



PLANNING AND ZONING COMMUNICATION

DATE February 7, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and make a recommendation regarding a Preliminary Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas. The applicant is Mycoskie & Associates, Inc., on behalf of Knight's Landing West. [Town of Bartonville PP-2023-004.]

Land Use and Zoning: Current land use category is Residential Estates – 5 Acre Lots (RE-5). Current zoning is Residential Estates 5 (5-Acre Lots; RE-5).

Summary: The applicant is the owner of four tracts of land, totaling 178.763 acres, located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court. The legal description of the property is A1594A A.M. Feltus, TR 3, 10.0 acres, Old DCAD TR #1; A1594A A.M. Feltus, TR 2, 30.0 acres, Old DCAD TR #1A, A1594A A.M. Feltus, TR 1, 78.763 acres, Old DCAD TR #2, and A0230A Cook, TR 8, 60.0 acres, Old DCAD TR #4. The corresponding Denton CAD parcel numbers are 64602, 65099, 65101, and 65110. The applicant has applied for a preliminary plat on 101.467 total acres (see Exhibit A) in order to facilitate large lot residential development. This is the same property that was recently approved for a zoning change from Agriculture (AG) to Residential Estates 5 (RE-5), approved by the Bartonville Town Council on November 21, 2023.

The subject property is part of a former agricultural tract. The property is largely undeveloped, save an apparent energy installation near its northwest corner.

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 15 legal lots and a public street totaling 101.467 acres. The resulting lots will range from 6.003 to 8.381 acres. The subject property is located on East Jeter Road, which is designated as a "Minor Collector" on the Town of Bartonville's Thoroughfare Plan. The applicant shows a proposed public road serving all 15 lots from East Jeter Road and connecting through to the existing Hat Creek Court public right-of-way. There will also be a public water line easement that will be used to serve all lots with an 8-inch public water line. This line will connect to an existing 8-inch public water line in Hat Creek Court and existing 8-inch public water line within E Jeter Road; this is sufficient to serve the proposed development and would provide valuable looping and redundancy in the Town's water distribution system. The lots will be served by on-site septic systems for wastewater. The Town Engineer will review construction plans for all proposed improvements concurrent with the final plat submittal. The zoning district for the subject property is Residential Estates 5 (RE-5), which has a 5-acre minimum lot size. The proposed resulting lots will meet the zoning district standards for minimum size.

Staff Recommendation: Approve with Conditions.

Staff's Recommended Conditions of Approval:

1. Prior to recordation of the final plat, the two "Offsite Drainage Easements" depicted on the preliminary plat shall be recorded as separate instruments. The recording number for the easements added to the plat prior to recording. Alternately, the easements can be established via the Knight's Landing West plat by revising the label to read 'by this plat.' Be advised that the timing of the easement dedication is also a condition of approval for the Knight's Crest plat (Town File No. PP-2023-003).
2. On the final plat, the drainage easement labels located in Block 2, Loo 3 shall be adjusted so they do not overlap.
3. 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).
4. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
5. The engineering/construction plan set shall show fire hydrant spacing that meets the Denton County ESD No. 1 spacing standards.
6. Accompanying the final plat application shall be copies of letters from applicable local utility companies stating that each utility company has reviewed the preliminary plat and stating any requirements (including easements) they may have, in accordance with Bartonville Development Ordinance Section 2.5.h.
7. On the final plat, the Notes on sheet 1 and General Notes on sheet 2 shall be consolidated onto sheet 2. Note 1 in each case shall be combined or corrected to reflect the correct references.
8. On the final plat, the Town approval signature box shall be updated to read "Final Plat."
9. On the final plat all signature lines shall be dated 2024.

Financial Information: The Town can anticipate some minor expenses associated with serving the future residences with public safety, road maintenance, and general governance services.

Exhibits:

1. Preliminary Plat Application Packet