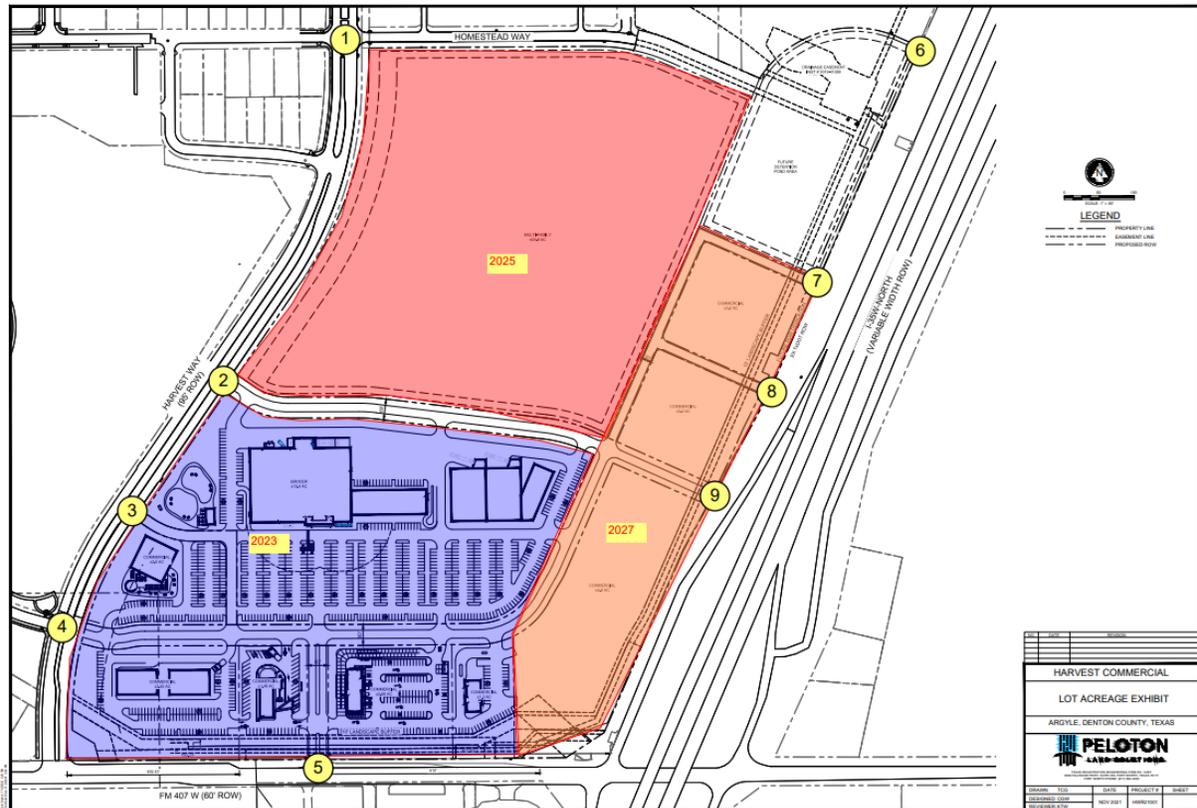




TO: Mayor and Members of the Town Council  
FROM: Rich Olson, Town Administrator  
REF: Town Administrator's Weekly FYI – January 14, 2022  
COPY: Email Distribution

1. The Town of Argyle will be hosting a community meeting on January 26 from 7:15 p.m. to 9:15 p.m. on the proposed Harvest Town Center Development. The meeting has been moved from Town Hall to Argyle Middle School due to the interest in the project expressed by residents. Hillwood Development has requested an opportunity to share their project with our citizens. The Harvest Town Center project consists of 70 acres located in the town extraterritorial jurisdiction (ETJ). On December 28, 2021, Hillwood submitted their subdivision plans to town staff for review. Since at this time no variance or exceptions are under consideration, final approval will take place before the Planning & Zoning Commission. Below is one of the drawings Hillwood submitted. During the Municipal Development District meeting on January 11, 2022, the MDD board was presented with an outline of the Harvest Town Center development. Vice President of Retail for Hillwood, Mark Miller, explained details of the proposed project.



2. The next Argyle Business Association meeting will be held next Thursday, January 20, 2022 from 8 a.m. to 9 a.m. at Town Hall. The Business Spotlight for the month of January is the Cross Timbers Gazette, who will be hosting the event.
3. Town Council awarded a three-year contract for sewer line cleaning and closed-circuit television (CCTV) inspection services to BCAC Underground LLC in Fiscal Year 2020. The contractor has cleaned and CCTV approximately 1/3 of the sanitary sewer system (SSS) and will continue this Fiscal Year on year two of the three-year project for an additional 1/3 of the SSS. BCAC Underground is checking their schedule and will be providing us with a start date that we anticipate to be mid-February, which will include Argyle Town Village, Harrison Lane to the Graveyard Branch interceptor, 5T Ranch Phase One to the Lift Station, The Oaks, Cook Street, the connecting section from Country Lakes subdivision to Crawford Road, a section to Argyle ISD Intermediate School along the creek area, W Front Street to Old Justin Road, sections of US 377 that are not being relocated, Canyon Falls 7AR and 8AR and Harvest Townside Phase One as the town is responsible for the sanitary sewer collection system maintenance in those phases.
4. Starting on January 18, 2022, former Director of Planning and Economic Development for the City of Kennedale, Texas, Melissa Dailey, will begin her employment as Interim Community Development Director. Ms. Dailey will be a contract employee. Ms. Dailey has two master's degrees from University of Texas at Arlington and a B.A. in Business Administration. In the past, she has worked for the City of Fort Worth, City of Arlington and Downtown Amarillo, Inc. Based on the volume of work pending, or that is anticipated, I believe that the department needed additional help. The town has received four resumes with only one person who meets the minimum qualifications for the community development director's position. I plan to hold an assessment center to fill the position during the first part of February.
5. On Tuesday, January 11, 2022, the community development team received the town's Month End Operations Activity Report for December 2021 from SAFEbuilt, the town's contractor for building inspection. The December Operations Activity Report indicates that SAFEbuilt issued 48 residential permits and completed 45 plan reviews, as well as issued five commercial permits and completed six commercial plan reviews. A total of 502 residential inspections were completed, with a 79% inspection pass rate, while a total of 15 commercial inspections were completed with a 93% inspection pass rate for the month. So far this Fiscal Year, the town has issued 88 residential permits.
6. Town Council is planning to consider text amendments to Article V, Tree Preservation of the Town Development Standards during their meeting on Tuesday, January 18, 2022. The proposed amendments were discussed by the Planning & Zoning Commission during their meeting on January 5, 2022 and recommended approval with a clarification to the proposed *Sec. 14.5.4 E. Exceptions* section to the ordinance. Under the current Tree Preservation standards there exists an exception for residential properties in which an owner-occupied homestead shall be exempt from the tree protection and replacement requirements. Since there was no limit to the size of the owner-occupied

homestead property, this exemption applied to agricultural property, with minor limitations depending on circumstances. Under the proposed text amendments recommended by the Planning & Zoning Commission, the residential property exception would be updated to the removal of a protected tree located within a radius of 300 feet from the principal structure on the property. Protected trees located outside the 300-foot radius would then be subject to tree protection and mitigation requirements under the new ordinance. The justification for this change is to provide further protection of old growth protected trees characteristic of the Cross Timbers region, and disincentivize the clear-cutting of protected trees. Previous amendments to Article V, Tree Preservation in the Town Development Standards include Ordinance 2017-15 and Ordinance 2020-18. Notable updates include adding a protecting tree list in 2017, including Post Oaks, and revising the tree mitigation ratio from a multiplier of 1:1.5, 1:2.5, and 1:3.5 to a lesser standard 1:1 replacement ratio. According to the Argyle Urban Forest Ecosystem Analysis completed in March 2019 by the Texas Trees Foundation, Post Oaks account for 30.5 percent of the tree cover in Argyle. In order to protect this notably Argyle tree species, it was added to the Protected Tree list in 2017. Tree species not listed on the Protected Tree List will not be subject to tree mitigation requirements.

7. Reytech has started working on line segment E this week. This is the area just north of the Dry Clean Super Center. This week, they were able to install the manhole along with 60 feet of pipe. Line segment E is a fairly short project, and they should be completed by the end of next week. Phase One of the US 377 Sewer Line Relocation project will then be completed. A pre-construction conference for Phase Two will be held on January 28, 2022. Actual construction of Phase Two should begin in February. The general contractor will be Atkins Brothers Equipment.