



# PLANNING AND ZONING COMMUNICATION

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**DATE:** September 3, 2024

**FROM:** Helen-Eve Beadle, AICP, Town Planning Consultant

**AGENDA ITEM:** Discuss and make a recommendation to the Town Council regarding a **Final Plat for High Plains at Furst Ranch, Phase 4A** encompassing approximately 34.940 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Town of Bartonville File Number FP-2025-003]

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**Land Use and Zoning:** The property is located in the Bartonville ETJ, thus no land use or zoning designations apply. The property has been utilized as agricultural and is undeveloped.

**Summary:** On August 20, 2024, the Town of Bartonville Town Council approved a Preliminary Plat for High Plains at Furst Ranch and Final Plat phases and construction have begun. The applicant has submitted a Final Plat application for Phase 4A which includes 120 residential lots and 8 non-residential lots. A revised Preliminary Plat application illustrating a change in roadway patterns and phasing precedes this agenda item.

Staff has reviewed the Final Plat and have the following observations:

1. The Marigold Trail and Peppervine Lane intersection waiver to allow an intersection offset less than 300 feet was approved on August 20, 2024 and staff recommends the waiver be approved by Town Council with the current Preliminary Plat application. The offset is approximately 140 feet and shall not be less than 140 feet. The waiver request outlining reasons and supporting information is included as an attachment to this agenda item.
2. Staff noted the open space lots with significant utilities (elevated storage tank, pump station/well site, and sewage treatment facility) and has concerns regarding the ownership and maintenance. The MUD and/or the HOA will be responsible for these lots and the owner/developer will add easements (utility and drainage) as phases are final platted. The NOTES section on the Final Plat shall be updated to ensure appropriate ownership and maintenance of the X lots.
3. Final Plats shall comply with Final Plat approval block per the Town's Code. *The applicant will verify the use of the current approval block for the plat.*
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Preliminary Plat. *The applicant has stated they will update the jurisdiction references.*
5. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
6. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.
7. The lot detail illustrating setbacks shall be added to the Final Plat.

The Town of Bartonville's Development Ordinance requires compliance with the adopted ordinances and regulations for plat approval. The Final Plat generally aligns with town standards and is recommended for conditional approval, pending resolution of specific conditions outlined in the recommended conditions of approval.

**Staff's Recommended Conditions of Approval:**

1. The revised Preliminary Plat shall be approved by the Town Council.
2. The requested waiver for the intersection geometry at Marigold Trail and Peppervine Lane for an offset less than 300 feet and a minimum of 140 feet is recommended for approval.
3. The applicant shall update the NOTES section to ensure open space/utility lots and easements are properly referenced for ownership and maintenance.
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Final Plat. *The applicant has stated they will update the jurisdiction references.*
5. Finished Floor Elevations (FFE) shall be provided on Final Plat.
6. The Final Plat shall contain a signature block for Town approval, following the configuration and signatories listed in Bartonville Development Ordinance Section 2.7.c.
7. The lot detail illustrating setbacks shall be added to the Final Plat.

**Exhibits:**

1. High Plains at Furst Ranch, Phase 4A Final Plat
2. High Plains at Furst Ranch, Phase 4A Final Plat application packet
3. High Plains Intersection Offset Waiver Request