



PLANNING AND ZONING COMMISSION MEETING AGENDA

December 03, 2025 at 6:30 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

- A. CALL MEETING TO ORDER
- B. PLEDGE OF ALLEGIANCE
- 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.

D. APPROVAL OF MINUTES

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

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and make a recommendation to the Town Council regarding 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]

F. FUTURE ITEMS

G. ADJOURNMENT

The Planning and Zoning Commission reserves the right to recess into a closed meeting or executive session as authorized by Chapter 551 of the Texas Government Code, (the Texas Open Meetings Act) on any item posted on its open meeting agenda to seek legal advice pursuant to Texas Government Code Section 551.071, Consultation with Attorney of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

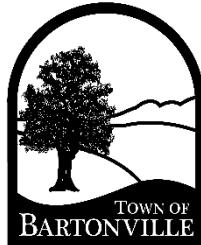
I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Monday, November 24, 2025, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 3, 2025

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider approval of the October 1, 2025, Planning & Zoning Commission Regular Meeting Minutes.

Summary: Minutes from October 1, 2025, Planning & Zoning Commission Regular Meeting.

Recommended Motion Or Action: Approve as presented.

Attachments:

- DRAFT October 1, 2025, Planning & Zoning Commission Regular Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 1ST DAY OF OCTOBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

Gloria McDonald, Chair
Don Abernathy, Commissioner
Pat Adams, Commissioner
Ralph Arment, Commissioner
Rick Lawrence, Alternate 1
Rebecca Jenkins, Alternate 2

Commissioners Absent:

Brenda Hoyt-Stenovitch, Commissioner

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 McDonald called the meeting to order at 6:31 pm.

B. PLEDGE OF ALLEGIANCE

Chair McDonald led the Pledge of Allegiance.

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. PRESENTATIONS

1. Statement of Appointed Official and Oath of Office to newly appointed and reappointed Commissioners.

Town Secretary Montgomery administered the Statement of Appointed Official and Oath of Office to Commissioners Abernathy, Adams, and Jenkins.

E. APPOINTMENT OF OFFICER**1. Appointment of Vice Chair**

Motion made by Commissioner Arment, seconded by Commissioner Abernathy, to nominate Pat Adams as Vice Chair.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, McDonald

NAYS: None

VOTE: 5-0

F. APPROVAL OF MINUTES**1. Discuss and consider approval of the September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes.**

Motion made by Commissioner Arment, seconded by Commissioner Adams, to approve the September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, McDonald

NAYS: None

VOTE: 5-0

G. PUBLIC HEARINGS AND REGULAR ITEMS

Chair McDonald moved Agenda Items 2 and 3 forward:

2. **Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a request for a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number ZON-2025-002, Lantana Tract 8B Chipotle CUP].**

Chair McDonald stated that Staff received a request from the applicant to continue this item to the November 5, 2025 Planning & Zoning Commission meeting. Chair McDonald opened the Public Hearing at 6:38 p.m. and continued the Public Hearing to November 5, 2025 and stated that those wishing to speak could speak on November 5, 2025.

3. **Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan application on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally**

located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number SP-2025-002, Lantana Tract 8B Site Plan].

Chair McDonald stated that Staff received a request from the applicant to continue this item to the November 5, 2025 Planning & Zoning Commission meeting. Chair McDonald opened the Public Hearing at 6:39 p.m. and continued the Public Hearing to November 5, 2025 and stated that those wishing to speak could speak on November 5, 2025.

Chair McDonald recused herself from the dais and left the meeting at 6:40 pm. Vice Chair Adams presided over the remainder of the meeting.

1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a zoning change from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road. The applicant is McAdams on behalf of the owner Drew Walling. [Town of Bartonville File Number ZON-2025-001, Estates of Quail Run/Walling Addition RE-5 Rezoning].

Vice Chair Adams opened the Public Hearing at 6:49 p.m.

Town Secretary Montgomery stated the responses that Staff has received:

- Dr. Peter T. Walling, 624 W Jeter Road, Bartonville – IN SUPPORT
- Khosrow Sadeghian – Agent for Kamy Real Property Trust – PO Box 50593, Denton – OPPOSED
- Michael Knoll, 104 Burghley Court, Bartonville – OPPOSED
- Drew & Tiffany Walling, 600 W Jeter Road, Bartonville – IN SUPPORT

Vice Chair Adams closed the Public Hearing at 6:51 p.m.

Motion made by Commissioner Abernathy, seconded by Commissioner Arment, to RECOMMEND APPROVAL of a zoning change from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, Jenkins

NAYS: None

VOTE: 5-0

H. FUTURE ITEMS

Discussion only, no action taken.

I. ADJOURNMENT

Vice Chair Adams adjourned the meeting at 6:53 pm.

APPROVED this the 3rd day of December 2025.

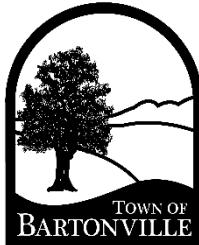
APPROVED:

Gloria McDonald,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary

DRAFT



PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	December 3, 2025
FROM:	Helen-Eve Beadle, AICP, 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 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]

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.

Exhibits:

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



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E1.

Application Type (check all applicable):

Sketch Plat Land Study Preliminary Final
 Development Replat Amending Plat

Current Legal Description: 48.341 Acres Situated in the Pinson Wiles Survey, Abstract No. 1339, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch, Phase 4B In Town Limits In ETJ

Current Zoning: ETJ Concurrent Zoning Change Req.? Yes (zoning change request attached) No

Proposed Zoning (if applicable): No. Proposed Lots: 115 Total Acres: 48.341

Seeking Waiver/Suspension: Yes No If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: ARROYO CAP V-1, LLC Phone: 949-272-1170

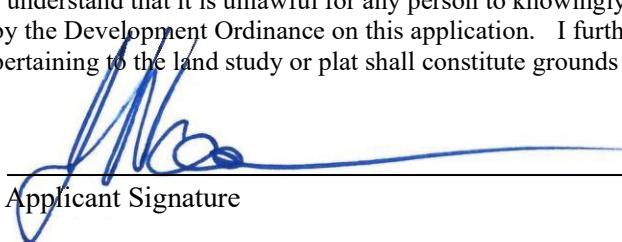
Address: 18575 Jamboree Road, Suite 350, Irvine, CA 92612

Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule

Applicant: GMcivil/Jason Weaver P.E. Phone: 817-329-4373

Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051 Fax: _____

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.


Applicant Signature

10/21/2025

Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co.	<input type="checkbox"/> Town Engineer/Planner	<input type="checkbox"/> Town Attorney	<input type="checkbox"/> DRC Members
<input type="checkbox"/> Elec Co.	<input type="checkbox"/> Cable Co.	<input type="checkbox"/> Fire Chief	<input type="checkbox"/> Water Supply



NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 07/28/2025

I, Jeffrey B. Brouelette/ARROYO CAP V-1, LLC, owner of the Property located at High Plains at Furst Ranch do hereby certify that I have given my permission to Jason Weaver, P.E. / GMcivil, to make an application (check one) on my behalf.

- Sketch Plat
- Development
- Land Study
- Replat
- Preliminary
- Amending Plat
- Final Plat

Jeffrey B. Brouelette/ARROYO CAP V-1, LLC
Print Name


Signature of Owner

18575 Jamboree Road Suite 350, Irvine, CA 92612 949-272-1170
Address Phone No.

State of California §
County of Orange §

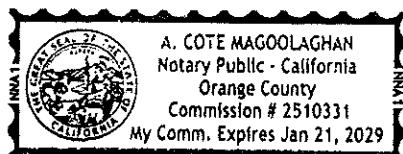
Before me, A. Cote Magoolaghan, a Notary Public in and for said County and State, on this day personally appeared Jeffrey B. Brouelette known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of July, 2025.



Notary Public's Signature

(Seal)



CITY OF ARGYLE
LOT 3R, BLOCK 1, LIBERTY CHRISTIAN SCHOOL ADD.
DOC. No. 2014-286 P.R.D.C.T.

BARTONVILLE E.T.J.
SANITATION EASEMENT BY SEPARATE DOCUMENT

LOT 3
GLENVIEW ESTATES CAB. B, SL. 235
P.R.D.C.T.

BLOCK 2
LOT 2
CITY OF BARTONVILLE

POINT OF BEGINNING
1/2" I.R.F.

LOT 1
SPRINGFIELD CAB. F, SL. 321 P.R.D.C.T.

LOT 2
SPRINGFIELD CAB. F, SL. 321 P.R.D.C.T.

LOT 3
SPRINGFIELD CAB. F, SL. 321 P.R.D.C.T.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for recording 10/22/2005 1:17 PM

SHEET 3

Compass Rose:

N
W E
S

GRAPHIC SCALE

1"=60'

SEE SHEET 3 FOR
LINE & CURVE TABLES

20'
20'
5'
5'
10'
25'
20' B.L.
10' U.E.
20' B.L.
10'
25'
10'
10'

**TYPICAL LOT
SETBACK DETAIL**

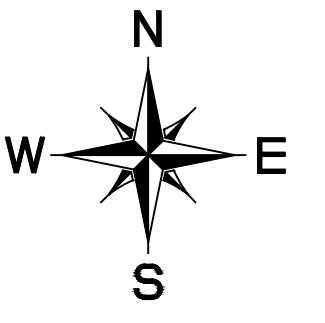
TYPICAL LOT
SETBACK DETAIL
NTS

DEVELOPER:
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
2555 SW Grapevine Pkwy, Suite 100, Grapevine, TX 76051

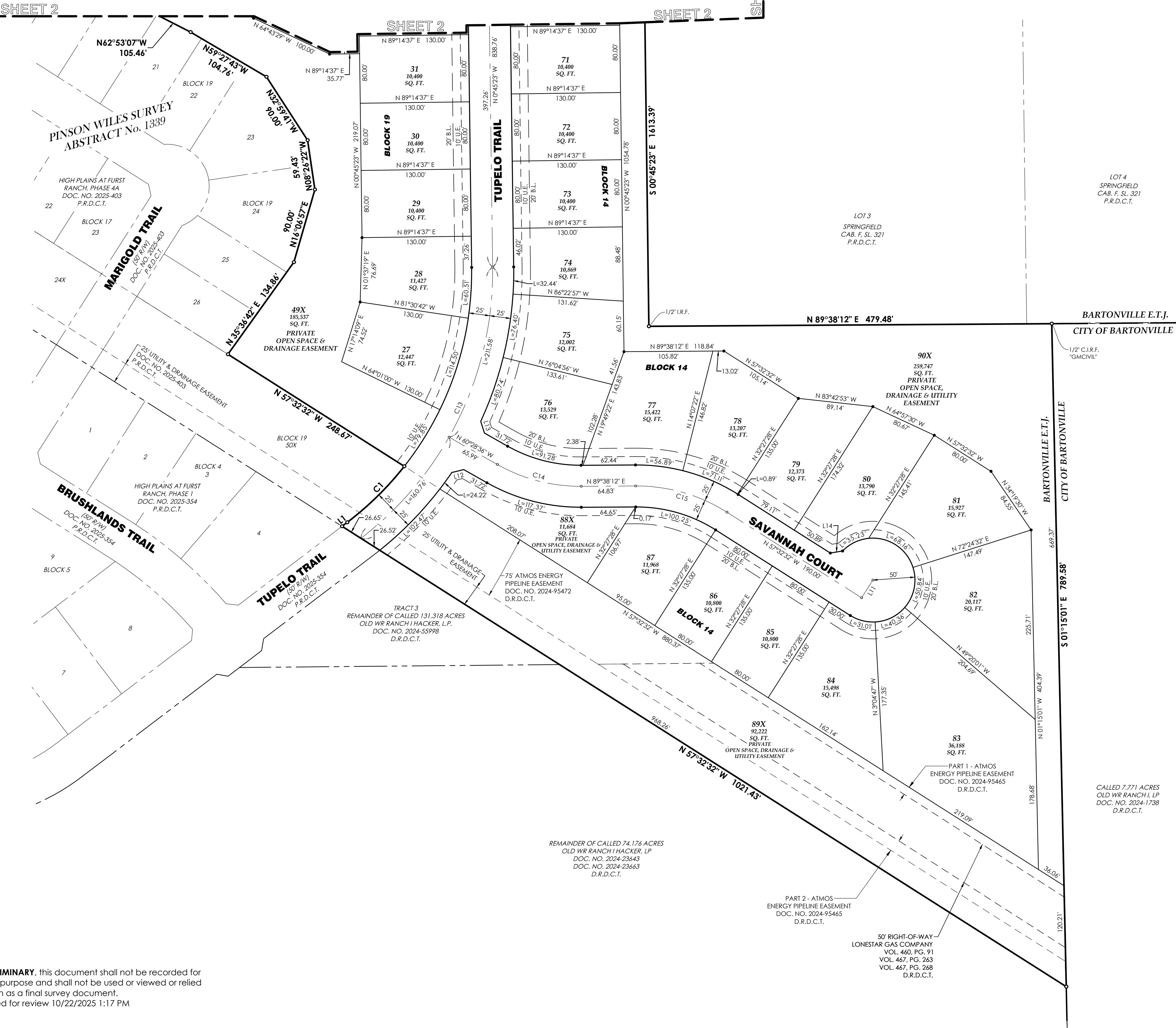
OWNER:
ARROYO CAP V-1, LLC
18575 JAMBOREE ROAD, SUITE 350

The logo for GM civil Engineering & Surveying. It features a large, stylized 'G' and 'M' in a dark blue color on the left, followed by the word 'civil' in a lowercase, bold, dark gray sans-serif font. Below this, the words 'Engineering & Surveying' are written in a bold, dark gray sans-serif font. At the bottom, the address '2559 SW Grapevine Pkwy, Grapevine, Texas 76051' and phone number '817-329-4373' are listed in a smaller, dark gray sans-serif font. A small 'TxEng Firm # F-2944 | TxSurv Firm # 10021700' is at the bottom right.

**FINAL PLAT
OF
LOTS 46-87, 88X, 89X, 90X, BLOCK 14; LOTS 1-7, BLOCK 18;
LOTS 1-15, 27-48, 49X, BLOCK 19; LOTS 1-25 BLOCK 20
HIGH PLAINS AT FURST
RANCH, PHASE 4B
BEING
48.341 ACRES
SITUATED IN THE
INSON WILES SURVEY, ABSTRACT
No. 1339
DENTON COUNTY, TEXAS
111 RESIDENTIAL LOTS. 4 NON-RESIDENTIAL LOTS**



GRAPHIC SCALE
1"=60'
0 60 120 180



LINE TABLE				
LINE #	BEARING	DISTANCE		
L1	N52°45'18"E	7.82'		
L2	N12°32'32"W	14.14'		
L3	N32°27'28"E	5.00'		
L4	N68°11'24"E	14.93'		
L5	S26°04'15"E	14.45'		
L6	N32°52'28"E	43.64'		
L7	N56°20'25"W	20.00'		
L8	N77°27'28"E	21.21'		
L9	N28°32'59"W	17.08'		
L10	S60°51'03"W	17.05'		
L11	S32°27'28"W	25.00'		
L12	S76°32'48"W	14.63'		
L13	S17°29'59"E	14.63'		
L14	N80°19'39"E	14.83'		
L15	N45°45'23"W	14.14'		
L16	S44°14'37"W	14.14'		
L17	N29°08'57"W	17.59'		
L18	N45°01'34"E	14.14'		
L19	N44°58'26"W	14.14'		
L20	S61°27'01"W	17.56'		
L21	S69°47'51"E	0.65'		
L22	S12°32'32"E	14.14'		
L23	N70°20'17"E	20.00'		
L24	S84°50'17"E	26.32'		
L25	S83°33'23"W	20.00'		
L26	N39°17'24"E	20.00'		
L27	S69°47'51"E	0.32'		

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	375.00'	95.37'	14°34'15"	N45°28'10"E	95.11'
C2	675.00'	109.37'	9°17'02"	N27°48'57"E	109.25'
C3	625.00'	143.82'	13°11'02"	N10°38'21"E	143.50'
C4	325.00'	163.52'	28°49'39"	N18°27'39"	161.80'
C5	50.00'	32.86'	37°39'19"	N14°49'56"E	32.27'
C6	200.00'	42.78'	12°15'19"	S63°01'11"E	42.70'
C7	650.00'	149.57'	13°11'02"	S10°38'21"W	149.24'
C8	300.00'	150.94'	28°49'39"	S18°27'39"W	149.35'
C9	200.00'	232.85'	66°42'23"	N33°19'37"W	219.92'
C10	250.00'	81.83'	18°45'13"	N57°18'12"W	81.46'
C11	250.00'	205.82'	47°10'13"	N24°20'29"W	200.06'
C12	200.00'	115.94'	33°12'51"	N74°08'57"W	114.32'
C13	400.00'	372.15'	53°18'25"	N25°53'50"E	358.87'
C14	200.00'	104.32'	29°53'12"	N75°25'12"W	103.15'
C15	200.00'	114.57'	32°49'16"	N73°57'10"W	113.01'
C16	350.00'	298.46'	48°51'33"	N25°11'09"W	289.50'
C17	400.00'	281.75'	40°21'30"	N69°47'41"W	275.96'

DEVELOPER:
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
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OWNER:
ARROYO CAP V-1, LLC
1857 JAMBOREE ROAD, SUITE 350
IRVINE, CA 92612

PREPARED BY:
GM civil
Engineering & Surveying
2555 SW Grapevine Pkwy, Grapevine, Texas 76051
TxEng Firm # F-2944 | TxSurv Firm # 10021700