



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Ryan Wells, Town Planner

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

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

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

The subject property consists of two agricultural and residential parcels.

Preliminary Plat

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

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

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

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

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

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

STAFF RECOMMENDATION: Approve with Conditions.

STAFF'S RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c).
2. Prior to approval of the final plat, all setbacks for Lots 1R1 and 2R2, Block A shall be 50 feet.
3. Prior to approval of the final plat, the Broome Road street frontage width for Lot 1R1, Block A shall be increased to no less than 300 feet.
4. Prior to approval of the final plat, the shared lot line between Lots 1R1 and 2R2, Block A shall be adjusted to avoid creation of any nonconformities between existing structures and dimensional standards as they apply to the new lots.
5. Minor correction: The setback label for Lot 8, Block A shall read "50' setback line" or be adjusted to be 20 feet from Lot 2, Block C, Barrington Hills Phase II.
6. Minor correction: Note 5 shall reference Preliminary Plat rather than Minor Replat.

ATTACHMENTS:

- Preliminary Plat Application Packet