TOWN OF BARTONVILLE, TEXAS
ORDINANCE 619-17

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, ADOPTING THE 2037 COMPREHENSIVE PLAN FOR THE TOWN OF BARTONVILLE; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND SPECIFICALLY REPEALING TOWN ORDINANCE NO. 535-12, THAT ADOPTED THE 2032 COMPREHENSIVE PLAN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; 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 is a Type A General Law municipality empowered under the Texas Local Government Code, Section 51.012, to adopt an ordinance, act, law, or regulation, not inconsistent with state law, that is necessary for the government, interest, welfare, or good order of the municipality as a body politic; 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, with guidance from the 2016 Citizen Survey, has reviewed and revised the Town's 2032 Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on June 7, 2017, 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 "2037 Comprehensive Plan"; and

WHEREAS, the Town Council, has carefully reviewed and considered the merits of the 2037 Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission and after holding a public hearing on June 27, 2017; 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 2037 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

All the above premises are hereby found to be true and correct legislative determinations and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.
Adoption of 2037 Comprehensive Plan

The 2037 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 2037 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, with guidance from a Citizen Committee and/or Citizen Survey, 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 that 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 his signature on an appropriate page of the 2037 Comprehensive Plan, that page to be determined by him, 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. 535-12, 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 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 8.
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 the development of land, 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 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 Effective Date 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 Effective Date of this Ordinance for two (2) days.

SECTION 11.
Effective Date

This Ordinance shall be in full force and effect from and after its passage and publication as the law in such case provides.

AND IT IS SO ORDAINED.

PASSED AND APPROVED this the 27th day of June, 2017.

APPROVED:

Bill Scherer, Mayor

ATTEST:

Tammy Dixon, Town Secretary

2037 COMPREHENSIVE PLAN

Town of Bartonville, Texas

Official Plan

TOWN OF BARTONVILLE

Ordinance No. 619-17

PASSED AND APPROVED by a vote of 5 to 0 this the 27th day of June 2017.

TOWN OF BARTONVILLE TEXAS

APPROVED:

Bill Scherer, Mayor

ATTEST:

Tammy Dixon, Town Secretary

2037 Comprehensive Plan

Town of Bartonville, Texas

June 2017

SECTION 1:
BASELINE ANALYSIS

Comprehensive Plan

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 in to the future. 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 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 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 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. 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 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.

SECTION 2:
GOALS AND OBJECTIVES

Comprehensive Plan

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' 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 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 Amend the Town's existing zoning and subdivision regulations to ensure that they implement the recommendations of this Plan.

1.6 Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods and natural features.

1.7 Separate or create transitions/buffer areas between conflicting or incompatible land uses.

1.8 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 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
- 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. Centralized Wastewater collection and treatment within Village Center (Bartonville Town Center) and General Commercial (Lantana Town Center) zoned areas
3. Private, on-site wastewater collection and treatment
4. 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.

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

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

6.15 Preserve the integrity of existing easements.

OPEN SPACES

Conservation of 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 endangered species of plants and animals.

7.4 Consider existing landscaping and tree placement during all new residential, commercial, and infrastructure projects.

SECTION 3:
LAND USE PLAN

Comprehensive Plan

Town of Bartonville, Texas

SECTION 3: LAND USE PLAN

INTRODUCTION

Approximately 30 percent of the total land within the Town of Bartonville planning area is currently 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.

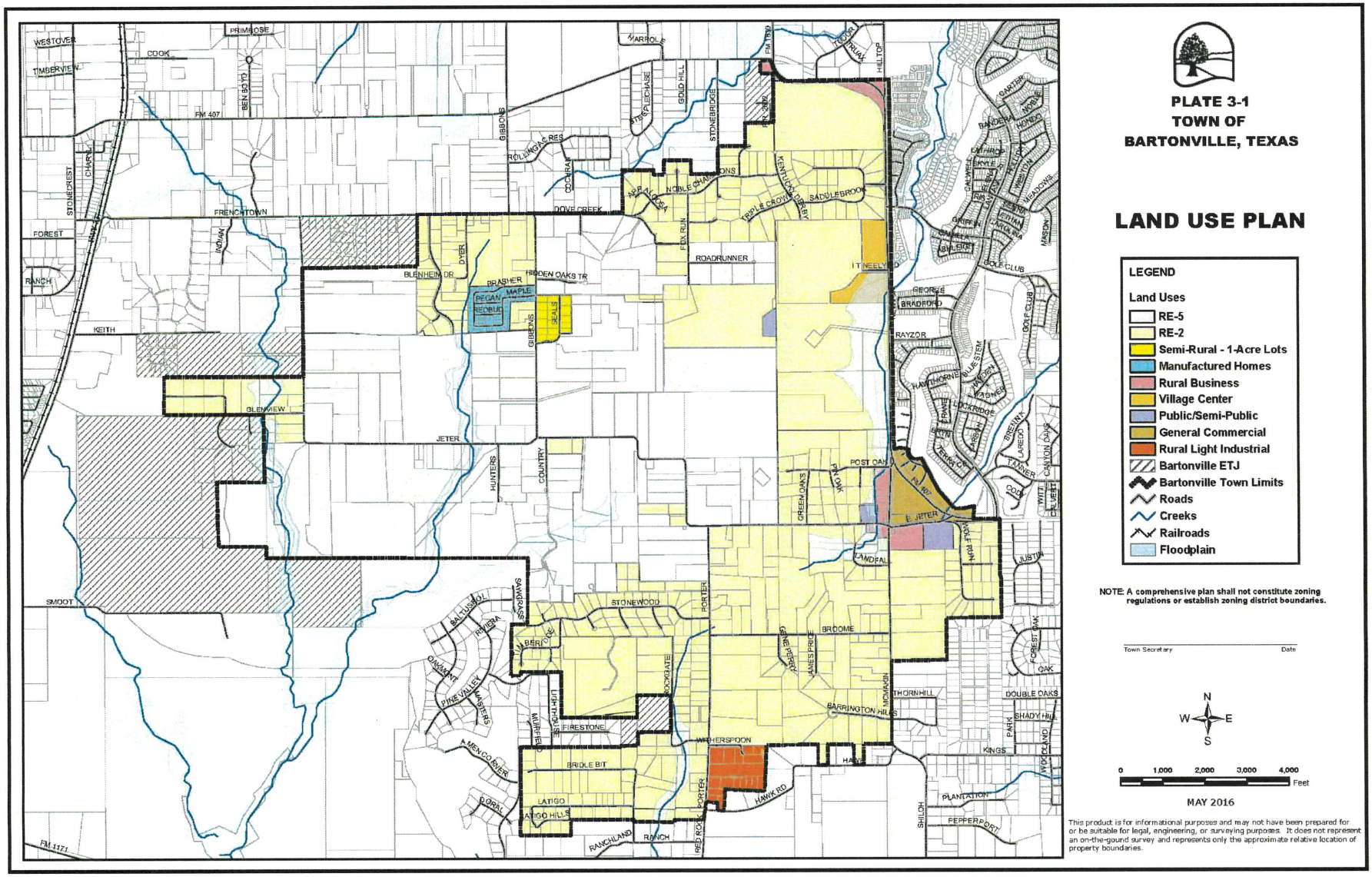
PLATE 3-1
TOWN OF
BARTONVILLE, TEXAS
LAND USE PLAN
LEGEND
Land Uses
RE-5
RE-2
Semi-Rural - 1-Acre Lots
Manufactured Homes
Rural Business
Village Center
Public/Semi-Public
General Commercial
Rural Light Industrial
Bartonville ETJ
Bartonville Town Limits
Roads
Creeks
Railroads
Floodplain
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Town Secretary
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MAY 2016
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-gound survey and represents only the approximate relative location of property boundaries.
WESTOVER
TIMBERVIEW
PRIMROSE
COOK
FM 407
BEN SOTO
STONECREST
CHARLI
FOREST
RANCH
FRENCHTOWN
INDIAN
KEITH
BLENHEIM DR
DYER
BRASHER
HIDDEN OAKS TR
PECAN
MAPLE
REDBUD
GIBBONS
BEALS
GLENVIEW
JETER
HUNTERS
COUNTRY
SMOOT
FM 1171
GIBBONS
ROLLINGACRES
COCHRAN
DOVE CREEK
MARROLS
STEEPLECHASE
GOLD HILL
STONEBRIDGE
FM 1302
NOBLE CHAMPIONS
KENTUCKY DERBY
TRIPLE CROWN
SADDLEBROOK
FOX RUN
ROADRUNNER
HOOK
HILLTOP
GEORGE
BRADFORD
RAYZOR
HAWTHORNE
BLUE STEM
LOCKRIDGE
FRANK
LAGNER
GREENVIEW
LAREDO
TANNER
CANYON OAKS
POST OAK
GREEN OAKS
FM 407
E JETER
WOLF RUN
LANDFALL
JUSTIN
STONEWOOD
PORTER
BROOME
GENE PERRY
JAMES PRICE
MONROE
THORNHILL
BARRINGTON HILLS
DOUBLE OAKS
SHADY HILL
FOREST OAK
OAK
PARK
KINGS
WOODLAND
SAWGRASS
BALTUSOL
RIVIERA
OAKMONT
PINE VALLEY
MASTERS
AMERICO RIVER
DORAL
LIGHTHOUSE
MURFIELD
FIRESTONE
ROCKGATE
WITHERSPOON
BRIDLE BIT
LATIGO
LATIGO HILLS
RANCHLAND
RANCH
RED ROCK
HAWK RD
HAWK
SHILOH
PLANTATION
FEPPERPORT
BANDERA
NORTH
HONDO
CARTER
DALWHEE
SKYE
WEBSTON
MEADOWS
GRIFFIN
BALEIGH
GOLF CLUB
MASON

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 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. 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. 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. 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. 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. 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. 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.

SECTION 4:
THOROUGHFARE PLAN

Comprehensive Plan

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

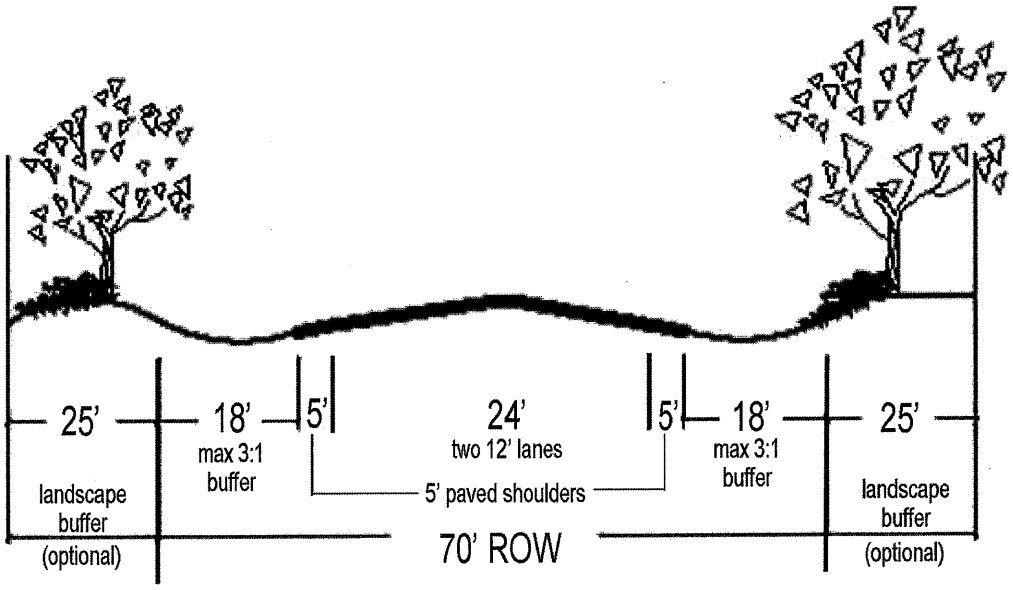
Collector streets are generally designed to collect traffic from local access streets and move them to the Highways (i.e., from residential developments to major streets). Collectors should provide more access to adjacent land uses than do highways, but access should still be controlled through the adoption 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

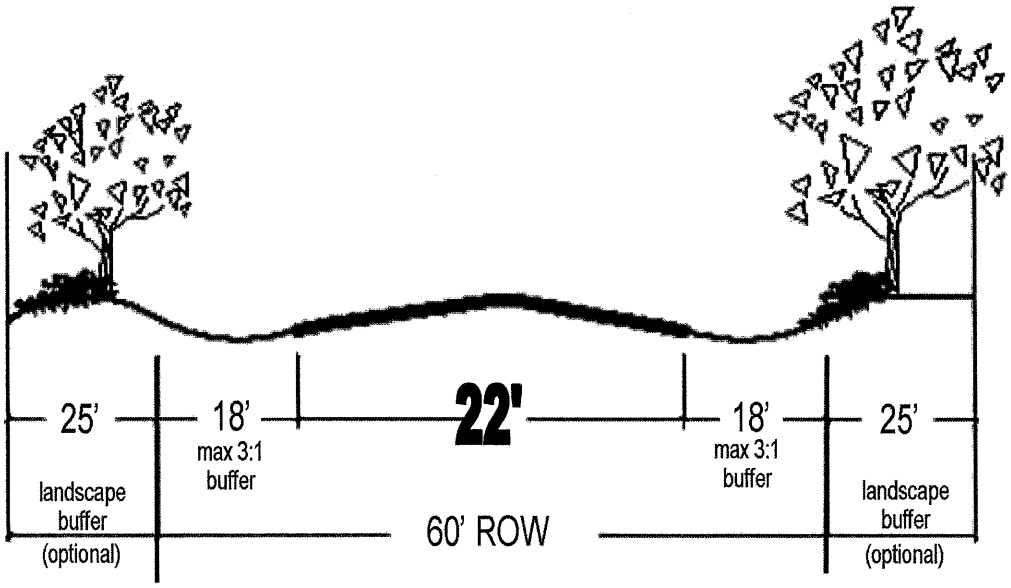


Note: The minimum drainage easement is 18' but may be reduced if approved by Town Engineer.

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)[1]	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	¾ mile	As Determined by TxDOT	50 - 60	Prohibited
Rural Collector	Traffic movement to FM 407 from Jeter Road and McMakin Road intersection (	Continuous	None Specifie d	Restricted - some movements may be prohibited; number and spacing of driveways controlled.	None Specified	5,000 to 15,000	30 - 40	Prohibited
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 - 35	Prohibited
Local Street	Land access.	None	Two lot lengths	Safety control only.	300 feet	200 to 500	20-30	Permitted

[1] 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.

[2] 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.

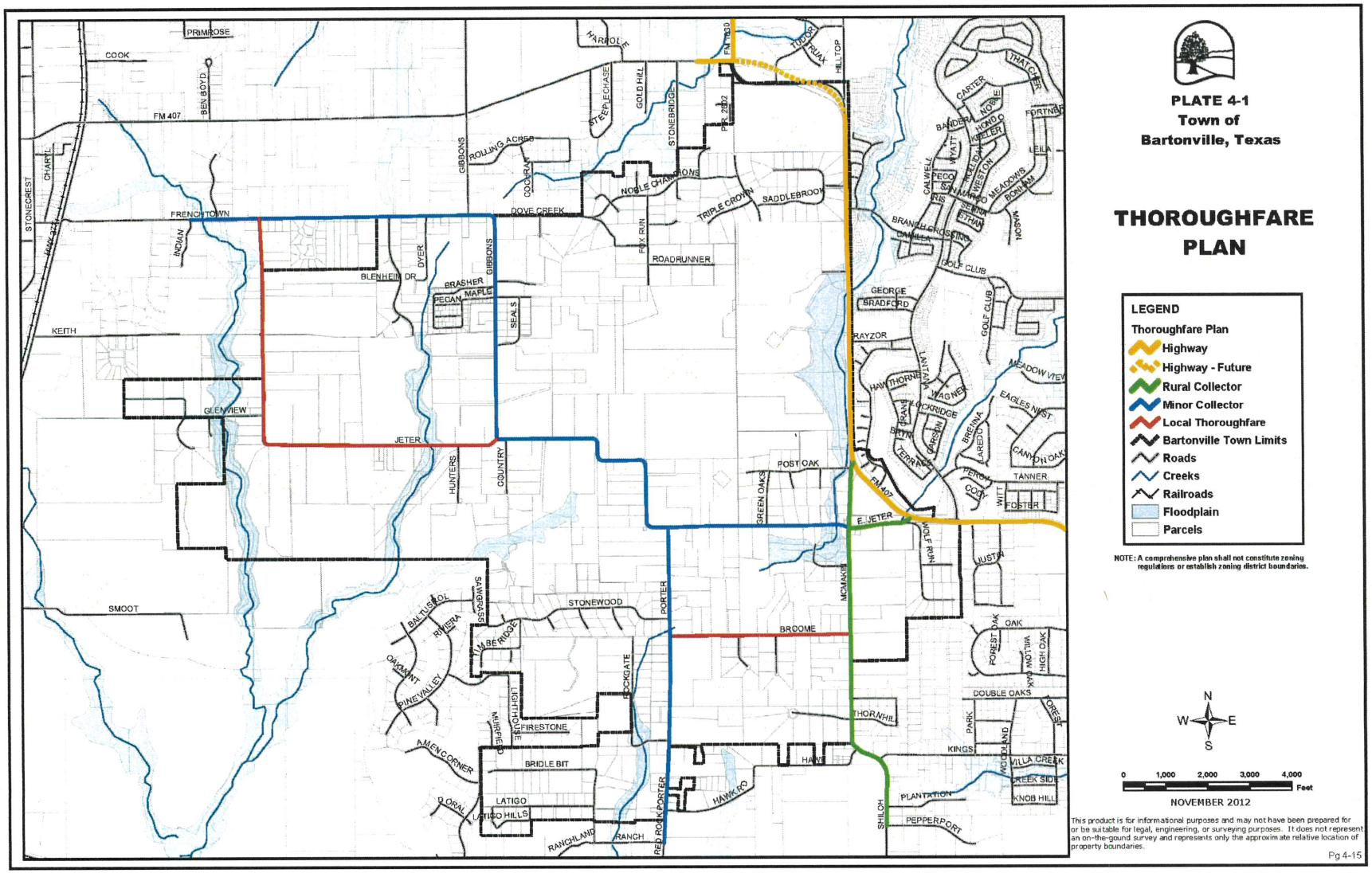


PLATE 4-1
Town of
Bartonville, Texas
THOROUGHFARE PLAN
LEGEND
Thoroughfare Plan
Highway
Highway - Future
Rural Collector
Minor Collector
Local Thoroughfare
Bartonville Town Limits
Roads
Creeks
Railroads
Floodplain
Parcels
NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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0 1,000 2,000 3,000 4,000 Feet
NOVEMBER 2012
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-gound survey and represents only the approximate relative location of property boundaries.
Pg 4-15
PRIMROSE
COOK
BEN BOYD
FM 407
STONEGREST
CHARLIE
INDIAN
FRENCHTOWN
KEITH
GLENVIEW
JETER
SMOOT
BLENHEIM DR
DYER
BRASHER
PECAN
MAPLE
GIBBONS
SEALS
HUNTERS
COUNTRY
ROLLING ACRES
COCHRAN
DOVE CREEK
HARROLD
STEEPLECHASE
GOLD HILL
STONEBRIDGE
NOBLE CHAMPIONS
FOX RUN
TRIPLE CROWN
SADDLEBROOK
ROADRUNNER
FM 1830
PR 2802
TODD RUN
HILLTOP
GEORGE
BRADFORD
RAYZOR
POST OAK
GREEN OAKS
E. JETER
WOLF RUN
MCMACHIN
BROOME
STONEWOOD
PORTER
SAWGRASS
BALTUSROL
RIVIERA
MABERIDGE
OAKMONT
PINEVALLEY
LIGHTHOUSE
MUIRFIELD
ROCKGATE
FIRESTONE
AMEN CORNER
BRIDLE BIT
LATIGO
LATIGO HILLS
CORAL
RANCHLAND
RANCH
RED ROCK
HAWK
HAWK RD
THORNHILL
SHILOH
PLANTATION
PEPPERPORT
KINGS
PARK
DOUBLE OAKS
FOREST OAK
WILLOW OAK
HIGH OAK
WOODLAND
VILLA CREEK
CREEK SIDE
KNOB HILL
FM 407
AUSTIN
TANNER
FOSTER
WITT
PERRY
CORY
BREINIGA
LAREDO
CANYON OAK
EAGLES NEST
MEADOW VIEW
GOLF CLUB
BRANDLEWOOD
CARMILLA
CALWELL
BANDERA
WYATT
PECOS
SANTA FE
WESTON
MEADOWS
BONHAM
MASON
ETHAN
CARTER
NOBLE
HONDO
WILLER
LEILA
FORTNER
THATCHER
LANTANA
HAWTHORNE
WAGNER
LOCKRIDGE
GRASSIN
BRIANA
BRYN
TERRACE

SECTION 5: IMPLEMENTATION

Comprehensive Plan

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 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 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 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 five 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., 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.

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, 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.