



# PLANNING AND ZONING COMMUNICATION

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**DATE:** September 3, 2025

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

**AGENDA ITEM:** Discuss and make a recommendation to the Town Council regarding a **Preliminary Plat for High Plains at Furst Ranch** on 461.421 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, and A.M. Feltus Survey, Abstract Number 1595, in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is generally located east of State Highway 377, south of Keith Road, and north of Smoot Lane. The applicant is GMcivil on behalf of the owners ARROYO CAP V-1 LLC, SPUR FURST RANCH DEVELOPMENT, LP, and OLD WR RANCH I HACKER LP. [Town of Bartonville File Number PP-2025-002]

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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 (Exhibit 4, overall layout) for High Plains at Furst Ranch and the applicant has submitted a revised Preliminary Plat (Exhibit 1) illustrating a change in the street/lot patterns and phasing.

The previously approved Preliminary Plat included 1,115 residential lots and the proposed Preliminary Plat includes 1,104 residential lots. Additionally, along with open space/utility lots the current application includes two (2) Mixed Use lots (previously one (1) Mixed Use lot) that are located southwest of High Plains Trail and north and south of Grismill Drive.

Staff has reviewed the Preliminary Plat and have the following observations based on the new application and previous conditional approval:

1. The roadway pattern along the southern property boundary (Phases 2 and 3) has been altered and staff understands the applicant is currently working with Town of Flower Mound on a Master Thoroughfare Plan Amendment for the alignment that will support vehicle trip capacity and will maintain the Town of Bartonville's desire to limit traffic in the community. A new roadway, Grismill Drive, bisects the Mixed Use area and connects to another roadway south of Smoot Lane/floodplain. The Town of Bartonville's Thoroughfare Plan does not identify thoroughfares in this area of the Town Limits or ETJ. The Town of Flower Mound staff support the proposed Thoroughfare Plan Amendment.
2. The applicant requests consideration for the Marigold Trail and Peppervine Lane intersection waiver to allow an intersection offset less than 300 feet. The Town Council previously approved the waiver request on August 20, 2024 with the Preliminary Plat and staff recommends the waiver be approved by Town Council for the current Preliminary Plat application. The offset shall not be less than 140 feet. The waiver request outlining reasons and supporting information is included as an attachment (Exhibit 3) to this agenda item.
3. A previous approval condition required secondary access to US 377. The access has been provided through a Town of Argyle ETJ Final Plat phase (High Plains Trail). Additionally, a 20-foot all-weather emergency access easement (separate instrument) to Smoot Lane is illustrated on the Phase 1 Final Plat that was approved in June of 2025.

4. 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 Preliminary Plat shall be updated to ensure appropriate ownership and maintenance of the X lots.
5. Lots 3X, 4X, and 5X (Block 45) shall be on a new Block 46 since they are separated by a ROW/Grismill Drive. *The applicant has stated they will revise the plat and drawings accordingly.*
6. Preliminary and 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 plats.*
7. 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.*
8. 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.
9. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.

The applicant has submitted a preliminary water layout, preliminary sewer layout, preliminary drainage layout, and preliminary pad grading plan, along with the preliminary plat. The Interlocal Cooperation Agreement (ICA) between the Town of Bartonville and Denton County references the authority to regulate subdivision under Chapter A of Chapter 212 of the Texas Local Government Code (TLGC) and the Town of Bartonville's jurisdiction is limited to plat review. According to the Town Engineer, to date, ETJ plat reviews have strictly been limited to plat review. Water (Town of Argyle water is the supplier to the MUD) and sewer services will be provided through Furst Ranch MUD 1. The civil engineering plan reviews are performed by Denton County Development Services, the MUD, and the Certificate of Convenience and Necessity (CCN) providers actually serving an area.

The Town of Bartonville's Development Ordinance requires compliance with the adopted ordinances and regulations for plat approval. The Preliminary 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 Recommendation:** Approve with Conditions.

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

1. 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.
2. The applicant shall update the NOTES section to ensure open space/utility lots and easements are properly referenced for ownership and maintenance.
3. Lots 3X, 4X, and 5X (Block 45) shall be on a new Block 46 since they are separated by a ROW/Grismill Drive?
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 Preliminary Plat and Final Plats shall contain a signature block for Town approval, following the configuration and signatories listed in Bartonville Development Ordinance Section 2.7.c.

**Exhibits:**

1. High Plains at Furst Ranch Preliminary Plat
2. High Plains at Furst Ranch Preliminary Plat application packet
3. High Plains Intersection Offset Waiver Request
4. 2024 Preliminary Plat, Sheet 1 (for reference)