

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 3RD DAY OF SEPTEMBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

Ralph Arment, Chair
Gloria McDonald, Vice Chair
Don Abernathy, Commissioner
Larry Hayes, Commissioner
Brenda Hoyt-Stenovitch, Commissioner
Pat Adams, Alternate 1
Rick Lawrence, Alternate 2

Town Staff Present:

Kirk Riggs, Town Administrator
Shannon Montgomery, Town Secretary
Shari Borth, Permit Technician
Helen-Eve Beadle, Planning Consultant

A. CALL MEETING TO ORDER

Chair Arment called the meeting to order at 6:30 pm.

B. PLEDGE OF ALLEGIANCE

Chair Arment led the Pledge of Allegiance.

Town Administrator Riggs introduced the Town's new Planning Consultant, Helen-Eve Beadle, from HE Planning & Design.

C. PUBLIC PARTICIPATION

If you wish to address the Commission, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.

There were no public participation.

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the August 6, 2025, Planning & Zoning Commission Regular Meeting Minutes.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Abernathy, to APPROVE the August 6, 2025, Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. **Discuss and make a recommendation to the Town Council regarding a Preliminary Plat for High Plains at Furst Ranch encompassing approximately 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 located generally east of State Highway 377 between Keith Road and 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]**

Motion made by Commissioner McDonald, seconded by Commissioner Hoyt-Stenovitch, to recommend **APPROVAL** for a Preliminary Plat for High Plains at Furst Ranch encompassing approximately 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 with the following **CONDITIONS**:

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.

VOTE ON THE MOTION

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

2. **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]**

Motion made by Commissioner Abernathy, seconded by Commissioner McDonald, to recommend **APPROVAL** for 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 with the following **CONDITIONS**:

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. 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.
6. The lot detail illustrating setbacks shall be added to the Final Plat.

VOTE ON THE MOTION

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair Arment adjourned the meeting at 7:00 pm.

APPROVED this the 1st day of October 2025.

APPROVED:

Gloria McDonald,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary