



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 3, 2025

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

AGENDA ITEM: Discuss and consider a Final Plat for High Plains at Furst Ranch, Phase 4B encompassing approximately 48.341 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-2025-004] ***(The Planning & Zoning Commission recommended approval by a vote of 5-0 at its December 3, 2025, meeting.)***

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 September 16, 2025, the Town of Bartonville Town Council approved a revised Preliminary Plat for High Plains at Furst Ranch that reconfigured roads and access for the overall property. Construction has begun in various phases for the development. The applicant has submitted a Final Plat application for Phase 4B which includes 111 residential lots and 4 non-residential lots.

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

1. 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.
2. Denton County ESD 1 recommends approval of the Final Plat with the condition that emergency access in and out of the site meets the IFC code requirements and is maintained in a compliant manner.

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

Staff Recommended Condition of Approval:

1. 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.
2. Denton County ESD 1 recommends approval of the Final Plat with the condition that emergency access in and out of the site meets the IFC code requirements and is maintained in a compliant manner.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission unanimously recommended approval with the above conditions.

Exhibits:

1. High Plains at Furst Ranch, Phase 4B Final Plat application packet
2. High Plains at Furst Ranch, Phase 4B Final Plat