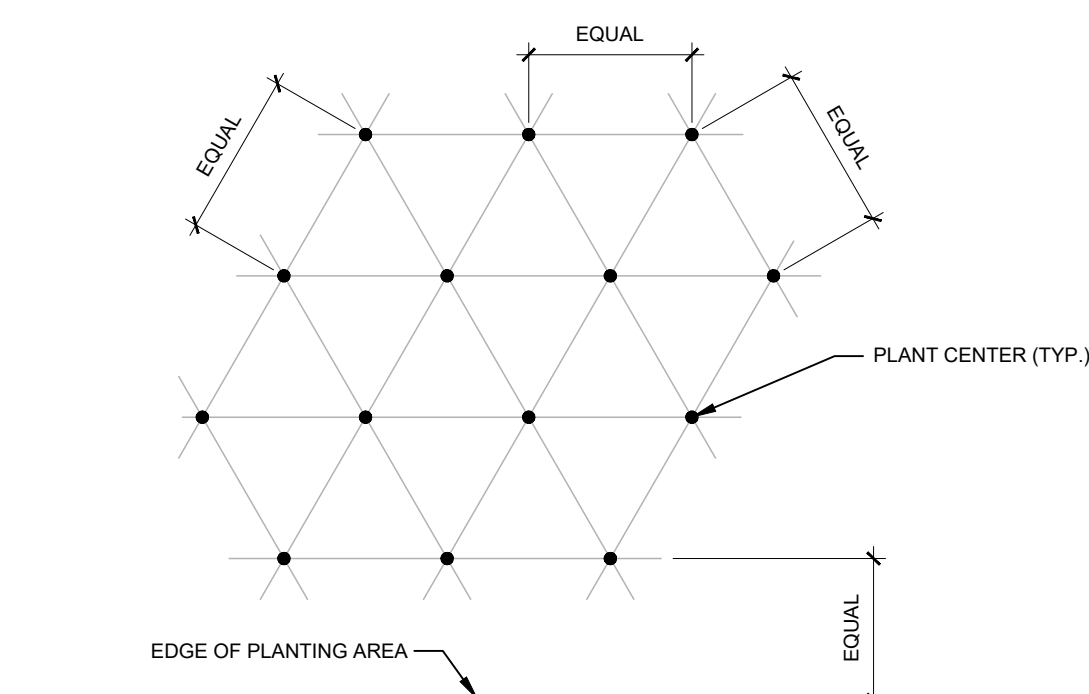
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/DYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

**PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



- CURB
- MULCH LAYER
- PLANT
- TURF (WHERE SHOWN ON PLAN)

**D PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

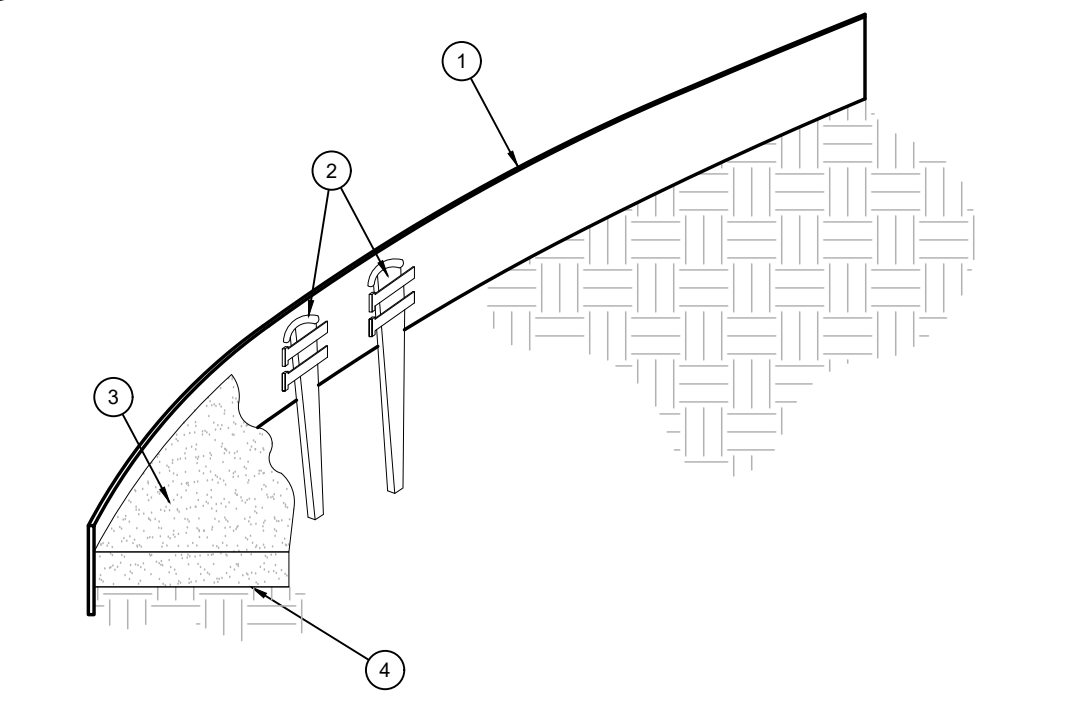
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.45
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

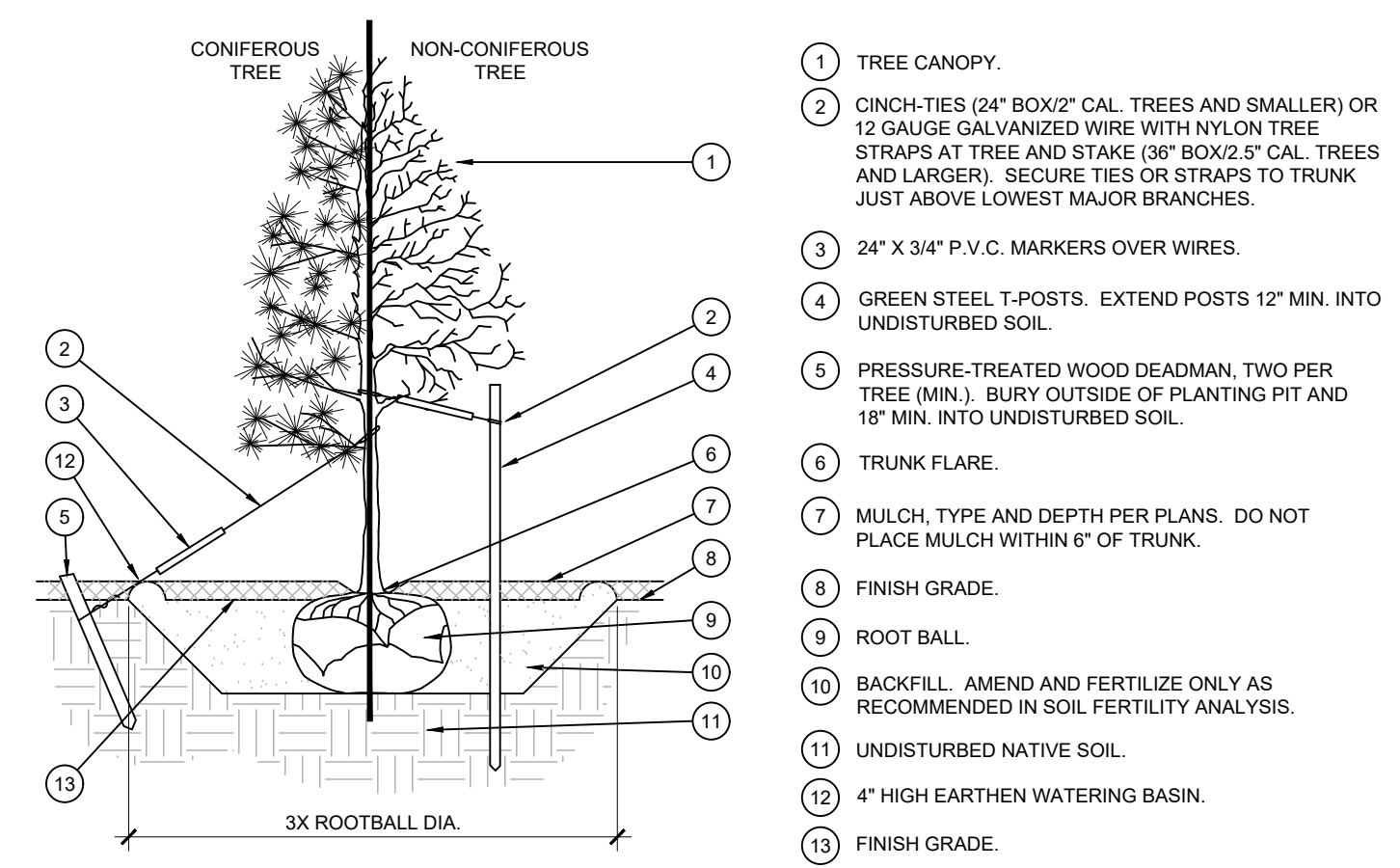
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
STEP 1: 100 SF / 0.6 = 51 PLANTS  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

**E PLANT SPACING**  
SCALE: NTS

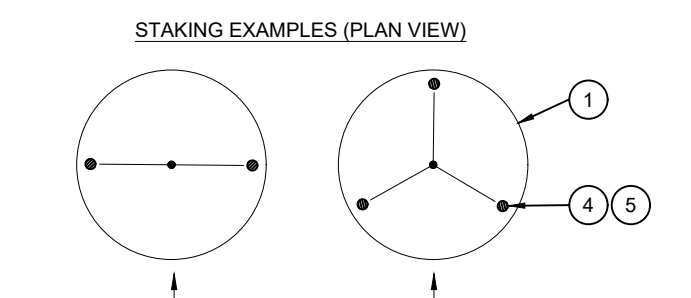


- ROLLED-TOP STEEL EDGING PER PLANS
  - TAPERED STEEL STAKES
  - MULCH, TYPE AND DEPTH PER PLANS
  - FINISH GRADE
- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED
  - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

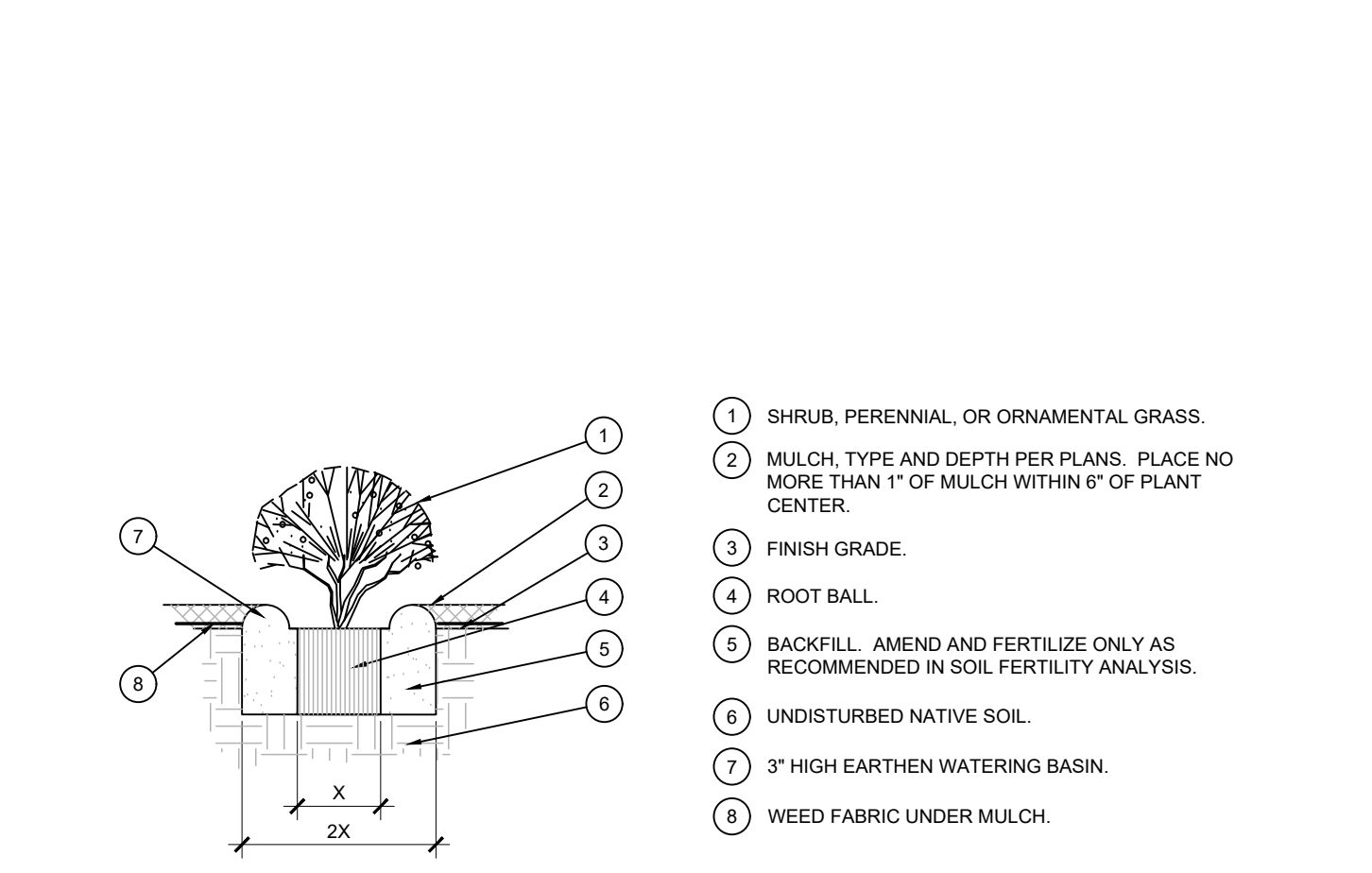
**F STEEL EDGING**  
SCALE: NOT TO SCALE



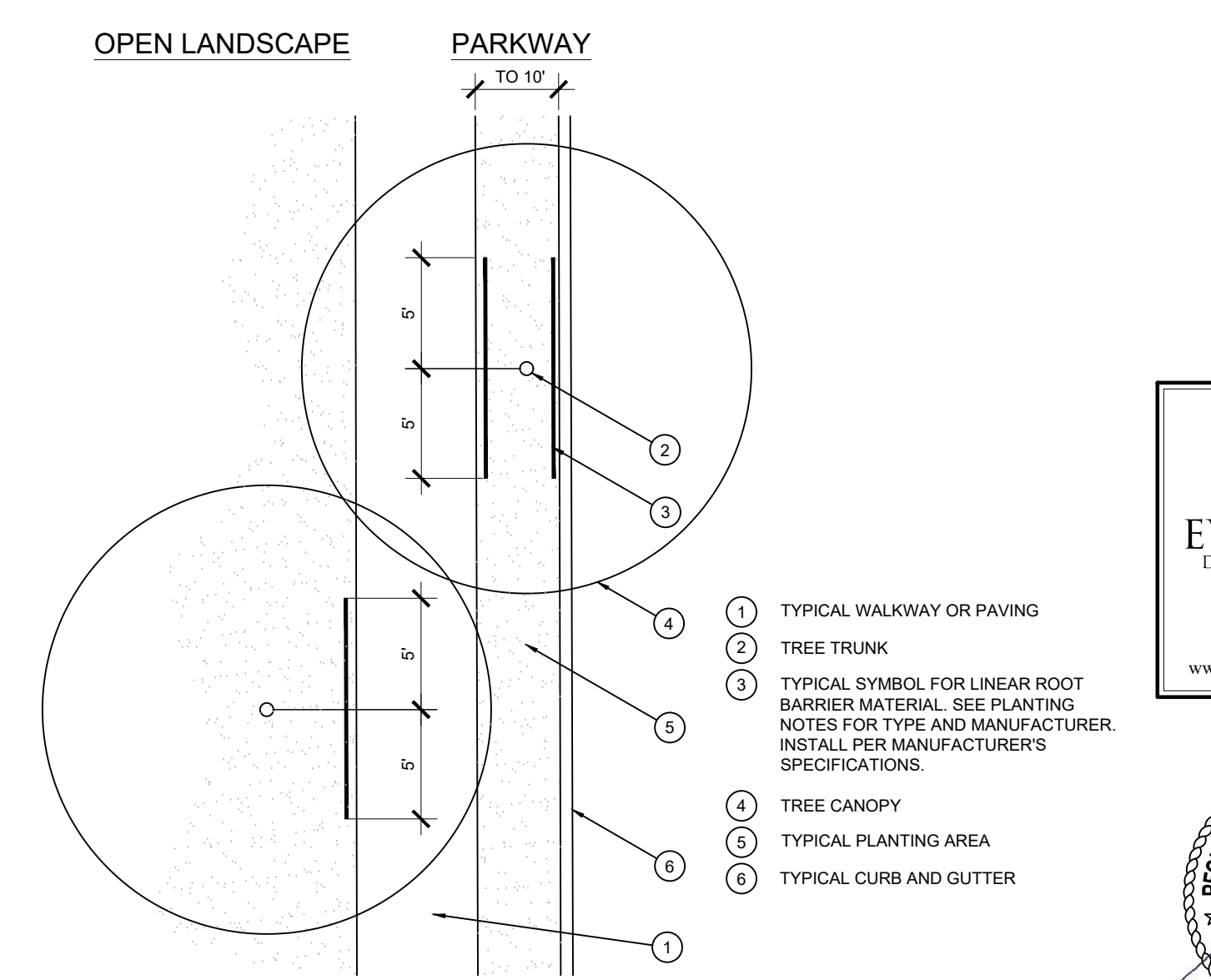
- TREE CANOPY
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (38" BOX/2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.



**A TREE PLANTING**  
SCALE: NOT TO SCALE



**B SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



**C ROOT BARRIER - PLAN VIEW**  
SCALE: NOT TO SCALE

REV. NO.	SYMBOL	DATE	DESCRIPTION

PROJECT: **WHATABURGER LANTANA, TX**

**WHATABURGER**  
300 CONCORD PLAZA DR.,  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78216

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SHEET TITLE:  
**LANDSCAPE PLANTING DETAILS & SPECS**

UNIT NO.  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

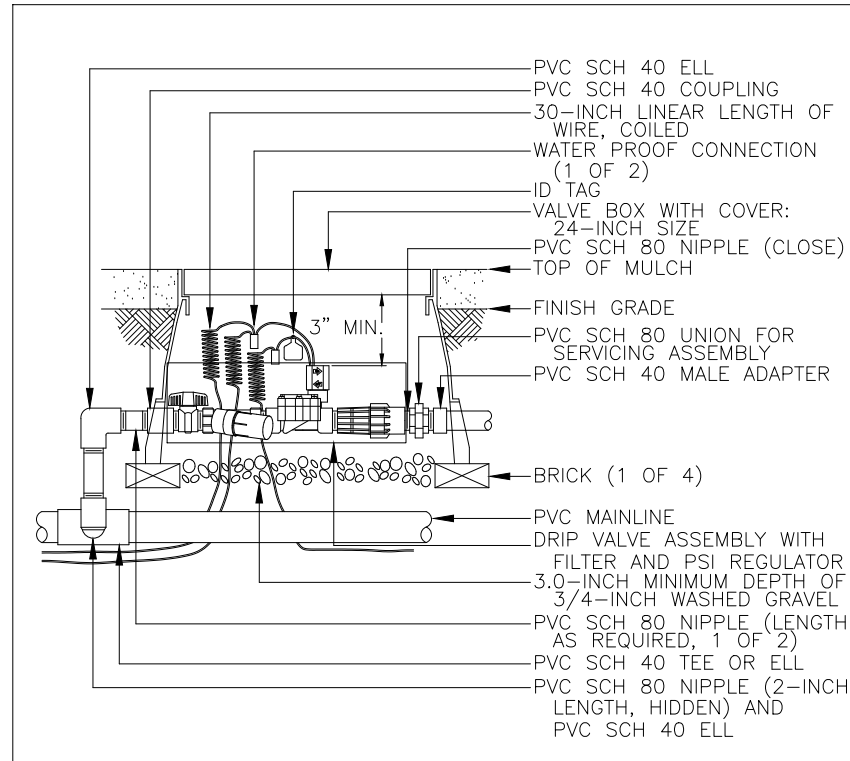
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**LP-2**  
FILE:



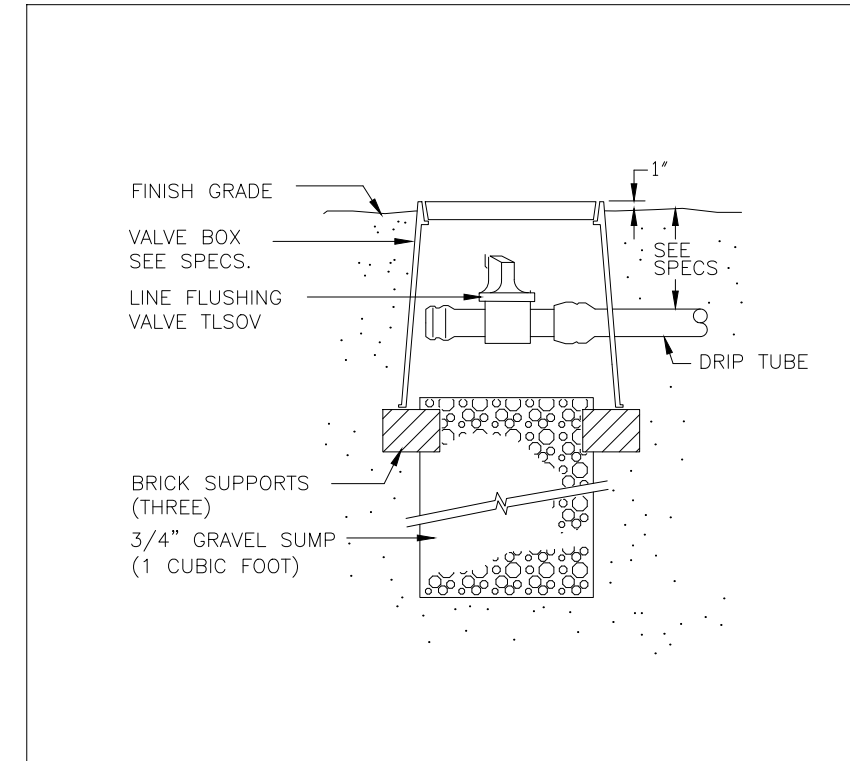




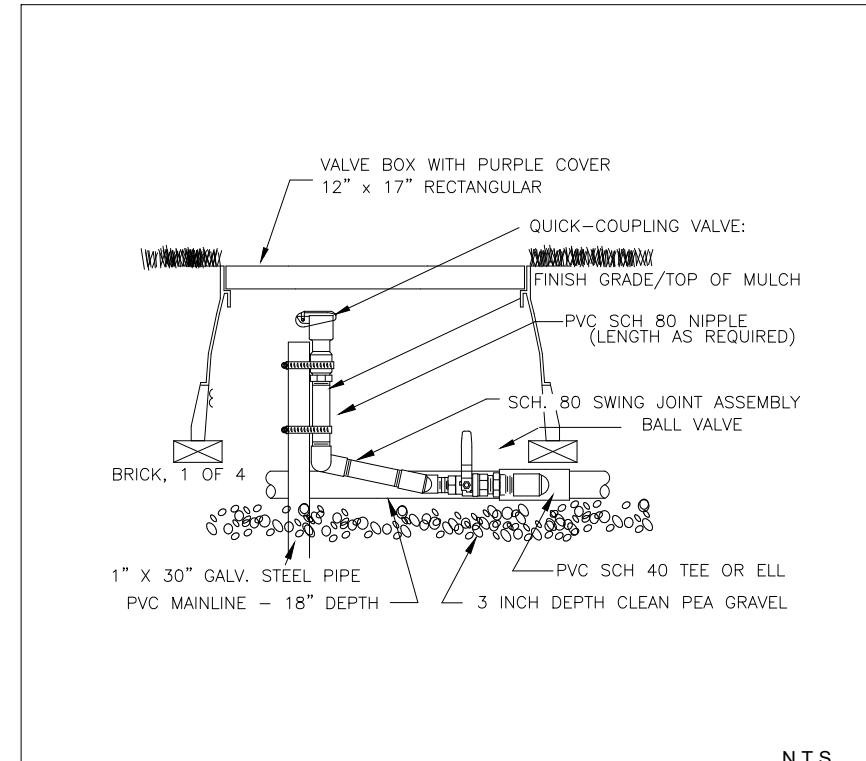




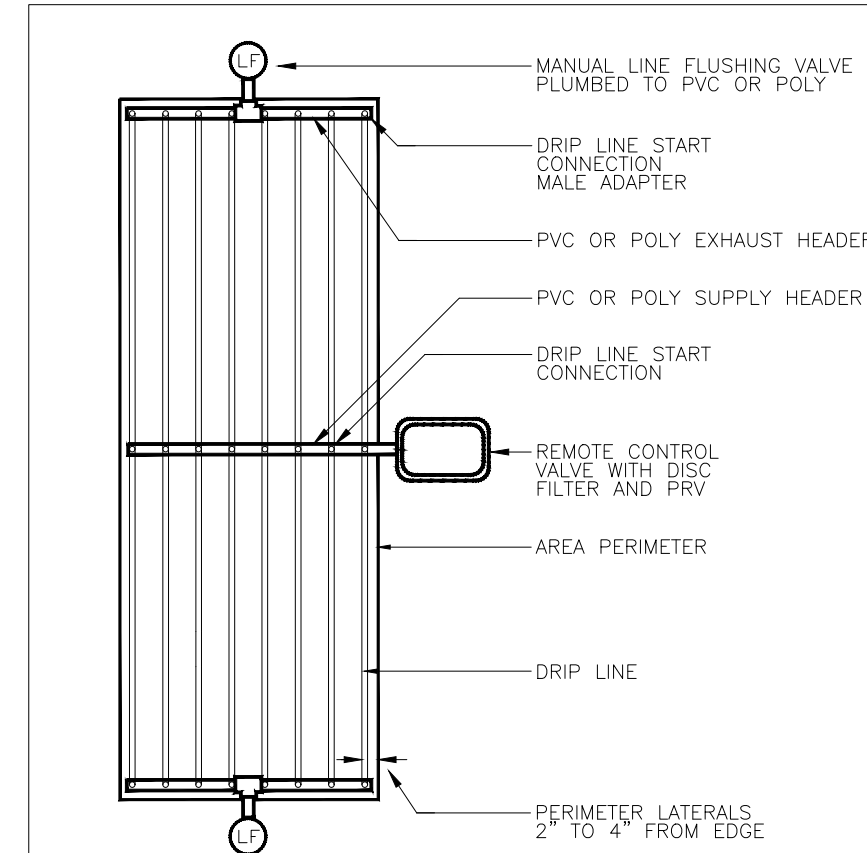
**CONTROL ZONE KIT** N.T.S.



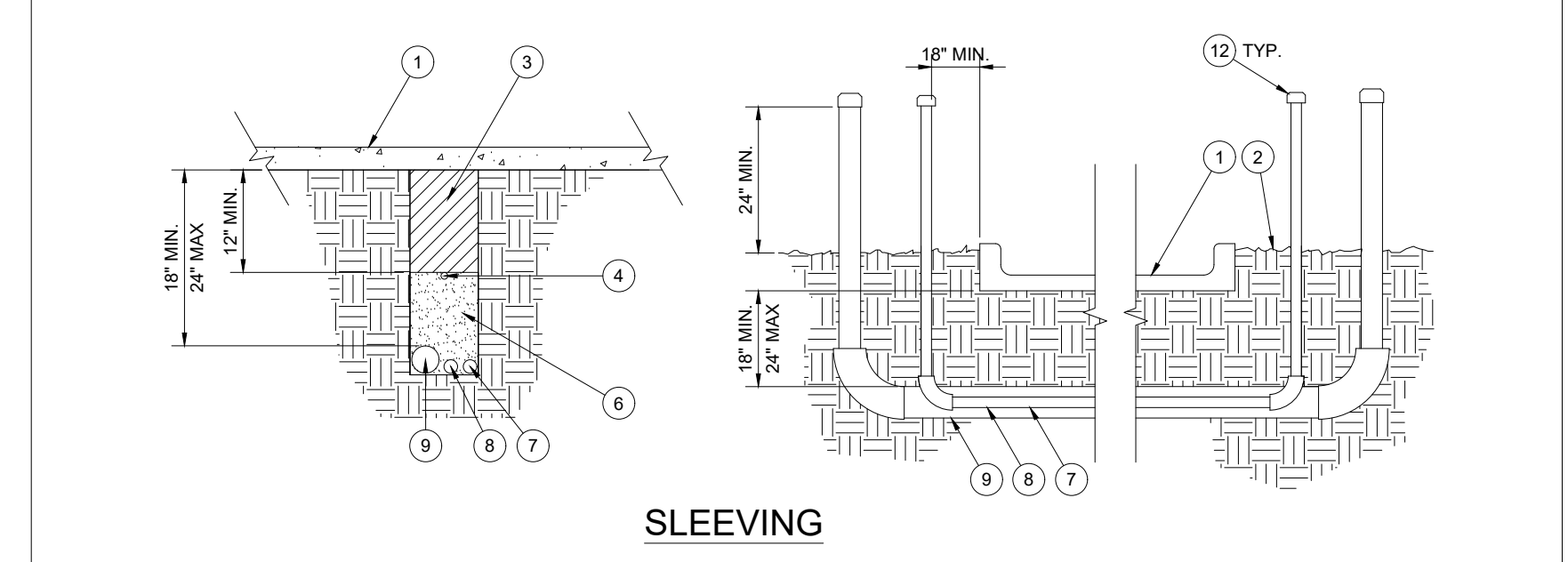
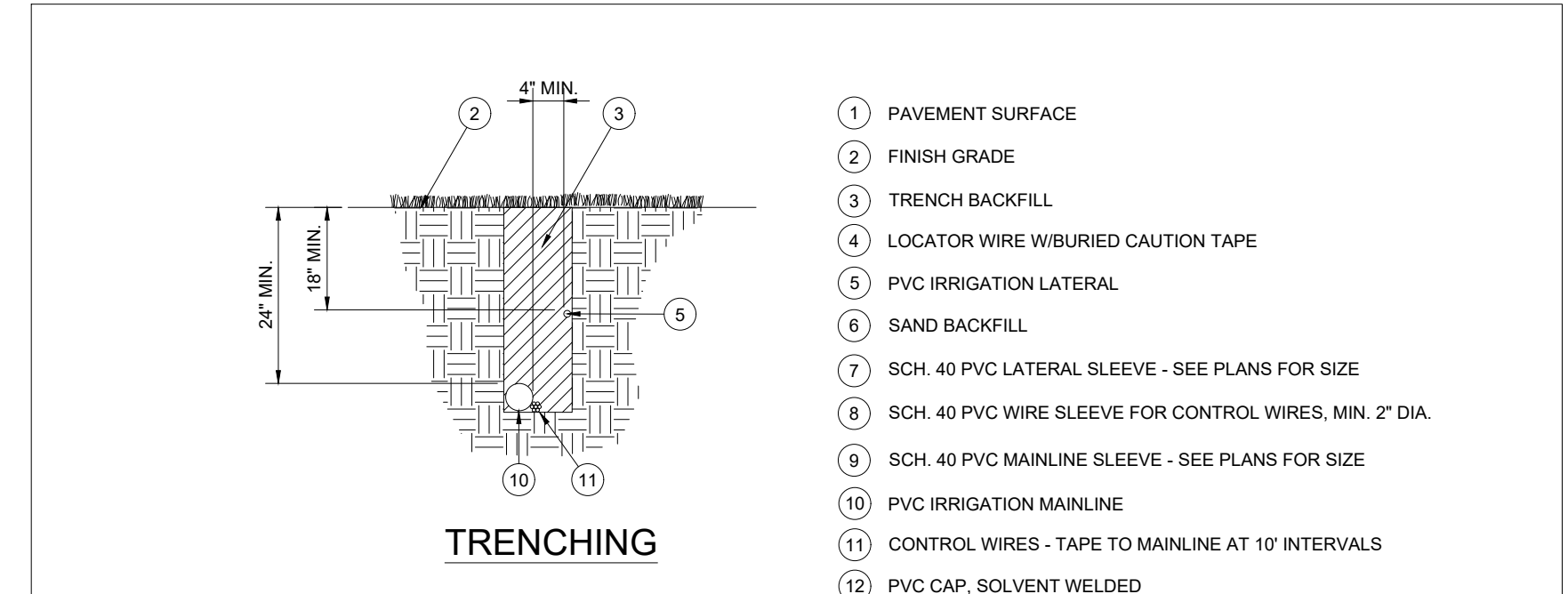
**MANUAL LINE FLUSH VALVE** N.T.S.



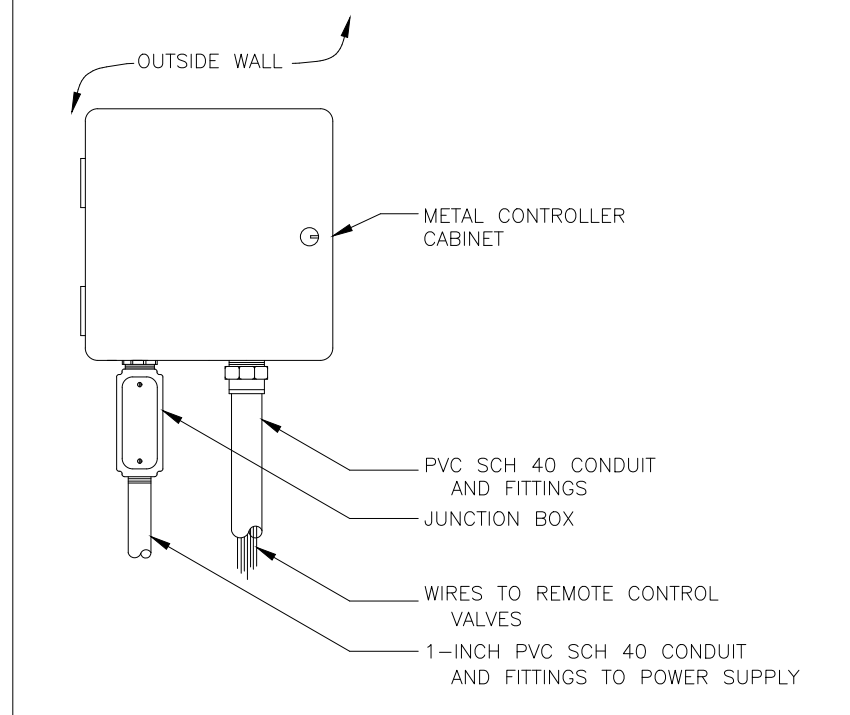
**QUICK COUPLER VALVE WITH PVC BALL VALVE** N.T.S.



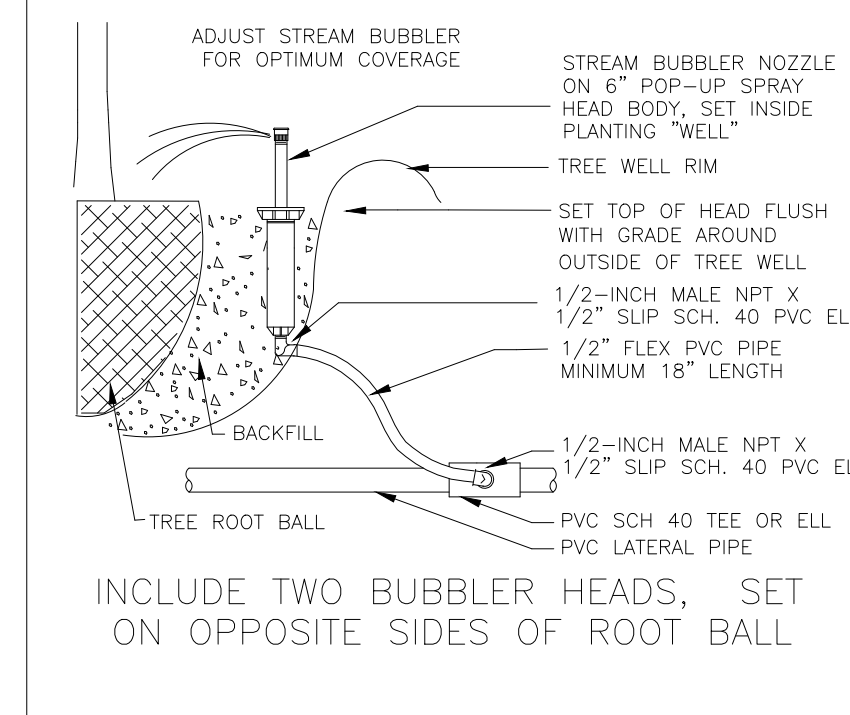
**DRIP CENTER FEED LAYOUT** N.T.S.



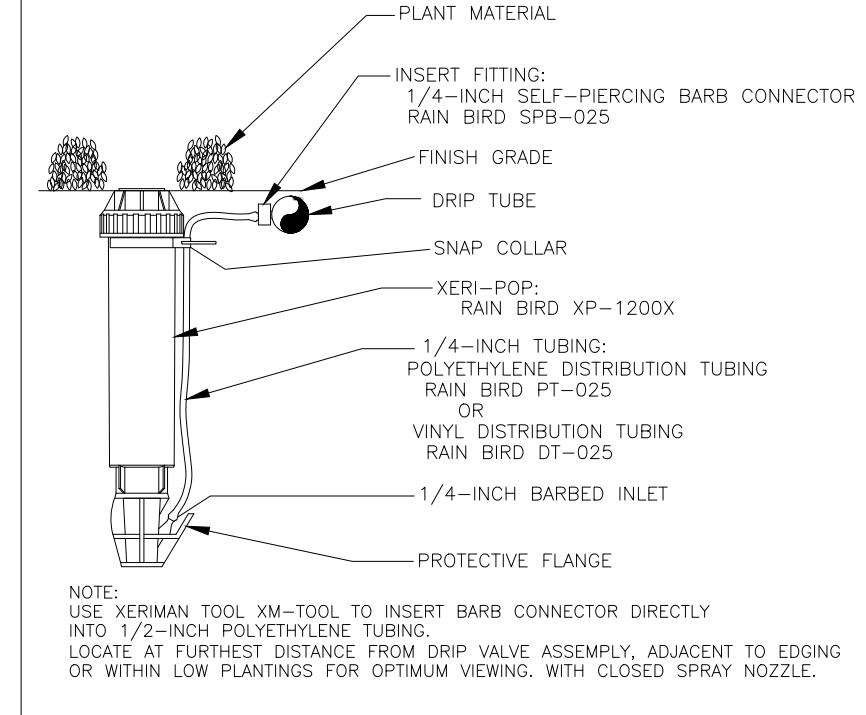
**PIPE AND SLEEVE INSTALLATION** N.T.S.



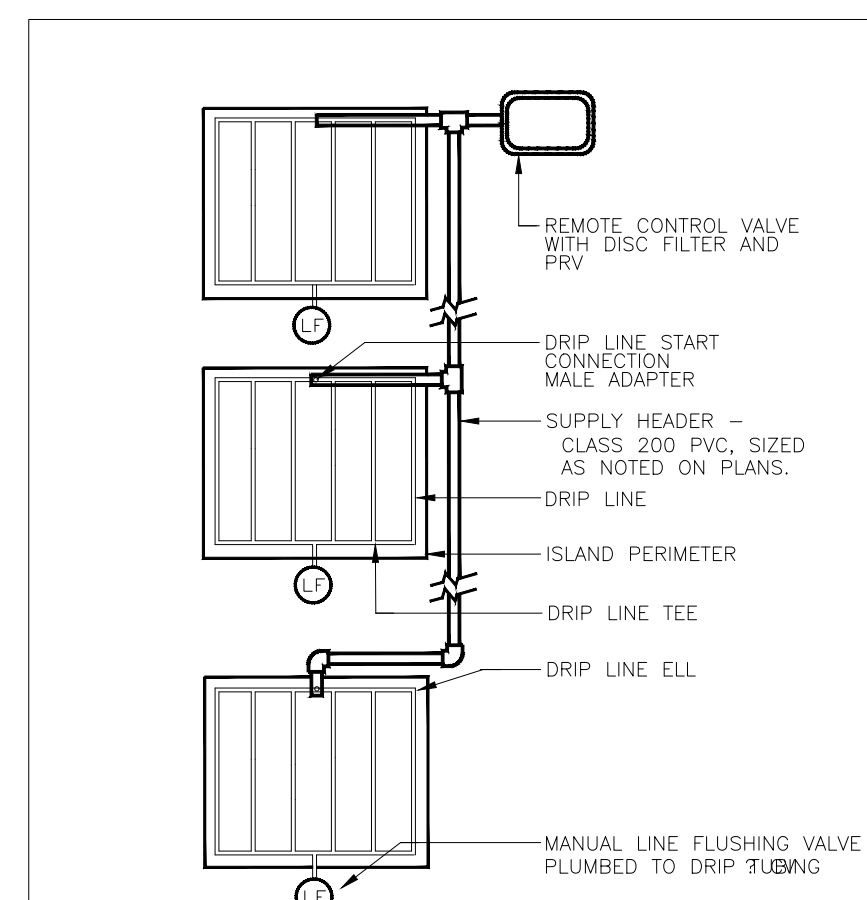
**WALL MOUNT CONTROLLER** N.T.S.



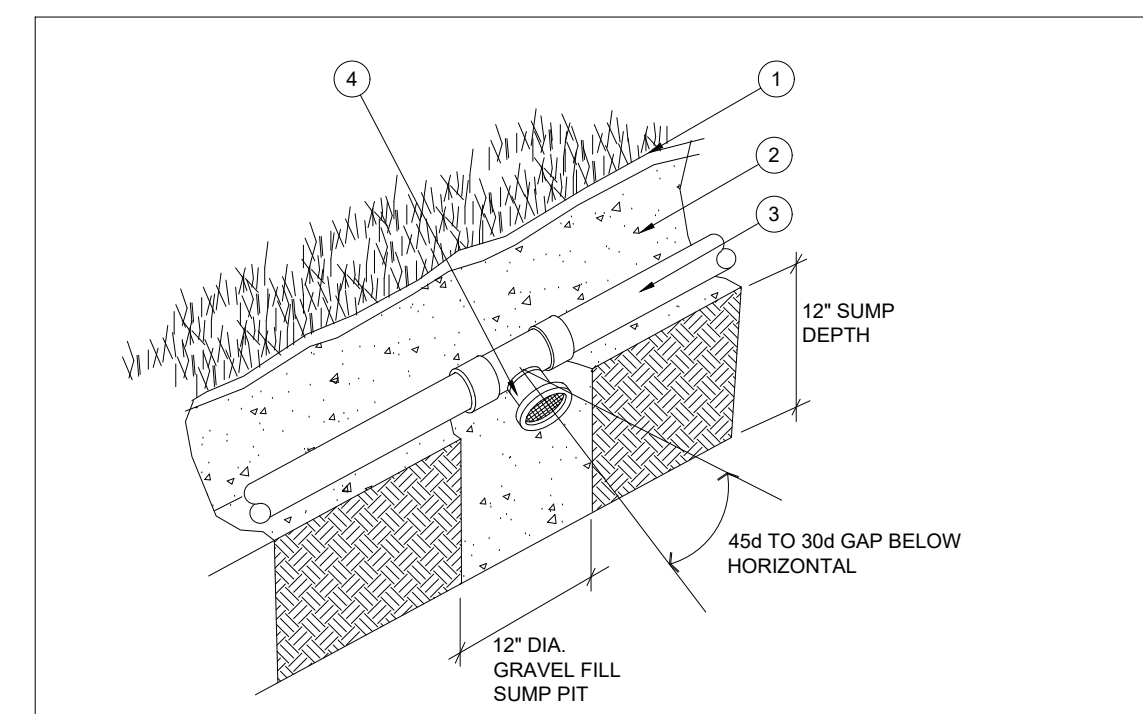
**TREE BUBBLER** N.T.S.



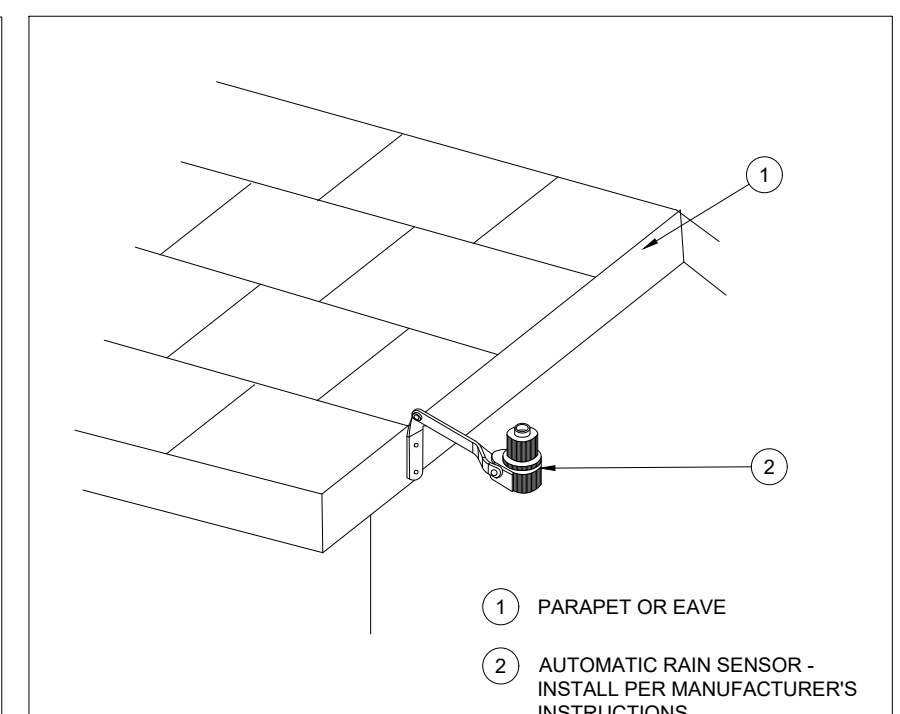
**DRIP ZONE INDICATOR** N.T.S.



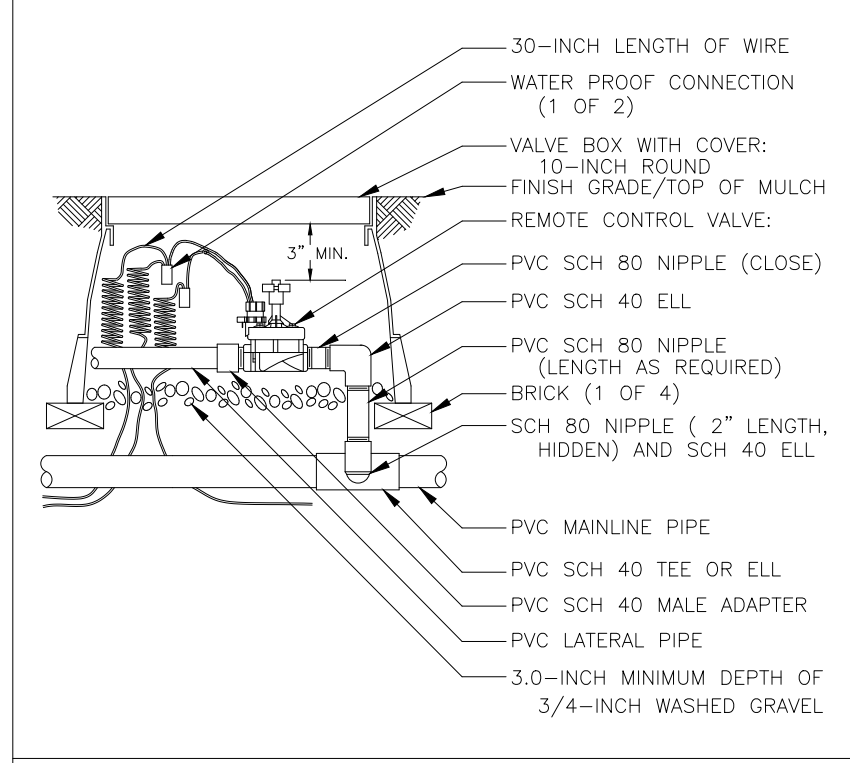
**DRIP ISLAND LAYOUT** N.T.S.



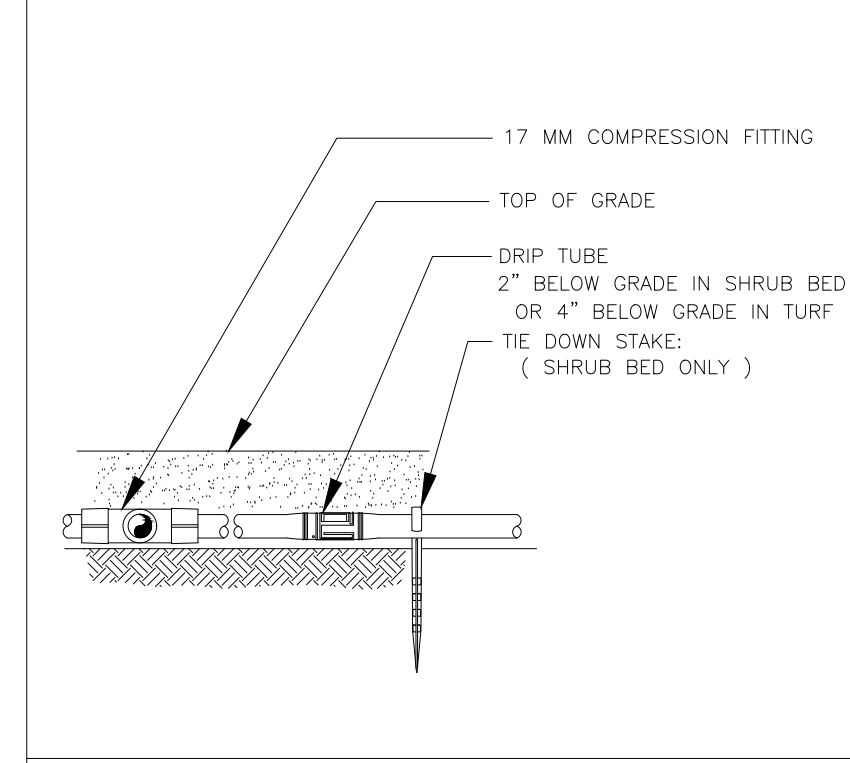
**AUTOMATIC DRAIN VALVE** N.T.S.



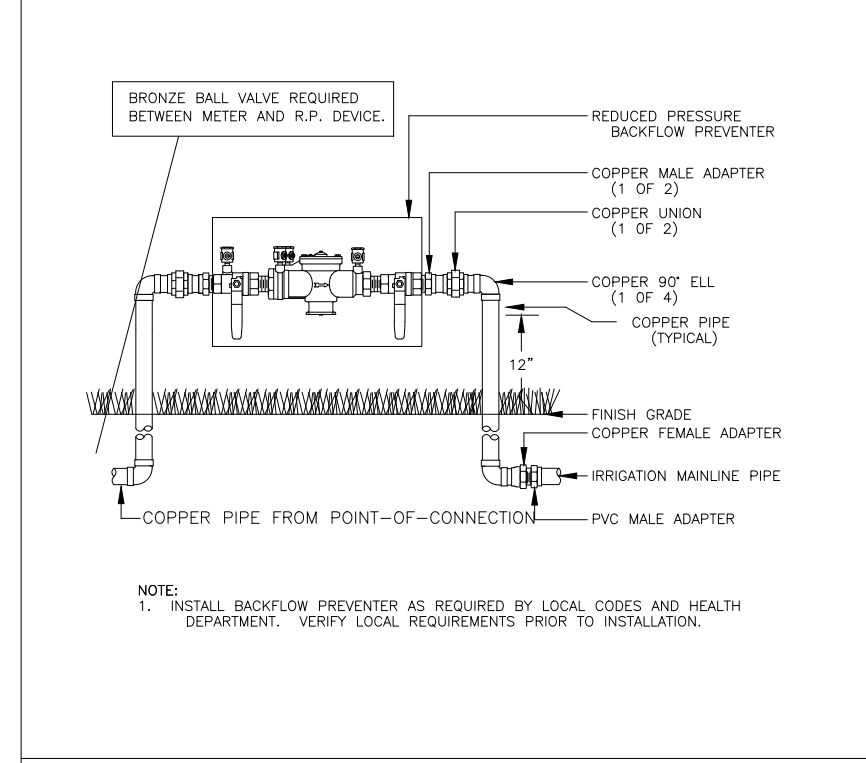
**RAIN SENSOR, ROOF MOUNT** N.T.S.



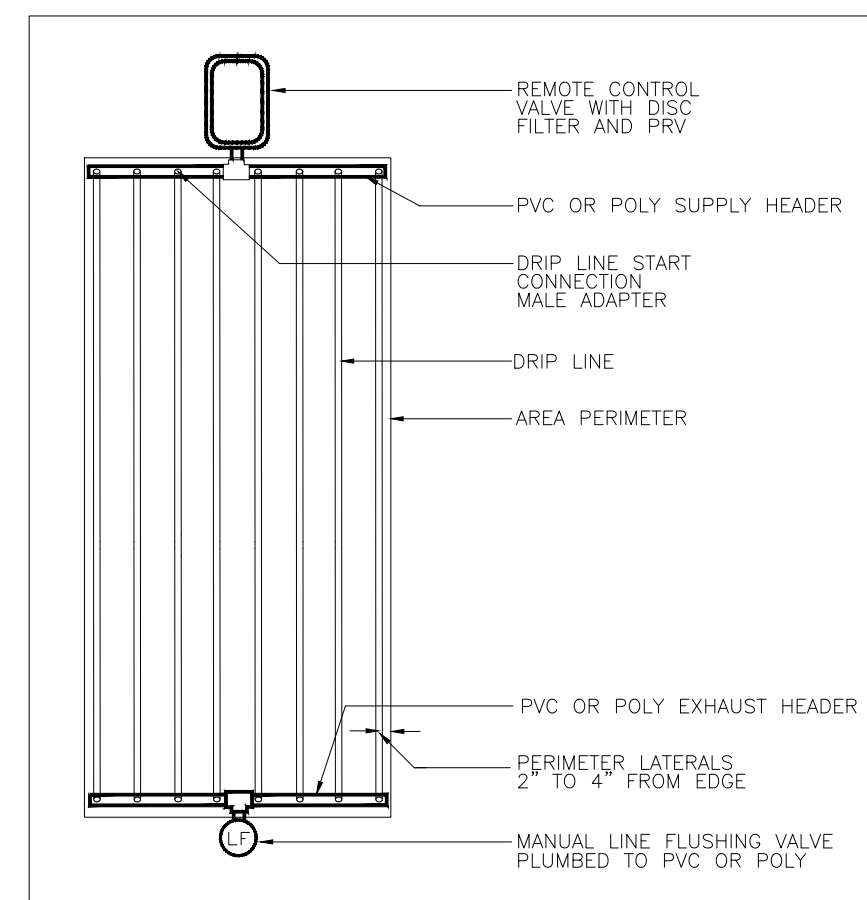
**REMOTE CONTROL VALVE** N.T.S.



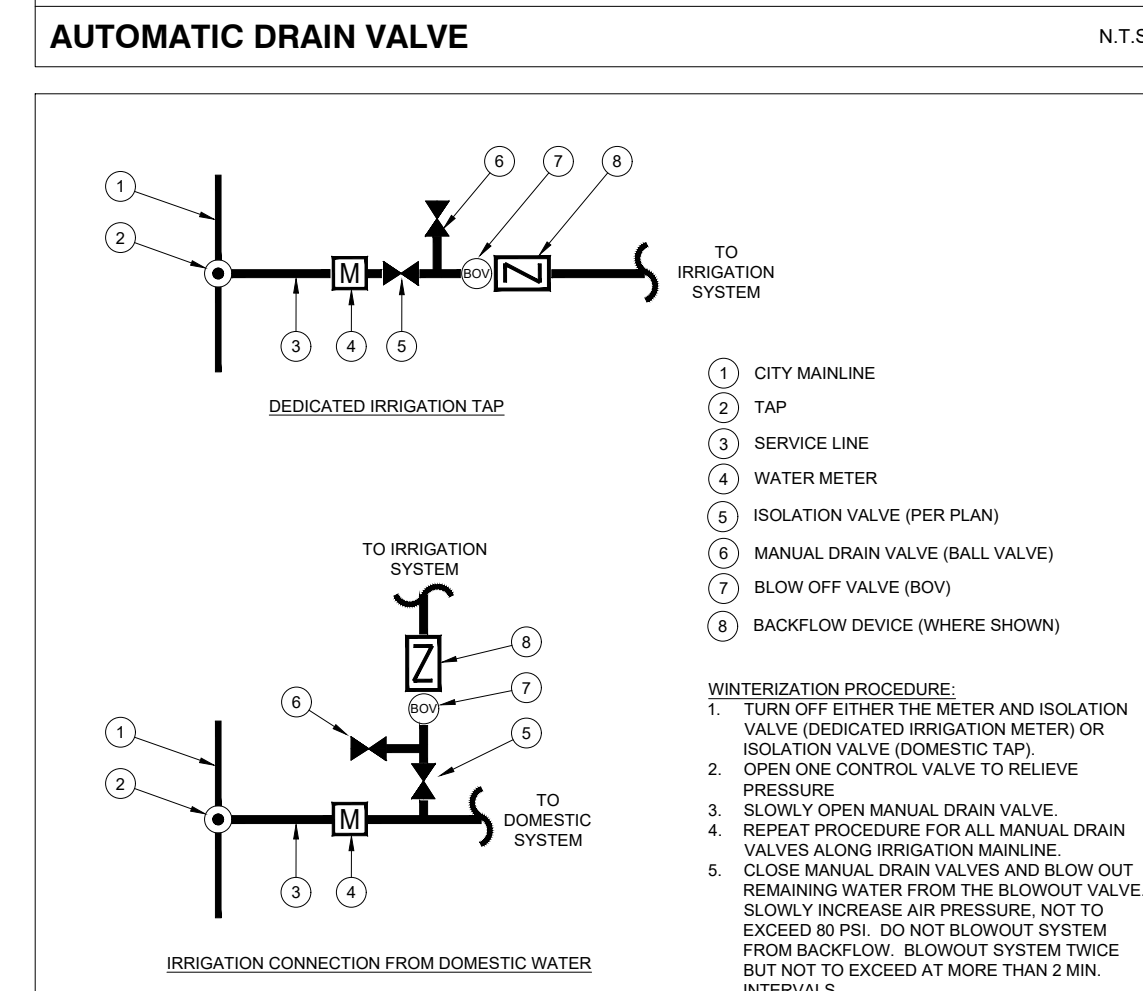
**DRIP TUBE** N.T.S.



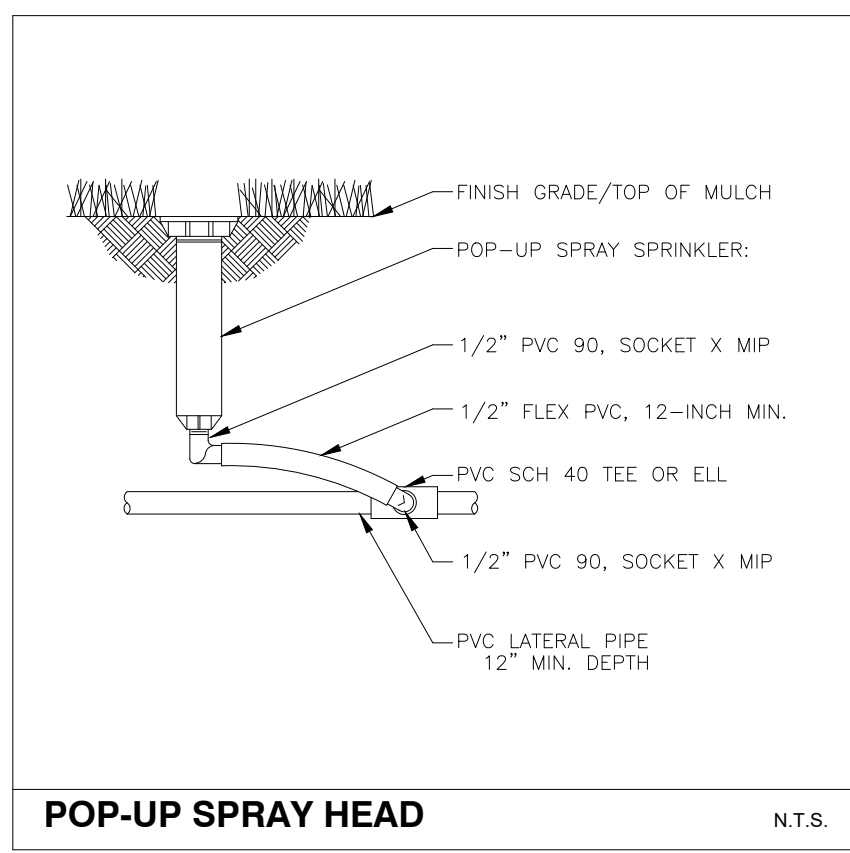
**RP DEVICE** N.T.S.



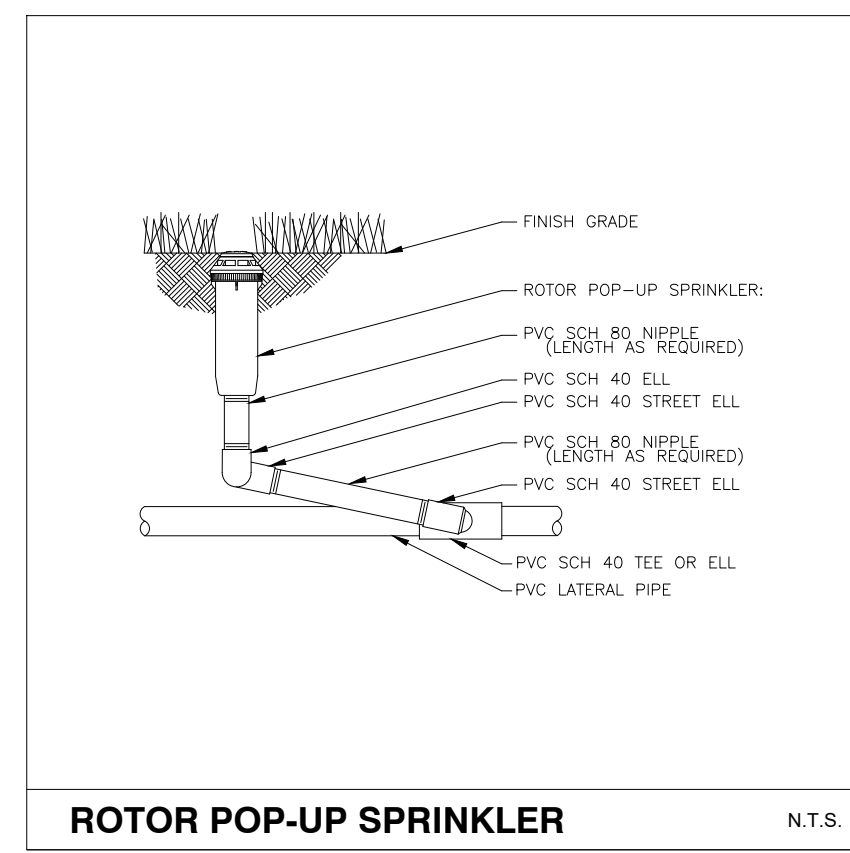
**DRIP END FEED LAYOUT** N.T.S.



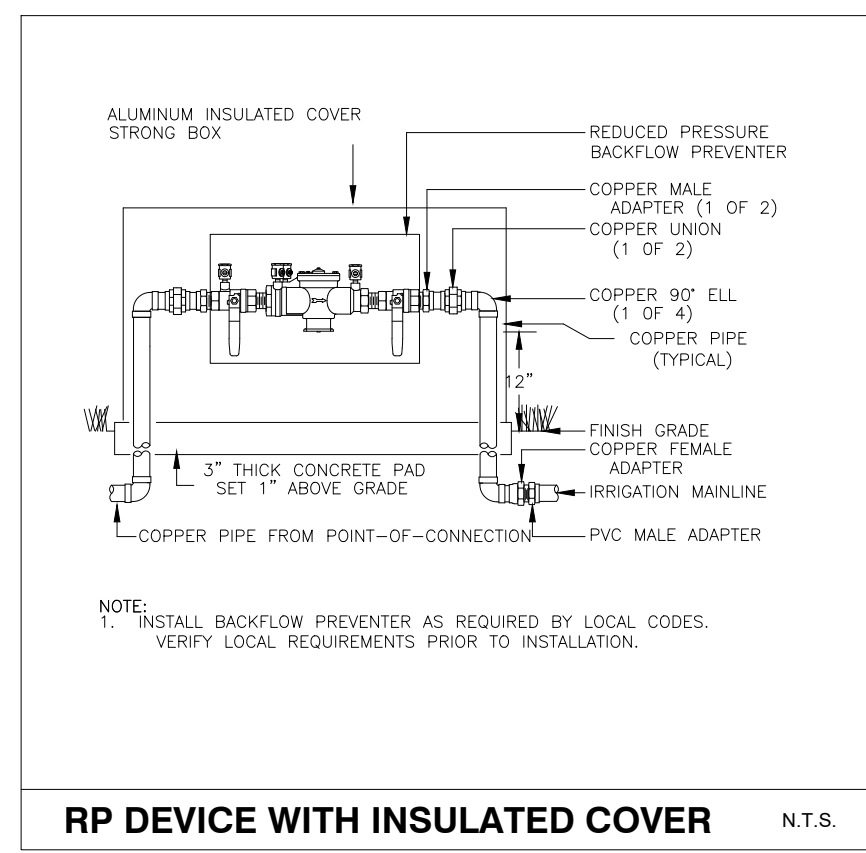
**WATER TAP DIAGRAM** N.T.S.



**POP-UP SPRAY HEAD** N.T.S.



**ROTOR POP-UP SPRINKLER** N.T.S.



**RP DEVICE WITH INSULATED COVER** N.T.S.

REVISIONS:	SYM.	DATE	DESCRIPTION

PROJECT: **WHATABURGER LANTANA, TX**

**WHATABURGER**  
 300 CONCORD PLAZA DR.  
 SAN ANTONIO, TEXAS  
 210-476-6000 ZIP 78216

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SHEET TITLE:

**IRRIGATION DETAILS**

UNIT NO.  
 DATE: 07-18-22  
 SCALE:  
 DRAWN BY: EMS  
 APPROVED BY: EMS

SHEET NO: **LI-2**  
 FILE:





# IRRIGATION SPECIFICATIONS

## GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
  1. ALL WORKS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
  2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
  3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
  1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
  3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC, COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, INSTALL BACKFLOW PREVENTION DEVICES, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
  4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT PERMITS. THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

## PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONTRACTOR CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
  1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
    - a. SCHEDULE 40 PVC FOR ALL PIPE 2-1/2" OR LESS
    - b. CLASS 315 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
  2. SLEEVING, SCHEDULE 40 PVC
  3. NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
  4. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- K. RAIN SENSOR: TYPE AND MODEL PER PLANS.

## METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY. AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI AND LESS THAN 80 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- I. TRENCING NEAR EXISTING TREES:
  1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- J. REFER TO THE IRRIGATION SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- X. WARRANTY
  1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
  2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
  3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- Y. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

## BACKFILL

- 1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1" LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPE COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
- 2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND OR FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

## BACKFLOW PREVENTER INSTALLATION

- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVED AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ON A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

## PIPING

- 1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
- 2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
- 3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
- 4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
- 5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

## VALVES

- 1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
- 2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH). EACH VALVE CONTROL COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
- 4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.

## ROTOR AND BUBBLER HEADS

- 1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
- 2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #785 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SPRING JOINTS.
- 3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOLLERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.
- 4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
- 5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.

## AUTOMATIC CONTROLLER

- 1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
- 2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- 3. ALL VALVE CONTROL WIRE SHALL BE TWO-WIRE CABLE BY CONTROLLER MANUFACTURER, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES ARE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS' DRY-DIRECT BURIAL SPLICE KIT. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
- 4. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING RAIN BIRD WC20 (UNLESS OTHERWISE SPECIFIED).
- 5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. SEE SLEEVING NOTES.

## INSPECTION AND ACCEPTANCE

- 1. PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
- 2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
- 3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

## CLEAN UP

- 1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- 3. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- 2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- 3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- 4. THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
- 5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
  - a. QUICK COUPLER KEYS (2)
  - b. CONTROLLER MANUAL (1)
  - c. CONTROLLER KEYS (2)
  - d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

## WARRANTY

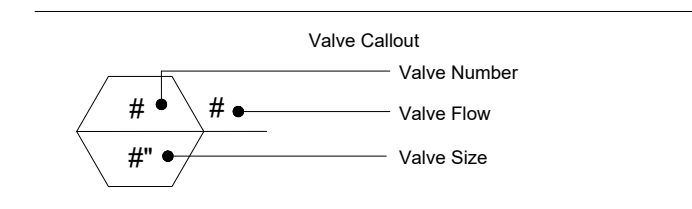
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- 2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
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# IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD 5004FCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, FULL CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR
	XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	XCZ-150-PRB-LCDR - 1-1/2" PESB-R SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-62GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAIN BIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH HEATED / INSULATED ALUMINUM ENCLOSURE AND SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION
	LASCO "V" SERIES SCH. 80 PVC TRU UNION BALL VALVE, MAINLINE SIZE
	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
	WR2-RFC RAIN / FREEZE SENSOR LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
	"MASTER" ELECTRIC VALVE ( SAME SIZE AS METER ) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
	IRRIGATION LATERAL LINE: CLASS 200
	IRRIGATION MAINLINE: SCHEDULE 40 PVC
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

# VALVE KEY



# IRRIGATION NOTE:

1. I.L.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

# WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

1. SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

# CRITICAL ANALYSIS

P.O.C. NUMBER: 01	
Water Source Information:	Irrigation Meter, By Others
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	30 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	68.00 psi
Service Line Size:	1"
Length of Service Line:	20.00 ft
Pressure Available:	65.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	24.0 gpm
Flow Available at POC:	30.0 gpm
Residual Flow Available:	7.0 gpm
Critical Station:	17
Design Pressure:	35.00 psi
Friction Loss:	0.65 psi
Fittings Loss:	0.06 psi
Elevation Loss:	0.00 psi
Loss through Valve:	2.90 psi
Pressure Req. at Critical Station:	38.61 psi
Loss for Fittings:	1.10 psi
Loss for Main Line:	2.3 psi
Loss for POC to Valve Elevation:	0.0 psi
Loss for Backflow:	11.0 psi
Loss for Master Valve:	3.0 psi
Loss for Water Meter:	3.3 psi
Critical Station Pressure at POC:	59.31 psi
Pressure Available:	65.00 psi
Residual Pressure Available:	5.69 psi



*Rodney McNabb*  
05-09-2023

REVISIONS:	SYMBOL	DATE	DESCRIPTION	BY

PROJECT: WHATABURGER LANTANA, TX

SHEET TITLE: IRRIGATION SPECS

UNIT NO. DATE: 07-18-22 SCALE: DRAWN BY: EMS APPROVED BY: EMS

SHEET NO: LI-3 FILE:

WHATABURGER







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## KEYNOTES

111	ENTERA PRE-MANUFACTURED CANOPY, BY OTHERS
141	ENTERA PRE-MANUFACTURED ELECTRICAL PANEL SCREEN, BY OTHERS
170	ENTERA PRE-MANUFACTURED GUARDRAIL, BY OTHERS, RE B4/A0.1
191	ENTERA PRE-MANUFACTURED ROOF SCREEN, BY OTHERS
203	PS-01: PORTLAND CEMENT PLASTER
205	ST-01: ROUGH LIMESTONE VENEER
208	MC-01: PRE-FINISHED METAL COPING
209	SS-01: ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
219	OVERFLOW SCUPPER
221	DRIVE-THRU WINDOW
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK
226	STAINLESS STEEL SHIELD W/ 1/2" HOLE THROUGH WALL FOR CO2 PORT
231	MASONRY EXPANSION CONTROL JOINT
233	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL
237	BUILDING ADDRESS # HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10" A.F.G.

## KEYNOTES

240	DOOR BUZZER
241	PAINT (PT-5) EXTERIOR DOORS
250	DOWNSPOUT NOZZLE 6 INCHES ABOVE INTERIOR FINISH FLOOR
261	SECURITY CAMERA
262	WIRELESS ACCESS POINT
808	PROVIDE BLOCKING FOR SIGNAGE AS REQUIRED

### NOTES

- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

### ST01 EXTERIOR STONE VENEER (ST01)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: UPCHURCH KIMBROUGH  
PRODUCT NAME: ROUGH LIMESTONE VENEER  
COLOR: LANTANA SPECIAL BLEND  
SIZE: 1 1/2" thick x 11 5/8" x 23 5/8"

### PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13  
MANUFACTURER: SHERWIN WILLIAMS  
COLOR: MATCH LANTANA BRONZE  
LOCATION: RE: ELEVATIONS  
NOTES: FLAT FINISH, INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

### MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13.13  
ITEM: FLASHING  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.  
MATERIAL: 0.040 ALUM.  
COLOR: SW7655 STAMPED CONCRETE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: METAL COPING SYSTEM  
MATERIAL: COPING  
COLOR: SW 7042 SHOJI WHITE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00  
ITEM: IGU VISION GLASS  
MANUFACTURER: VITRO  
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU  
SIZE: VARIES  
LOCATION: EXTERIOR WALL  
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

### ST02 EXTERIOR STONE SILL (ST02)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: UPCHURCH KIMBROUGH  
PRODUCT NAME: SMOOTH LIMESTONE SILL  
COLOR: LANTANA SPECIAL BLEND

### PS01 PORTLAND CEMENT PLASTER (PS01)

SPECIFICATION SECTION: 09 24 00  
COLOR: SW 7042 SHOJI WHITE  
LOCATION: RE: ELEVATIONS

### MP04 METAL PANEL SCREEN AT ROOF TOP (MP04)

SPECIFICATION SECTION: 07 42 13.13  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BR-12 PANEL BOD  
MATERIAL: GALVALUME  
COLOR: PREWEATHERED GALVALUME  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: ACM  
FINISH: SW7655 STAMPED CONCRETE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### GL03 GLAZING (GL03)

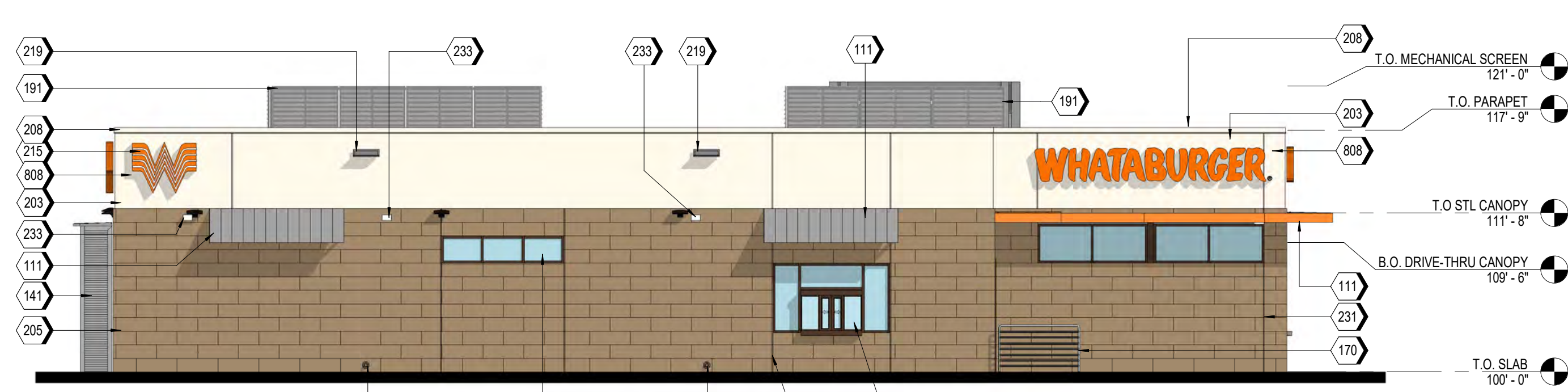
SPECIFICATION SECTION: 08 80 00  
ITEM: IGU OPAQUE SPANDREL GLASS  
MANUFACTURER: VITRO  
PRODUCT NAME: OPACI-COAT-300  
FINISH: #3-5323 OLD EAGLE  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS

### EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 43 13.16  
MANUFACTURER: AHI  
COLOR: VANILLA-N

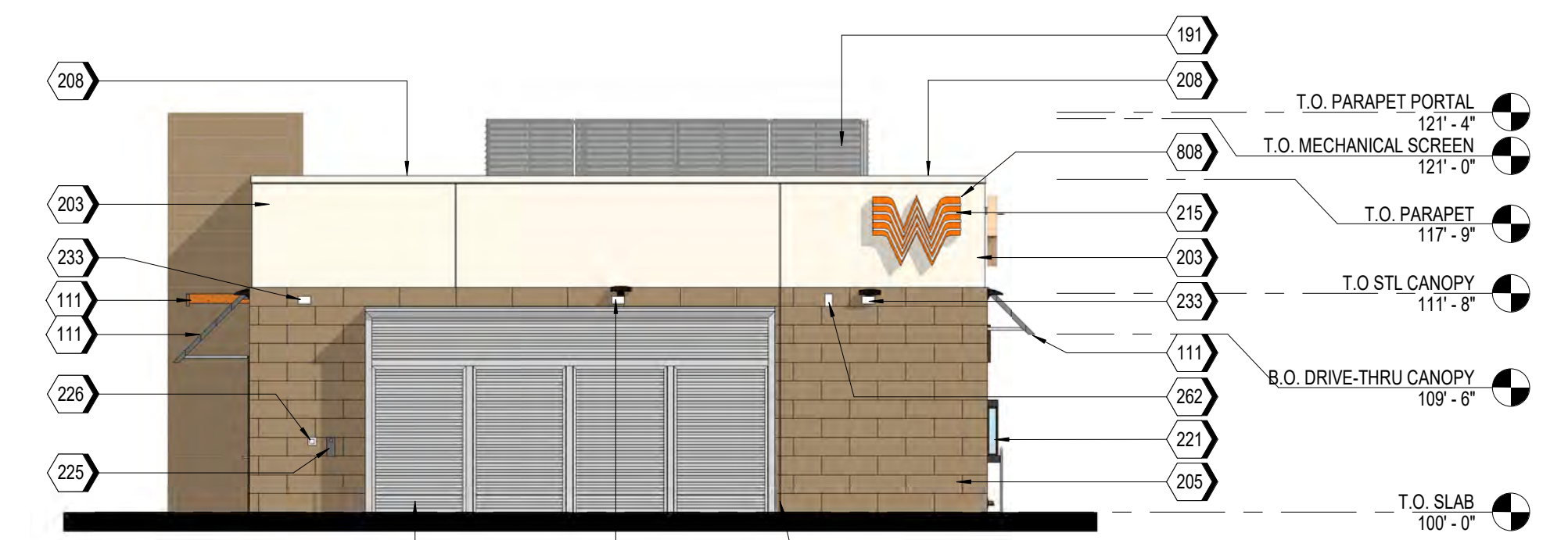
### MT01 STANDING SEAM METAL AWNING (MT01)

SPECIFICATION SECTION: 10 73 13  
MANUFACTURER: ENTERA BRANDING  
PRODUCT NAME: BERRIDGE  
MATERIAL: GALVALUME  
COLOR: PREWEATHERED GALVALUME  
SIZE: VARIES  
LOCATION: SEE ELEVATIONS



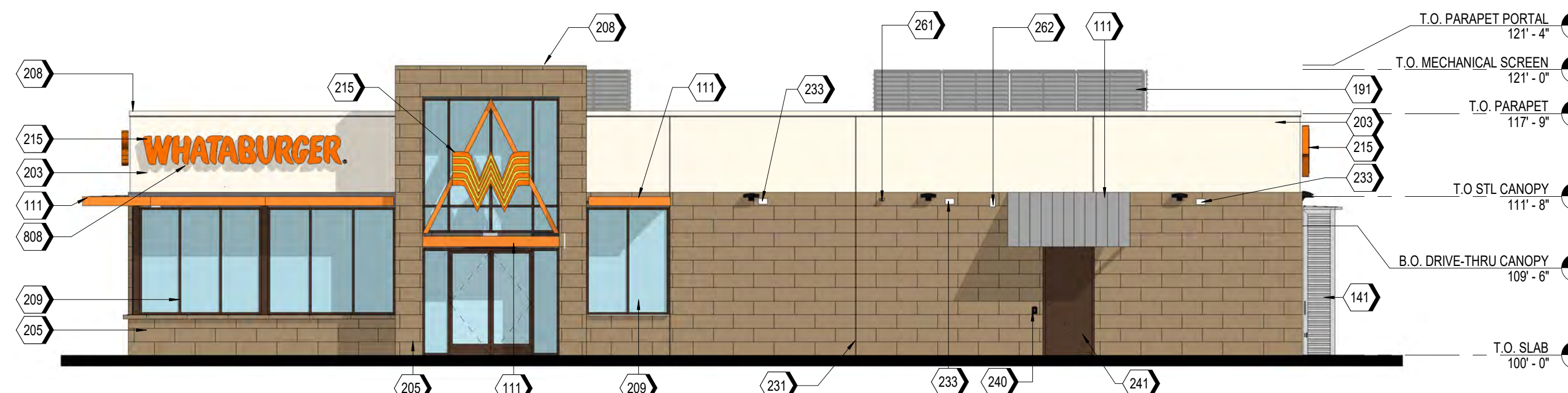
**A1 NORTH ELEVATION**  
1/8" = 1'-0"

NORTH ELEVATION AREA CALCULATIONS		
STUCCO	514 SQ FT	33%
STOREFRONT	110 SQ FT	7%
STONE VENEER	925 SQ FT	60%



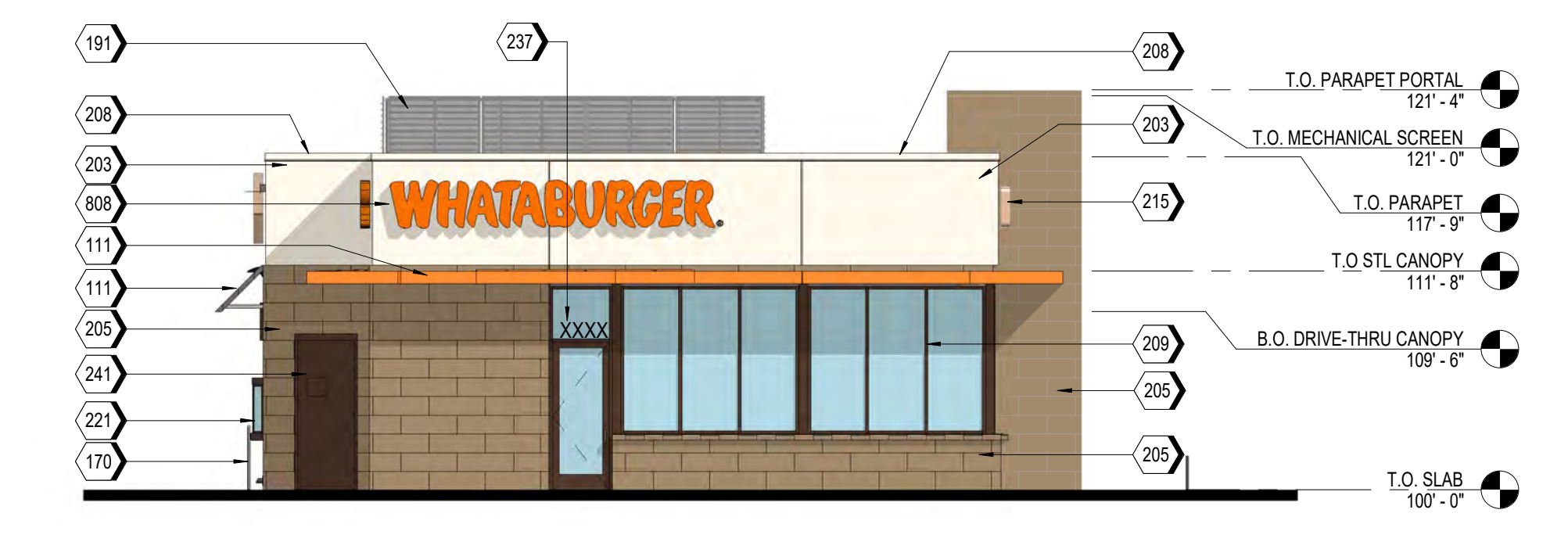
**A2 EAST ELEVATION**  
1/8" = 1'-0"

EAST ELEVATION AREA CALCULATIONS		
STUCCO	233 SQ FT	29%
STOREFRONT	0 SQ FT	0%
STONE VENEER	575 SQ FT	71%



**A3 SOUTH ELEVATION (R.O.W.)**  
1/8" = 1'-0"

SOUTH ELEVATION AREA CALCULATIONS		
STUCCO	430 SQ FT	27%
STOREFRONT	390 SQ FT	24%
STONE VENEER	776 SQ FT	49%



**A4 WEST ELEVATION (R.O.W.)**  
1/8" = 1'-0"

WEST ELEVATION AREA CALCULATIONS		
STUCCO	233 SQ FT	29%
STOREFRONT	200 SQ FT	25%
STONE VENEER	375 SQ FT	46%

## BUILDING MATERIALS



STONE VENEER



STUCCO



METAL CANOPY



METAL AWNINGS AND METAL PANELS



STOREFRONT SYSTEM

Date	Description

Seal / Signature

Project Name PT22M  
NEQ FM407 & MCMAKIN RD.  
BARTONVILLE, TX 76226

Project Number  
122.0088.240

Description  
FACADE PLAN

Scale  
As indicated

**SK001**



**TOWN OF BARTONVILLE  
ORDINANCE NO. 737-22**

**AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE THROUGH USE ON AN APPROXIMATELY 1.9589 ACRE-SITE THAT IS PART OF LOT 1, BLOCK 1, PHASE II OF LANTANA TOWN CENTER, LOCATED ON THE NORTHERN SIDE OF FM 407 AND JUSTIN ROAD AT BLANCO DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town of Bartonville, Texas, as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law with reference to amending the Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due public hearings and affording full and fair hearings to all property owners generally, the Town Council of the Town of Bartonville, Texas, is of the opinion that said zoning ordinance should be amended as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.  
CUP GRANTED**

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting a Conditional Use Permit (CUP) to allow for the operation of a drive through use on an approximately 1.9589-acre tract of land that is part of Lot 1, Block 1, Phase II of Lantana Town Center, generally located on the northern side of FM 407 and Justin Road at Blanco Drive, in Bartonville, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance, which includes the following conditions for the Town's health, safety and welfare:

1. Security personnel shall be provided by the owner/operator of the drive-through use business at no cost to the Town of Bartonville, as follows:
  - a. If the drive-through use business is open for business from 12:00 a.m. midnight up to and including 4:00 a.m. on a Saturday and/or Sunday, then a single peace officer shall be provided to be present on-site as security during the hours the business is open from 12:00 a.m. to 4:00 a.m.;
  - b. The term "peace officer" as used herein means a person elected, appointed or employed as a peace officer under Article 2.12, Texas Code of Criminal Procedure, or other law;
  - c. Each peace officer providing security shall be paid a standard hourly rate as agreed upon between the Chief of Police of the Bartonville Police Department and the owner/operator of the drive-through use business, with a two (2)-hour minimum payment required, and payment to each peace officer shall be made by the owner/operator of the drive-through use business at the beginning of the time the peace officer arrives on-site in sufficient monetary amount to pay said peace officer for the minimum payment amount required hereunder, or for the entire security time period, whichever is greater; and
  - d. The failure to comply with the above security personnel requirements, including the under-payment of a peace officer, will result in the closure of the drive-through use business until such time as the above security personnel requirements are satisfied.
2. The menu speakers at the drive-through locations on the property shall not exceed two feet (2') in height, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
3. The menu boards at the drive-through locations on the property shall not be pointed towards the direction of Blanco Drive, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.

4. Trash receptacles shall be placed at each drive-through location and at each exit drive from the property and shall be added and designated on the approved site plan.
5. No outdoor music is allowed to be broadcast on the property or from the property.

**SECTION 3.  
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

**SECTION 4.  
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.  
ENGROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 6  
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 7.  
PENALTY**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.



**SECTION 8.  
NO VESTED RIGHTS**

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided by law.

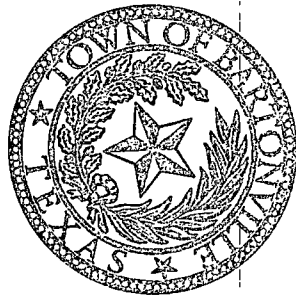
**SECTION 9.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

**AND IT SO ORDAINED.**

**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 18<sup>th</sup> day of October 2022.

APPROVED:



*Jacklyn Carrington*  
\_\_\_\_\_  
Jacklyn Carrington, Mayor

ATTEST:  
*Tammy Dixon*  
\_\_\_\_\_  
Tammy Dixon, Town Secretary





GENERAL NOTES

- 1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THEREOF...

- 28. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA IMPLEMENTED BY THE CONTRACTOR, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.

GRADING NOTES

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 796 AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

PAVING NOTES

- 1. UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.

STORM DRAIN NOTES

- 1. WATER AND SANITARY SEWER LINES ARE SHOWN FOR REFERENCE ONLY. REFER TO WATER AND SANITARY SEWER PLANS FOR EXACT LOCATION.

EROSION & SEDIMENT CONTROL NOTES

- 1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.

- 6. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER...

WATER AND SANITARY SEWER NOTES

- 1. THE CONTRACTOR SHALL INSTALL WATER AND SEWER LINES SO AS TO AVOID CONFLICTS WITH OTHER UTILITIES. WATER AND SANITARY SEWER SEPARATIONS SHALL BE MAINTAINED PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR CITY REGULATIONS (WHICHEVER IS MORE STRINGENT).

- 27. SANITARY SEWER PIPE MATERIALS TO BE USED ON THIS PROJECT, UNLESS NOTED OTHERWISE, ARE SDR-35 PVC, USE SDR-26 WHERE DEPTHS EXCEED 12' OR WHERE SEWER PIPE IS LESS THAN 10' HORIZONTALLY FROM WATER PIPE.

Table with columns: REVISION, DATE, DESCRIPTION. Contains revision details for the drawing.

PROJECT: PT20M BUILDING TYPE F.M. 407 & MCMAKIN RD. BARTONVILLE, TX

PARE-DAWSON ENGINEERS logo and contact information: FORT WORTH, SAN ANTONIO, AUSTIN, HOUSTON, DALLAS.

WHATABURGER logo and address: 300 CONCORD PLAZA DR. SAN ANTONIO, TEXAS.

SHEET TITLE: GENERAL CONSTRUCTION NOTES

UNIT NO. DATE: 08/30/2022 SCALE: 1" = 20' DRAWN BY: DDD

SHEET NO: C1.0

WHATABURGER logo and address: 1000 WEST HWY. 281, FORT WORTH, TX.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW J. WALY, P.E. #120494 AUGUST 30, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK...



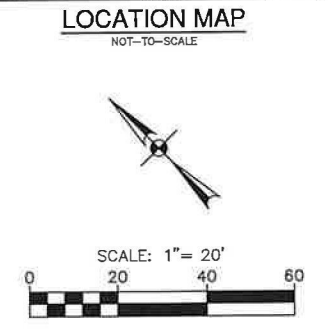
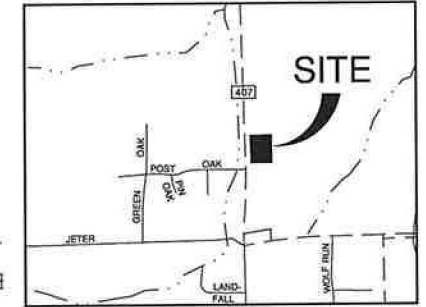




Date: Aug 30, 2022, 3:42pm User ID: rmmjy  
 File: S:\Projects\61010\61010\_V0.0\_Design\2.4\_CAD\2.4.3\_Plan\_Sheets\0200-031000.dwg

Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

BENCHMARKS	
TBM X-CUT N: 7077249.3' E: 2388423.3' ELEV: 658.9' (NAVD88)	TBM X-CUT N: 7078945.1' E: 2388795.9' ELEV: 666.1' (NAVD88)



**DEMOLITION LEGEND**

	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING WATER UTILITY
	EXISTING FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC POLE
	EXISTING GUY WIRE ANCHORS
	EXISTING ELECTRICAL EQUIPMENT
	EXISTING LIGHT POLE
	EXISTING STORM LINE
	EXISTING STORM MANHOLE
	EXISTING GAS UTILITY
	EXISTING GAS LINE
	CURB REMOVAL
	PROPOSED FULL DEPTH SAWCUT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	SGN
	CROSSWALK POLE
	GAS LINE MARKER

**NOTES**

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER, ADJACENT PROPERTY OWNERS, AND THE UTILITY COMPANY BEFORE REMOVING OR CONSTRUCTING ANYTHING WITHIN THE EXISTING EASEMENTS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO HAVE THE OVERHEAD ELECTRIC LINES REMOVED FROM WITHIN THE PROPERTY BOUNDARY. THE LIMITS SHOWN IN THE DRAWING ARE APPROXIMATE AND SHALL TERMINATE ACCORDING TO THE UTILITY COMPANIES STANDARD.

**KEY NOTES**

- EXISTING FIRE HYDRANT TO REMAIN (PROTECT IN PLACE)
- EXISTING CURB TO REMAIN IN PLACE
- EXISTING LIGHT POLE AND FOUNDATION TO REMAIN
- EXISTING ELECTRIC POLE AND EQUIPMENT TO REMAIN
- PROPOSED FULL DEPTH SAWCUT
- REMOVE EXISTING CONCRETE CURB
- REMOVE EXISTING CONCRETE APRON, REMOVE AND REPLACE EXISTING AREA INLET TOP WITH SLAB AND COVER.
- EXISTING STORM STRUCTURE TO REMAIN
- EXISTING STORM PIPE TO REMAIN
- EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- EXISTING IRR CONTROL BOX TO BE RELOCATED OUTSIDE OF PROPOSED SIDEWALK IMPROVEMENTS. COORD RELOCATION WITH IRR CONTRACTOR.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

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PARCEL 7  
 LANTANA GOLF COURSE  
 DOC. NO. 2003-85480  
 P.R.D.C.T.

10' COSERV EASEMENT  
 DOC. NO. 2018-4408  
 DOC. NO. 2018-6333  
 DOC. NO. 2018-6334  
 DOC. NO. 2018-29286  
 DOC. NO. 2018-42944  
 O.P.R.D.C.T.

A CALLED 2.00 ACRE TRACT  
 (NO DOC NUMBER)  
 BEING A PORTION OF LOT 1, BLOCK 1  
 LANTANA TOWN CENTER PHASE II  
 DOC. NO. 2017-374  
 P.R.D.C.T.

LOT 1, BLOCK 1  
 LANTANA TOWN CENTER PHASE II  
 DOC. NO. 2017-374  
 P.R.D.C.T.

LOT 1R, BLOCK 2C  
 CARLISLE ADDITION  
 DOC. NO. 2015-173  
 P.R.D.C.T.

BLANCO RD.  
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FM 407  
 (130' PUBLIC RIGHT-OF-WAY)

DCFWSO 7 WATER AND  
 WASTEWATER EASEMENT  
 DOC. NO. 2014-11329

DRAINAGE EASEMENT  
 DOC. NO. 2012-85133

5'X5' WATER EASEMENT  
 DOC. NO. 2012-85132

1' PERMANENT EASEMENT  
 DOC. NO. 2015-12077

15' WATER EASEMENT  
 DOC. NO. 2017-374

REVISIONS	DATE	DESCRIPTION	BY

PROJECT:  
 PT20M BUILDING TYPE  
 F.M. 407 & MCMAKIN RD.  
 BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
 5008 WEST HWY. ONE, BOX 1001 FORT WORTH, TX 76116 | 817.262.3888  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, THE REGISTRATION DIVISION

**WHATABURGER**  
 300 CONCORD PLAZA DR.  
 SAN ANTONIO, TEXAS  
 210-476-8000 ZIP 78218

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SHEET TITLE:  
**EXISTING CONDITIONS & DEMOLITION PLAN**

UNIT NO.  
 DATE: 08/30/2022  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C3.0**

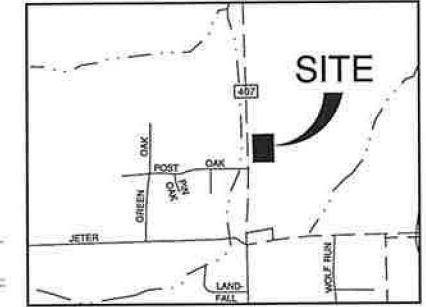




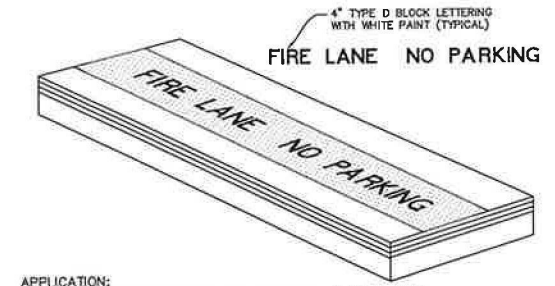
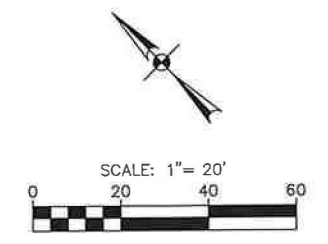


Curve Table			
Curve #	Length	Radius	Delta
C1	26.098	82.751	18.0700
C2	35.737	106.551	19.2170
C3	276.376	1471.145	10.7638

BENCHMARKS	
TBM X-CJT N: 7077249.3' E: 2388423.3' ELEV: 658.9' (NAVD88)	TBM X-GJT N: 7076945.1' E: 2388795.9' ELEV: 666.1' (NAVD88)

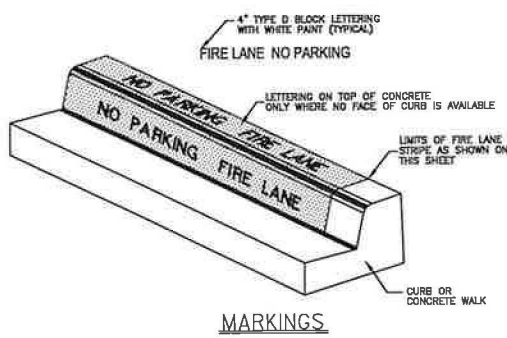


LOCATION MAP  
NOT-TO-SCALE



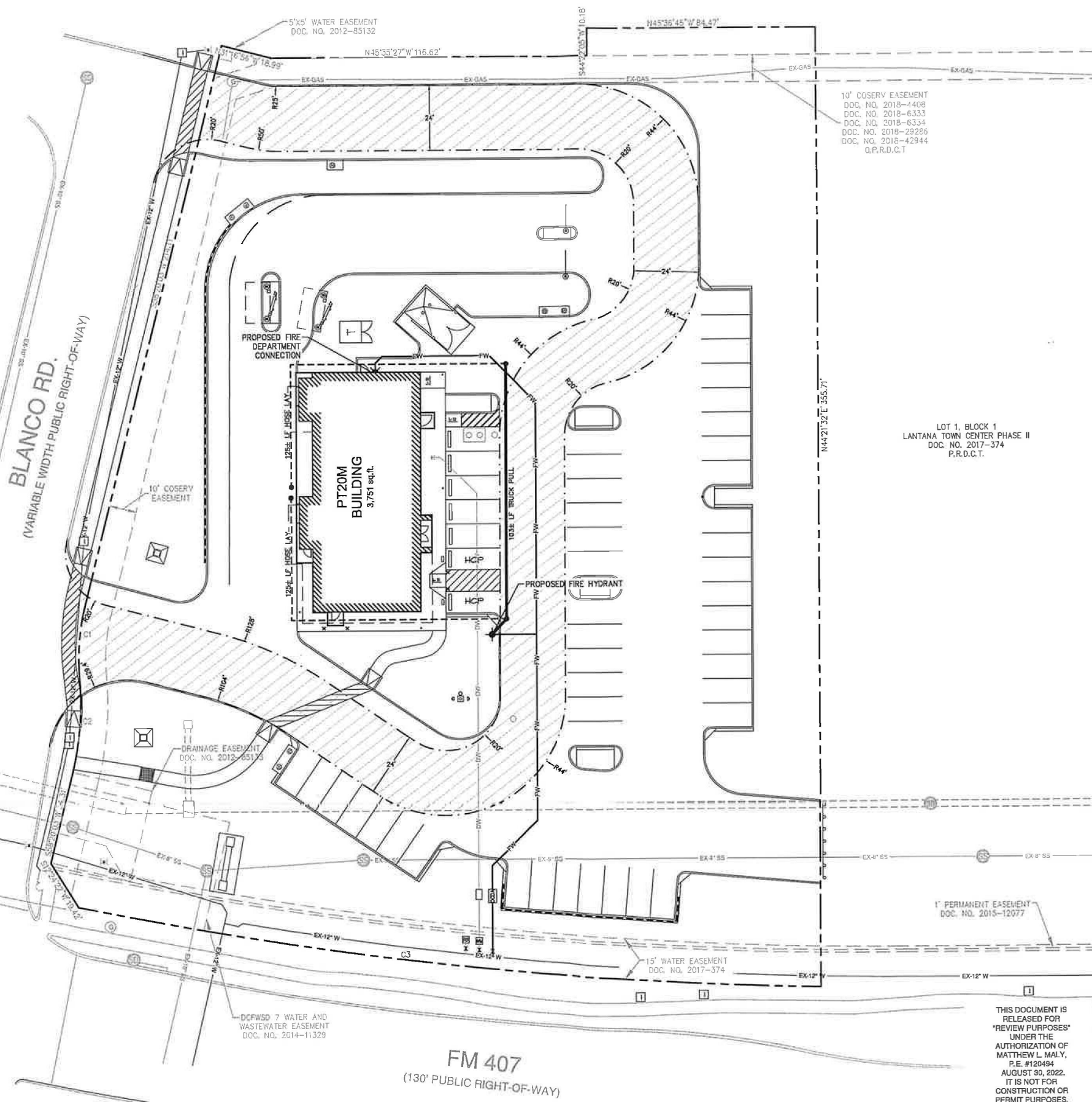
**APPLICATION:**  
 1. CONTRACTOR SHALL COORDINATE WITH FIRE INSPECTOR FOR STRIPING LOCATIONS  
 2. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.  
 3. SEE SITE, STRIPING AND DIMENSIONAL CONTROL PLAN FOR CURB TYPES & LOCATIONS.  
 4. 15 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

TYPICAL FIRE LANE MARKING DETAIL  
NOT TO SCALE



**APPLICATION:**  
 1. ON 6" CURB:  
 PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB  
 PAINT WHITE LETTERS ON FACE OF CURB ONLY  
 2. LOW CURB (HEADER CURB) OR CONCRETE PAVEMENT:  
 PAINT RED LANE STRIPE AND WHITE LETTERS ON TOP OF CURB  
 3. 15 FEET SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

FIRE LANE STRIPING DETAIL  
NOT-TO-SCALE



**FIRE PLAN LEGEND**

---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY
---	PROPOSED FIRE LANE
---	PROPOSED CURB
FW	PROPOSED FIRE LINE
---	PROPOSED FIRE HOSE TRUCK PULL
DW	PROPOSED DOMESTIC LINE
+	FIRE DEPARTMENT CONNECTION
+	FIRE HYDRANT
+	SPRINKLER CLOSET
---	HOSE LAY AND LENGTH
---	FIRE LANE STRIPING

**FIRE PLAN NOTES**

- REFER TO ARCHITECTURAL AND MEP PLANS FOR EXACT LOCATIONS OF FIRE DEPARTMENT CONNECTIONS.
- FIRE LINE SIZES SHOWN IN THESE PLANS ARE ESTIMATED OR PROVIDED BY THE OWNER. FIRE LINES AND ALL ASSOCIATED APPARATUS SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
- ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 6" WIDE TO SHOE BOUNDARIES. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN 4" WHITE LETTERS AT 25FT INTERVALS.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 AUGUST 30, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISION	DATE	DESCRIPTION

PROJECT:  
 PT20M BUILDING TYPE  
 F.M. 407 & MCMAKIN RD.  
 BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
 4800 WEST HWY. 67, STE. 1001 WORTH, TX 75163  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, CIVIL REGISTRATION #998

**WHATABURGER**  
 306 CONCORD PLAZA DR.  
 SAN ANTONIO, TEXAS  
 210-478-8000 ZIP 78216  
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SHEET TITLE:  
**FIRE PROTECTION PLAN**

UNIT NO.  
 DATE: 08/30/2022  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C5.0**

**WHATABURGER**





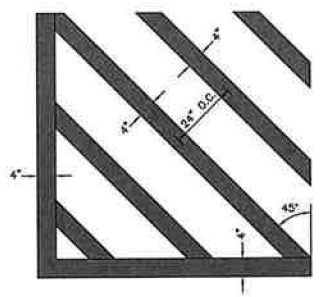




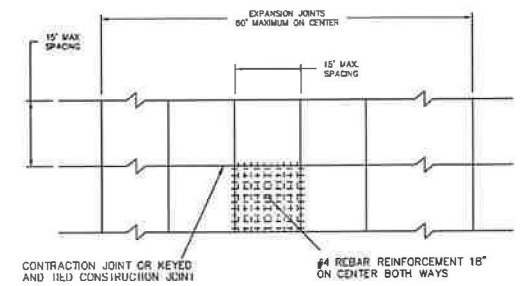




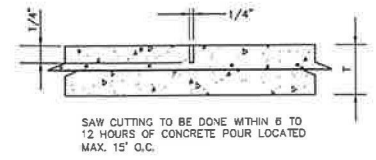
- NOTES:
- ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  - ALL PAVEMENT MARKINGS SHALL BE PAINTED TWICE.



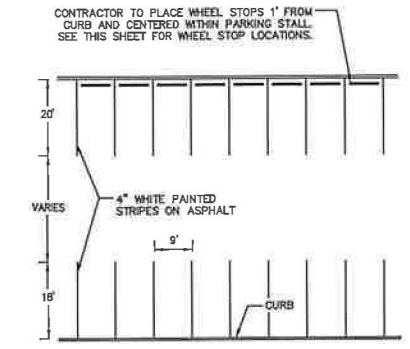
**CROSS STRIPING DETAIL**  
NOT-TO-SCALE



**CONTROL JOINT DETAIL**  
NOT-TO-SCALE

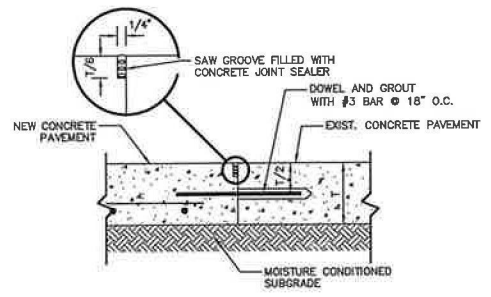


T = REFER TO CONCRETE PAVEMENT SECTION DETAIL

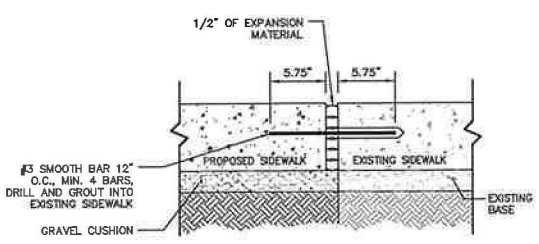


NOTE: STANDARD SPACES ARE 9X18 AS NOTED (SEE DIMENSION CONTROL PLAN)

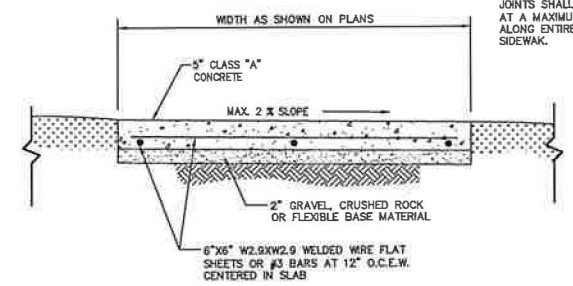
**STRIPING FOR 90-DEGREE PARKING**  
NOT-TO-SCALE



**NEW CONCRETE TO EXISTING CONCRETE JUNCTION DETAIL**  
NOT-TO-SCALE



**SIDEWALK JUNCTURE DETAIL**  
NOT-TO-SCALE



NOTE: TOOL FORMED CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM OF EVERY 5' ALONG ENTIRE LENGTH OF SIDEWALK.

**SIDEWALK & CONCRETE ISLAND NOSE DETAIL**  
NOT-TO-SCALE

REVISIONS:	DATE	DESCRIPTION

Item 13.

PROJECT:  
PT20M BUILDING TYPE  
F.M. 407 & MCMAKIN RD.  
BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
8500 WEST HWY. 376 | P.O. BOX 170171 | FORT WORTH, TX 76187 | 817.492.2888  
TEAR SHEET OF PROFESSIONAL ENGINEER, FIRM REGISTRATION #419

**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-478-6000 ZIP 78216  
THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:  
**SITE DETAILS**

UNIT NO.  
DATE: 08/30/2022  
SCALE: 1" = 20'  
DRAWN BY: DDD

SHEET NO:  
**C7.2**

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 AUGUST 30, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.





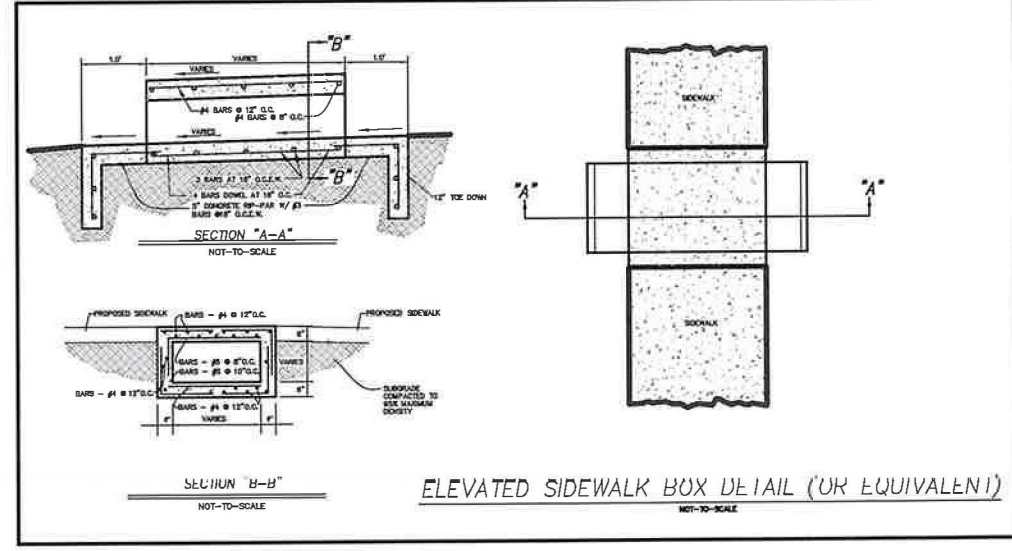
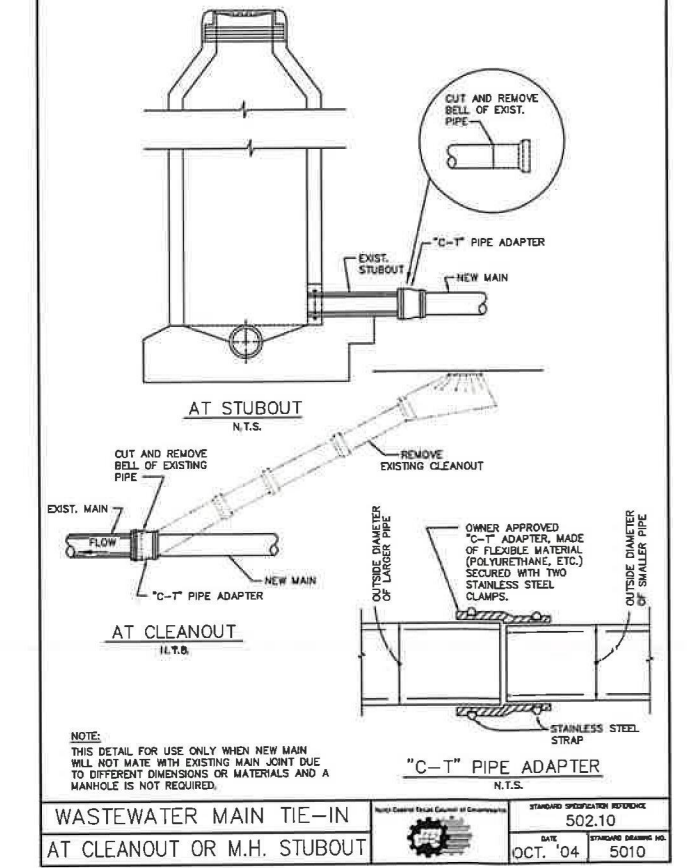
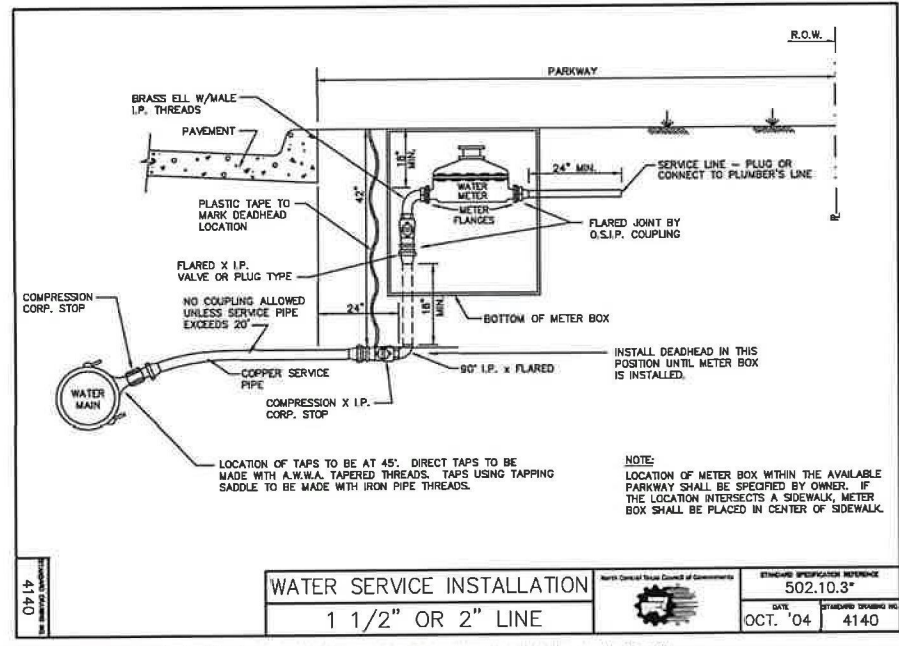
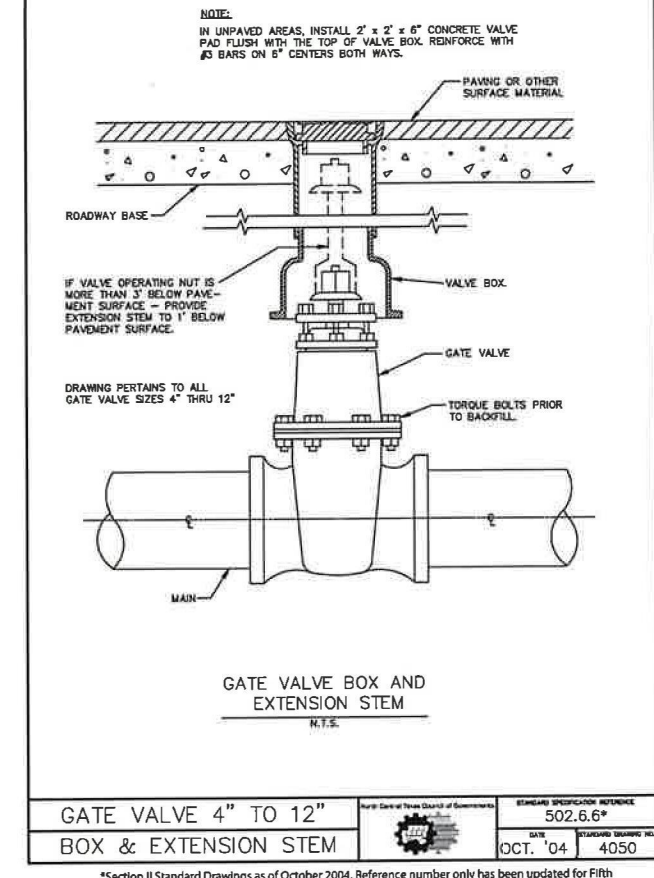
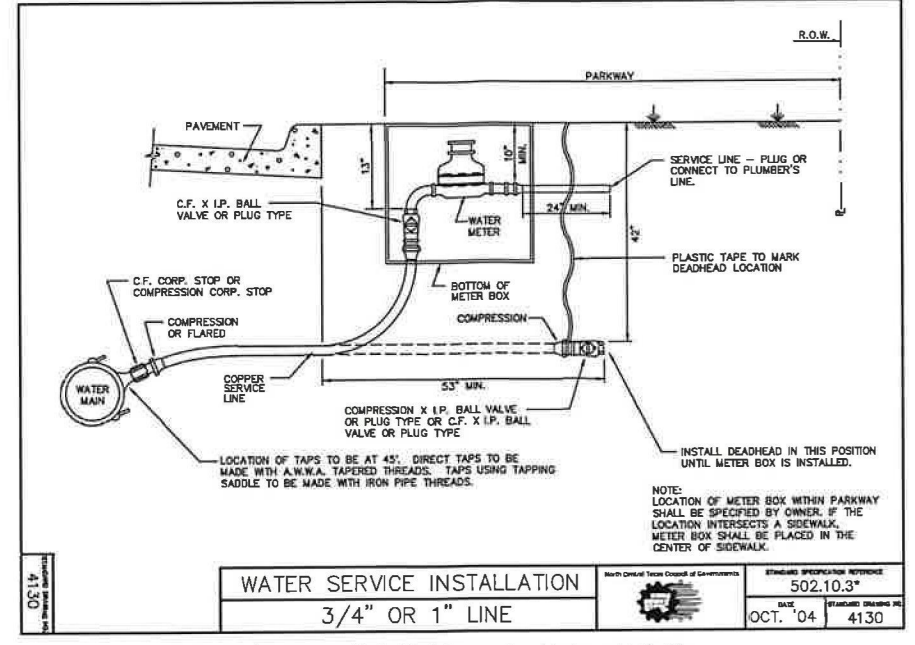
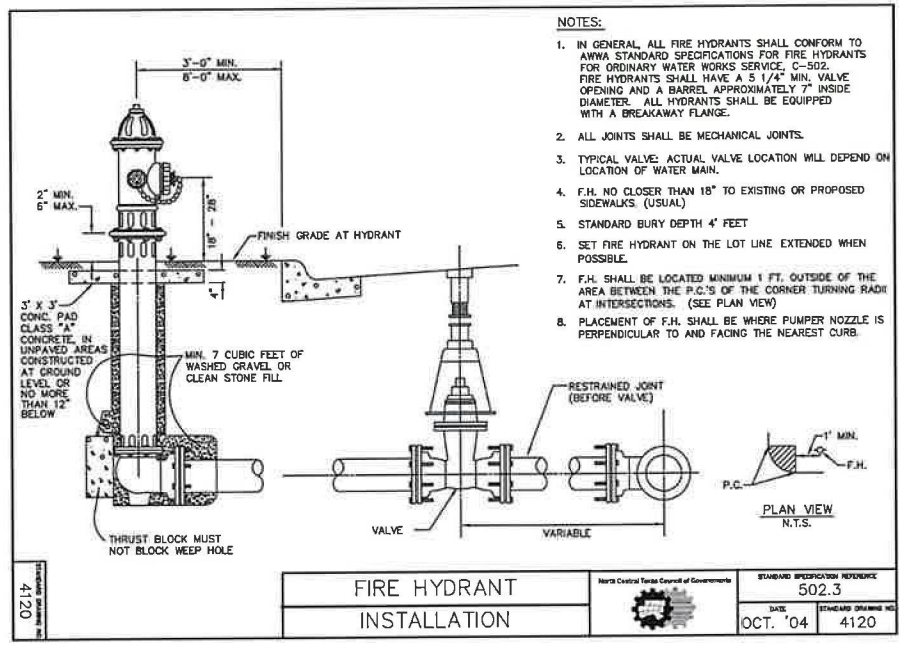












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BY	
REVISIONS	DESCRIPTION

PROJECT:  
 PT20M BUILDING TYPE  
 F.M. 407 & MCMAKIN RD.  
 BARTONVILLE, TX

**PAPE-DAWSON ENGINEERS**  
 FORT WORTH, TEXAS  
 4000 WEST HWY. 375, SUITE 300 | FORT WORTH, TX 76118 | 817.282.2889  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, LICENSE NO. 10818

**WHATABURGER**  
 300 CONCORD PLAZA DR.  
 SAN ANTONIO, TEXAS  
 210-476-6000 ZIP 78216

SHEET TITLE:  
**UTILITY DETAILS**

UNIT NO.  
 DATE: 08/30/2022  
 SCALE: 1" = 20'  
 DRAWN BY: DDD

SHEET NO:  
**C9.1**

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 AUGUST 30, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



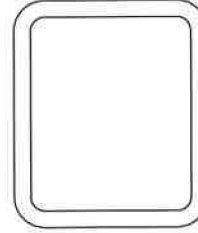






REVISIONS:	SYMBOL	DATE	DESCRIPTION

PROJECT:  
**WHATABURGER  
LANTANA, TX**



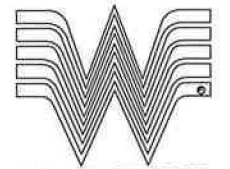
**WHATABURGER**  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78211

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SHEET TITLE:  
**LANDSCAPE  
PLANTING**

UNIT NO.  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

SHEET NO:  
**LP-1**  
FILE:



**PLANT SCHEDULE**

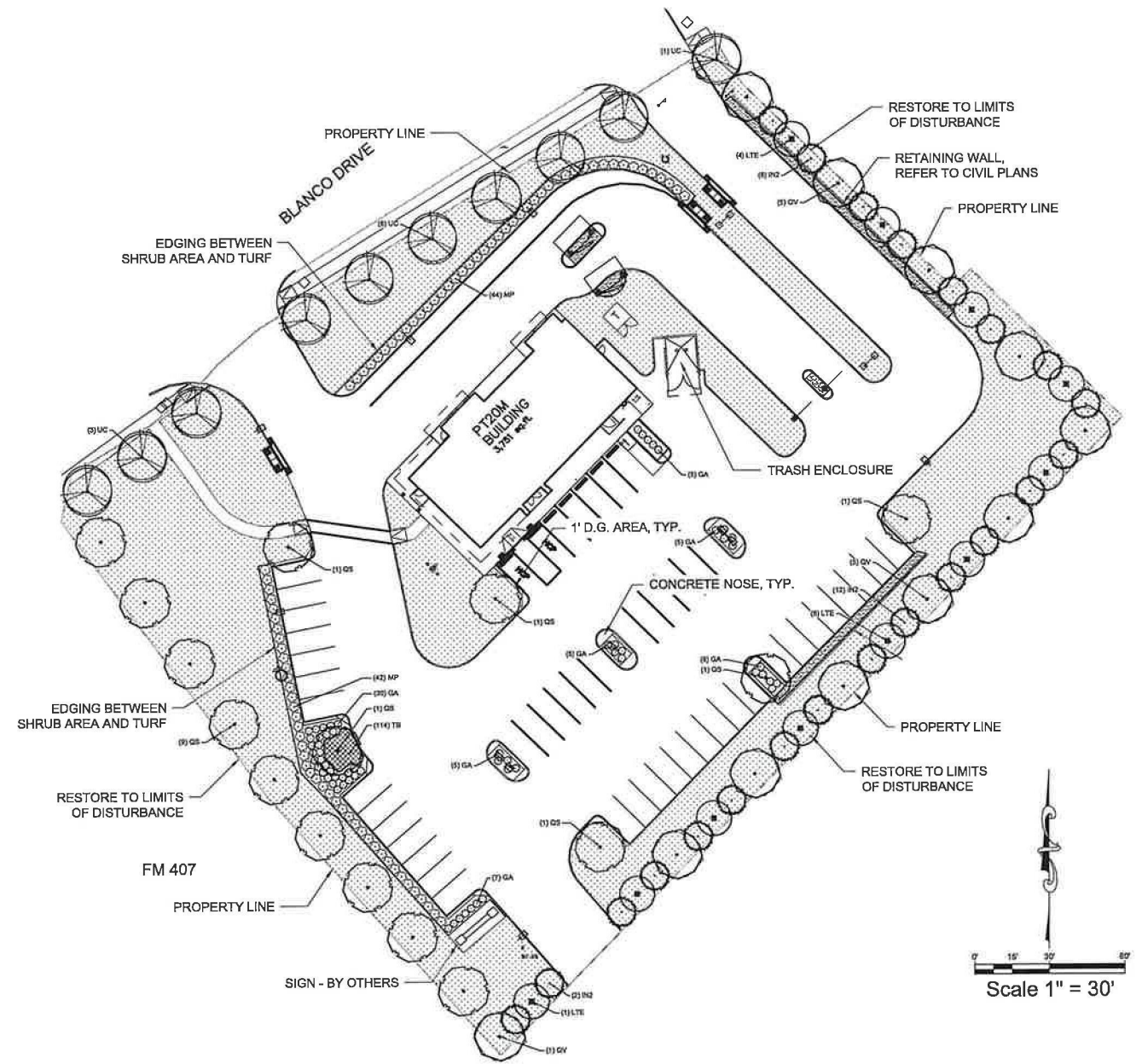
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	CONT.	SIZE		
	IN2	22	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	1.5' Cal.	Cont. or B&B	5' Min.		
	LTE	11	Lagerstroemia indica 'Catawba' Catawba Tree Crape Myrtle Mulli-Trunk	3-5 CANES, 1.5" OVERALL CAL.	Cont. or B&B	5' Min.		
	QS	15	Quercus shumardii Shumard Red Oak	3" Cal.	Cont.	7' Min.		
	QV	11	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	7' Min.		
	UC	10	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	7' Min.		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	SPACING	DETAIL
	GA	63	Abelia grandiflora Glossy Abelia	5 gal	36" OC	18" Min.	36" o.c.	
	MP	66	Myrica cerifera 'Pumila' Dwarf Wax Myrtle	7 GAL	36" OC	30" HT MIN	48" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE		
	CD	29,991 sf	Cynodon dactylon 'Tif 419' Bermuda Grass	Sod				
	TB	114	Trachelospermum asiaticum 'Bronze Beauty' Bronze Beauty Aslan Jasmine	4"	12" O.C.	Container Full		

**LANDSCAPE CALCULATIONS**

ZONING	GC/DP-1
SITE AREA:	86,756 SF
NON-VEHICLE USE AREA:	34,548 SF
NO EXISTING TREES ON SITE	
<b>STREETSCAPE</b>	
FM 107	276 LF
TREES REQUIRED:	9 TREES (1 PER 30')
TREES PROVIDED:	9 TREES
BLANCO ROAD	310 LF
TREES REQUIRED:	10 TREES (1 PER 30')
TREES PROVIDED:	10 TREES
<b>BUFFER YARD</b>	
565' - NON-RES.-NON RES.	
TREES REQUIRED:	11 TREES (1 PER 50')
TREES PROVIDED:	11 TREES
UNDERSTORY TREE REQUIRED:	33 TREES (3 PER 50')
UNDERSTORY TREE PROVIDED:	33 TREES
SHRUBS REQUIRED:	34 SHRUBS (6 PER 100')
SHRUBS PROVIDED:	34 SHRUBS
<b>PARKING LOT LANDSCAPING</b>	
INTERIOR ARE REQUIRED:	2,518 SF (10%)
INTERIOR ARE PROVIDED:	4,504 SF (17.8%)
TREES REQUIRED:	6 SHADE (1 PER 400 SF)
TREES PROVIDED:	6 SHADE

**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +1.0 1" OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 3 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DWHITTY "PRO-4" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 4x6 GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOO).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT, IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR UNLESS OTHERWISE NOTED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS



**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM MEETING THE MINIMUM STANDARDS OF SECTION 19.6. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PARKING OR CURBS. ROOT BARRIERS SHALL BE "DEEP-RIFT" OR "DEEP-ROOT" 24" DEEP PANELS (FOR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.





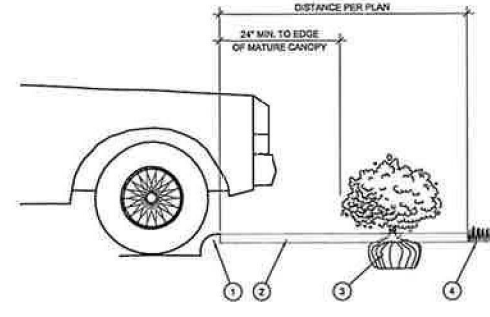
**PLANTING SPECIFICATIONS**

- GENERAL**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY ANY AGENCIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- PRODUCTS**
- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
  - CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
    - FURISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL TREES WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
    - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
    - ANY PLANT GROWN BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
    - ALL TREES SHALL BE STAKED AND IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
    - CALIPER MEASUREMENTS FOR STANDING (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
    - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
    - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
  - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
  - SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEEDS AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
  - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 55 TO 58 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 1 TO 10 DISPERSEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
  - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  - WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
  - TREE STAKING AND GUYING
    - STAKES: #10 LONG GREEN METAL T-POSTS.
    - GUY AND TIE WIRE: ASTM A 64 CLASS 1 GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
    - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
  - STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
  - PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

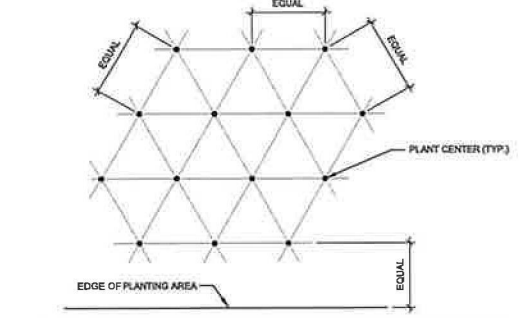
- METHODS**
- SOIL PREPARATION**
    - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-1/4" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
    - SOIL TESTING:
      - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
    - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
    - SOIL PREPARATION PURPOSES ONLY: THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
        - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
        - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS. PER 1,000 S.F.
        - AGRICULTURAL GYPSUM - 100 LBS. PER 1,000 S.F.
      - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
        - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
        - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
        - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - IRON SULPHATE - 2 LBS. PER CU. YD.
  - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 8" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.

- GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  - TRENCHING NEAR EXISTING TREES:
    - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BRIGHT HEIGHT (4' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DROP LINES WITHIN 24 HOURS.
    - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  - SCAFFRY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - 1-1/2" TREES: TWO STAKES PER TREE
    - 2-1/2"-4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: GUY AS NEEDED
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAKES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING**
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  - WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  - THE LANDSCAPE WARRANTY PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE WARRANTY PERIOD WILL COMMENCE.
- PLANT GUARANTEES AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  - DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PHOTOGRAPHY**
- FOR A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- CURB
- MULCH LAYER
- PLANT
- TURF (WHERE SHOWN ON PLAN)

**D PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

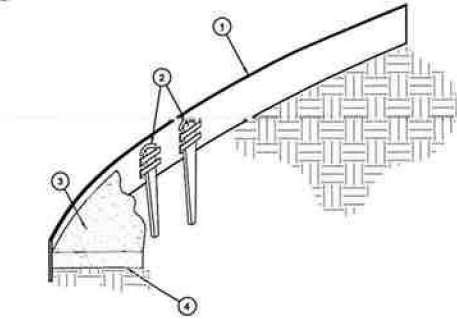
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.30	24"	2.48
10"	0.40	30"	3.41
12"	0.57	36"	4.73
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH PLANT SPACING - TOTAL PLANT SUBTRACTION

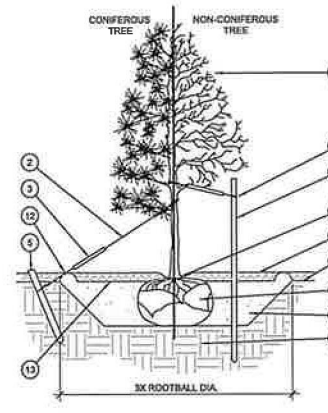
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 45 LF PERIMETER.  
STEP 1: 100 SF / 0.57 = 51 PLANTS  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 20 PLANTS) = 30 PLANTS TOTAL

**E PLANT SPACING**  
SCALE: NTS



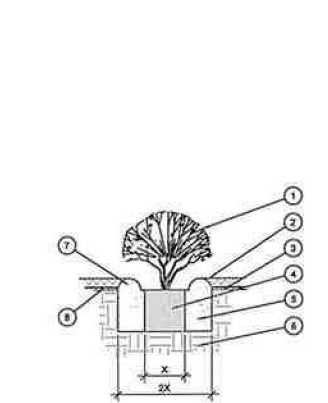
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
- BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
- TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

**F STEEL EDGING**  
SCALE: NOT TO SCALE



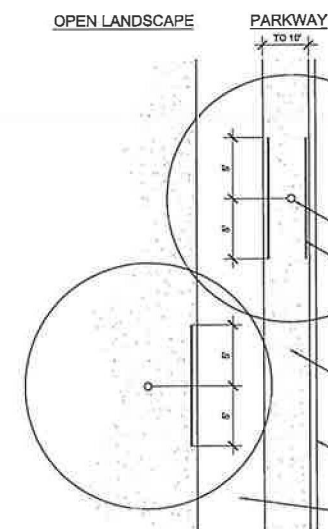
- TREE CANOPY.
- CNCH-TIES (2" BOXZ" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (3" BOXZ" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 2 1/2" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS: EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE MIN. BURIED OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 8" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL: AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

**A TREE PLANTING**  
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 8" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL: AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.

**B SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



**C ROOT BARRIER - PLAN VIEW**  
SCALE: NOT TO SCALE

Item 13.

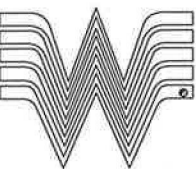
PROJECT: WHATABURGER LANTANA, TX

WHATABURGER  
300 CONCORD PLAZA DR.  
SAN ANTONIO, TEXAS  
210-476-6000 ZIP 78211

SHEET TITLE:  
LANDSCAPE PLANTING DETAILS & SPECS

UNIT NO.  
DATE: 07-18-22  
SCALE:  
DRAWN BY: EMS  
APPROVED BY: EMS

SHEET NO:  
LP-2  
FILE:







# TOWN COUNCIL COMMUNICATION

**DATE:** July 25, 2023  
**FROM:** Thad Chambers, Town Administrator  
**AGENDA ITEM:** #ZC-2023-002

Public hearing to consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation on two tracts of land, totaling one acre, situated in the Keith Survey, Abstract Number 1643A, Tract 4, and Newton Allsup Survey, Abstract 0003A, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates 2 (RE-2). ***The Planning and Zoning Commission recommended approval by a vote of 5 to 0 at its July 5, 2023 meeting.***

## **APPLICATION ANALYSIS:**

**Applicant:** Melissa Grau (property owner)

**Land Use and Zoning:** Current land use category is Residential Estates – 2 Acre Lots (RE-2). Current zoning is Agricultural (AG)

**Summary:** The applicant is the owner of two tracts of land, totaling one acre, located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road. The legal description of the property is Keith Survey, Abstract Number A1643A, Tract 4, and Newton Allsup Survey, Abstract Number 0003A, Tract 7. The corresponding Denton CAD parcel numbers are 64482 and 64870. The applicant has applied for a change in the zoning designation of the subject property from Agricultural (AG) to Residential Estates 2 (RE-2).

The subject property currently contains an existing single-family home and accessory structure. The applicant is requesting the zoning change in order to facilitate a residential subdivision of the subject property and surrounding lots into two-acre parcels. The property owner has indicated that some of the existing homes within the larger subdivision property will be removed and replaced with new builds.

### *Zoning Change*

Bartonville Zoning Ordinance Appendix A, Section A.1.A.5 lists the criteria of approval for a zoning change:

1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any other incorporated plan maps;
2. Whether the proposed zoning map amendment is consistent with an annexation or development agreement in effect;



3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; and
5. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

The proposed zoning change would amend the zoning designation of the subject property from Agricultural (AG) to Residential Estates 2 (RE-2). In the Bartonville Comprehensive Plan, the RE-2 land use category is described as areas intended for residential development, where a rural atmosphere shall be maintained and street cross sections provide for a "country" feel. Correspondingly, the RE-2 zoning district is intended as an area for low density residential use, with a minimum lot size of two acres. The principal purposes of this zoning district are to provide areas for rural residential development, guide development in an orderly fashion, and allow for a land use buffer for areas of lower intensity. The RE-2 zoning district is one of those listed as appropriate for the RE-2 land use category.

The proposed zoning change is not associated with any annexation or development agreement. Regarding approval criterion #3, the subject one-acre property is located within a larger ownership that was rezoned from AG to RE-2 in August 2022 via Ordinance 731-22. The subject property was omitted from the zoning change at the time as it was under different ownership. The change in zoning of the subject property to RE-2 would allow for a preliminary plat to be submitted that will propose a number of new two-acre residential lots within the larger property ownership. Thus, it will provide for a consistent land use to that which is intended for the surrounding properties. There are no associated school, street, water, sewer, or other utility plans that will affect or be affected by the proposed zoning change. There are also no factors which will substantially affect the public health, safety, morals, or general welfare.

**RECOMMENDED MOTION OR ACTION:**

Planning & Zoning Commission is recommending approval.

**PUBLIC COMMENT:**

As of this writing the Town has not received any public comment.

**FINANCIAL INFORMATION:**

Staff do not anticipate any tangible fiscal impact, positive or negative, from the proposed zoning change. The subject property is currently being used for residential purposes and staff anticipate that this will continue to be the primary use on the subject property.

**ATTACHMENTS:**

- Zoning Change Application
- Letter mailed to property owners within 200' with location map and mailing list
- Published Legal Notice
- Draft Ordinance

# Exhibit 1



**Town of Bartonville**  
Application for Zoning Map Amendment

**RECEIVED**

**JUN 05 2023**

Item 14.

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

Applicant (Owner or Agent, Specify): Melisa Grau  
 Mailing Address: 4109 Teaberry Ct Flower Mound Tx 75028  
 Phone: 214 929 6096 Fax: \_\_\_\_\_

Owner's Name(s) if different: \_\_\_\_\_  
 Owner's Address: 4109 Teaberry Court Flower Mound Tx 75028  
 Phone: 214 929 6096 Fax: \_\_\_\_\_

Engineer/Surveyor if applicable: Dean Hodde  
 Mailing Address: P.O. Box 293254 Lewisville Tx 75029  
 Phone: 972-979-4444 Fax: \_\_\_\_\_

General Location of Property: 112 Fritchtown Rd Bartonville  
 Legal Description of Property: A1643A Kenth TR4.79 ddTR 5D / Acc 3A Section A1150P TR 71G  
 (Attach Complete Metes and Bounds Description)

Nature and reason for Zoning Change: to be same as rest of land owned  
 Does this request conform with the adopted Land Use Plan? Yes No  
 If the change requested does not conform with the adopted Land Use Plan, you must submit a Land Use Plan Amendment Application.

Current Zoning: A9 I hereby request that the Zoning Designation be changed to: 2 acre  
 (If a PD is proposed, submit PD Application)

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized<sup>1</sup> for the owner of the above described property.

Signature of Applicant/Owner \_\_\_\_\_ Date \_\_\_\_\_

**STAFF USE ONLY:**

Date Submitted: \_\_\_\_\_ Fee Paid: 400.00

Accepted By: \_\_\_\_\_ Check No. : \_\_\_\_\_

P& Z Public Hearing: \_\_\_\_\_ Metes & Bounds Attached:  Yes  No

Council Public Hearing: \_\_\_\_\_ Notarized Statement:  Yes  No  N/A

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





**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Tax Certificate

Property Account Number:  
**64870DEN**

Item 14.

**Statement Date:** 06/05/2023  
**Owner:** GRAU MELISSA KAY & HACKER  
**Mailing Address:** TRACY ALAN  
 4109 TEABERRY CT

**Property Location:** FRENCHTOWN RD  
**Legal:** A0003A NEWTON  
 ALLSUP|TR 7|.21  
 ACRES|OLD DCAD TR #1G

TAX CERTIFICATE FOR ACCOUNT : 64870DEN  
 AD NUMBER: A0003A-000-0007-0000  
 GF NUMBER:  
 CERTIFICATE NO : 42585127

DATE : 6/5/2023 PAGE 1 OF 1  
 FEE : \$10.00  
PROPERTY DESCRIPTION  
 A0003A NEWTON ALLSUP|TR 7|.21  
 ACRES|OLD DCAD TR #1G

COLLECTING AGENCY  
 DENTON COUNTY  
 P O BOX 90223  
 DENTON TX 76202

FRENCHTOWN RD  
 0.21 ACRES

REQUESTED BY  
 MELISSA GRAU

PROPERTY OWNER  
 GRAU MELISSA KAY & HACKER TRACY ALAN

4109 TEABERRY CT  
 FLOWER MOUND TX 75028

4109 TEABERRY CT  
 FLOWER MOUND TX 750286013

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

X TAXES FOR 2023 HAVE NOT BEEN BILLED OR CALCULATED.  
26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES			
LAND MKT VALUE:	18,614	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	18,614	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	ARGYLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON CO ESD 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF BARTONVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2023 : **\$ 0.00**

ISSUED TO : MELISSA GRAU  
 ACCOUNTNUMBER: 64870DEN

CERTIFIED BY:   
 AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Original Receipt

Item 14.

Property Account Number:  
**64870DEN**

**Statement Date:** 6/5/23  
**Owner:** GRAU MELISSA KAY & HACKER TRAC  
**Mailing Address:** 1112 Frenchtown Road  
 Bartonville TX 75028

**Property Location:** FRENCHTOWN RD  
**Acres:** 0.21  
**Legal:** A0003A NEWTON ALLSUP  
 TR 7  
 .21 ACRES  
 OLD DCAD TR #1G

Exemptions: GENERAL HOMESTEAD, OVER 65  
 Receipt #: 42585095

Deposit #: 202212066975-2022/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	DENTON COUNTY	\$18,614.00	0.217543	12/6/22	\$40.49	\$0.00
2022	ARGYLE ISD	\$18,614.00	1.397600	12/6/22	\$209.87	\$0.00
2022	DENTON CO ESD 1	\$18,614.00	0.093330	12/6/22	\$14.23	\$0.00
2022	TOWN OF BARTONVILLE	\$18,614.00	0.173646	12/6/22	\$27.45	\$0.00

**BASE TAX \$292.04**

Remitted By: Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028

**TOTAL PAID \$292.04**

Payment Type: CHECK  
 Check #: 100256608535

**Remaining Amount Due As of 6/5/23**  
**0.00**

Receipt 6/5/23

Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Tax Certificate

Property Account Number:  
**64482DEN**

Item 14.

**Statement Date:** 06/05/2023  
**Owner:** GRAU MELISSA KAY & HACKER  
**Mailing Address:** TRACY ALAN  
 4109 TEABERRY CT

**Property Location:** 0001112 FRENCHTOWN RD  
**Legal:** A1643A KEITH|TR 4|.79 ACRES|OLD DCAD TR #5D

TAX CERTIFICATE FOR ACCOUNT : 64482DEN  
 AD NUMBER: A1643A-000-0004-0000  
 GF NUMBER:  
 CERTIFICATE NO : 42585131

DATE : 6/5/2023

PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

A1643A KEITH|TR 4|.79 ACRES|OLD DCAD TR #5D

**COLLECTING AGENCY**

DENTON COUNTY  
 P O BOX 90223  
 DENTON TX 76202

0001112 FRENCHTOWN RD  
 0.79 ACRES

**REQUESTED BY**

MELISSA GRAU

**PROPERTY OWNER**

GRAU MELISSA KAY & HACKER TRACY ALAN

4109 TEABERRY CT  
 FLOWER MOUND TX 75028

4109 TEABERRY CT  
 FLOWER MOUND TX 750286013

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26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES			
LAND MKT VALUE:	70,026	IMPROVEMENT :	137,710
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	207,736	LIMITED VALUE:	0
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2022	ARGYLE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON CO ESD 1	0.00	0.00	0.00	0.00	0.00	0.00
2022	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2022	TOWN OF BARTONVILLE	0.00	0.00	0.00	0.00	0.00	0.00
2022 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2023 : \$ 0.00

ISSUED TO : MELISSA GRAU  
 ACCOUNTNUMBER: 64482DEN

CERTIFIED BY: Michelle French  
 AUTHORIZED AGENT OF DENTON COUNTY



1 pages attached





**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

# Original Receipt

Item 14.

Property Account Number:  
**64482DEN**

**Statement Date:** 6/5/23  
**Owner:** GRAU MELISSA KAY & HACKER TRAK  
**Mailing Address:** 1112 Frenchtown Road  
 Bartonville TX 75028

**Property Location:** 0001112 FRENCHTOWN RD  
**Acres:** 0.79  
**Legal:** A1643A KEITH  
 TR 4  
 .79 ACRES  
 OLD DCAD TR #5D

Exemptions: GENERAL HOMESTEAD, OVER 65  
 Receipt #: 42585092

Deposit #: 202212066975-2022/Web

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	TOWN OF BARTONVILLE	\$120,776.00	0.173646	12/6/22	\$124.83	\$0.00
2022	DENTON CO ESD 1	\$120,776.00	0.093330	12/6/22	\$64.70	\$0.00
2022	ARGYLE ISD	\$120,776.00	1.397600	12/6/22	\$1,170.57	\$0.00
2022	DENTON COUNTY	\$110,776.00	0.217543	12/6/22	\$236.61	\$0.00

**BASE TAX \$1,596.71**

Remitted By: Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028

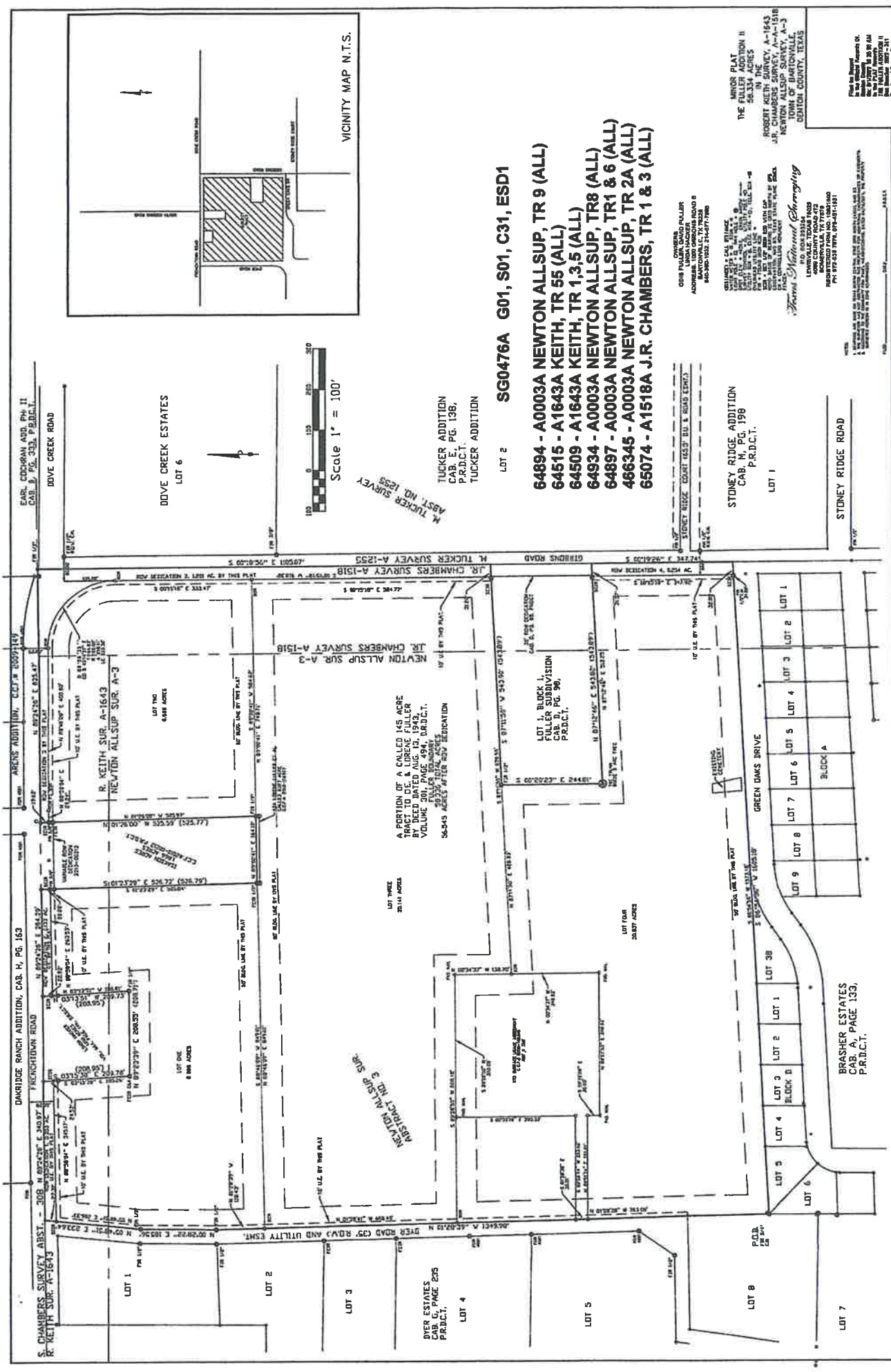
**TOTAL PAID \$1,596.71**

Payment Type: CHECK  
 Check #: 100256608002

**Remaining Amount Due As of 6/5/23  
 0.00**

Receipt 6/5/23

Missy Grau  
 1112 Frenchtown Road  
 Bartonville TX 75028



**LOT 2** **SG0476A G01, S01, C31, ESD1**

**64894 - A0003A NEWTON ALLSUP, TR 9 (ALL)**  
**64515 - A1643A KEITH, TR 55 (ALL)**  
**64509 - A1643A KEITH, TR 1,3,5 (ALL)**  
**64934 - A0003A NEWTON ALLSUP, TR8 (ALL)**  
**64897 - A0003A NEWTON ALLSUP, TR1 & 6 (ALL)**  
**466345 - A0003A NEWTON ALLSUP, TR 2A (ALL)**  
**65074 - A1518A J.R. CHAMBERS, TR 1 & 3 (ALL)**

**TUCKER ADDITION**  
 CAB. E, PG. 138,  
 P.R.D.C.T.

**STONEY RIDGE ADDITION**  
 CAB. M, PG. 198  
 P.R.D.C.T.

**BRASHER ESTATES**  
 CAB. A, PAGE 133,  
 P.R.D.C.T.

**THE FULLER ADDITION II**  
 MINOR PLAT  
 56.334 ACRES

**DOVE CREEK ESTATES**  
 LOT 6

**SCALE 1" = 100'**

**NEIGHBORING SURVEYS:**  
 EARL COOKMAN ADD. PH. II, CAB. E, PG. 313, P.R.D.C.T.  
 ARKENS ADDITION, CAB. H, PG. 163  
 DANRIDGE RANCH ADDITION, CAB. H, PG. 163  
 CHAMBERS SURVEY ABST. - 308, ARKENS & DANRIDGE, CAB. E, PG. 313, P.R.D.C.T.  
 R. KEITH SUR. A-1643  
 NEWTON ALLSUP SUR. A-3  
 R. KEITH SUR. A-1643  
 NEWTON ALLSUP SUR. A-3  
 M. TUCKER SURVEY A-1518  
 H. TUCKER SURVEY A-1518  
 STONEY RIDGE COURT 165.0' BL. & ROAD ENDS  
 STONEY RIDGE ROAD  
 GREEN DAMS DRIVE  
 DEER ROAD (35' R.O.W.) AND UTILITY ESHT.  
 DEER ROAD (35' R.O.W.) AND UTILITY ESHT.  
 DEER ROAD (35' R.O.W.) AND UTILITY ESHT.

**PREPARED BY:**  
 JAMES W. BRASHER  
 SURVEYOR  
 1000 OREGON ROAD S  
 P.O. BOX 1000  
 BRASHER, MISSISSIPPI 38901  
 PHONE: 662-728-1111  
 FAX: 662-728-1112

**DATE:** 10/15/2010

**SCALE:** 1" = 100'

**SHEET 1 OF 2**





## Exhibit 2



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

June 22, 2023

[NAME]  
[ADDRESS]  
[CITY], [STATE] [ZIP]

Re: Proposed Zoning Amendment for 1112 Frenchtown Road, Bartonville, Texas

Dear [NAME],

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, 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, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

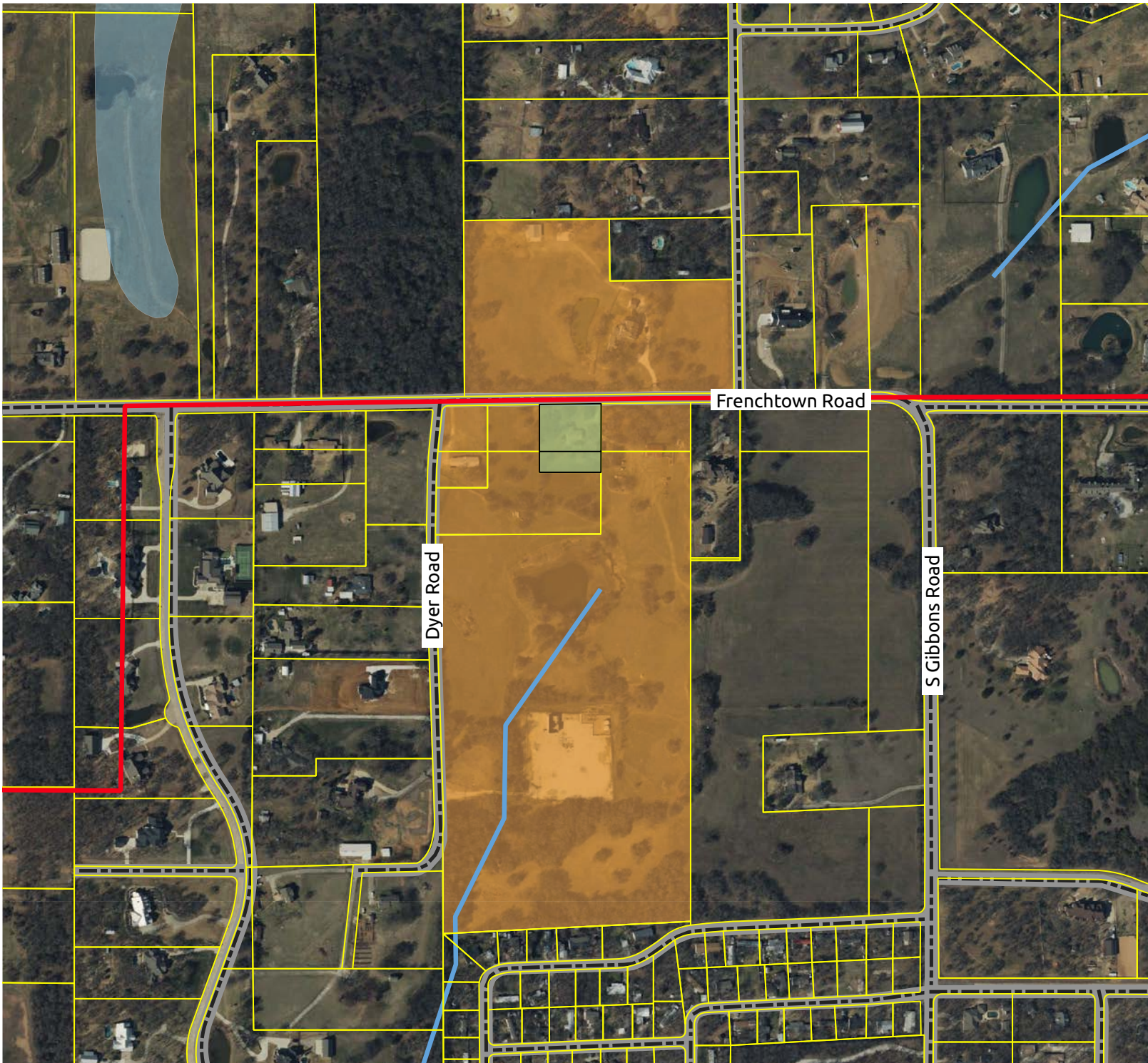
The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 25, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the change of the above-referenced zoning designation, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.








Sincerely,

Thad Chambers, CPM  
Town Administrator  
Town of Bartonville

# Grau Zoning Change

## Town File # ZC-2023-002



-  Bartonville Town Limits
-  Subject Property
-  Noticed Parcels
-  Parcels
-  Bartonville Town Limits
-  Roads
-  Floodplain



0 250 500 ft





<b>NAME</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
MELISSA KAY GRAU & TRACY ALAN HACKER	4109 TEABERRY CT	FLOWER MOUND	TX	75028-6013
RUSSEL WILLARD & DENI LYN DAY	1111 FRENCHTOWN RD	ARGYLE	TX	76226-6915

## Exhibit 3

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item 14.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/14/23 09:57 by plaga-dm  
-----  
Acct #: 232 Ad #: 53015 Status: New WHOLD  
  
BARTONVILLE TOWN OF Start: 06/17/2023 Stop: 06/17/2023  
1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 51.00 Words: 223  
Total STD9 52.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 42.40  
# Affidavits: 1  
Ad Descrpt: GRAU ZONING CHANGE  
Descr Cont: NOTICE OF PUBLIC HEARING  
Given by: RYAN A WELLS-AD TERRAM CONSULT  
P.O. #: THAD CHAMBERS  
Contact: Created: plaga 06/14/23 09:56  
Phone: (817)430-4052 Last Changed: plaga 06/14/23 09:57  
Fax#: Agency:  
Email: tdixon@townofbartonville.com  
-----

URL: \_\_\_\_\_  
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Source: \_\_\_\_\_ Section: CLASSIFIED Page: \_\_\_\_  
Camera Ready: N Group: \_\_\_\_\_ AdType: CLASS  
Misc: \_\_\_\_\_  
Color: \_\_\_\_\_  
Proof: \_\_\_\_\_ Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_  
Delivery Instr: \_\_\_\_\_ Pickup Src: \_\_\_\_\_  
Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_  
Coupon: \_\_\_\_\_ Gang Ad #: \_\_\_\_\_  
Ad Copy Method: \_\_\_\_\_  
Special Instr: \_\_\_\_\_  
-----

COMMENTS:  
LGL - NOPH Grau Zoning Change  
-----

PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 06/17  
DWRC A 84 S 06/17  
-----

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)



ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/14/23 09:57 by plaga-dm

-----  
Acct #: 232

Ad #: 53015

Status: New WHOLD WHOI

**NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00 p.m. on July 5, 2023, 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, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

The Town Council will conduct a second Public Hearing at 7:00 p.m. on July 18, 2023, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the change of the above-referenced zoning designation, and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/17/2023

DENTON RECORD-CHRONICLE  
P.O. BOX 369  
DENTON TX 76202  
(940)566-6800

Item 14.

ORDER CONFIRMATION

Salesperson: Legals Denton Printed at 06/27/23 16:48 by amcco-dm

-----  
Acct #: 232 Ad #: 53151 Status: New WHOLD

BARTONVILLE TOWN OF Start: 07/01/2023 Stop: 07/01/2023  
1941 EAST JETER ROAD Times Ord: 1 Times Run: \*\*\*  
ARGYLE TX 76226 STD9 1.00 X 100.00 Words: 381

Total STD9 100.00  
Class: 9005 DP LG LEGALS  
Rate: CLLLG Cost: 76.00

# Affidavits: 1  
Ad Descrpt: NOPH 7/18  
Descr Cont: TOWN OF BARTONVILLE NOTIC

Contact: SHANNON MONTGOMERY  
Phone: (817)430-4052  
Fax#: P.O. #: SHANNON MONTGOMERY  
Email: smontgomery@townofbartonvill Created: amcco 06/27/23 16:36  
Agency: Last Changed: amcco 06/27/23 16:47

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URL: \_\_\_\_\_

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Source: \_\_\_\_\_ Section: CLASSIFIED Page: \_\_\_\_  
Camera Ready: N Group: \_\_\_\_\_ AdType: CLASS

Misc: \_\_\_\_\_  
Color: \_\_\_\_\_  
Proof: \_\_\_\_\_ Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_

Delivery Instr: \_\_\_\_\_ Pickup Src: \_\_\_\_\_  
Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_  
Coupon: \_\_\_\_\_ Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_  
Special Instr: \_\_\_\_\_

-----  
COMMENTS:  
LGL - NOPH 7/18/2023

-----  
PUB ZONE EDT TP RUN DATES  
DRMC A 95 S 07/01  
DWRC A 84 S 07/01

-----  
AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

\_\_\_\_\_  
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/27/23 16:48 by amcco-dm

Acct #: 232

Ad #: 53151

Status: New WHOLD WHOI

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC HEARINGS**

The Town Council will conduct Public Hearings at 7:00 p.m. on July 25, 2023 (rescheduled from the previously published date of July 18, 2023), at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and recommendations of the Town of Bartonville Planning and Zoning Commission to consider:

- Proposed amendments to the Town of Bartonville Comprehensive Plan. This is a major update to the Comprehensive Plan, which has been developed over the past six months by Town staff in consultation with the Planning & Zoning Commission. The update largely reflects community vision and preferences gathered via a survey sent out to Bartonville residents in September 2022; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a restaurant with drive-through on a two-acre tract or parcel of land situated in Lot 1, Block 1, of Lantana Town Center Phase II, in the Town of Bartonville, Denton County, Texas. The subject property is located on the eastern corner of the intersection of FM 407 and Blanco Drive, in Bartonville, Texas. The applicant is Matthew Maly, P.E. The Town of Bartonville file number for this application is CUP-2023-003;
- and a Resolution approving a Site Plan for the same property described above, containing a restaurant with a drive-through and other site appurtenances. The Town of Bartonville file number for this application is SP-2023-001; and
- Proposed Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation for a one-acre tract or parcel of land situated in the Keith Survey, Abstract Number A1643A, Tract 4, and in the Newton Allsup Survey, Abstract Number 64870, Tract 7, in the Town of Bartonville, Denton County, Texas, from Agricultural (AG) to Residential Estates, 2-Acre Minimum (RE-2). The tract of land is located on the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas. The applicant is Melissa Grau. The Town of Bartonville file number for this application is ZC-2023-002.

All interested parties are encouraged to attend.

Drc 07/01/2023



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 361-05, THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF BARTONVILLE, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF TWO TRACTS OF LAND, TOTALING APPROXIMATELY ONE ACRE, LOCATED AT THE SOUTH SIDE OF FRENCHTOWN ROAD, APPROXIMATELY 330 FEET EAST OF ITS INTERSECTION WITH DYER ROAD, IN THE TOWN, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FROM A ZONING DESIGNATION OF AGRICULTURAL (AG) TO A ZONING DESIGNATION OF RESIDENTIAL ESTATES 2 (RE-2), AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town of Bartonville, Texas, is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the Town has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare; and

**WHEREAS**, the owner of two tracts of land, totaling one acre, located at the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in Bartonville, Texas, has initiated an application on the hereinafter described property to re-zone same; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the Town of Bartonville on the 5th day of July, 2023, and by the Town Council of the Town of Bartonville on the 25th day of July, 2023, with respect to the zoning change described herein; and

**WHEREAS**, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

**WHEREAS**, the Town Council of the Town of Bartonville, Texas does hereby deem it advisable and in the public interest to amend Ordinance 361-05, Zoning Regulations for the Town of Bartonville, as amended, and the Official Zoning Map of the Town, as described herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes

**SECTION 2.  
ORDINANCE 361-05 AMENDED**

Ordinance 361-05, Zoning Regulations for the Town of Bartonville, as amended, and the Official Zoning Map of the Town of Bartonville is hereby amended so as to change the zoning classification of two tracts of land, totaling approximately one (1) acre, located at the south side of Frenchtown Road, approximately 330 feet east of its intersection with Dyer Road, in the Town of Bartonville, as more particularly described in Exhibit "A" attached hereto, and incorporated herein for all purposes, being in the Keith Survey, Abstract Number A1643A, Tract 4, and Newton Allsup Survey, Abstract Number 0003A, Tract 7, from a zoning designation of Agricultural (AG) to a Zoning Designation of Residential Estates 2 (RE 2).

**SECTION 3.  
OFFICIAL ZONING MAP AMENDED**

The Town Secretary is hereby directed to amend the official zoning map to reflect the changes in classification approved herein.

**SECTION 4.  
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of Ordinances of the Town of Bartonville, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

**SECTION 5.  
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of The Town of Bartonville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such

unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 6.  
SAVINGS**

All rights and remedies of the Town of Bartonville are expressly saved as to any and all violations of the provisions of any Ordinances affecting zoning classifications or changes in zoning classifications, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.  
ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 8.  
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 9.  
PUNISHMENT**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Bartonville, Texas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 10.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication, as the law provides.



**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 25th day of July, 2023.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Shannon Montgomery, Town Secretary

\_\_\_\_\_  
Jaclyn Carrington, Mayor

DRAFT

Exhibit A

Legal Description

Keith Survey, Abstract Number A1643A, Tract 4, and Newton Allsup Survey, Abstract Number 0003A.

DRAFT



# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and consider an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 1, "General Provisions," Article 1.03, "Town Council," to amend Section 1.03.034. "Types of Meetings" and providing an effective date.

**SUMMARY:**

This item was placed on the agenda by Mayor Carrington for council to consider options for creating flexibility in meeting start times.



**§ 1.03.034. Types of meetings.**

- (a) Regular meetings. ~~The council shall meet at seven o'clock p.m. on the third Tuesday of each month, unless postponed or canceled for valid reasons. The regular monthly meeting date and/or time may be temporarily moved to another date or time for up to four (4) months at a time upon the affirmative vote of three (3) members of the council.~~Regular meetings of the town council shall be held on the third Tuesday of each month. The meetings will begin at 6:30 p.m., unless the time is otherwise modified by a posted agenda. The start time of regular meetings may be changed by resolution of the town council. All regular meetings of the town council will be held at Town Hall, 1941 E. Jeter Road, Bartonville, Texas, unless otherwise posted on the agenda to be held at a different location.

**TOWN OF BARTONVILLE  
ORDINANCE NO. \_\_\_\_\_-23**

**AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 1, "GENERAL PROVISIONS," ARTICLE 1.03, "TOWN COUNCIL," TO AMEND SECTION 1.03.034, "TYPES OF MEETINGS"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bartonville, Texas ("Town"), is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Town as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

**WHEREAS**, the Town Council of the Town of Bartonville has determined that it is in the best interest of the health, safety and welfare, and for the good government, of its citizens to amend Chapter 1, Article 1.03, Section 1.03.034, of the Town Code of Ordinances to modify Town Council regular meeting scheduling details.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.  
AMENDMENT OF ARTICLE 1.03**

From and after the effective date of this Ordinance, the Town of Bartonville Code of Ordinances, Chapter 1, "General Provisions," Article 1.03, "Town Council," is hereby amended to modify Town Council regular meeting scheduling details in Section 1.03.034(a), which shall read as follows:

**“ARTICLE 1.03  
TOWN COUNCIL**

\* \* \*

**§ 1.03.034. Types of meetings.**

- (a) Regular meetings. Regular meetings of the town council shall be held on the third Tuesday of each month. The meetings will begin at 6:30 p.m., unless the time is otherwise modified by a posted agenda. The start time of regular meetings may be changed by resolution of the town council. All regular meetings of the town council will be held at Town Hall, 1941 E. Jeter Road, Bartonville, Texas, unless otherwise posted on the agenda to be held at a different location.”

**SECTION 3.  
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

**SECTION 4.  
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.  
ENROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 6  
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 7.  
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

**AND IT SO ORDAINED.**

**DULY PASSED AND APPROVED** by the Town Council of the Town of Bartonville, Texas, on the 25th day of July, 2023.

APPROVED:

\_\_\_\_\_  
Jaclyn Carrington, Mayor

ATTEST:

\_\_\_\_\_  
Shannon Montgomery, Town Secretary





# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and consider a Resolution in support of creating an Emergency Services District #2.

**SUMMARY:**

This item was placed on the agenda at the request of ESD #1.

If council approves this resolution, it allows ESD#1 to place this item on the general ballot for voters to decide on the creation of ESD#2 for emergency rescue services.

- Northlake passed their resolutions/ordinance on June 22<sup>nd</sup>.
- Argyle and Corral City passed their resolutions/ordinances June 26<sup>th</sup>.

**ATTACHMENTS:**

1. Exhibit A - Request Letter from ESD #1
2. Exhibit B - Creation Petition information from ESD #1

**RESOLUTION 2023- \_\_\_\_**

**A RESOLUTION OF THE TOWN OF BARTONVILLE, TEXAS, GRANTING CONSENT TO THE CREATION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 2; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Bartonville, Texas (“Town Council”) has received and reviewed a letter, dated June 14, 2023 (the “Letter”), sent to the Town of Bartonville, Texas (the “Town”), requesting the Town’s consent to the creation of an emergency services district to be known as the Denton County Emergency Services District No. 2 (the “District”), which District includes in its area portions of the Town and the Town’s extraterritorial jurisdiction (“ETJ”), which Letter is attached to and made a part of this Resolution as “Exhibit A”; and

**WHEREAS**, creation of the District is contingent upon voter approval at an election of the qualified voters of the District, and if the voters within the Town or its ETJ reject the creation of the District, then the Town would be carved out of the District and would not be included in the District, even if the proposition is approved by the voters elsewhere within the District; and

**WHEREAS**, creation of the District could result in an additional ad valorem tax of up to ten cents (\$0.10) per one hundred dollar valuation being imposed in the District; and

**WHEREAS**, after reviewing the Letter, the explanation of the petitioners, and having taken public input concerning the matter, the Town Council desires to grant its written consent to the creation of the District through this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.** The Town gives its written consent to the creation of the District, and to the inclusion of all portions of the Town and the Town’s ETJ within the boundaries of the District, with the District being described and depicted in “Exhibit B” attached to and made a part of this Resolution.

**SECTION 2.** The consent contained in this Resolution is valid for a period of six (6) months from the date of its adoption and passage.

**SECTION 3.** This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY PASSED AND ADOPTED** by the Bartonville Town Council on this 25th day of July, 2023.

**APPROVED:**

\_\_\_\_\_  
Jaclyn Carrington, Mayor

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, Town Secretary

**EXHIBIT A**

**Letter Requesting Town Consent of Denton County Emergency Services District No. 2**



## DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1

Proudly serving Argyle, Bartonville, Copper Canyon, Corral City, Lantana, Northlake

June 14, 2023

Dear Mayor Carrington,

The Board of Commissioners of Denton County Emergency Services District No. 1 have petitioned citizens for the creation of Denton County Emergency Services District No. 2, which is proposed for the purpose of funding emergency rescue services in the area.

Because a portion of the Denton County Emergency Services District No. 2 encompasses the Town of Bartonville's town limits and extraterritorial jurisdiction, the Town must consent to the inclusion of this area within the District No. 2 in order for it to be included (Texas Health & Safety Code 775.011 and 775.014).

This letter serves as a formal request that the Town consent to the creation of the proposed Emergency District Services No. 2 and allow the District to include Bartonville Town Limits and ETJ. A map of the Emergency Services District No. 2 and the metes and bounds description are included in the attached petition.

- 1.) The petitioners respectfully request to be placed on the Town's next agenda under item titled "Discuss and consider consenting to creation of the proposed Denton County Emergency Services District No. 2."
- 2.) The petitioners respectfully request that you consent to including Bartonville Town Limits and ETJ in Denton County Emergency Services District No. 2 by adopting a resolution similar to the attached and approving the request in writing.

Sincerely,

*Megan Reynolds*

Megan Reynolds, MS

[MReynolds@DentonCountyESD1.gov](mailto:MReynolds@DentonCountyESD1.gov)

Cell: 940.368.7711

PO Box 984 • 511 S Gibbons Rd • Argyle, TX 76226 • 940-464-7102 • (Fax) 940-464-3612  
[www.dentoncountyesd1.gov](http://www.dentoncountyesd1.gov)



**EXHIBIT B**

**Depiction and Description of Denton County Emergency Services District No. 2**

THE STATE OF TEXAS           §  
   §  
 COUNTY OF DENTON           §

**PETITION FOR AN  
EMERGENCY SERVICES DISTRICT IN DENTON COUNTY**

**TO THE HONORABLE ANDY EADS, COUNTY JUDGE OF DENTON COUNTY, TEXAS:**

**COMES NOW**, the undersigned Petitioners, all being qualified voters and owners of taxable real property within the boundaries of Denton County and being specifically within the areas and boundaries of the territory described in Exhibit "A", pursuant to §775.011, Texas Health & Safety Code ("H&S Code"), attached hereto and incorporated herein for all purposes (and herein referred to as the "Territory"). This proposed Emergency Services District, who hereby respectfully present unto this Court their Petition for the creation and operation of an Emergency Services District in Denton County, Texas, and ask this Court to receive and act upon the same, and as reason therefore would show unto this Honorable Court as follows:

**I.**

That such an Emergency Services District is to be organized in Denton County, State of Texas, and that the District is to be created and is to operate under Article III, Section 48-e, Texas Constitution, and Chapter 775, H&S Code, including having the power to levy and collect ad valorem taxes of up to the constitutional maximum ten cents (\$.10) on each \$100 of the taxable value of property taxable by the district; and the District will be so created and operated to protect life and health and as so provided in said Constitution and Legislative Act, as amended.

**II.**

That the name of the proposed District shall be "DENTON COUNTY EMERGENCY SERVICES DISTRICT NO.   2  " and shall be located wholly in Denton County, Texas.

**III.**

That this Petition presented to the County Judge of Denton County, Texas for the creation of "DENTON COUNTY EMERGENCY SERVICES DISTRICT NO.   2  " pursuant to §775.011, H&S Code, is signed by at least 100 qualified voters who own taxable real property in the proposed district. If there are fewer than 100 of those voters, the petition must be signed by a majority of those voters.

**IV.**

That the boundaries of the proposed District are described in Exhibit "A", attached hereto and incorporated fully herein.

#### V.

That the Territory overlaps with Denton County Emergency Services District No.1 which provides fire prevention only. The Territory will not provide duplicative fire services pursuant to section 775.0205 of the H&S Code. "DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 2" will only provide Emergency Medical Services, which is allowed pursuant to section 775.0205 of the H&S Code. This petition complies with section 775.0205 of the H&S Code.

#### VI.

That the proposed District is to be created and operated under the provisions of Article III, Section 48-e, Texas Constitution, and the statutory legislation, as amended, and to provide Emergency Medical Services (EMS) and EMS first responder and rescue services in such extent and manner as may be determined from time to time by the commissioners of such District.

#### VII.

That the boundaries of the proposed District do include the corporate and/or extraterritorial jurisdiction of the following municipalities: Argyle, Bartonville, Copper Canyon, Double Oak, Denton, Corral City, and Northlake whose consent for inclusion in the proposed District is required as provided by Section 775.014 of the H&S Code.

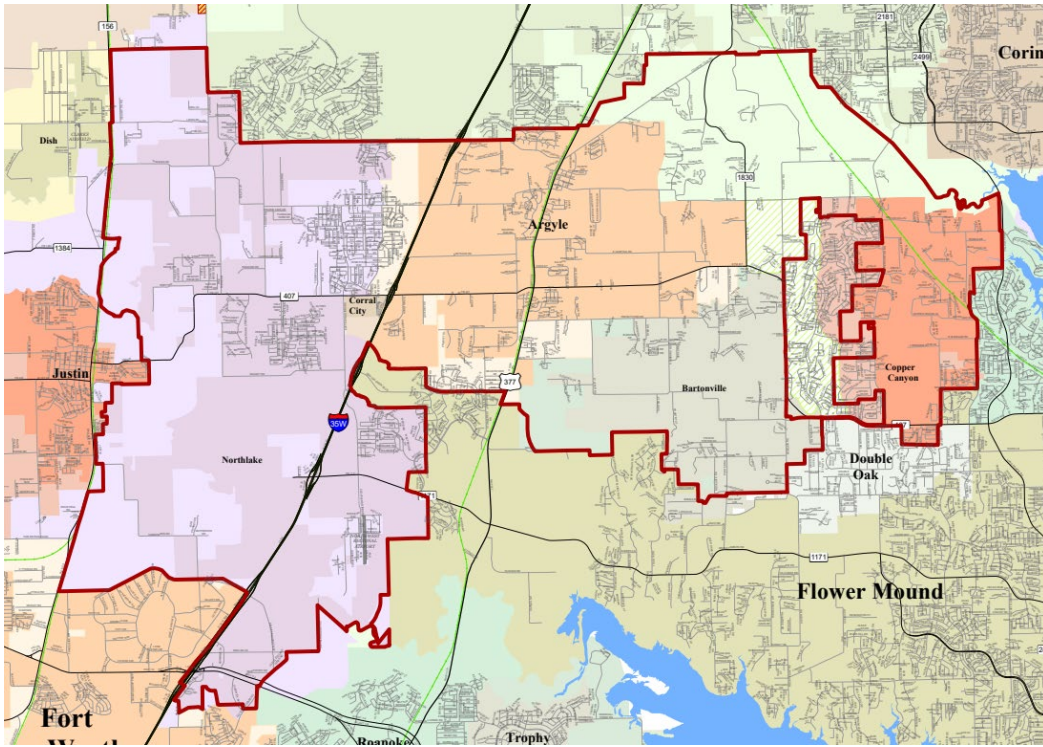
That it is specifically understood and agreed that two (2) of the undersigned Petitioners, being Ricky Vaughan and Megan Reynolds hereby obligate themselves jointly and severally pursuant to Section 775.013 of the H&S Code, to incur and pay the costs incident to the formation of the proposed Emergency Services District, not to exceed ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00), which shall include, among any other necessary and incidental expenses, the cost of publication of notices and election costs.

#### VIII.

That the names and mailing address of each of the undersigned Petitioners being qualified voters owning taxable real property within the area to be Included (as described in Exhibit "A"), are hereinafter set forth:

## Exhibit "A"

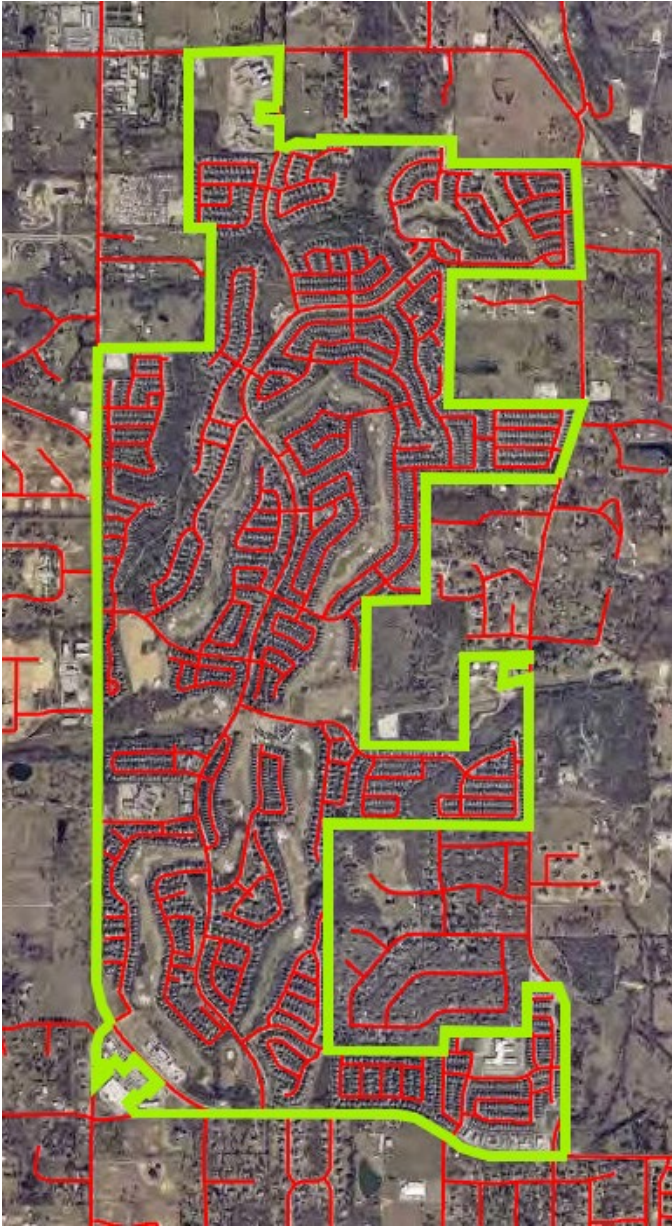
**Boundary Description of  
Denton County Emergency Services District No. 2**



Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 to include: the petitioned annexation of the land generally described as Denton County Fresh Water Supply Districts 6 and 7 (which is also known as the master planned community of "Lantana"); the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) North of Blair Rd; the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) Parcel ID Number 256775; the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) South of Harmonson Rd; the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) west of Cleveland Gibbs Rd. along Chadwick Pkwy; the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) west of Elizabeth Creek along Cleveland Gibbs Rd; the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) west of FM 156 along Sam Reynolds Rd. and Industrial Rd; the petitioned annexation of the land generally described as the Town of Northlake, Texas Extraterritorial Jurisdiction (ETJ) west of PR 6202 (which is also known as parcel ID number 68955).

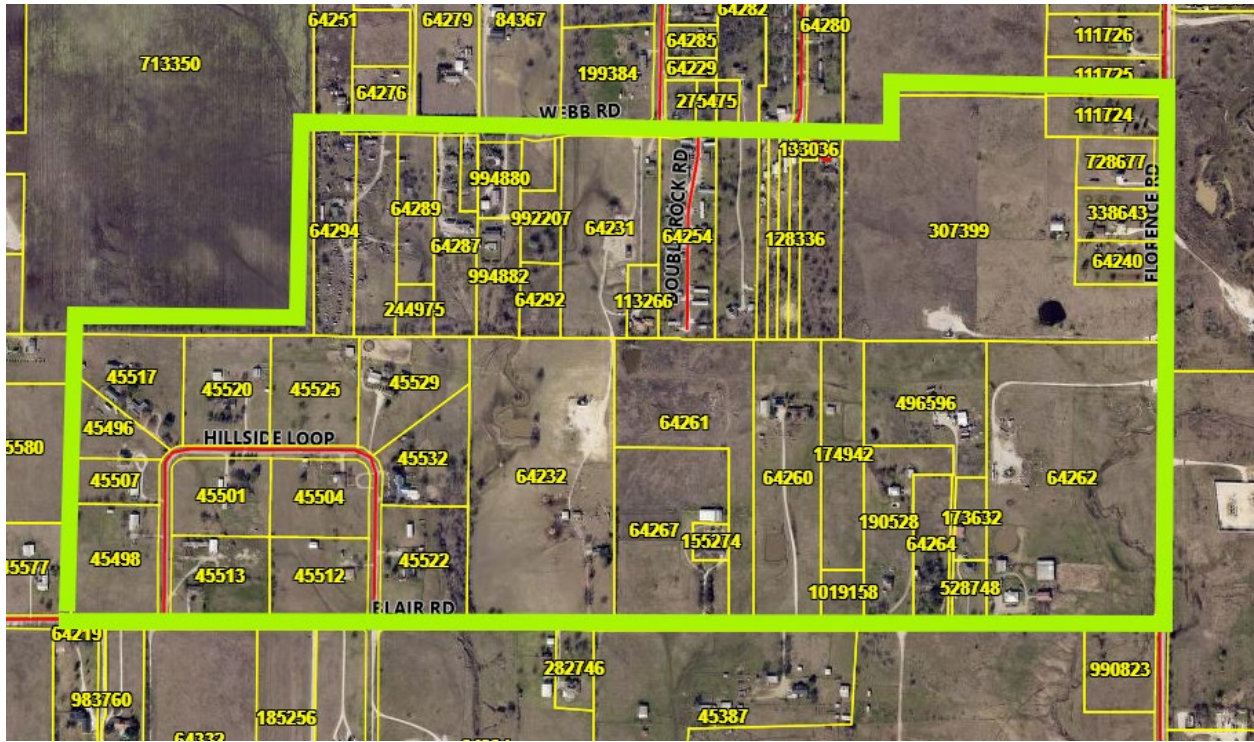
**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**





Adding the area of land known as the master planned community and commercial properties of “Lantana”, which is bounded by the current boundary of Denton County Emergency Services District No. 1. The westernmost boundary of the territory to be annexed is McMakin Rd, Farm Road 407, and the Hilltop Rd. The northernmost boundary of the territory to be annexed is E. Hickory Creek Rd. The easternmost boundary of the territory to be annexed is Copper Canyon Rd to include parcel ID number 38064 (which is located at the northeast corner of Copper Canyon Rd. and Farm Road 407). The southernmost boundary of the territory to be annexed is Farm Road 407 and E. Jeter Rd.

**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**



Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 as the southern boundary of the territory to be annexed (which is also known as Blair Rd.), bounded by the parcels addressed on Hillside Loop (which are also known as property ID numbers: 45498, 45507, 45496, 45517) and the parcel addressed off Webb Rd (which is also known as property ID number 64294) as the western boundary, bounded by Webb Rd and the parcels addressed off Leslie Circle (which are also known as property ID numbers: 133036, 632414, and 64235) and the parcels addressed off Florence Rd (which are also known as property ID numbers 307399 and 111724) as the northern boundary, bounded by Florence Rd as the eastern boundary of the territory to be annexed.

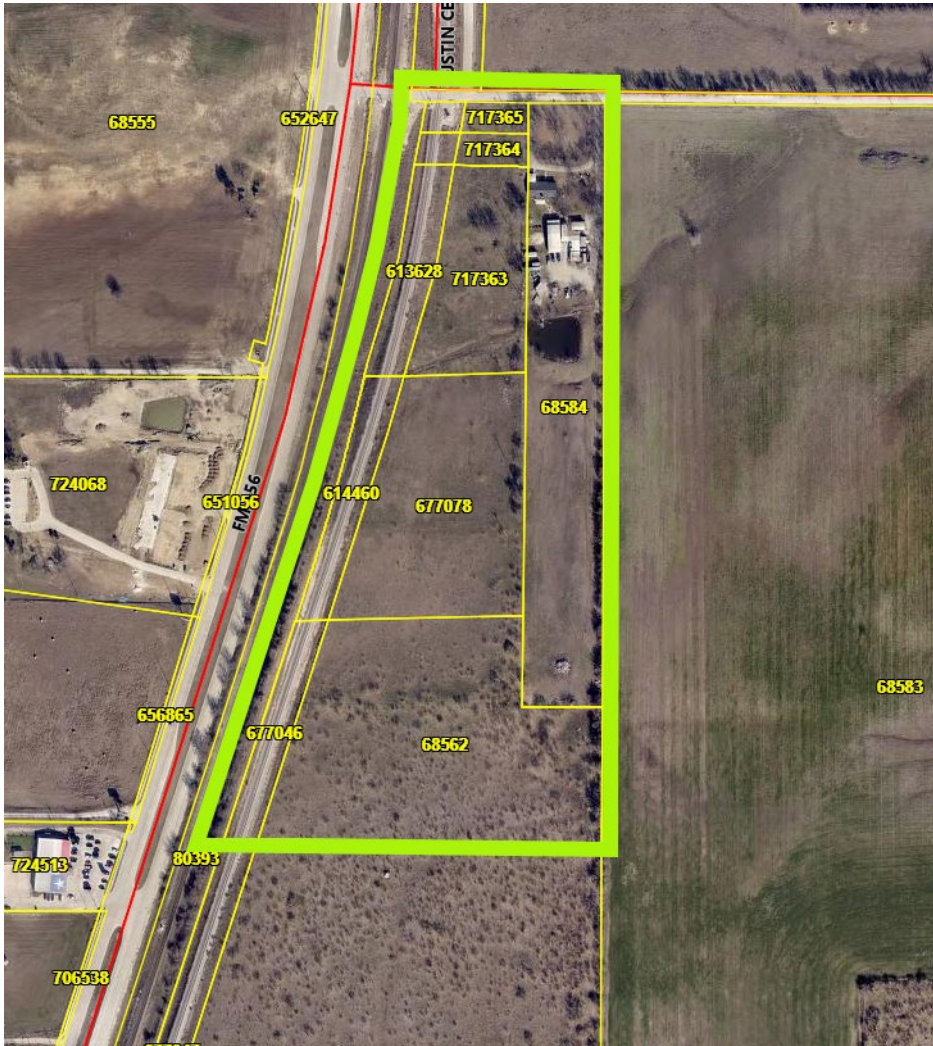
\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.





Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 as the northern boundary of the territory to be annexed (which is also known as parcel ID numbers 681290 and 724523), bounded by the current boundary of Denton County Emergency Services District No. 1 as the eastern boundary of the territory to be annexed (which is also known as parcel ID numbers 68383 and 355855), bounded by parcel ID number 334875 and 306377 as the southern boundary of the territory to be annexed, bounded by the current boundary of Denton County Emergency Services District No. 1 as the western boundary of the territory to be annexed (which is also known as parcel ID numbers 228508, 636455) and by parcel ID number 68967.

**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**



Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 as the northern boundary of the territory to be annexed (which is also known as Harmonson Rd.), bounded by the current boundary of Denton County Emergency Services District No. 1 as the eastern boundary (which is also known as parcel ID number 68583, bounded by the current boundary of Denton County Emergency Services District No. 1 as the southern boundary (which is also known as parcel ID numbers 307400 and 677047), bounded by the parcel ID number 80393 as the western boundary of the territory to be annexed.

**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**

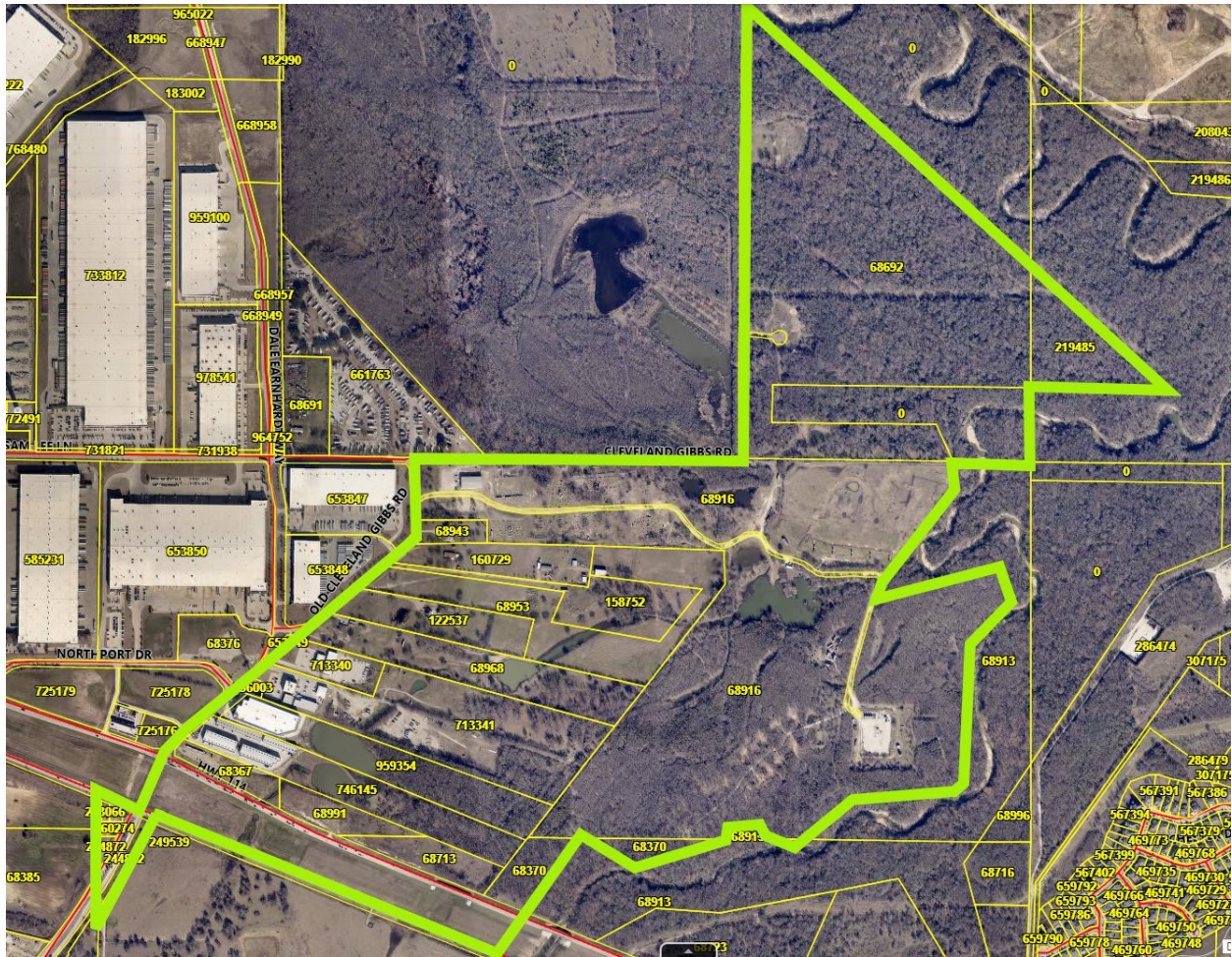




Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 as the northern boundary of the territory to be annexed (which is also known as parcel ID numbers 335855, 314922, 241390 and 68385), bounded by the current boundary of Denton County Emergency Services District No. 1 as the eastern boundary of the territory to be annexed (which is also known as parcel ID numbers 68385 and 662286) and by parcel ID number 331537 (located on Cleveland Gibbs Rd), bounded by parcel ID number 334874 as the southern boundary of the territory to be annexed, bounded by parcel ID number 334873 as the westernmost boundary of the territory to be annexed.

**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**





Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 as the western boundary of the territory to be annexed (which is also known as parcel ID numbers 68385, 68373, and Cleveland Gibbs Rd including parcel ID numbers 725176, 725178, 68376, 653849, 653848, 653847, and 0, bounded by the current boundary of Denton County Emergency Services District No. 1 as the northern boundary of the territory to be annexed (which is also known as parcel ID numbers 661763 and 0 located on Cleveland Gibbs Rd) and by parcel ID numbers 68692 and 219485, bounded by Elizabeth Creek (which is also known as the parcel ID numbers 0 and 68913) as the eastern boundary, bounded by parcel ID number 249539 as the southern boundary.

**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**









Adding the area of land that is bounded by the current boundary of Denton County Emergency Services District No. 1 as the northern boundary of the territory to be annexed (which is also known as parcel ID number 160667), bounded by the current boundary of Denton County Emergency Services District No. 1 as the eastern boundary of the territory to be annexed (which is also known as parcel ID number 636455) and by parcel ID number 68967, bounded by parcel ID number 68955 as the southern and western boundary of the territory to be annexed.

**\*\* GENERALLY DESCRIBED AS THE CURRENT BOUNDARIES OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 EXCLUDING ANY PORTION OF DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 THAT IS LOCATED INSIDE OF ANOTHER EMERGENCY SERVICES DISTRICT.**



# CREATION PETITION – SIGNATURE PAGE

TERRITORY WITHIN  
DENTON COUNTY EMERGENCY SERVICES DISTRICT NO.   2  

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Telephone No.:** \_\_\_\_\_

**Date of Birth:** \_\_\_\_\_

or

**Voter Reg No.:** \_\_\_\_\_

**Date of Signing:** \_\_\_\_\_

---

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Telephone No.:** \_\_\_\_\_

**Date of Birth:** \_\_\_\_\_

or

**Voter Reg No.:** \_\_\_\_\_

**Date of Signing:** \_\_\_\_\_

---

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Street Address:** \_\_\_\_\_

**Telephone No.:** \_\_\_\_\_

**Date of Birth:** \_\_\_\_\_

or

**Voter Reg No.:** \_\_\_\_\_

**Date of Signing:** \_\_\_\_\_



# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and consider a funding agreement for the Emergency Services District #1.

**SUMMARY:**

This item was placed on the agenda by Mayor Carrington.

**TOWN OF BARTONVILLE, TEXAS  
AND  
DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1**

**CHAPTER 380 ECONOMIC DEVELOPMENT  
PROGRAM AND AGREEMENT**

This **CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AND AGREEMENT** (hereinafter referred to as the “Agreement”) is made and entered into by and between the **TOWN OF BARTONVILLE, TEXAS**, a Texas Type A general law municipality (hereinafter referred to as the “Town”), and **DENTON COUNTY EMERGENCY SERVICES DISTRICT NO. 1** (hereinafter referred to as the “Developer”), for the purposes and considerations stated below:

**WHEREAS**, the Developer desires to enter into this Agreement pursuant to Chapter 380 of the Texas Local Government Code; and

**WHEREAS**, the Town desires to provide, pursuant to Chapter 380 of the Texas Local Government Code an incentive to Developer to develop the Property as defined below; and

**WHEREAS**, the Town possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the Town of Bartonville, Texas; and

**WHEREAS**, the Town has determined that a grant of funds to the Developer will serve the public purpose of promoting local economic development, with the development and diversification of the economy of the State and Town, will eliminate unemployment and underemployment in the State and Town, and will enhance business and commercial activity within the Town of Bartonville, Texas; and

**WHEREAS**, the Town has concluded and hereby finds that this Agreement clearly promotes economic development in the Town of Bartonville, Texas, and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, and further, is in the best interests of the Town and the Developer; and

**WHEREAS**, the Town has concluded and hereby finds that this Agreement promotes economic development in the Town of Bartonville, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State.

**NOW, THEREFORE**, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and Developer agree as follows:

## SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

## SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date of this Agreement, and shall continue thereafter until December 31, 2023, unless terminated sooner under the provisions hereof.

## SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

- (a) **Agreement.** The word “Agreement” means this Chapter 380 Economic Development Program and Agreement, authorized by Chapter 380 of the Texas Local Government Code, together with all exhibits and schedules attached to this Agreement from time to time, if any.
- (b) **Developer.** The word “Developer” means Denton County Emergency Services District No. 1, whose address for the purposes of this Agreement is 511 Gibbons Rd. S., Argyle, Texas 76226
- (c) **Effective Date.** The words “Effective Date” mean the date of the latter to execute this Agreement by and between the Town and Developer.
- (d) **Event of Default.** The words “Event of Default” mean and include any of the Events of Default set forth in the section entitled “Events of Default” in this Agreement.
- (e) **Personal Property.** The words “Personal Property” mean the tangible taxable personal property, including furniture, fixtures, inventory, and equipment, which is located on the Property on the Effective Date of this Agreement.
- (f) **Property.** The word “Property” means 511 Gibbons Rd. S., Argyle, Texas 76226
- (g) **Qualified Expenditures.** The words “Qualified Expenditures” mean those expenditures consisting of payment for necessary equipment for Developer to perform its services and to create/maintain jobs.
- (h) **Term.** The word “Term” means the term of this Agreement as specified in Section 2 of this Agreement.
- (i) **Town.** The word “Town” means the Town of Bartonville, Denton County, Texas, a Texas Type A general law municipality. For the purposes of this Agreement, the Town’s address is 1941 E. Jeter Rd., Bartonville, Texas 76226.



**SECTION 4. AFFIRMATIVE OBLIGATIONS OF DEVELOPER.**

The Developer covenants and agrees with Town that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Qualified Expenditures.** Developer covenants and agrees to make the Qualified Expenditures on the Property for an amount not less than Twenty Thousand and No/100 Dollars (\$20,000.00). Further, Developer covenants and agrees to submit to the Town invoices, receipts, or other documentation showing the Qualified Expenditures made on the Property in a form acceptable to the Town by December 31, 2023.
- (b) **Job Creation and Retention.** Developer covenants and agrees by December 31, 2023, and during the Term of this Agreement to employ and maintain a minimum of Full-Time Equivalent Employment Positions working at the Developer’s establishment located on the Property in numbers existing on the Effective Date.
- (c) **Performance.** Developer covenants and agrees to perform and comply with all terms, conditions and provisions set forth in this Agreement, and any other agreements by and between the Town and Developer.

**SECTION 5. AFFIRMATIVE OBLIGATIONS OF THE TOWN.**

Town covenants and agrees with Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Program Grant Payment.** The Town covenants and agrees to pay Developer a sum equal to the amount of Twenty Thousand and No/100 Dollars (\$20,000.00). The Town covenants and agrees to make the payment to Developer within thirty (30) days of the Effective Date.
- (b) **Performance.** Town agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Developer and Town.

**SECTION 6. EVENTS OF DEFAULT.**

Each of the following shall constitute an Event of Default under this Agreement:

- (a) **General Event of Default.** Failure of Developer or Town to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of Developer or Town to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between Developer and Town is an Event of Default.
- (b) **False Statements.** Any warranty, representation, or statement made or furnished to the Town by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

## SECTION 7. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 6 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured, the non-defaulting party shall have the right to terminate this Agreement, enforce specific performance as appropriate, or maintain a cause of action for damages caused by the event(s) of default. In the event the Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by the Town to Developer pursuant to Section 5 of this Agreement, shall become immediately due and payable by the Developer to the Town.

## SECTION 8. TERMINATION OF AGREEMENT BY TOWN WITHOUT DEFAULT.

The Town may terminate this Agreement without an event of default by Developer and effective immediately if any state or federal statute, regulation, case law, or other law renders this Agreement ineffectual or illegal. Termination of this Agreement by Town under this Section of the Agreement shall render this Agreement null and void from that point forward with each party having no further rights against each other under this Agreement.

## SECTION 9. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas.
- (c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party.
- (d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Town warrants and represents that the individual executing this Agreement on behalf of Town has full authority to execute this Agreement and bind Town to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.
- (e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

- (f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (g) **Entire Agreement.** This written agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.
- (h) **Force Majeure.** It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such party was delayed.
- (i) **Notices.** All notices required to be given under this Agreement shall be given in writing and shall be effective when actually delivered or when deposited in the United States mail, first class, postage prepaid, addressed to the party to whom the notice is to be given at the addresses shown above. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, each party agrees to keep the other informed at all times of its current address.
- (j) **Severability.** The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.
- (k) **Sovereign Immunity.** No party hereto waives any statutory or common law right to sovereign immunity by virtue of its execution hereof.
- (l) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

[The Remainder of this Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed.

**TOWN:**

**TOWN OF BARTONVILLE, TEXAS,**  
A Texas Type A general law municipality

By: \_\_\_\_\_  
Jaclyn Carrington, Mayor

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, Town Secretary

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF DENTON**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023, by Jaclyn Carrington, Mayor of the Town of Bartonville, Texas, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas



**DEVELOPER:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

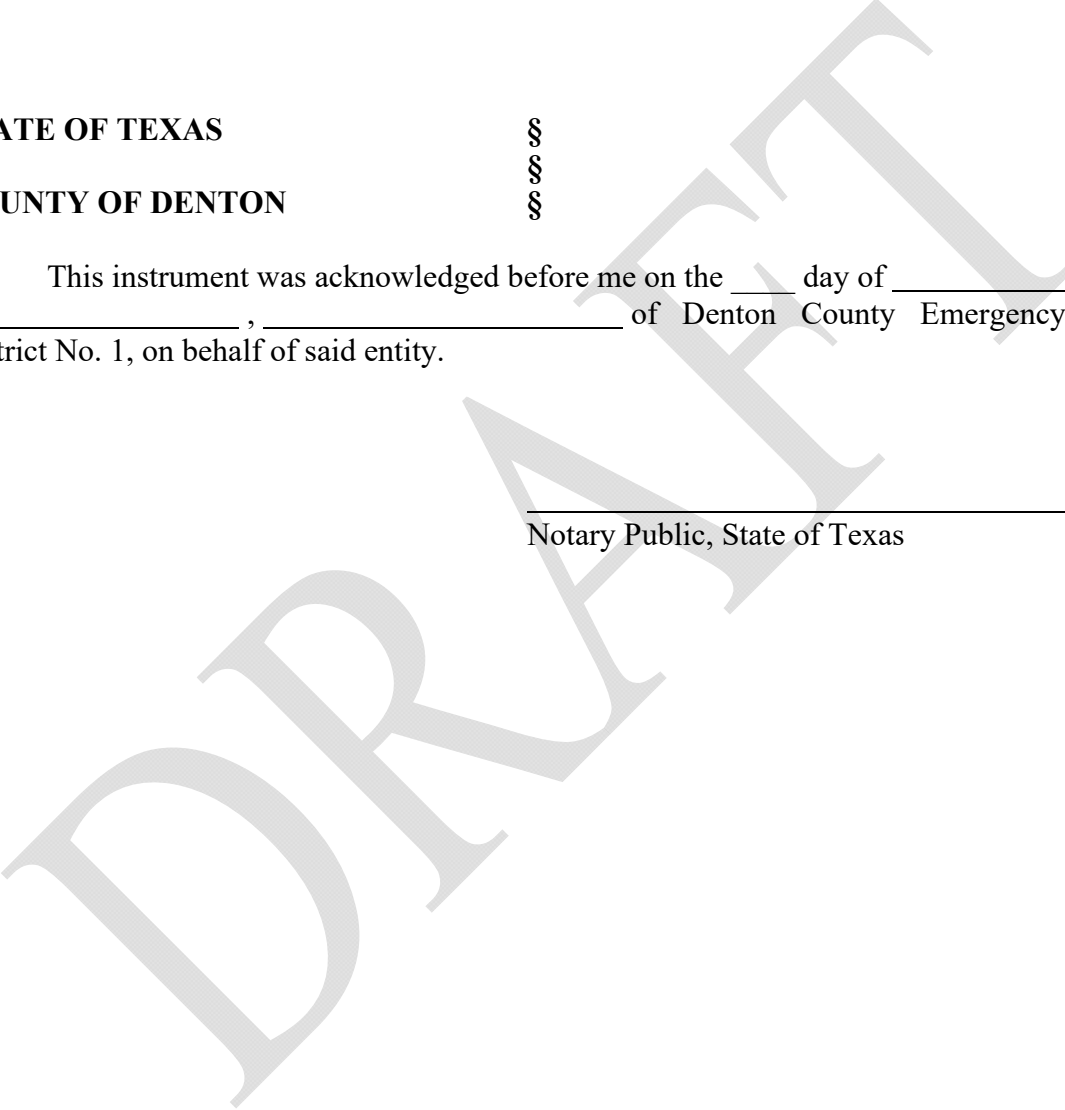
**STATE OF TEXAS**

§  
§  
§

**COUNTY OF DENTON**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
by \_\_\_\_\_, \_\_\_\_\_ of Denton County Emergency Services  
District No. 1, on behalf of said entity.

\_\_\_\_\_  
Notary Public, State of Texas





# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and Consider Acceptance of Deer Hollow Subdivision Public Improvements.

**SUMMARY:** The public improvements, including roads and drainage, for the Deer Hollow subdivision are now complete. The Town Engineer's firm, Westwood, has conducted the construction inspections to ensure that the public improvements match the construction plans approved by the Town Council.

All outstanding items have now been addressed as outlined in the attached Town Engineer's Construction Acceptance letter. Building permits may be issued upon acceptance by Town Council.

**RECOMMENDED MOTION OR ACTION:** Move to accept the Deer Hollow subdivision public improvements.

**ATTACHMENTS**

Town Engineers Project Acceptance Letter  
Construction Observation Report

Deer Hollow Development  
Town Of Bartonville  
Residential Construction Inspection Checklist  
June 12, 2023

Inspector: Bart Wilson- Westwood

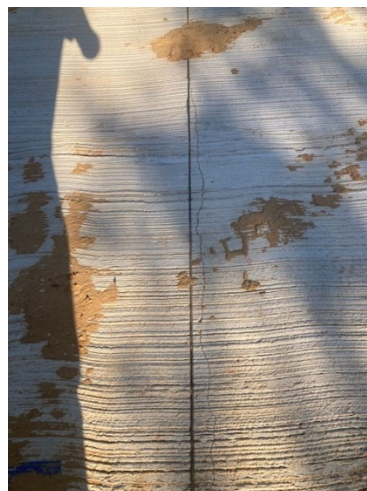
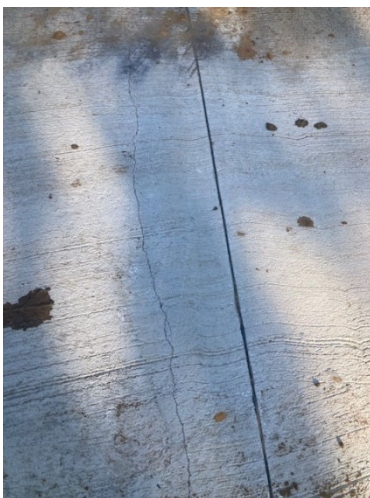
Contractor: Randy Petty

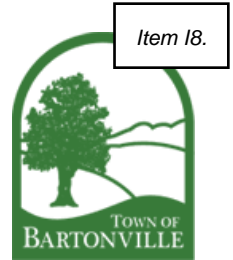
Items reviewed:

- Pavement Conditions
- Erosion Control
  - All bmp devices are installed per SW3P such as grouted rock rip rap and rock filter dams.
- Ditch Grading
- Signing
- Striping

Issues Noted:

- The first 500 ft of Ginger Rd. has cracks following each transverse joint throughout this entire section.





- There is no seeding for erosion control or Curlex installed on this project at this time

#### Concerns:

- The cracking adjacent to the expansion joints will create future maintenance issues based on what we have witnessed on past projects. This could be caused by a delay of saw cutting of the pavement after placement
- Areas around the ditches are currently bare and could erode in extended rainfall conditions.

#### Recommendations:

- Extend maintenance terms of the contract to monitor pavement conditions. While this may not be extended to a period that would encompass future issues it would allow monitoring. Anything short of replacement could possibly make the condition worse. Epoxy sealing could also be explored
- For erosion control, either seeding or erosion control blankets could be utilized.



July 12, 2023

Mr. Thad Chambers  
City Administrator  
Town of Bartonville  
1941 E. Jeter Road  
Bartonville, Texas 76226

Re: Deer Hollow Subdivision  
Project Completion/Acceptance

Dear Mr. Chambers:

It has been determined that the work for the referenced project was performed in general conformance with the approved construction documents and is complete.

The items and deficiencies noted during the previous walkthroughs have been sufficiently addressed.

This letter serves as a completion notice for the above referenced project. The two-year maintenance period provided in the subdivision regulations shall commence from the date Town Council accepts the subdivision anticipated to be, July 25, 2023, and the two-year maintenance period would continue until July 25, 2025.

While accepted, this does not relieve the developer nor maintenance bond from maintaining the ditch slopes and silt within ditches nor culverts, any silt accumulation or ditch grading including culvert replacement is still subject to the maintenance bond if it deviates from the accepted plans over the two-year period noted above.

Should you have any questions about the information contained herein, please do not hesitate to call.

Sincerely,

/s

Christopher J. Cha, PE

Engineer



# TOWN COUNCIL COMMUNICATION

**DATE** July 25, 2023

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and consider approval of Street and Drainage Repair cost estimates in the amount of \$96,914.50; and authorization for the Town Administrator to execute agreements on behalf of the Town necessary to complete the work.

**SUMMARY:**

**Locations/Projects:**

- 630 Badminton between Brasher Estates and Badminton Heights – Drainage/erosion issue.
- Landfall Circle – Drainage/erosion issue.
- E. Jeter Road – Road depression.

**Summary:**

- 630 Badminton: A lot of runoff from the adjacent subdivision, Brasher Estates, is focused on this area (630 Badminton) from a culvert along Redbud Drive that outfalls between two lots and into this area. There is no drainage easement off of Redbud from Brasher Estates, so the Town Engineer and Town Staff explored several options to remedy this issue with the property owner on Badminton. The proposed Turf Reinforced Mat installation is the solution preferred by the property owner due to the maintenance and safety concerns of riprap installation. (See Attachment 1 for additional information)
- Landfall Circle: Severe erosion in this area has created voids in and around the structure, causing the roadway to sag. The drainpipes have also rusted through, increasing the erosion. Full replacement of the structure is estimated to cost \$500,000 to \$800,000, so Town Staff worked with the Town Engineer to develop a more cost-effective solution. (See Attachment 2 for additional information)
- E. Jeter Road: The road base has settled on E. Jeter west of Green Oaks. This settling is not related to any erosion or drainage issue and is proposed as a simple repair of the area.

**RECOMMENDED MOTION OR ACTION:**

Staff is recommending approval.

**FISCAL IMPACT:**

630 Badminton: \$36,576

Landfall Circle: \$82,000

E. Jeter Road: \$5,000

Total of all projects without contingency: \$127,567

Total of all projects plus 5% contingency: \$129,745

Funds would come from the General Fund Reserve and be addressed during the year-end budget amendment.

**PUBLIC COMMENT**

N/A

**ATTACHMENTS:**

Attachment 1: 630 Badminton Engineer's Report

Attachment 2: Landfall Circle Engineer's Report



# Westwood

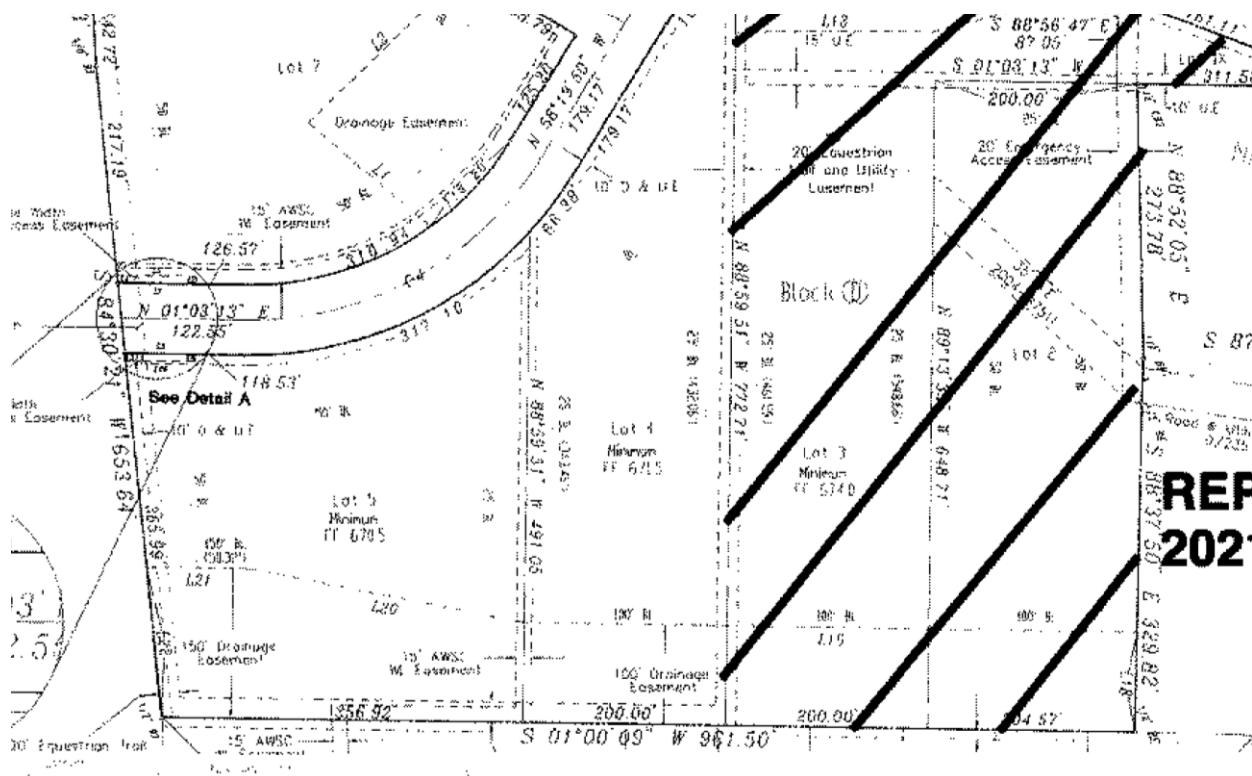
## Town of Bartonville

### 630 Badminton Drive

Date: July 20, 2023

#### 630 Badminton Drive Erosion Rehabilitation

- It was noted that there was erosion on the backside of the pond at 630 Badminton. The property owner contact the Town and Westwood and Town staff met with the property owner to discuss. The backside of the pond is within a drainage easement shown on the plat below. Which is Lot 5, and goes from approximately 150' wide on the southside to 100' wide on the north side.



- A lot of runoff from the adjacent subdivision, Brasher Estates, is focused on this area from a culvert along Redbud Drive that outfalls between two lots and into this area.
- Discussions on the type of erosion control and improvements were had with the property owner and the property owner did not want to maintain riprap which had to be weed-eaten and hard to maintain. The same went for a ditch/swale with turf reinforcement mat and cutting a hole in the fence. The worry was trash and using a mower within the ditch/swale.





## Westwood

So the option that would be preferred was the TRM over a larger area to provide slope stability and erosion control in the steeper sloped area.

- A quote and price are shown on the following pages where the base bid represents the ditch and cutting the fence, not preferred by property owner where trash and maintenance was cited along with fixing the washout further south of where the culvert is directing flow. The alternate provides TRM along the eastern side and encompasses the area that has been washed out.

PROJECT: WORK ORDER #4; CHANGE ORDER #1; 630 BADMINTON DRIVE				
ADD INFO:				
ESTIMATE:				
PREBID:				
BID DATE: 06/06/2023				
ARCH/ENG: WESTWOOD; CHRISTOPHER CHA				
OWNER1:	TOWN OF BARTONVILLE			
OWNER2:				
PLANS:				
NOTES1:				
NOTES2:				
Line Items	=====			
		Unit	Quantity	Unit Price
1	MOBILIZATION	LS	1.00	\$ 1,800.00
2	UNCLASSIFIED EXCAVATION	CY	15.00	\$ 320.00
3	TURF REINFORCEMENT MAT- INSTALL	SF	504.00	\$ 13.00
4	BERMUDA SOD- INSTALL	SF	504.00	\$ 6.00
5	CUT FENCE, REMOVE	LS	1.00	\$ 400.00
6			0.00	\$ -
7			0.00	\$ -
8	ALTERNATE- TURF REINFORCMENT MAT- INSTALL	SF	1575.00	\$ 11.00
9	ALTERNATE- BERMUDA SOD- INSTALL	SF	1575.00	\$ 5.00
10			0.00	\$ -
11			0.00	\$ -
12			0.00	\$ -
13				
14				
15				Base Bid
16				\$ 16,576.00
17				<b>Alternate</b>
18				\$ 36,576.00
19				
20				
21				
22				
23				
24				
25				
26				
27				

Access Path

38'-10 1/2"

ALT. AREA COVERAGE

5' wide, 1' deep channel with 4:1 side slopes

Cut at bottom of fence, 18" tall x 5' wide hole





*This guide specification has been prepared by Propex Operating Company, LLC (Propex) to assist design professionals in the preparation of a specification section covering the use of high performance turf reinforcement mats (HPTRMs) as a solution for erosion control and protection of channels. It may be used as the basis for developing either a project specification or an office master specification. Since it has been prepared according to the principles established by The Construction Specifications Institute (CSI) including the use of section numbers and titles from the 2018 Edition of Master Format, this guide specification may be used in conjunction with most commercially available master specifications sections with minor editing.*

*The following should be noted in using this guide specification:*

•*Optional text requiring a selection by the user is enclosed within brackets, e.g.: “Section [01 33 00] [\_\_\_\_].”*

•*Items requiring user input are enclosed within brackets, e.g.: “Section [\_\_\_\_ - \_\_\_\_].”*

•*Optional paragraphs are separated by an “OR” statement, e.g.: \*\*\*\* OR \*\*\*\**

*This guide specification is available in both hard copy and a variety of electronic formats to suit most popular word processing programs and operating platforms. Please contact Propex at (800) 621 1273 for additional copies or for information on available electronic formats.*

*The information, including technical and engineering data, figures, tables, designs, drawings, details, procedures, and specifications, presented in this publication are for general information only. The information contained herein is subject to change without notice. While every effort has been made to ensure its accuracy, this information should not be used or relied upon for any specific application without independent professional examination and verification of its accuracy, suitability and applicability. The user shall be solely responsible for the selection, use, efficiency, and suitability of the information and anyone making use of the information does so at his own risk and assumes any and all liability resulting from such use. The information is provided on an “as is” basis and Propex disclaims any and all express or implied warranties of merchantability, fitness for any general or particular purpose or freedom from infringement of any patent, trademark, copyright, or proprietary right in regard to information or products contained or referred to herein. Nothing herein contained shall be construed as granting a license, express or implied under any patent, trademark, or copyright. In no event shall Propex be liable to user for any indirect, special, consequential or incidental damages arising out of the use, the results of use or inability to use the information.*

## **1 GENERAL**

### **1.1 SUMMARY**

- A. The work for this section shall consist of furnishing all materials, equipment, and labor necessary for the installation of a High Performance Turf Reinforcement Mat (HPTRM) as a solution for erosion control and protection of channels.

### **1.2 RELATED SECTIONS**

*Edit the following paragraphs to coordinate with other sections of the project’s Technical Specifications and bid documents.*



- A. SECTION [01 33 00 SUBMITTAL PROCEDURES] [\_\_\_\_ - \_\_\_\_]
- B. SECTION [31 00 00 EARTHWORK] [\_\_\_\_ - \_\_\_\_]
- C. SECTION [31 05 19 GEOTEXTILE] [\_\_\_\_ - \_\_\_\_]
- D. SECTION [31 25 00 EROSION AND SEDIMENTATION CONTROLS] [\_\_\_\_ - \_\_\_\_]
- E. SECTION [32 92 19 SEEDING AND SODDING] [\_\_\_\_ - \_\_\_\_]

1.3 UNIT PRICES

*Include the following language only for unit price contracts or lump sum contract with unit price adjustments. Delete for lump sum contracts.*

- A. Method of Measurement: By the square yard (or square meter - as indicated in contract documents)

The total square yards (square meter) for measurement shall be based on the area in which the High Performance Turf Reinforcement Mat will be installed plus percentages to take into account seam overlapping, trenching, curves, waste, etc. The following may be used as guidance in determining the total square yards (square meters) for measurement.

Description	Measurement	Units
1. Installation Area	Shape of area to be installed (i.e. Length X Width)	Square Yard (Square Meter)
2. Overlaps, Trenching, Waste, etc.	10% of Installation Area	Square Yard (Square Meter)
3. Curves, radius (if applicable)	5% of Installation Area	Square Yard (Square Meter)
<b>Total Area</b>	<b>Installation Area + 10% + 5% (if applicable)</b>	Square Yard (Square Meter)

The total area for measurement shall include the following components:

- 1. High Performance Turf Reinforcement Mat (HPTRM), and
- 2. Securing Pins

- B. Basis of Payment: By the square yard (or square meter - as indicated in contract documents) installed.

1.4 REFERENCES

*The following language assumes that the date of each reference standard will be the latest edition as of the date of the project's technical specifications. This provision must be defined in Division 1; coordinate with Division 1 statements.*

- A. American Society for Testing and Materials (ASTM):
  - 1. D 4354 – Standard Practice for Sampling of Geosynthetics and Rolled Erosion Control Products (RECPs) for Testing.
  - 2. D 4355 – Standard Test Method for Deterioration of Geotextiles by Exposure to Light, Moisture and Heat in a Xenon Arc Type Apparatus.
  - 3. D 4439 - Standard Terminology for Geosynthetics.
  - 4. D 4759 – Standard Practice for Determining the Specification Conformance of Geosynthetics.
  - 5. D 4873 – Standard Guide for Identification, Storage, and Handling of Geosynthetic Rolls and Samples.
  - 6. D 6524 – Standard Test Method for Measuring the Resiliency of Turf Reinforcement Mats (TRMs).
  - 7. D 6525 – Standard Test Method for Measuring Nominal Thickness of Rolled Erosion Control Products.
  - 8. D 6567 – Standard Test Method for Measuring the Light Penetration of a Rolled Erosion Control Product (RECP).
  - 9. D 6575 – Standard Test Method for Determining Stiffness of Geosynthetics Used as Turf Reinforcement Mats (TRMs).
  - 10. D 6818 – Standard Test Method for Ultimate Tensile Properties of Rolled Erosion Control Products.
- B. Geosynthetic Accreditation Institute - Laboratory Accreditation Program (GAI-LAP).
- C. Greenhouse Gas (GHG) Protocol
- D. International Standards Organization (ISO):
  - 1. 9001:2015 – Quality Management System Certification.
  - 2. 14001:2015 – Environmental Management System Certification
  - 3. 14064-3:2006 – Environmental Management – Life Cycle Assessment
  - 4. 17025:2005 – Laboratory Testing and Calibration

- E. Publically Available Specification (PAS) 2050:2011 – Specification for the assessment of the life cycle greenhouse gas emissions

1.5 DEFINITIONS

- A. *Certificate of Compliance (COC)*: An official document certified by an authorized representative within the manufacturer's company that the manufactured synthetic turf reinforcement mat product(s) meet designated property values as manufactured in a facility having achieved ISO 9001:2015 certification, and tested in accordance with GAI-LAP procedures.
- B. *High Performance Turf Reinforcement Mat (HPTRM)*: A long-term, non-degradable RECP composed of ultraviolet (UV) stabilized, non-degradable, synthetic fibers, nettings and/or filaments processed into three-dimensional reinforcement matrices designed for immediate and permanent protection for erosion control applications where design flows exert velocities and shear stresses that exceed the limits of mature natural vegetation. The HPTRM MARV tensile strength per ASTM D-6818 is 3000 lbs/ft in the weakest principle direction.
- C. *Manufacturer*: Entity that produces synthetic HPTRM products through a process directly utilizing obtained raw materials, in a facility owned and operated by said entity, using equipment and assemblies owned and operated by said entity, subject to a certified Manufacturing Quality Control (MQC) Program. Upon completion of production, the manufacturer may sell the HPTRM product(s) directly to the customer, or through a vendor entity.
- D. *Manufacturing Quality Control (MQC) Program*: A certified and documented program initiated and operated by the manufacturer that outlines the operational techniques and activities which sustain a quality of the synthetic HPTRM product(s) that will satisfy given needs.
- E. *Minimum Average Roll Value (MARV)*: Property value calculated as typical minus two standard deviations. Statistically, it yields a 97.7 percent degree of confidence that any sample taken during quality assurance testing will exceed value reported.
- F. *Rolled Erosion Control Product (RECP)*: A temporary degradable or long-term non-degradable material manufactured or fabricated into rolls designed to protect the soil surface, reduce soil erosion and if needed assist in the growth, establishment and protection of vegetation.
- G. *Securing Pin*: A device designed to secure the HPTRM in place during installation, or until the establishment of vegetation occurs.
- H. *Trilobal Monofilament Yarn*: A multi-dimensional polymer fiber consisting of a minimum of three points, providing increased surface area and grooves/channels along the fiber to capture additional moisture and sediment to enhance vegetative growth.
- I. *Typical Roll Value*: Property value calculated from average or mean obtained from test data.
- J. *Vendor*: An entity that provides high performance turf reinforcement mat product(s) to a customer, on behalf of an independent manufacturer. A vendor does not manufacture the actual turf reinforcement mat product(s), and therefore is not subject to provisions of a certified MQC Program.

## 1.6 SUBMITTALS

*Edit the following to coordinate with Division 1.*

## A. Submit under provisions of Section [01 33 00] [\_\_\_\_]:

## 1. Qualifications:

The following documentation shall be submitted to the engineer of record and/or project owner for review and approval prior to installation.

- a) A Certificate of Compliance (COC) stating the name of the HPTRM manufacturer, product name, style, chemical compositions of filaments or yarns and other pertinent information to fully describe the HPTRM. The COC shall state that the furnished HPTRM meets the requirements of the specification and shall be attested to by a person having legal authority to bind the Manufacturer.
- b) The Manufacturer's Manufacturing Quality Control (MQC) Program to assure compliance with the requirements of the specification.
- c) A project list demonstrating a documented history of HPTRM installations totaling more than 2,000,000 square yards, with over 500,000 square yards having been installed in the marketplace for more than five (5) years. Past project documentation submitted for evaluation shall include project name, date of installation, and size of the project.
- d) A certification demonstrating that the HPTRM is manufactured in a facility that has been ISO 14001 certified for measuring environmental impact and continuously looking for ways to improve it for a minimum of ten (10) years.
- e) A certification demonstrating that the HPTRM is manufactured in a facility that has been ISO 9001:2015 certified and tested in a laboratory that has been both GAI-LAP and ISO 17025:2005 certified.
- f) Third party / Independent Testing values demonstrating UV resistance testing for two consecutive years including most recent year. Testing and reporting of the results shall follow ASTM D-4355, showing the percent tensile strength retained in both machine and cross-machine direction.
- g) Documentation of functional longevity for the HPTRM demonstrating the material's durability in the field. The documentation shall demonstrate a minimum retained tensile strength of 70% per ASTM D-6818 after a minimum of ten (10) years of exposure in an area having a minimum solar radiation of 21.70 MJ/m<sup>2</sup>-day. The documentation shall include photos and date of the initial installation and field sampling, and the test results of the field sampling.
- h) A certification demonstrating that the HPTRM has been evaluated and certified by an independent third party to have a maximum cradle-to-grave carbon footprint of 2.7 kg CO<sub>2</sub>e/m<sup>2</sup> when tested per GHG Protocol, ISO 14064-3:2006, and PAS 2050:2011.
- i) Documentation of full scale flume testing demonstrating the required performance when subjected to at least 0.5 hrs of continuous flow for the unvegetated HPTRM, partially vegetated HPTRM, and fully vegetated HPTRM.
- j) Documentation demonstrating that in a vegetated state, the HPTRM can perform when subjected to wave overtopping simulations, performed by Colorado State University (CSU), and authorized and directed by the U.S. Army Corps of Engineers (USACE).



1.7 DELIVERY, STORAGE, AND HANDLING

- A. HPTRM labeling, shipment and storage shall follow ASTM D 4873.
- B. Product labels shall clearly depict the manufacturer or supplier name, style name, and roll number.
- C. Each shipping document shall include a notation certifying that the material is in accordance with the manufacturer's certificate.
- D. Each HPTRM roll shall be wrapped with a material that will protect the RECP from damage due to shipment, water, sunlight, and contaminants. Individual roll wrapping will be not be required for HPTRMs exceeding the UV Resistance requirements per ASTM D-4355 in Section 2.2.A.6. The protective wrapping shall be maintained during periods of shipment and storage.
- E. During storage, HPTRM rolls shall be elevated off the ground and adequately covered to protect them from the following: Site construction damage, extended exposure to UV radiation, precipitation, chemicals that are strong acids or strong bases, flames, sparks, temperatures in excess of 160 degrees F (71 degrees C) and any other environmental condition that might damage the HPTRM.

1.8 QUALITY ASSURANCE SAMPLING, TESTING, AND ACCEPTANCE

- A. A HPTRM shall be subject to sampling and testing to verify conformance with this specification. Sampling for testing shall be in accordance with ASTM D-4354.
- B. Acceptance shall be in accordance with ASTM D-4759 based on testing of either conformance samples obtained using Procedure A of ASTM D-4354, or based on manufacturer's certifications and testing of quality control samples obtained using Procedure B of ASTM D 4354.
- C. Quality Assurance Sampling and Testing shall be waived for ISO 9001:2015 Certified Manufacturing Facilities. Documentation of ISO 9001:2015 Certification shall be provided per the requirements of Section 1.6.A.

**2 PRODUCTS**

2.1 MANUFACTURERS

- A. All components of the High Performance Turf Reinforcement Mat solution shall be furnished by a single manufacturer as a complete system.
- B. Approved High Performance Turf Reinforcement Mat Manufacturers:
  - 1. Propex Operating Company, LLC  
4019 Industry Drive  
Chattanooga, TN 37416  
(800) 621-1273
- C. Approved High Performance Turf Reinforcement Mat:
  - 1. PYRAMAT 75 High Performance Turf Reinforcement Mat (HPTRM)

SECTION 31 25 13.02 [02376]  
FLEXIBLE CHANNEL LINING

D. Alternative High Performance Turf Reinforcement Mat Manufacturers:

1. Alternate manufacturers seeking pre-approval shall be submitted to the engineer of record and/or owner a minimum of ten (10) work days prior to the bid date and must meet the requirements outlined within this document.
2. Alternate manufacturers meeting the material specifications within Section 2 seeking pre-approval shall submit the following for evaluation.
  - a) Documentation demonstrating a history of installations designed for non-structural slope protection and/or erosion control meeting the requirements of Section 1.6.A.1.c).
  - a) Documentation demonstrating local representation within the state in which the project is being constructed.
  - b) Documentation demonstrating the alternative engineering design for channel protection and/or erosion control considered the soil properties, erosion potential, hydrology, hydraulics, and vegetation requirements. The following shall be submitted:
    - 1) Overall alternative high performance turf reinforcement mat design methodology
    - 2) Input parameters
    - 3) Calculations / Model output
    - 4) Factor of Safety to support the erosion control design; with the conditions analyzed and documented for the proposed project
    - 5) Alternative high performance turf reinforcement mat product sample including all components.
3. Alternate manufacturers seeking pre-approval shall have a manufacturer's representative present at the pre-bid meeting.
4. Alternate manufacturers that do not provide documentation meeting or exceeding the requirements of Section 1.6.A will not be approved.

2.2 MATERIALS

A. HPTRM:

1. A three-dimensional, high tensile strength, long term non-degradable lofty woven polypropylene RECP specially designed for erosion control applications that exhibits very high interlock and reinforcement capacity with both soil and vegetative root systems.
2. A homogeneous woven matrix composed of Trilobal monofilament yarns heat-set and woven into uniform configuration of resilient pyramid-like projections to improve interlock and minimize yarn displacement around pins, which also results in greater flexibility for improved conformance to uneven surfaces.
3. A material not comprised of layers, composites, or discontinuous materials, or otherwise loosely held together by stitched or glued netting.

4. Material Properties:

Property	Test Method	Test Parameters	Units	Property Requirement
Thickness <sup>1</sup>	ASTM D-6525	Minimum	in (mm)	0.40 (10.2)
Light Penetration <sup>1</sup> (% Passing)	ASTM D-6567	Maximum	percent	10
Tensile Strength <sup>1</sup>	ASTM D-6818	Minimum	lb/ft (kN/m)	4,000 x 3,000 (58.4 x 43.8)
Tensile Elongation <sup>1</sup>	ASTM D-6818	Maximum	percent	40 x 35
Resiliency <sup>1</sup>	ASTM D-6524	Minimum	percent	80
Flexibility <sup>2,3</sup>	ASTM D-6575	Maximum	in-lb (mg-cm)	0.534 (615,000)
UV Resistance <sup>2</sup>	ASTM D-4355	Minimum	percent	90 at 3,000 hrs <sup>4</sup> 90 at 6,000 hrs
Carbon Footprint <sup>2</sup>	ISO 14064-3 GHG Protocol PAS 2050:2011	Maximum	Kg CO2e	2.7 per 1 m <sup>2</sup>

Note:

1. Minimum Average Roll Value (MARV).
2. Typical Value.
3. A smaller value for flexibility denotes a more flexible material.
4. Third party / Independent Testing values must be provided showing UV resistance testing for two consecutive years including most recent year.

5. Hydraulic Performance Properties:

- a) Flume Testing: The HPTRM must meet the following at a minimum when subjected to at least 0.5 hrs of continuous flow producing the following conditions.
  - 1) Unvegetated HPTRM
    - Permissible velocity: 9 ft/sec (2.7 m/sec)
    - Permissible shear stress: 2.8 psf (130 Pa)
  - 2) Partially Vegetated HPTRM
    - Permissible velocity: 15 ft/sec (4.6 m/sec)
    - Permissible shear stress: 8 psf (383 Pa)
  - 3) Fully Vegetated HPTRM
    - Permissible velocity: 25 ft/sec (7.6 m/sec)
    - Permissible shear stress: 16 psf (766 Pa)
- b) Wave Overtopping Testing: In a vegetated state, the HPTRM must demonstrate the following at a minimum when subjected to wave overtopping simulations, performed by Colorado State University (CSU), and/or as authorized and directed by the U.S. Army Corps of Engineers (USACE).

**SECTION 31 25 13.02 [02376]  
FLEXIBLE CHANNEL LINING**

- 1) Each type of HPTRM product shall be subject to a single wave overtopping simulation down the flume on one set of trays (linear and angled sections) at 4.0 cfs/ft for the duration equivalent to 3 test hours (~6 elapsed hours).
  - 2) Passing this wave overtopping test is defined as surviving the three (3) equivalent test hours without visible damage.
  - 3) Failure is defined by 0.2 ft. (0.06 m) or more of soil/grass erosion over a 4 ft<sup>2</sup> (0.37 m<sup>2</sup>) area.
6. **Functional Longevity:** The HPTRM shall have a documented installation history demonstrating a minimum retained tensile strength of 70% per ASTM D-6818 after a minimum of ten (10) years of exposure to a minimum solar radiation of 21.70 MJ/m<sup>2</sup>-day.
  7. **Environmental Impact:** The HPTRM shall be evaluated and certified by an independent third party to have a maximum cradle-to-grave carbon footprint of 2.7 kg CO<sub>2</sub>e/m<sup>2</sup> when tested per GHG Protocol, ISO 14064-3:2006, and PAS 2050:2011.
  8. **Manufacturing Impact:** The HPTRM shall be manufactured in a facility that is ISO 14001 certified for measuring environmental impact and continuously looking for ways to improve it for a minimum of ten (10) years.
  9. **Manufacturing Quality Control:** Testing shall be performed at a laboratory accredited by GAI-LAP for tests required for the HPTRM, at frequency exceeding ASTM D-4354, with following minimum acceptable testing frequency:

<b>Property</b>	<b>Test Frequency yd<sup>2</sup> (m<sup>2</sup>)</b>
Thickness	1/14,700 (1/12,291)
Light Penetration (% Passing)	1/14,700 (1/12,291)
Tensile Strength	1/14,700 (1/12,291)
Tensile Elongation	1/14,700 (1/12,291)
Resiliency	1/14,700 (1/12,291)
Flexibility	1/14,700 (1/12,291)
UV Resistance	Annually

**2.3 SECURING DEVICES**

**A. Securing Pins:**

1. Securing pins should be a minimum of 0.20 in. (5 mm) diameter steel with a 1.5 in. (38 mm) steel washer at the head of the pin.
2. Length: 12 to 24 inches (300 to 600 mm) as depicted on the drawings to provide sufficient ground penetration for pullout resistance.
3. Heavier metal securing pins and/or stakes may be required in rocky soils



4. Depending on soil pH and design life of the securing pin, galvanized or stainless steel securing pins may be required.

### 3 EXECUTION

#### 3.1 PREPARATION

- A. The area(s) to be treated with the HPTRM shall be cleared, grubbed, graded and compacted as indicated on the construction plans and technical specifications or as directed by the Engineer of Record.
- B. The placement of new fill may require soil placed to be keyed into the existing slope and compacted in horizontal lifts per the Engineer of Record. To ensure compaction at the face of the slope, the slope face may be over-built, compacted in lifts, and then regraded or trimmed to the final grade. All fill shall be placed and compacted per the project's earthwork technical specifications.
- C. The subgrade shall be uniform and smooth. Large rocks, soil clods, vegetation, and other sharp objects shall be removed prior to installation of the HPTRM. This will assist in the HPTRM maintaining direct contact with the soil surface.
- D. Construct a perimeter trench around the area(s) limits to be treated with the high performance turf reinforcement mat as follows:
  1. Excavate a Crest of Slope (COS) trench a minimum of 3 ft. (900 mm) horizontal over the crest of each side slope. Trench dimensions shall be 12 in. (300 mm) wide by 12 in. (300 mm) deep.
  2. Excavate an Initial Channel (IC) and Terminal Channel (TC) trench 12 in. (300 mm) wide by 12 in. (300 mm) deep at the channel armoring limits.
- E. Refer to Section 3.2 for the appropriate vegetation establishment method.

#### 3.2 VEGETATION ESTABLISHMENT

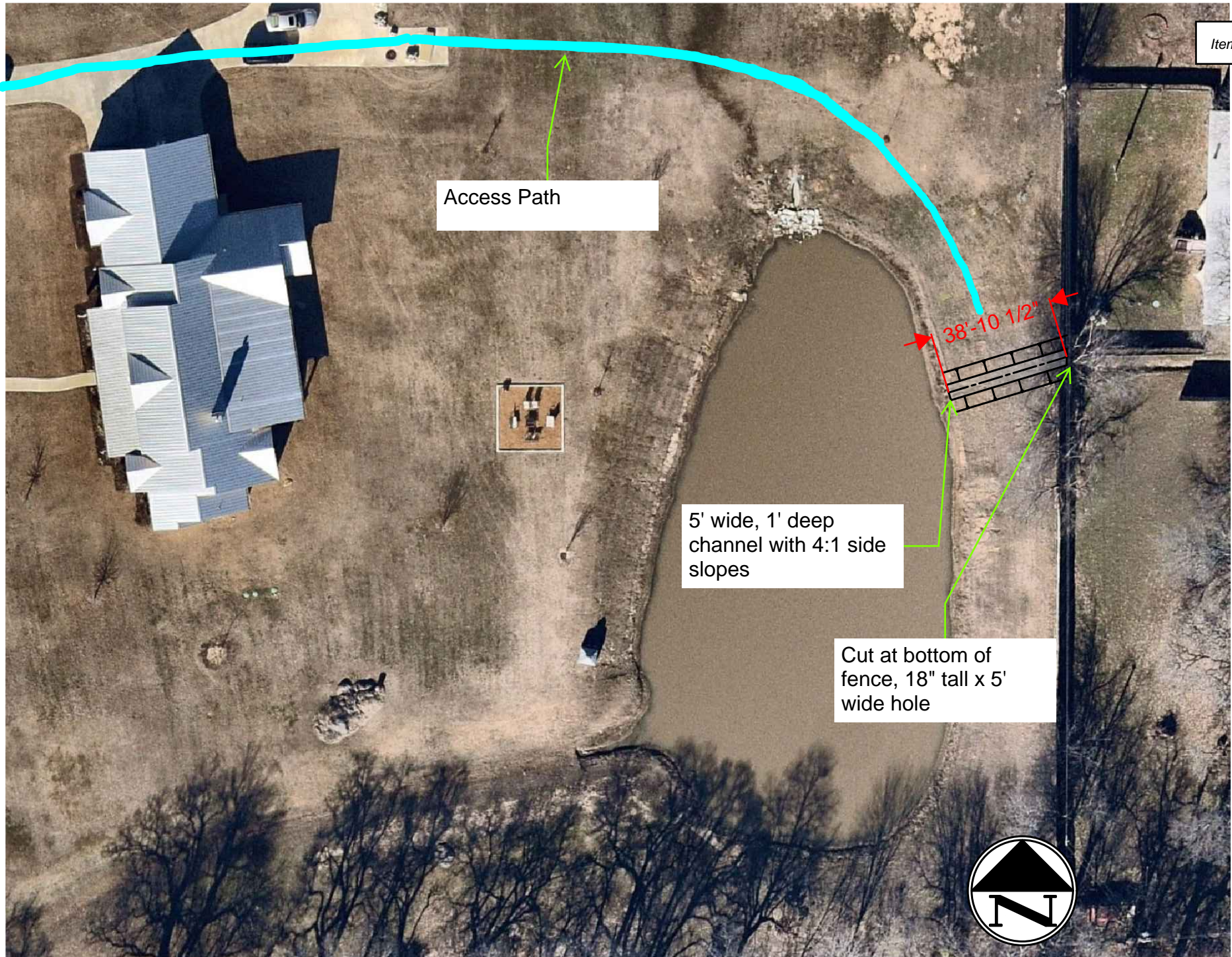
- A. Establish permanent vegetation, where feasible, to assist in the long-term performance of the high performance turf reinforcement mat and the control of erosion.
- B. A site specific soil test shall be conducted to determine the recommended soil amendments required to establish permanent vegetation.
- C. The type and method of vegetation establishment should be unique to the projects geometry, location, climate, season, topography, soils, seed type, etc. and shall be as directed per one of the following:
  1. Construction plans
  2. Technical Specifications
  3. Manufacturer's high performance turf reinforcement mat submittal
  4. As directed by the Engineer of Record
  5. As directed by the project owner.
- D. Water and/or irrigate seeded/sodded areas as needed to establish and maintain permanent vegetation until the desired vegetative density has been achieved.
- E. Rubber-tired or rubber-tracked vehicles shall be used, and sharp turns avoided. No heavy and/or metal-tracked equipment or sharp turns shall be permitted on the installed HPTRM. Foot traffic and construction equipment shall be avoided over the HPTRM if loose or wet soil conditions exist.

3.3 INSTALLATION

- A. Install HPTRM at elevations and alignments indicated.
- B. Beginning at the downstream end of the channel, place initial end of first roll of HPTRM in one of the COS trenches and secure with securing pins. The securing pins shall be placed at 12 in. (300 mm) intervals.
- C. Unroll the HPTRM down the initial side slope and up the opposing side slope, terminating the HPTRM edge in the IC trench.
- D. Secure the HPTRM end in the opposite COS trench with securing pins at 12 in. (300 mm) intervals.
- E. Secure the HPTRM to the slope face with the securing pins driven flush with the HPTRM at the designated frequency based on the channel protection requirements.
- F. Position adjacent upstream rolls in same manner until the armoring limits are completed, overlapping preceding rolls a minimum of 3 in. (75 mm) with the last HPTRM panel edge terminating in the TC trench with securing pins at 12 in. (300 mm) intervals.
- G. Secure the overlaps with securing pins placed at 12 in. (300 mm) intervals.
- H. Backfill and compact the trenches with specified soil or as directed by the earthwork technical specifications or as directed by the Engineer of Record.
- I. Alternate installation methods must be approved by the Engineer of Record and manufacturer prior to execution.
- J. Refer to Section 3.2 for the appropriate vegetation establishment method.

**END OF SECTION**





Access Path

38'-10 1/2"

5' wide, 1' deep channel with 4:1 side slopes

Cut at bottom of fence, 18" tall x 5' wide hole



ORIGINAL PLAN - Not Preferred by Property Owner



**Westwood**

## **Town of Bartonville**

### **Landfall Circle Rehabilitation**

**Date: July 20, 2023**

#### **Landfall Circle Culvert Rehabilitation**

- There was significant erosion and voids noted at the culvert crossing of Landfall Circle near 1501 Landfall Circle. Westwood investigated and the pictures shown below show significant void space. There appear to be two options available, one a more temporary fix and the other complete reconstruction. Given the significant cost of the reconstruction the temporary fix was selected. The drawback of this approach is that it is less certain the time in which the improvements will work. The improvement would be filling the void space with flowable fill which is a cement based material where cementitious material is mixed with aggregate and pumped into the void space. It hardens similar to concrete and provides protection. The drawback is that the void space may propagate outside of the areas that are treated by flowable fill. The flowable fill should not wash away but given it is a hard surface, it may push water upwards which could washout fines above the treated area. This is the drawback but it does come at a significant cost savings. Westwood estimated that approximately 180 cubic yards of flowable fill may be needed. This assumes 40' x 30' space wide (the width and length of the culverts) and a depth of 4'. A quote was provided of \$400/cyd by SPI Asphalt and mobilization and adjusting of the headwall to access the area was included. Thus a cost of \$82,000 was estimated which included \$5,000 for mobilization and \$5,000 for headwall adjustment and 180 cyd of flowable fill at \$400/cyd or \$72,000. It is recommended a not to exceed amount and different quotes could be explored.





# Westwood





# Westwood







# Westwood





# Westwood







# Westwood





# Westwood







# Westwood





# TOWN COUNCIL COMMUNICATION

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**DATE** July 25, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider scheduling September 5, 2023 for the Public Hearing on the proposed Fiscal Year 2023-2024 Budget; and scheduling September 19, 2023 for the adoption of said Budget.

**SUMMARY:**

Section 102.005 and 102.006 of the Local Government code requires the Town Council to fix the time and place of the Public Hearing on the budget and to publish a notice in the official newspaper of the Town, as required by law.

The Public Hearing must take place before the date of the tax levy (the adoption of the tax rate); therefore, a special meeting is required since the adoption of the tax rate will take place on September 19, 2023.

**FISCAL IMPACT:** N/A

**RECOMMENDED MOTION OR ACTION:**

Move to schedule September 5, 2023 for the Public Hearing on the proposed Fiscal Year 2023-2024 Budget; and schedule September 19, 2023 for the adoption of said budget.

**ATTACHMENTS:** N/A





# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider scheduling September 19, 2023 for the Public Hearing to consider the proposed tax rate.

**SUMMARY:**

The Town is required by Chapter 26 of the Property Tax Code to publish notices, and if the tax rate exceeds the no new revenue rate, hold one public hearing.

Staff is requesting, should a Tax Rate Public Hearing be needed, that Council schedule the Public Hearing for September 19, 2023.

**FISCAL IMPACT:** N/A

**RECOMMENDED MOTION OR ACTION:**

Move to schedule September 19, 2023 for the Public Hearing on the tax rate and for the adoption of said tax rate.

**ATTACHMENTS:** N/A



# TOWN COUNCIL COMMUNICATION

---

**DATE** July 25, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider extending the Board and Commission Application deadline to Friday, August 4, 2023.

**SUMMARY:**

There are thirteen (13) positions with terms expiring September 2023, including one (1) vacancy on the Planning and Zoning Commission.

At time of posting, ten (1) members have completed a new application for consideration. I have reached out to those that have not reapplied.

The Town has received applications with multiple choices selected. Staff has also received a new application from Heather Head (1<sup>st</sup> choice of Planning and Zoning).

Attached is the current list of the Boards and Commission Members, along with who reapplied and a listing of those that made multiple selections.

**FISCAL IMPACT:** N/A

**RECOMMENDED MOTION OR ACTION:**

Discussion and action to extend the Board and Commission Application deadline to Friday, August 4, 2023.

**ATTACHMENTS:**

- Current Board and Commission Roster for 202-2023
- Resolution No. 2021-11 Policies Appointing Boards and Commission Members

**Town of Bartonville**  
**Boards and Commission Roster 2022-2023**

Item 112.

<b>Board of Adjustment</b>	<b>Appointed</b>	<b>Expires</b>	
Kathy Daum	2003	Sep-24	
Donna Baumgarner	2014	Sep-24	
Rick Lawrence - <b>Choice 2</b>	2019	Sep-23	reapplied
Del Knowler	2011	Sep-23	reapplied
Jim Lieber - <b>Choice 1</b>	2016	Sep-23	reapplied
Siobhan O'Brien, Alternate 1	2022	Sep-24	
Rebecca Jenkins, Alternate 2 - <b>Choice 2</b>	2022	Sep-23	reapplied

<b>Planning &amp; Zoning Commission</b>	<b>Appointed</b>	<b>Expires</b>	
Ralph Arment	1988	Sep-24	
Gloria McDonald	1998	Sep-24	
Brenda Hoyt-Stenovich	2014	Sep-24	
Don Abernathy	2000	Sep-23	reapplied
<b>VACANT</b>		Sep-23	
Larry Hayes, Alternate 1	2021	Sep-24	
Pat Adams, Alternate 2 - <b>Choice 1</b>	2022	Sep-23	reapplied

<b>Bartonville Community Development</b>	<b>Appointed</b>	<b>Expires</b>	
Jim Foringer	2006	Sep-24	
Terry Rock	2014	Sep-24	
Brenda Latham	2021	Sep-24	
James Kennemer	2022	Sep-24	
Dwain Skrobarcek	2015	Sep-23	
Jim Langford	2015	Sep-23	
Randy Van Alstine - <b>Choice 1</b>	2014	Sep-23	reapplied

<b>Crime Control and Prevention District</b>	<b>Appointed</b>	<b>Expires</b>	
Lori Van Alstine	2014	Aug-24	
Jennifer Buck	2022	Aug-24	
Johnny Jones	2012	Aug-24	
Kevin Oldham	2018	Aug-24	
Chris Colbert	2011	Aug-23	reapplied
Donald (Deke) Dunlap - <b>Choice 2</b>	2021	Aug-23	reapplied
Jeff Grubb - <b>Choice 1</b>	2011	Aug-23	reapplied

<b>New/Multiple Applications</b>	
Donald "Deke" Dunlap	1 - P&Z <b>2 - CCPD</b> 3 - BCDC
Heather Head*	1 - P&Z
Jeff Grubb	<b>1 - CCPD</b> 2 - P&Z 3 - BOA 4 - BCDC
Jim Lieber	<b>1 - BOA</b> 2 - P&Z 3 - CCPD 4 - BCDC
Pat Adams	<b>1 - P&amp;Z</b> 2 - BOA
Randy Van Alstine	<b>1 - BCDC</b> 2 - P&Z 3 - BOA
Rebecca Jenkins	1 - P&Z <b>2 - BOA</b>
Rick Lawrence	1 - P&Z <b>2 - BOA</b>

\* New Applicant

UPPER TRINITY REGIONAL WATER DISTRICT - TOWN REPRESENTATIVE: Del Knowler  
DENTON COUNTY EMERGENCY SERVICES DISTRICT ESD #1 - TOWN REPRESENTATIVE - Jim Strange

**TOWN OF BARTONVILLE  
RESOLUTION 2021-11**

Item 112.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS REPEALING RESOLUTION 2014-04 REGARDING BOARD POLICIES AND ADOPTING A NEW POLICY FOR APPOINTING BOARDS AND COMMISSIONS MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Bartonville, Texas is a Type "A" General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS,** the proposed Boards and Commissions Appointment Policy would establish consistent procedures for the appointment of individuals to the Town's boards and commissions; and

**WHEREAS,** the Town Council wishes to encourage participation by its citizens in Town Government through service on the Town's boards and commissions; and

**WHEREAS,** the Town Council of the Town of Bartonville finds that the passage of this Resolution is in the best interest of the citizens of Bartonville.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:**

**SECTION 1.**

The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

**SECTION 2.**


That the Town Council hereby approved the Boards and Commissions Appointment Policy attached as Exhibit A.

**SECTION 3.**

This Resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED** this the 17<sup>TH</sup> day of August 2021.

**APPROVED:**

  
\_\_\_\_\_  
Bill Scherer, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Tammy Dixon, Town Secretary



## TOWN OF BARTONVILLE BOARDS AND COMMISSIONS APPOINTMENT POLICY

**PURPOSE:** The purpose of this policy is to establish consistent procedures for the appointment of individuals to Town boards and commissions.

**QUALIFICATIONS/MEETING ATTENDANCE:** All Boards and Commissions members must qualify and comply with the requirements set forth in in Article 1.04 of the Town's Code of Ordinances pertaining to Qualifications, Disqualifications, and Attendance at Meetings.

**RECRUITMENT:** The annual application period for boards and commission positions with expiring terms and known vacancies will begin in June and applications will be accepted for four weeks.

In June of each year, the Town Secretary will notify incumbent board and commission members with expiring terms that their term is approaching. If the member is eligible and wishes to seek another term, he or she must reapply in the same manner as other applicants.

The Town Secretary will advertise a notice of vacancies on the Town's website and social media pages. The notice will specify the vacancies for all boards and commissions and will set forth the details regarding the application procedure and the deadline for receipt of applications. In order to be considered by the Town Council, applicants must file an application with the Town Secretary by the due date set forth in the notice.

**APPLICATION PROCESS:** All qualified candidates must complete an application form and submit it to the Town Secretary's office prior to the advertised deadline. Applications may be submitted using the online form, in person, via fax, mail, or email.

Application forms will be made available on the Town's website and at Town Hall. The application will solicit information about the applicant's background including current occupation, community activities, and personal or professional experience related to the subject of the board to which the applicant is applying. In addition to the completed application, applicants are encouraged to submit a letter or resume further explaining their interest and experience.

Applicants will indicate their preferred board or commission on their application but may indicate a second choice if interested in service on more than one board or commission; ***however, to encourage citizen involvement no person may serve concurrently on more than one board, unless there are not enough qualified applicants to fill the vacancies.*** Additionally, Town Council members may serve on the Bartonville Community Development Corporation or the Bartonville Crime Control & Prevention District.

Applications are kept on file in the Town Secretary's office and are considered current for one year from the submittal date, after which the application will be removed from consideration. In order to be considered in the next recruitment period, the applicant is required to submit a new application.

**TERM:** Citizens are appointed to serve on a board at the pleasure of the Town Council. Appointments are for 2-year, staggered terms that commence on the first day of October. (Crime Control first day of September) and end on the last day of September of each year. Vacancies are filled by the Town Council as they occur.

### **SELECTION PROCESS**

**Application Review:** The Town Secretary will review the eligibility requirements and identify those applicants who are ineligible for appointment before submitting applications to the Town Council. When the application deadline has passed, the Town Secretary will distribute copies of all applications to the Town Council for review.

**Interview and Appointment Process:** The Town Council will interview applicants in July/August. When interviews have been completed, nominations will be made by individual council members and voted on by the entire Town Council. The applicant receiving the majority of the votes will receive the appointment.

The Town Secretary will notify each applicant of the Council's appointment decision via email.

**MID-TERM APPOINTMENTS:** Occasionally, a board or commission member may be unable to finish his or her term or may voluntarily resign prior to the term ending. In such cases, the vacant position may be filled by the Town Council with a mid-term appointee who will serve out the remainder of the unexpired term. Mid-Term vacancies shall be advertised in accordance with the provisions of this policy.

Applications for mid-term vacancies will be accepted for the time determined by the Town Council. The Town Council may interview applicants at the next Town Council meeting following the application deadline. When interviews have been completed, nominations will be made by individual council members and voted on by the entire Council. The applicant receiving the majority of the votes will receive the appointment.

**NEW MEMBERS/REAPPOINTED MEMBERS:** Following appointments, all new members should make every effort to become as familiar as possible with all aspects of his or her particular board. To aid in the process, the Town Secretary will provide new members with copies of pertinent telephone numbers of other members, and applicable information and regulations that govern that board.

All new members and reappointed members shall be required to complete specialized training on the Open Meetings Act, Public Information Act and any other State statues pertinent to their position on the board within three (3) months of their appointment. Such training shall be coordinated by and expenses born by the Town.



# TOWN COUNCIL COMMUNICATION

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**DATE** July 25, 2023

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider who will be on the Boards and Commission interview panel.

**SUMMARY:**

This item was placed on the agenda by Mayor Carrington.