



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 1, 2026

FROM: Marcy Ratcliff, 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 2 encompassing approximately 76.052 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. [Case # **FP-2026-001**]

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 has begun. On September, 16, 2025, the Town of Bartonville approved a revised Preliminary Plat illustrating a change in the street/lot patterns and phasing. The Preliminary Plat includes 1,104 residential lots and two (2) Mixed Use lots and 32 Non-Residential lots. The applicant has submitted a Final Plat application for Phase 2 which includes 242 residential lots and 6 non-residential lots.

Staff has reviewed the Final Plat and the conditions approved with the Preliminary Plan and have the following observations:

1. 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.
2. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.

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 Recommended Conditions of Approval:

1. Finished Floor Elevations (FFE) shall be provided on Final Plat.

Exhibits:

1. Denton County ESD #1 Review Comments
2. High Plains at Furst Ranch, Phase 2 Final Plat