

## **Furst Ranch Update (*published August 10, 2020*)**

Neighbors,

There was an article published in the August 2020 Cross Timbers Gazette (delivered Friday, 8/7/20) on a proposed mixed-use community development on the Furst Ranch which has raised a lot of questions.

This property encompasses approximately 2,067 acres of land and surrounds all four corners of the intersection of US 377 and Cross Timbers Road (FM 1171). The area that is being planned includes Mixed Use of 1,867 acres to the east of US 377 and Campus Industrial of 200 acres to the west of US 377. This property is primarily located in Flower Mound with about 450 acres in the ETJ (extraterritorial jurisdiction) of Bartonville and 31 acres in the ETJ of Argyle. An ETJ is an “unincorporated area that is contiguous to the corporate boundaries” of a city/town, e.g. taxes are not paid to the municipality in the ETJ.

The developer would like to consolidate all the property into one municipality, in this case Flower Mound (similar to what we did several years ago with the Tour 18 development) and contacted the town last month to explore details and engage with other municipalities.

The town met with the developer and Jack Furst two weeks ago and since that time I have had high level discussions with the Mayor of Flower Mound and the Mayor Pro Tem of Argyle. My first opportunity to discuss these conversations with the council will be Tuesday during our executive session (By law, I am limited in my contact with the entire council between council sessions). I plan to make this a public discussion topic at our standard monthly council meeting on Tuesday, 18 August.

Let me address a few of the questions I have heard since Friday:

**Why were the town residents not informed of this topic earlier?** We are in very early exploratory discussions. I did attend a meeting with the County Judge and Jack Furst several months ago and was asked to maintain confidentiality as other key stockholders had not yet been informed. I briefed the council and asked them to keep it confidential as well. Our next conversation was last month.

**Why does the developer want to consolidate all the property into the jurisdiction of Flower Mound?** This is a proposed master plan development and it is tremendously more efficient to deal with only one municipality. Additionally, Flower Mound can provide enhanced services above and beyond those our rural town provides today.

**What does these mean to our residents?**

- The town has clearly stated that our top priority is to mitigate the impact of any development on our residents, just as we do with development inside the town today. The Furst Ranch has heard this request and wants to be a good neighbor. Their current proposal is single family residential and green belt along the borders of Bartonville and Argyle.
- There are no current plans to connect Bartonville roads to any outside development. Note: Due to high-density developments in Argyle, we are, and will continue, to see increased traffic. We continue to monitor traffic with our yearly traffic studies/traffic counts and remain in contact with our county commissioner on ways handle any impact.
- Any decisions made regarding the ETJ will include Bartonville residential and financial considerations.

Again, these are exploratory discussions. As details evolve, they will be communicated. If you have questions, please contact [me or the council](#). We are happy to discuss this or any other topic.

I encourage you to attend the council meeting on August 18, 2020, at 7:00 p.m. via video conference (in order to advance the public health goal of “social distancing”) to slow the spread of the Coronavirus (COVID-19).

[Zoom Meeting https://us02web.zoom.us/j/84808945332?pwd=dTBnczltbnZlVDhpL2M5cGdES2NZQT09](https://us02web.zoom.us/j/84808945332?pwd=dTBnczltbnZlVDhpL2M5cGdES2NZQT09) Meeting ID: 848 0894 5332 Passcode: 652776

[CLICK HERE](#) to submit comments for the record.

Bill Scherer, Mayor