



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 6, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding a Final Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas. The property is located near the southeastern corner of Broome Road and Porter Road, in Bartonville, Texas. The applicant is McAdams, Inc., on behalf of Philip R. and Martha S. Rice. [Town of Bartonville File Number FP-2025-002.]

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

SUMMARY: The subject property comprises two parcels encompassing 32.029 acres, located near the southeastern corner of Broome Road and Porter Road. The legal description of the property is RICE RANCH ADDITION BLK A LOT 2R-1 and RICE RANCH ADDITION BLK A LOT 1R. The corresponding Denton CAD parcel numbers are 748022 and 1055331. The applicant has applied for a final plat (see Exhibit A) in order to facilitate large lot residential development. The preliminary plat for the subject property was conditionally approved by the Bartonville Town Council on June 17, 2025.

The subject property consists of two agricultural and residential parcels.

Final Plat

Bartonville Development Ordinance (BDO) Section 2.6.e. lists the criteria of approval for a final plat:

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

The submitted final plat is designed to create five legal lots totaling 32.029 acres. The resulting lots will range from 2.00 to 16.029 acres. The submitted final plat conforms to the approved preliminary plat, adjusted as needed to respond to conditions of approval. The final plat addresses the following Town Council conditions from the preliminary plat approval:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c).
 - a. This condition shall remain.
2. Prior to approval of the final plat, all setbacks for Lots 1R1 and 2R2, Block A shall be 50 feet.
 - a. Addressed.
3. Prior to approval of the final plat, the Broome Road street frontage width for Lot 1R1, Block A shall be increased to no less than 300 feet.
 - a. Addressed.
4. Prior to approval of the final plat, the shared lot line between Lots 1R1 and 2R2, Block A shall be adjusted to avoid creation of any nonconformities between existing structures and dimensional standards as they apply to the new lots.
 - a. Addressed.
5. Minor correction: The setback label for Lot 8, Block A shall read "50' setback line" or be adjusted to be 20 feet from Lot 2, Block C, Barrington Hills Phase II.
 - a. Addressed.
6. Gated driveways shall have the gate or, if present, callbox, located no less than 55 feet from the edge of the Broome Road or Porter Road rights-of-way.
 - a. Addressed via final plat per Note 8.

There is no public infrastructure to be constructed to serve the new lots, as there are existing utilities in the adjacent streets sufficient to serve the lots, so criterion 2 does not apply. The proposed lots meet or exceed the minimum lot sizes and setbacks for the applicable zoning districts, thereby meeting criterion 3.

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

STAFF RECOMMENDATION: Approve with Conditions.

STAFF'S RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c). Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 2.6.e.4.
2. Prior to recordation of the final plat, the 25' water line easement (WLE) shall be labeled "25' WLE (BY THIS PLAT)". Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 3.3.e.

3. Prior to the recordation of the final plat, the “30’ GPLE 2010-86118” located within proposed Lot 6, Block A as shown in the approved Rice Ranch Minor Plat (MP-2024-003) shall be shown on the plat, unless documentation of the easement’s vacation is provided to the Town. Basis: Scrivener’s correction
4. Prior to recordation, the 25’ WLE to be established by the plat shall be located to the east of the 30’ GPLE along Porter Road. The water and gas line easement cannot overlap in parallel fashion. Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 3.3.e.
5. Minor Correction: Note 8 shall read, “Gated driveways shall have the gate, or if present, callbox, located no less than 55 feet from the edge of the road.” Basis: Scrivener’s correction.

EXHIBITS:

1. Final Plat Application Packet

Exhibit 1



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Application Type (check all applicable):

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

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

Proposed Subdivision Name: Rice Ranch Addition ☒ In Town Limits ☐ In ETJ

Current Zoning: RE-2 Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): N/A No. Proposed Lots: 5 Total Acres: 32.029

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

Owner: Philip R. & Martha S. Rice Phone: 214-205-2699

Address: 1086 Broome Rd, Bartonville, Tx 76226

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

Applicant: Philip R. and Martha S. Rice Phone: 214-802-6676

Address: 1086 Broome Road, Bartonville, Texas 76226 Fax: _____

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

Philip R. Rice
Applicant Signature

7/3/2025

Date

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



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

SPEC23572

July 7, 2025

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

RE: Rice Ranch Addition – Replat Application

Dear Shannon,

Please accept this letter, submitted on behalf of our client, as an explanation of the proposed application. We are requesting review and approval of a Replat for the property known as Rice Ranch, located at 1086 Broome Road in the Town of Bartonville. The property is currently platted as Lot 1R and Lot 2R-1, Block A, Rice Ranch Addition, and lies within the Residential Estates 2 (RE-2) and Agricultural (Ag) zoning districts.

This replat reflects revisions made in accordance with the conditions attached to the Preliminary Plat, which was conditionally approved by the Town Council on June 17, 2025. The purpose of the replat is to create three 2-acre lots within the RE-2 zoning district, each fronting Porter Road. The remaining acreage within the Agricultural zoning district is being reconfigured to comply with all applicable Ag zoning requirements.

The property owners currently reside on the remainder of the property (Lots 1R1 and 2R2 of the approved Preliminary Plat) and plan to continue using this land for agricultural purposes and to maintain the rural character and aesthetics of the property.

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

Sincerely,

McAdams

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

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



