



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: June 4, 2025

FROM: Ryan Wells, Town Planner

AGENDA ITEM: Discuss and make a recommendation regarding a Final Plat for 89.261-acre 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 GM Civil on behalf of Spur Furst Ranch Development, L.P. [Town of Bartonville File Number FP-2025-001.]

LAND USE AND ZONING: The property is located in the Bartonville ETJ, thus no land use or zoning designations apply.

SUMMARY: The High Plains at Furst Ranch project includes five tracts of land, totaling 461.858 acres, located in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, generally east of State Highway 377 between Keith Road and Smoot Lane. The legal description of the property is A1339A PINSON WILES, TR 3B, .28 ACRES; A1339A PINSON WILES, TR 9, 131.307 ACRES; A1339A PINSON WILES, TR 10, 72.7 ACRES; A1339A PINSON WILES, TR 14, 164.34 ACRES; and A1595A A.M. FELTUS, TR 29, 79.82 ACRES. The corresponding Denton CAD parcel numbers are 270706, 64921, 64910, 64909, and 64879. The preliminary plat for this project was approved by the Bartonville Town Council on August 20, 2024, and was designed to create 1,150 legal lots, including 1,115 single-family residential lots and 35 non-residential lots, including one mixed-use lot. This final plat constitutes Phase 1 of the project, covering 89.261 acres and including 267 residential lots and three non-residential lots.

The subject property is part of a former agricultural tract. The property is undeveloped.

Final Plat

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

1. The plat substantially conforms with the approved preliminary plat or other studies and plans, as applicable;
2. The complete engineering/construction plans for all required public improvements and Town utilities have been submitted to the Town for review/approval by the Town's Engineer (whether specifically stated or not, final plat approval shall always be subject to any additions and/or alterations to the engineering/construction plans as deemed necessary by the Town Engineer, as needed, to ensure the safe, efficient and proper construction of public improvements within the subdivision); 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.

In accordance with criterion 1, the final plat was reviewed against the approved preliminary plat as well as the conditions of approval adopted by the Bartonville Town Council. A comparison of the final plat against the approved preliminary plat shows general conformance with the lot number and configurations, with one exception being an additional residential lot being located within Block 12, which had 14 lots in the preliminary plat and shows 15 lots within the final plat. As this constitutes a 0.4% change in overall lot count for phase 1, this is an acceptable change. The street configurations are generally the same as those shown in the approved preliminary plat, including the 140-foot offset between the intersections of Bushlands Trail and Peppervine Lane, and its intersection with Marigold Trail, which does not meet the Town's intersection spacing requirements but was approved as a waiver to the standard in the approval of the preliminary plat by the Town Council.

The final plat reflects conformance to the applicable conditions of approval, described as follows:

1. On the final plat, a minimum 15-foot public utility easement for water and sewer utilities shall be established on the following lots to correspond with either or both utilities traversing the lot:
 - a. Block 48, Lot 1X (water, sewer)
 - i. Not within Phase 1
 - b. Block 48, Lot 2X (water, sewer)
 - i. Not within Phase 1
 - c. Block 14, Lot 8 (sewer)
 - i. Not within Phase 1
 - d. Block 1, Lot 5 (sewer)
 - i. Within Phase 1; Met
 - e. Block 47, Lot 1X (sewer)
 - i. Not within Phase 1
 - f. Block 25, Lot 25 (sewer)
 - i. Not within Phase 1
 - g. Block 25, Lot 40 (sewer)
 - i. Not within Phase 1
2. On the final plat, a 10-foot-wide utility easement shall be located along the front property line (i.e., street frontage) of all lots and adjacent to a right-of-way.
 - i. Met.
3. The final plat shall show Marigold Trail and Peppervine Lane meeting as a four-way intersection at Brushlands Trail, rather than creating an offset of less than 300 feet.
 - i. Not applicable – approved as part of a waiver.
4. A second access point from State Highway 377, other than High Plains Trail, shall be constructed, installed, or otherwise established on the final plat for the first phase of the development, and this secondary access shall be maintained until such time as another secondary access road (e.g., Street A) is completed.
 - i. Met via off-site access.
5. In the preliminary sewer layout, the sewer section in the vicinity of Blocks 25, 26, 27, and 35 (located within Streets BB, CC, DD, and JJ) is not connected to the greater system. Check grades and provide for a positive drainage connection to the remainder of the system within the civil design set.
 - i. Not applicable to final plat.

6. On the final plat, the 20-foot-wide water easement located on Block 14, lots 48 & 49 shall be labeled "20' W.E. by this plat"
 - i. Not located within Phase 1.
7. On the final plat, the Notes section on Sheet 8 of 8 of the preliminary plat shall have a new Note 7, which shall read, "All parcels ending in 'X', with the exception of Block 48, Lot 1X, are open space parcels to be owned and maintained by the HOA. Said parcels shall be encumbered with a public access and utility easement over their entirety."
 - i. Phase 1 contains Lot 6X, Block 1; Lot 26X, Block 21; and Lot 2X, Block 22. In lieu of a general note as described above, Lot 6X, Block 1 and Lot 26X, Block 21 have a "Private Open Space & Drainage Easement" over their entirety. Lot 2X, Block 22 is the proposed amenity center for the development; however, the preliminary drainage layout shows a stormwater outlet from the public street system discharging onto the lot. Therefore, a Drainage Easement shall be established over the lot to protect and permit the receipt of stormwater flows; this shall be a recommended condition of approval for the final plat. The proposed easements as shown on the final plat otherwise meet the intent of the condition of approval from the preliminary plat.
8. The final plat shall show a drainage easement over the entirety of all open space lots containing the revised 100-year floodplain, as determined by the Flood Study performed by GM Civil, dated July 2024.
 - i. 100-year floodplain is not located within Phase 1.
9. A Letter of Map Revision (LOMR) shall be submitted to FEMA for the revised Zone AE flood plain for the portion of Whites Branch as established in the Flood Study performed by GM Civil, dated July 2024. The zone AE floodplain boundary shall be reflected on the final plat.
 - i. Not applicable to Phase 1.
10. General correction: Under the Owner's Certification, the fifth to last "Thence" appears to be superfluous.
 - i. Met.

The construction plans are not reviewed by the Town of Bartonville per the Interlocal Cooperation Agreement (ICA) between the Town of Bartonville and Denton County, so criterion 2 does not apply. Because this preliminary plat is in the Bartonville ETJ, where zoning does not apply, and the project is intended to be served by sewer, criteria 3 and 4 do not apply.

STAFF RECOMMENDATION: Approve with Conditions.

STAFF RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to recordation, a Drainage Easement shall be established over the entirety of Lot 2X, Block 22 on the final plat in order to protect and permit the receipt of stormwater flows.

ATTACHMENTS:

- Final Plat Application Packet