NOTICE OF A WORK SESSION AND REGULAR MEETING
OF THE TOWN COUNCIL
MAY 28, 2019 – 5:00 pm

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Town Council will meet in a work session and regular meeting May 28, 2019 at 5:00 pm at the Argyle Town Hall, 308 Denton Street, Argyle, Texas. The items listed below are placed on the agenda for discussion and/or action.

EXECUTIVE SESSION AGENDA – 5:00 PM

A. EXECUTIVE SESSION

1. Call Meeting to Order

2. Convene into Executive Session: PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D:
   a. Pending or contemplated litigation or to seek the advice of the Town Attorney pursuant to Section 551.071: Tree Mitigation Regulations, Article V of Town Development Standards.

   b. Deliberate regarding the purchase, exchange, lease, or value of real property pursuant to Section 551.072: TxDOT acquisition of Property along Front Street.

3. Adjourn into Open Meeting.

4. Consider action on executive session items.

WORK SESSION AGENDA – 5:30 PM

B. CALL WORK SESSION TO ORDER

C. WORK SESSION

The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discussion regarding a Back to School Bash or other similar summer event.
2. Discussion regarding a request from the Economic Development Corporation to fund an additional employee for the remainder of FY 2019 and to include in the FY 2020 budget.
3. Discussion regarding any regular session items.

REGULAR SESSION AGENDA – 6:00 PM
(or immediately following the 6:00 pm work session)

D. CALL REGULAR SESSION TO ORDER

E. INVOCATION

F. PLEDGE OF ALLEGIANCE
American Flag

Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible"***

G. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS
1. Town Council and Staff Presentations / Reports
   a. Development Project Updates
   b. Northwest Metroport Chamber Presentation

H. OPEN FORUM:
The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

I. CONSENT AGENDA:
Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration

1. Consider approval of the March 26, 2019 Joint Work Session Meeting Minutes as recorded.
2. Consider approval of the April 23, 2019 Regular Town Council Meeting Minutes as recorded.
3. Consider approval of the May 14, 2019 Regular Town Council Meeting Minutes as recorded.
4. Consider Approval of a Resolution Appointing Judith Jacinto as the Town of Argyle Municipal Court Clerk.
5. Consider authorizing the Town Manager to negotiate a contract for professional engineering services with Teague, Nall and Perkins, Inc.
6. Consider authorizing the Town Manager to execute a contract with Teague, Nall and Perkins, Inc for the 2020 Wastewater and Roadway Impact Fee Update.
7. Consider awarding the bid and authorizing expenditures for the finish out of the Public Works Facility located at 4150 Trey Lane and authorize the Town Manager to execute the necessary documents.

J. NEW BUSINESS & PUBLIC HEARINGS:

1. Discuss and consider a resolution appointing the Mayor Pro Tem.

2. PUBLIC HEARING: Consider and take appropriate action on a Specific Use Permit (SUP-19-004) for Briarpatch Weddings, a proposed wedding and event venue to be located at 429 Stonecrest Road, being legally described as Lot 10, Stone Meadow Estates, Town of Argyle, Denton County, Texas.

3. PUBLIC HEARING: Consider a recommendation of a Planned Development Amendment (Z-19-001) for the Lakes of Argyle, zoned as PD-SF-12 (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots), being a 111.40-acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas. The purpose of this Town staff-initiated PD Amendment is to clarify the use of Hardi-plank concrete siding within the Lakes of Argyle development standards under Ordinance No. 2015-21.

4. Consider and take appropriate action on a variance request to delay the tree survey requirements at time of Preliminary Plat application for Heath Tract, a proposed 8-lot preliminary plat (PP-19-001) on an approximately 96.68-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, being located to the east of I-35W, south of Sam Davis Road and north of FM 407, Town of Argyle, Denton County, Texas.

5. Consider and take appropriate action on a Preliminary Plat (PP-19-001) for Heath Tract, a proposed 8-lot plat on an approximately 96.68-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, being located to the east of I-35W, south of Sam Davis Road and north of FM 407, Town of Argyle, Denton County, Texas.

6. Consider and take appropriate action on a Site Plan (SP-19-005) for TM Evans Tract, Phases I & II, a proposed 23,580 square-foot corporate office and laboratory facility and 17,000 square-foot office, restaurant, and retail building, located on approximately 3.966 acres of land, legally described as Lots 1-10, Evans Trailer Park, a portion of Stephan A. Chambers Survey, Abstract No. 308, located in the Town of Argyle, Denton County, Texas.

7. Consider authorizing the Town Engineer to evaluate drainage concerns in the Skyline Park subdivision.

8. Consider designating a Road Committee to review the 2019 Road Improvement Project and authorize bid publication.

K. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA *(discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda)*

L. ADJOURN

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by 3:00 pm on the 24th day of May, 2019.

Erika McComis, Town Secretary

NOTE: : As authorized by Section 551.071 of the Texas Government Code (Consultation with Town Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item herein.

A quorum of the members of the Planning and Zoning Commission, Economic Development Corporation, and Crime Control Prevention District may be in attendance at this meeting. The boards/commissions will take no action during the course of this meeting.

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-464-7273, and reasonable accommodations will be made for assistance.

TOWN COUNCIL DATA SHEET

Work Session Item:
Discussion regarding a Back to School Bash or other similar summer event.

Meeting Date:
May 28, 2019

Prepared by:
Kristi Gilbert, Town Manager

Background:
At the January 22, 2019 meeting Council discussed the 2019 event schedule. One item that was discussed was a Music in the Park event the first week of June. Due to an increased workload and staffing limitations, there was not sufficient time to plan an event that staff felt would be organized well. As a result, Staff reached out to Scott Himel, owner of The Music Academy DFW and former band director at Liberty Christain School who works with many local students and performers. Mr. Himel has helped with events such as Denton's Battle of the Bands and the recent AISD Music Under the Stars. In our meeting, we discussed an event that we feel would be great for the community and include the school families as well. The event would be a Back to School Bash held on Saturday, August 24, 2019, a week after school is back in session. There would be activities for all ages with local student performers during the afternoon/early evening and a headliner band that night. Mr. Himel has agreed to coordinate the planning, marketing and execution of the entire event.

Financial Impact:
The FY2019 Budget included $15,000 for Derby Day which the Council determined would be discontinued. This money could be allocated to the Back to School Bash, although Staff anticipates spending less than $10,000 depending on the amount of sponsorships we receive.

Attachments:
None

TOWN COUNCIL DATA SHEET

Work Session Item:
Discussion regarding a request from the Economic Development Corporation to fund an additional employee for the remainder of FY 2019 and to include in the FY 2020 budget.

Meeting Date:
May 28, 2019

Requested by:
Economic Development Corporation

Prepared by:
Kristi Gilbert, Town Manager

Background:
During budget discussions at the May 8, 2019 Economic Development Corporation (EDC) meeting, the Board discussed their FY 2019 budget re-estimates along with the FY 2020 proposed budget. During their discussions and as a result of several items in their 2018 Action Plan, the EDC expressed a desire to take a more aggressive approach in business retention, marketing, advertising and attracting new commercial development. The extent of their desired activity is beyond what can be managed at current staffing levels. As a result, the EDC is requesting funding for an additional employee to be paid for out of the EDC funds. Discussions included hiring an employee in FY 2019.

As the EDC budget must be approved by Council action, Staff is seeking direction from Council regarding their support of a new position. Discussions included a salary in the $30,000-$35,000 range which would total $43,000 to $48,000 when burdened with retirement and insurance costs.

Since the last meeting, one EDC member reached out and advised they were of the opinion that a full-time staff member was not necessary and the tasks could be handled through committees of the EDC.

Financial Impact:
The financial impact would be up to $8,000 for the remainder of FY 2019 and up to $48,000 for FY 2020.

Requested Action:
Discussion only. Staff is seeking direction from Council regarding staffing for the Economic Development Corporation

Attachments:
FY 2020 Draft Proposed EDC Budget
2018 EDC Action Plan

210 -ECONOMIC DEVELOPMENT FUND - 5/20/2019 DRAFT					
	FY 2018 ACTUAL	FY 19 BUDGET	Y-T-D 3/31/2019	FY 19 BUDGET RE-ESTIMATE	FY 20 PROPOSED	
REVENUE		*1/4 cent sales*			*1/4 cent sales*	
210-4011 Sales Tax EDC	305,407.88	138,600.00	75,020.47	155,232.00	170,755.00	1
210-4686 Interest Income	20,384.00	4,000.00	17,732.34	33,700.00	10,000.00	
210-4690 Miscellaneous Income	-	-	-	-	-	
TOTAL REVENUE	325,791.88	142,600.00	92,752.81	188,932.00	180,755.00	
EXPENDITURES						
210-5-120-1110 Salary	-	-	-	8,000.00	48,000.00	A
210-5-120-2110 Office Supplies	-	100.00	-	100.00	100.00	
210-5-120-3005 Miscellaneous expense	225.93	500.00	-	500.00	500.00	
210-5-120-3010 Postage	-	200.00	-	200.00	200.00	
210-5-120-3015 Printing	31.00	1,000.00	-	1,000.00	1,000.00	
210-5-120-3018 Advertising & Marketing	-	10,000.00	-	5,000.00	20,000.00	B
210-5-120-3019 Promotional Expense	5,942.05	8,000.00	-	11,000.00	8,000.00	C
210-5-120-3020 Contract Labor	-	20,000.00	-	2,000.00	2,000.00	D
210-5-120-3050 Special events	-	-	-	-	25,000.00	
210-5-120-3100 Training	4,082.88	5,550.00	3,712.50	9,400.00	5,550.00	E
210-5-120-3120 Dues & Memberships	7,580.00	9,500.00	10,560.00	9,500.00	9,500.00	F
210-5-120-3210 Other Professional Services	10,020.03	15,000.00	2,430.00	22,000.00	20,000.00	G
210-5-120-3211 Engineering Services	-	-	-	-	-	
210-5-120-3215 Legal expense	-	2,000.00	-	2,000.00	2,000.00	
210-5-120-3216 Auditing expense	-	-	-	-	-	
210-5-120-3218 Financial Services	-	-	-	-	-	
210-5-120-6005 Capital projects	-	100,000.00	-	100,000.00	100,000.00	H
210-5-120-7110 Transfers out	28,000.00	28,000.00	-	28,000.00	34,750.00	I
TOTAL EXPENDITURES	55,881.89	199,850.00	16,702.50	190,700.00	276,600.00	
REVENUE LESS EXPENDITURES	**269,909.99**	**(57,250.00)**	**76,050.31**	**(1,768.00)**	**(95,845.00)**	
BEGINNING FUND BALANCE	**1,147,623.63**	**1,417,533.62**		**1,417,533.62**	**1,415,765.62**	
ENDING FUND BALANCE	**1,417,533.62**	**1,360,283.62**		**1,415,765.62**	**1,319,920.62**	

EDC BUDGET NOTES

FY 19 Adopted Budget

FY18 Re-estimate is 10% increase over budget; FY19 assumes proposition passes - 1/4 sales tax at
1 10% over FY18 Re-Est.

A Update marketing materials
ICSC booth $560; $NTCAR $1,000 booth; Metroport promotional materials $1,000; shirts $500;

B ADF $2500
10%-Promotional Exp. (max.) [Dues, Contributions & Promotional/Mktg. Exp. - i.e. NTCAR & ICSC booth expenses]

C Website/Misc. $5,000 TBD

D ICSC ReCon for 2 people $3,550; TEDC conference for 2 people $2,000

E Metroport Chamber $6,500; TEDC $500; ICSC $300; Metroport luncheons $2,000

F Sales Tax Analysis tool $1,500; EDT Best Practices LLC $13,500

G Undesignated

H Salary contribution to EDC specific projects by staff

FY 19 Re-estimate

A Add new staff member w/ starting salary of $35,000 in August, per 5/8/2019 EDC Request

B Update marketing materials, booklets, maps, etc
ICSC booth $560; $NTCAR $1,000 booth; Metroport promotional materials $1,000; shirts $500;

C ADF $2500; Promo video w/ chamber $5,000
10%-Promotional Exp. (max. can be carried over from previous year) [Dues, Contributions & Promotional/Mktg. Exp. - i.e. NTCAR & ICSC booth expenses]

D Misc $2,000

E TEDC conference registration for 2 people $1,400; JDGray training $5,500; FBC Training ~$2,500

F Metroport Chamber $6,500; TEDC $500; ICSC $300; Metroport luncheons $2,000
Sales Tax Analysis tool $1,500; Include add'l $4,860 for incentive policy and misc; $11,875 for
G strategic plan (half paid in FY19), $3,765 undesignated

H Undesignated

I Salary contribution to EDC specific projects by staff

FY 20 Proposed Budget

A Staff member w/ $35,000 salary

B Update marketing materials - Action Plan Focus area
ICSC booth $560; $NTCAR $1,000 booth; Metroport promotional materials $1,000; shirts $500;

C ADF $2500; $2,440 undesignated
10%-Promotional Exp. (max. can be carried over from previous year) [Dues, Contributions & Promotional/Mktg. Exp. - i.e. NTCAR & ICSC booth expenses]

D Misc $2,000

E ICSC ReCon for 2 people $3,550; TEDC conference for 2 people $2,000;

F Metroport Chamber $6,500; TEDC $500; ICSC $300; Metroport luncheons $2,000

G Sales Tax Analysis tool $1,500; $11,875 for strategic plan (half paid in FY19), $6,625 undesignated

H Undesignated

I Salary contribution to EDC specific projects by staff (15% CD and 15% TM)

2018 EDC Action Plan Objectives (Ranked Numerical Order)

Go to Agenda

Rank	Objectives:	Responsible Party	%	Notes
1	*Develop a robust EDC Website*	*Staff[1]*	*50%*	• *Presented examples of other ED website for content development 6-25-18* • *Added Traffic Counts Map & DRAFT Business Directory in Argyle 11-8-18* • *Presented DRAFT website changes 1-9-19* • *Added 2018 List of C/O's 4-18-19*
2	Develop a Marketing Packet for prospective businesses	Staff[1]		•
3	*Develop a comprehensive Incentives Policy*	*Consultant/Staff[1]*	*50%*	• *Received Incentives Policy Summary with Application Form, Process Flow Chart & Scoring Sheet*
4	*Develop an ED Strategic Plan*	*Consultant/TC/EDC*	*25%*	• *Council hired consultant to begin development of Strategic Plan for Argyle (will include ED component)* • *Completed 1st Joint TC/EDC Work Shop 2-6-19* • *Funding approved by EDC 5-8-19*
5	Develop a Sites & Buildings Summary	Staff[1]		•
6	Develop a comprehensive Marketing Plan	Staff[1]		•
7	*Develop a Business Retention & Expansion Program*	*Consultant/Staff[1]*	*50%*	• *Reactivated the Business Spotlight Program on website/social media (Monthly Updates) 2-2-19* • *Consultant presented BRE Policy & Survey Form*
8	Complete and implement Action Plan	EDT	100%	• Approved 4-12-18
8 (9)	Develop a program to engage brokers / developers	All[1]		•
8 (10)	Hold training on currently available resources	Staff		•
8 (11)	*Hold Overview of Local Incentives training session*	*Staff[1]*	*25%*	• *Some training provided during update of incentive policy 5-8-19*
12	Develop a program to engage land owners	All[1]		•
12 (13)	Develop a program to engage small businesses	Staff[1]		•
12 (14)	Organize currently available resources	Staff		•
15	Support infrastructure projects that help businesses			•
16	Support Comprehensive Plan update	All	100%	• Comp Plan Updated adopted 2-27-18
16 (17)	*Hold training session on the Zoning Ordinance*	*Staff*	*20%*	• *FBC training scheduled for 6-10-19*
18	Hold annual Joint Work Session with Council	All	**100%**	• Joint Work Shop with Council held 2-6-19
18 (19)	Evaluate how existing businesses align with Comp. Plan			•
18 (20)	Hold training session on the Comprehensive Plan	Staff		•
18 (21)	Hold training session on financial aspects of the EDC	Staff		•

2018 EDC Action Plan Objectives (Ranked Numerical Order)

Go to Agenda

18 (22)	Perform a Best Practices comparison with other EDO's	Staff[1]		•
18 (23)	*Enhance Staff / Board / Council communications*	*All*	*75%*	• *Provided Active DRC Projects List for all new commercial developments (same as PZ/TC)* • *Conducted joint meetings*
24	Develop a "Shop Local" program			•
25	Develop a Traffic Count Report	Staff[1]	100%	• Reviewed Argyle Traffic Counts Report Data 4-12-18 • Review 2018 Argyle Traffic Counts Report Map 6-25-18 • Completed Traffic Report Map and made public on website 10-10-18
25 (26)	*Attend targeted marketing events*	*All*	*75%*	• *Attended NTCAR Commercial Expo in Dallas, TX 8.29.18*
25 (27)	Develop Residential Growth Resource	Staff[1]		•
25 (28)	*Use income / reserves strategically*	*Board*	*50%*	• *Developing plan for detailed expenditures during EDC Budget process 5-8-19*
29	Develop Community Enhancements Program	Staff		•
30	Support mobility infrastructure projects			•
30 (31)	Analyze and enhance the local workforce	Staff		•
32	Develop a Business Fair to support local businesses			•
32 (33)	Develop Infrastructure Awareness program for citizens			•

In Process
Completed Task

*Timing represents the upcoming fiscal year for the objective to be accomplished.
[1]EDT Best Practices, LLC can assist with this if desired

TOWN COUNCIL DATA SHEET

Go to Agenda

Agenda Item:
Consider approval of the March 26, 2019 Joint Work Session Meeting Minutes as recorded.

Meeting Date:
May 28, 2019

Requested/Prepared by:
Erika McComis, Town Secretary

Background:
The minutes of the Town Council Meeting are recorded by the Town Secretary and presented to the Council for approval.

Staff Recommendation:
Move to approve the minutes of the March 26, 2019 Joint Work Session Meeting as recorded.

Attachments:
Minutes of the March 26, 2019 meeting

Town Council and Economic Development Corporation Joint Work Session Minutes – March 26, 2019

A Joint Work Session of the Town Council and Argyle Economic Development Corporation was held on **March 26, 2019** at 1:00 p.m. at the Argyle Town Hall, 308 Denton Street, Argyle, Texas. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

A. CALL JOINT WORK SESSION TO ORDER

Mayor Donald Moser called the Work Session to order at 1:01 p.m.

Town Council Members

Attendee Name	Title	Status	Arrived
Donald Moser	Mayor	Present	
Marla Hawkesworth	Mayor Pro Tem/Place 5	Present	
Alex Vukasin	Council Member, Place 1	Present	
Ronald Schmidt	Council Member, Place 2	Present	
Jon Donahue	Council Member, Place 3	Present	
Cynthia Hermann	Council Member, Place 4	Absent	

Economic Development Corporation Members

Attendee Name	Title	Status	Arrived
Pamela Minick	President	Present	
Ritchie Deffenbaugh	Vice-President	Present	
Sherri Myers	Secretary	Present	
Brandon Moore	Treasurer	Present	
Jose Grimaldo	Board Member	Absent	
Chris Rosprim	Board Member	Absent	
Shelton Dunn	Board Member	Absent	

B. WORK SESSION

1. Conduct a work session on identifying desirable commercial, retail and other non-residential uses within the Town of Argyle including possible incentives, sites, architectural designs, concept plans, and other related economic development tools, techniques and processes.

   Jason Gray with JDGray Group led the presentation with the boards to discuss the purpose of economic development and the roles that each board has for future endeavors as it pertains to commercial development. Mr. Gray expressed there are two different areas of Argyle, IH 35W and the area closer to Hwy 377, which has very different needs and

possibilities when it comes to economic development. The purpose of the strategic plan is for the Town and Boards to know who they are and what their priorities are for growth before they can decide where to go with commercial developments. The boards discussed the varying possibilities of development in each section of Town and what types of property are available for development. Mr. Gray will continue to work on the Town's Strategic Plan and meet with the Council, EDC and Staff to finalize the plan.

C. ADJOURN

There being no further business, Mayor Moser adjourned the Joint Work Session at 4:45 p.m.

_____

Donald Moser, Mayor

_____

Erika McComis, Town Secretary

TOWN COUNCIL DATA SHEET

Go to Agenda

Agenda Item:
Consider approval of the April 23, 2019 Regular Town Council Meeting Minutes as recorded.

Meeting Date:
May 28, 2019

Requested/Prepared by:
Erika McComis, Town Secretary

Background:
The minutes of the Town Council Meeting are recorded by the Town Secretary and presented to the Council for approval.

Staff Recommendation:
Move to approve the minutes of the April 23, 2019 Town Council Regular Meeting as recorded.

Attachments:
Minutes of the April 23, 2019 meeting

Town Council
Work Session & Regular Meeting
Minutes – April 23, 2019

The Work Session and Regular Meeting of the Town Council was held on **April 23, 2019** at 5:30 p.m. at the Argyle Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

A. CALL MEETING TO ORDER

Mayor Donald Moser called the meeting to order at 5:30 p.m.

Attendee Name	Title	Status	Arrived
Donald Moser	Mayor	Present	
Marla Hawkesworth	Mayor Pro Tem, Place 5	Present	
Alex Vukasin	Council Member, Place 1	Present	
Ronald Schmidt	Council Member, Place 2	Present	
Jon Donahue	Council Member, Place 3	Present	
Cynthia Hermann	Council Member, Place 4	Present	
Kristi Gilbert	Town Manager		
Victoria Thomas	Town Attorney		

B. WORK SESSION

The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discuss activities involved in the administration of the Town of Argyle's Public Improvement Districts and Tax Increment Reinvestment Zones.

   Ms. Gilbert introduced Mary Petty with P3Works who went over the services provided by P3Works as administrators of the Town's Public Improvement Districts.

2. Discussion regarding Town Council budget priorities for FY 2020.

   Ms. Gilbert informed Council that Staff is looking for direction from Council as to what their priorities are for the upcoming budget year as well as any projects or programs they would like to continue or see implemented in the next fiscal year. Councilmember Schmidt questioned the ability to allow for a higher exemption for over 65 homestead exemptions. Ms. Gilbert stated various options can be brought to Council during the budget process as to how exemptions would impact the budget. Mayor Pro Tem Hawkesworth stated she would like Staff to be mindful of a few big projects in the future such as an upgrade and funds to better the Economic Development (ED) project as the

Town is currently funding a strategic plan for ED, the road improvement project that is ongoing, the Silent Railroad Crossing project, and what funds will be needed and how to fund a new facility when it is needed for Town Hall; to see a plan in place for a new Town Hall and Police Department facility.

3. Discussion regarding any regular session items.
   No discussion held regarding regular session items.

REGULAR SESSION AGENDA – 6:00 PM
(or immediately following the 5:30 pm Work Session)

C. CALL REGULAR SESSION TO ORDER
Mayor Moser called the Regular Session to order at 6:09 p.m.

D. INVOCATION

E. PLEDGE OF ALLEGIANCE
American Flag

Texas Flag: ***"Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible"***

F. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

1. Town Council and Staff Presentations / Reports
   a. Denton County Children's Advocacy Center
      Matt Haltom, Board of Director Member for the Denton County Children's Advocacy Center thanked Council for their ongoing support. The Center met with 1,096 children in Denton County regarding their own abuse with seven of the children being from Argyle. The purpose of the Center is to coordinate the investigation and prosecution of severe child abuse cases and provide the mental health services to the victim and their families.

   b. National Police Officer Memorial Week
      Mayor Moser read the proclamation aloud and thanked the officers for their service and dedication to the Town.

   c. National Public Works Week
      Mayor Moser read the proclamation aloud and thanked the public works employees for their hard work.

   d. 2nd Quarter Financials
      Kim Collins, Finance Director, went over the second quarter financial report with Council. The revenue at this point is showing an eighty percent completion and departmental budgets are at or below the fifty percent mark for expenditures.

G. OPEN FORUM:

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

Jenny Young, 945 Harpole, addressed Council regarding agenda item I.1.
Lamar Griggs, 322 Trail Lake Drive, addressed Council regarding a video that was posted on social media by Mayor Moser.
Peter Feldman, 905 Skyline Drive, addressed Council in regards to the concerns he has regarding flooding issues in the Skyline Subdivision.
Joan Delashaw, 242 Harriett Lane, addressed Council to share her appreciation for the Tree Board and the work they did with the First Baptist Church in regards to a tree removal issue.
Bridgett Brandon, 1817 Knight Street, addressed Council regarding the Tree Board and the ordinance the Town has in place and the unintended consequences that can come from the current ordinance.

H. CONSENT AGENDA:

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approval of the March 26, 2019 Regular Town Council Meeting Minutes as recorded.
2. Consider approval of the appointment of Director of Public Works Troy Norton as the Authorized Contracting Party Representative for the Denton Creek Regional Wastewater System Advisory Committee of the Trinity River Authority and the appointment of Town Manager Kristi Gilbert as Alternate Representative to the Advisory Committee.
3. Consider approval of the 2019 Consumer Price Index adjusted increase in Municipal Telecommunications Right-of-Way access line rates.
4. Consider approval of a resolution adopting a Street and Facility Naming Policy for the Town of Argyle. *(Resolution No. 2019-06)*
5. Consider approval of an ordinance amending Chapter 12, Article 12.05.001 of the Town of Argyle Code of Ordinances Relating to Locations of Traffic Control Devices within the Waterbrook Subdivision. *(Ordinance No. 2019-06)*
6. Consider approval of an ordinance amending the Code of Ordinances, Chapter 12 Traffic & Vehicles, Article 12.02 Speed Limits by establishing the speed limit for streets within the Waterbrook Subdivision. *(Ordinance No. 2019-07)*
7. Consider approval of a Resolution authorizing the Town Manager to enter into an Interlocal Agreement with Denton County for Shared Governance Communication and Dispatch Services for the Town of Argyle. *(Resolution No. 2019-07)*

ACTION: Item H.1. to H.7. **APPROVED**
Councilmember Schmidt moved to approve consent agenda items as presented. Councilmember Vukasin seconded the motion. For: Unanimous. The motion passed 5-0.

I. OLD BUSINESS:

1. CONTINUE PUBLIC HEARING: Consider approving an ordinance amendment (ORD-18-002) regarding amendments to Section 14.1.5, Definitions; Article III, Part 3, Zoning Districts, and Article III, Part 4, Use Regulations, Section 14.3.97, Use Charts, of the Town of Argyle Town Development Standards, adopting various amendments to use charts and zoning districts in the Town Development Standards.

   Mr. Hawkins addressed Council providing information on the proposed ordinance that does not include any changes to the agricultural exemptions.

   Mayor Moser opened the public hearing at 7:11 p.m.

   Patricia Baker asked Council to provide a printed copy of the proposed ordinance. C

   Council took a brief recess to allow Staff to print copies of the ordinance for the public.

   Council reconvened at 7:36 p.m.

   Bridget Brandon, 1817 Knight Street, spoke in opposition of the proposed ordinance.

   Leslie Ann Webbe, 219 W FM 1830, spoke in opposition of the proposed ordinance if it includes any changes to agricultural exemptions.

   Mark O'Gorman, Keller (owns property at Hwy 377 and Villager Parkway), asked Council to consider making changes to the ordinance as it pertains to indoor kennels.

   Cynthia Morse, 1505 Harpole Road, spoke in opposition of the proposed ordinance if it includes any changes to agricultural exemptions.

   Jeannie Young, 935 Harpole Road, asked Council to leave agricultural property alone.

   Dawn Frye, 935 Harpole Road, addressed Council in regards to an email written by Councilmember Schmidt regarding the proposed ordinance.

   Gwende Wilmont, 175 Pecan Lane, asked Council to leave agricultural property alone.

   Mayor Moser closed the public hearing at 8:25 p.m.

ACTION: Item I.1. **DENIED**

Councilmember Donahue moved to deny an ordinance amendment (ORD-18-002) regarding amendments to Section 14.1.5, Definitions; Article III, Part 3, Zoning Districts, and Article III, Part 4, Use Regulations, Section 14.3.97, Use Charts, of the Town of Argyle Town Development Standards, adopting various amendments to use charts and zoning districts in the Town Development Standards. Mayor Pro Tem Hawkesworth seconded the motion. For: Unanimous. The motion passed 5-0. *(Ordinance Number 2019-08)*

Council took a recess at 8:33 p.m. and reconvened at 8:40 p.m.

J. NEW BUSINESS & PUBLIC HEARINGS:

1. Consider and take appropriate action on a Site Plan Amendment (SP-19-003) for improvements to Argyle High School, located at 191 U.S. 377, and being legally described as Lot 1R, Block 1, Argyle High School Addition, Town of Argyle, Denton County, Texas.

   Mr. Hawkins informed Council the proposed site plan amendment is for a proposed parking facility adjacent to the football field for the purpose of providing parking for the school district's buses. Robert Hammel, with Glenn Engineering addressed Council on behalf of the school district to answer questions.

   ACTION: Item J.1. **APPROVED**
   Mayor Pro Tem Hawkesworth moved to approve a Site Plan Amendment (SP-19-003) for improvements to Argyle High School, located at 191 U.S. 377, and being legally described as Lot 1R, Block 1, Argyle High School Addition, Town of Argyle, Denton County, Texas. Councilmember Schmidt seconded the motion. For: Unanimous. The motion passed 5-0.

2. PUBLIC HEARING: Consider and make a recommendation of a Specific Use Permit (SUP-19-002) to allow for an alternative street section in lieu of the required fifty-foot (50') right-of-way consisting of concrete curb and gutter street thirty-feet (30') in width for a portion of Charyl Lynn Drive, located on the north side of the Joyce Drive and Charyl Lynn Drive intersection, Town of Argyle, Denton County Texas.

   Mr. Hawkins informed Council the Specific Use Permit was originally presented to Council in November 2018 with the purpose being to allow the alley to remain in its current state and not be subject to current Town Development Standards which require a wider street right-of-way and pavement up to thirty feet in width. Staff did reach out to Argyle Water Supply to get clarification on the two inch water main that would need to be moved should a new road be installed and advised they would be willing to participate in covering a portion of the cost. Councilmember Donahue stated he has been working with Troy Norton and the Argyle Fire Department concerning the hammer-head section of the alley to come up with a resolution to assist the Town and the home owner.

   Mayor Moser opened the public hearing at 8:55 p.m.

Nathaniel Whiner, 500 Charyl Lynn Drive, thanked Council for the time and efforts they have spent working on the issue and would like a commitment on the Town to improve the road along with this project. The main concern of residents in the area was due to drainage issues and if the Town will be working on the road then they no longer have an opposition.

Mayor Moser closed the public hearing at 8:58 p.m.

ACTION: Item J.2. **APPROVED**
Councilmember Donahue moved to approve a recommendation of a Specific Use Permit (SUP-19-002) to allow for an alternative street section in lieu of the required fifty-foot (50') right-of-way consisting of sixteen-feet (16') in width, six inch concrete inverted crown street as designed by Teague Nall and Perkins Engineering for a portion of Charyl Lynn Drive, located on the north side of the Joyce Drive and Charyl Lynn Drive intersection, Town of Argyle, Denton County Texas with a cost not to exceed $50,000 to be taken first from the 2019 Road Improvement Funds or if not available then the funds will come from the Street Maintenance Funds. The construction for the street improvements will not be done until the construction of the house is complete. Councilmember Schmidt seconded the motion. For: Unanimous. The motion passed 5-0. *(Ordinance Number 2019-09)*

3. PUBLIC HEARING: Consider and take appropriate action on a Specific Use Permit (SUP-19-003) for Eagle Plaza to operate a drive-thru facility at a proposed restaurant/retail building, being legally described as Lot 4, Block A, White Rock Farm Addition, Town of Argyle, Denton County, Texas.

Mr. Hawkins informed Council the proposed Specific Use Permit is to consider allowing a drive-thru at the subject location. The property owner is in the process of constructing a site plan for the location which will be brought back at a later date.

Mayor Moser opened the public hearing at 9:03 p.m.

The applicant clarified that the window is more of a pick-up window and not a drive-thru ordering type window.

Mayor Moser closed the public hearing at 9:04 p.m.

ACTION: Item J.3. **APPROVED**
Councilmember Schmidt moved to approve a Specific Use Permit (SUP-19-003) for Eagle Plaza to operate a drive-thru facility at a proposed restaurant/retail building, being legally described as Lot 4, Block A, White Rock Farm Addition, Town of Argyle, Denton County, Texas. Councilmember Vukasin seconded the motion. For: Unanimous. The motion passed 5-0. *(Ordinance Number 2019-10)*

4. PUBLIC HEARING: Consider and take appropriate action on a Zoning Change (MDP-19-001) from A (Agricultural) to VC-MU (Village Center Mixed Use) for Cook Street Restaurant, being approximately 1.143 acres of land, being a portion of Stephen A. Chambers Survey, Abstract No. 0308A, and being located on the southeast corner of the Cook Street and U.S. Hwy. 377 intersection, located in the Town of Argyle, Denton County, Texas.

   Mr. Hawkins informed Council the applicant is requesting a zoning change and approval of a Master Development Plan. The proposed plan includes one non-residential building with a total of 5,500 square feet designated for commercial use that includes retail, restaurant or personal services. The remaining property will be a parking lot and open space land. The applicant, Earl Harrington, addressed the Council to inform them they do not have a specific business in mind at this time as they are waiting to see what Council decides on their request for the zoning change.

   Mayor Moser opened the public hearing at 9:15 p.m.

   No one chose to speak in favor of or in opposition to the request.

   Mayor Moser closed the public hearing at 9:18 p.m.

   ACTION: Item J.4. **APPROVED**
   Mayor Pro Tem Hawkesworth moved to approve a Zoning Change (MDP-19-001) from A (Agricultural) to VC-MU (Village Center Mixed Use) for Cook Street Restaurant, being approximately 1.143 acres of land, being a portion of Stephen A. Chambers Survey, Abstract No. 0308A, and being located on the southeast corner of the Cook Street and U.S. Hwy. 377 intersection, located in the Town of Argyle, Denton County, Texas with the following conditions: the applicant shall add a note or illustrate that vehicular access connection to the south be provided when the adjacent property to the south is re-developed; the variance request to waive the required sidewalk along US HWY 377 shall be allowed; the variance request to change Alcohol Sales from a Specific Use Permit to a permitted use is denied. Councilmember Donahue seconded the motion. For: Unanimous. The motion passed 5-0.

5. Consider approval of a request by Keep Argyle Beautiful to fund board member's attendance at the Keep Texas Beautiful Annual Conference.

   ACTION: Item J.5. **APPROVED**
   Councilmember Donahue moved to approve a request by Keep Argyle Beautiful to fund board member's attendance at the Keep Texas Beautiful Annual Conference. Councilmember Vukasin seconded the motion. For: Unanimous. The motion passed 5-0.

K. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA *(discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda)*

Mayor Pro Tem Hawkesworth would like to discuss the current tree ordinance at a future meeting.

L. ADJOURN

There being no further business, Mayor Moser adjourned the regular session at 9:25 p.m.

_____

Donald Moser, Mayor

_____

Erika McComis, Town Secretary

Go to Agenda

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider approval of the May 14, 2019 Town Council Meeting Minutes as recorded.

Meeting Date:
May 28, 2019

Requested/Prepared by:
Erika McComis, Town Secretary

Background:
The minutes of the Town Council Meeting are recorded by the Town Secretary and presented to the Council for approval.

Staff Recommendation:
Move to approve the minutes of the May 14, 2019 Town Council Meeting as recorded.

Attachments:
Minutes of the May 14, 2019 meeting

Town Council
Regular Meeting
Minutes – May 14, 2019

The Regular Meeting of the Town Council was held on **May 14, 2019** at 5:15 p.m. at the Argyle Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

A. CALL MEETING TO ORDER

Mayor Donald Moser called the meeting to order at 5:18 p.m.

Attendee Name	Title	Status	Arrived
Donald Moser	Mayor	Present	
Marla Hawkesworth	Mayor Pro Tem, Place 5	Absent	
Alex Vukasin	Council Member, Place 1	Present	
Ronald Schmidt	Council Member, Place 2	Present	
Jon Donahue	Council Member, Place 3	Absent	
Cynthia Hermann	Council Member, Place 4	Present	
Kristi Gilbert	Town Manager		

B. CANVASS ELECTION RESULTS

1. Consider approval of a resolution canvassing the results of the May 4, 2019 General Election of Town Officers.

   ACTION: Item B.1. **APPROVED**

   Councilmember Hermann moved to approve a resolution canvassing the results of the May 4, 2019 General Election of Town Officers. Councilmember Schmidt seconded the motion. For: Unanimous. The motion passed 5-0. *(Resolution Number 2019-12)*

2. Administer Oath of Office and issue Certificates of Election.
   Town Secretary, Erika McComis, administered the Oath of Office to Mayor Donald Moser and Councilmembers Ronald Schmidt and Cynthia Hermann. Candidates were presented with their Certificates of Election.

C. ADJOURN

There being no further business, Mayor Moser adjourned the regular session at 5:24 p.m.

_____

Donald Moser, Mayor

_____

Erika McComis, Town Secretary

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider Approval of a Resolution Appointing Judith Jacinto as the Town of Argyle Municipal Court Clerk.

Meeting Date:
May 28, 2019

Prepared by:
Erika McComis, Town Secretary

Background:
Per the Town of Argyle Code of Ordinances Section 7.01.005 the Town Council is responsible for appointing a court clerk. The clerk shall be an employee of the Town and subject to supervision of the Town Secretary and Presiding Judge. Judith Jacinto has been employed as the Court Clerk since March of 2016.

Financial Impact:
None

Staff Recommendation:
Approval of a resolution appointing Judith Jacinto as the Municipal Court Clerk.

Requested Action:
Motion to approve a resolution appointing Judith Jacinto as the Town of Argyle Municipal Court Clerk.

Attachments:
Resolution appointing Judith Jacinto as the Municipal Court Clerk

TOWN OF ARGYLE, TEXAS
RESOLUTION NO. 2019-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS APPOINTING JUDITH JACINTO TO SERVE AS THE TOWN OF ARGYLE MUNICIPAL COURT CLERK AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 7.01.005 of the Town of Argyle, Texas Code of Ordinances the Town Council is authorized to appoint a Municipal Court Clerk subject to supervision by the Town Secretary and Presiding Judge; and

WHEREAS, the Town Council wishes to appoint Judith Jacinto to serve as the Court Clerk effective May 28, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. That Judith Jacinto is hereby appointed by the Town Council to serve as the Municipal Court Clerk.

PASSED AND APPROVED this the 28th day of May, 2019.

APPROVED:

_____
Donald Moser, Mayor

ATTEST

_____
Erika McComis, Town Secretary

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider authorizing the Town Manager to negotiate a contract for professional engineering services with Teague Nall and Perkins, Inc.

Meeting Date:
May 28, 2019

Prepared by:
Kristi Gilbert, Town Manager

Background:
On September 25, 2018, the Town Council awarded a contract for professional engineering services for the 2019 Streets Capital Improvements Project to Teague Nall and Perkins, Inc based on their statement of qualifications.

State law requires engineer's to be selected based on their qualifications, not based on the lowest bidder. Staff is of the opinion that Teague, Nall and Perkins is the most qualified firm to provide professional engineering services for the Town of Argyle based on the current needs of the town relating to roads and drainage. Once approved by the Town Council, Gary Vickery will be designated as our primary engineer; however, we will have access to the entire firm with our contract.

Financial Impact:
Staff anticipates the contract will be similar to the costs we have been paying the last three years.

Staff Recommendation:
Authorize the Town Manager to negotiate a contract for professional engineering services with Teague, Nall and Perkins.

Requested Action:
Motion to authorize the Town Manager to negotiate a contract for professional engineering services with Teague, Nall and Perkins.

Attachments:
Teague, Nall and Perkins Statement of Qualifications – September 2018
Draft Contract



Town of Argyle

tnp

Statement of Qualifications Professional Engineering Services

SEPTEMBER 2018

REGISTERED BY TBPE: NO. F-230

REGISTERED BY TBPLS:

FORT WORTH	10011600
DENTON	10011601
ALLEN	10194381

tnp
www.tnpinc.com
engineers
surveyors
landscape architects

September 17, 2018

Ms. Kristi Gilbert
Town Secretary
Town of Argyle
308 Denton Street
Argyle, Texas 76226

RE: STATEMENT OF QUALIFICATIONS 2018

The staff at Teague Nall and Perkins, Inc. (TNP) would like to express our genuine interest in serving the Town of Argyle providing professional engineering services.

TNP is a 140-employee full service civil engineering, surveying, landscape architecture and planning firm with three local offices in Denton, Fort Worth, and Allen. We have been serving more than 85 North Texas municipalities, counties, and other state and governmental agencies for over 40 years. The vast majority of our work involves municipal consulting, including water, wastewater, drainage and roadway design projects. We also serve nine cities and one utility district as their primary engineer, providing services such as development review, planning, studies, CIP support, and a multitude of other tasks. The Town of Bartonville is one of those towns we currently serve, and we have on several occasions served as the Interim Engineer for Denton County.

We have been serving our municipal clients for more than 30 years, and have built a reputation locally as a reliable firm with a commitment to integrity and excellence. Our municipal clients would tell you that we are known for working as part of their team, and we encourage an atmosphere of collaboration with the rest of the Town staff. We have assembled a qualified team to serve the Town of Argyle, comprised of individuals with specialized expertise in the appropriate disciplines with years of municipal consulting and design experience.

Robin Harris, PE will serve the Town of Argyle from our Denton office, though the staff of the entire company can be called upon to assist as needed. We are committed to allocating whatever resources are necessary in terms of personnel, equipment and time to provide you with exemplary service.

In Bartonville we have recently completed design of a street project very similar to yours, and are currently working on plans for the Bartonville 2019 Residential Streets project, which again is very similar to the Argyle Streets project, including both overlays and full reconstruction.

Why choose TNP? Municipal consulting is what TNP is all about! We have built our company specifically to serve municipalities. We frequently urge prospective clients to contact any of our client references regarding the quality, timeliness, and responsiveness of the service we provide. We truly believe they provide the best measure of our capabilities. When it comes to serving our clients and developing creative recommendations and solutions, our mission is to "do the right things – ***right***".

We would love the opportunity to show you what that really means!

Teague Nall and Perkins, Inc.

Gary L. Vickery, PE, CFM
Principal

Item 4.5.
Go to Agenda

COMPANY PROFILE

- **Teague Nall and Perkins, Inc. (TNP) has been serving government entities in since 1976.**
- Strong background serving governmental and private sector entities across the State of Texas.
- Full-service civil engineering, surveying and landscape architecture/planning divisions in house.
- Thirteen (13) principals with over 300 years of combined engineering experience operate the company.
- Currently serving as City Engineer for nine (9) municipalities and one (1) utility district in the North Texas area.
- Autonomous design teams take on projects and each team ensures completion in a timely manner. Teams consist of a managing Principal, a Project Manager, engineering support staff, and technical support staff.
- TNP employs state-of-the-art technology, resources, and equipment on all projects. Each project is personally supervised by one of the 13 Principals. The Principal-in-Charge and the Project Manager are available to clients on all matters.
- Staff of approximately 140 employees in three local offices. (Fort Worth, Allen, Denton)

The breakdown of various staffing disciplines is as follows:					
13	Principals	7	CAD Designers/Technicians	7	Construction Inspectors/Superintendents
18	Associates	7	Certified Floodplain Managers (CFM)	3	Construction Managers
40	Registered Professional Engineers	5	GIS Professionals	1	Utility Coordinator
2	Structural Engineers	2	Registered Landscape Architects (RLAs)	10	SUE Engineering (3); SUE Location Specialists (7)
6	Traffic Engineers	2	Landscape Designers	6	Registered Professional Land Surveyors (RPLS)
16	Graduate Engineers (EITs)	1	Licensed Irrigator	12	Survey Technicians & Support Staff
2	Client Relations/Bus. Dev. Managers	7	ROW Acquisition Specialists	18	Survey Party Chiefs & Field Crew Support
12	Administrative/Clerical Support Staff	8	UPRR Certified Personnel	5	FAA Licensed Drone Pilots
3	Information Technology Professionals	9	BNSF Railway Certified Personnel	7	LGPP Certified
NOTE: Some numbers may not add up correctly, as one person may handle multiple roles in two or more office locations.					

Although TNP's corporate headquarters/principal place of business is located in Fort Worth, Texas. The Town will have full access to resources of TNP's entire surveying and engineering design support staff from all 3 office locations. We look forward and are eager to continue our working relationship with the Town of Argyle.



FORT WORTH - CORPORATE
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 Phone | 817.336.2813 Fax



ALLEN
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 Phone | 214.461.9864 Fax



DENTON
1517 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 Phone | 940.383.8026 Fax

POINTS OF CONTACT



Gary Vickery, PE, CFM
Principal in Charge
940.205.4402 Direct
gvickery@tnpinc.com

Denton Office



Robin Harris, PE
Project Manager
940.225.4408 Direct
rharris@tnpinc.com

Denton Office

CHARACTER, REPUTATION, INTEGRITY, AND JUDGMENT

TNP's overall philosophy and methodology to approaching our clients' design projects is best summarized by the 'core beliefs' of the company mission statement:

Our Mission: "To improve our communities and meet our clients' needs by doing the right things, ***right***."

Our ***Core Beliefs*** include:

- Listening to our clients;
- Responsive service;
- Earning our clients' trust;
- Establishing long-term relationships defined by ethics and integrity;
- Creative problem solving;
- Implementing new technologies to increase efficiency, improve quality, and enhance presentation;
- Providing a stimulating, supportive, and rewarding work environment;
- Continuous learning and professional development of our staff;
- Growth through recognizing and meeting client and market needs; and
- Being a stable and healthy enterprise for our clients by achieving a reasonable return for our labors.

In the 42 years that we've served clients, TNP has built a reputation for **QUALITY, INTEGRITY, RESPONSIVENESS, AND SERVICE**…these principles define who we are and guide all that we do.



At TNP, we subscribe to the five "Go-Giver" laws. Every TNP employee is required to read The Go-Giver by Bob Burg and John David Mann, and is challenged to apply the Go-Giver laws in their approach to work as well as their everyday life.

- ***The Law of Value:*** Your true worth is determined by how much more you give in value than you take in payment.
- ***The Law of Compensation:*** Your income is determined by how many people you serve and how well you serve them.
- ***The Law of Influence:*** Your influence is determined by how abundantly you place other people's interest first.
- ***The Law of Authenticity:*** The most valuable gift you have to offer is yourself.
- ***The Law of Receptivity:*** The key to effective giving is to stay open to receiving.

We believe our focus on meeting a client's needs determines the quality of service we deliver, therefore, we expect our employees to be intentionally "other-focused" in all their personal interactions. This includes, among other things, listening intently, asking questions to probe for deeper understanding, and eliminating distractions from personal interactions. This means a commitment to learning and adopting acceptable behaviors and discarding unacceptable ones. TNP is a learning organization that seeks to continually and collectively learn and improve so that we can serve more effectively. Therefore, our employees are encouraged to become lifelong learners with abundant curiosity, and students of new perspectives and approaches. This requires a great deal of self-awareness and mindfulness. It also requires earnestly pursuing collaboration, seeking honest feedback from others and embracing change.

We encourage our employees to be themselves and to be authentic with clients, with co-workers, and with everyone they come into contact with. This may require us to say some difficult things at times, but we are given permission and freedom to "tell the truth kindly" in all situations regardless of consequences. We are an organization that accepts the consequences of the truth, whatever they are. So authenticity and honesty are two very important irreducible minimums. Being able to tell someone your truthful assessment and insight in a kind way when it's not the best news is a requirement, not an option. Sometimes it takes courage to truly assess and recognize a situation or problem that needs to be addressed. It then takes an additional level of boldness to share it with confidence, respect and honor. Only by communicating your fair and realistic perspective can you, and others, understand the truth and collaboratively create effective solutions. That is what it means to be a trusted consultant.

TNP was recently named as one of the 2018 Best Companies to Work for in Texas. The awards program was created in 2006 and is a project of Texas Monthly, the Texas Association of Business (TAB), Texas SHRM and Best Companies Group. This statewide survey and awards program was designed to identify, recognize and honor the best places of employment in Texas, benefiting the state's economy, workforce and businesses. The 2018 Best Companies to Work for in Texas list is made up of 100 companies. TNP was ranked as the number 4 Best Companies to Work for in Texas (medium category). We attribute this honor to our employee satisfaction and low turnover rate.

ENGINEERING CAPABILITIES

CIVIL ENGINEERING
Transportation System Infrastructure
Traffic Engineering/Signalization
Water System Infrastructure
Wastewater System Infrastructure
Floodplain Management
Storm Water Facilities
Site Design
Water, Wastewater, & Storm Water Master Plans
Structural Design
Land Development
Environmental Permitting
FEMA Map Amendments (CLOMRs & LOMRs)
Regional Utility Studies

TRANSPORTATION
Route Studies
Schematics
Coordination of Environmental Studies
Highway PS & E
Drainage Analysis and Design
Bridge Layout and Design
Traffic/ITS, Analysis and Design
Traffic Control/Construction Sequencing
Surveying - Right-of-Way Maps
Surveying - Topographical Design Survey
Subsurface Utility Engineering
Utility Coordination
ROW Acquisition
Streetscape/Landscape Design

GOVERNMENTAL CONSULTING
Capital Improvement Planning
Bond Planning
Street Condition Evaluations
Plan, Site Plan, Zoning & Plat Reviews
Zoning & Platting Requirements
Annexation & Deannexation Agreements
Impact Fee Implementation
Subdivision Ordinances
Construction Standards & Specifications
Thoroughfare Planning
Corps of Engineers, TCEQ, & FEMA Requirements
Roadway Alignment Studies
Storm Water Utility Fees
Grant/Loan Applications
One-Half Cent Sales Tax Implementation
Expert Witness Testimony

SURVEYING & MAPPING
Global Positioning System Surveying (GPS)
Geographic Information Systems (GIS)
Computerized Mapping
Drone Technology
Monumentation
Land, Easement, & Right-of-Way Surveys
Design & Topographic Surveys
Platting
ROW, Property, & Easement Documentation
Construction Staking

LANDSCAPE ARCHITECTURE & PLANNING
Park & Trail Design
Sports Field Design
Streetscape Design
Landscape Design
Parks, Recreation & Trails Master Plans
Landscape/Open Space Master Plans
Comprehensive Master Plans
Campus Master Planning
Land Development Planning
Town Center/Transit Oriented Urban Design
Residential/Retail/Mixed-Use Design
Design Guidelines
Design Visualization Services
Zoning
Annexation
Feasibility Studies

SUBSURFACE UTILITY ENGINEERING
All Quality Levels (A, B, C, & D) Subsurface Utility Engineering
Utility Layout Mapping
Field Data Collection
Ground Penetrating Radar Services
Pier Hole Excavation
Non-Intrusive Aqua or Air Excavation
Private Utility Designation
Non-Metallic Utility Locating
Utility Condition Assessment
Records Research And Reconnaissance
Dig Tess Management

TRAFFIC ENGINEERING
Interchange Feasibility Studies
Interchange Justification Studies
Traffic Safety Studies
Traffic Impact Studies
Signal Design
Signal System Design & Timing
Signing and Pavement Marking Design
Site Access and Parking Studies
Speed Zone Studies
Corridor Studies
Thoroughfare Planning Studies
Schematic Design
Construction Traffic Control Planning

RIGHT-OF-WAY ACQUISITION
Route Feasibility Studies and Analysis
Surveys, Right-of-Way Maps, Legal Descriptions
Title Examination and Curative Actions
Property Value Analysis – Appraisal Reports
Comprehensive Review of Appraisal Value Opinions
Property Acquisitions through Negotiations
Relocation Assistance
Closing Services
Support of Condemnation Actions
Property Management









UTILITY MANAGEMENT/ENGINEERING

Conflict Determination
Utility Adjustment Plans
Redesign of Roadway Elements to Eliminate Conflicts
Adjustment Agreement Packages for Reimbursable Work
Utility Adjustment Inspection
As-Built Plan Preparation

CONSTRUCTION MANAGEMENT

Value Engineering
Cost Opinions
Bid Phase Services
Contract Administration
Resident Engineering
Resident Project Representation
Scheduling
Quantity Accounting and Contractor Payments
Materials QA/QC
Project Survey Controls
Construction Staking
Project Records to support Agency Audits
Constructability Analysis
Traffic Control Plan
Field and Change Orders
Record Drawings

SITE AND LAND DEVELOPMENT

On-Site & Off-Site Engineering
- Grading
- Drainage Studies & Storm Drainage Design
- Floodplain Studies & Reclamation
- FEMA Mapping & 404 Permitting
- Detention/Retention Pond Design
- Storm Water Pollution Prevention Plans
- Water & Sanitary Sewer Design
- Parking Lot & Roadway Design
- Perimeter Road & Drainage Improvements
- Off-Site Water & Sanitary Sewer Extensions
- Off-Site Gas Line Extensions

Irrigation Wells
Construction Phase Services

ENVIRONMENTAL

Permitting and Reporting
Storm Water Management Programs
Storm Water Pollution Prevention Plans (SWPPP)
Facility Assessments
Ordinance Review and Development
Standard Operating Procedures
Dry Weather Screening
Storm Drain Outfall Mapping
Water Quality Monitoring
USACE Section 404 Permitting
Wetland Delineations
Geographic Information Systems (GIS)
Storm Water Utility Funding

ENERGY SERVICES

Pipeline Routing
Pipeline Design
Valve Stations
Metering Stations
Compressor Stations
Site Civil Design
Structural Design
Right-of-Way Acquisition
Survey and Mapping Services
Subsurface Utility Engineering (SUE)
Class Location Studies
Pipeline Integrity
Electric Substation Site Feasibility Studies
Electric Substation Site Design



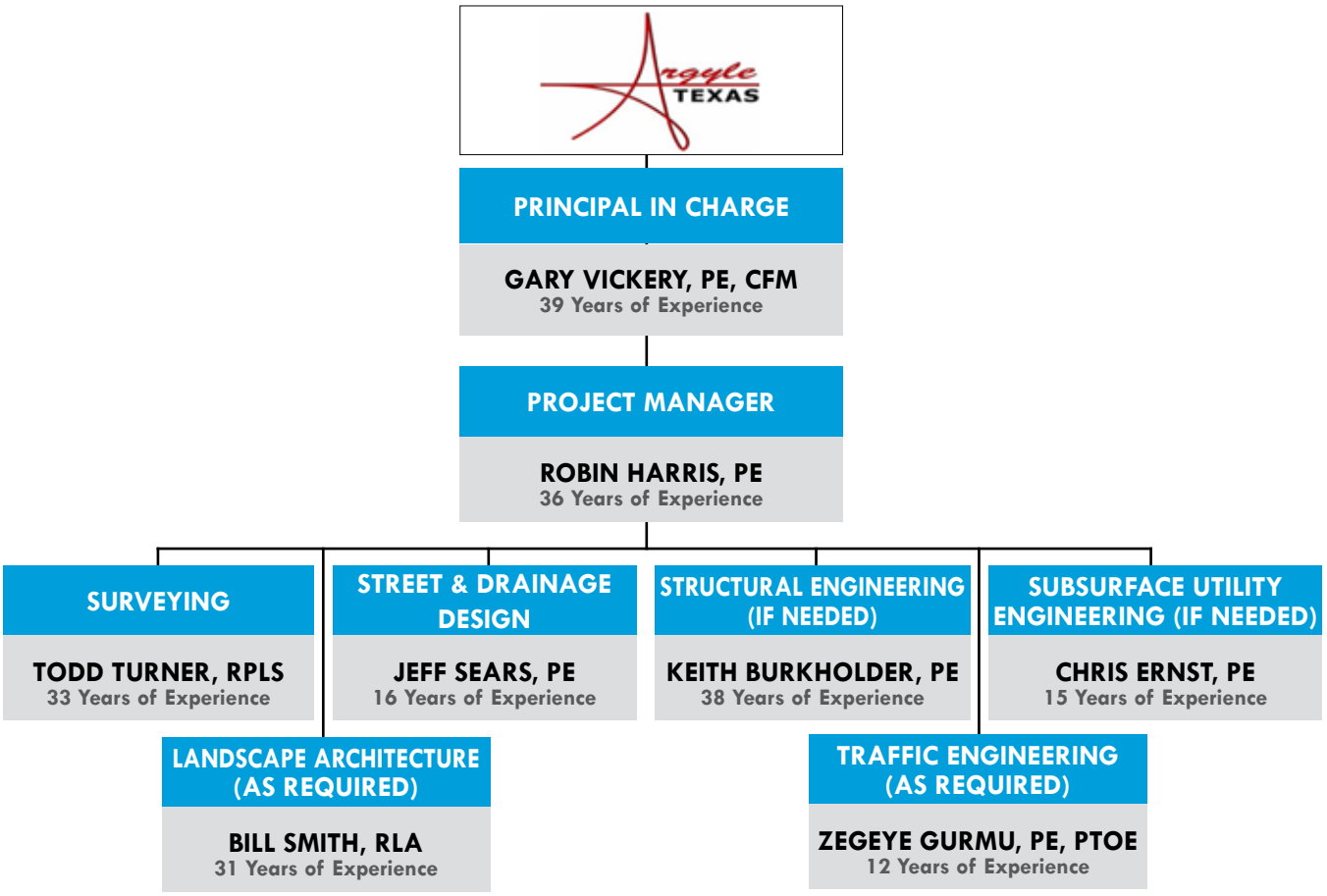






ORGANIZATIONAL CHART

TNP has assembled a team of uniquely qualified individuals to serve the Town of Argyle. The organization of the team addresses each facet of the work experience needed to accomplish the scope of work as they relate to engineering design, construction engineering, environmental documents, permitting, project inspection, design topography surveying, construction estimates, and general consulting services for the construction and management of various public works projects.



RESUMES OF KEY PERSONNEL



GARY VICKERY, PE, CFM

Principal in Charge

Bio

Mr. Vickery began his civil engineering career in 1979 and currently serves as Principal managing and overseeing operations in TNP's Denton office. His responsibilities include supervising a wide variety of projects and performing drainage studies, roadway reconstruction, water and sewer improvements, floodplain reclamation, residential and commercial development, and major channel improvements (LOMR and CLOMR). Mr. Vickery has also served as primary consultant to several municipalities including Willow Park for three years, Benbrook for one year, Bartonville for ten years and Denton County for two years, where his responsibilities included construction plan and plat reviews, drainage evaluations, and other general municipal consulting services.

Professional Registrations/Associations

Licensed Professional Engineer
Texas #72626
Oklahoma #17658
Certified Floodplain Manager, National #0143
Member, American Society of Civil Engineers
Member, Texas Floodplain Managers Association

Education

1987 - 1990
University of Texas at Arlington
1978
B.A., Religious Education, Olivet Nazarene College, Kankakee, IL

Roadway Project Experience

- City of Denton
  - » Hickory Creek Road Reconstruction
  - » Loop 288 East Reconstruction Schematics & PS&E
  - » Mayhill Road Reconstruction
  - » Pavement Failure Investigation
  - » Spencer Road Reconstruction
  - » Western Boulevard
  - » Mingo Road Reconstruction
  - » Oak Street Reconstruction
  - » US Highway 380 Construction Management
  - » Old North Road Reconstruction
  - » Crow Street Reconstruction
  - » Roadway Route Studies (Hickory Creek Road, Ryan Road, Vintage Parkway, Lakeview Boulevard, Western Boulevard, Mayhill Road, Future Toll Road)
- City of Fort Worth
  - » 1998 CIP Street Reconstruction
  - » North Beach Street Extension
  - » Schwartz Ave. Reconstruction
- City of The Colony - South Colony Boulevard Reconstruction
- Denton County
  - » Copper Canyon Road
  - » FM 423/FM 720 Intersection Improvements
  - » Robson Ranch Road Reconstruction
  - » U.S. Highway 380 West Intersection Improvements
- Town of Bartonville
  - » 2002 Pavement Maintenance Program
  - » 2003 Misc. Pavement Repairs
  - » 2005 Street Repairs
  - » 2006 Crack Sealing & Spot Repair
  - » 2006 Street Maintenance Program Update
  - » 2007-2008 Drainage Improvements
  - » 2008 Misc. Repairs
  - » 2009 General Pavement Repairs
  - » 2009 Pavement Striping
  - » 2009 West Jeter Repairs
  - » 2010 Street Reconstruction
  - » 2013 Pavement Maintenance Program
  - » 2014 Street Reconstruction
  - » 2016 Street Reconstruction
  - » 2017 Miscellaneous Road & Drainage
  - » 2019 Residential Streets
  - » W. Jeter Reconstruction
  - » W. Jeter Culvert Emergency Repair
  - » Chinn Chapel Road Reconstruction
  - » E. Jeter Road Repairs
  - » E. Jeter Culvert & W. Jeter Shoulder Repair
  - » McMakin Road Reconstruction

Drainage Project Experience

- City of Denton
  - » Boydston Pond Study
  - » Denton Senior Center LOMA
  - » Eagle Drive Drainage System
  - » Flood Mitigation Plan
  - » Hickory Creek CLOMR
  - » McCormick Channel
  - » PEC-3 at Spencer Road Culvert & LOMR
  - » PEC-4 Channel Improvements
  - » Pecan Creek at Mayhill Road LOMR
  - » Pecan Creek Master Drainage Plan
  - » South Lakes Park Detention/Retention Lake
  - » Stream & Rain Gauge Study
  - » Township II Channel Study
- Denton County
  - » Canyon Oaks Drainage Improvements
  - » Hilltop Road Culvert Replacement
  - » Mountain View Road Culvert Replacement
  - » Mustang Road Culvert Replacement
  - » Naylor Road Culvert Replacement
  - » Shady Shores Road Emergency Repair
  - » South County Line Road Bridge & Culvert Replacement
- City of DeSoto - Storm Drainage Master Plan
- City of Euless
  - » Boyd Branch Drainage Master Plan
  - » Flood Mitigation Plan
- City of Forest Hill - Park Forest Channel Improvements and CLOMR
- City of Fort Worth - Marine Creek LOMR
- City of Fort Worth - Stream WF-4 Channel Improvement Evaluation
- City of Haltom City - Flood Mitigation Plan
- City of Keller
  - » Hidden Lakes Golf Course LOMR
  - » Meadows of Bear Creek LOMR-F
  - » Keller Town Center TNRCC, 404 Permitting, and CLOMR
- City of Mansfield
  - » Hogpen Branch Master Drainage Plan
  - » Walnut Creek Master Drainage Plan
- City of Rowlett - Drainage Master Plan
- City of Texarkana - Flood Insurance Restudy
- Creekside Plaza - Storm Drainage and Gabion Channel Improvements to Fish Creek, Arlington
- Town of Bartonville
  - » Floodplain Ordinance
  - » Stoney Ridge Drainage Improvements
  - » Loving Branch LOMR
  - » Rockgate Road Culvert Replacement
  - » Loving Branch Channel Improvements



ROBIN HARRIS, PE

Project Manager

Bio

Robin Harris serves as Project Manager and brings 36 years of experience preparing planning studies, developing designs, and providing construction administration for wastewater, water, transportation, stormwater, site development, and water resources. Robin is knowledgeable with various hydraulic and hydrologic computer models. Robin also reviews his colleagues' design projects.

Professional Registrations/Associations

Licensed Professional Engineer
Texas #110694

Education

1982
Masters Studies, Texas Tech University
1981
B.S. Civil Engineering, Texas Tech University

Roadway Project Experience

- City of Denton - Mockingbird Lane
- City of Denton - TIF Sidewalks
- Denton County - Pruett Road Reconstruction
- Denton County - South County Line Road Reconstruction
- City of Pilot Point - Sidewalk Grant Support
- TxDOT - US Hwy 377 Turn Lane Striping
- Canyon City - Canyon City Street Improvement Study, Oregon
- City of Baker City - Leo Adler Memorial Parkway Pedestrian Improvements, Oregon
- City of La Grande - Gekeler Lane Improvement s, Oregon
- City of Boardman - NW Columbia Avenue Improvements, Oregon
- City of Irrigon - Irrigon Street Public Safety & Access Study, Oregon
- City of Condon - Sidewalk Improvements, Oregon
- City of La Grande - Street Improvements Plan, Oregon

Water/Wastewater Project Experience

- City of Athena - Wastewater Facilities Plan, Oregon
- City of Baker City - Baker City Sewer Rate Study, Oregon
- City of Baker City - Chlorination/De-Chlorination Improvements, Oregon
- City of Baker City - Preliminary Wastewater Planning, Oregon
- City of Baker City - Wastewater Facilities Plan, Oregon
- City of Baker City - Wastewater Treatment Plant Headworks Improvements, Oregon
- City of Boardman - Wastewater System Improvements, Oregon
- City of Condon - Wastewater Collection System Study & Improvements, Oregon
- City of Condon - Wastewater Treatment Facilities Improvements, Oregon
- City of Denton - 2016-2017 Wastewater Collection System Improvements, Denton
- City of Denton - Fort Worth Drive Utility Relocations, Denton
- City of Echo - Wastewater Facilities Plan, Oregon
- City of La Grande-– U-Avenue Lift Station Improvements, Oregon
- City of Milton - Freewater-Wastewater System Study, Oregon
- City of Nyssa - Wastewater System Improvements, Oregon
- City of Ontario - Lift Station Improvements, Oregon
- City of Denton - 2016-2017 Wastewater Collection System Improvements, Denton
- City of Denton - Fort Worth Drive Utility Relocations, Denton
- Substation Related Water Improvement Projects:
  - » McKinney Water Improvements
  - » Denton Energy Center Water Improvements
- City of Sansom Park Water Pump Stations (Sansom Ridge and Biocourt Street)
- City of Baker City - Water Management & Conservation Plan, Oregon
- City of Boardman - Boardman Street Water Improvements, Oregon
- City of Boardman - Water and Wastewater System Improvements, Oregon

Stormwater Master Plan Project Experience

- Denton Municipal Energy (DME) Substation Related Storm Drainage Improvement Projects:
  - » Brinker Storm Drain Improvements
  - » Locust Box Culvert Improvements
  - » McKinney Storm Drainage Improvements
  - » North Lake Storm Drainage Improvements
  - » Denton Energy Center Storm Drainage Improvements
- City of Denton - Magnolia Drainage Improvements, Denton
- Sustainable Energy Development, Inc. - Baum Industrial Park Floodplain Analysis
- Oregon Department of Transportation - Stormwater Facilities Plan, John Day Highway No. 5
- City of Dayton - Patit Creek Limited Flood Plain Study

Site Development Project Experience

- Grant County - Airport Industrial Park Preliminary Design
- City of Rufus - Industrial park Improvements
- City of La Grande - Business and Technology Park
- Confederated Tribes of the Umatilla Indian Reservation - Mission Creek Subdivision



JEFF SEARS, PE

Design Team

Bio

Mr. Sears began his civil engineering career in 2002. His experience includes residential and commercial subdivision planning and design, municipal roadway design, water and sewer utilities, storm drainage, detention, pavement, and grading. Additionally he has experience working with TCEQ and TDLR permitting for water wells, managing construction projects, and preparing and monitoring Storm Water Pollution Prevention Plans (SWPPP).

Professional Registrations/Associations

Licensed Professional Engineer
Texas #107717

Education

2002
B.S., Mechanical Engineering,
Pensacola Christian College

Roadway Project Experience

- City of Denton - Crow Street Reconstruction
- City of Denton - Mingo Road Reconstruction
- City of Denton - Old North Road Reconstruction
- City of Denton - Ryan Road Turn Lane
- City of Denton - Western Boulevard
- City of Denton - Paisley Street Extension
- City of Denton - Windsor Drive Paving & Drainage
- Denton County - Hackberry Creek Park Road
- Denton County - Stewart Road Reconstruction
- Denton County - Pruett Road
- Denton County - South County Line Road
- Town of Little Elm - Lakeshore/Main Street
- Town of Little Elm - Marion Drive Reconstruction
- Town of Flower Mound - Flower Mound Road

Drainage Project Experience

- City of Denton - Eagle Drive Drainage Channel Replacement and Box Culvert System
- City of Denton - Upper PEC-4 Preliminary Study and Channel Replacement Analysis
- City of Denton - Paisley Street Extension
- City of Denton - Rayzor Channel Design
- City of Denton - Hinkle & Windsor Drive Paving & Drainage
- City of Lewisville - Old Orchard Storm Drainage
- Mycosie Mckinnis and Associates - The Meadows at Vintage Parkway Floodplain Study
- Denton County - Hackberry Creek Park Road
- Denton County - Hilltop Culvert and Bridge Replacement
- Denton County - Lights Ranch Culvert Replacement
- Denton County - Canyon Oaks Culvert Replacement
- Denton County - Cash's Mill Culvert Replacement
- Denton County - Shearer Road Culvert Replacement
- Denton County - South County Line Road Culvert Replacement
- Denton County - FM 156 Reconstruction

Water/Wastewater Project Experience

- City of Denton - Fort Worth Drive Utility Relocations
- City of Denton - Eagle Drainage - Utility Relocation Plans

Site Development Project Experience

- Centurion American Development Group - Aspen Park Subdivision Development, Krum
- Lake Ridge Estates Subdivision Development, Sanger
- Carl McCullar - Lake Ridge Estates Subdivision Drainage Design, Denton
- Meadow Creek Development, Frisco
- Mistletoe Hill Subdivision Development, Burleson
- Denton Affordable Housing Corporation - Oriole Court Subdivision Development, Denton
- Estate Villas Krum - Estate Villas Apartments, Krum
- KB Group, LLC - Eastridge South Subdivision Development, Red Oak
- KB Group, LLC - North Creek Drainage and Detention Design for Residential Development, Melissa
- KB Group, LLC - Wellington Trace Subdivision Development, Oak Point
- Marvin Morgan Construction - Old North Park Development, Denton

RELEVANT PROJECT EXPERIENCE

TNP's experience with municipal projects should immediately make TNP standout from other consulting firms. Working with cities and towns is what we have been doing day in and day out for 40+ years. As a result, we know what is involved with municipal projects and what it takes to deliver from an idea to finished construction. TNP's team reflects a wide breadth of skill sets and resources that are ideal for effectively designing for any project the Town of Argyle is considering.

TOWN OF BARTONVILLE ::: TOWN ENGINEER

LOCATION
Bartonville, Texas

HISTORY WITH TOWN OF BARTONVILLE
2002 Pavement Maintenance Program
2003 Misc. Pavement Repairs
2005 Street Repairs
2006 Crack Sealing & Spot Repair
2006 Street Maintenance Program Update
2007-2008 Drainage Improvements
2008 Misc. Repairs
2009 General Pavement Repairs
2009 Pavement Striping
2009 West Jeter Repairs
2010 Street Reconstruction
2013 Pavement Maintenance Program
2014 Street Reconstruction
2016 Street Reconstruction
2017 Miscellaneous Road & Drainage
2019 Residential Streets
West Jeter Reconstruction
Annual Pavement Repair Contracts & Work Orders
E. Jeter Road Repairs
E. Jeter Culvert & W. Jeter Shoulder Repair
W. Jeter Culvert Emergency Repair
Loving Branch Channel Improvements
McMakin Road Reconstruction
Rockgate Culvert Emergency Repair
Stoney Ridge Drainage Improvements
Town Hall Parking Lot Expansion
Zoning Maps

SERVICES PROVIDED
Town Engineer Consulting
Roadway Design
Drainage Design
Development Plan Review
Floodplain Administrator
Pavement Management
CIP Projects
General Consulting
Gas Well Permit Review
Sanitary Sewer Planning
Development Review Committee
ROW Use Permits

CLIENT REFERENCE
Mr. Michael Montgomery
Town Administrator
Town of Bartonville
1941 E. Jeter Road
Bartonville, Texas 76226
817.430.4052 phone
mmontgomery@townofbartonville.com



CULVERT CONSTRUCTION


ROADWAY CONSTRUCTION

TNP has been the Town Engineer for Bartonville since 2003. In addition to plan and plat reviews and other municipal consulting services, we have directed numerous road and drainage maintenance and repair projects. We began by developing a Street Maintenance Program that was based on visual observation and rankings of the condition of each road in the Town and culminated with cost estimates and priorities for repairs. Since then we have implemented that plan with a number of roadway repair projects. These have included full-depth reclamation, spot repairs, crack sealing and overlays. A recent project is the 2010 Street Improvements project. One part of that project was repairs to East Jeter Road, which is the main road through Bartonville. Significant failures were identified and spot repairs made. This was followed by a paving mat to provide a moisture barrier and some stress relief, then a 2" asphalt overlay. Other projects have included ditch grading and culvert replacement, including design of a double 12' x 6' box culvert at Loving Branch and East Jeter Road. We have also prepared several annual contracts for miscellaneous pavement and drainage repairs, so that small problem areas could be addressed quickly. Because Bartonville is in the Barnett Shale, we have also assisted the Town in dealing with the affects of gas well truck traffic on the roads, including the development of a Roadway Remediation Fee that assesses the design life of the roadway that is "consumed" by the truck traffic. TNP recently completed a new 5-Year Pavement Maintenance Program, outlining recommended improvements and maintenance for the Town.

Item 4.5.
Go to Agenda

DENTON COUNTY ::: PRUETT ROAD

LOCATION
Denton County, Texas

COST
$2,300,000

PROJECT STATUS
Design: 2016
Construction: Feb 2017 - Sept 2017

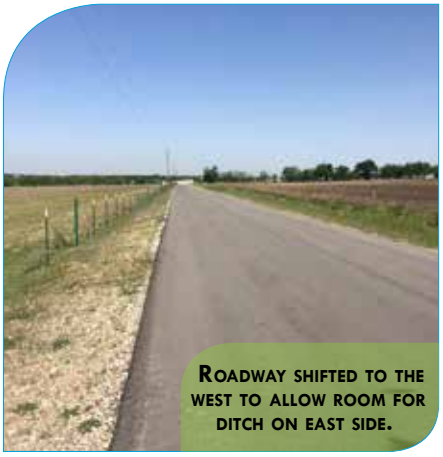
SERVICES PROVIDED
Design Survey
Roadway Design
Jurisdictional Waters Delineation
Subsurface Utility Location
Construction Support

PROJECT ELEMENTS
Very tight available right-of-way
Pavement Design
Gas Line Coordination
CETRZ Grant Documentation Support

CLIENT REFERENCE
Mr. James Gossie, PE
Denton County
Public Works Engineering
1505 East McKinney Street, Suite 175
Denton, Texas 76209
940.349.3254 phone
james.gossie@dentoncounty.com



MODIFIED SAFETY END TREATMENT TO SAVE SPACE



ROADWAY SHIFTED TO THE WEST TO ALLOW ROOM FOR DITCH ON EAST SIDE.



SIGNING AND MARKING TO PROTECT THE INTERSECTION IN A CURVE.



PLACING CONCRETE PAVEMENT WHERE FLOW OVERTOPS THE ROAD.

Pruett Road is a 2.2-mile long asphalt rural road in northwest Denton County. The roadway is situated in a very narrow prescriptive right-of-way, which imposed constraints on drainage improvements. The terms of the CERTZ grant that was used to pay for the project precluded the County from acquiring additional right-of-way, so creative measures were needed to accommodate drainage. On one occasion our project engineer met on site with several property owners along the project to answer questions and discuss the project.

The westerly portion of the project drains in such a way that we could push the roadway off-center of the center of the right-of-way, providing more room for a ditch on the upstream side, and eliminating a ditch on the downstream side. The constrained conditions also required some creative cross culvert headwall treatments to capture and direct flow. These treatments consisted of safety end treatments, modified with toe walls to reduce the vertical impact. In addition, to address a concern about sight distances at the intersection with North Branch Road, signing and striping were employed to prohibit passing near the intersection. The pavement section selected was a 6" asphalt pavement on 6" of flexbase with a geogrid and geotextile fabric. This section provides the needed support for traffic for a 20-year design, while reducing construction time as compared with a lime or cement treated subgrade. Because no improvements were to be made to a crossing culvert at the eastern end of the project, peak flows in a 100-year storm will overtop a portion of the road. To protect the roadway in this area, a portion of the roadway was paved with concrete.

DENTON COUNTY ::: VARIOUS CULVERTS

LOCATION
Denton County, Texas

VARIOUS PROJECT SITES
Canyon • Mustang • Mountain View • Willow Glade • Canyon Oaks • Naylor • South County Line • Berend • Carey • Cash's Mill • Cole • Elm Bottom Circle • Friendship (2) • Gregory • Huling • Lights Ranch • Old Alton Drive • Pecan Valley • Shahan Prairie • Shearer • Strittmatter • Berend • Duck Creek Road • Gorrell • Lois • St. John • Warschun

COST
Varies from $43,000 to $103,000

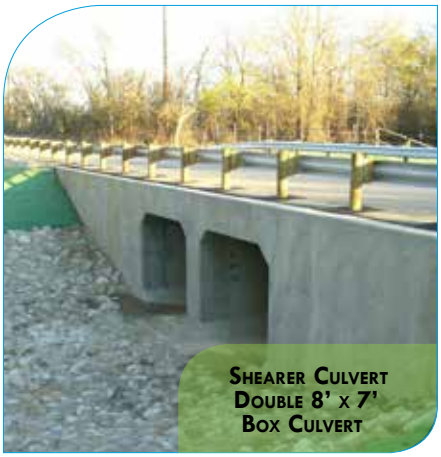
YEAR COMPLETED/PROJECT STATUS
Design: 2007 - 2017
Construction: 2008 - 2018

SERVICES PROVIDED
Design Survey
Hydraulic Design
Hydrologic Evaluations
Boundary Survey & ROW Documents
Plan Preparation & Bid Documents
Cost Estimates

PROJECT ELEMENTS
Rural Roadway Design
Traffic Control
Culvert Design
Roadside Design

CLIENT REFERENCE
Mr. James Gossie, PE
Denton County
Public Works Engineering
1505 East McKinney Street, Suite 175
Denton, Texas 76209
940.349.3254 phone
james.gossie@dentoncounty.com


BEREND
FOUR BARRELL 10' x 5'
BOX CULVERT


SHEARER CULVERT
DOUBLE 8' x 7'
BOX CULVERT


STRITTMATTER
TRIPLE BARREL
12' x 10' CULVERT


CANYON OAKS
TWO BARREL
8' x 4' CULVERT


IKE BYROM
TWO BARREL
10' x 9' CULVERT


OLD ALTON
TWO BARREL 10' x 6'
BOX CULVERT

These culvert replacement projects, 26 in all, have been completed over a period of more than ten years. In fact, a number of other culverts were designed as part of roadway reconstruction projects such as Warschun and Ike Byrom. Several were completed as a result of a sudden failure and required a quick response, creative design to expedite delivery, and emergency procurement procedures. Most were replaced preemptively by the County due to deteriorating conditions or safety concerns. Several, including Mountain View and Canyon, were on dead-end streets with no alternate access and required bypasses or phased construction. Most of the others were constructed with road closures and detours. These culvert replacements ranged in size from the five barrel 5'x2' box culverts on Willow Glade to the four barrel 10'x10' culverts on Elm Bottom Circle. In some cases, the surrounding site conditions precluded a design to convey the 100-year storm, so the culvert was sized to improve accommodate as much flow as was reasonable. A variety of culvert configurations were used in order to fit the site conditions, and in some cases some creative headwall solutions were employed in order to use available right-of-way and minimize impacts on adjacent properties. The Shahan Prairie culvert actually consisted of inserting a liner into the existing pipe and grouting the annular space, to avoid reconstruction within a Corps of Engineers flowage easement. The most recent culvert is on Duck Creek Road, and bids will be received in the middle of May.

DENTON COUNTY ::: COPPER CANYON ROAD (PHASES 1 & 2)

LOCATION
Denton County, Texas

COST
$7,150,000 Total
$1,150,000 Phase 1 (North)
$6,000,000 Phase 2 (South)

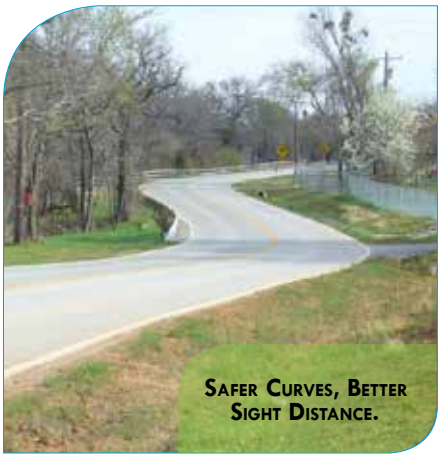
DESIGN
(North) Jan. 2006 - Dec. 2011

CONSTRUCTION
Phase 1 (North) Nov. 2009 - Sept. 2010
Phase 2 (South) Jan. 2012 - Sept. 2014 (est.)

SERVICES PROVIDED
Surveying (Design, Boundary & ROW Docs)
Rural Roadway/Pavement Design
Utility Coordination
Railroad Coordination
ROW Acquisition
Geotechnical Investigation
Public Involvement
Utility Coordination
Construction Management & Inspection
Culvert Design
Drainage Design
Project Elements
Railroad Quiet Zone Crossing
Coordination with Corps of Engineers
4 Miles of Roadway & New Alignment
Scheduled to Accommodate School Year
Traffic Control
Safety Improvements

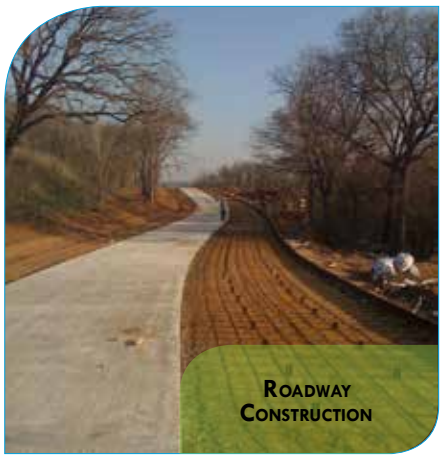
CLIENT REFERENCE(S)
Ms. Robin Davis
Administrative Foreman
Denton County Road & Bridge West
110 West Hickory Street
Denton, Texas 76201-4168
940.349.2963 phone

Mr. John Polster
Denton County Transportation Consultant
Innovative Transportation Solutions (ITS)
2701 Valley View Lane
Farmers Branch, Texas 75234
972.484.2525 phone
972.484.4545 fax
JohnP@itsinc-tx.com


Safer Curves, Better Sight Distance.


Focus was Safety Improvements


Railroad Crossing converted to a Quiet Zone


Roadway Construction

This project involved reconstruction of an existing two-lane rural roadway to be built in two phases (north and south). The purpose of the project was to improve safety and increase visibility, and enhance the pavement section to accommodate heavy traffic. Cement trucks, very tight curves, no shoulders and deteriorating pavement were all factors in the decision to reconstruct the roadway. Right-of-way acquisition along the bulk of the roadway was not considered feasible due to public outcry. As a result, an innovative drainage design incorporated roadside ditches supplemented with underground drainage pipe and drop inlets to accommodate runoff in a limited right-of-way. Additionally, the project included railroad crossing improvements, requiring coordination with the Kansas City Southern Railroad in order to upgrade a railroad crossing and convert it to a "Quiet Zone" crossing.

The north phase of Copper Canyon Road, from Hilltop Road to the Old Alton Bridge over Hickory Creek, was the first phase of a project to reconstruct all of Copper Canyon Road. This portion of the roadway had some very dangerous curves (with an effective design speed of less than 15 mph), narrow pavement, and was situated on the side of a very steep hill, so safety was the most pressing issue to be addressed. The new alignment of the roadway straightened out the curves significantly, resulting in a much safer roadway. Due to heavy traffic usage, pavement design was prepared to accommodate 56,000 pound, three-axles vehicles, such as concrete trucks.

A portion of the roadway crosses US Army Corps of Engineers flowage easements, so it was not an option to significantly raise the roadway. Roadside ditches were used to mitigate for slightly raising the roadway to reduce the incidents of roadway overtopping. Since the roadway could not be raised, it is still well below the 100-year flood elevation of Hickory Creek, so flood gates were reinstalled to allow the road to be closed.

The northern portion of the roadway was too narrow to construct with traffic open, but was also part of a school bus route. The closest detour would have resulted in a significant delay, so the construction was phased to require full closure of that portion of the road, and completion of that work during the summer months. A contract incentive was used to ensure completion prior to school opening.

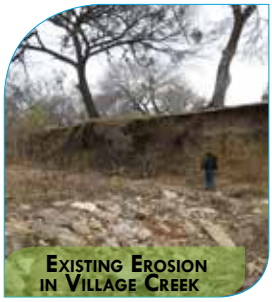
CITY OF JOSHUA ::: DRAINAGE STUDY MASTER PLAN

LOCATION
Joshua, Texas

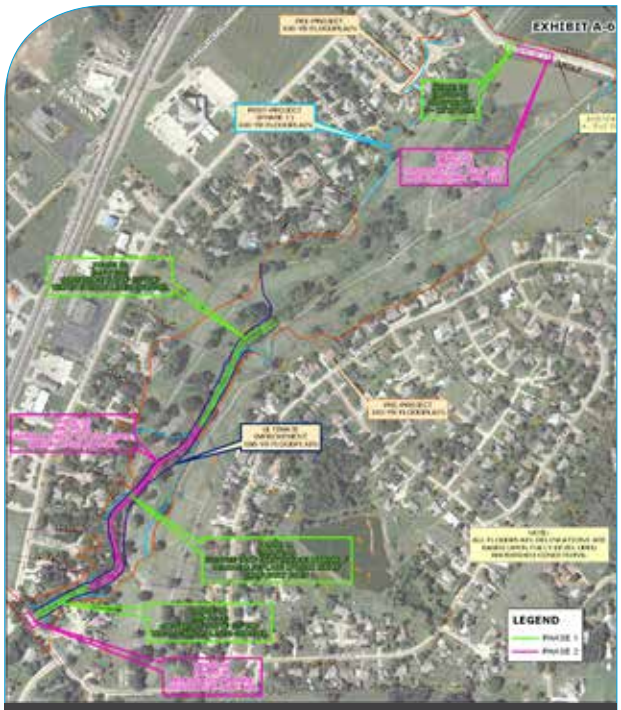
PROJECT STATUS
Study 2008 - 2009

SERVICES PROVIDED
Watershed Master Planning
Neighborhood Storm Water Management Master Planning
Project Implementation and Phase Planning
Public Involvement
Storm Drainage System Infrastructure
Drainage Analysis/Conceptual Design
Surveying

CLIENT REFERENCE
Mr. Mike Peacock
Director of Operations
City of Joshua
101 South Main
Joshua, Texas 76058
817.558.7447 phone
mpeacock@cityofjoshuatx.us


EXISTING EROSION IN VILLAGE CREEK


EXISTING SILT AND DEBRIS TO BE REMOVED



PHASED IMPROVEMENTS FOR VILLAGE CREEK

TNP was tasked with evaluating a variety of storm drainage issues in three distinct portions of the city: the Mountain Valley Subdivision, the Cofield Drive Vicinity, and the Joshua Meadows Subdivision. Problems addressed in each area included property and roadway inundation due to creek flooding, street drainage, and general drainage maintenance issues, respectively. Analyses and design solutions for each area are detailed below.

Table 5-1: Overall Improvement Prioritization for 2008 Drainage Study

Priority	Location	Phase	Improvement	Improvement Description
1	Mountain Valley / Village Creek	1	MV-P1-A	Elevate existing golf cart bridge
2	Mountain Valley / Village Creek	1	MV-P1-B	Channel Improvements Between XS 3519 and XS 4241
3	Mountain Valley / Village Creek	1	MV-P1-C	Addition of 5-12'x4' RCBs at Lakeaire Drive
4	Mountain Valley / Village Creek	1	MV-P1-D	Channel Improvements Between XS 5386 and XS 5712
5	Joshua Meadows	1	JM-P1	Channel A and Channel B Improvements around Running Brook Drive
6	Cofield Drive Vicinity	1	COF-P1	Storm Drain Main Line Along Cofield Drive
7	Joshua Meadows	2	JM-P2	Improvements to Outfall 1, Outfall 2, and Outfall 3
8	Joshua Meadows	3	JM-P3	Remainder of channel improvements not completed in Phase 1
9	Cofield Drive Vicinity	2	COF-P2	Storm Drain Improvements Along Bentley Drive
10	Cofield Drive Vicinity	3	COF-P3	Storm Drain Improvements Along Comanche Walk
11	Cofield Drive Vicinity	4	COF-P4	Ditch Improvements Along Thomas Drive

CITY-WIDE CIP PRIORITIZATION PLAN

Village Creek Watershed: Primary concerns were property and roadway inundation by Village Creek floodwaters, and channel bank scour. Existing drainage patterns in the area were determined using standard HEC hydrologic and hydraulic modeling software. The modeling results, coupled with known complaint data, were used to develop a series of channel improvements (structural stabilization and widening) and roadway culvert improvements. A priority-based construction phasing plan was developed for all improvements within the watershed.

Cofield Drive Vicinity: The Cofield Drive Vicinity is a residential area comprised of a combination of storm drainage features, including: natural drainage ditches and driveway culverts, streets with curb and gutter, and open channel. Problems in the area included ponding water on streets, undersized ditches and open channel. Based on computer modeling and field visits, a network of underground storm drainage and surface drainage improvements were proposed. A priority-based construction phasing plan was developed for all improvements within the area.

Joshua Meadows Subdivision: Localized flooding concerns were created in the Joshua Meadows Subdivision due to overgrowth and undergrowth of vegetation along drainage channels and at roadway crossings. Erosion issues existed in areas where vegetation was not established. To address the drainage problems within the area, a phased channel and culvert maintenance plan was developed. A priority-based construction phasing plan was developed for all improvements within the area.

Ultimately, a comprehensive report, including a summary of drainage issues, design solutions, opinions of probable construction cost, and overall project phasing was developed. Final results and recommendations were presented to the City Council and Bond Committee. Public bonds to construct many of the projects were approved in 2009.

MUNICIPAL ENGINEERING

TNP has been providing city engineer consulting services in the D/FW metroplex since 1976. The firm currently serves the following municipalities/public entities as city/town engineer:

Municipality/Entity	Population	Size (Sq. Miles)	Served Since
City of Crowley	7,900	6.6	1989
City of Everman	6,108	1.8	2002
City of Forest Hill	12,950	4.2	1988
City of Hudson Oaks	1,650	2.5	1998
City of Kaufman	6,851	8.34	2016
City of Sansom Park	4,181	1.2	2016
Town of Bartonville	1,250	6	2004
Town of Trophy Club	6,850	4	1990
Town of Westover Hills	658	0.7	1998
Southwest Denton County Road & Utility District	N/A	N/A	2003

The firm has previously served as City Engineer on an interim basis for the Cities of Hurst, Euless, and Bedford, as well as the Interim Director of Engineering for Denton County on two separate occasions. We provided these clients with a wide range of services on an as-needed basis until they hired staff to resume those responsibilities. The following is a partial listing of general engineering consulting services TNP provides to our municipal clients:

- Review plats, site plans, zoning requests and development construction plans.
- Provide support to City Councils, Development Review Committees, and Planning & Zoning Commissions.
- Development planning, zoning, and design submittal reviews.
- Preparation of Master Plans (Transportation, Water, Wastewater, Drainage).
- Miscellaneous advice regarding potential alterations in City policies related to: (a) construction standards and specifications, (b) zoning classifications, and (c) revisions to platting requirements.
- Guidance in, and preparation of impact fee studies, subdivision ordinances, and stormwater utility fees.
- Funding for water and sewer projects through the Texas Water Development Board.
- Funding for parks projects through TPWD.
- Street condition evaluations to establish priorities for reconstruction and the development of street Capital Improvement Programs (CIP's).
- Sanitary Sewer I/I Studies and CIP rehabilitation recommendations.
- Evaluation of drainage system capacity/conditions and CIP recommendations.
- Cost estimations of future projects for CIP's.
- Conduct or participate in presentations and public meetings.
- TPDES Phase II requirements and compliancy issues.
- Address citizen complaints through on-site evaluations and/or studies.
- Coordination with other municipalities and agencies.
- Traffic warrant studies for stop signs and signal lights.
- Advice on issues related to applicable State/Federal regulations of the Corps of Engineers, TCEQ, FEMA, TxDOT, EPA, ADA, etc.
- Preparation of Conditional Letters of Map Revision (CLOMR's) and Letters of Map Revision (LOMR's).
- U.S. Army Corps of Engineers 404 permitting.
- Roadway alignment studies.
- City Limit descriptions for annexation and deannexation agreements.
- GPS monumentation for overall citywide coordinate control network.
- Acquisition services for obtaining right-of-way and easements.
- City property boundary surveys.
- Digital mapping services and Geographic Information Systems (GIS), including base mapping, utility mapping, etc.
- Erosion control methods and projects.
- Lift station abandonment and replacement with gravity sewer mains.
- Recommendations for modifications to details.
- Expert witness testimony.

GRANT APPLICATIONS AND PROCUREMENT FOR MUNICIPAL WORKS

TNP has a long history of experience on grant projects. We have completed an average of nine Community Development Block Grant (CDBG) projects every year since 1989, for a variety of North Texas clients. For instance, we just completed work on a CDBG wastewater project in Sanger. Mr. Harris has expertise in this area, and is very familiar with the entire grant process, from helping a community get a grant to the following:

- Initial scoping meetings with the funding agency;
- Assisting with the application process including the project description to identify the need, the cost, the alternatives and the impact of doing nothing;
- Assisting with developing the financial need section of the grant application, including budgets, rates and other financial requirements;
- Development of the environmental and right-of-way impact assessments;
- Assisting the funding administrator/contract specialist;
- Attending public meetings
- Preparing monthly draw documentation;
- Preparing construction plans, bid documents and cost estimates;
- Assisting with and properly documenting the bid process;
- Overseeing and inspecting construction;
- Providing monthly progress reports;
- Preparing easement and right-of-way documents;
- Leading the easement/right-of-way acquisition process;
- Leading the municipality through the project close-out process, including record drawings and necessary certifications.

DEVELOPMENT REVIEW SUPPORT

In addition to serving many North Texas municipalities on a project-by-project basis, we also serve cities, towns and utility districts in the capacity of Town/City engineer. In these cases, we function virtually as a part of the municipality's staff. Several services provided by TNP include: development review support, including review of plats, construction plans, studies, floodplain studies, etc. On past assignments we have provided development review support to Denton County, Willow Park, Benbrook and others, as well as current clients such as Bartonville, Joshua, Crowley, Hudson Oaks, Everman, Blue Mound, Forest Hill and Trophy Club.

CLIENT REFERENCES

The following is a listing of client references for whom we have provided services on similar projects. We strongly urge you to contact these clients regarding their satisfaction with our firm and our level of service. We truly believe that they provide the best measure of our capabilities.

Mr. Michael Montgomery
Town Administrator
Town of Bartonville
1941 E. Jeter Road
Bartonville, Texas 76226
817.430.4052 phone
mmontgomery@townofbartonville.com

Robin Davis
Administrative Foreman
Denton County
Argyle Road & Bridge-West Facility
417 Old Justin Road
Argyle, Texas 76226-3516
940.349.3430 phone
robin.davis@dentoncounty.com

Mr. Fred Ehler, PE, CFM
Director of Public Works
Denton County
Courthouse-on-the-Square
1505 E. McKinney Street, Suite 175
Denton, Texas 76209
940.349.3253 phone
Fred.Ehler@dentoncounty.com

Mr. Chad Allen, PE, CFM
Deputy City Engineer
City of Denton
Engineering Services
901-A Texas Street
Denton, Texas 76209
940.349.7713 phone
chad.allen@cityofdenton.com

Mr. Keith Gabbard
Manager, Streets & Drainage Division
City of Denton
901.A Texas Street
Denton, Texas 76209
940.349.7144 phone
940.349.8596 fax
keith.gabbard@cityofdenton.com

Mr. Bennett Howell, III, PE
Director of Public Services
City of Benbrook
911 Winscott Road
Benbrook, Texas 76126
817.249.6063 phone
940.349.2991 fax
bhowell@benbrook-tx.gov

Mr. David Salmon
City Engineer
City of Lewisville
P.O. Box 299002
Lewisville, TX 75029-9002
972.219.3491 phone
dsalmon@cityoflewisville.com

Mr. Chuck Sears
Engineering Manager
Denton Municipal Electric
1659 Spencer Road
Denton, Texas 76205
940.349.7111 phone
940.349.7334 fax
chuck.sears@cityofdenton.com

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GEORGIA
BLAIRSVILLE
ALBANY

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: **Town of Argyle**
Engineering Services

TNP PROJECT NUMBER: **ARG 19102**

CLIENT: **Town of Argyle**
PO Box 609
Argyle, TX 76226

hereby requests and authorizes Teague Nall and Perkins, Inc., (the ENGINEER) to perform the following services:

SCOPE:
Provide professional engineering and municipal consulting services, including but not limited to the following:

A. Review of Development Proposals: At the request of the Town, the Engineer will review plats, site plans, and public improvement plans for various public and private projects proposed in the Town. This review will include comment on drainage systems; traffic; conformance with codes and policies; flood plain management; construction and maintenance of streets; discrepancies in easement's acknowledgements, or certifications; and other potential problems noted in the proposed development during the engineering review. The Engineer will provide the Town with its findings in a letter report in a timely manner. At the request of the Town, the Engineer may present and support his findings at various public meetings.

B. Floodplain Management: At the request of the Town, the Engineer will provide technical assistance in of review development permit applications within floodways and floodway fringes; serve as the Floodplain Administrator in implementing the local requirements of the National Flood Insurance Program (NFIP); evaluate and/or prepare floodplain studies as needed; and assist in conferences with federal, state and local officials.

C. Capital Improvements Planning: At the request of the TOWN, the ENGINEER will provide technical assistance in reviewing capital needs for the Town and estimating probable costs of such facilities, where appropriate, including wastewater, roads and drainage facilities.

D. Capital Improvements Projects: The ENGINEER will prepare construction plans for public works projects initiated by the Town. These projects will generally be performed under separate contracts with the Town.

E. Public Works Support: The ENGINEER will provide support as requested by the Public Works Director, including design or maintenance support; meetings with property owners; or making recommendations related to maintenance or repair.

F. Town Specifications and Requirements: At the request of the TOWN, provide technical assistance and consultation on various requirements and standard specifications used by the TOWN.

G. Attend public meetings: At the request of the TOWN, attend Town Council, Planning & Zoning, and Development Review Committee meetings or other meetings or hearings.

H. Miscellaneous Services: At the request of the Town, the ENGINEER will provide other consulting services, including communication with other governmental entities; communication with developers; preparation of studies, reports and cost estimates; zoning consultation; communication with residents and site visits to assess potential problems; topographic or boundary services as needed, preparation of easement or right-of-way exhibits; and other services as necessary.

COMPENSATION

A. The Engineer shall be compensated on an hourly basis at engineer's standard rates effective at the time services are rendered. See Exhibit "A" for Engineer's current standard hourly rates for various staff members. These rates will not be modified more often than once per calendar year.

B. Actual out-of-pocket expenses that are incurred during the progress of the work at Engineer's cost plus 10%. The actual out-of-pocket expenses include: mileage charges, printing and reproduction costs, and other miscellaneous costs incurred specifically for this assignment.

C. For work done by others, at the actual cost to the Engineer of such services plus 10%.

D. Partial payments will be billed monthly.

E. The ENGINEER may submit invoices for services rendered no more frequently than monthly, accompanied by an explanation of the services provided and any necessary supporting documentation.

Please execute and return a signed copy for our files.

Approved by Client: **Town of Argyle**	Accepted by Engineer: **Teague Nall and Perkins, Inc.**
By:_____	By:_____ Gary L. Vickery, P.E.
Title:_____	Title: Principal
Date:_____	Date:_____

teague nall & perkins

PROVISIONS

1. **AUTHORIZATION TO PROCEED**
Signing this agreement shall be construed as authorization by CLIENT for TNP, Inc. to proceed with the work, unless otherwise provided for in this agreement.

2. **LABOR COSTS**
TNP, Inc.'s Labor Costs shall be the amount of salaries paid TNP, Inc.'s employees for work performed on CLIENTS Project plus a stipulated percentage of such salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. **DIRECT EXPENSES**
TNP, Inc.'s Direct Expenses shall be those costs incurred on or directly for the CLIENT's Project, including but not limited to necessary transportation costs including mileage at TNP, Inc.'s current rate when its, or its employee's, automobiles are used, meals and lodging, laboratory tests and analyses, computer services, word processing services, telephone, printing and binding charges. Reimbursement for these expenses shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by TNP, Inc.

4. **OUTSIDE SERVICES**
When technical or professional services are furnished by an outside source, when approved by CLIENT, an additional amount shall be added to the cost of these services for TNP, Inc.'s administrative costs, as provided herein.

5. **OPINION OF PROBABLE COST**
In providing opinions of probable cost, the CLIENT understands that TNP, Inc. has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. TNP, Inc. makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

6. **PROFESSIONAL STANDARDS**
TNP, Inc. shall be responsible, to the level of competency presently maintained by other practicing professional engineers in the same type of work in the State of Texas, for the professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization. TNP, Inc. makes no other warranty, expressed or implied.

7. **TERMINATION**
Either CLIENT or TNP, Inc. may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay TNP, Inc. in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

8. **MEDIATION**
In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and the CONSULTANT agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbonding mediation unless the parties mutually agree otherwise.

   The CLIENT and the CONSULTANT further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants retained also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9. **LEGAL EXPENSES**
In the event legal action is brought by CLIENT or TNP, Inc. against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

10. **PAYMENT TO TNP, INC.**
Monthly invoices will be issued by TNP, Inc. for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

11. **LIMITATION OF LIABILITY**
TNP, Inc.'s liability to the CLIENT for any cause or combination of causes is in the aggregate, limited to an amount no greater than the fee earned under this agreement.

12. **ADDITIONAL SERVICES**
Services not specified as Basic Services in Scope and Attachment 'A' will be provided by TNP, Inc. as Additional Services when required. The CLIENT agrees upon execution of this contract that no additional authorization is required. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

13. **SALES TAX**
In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

14. **SURVEYING SERVICES**
In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC-230, Austin, Texas 78753, (512) 239-5263.

15. **LANDSCAPE ARCHITECT SERVICES**
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

16 **INVALIDITY CLAUSE**
In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

17. **PROJECT SITE SAFETY**
TNP, Inc. has no duty or responsibility for project site safety.

18. **CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY**
Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider authorizing the Town Manager to execute a contract with Teague, Nall and Perkins, Inc for the 2020 Wastewater and Roadway Impact Fee Update.

Meeting Date:
May 28, 2019

Prepared by:
Kristi Gilbert, Town Manager

Background:
Collection of impact fees has been a proven funding mechanism in the Town of Argyle to offset and recoup costs for capital improvements or facility expansions necessitated by and attributed to new development. The concept is such that each development pays an equitable and commensurate share for its "impact" onto the transportation and utility network, as the community grows. As a result, there are both wastewater impact fees and roadway impact fees that are collected and used for specific capital improvements. The current Wastewater and Roadway Impact Fee Study was prepared for the Town of Argyle by Freese and Nichols, Inc., in May 2010 and was reaffirmed in July 2015. It is important to note that the assumptions in the May 2010 study used a 10-year projection.

The amount of the proportionate fee for each development and use is determined by a detailed study (town-wide), which makes assumptions about future land use and infrastructure (capital improvements) needed over time. Such a study is required by Chapter 395 of the Texas Local Government Code, in order to legitimize the impact fee structure that the town implements. Furthermore, the Texas Local Government Code, Section 395.052 requires a mandatory five-year update and that the town re-examines this structure every five years, and revise if necessary. There is also a provision in the code allowing for a determination that no change is necessary. In July of 2015, the Council approved a resolution determining no changes were necessary is is provided for in Texas Local Government Code, Section 395.0575, as an alternative to the updating requirements.

In order to comply with Chapter 395 of the Texas Local Government Code, and as a result of changes in our land use plan, it is necessary to complete another wastewater and roadway impact fee study. Staff has solicited Teague, Nall and Perkins, Inc to prepare a proposal for the study. The deadline for the study's completion and acceptance is April 2020.

Financial Impact:
TNP has provided an estimated budget of $56,000 for the project, however, with the significant amount of work that will be required in this update, staff is seeking approval of $62,000. Half of the proposed amount would be funded by the Wastewater Impact Fee Fund

TOWN COUNCIL DATA SHEET

with the other half funded by the Roadway Impact Fee Fund, as is provided for in state law. The FY 2019 budget included $55,000 from the Wastewater Impact Fee Fund and $45,000 from the Roadway Impact Fee Fund for a total of $100,000.

Staff Recommendation:
Authorize the Town Manager to execute a contract with Teague, Nall and Perkins, Inc for the 2020 Wastewater and Roadway Impact Fee Update.

Requested Action:
Motion to authorize the Town Manager execute a contract with Teague, Nall and Perkins, Inc for the 2020 Wastewater and Roadway Impact Fee Update.

Attachments:
Authorization for Professional Services
TML Revenue Manual Regarding Impact Fees

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BLAIRSVILLE
ALBANY

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: **Town of Argyle**
2020 Wastewater and Roadway Impact Fee Update

TNP PROJECT NUMBER: **ARG 19102**

CLIENT: **Town of Argyle**
PO Box 609
Argyle, TX 76226

hereby requests and authorizes Teague Nall and Perkins, Inc., (the ENGINEER) to perform the following services:

GENERAL SCOPE OF BASIC SERVICES:

Provide professional engineering and municipal consulting services, consisting of preparation of a Wastewater and Roadway Impact Fee Study in accordance with the requirements of Chapter 395 of the Texas Local Government Code. This effort will include updating the land use assumptions, capital improvement plans for wastewater and roadways, preparation of cost estimates, impact fee calculations and other tables, and preparation of updated exhibits, as well as perform research as needed and assist staff with presentations to the Advisory Committee and the Council. A detailed scope of Basic Services is provided in Attachment A.

COMPENSATION

A. Engineering Services: Engineering services associated with the Project shall be performed on an hourly reimbursable basis with **an estimated budget amount of $56,000 (Fifty-Six Thousand Dollars)**. The budget amount shall not be exceeded without written authorization from the City. A copy of the Engineer's Standard Rate Schedule is included as Attachment D.

B. Other Expenses: Actual out-of-pocket expenses that are incurred during the progress of the work at ENGINEER's cost plus 10%. The actual out-of-pocket expenses include: mileage charges (outside a 60-mile radius of Denton, Texas), printing and reproduction costs for work outsourced, and other miscellaneous costs incurred specifically for this project.

C. In-house Printing: Printing, copies, plots and reproduction work done in-house shall be compensated per the ENGINEER's most current rate schedule for such work (Attachment D).

D. Work Outsourced to Others: For work done by others, at the actual cost to the ENGINEER of such services plus 10%.

E. The ENGINEER may submit invoices for services rendered no more frequently than monthly, accompanied by an explanation of the services provided and any necessary supporting documentation.

F. Additional services are those services not specifically included in the Basic Services described in Attachment A and shall be considered additional work and shall be reimbursed at ENGINEER'S current standard rates.

G. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to ENGINEER more than 30 days from invoice date may result in cessation of services until payment is received.

CONTRACT PROVISIONS: Contract provisions are attached hereto and made a part hereof.

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until ENGINEER receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by Client:
Town of Argyle

By:_____

Title:_____

Date:_____

Accepted by Engineer:
Teague Nall and Perkins, Inc.

By:_____
Gary L. Vickery, P.E.

Title: Principal

Date: May 14, 2019

ATTACHMENT A

BASIC SERVICES

The scope BASIC SERVICES to be performed by the Engineer is as follows:

SERVICES

Assist the Town in updating the Impact Fee program in accordance with the requirement of Texas Local Government Code Chapter 395. The services to be provided are listed below. We would like to start the project with a work session with Council and the Advisory Committee just to set expectations and be sure everyone is on the same page.

1. **Update Land Use Assumptions and Study Limits**
   a. Review and update the Impact Fee study limits based on information provided by the Town staff and the Advisory Committee.
   b. Review the Future Land Use Plan adopted in 2018 and update the existing Impact Fee land use assumptions with the Town staff and the Advisory Committee.
   c. Compare previous growth with projected growth rates, and update population and growth tables and calculations in conjunction with the Advisory Committee.
   d. Update the wastewater service unit equivalent calculations and the roadway service unit equivalency calculations based on the revised study area and land use assumptions.
2. **Wastewater and Roadway Capital Improvements Plans**
   a. Meet with the Town staff to review the current capital improvements plans and to identify work that has been completed or no longer applies, and to identify new projects needed to address the anticipated growth.
   b. Update the wastewater and roadway capital improvements plans based on information provided by the Town and the Advisory Committee. It appears that the current wastewater system impact fee CIP serves as the Wastewater Master Plan. Further, it appears that the future land use shows significant rural areas, particularly in areas not adjacent to or nearly adjacent to US 377 and IH-35W, that will not be served by the wastewater system. This same approach is assumed for this update. It is further assumed that calculation data is available to support the wastewater line sizes shown on the current wastewater CIP, so that those sizes can be verified. Likewise, it is assumed that the effective Town of Argyle Thoroughfare Plan will serve as the basis for the roadway CIP, updated with current traffic counts and with appropriate collectors and arterials added if applicable.
   c. Update the Impact Fee study exhibits. This assumes that the previous exhibits are available in a format that we can use to update rather than start from scratch.
   d. Meet with the Advisory Committee to review the capital improvements plans and recommend to Council.
3. **Cost Opinions**
   a. Update the existing cost opinions to reflect current unit prices.
   b. Prepare cost opinions for any new projects within the capital improvement plans.

4. **Public Hearing and Adoption of Impact Fee Amendments**

   a. In accordance with Local Government Code, Chapter 395, Section 395.052 *Periodic Update of Land Use Assumptions and Capital Improvements Plan Required* assist the Town in the following:

      i. Establishment of an advisory committee.

      ii. Preparing necessary notices and scheduling a public hearing for any proposed amendments to the existing Land Use Assumptions, capital improvements plans, and/or impact fees.

      iii. Issuing of comments from the Advisory Committee.

      iv. Approval of proposed amendments to the existing Land Use Assumptions, capital improvements plans, and/or impact fees.

   b. Attend the Public Hearing and support Town staff in presenting the Land Use Assumptions, Capital Improvement Plans, and Impact Fee recommendations, and be available to answer questions that arise.

   c. Attend Town Council meetings as necessary to support Town staff and be available to answer questions regarding the updated Impact Fee study.

5. Meetings

   a. The following meetings are anticipated:

      i. Up to five meetings with Town staff as appropriate

      ii. Three meetings with the Advisory Committee

      iii. Three meetings with the Town Council – a kickoff meeting, a public hearing, and a meeting to set the impact fee rates.

6. **Deliverables**

   a. Exhibits and PowerPoint presentations for presentations to the Advisory Committee and Town Council.

   b. Provide the Town up to 10 copies of the adopted final study.

   c. Provide the Town with a PDF copy of the adopted final study.

ATTACHMENT B

ADDITIONAL SERVICES

Additional Services include, but are not limited to the following:

1. Changes to the Scope of Work that result in significant change to the general scope, extent or character of the Project.
2. Presentations and meeting attendance other than those described in the Basic Services.
3. Mass printing or preparation of mailers.
4. Sewer modeling.
5. Copies of the revised study beyond the amount stated in Basic Services.

ATTACHMENT C

PROJECT SCHEDULE

Engineer shall endeavor to complete the work in a manner that accommodates the Town's schedule for amending the existing Impact Fee program. Following execution of the Professional Services Agreement, the Engineer shall meet with the Town to discuss and formalize the project schedule in more detail.

Per Chapter 395 of the Texas Local Government Code, the Town shall, within 60 days of receiving updates from the Engineer for the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the updates. Within 30 days after the date of the public hearing, the Town shall approve or disapprove the proposed amendments to the land use assumptions, capital improvements plan and modification to the Impact Fee.

It is the Engineer's understanding that the Town would like to have the update to the Impact Fee program completed by the end of March 2020.

It is understood and agreed that the objective of all involved in this project is to produce and provide quality and complete information and deliverables, which requires a considerable amount of coordination and cooperation, as well as adequate time for research, analysis and development. It is also understood that Engineer's ability to perform the scope of service is dependent upon timely receipt of information and data from the Town, as well as to requested materials as may be needed to complete the work. Adjustments in schedule may be required should information or data from the Town become delayed or not provided in a timely manner.

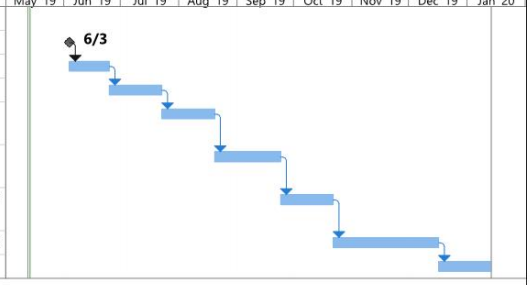
Town of Argyle

Conceptual Project Schedule

Wastewater and Roadway Impact Fee Update

May 14, 2019

ID	Task Name	Duration	Start	Finish
1				
2	Engineering Services NTP	1 day	Mon 6/3/19	Mon 6/3/19
3	Kickoff Workshop	3 wks	Tue 6/4/19	Mon 6/24/19
4	Update Land Use Assumptions	4 wks	Tue 6/25/19	Mon 7/22/19
5	Develop Wastewater and Roadway CIP	4 wks	Tue 7/23/19	Mon 8/19/19
6	Prepare Cost Opinions, Max Fees, Exhibits and Report	5 wks	Tue 8/20/19	Mon 9/23/19
7	Review with Advisory Committee	4 wks	Tue 9/24/19	Mon 10/21/19
8	Conduct Public Hearing	8 wks	Tue 10/22/19	Mon 12/16/19
9	Adopt Update	4 wks	Tue 12/17/19	Mon 1/13/20



Page 1

ATTACHMENT 'D'
TEAGUE NALL AND PERKINS, INC.
Standard Rate Schedule for Time and Expense Contracts
Effective January 1, 2019 to December 31, 2019*

Engineering /Landscape Architecture/ROW	From	-	To	
Principal	$200	-	$250	Per Hour
Team Leader	$190	-	$230	Per Hour
Senior Project Manager	$160	-	$220	Per Hour
Project Manager	$120	-	$175	Per Hour
Senior Engineer	$180	-	$225	Per Hour
Project Engineer	$120	-	$160	Per Hour
Engineer III/IV	$95	-	$120	Per Hour
Engineer I/II	$ 90	-	$110	Per Hour
Landscape Architect / Planner	$110	-	$200	Per Hour
Landscape Designer	$80	-	$110	Per Hour
Senior Designer	$110	-	$150	Per Hour
Designer	$100	-	$130	Per Hour
Senior CAD Technician	$90	-	$120	Per Hour
CAD Technician	$70	-	$110	Per Hour
IT Consultant	$100	-	$170	Per Hour
Clerical	$50	-	$90	Per Hour
Construction Inspector II	$75	-	$100	Per Hour
Construction Inspector III	$90	-	$110	Per Hour
Senior Construction Inspector	$100	-	$125	Per Hour
Construction Superintendent	$150	-	$180	Per Hour
ROW Manager	$120	-	$150	Per Hour
Senior ROW Agent	$90	-	$130	Per Hour
ROW Agent	$80	-	$110	Per Hour
Relocation Agent	$100	-	$130	Per Hour
Senior Utility Coordinator	$90	-	$140	Per Hour
Utility Coordinator	$80	-	$130	Per Hour
Intern	$50	-	$70	Per Hour
Surveying				
Survey Manager	$190	-	$230	Per Hour
Registered Professional Land Surveyor (RPLS)	$140	-	$190	Per Hour
Field Coordinator	$100	-	$130	Per Hour
S.I.T. or Senior Survey Technician	$70	-	$120	Per Hour
Survey Technician	$65	-	$100	Per Hour
1-Person Field Crew w/Equipment**	$125			Per Hour
2-Person Field Crew w/Equipment**	$160			Per Hour
3-Person Field Crew w/Equipment**	$180			Per Hour
4-Person Field Crew w/Equipment**	$200			Per Hour
Flagger	$40			Per Hour
Abstractor (Property Deed Research)	$85			Per Hour

Subsurface Utility Engineering (SUE)	
SUE Project Manager	$185 Per Hour
SUE Engineer	$160 Per Hour
Sr. Utility Location Specialist	$100 Per Hour
Utility Location Specialist	$ 85 Per Hour
1-Person Designator Crew w/Equipment***	$120 Per Hour
2-Person Designator Crew w/Equipment***	$145 Per Hour
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	$250 Per Hour (4 hr. min.)
2-Person Vac Excavator Crew w/Equip for QL-A ****	$450 Per Hour (4 hr. min.)
Core Drill (equipment only)	$750 Per Day

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

** Rates shown are for calendar year 2019 and are subject to change in subsequent years.*

*** Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

**** Includes crew labor, vehicle costs, and field supplies.*

***** Rate applies to Quality Level A (QL-A) test holes on utilities that were designated by TNP as QL-B.*

ATTACHMENT 'D'

TEAGUE NALL AND PERKINS, INC.

Standard Rate Schedule for Time and Expense Contracts
Reimbursed Direct Cost Items
Effective January 1, 2019 to December 31, 2019*

Direct Cost Reimbursables

Photocopies:	$0.154/sf	letter, legal and 11" x 17" size bond paper, B&W
	$0.7701/sf	letter, legal and 11" x 17" bond paper, color
Prints:	$0.154/sf	letter, legal and 11" x 17" bond paper, B&W
	$0.7701/sf	letter, legal and 11" x 17" bond paper, color
Plots:	$0.154/sf	letter, legal and 11" x 17" bond paper, B&W
	$0.7701/sf	letter, legal and 11" x 17" bond paper, color
	$0.50/sf	22" x 34" and larger bond paper or vellum, B&W
	$1.00/sf	22" x 34" and larger mylar or acetate, B&W
Mileage	$0.58/mile	
Plans on CD	$20/each	

REVENUE MANUAL FOR TEXAS CITIES

This manual covers nearly every known source of revenue available to Texas cities. The material is presented in a simple question-and-answer format. Many of the questions and answers presented come directly from questions routinely received by the TML Legal Department.

The manual is organized alphabetically by type of revenue. Within each section, very basic questions are addressed first: what is this revenue source; how is it adopted; which types of cities can adopt it; how much can it generate; etc. Accordingly, the manual should be useful to city officials and staff first as a source of new revenue ideas, and then as a basic how-to guide for each source of revenue. Extensive footnotes citing the location of each revenue source within Texas law should make the manual useful to city attorneys, as well.

Because debt must ultimately be repaid by a city, it isn't a source of revenue in the conventional sense. Nevertheless, this manual covers the basics related to various sources of debt funding or financing.

Are cities required to annually report hotel occupancy tax information?

Yes. Legislation passed in 2017 that requires cities to annually report hotel occupancy tax information to the comptroller.[171] Not later than February 20 of each year, a city that imposes a hotel occupancy tax must submit to the comptroller: (1) the rate of the city's hotel occupancy tax and, if applicable, the rate of the city's hotel occupancy tax supporting a venue project; (2) the amount of revenue collected during the city's preceding fiscal year from the city's hotel occupancy tax and, if applicable, the city's hotel occupancy tax supporting a venue project; and (3) the amount and percentage of hotel occupancy tax revenue allocated by the city for certain categories of expenditure during the city's preceding fiscal year.[172] Cities must comply with the annual reporting requirements by either submitting the report to the comptroller on a form prescribed by the comptroller, or alternatively providing the comptroller a direct link to, or a clear statement describing the location of, the information required to be reported that is posted on the city's website.[173]

IMPACT FEES

What are impact fees?

The Texas impact fee statute defines an impact fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition."[174]

Put more simply, impact fees are a way for a city to charge developers for some of the cost that new development places on the infrastructure and resources of a city.

The state of Texas allows cities to impose impact fees pursuant to Chapter 395 of the Local Government Code. Within the code, what qualifies as an "impact fee" is defined, and specific guidelines are set forth in regard to utilizing impact fees.

What may impact fees be spent on?

To determine if an expenditure of impact fees is proper, two separate tests must be satisfied: (1) the expenditure must be for a *proper impact fee facility*; and (2) even if it is a proper impact fee facility, the expenditure must be a *permissive cost* that may be funded relative to that facility.

[171] Senate Bill 1221, 85th Legislature, Regular Session (2017).
[172] TEX. TAX CODE § 351.009(a).
[173] TEX. TAX CODE § 351.009(b).
[174] TEX. LOC. GOV'T CODE § 395.001(4).

(1) **Proper impact fee facilities** include: (1) water supply, treatment, and distribution facilities; (2) wastewater collection and treatment facilities; (3) storm water, drainage and flood control facilities; and (4) roadway facilities.[175]

(2) **Permissive costs** relative to a proper facility include: (1) facility expansion; (2) facility construction contract price; (3) surveying and engineering fees; (4) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; (5) fees to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan, provided the person is not an employee of the city; and (6) interest charges and other finance costs related to improvements or expansions identified in the capital improvements plan (but only if used for payment of principal and interest on bonds, notes, or other obligations).[176]

What items may not be paid for by an impact fee?

The Local Government Code also states that certain items may not be paid for by impact fees: (1) construction, acquisition, or expansion of public facilities or assets not identified in the capital improvements plan; (2) repair, operation, or maintenance of existing or new capital improvements or facility expansions; (3) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development; (4) administrative and operating costs of the city; and (5) principal payments of interest or other finance charges on bonds or other indebtedness unless otherwise authorized in the impact fee statute.[177]

Where may impact fees be assessed?

Any type of impact fee authorized by Chapter 395 may be imposed within the corporate limits of a city.[178] Impact fees may also be imposed in the extraterritorial jurisdiction (ETJ), except that impact fees may not be imposed in the ETJ for roadway facilities.[179] In areas outside both the corporate boundaries and ETJ, the city may only impose impact fees by contract (but not for roadway facility fees).[180]

How much in impact fees may a city charge?

The amount of an impact fee is an amount that may not exceed the cost of capital improvements and facility expansions required by the new development (as calculated by a professional engineer), minus a credit in an amount equal to either: (1) the new property taxes and utility

[175] TEX. LOC. GOV'T CODE § 395.001(1).
[176] TEX. LOC. GOV'T CODE § 395.012.
[177] TEX. LOC. GOV'T CODE § 395.013.
[178] TEX. LOC. GOV'T CODE § 395.011(b).
[179] TEX. LOC. GOV'T CODE § 395.011(b).
[180] TEX. LOC. GOV'T CODE § 395.011(c).

revenue generated by the development; or (2) 50 percent of total costs of the capital improvements, with that figure being divided by the total number of projected service units attributable to the new development.[181] It is up to the city to determine which of the two credits above will be subtracted from the costs when calculating the impact fee.

What is the procedure for adopting an impact fee?

Adoption of an impact fee requires compliance with several detailed steps. These rules are the result of intensive negotiations over the years between cities and developers, and strict compliance with each step is strongly recommended, lest the city open itself up to potential litigation. Following is a summary of the procedural steps:

(1) **Capital Improvements Plan**. The city must first prepare a draft of a capital improvements plan (CIP). The CIP must be developed by qualified professionals using generally accepted engineering and planning practices.[182] The CIP is a detailed document that forms the basis for calculating precisely what impact fees are permissible for a particular facility.

(2) **Capital Improvements Advisory Committee.** The city council must appoint an advisory committee to assist with the impact fee process. The statute requires that the committee be appointed sometime before the ordinance setting the public hearing on the CIP and land use assumptions (step four, below).[183]

The advisory committee must be made up of at least five members. At least 40 percent of the members of the advisory committee must be representatives of the real estate, development, or building community, and not employees or officials of the city.[184]

The advisory committee's purpose is to: (1) advise and assist the city in adopting the land use assumptions; (2) review the CIP and file written comments at least six business days before the city's hearing on the proposed impact fees; (3) monitor and evaluate implementation of the CIP; (4) file semiannual reports with respect to the progress of the CIP and report to the city any perceived inequities in implementing the plan or imposing the impact fee; and (5) advise the city of the need to update or revise the land use assumptions, CIP, or impact fee.[185]

(3) **Land Use Assumptions.** Next, the city must prepare a draft of its "land use assumptions."[186] Land use assumptions are essentially a document that includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.[187]

[181] TEX. LOC. GOV'T CODE § 395.015.
[182] TEX. LOC. GOV'T CODE § 395.0411.
[183] TEX. LOC. GOV'T CODE § 395.058(a).
[184] TEX. LOC. GOV'T CODE § 395.058(b).
[185] TEX. LOC. GOV'T CODE § 395.058(c) and 395.050.
[186] TEX. LOC. GOV'T CODE § 395.042.
[187] TEX. LOC. GOV'T CODE § 395.001(5).

(4) **Set Hearing on CIP and Land Use Assumptions.** The council must adopt an order, resolution, or ordinance establishing a public hearing date to consider the CIP and land use assumptions for the "designated service area" (defined as the area served by the facilities funded by the impact fee).[188]

(5) **Make Public CIP and Land Use Assumptions.** After setting the hearing date in step four above, and prior to giving notice of the hearing, the city shall make the CIP and land use assumptions available to the public.[189] Essentially, this means making both documents available for inspection or copying at city hall by any interested person.

(6) **Notice of Hearing on CIP and Land Use Assumptions.** At least 31 days before the date of the hearing on the CIP and land use assumptions, the city must provide notice of the hearing by both of the following methods:

Certified Mail Notice. The city must send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the city secretary or other designated city official requesting notice of such hearings within two years preceding the date of the order, ordinance, or resolution setting the public hearing.[190]

Newspaper Notice. The city must publish notice of the hearing in one or more newspapers of general circulation in each county where the city lies.[191]

Both notices, certified mail and published, must contain the following:

(a) A headline that reads exactly as follows: "NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES".

(b) The time, date, and location of the hearing.

(c) A statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed.

(d) A statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan (CIP).[192]

[188] TEX. LOC. GOV'T CODE § 395.042.
[189] TEX. LOC. GOV'T CODE § 395.043.
[190] TEX. LOC. GOV'T CODE § 395.044(a).
[191] TEX. LOC. GOV'T CODE § 395.044(b).
[192] TEX. LOC. GOV'T CODE § 395.044(c).

(7) **Hold Public Hearing on CIP and Land Use Assumptions.** At the hearing, the council should allow all who desire to speak for or against the CIP or land use assumptions, or any other topic related to the upcoming impact fees, to present their views to the council.

(8) **Vote to Adopt an Ordinance Approving the CIP and Land Use Assumptions.** At the conclusion of the hearing, preferably at the same meeting, the council should "determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan."[193] To comply, there should be a council vote, with a proper agenda posting, on whether or not to adopt such an ordinance, order, or resolution.

Whether this step is a distinct requirement from actually adopting the ordinance (step nine, below) is debatable, but it is the safest course to assume so.

(9) **Approve CIP and Land Use Assumptions.** Within 30 days after the hearing, the city council must adopt an ordinance, order, or resolution approving the CIP and land use assumptions.[194] The ordinance, order, or resolution approving the CIP and land use assumptions must not be adopted as an emergency measure.[195]

(10) **Set Hearing on Impact Fees.** After adoption of the ordinance approving the CIP and land use assumptions, and preferably at the same meeting that the ordinance was adopted, the city council must adopt an order or resolution (note: but not an ordinance) setting a public hearing to discuss the imposition of the impact fee.[196]

(11) **Notice of Hearing on Impact Fees.** At least 31 days before the hearing on the imposition of the impact fee, the city must provide notice of the hearing by both of the following methods:

Certified Mail Notice. The city must send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the city secretary or other designated city official requesting notice of such hearings within two years preceding the date of the order, ordinance, or resolution setting the public hearing.[197]

Newspaper Notice. The city must publish notice of the hearing in one or more newspapers of general circulation in each county where the city lies.[198]

Both notices, certified mail and published, must contain the following:

(a) A headline that reads exactly as follows: "NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES".

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[193] TEX. LOC. GOV'T CODE § 395.045(a).
[194] TEX. LOC. GOV'T CODE § 395.045(b).
[195] TEX. LOC. GOV'T CODE § 395.045(c).
[196] TEX. LOC. GOV'T CODE § 395.047.
[197] TEX. LOC. GOV'T CODE § 395.049(a).
[198] TEX. LOC. GOV'T CODE § 395.049(b).

(b) The time, date, and location of the hearing.

(c) A statement that the purpose of the hearing is to consider the adoption of an impact fee.

(d) The amount of the proposed impact fee per service unit.

(e) A statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.[199]

(12) **Advisory Committee Comments.** At least six business days before the hearing on the impact fees, the advisory committee must file written comments concerning the proposed impact fees.[200]

(13) **Hold Public Hearing on Impact Fees.** At the hearing, the council should allow all who desire to speak for or against the impact fees, or any other topic related to the upcoming impact fees, to present their views to the council.

(14) **Approve Impact Fees.** Within 30 days after the hearing on impact fees, the city council must approve or disapprove the impact fees by order, ordinance, or resolution.[201]

(15) **Five-Year Review.** A city imposing impact fees must hold hearings and update the CIP and land use assumptions at least every five years.[202] Chapter 395 of the Local Government Code contains detailed procedures for hearings, review, and amendment of the CIP.[203]

When may an impact fee be collected from a developer?

Once water and wastewater capacity is available, impact fees are generally collectable when the city issues the building permit.[204]

When is it too late to levy an impact fee on new development?

If an impact fee ordinance is adopted after the land being developed is platted, fees cannot be assessed on any service unit that receives its building permit within one year after adoption of the impact fee.[205]

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[199] TEX. LOC. GOV'T CODE § 395.049(c).
[200] TEX. LOC. GOV'T CODE § 395.050.
[201] TEX. LOC. GOV'T CODE § 395.051.
[202] TEX. LOC. GOV'T CODE § 395.052.
[203] TEX. LOC. GOV'T CODE §§ 395.053-395.0575.
[204] TEX. LOC. GOV'T CODE § 395.016(d)(1).
[205] TEX. LOC. GOV'T CODE § 395.016(c).

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider awarding the bid and authorizing expenditures for the finish out of the Public Works Facility located at 4150 Trey Lane and authorizing the Town Manager to execute the necessary documents.

Meeting Date:
May 28, 2019

Requested/Prepared by:
Kristi Gilbert, Town Manager
Troy Norton, Public Works Director

Background:
The finish-out for the 2,000 sq. ft. Public Works Facility was let for bid on March 27th with a bid opening on April 11, 2019. We received six separate bids, which ranged between $260,924 and $477,000. There were three add-alternate bids for the project which included the following: construction of a locker room, millwork in the crew work room for a desk-type surface, and exterior paving for parking spaces. Due to the higher than expected construction costs, Staff is proposing to only add the millwork which will be cheaper than purchasing desks.

Attached is the memo sheet from the March 26, 2019 Council meeting outlining the project details. The initial budget for the project design and finish out was established at $160,000 based on an estimated $80/sq. ft. construction costs provided by a commercial architect at the time of purchase. During the FY19 Budget process, excess General Fund balance was earmarked to transfer to the Capital Improvements Fund for purchase of the building in FY18 and finish out in FY19. This is the $575,000 transfer in the FY18 Adopted Re-Estimate.

The Town's consulting project coordinator scored the bidders based multiple factors: 1) contract amount, 2) experience, 3) current work schedule, 4) key personnel, 5) references and 6) subcontractor experience. The highest score was allocated to M-Pak Construction with a total construction cost of $291,700. The second highest score, by a hundredth of a point, was Patriot Development Group with a construction cost of $265,534. Staff is proposing to award the bid to Patriot Development Group as they are the lowest responsible bidder.

After receipt of the bids, Staff began looking for ways to close the funding gap. As we considered the use of the building, we realized we had not explored allocating cost to the wastewater fund for the portion of the building which will house employees and equipment used to maintain the wastewater system. We have always had a lease on the building used by PW and WW and only allocated the personnel costs and direct equipment up to this point.

TOWN COUNCIL DATA SHEET

As you will recall from the *Summary of FY18 Ending Fund Balances* received with your *FY19 Second Quarter Financial Report*, the Wastewater Capital Improvement Fund (720) had an audited ending fund balance of $172,973. This balance is an accumulation of the bond monies, interest income and expenditures related to the TRA lines. We also know at this point that we will be receiving approximately $400,000 as a result of the reimbursement of TRA payments. Therefore, Staff is proposing the Wastewater Fund pay a prorata portion of the building finish-out and future maintenance, keeping our current practice of the Wastewater Fund paying all expenditures directly related to wastewater activities. In reviewing the building plans, we determined that 34% of the finished office area and 30% of the unfinished work area will be utilized for wastewater activities. Upon moving into the facility, 34% of the utilities and maintenance will be charged to the wastewater fund. This allocation will be reviewed periodically to determine appropriateness.

Finish Out cost:	$265,534
Incidentals (furniture, access control, etc)	$ 15,000
Total:	$280,534

Paid from Capital Improvement Fund (previously budgeted)	$120,534
Paid from Wastewater Fund	$160,000*

*Equals 34% of interior finish out and 30% of unfinished work area

Financial Impact:
Of the original $160,000 allocated for finish out, $21,000 has been expended for construction plans and project management, leaving $139,000. As we are proposing to utilitize $160,000 from the Wastewater Fund, it is only necessary to use $120,534 of the remaining budgeted monies in the CIP account at this time.

Staff Recommendation:
Staff recommends awarding the contract to Patriot Development Group and authorizing the expenditure of $160,000 from the Wastewater Capital Improvement Fund.

Attachments:
Memo Sheet from March 26, 2019
Bid Summary Sheet
Patriot Development Group Bid
M-Pak Construction Bid

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider approval of plans and specifications for the finish out of the Public Works Facility located at 4150 Trey Lane and authorize the Town to solicit bids for the project.

Meeting Date:
March 26, 2019

Requested/Prepared by:
Kristi Gilbert, Town Manager
Troy Norton, Public Works Director

Background:
Currently, the Public Works Department leases the facility on Country Club Road from the Argyle Water Supply Corporation (AWSC). The Town received a formal two-year notice to vacate in December 2017. In June of 2018, staff identified a location on Trey Lane, just south of the Town's corporate limits off of Stonecrest Road. The Town platted and purchased Lot 3R-2 of the Argyle Stonecrest Addition which included 1.179 acres of land, an approximately 6,000 square foot metal shell building on a concrete pad with water, electric and septic service to the structure and rights to 0.234 acres of road access easement for $415,000.

In December of 2018, Staff executed a contract with Eikon Consulting Group, LLC for design, bidding, project coordination and accessibility inspections for the finish out of approximately 2,000 square feet of office space and 4,000 square feet of shop space for the facility.

Staff has been extensively involved in the design of the facility and offers the following comments:

- Interior office space has been designed on the south side of the building due to the exterior location of utilities.
- Rooms 107, 108 and 110 are office spaces designed to house two employees each.
- Room 112 is an office space for the Crew Leader and Crew designed to house five employees.
- Flooring of office area will primarily be concrete for durability.
- Electricity will be run for heater units and ceiling fans in the shop area, however, they will be purchased and installed at a later date by staff to reduce the anticipated construction costs.
- Staff will demo the existing interior, non-structural walls.
- Alternate bids are requested for the construction of the locker room, millwork in the crew room to add built-in desks, and exterior concrete paving for a sidewalk and accessible parking space.

Historical Memo For Informational Purposes

TOWN COUNCIL DATA SHEET

The construction drawings and project manual are scheduled to be released for bid on Wednesday, March 27th contingent upon Town Council approval. The bid opening has been scheduled for Thursday, April 11th and the proposed contract is scheduled to be considered by the Town Council at the April 23rd Council Meeting.

Financial Impact:
In the FY18 Re-estimated budget, $575,000 was transferred to the Capital Improvements Fund for the purchase and finish out of the new facility. Of this amount, the Town has expended $415,000 for land purchase from CIP and committed $21,000 to the design, bid and construction administration of the project to be paid for out of other professional services. The budget for the finish out has been established at $160,000.

Staff Recommendation:
Staff recommends approval of the plans and specifications and to authorize the solicitation of bids for the finish out.

Attachments:
Building Plans
Project Specifications

Historical Memo For Informaitonal Purposes

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EVALUATION CRITERIA & FACTORS	Cima General Contractors	G2 General Contractors	M-Pak Construction	Mann Made Construction	Patriot Development Group	Schmoldt Construction
Base Bid	$323,383	$290,000	$289,100	$313,000	$260,924	$477,000
Alternate 1 Construction of Locker Room	$16,260	$40,000	$10,850	$14,700	$18,075	$23,000
Alternate 2 Crew Room Millwork	$11,500	$3,500	$2,600	$5,100	$4,611	$5,400
Alternate 3 Exterior Paving and Related Work	$17,509	$18,000	$6,400	$6,800	$17,984	$7,700
50% Proposed Construction Contract Amount Total of Base Bid + Alternates	$334,883	$293,500	$291,700	$318,100	$265,534	$482,400
Score Assumes Acceptance of Alternates	**39.65%**	**45.24%**	**45.51%**	**41.74%**	**50.00%**	**27.52%**
0% Proposed Construction Contract Time	NA	NA	NA	NA	NA	NA
Average Score	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**
15% Contractor Experience, Qualifcations, and Financial Resources						
Evaluator 1	13.50%	13.00%	13.50%	14.00%	13.00%	13.00%
Average Score	**13.50%**	**13.00%**	**13.50%**	**14.00%**	**13.00%**	**13.00%**
5% Contractor Current Work Schedule/Record						
Evaluator 1	5.00%	3.50%	4.50%	5.00%	5.00%	4.50%
Average Score	**5.00%**	**3.50%**	**4.50%**	**5.00%**	**5.00%**	**4.50%**
10% Contractor Key Personnel						
Evaluator 1	10.00%	5.00%	10.00%	7.00%	8.00%	10.00%
Average Score	**10.00%**	**5.00%**	**10.00%**	**7.00%**	**8.00%**	**10.00%**
10% Contractor References/Reputation						
Evaluator 1	10.00%	8.00%	8.50%	8.00%	8.00%	7.50%
Average Score	**10.00%**	**8.00%**	**8.50%**	**8.00%**	**8.00%**	**7.50%**
10% Subcontractor Experience and Qualifications						
Evaluator 1	8.00%	0.00%	8.00%	10.00%	8.00%	6.00%
Average Score	**10.00%**	**5.00%**	**10.00%**	**7.00%**	**8.00%**	**10.00%**
TOTAL AVERAGE SCORE	**88.15%**	**79.74%**	**92.01%**	**82.74%**	**92.00%**	**72.52%**
***ORDER BASED ON SCORE**	**3**	**5**	**1**	**4**	**2**	**6**

SECTION 00 30 00

PROPOSAL FORM
Argyle Public Works Interior Build Out

Name of Proposer Patriot Development Group, LLC

Date of Proposal 4/11/19

To: Town of Argyle
Attn: Kristi Gilbert
308 Denton Street
Argyle, Texas 76226

Whom it May Concern,

Pursuant to and in compliance with the invitation for proposal and the proposed contract documents relating to: Town of Argyle Public Works Interior Build Out;

The undersigned, having examined the drawings and specifications with related documents prepared by EIKON Consulting Group, LLC., and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed work, hereby proposes to furnish all labor, material, equipment, and supplies and to fully perform the Work in accordance with the Contract Documents, within the time set forth herein, and at the price set forth below. These amounts are to cover all expenses incurred in performing the work required under the Contract Documents of which this proposal is a part.

In submitting this proposal, the Proposer agrees:
1. To hold my Proposal open through the sixtieth (60th) day following the day for submitting this Proposal.
2. To accept the provisions of the Information for Proposers.
3. To accomplish the Work in accordance with the Contract Documents.

ADDENDA
The Proposer further agrees, and acknowledges, the following Addenda have been received and that the entire contents have been incorporated into this Proposal which are part of the Contract Documents:

No. 1, dated 4/5/19 No. _____, dated

No. _____, dated _____ No. _____, dated

BASE PROPOSAL:

Proposal amount shall be expressed in words and in figures. In case of discrepancy, amount shown in words will govern.

BASE PROPOSAL - FOR CONTRACT: Proposer agrees to perform all Work as described in Proposing Documents,

for Lump Sum of Two hundred sixty thousand nine hundred twenty-three dollars 78/100 dollars (Proposer to fill in)

($ 260,923.78).

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The following Alternates shall be expressed in words and figures as an addition or a deduct to the Base Bid as indicated. In case of discrepancy, amount shown in words will govern. See Division 01 for description.

ALTERNATE 1: Construction of Locker Room

Add/Deduct the sum of:

Expressed in Words: Eighteen thousand seventy-five dollars 48/100

Expressed in Figures: $ 18,075.48

ALTERNATE 2: Millwork in Crew Room

Add/Deduct the sum of:

Expressed in Words: Four thousand six hundred ten dollars 65/100

Expressed in Figures: $ 4,610.65

ALTERNATE 3: Exterior Concrete Paving and Related Work

Add/Deduct the sum of:

Expressed in Words: Seventeen thousand nine hundred eighty-three dollars 62/100

Expressed in Figures: $ 17,983.62

ADDITIONAL PROPOSAL CONDITIONS:

Proposer understands that the Owner reserves the right to reject any or all proposals and to waive any irregularities in the proposing. The Proposer agrees that the Owner may reduce the quantities of work required, in order to bring the total contract costs within the available funds.

Upon receipt of written notice of the acceptance of this proposal, Proposer shall execute the formal contract attached within ten (10) days and deliver the bonds, as required and set forth in the General Conditions.

I am an agent of the Proposing Firm named below, authorized to submit this PROPOSAL.

PROPOSING FIRM Patriot Development Group, LLC

By: Justin Budde Owner SEAL IF INCORPORATED
(TITLE)

ADDRESS: 1517 Centre Place Dr. Denton, TX 76205

Phone: 940-435-3434

Fax: _____

CONTRACTOR'S EXPERIENCE & QUALIFICATIONS

General Contractors Name: Patriot Development Group, LLC

I. General

a. Qualification information submitted shall be applicable only to the company entity or branch that will perform this Work.
b. Attach your Project Organization Chart
c. Submit list of other fully staffed branch offices
d. Submit list of corporate officers, partnerships or owners of organization

II. History

a. Please specify:
__ Corporation - State of Incorporation _____
X Partnership
__ Sole Proprietorship
__ Joint Venture

b. Specify: In continuous business since: 2017

c. Specify:
__ Large Business (100 or more employees)
X Small Business (fewer than 100 employees)
__ Other Veteran Owned Small Business

III. Experience
a. Normally performs 0 % of work with own forces.
b. Proposing to perform _____ % of work for this project with own forces.
i. List Trades _____
_____
_____
_____

(additional attachments as required)

List Projects (Similar Projects in Size and Scope Completed in Last Five Years)

Project	Municipality	$ Amount	Type	Date
ServPro Denton		451,000	TI	4/2/19
Plano Clinic		387,182	TI	9/15/18
CDP-Lubbock		409,682	TI	7/15/18
CDP-Sulphur		283,940	TI	10/5/18
Apex Dental		224,899	TI	9/12/18
Family Smiles Palestine		408,234	TI	11/3/18

Go to Agenda

CONTRACTOR KEY PERSONNEL

I. Superintendent & Project Manager Information

a. Resumes of key personnel shall also be included. Professional affiliations, memberships, and certifications for each of the key personnel must be included and will be used to evaluate the proposed team and personnel.

Project Manager	Years Experience	Projects
Jerry Mabray	31 years	Ground Up/ Tenant Fin
Jason Williams	21 years	"
Justin Beedle	24 years	"
Jeff Wawro	29 years	"

Superintendent	Years Experience	Projects
Jason Felix	10 years	"
Mike Mabe	8 years	"
Kane Reid	10 years	"

Scheduler	Years Experience	Projects

Quality Control Person	Years Experience	Projects

Go to Agenda

CONTRACTOR REFERENCES

References: Name 5 projects of similar work, giving owner's name, owner's representative's name, project architect's name, and telephone numbers for each. References must be provided for owners of similar size and scope as the proposed project.

1. Plano Family Clinic	Dr. Hanh Nguyen 407-406-2828
Dulaso Architects	Daniel Short 214-458-2235
2. ServPro of Denton	Kristi Stokes 817-919-9290
SC Architecture	Max Slicker 903-630-7330
3. CDP Dental-Lubbock	JD Stacey 702-606-9374
Bates/Martin	Mark Martin 940-600-3536
4. Family Smiles Palestine	Brett Evans 208-206-3951
Dulaso Architects	Same as #1
5. Apex Dental Nacogdoches	Same as #4

CONTRACTOR'S CURRENT WORK SCHEDULE/RECORD

I. Current Work Schedule

a. List major construction projects your organization has in-progress using the format below:

Name & Location of Project	Contract $	% Complete	Projected Completion Date	Owner Contact And Phone
Live Oak Apts	1,794,361	25%	July	John Lott 940-390-6494
Ash Creek Townhomes	2,021,223	95%	April	Monica Wang 214-336-4120
Bank of Ozarks	1,707,000	15%	August	Melvin Edwards 501-978-2204
Selwyn School	1,106,000	95%	May	Deb Hof 940-382-6771
Clean & Green Car Wash	1,784,212	2%	November	Josh Boschee 402-861-1735

b. Total number and dollar amount of contracts currently in progress:

Number $8,412,796 $ _____

c. Largest single contract amount currently in progress:

Project Name: Ash Creek Town Homes
Projected Completion Date : May
Dollar Amount $ 2,021,223

II. Past Record

a. List major construction projects of our organization has completed in the last 5 years with completion dates and references.

Name & Location of Project	Contract $	Date Completed	Owner Contact and Phone
All Listed Above			

b. Volume of work completed over last 5 years:

2012 $ 3,914,574 2018
2011 $ _____
2010 $ _____
2009 $ _____
2008 $ _____

CONTRACTOR LITIGATION, CLAIMS, REPUTATION & COMPLIANCE

I. Please answer the following questions

a. Has your firm ever defaulted, been declared to be in default, or failed to complete any work awarded?

__ yes
_x_ no

If yes, stipulate where and why: _____

_____

_____

_____

b. Has your firm ever paid (or had withheld from payment) liquidated damages for failure to complete a contract on time?

__ yes
_x_ no

If yes, stipulate where and why: _____

_____

_____

_____

c. Has your organization ever been charged with or paid a fine for non-compliance of State and/or Federal statutes or regulations?

__ yes
_x_ no

If yes, stipulate where and why: _____

_____

_____

_____

II. List pending claims and/or litigation against or involving project owners at time of submitting Proposal. Show project name, owner and summary explanation.

None

_____

_____

_____

Go to Agenda

CONTRACTOR'S FINANCIAL RESOURCES

Submit your last audited financial statement and most current financial statement.

SUBCONTRACTOR LIST

The Bidder shall provide a list of subcontractors your firm intends to contract with for services for each trade included in your offer.

SUBCONTRACTOR	TRADE
Denton Electric Inc.	Electrical
BCI Mechanical	Plumbing & HVAC
Integrity Drywall & Framing	Drywall
McSweeney Painting	Paint
Good Guy Flooring	Flooring
Blue Diamond Concrete	Concrete
Frisco Bros. Millwork	Millwork

END OF SECTION

9:57 AM
04/10/19
Accrual Basis

Patriot Development Group, LLC
Profit & Loss
January through December 2018

	Jan - Dec 18
Ordinary Income/Expense	
Income	
42600 · Construction Income	3,775,608.77
42601 · DC Construction Income	137,745.66
Total Income	3,913,354.43
Cost of Goods Sold	
50100 · Blueprints and Reproduction	3,136.38
50300 · Payroll Wages	202,215.54
50400 · Construction Materials Costs	960,140.29
50800 · Equipment Rental for Jobs	703.09
51900 · Other Construction Costs	52,084.31
53600 · Subcontractors Expense	1,744,295.26
55000 · Overhead	0.00
Total COGS	2,962,574.87
Gross Profit	950,779.56
Expense	
6000 · Advertising and Promotion	10,140.23
6006 · Estimating Expense	6,501.60
6018 · Office Supplies	3,576.29
6019 · Phone and Internet Expenses	5,888.22
6020 · Postage and Delivery	158.95
6021 · Rent Expense	22,940.79
6024 · Computer Equipment Expenses	17,031.50
6025 · Copier Exense	120.00
6029 · IT Support	4,879.09
6050 · Automobile Expense	
60501 · Justin's Fuel	1,040.48
6050 · Automobile Expense - Other	501.95
Total 6050 · Automobile Expense	1,542.43
6100 · Business Licenses and Permits	1,430.00
6250 · Other Professional Fees	29,775.28
6255 · Dues and Subscriptions	1,275.45
6280 · Management Fees	3,437.00
6310 · Bank Fees/ Service Charges	124.66
6325 · Repairs and Maintenance	767.40
6352 · Bad Debt Expense	38.19
6410 · 50% Meals and Entertainment	2,083.52
6411 · 100% Meals and Entertainment	478.32
6420 · Travel Expense	2,287.02
6430 · Education/Training Expense	1,205.17
6500 · Small Tools Expense	108.26
6703 · Sales Tax	-391.54
6801 · Auto Insurance	470.00
6802 · General Liability Insurance	19,086.49
6805 · Workers Comp	2,048.52
6900 · Miscellaneous Expense	0.00
6999 · Depreciation Expense	294.00
7000 · Payroll Expenses	107,708.06
7001 · Consultant Costs	51,021.89
70100 · Partner Salary Draws	
70101 · Partner 1 Salary Draw	0.00
70102 · Partner 2 Salary Draw	0.00
Total 70100 · Partner Salary Draws	0.00
Total Expense	296,026.79
Net Ordinary Income	654,752.77

9:57 AM
04/10/19
Accrual Basis

Patriot Development Group, LLC
Profit & Loss
January through December 2018

	Jan - Dec 18
Other Income/Expense	
Other Income	
70200 · Interest Income	23.52
70300 · Other Payroll to/from DC	0.00
Total Other Income	23.52
Other Expense	
80100 · Owner Dispersements	
80101 · Partner 1 Draws	0.00
80102 · Partner 2 Draws	0.00
Total 80100 · Owner Dispersements	0.00
Total Other Expense	0.00
Net Other Income	23.52
Net Income	**654,776.29**

9:58 AM
04/10/19
Accrual Basis

Patriot Development Group, LLC
Profit & Loss
January through March 2019

	Jan - Mar 19
Ordinary Income/Expense	
Income	
42600 · Construction Income	1,205,602.42
42601 · DC Construction Income	173,635.20
Total Income	1,379,237.62
Cost of Goods Sold	
50100 · Blueprints and Reproduction	327.61
50200 · Bond Expense	36,201.00
50300 · Payroll Wages	56,066.20
50400 · Construction Materials Costs	310,861.90
51900 · Other Construction Costs	69,977.75
53600 · Subcontractors Expense	670,857.42
Total COGS	1,144,291.88
Gross Profit	234,945.74
Expense	
6000 · Advertising and Promotion	1,899.00
6001 · Gifts/Donations	450.00
6006 · Estimating Expense	2,193.77
6018 · Office Supplies	1,132.27
6019 · Phone and Internet Expenses	68.56
6020 · Postage and Delivery	104.95
6024 · Computer Equipment Expenses	722.76
6029 · IT Support	532.05
6050 · Automobile Expense	1,173.23
6100 · Business Licenses and Permits	-450.00
6250 · Other Professional Fees	1,447.00
6255 · Dues and Subscriptions	416.27
6275 · Premier Management Fee	175,670.24
6310 · Bank Fees/ Service Charges	125.18
6410 · 50% Meals and Entertainment	1,452.19
6411 · 100% Meals and Entertainment	14.50
6430 · Education/Training Expense	89.00
6801 · Auto Insurance	126.90
6802 · General Liability Insurance	11,738.77
6805 · Workers Comp	564.57
6900 · Miscellaneous Expense	807.65
7001 · Consultant Costs	7,692.30
Total Expense	207,971.16
Net Ordinary Income	26,974.58
Other Income/Expense	
Other Income	
70200 · Interest Income	17.60
Total Other Income	17.60
Net Other Income	17.60
Net Income	**26,992.18**

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April 9, 2019

Re: Patriot Development Group, LLC – Bond Reference Letter

To Whom It May Concern:

We are pleased to write this letter on behalf of our valued client, Patriot Development Group, LLC. Over the years, Patriot Development Group has proven to be a leader in their industry. They have the capacity to bond projects up to a $2,000,000 single job and $4,000,000 aggregate backlog. Patriot Development Group has a history of completing projects on time or ahead of schedule with superior workmanship and we would be happy to respond to any reasonable request for this fine construction company.

The surety's approval of such a request would be conditioned upon applicable underwriting considerations at the time of the bond request. This letter is not an assumption of liability. We have issued this letter only as a bonding reference requested by our client.

Shoemake Holding Inc.'s surety company is North American Specialty Insurance Company, which is rated "A+ XV" by AM Best rating service and is the recognized leader in rating property/casualty companies. North American Specialty Insurance Company appears on the Department of the Treasury Circular 570 as one of those "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies."

We highly recommend Patriot Development Group, LLC for your next project.

If you require additional qualification for a Subguard project, further qualification will need to be completed by the GC or a Subguard representative.

Sincerely,

Jay Jordan
Attorney In Fact

K&S INSURANCE
NAVIGATING RISK. ENHANCING BUSINESS.

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FCCI INSURANCE GROUP

COMMON POLICY DECLARATIONS

Policy Number
CA100018811-01

Renewal Of:
CA100018811-00

FCCI Insurance Company
A Member of the FCCI Insurance Group
A Stock Company

6300 University Parkway
Sarasota FL 34240-8424
PHONE: 1-800-226-3224
FAX: 1-800-226-3243

Item 1. Named Insured and Mailing Address

Patriot Development Group LLC
2220 San Jacinto Blvd Ste 340
Denton TX 76205-7522

Agent Name and Address

K&S INSURANCE AGENCY
PO BOX 277
ROCKWALL TX 75087

Agent No. 7062001

Item 2. Policy Period From: 10-20-2018 To: 10-20-2019

at 12:01 A.M., Standard Time at your mailing address shown above.

Item 3. Business Description: GENERAL CONTRACTOR

Form of Business: LIMITED LIABILITY COMPANY

Item 4. In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

This policy consists of the following coverage parts for which a premium is indicated. Where no premium is shown, there is no coverage. This premium may be subject to adjustment.

Coverage Part(s)		Premium
Commercial Property Coverage Part		NOT COVERED
Commercial General Liability Coverage Part		NOT COVERED
Crime and Fidelity Coverage Part		NOT COVERED
Commercial Inland Marine Coverage Part		NOT COVERED
Commercial Auto (Business or Motor Carrier) Coverage Part	$	470.00
Commercial Garage / Auto Dealers Coverage Part		NOT COVERED
Total Policy Premium	$	470.00

Item 5. Forms and Endorsements

Form(s) and Endorsement(s) made a part of this policy at time of issue:

See Schedule of Forms and Endorsements

Countersigned:

Date: _____ By: _____
Authorized Representative

THIS COMMON POLICY DECLARATION AND THE SUPPLEMENTAL DECLARATION(S), TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART(S), COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED POLICY.

CO-DEC (10/13)

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Insured Copy

Policy Number
CA100018811-01

Go to Agenda

SCHEDULE OF FORMS AND ENDORSEMENTS

FCCI Insurance Company

Named Insured Patriot Development Group LLC

Effective Date: 10-20-18
12:01 A.M., Standard Time

Agent Name K&S INSURANCE AGENCY

Agent No. 7062001

COMMON PCLICY FORMS AND ENDORSEMENTS

CO-DEC	10-13	COMMON POLICY DECLARATIONS
FORM-SCHED	01-97	SCHEDULE OF FORMS AND ENDORSEMENTS
IL 00 03	09-08	CALCULATION OF PREMIUM
IL 00 17	11-98	COMMON POLICY CONDITIONS
IL 00 21	09-08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDT
IL 011	01-15	AMENDED NOTICE OF CANCEL PROVIDED BY US
IL 060	07-13	BLANKET NOTIFICATION TO OTHERS OF CANCEL

AUTOMOBILE FORMS AND ENDORSEMENTS

AU-DEC C/W	10-13	BUSINESS AUTO COVERAGE FORM DECLARATIONS
CA 00 01	10-13	BUSINESS AUTO COVERAGE FORM
CA 01 96	10-13	TEXAS CHANGES
CA 02 43	11-13	TX CHANGES - CANCELLATION AND NONRENEWAL
CA 04 44	10-13	WAIVER OF TRNSFR OF RGHTS OF RCVRY AGNST
CA 23 84	10-13	EXCLUSION OF TERRORISM
CAU 042	01-15	ADDL INSURED PRIMARY NON-CONTRIBUTORY

POLICY NUMBER: CA100018811-01 COMMERCIAL AU

FCCI Insurance Company

BUSINESS AUTO DECLARATIONS

ITEM ONE

PRODUCER:
K&S INSURANCE AGENCY

NAMED INSURED: Patriot Development Group LLC

MAILING ADDRESS: 2220 San Jacinto Blvd Ste 340
Denton, TX 76205-7522

POLICY PERIOD: From 10-20-2018 to 10-20-2019 at 12:01 A.M. Standard Time at your mailing address shown above

PREVIOUS POLICY NUMBER: CA100018811-00

FORM OF BUSINESS:

[ ] CORPORATION [X] LIMITED LIABILITY COMPANY [ ] INDIVIDUAL
[ ] PARTNERSHIP [ ] OTHER _____

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

Premium shown is payable at inception: $ 470								
AUDIT PERIOD (IF APPLICABLE)		ANNUALLY		SEMI-ANNUALLY		QUARTERLY		MONTHLY

ENDORSEMENTS ATTACHED TO THIS POLICY:

IL 00 17 – Common Policy Conditions (**IL 01 46** in Washington)
IL 00 21 – Broad Form Nuclear Exclusion (not Applicable in New York) (**IL 01 98** in Washington)

SEE SCHEDULE OF FORMS AND ENDORSEMENTS

COUNTERSIGNED _____ BY _____
(Date) (Authorized Representative)

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ITEM TWO

Schedule Of Coverages And Covered Autos

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". **"Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos section of the Business Auto Coverage Form next to the name of the coverage.**

COVERAGES	COVERED AUTOS	LIMIT	PREMIUM
COVERED AUTOS LIABILITY	8, 9	$1,000,000	$ 420
PERSONAL INJURY PROTECTION (or equivalent No-fault Coverage)		SEPARATELY STATED IN EACH P.I.P. ENDORSEMENT MINUS DEDUCTIBLE.	
ADDED PERSONAL INJURY PROTECTION (or equivalent Added No-fault Coverage)		SEPARATELY STATED IN EACH ADDED P.I.P. ENDORSEMENT.	
PROPERTY PROTECTION INSURANCE (Michigan only)		SEPARATELY STATED IN THE PROPERTY PROTECTION INSURANCE ENDORSEMENT MINUS DEDUCTIBLE FOR EACH ACCIDENT.	
AUTO MEDICAL PAYMENTS		EACH INSURED	
MEDICAL EXPENSE AND INCOME LOSS BENEFITS (Virginia only)		SEPARATELY STATED IN THE MEDICAL EXPENSE AND INCOME LOSS BENEFITS ENDORSEMENT.	
UNINSURED MOTORISTS			
UNDERINSURED MOTORISTS (When not included in Uninsured Motorists Coverage)			
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING. See ITEM FOUR For Hired or Borrowed Autos.	
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM. See ITEM FOUR For Hired Or Borrowed Autos.	
PHYSICAL DAMAGE COLLISION COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DEDUCTIBLE, FOR EACH COVERED AUTO. See ITEM FOUR For Hired Or Borrowed Autos.	
PHYSICAL DAMAGE TOWING AND LABOR		FOR EACH DISABLEMENT OF A PRIVATE PASSENGER AUTO.	
		TAX/SURCHARGE/FEE	
		PREMIUM FOR ENDORSEMENTS	$ 50
		***ESTIMATED TOTAL PREMIUM**	$ 470.00

*This policy may be subject to final audit.

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May 23, 2019 Agenda Packet 38 of 307

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SECTION 00 30 00

PROPOSAL FORM
Argyle Public Works Interior Build Out

Name of Proposer M-PAK Construction, Inc.

Date of Proposal April 14, 2019

To: Town of Argyle
Attn: Kristi Gilbert
308 Denton Street
Argyle, Texas 76226

Whom it May Concern,

Pursuant to and in compliance with the invitation for proposal and the proposed contract documents relating to: Town of Argyle Public Works Interior Build Out;

The undersigned, having examined the drawings and specifications with related documents prepared by EIKON Consulting Group, LLC., and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed work, hereby proposes to furnish all labor, material, equipment, and supplies and to fully perform the Work in accordance with the Contract Documents, within the time set forth herein, and at the price set forth below. These amounts are to cover all expenses incurred in performing the work required under the Contract Documents of which this proposal is a part.

In submitting this proposal, the Proposer agrees:
1. To hold my Proposal open through the sixtieth (60th) day following the day for submitting this Proposal.
2. To accept the provisions of the Information for Proposers.
3. To accomplish the Work in accordance with the Contract Documents.

ADDENDA
The Proposer further agrees, and acknowledges, the following Addenda have been received and that the entire contents have been incorporated into this Proposal which are part of the Contract Documents:

No. 1, dated April 5, 2019 No. _____, dated

No. 2, dated April 9, 2019 No. _____, dated

BASE PROPOSAL:

Proposal amount shall be expressed in words and in figures. In case of discrepancy, amount shown in words will govern.

BASE PROPOSAL - FOR CONTRACT: Proposer agrees to perform all Work as described in Proposing Documents,

for Lump Sum of Two hundred and eighty nine thousand one hundred dollars and zero cents. dollars (Proposer to fill in)
($ 289,100.00/100).

The following Alternates shall be expressed in words and figures as an addition or a deduct to the Base Bid as indicated. In case of discrepancy, amount shown in words will govern. See Division 01 for description.

ALTERNATE 1: Construction of Locker Room

Add/Deduct the sum of:

Expressed in Words Ten thousand eight hundred + fifty dollars + zero cents.

Expressed in Figures $ 10,850.00/100

ALTERNATE 2: Millwork in Crew Room

Add/Deduct the sum of:

Expressed in Words Two thousand six hundred dollars + zero cents.

Expressed in Figures $ 2,600.00/100

ALTERNATE 3: Exterior Concrete Paving and Related Work

Add/Deduct the sum of:

Expressed in Words Six thousand four hundred dollars + zero cents.

Expressed in Figures $ 6,400.00/100

ADDITIONAL PROPOSAL CONDITIONS:

Proposer understands that the Owner reserves the right to reject any or all proposals and to waive any irregularities in the proposing. The Proposer agrees that the Owner may reduce the quantities of work required, in order to bring the total contract costs within the available funds.

Upon receipt of written notice of the acceptance of this proposal, Proposer shall execute the formal contract attached within ten (10) days and deliver the bonds, as required and set forth in the General Conditions.

I am an agent of the Proposing Firm named below, authorized to submit this PROPOSAL.

PROPOSING FIRM M-PAK Construction, Inc.

By: _____ President _____ SEAL IF INCORPORATED
(TITLE)

ADDRESS: 2948 Ruger Drive Royse City, TX 75189

Phone: 214-888-0058

Fax: 469-874-2201

CONTRACTOR'S EXPERIENCE & QUALIFICATIONS

General Contractors Name: M-PAK Construction, Inc.

I. General

a. Qualification information submitted shall be applicable only to the company entity or branch that will perform this Work.
b. Attach your Project Organization Chart
c. Submit list of other fully staffed branch offices
d. Submit list of corporate officers, partnerships or owners of organization

II. History

a. Please specify:
X Corporation - State of Incorporation Texas
__ Partnership
__ Sole Proprietorship
__ Joint Venture

b. Specify: In continuous business since: _____

c. Specify:
__ Large Business (100 or more employees)
X Small Business (fewer than 100 employees)
__ Other _____

III. Experience
a. Normally performs 10 % of work with own forces.
b. Proposing to perform 10 % of work for this project with own forces.
i. List Trades See attached list of proposed Subcontractors

(additional attachments as required)

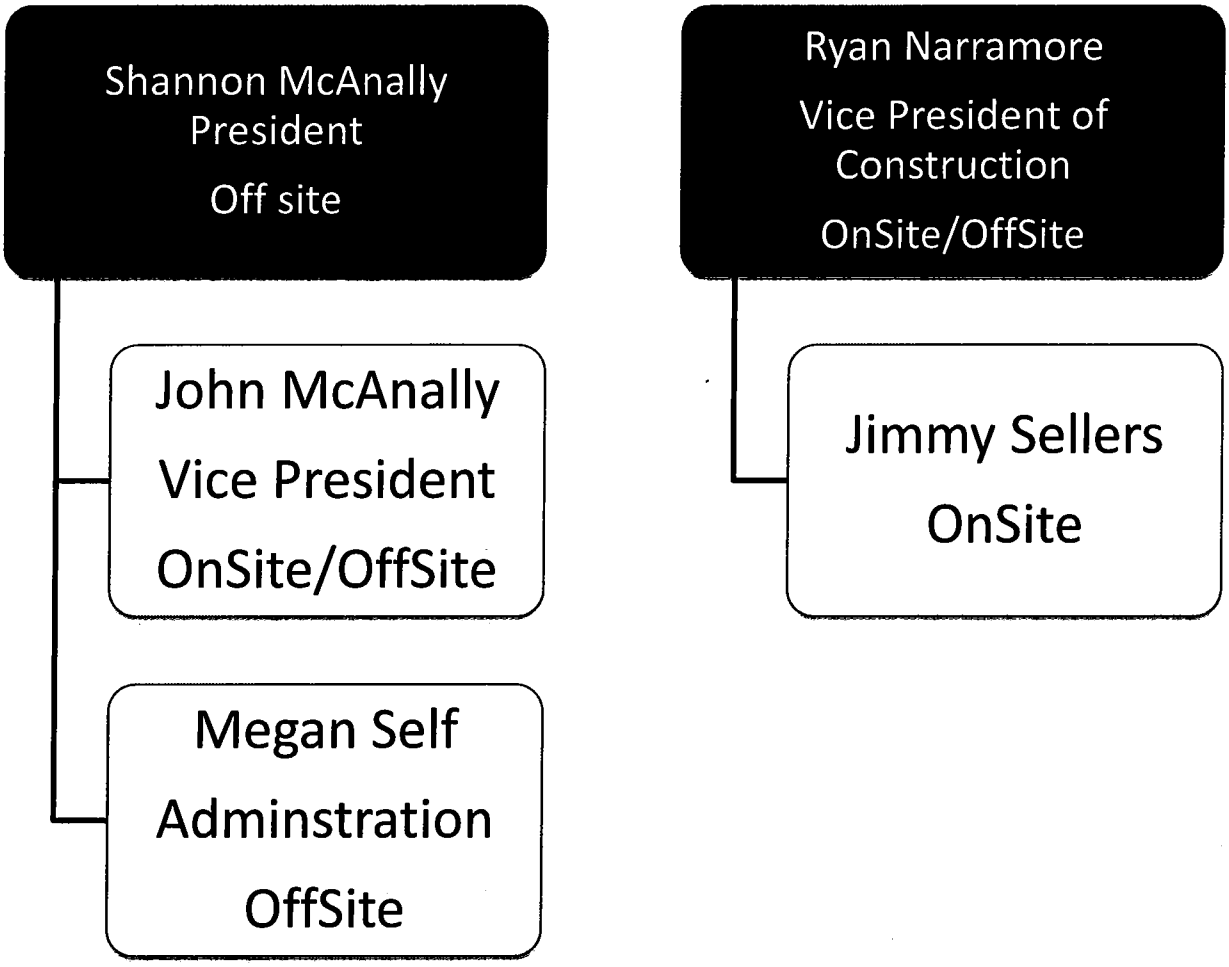
List Projects (Similar Projects in Size and Scope Completed in Last Five Years)

Project	Municipality	$ Amount	Type	Date
City of Royse City	City of Royse city	179,000	Park Impmv	July 2018
Wylie NE SUD	Wylie NE SUD	993,090.71	Ground up	Nov 2018
Liberty Burger	Pop Four leaf	509,000.00	Finish out	Dec 2017
GISD	GISD	377,000.00	Renovation	April 2019
Burger King, KS	Genish	513,379.00	Renovation	Dec 2018
Chicken Salad Chick	Metroplex	297,540.00	Renovation	Feb 2019

M-PAK CONSTRUCTION

M-PAK Construction, Inc.
General Contractor

Staff Organizational Chart



M-PAK Construction, Inc.
2948 Ruger Dr.
Royse City, TX 75189

O: 214-888-0058
info@mpakconstruction.com

M-PAK CONSTRUCTION

M-PAK Construction, Inc.
General Contractor

I. General Contractor's Experience & Qualifications
d. Corporate Information

M-PAK Construction, Inc. is a Texas Corporation organized to buy, sell, lease and deal in servces, personal property of every nature and to transact any and all lawful business in the state of Texas.

HUB Certified: 1814676188900

Licensed in Florida: CGC1525233
Licensed in Georgia: GCCO006125

Corporate Officers:
President – Shannon McAnally
Vice President – John McAnally

Board of Directors:
Shannon McAnally
Cindy McAnally

CONTRACTOR KEY PERSONNEL

I. Superintendent & Project Manager Information
   a. Resumes of key personnel shall also be included. Professional affiliations, memberships, and certifications for each of the key personnel must be included and will be used to evaluate the proposed team and personnel.

Project Manager	Years Experience	Projects
Ryan Narramore	20 years	Burger King Restaurants
		Garland ISD
		Popeyes Restaurants
		Orange Theory Fitness

Superintendent	Years Experience	Projects
Jimmy Sellers	40 years	Burger King Restaurants
		Harry Stone Rec Center
		Wylie NE SUD
		Popeyes Restaurants

Scheduler	Years Experience	Projects
Ryan Narramore	20 years	Burger King Restaurants
		Garland ISD
		Popeyes Restaurants
		Orange Theory Fitness

Quality Control Person	Years Experience	Projects
John McAnally	40 years	popeyes Restaurants
		Wylie NE SUD
		1600 Ridge Rd
		Delaware · The Centre

NICHOLAS RYAN NARRAMORE

ryan@mpakconstruction.com
Rockwall, TX 75032 ▪ (214) 251-9678

DYNAMIC CONSTRUCTION LEADERSHIP:

Dedicated to delivering the best in construction quality while adhering to all deadlines, budgets, and specifications.

PROFILE

Comprehensive supervisory experience in the construction industry. Background in managing projects in challenging environments, such as industrial/commercial and large, multi-unit residential, medical, and higher educational settings as well as hazardous material abatement, modernization, and improvements. Results-oriented with the ability to coordinate multiple projects and teams simultaneously, coupled with the skill to effectively manage staff of all professional levels and diverse backgrounds in a deadline-driven environment. Proficient in Microsoft Word, Works, and Excel programs; adaptive to new technologies and applications.

EXPERIENCE

M-Pak Construction, Inc. **2017 to Present**

Vice President of Construction: Oversees all project managers and on-site superintendents for small to medium sized commercial construction projects. Has a keen eye for detail. And ability to communicate effectively with subcontracts, office staff, clients, architects, and engineers.

- Conducted reverse engineering of past projects.
- Managed over 25 project managers and superintendents
- Successfully completed over 50 projects in multiple states and regions

MCC and Associates, Inc./ McAnally Construction, Inc. **2001 to 2017**

Vice President of Construction: Supervised teams of construction professionals to successfully complete projects from inception and planning to completion. Coordinate, schedule, direct, and motivate personnel and subcontractors. Generate accurate field notes and project status reports. Track and review progress of projects on a weekly basis. Delegate assignments to balance workload and maximize productivity. Help create project schedules and conduct wage reviews. Ensure strict adherence to all regulations; enforce all safety protocols and procedures. Meet with subcontractors, engineers, and owners on a weekly basis.

- Established a cohesive workforce among a multicultural project team by hiring, developing, and keeping only the most skilled and motivated employees.
- Conducted reverse engineering of past projects and assessed areas where costs could have been cut.
- Successfully supervised 75 projects
- Project Managed over 250 projects ranging from $10,000 to $4.5 million.

Superintendent: Collaborated with project managers; oversaw from 20 up to 50 subcontractors on a given project. Coordinated crews and ensured all projects were on schedule with required staffing levels. Determined subcontractor needs; resolved design, sequence, or scheduling issues. Maintained on-site safety, verified material delivery, and supervised proper installation of material/equipment according to specifications and quality standards.

Lexington Luxury Builders **1998 to 2000**

Superintendent: Oversee all phases of construction of commercial projects. Confers with and directs supervisory personnel and subcontractors engaged in planning and executing work procedures, interpreting specifications, and coordinating various phases of construction to prevent delays.

EDUCATION

Centenary College – Shreveport, LA

Richland Community College – Dallas, TX

John L. McAnally

Rockwall, TX 75087
214-585-8500
john@mpakconstruction.com

John McAnally has co-owned and operated three commercial construction companies for over 40 years. Mr. McAnally is a licensed general contractor and has successfully completed over 500 projects located in: Arkansas, Arizona, Colorado, Delaware, Florida, Georgia, Indiana, Kansas, Louisiana, New Mexico, North Carolina, Oklahoma, Tennessee, Texas, and Virginia. His multidisciplinary approach that requires a combination of financial management, project management, a firm grasp of architectural, construction, and engineering principals, while focusing on quality control, onsite supervision, and client relations. During a projects life cycle, Mr. McAnally directs a professional team of individuals whose skills complement each phase of the project. Mr. McAnally has demonstrated proven flexibility to manage a wide scope of contracting work. Through years of solid performance, Mr. McAnally has gained a positive reputation for successful on time project completion and within construction budget.

Experience

M-Pak Construction, Inc.
Vice President 2017 to present
He has overseen over 75 construction remodel and commercial group up projects on a daily basis. As well as managed a staff of 35 in the field and office.

MCC and Associates, Inc./McAnally Construction Company, Inc.
President and Vice President 1979-2017
Successful completion of over 500 construction project ranging in price $5,000 to $4,500,000.00

Education

Skyline High School – Carrier Development Center Architectural Cluster 1970-1973

University Texas at Arlington
School of Architectural Design and Environmental Studies 1973-1978

References

Donald Gardner	Bryan Moore	Dan Richmond
Restaurant Entrepreneur	DBA Architects	KMO Development
Dallas, TX	McKinney, TX	Tulsa, OK
214-240-9779	469-667-5095	918-630-9912

JIMMY D. SELLERS jsellers@mpakconstructi

TX 75474 ▪ (469) 233-0162

Specializing in, Commercial construction, Retail and Tenant Improvement Construction. Complete understanding of plans, specifications, shop drawings and sub trades scope of work. Proficient in pre-planning of subcontractors, materials, scheduling, daily reporting throughout the project, and cost control. Strong technical, communication and problem solving skills. Computer literate with Microsoft Word, and Excel programs. Dedicated to completing projects on time, within budget, following all OSHA and Company safety guidelines. Supervised the completion of over 150 projects ranging from $10,000 to $4.5 million.

EXPERIENCE

M-PAK Construction, Inc. Royse City, Texas **2016 to Present**

- Lead teams in establishing scope, budgets, schedules, and maintain commitments through design, construction, and closeout processes and procedures.
- Provide daily direction and oversight of the site construction process during the entire construction project.

MCC and Associates, Inc./McAnally Construction, Inc, Rockwall , Texas **1988 to 2016**

- Provide daily direction and oversight of the site construction process during the entire construction project.
- Supervise, develop, and manage work of project teams compromised of facility management, project coordinators, general contractors, and consultants.
- Manage and monitor project closeout procedures including O & M manuals, as built, punch lists, and warranty walk through. Issue punch lists for above ceiling, open wall and substantial completion inspections and revisit to confirm completion of deficiencies.
- Ensure the construction project is completed on time, safely and within budget.

HIGHLIGHTED PAST PROJECTS

- Love Lady High School-1992 - $227,000.00
- Mid-America Bible College-1997 - $1,600,000.00
- Hooters – 2005 – $1,100,000.00
- Golden Corral Buffet and Grill – 2006- $1,430,000.00
- Gloria's Restaurant – 2007 - $1,950,000.00
- Carrollton Retail Center -2008 - $570,000.00
- SAHA-Wheatly Courts – 2009 - $1,935,998.00
- SAHA-Lincoln Heights – 2009 - $1,785,306.00
- Rockwall Medical Center – 2010 - $4,500.000.00
- Harry Stone Recreation Center – 2015 $3,250,00.00
- Burger King San Antonio -2019 - $350,720.00
- Popeyes Chicken Miami, FL – $682,000.00

CONTRACTOR REFERENCES

References: Name 5 projects of similar work, giving owner's name, owner's representative's name, project architect's name, and telephone numbers for each. References must be provided for owners of similar size and scope as the proposed project.

1. Wylie NE SUD Operations Chester Adams 972-442-2075	Corner Architectural Services C. Michael Lawler 972-669-1900
2. Garland ISD Jimmy Beach 972-487-4128	Page Southerland Page Sarah Cummings 469-621-4861
3. Metroplex CSC, LLC Luis Ibarguengoytia 214-289-0932	William Peak + Associates William C. Peck 972-221-1424
4. City of Royse City Martin Torres 214-549-4035	RC Architecture Michael C. Chappell 682-554-7197
5. Sun Holdings Scott Stockton 469-682-3862	Devco L. Group 405-312-2625 Randall Harris

CONTRACTOR'S CURRENT WORK SCHEDULE/RECORD

I. Current Work Schedule

a. List major construction projects your organization has in-progress using the format below:

Name & Location of Project	Contract $	% Complete	Projected Completion Date	Owner Contact And Phone
Burger King, SA	$350,720.00	90%	April 2019	Laura · 210·336·9700
Commerce Skate Park	$130,913.60	45%	June 2019	Tyler · 903·785·0843
City of Rowlett	$391,371.07	72%	May 2019	Jim · 972·463·3926
Orange Theory	$405,556.70	85%	April 2019	Marc · 972·335·0809
Town of St Paul	$728,315.00	1%	August 2019	

b. Total number and dollar amount of contracts currently in progress:

Number 7 $ 2,532,212.92

c. Largest single contract amount currently in progress:

Project Name: Town of St. Paul
Projected Completion Date : August 2019
Dollar Amount $ 728,315.00

II. Past Record

a. List major construction projects of our organization has completed in the last 5 years with completion dates and references.

Name & Location of Project	Contract $	Date Completed	Owner Contact and Phone
Garland ISD	$377,000.00	April 2019	Sarah - 469·621·4861
Wylie NE SUD Operations	$993,090.71	Nov 2018	Chester - 972·442·2075
Burger King Royse City	$1,213,473.68	July 2018	Richard · 817·442·1169
Chicken Salad Chick	$317,828.01	March 2019	Luis · 214·549·4035
Cookston Court	$179,000.00	July 2018	Martin · 214·549·4035

b. Volume of work completed over last 5 years:

~~2012~~ $ 2,066,383.56 Current
~~2011~~ $ 14,492,550.01 2018
~~2010~~ $ 18,634,758.37 2017
~~2009~~ $ 1,143,458.38 2016
~~2008~~ $ N/A 2015

CONTRACTOR LITIGATION, CLAIMS, REPUTATION & COMPLIANCE

I. Please answer the following questions

a. Has your firm ever defaulted, been declared to be in default, or failed to complete any work awarded?

__ yes
X no

If yes, stipulate where and why: _____

_____

_____

_____

b. Has your firm ever paid (or had withheld from payment) liquidated damages for failure to complete a contract on time?

__ yes
X no

If yes, stipulate where and why: _____

_____

_____

_____

c. Has your organization ever been charged with or paid a fine for non-compliance of State and/or Federal statutes or regulations?

__ yes
X no

If yes, stipulate where and why: _____

_____

_____

_____

II. List pending claims and/or litigation against or involving project owners at time of submitting Proposal. Show project name, owner and summary explanation.

N/A

_____

_____

CONTRACTOR'S FINANCIAL RESOURCES

Submit your last audited financial statement and most current financial statement.

TOWN COUNCIL DATA SHEET

Agenda Item:
Discuss and consider a resolution appointing the Mayor Pro Tem.

Meeting Date:
May 28, 2019

Prepared by:
Erika McComis, Town Secretary

Background:
In accordance with Section 1.03.040(1) of the Town of Argyle Code of Ordinances, the Town Council shall elect from its membership a Mayor Pro Tem at the first meeting following an election.

Financial Impact:
None

Staff Recommendation:
Appoint a Council Member as Mayor Pro Tem.

Requested Action:
Approve a resolution appointing _____ to serve as Mayor Pro Tem.

Attachments:
Resolution Appointing a Mayor Pro Tem

TOWN OF ARGYLE, TEXAS
RESOLUTION 2019-XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS APPOINTING COUNCIL MEMBER _____ TO SERVE AS MAYOR PRO TEM.

WHEREAS, in accordance with Section 1.03.040(1) of the Town of Argyle, Texas Code of Ordinances, and

WHEREAS, the Town Council wishes to appoint a Council Member _____ to serve as Mayor Pro Tem.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

Section 1. That the above findings are true and correct.

Section 2. That Council Member _____is hereby appointed by the Town Council to serve as Mayor Pro Tem.

AND IT IS SO RESOLVED.

PASSED AND APPROVED this 28th of May, 2019.

TOWN OF ARGYLE

_____
Donald Moser, Mayor

ATTEST:

_____
Erika McComis, Town Secretary

TOWN COUNCIL
STAFF REPORT

Meeting Date: May 28, 2019

To: Mayor and Members of Town Council

From: Angie Manglaris, Development Coordinator

Subject: Specific Use Permit for Briarpatch Weddings Event Venue

Purpose:
PUBLIC HEARING: Consider and take appropriate action on a Specific Use Permit (SUP-19-004) for Briarpatch Weddings, a proposed wedding and event venue to be located at 429 Stonecrest Road, being legally described as Lot 10, Stone Meadow Estates, Town of Argyle, Denton County, Texas.

Existing Condition of Property:
The subject property, zoned A - Agricultural, is approximately 7.5 acres and is accessed from Stonecrest Road. The property has dense tree cover and has been improved with a single-family residence and several accessory structures.

Adjacent Existing Land Uses and Zoning:
North: Single-family residences zoned A - Agricultural
South: Single-family residences zoned SF-10 - Single-Family 10
East: Single-family residence zoned A - Agricultural
West: Single-family residences on large acreage lots zoned SF-2.5 - Residential Estates 2.5 acres

Background:
The subject property was platted as part of the South Meadow Estates residential subdivision in February 1993 and zoned as A – Agricultural. A single-family residence was constructed on the property in 1994 according to Denton County Appraisal District records.

Development Review Analysis:
The applicant and owner, Angela Moulton, is requesting approval of a Specific Use Permit (SUP) to allow a new “wedding event facility” to be located on a residential-zoned property. In 2013, the Town of Argyle Town Development Standards (TDS) was amended to allow this type of use in residential areas by SUP approval by the Town Council. This subject property is currently zoned as “A – Agricultural” which lists this use by SUP.

The applicant is requesting to add a new barn structure to serve as a wedding and event venue to be located on the same property as the single-family residence near the FM 407 and Stonecrest Road

intersection. The applicant intends to reside within the existing residence on the same property operating the event venue. The proposed building will meet the same architectural standards such as setbacks and building materials for an accessory building on a residential property with the exception of building height requirements.

The applicant is requesting the building height to be up to 35' in height. Within the A - Agricultural zoning district, an accessory building specifically used for agricultural purposes can have a max. height of 35' but all other accessory buildings for any non-agricultural uses are only permitted up to 20' max. height.

Points of Access:
This property is fronting onto FM 407 and Stonecrest Road, the two public street frontages for this development. The applicant intends to use the existing driveway on Stonecrest Road which will serve as the only access point to this property.

Parking:
The applicant is proposing to provide on-site parking using a gravel surface and locate the spaces within the treed areas near the new building in lieu of a standard non-residential style parking lot with concrete paving, parking stripes, and parking light poles as stated in Section 14.3.66 of the TDS. Per Section 14.3.66-6 of the TDS, "*Places of public assembly not listed*" requires one (1) space for each three (3) seats provided which would require a minimum of forty-three (43) spaces based on 128 attendees. The applicant is proposing between forty-four and fifty (44-50) spaces within the treed areas.

Signage:
There is one (1) existing sign on site as part of the entryway column. The applicant is proposing one (1) additional post and bracket sign on site as part of the project.

Public Hearing Notice Responses:
Letters were sent out to surrounding property owners within 200' of the subject property pursuant to the Texas Local Government Code, Subsection 211.006(d). Courtesy letters were also sent out to property owners within 1,000' of the subject property pursuant to the Town of Argyle Zoning Ordinance. Sixteen (16) responses in opposition and one (1) response in favor have been received at this time.

Written Opposition:
State laws and the TDS both state that if written objections are received from twenty percent (20%) of the area of the adjacent property owners extending two-hundred feet (200') from the subject property, then a three-fourths (¾) vote (super-majority is 4 out of 5) is required by Town Council for approval of this SUP request. Town staff has reviewed the written oppositions received and confirmed that approximately 32.55% of the land area within 200 feet is in opposition. This SUP request will require a three-fourth (¾) super-majority vote by Town Council for approval. A copy of the written opposition map has been included in the packet.

Staff Recommendation:
Purpose of this SUP request to consider allowing this land use at this location. Staff forwards this SUP request for your consideration as submitted.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission considered this request at their May 7, 2019 regularly scheduled

Go to Agenda

meeting. Discussion was held and a motion was made to recommend denial of the Specific Use request as presented. The motion carried by a vote of seven (7) in favor with none (0) opposed.

Attachments:

Exhibit A-Draft Ordinance
Exhibit B- Applicant Proposal
Exhibit C-Site Plan
Exhibit D-Public Responses
Exhibit E-Written Opposition Map

TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, AMENDING THE TOWN DEVELOPMENT STANDARDS AS HERETOFORE AMENDED; BY APPROVING A SPECIFIC USE PERMIT (SUP-19-004) FOR BRIARPATCH FARMS, A PROPOSED WEDDING FACILITY, BEING APPROXIMATLEY 7.54 ACRES OF LAND, LEGALLY DESCRIBED AS LOT 10, STONE MEADOW ESTATES; IN THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVING CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The applicant and owner, Angela Moulton, has submitted a Specific Use Permit application to the Town of Argyle for the purpose of operating a wedding facility as part of Briarpatch Farms, a proposed wedding facility, being an approximately 7.54-acre tract of land, legally described as Lot 10, Stone Meadows Estates; and

WHEREAS, the Town Council has appointed a Planning and Zoning Commission to consider and recommend modifications to the boundaries of the various original zoning districts and appropriate use regulations being enforced therein; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their suitability for particular uses and standards, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town; and

WHEREAS, May 7, 2019, the Planning and Zoning Commission of the Town of Argyle, in compliance with state law with reference to granting of zoning changes under the Town Development Standards of the Town of Argyle, and with the requisite notices by publication and otherwise, afforded a full and fair hearing to all the property owners interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, the Town Council of the Town of Argyle deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Town, to enact said Town Development Standards; and

WHEREAS, the Argyle Town Council, in compliance with State Law with reference to changes to zoning classifications and development regulations under the Town Development Standards, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; the governing body of the Town of Argyle deems it to be in the best interest and welfare of the Town that said Specific Use Permit should be approved as submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1: That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2: That the Town Development Standards of the Town of Argyle, Texas, is hereby amended by approving a Specific Use Permit for the purpose of operating a wedding facility as part of Briarpatch Farms, a proposed wedding facility, being an approximately 7.54-acre tract of land situated, legally described at Lot 10, Stone Meadow Estates and zoned A (Agricultural) in the Town of Argyle, Denton County, Texas, as submitted.

SECTION 3. That all building standards authorized by the Specific Use Permit shall conform to the specifications as stated in the Town Development Standards and as shown in Exhibit "A".

SECTION 4. That the above described lot shall be used only in the manner and for the purpose provided by the Town Development Standards of the Town of Argyle as heretofore amended, and as amended herein.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Town Development Standards of the Town of Argyle, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

SECTION 7. Injunctive Relief. In addition to and accumulative of all other penalties, the Town of Argyle shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare, this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS on this the 28th day of May 2019.

APPROVED:

_____
Donald Moser, Mayor

ATTEST:

_____
Erika McComis, Town Secretary

APPROVED AS TO FORM:

_____
Robert Hager, Town Attorney

Weddings at Briarpatch Farm

429 Stonecrest Road

Argyle, TX 76226

972-896-5688

Town Request: Special Use Permit for permission to market/advertise/use our property, Briarpatch Farm – including proposed new building (the venue), for hosting Weddings.

Hours: Weddings will be offered only on Saturdays. Only one wedding will be offered per date. The wedding/reception must conclude by 11:00 PM and will have one-hour grace period for cleanup. Gates will be locked at midnight.

Vision: To provide a local boutique wedding venue that offers a setting of natural beauty, captures the small town feel, and provides personal attention to all clients.

Specifics

Property: Located at the NE corner of Stonecrest and FM 407, Briarpatch Farm is a 7.5 acre parcel, currently zone Agricultural, with a Future Land Use designation of T3 Low Density Transition. Specific Use Permit is allowed for applications of the proposed request. The property does not have an Ag. Exemption.

Venue: The venue will have the external look of a barn (proposed pics attached as well as proposed location on the survey). We are still in the planning stages, but we believe that it will be sized around 50 x 70 (3500 sq. ft) with a pitch not to exceed 24' (**for this we are requesting a height variance**). 500-750 sq. ft of this to be used for storage. Materials to be used would be masonry, stone, 26 gauge or heavier architectural panels (all of these are on the approved list for the town). Overall color will be white, beige or grey with either white, grey, black or wood accents. A separate septic tank will be installed and will be in accordance with the town building code.

Arbor: We would like to add an arbor to our existing paddock area (proposed location noted on survey, current picture of paddock attached, and conceptual proposed arbor attached). This would be constructed of wood.

Landscaping: We will need additional landscaping; however, at this time, we are not sure where that will be needed. We will implement some of the trees/plants that are referenced in the Argyle Branding Design along with flowering perennials, annuals, etc.

Seating Capacity: We wish to be a boutique venue catering to smaller weddings with a seating capacity of 128 (i.e. sixteen tables, seating eight per table).

Parking/Traffic: People will enter from 407 onto Stonecrest traveling to our existing driveway (gravel) which is the first on the right and enter through the main gate and proceed to the parking area that is behind the trees on the property and not seen from the road. We will additionally be adding trees/hedges to the rear of the proposed parking area where there currently is none. People departing

will exit down the proposed new driveway (gravel) and exit through proposed new gate. Directional signs will be placed on the day of the event inside the property lines indicating that guests are to exit left onto Stonecrest. Additionally, local officers can be contracted to assist with the traffic flow/direction for ingress and egress. This should eliminate the cars passing by the neighboring properties. There should be no impeding of traffic as it is not during peak travel times. The parking area(s) will be gravel. We will use Edison bulb lighting in the parking areas. We will have 44 - 50 parking spots. Note: As a general rule for weddings, you can anticipate 1 car to every 2 to 2.5 persons. For reference, the town suggested parking spaces would be 43 cars based on Argyle Town Development standards for "Place of Public Assembly" – 1 space for each 3 seats". We will have no cars parked on the street.

Safety: We will work with the fire department to ensure that a fire lane is added where needed for emergency vehicle access (I have listed conceptual site on the survey). A fire sprinkler system will be installed, monitored by a fire alarm company with fire devices. A fire hydrant will be within 100' of a FDC (used to supply additional water to the fire sprinkler system in the event of a fire). Venue location was chosen due to the its proximity to fire hydrant. TABC licensed bartenders will be required for any event serving alcohol. A security guard must be contracted to be onsite when alcohol will be served. Local officers can be contracted for assistance with ingress and egress of traffic flow.

Noise: In an effort to keep within the guidelines set forth in the Town of Argyle noise ordinance, which states no loud noise after 11:00 p.m., we have proposed wedding hours accordingly so that they fit this schedule (i.e. all music will cease and the party must conclude no later than 11:00 p.m.). Music will be restricted to a reasonable level (for reference, most venue contracts state that sound pressure will not exceed 100 decibels). This will be monitored by the event coordinator.

Lighting: The lighting will adhere to the town standards for string lights on residential properties - not exceeding 75 watts. On the venue structure we would have traditional outdoor lighting that you would find on the exterior of your home. All parking areas and paths will be lit with the Edison lighting.

Signage: There is an existing sign on the entry of our property (picture attached). We would like to add an additional sign (proposed concept attached) – it would say Briarpatch Farm. There are some of these around town currently.

Trash: Our current plan is to have curbside pick-up. Since the event will take place on Saturday and the trash is serviced on Monday, we do not anticipate this to be an issue. If we see that there is more trash generated than we anticipate, we will work with Republic Waste for the best solution.

Alcohol: It will be a BYOB venue. Briarpatch Farm has no desire, nor intent to sell alcohol. For those wishing to serve alcoholic beverages, they will need to have a TABC licensed bartender to serve all alcoholic drinks and a security guard on site. Alcohol will not be allowed to be served after 10:15 p.m. and will be locked up at that point. Minors will not be served. Alcoholic shots will not be served. There will be no self-serve alcoholic beverages, all must be served by the TABC licensed bartender.

Catering: Clients will be allowed to bring in their own caterer for food. However, we will provide a list of preferred vendors/venue pricing that they may choose to book direct through the venue at a discounted rate. In addition, we are exploring the option to secure a local bakery to source wedding cakes/cookies, etc. for the venue (in doing so, we would not allow outside bakery items). By doing this,

the *entire event would become taxable and subject to local sales tax*. We feel this option would bring revenue to the town that otherwise would not have been subject to sales tax.

Employment Opportunities: We will need to hire for a few positions. While these are not set, we anticipate that it would be a part time groundskeeper, parking attendant and a few people for banquet set up/break down. We will contract for TABC licensed bartenders and security guards.

Community Involvement: Some of our aspirations would be that we could offer the use of the space at no charge periodically for local organizations and charities. We will promote local businesses (caterers, florists, etc.) on our preferred vendor list. Additionally, we will offer one wedding free of venue charge to one lucky Argyle resident per year.

About Us: Bruce and Angela Moulton – current residents of Argyle who reside at Briarpatch Farm (and would remain to reside there). We have five children ranging from 6 – 28 (kindergartner at Hilltop, one at Texas A&M, one at UT Austin, a Registered Nurse and a LISD Teacher/Athletic Coordinator). Bruce owns a small business in Argyle, Texas Scientific Products and is an ordained to officiant weddings. Angela is an Executive Assistant to the Head of US Cable Accounts for Ericsson.

Contact Information: Angela Moulton - 972-896-5688 – briarpatchweddings@gmail.com

Areal of Property with approximate boundary lines to bordering property (location corner of FM 407 and Stonecrest Rd).



Location of Fire Hydrant on Stonecrest (noting 100’ distance):



Venue Example (conceptual, doors close to cover windows when not in use):





Arbor Example:



Current Paddock (sunset view) paddock to go furthest end:



Signage current:



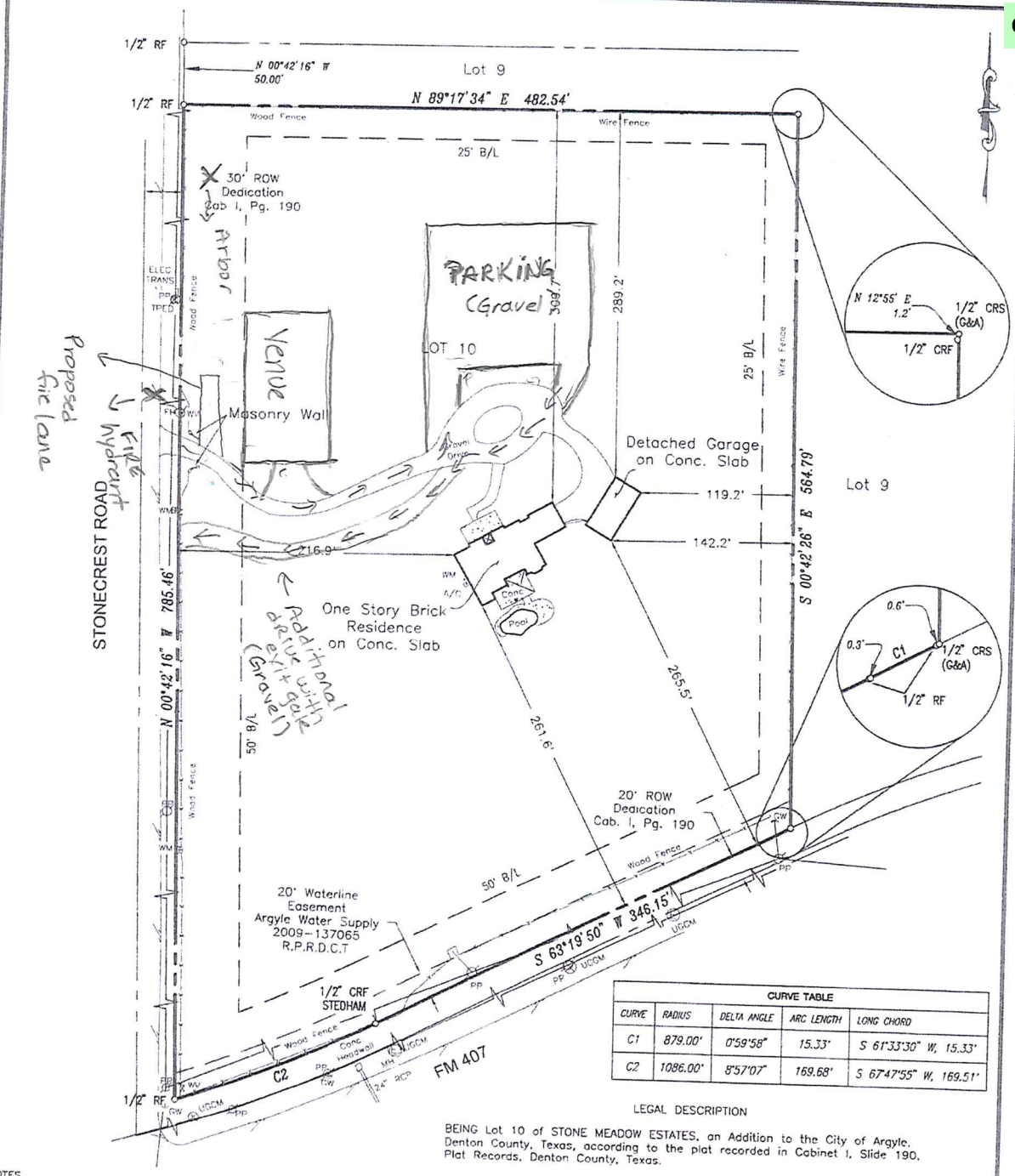
Proposed Signage Addition (noting Briarpatch Farm):



Example of Edison Lights:







CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	879.00'	0°59'58"	15.33'	S 61°33'30" W, 15.33'
C2	1086.00'	8°57'07"	169.68'	S 67°47'55" W, 169.51'

LEGAL DESCRIPTION

BEING Lot 10 of STONE MEADOW ESTATES, an Addition to the City of Argyle, Denton County, Texas, according to the plat recorded in Cabinet I, Slide 190, Plat Records, Denton County, Texas.

NOTES

1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

3.) No flood zone area analysis has been performed on the subject property by G&A Consultants, LLC.

4.) This survey was prepared in connection with the real estate transaction related to Fidelity National Title Insurance Co., G.F. No. 4403401927-KB, effective March 29, 2017. Any other use thereof is prohibited.

5.) Property subject to Blanket Easement in favor of Denton County Electric, Recorded in Vol. 404, Pg. 396., R.P.R.D.C.T. Corporative.

6.) Field work preformed on May 3, 2017.

7.) Commonly known as 429 Stonecrest Road.

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
PP	=	POWER POLE
LP	=	LIGHT POLE
GW	=	GUY WIRE
WV	=	WATER VALVE
WM	=	WATER METER
UGCM	=	UNDERGROUND CABLE MARKER
TPED	=	TELEPHONE PEDESTAL

STATE OF TEXAS REGISTERED W. THAD MURLEY III 5802 PROFESSIONAL LAND SURVEYOR

5/23/17

SURVEY PLAT
Lot 10
Stone Meadows Estates
in the
S.A. CHAMBERS SURVEY, ABSTRACT No. A-308
CITY OF ARGYLE
DENTON COUNTY, TEXAS

Revisions: 05/23/17

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: SP DATE: 05/03/2017 SCALE: 1" = 80' JOB. No. 17148

File: Z:\2017\17148\Drawings\Survey\17148 FINAL SURVEY
Plotted: 5/23/2017 12:25 PM, by Sammy Ponce; Saved: 5/22/2017 3:27 PM, by sammy

NOTICE OF PUBLIC HEARING

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Argyle Town Hall
Attn: David Hawkins, Director of Community Development
PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

RECEIVED 5.7.19

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Please circle one: In favor of request Neutral to request (Opposed to request)

Comments: No!

WE NEED TO ADDRESS OUT GROWING TRAFFIC ISSUES BEFORE ADDING TO THE PROBLEM OF MORE TRAFFIC. WE NEED TO MAKE ARGYLE A GREAT PLACE TO LIVE AGAIN. IT IS HEADING IN A DIFFERENT DIRECTION

Signature: [signature]

Printed Name: Patrick Reeves

Mailing Address: 133 FM 407 W

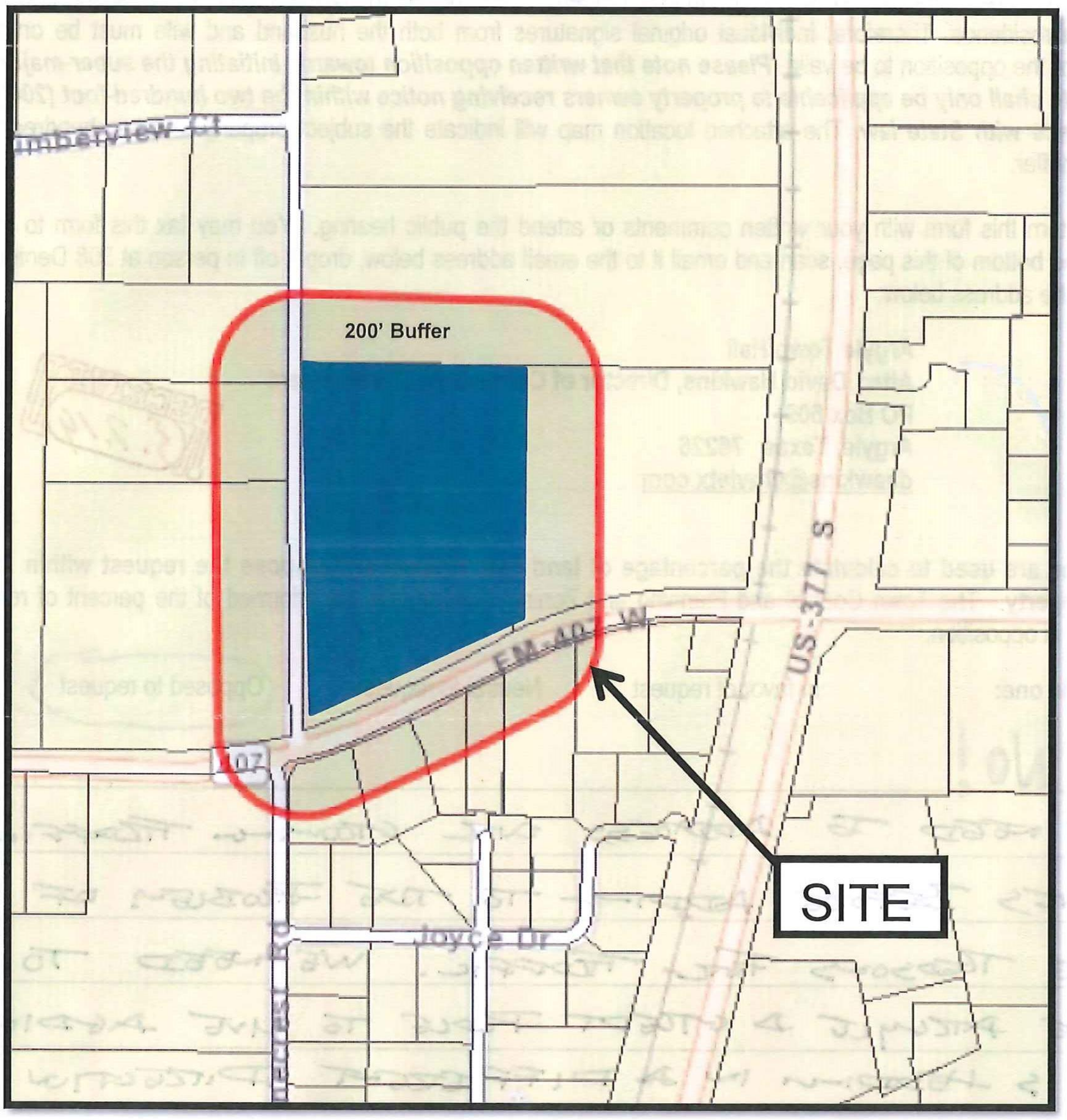
City, State Zip: Argyle TX 76226

Telephone Number: [redacted]

Physical Address of Property within 200 feet: Yes

RECEIVED
MAY 07 2019
BY:

SITE MAP



Town of Argyle, TEXAS
200' Public Hearing Notice

Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

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Attn: David Hawkins, Director of Community Development
PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request (Opposed to request)

Comments: NO!

Please stop asking for this nonsense in this area. Find another property at the right commercial location we have alredy so much TRAFFIC and growth in our area and we do NOT want anymore.

If your life dream is to open a Wedding/Events Venue, then please find a better location for your dreams to come true.

RECEIVED 5.7.19

Signature: Erika Reeves

Printed Name: Erika Reeves

Mailing Address: 133 PM 407 W

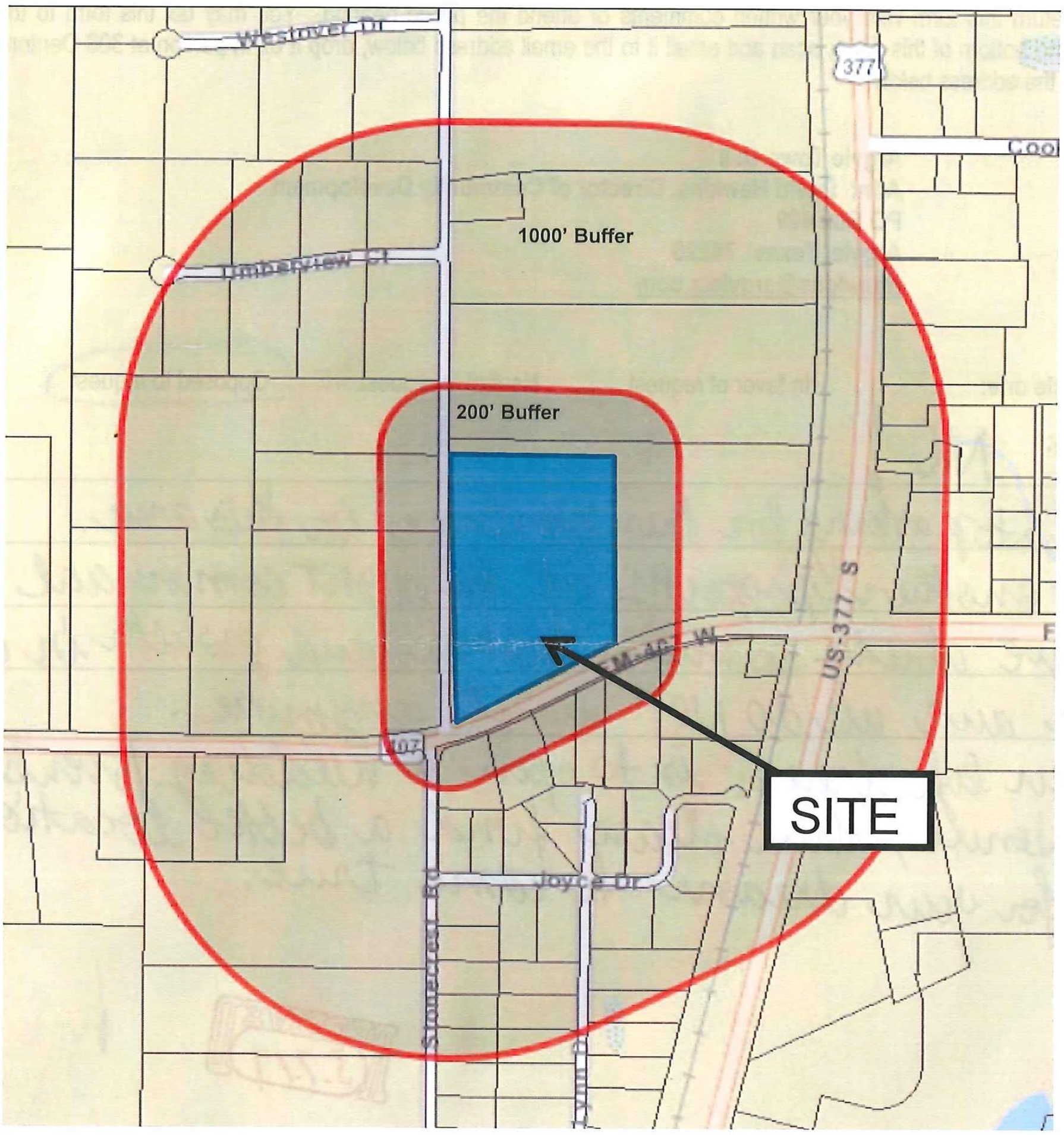
City, State Zip: Argyle TX ~~76226~~ 76226

Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: yes

RECEIVED
MAY 07 2019
BY:----------

SITE MAP



Town of Argyle, TEXAS
1,000' Public Hearing Notice

Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

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Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request (Opposed to request)

Comments: (1) This is a residential neighbor not a commercial location (2) Increase in traffic in neighbor & busy intersection (3) Increase in noise (4) Decrease in property values

Please vote no again!

RECEIVED 5-6-19

Signature: Tracie Williams

Printed Name: TRACIE WILLIAMS

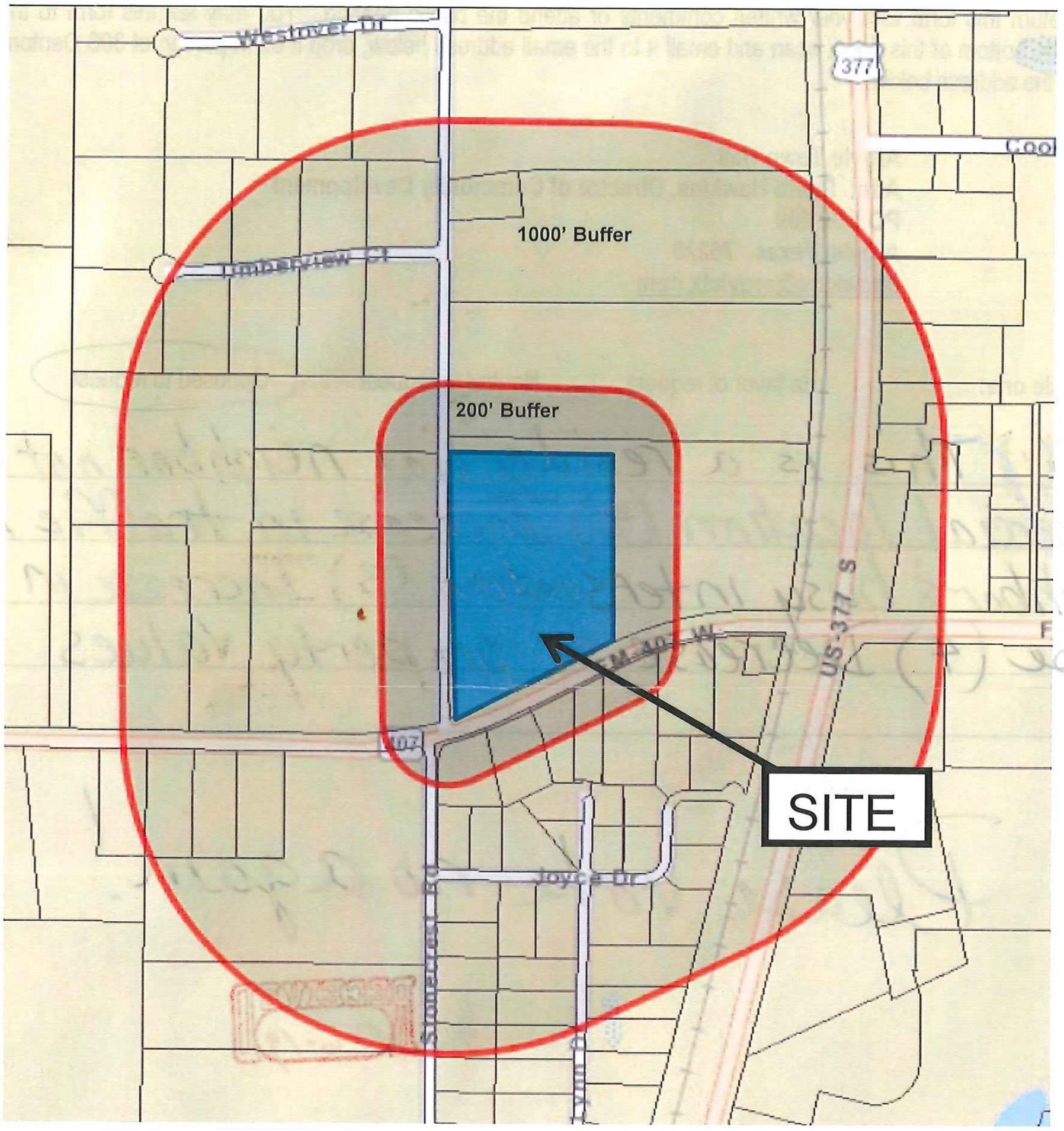
Mailing Address: 307 STONECREST RD

City, State Zip: ARGYLE TX 76226

Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: 307 Stonecrest Rd

SITE MAP



Town of Argyle, TEXAS
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Please circle one: In favor of request Neutral to request (Opposed to request)

Comments:

Please see attached

RECEIVED 5-3-19

Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274
200' Public Hearing Notice

Signature: Kristo Stewart Casey Stewart

Printed Name: Kristi Stewart Casey Stewart

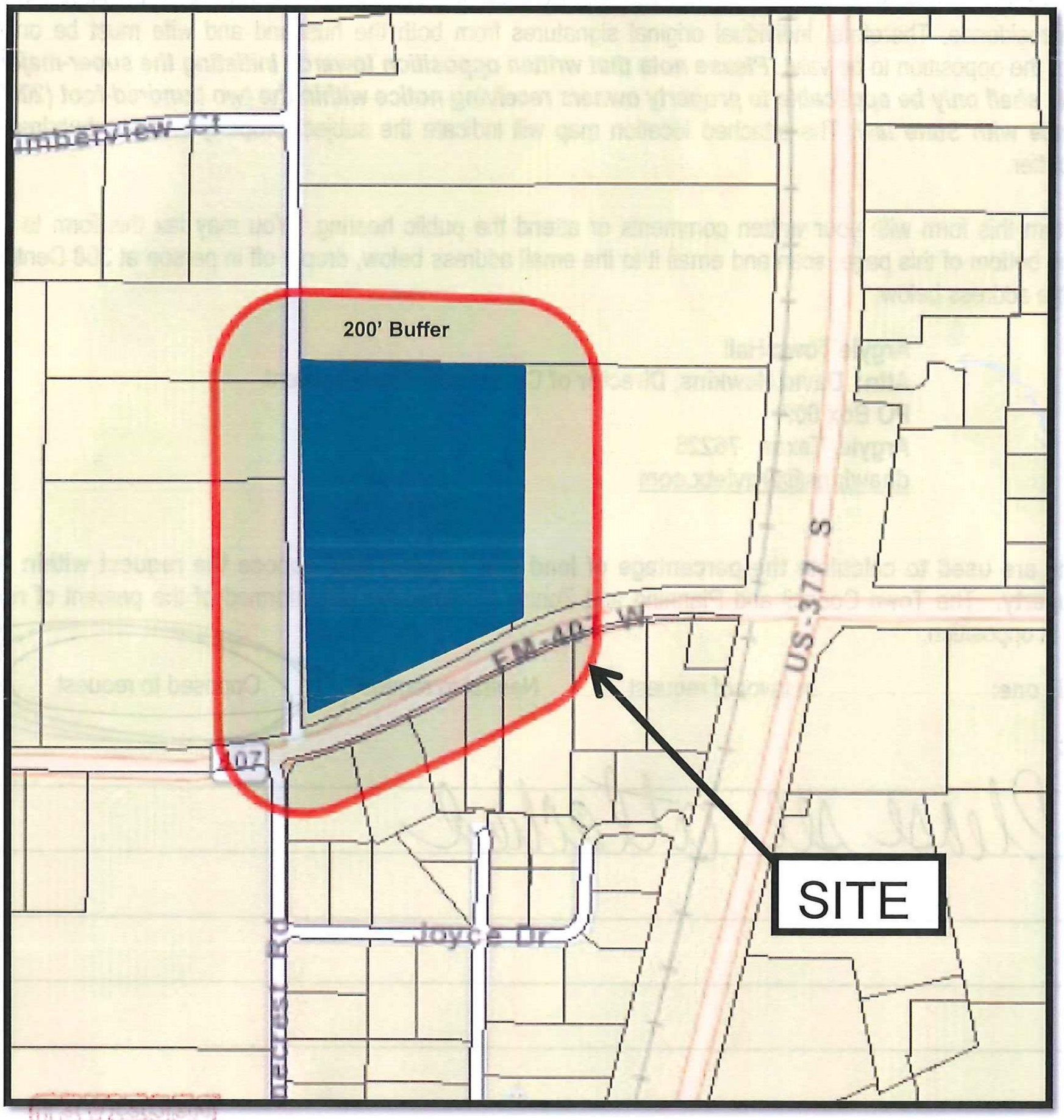
Mailing Address: 421 Stonecrest Rd

City, State Zip: Argyle, TX 76226

Telephone Number: [redacted]

Physical Address of Property within 200 feet: 421 Stonecrest Rd

SITE MAP



Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

200' Public Hearing Notice

We signed a contract on our land in November of 2002 and closed on it shortly thereafter. When we purchased the property it barely had a road cut into it and was thick with kudzu and thorny vines in every tree. We started tree by tree, pulling vines and then mowing them over. A very slow and painful process, but it was worth every sore muscle and every drop of blood. We have only hired help a few times to take out dead trees, and to help trim up the remaining trees. It has been a long labor of love, that started the very day we closed, almost 17 years ago.

Our neighbors, who have been here roughly one year, seem to have a different approach. Hire big machinery, cut down trees, and put down gravel for a parking lot, kind of the Bumbershoot BBQ method, which also includes a string of lights, and a travel trailer for our viewing pleasure. We are already seeing more rainwater runoff than ever before due to the loss of trees and vegetation. More run-off, and in places it has never run before.

7 ½ acres is a wonderful size property, small enough to be maintainable, yet large enough to still be somewhat private, or it used to be. It is NOT however, large enough for an intrusive wedding venue, or a business of *any* kind. We have already gotten a taste of car headlights shining in our front window, but occasionally I could probably live with, but every single Saturday, to have that many cars using the parking lot they have already scraped and graveled, would be incredibly annoying! I simply cannot understand the selfishness of someone that would come into our neighborhood, and it is just that, first and foremost, a neighborhood, and invite 128 strangers to invade on a regular basis. The noise, the traffic, and just simply the people is ALL completely unacceptable! There is such a thing as commercial property where a venue would be welcome, the word *commercial* is right there in the title!

EVERY road in and out of 429 Stonecrest is a two-lane road. Chief Cottle's report that he passed around at a previous meeting clearly showed that Stonecrest Rd and 407 is one of our more dangerous intersections. Why then would we want to purposefully add more traffic to that on a regular basis, especially with the strong possibility that many of them have been drinking?

Our kids are grown, and there may come a time in the future where we decide to downsize. It will be sad to leave this place we have called home for so long, but that aside, how successful do you think we will be in selling a house that wraps around a wedding venue on two sides? If it were me and I heard that a property I was interested in was next door to a venue, I would not even bother to go look at the place, and I imagine most people will feel the same way. But as with most of this endeavor, I imagine I am the only one losing sleep over this.

They have nice land, they are working on the house, why can't they just live there and enjoy it for what it is, like the rest of us? And if they can't, sell it, move and go someplace your venue will be welcome, but please stop trying to turn our neighborhood into something it has never been, and never should be!!!!

Thank you for listening to me.

Thank you for your time and thank you for all you do for our town.

Kristi Stewart

Kristi Stewart

421 Stonecrest Rd

5/1/19

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dhawkins@argyletx.com

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Please circle one: In favor of request Neutral to request (Opposed to request)

Comments: This is a residential area, & I want it to stay that way. I do not want the incorporate businesses into my neighborhood. Definitely do not want the noise & additional traffic into the evening & night time hours. I am completely opposed to this request!

Linda Nightshade 5/1/19

RECEIVED 5-1-19

Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274
200' Public Hearing Notice

Signature: Linda Wightshoe

Printed Name: Linda Hightshoe

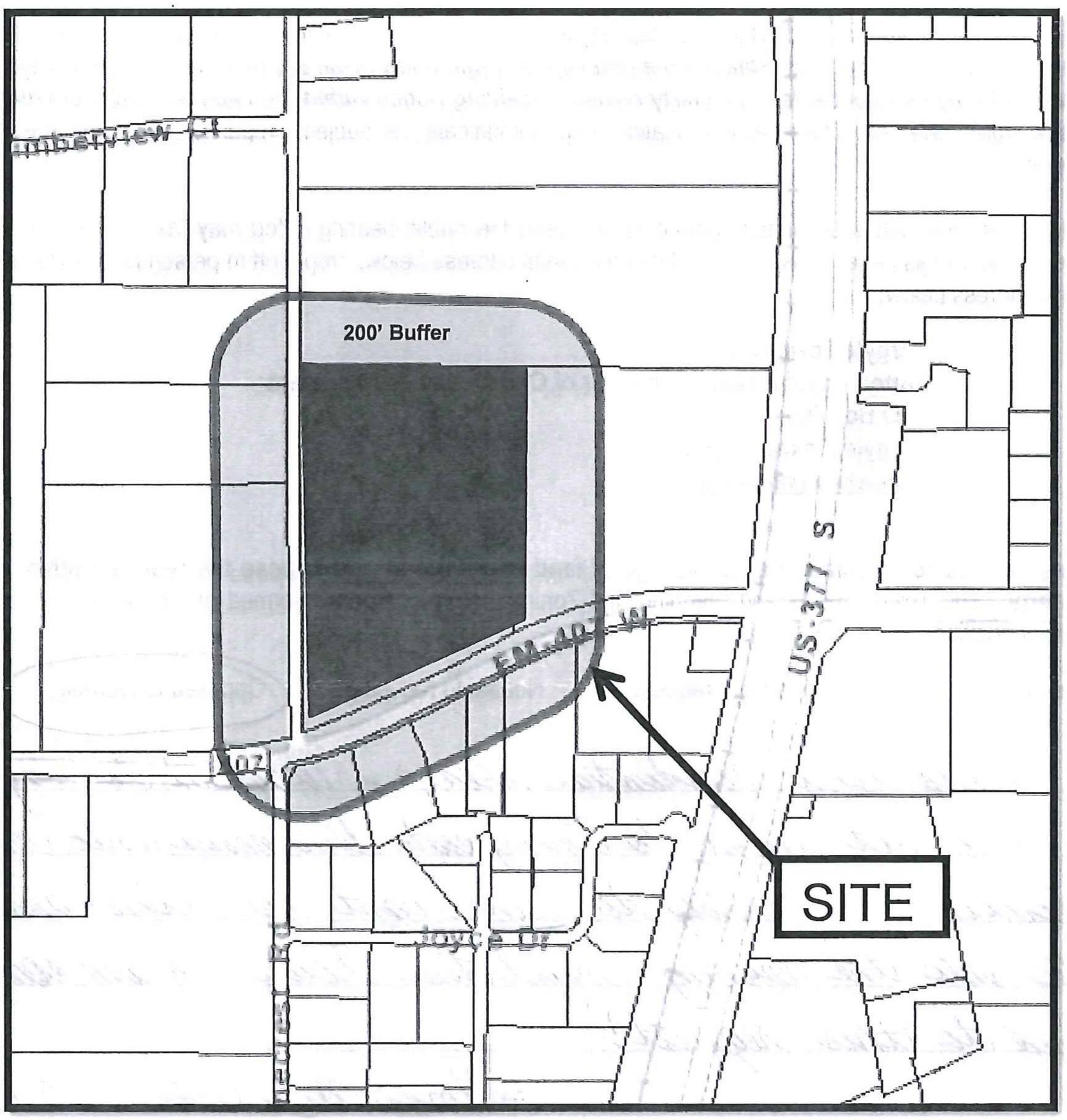
Mailing Address: 1413 FM 407 West

City, State Zip: Argyle, TX 76226

Telephone Number:

Physical Address of Property within 200 feet: same as mailing

SITE MAP



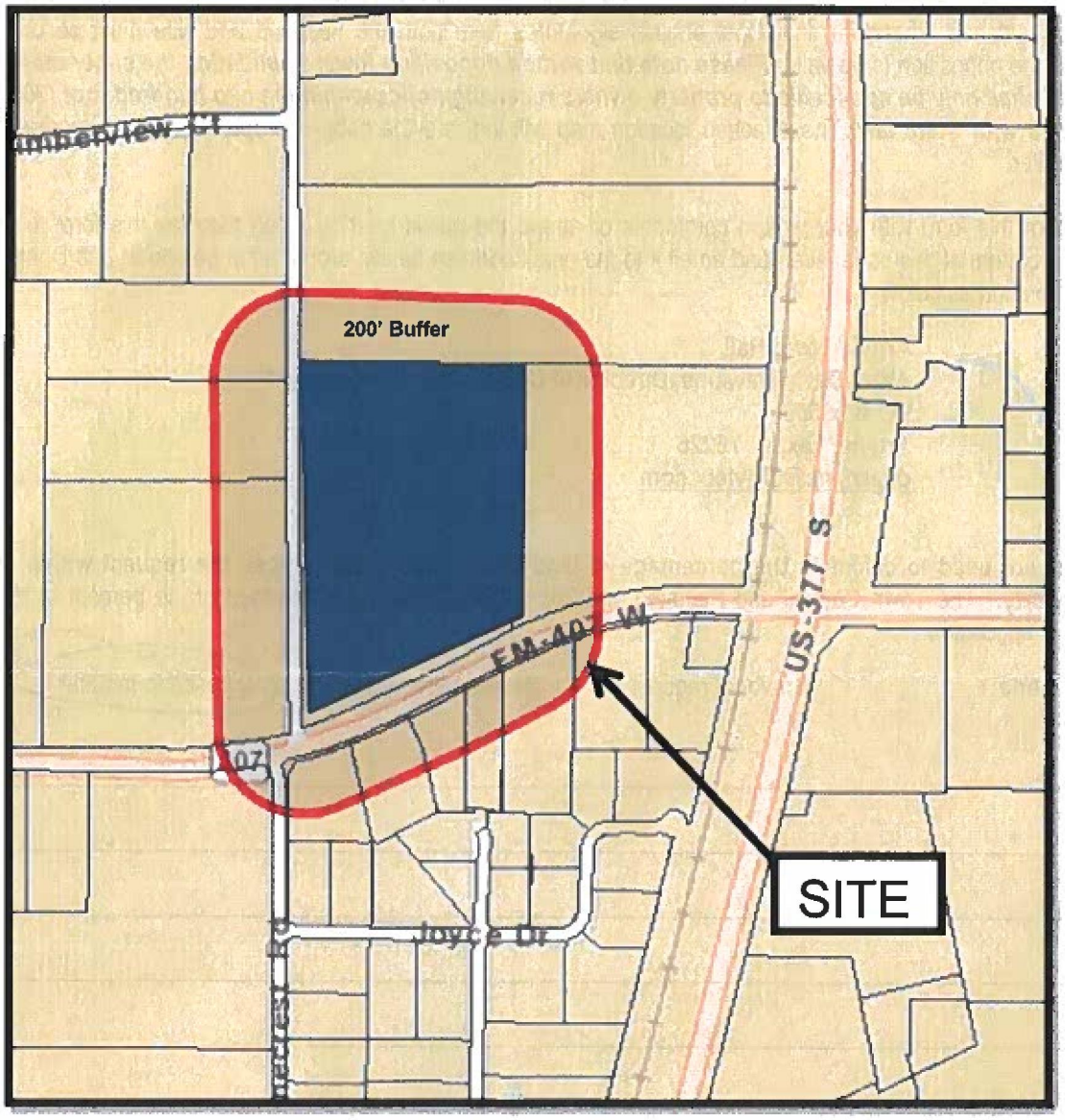
RECEIVED

Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

200' Public Hearing Notice

Signature: Daniel Washburn
Printed Name: Daniel Washburn
Mailing Address: 131 FM 407 W
City, State Zip: Argyle TX 76226
Telephone Number: [redacted]
Physical Address of Property within 200 feet: across street

SITE MAP



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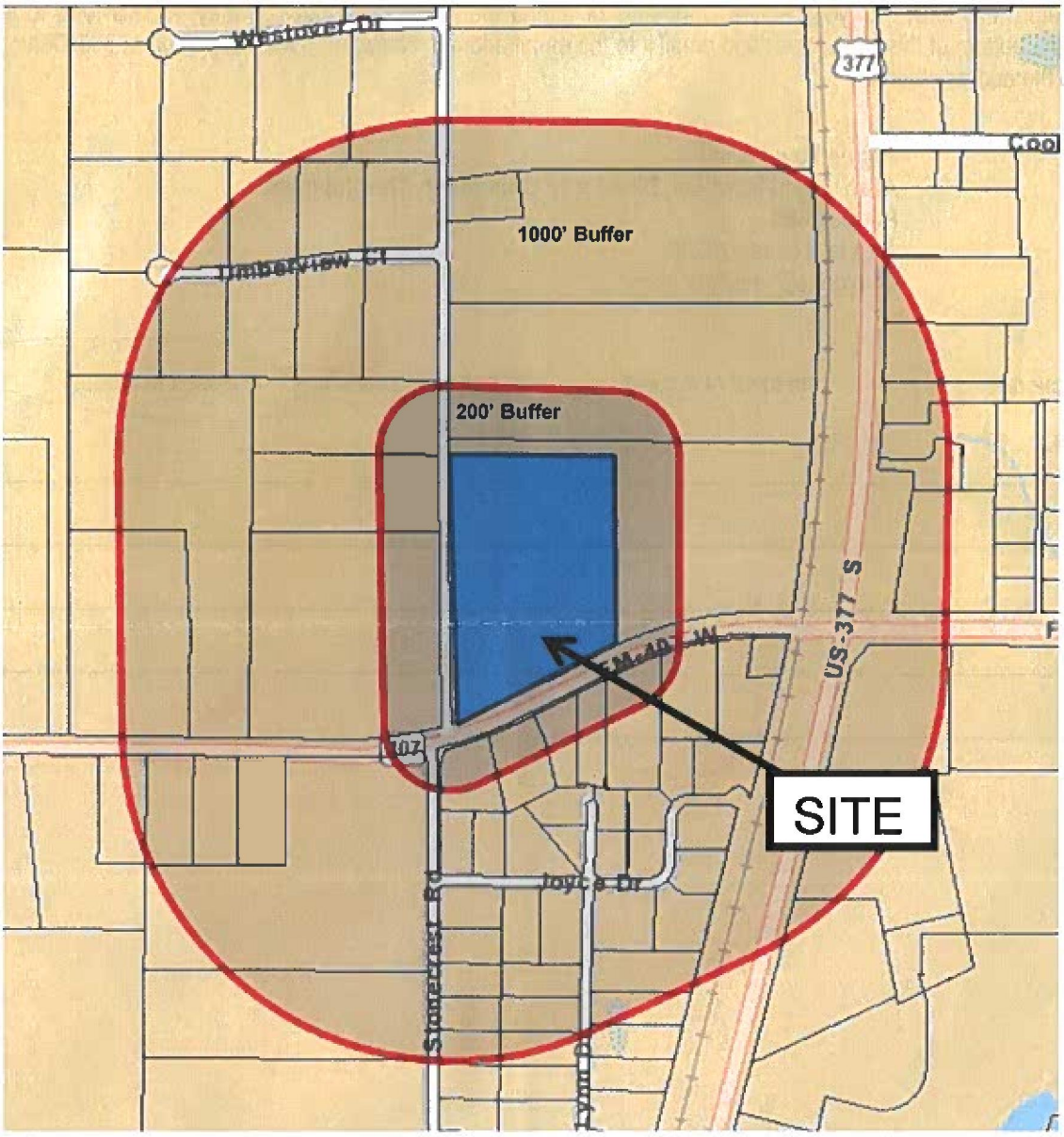
Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments:

Signature: Melissa Washburn
Printed Name: Melissa Washburn
Mailing Address: 131 FM 407W
City, State Zip: Argyle TX 76226
Telephone Number: [redacted]
Physical Address of Property within 1,000 feet: across street

SITE MAP



Go to Agenda

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Please circle one: In favor of request Neutral to request Opposed to request

Comments:

_____

_____

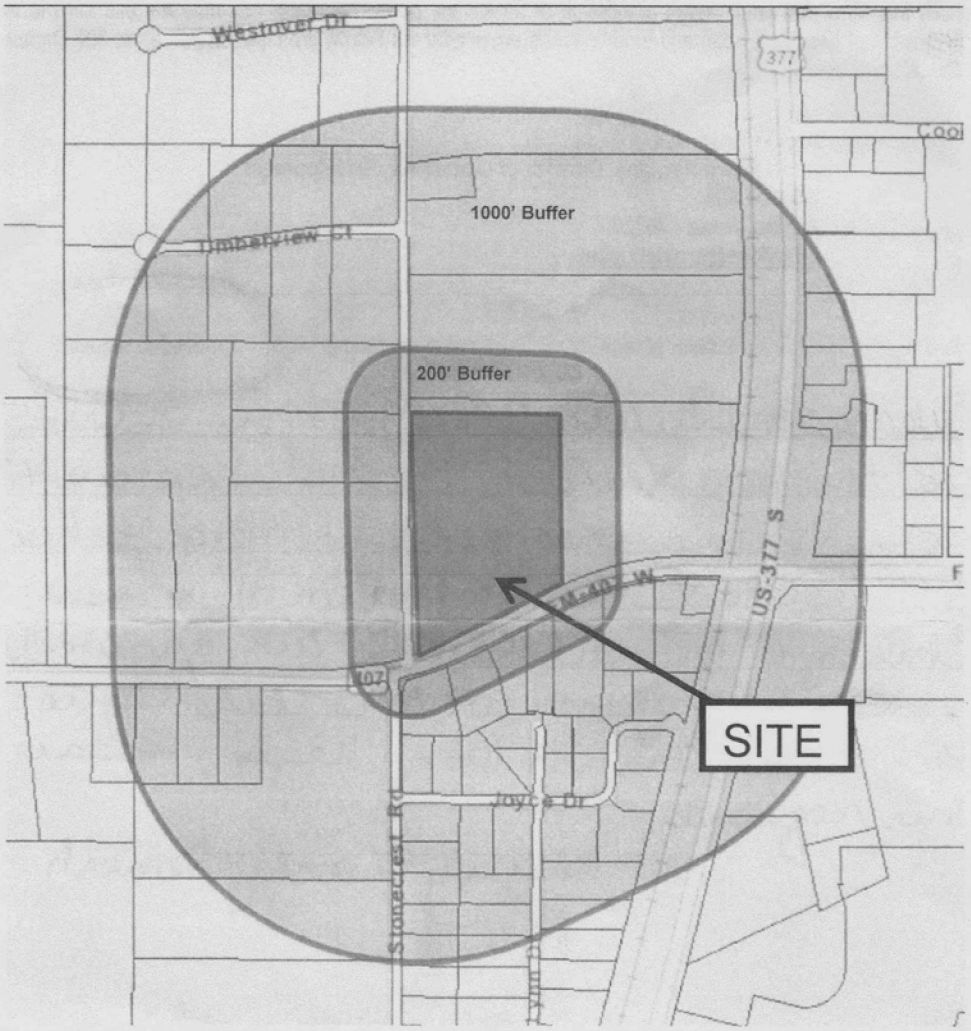
_____

_____

_____

Signature: Danny and Cathy Smith
Printed Name: Danny Smith Cathy Smith
Mailing Address: 210 Timberview Ct
City, State Zip: Argyle Texas 76226
Telephone Number: [redacted]
Physical Address of Property within 1,000 feet: Timberview Ct - 2nd House on Right

SITE MAP



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Comments:

Signature: A Villarreal

Printed Name: Andre Villarreal

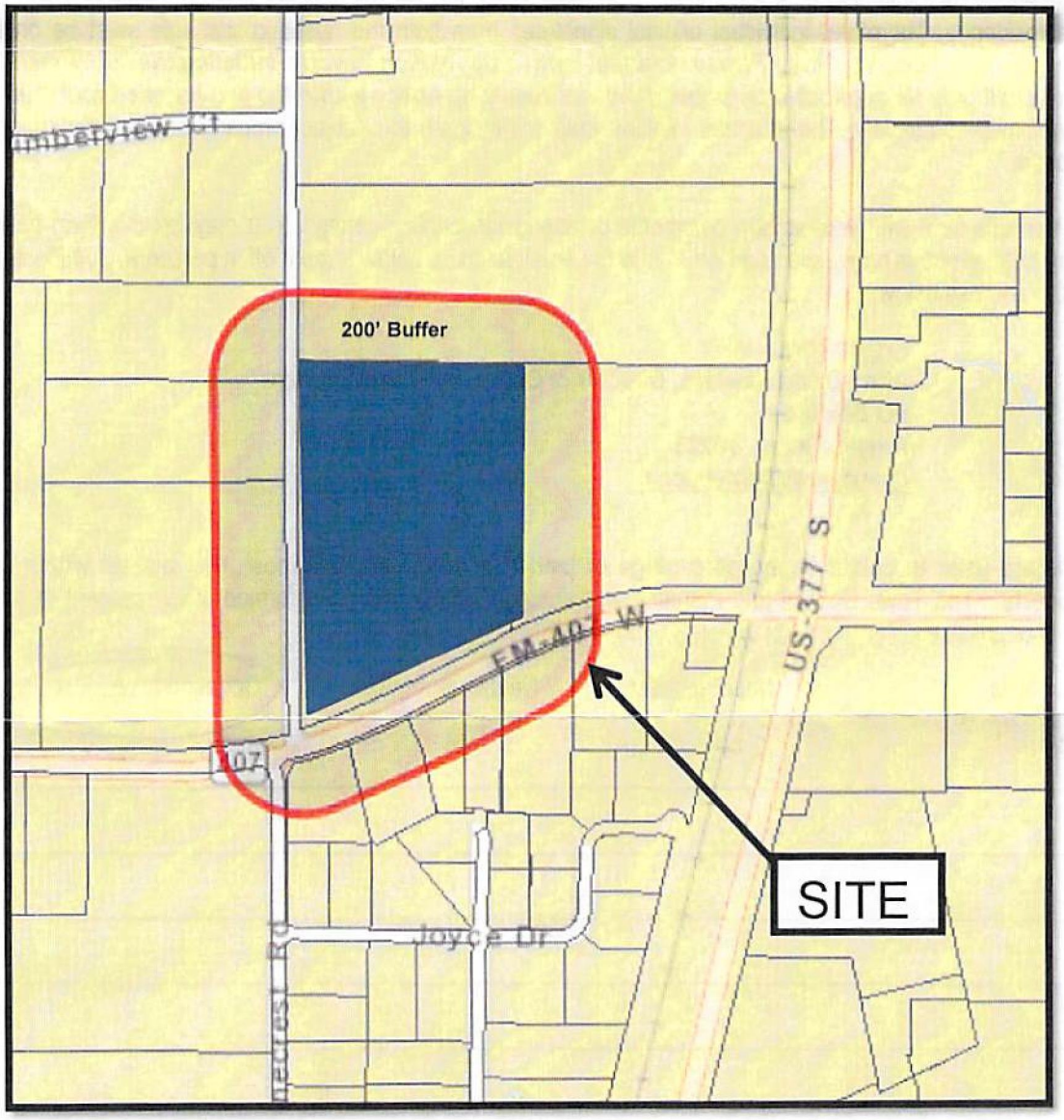
Mailing Address: 13603 Caney Springs Lane

City, State Zip: Houston, TX 77044

Telephone Number: [redacted]

Physical Address of Property within 200 feet: 147 FM 407 W

SITE MAP



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Argyle Town Hall
Attn: David Hawkins, Director of Community Development
PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments:

Signature: A Villarreal

Printed Name: Andre Villarreal

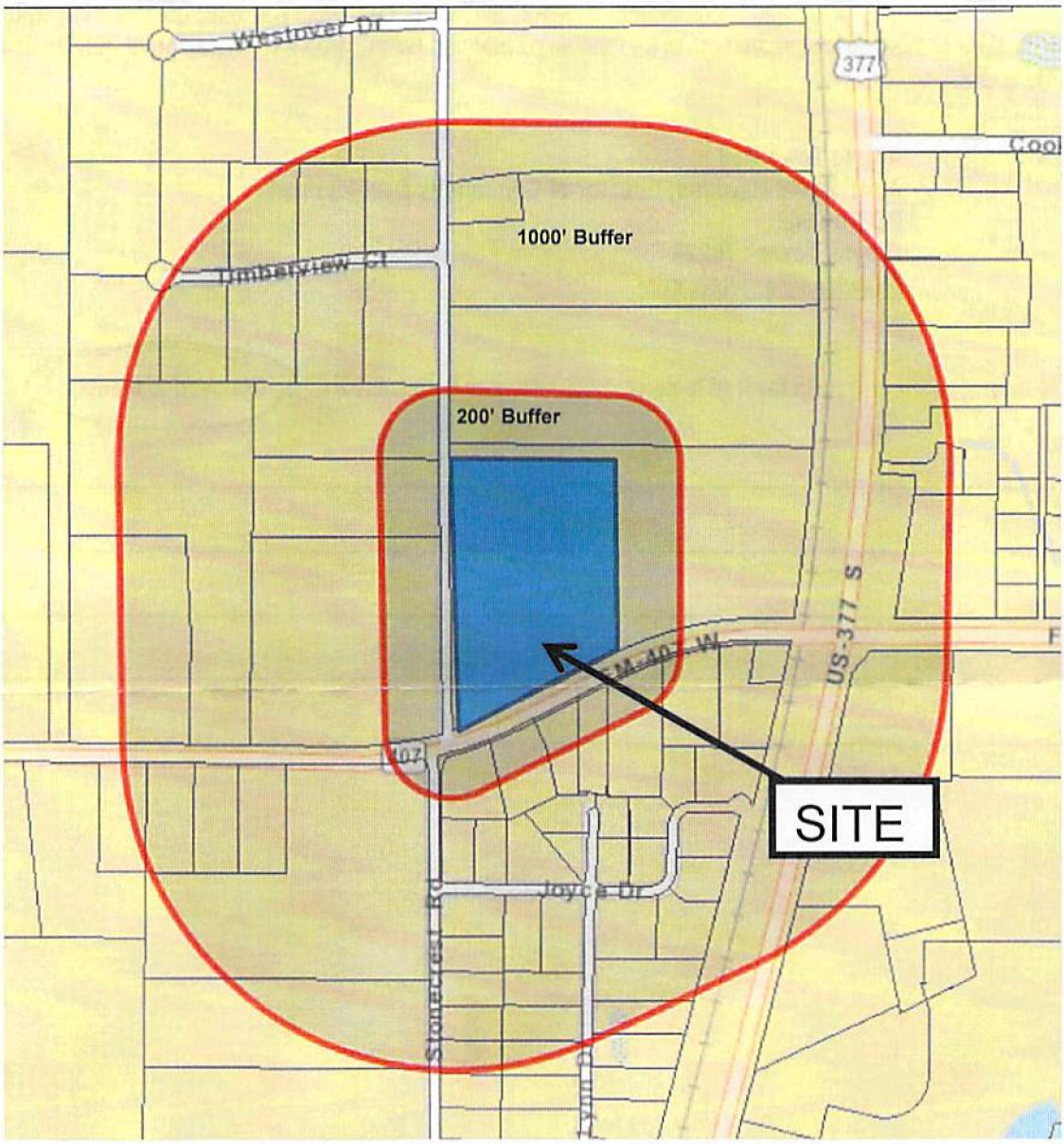
Mailing Address: 13601 Caney Springs Lane

City, State Zip: Houston, TX 77044

Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: 147 FM 407W

SITE MAP



Tim & Deb Cvar
413 Stonecrest Rd
Argyle TX 76226
05/02/2019

Argyle P&Z
City Council Members

Dear Argyle P&Z
City Council Members:

I am writing to you all today in the event that I am not able to attend the meetings, I think it is important that you hear our opinions on the recent request to change the zoning on the property next door to us at 439 Stonecrest. This is the third official, and hopefully the last, attempt at either rezoning or applying for a Specific Use Permit.

We are vehemently opposed. We do not want a commercial venture next door to us. We have lived here in Argyle at this address since 2002. We have seen and welcomed many changes, changes in growth that makes sense, and accepted some that didn't.

We own a small business in Lewisville. We sell boats, a lifestyle, if you will. We do this Monday through Saturday. Saturday evenings we come home to our little 10-acre property. We enjoy the privacy and solitude that it provides. We are already subject to the entertainment across 377 whether we like it or not. We hear the broadcast of all the sporting events at the High School. We hear the Train go by 15 to 20 times a day as it sounds at the back of our property.

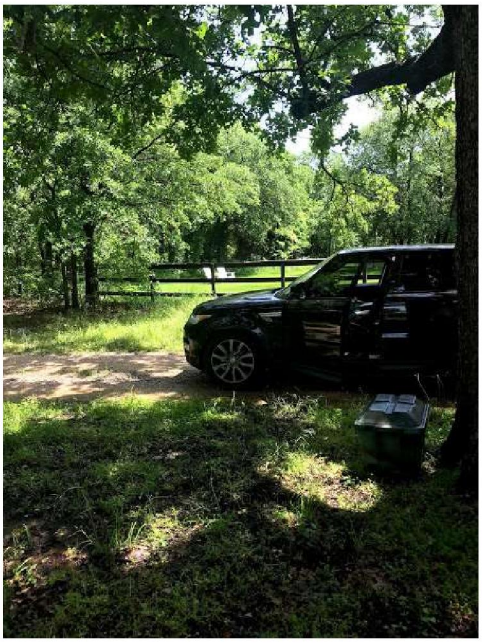
I believe a Venue, no matter how small it claims to be, does not belong near the front of our property or in this rural residential agricultural neighborhood. I don't want to worry if I can get home or get in line to get into my driveway. I don't want to worry if inebriated "guests" will wander or find themselves in my yard. I don't want the extra noise. We are already on septic, what will the additional facilities mean? What about the runoff? What about my agricultural aesthetic? How will I be able to, if I choose, sell my place with a commercial venture next door? How will traffic exit at night and turn east in the blind spot that is 407 and Stonecrest?

I believe that the Rustic Aesthetic that the Briar Patch Wedding venue is marketing, is only possible with the all the neighbors' cooperation. I mean, my property will be in the background of the so-called Pergola area. I guess I could Park the ugliest Motorhome I could find there, or put my Bee hives there. More importantly, just because you CAN do something, doesn't mean you should. Secondly there is already a Venue at https://www.jmprosperityfarm.com

I know they'll present their concept photos. I have a couple from my perspective for you to consider: The 2 Adirondack chairs represent their Pergola placement, That's MY house and property next door.



This is the Stewarts Driveway; will they have to time their entry and exits based on the venues schedule?



This is my front yard with their Proposed pergola area:



This is the view looking for oncoming traffic on 407 heading EAST ready set go!!!!!!



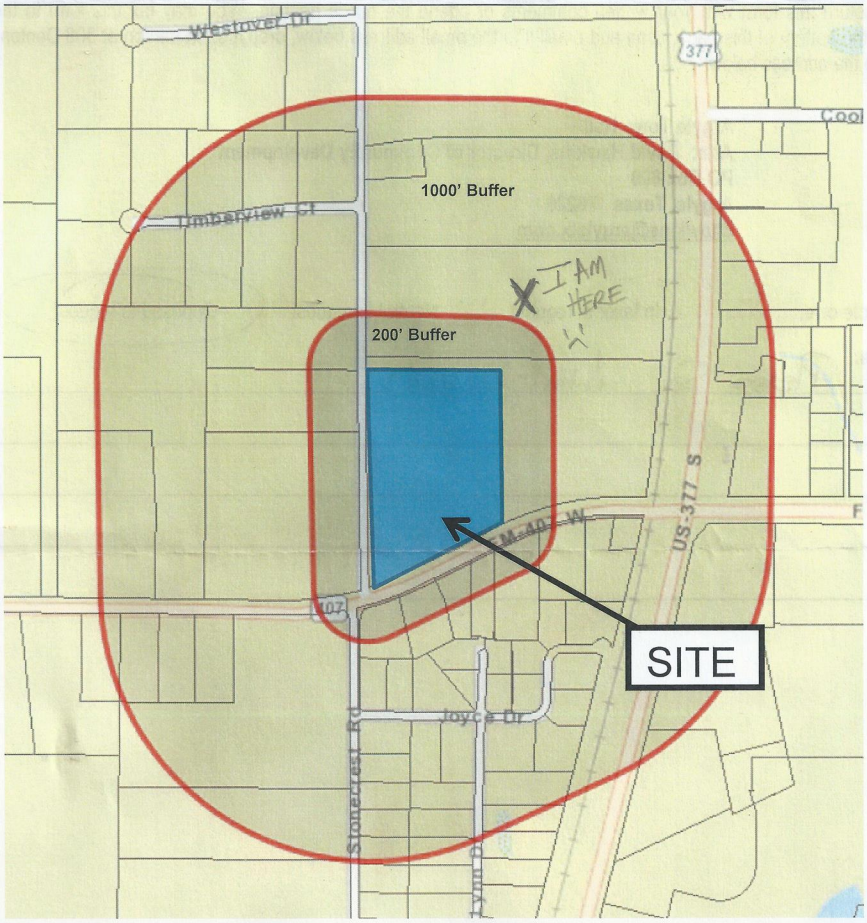
Lastly, I'll leave you with a link to the sample of the noise level from the train from my backyard. Are those schedules published by the way? https://youtu.be/j5fNWvI8dn0

Sincerely,

Tim & Deb Cvar

Signature: [signature]
Printed Name: DEB CNAR
Mailing Address: 413 Stonecrest Rd
City, State Zip: Argyle TX 76226
Telephone Number: [redacted]
Physical Address of Property within 1,000 feet: 413 Stonecrest
Stone Meadows Estate Lot 8 on Property Records

SITE MAP



Town of Argyle, TEXAS
1,000' Public Hearing Notice

Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

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dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments: Please See Attachments

Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274
1,000' Public Hearing Notice

Angie Manglaris

From: Kristi Gilbert
Sent: Monday, May 6, 2019 8:48 AM
To: David Hawkins; Angie Manglaris
Subject: FW: 429 Stonecrest SUP request

Thanks,

Kristi Gilbert, TRMC, CMC, CPM
Town Manager
kgilbert@argyletx.com
940.464.7273 office
940.464.7274 fax
Argyletx.com

From: joe kirk [redacted]
Sent: Monday, May 6, 2019 8:26 AM
To: Kristi Gilbert <kgilbert@argyletx.com>
Cc: Judi Jones [redacted]
Subject: Fwd: 429 Stonecrest SUP request

Hello Kristi

My wife and I have lived at 122 Stonecrest since the early '90s and seen much growth and change...We understand that another request for a SUP has been submitted by the owners of 429 Stonecrest …we strongly believe that this would negatively impact the residential definition of this area thus reducing property values…this is a business that would eliminate trees for a parking lot, add to the already growing traffic issues along Stonecrest north of 407 , add to the noise issue, assume liquor would be consumed thus adding the possibility of problems associated with over served attendees, and change the small-ranch atmosphere of this area. Feel that this request should be denied. Please forward to necessary members of the P & Z committee . We hope to be able to attend the next meeting in May but wanted to make sure that our voice is heard in case we cannot.

The growth of Argyle has impacted Stonecrest Road…more homes , including the newest addition on Harpole at 377, the building of the high school which has increased the traffic, noise from the stadium at night along with the bright lights, trains noisily passing by many times a day and night, and trash/litter on the street has grown along with the population …these changes reflect the nature of the beast (growth) but altering the residential definition of this neighborhood should not be allowed.
Thank you for your time.

Joe Kirk / Judi Jones Kirk
122 Stonecrest Rd
Argyle, TX 76226
[redacted]

Angie Manglaris

From: aroe526@gmail.com
Sent: Tuesday, May 7, 2019 4:57 PM
To: Angie Manglaris
Cc: briarpatchweddings@gmail.com
Subject: Briarpatch Weddings YES

Good afternoon,

After reading through the updated proposal for the Briarpatch wedding venue and being a nearby resident, I'd like it to be recorded that I support this business proposal.

Argyle is a special and unique city that offers many amenities, but it's currently missing event space and the city is losing money to neighboring municipalities such as Flower Mound and Denton that have venues in the same industry as Briarpatch.

The Moultons have successfully run businesses and/ or been in charge of events for many decades at this point and have a unique opportunity to bring visitors to show off Argyle's charm. Their plans are well thought out as far as safety and resident concerns but also do a great job of looking to partner with other local businesses. These partnerships and additional opportunities for employment bring additional jobs to local residents as well as additional revenue for the city via taxes. Also, visitors may enjoy the charm so much that Argyle is a place they also look to call home in the near future, further benefitting the city.

While I understand the concerns a venue such as this may bring, the Moultons have thoroughly vetted and planned for those events to be non-issues and have a tremendous amount of experience, hospitality, and Argyle pride to share with others via the Briarpatch wedding venue. Thank you for your consideration.

Kind regards,
Amanda Roe

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Please circle one: In favor of request Neutral to request ~~Opposed~~ to request

Comments:

Please see + read the 2 page letter & prior history on this request -

We continue to oppose this request

Signature: Patricia M. Patterson

Printed Name: Charles W & Patricia M. Patterson

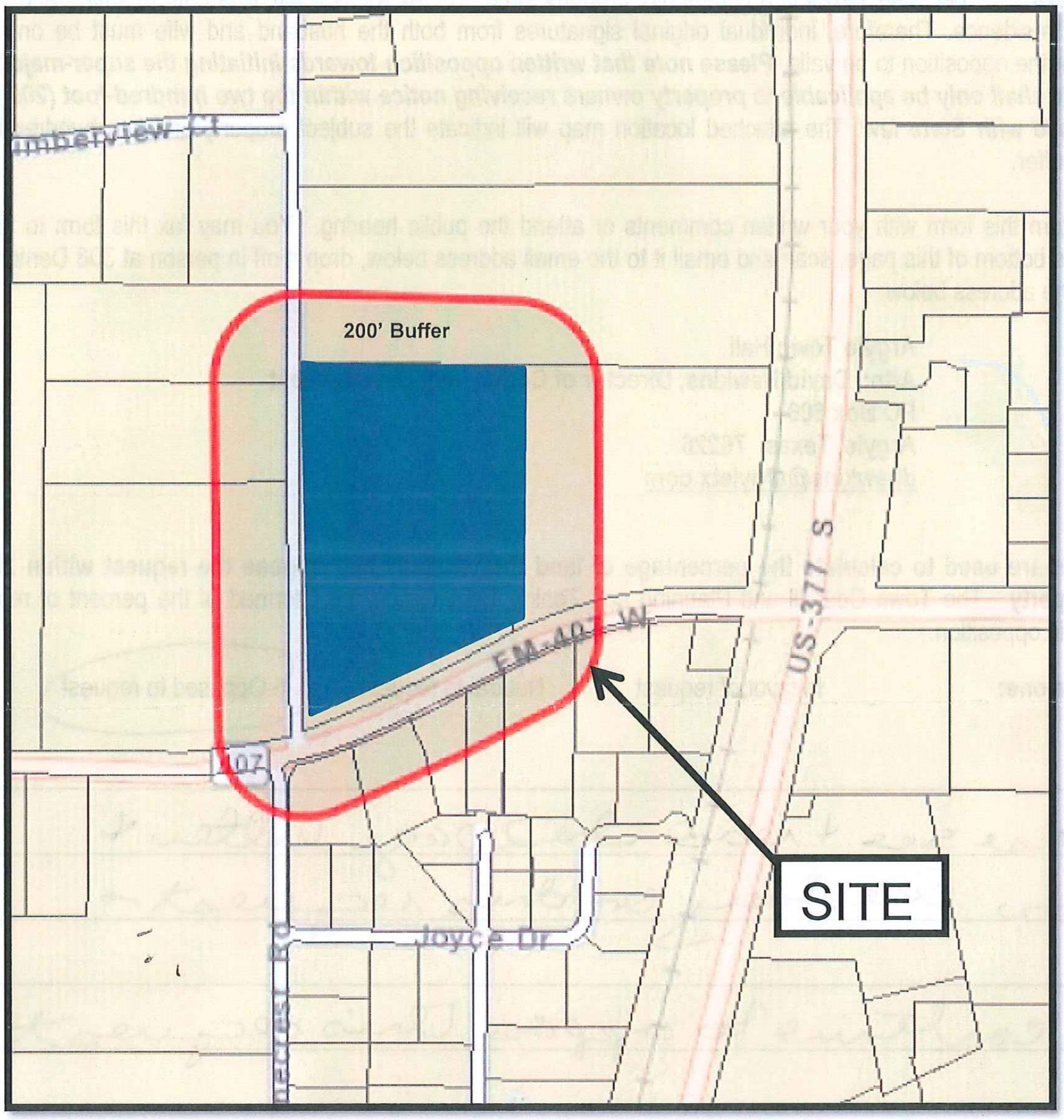
Mailing Address: 606 Stonecrest Rd.

City, State Zip: Argyle, Tx 76226

Telephone Number: [redacted]

Physical Address of Property within 200 feet: 606 Stonecrest Rd
Argyle, Tx 76226

SITE MAP



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200' Public Hearing Notice

429 STONECREST ROAD
WEDDING VENUE
AGAIN!!!

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In April 2018 the property was sold to new owners (Moulton's) and they submitted a requested (Special Use Permit) (SUP-18-002) for Briarpatch Weddings, a proposed wedding and event venue to be located on this property. Again, the Planning & Zoning Commission and the City Council denied this request (6-0).

So here we go again. Same property, 429 Stonecrest Road, same wedding venue, same owners and same Special Use Permit (SUP) again.

So what has changed with the City of Argyle. In early 2018 the citizens of Argyle along with the P&Z Commission and the City Council revised the "Argyle Comprehensive Plan" that was in line with what the City of Argyle wanted - to "maintain the rural atmosphere" for this City.

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429 STONECREST ROAD
WEDDING VENUE
AGAIN!!!

this subject property. Our concerns are the same as they have been since June 2017 and April 2018: a business in a well established residential area; the traffic; noise; alcohol being served; loud music; bright lights with all this going on late into the nights and early morning.

We ADAMANTLY OPPOSE to the rezoning and a wedding venue or any other commercial structure or business at 429 Stonecrest Road: which now is a residential property that is part of our established neighborhood.

Our hopes are that our leaders can continue to keep our small town of Argyle a town which makes us proud to live here.

Charles W. Patterson
606 Stonecest Road
Argyle, Texas 76226

May 7, 2019

Patricia M. Patterson
606 Stonecrest Road
Argyle, Texas 76226

May 7, 2019

NOTICE OF PUBLIC HEARING

4-3-18

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Comments:
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Patricia Gilbert 4/3/18

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200' Public Hearing Notice

Pat KGILBERT@argyletx.com
606 Stonecrest Rd
Argyle, TX 76226

From: EarthLink Account [redacted]
Subject: Argyle, TX. Town Council Mtg and Wedding Venue at 429 Stonecrest rd
Date: Apr 24, 2018 at 4:18:58 PM
To: A Pat [redacted]

As previously stated back in June 6th 2017 and again in the P&Z mtg held on April. 3,2018 we are adamantly opposed to having a wedding venue at 429 Stonecrest Rd. We are within the 200' border of this request and feel that this residential property and location is not what our neighborhood needs. This location has been voted against by the P& Z both times and is not what the neighbors who have lived in Argyle for many years would like to see happen to their area of Argyle. We strongly oppose

http://argyletx.com/directory.aspx
If clicking the link doesn't work, please copy and paste the link into your browser.

Sent from my iPad

Pat M. Pallister
1606 Stonecrest Rd.
Argyle, TX 76226

PUBLIC HEARING ON 429 STONECREST ROAD ARGYLE TX

We can remember that the only time traffic would back up on 407 was during race weekends from the Speedway (twice a year). Now this is an everyday occurrence.

Liberty Christian School and the new Argyle Middle School (and high school)on the south end of 377 and Stonecrest Road has caused Sonecrest Road to be a shortcut for parents to reach those schools (because of stop lights on 377). By allowing a day care to be built in a well established residential neighborhood will be an absolute nightmare for homeowners. Right now with traffic backed up on 407 already you can't even get out of Stonecrest Road & and it would even be a worse nightmare if we allow this day care to be built on this corner. All this said, this does not even take into account the new developments underway at the north end of Stonecrest/Harpole (Highlands) and the intersection of 377/407 (Waterbrook).

With the CVS Pharmacy and the future grocery store/shopping area coming to the corner of 407/377, we don't need another commercial property at this busy intersection. There are several commercial lots already zoned in Argyle that would fit the needs of this day care.

WE STRONGLY OPPOSE THE REZONING AND THE CONSTRUCTION OF A TWO STORY DAY CARE CENTER AND OFFICE RETAIL SPACE TO BE BUILT ON THE PROPERTY LOCATED AT 429 STONECREST ROAD.

Charles W. Patterson
606 Stonecrest Rd
Argyle Texas 76226

June 06, 2017

Pat M. Patterson
606 Stonecrest Rd
Argyle Texas 76226

June 06, 2017

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Please read the 2 page letter + prior history on this address - We continue to oppose this request

Signature: _____

Printed Name: Charles W. Patterson Patricia M. Patterson

Mailing Address: 606 Stonecrest Rd.

City, State Zip: Argyle, Tx 76226

Telephone Number: [redacted]

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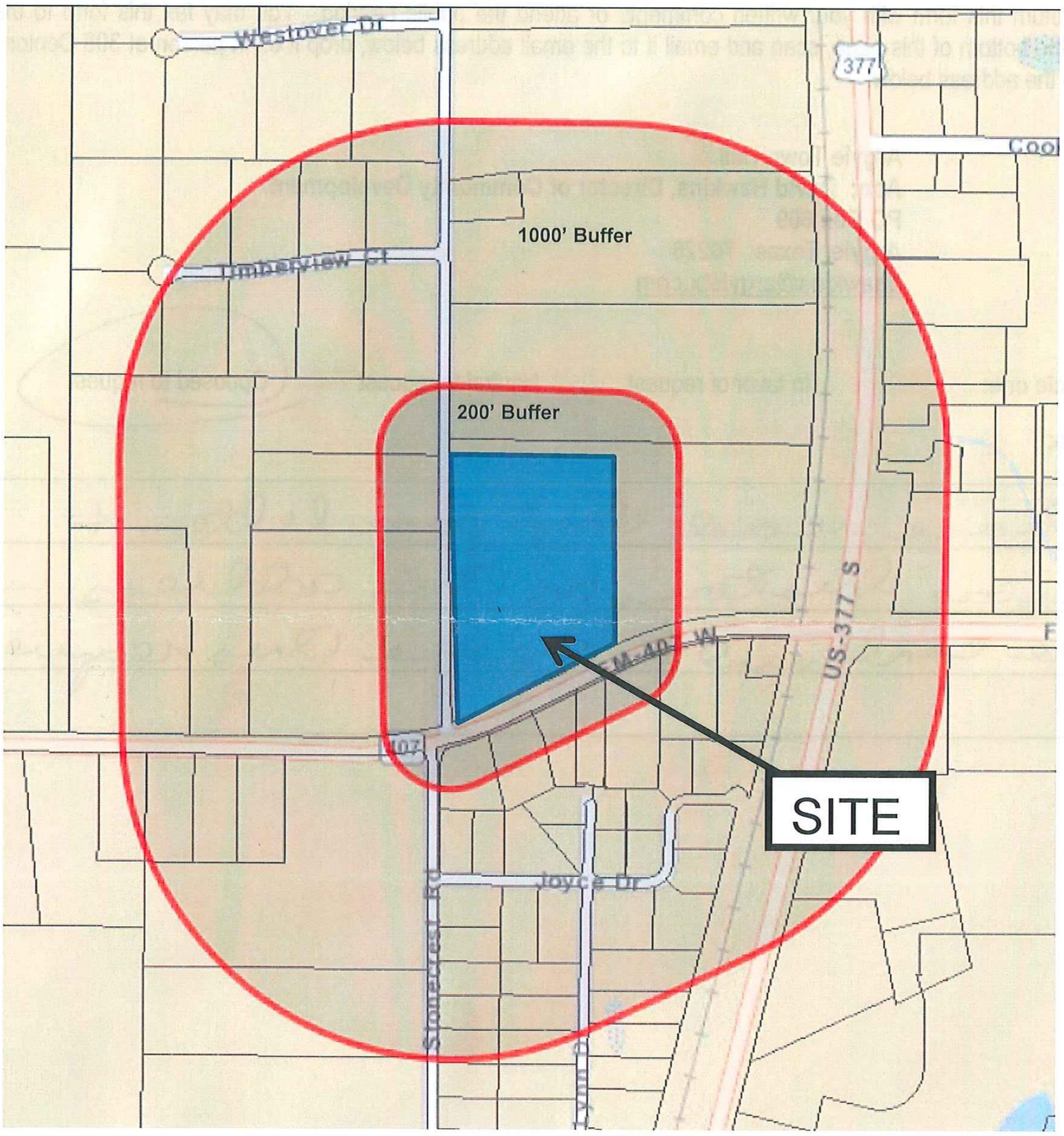

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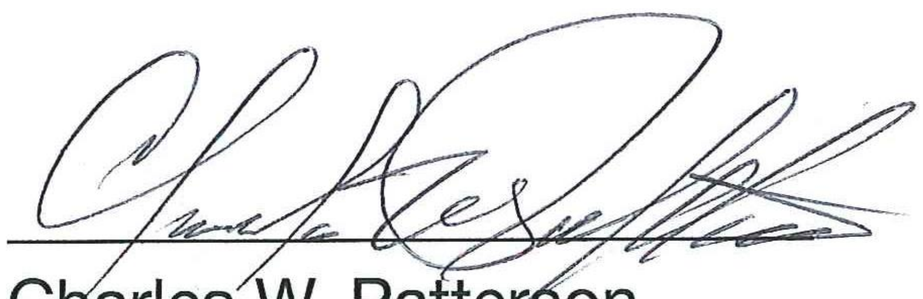
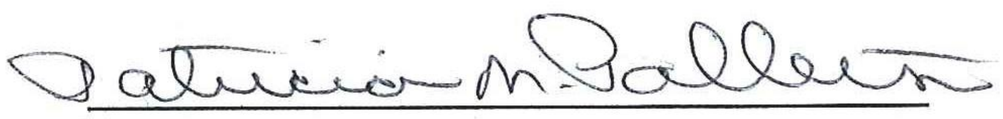


Charles W. Patterson
606 Stonecest Road
Argyle, Texas 76226

May 7, 2019



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Pat M. Gilbert 4/3/18

web- KGILBERT@argyletx.com
606 Stonecrest Rd
Argyle, TX 76226

From: EarthLink Account [redacted]
Subject: Argyle, TX. Town Council Mtg and Wedding Venue at 429 Stonecrest rd
Date: Apr 24, 2018 at 4:18:58 PM
To: A Pat [redacted]

As previously stated back in June 6th 2017 and again in the P&Z mtg held on April. 3,2018 we are adamantly opposed to having a wedding venue at 429 Stonecrest Rd. We are within the 200' border of this request and feel that this residential property and location is not what our neighborhood needs. This location has been voted against by the P& Z both times and is not what the neighbors who have lived in Argyle for many years would like to see happen to their area of Argyle. We strongly oppose

http://argyletx.com/directory.aspx
If clicking the link doesn't work, please copy and paste the link into your browser.

Sent from my iPad

Pat M. Pollard
606 Stonecrest Rd.
Argyle, TX 76226

PUBLIC HEARING ON 429 STONECREST ROAD ARGYLE TX

We can remember that the only time traffic would back up on 407 was during race weekends from the Speedway (twice a year). Now this is an everyday occurrence.

Liberty Christian School and the new Argyle Middle School (and high school)on the south end of 377 and Stonecrest Road has caused Sonecrest Road to be a shortcut for parents to reach those schools (because of stop lights on 377). By allowing a day care to be built in a well established residential neighborhood will be an absolute nightmare for homeowners. Right now with traffic backed up on 407 already you can't even get out of Stonecrest Road & and it would even be a worse nightmare if we allow this day care to be built on this corner. All this said, this does not even take into account the new developments underway at the north end of Stonecrest/Harpole (Highlands) and the intersection of 377/407 (Waterbrook).

With the CVS Pharmacy and the future grocery store/shopping area coming to the corner of 407/377, we don't need another commercial property at this busy intersection. There are several commercial lots already zoned in Argyle that would fit the needs of this day care.

WE STRONGLY OPPOSE THE REZONING AND THE CONSTRUCTION OF A TWO STORY DAY CARE CENTER AND OFFICE RETAIL SPACE TO BE BUILT ON THE PROPERTY LOCATED AT 429 STONECREST ROAD.

Charles W. Patterson
606 Stonecrest Rd
Argyle Texas 76226

June 06, 2017

Pat M. Patterson
606 Stonecrest Rd
Argyle Texas 76226

June 06, 2017

David Hawkins

From: casey&kristi stewart [redacted]
Sent: Monday, May 20, 2019 8:00 PM
To: Alex Vukasin <place1@argyletx.com>; Donald Moser <mayor@argyletx.com>; Marla Hawkesworth <mhawkesworth@argyletx.com>; Ron Schmidt <place2@argyletx.com>; Jon Donahue <place3@argyletx.com>; Cynthia Hermann <place4@argyletx.com>; Kristi Gilbert <kgilbert@argyletx.com>
Subject: Wedding Venue - 429 Stonecrest Rd.

Kristi Stewart 421 Stonecrest Rd

First, let me explain what it means to be 421 Stonecrest Rd. Our lot is a flagpole lot, our driveway is the pole, and it runs east and west down the entire north side of 429, right beside where a gazebo or something is planned. The flag part runs along the entire east side of 429's property, completely surrounding the property on both sides.

We signed a contract on our land in November of 2002 and closed on it shortly thereafter. When we purchased the property it barely had a road cut into it and was thick with kudzu and thorny vines in every tree. We started tree by tree, pulling vines and then mowing them over. A very slow and painful process, but it was worth every sore muscle and every drop of blood. We have only hired help a few times to take out dead trees, and to help trim up the remaining trees. It has been a long labor of love, that started the very day we closed, almost 17 years ago. Our neighbors, who have been here roughly one year, seem to have a different approach. Hire big machinery, cut down trees, and put down gravel for a parking lot, kind of the Bumbershoot BBQ method, which also includes a cheap string of lights, and a travel trailer for our viewing pleasure. We are already seeing more rainwater runoff than ever before due to the loss of trees and vegetation. More run-off, and in places it has never run before. Our gravel road has never flooded and eroded like it has since they added their "parking lot".

7 ½ acres is a wonderful size property, small enough to be maintainable, yet large enough to still be somewhat private, or it used to be. It is NOT however, large enough for an intrusive wedding venue, or a business of *any* kind. We have already gotten a taste of car headlights shining in our front window, but occasionally I could probably live with, but every single Saturday, to have that many cars using the parking lot they have already scraped and graveled, would be incredibly annoying! I simply cannot understand the selfishness of someone that would come into our neighborhood, and it is just that, first and foremost, a neighborhood, and invite 128 strangers to invade on a regular basis. The noise,

the traffic, and just simply the people is ALL completely unacceptable! There is such a thing as commercial prop where a venue would be welcome, the word *commercial* is right there in the title!

EVERY road in and out of 429 Stonecrest is a two-lane road. Chief Cottle's report that he passed around at a previous meeting clearly showed that Stonecrest Rd and 407 is one of our more dangerous intersections. Why then would we want to purposefully add more traffic to that on a regular basis, especially with the strong possibility that many of them have been drinking?

Our kids are grown, and there may come a time in the future where we decide to downsize. It will be sad to leave this place we have called home for so long, but that aside, how successful do you think we will be in selling a house that wraps around a wedding venue on two sides? If it were me and I heard that a property I was interested in was next door to a venue, I would not even bother to go look at the place, and I imagine most people will feel the same way. But as with most of this endeavor, I imagine I am the only one losing sleep over this.

They have nice land, they are working on the house, why can't they just live there and enjoy it for what it is, like the rest of us? And if they can't, sell it, move and go someplace their venue will be welcome, but we sure wish they would stop trying to turn our neighborhood into something it has never been, and never should be!!!!

I have attached the front page of our Deed Restrictions for Stone Meadow Estates, and I really think that 9 out of 10 of us bought our properties when these were binding, and sadly, we did not renew them in 10 year increments like we should have. Who knew that we would ever have to fight our neighborhood going commercial, not only one, but three times...so far? Numbers 1 and 3 of the Deed Restrictions, in particular, spell out what this neighborhood was intended to be.

I will not be able to attend the meeting because I have to be in Lubbock with my folks that day, but my lovely assistant will be there to speak for both of us, and I ask that you please deny this SUP once again.

Thank you for your time and thank you for all you do for our town.

Kristi Stewart

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REAL PROPERTY RECORDS

DEED RESTRICTIONS

THE STATE OF TEXAS

008354

COUNTY OF DENTON

That Hartman Development Corporation and Wes Williams being the owners of Lots, Numbers 1 through 10 inclusive, Stone Meadow Estates, a subdivision in Denton County, Texas, recorded in Cabinet _____, Page _____ of the Plat Records of Denton County, Texas to which reference is here made for a better description and adopt the following Deed Restrictions to apply to said property:

1. The above described tract of land shall be used for residential purposes only, and only ONE Single Family dwelling unit, not to exceed two stories in height, one private garage (or carport), and no more than two necessary accessory buildings, typical and benefit for Single Family use, shall be erected, altered, or permitted to remain thereon. The garage, or carport, and accessory buildings shall be architecturally harmonious with the dwelling and shall not be more than two stories in height. The accessory buildings shall not be used as dwellings, with the exception of detached or attached servant quarters, guest house or pool cabana.

2. No residential structure shall be erected containing less than 2200 square feet of air conditioned, heated area and exclusive of porches and garages. The exterior construction of the dwelling house erected on any lot shall be constructed of brick, brick veneer, stone, stone veneer, natural woods or other materials provided such materials are approved by the Architectural Control Committee.

3. No professional business or commercial activity to which the general public is invited shall be conducted on any lot.

4. No garage shall open facing Stonecrest Road or FM 407. Possible exceptions may be rear detached garages or garages distant from the road, subject to approval of Architectural Control Committee.

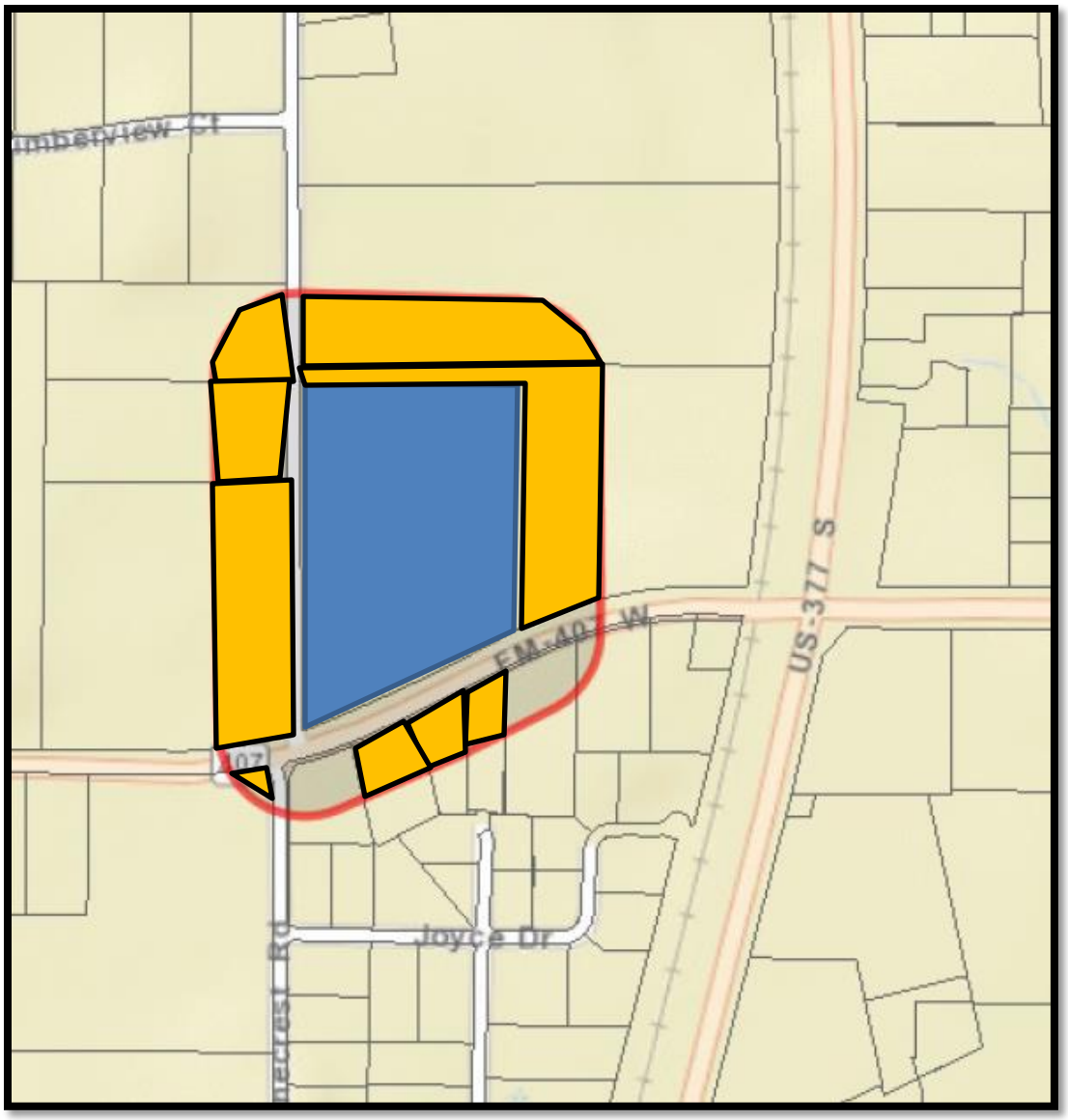
5. Said tract shall not be used or maintained as a dumping ground for trash, junk, rocks, dirt, scrap, garbage, or rubbish; and said tract shall be kept moved and free from weeds and tall grass.

6. The developer shall have the right to assess each individual lot owner for mowing cost in the event the owner fails to mow the owner's lot on a regular basis. When fifty percent (50%) or more of the lots in the subdivision have been sold, the responsibility for supervising mowing shall be that of the Architectural Control Committee.

7. All roofs constructed upon any home shall be constructed with a minimum pitch of 6 X 12.

-1-

SUP-19-004 200’ Written Opposition Map



Legend

Subject Property

Written opposition received

TOWN COUNCIL
STAFF REPORT

Meeting Date: May 28, 2019

To: Mayor and Members of Town Council

From: David Hawkins, Director of Community Development

Subject: Planned Development Amendment – The Lakes of Argyle Masonry Standards

Purpose:

PUBLIC HEARING: Consider a recommendation of a Planned Development Amendment (Z-19-001) for the Lakes of Argyle, zoned as PD-SF-12 (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots), being a 111.40-acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas. The purpose of this Town staff-initiated PD Amendment is to clarify the use of Hardi-plank concrete siding within the Lakes of Argyle development standards under Ordinance No. 2015-21.

Project Background:

The Lakes of Argyle PD Zoning was approved by the Town Council on September 22, 2015 (Ordinance No. 2015-21). After approvals of the Plats and Construction Plans, the subdivision began construction and was completed in July 2018. Building permits have been issued as several new homes are under construction.

Adjacent Existing Land Uses and Zoning:

North: Single family residential uses zoned SF-1 (Residential 1-Acre Estate District)
South: Single family and agricultural uses zoned A (Agricultural District)
East: Residential, office and retail uses across the Union Pacific Railroad and US Hwy. 377 zoned OR (Office Retail)
West: Single family and agricultural uses zoned A, SF-2.5, SF-1 and MH (Manufactured Home District)

Development Review Analysis:

This application has been initiated by Town staff for a Planned Development Amendment for the Lakes of Argyle to clarify that cementious siding (i.e. Hardi-plank) is considered an approved exterior finish to be counted in the masonry requirements within the Lakes of Argyle. The original Development Standards adopted as part of the PD Zoning (Ord. No. 2015-21) states the percentage of masonry required for residential homes (min. 80%), but does not list what is considered a masonry exterior finish.

The planned developments for The Oaks and 5T Ranch all include cementious siding as an approved material for the purposes of meeting the masonry exterior finishes.

Excerpt from Lakes of Argyle PD Development Standards:
"Exterior Materials: *All homes shall be finished with a minimum of 80% masonry materials, exclusive of doors and windows."*

If the materials are not listed within the PD, then it would refer back to the Argyle Town Development Standards (Section 14.3.70-2) which stipulates the exterior requirements for single-family residences based on their zoning districts. In this case, the Lakes of Argyle is zoned as PD-SF-12 and the Argyle TDS does not have a SF-12 zoning district, only SF-20 and SF-10 which have different exterior requirements. SF-20 allows the use of cementious siding (i.e. Hardi-plank) up to 100% of the exterior while SF-10 only permits up to 20% Hardi-plank for a multiple-story structure (one story requires 100% masonry or stone).

In addition, the Lakes of Argyle contains a **Prohibition of Building Repetition** clause within the PD Development Standards. Excerpt from Lakes of Argyle PD Development Standards:
"The same building elevation and/or color palette shall not be repeated on the adjacent 4 neighboring lots and the lots across the street from those lots (up to 9 lots on each side of the street, as many as 18 total) within the same block. A change in elevation can be achieved by either two of the three following:

1) the use of different materials (i.e. change in brick or stone color, or type)
2) a varied window pattern (arched, peaked, flat, eyebrow, etc.) or
3) a change to eave, roof or fenestration configuration; or a completely different elevation design and layout using similar materials."

With a total of 139 single family residential lots and only two homebuilders, Town staff has a concern with meeting this building repetition requirement as this subdivision approaches build-out. Including cementious siding (Hardi-plank) would allow more flexibility in the architectural design and style of residential homes in addition to the use of brick and stone materials. One of the homebuilders in the Lakes of Argyle currently utilizes the use of Hardi-plank finishes within the other PD residential subdivisions in Argyle (5T Ranch zoned PD-SF-10 and The Oaks zoned PD-SF-7) which also have the same allowance of Hardi-plank concrete siding and building repetition requirements.

In the Fall of 2018 permits were issued for two (2) houses that are currently under construction with a primary exterior cementious siding façade. There have been an additional two (2) permits that have been submitted and are currently on hold.

Property Owner Notifications:
Letters were sent out to surrounding property owners within 200' of the subject property pursuant to the Texas Local Government Code, Subsection 211.006(d) and the Town of Argyle Zoning Ordinance. Courtesy letters were also sent out to property owners within 1,000' of the subject property pursuant to the Town of Argyle Zoning Ordinance. A total of six (6) response has been submitted to the Town and is included in the packet.

Staff Recommendation:
Town staff recommends the following motion:

"A motion to amend Ordinance 2015-21, Exhibit A, Section E. Exterior Materials to read "all homes shall be finished with a minimum of 80% masonry materials, including cementious side (i.e. Hardiplank), exclusive of doors and windows".

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission considered this request at their May 7, 2019 regularly scheduled meeting. Discussion was held and a motion was made to recommend the clarification that hardiplank (cementious siding) not be included as an approved masonry material in The Lakes of Argyle planned development. The motion carried by a vote of seven (7) in favor to none (0) opposed.

Attachments:

Draft Ordinance
Approved Lakes of Argyle PD Ordinance w/ Development Standards
Section 14.3.70 – Exterior Construction and Design Requirements from Argyle TDS
The Lakes of Argyle Final Plat
Elevation Examples
Public Responses

TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, PROVIDING FOR A PLANNED DEVELOPMENT AMENDMENT TO ORDINANCE NO. 2015-21 FOR THE LAKES OF ARGYLE, A PROPOSED 139-LOT RESIDENTIAL SUBDIVISION ZONED PD SF-12 (PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL MINIMUM 12,000 SQUARE-FOOT LOTS); BEING A 111.36 ACRE TRACT OF LAND, LEGALLY DESCRIBED AS LOTS 1-41, BLOCK A; LOT 1, BLOCK B; LOTS 1-2, BLOCK C; LOTS 1-14, BLOCK D; LOT 1, BLOCK E; LOTS 1-24, BLOCK F; LOT 1, BLOCK G; LOT 1, BLOCK H; LOTS 1-14, BLOCK J; LOTS 1-12, BLOCK K; LOT 1, BLOCK L; LOT 1, BLOCK M; LOTS 1-17, BLOCK N; LOT 1, BLOCK P; LOTS 1-21, BLOCK Q; LOT 1, BLOCK R; AND LOT 1, BLOCK S, LAKES OF ARGYLE ADDITION; AND BEING LOCATED ON THE WEST SIDE OF US HIGHWAY 377 AND THE UNION PACIFIC RAILROAD, SOUTH OF OLD JUSTIN ROAD AND NORTH OF HARPOLE ROAD WEST, LOCATED IN THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Town of Argyle, applicant; and The Lakes of Argyle, LLC, Southgate Homes, and Our County Homes, the property owners have applied for a Planned Development Amendment to Ordinance No. 2015-21 for the Lakes of Argyle, a proposed 139-lot residential subdivision zoned PD SF-12 (Planned Development-Single Family Residential minimum 12,000 square-foot lots); being a 111.40 acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas; and

WHEREAS, the Town of Argyle deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Town, to enact a comprehensive zoning ordinance; and

WHEREAS, the Town Council has appointed a Planning and Zoning Commission to make recommendations on requested changes to the boundaries of the various original zoning districts along with appropriate regulations to be enforced therein; and

WHEREAS, Article III, Zoning, of the Town Development Standards, divides the Town into districts and contains regulations pertaining to such districts in accordance with a comprehensive plan and is designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and general welfare;

to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public facilities; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Argyle and the Town of Argyle Town Council, in full compliance with State Law with reference to changes to zoning classifications under the Town Development Standards and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the Town of Argyle is of the opinion that said planned development zoning change should be granted, as set forth herein; and

WHEREAS, the Town Council finds that the planned development zoning change is consistent with the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. All matters stated hereinabove are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Planned Development Amendment to Ordinance No. 2015-21 for the Lakes of Argyle, a proposed 139-lot residential subdivision zoned PD SF-12 (Planned Development-Single Family Residential minimum 12,000 square-foot lots) is hereby approved with the following condition:

1. Ordinance 2015-21, Exhibit A, Section E. Exterior Materials shall be amended to read as “all homes shall be finished with a minimum of 80% masonry materials, including cementious siding (i.e. Hardiplank), exclusive of doors and windows. “

SECTION 3. All land shall be used only in the manner and for the purposes provided by the Town Development Standards of the Town of Argyle as heretofore amended, and as amended herein.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Town Development Standards of the Town of Argyle, and upon conviction shall be

punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. It has been found that there has been a change in conditions in the above described property; therefore; it is now necessary that the zoning be amended in order to permit its proper development and in order to protect the public interest, comfort and general welfare, this ordinance shall take effect immediately from and after its passage.

DULY PASSED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, on this the 28th day of May, 2019.

APPROVED:

_____
Donald Moser, Mayor

ATTEST:

_____
Erika McComis, Town Secretary

APPROVED AS TO FORM:

_____
Robert Hager, Town Attorney

TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2015-21

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, PROVIDING FOR A ZONING CHANGE FROM "A" (AGRICULTURAL) AND "SF 2.5" (SINGLE FAMILY 2.5 ACRE ESTATE DISTRICT) TO "PD SF-12" (PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL MINIMUM 12,000 SQUARE-FOOT LOTS) FOR THE HIGHLANDS OF ARGYLE, A PROPOSED 139-LOT RESIDENTIAL SUBDIVISION; BEING A 111.36 ACRE TRACT OF LAND, PORTIONS OF WHICH ARE LEGALLY DESCRIBED AS T. WHITE SURVEY, ABSTRACT NO. 1384, TRACTS 20 AND 21; VINEYARD HILLS SUBDIVISION, BLOCK 1, LOTS 3, 4, AND 5; VINEYARD HILLS SUBDIVISION NO. 2, BLOCK A, LOTS 2R AND 3; AND RESTLESS ACRES, BLOCK A, LOT 1; AND BEING LOCATED ON THE WEST SIDE OF US HIGHWAY 377 AND THE UNION PACIFIC RAILROAD, SOUTH OF OLD JUSTIN ROAD AND NORTH OF HARPOLE ROAD WEST, LOCATED IN THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hat Creek Development, the applicant and developer, Graham Whitehead, Grant and Carol Delbecq, Gary Garton, Ronnie Hance, Kevon Theall, and The Lakes of Argyle, LLC, the property owners have applied for a zoning change from "A" (Agricultural) and "SF 2.5" (Single Family 2.5 Acre Estate District) to "PD SF-12" (Planned Development-Single Family Residential minimum 12,000 square-foot lots) for The Highlands of Argyle, a proposed 139-lot residential subdivision; being a 111.36 acre tract of land (as shown and described on the attached Exhibit A) (all exhibits hereto are incorporated herein by reference as if copied in their entirety); and

WHEREAS, the Town of Argyle deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Town, to enact a comprehensive zoning ordinance; and

WHEREAS, the Town Council has appointed a Planning and Zoning Commission to make recommendations on requested changes to the boundaries of the various original zoning districts along with appropriate regulations to be enforced therein; and

WHEREAS, Article III, Zoning, of the Town Development Standards, divides the Town into districts and contains regulations pertaining to such districts in accordance with a comprehensive plan and is designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision

of transportation, water, sewerage, schools, parks, and other public facilities; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Argyle and the Town of Argyle Town Council, in full compliance with State Law with reference to changes to zoning classifications under the Town Development Standards and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the Town of Argyle is of the opinion that said planned development zoning change should be granted, as set forth herein; and

WHEREAS, the Town Council finds that the planned development zoning change is consistent with the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. All matters stated hereinabove are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The zoning change from "A" (Agricultural District) and "SF 2.5" (Single Family 2.5 Acre Estate District) to "PD-SF-12" (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots) for The Highlands of Argyle is hereby approved as outlined in Exhibit A. The Town's official zoning map is hereby amended to show the planned development zoning. The following conditions also apply to this planned development:

1. The recommended conditions from the Planning and Zoning Commission shall be incorporated and adopted.
2. Staff's recommended conditions shall be incorporated and adopted.
3. Nothing in this approval shall constitute a waiver of any other applicable Town standard.
4. In the event of any conflict between the provisions of the proposal by the Applicant and Town Standards, the higher standard shall apply.

5. This approval is further conditioned upon the developer entering into a subdivider/developer agreement for this development, and such agreement is subject to the full legislative prerogative of the Town Council. Such agreement shall include all applicable development standards which shall include streetscape, landscape, lot, paving, and infrastructure improvement standards.
6. The Site Plan for this development is subject to the full legislative prerogative of the Town Council and must be approved prior to the issuance of any Building Permit for any residence.

SECTION 3. All land shall be used only in the manner and for the purposes provided by the Town Development Standards of the Town of Argyle as heretofore amended, and as amended herein.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Town Development Standards of the Town of Argyle, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. It has been found that there has been a change in conditions in the above described property; therefore; it is now necessary that the zoning be amended in order to permit its proper development and in order to protect the public interest, comfort and general welfare, this ordinance shall take effect immediately from and after its passage.

DULY PASSED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, on this the 22nd day of September, 2015.

APPROVED:

Peggy Krueger, Mayor

APPROVED AS TO FORM:

Matthew C.G. Boyle, Town Attorney

ATTEST:

Kristi Gilbert, Town Secretary

EXHIBIT "A"

The Highlands of Argyle

Zoning Narrative – 21 September 2015

Hat Creek Development, Developer *Sage Group, Inc., Land Planner*

A: Introduction:

The Highlands of Argyle will be a master-planned residential community of quality homes, surrounded by extensively landscaped open spaces, in the central portion of the Town of Argyle, Texas. The intent of this development will be to contribute to and become a part of the coveted small-town atmosphere Argyle is known for, in a location also accessible to all the economic, social and cultural advantages offered by the greater Dallas- Fort Worth area.

B: Influences on Development

The project is located just southwest of the Old Town area, on the west side of the two, adjacent major arteries through the central portion of the town- US Highway 377 and the Railroad. While adjacency to a major road generally provides good exposure and access, because the railroad separates the property from US-377, access is limited to the two streets crossing the rail- Old Justin Road to the north and Harpole Road to the south. Because these "at grade" crossings are occasionally blocked by rail traffic, we feel it is important for the mobility needs of the project- and the surrounding community- to link these perimeter roads with a north/south connector road through the project, which would serve as a link between the two roads, and has been designed to serve as the route for the Collector road on the Town's Thoroughfare Plan, shown slightly west of this property. We have commissioned a study by a Traffic Engineering firm to estimate to ultimate traffic level for that Collector road, and have designed it to more than meet that need.

The exposure to the views of the community from US-377, as well as from the existing roads to the north and south, is also something we felt was important to consider in our planning. So, instead of erecting perimeter walls or fences- as so many developments do, effectively turning their back on the surrounding community- we propose to "front" our homes toward the community, separated only by generous, landscaped open space setbacks along that perimeter.

Adjacency to these major arteries also brings, of course, the influence of the activity and noise they generate. The master plan responds to this by including a large, landscaped buffer area along the eastern boundary to provide enough separation to mitigate this influence. This area will also double by serving as the most "public" portion of the community, with an extensive, continuous pedestrian trail along the entire length, providing the Town of Argyle with a critical link in a planned major pedestrian access trail west of the 377/ Railroad corridor. It will allow the development, as well as the neighboring properties access to the most sought-after, modern amenity in a master-planned community today- walking trails and sidewalks.

Although the high-activity areas to the east are an influence we knew we needed to address in our planning, so too are the existing, quiet, larger lot areas to the northwest (ranging from half-acre lots to multiple acre estates), and the Master Plan, with a 40' minimum landscaped buffer strip of open space has been built into the plan, to reflect our commitment to be sensitive to those northwestern neighbors.

The property is also influenced by an existing drainage-way, flowing from the west, bisecting the site and ultimately heading to the northeast corner. We have commissioned a hydrologic study of the entire drainage area, so that we can all be assured that- during a "100 year storm," flows along this drainage will not adversely affect either the homes to be built within *The Highlands of Argyle*, or homes in any of the neighboring properties- upstream or downstream.

C: Master Planning Concept:

The Master Plan has been designed to address the widely varying exposures (highway and rail noise to the east vs. quiet residential to the west) by placing open space buffers around the perimeter of the property, with minimum 12,000 s.f. lots in the southern portion of the community and fronting to the east (buffered by an open space setback and drainage-way), and a minimum 40' greenway buffer and between all residential lots and the neighboring properties to the west, north of the creek. The PID financing district requested will enable the additional quality features such as the Collector Road with the "slip road" lot access, the open space development, additional tree plantings/ landscaping and trail system.

D: Land Development Criteria:

Density: There shall be a maximum of 139 Single-Family Residential Lots on the 111.36 acres within *The Highlands of Argyle* development, along with 38.01 acres of usable open space, resulting in an overall maximum density of 1.25 units per acre.

Lot Sizes: The lot sizes within *The Highlands of Argyle* shall be as follows:

Lot Type	SF-12 PD
Minimum Lot Area	12,000 s.f.
Min. Average Lot Area	14,500 s.f.
Minimum Lot Width	90'
Minimum Lot Depth	125'

A table on the "Development Standards and Fencing Plan" exhibit compares these proposed PD Standards with the normal Town of Argyle Development Standards for SF-10.

Setbacks and Lot Coverage: The setbacks and lot coverage criteria for *The Highlands of Argyle* are as follows:

Lot Type	SF-12 PD
Front Yard Setback	25'
Side Yard Setback	10'
Street Side Setback	15'
Rear Yard Setback	15'
Max. Lot Coverage*	45%

*Lot Coverage defined as percentage of site within the perimeter walls of all structures. Maximum overall Impervious Coverage of all lots shall be limited to 75% of the total lot area.

Open Space: The defining feature of *The Highlands of Argyle* community will be the abundance of preserved Open Space areas. Over 34% of the site will be dedicated to Open Space. All streets adjacent to the open space lots will be tree-lined, and every attempt will be made to save quality existing trees within these areas. Overall, there shall be a minimum of 1 tree for every 2,000 s.f. of open space, which totals approximately 800 trees. All open space areas will be fully maintained by *The Highlands of Argyle* Homeowners Association.

Street Standards: All streets in *The Highlands of Argyle* will be constructed within public right of ways, of concrete and built to meet town standards. The north/south collector shall be no less than 36' wide (in a 70' ROW), and the local streets shall be no less than 30' wide (in a 50' ROW), or 22' in the case of the single-loaded slip roads servicing the lots along the Collector road.

Sidewalks and Trails: A four foot sidewalk shall be built by the homebuilder in the ROW of the adjacent street as the homes are built. The Developer shall be responsible to build the ten foot community trail where indicated on the zoning concept plan, as well as a 5' trail elsewhere in the Open space corridors, as shown on the Concept Plan. Such trails shall be built in phases, as the development progresses.

Parking: A minimum of four off-street parking spaces will be provided on each lot, typically two enclosed, two in the drive. The area adjacent to the eastern open space/ park dedication has been designed with an abundance of single loaded streets, allowing for ample on-street visitor parking.

Lot Grading: All lots shall be graded to meet minimum town standards.

Tree Preservation: Every attempt will be made to save as many of the existing quality trees on the site, particularly in the drainage areas. Trees at the entry and along the perimeter open space areas will be surveyed to allow for maximum preservation.

Fencing: All perimeter fencing will be as shown on the Fencing Plan; all lots siding or backing to open space lots shall be fenced with a 5' high ornamental metal fence. All front yard fences, parallel to the ROW, shall also be of 5' ornamental metal. Fencing between lots shall be 6' high, stained cedar wood fence, with a cap.

Entryways: The primary project entries shall be from Old Justin Road and from Harpole Road. Entry monuments/ masonry walls/ fences will be built at each entry, and such entries will be fully landscaped with turf, trees, shrubbery and will be irrigated. The entry areas will be fully maintained by *The Highlands of Argyle* Homeowners Association.

E: Minimum Exterior Construction and Design Standards:

The Highlands of Argyle will meet or exceed the standards contained within the Town of Argyle Zoning Ordinance, specifically those enumerated in Section 14.3.70-2. In addition, we will require the following additional standards for all homes to be built in *The Highlands of Argyle*:

Minimum Home Area: There shall be the following minimum standards for home sizes to be built within *The Highlands of Argyle*:

Lot Type	SF-12 PD
Minimum Home Area	2,500 s.f.

Maximum Height: The maximum height of all homes in *The Highlands of Argyle* shall be two and one-half stories, or 35'.

Architectural Control: An Architectural Control Committee will be created by the developer and will have the authority to institute architectural standards and approve all plans prior to approval for construction.

Prohibition of Building Repetition: The same building elevation and/or color palette shall not be repeated on the adjacent 4 neighboring lots and the lots across the street from those lots (up to 9 lots on each side of the street, as many as 18 total) within the same block. A change in elevation can be achieved by either two of the three following: 1) the use of different materials (i.e. a change in brick or stone color, or type), 2) a varied window pattern (arched, peaked, flat, eyebrow, etc.) or 3) a change to eave, roof or fenestration configuration; or a completely different elevation design and layout using similar materials.

Front Elevation Articulation: A minimum of 25% of the Front Elevation of all homes shall be set back a minimum of an additional 3 feet from the normal Front Yard Setback.

Exterior Materials: All homes shall be finished with a minimum of 80% masonry materials, exclusive of doors and windows.

Windows: Low E vinyl windows. All front elevation windows shall be divided unless an alternative is dictated by architectural style.

Front Door: Minimum 8' height, decorative architectural style.

Driveways and Walkups: Salt finished, brushed concrete or exposed aggregate.

Garage Location & Exposure: A minimum of 2 garage spaces shall be built with each home. All garages shall either be: 1) Side loaded, 2) Rear located, front facing garages separate from the primary structure (with 5' side and rear lot line setbacks), 3) a "Porte Cochere" style driveway/ garage court, screened from view from the street, or 4) Three car garages where the third, front-facing garage door is located at least 20 feet behind the Front Building Setback (behind the 2, side-facing garage doors). No "J-swings" of regular "Front-facing" garages shall be allowed.

Garage Doors: Wood clad, painted or stained depending on style of house.

Roof Pitch: Minimum roof pitches shall be 8:12, unless architectural style dictates otherwise. No flat roofs shall be allowed.

Roof Material: 30 year, high performance composite roof, or metal standing seam, or tile.

Mailboxes: All mailboxes shall be uniform, and have an antique, cast iron appearance.

Mechanical Equipment: All mechanical equipment, such as HVAC condensers, shall be located away from the street-side elevation, and screened from view from either the streets or open space areas.

Retaining Walls: All retaining walls shall be constructed of reinforced concrete, natural stone or engineered stone. Wooden retaining walls are not permitted.

Landscaping: All lots shall be fully landscaped with a combination of trees, shrubs, flowering plants and turf grass. All beds shall be mulched with natural materials, and be edged with metal, stone or brick. Each home will be required to have a minimum of two, 3-1/2" caliper shade trees planted in the front yard. An automatic irrigation system is required for all landscaped areas visible from the right-of-way, open spaces and other private properties adjacent to *The Highlands of Argyle*.

F: Parkland Dedication:

Concurrent with the platting of *The Highlands of Argyle*, in phases, we will dedicate a Park Site and Trail ROW/ Improvements to the Town, as illustrated on the Parkland and Trail Dedication exhibit. For each phase of the development, we propose to build, within the park area to be dedicated to the Town, a 10' concrete trail from our southern boundary along Harpole Road, to

our northern boundary along Old Justin Road, generally as shown on the exhibit. In addition, an area suitable for development of a playground/ park will part of the dedicated area. The total area to be ultimate dedicated is approximately 32.73 acres. *The Highlands of Argyle* will also commit to maintain these areas and improvements until such time as the Town is able to assume such maintenance.

G. Open Space:

The Highlands of Argyle will have, as its primary defining feature, an abundant amount of visible, usable and accessible Open Space, for the use and enjoyment of the residents. The total area reserved for Open Space on the site, including the proposed park dedication, is 38.01 acres, over 34% of the total property. This amount excludes 4.82 acres that is currently being used as a site for a Gas Well, and access road. Although the Gas Well is a temporary use, which will ultimately go away and be converted into additional usable open space, it is currently not accessible and therefore was not included within the Open Space area.

Owner:
Graham Whitehead
217 Old Justin Rd.
Argyle, TX 76226

Owner:
The Lakes of Argyle, LLC
Hat Creek Development
P.O. Box 92747
Southlake, TX. 76092

Owner:
Grant & Carol Debecq
124 Morning Dove Ct.
Argyle, TX 76226
Contact: Grant Debecq

Owner:
Gary Garton
131 Old Justin Rd.
Argyle, TX 76226
Contact: Paula Garton

Owner:
Ronnie Hance
135 Old Justin Rd.
Argyle, TX 76226

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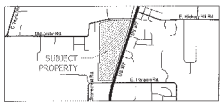
Kevon Theall
180 Harpole Rd. W.
Argyle, TX 76226



Site Data Summary Chart

Single Family Residential Lots		139
Common Areas		16
Residential Lots	42.98%	47.86 ac.
City Park Dedication	29.28%	32.61 ac.
H.O.A. Open Space	04.93%	5.49 ac.
R.O.W.	18.17%	20.23 ac.
R.O.W. Dedication (Old Justin Rd.)	00.31%	0.35 ac.
Well Site	04.33%	4.82 ac.
Res. Gross Acreage	100.00%	111.36 ac.

Site Data

Gross Acreage	111.36
Gross Density (Lots / Acre)	1.25

Lot Summary

Residential Lots	139
Minimum Building Lot Area	12,000 s.f.
Average Building Lot Area	15,007 s.f.
Common Areas	16

Legend
5' Trail
10' Trail
R.O.W. Dedication (Old Justin Rd.)
H.O.A Open Space
City Park Dedication
Private Water Well Site

Legend
139 Total Residential Lots

Developer & Applicant:
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Hat Creek Development
P.O. Box 92747
Southlake, Texas 76092
TEL. 817-329-3111
Contact: Kosse Maykus

Planner:
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TEL: 817-776-4049
Contact: David Lewis

Engineer:
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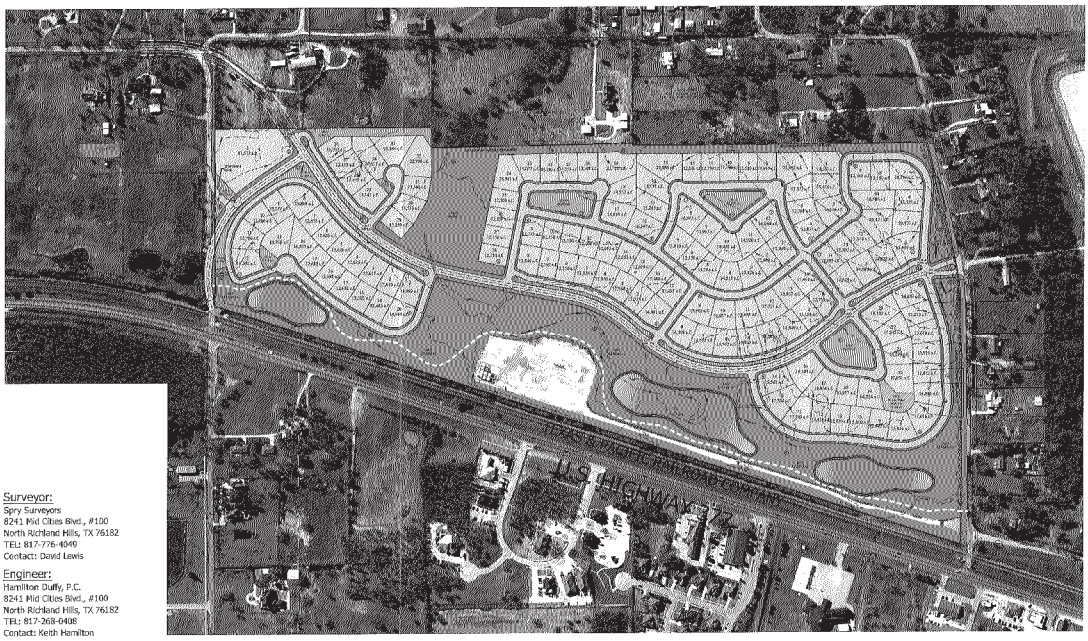
Contact: Keith Hamilton



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Concept Plan

Zoning Case #Z-15-002

The Highlands of Argyle

Argyle, Texas

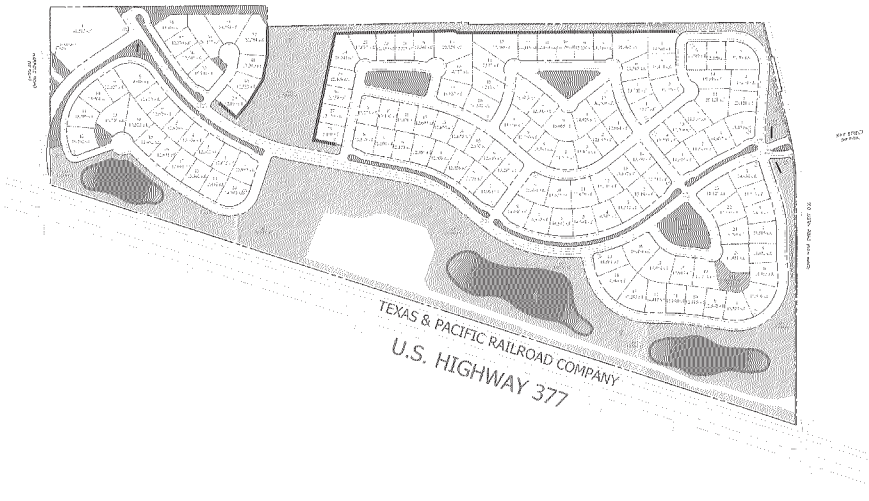
Development Standards		
	Argyle SF-NB Zoning	Proposed: The Lakes of Argyle SF-CZ PD Development Standards
Min. Lot Area	10,000 s.f.	12,000 s.f.
Min. Avg. Lot Area	11,000 s.f.	16,500 s.f.
Min. Lot Width	80'	80'
Min. Lot Depth	120'	120'
Min. Front Yard Setback	30'	25'
Min. Rear Yard Setback	10'	15'
Min. Side Yard	10' interior, 15' ROW resi-interior, 20' ROW arterial, 25' Key lot	10' interior, 15' ROW collector
Max. Lot Coverage	35%	45%
Min. Parking Behind Building Line	1 enclosed spaces	2 enclosed spaces
Min. Parking on Driveway	2 spaces	2 spaces
Min. Floor Area	1,400 s.f.	2,500 s.f.
Average Setback	24'	25'



Legend

6' Masonry Wall

5' Ornamental Metal Fence



Developer & Applicant:

Hat Creek DEVELOPMENT

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P.O. Box 92747
Southlake, Texas 76092
TEL. 817-329-3111
Contact: Kosse Maykus

Surveyor:
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North Richland Hills, TX 76182
TEL: 817-776-4049
Contact: David Lewis

Engineer:
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TEL. 817-268-0408
Contact: Keith Hamilton

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Contact: Paula Garton

Owner:
Ronnie Hance
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Argyle, TX 76226

Owner:
Kevon Theall
180 Harpole Rd. W.
Argyle, TX 76226

Planner:

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Urban Design
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18 SEPT 15

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Zoning Case #Z-15-002

Development Standards / Fencing Plan

The Highlands of Argyle

Argyle, Texas

Owner:
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Argyle, TX 76226

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Hat Creek Development
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TEL: 817-268-0408
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Legend
- 5' Trail
- 10' Trail
- R.O.W. Dedication (Old Justin Rd.)
- H.O.A Open Space
- City Park Dedication
- Private Water Well Site

Developer & Applicant:

Hat Creek DEVELOPMENT

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18 SEPT 15

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Proposed Park Land / Trail Dedication

Zoning Case #Z-15-002

The Highlands of Argyle

Argyle, Texas

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Argyle, TX 76226

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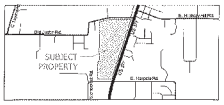



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18 SEPT 15

0 200' 400' 800'

Zoning Case #Z-15-002

Tree Locations

The Highlands of Argyle

Argyle, Texas

Part 5. DEVELOPMENT STANDARDS

SECTION 14.3.70 EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS

14.3.70-1 DEFINITIONS:

For the purpose of this Ordinance, the following definitions shall apply:

A. Masonry Construction - This term shall be construed to mean that form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:

1. Hard fired brick (kiln fired clay or slate material; severe weather grade; minimum thickness of three inches when applied as a veneer; shall not include unfired or underfired clay, sand or shale brick; may include concrete brick if it conforms to the same ASTM standards, and to the above-stated additional standards, as hard fired clay brick);

2. Stone (includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast- or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance-free; natural or man-made stone shall have a minimum thickness of three and five-eighths inches when applied as a veneer);

3. Decorative concrete block (highly textured finish, such as split-face, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five-eighths inches when applied as a veneer; shall not include lightweight or featherweight concrete block or cinderblock units);

4. Concrete pre-cast or tilt-wall panels (only allowed if a highly textured, architectural finish which is at least as textured in appearance and physically as face brick or stone; can be brick-like or stone-like in appearance; coloration shall be integral to the masonry material and shall not be painted on; shall not include smooth, untextured or inadequately textured finishes); and

5. Glass blocks or tiles (of the type customarily used in exterior building construction; shall not comprise more than 30% of any exterior wall surface, nor more than 20% of the building's total exterior on all wall surfaces combined; shall not be highly reflective or mirror-like finish).

6. Stucco

7. Prohibited Materials: The following materials shall not qualify nor be defined as "masonry construction" in meeting the minimum requirements for the exterior construction of buildings, unless specifically approved by the Zoning Board of Adjustments as a special exception (see Subsection 14.3.22-6 E. [sic]) for single-family or duplex residential structures, or by the Town Council on an approved site plan for single-family attached, multifamily, institutional, office, retail, commercial, industrial, or other nonresidential structures:

1. Exterior plaster, adobe or mortar wash surface material;

2. PVC or other plastic based siding material; or

3. Lightweight or featherweight concrete blocks or cinderblocks.

B. Standard Masonry Construction - See "Masonry Construction".

14.3.70-2 MINIMUM EXTERIOR CONSTRUCTION AND DESIGN STANDARDS:

The standards and criteria contained within this subsection are deemed to be minimum standards and shall apply to all new building construction occurring within the Town.

A. Single-Family:

1. Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residence:

a. Dormers,

b. Gables,

c. Recessed entries,

d. Cupolas,

e. Pillars or posts, or

f. Bay windows (minimum 24" projection).

2. The garage frontage shall not occupy more than forty (40) percent of the total building frontage.

3. Garages shall be recessed from the front of the structure by at least ten (10) feet.

4. No more than five (5) adjacent detached single-family homes or contiguous groups of attached single-family homes shall be of the same exterior building elevation or design.

5. Walls that face a street other than an alley must contain a minimum of twenty (20) percent of the wall space in windows or doors.

6. Primary entries shall be accessed directly from the public street and sidewalk.

7. Windows shall be provided with trim. Windows shall not be flush with the exterior wall treatment. Windows shall be provided with an architectural surround at the jamb.

8. Flat roofs are permitted only when accompanied by a parapet wall that fully screens the roof on all sides of the structure.

9. Exterior finishes:

a. A, SF-2.5, SF-1 and SF-20 Districts - shall be constructed of masonry, stone, horizontal wood, Hardiplank or other comparable high quality wood substitute; in addition, accessory structures may be constructed with a minimum of 26 gauge or heavier architectural panels (wall systems). Unpainted galvanized metal siding is prohibited.

b. SF-10, SF-7 Districts - Single-story structures shall be constructed of one hundred percent (100%) masonry or stone, including chimneys; multiple-story structures shall be constructed of a minimum of eighty percent (80%) masonry or stone, including chimneys with the remainder of the structure being constructed of horizontal wood, Hardiplank or other comparable high quality wood substitute.

10. Minimum Roof Pitch for the SF-10 and SF-7 Districts - 7:12

11. Roofing System Requirements for the SF-10 and SF-7 Districts - Roofing systems shall include dimensional shingles with a minimum rating of twenty-five (25) years.

B. Duplex:

1. Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residence:

a. Dormers,

b. Gables,

c. Recessed entries,

d. Cupolas,

e. Pillars or posts, or

f. Bay windows (minimum 24" projection).

2. The garage frontage shall not occupy more than forty (40) percent of the total building frontage.

3. Garages shall be recessed from the front of the structure by at least ten (10) feet.

4. No more than five (5) contiguous groups of attached single-family homes shall be of the same exterior building elevation or design.

5. Walls that face a street other than an alley must contain a minimum of twenty (20) percent of the wall space in windows or doors.

6. Primary entries shall be accessed directly from the public street and sidewalk.

7. Windows shall be provided with trim. Windows shall not be flush with the exterior wall treatment. Windows shall be provided with an architectural surround at the jamb.

8. Flat roofs are permitted only when accompanied by a parapet wall that fully screens the roof on all sides of the structure.

9. Exterior finishes - Single-story structures shall be constructed of one hundred percent (100%) masonry or stone, including chimneys; multiple-story structures shall be constructed of a minimum of eighty percent (80%) masonry or stone, including chimneys with the remainder of the structure being constructed of horizontal wood, Hardiplank or other comparable high quality wood substitute.

10. Minimum Roof Pitch - 7:12

11. Roofing System Requirements - Roofing systems shall include dimensional shingles with a minimum rating of twenty-five (25) years.

C. Multifamily Residential:

1. Orientation Requirements:

a. A minimum of sixty (60) percent of the building face shall be located at the minimum building setback line.

b. Buildings that are located within forty (40) feet of a front yard property line or within twenty (20) feet of any yard adjacent to a street shall have at least twenty-five (25) percent of the wall facing the street in window or door areas.

c. Parking areas shall not be located between any buildings and the street.

d. Buildings shall be directly accessed from the street and the sidewalk.

e. Buildings shall provide a porch or balcony at the street entrance.

f. Trash, storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor [sic] and must be screened in an opaque manner. Said screening shall be of a minimum height to fully screen the trash, storage areas, mechanical equipment, and similar items and shall be constructed of a masonry fence or wall of like or similar materials to those of the primary structure.

2. Private streets shall be required to contain sidewalks and street trees and meet all other public street standards.

3. Streetscape:

a. Street trees are required for private internal streets as well as public streets.

b. Front yard landscaping shall contain a mixture of ground cover, shrubs, and trees. Pine straw, bark chips, granite chips, gravel and other similar ground cover may not be a major component of the mature landscaping.

c. Sidewalks shall be placed along all street frontages and in the interior where appropriate for pedestrian circulation.

4. Open Space:

a. An area equal to at least eight (8) percent of the lot area shall be dedicated to open space for recreation for use by tenants of the development for projects with more than twenty (20) dwelling units per acre.

b. Areas covered by shrubs, pine straw, bark mulch, and other ground covers that do not provide a suitable surface for human use may not be counted toward this requirement.

c. Decks, patios, and similar areas are eligible for open space criteria. Play areas for children are required for projects of greater than twenty (20) units that are not designed as age-limited or student housing.

5. Exterior finishes shall be primarily masonry, stone, smooth stucco, horizontal wood siding, Hardiplank, or other high-quality wood substitute.

6. Special standards for large-scale Multifamily Developments (more than thirty (30) units):

a. The same exterior design shall not be used for more than thirty (30) units in a project. A variety of compatible exterior materials use and type, building styles, massing, composition, and prominent architectural features, such as door and window openings, porches, rooflines, should be used.

D. Nonresidential and Institutional Buildings:

1. Streetscape: Hardscape (paving materials), such as concrete, unit masonry, scored and colored concrete, grasscrete, or combinations of the above shall be utilized to designate “people” areas.

2. Trash, storage areas, mechanical equipment, and similar areas are not permitted to be visible from the street nor [sic] and must be screened in an opaque manner. Said screening shall be of a minimum height to fully screen the trash, storage areas, mechanical equipment, and similar items and shall be constructed of a masonry fence or wall of like or similar materials to those of the primary structure.

E. Accessory Buildings:

1. In the SF-1, SF -20, SF-10, SF-7, 2F, SFA, or MH zoning districts - Accessory buildings that have over 120 square feet of floor area shall conform to the minimum exterior construction standards for the main building on the lot, tract or site, and shall be compatible in exterior finishes and colors as the main building.

2. In the A, SF-2.5, and SF-1 zoning districts - Accessory buildings that contain more than 120 square feet of floor area shall be constructed with exterior materials that meet the standards for exterior materials specified by Subsection 14.3.70-2 A. 9. a.

3. In a multifamily or nonresidential zoning district - Accessory buildings (any size) shall conform to the minimum exterior construction standards for the main building on the lot, tract or site, and shall be architecturally compatible in design and constructed of the same exterior finishes and colors as the main building.

F. Alternative Exterior Materials:

1. All written requests for alternative exterior building materials shall be clearly noted and described in detail on a color facade plan that is submitted along with the site plan (for multifamily, single-family attached and nonresidential structures only). The Town may require submission of an actual sample(s) of the proposed exterior finish material(s) along with the facade plan and the site plan.

2. The Planning and Zoning Commission may recommend, and the Town Council may approve, an alternative exterior construction material(s) if it is determined to be equivalent or better than the exterior materials otherwise required by this Subsection and by the Town's Building Code as part of the site plan approval process.

3. Consideration for exceptions to the above exterior construction requirements shall be based only upon the following:

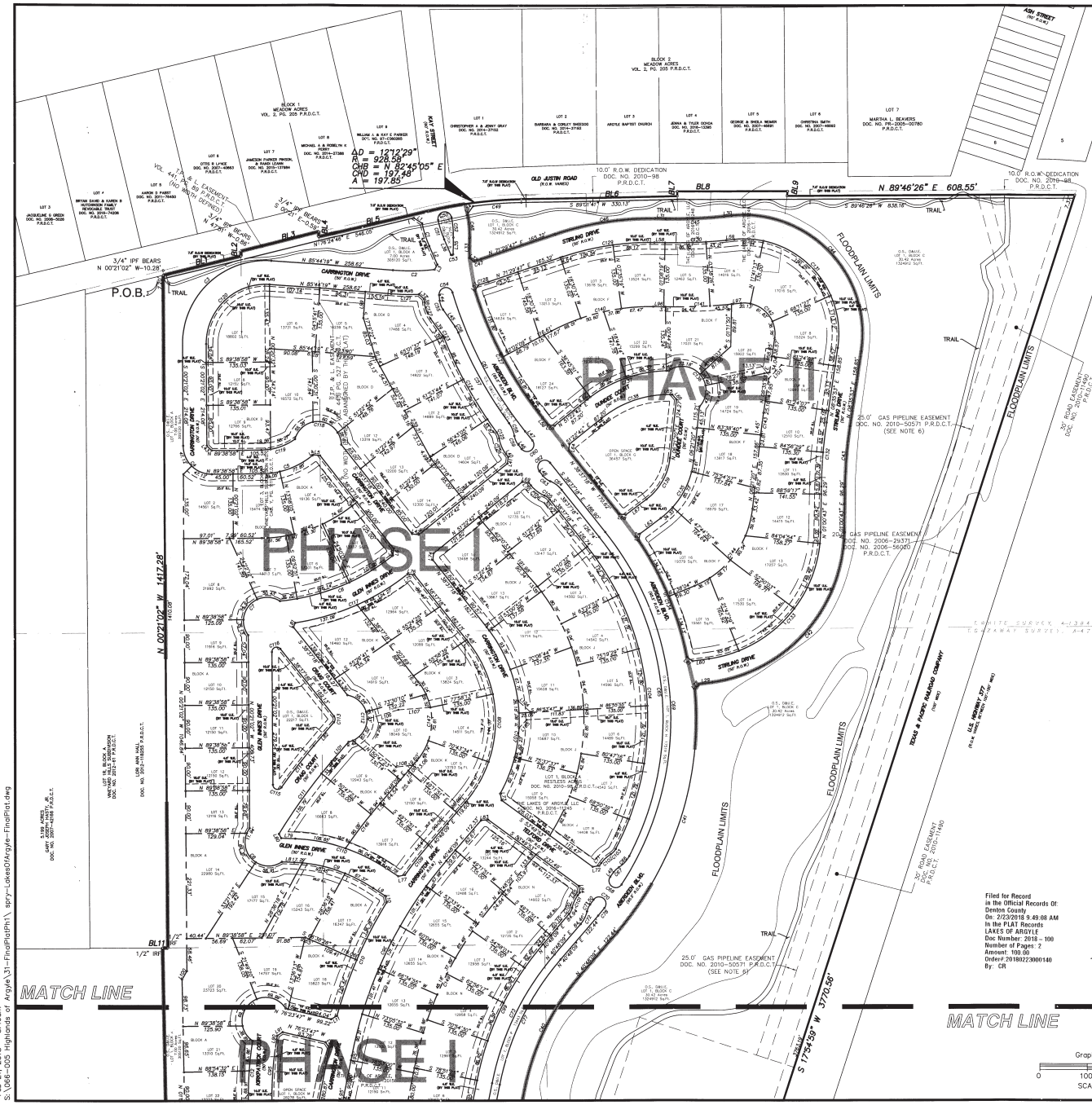
a. Architectural design, creativity and innovation;

b. Compatibility with surrounding structures;

c. Relative ease of maintenance of the material(s);

d. Long-term durability and weather-resistance of the material(s); and

e. Long-term stability in property value due to the high quality of the material(s).



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, The Lakes of Argyle, LLC is the Owner of all that certain 111.41-acres of land described in the deed recorded in Document Number 2016-77683, in the Public Records of Denton County, Texas (P.R.D.C.T.), which is all of Lot 1, Block A, Restless Acres, recorded in Document Number 2010-98 in the P.R.D.C.T., all of Lot 2R, Block A, Vineyard Hills Subdivision No. 2, recorded in Document Number 2012-61, P.R.D.C.T., Lot 3, Block A, Vineyard Hills Subdivision No. 2, recorded in Cabinet Y, Page 111 P.R.D.C.T., Lot 3, Lot 4 and Lot 5, Block 1, Vineyard Hills Subdivision, recorded in Cabinet E, Page 32, P.R.D.C.T., the tract described in the deed to Ronald Hance, recorded in Volume 4126, Page 2315, in the Deed Records of Denton County, Texas (D.R.D.C.T.), and the tract described in the deed to Gary L. and Pamela C. Garton, recorded in Volume 2819, Page 650 D.R.D.C.T., in the T. Whitehead Survey, A-342, and the T. Gazaway Survey, A-479, Denton County, Texas, and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone):

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the common north corner of Lot 1R and Lot 2R, and from which a 3/4" iron pipe bears North 00° 21' 02" West – 10.28';

THENCE North 76° 10' 43" East – 169.73' along the south right-of-way line of said Old Justin Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 20' 10" West – 10.28' continuing along the south right-of-way line of said Old Justin Road, to the northwest corner of said Lot 3, Block 3, Vineyard Hill Subdivision No. 2 (Cab. Y, Pg. 111), from which a found 3/4" iron pipe bears North 47° 51' West – 0.86';

THENCE North 76° 10' 43" East – 169.55' along the south right-of-way line of said Old Justin Road, to a corner of the herein described tract, from which a found 3/4" iron pipe bears South 00° 21' East – 0.59';

THENCE South 00° 20' 58" East – 10.85' to the northwest corner of said Lot 2R, Block A, Vineyard Hills Subdivision No. 2;

THENCE North 76° 38' 51" East – 239.44' along the south right-of-way line of Old Justin Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the Point of Curvature of a curve to the right, having a central angle of 12° 12' 29", a radius of 928.58' and a chord bearing and distance of North 82° 45' 05" East – 197.48';

THENCE along said curve to the right, continuing along the south right-of-way line of Old Justin Road, an arc distance of 197.85' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE North 89° 01' 41" East – 330.19' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, in the west line of said "Hance" Tract;

THENCE North 00° 12' 11" West – 10.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, common to the northwest corner of said "Hance" Tract;

THENCE North 89° 46' 27" East – 233.10' along the south right-of-way line of Old Justin Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, common to the northeast corner of said "Garton" Tract;

THENCE South 06° 21' 42" West – 10.07' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 89° 46' 26" East – 608.55' along the south right-of-way line of Old Justin Road to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the west right-of-line of Texas & Pacific Railroad Company (100' R.O.W.);

THENCE South 17° 54' 59" West – 3770.56' along the west right-of-way line of said Texas & Pacific Railroad Company, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most southerly southeast corner of the herein described tract, in the north right-of-way line of Harpole Road (a 60' right-of-way);

THENCE South 89° 51' 04" West – 848.09' along the north right-of-way line of said Harpole Road, a 1/2" iron rod found for the most southerly southwest corner of the herein described tract, common to the southeast corner of Lot 2, Block 1, of said Vineyard Hills Subdivision;

THENCE North 00° 16' 10" West, along the west line of aforesaid Lot 3, Block 1, common to the east line of said Lot 2, Block 1, a distance of 1041.35' (called 1040.89') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, common to the northeast corner of said Lot 2, Block 1, and in the south line of Lot 5, Block A, Vineyard Hills Subdivision No. 2, (Cabinet Y, Page 111), and from which a 1/2" iron rod found bears North 06° 40' East – 0.59';

THENCE North 89° 32' 45" East – 99.86' along the north line of said Lot 3, Block 1 to 1/2" iron rod found for an angle corner of the herein described tract;

THENCE North 01° 05' 28" West – 961.06' to a 1/2" iron rod found for an angle corner of the herein described tract, in the south line of aforesaid Lot 1R, Block A;

THENCE North 89° 49' 10" East – 11.06' (called 10.62') to a 1/2" iron rod found for an angle corner of the herein described tract;

THENCE North 00° 21' 02" West – 1417.28' to the POINT OF BEGINNING, and containing 111.41 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Lakes of Argyle, LLC, the Owner, does hereby adopt that plat designating the hereinabove described property as LAKES OF ARGYLE PHASE I & II, an addition to the Town of Argyle and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction , maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Argyle, Texas.

Witness our hands at Denton County, Texas, this 21ST day of FEBRUARY, 2018.

Signature

MANAGING MEMBER
Title

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared KESSIE MYKINS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed.

Given under my hand and seal of office, this 21ST day of FEBRUARY, 2018.

Notary Signature

MATT HIBBITT
Notary Public, State of Texas
Comm. Expires 01-11-2021
Notary ID 130989550

Notary Stamp:

Filed for Record
in the Official Records Of:
Denton County
On: 2/23/2018 9:49:08 AM
In the PLAT Records
LAKES OF ARGYLE
Doc Number: 2018 - 100
Number of Pages: 2
Amount: 100.00
Order#:20180223000140
By: CR

A FINAL PLAT OF
LOTS 1-41, BLOCK A ; LOT 1, BLOCK B ; LOTS 1-2, BLOCK C ; LOTS 1-14, BLOCK D ; LOT 1, BLOCK E
LOTS 1-24, BLOCK F ; LOT 1, BLOCK G ; LOT 1, BLOCK H ; LOTS 1-14, BLOCK J ; LOT 1-12, BLOCK K
LOT 1, BLOCK L ; LOT 1, BLOCK M ; LOTS 1-17, BLOCK N ; LOT 1, BLOCK P ; LOTS 1-21, BLOCK Q
LOT 1, BLOCK R ; LOTS 1, BLOCK S
138 TOTAL LOTS

LAKES OF ARGYLE

AN ADDITION TO THE CITY OF ARGYLE, BEING A PLAT OF LOT 1, BLOCK A, RESTLESS ACRES, RECORDED IN DOCUMENT NUMBER 2010-98, P.R.D.C.T., LOT 2R, BLOCK A, VINEYARD HILLS SUBDIVISION NO. 2, RECORDED IN DOCUMENT NUMBER 2012-61, P.R.D.C.T., LOT 3, BLOCK A, VINEYARD HILLS SUBDIVISION NO. 2, RECORDED IN CABINET Y, PAGE 111 P.R.D.C.T., LOT 3, 4, & 5, BLOCK 1, VINEYARD HILLS SUBDIVISION, RECORDED IN CABINET E, PAGE 32, P.R.D.C.T., ALL OF THE TRACT DESCRIBED IN THE DEED TO RONALD HANCE, RECORDED IN VOLUME 4126, PAGE 2315, P.R.D.C.T., AND ALL OF THE TRACT DESCRIBED IN THE DEED TO GARY L. AND PAMELA C. GARTON, RECORDED IN VOLUME 2819, PAGE 650 P.R.D.C.T., WHICH IS 111.41 TOTAL ACRES IN THE T. WHITEHEAD SURVEY, A-342 AND T. GAZAWAY SURVEY, A-479
CITY OF ARGYLE, DENTON COUNTY, TEXAS
ZONED: AGRICULTURAL AND RESIDENTIAL ESTATE 2.5

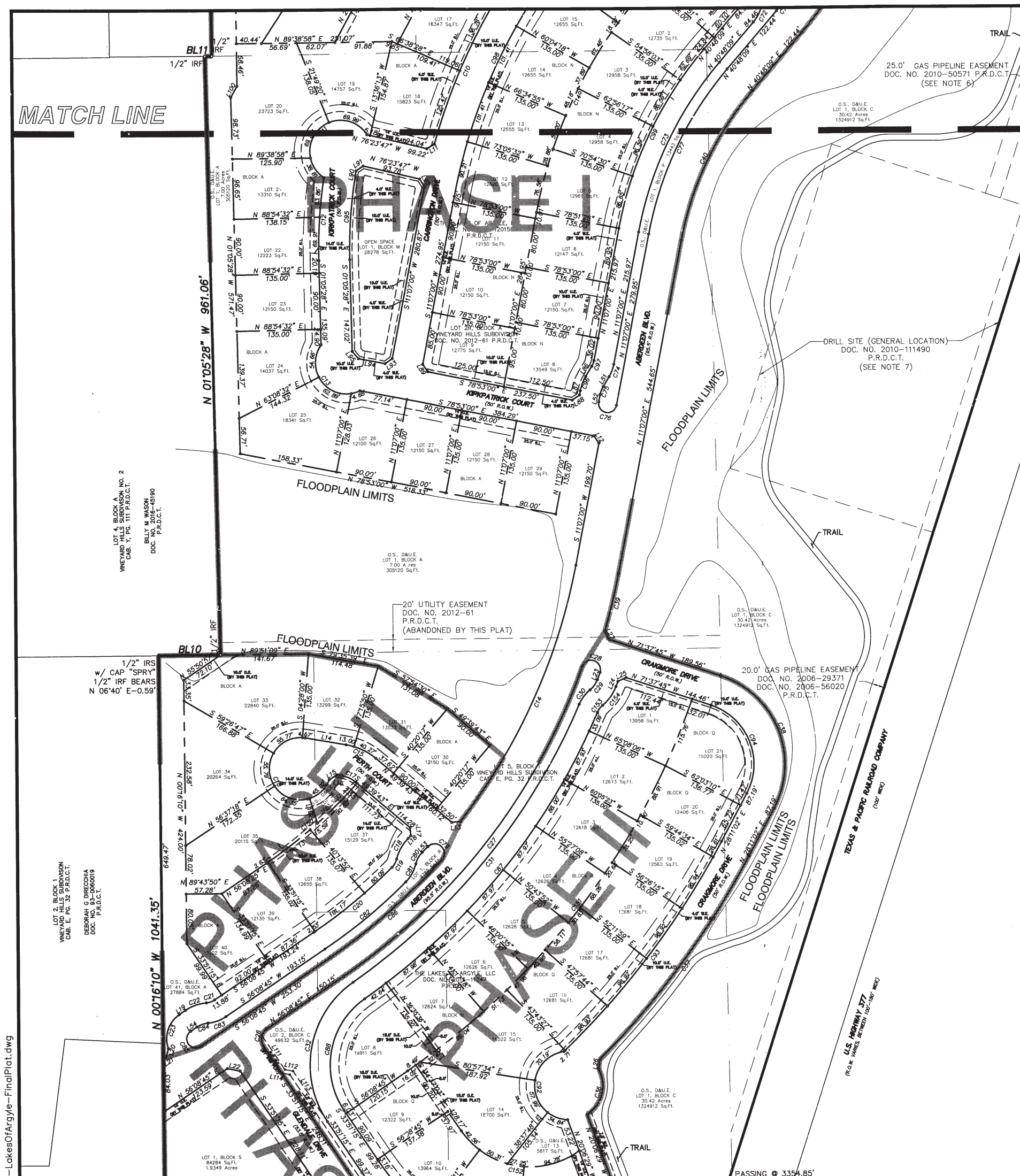
OWNER: Lakes of Argyle, LLC
2700 William D. Tate #300
Grapevine, TX 76051
Phone: 817-329-3111

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408
Fax: 817-284-8408

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 066-005-31
PREPARATION DATE: FEBRUARY 19, 2016
1st REVISION DATE: MAY 23, 2016
2nd REVISION DATE: FEBRUARY 15, 2017

Feb 21, 2018 – 5:19am
S:\066-005 Highlands of Argyle\31-FinalPlat\Ph1\ spry--Lakes0fArgyle-FinalPlat.dwg



LEGEND NOT TO SCALE

- PROPERTY CORNERS
- LOT CORNERS
- EASEMENT CORNER

ABBREVIATIONS

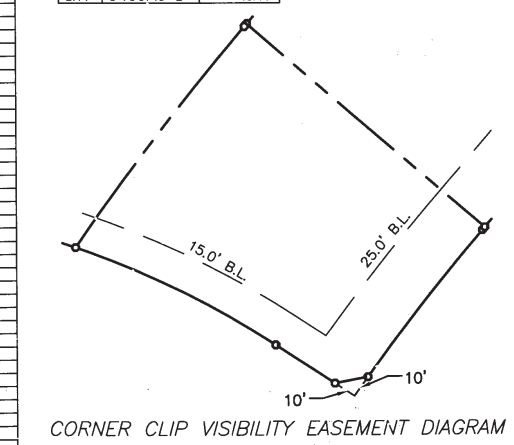
P.R.D.C.T.	PUBLIC RECORDS OF DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IPF	IRON PIPE FOUND
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
W.E.	Water Easement Dedicated to Argyle Water Supply Corp.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	234.00'	49.97'	49.88'	S 17°36'52" E	12°14'10"
C2	475.00'	88.07'	87.94'	S 88°57'00" W	10°37'22"
C3	175.00'	288.98'	257.24'	S 46°57'19" W	94°36'43"
C4	60.00'	94.25'	84.85'	S 45°21'02" E	90°00'00"
C5	175.00'	116.89'	114.73'	N 70°30'50" E	38°16'16"
C6	445.00'	259.92'	256.24'	S 68°06'41" W	33°27'57"
C7	50.00'	140.18'	98.58'	S 43°05'57" W	160°38'22"
C8	50.00'	140.20'	98.58'	S 43°48'35" E	160°39'30"
C9	335.00'	178.10'	176.01'	S 72°02'18" E	30°27'41"
C10	942.50'	262.23'	261.38'	S 23°42'07" W	15°56'28"
C11	50.00'	178.67'	97.68'	S 46°00'34" W	204°44'39"
C12	775.00'	133.77'	133.60'	S 03°51'13" W	9°53'22"
C13	50.00'	132.24'	96.93'	S 39°59'14" E	151°31'55"
C14	965.00'	457.16'	452.89'	S 24°41'18" W	27°08'35"
C15	100.00'	53.27'	52.64'	S 64°55'21" E	30°31'16"
C16	50.00'	225.60'	77.43'	N 29°26'37" W	258°31'18"
C17	50.00'	26.63'	26.32'	N 64°55'21" W	30°31'16"
C18	71.00'	38.64'	38.17'	S 29°43'03" W	31°10'58"
C19	29.00'	15.86'	15.66'	S 29°47'29" W	31°19'50"
C20	851.00'	163.80'	163.55'	N 50°58'15" E	11°01'41"
C21	28.00'	14.22'	14.07'	S 70°41'53" W	29°06'15"
C22	71.00'	36.07'	35.68'	S 70°41'53" W	29°06'15"
C23	47.00'	61.81'	57.45'	N 18°28'20" E	75°20'51"
C24	300.00'	172.54'	170.17'	S 17°22'40" E	32°57'10"
C25	353.50'	203.97'	201.15'	S 17°19'28" E	33°03'34"
C26	19.50'	30.63'	27.58'	N 11°08'45" E	90°00'00"
C27	1013.75'	641.85'	631.19'	S 38°02'50" W	36°16'36"
C28	15.00'	46.81'	30.00'	N 70°34'05" W	178°47'38"
C29	39.00'	20.68'	20.43'	S 35°45'03" W	30°22'28"
C30	61.00'	29.39'	29.11'	N 37°08'01" E	27°36'33"
C31	1041.00'	585.31'	577.63'	N 39°34'34" E	32°12'55"
C32	161.50'	252.38'	227.47'	N 10°54'55" E	89°32'19"
C33	518.50'	71.66'	71.60'	S 38°07'48" E	7°55'06"
C34	302.50'	383.97'	358.71'	N 77°32'38" W	72°43'36"
C35	52.50'	78.99'	71.74'	S 22°59'33" W	86°12'04"
C36	55.00'	82.16'	74.73'	S 15°01'49" W	85°35'06"
C37	1387.50	408.32'	406.85'	S 36°36'52" W	16°51'41"
C38	150.00'	261.31'	229.50'	N 21°43'21" W	99°48'47"
C39	1035.00'	96.04'	96.00'	S 13°46'30" W	5°18'59"
C40	520.00'	269.42'	266.42'	S 25°57'35" W	29°41'09"
C41	686.75'	551.25'	536.57'	S 17°48'26" W	45°59'27"
C42	325.00'	458.79'	421.63'	S 41°27'12" W	80°52'57"
C43	975.00'	129.09'	129.00'	S 04°48'18" W	7°35'09"
C44	250.00'	456.64'	395.76'	S 43°43'45" E	104°39'15"
C45	975.00'	123.43'	123.35'	N 87°34'14" E	7°15'12"
C46	625.00'	214.90'	213.84'	S 81°20'48" W	19°42'03"
C47	475.00'	15.52'	15.52'	N 72°25'57" E	1°52'21"
C48	234.00'	49.79'	49.69'	S 05°21'19" E	12°11'25"
C49	921.50'	102.47'	102.42'	N 85°40'10" E	6°22'17"
C50	14.50'	45.55'	29.00'	N 78°30'13" E	180°00'00"
C51	199.50'	42.60'	42.52'	N 17°36'52" W	12°14'10"
C52	199.50'	42.60'	42.52'	N 05°22'42" W	12°14'10"
C53	2.50'	6.79'	4.89'	S 78°30'13" W	155°31'41"
C54	14.50'	42.73'	28.86'	N 78°55'06" E	168°50'32"
C55	38.50'	20.16'	19.93'	S 20°30'10" E	30°00'00"
C56	61.50'	14.34'	14.30'	S 28°49'27" E	13°21'26"
C57	885.00'	219.60'	219.04'	N 29°15'15" W	14°13'01"
C58	61.50'	29.58'	29.29'	S 22°35'07" E	27°33'18"
C59	38.50'	20.03'	19.81'	S 23°42'53" E	29°48'50"
C60	14.50'	45.55'	29.00'	S 51°22'42" W	180°00'00"
C61	868.50'	332.89'	330.86'	S 27°38'28" E	21°57'40"
C62	14.50'	45.55'	29.00'	N 51°22'42" E	180°00'00"
C63	38.50'	19.56'	19.35'	S 53°10'25" E	29°06'15"
C64	60.50'	30.73'	30.40'	S 53°10'25" E	29°06'15"
C65	616.75'	716.16'	676.60'	N 05°21'22" W	66°31'52"
C66	61.50'	32.77'	32.39'	S 43°10'34" W	30°32'00"
C67	38.50'	14.97'	14.87'	N 47°18'21" E	22°16'28"
C68	14.50'	46.25'	28.99'	N 55°12'52" W	182°45'57"
C69	633.25'	796.04'	744.65'	S 02°36'34" E	72°01'27"
C70	14.50'	46.26'	28.99'	N 52°26'07" W	182°47'32"
C71	38.50'	15.85'	15.73'	N 24°22'40" E	23°34'54"
C72	61.50'	30.29'	29.98'	N 26°41'41" E	28°12'56"
C73	590.00'	305.69'	302.28'	N 25°57'35" E	29°41'09"
C74	61.50'	21.47'	21.36'	S 21°07'00" W	20°00'00"
C75	38.50'	13.44'	13.37'	N 21°07'00" E	20°00'00"
C76	14.50'	45.55'	29.00'	S 78°53'00" E	180°00'00"
C77	573.50'	297.14'	293.83'	S 25°57'35" W	29°41'09"
C78	633.25'	20.36'	20.35'	S 39°52'54" W	1°50'30"
C79	15.50'	47.47'	30.98'	N 47°51'18" W	175°27'52"
C80	39.00'	21.60'	21.32'	N 29°26'38" E	31°43'49"
C81	61.00'	33.64'	33.22'	N 29°22'44" E	31°36'00"
C82	883.50'	169.44'	169.18'	N 50°59'04" E	10°59'18"
C83	60.50'	30.73'	30.40'	N 70°41'53" E	29°06'15"
C84	38.50'	19.56'	19.35'	N 70°41'53" E	29°06'15"
C85	14.50'	45.55'	29.00'	N 33°51'15" W	180°00'00"
C86	1029.25'	239.85'	239.30'	S 49°15'52" W	13°21'06"
C87	1067.50'	603.53'	595.52'	N 39°31'32" E	32°23'35"
C88	129.00'	201.68'	181.76'	N 10°56'02" E	89°34'34"
C89	486.00'	88.48'	88.36'	S 39°23'11" E	10°25'53"
C90	270.00'	321.91'	303.18'	N 79°45'05" W	68°18'42"
C91	20.00'	30.09'	27.33'	N 22°59'33" E	86°12'04"
C92	55.00'	163.02'	109.57'	S 02°45'03" E	169°49'19"
C93	1337.50'	425.04'	423.25'	S 37°17'16" W	18°12'28"
C94	100.00'	174.21'	153.00'	N 21°43'21" W	99°48'47"
C95	725.00'	135.70'	135.50'	N 04°16'16" E	10°43'28"
C96	71.00'	24.78'	24.66'	S 21°07'00" W	20°00'00"
C97	29.00'	10.12'	10.07'	N 21°07'00" E	20°00'00"
C98	892.50'	462.42'	457.26'	S 25°57'35" W	29°41'09"
C99	622.50'	322.53'	318.93'	S 25°57'35" W	29°41'09"
C100	29.00'	14.31'	14.16'	S 26°40'01" W	28°16'17"
C101	71.00'	29.29'	29.08'	N 24°21'00" E	23°38'15"
C102	71.00'	27.60'	27.43'	S 47°18'21" W	22°16'28"
C103	29.00'	15.45'	15.27'	N 43°10'34" E	30°32'00"
C104	584.25'	678.43'	640.95'	S 05°21'22" E	66°31'52"
C105	28.00'	14.22'	14.07'	N 53°10'25" W	29°06'15"
C106	71.00'	36.07'	35.68'	N 53°10'25" W	29°06'15"
C107	314.50'	373.16'	351.65'	N 04°37'51" W	67°58'54"
C108	264.50'	366.65'	337.99'	N 01°05'26" W	79°25'27"
C109	942.50'	80.18'	80.15'	N 38°21'56" E	4°52'26"
C110	385.00'	204.69'	202.28'	S 72°02'18" E	30°27'41"
C111	1212.50'	189.49'	189.30'	S 36°19'32" W	8°57'15"
C112	50.00'	137.75'	98.14'	S 01°15'18" E	157°51'17"
C113	10.00'	13.86'	12.78'	S 01°05'26" W	79°25'27"
C114	1262.50'	111.12'	111.08'	N 38°16'52" E	5°02'34"
C115	10.00'	25.11'	19.02'	S 72°17'43" E	143°53'23"
C116	10.00'	24.74'	18.89'	N 70°30'50" E	141°43'44"
C117	495.00'	261.36'	258.34'	S 66°30'17" W	30°15'09"
C118	50.00'	142.50'	98.94'	S 83°23'46" E	163°17'20"
C119	125.00'	75.83'	74.67'	N 72°16'12" E	34°45'31"
C120	125.00'	206.41'	183.75'	S 46°57'19" W	94°36'43"
C121	525.00'	58.46'	58.43'	S 88°55'44" E	6°22'50"
C122	71.00'	37.18'	36.75'	N 20°30'10" W	30°00'00"
C123	29.00'	6.76'	6.75'	S 28°49'27" E	13°21'26"
C124	917.50'	227.66'	227.08'	N 29°15'15" W	14°13'01"
C125	29.00'	13.95'	13.81'	N 22°35'07" W	27°33'18"
C126	71.00'	36.94'	36.53'	S 23°42'53" E	29°48'50"
C127	822.00'	304.70'	302.95'	N 28°00'09" W	21°14'17"
C128	525.00'	22.82'	22.82'	N 72°44'29" E	2°29'25"
C129	575.00'	197.71'	196.74'	S 81°20'48" W	19°42'03"
C130	1025.00'	129.76'	129.67'	S 87°34'14" W	7°15'12"
C131	200.00'	365.31'	316.60'	N 43°43'45" W	104°39'15"
C132	1025.00'	135.71'	135.61'	N 04°48'18" E	7°35'09"
C133	275.00'	388.21'	356.77'	N 41°27'12" E	80°52'57"
C134	679.75'	268.26'	266.52'	S 22°21'56" E	22°36'40"
C135	175.00'	143.66'	139.66'	N 29°52'24" E	47°02'09"
C136	50.00'	147.46'	99.54'	S 41°15'50" E	168°58'43"
C137	275.00'	186.30'	182.75'	N 70°47'09" E	38°48'52"
C138	225.00'	156.37'	153.24'	N 71°17'16" E	39°49'07"
C139	125.00'	102.62'	99.76'	N 29°52'24" E	47°02'09"
C140	440.00'	223.94'	221.53'	N 76°36'59" E	29°09'41"
C141	1160.00'	146.85'	146.75'	S 87°34'14" W	7°15'12"
C142	65.00'	118.73'	102.90'	N 43°43'45" W	104°39'15"
C143	1160.00'	45.40'	45.40'	N 07°28'36" E	2°14'33"
C144	200.00'	213.90'	203.85'	N 36°59'42" E	61°16'44"
C145	310.00'	207.07'	203.24'	N 70°30'50" E	38°16'16"
C146	1077.50'	120.03'	119.97'	S 37°36'41" W	6°22'57"
C147	129.50'	179.51'	165.48'	S 01°05'26" W	79°25'27"
C148	449.25'	561.55'	525.70'	N 02°48'45" W	71°37'06"
C149	757.50'	392.47'	388.10'	N 25°57'35" E	29°41'09"
C150	797.50'	195.02'	194.54'	N 49°08'25" E	14°00'41"
C151	1202.50'	767.80'	754.83'	N 37°51'15" E	36°35'01"
C152	135.00'	214.90'	192.92'	N 80°13'12" W	91°12'18"
C153	29.00'	13.97'	13.84'	N 37°08'01" E	27°36'33"
C154	71.00'	37.60'	37.16'	S 35°45'57" W	30°20'41"

OVERALL BOUNDARY

LINE	BEARING	DISTANCE
BL1	N 76°10'43" E	169.73'
BL2	N 00°20'10" W	10.28'
BL3	N 76°10'43" E	169.55'
BL4	S 00°20'58" E	10.85'
BL5	N 76°38'51" E	239.44'
BL6	N 89°01'41" E	330.19'
BL7	N 00°12'11" W	10.00'
BL8	N 89°46'27" E	233.10'
BL9	S 06°21'42" W	10.07'
BL10	N 89°32'45" E	99.86'
BL11	N 89°49'10" E	11.06'

LINE	BEARING	DISTANCE
L1	S 57°24'02" E	20.88'
L2	S 23°43'57" E	42.56'
L3	S 29°39'05" W	11.93'
L4	N 51°22'42" E	2.03'
L5	S 83°37'18" E	14.14'
L6	S 06°22'42" W	14.14'
L7	S 51°22'42" W	2.03'
L8	S 87°16'08" E	26.23'
L9	S 56°48'27" E	29.82'
L10	S 12°24'56" E	14.29'
L11	S 59°30'56" W	14.37'
L12	S 33°53'00" E	14.14'
L13	S 84°26'51" W	13.92'
L14	N 80°10'58" W	66.77'
L15	N 57°41'12" E	14.83'
L16	S 80°10'58" E	6.77'
L17	S 04°10'11" E	13.14'
L18	S 45°18'32" W	5.94'
L19	S 56°08'45" W	12.00'
L20	S 15°25'08" W	15.16'
L21	S 56°08'45" W	5.00'
L22	S 78°51'15" E	21.21'
L23	N 20°33'49" E	12.32'
L24	N 20°35'36" E	8.78'
L25	N 64°41'36" E	14.36'
L26	N 36°08'13" E	15.52'
L27	N 27°27'34" W	14.35'
L28	N 38°08'40" E	14.45'
L29	N 81°53'40" E	28.21'
L30	S 83°56'38" W	16.73'
L31	N 88°48'10" W	22.43'
L32	N 52°38'39" W	11.93'
L33	N 00°44'23" E	42.56'
L34	N 35°15'39" E	20.55'
L35	S 00°44'23" W	35.50'
L36	S 23°43'57" E	35.50'
L37	S 49°05'02" E	14.49'
L38	S 05°30'10" E	6.78'
L39	S 35°30'10" E	44.13'
L40	S 38°37'18" E	7.00'
L41	S 06°22'42" W	14.14'
L42	N 83°37'18" W	14.14'
L43	N 45°21'02" W	14.14'
L44	S 05°30'10" E	12.00'
L45	S 35°30'10" E	44.13'
L46	S 38°37'18" E	12.00'
L47	N 33°37'18" W	24.41'
L48	S 38°37'18" E	12.00'
L49	S 36°10'07" W	12.00'
L50	S 36°10'07" W	12.57'
L51	S 31°07'00" W	18.91'
L52	S 11°07'00" W	12.00'
L53	S 45°18'32" W	13.12'
L54	S 56°08'45" W	12.00'
L55	N 83°37'18" W	14.14'
L56	N 38°37'18" W	19.41'
L57	N 28°44'55" E	13.95'
L58	S 88°48'10" E	22.43'
L59	N 83°56'38" E	16.73'
L60	S 81°53'40" W	35.22'
L61	N 54°22'11" W	14.46'
L62	N 09°46'35" E	14.48'
L63	N 53°23'28" E	54.53'
L64	N 06°22'42" E	14.14'
L65	S 88°48'10" E	4.29'
L66	S 41°13'25" E	13.49'
L67	S 53°23'28" W	54.58'
L68	N 82°36'55" W	14.39'
L69	S 83°37'18" E	14.14'
L70	S 38°37'18" E	7.00'
L71	S 36°10'07" W	7.00'
L72	S 81°10'07" W	14.14'
L73	N 11°57'48" W	14.41'
L74	N 06°22'42" E	14.14'
L75	N 51°22'42" E	2.03'
L76	S 83°37'18" E	14.14'
L77	S 79°24'31" W	14.44'
L78	N 56°48'27" W	30.36'
L79	N 87°16'08" W	30.03'
L80	N 27°49'42" W	10.17'
L81	N 21°47'39" E	9.87'
L82	S 40°48'09" W	65.20'
L83	N 83°17'17" E	15.17'
L84	S 08°49'53" E	14.14'
L85	S 36°10'07" W	7.00'
L86	S 31°07'00" W	18.91'
L87	S 11°07'00" W	7.00'
L88	S 56°07'00" W	14.14'
L89	N 33°53'00" W	14.14'
L90	N 09°38'00" E	7.76'
L91	N 56°33'08" E	13.66'
L92	S 32°18'30" E	14.34'
L93	S 56°07'00" W	14.14'
L94	N 78°53'00" W	43.72'
L95	N 39°59'14" W	15.57'
L96	S 88°48'10" E	22.43'
L97	N 83°56'38" E	16.73'
L98	N 51°22'42" E	12.03'
L99	N 04°15'41" E	55.93'
L100	N 29°26'25" E	20.53'
L101	N 40°48'09" E	54.45'
L102	N 17°07'05" W	41.91'
L103	N 43°28'16" E	39.22'
L104	S 47°55'53" E	36.87'
L105	N 42°13'42" E	23.81'
L106	N 73°30'10" E	69.03'
L107	N 85°44'46" E	68.10'
L108	S 84°05'31" W	35.90'
L109	S 44°48'46" W	28.23'
L110	S 45°10'53" E	28.33'
L111	S 33°51'15" E	65.84'
L112	S 78°51'15" E	13.44'
L113	S 33°51'15" E	98.49'
L114	S 78°51'15" E	13.44'



CORNER CLIP VISIBILITY EASEMENT DIAGRAM
NOT TO SCALE

NOTES

1. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

2. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

3. According to the Flood Insurance Rate Map No. 48121C0505 G, published by the Federal Emergency Management Agency, dated: April 18, 2011, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "A", which is defined as areas of 100-year flooding with no base flood elevations determined. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits..

4. The basis of bearing for the property shown hereon is the Texas State Plane Coordinate System, North Central Zone.

5. The floodplain line depicted hereon is an approximate location scaled off the Flood Insurance Rate Map No. 48121C0505G published by the Federal Emergency Management Agency, dated: April 18, 2011.

6. The tract shown hereon is subject to the Right-Of-Way Agreement, recorded in Document No. 2006-29371, and Document No. 2006-56020, P.R.D.C.T.

7. The tract shown hereon is subject to the oil, gas, and mineral lease recorded in Document No. 2009-135567, P.R.D.C.T., Document No. 2010-80602, P.R.D.C.T., and Document No. 2010-111490, P.R.D.C.T.

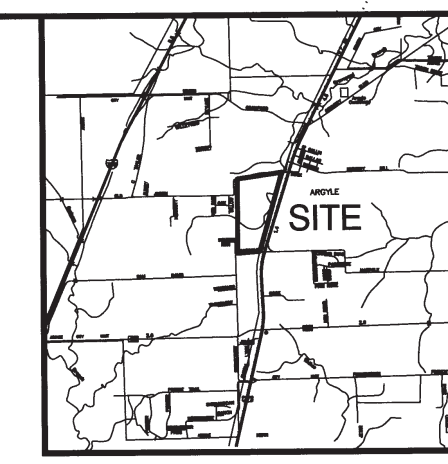
8. All Open Space Lots shall be owned and maintained by the Home Owners Association. All public facilities within Open Space Lots shall be maintained by the Town of Argyle.

9. Easements to be abandoned
   A. Texas Power & Light Volume 443, Page 527, P.R.D.C.T.
   B. 20' Utility Easement Document Number 2012-61, P.R.D.C.T.

Summary Table	Phase 1	Phase 2	Total
Number of lots	85	53	138
Number of lots per zoning category	85	53	138
Total acreage	53.15	58.26	111.41
Total parkland dedication acreage	9.48	33.13	42.61
Minimum lot size	90'x135'	90'x135'	-
Minimum dwelling unit size			-
Density per acre	1.24		

Parkland Dedication Lots

Lot	Block	Acreage
1	A	7.0046
36	A	0.0611
41	A	0.6401
1	B	0.0429
1	C	30.4158
2	C	1.1394
1	E	0.1786
1	G	0.8369
1	H	0.4022
1	L	0.5100
1	M	0.6492
1	P	0.3086
13	Q	0.1335
1	R	0.2247



VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet
0 100' 200' 300'
SCALE: 1" = 100'

Approved by the Town of Argyle Planning and Zoning Commission.

Chairman: [signature]

Secretary: [signature]

Date: March 7, 2017

TOWN OF ARGYLE STATE OF TEXAS

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the Town of Argyle, Texas.

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

[signature]

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
N. Richland Hills, TX 76182

Filed for Record
in the Official Records Of:
Denton County
On: 2/23/2018 9:49:08 AM
In the PLAT Records
LAKES OF ARGYLE
Doc Number: 2018 – 100
Number of Pages: 2
Amount: 100.00
Order#:20180223000140
By: CR

A FINAL PLAT OF

LOTS 1-41, BLOCK A ; LOT 1, BLOCK B ; LOTS 1-2, BLOCK C ; LOTS 1-14, BLOCK D ; LOT 1, BLOCK E
LOTS 1-24, BLOCK F ; LOT 1, BLOCK G ; LOT 1, BLOCK H ; LOTS 1-14, BLOCK J ; LOT 1-12, BLOCK K
LOT 1, BLOCK L ; LOT 1, BLOCK M ; LOTS 1-17, BLOCK N ; LOT 1, BLOCK P ; LOTS 1-21, BLOCK Q
LOT 1, BLOCK R ; LOTS 1, BLOCK S
138 TOTAL LOTS

LAKES OF ARGYLE

AN ADDITION TO THE CITY OF ARGYLE, BEING A PLAT OF LOT 1, BLOCK A, RESTLESS ACRES, RECORDED IN DOCUMENT NUMBER 2010-98, P.R.D.C.T., LOT 2R, BLOCK A, VINEYARD HILLS SUBDIVISION NO. 2, RECORDED IN DOCUMENT NUMBER 2012-61, P.R.D.C.T., LOT 3, BLOCK A, VINEYARD HILLS SUBDIVISION NO. 2, RECORDED IN CABINET Y, PAGE 111 P.R.D.C.T., LOT 3, 4, & 5, BLOCK 1, VINEYARD HILLS SUBDIVISION, RECORDED IN CABINET E, PAGE 32, P.R.D.C.T., ALL OF THE TRACT DESCRIBED IN THE DEED TO RONALD HANCE, RECORDED IN VOLUME 4126, PAGE 2315, P.R.D.C.T., AND ALL OF THE TRACT DESCRIBED IN THE DEED TO GARY L. AND PAMELA C. GARTON, RECORDED IN VOLUME 2819, PAGE 650 P.R.D.C.T., WHICH IS 111.41 TOTAL ACRES IN THE T. WHITEHEAD SURVEY, A-342 AND T. GAZAWAY SURVEY, A-479
CITY OF ARGYLE, DENTON COUNTY, TEXAS
ZONED: AGRICULTURAL AND RESIDENTIAL ESTATE 2.5

OWNER: Lakes of Argyle, LLC, 2700 William D. Tate #300, Grapevine, TX 76051, Phone: 817-329-3111

ENGINEER: Hamilton Duffy, P.C., E.S.&C.M., Inc., 8241 Mid-Cities Blvd., Ste.100, North Richland Hills, TX 76182, Phone: 817-268-0408, Fax: 817-284-8408

SURVEYOR: Spry Surveyors, 8241 Mid-Cities Blvd., Ste.102, North Richland Hills, TX 76182, Phone: 817-776-4049, Firm Reg. No. 10112000

SPRY PROJECT NO. 066-005-31
PREPARATION DATE: FEBRUARY 19, 2016
1st REVISION DATE: MAY 23, 2016
2nd REVISION DATE: FEBRUARY 15, 2017

SHEET 2 OF 2

Feb 21, 2018 – 5:18am
S:\066-005 Highlands of Argyle\31-FinalPlatPh1\ spry-LakesOfArgyle-FinalPlat.dwg

ELEVATION EXAMPLES WITH CEMENTIOUS SIDING

Go to Agenda









NOTICE OF PUBLIC HEARING

The Town of Argyle Planning and Zoning Commission will conduct a public hearing at 6:30 p.m. on Tuesday, May 7, 2019 and the Town of Argyle Town Council will conduct a public hearing at 6:00 PM on Tuesday, May 28, 2019 at Argyle Town Hall, 308 Denton Street, Argyle, Texas to receive public comment and to consider a Planned Development Amendment **(Z-19-001)** for the Lakes of Argyle, zoned as PD-SF-12 (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots), being a 111.40-acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas. ***The purpose of this Town staff-initiated PD Amendment is to clarify the use of Hardi-plank concrete siding within the Lakes of Argyle development standards under Ordinance No. 2015-21.*** Applicant, Town of Argyle. Property Owners, The Lakes of Argyle, LLC, Southgate Ranch LLC, and Our Country Homes, Inc.

Since you own property within two hundred feet (200') of the subject property, you are receiving this notification in accordance with State law.

By state law, if the owners of twenty percent (20%) of the area of the property within two hundred feet (200') of the subject property are opposed to the PD Amendment application, then an affirmative vote of three-fourths of the Town Council is required to approve the PD Amendment application. For your opposition to count, it must be written and must be signed. Emails do not count as official written opposition. Signatures must be in accordance with the official tax roll for the Town of Argyle. For example, because Texas is a community property state, the tax roll typically lists both husband and wife as the owners of a residence. Therefore, individual original signatures from both the husband and wife must be on the written opposition for the opposition to be valid. ***Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law***. The attached location map will indicate the subject property and two hundred-foot (200') notification buffer.

You may return this form with your written comments or attend the public hearing. You may fax this form to the number located at the bottom of this page, scan and email it to the email address below, drop it off in person at 308 Denton Street E, or mail it to the address below:

Argyle Town Hall
Attn: David Hawkins, Director of Community Development
PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The Town Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one: (In favor of request) Neutral to request Opposed to request

Comments: IF ANYTHING THE TOWN SHOULD RESTRICT COLORS, NOT MATERIALS & TEXTURES. KEEP IT SIMPLE; WHITE, GRAYS, BLACK, BROWNS, TANS. LETS NOT MAKE THIS CAPE CHARLES.

Signature: _____

Printed Name: Daniel B Miller

Mailing Address: 180 HARPOLE RD W.

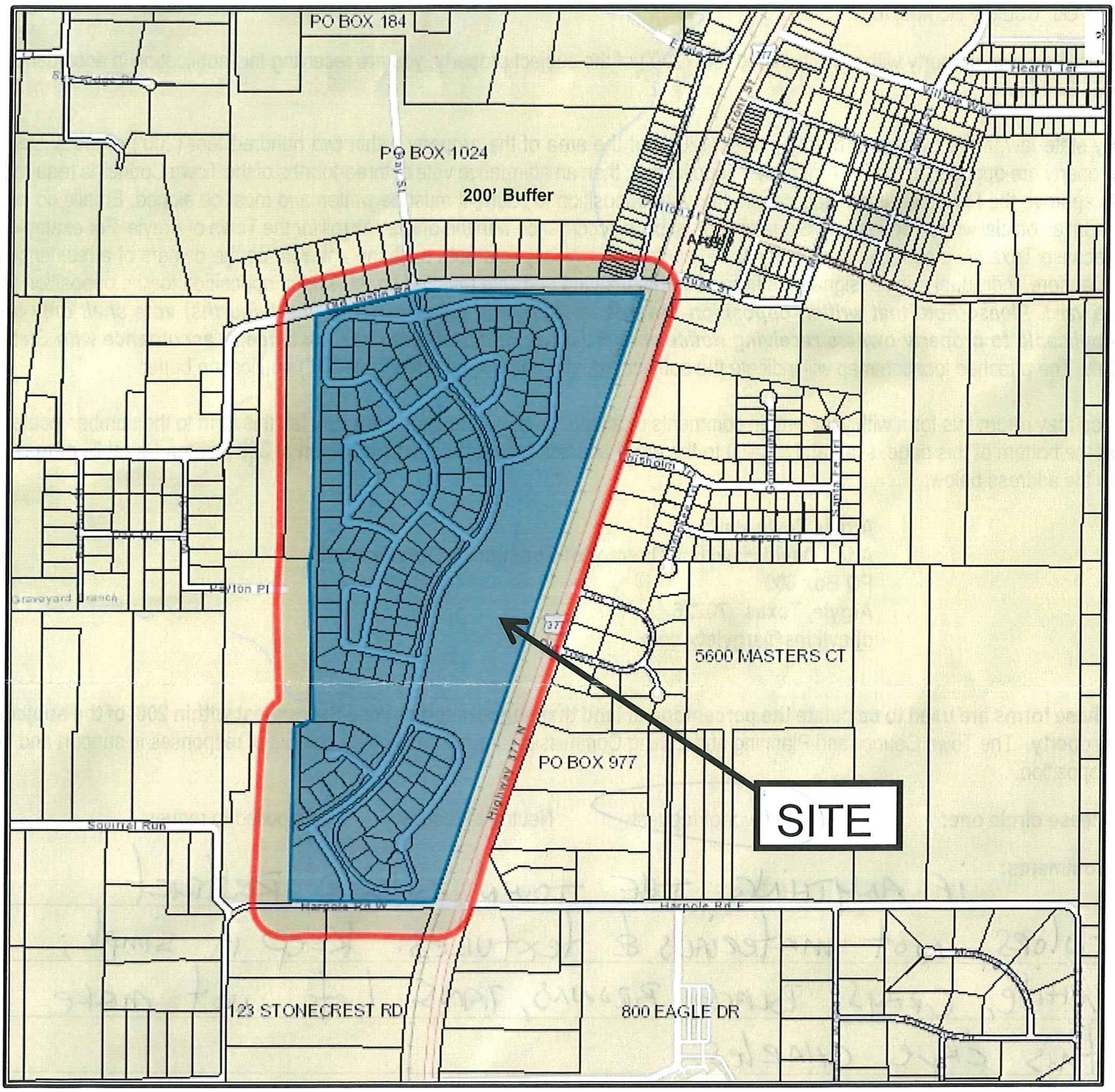
City, State Zip: Argyle, TX 76226

Telephone Number: [redacted]

Physical Address of Property within 200 feet: 180 HARPOLE RD W.

RECEIVED 4.30.19

SITE MAP



Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

200' Public Hearing Notice

NOTICE OF PUBLIC HEARING

The Town of Argyle Planning and Zoning Commission will conduct a public hearing at 6:30 p.m. on Tuesday, May 7, 2019 and the Town of Argyle Town Council will conduct a public hearing at 6:00 PM on Tuesday, May 28, 2019 at Argyle Town Hall, 308 Denton Street, Argyle, Texas to receive public comment and to consider a Planned Development Amendment **(Z-19-001)** for the Lakes of Argyle, zoned as PD-SF-12 (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots), being a 111.40-acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas. ***The purpose of this Town staff-initiated PD Amendment is to clarify the use of Hardi-plank concrete siding within the Lakes of Argyle development standards under Ordinance No. 2015-21.*** Applicant, Town of Argyle. Property Owners, The Lakes of Argyle, LLC, Southgate Ranch LLC, and Our Country Homes, Inc.

The Town of Argyle ordinances requires that a courtesy notice is provided for property owners within one thousand feet (1,000') around a proposed PD Amendment. Since you own property within one thousand feet (1,000') of the subject property, you are receiving this courtesy notification in accordance with Town of Argyle ordinances.

State law requires that property owners within two hundred feet (200') are notified of any PD Amendment. ***Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law***. The attached location map will indicate the subject property and two hundred-foot (200') and one thousand-foot (1,000') notification buffers.

You may return this form with your written comments or attend the public hearing. You may fax this form to the number located at the bottom of this page, scan and email it to the email address below, drop it off in person at 308 Denton Street E, or mail it to the address below:

Argyle Town Hall
Attn: David Hawkins, Director of Community Development
PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request (Opposed to request)

Comments:

OPPOSED TO USE OF HARDI - PLANK OUTSIDE OF TDS DESIGN STANDARDS. SEE ATTACHED.

Signature: _____

Printed Name: US TRINITY HOLDINGS / JACKIE THOMAS

Mailing Address: 200 HIGHLAND CIRCLE

City, State Zip: ARGYLE TX 76226

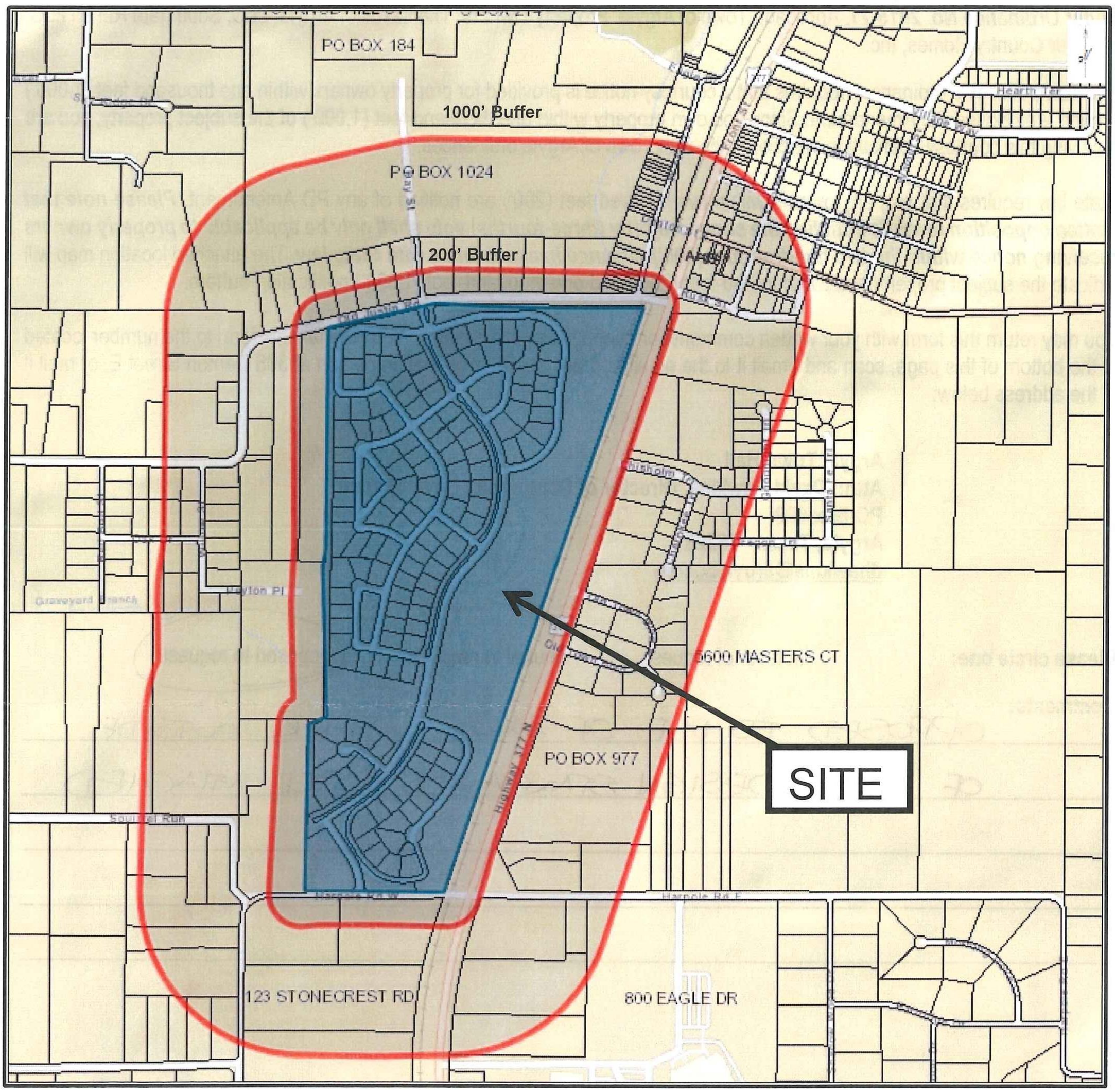
Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: 106 OLD TOWN BLVD

ARGYLE TOWN SQUARE
BLOCK A LOT 8, 6, 5 + 4

200 HIGHLAND CIRCLE

SITE MAP



Town of Argyle, TEXAS Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

1,000' Public Hearing Notice

TRINITY

SENT VIA E-MAIL

May 2, 2019

Argyle Town Hall
ATTN: David Hawkins
PO Box 609
Argyle, Texas 76226

RE: Planned Development Amendment Z-19-001
Lakes of Argyle, clarification of the use of Hardi-plank concrete siding

Mr. Hawkins:

US Trinity Holdings is OPPOSED to any use of Hardi-plank or similar materials outside of the defined uses found in the Town Development Standards, Section 14.3.70 EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS.

In keeping with the above design standards, Section 14.3.70-2 A. 9.b. says, **"...Single-story structures shall be constructed of one hundred percent (100%) masonry or stone, including chimneys; multiple-story structures shall be constructed of a minimum of eighty percent (80%) masonry or stone, including chimneys with the remainder of the structure being constructed of horizontal wood, Hardiplank or other comparable high quality wood substitute."**

The applicant's presentation and "PD Zoning Narrative" document both stated that the development **"...will meet or exceed the standards contained within the Town of Argyle Zoning Ordinance, specifically those enumerated in Section 14.3.70-2."** (Council packet, September 22, 2015, pages 99-100 and 133 of 141).

The PD narrative goes on to say "In addition, we will require the following additional standards for all homes to be built...". While the document states ***"Exterior Materials: All homes shall be finished with a minimum of 80% masonry materials, exclusive of doors and windows"***, that would only apply in the case of a multi-story home, in keeping with the TDS standard, as allowing anything less would neither meet, exceed, or be in addition to, the existing ordinance.

It is our hope that the result of the 'clarification' is such that Hardi-plank is only allowed on multi-story structures, and in an amount of twenty percent (20%) or less, in keeping with the ordinance.

Thank you,

Jackie Thomas
jackie@ustrinity.com

Fencing: All perimeter fencing will be as shown on the Fencing Plan; all lots siding or backing to open space lots shall be fenced with a 5' high ornamental metal fence. All front yard fences, parallel to the ROW, shall also be of 5' ornamental metal. Fencing between lots shall be 6' high, stained cedar wood fence, with a cap.

Entryways: The primary project entries shall be from Old Justin Road and from Harpole Road. Entry monuments/ masonry walls/ fences will be built at each entry, and such entries will be fully landscaped with turf, trees, shrubbery and will be irrigated. The entry areas will be fully maintained by *The Highlands of Argyle* Homeowners Association.

E: Minimum Exterior Construction and Design Standards:

The Highlands of Argyle will meet or exceed the standards contained within the Town of Argyle Zoning Ordinance, specifically those enumerated in Section 14.3.70-2. In addition, we will require the following additional standards for all homes to be built in *The Highlands of Argyle*:

Minimum Home Area: There shall be the following minimum standards for home sizes to be built within *The Highlands of Argyle*:

Lot Type	SF-12 PD
Minimum Home Area	2,500 s.f.

Maximum Height: The maximum height of all homes in *The Highlands of Argyle* shall be two and one-half stories, or 35'.

Architectural Control: An Architectural Control Committee will be created by the developer and will have the authority to institute architectural standards and approve all plans prior to approval for construction.

Prohibition of Building Repetition: The same building elevation and/or color palette shall not be repeated on the adjacent 4 neighboring lots and the lots across the street from those lots (up to 9 lots on each side of the street, as many as 18 total) within the same block. A change in elevation can be achieved by a combination of the use of different materials (i.e. a change in brick or stone color, or type), a varied window pattern (arched, peaked, flat, eyebrow, etc.) and/or a change to eave, roof or fenestration configuration; or a completely different elevation design and layout using similar materials.

Front Elevation Articulation: A minimum of 25% of the Front Elevation of all homes shall be set back a minimum of an additional 3 feet from the normal Front Yard Setback.

Exterior Materials: All homes shall be finished with a minimum of 80% masonry materials, exclusive of doors and windows.

Windows: Low E vinyl windows. All front elevation windows shall be divided unless an alternative is dictated by architectural style.

Front Door: Minimum 8' height, decorative architectural style.

Driveways and Walkups: Salt finished, brushed concrete or exposed aggregate.

Garage Location & Exposure: A minimum of 2 garage spaces shall be built with each home. All garages shall either be: 1) Side loaded, 2) Rear located, front facing garages separate from the primary structure (with 5' side and rear lot line setbacks), 3) a "Porte Cochere" style driveway/ garage court, screened from view from the street, or 4) Three car garages where the third, front-facing garage door is located at least 20 feet behind the Front Building Setback (behind the 2, side-facing garage doors). No "J-swings" of regular "Front-facing" garages shall be allowed.

Garage Doors: Wood clad, painted or stained depending on style of house.

Roof Pitch: Minimum roof pitches shall be 8:12, unless architectural style dictates otherwise. No flat roofs shall be allowed.

Roof Material: 30 year, high performance composite roof, or metal standing seam, or tile.

Mailboxes: All mailboxes shall be uniform, and have an antique, cast iron appearance.

Mechanical Equipment: All mechanical equipment, such as HVAC condensers, shall be located away from the street-side elevation.

Retaining Walls: All retaining walls shall be constructed of reinforced concrete, natural stone or engineered stone. Wooden retaining walls are not permitted.

Landscaping: All lots shall be fully landscaped with a combination of trees, shrubs, flowering plants and turf grass. All beds shall be mulched with natural materials, and be edged with metal, stone or brick. Each home will be required to have a minimum of two, 3-1/2" caliper shade trees planted in the front yard. An automatic irrigation system is required for all landscaped areas visible from the right-of-way, open spaces and other private properties adjacent to *The Highlands of Argyle*.

F: Parkland Dedication:

Concurrent with the platting of *The Highlands of Argyle*, in phases, we will dedicate a Park Site and Trail ROW/ Improvements to the Town, as illustrated on the Parkland and Trail Dedication exhibit. For each phase of the development, we propose to build, within the park area to be dedicated to the Town, a 10' concrete trail from our southern boundary along Harpole Road, to our northern boundary along Old Justin Road, generally as shown on the exhibit. In addition, an

The Lakes of Argyle

Home & Lot Development Standards

The Lakes of Argyle will meet or exceed the standards contained within the Town of Argyle Zoning Ordinance, specifically those enumerated in Section 14.3.70-2. In addition, we will require the following additional standards for all homes to be built in The Lakes of Argyle:

- Buildings shall utilize at least two (2) of the following design features to provide visual relief along the front of the residence: dormers, gables, recessed entries, cupolas, pillars or posts, or bay windows (minimum 24" projection).
- Minimum Home Area: There shall be the following minimum standards for home sizes to be built within The Lakes of Argyle: SF-10 PD minimum is 2,500 s.f.
- Maximum Height: The maximum height of all homes in The Lakes of Argyle shall be two and one-half stories, or 35'.
- Architectural Control: An Architectural Control Committee (ACC) will be created by the developer & will have the authority to institute architectural standards & approve all plans prior to approval for construction.
- Prohibition of Building Repetition: The same building elevation and/or color palette shall not be repeated on the adjacent 4 neighboring lots and the lots across the street from those lots (up to 9 lots on each side of the street, as many as 18 total) within the same block. A change in elevation can be achieved by a combination of the use of different materials (i.e. a change in brick or stone color, or type), a varied window pattern (arched, peaked, flat, eyebrow, etc.) and/or a change to eave, roof or fenestration configuration; or a completely different elevation design and layout using similar materials.
- Exterior Materials: Structures shall be constructed of masonry, stone, cementitious type siding or other comparable high quality wood substitute. A minimum of eighty percent (80%) masonry or stone, including chimneys with the remainder of the structure being constructed of cementitious type siding or other comparable high quality wood substitute. Walls that face a street other than an alley must contain a minimum of twenty (20) percent of the wall space in windows or doors.
- Accessory buildings: shall conform to the minimum exterior construction standards for the main building on the lot, tract or site, & shall be compatible in exterior finishes & colors as the residence.
- Roof Pitch: Minimum roof pitch shall be 10:12, unless specifically approved by the ACC. No flat roofs shall be allowed. Certain architectural styles (such as Georgian or Mediterranean) do not require as steep a minimum roof pitch, and the appropriateness of a pitch less than that specified above will be analyzed on a case-by-case basis to determine if it is an important expression of the style being portrayed.

NOTICE OF PUBLIC HEARING

The Town of Argyle Planning and Zoning Commission will conduct a public hearing at 6:30 p.m. on Tuesday, May 7, 2019 and the Town of Argyle Town Council will conduct a public hearing at 6:00 PM on Tuesday, May 28, 2019 at Argyle Town Hall, 308 Denton Street, Argyle, Texas to receive public comment and to consider a Planned Development Amendment **(Z-19-001)** for the Lakes of Argyle, zoned as PD-SF-12 (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots), being a 111.40-acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas. ***The purpose of this Town staff-initiated PD Amendment is to clarify the use of Hardi-plank concrete siding within the Lakes of Argyle development standards under Ordinance No. 2015-21.*** Applicant, Town of Argyle. Property Owners, The Lakes of Argyle, LLC, Southgate Ranch LLC, and Our Country Homes, Inc.

The Town of Argyle ordinances requires that a courtesy notice is provided for property owners within one thousand feet (1,000') around a proposed PD Amendment. Since you own property within one thousand feet (1,000') of the subject property, you are receiving this courtesy notification in accordance with Town of Argyle ordinances.

State law requires that property owners within two hundred feet (200') are notified of any PD Amendment. ***Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law***. The attached location map will indicate the subject property and two hundred-foot (200') and one thousand-foot (1,000') notification buffers.

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Argyle Town Hall
Attn: David Hawkins, Director of Community Development
PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments: LAP siding looks horrible and cheap in just a few years. No way do we want homes like that across the street from us. The Developer is just being cheap and greedy.

Signature: JK

Printed Name: Richard T Boone

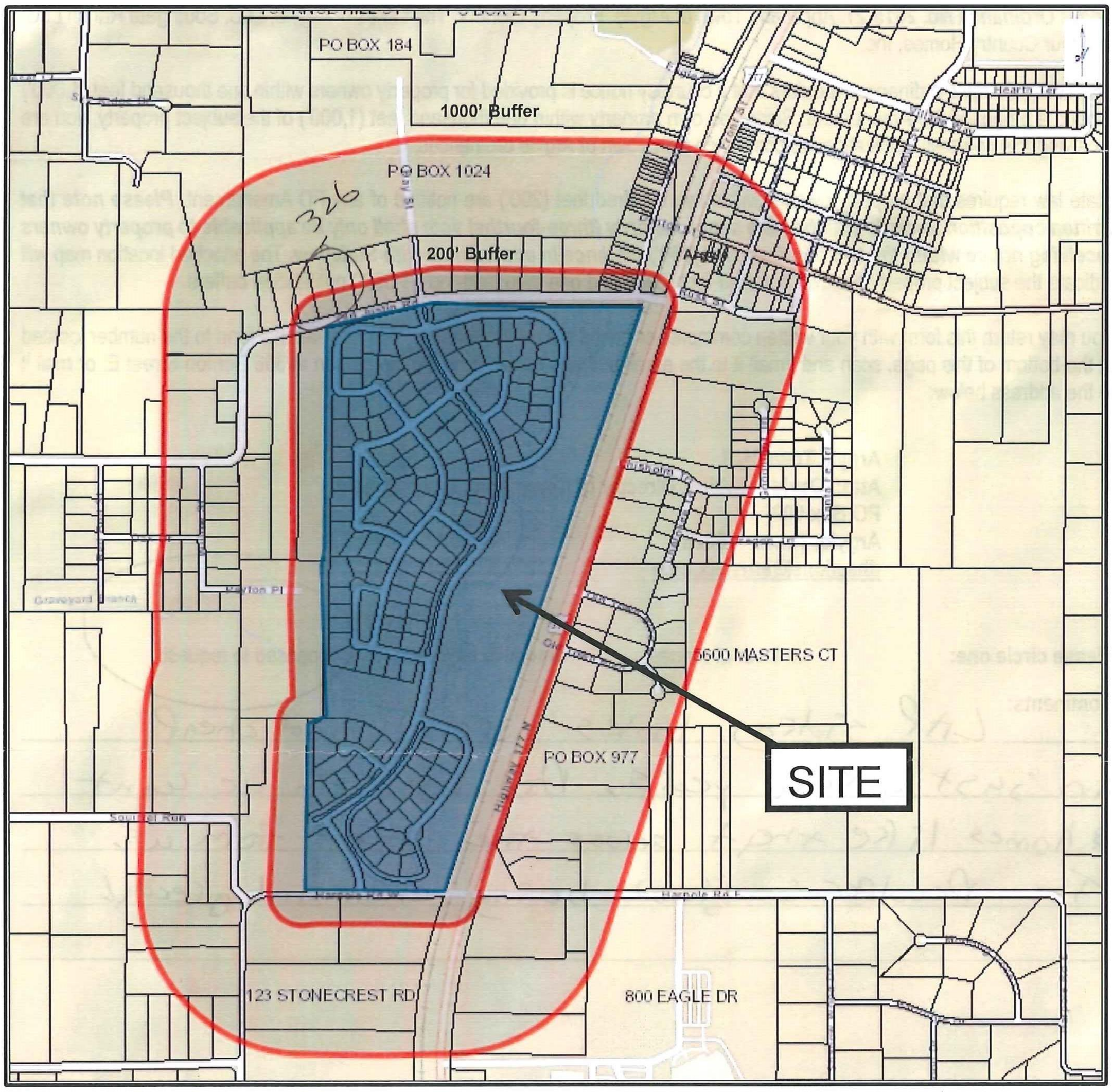
Mailing Address: 326 Old Justin Rd

City, State Zip: Argyle, TX 76226

Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: 326 Old Justin Rd

SITE MAP



Town of Argyle, TEXAS
1,000' Public Hearing Notice

Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.7274

RECEIVED 5-3-19

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PO Box 609
Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments: opposed to any changes!!

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Signature: Ann E Denton

Printed Name: Ann Denton

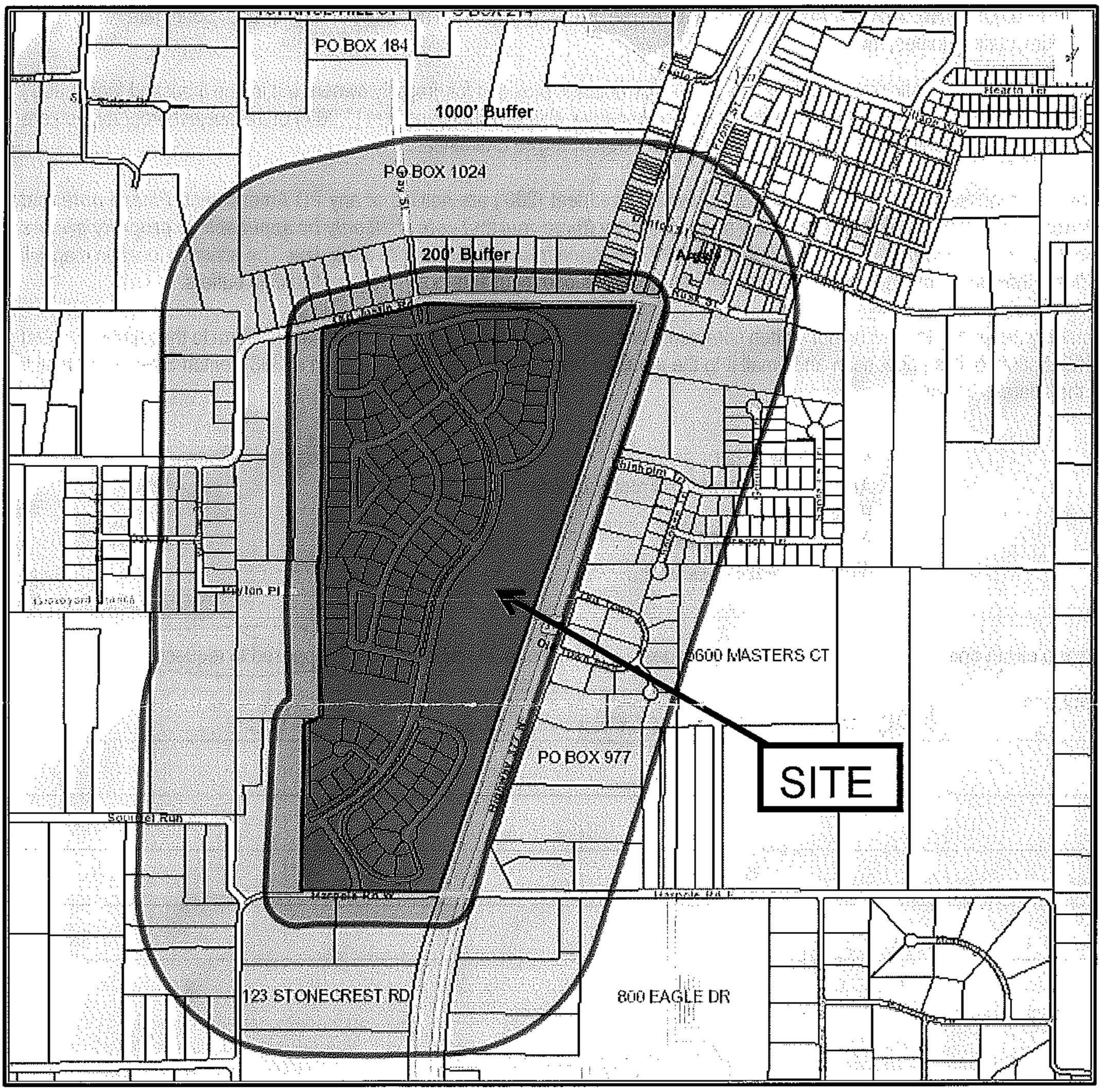
Mailing Address: 222 Sam Davis Road

City, State Zip: Argyle, TX 76226

Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: 222 Sam Davis Rd

SITE MAP



Town of Argyle, TEXAS
1,000' Public Hearing Notice

Town Hall - PO Box 609 Argyle, Texas 76226 • 940.464.7273 • (F) 940.464.~~7274~~ 7948

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Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments:

needs to be larger lot sizes

RECEIVED
5-6-19

Signature: Brian Livingston

Printed Name: Brian Livingston

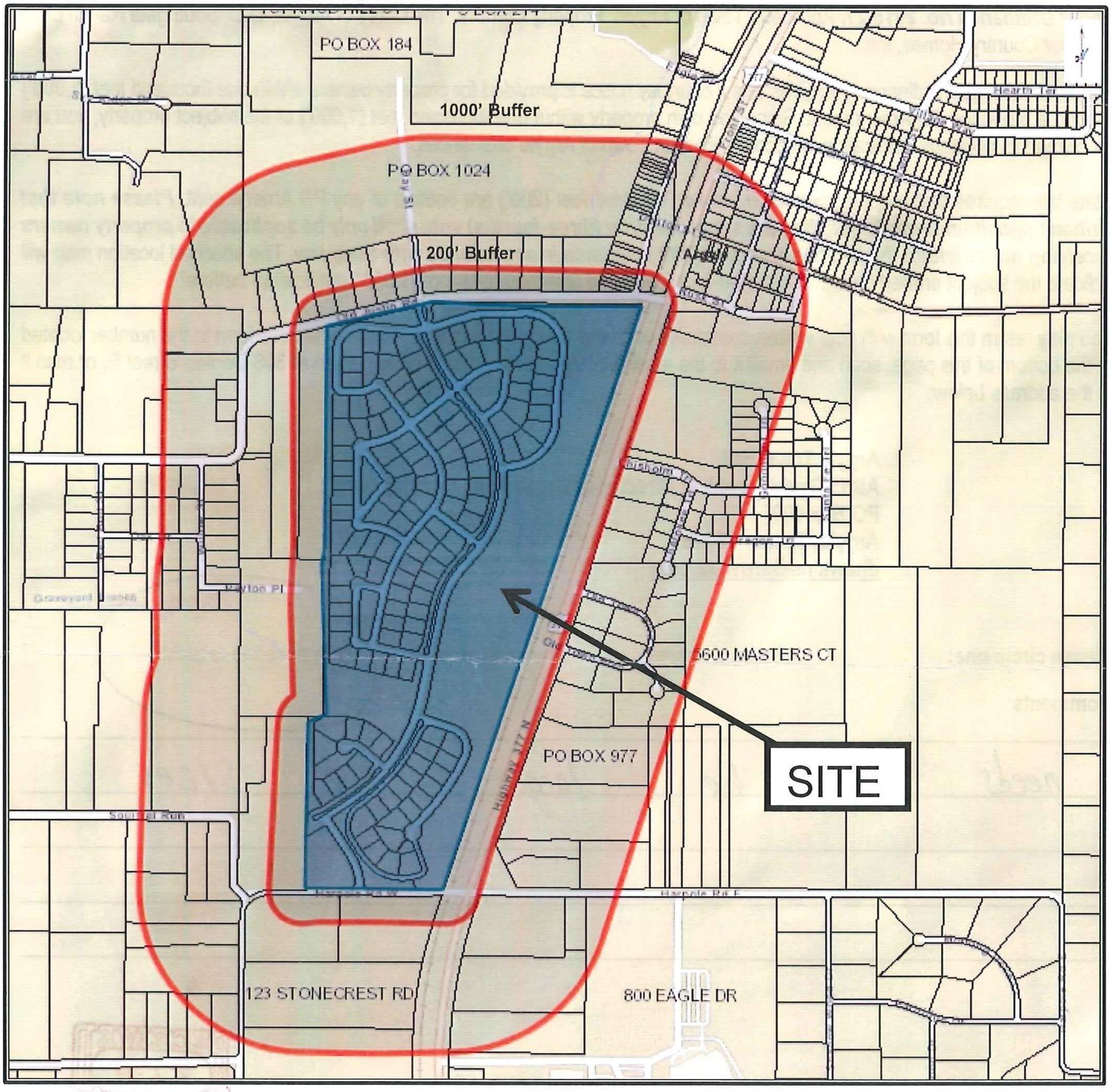
Mailing Address: 211 Harpole RD E

City, State Zip: Argyle, TX 76226

Telephone Number:

Physical Address of Property within 1,000 feet: Yes

SITE MAP



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Since you own property within two hundred feet (200') of the subject property, you are receiving this notification in accordance with State law.

By state law, if the owners of twenty percent (20%) of the area of the property within two hundred feet (200') of the subject property are opposed to the PD Amendment application, then an affirmative vote of three-fourths of the Town Council is required to approve the PD Amendment application. For your opposition to count, it must be written and must be signed. Emails do not count as official written opposition. Signatures must be in accordance with the official tax roll for the Town of Argyle. For example, because Texas is a community property state, the tax roll typically lists both husband and wife as the owners of a residence. Therefore, individual original signatures from both the husband and wife must be on the written opposition for the opposition to be valid. ***Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law***. The attached location map will indicate the subject property and two hundred-foot (200') notification buffer.

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dhawkins@argyletx.com

These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The Town Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one: In favor of request Neutral to request Opposed to request

Comments:

_____

_____

_____

_____

_____

Signature: Thomas Purpura

Printed Name: THOMAS PURPURA

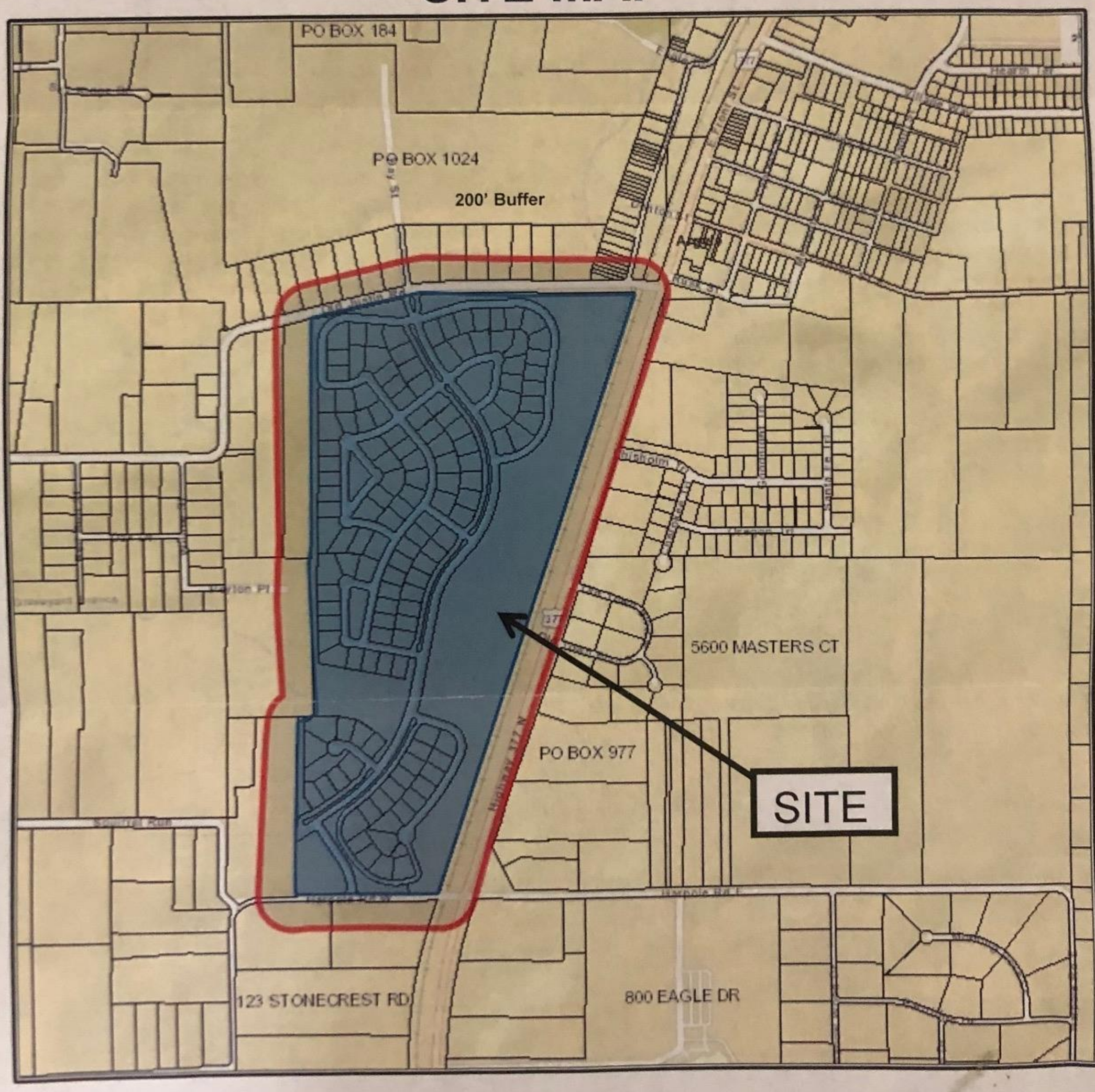
Mailing Address: 216 OLD JUSTIN RD.

City, State Zip: ARGYLE, TX 76226

Telephone Number: [redacted]

Physical Address of Property within 200 feet: SAME

SITE MAP



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200' Public Hearing Notice

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Argyle, Texas 76226
dhawkins@argyletx.com

Please circle one: In favor of request Neutral to request Opposed to request

Comments:

Signature: Molly Purpura

Printed Name: Molly Purpura

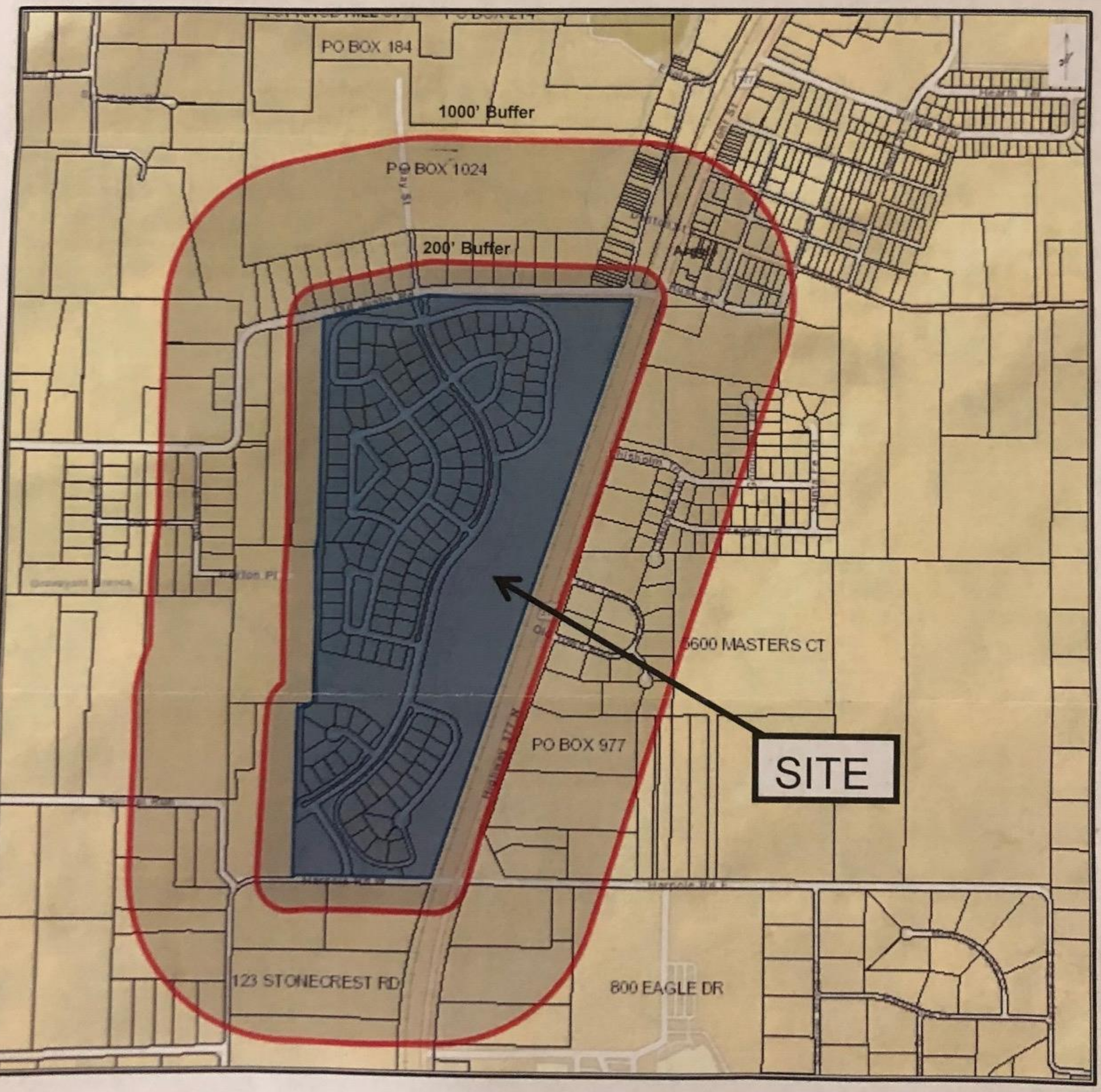
Mailing Address: 216 Old Justin Rd

City, State Zip: Argyle TX 76226

Telephone Number: [redacted]

Physical Address of Property within 1,000 feet: 216 Old Justin Rd. Argyle TX 76226

SITE MAP



TOWN COUNCIL
STAFF REPORT

Meeting Date: May 28, 2019

To: Mayor and Members of Town Council

From: Angie Manglaris, Development Coordinator

Subject: Preliminary Plat – PP-19-001 – Heath Tract Preliminary Plat

This memo will serve both Agenda Items J4 & J5.

Purpose:

Agenda Item J4 - Consider and take appropriate action on a variance request to delay the tree survey requirements at time of Preliminary Plat application for Heath Tract, a proposed 8-lot preliminary plat (PP-19-001) on an approximately 96.68-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, being located to the east of I-35W, south of Sam Davis Road and north of FM 407, Town of Argyle, Denton County, Texas.

Agenda Item J5 - Consider and take appropriate action on a Preliminary Plat (PP-19-001) for Heath Tract, a proposed 8-lot plat on an approximately 96.68-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, being located to the east of I-35W, south of Sam Davis Road and north of FM 407, Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The property, zoned Agricultural (A), is developed with a barn and consists of mostly unimproved pasture with dense tree cover. The property is accessed from Sam Davis Road and FM 407.

Adjacent Existing Land Uses and Zoning:

North: Single Family Residences Zoned A—Agricultural
South: The Woods of Argyle Zoned SF-2.5—Single Family Residential Estate 2.5
East: Single Family Residences Zoned A—Agricultural
West: Undeveloped Property Zoned CR—Community Retail

Development Review Analysis:

The applicant and owner, HTM Argyle Land, LLC, is proposing a Preliminary Plat including eight (8) lots on a total of 96.66 acres. The subject property is located in the Patrick Rock Survey, Abstract No. 1063 and is zoned Agricultural (A). The proposed Preliminary Plat divides the subject property into eight lots. The proposed lots meet the area requirements for lots in the A district.

The proposed Preliminary Plat has an access easement on Lots 7 and 8 and is intended to serve lot 8 as a point of access. Lot 8 will have street frontage (along FM 407) as required by the Town Development Standards (TDS) and will use the access easement as a second point of entry for the lot. The access easement meets the minimum width of thirty-feet (30') and shall be maintained by the owners of Lots 7 and 8. A Specific Use Permit (SUP) is typically required for access easements that serve lots not meeting street frontage requirements. Lot 8 does meet street frontage requirements and a SUP is not required for the access easement.

The Development Review Committee has reviewed this Preliminary Plat and has determined that it meets all minimum standards of the Town Development Standards for a Preliminary Plat with the exception of submittal of a full tree survey. Section 14.5.6-A. of the TDS requires submittal of a tree survey and protection plan with the submittal of any development application. The applicant has requested a variance to the tree survey requirement for preliminary plats and is requesting to provide a full tree survey at the time of future development applications (i.e. final plat and/or site plan applications). The applicant has provided a letter for the variance request which is enclosed with this packet.

After Preliminary Plat approval, the applicant must submit a final plat application along with civil construction plans for streets, drainage, water and sanitary sewer compliant with the Town of Argyle Development Standards in order to proceed with the development process.

Staff Recommendation:
Town staff forwards this request for your consideration as presented.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission considered this request at their May 7, 2019 regularly scheduled meeting. Discussion was held and a motion was made to recommend approval of the Preliminary Plat request with the following condition:

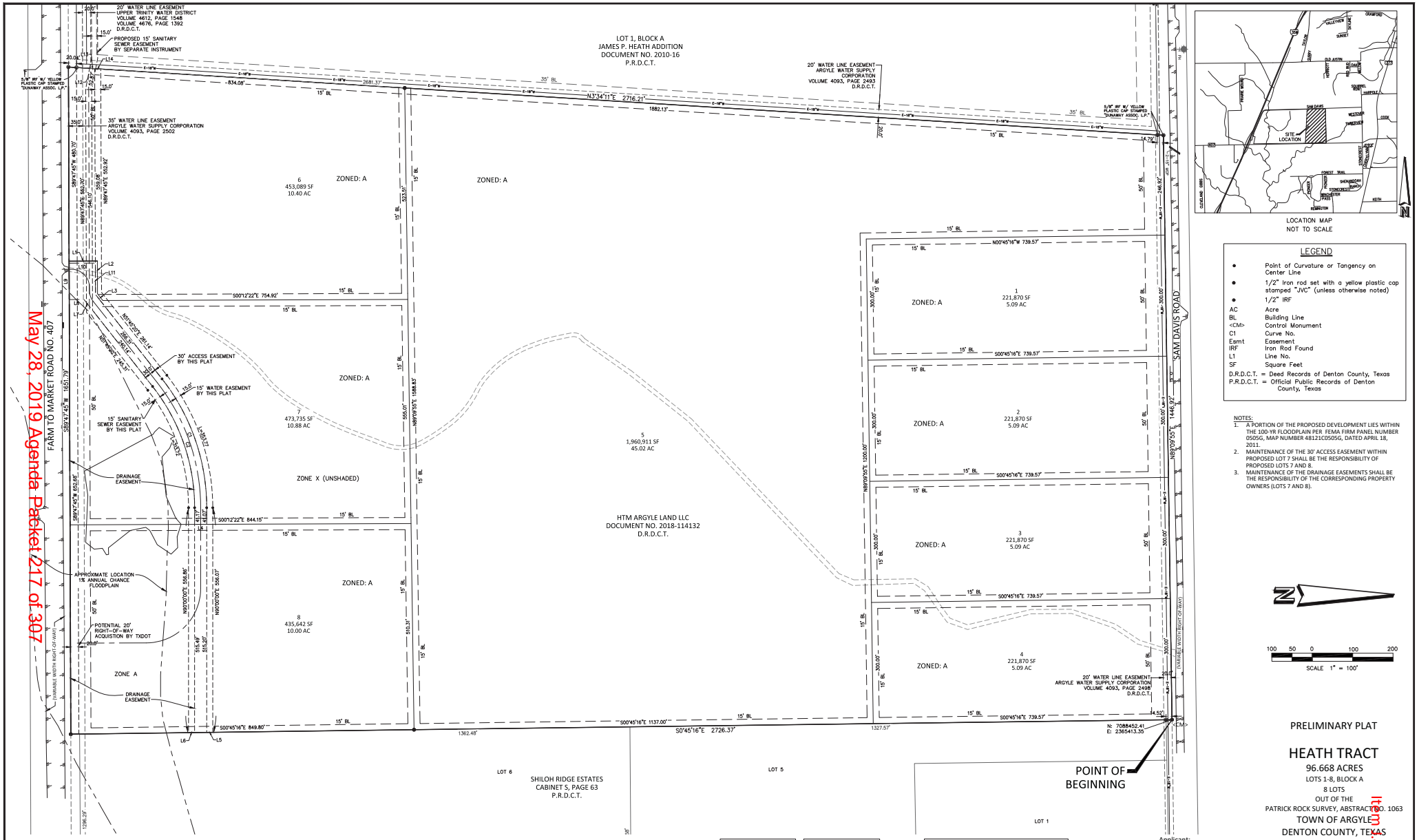
1. The variance request to delay the tree survey until the time of final plat shall be allowed.

The motion carried by a vote of six (6) in favor to none (1) opposed.

Town Council Action:
The Town Council needs to consider the variance request to delay the tree survey requirements for Agenda Item J4.

The Preliminary Plat meets all requirements of the Town Development Standards. The Town Council will then consider a motion to approve the Preliminary Plat as presented.

Attachments:
Preliminary Plat Exhibits
Applicant Narrative



May 28, 2019 Agenda Packet 217 of 307

Item 4. and J.5.

Line Table		
Line	Length	Direction
L1	70.01	S0° 12' 15"E
L2	80.95	N89° 47' 45"E
L3	21.27	S51° 45' 20"W
L4	30.00	S0° 12' 22"E
L5	15.00	S0° 45' 16"E
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Line Table		
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
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C2	323.73	485.00	038°14'40"	317.76	S70° 52' 40"W

LOCATION MAP
NOT TO SCALE

LEGEND

- ● Point of Curvature or Tangency on Center Line
- ● 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ● 1/2" IRF

AC	Acre
BL	Building Line
<CM>	Control Monument
C1	Curve No.
Esmt	Easement
IRF	Iron Rod Found
L1	Line No.
SF	Square Feet

D.R.D.C.T. = Deed Records of Denton County, Texas
P.R.D.C.T. = Official Public Records of Denton County, Texas

NOTES:
1. A PORTION OF THE PROPOSED DEVELOPMENT LIES WITHIN THE 100-YR FLOODPLAIN PER FEMA FIRM PANEL NUMBER 0505G, MAP NUMBER 48121C0505G, DATED APRIL 18, 2011.
2. MAINTENANCE OF THE 30' ACCESS EASEMENT WITHIN PROPOSED LOT 7 SHALL BE THE RESPONSIBILITY OF PROPOSED LOTS 7 AND 8.
3. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CORRESPONDING PROPERTY OWNERS (LOTS 7 AND 8).

100 50 0 100 200
SCALE 1" = 100'

PRELIMINARY PLAT

HEATH TRACT

96.668 ACRES
LOTS 1-8, BLOCK A
8 LOTS
OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

30 April 2019
SHEET 1 OF 2

Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

LEGAL DESCRIPTION
HEATH TRACT
96.668 ACRES

BEING a tract of land situated in the P. ROCK SURVEY, ABSTRACT NO. 1063, Town of Argyle, Denton County, Texas and being part of that tract of land described in Deed to HTM Argyle Land LLC, as recorded in Document No. 2018–114132, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the south line of Ben Davis Road, a variable width right–of–way, for the northeast corner of said HTM Argyle Land LLC tract;

THENCE South 00 degrees 45 minutes 16 seconds East, passing at a distance of 14.52 feet a 1/2 inch iron rod with a yellow plastic cap found for the northwest corner of Lot 5 of SHILOH RIDGE ESTATES, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet S, Page 63, Plat Records, Denton County, Texas, and continuing in all for a total distance of 2,726.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of Farm to Market Road No. 407, a variable width right–of–way, for the southeast corner of said HTM Argyle Land LLC tract;

THENCE South 89 degrees 47 minutes 45 seconds West, with said north line, a distance of 1,651.79 feet to a 1/2 inch iron rod found for corner;

THENCE North 03 degrees 34 minutes 11 seconds East, passing at a distance of 20.04 feet a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. L.P." found for the southeast corner of Lot 1, Block A of JAMES P. HEATH ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Document No. 2010–16, Plat Records, Denton County, Texas, passing at a cumulative distance of 2,701.41 feet a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. L.P." found for the northeast corner of said Lot 1, and continuing in all for a total distance of 2,716.21 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. L.P." found in the south line of the above mentioned Ben Davis Road;

THENCE North 89 degrees 09 minutes 55 seconds East, with said south line, a distance of 1,446.92 feet to the POINT OF BEGINNING and containing 96.668 acres of land, more or less.

May 28, 2019 Agenda Packet 218 of 307

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we HTM Argyle Land, LLC, acting herein by and through its duly authorized officers, do hereby adopt that plat designating the hereinabove described property as HEATH TRACT an addition to the Town of Argyle and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Argyle, Texas.

WITNESS OUR HANDS at Denton County, Texas, this _____ day of _____, 20__.

HTM Argyle Land, LLC
a Texas limited liability company

By: Terra/Manna, LLC
a Texas limited liability company

Its: Manager

By: _____
NAME: Bobby Harrell
TITLE: President

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Bobby Harrell, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of Town of Argyle, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

Preliminary Plat Approved by the Town of Argyle Planning and Zoning Commission for the Preparation of Final Plat

Chairman: _____

Secretary: _____

Approval Date: _____

PRELIMINARY PLAT

HEATH TRACT

96.668 ACRES
LOTS 1-8, BLOCK A
8 LOTS
OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

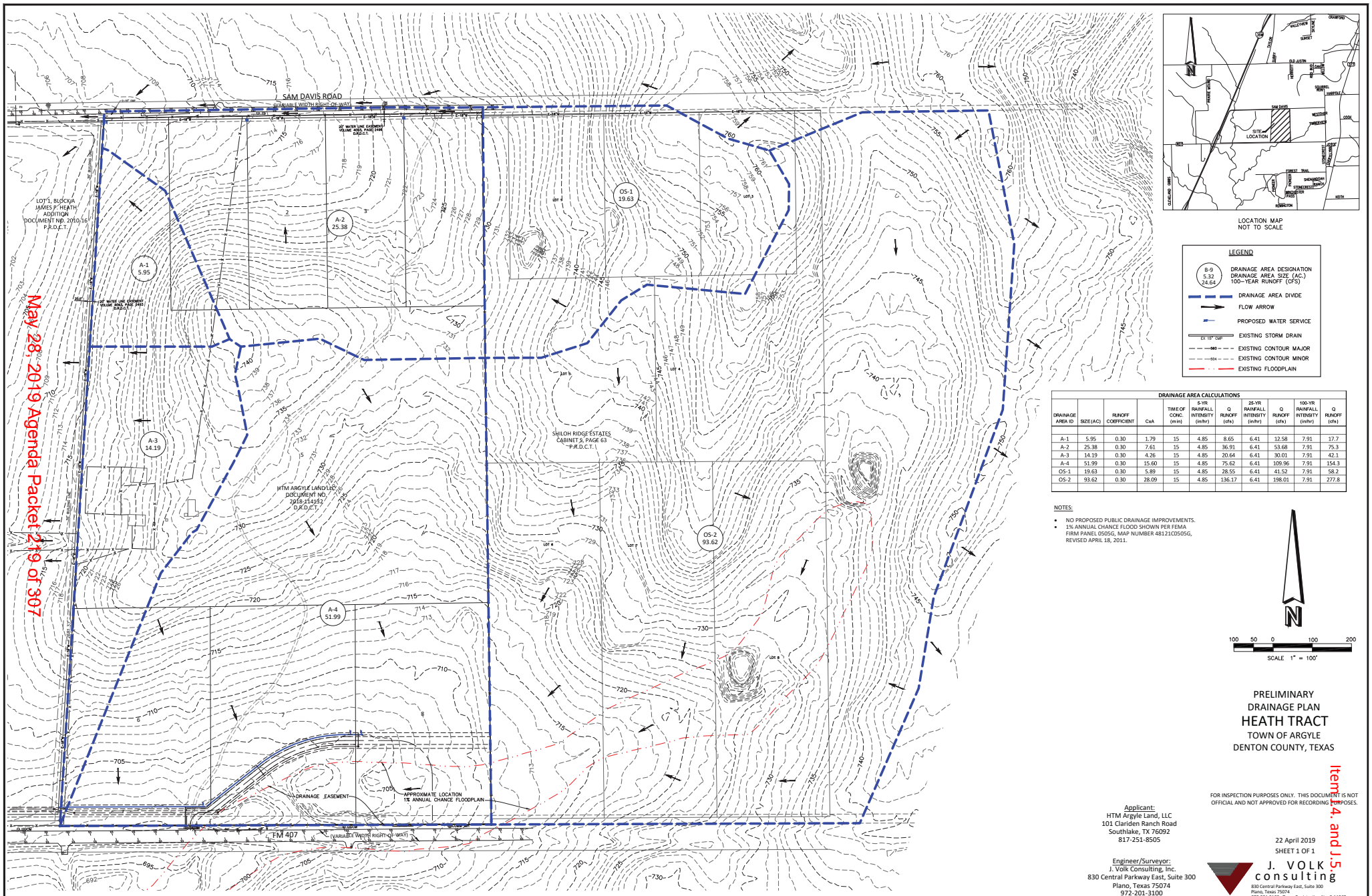
30 April 2019
SHEET 2 OF 2

Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Item 4. and J.5.



LOCATION MAP
NOT TO SCALE

LEGEND

- B-9 / 5.32 / 24.64 — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.) / 100-YEAR RUNOFF (CFS)
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- PROPOSED WATER SERVICE
- EXISTING STORM DRAIN
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING FLOODPLAIN

DRAINAGE AREA CALCULATIONS

DRAINAGE AREA ID	SIZE (AC)	RUNOFF COEFFICIENT	CxA	TIME OF CONC. (min)	5-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	25-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	100-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)
A-1	5.95	0.30	1.79	15	4.85	8.65	6.41	12.58	7.91	17.7
A-2	25.38	0.30	7.61	15	4.85	36.91	6.41	53.68	7.91	75.3
A-3	14.19	0.30	4.26	15	4.85	20.64	6.41	30.01	7.91	42.1
A-4	51.99	0.30	15.60	15	4.85	75.62	6.41	109.96	7.91	154.3
OS-1	19.63	0.30	5.89	15	4.85	28.55	6.41	41.52	7.91	58.2
OS-2	93.62	0.30	28.09	15	4.85	136.17	6.41	198.01	7.91	277.8

NOTES:

- NO PROPOSED PUBLIC DRAINAGE IMPROVEMENTS.
- 1% ANNUAL CHANCE FLOOD SHOWN PER FEMA FIRM PANEL 0505G, MAP NUMBER 48121C0505G, REVISED APRIL 18, 2011.

N

100 50 0 100 200

SCALE 1" = 100'

PRELIMINARY DRAINAGE PLAN
HEATH TRACT
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

22 April 2019
SHEET 1 OF 1

Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

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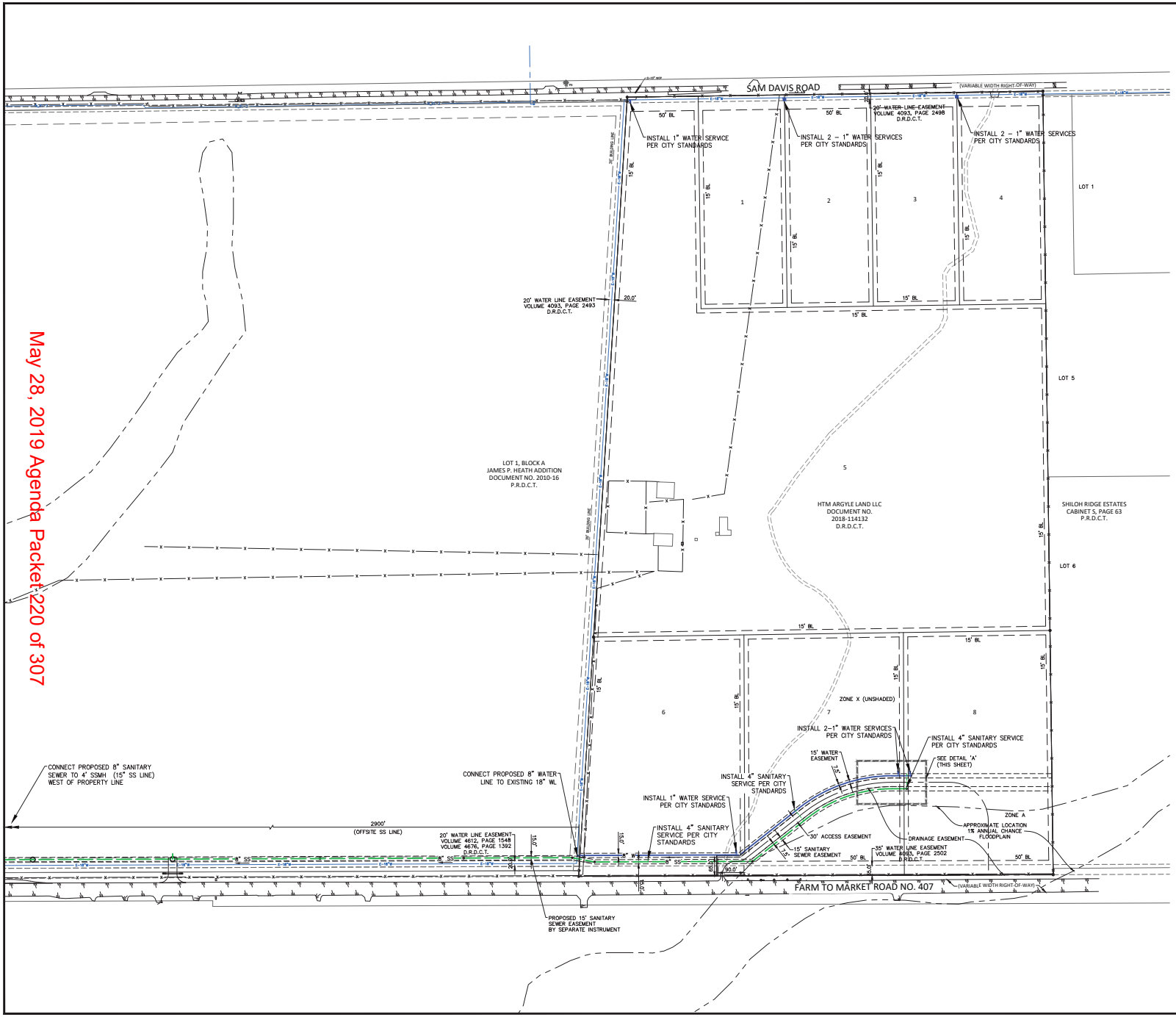
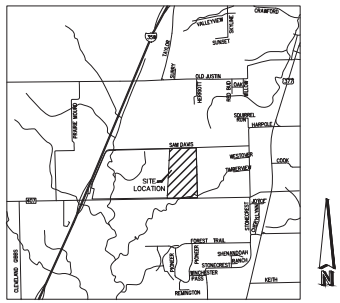
May 28, 2019 Agenda Packet 219 of 307
Item 4. and J.5.



May 28, 2019 Agenda Packet 220 of 307

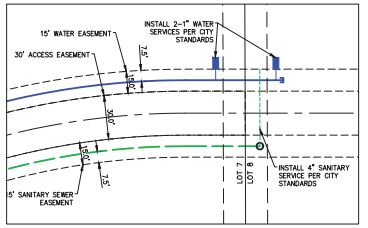


LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT

NOTE:

- LOTS 1-5 TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. LOTS 6-8 TO BE SERVED BY OFFSITE SANITARY SEWER SHOWN.



DETAIL 'A'
SCALE: 1"=40'

SCALE 1" = 150'

PRELIMINARY
UTILITY PLAN
HEATH TRACT
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

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22 April 2019
SHEET 1 OF 1

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972-201-3100

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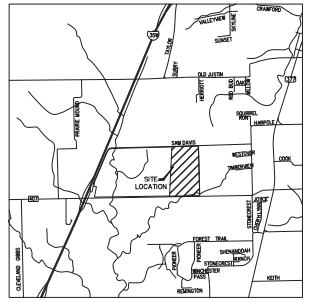
Item J.4. and J.5.





LOCATION MAP
NOT TO SCALE

N

150 75 0 150 300
SCALE 1" = 150'

PRELIMINARY
TREE PRESERVATION PLAN
HEATH TRACT
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

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22 April 2019
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May 28, 2019 Agenda Packet 221 of 307

Item J.4. and J.5.

LOT 1, BLOCK A
JAMES P. HEATH ADDITION
DOCUMENT NO. 2010-16
P.R.D.C.T.

20' WATER LINE EASEMENT
UPPER TRINITY WATER DISTRICT
VOLUME 4612, PAGE 1548
VOLUME 4676, PAGE 1392
D.R.D.C.T.

PROPOSED 15' SANITARY SEWER EASEMENT BY SEPARATE INSTRUMENT

5/8" IRF W/ YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC. L.P."

N3°34'11"E 2716.21'
1882.13'
834.08'
2681.37'

35' WATER LINE EASEMENT
ARGYLE WATER SUPPLY CORPORATION
VOLUME 4093, PAGE 2502
D.R.D.C.T.

20' WATER LINE EASEMENT
ARGYLE WATER SUPPLY CORPORATION
VOLUME 4093, PAGE 2493
D.R.D.C.T.

5/8" IRF W/ YELLOW PLASTIC CAP STAMPED "DUNAWAY ASSOC. L.P."

14.79'

FARM TO MARKET ROAD NO. 407

S89°47'45"W 1651.79'

S89°47'45"W 480.70'

S89°47'45"E 552.92'

N89°47'45"E 552.92'

6
453,089 SF
10.40 AC

ZONED: A

ZONED: A

S00°12'22"E 754.92'

N51°45'20"E 261.14'

N51°45'20"E 245.31'

30' ACCESS EASEMENT BY THIS PLAT

15' WATER EASEMENT BY THIS PLAT

15' SANITARY SEWER EASEMENT BY THIS PLAT

7
473,735 SF
10.88 AC

ZONED: A

ZONE X (UNSHADED)

5
1,960,911 SF
45.02 AC

HTM ARGYLE LAND LLC
DOCUMENT NO. 2018-114132
D.R.D.C.T.

DRAINAGE EASEMENT

S00°12'22"E 844.15'

APPROXIMATE LOCATION 1% ANNUAL CHANCE FLOODPLAIN

N0°00'00"E 556.86'

N0°00'00"E 556.07'

8
435,642 SF
10.00 AC

ZONED: A

POTENTIAL 20' RIGHT-OF-WAY ACQUISITION BY TXDOT

20.0'

ZONE A

DRAINAGE EASEMENT

(VARIABLE WIDTH RIGHT-OF-WAY)

S00°45'16"E 849.80'

S00°45'16"E 1137.00'

S0°45'16"E 2726.37'

1362.48'

1327.57'

N: 7088452.41
E: 2365413.35

<CM>

POINT OF BEGINNING

1296.29'

LOT 6

SHILOH RIDGE ESTATES
CABINET S, PAGE 63
P.R.D.C.T.

LOT 5

LOT 1

N00°45'16"W 739.57'

1
221,870 SF
5.09 AC

ZONED: A

S00°45'16"E 739.57'

2
221,870 SF
5.09 AC

ZONED: A

S00°45'16"E 739.57'

3
221,870 SF
5.09 AC

ZONED: A

S00°45'16"E 739.57'

4
221,870 SF
5.09 AC

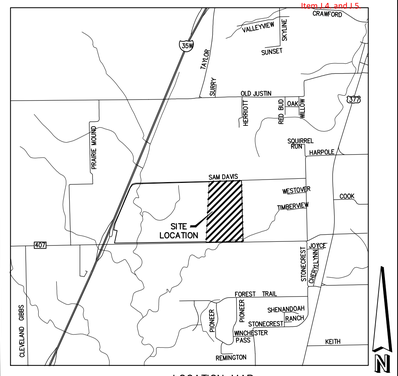
ZONED: A

20' WATER LINE EASEMENT
ARGYLE WATER SUPPLY CORPORATION
VOLUME 4093, PAGE 2498
D.R.D.C.T.

SAM DAVIS ROAD

N89°09'55"E 1446.92'

(VARIABLE WIDTH RIGHT-OF-WAY)



LOCATION MAP
NOT TO SCALE

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LOTS 1-8, BLOCK A
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OUT OF THE
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30 April 2019
SHEET 1 OF 2

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HEATH TRACT
96.668 ACRES

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WITNESS OUR HANDS at Denton County, Texas, this _____ day of _____, 20__.

HTM Argyle Land, LLC
a Texas limited liability company

By: Terra/Manna, LLC
a Texas limited liability company

Its: Manager

By: _____
NAME: Bobby Harrell
TITLE: President

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Bobby Harrell, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of Town of Argyle, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

FOR REVIEW PURPOSES ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

Preliminary Plat Approved by the Town of Argyle Planning and Zoning Commission
for the Preparation of Final Plat

Chairman: _____

Secretary: _____

Approval Date: _____

PRELIMINARY PLAT

HEATH TRACT

96.668 ACRES
LOTS 1-8, BLOCK A
8 LOTS
OUT OF THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

30 April 2019
SHEET 2 OF 2

Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

SAM DAVIS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A
JAMES P. HEATH
ADDITION
DOCUMENT NO. 2010-16
P.R.D.C.T.

A-1
5.95

A-2
25.38

A-3
14.19

A-4
51.99

OS-1
19.63

OS-2
93.62

20' WATER LINE EASEMENT
VOLUME 4093, PAGE 2496
D.R.D.C.T.

20' WATER LINE EASEMENT
VOLUME 4093, PAGE 2493
D.R.D.C.T.

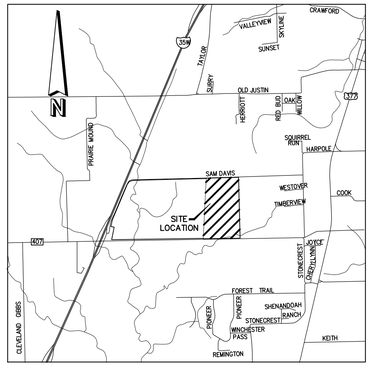
SHILOH RIDGE ESTATES
CABINET S, PAGE 63
P.R.D.C.T.

HTM ARGYLE LAND LLC
DOCUMENT NO.
2018-114132
D.R.D.C.T.

DRAINAGE EASEMENT

APPROXIMATE LOCATION
1% ANNUAL CHANCE FLOODPLAIN

FM 407
(VARIABLE WIDTH RIGHT-OF-WAY)



LOCATION MAP
NOT TO SCALE

LEGEND

- B-9 / 5.32 / 24.64 — DRAINAGE AREA DESIGNATION, DRAINAGE AREA SIZE (AC.), 100-YEAR RUNOFF (CFS)
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- PROPOSED WATER SERVICE
- EX 15" CMP — EXISTING STORM DRAIN
- 560 — EXISTING CONTOUR MAJOR
- 504 — EXISTING CONTOUR MINOR
- EXISTING FLOODPLAIN

DRAINAGE AREA CALCULATIONS

DRAINAGE AREA ID	SIZE (AC)	RUNOFF COEFFICIENT	CxA	TIME OF CONC. (min)	5-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	25-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	100-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)
A-1	5.95	0.30	1.79	15	4.85	8.65	6.41	12.58	7.91	17.7
A-2	25.38	0.30	7.61	15	4.85	36.91	6.41	53.68	7.91	75.3
A-3	14.19	0.30	4.26	15	4.85	20.64	6.41	30.01	7.91	42.1
A-4	51.99	0.30	15.60	15	4.85	75.62	6.41	109.96	7.91	154.3
OS-1	19.63	0.30	5.89	15	4.85	28.55	6.41	41.52	7.91	58.2
OS-2	93.62	0.30	28.09	15	4.85	136.17	6.41	198.01	7.91	277.8

NOTES:

- NO PROPOSED PUBLIC DRAINAGE IMPROVEMENTS.
- 1% ANNUAL CHANCE FLOOD SHOWN PER FEMA FIRM PANEL 0505G, MAP NUMBER 48121C0505G, REVISED APRIL 18, 2011.

N

100 50 0 100 200
SCALE 1" = 100'

PRELIMINARY DRAINAGE PLAN
HEATH TRACT
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

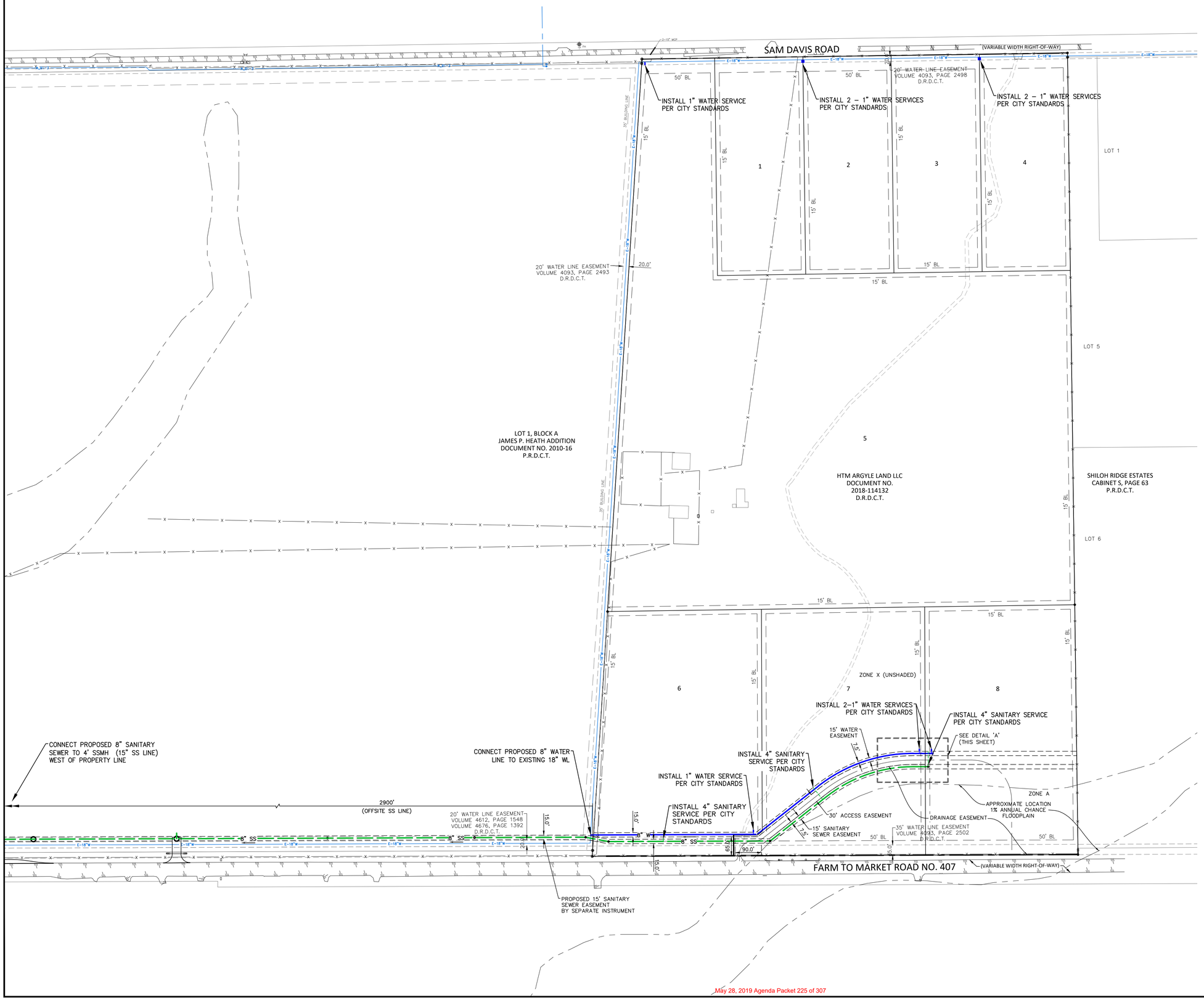
FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

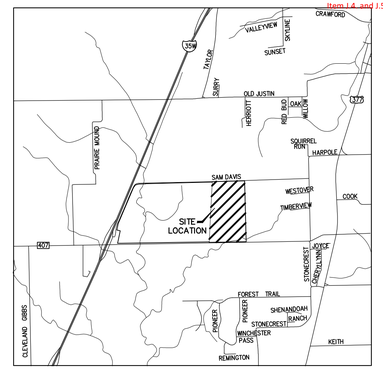
Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

22 April 2019
SHEET 1 OF 1

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962





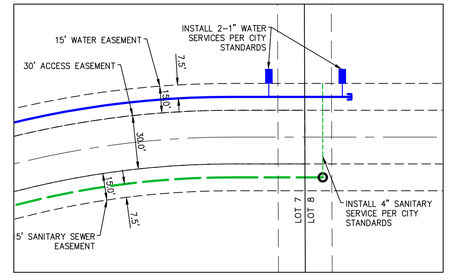
LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED EASEMENT
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT

NOTE:

- LOTS 1-5 TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. LOTS 6-8 TO BE SERVED BY OFFSITE SANITARY SEWER SHOWN.



DETAIL 'A'
SCALE: 1"=40'

N

150 75 0 150 300
SCALE 1" = 150'

PRELIMINARY UTILITY PLAN
HEATH TRACT
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

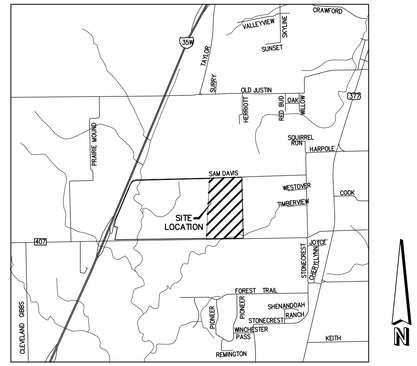
Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

22 April 2019
SHEET 1 OF 1

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962





LOCATION MAP
NOT TO SCALE

N

150 75 0 150 300

SCALE 1" = 150'

PRELIMINARY
TREE PRESERVATION PLAN
HEATH TRACT
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

Applicant:
HTM Argyle Land, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

22 April 2019

SHEET 1 OF 1

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

J. VOLK consulting
830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TPBE No. F-11962

April 25, 2019

P&Z Commission and City Council
Town of Argyle
308 Denton Street
Argyle, TX 76226

RE: Heath Tract – Preliminary Plat Tree Survey
96.668 Acres out of the Patrick Rock Survey, Abstract No. 1063
Town of Argyle, Denton County, TX

Dear members,

HTM Argyle Land, LLC wishes to subdivide the referenced tract of land. The tract is not currently platted and a Preliminary Plat submittal has been made for the Town's consideration. The Town of Argyle requires a full Tree Survey with the application of the Preliminary Plat. HTM Argyle Land, LLC would like to request the Tree Survey not be required for consideration of the Preliminary Plat. The owner does not currently have development plans for the majority of this tract so a Tree Survey is not currently financially feasible at this stage of development. An aerial of the property has been submitted with the Preliminary Plat showing the existing tree cover of the tract.

The Tree Survey can be prepared and addressed with the next development application, either Site/Final Plat for non-residential uses or Final Plat/Building Permit for residential uses. At that time, a Tree Mitigation Plan can also be prepared accordingly depending on the development plans for the tract.

Thank you for your continued assistance with this project.

Sincerely,

J. VOLK CONSULTING, INC.

TOWN COUNCIL
STAFF REPORT

Meeting Date: May 28, 2019

To: Mayor and Members of the Town Council

From: David Hawkins, Director of Community Development

Subject: Site Plan – TM Evans Tract, Phases I & II

Purpose:
Consider and take appropriate action on a Site Plan (SP-19-005) for TM Evans Tract, Phases I & II, a proposed 23,580 square-foot corporate office and laboratory facility and 17,000 square-foot office, restaurant, and retail building, located on approximately 3.966 acres of land, legally described as Lots 1-10, Evans Trailer Park, a portion of Stephan A. Chambers Survey, Abstract No. 308, located in the Town of Argyle, Denton County, Texas.

Existing Condition of Property:
The property previously consisted of multiple manufactured homes and one (1) single-family residence that have been recently removed from the property. The current property contains mature trees throughout the site. Water service is available to serve the property, but no sewer service is available.

Adjacent Existing Land Uses and Zoning:
North: Undeveloped property zoned CF – Community Facilities and OR – Office Retail
South: Waterbrook development with VC-MU and VC-T (Village Center- Mixed Use and Transitional)
East: Undeveloped property zoned A - Agricultural
West: CVS Pharmacy and Bumbershoot BBQ zoned OR – Office Retail

Background:
On December 11, 2018, the Town Council approved a zoning change and Master Development Plan (MDP) for this property from MH (Manufactured Homes) to VC-MU and VC-T (Village Center- Mixed Use and Transitional). The previous Site Plan request for only Phase I of this development was denied by the Town Council on January 22, 2019.

Development Review Analysis:
The applicant, J. Volk Consulting, Inc., on behalf of the owners Terra Manna, LLC is requesting a Site Plan for consideration of constructing a 23,580 square-foot corporate office and laboratory facility for Phase I to be located on the north side of the subject property. Phase II will consist of a 17,000 square-foot office, restaurant, and retail building to front on FM 407. The site plan has been reviewed for compliance with the recent zoning change request for VC-MU (Village Center-Mixed Use) and VC-T (Village Center-Transitional).

Consistency with the VC-MU and VC-T Zoning:

Town staff and the Development Review Committee have reviewed the Site Plan application and have determined that the applicant has demonstrated compliance with all minimum requirements of the VC-MU (Village Center-Mixed Use) and VC-T (Village Center-Transitional) Development Standards as approved by Ordinance No. 2018-26 specific to this property in regard to screening, parking/loading, fire lanes, drainage and utilities.

Building Design Standards:

The applicant has provided building elevations and renderings for both Phase I (proposed office and laboratory facility) and Phase II (proposed office, restaurant, and retail building). As part of the zoning change (Ord. No. 2018-26) that was approved for this property, there were development standards adopted specifically for this site as well as development standards within the Form Based Code regulations that the design of these buildings must adhere to. These buildings have incorporated a variety of architectural design elements that meets or exceeds the minimum requirements of Ord. No. 2018-26 and the Town Development Standards including the minimum required five (5) of the following architectural elements: *i. Canopies, awnings, or porticos; ii. Overhangs; iii. Recesses or projections; iv. Arcades; v. Peaked roof forms; vi. Porches; vii. Outdoor patios; viii. Recessed or "popped-out" display windows; ix. Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or x. Integrated planters or wing walls that incorporate landscape and sitting areas.*

Exterior construction of all buildings shall be one hundred percent (100%) masonry construction on all sides of the building per Ord. No. 2018-26. Materials such as masonry (stone, brick, 3-step stucco) and similar durable architectural materials are allowed as primary building materials and shall be approved with the MDP for the district per FBC regulations.

The applicant is proposing to utilize brick, stone, and stucco exterior finishes as permitted by the FBC. However, due to the tilt wall construction of the buildings, the applicant is proposing to use an alternative application of stucco in lieu of the 3-step stucco application as required by the FBC. The TDS does not contain a definition for a 3-step stucco which is typically applied to a wood-framed or steel-framed building, not concrete tilt wall. The applicant has provided an email response that addresses the application process for the alternative stucco finish.

Landscape Buffers:

Under the FBC, there is a landscape buffer requirement along the street frontage of FM 407. The FBC requires a specific number of canopy and ornamental trees along with shrubs for every 100 feet of frontage. Due to a number of existing trees being preserved within this buffer, the applicant cannot plant all of the required trees so the applicant is requesting a variance to this minimum landscaping requirement. A letter from the applicant addressing this variance is enclosed within the packet.

Tree Preservation Ordinance:

A tree survey and preservation plan were provided at time of zoning change approval and has been included with this Site Plan, showing the areas where trees are proposed to be preserved and removed. Since the previous Site Plan application, the applicant has contested the validity of the current 2017 Tree Preservation Ordinance adopted on June 27, 2017 (Ordinance No. 2017-15) and has indicated that this development should be under the purview of the previous 2010 Tree Preservation

Ordinance (adopted January 12, 2010 by Ord. No. 2010-01). A letter from the applicant's attorney explaining the reasoning of this interpretation has been enclosed with the packet. Town staff is proceeding forward with this Site Plan application under the current 2017 Tree Preservation Ordinance requirements (see attached letter from Town Attorney).

Tree Mitigation/Landscape Plans:

The applicant has provided a Tree Mitigation Plan and Landscape Plan that would in compliance with both the 2010 and 2017 Tree Preservation Ordinances for consideration as part of this Site Plan application. A letter from the applicant's attorney has provided the reasoning for this process for consideration as part of the Site Plan request which is enclosed in this packet. There are several differences between the 2010 and 2017 versions of the Tree Preservation Ordinance. The previous 2010 Tree Ordinance did not list Post Oaks as a protected tree in Argyle (Post Oaks was added as a protected tree in the Tree Preservation Ordinance amendment in 2017), did not contain a multiplier for replacement caliper inches, and did not require any replacement tree to be greater than three caliper inches (3") at time of planting.

Under the 2010 Tree Ordinance, there are a total of 26 caliper inches required to be mitigated. The applicant intends to replant all 26 caliper inches on-site to be in compliance with the 2010 Tree Ordinance.

Under the 2017 Tree Ordinance, there are a total of 1,741.5 caliper inches to be mitigated for this Site Plan. The applicant intends to plant a total of 55 trees (54 – 10" caliper and 1 – 6" caliper) equaling 546 caliper inches on-site. The remaining 1,322 caliper inches is planned to be mitigated via payment into the Tree Reforestation Fund in the amount of $456,775.

At the May 7, 2019 P & Z Commission meeting, the Commission considered and recommended approval of an alternative Landscape Plan that consisted of tree mitigation of twenty-five (25) 6" caliper trees to be planted on-site. The other twenty (20) trees to be planted on-site to meet landscaping requirements.

Tree Reforestation Fund:

Under the 2010 Tree Mitigation Plan version, the applicant is intending to replant all of the required caliper inches on-site so no payment into the Tree Reforestation Fund is necessary. The 2017 Tree Mitigation Plan version indicates that a payment of $456,775 will be paid into the Tree Reforestation Fund for the remaining 182 trees to cover the 1,322 caliper inches for mitigation. The alternative Landscape Plan presented at P & Z on May 7, 2019 indicates a payment of $43,800 into the Tree Reforestation Fund and a separate escrow of $43,800 to be used for other future developments.

Parking:

The applicant has provided the required total number of parking spaces between both phases. However, nine (9) of the parking spaces required for Phase 2 will be located within Phase I. The applicant will provide a shared parking agreement to permit the use of Phase I parking for purposes of Phase II development. Section 14.3.53-7 (B.9) of the FBC states that "*shared parking facilities are encouraged for non-residential uses in all Argyle FB Districts*" which is consistent with this shared parking proposal.

Infrastructure Adequacy:

Water and sewer utilities are available to be extended to this site with sufficient capacity to serve the development. The applicant is proposing to service the development with a sanitary sewer line extension. If approved, full civil construction plans for pavement, drainage, water and sanitary sewer are required for submission during the permitting and construction plan review.

Drainage Analysis:

Staff has reviewed the preliminary grading and utility plan and has determined that compliance with all drainage requirements of the Town Developments Standards can be achieved at the time of construction plan review. A detailed engineering review of the drainage and grading plans will be conducted by the Town Engineer at the time of construction plan review.

Staff Recommendation:

Town staff forwards this Site Plan request for your consideration with the following conditions:

1. The variance request to allow the use of alternative stucco application in lieu of 3-step stucco to be considered.
2. The variance request to allow a reduced number of trees within the FM 407 Landscape Buffer to be considered.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission considered this request at their May 7, 2019 regularly scheduled meeting. Discussion was held and a motion was made to recommend approval of the Site Plan request with the following conditions:

1. The variance request to allow the use of alternative stucco application in lieu of 3-step stucco shall be allowed.
2. The variance request to allow a reduce number of trees within the FM 407 Landscape Buffer shall be allowed.
3. Approve the Site Plan with an alternative Landscape Plan as agreed upon between Town officials and the developer.

The motion carried by a vote of six (6) in favor and one (1) opposed.

Town Council Action:

The Town Council will have the following options when considering this Site Plan application:

1. Approve the Site Plan with or without requested variances and the Landscape Plan under 2010 Tree Preservation Ordinance (Ord. No. 2010-01)
2. Approve the Site Plan with or without requested variances and the Landscape Plan under 2017 Tree Preservation Ordinance (Ord. No. 2017-15)
3. Approve the Site Plan with or without requested variances and the alternative Landscape Plan (as recommended by P & Z Commission 5.7.19)
4. Deny the Site Plan (based on requested variances)

Attachments:

Letters from Applicant's Attorney
Letter from Town Attorney
Site Plan Exhibits
Letter from Applicant on FM 407 Landscape Buffer Variance
Email Response from Applicant on Alternative Stucco Application
Alternative Landscape Plan as recommended by P & Z Commission 5.7.19
Approved Evans Tract MDP Ordinance (Ord. 2018-26)

SHUPE VENTURA, PLLC
Attorneys and Counselors
500 Main St | Suite 800 | Fort Worth, TX 76102

March 22, 2019

Kristi Gilbert
Town Manager
Town of Argyle
308 Denton Street
Argyle, TX 76226

Melissa Lindelow
817.405.9937
melissa.lindelow@svlandlaw.com

Re: Site Plan Submittal and Tree Mitigation

Dear Ms. Gilbert,

Enclosed is a site plan submittal for all phases of development for the Evans tract property. The submittal includes a chart demonstrating that both building phases not only meet, but exceed, the architectural requirements of the zoning ordinance. Site plan consideration is not a legislative and discretionary process akin to the rezoning of land, and the site plan process cannot be used to veto the approved zoning of the land. A site plan must be approved if it demonstrates compliance with the zoning requirements. In this case, the site plan being submitted complies with the zoning ordinance, and as a result, the applicant is expecting town approval of the site plan.

In preparing this site plan submittal, I reviewed the regulations applicable to the Evans tract and determined that the town's current tree preservation ordinance, Ordinance No. 2017-15 (the "2017 Ordinance") was not adopted in accordance with state law. Because the 2017 Ordinance was not lawfully adopted and is not a valid and enforceable ordinance, the tree mitigation plan included with the enclosed site plan has been prepared in compliance with the town's prior tree preservation ordinance (the "Prior Ordinance"). The 2017 Ordinance did not legally amend or replace the Prior Ordinance; therefore, the Prior Ordinance is the applicable tree preservation ordinance at this time. The Prior Ordinance requires a mitigation ratio of 1:1 and does not require preservation or mitigation of post oaks. The applicant has chosen to preserve the trees indicated for preservation in its approved tree preservation plan, and will not remove any additional protected trees; however, the applicant is not legally required to mitigate in accordance with the 2017 Ordinance. Trees that are removed will be mitigated in accordance with the Prior Ordinance at a ratio of 1:1, except in the case of post oaks, which require no mitigation. If the town has questions about this issue, please have the town's attorney contact me to discuss it in more detail.

Sincerely,

Melissa Lindelow

Melissa Lindelow

cc: Robert Hager, Town Attorney

Go to Agenda

NICHOLS, JACKSON, DILLARD, HAGER & SMITH, L.L.P.

Victoria W. Thomas
E-mail: vthomas@njdhs.com

ATTORNEYS & COUNSELORS AT LAW
1800 Ross Tower
500 North Akard
Dallas, Texas 75201
(214) 965-9900
Fax (214) 965-0010
Email NJDHS@NJDHS.COM

ROBERT L. DILLARD, JR (1913-200
H. LOUIS NICHOLS (1916-2010)

LAWRENCE JACKSON
OF COUNSEL

April 2, 2019

Melissa Lindelow
Shupe Ventura, PLLC
500 Main Street, Suite 800
Fort Worth, Texas 76102

RE: Evans Tract – Site Plan Submittal and Tree Mitigation

Dear Ms. Lindelow:

Thank you for your letter of March 22, 2019 which Argyle Town Manager Kristi Gilbert has forwarded to us, as town attorneys, for response. While I appreciate your position regarding the Town's tree preservation Code provisions, I know of no basis in fact or law to support the statement that those provisions were not adopted in accordance with state law. The Town will, accordingly, be applying its current Code of Ordinance provisions regarding tree preservation to the submitted site plan.

I invite you to please provide me with any evidence, argument, or authority which would support your position and give you my assurance that anything provided will be promptly and thoroughly considered by the Town. I am, additionally, available to discuss the matter at your convenience, should you desire.

Thank you. With highest regards, I am

Sincerely yours,

NICHOLS, JACKSON, DILLARD
HAGER & SMITH, L.L.P.

By: _____
Victoria W. Thomas

VWT/ev

cc: Kristi Gilbert
Town Manager
City of Argyle

TM 107094

SHUPE VENTURA, PLLC
Attorneys and Counselors
9406 Biscayne Boulevard | Dallas, TX 75218

April 11, 2019

VIA E-MAIL
Robert Hager
Victoria Thomas
Nichols, Jackson, Dillard, Hager & Smith, LLP
1800 Ross Tower
500 North Akard
Dallas, Texas 75201

Melissa Lindelow
817.405.9937
melissa.lindelow@svlandlaw.com

Re: Town of Argyle Ordinance No. 2017-15

Dear Mr. Hager and Ms. Thomas,

On June 27, 2017, the Town Council of the Town of Argyle voted to adopt Ordinance 2017-15 (the "2017 Ordinance") to amend the town's tree preservation regulations. The adoption of the 2017 Ordinance was legally flawed because the Argyle Planning and Zoning Commission ("P&Z") and the Argyle Town Council (the "Council") each failed to hold a public hearing, and the town failed to provide the required published notice, prior to the adoption of this ordinance.

Section 211.006(a) of the Texas Local Government Code provides that "[t]he governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality." No public hearing was held; therefore, the 2017 Ordinance is not effective. In addition, no notice of the time and place of the hearing was published because there was no hearing. Pursuant to Section 211.006, the 2017 Ordinance is not effective and is void.

Pursuant to Section 211.007 of the Texas Local Government Code, the P&Z was also required to hold a public hearing regarding the consideration of the 2017 Ordinance. The Planning and Zoning Commission did not hold a public hearing; therefore, the 2017 Ordinance is void.

In addition to state law, the town's development standards codified as part of the town's Code of Ordinances (the "Development Standards") require notice and a public hearing before adopting amended zoning regulations. Section 14.3.23.A of the Development Standards states that the "Town Council may from time to time, after receiving a recommendation thereon by the Planning and Zoning Commission and after public hearings required by law, amend, supplement, or change the regulations herein provided…" Section 14.3.23-4.C states: "For requests involving proposed changes to the text of the Zoning Ordinance, notice of the Planning and Zoning Commission

hearing shall be accomplished by publishing the purpose, time and place of the public hearing in the official newspaper of the Town before the fifteenth (15th) calendar day prior to the date of the public hearing." Section 14.3.23-6 requires that the P&Z "shall hold a public hearing on all zoning or rezoning, including any proposed amendments to the text of this Ordinance. After all public input has been received and the public hearing has been closed, the Commission shall make its recommendations on the proposed zoning request stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the Town's Comprehensive Plan…." Section 14.3.23-7.A states: "Every zoning application that has been considered and received a recommendation from the Planning and Zoning Commission shall be automatically forwarded to the Town Council for a second public hearing thereon following appropriate public hearing notification as prescribed in Section 14.3.23-4 above…. No zoning change, however, shall become effective until after the adoption of an ordinance by the Town Council for same and its publication as required by law….After a public hearing is held before the Town Council regarding the zoning application, the Town Council may approve the request in whole or in part, deny the request in whole or in part, table the application to a future meeting, or refer the application back to the Planning and Zoning Commission for further study." It is indisputable that the Development Standards required a P&Z and Council public hearing, as well as a published notice, prior to adopting the 2017 Ordinance. An extensive review of all public meeting agendas and approved minutes confirmed that no public hearings were held. In addition, town staff has confirmed that no public hearings were held and that no notice of a public hearing was published in connection with the 2017 Ordinance.

Pursuant to Section 212.002 of the Texas Local Government Code, "[a]fter a public hearing on the matter, the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality." Even if the town argues that the 2017 Ordinance is adopted solely under its Chapter 212 subdivision and platting authority, which it is not, the adoption of the 2017 Ordinance is fatally flawed because the legally required public hearing was not held. Moreover, Section 14.2.14 of the Development Standards states that the Council "may from time to time amend this Ordinance [the subdivision ordinance], in accordance with appropriate procedures provided by law." The Council did not hold a public hearing prior to the adoption of the 2017 Ordinance, which is a prerequisite to adopting subdivision regulations under state law, and therefore a prerequisite to adopting amended subdivision regulations pursuant to Section 14.2.14 of the Development Standards.

The 2017 Ordinance is not a subdivision regulation for a number of reasons, and the town cannot rely on its subdivision authority to avoid compliance with Chapter 211 public notice and hearing requirements. Although the 2017 Ordinance states the town's intent that trees be protected as part of the subdivision and platting process, a closer review of the ordinance reveals that the ordinance deals with zoning, building permits, and certificates of occupancy, all of which are clearly outside the scope of subdivision and platting. There are numerous references and requirements in the 2017

Ordinance related to zoning, site plans, master development plans, building permits, and certificates of occupancy. The 2017 Ordinance deals with zoning, and is a zoning regulation. The town sought to characterize the 2017 Ordinance as a subdivision ordinance in a flawed attempt to extend the regulations to the town's extraterritorial jurisdiction. Simply adding a statement to an ordinance indicating an intent to protect trees as part of the subdivision and platting process does not make an ordinance a subdivision regulation adopted under Chapter 212 of the Texas Local Government Code. Perhaps the best evidence that the 2017 Ordinance is not a subdivision ordinance is that it is being applied to the Evans tract as part of a site plan submittal *required by the zoning ordinance*. The 2017 Ordinance, as a whole, is clearly a zoning ordinance that should have been adopted in compliance with Chapter 211 of the Texas Local Government Code. Even if the parties could agree that the 2017 Ordinance is a subdivision ordinance, state law clearly required a public hearing that the town failed to hold; therefore, the ordinance is void. Additionally, there is no support in Chapter 212 of the Texas Local Government Code or reported case law binding on north Texas that supports the adoption or enforcement of tree preservation regulations pursuant to a municipality's subdivision and platting authority.

In addition to the procedural flaws associated with the 2017 Ordinance, the 2017 Ordinance presents concerns because the application of the ordinance to the Evans tract will result in an illegal exaction and a taking of property without compensation. The town failed to make an individualized determination, as required by law. Instead, the town adopted an ordinance that regulates the same tree species and requires the same mitigation for all tree removal, regardless of the property involved or the impact of the development. The mitigation required exceeds a 1:1 ratio and therefore, on its face, fails the proportionality test that all exactions must meet to satisfy state and federal constitutional requirements. In addition, the application of the ordinance to the Evans tract results in the creation of an easement without compensation to the owner, which results in a taking. Therefore, even if the town had followed all local and state procedural requirements when adopting the 2017 Ordinance, the ordinance as applied to the Evans tract fails to satisfy the statutory tests under Section 212.904 of the Texas Local Government Code and the state and federal constitutions.

For the reasons stated above, the 2017 Ordinance does not apply to the Evans tract site plan submittal, and the town should not require the development of the Evans tract to comply with the 2017 Ordinance. Please contact me to discuss these issues in more detail before the site plan is placed on the May 7, 2019 P&Z meeting agenda.

Sincerely,

Melissa Lindelow

Melissa Lindelow

SHUPE VENTURA, PLLC
Attorneys and Counselors
9406 Biscayne Boulevard | Dallas, TX 75218

April 11, 2019

VIA E-MAIL
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Melissa Lindelow
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Re: Town of Argyle/Evans Tract Site Plan

Dear Mr. Hager and Ms. Thomas,

The resubmittal of the Evans tract site plan to the Town of Argyle will include two different tree preservation and mitigation plans. The first plan demonstrates compliance with the Argyle tree preservation ordinance in effect prior to Ordinance No. 2017-15 (the "2017 Ordinance"). I have researched the adoption of the 2017 Ordinance and determined that it was not lawfully adopted and is not in effect, and have advised the owner of the Evans tract of my findings. Based on these findings, the owner has prepared a tree preservation and mitigation plan that complies with the prior tree preservation ordinance.

Because the town is requiring the owner to submit a tree preservation and mitigation plan that complies with the 2017 Ordinance, the owner is also submitting an alternative set of plans that demonstrates compliance with the 2017 Ordinance (the "Alternative Plan"). The owner is submitting the Alternative Plan under protest and with a reservation of all rights related to any claims the owner may have that the 2017 Ordinance is an unlawful and invalid ordinance that does not apply to the Evans tract. In addition to the procedural flaws associated with the 2017 Ordinance, the 2017 Ordinance presents concerns because the application of the ordinance to the Evans tract will result in an illegal exaction and a taking of property without compensation. Therefore, even if the 2017 Ordinance had been lawfully adopted, which is not the case, the ordinance as applied to the Evans tract results in an unconstitutional taking.

The Town has the option of approving the Alternative Plan as part of its approval of the Evans tract site plan, but such approval will not operate as a waiver of the owner's right to challenge the legality and applicability of the 2017 Ordinance after the site plan is approved.

Sincerely,

Melissa Lindelow

Melissa Lindelow

2110.017\80264.1

SITE DEVELOPMENT PLANS

FOR

EVANS TRACT, PHASE 1 & 2

TOWN OF ARGYLE
DENTON COUNTY, TEXAS

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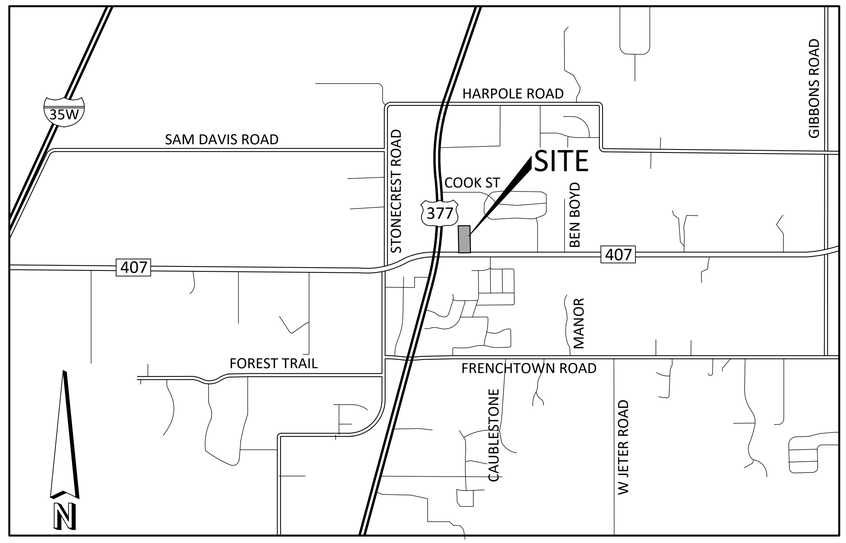

LOCATION MAP
N.T.S.

APRIL 2019

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Owner/Developer
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TERRAMANNA

87930
DATE: 30 April 2019

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JVC No. 18026 – SITE DEVELOPMENT PLANS FOR EVANS TRACT, PHASE 1 & 2 ARGYLE, TX.

GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ARGYLE 48 HOURS PRIOR TO COMMENCEMENT OF ALL WORK.
2. ALL EROSION CONTROL SHALL BE IN PLACE BEFORE CONSTRUCTION IS STARTED AND BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY EARTHWORK OPERATIONS.
4. RESTROOM FACILITIES AND TRASH RECEPTACLES MUST BE PROVIDED AND ONSITE AT ALL TIMES DURING CONSTRUCTION.
5. A PRE-CONSTRUCTION MEETING SHALL BE HELD IN THE FIELD PRIOR TO CONSTRUCTION TO DISCUSS STAGING AREAS.
6. THE GEOTECHNICAL LAB MUST BE PRESENT AND ONSITE AT THE BEGINNING OF ALL EARTHWORK, PAVING, ETC.
7. NO CONCRETE SHALL BE INSTALLED WITHOUT APPROVED INSPECTIONS BY THE TOWN OF ARGYLE.
8. ALL UTILITIES SHALL BE IN PLACE AND WORKING BEFORE ACCEPTANCE OF THE PROJECT.
9. ALL CONSTRUCTION SHALL CONFORM TO THE ARGYLE TOWN DEVELOPMENT STANDARDS, TOWN OF ARGYLE STANDARD CONSTRUCTION DETAILS, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND NCTCOG STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE NOTED.
10. FOR PAVING, CONCRETE COMPRESSIVE STRENGTH REPORTS ARE REQUIRED FOR EVERY 100 CUBIC YARDS OF CONCRETE PLACED. FOR OTHER CONCRETE, PROVIDE COMPRESSION STRENGTH TESTS FOR EVERY 25 CUBIC YARDS PLACED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS, AND REQUIREMENTS.
12. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS.
13. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
14. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR.
15. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
16. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER, SANITARY SEWER AND PRIVATE UTILITY SERVICES TO SURROUNDING AREAS.
17. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER OR IRRIGATION SYSTEMS AT NO COST TO THE OWNER.
18. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWP3 WITH INSPECTION REPORTS, AND THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS. SWP3 MUST BE SUBMITTED TO THE TOWN OF ARGYLE FOR APPROVAL AND POSTED ON JOB SITE IN ACCORDANCE WITH STATE REGULATIONS.
21. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER, THE TOWN OF ARGYLE AND THE ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
22. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ENGINEER, CONTRACTOR, OWNER, AND TOWN OF ARGYLE DIRECTLY FROM THE TESTING LABORATORY.
23. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO PROJECT ACCEPTANCE AND THE FINAL CONNECTION OF SERVICES.
24. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
25. CONTRACTOR SHALL COORDINATE CIVIL, LANDSCAPE, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
27. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE TOWN A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
28. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48-HOURS PRIOR TO COMMENCEMENT OF WORK.
29. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK.
30. CONTRACTOR SHALL COMPLY WITH STATE AND FEDERAL LAWS.

PAVING NOTES

1. ALL CONCRETE FOR PAVING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.3.3. CONCRETE CYLINDERS FOR TESTING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.8.3
2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18-INCH CENTERS OR NO. 4 DEFORMED BARS ON 24-INCH CENTERS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE 'WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS SHALL BE MINIMUM 30 DIAMETERS.
4. EXPANSION JOINTS SHALL BE SPACED EVERY 200 FEET AND AT ALL INTERSECTIONS. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 20 FEET ON PAVING 8 INCHES OR THICKER AND EVERY 15 FEET FOR PAVING THICKNESS LESS THAN 8 INCHES. SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING. OTHERWISE, THE SECTION SHALL BE REMOVED AND LONGITUDINAL BUTT JOINTS CONSTRUCTED.
6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 6 INCHES OF LIME TREATED SUBGRADE. ONLY HYDRATED LIME SHALL BE UTILIZED. OPTIMUM LIME SHALL BE APPLIED. OPTIMUM LIME CONTENT SHALL BE DETERMINED DURING THE EXCAVATION BY THE USE OF A LIME SERIES TEST. LIME SERIES TEST SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET LIME SERIES SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE TOWN.
7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. MOISTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE TOWN. ALL RESULTS SHALL BE PROVIDED TO THE TOWN.
8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE TOWN. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS ESTABLISHED. NCTCOG. ITEM 202.
11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 201.
12. ALL SIDEWALKS SHALL INCLUDE BARRIER FREE RAMPS OR SIDEWALKS WITH ADA DETECTABLE WARNING DEVICES AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS AND/OR DETECTABLE WARNING DEVICES SHALL MEET CURRENT ADA REQUIREMENTS AND BE APPROVED BY THE TEXAS LICENSING BOARD (TDLR).
13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE TOWN. THE TOWN WILL MAKE DETERMINATION BASED ON CONCRETE STRENGTH BREAK REPORTS PROVIDE BY INDEPENDENT TESTING LABORATORY.

TRAFFIC CONTROL

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A PUBLIC RIGHT-OF-WAY, SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL PERMANENT SIGNS AND PAVEMENT MARKINGS REPLACED AT THE END OF THE CONTRACTORS CONSTRUCTION OPERATIONS.
5. CONTRACTOR SHALL COVER STREET EXCAVATIONS WITH ADEQUATE ANCHORED STEEL PLATES DURING NONWORKING HOURS AND OPEN LANES OF TRAFFIC FLOW.

STORM SEWERS

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON A MINIMUM OF 6 INCHES OF 1 INCH DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2 SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
2. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING CAN COMMENCE WITH 8 INCH MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY, 90% OUTSIDE PAVEMENT. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
3. PRECAST INLETS MUST BE APPROVED BY THE TOWN.
4. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
5. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 P.S.I. @ 28 DAYS. NCTCOG CLASS F CONCRETE. STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 702.
6. EXISTING STORM SEWER PIPE AND / OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OF CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE TOWN FOR APPROVAL.
7. REINFORCED CONCRETE PIPE CLASS III MINIMUM OR EQUIVALENT HIGH DENSITY POLYETHYLENE STORM SEWER PIPE IS APPROVED WITHIN THE TOWN.
8. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE NCTCOG ITEM 508.

SANITARY SEWERS

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
2. PIPES 6 INCHES THROUGH 15 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 35 OR ASTM D3350 AND DE-345434-C.
3. PIPES LARGER THAN 12 INCHES THROUGH 48 INCHES SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F679, F794, F949 AND D3350 / DE-345434-C.
4. MANHOLES SHALL BE CAST-IN-PLACE OR PRECAST. ALL MANHOLES SHALL BE WATER TIGHT AND SHALL BE LINED PER THE TOWN STANDARD CONSTRUCTION DETAILS. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL AND BE 30 INCHES IN DIAMETER.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUB OUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUB OUTS SHALL EXTEND TO PROPERTY LINES FOR FUTURE CONNECTIONS. STUB OUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE INTERNAL TYPE UNDER PAVEMENT.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. SEWER LINES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH NCTCOG ITEM 507. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF TOWN REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE TOWN AT THE COMPLETION OF THE INSPECTION. AN ADDITIONAL COLOR TV INSPECTION SHALL BE COMPLETED 60 DAYS PRIOR TO THE TWO-YEAR WARRANTY PERIOD.
10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE TOWN REPRESENTATIVE. IN ACCORDANCE WITH NCTCOG ITEM 502.1.5
11. ONLY CAST IN PLACE CONCRETE, PRE CAST CONCRETE, OR POLYMER CONCRETE MANHOLES ARE ALLOWED.
12. SANITARY SEWER PIPE SHALL BE GREEN IN COLOR. PIPE MUST ALSO HAVE MARKING TAPE WITH THE WORDING "WASTEWATER MAIN" CONTINUOUSLY REPEATED IN AT LEAST 1.5 INCH LETTERS.
13. FORCE MAINS MUST HAVE MARKING TAPE LAID IN THE TRENCH ABOVE THE PIPE WITH THE WORDING "PRESSURIZED WASTEWATER" CONTINUOUSLY REPEATED IN AT LEAST 1.5 INCH LETTERS.
14. ALL SANITARY SEWER MAINS SHALL MAINTAIN A MINIMUM COVER OF 42".
15. 10 TO 12 GAUGE INSULATED COPPER WIRE SHALL BE INSTALLED OVER THE TOP OF THE PIPE AS A TRACER WIRE. WIRE SHALL BE TAPED TO CENTER LINE TOP OF PIPE PRIOR TO BACKFILL. UNDERGROUND SPLICES SHALL BE WATER TIGHT AND PERMANENT SIMILAR TO THE "SCOTCHCAST BRAND" METHOD. TEST LOCATE WIRE AT COMPLETION OF PROJECT AND PROVIDE A TWO YEAR MAINTENANCE WARRANTY.
16. INSTALL CHECK STATIONS EVERY 250' AND/OR BESIDE ALL MANHOLES WITH CONCRETE PADS WITH BOLT DOWN TYPE COVERS (NCTCOG STANDARD SPECIFICATION 502.10 AND STANDARD DRAWING NO. 5120 AND 5140 ARE ACCEPTABLE).
17. SANITARY SEWER MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO 6" ABOVE GRADE.
18. UTILITY CONTRACTOR SHALL INSTALL A CLEANOUT AT EVERY HOME AS REFERRED TO ON THE SANITARY SEWER DETAILS. THE CLEANOUT STACK SHALL BE EXTENDED 18-24" ABOVE GROUND AND CAPPED. BUILDING PLUMBER TO INSTALL CONCRETE PADS WITH BOLT DOWN TYPE CLEANOUT COVERS.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE NO. 3 DEFORMED BARS SPACED 12" INCHES CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE 2 INCHES x 4 INCHES, AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACE.
5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.1.) CONCRETE. NCTCOG ITEM 700.
6. WHEN CHANNEL WIDTH IS LESS THAN 12 FEET, A FLAT BOTTOM CAN BE CONSTRUCTED.
7. 3/4 INCH CHAMFER ON ALL CONCRETE CORNERS.

CONCRETE FINISHES

1. ALL CONCRETE FINISHES REQUIRE A MOCK UP PANEL TO BE ERECTED FOR APPROVAL BY THE TOWN. WORK NOT MEETING AESTHETICS OF PANEL WILL BE SUBJECT TO REMOVAL AND REPLACEMENT.

DETAILS

1. SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE TOWN FOR APPROVAL FOR USE.

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972.201.3100 (office) | 972.201.3099 (fax)
TBPE No. F-11962

EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

GENERAL NOTES

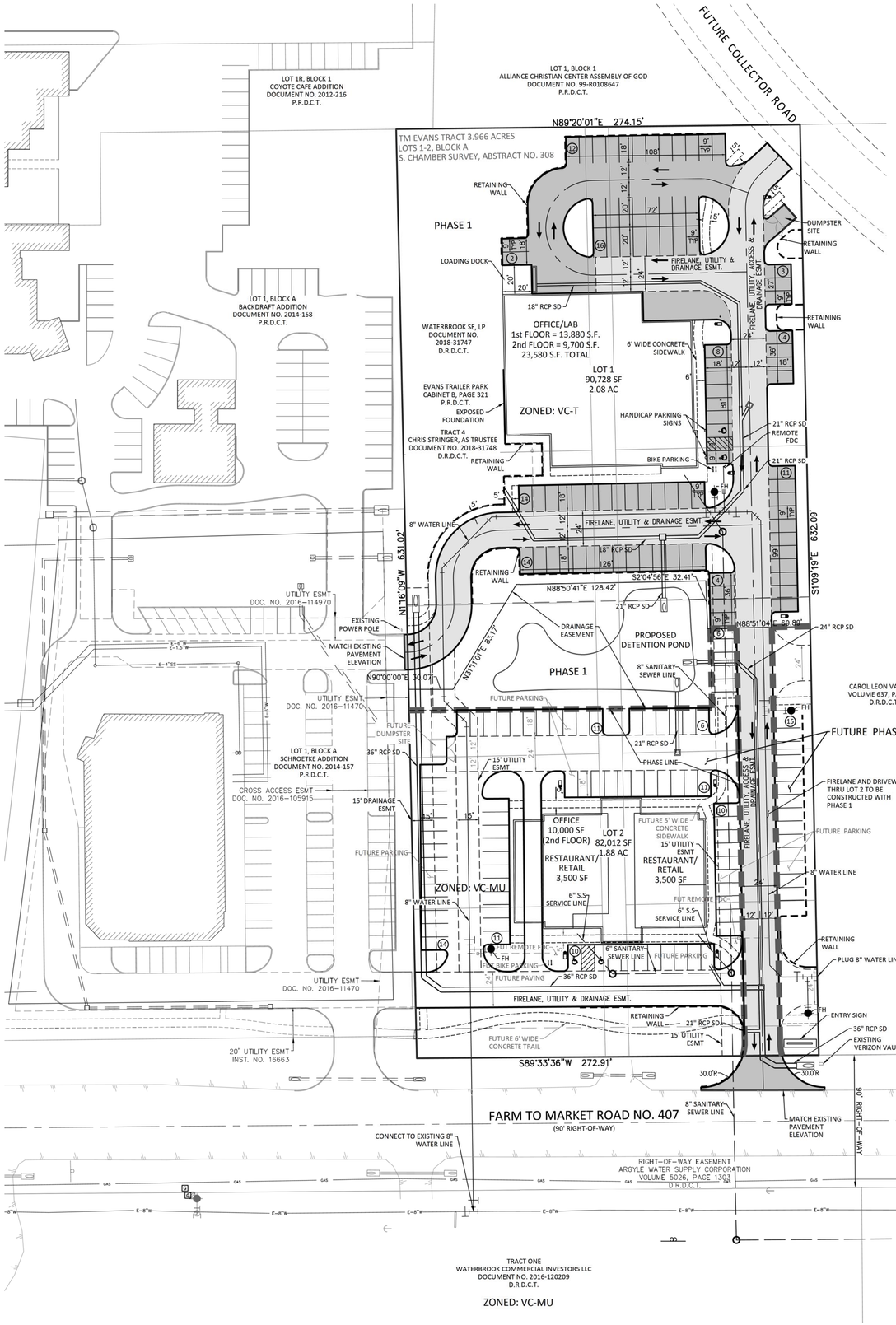
STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL ENGINEER

04/29/2019

TERRA MANNA

JVC No 18026

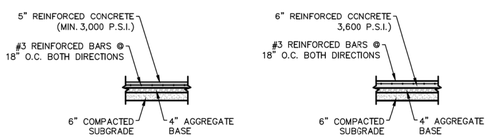
02



SITE DATA			
	Phase 1	Phase 2	Total
Site Area	111,475 S.F. = 2.559 Acres	61,265 S.F. = 1.407 Acres	172740 S.F. = 3.966 Acres
Pervious Surface Area	48,431 S.F. = 1.112 Acres (43%)	16,490 S.F. = 0.379 Acres (37%)	64,921 S.F. = 1.490 Acres (38%)
Impervious Surface Area	63,044 S.F. = 1.447 Acres (57%)	44,775 S.F. = 1.028 Acres (73%)	107,819 S.F. = 2.476 Acres (62%)
Maximum Impervious Area	70%	70%	70%
Building Area	13,880 SF	10,000 SF	23,880 SF
Building Height	2 Stories	2 Stories	-
Building Density	13,880 (Building) / 90,728 (Lot) = 15.3%	10,000 (Building) / 82,012 (Lot) = 12.2%	23,880 (Buildings) / 172,740 (Lot) = 13.8%
Maximum Lot Coverage	Flexible	Flexible	Flexible
Parking Spaces (Required):			
Office/Lab	79 (23,580 S.F. Floor Area @ 1 Space per 300 S.F.)	33 (10,000) S.F. Floor Area @ 1 Space per 300 S.F.)	112
Restaurant/Retail	-	70 (7,000) S.F. Floor Area @ 1 Space per 100 S.F.)	70
Parking Spaces (Proposed)	88	94*	182
Proposed Land Use	Office/Lab	Restaurant/Retail & Office	

*Note: Shared parking agreement to allow 9 parking spaces from ph.1 to be used for ph.2 building

Zoning Requirement for Buildings		
	South Building	North Building
a. All Buildings' entrances shall be articulated and defined to present a strong entry presence	Yes	Yes
All buildings shall be designed to incorporate no less than five (5) of the following:	8 out of 10	6 out of 10
i. Canopies, awnings, or porticos	Yes	Yes
ii. Overhangs	Yes	No
iii. Recesses or projections	Yes	Yes
iv. Arcades	Yes	No
v. Peaked roof forms	Yes	No
vi. Porches	Yes	Yes
vii. Outdoor Patios	Yes	Yes
viii. Recessed or "popped out" display windows	No	No
ix. Visible and noticeable architectural details, such as tile work or moldings, integrated into building façade	Yes	Yes
x. Integrated planters or wing walls that incorporate landscape and sitting areas	No	Yes
b. Facades greater than one hundred feet (100') in length shall incorporate wall projections or recesses of ten feet (10') or greater	Yes	Yes
c. All buildings shall be architecturally finished on all four sides	Yes	Yes
d. Building materials and colors		
i. Windows shall not be glazed or re-glazed with mirrored or reflective glass	Yes	Yes
ii. Maintenance and durability of materials shall be considered as important	Yes	Yes
iii. Metal is only allowed for accents at building entrances	Yes	Yes
iv. Minimum roof pitch shall be at least 6:12 except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-top mounted equipment	Yes	Yes
e. Exterior construction of all buildings shall be in accordance with the following:		
i. One hundred percent (100%) masonry construction on all sides of the building	Yes	Yes
ii. Areas of a facade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as "wall surface" when calculating the masonry requirement	Yes	Yes

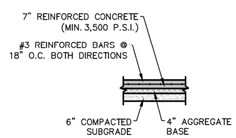


PAVING SECTION (STANDARD)

N.T.S.

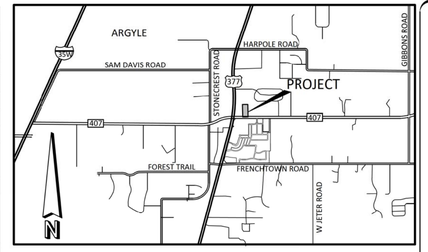
PAVING SECTION (FIRELANE)

N.T.S.



PAVING SECTION (DUMPSTER)

N.T.S.



VICINITY MAP

NOT TO SCALE

CAUTION!

EXISTING UTILITIES

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LEGEND

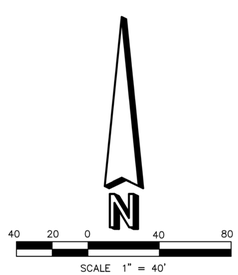
- PROP DRIVE
- PROP FIRELANE
- PROP SIDEWALK
- PROP EDGE OF PAVING
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN W/CURB INLET
- PROPOSED STREET LIGHT
- PROPOSED PHASE LINE
- E-8"W — EXISTING WATER LINE
- E-10"SS — EXISTING SANITARY SEWER LINE

NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT.
2. ALL HANDICAP ACCESSIBILITY ROUTES SHALL MEET ADA REQUIREMENTS.
3. SEE GRADING PLAN FOR EXISTING AND PROPOSED CONTOURS.

CONDITIONS FROM ORDINANCE NO.2018-26:
1. THE SOUTH PARKING LOT IN PHASE 1 SHALL BE RELOCATED TO THE NORTH SIDE OF THE VC-T LOT WITH THE INTENT TO PRESERVE ADDITIONAL MAJESTIC TREES.
2. THERE SHALL BE NO CHANGES TO THE REQUIRED TREE MITIGATION SURVEY AFTER PARKING LOT RELOCATION.
3. ANY RESTAURANT USE SHALL BE FAMILY-ORIENTED AND SHALL NOT EXCEED A MAXIMUM TOTAL OF 8,000 SQUARE FEET IN THE VC-MU LOT.
4. ALL DETAILED SITE PLANS SHALL BE REQUIRED TO BE PRESENTED TO THE PLANNING AND ZONING COMMISSION AND TOWN COUNCIL FOR CONSIDERATION OF APPROVAL.
5. NO HAZARDOUS MATERIALS SHALL BE ALLOWED IN THE VC-T LOT UNLESS APPROVED BY A SPECIFIC USE PERMIT (SUP). FIRE INSPECTIONS FOR HAZARDOUS MATERIALS SHALL BE CONDUCTED EVERY SIX (6) MONTHS.
6. THE EXTERIOR BUILDING FACADE ARTICULATION FOR THE BUILDING IN THE VC-T LOT WILL INCLUDE A VARIETY OF EXTERIOR BUILDING MATERIALS INCLUDING A COMBINATION OF ONE OR MORE OF THE FOLLOWING: BRICK, STONE, GLASS OR OTHER MATERIALS SIMILAR TO THOSE USED ON OFFICE BUILDINGS AREA. ARCHITECTURAL FEATURES MAY BE ADDED AS LONG AS SUCH FEATURES DO NOT CHANGE THE BUILDING STRUCTURE OR REQUIRE THE REMOVAL OF ADDITIONAL TREES.

Owner/Applicant:
Terra Manna, LLC
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100



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TBPE No. F-11962

EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

SITE PLAN

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL ENGINEER

04/29/2019

TERRA MANNA

JVC No 18026

1" = 40' H

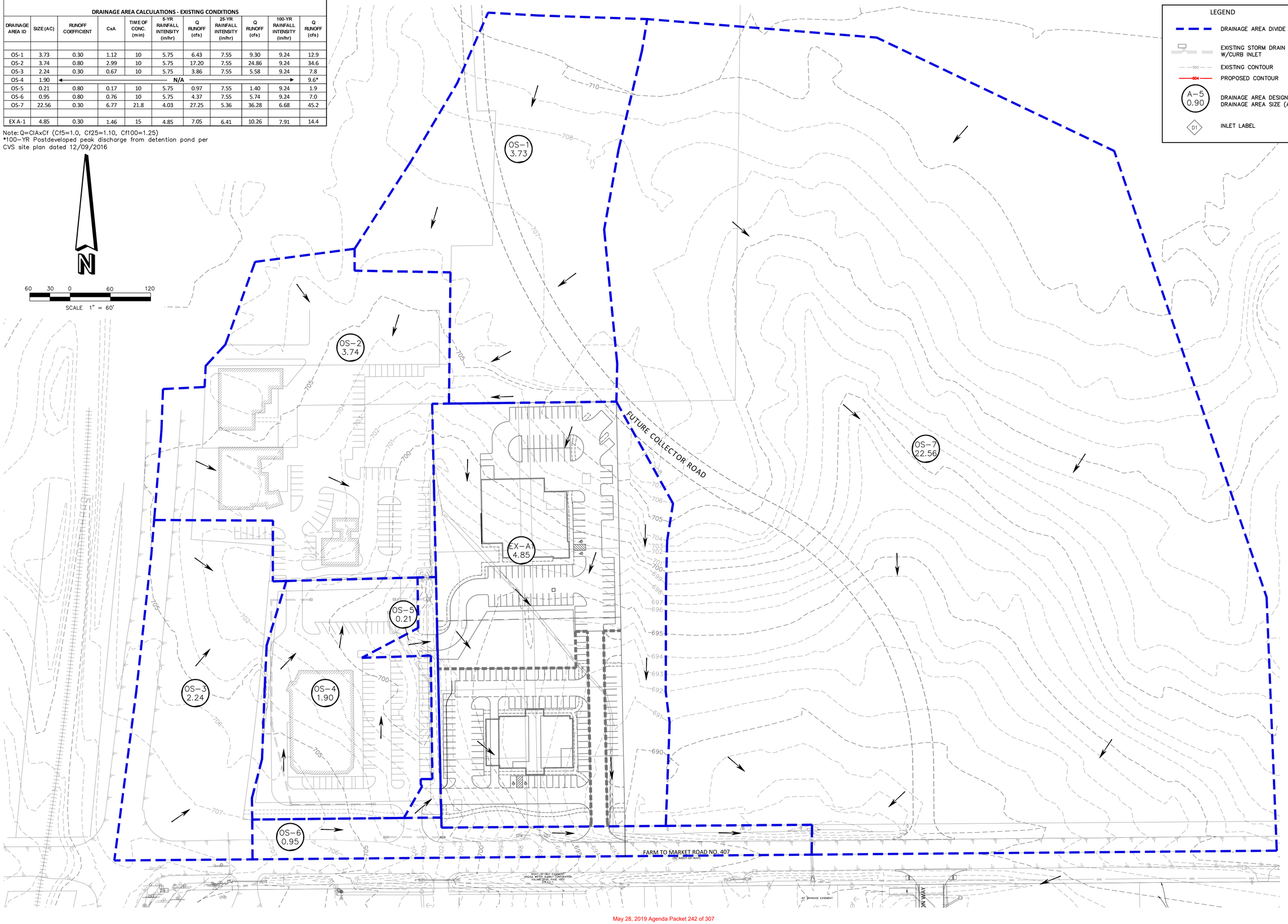
03

EVANS TRACT, ARGYLE, TEXAS

DRAINAGE AREA CALCULATIONS - EXISTING CONDITIONS

DRAINAGE AREA ID	SIZE (AC)	RUNOFF COEFFICIENT	CxA	TIME OF CONC. (min)	5-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	25-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	100-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)
OS-1	3.73	0.30	1.12	10	5.75	6.43	7.55	9.30	9.24	12.9
OS-2	3.74	0.80	2.99	10	5.75	17.20	7.55	24.86	9.24	34.6
OS-3	2.24	0.30	0.67	10	5.75	3.86	7.55	5.58	9.24	7.8
OS-4	1.90	← N/A →								9.6*
OS-5	0.21	0.80	0.17	10	5.75	0.97	7.55	1.40	9.24	1.9
OS-6	0.95	0.80	0.76	10	5.75	4.37	7.55	5.74	9.24	7.0
OS-7	22.56	0.30	6.77	21.8	4.03	27.25	5.36	36.28	6.68	45.2
EX A-1	4.85	0.30	1.46	15	4.85	7.05	6.41	10.26	7.91	14.4

Note: Q=CIAxCf (Cf5=1.0, Cf25=1.10, Cf100=1.25)
*100-YR Postdeveloped peak discharge from detention pond per CVS site plan dated 12/09/2016



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EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

EXISTING DRAINAGE AREA MAP

STATE OF TEXAS
JASON P. VOLK
87930
REGISTERED PROFESSIONAL ENGINEER

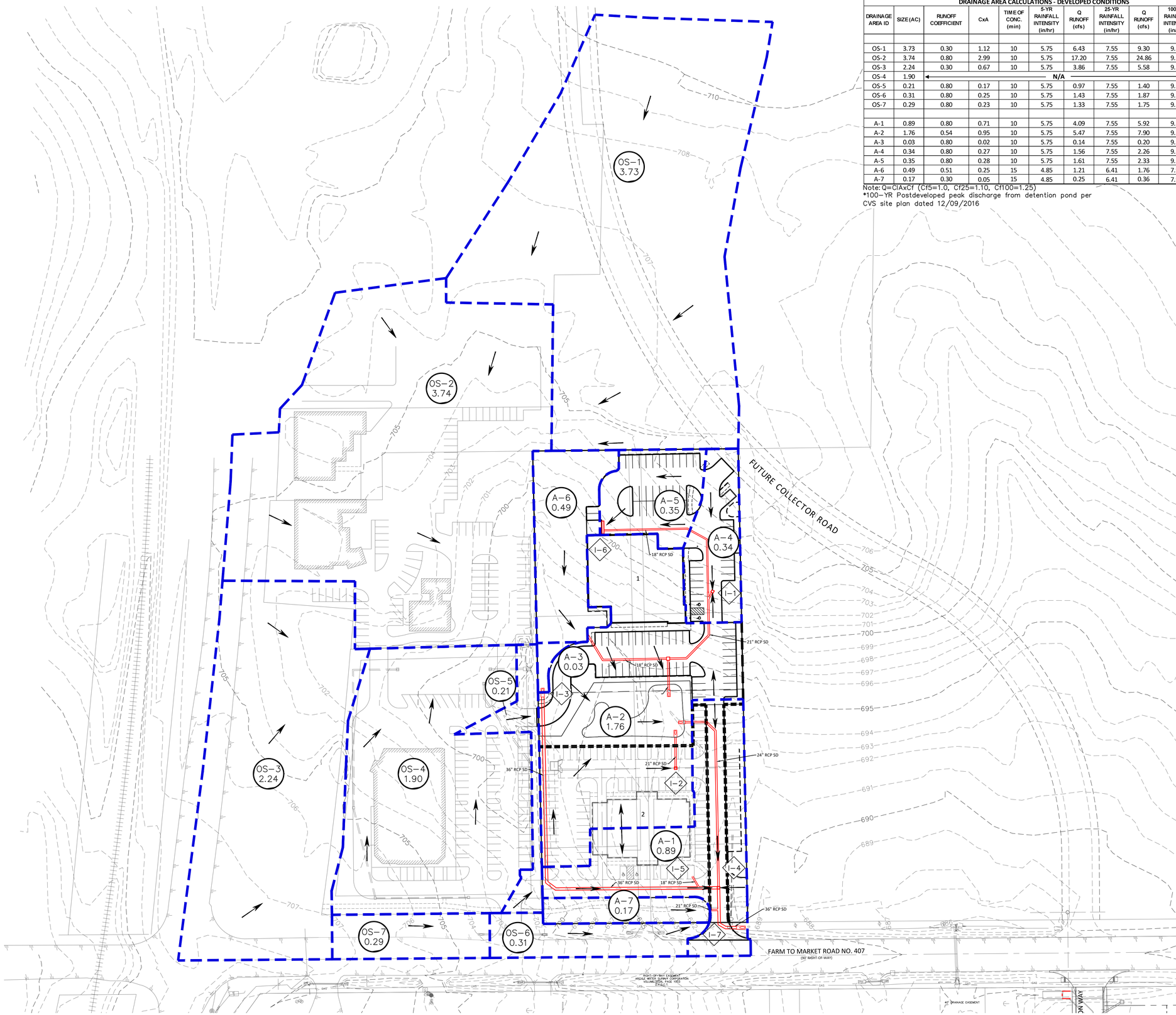
04/29/2019

TERRA MANNA

JVC No 18026

1" = 60' H

04



EVANS TRACT, ARGYLE, TEXAS										
DRAINAGE AREA CALCULATIONS - DEVELOPED CONDITIONS										
DRAINAGE AREA ID	SIZE (AC)	RUNOFF COEFFICIENT	CxA	TIME OF CONC. (min)	5-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	25-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	100-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)
OS-1	3.73	0.30	1.12	10	5.75	6.43	7.55	9.30	9.24	12.9
OS-2	3.74	0.80	2.99	10	5.75	17.20	7.55	24.86	9.24	34.6
OS-3	2.24	0.30	0.67	10	5.75	3.86	7.55	5.58	9.24	7.8
OS-4	1.90	← N/A →								9.6*
OS-5	0.21	0.80	0.17	10	5.75	0.97	7.55	1.40	9.24	1.9
OS-6	0.31	0.80	0.25	10	5.75	1.43	7.55	1.87	9.24	2.3
OS-7	0.29	0.80	0.23	10	5.75	1.33	7.55	1.75	9.24	2.1
A-1	0.89	0.80	0.71	10	5.75	4.09	7.55	5.92	9.24	8.2
A-2	1.76	0.54	0.95	10	5.75	5.47	7.55	7.90	9.24	11.0
A-3	0.03	0.80	0.02	10	5.75	0.14	7.55	0.20	9.24	0.3
A-4	0.34	0.80	0.27	10	5.75	1.56	7.55	2.26	9.24	3.1
A-5	0.35	0.80	0.28	10	5.75	1.61	7.55	2.33	9.24	3.2
A-6	0.49	0.51	0.25	15	4.85	1.21	6.41	1.76	7.91	2.5
A-7	0.17	0.30	0.05	15	4.85	0.25	6.41	0.36	7.91	0.5

Note: Q=CIAxCf (Cf5=1.0, Cf25=1.10, Cf100=1.25)
*100-YR Postdeveloped peak discharge from detention pond per CVS site plan dated 12/09/2016

LEGEND

- DRAINAGE AREA DIVIDE
- PROPOSED STORM DRAIN W/CURB INLET
- EXISTING STORM DRAIN W/CURB INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- A-5 0.90 — DRAINAGE AREA DESIGNATION DRAINAGE AREA SIZE (AC.)
- D1 — INLET LABEL

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EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL ENGINEER

04/29/2019

TERRA MANNA

JVC No 18026

1" = 60' H

N

60 30 0 60 120
SCALE 1" = 60'

05

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LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM DRAIN W/CURB INLET
- E-8"W — EXISTING WATER LINE
- E-10"SS — EXISTING SANITARY SEWER LINE

NOTES:

1. ALL SANITARY SEWER LINE & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.
2. ALL WATER LINE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARGYLE WSC REQUIREMENTS (CONSTRUCTION STANDARDS/NOTES, TYPICAL DETAILS, ETC.) AND SHALL BE LOCATED WITHIN A WATER LINE EASEMENT DEDICATED TO ARGYLE WSC.
3. ALL WATER LINE CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH ARGYLE WSC (MIKE QUINTERO 940-464-7713).
4. ARGYLE WSC SHALL BE PROVIDED ACCESS TO ALL WATER LINE CONSTRUCTION ACTIVITIES FOR THE PURPOSES OF INSPECTION.
5. SEWER LINES SHALL BE PVC, SDR-35 PIPE PER THE TOWN'S ORDINANCE.
6. WATER MAINS SHALL BE PVC C-900 PER THE TOWN'S ORDINANCE.
7. PER THE AWSC CONSTRUCTION DETAILS, AN 8" CARRIER PIPE REQUIRES A 16" CASING PIPE AND SHALL HAVE A MINIMUM WALL THICKNESS OF 0.250".

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EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

UTILITY PLAN

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL ENGINEER

04/29/2019

TERRA MANNA

JVC No 18026

1" = 40' H

06

SCALE 1" = 40'

LOT 1R, BLOCK 1
COYOTE CAFE ADDITION
DOCUMENT NO. 2012-216
P.R.D.C.T.

LOT 1, BLOCK 1
ALLIANCE CHRISTIAN CENTER ASSEMBLY OF GOD
DOCUMENT NO. 99-R0108647
P.R.D.C.T.

LOT 1, BLOCK A
BACKDRAFT ADDITION
DOCUMENT NO. 2014-158
P.R.D.C.T.

FUTURE COLLECTOR ROAD

FIRELANE, UTILITY & DRAINAGE ESMT.

FIRELANE, UTILITY, ACCESS & DRAINAGE ESMT.

OFFICE/LAB
1st FLOOR = 13,880 S.F.
2nd FLOOR = 9,700 S.F.
23,580 S.F. TOTAL

PHASE 1

LOT 1
2.484 AC.

FIRELANE, UTILITY & DRAINAGE ESMT.

PHASE 1

DRAINAGE EASEMENT

EVANS TRAILER PARK
CABINET B, PAGE 321
P.R.D.C.T.

WATERBROOK SE, LP
DOCUMENT NO. 2018-64147
D.R.D.C.T.

FUTURE PHASE 2

TRACT 4
CHRIS STRINGER, AS TRUSTEE
DOCUMENT NO. 2018-31748
D.R.D.C.T.

CAROL LEON VANOVER
VOLUME 637, PAGE 661
D.R.D.C.T.

FIRELANE AND DRIVEWAY THRU LOT 2 TO BE CONSTRUCTED WITH PHASE 1

LOT 1, BLOCK A
SCHROETKE ADDITION
DOCUMENT NO. 2014-157
P.R.D.C.T.

TREE TO BE REMOVED WITH PHASE 1

15' DRAINAGE ESMT

15' UTILITY ESMT

OFFICE
10,000 SF
(2nd FLOOR)

RESTAURANT
3,500 SF

RESTAURANT
3,500 SF

FIRELANE, UTILITY, ACCESS & DRAINAGE ESMT.

TREE TO BE REMOVED WITH PHASE 1

LOT 2
1.480 AC.

FIRELANE, UTILITY & DRAINAGE ESMT.

15' UTILITY ESMT

FARM TO MARKET ROAD NO. 407
(90' RIGHT-OF-WAY)

FUTURE RETAIL

TRACT ONE
WATERBROOK COMMERCIAL INVESTORS LLC
DOCUMENT NO. 2016-120209
D.R.D.C.T.

FUTURE RETAIL

TRACT 2A
WATERBROOK SE, LP
DOCUMENT NO. 2018-25599
D.R.D.C.T.

TRACT 1

BLUE HORIZON WAY

Tree Mitigation Summary - 2010 Ordinance

Number of Protected Trees to be Removed (6" and greater)	2
Number of Trees Mitigation Exempt Due to Poor Condition	4
Total Number of Protected Trees to be Removed	6
Caliper Inches of Protected Trees Removed	26
Caliper Inches of Protected Trees Replaced	26
Total Caliper Inches To Be Replaced *	26
Trees to be Saved/Preserved	12
Total Caliper Inches Saved/Preserved	113
*Min. Tree Size for Replacement is 3" Caliper	

PLAN BASED ON ORDINANCE # 2010-01

LEGEND

- 1840 — PROTECTED TREE TO BE SAVED WITH TAG NUMBER
- 1842 — PROTECTED TREE TO BE REMOVED WITH TAG NUMBER
- 1740 — PROTECTED TREE EXEMPT FROM MITIGATION DUE TO POOR CONDITION
- 1834 — UNPROTECTED TREE TO BE SAVED WITH TAG NUMBER
- 1836 — UNPROTECTED TREE TO BE REMOVED WITH TAG NUMBER
- 1718 — UNPROTECTED TREE TO BE REMOVED DURING PHASE 2 WITH TAG NUMBER
- PROPOSED TREE PROTECTION PER TOWN DETAIL SD-11

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N

40 20 0 40 80

SCALE 1" = 40'

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TBPE No. F-11962

EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

TREE PRESERVATION PLAN – PHASE 1 & PHASE 2
SHEET 1 OF 2

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL
LANDSCAPE ARCHITECT

04/29/2019

TERRA MANNA

JVC No 18026

1" = 40' H

07

TAG NO.	TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	CONDITION	TREES TO BE SAVED/PRESERVED	CALIPER INCHES SAVED/PRESERVED	UNPROTECTED TREE REMOVED	PROTECTED TREE REMOVED (6" and greater)	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION - TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED TO BE MITIGATED	TOTAL NUMBER OF REMOVED TREES TO BE MITIGATED	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES	TOTAL NUMBER OF CALIPER INCHES TO BE REPLACED (*MIN. 3" REPLACEMENT TREES AT TIME OF PLANTING)
1727	ASH	1	7	POOR		0		X	PC	1	0	0	0	0	0	0.0
1730	BLACKJACK OAK	1	12	POOR		0		X	PC	1	0	0	0	0	0	0.0
1731	BLACKJACK OAK	1	12	FAIR		0		X		0	1	12	12	1	12	12.0
1734	BLACKJACK OAK	1	14	FAIR		0		X		0	1	14	14	1	14	14.0
1829	TOOTHACHE	1	7	POOR		0		X	PC	1	0	0	0	0	0	0.0
1832	TOOTHACHE	1	6	POOR		0		X	PC	1	0	0	0	0	0	0.0
1853	BLACKJACK OAK	1	6	GOOD	S	6				0	0	0	0	0	0	0.0
1857	CEDAR ELM	1	8	FAIR	S	8				0	0	0	0	0	0	0.0
1868	CEDAR ELM	1	7	FAIR	S	7				0	0	0	0	0	0	0.0
1871	CEDAR ELM	1	15	GOOD	S	15				0	0	0	0	0	0	0.0
1872	CEDAR ELM	1	10	FAIR	S	10				0	0	0	0	0	0	0.0
1875	CEDAR ELM	1	10	GOOD	S	10				0	0	0	0	0	0	0.0
1877	CEDAR ELM	1	16	FAIR	S	16				0	0	0	0	0	0	0.0
1879	CEDAR ELM	1	7	GOOD	S	7				0	0	0	0	0	0	0.0
1880	CEDAR ELM	1	6	POOR	S	6			PC	0	0	0	0	0	0	0.0
1886	CEDAR ELM	1	8	GOOD	S	8				0	0	0	0	0	0	0.0
1889	CEDAR ELM	1	10	POOR	S	10			PC	0	0	0	0	0	0	0.0
1899	CEDAR ELM	1	10	FAIR	S	10				0	0	0	0	0	0	0.0
	SUBTOTAL	18	171		12	113	0		6	4	2	26	26	2	**26**	**26**

TAG NO.	TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	CONDITION	TREES TO BE SAVED/PRESERVED	CALIPER INCHES SAVED/PRESERVED	UNPROTECTED TREE REMOVED	PROTECTED TREE REMOVED (6" up to 12")	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION - TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES	TOTAL NUMBER OF CALIPER INCHES TO BE REPLACED (*MIN. 3" REPLACEMENT TREES AT TIME OF PLANTING)
1702	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0.0
1703	POST OAK	1	20	POOR	S	20					0	0	0	0	0	0.0
1704	POST OAK	1	10	POOR	S	10					0	0	0	0	0	0.0
1705	POST OAK	1	10	POOR	S	10					0	0	0	0	0	0.0
1706	POST OAK	1	12	VERY POOR	S	12					0	0	0	0	0	0.0
1707	POST OAK	1	16	FAIR	S	16					0	0	0	0	0	0.0
1708	POST OAK	1	19	GOOD	S	19					0	0	0	0	0	0.0
1709	POST OAK	1	17	FAIR	S	17					0	0	0	0	0	0.0
1710	POST OAK	1	26	GOOD	S	26					0	0	0	0	0	0.0
1711	POST OAK	1	20	GOOD	S	20					0	0	0	0	0	0.0
1712	POST OAK	1	26	FAIR	S	26					0	0	0	0	0	0.0
1713	POST OAK	1	22	GOOD	S	0					0	0	0	0	0	0.0
1714	POST OAK	1	25	GOOD		0	R				0	0	0	0	0	0.0
1715	POST OAK	1	21	GOOD		0	R				0	0	0	0	0	0.0
1716	POST OAK	1	23	FAIR		0	R				0	0	0	0	0	0.0
1717	POST OAK	1	24	FAIR		0	R				0	0	0	0	0	0.0
1718	POST OAK	1	26	FAIR		0	R				0	0	0	0	0	0.0
1719	POST OAK	1	14	GOOD		0	R				0	0	0	0	0	0.0
1720	POST OAK	1	25	FAIR		0	R				0	0	0	0	0	0.0
1721	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0.0
1722	POST OAK	1	20	FAIR	S	20					0	0	0	0	0	0.0
1725	POST OAK	1	18	GOOD		0	R				0	0	0	0	0	0.0
1726	POST OAK	1	17	GOOD		0	R				0	0	0	0	0	0.0
1728	POST OAK	1	17	FAIR		0	R				0	0	0	0	0	0.0
1729	POST OAK	1	21	GOOD	S	21					0	0	0	0	0	0.0
1732	POST OAK	1	22	GOOD		0	R				0	0	0	0	0	0.0
1733	POST OAK	1	17	FAIR		0	R				0	0	0	0	0	0.0
1735	POST OAK	1	16	GOOD		0	R				0	0	0	0	0	0.0
1736	POST OAK	1	18	FAIR		0	R				0	0	0	0	0	0.0
1737	POST OAK	1	17	GOOD		0	R				0	0	0	0	0	0.0
1738	POST OAK	1	22	FAIR		0	R				0	0	0	0	0	0.0
1739	POST OAK	1	17	GOOD	S	17					0	0	0	0	0	0.0
1740	POST OAK	1	20	POOR		0	R				0	0	0	0	0	0.0
1741	POST OAK	1	22	GOOD		0	R				0	0	0	0	0	0.0
1742	POST OAK	1	13	FAIR		0	R				0	0	0	0	0	0.0
1744	POST OAK	1	21	GOOD		0	R				0	0	0	0	0	0.0
1745	POST OAK	1	18	GOOD		0	R				0	0	0	0	0	0.0
1746	POST OAK	1	16	POOR		0	R				0	0	0	0	0	0.0
1747	POST OAK	1	22	FAIR	S	22					0	0	0	0	0	0.0
1748	POST OAK	1	19	GOOD		0	R				0	0	0	0	0	0.0
1749	POST OAK	1	30	FAIR	S	30					0	0	0	0	0	0.0
1750	POST OAK	1	23	GOOD		0	R				0	0	0	0	0	0.0
1751	POST OAK	1	23	GOOD		0	R				0	0	0	0	0	0.0
1752	POST OAK	1	22	FAIR		0	R				0	0	0	0	0	0.0
1754	POST OAK	1	20	GOOD		0	R				0	0	0	0	0	0.0
1801	POST OAK	1	32	FAIR	S	32					0	0	0	0	0	0.0
1831	POST OAK	1	9	POOR		0	R				0	0	0	0	0	0.0
1833	POST OAK	1	16	POOR	S	16					0	0	0	0	0	0.0
1834	POST OAK	1	20	GOOD	S	20					0	0	0	0	0	0.0
1835	POST OAK	1	12	POOR	S	12					0	0	0	0	0	0.0
1836	POST OAK	1	16	FAIR		0	R				0	0	0	0	0	0.0
1837	POST OAK	1	11	FAIR	S	11					0	0	0	0	0	0.0
1838	POST OAK	1	7	POOR	S	7					0	0	0	0	0	0.0
1839	POST OAK	1	9	POOR	S	9					0	0	0	0	0	0.0
1840	POST OAK	1	15	GOOD		0	R				0	0	0	0	0	0.0
1841	POST OAK	1	7	GOOD		0	R				0	0	0	0	0	0.0
1842	POST OAK	1	7	FAIR		0	R				0	0	0	0	0	0.0
1843	POST OAK	1	9	POOR		0	R				0	0	0	0	0	0.0
1844	POST OAK	1	11	POOR		0	R				0	0	0	0	0	0.0
1846	POST OAK	1	10	FAIR	S	10					0	0	0	0	0	0.0
1847	POST OAK	1	6	POOR	S	6					0	0	0	0	0	0.0
1848	POST OAK	1	13	POOR	S	13					0	0	0	0	0	0.0
1850	POST OAK	1	8	VERY POOR	S	8					0	0	0	0	0	0.0
1851	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0.0
1852	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0.0
1854	POST OAK	1	8	VERY POOR	S	8					0	0	0	0	0	0.0
1855	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0.0
1856	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0.0
1858	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0.0
1859	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0.0
1860	POST OAK	1	6	FAIR	S	6					0	0	0	0	0	0.0
1861	POST OAK	1	14	FAIR	S	14					0	0	0	0	0	0.0
1862	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0.0
1863	POST OAK	1	8	FAIR	S	8					0	0	0	0	0	0.0
1864	POST OAK	1	7	FAIR	S	7					0	0	0	0	0	0.0
1865	POST OAK	1	6	FAIR	S	6					0	0	0	0	0	0.0
1866	POST OAK	1	9	GOOD	S	9					0	0	0	0	0	0.0
1867	POST OAK	1	23	GOOD	S	23					0	0	0	0	0	0.0
1869	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0.0
1870	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0.0
1876	POST OAK	1	36	VERY POOR	S	36					0	0	0	0	0	0.0
1878	POST OAK	1	7	POOR	S	7					0	0	0	0	0	0.0
1882	POST OAK	1	7	POOR	S	7					0	0	0	0	0	0.0
1883	POST OAK	1	7	FAIR	S	7					0	0	0	0	0	0.0
1884	POST OAK	1	8	FAIR	S	8					0	0	0	0	0	0.0
1885	POST OAK	1	9	FAIR	S	9					0	0	0	0	0	0.0
1887	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0.0
1888	POST OAK	1	12	FAIR	S	12					0	0	0	0	0	0.0
1890	POST OAK	1	20	FAIR	S	20					0	0	0	0	0	0.0
1891	POST OAK	1	8	POOR	S	8					0	0	0	0	0	0.0
1892	POST OAK	1	9	FAIR		0	R				0	0	0	0	0	0.0
1894	POST OAK	1	12	FAIR	S	12					0	0	0	0	0	0.0
1895	POST OAK	1	12	POOR	S	12					0	0	0	0	0	0.0
1896	POST OAK	1	12	POOR	S	12					0	0	0	0	0	0.0
1897	POST OAK	1	18	FAIR	S	18					0	0	0	0	0	0.0
	SUBTOTAL	95	1457		60	835	35		0	0	0	0	0	0	**0**	**0**
	TOTAL	113	1628	0	72	948	35		6	4	2	26	26	2	**26**	**26**

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EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

TREE PRESERVATION TABLE – PHASE 1 & PHASE 2
SHEET 2 OF 2

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL ENGINEER

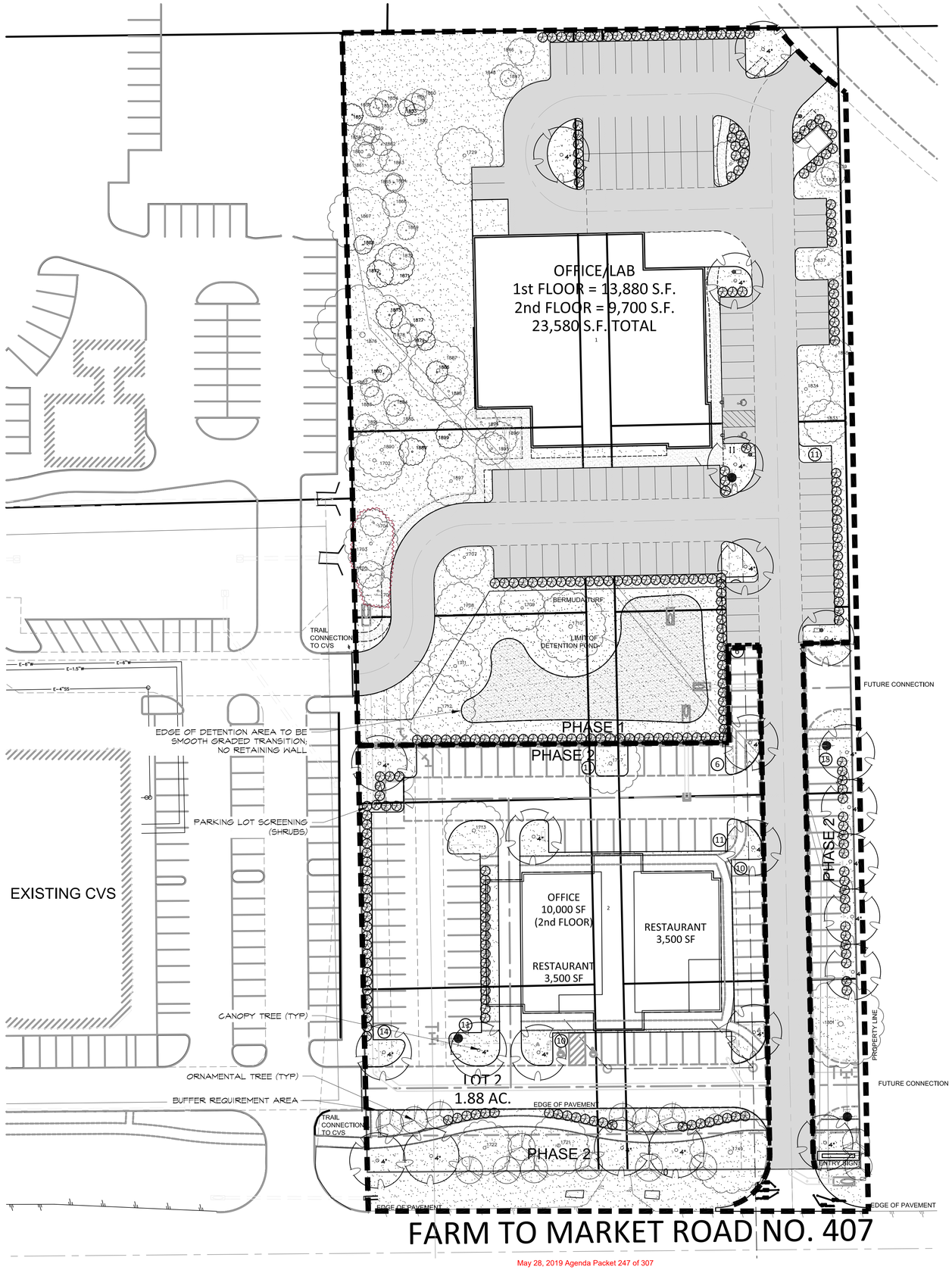
04/29/2019

TERRA MANNA

JVC No 18026

1" = 40' H

07A



FM 407 BUFFER SUMMARY:

PER 100 LINEAR FEET
3 CANOPY TREES
6 ORNAMENTAL TREES
8 SHRUBS

TOTAL LINEAR FEET OF FRONTAGE: 276'

(FULL QUANTITIES CANNOT BE PROVIDED DUE TO EXISTING SITE CONSTRAINTS)

REQ'D TREES: 9
PROVIDED TREES: 5

REQ'D ORNAMENTAL TREES: 17
PROVIDED ORNAMENTAL TREES: 9

REQ'D SHRUBS: 22
PROVIDED SHRUBS: 22

INTERIOR LANDSCAPE SUMMARY:

REQUIREMENTS:
-10% GROSS PARKING AREA AS LIVING LANDSCAPE
-1 CANOPY TREE PER 400 SF OF REQUIRED INTERIOR LANDSCAPE
-PARKING AREAS SCREENED FROM PUBLIC VIEW
-1 OVERSTORY TREE AT TERMINUS OF PARKING AISLES

TOTAL PARKING AREA: 41,796 SF
TOTAL LANDSCAPE AREA REQUIRED: 4,180 SF

TOTAL CANOPY REQUIRED: 14 TREES
TOTAL CANOPY PROVIDED: 14 TREES

TOTAL LANDSCAPE AREA PROVIDED: 66,936 SF
TOTAL DETENTION POND AREA: 5,753 SF (8.6% TTL AREA)

TREE MITIGATION SUMMARY:

TOTAL REQ'D MITIGATION INCHES:	26
TOTAL PROVIDED MITIGATION INCHES:	26
TOTAL SAVED CAL. INCHES:	1,039

PLANTING LEGEND		PROPOSED SPECIES	
PRESERVED TREE		SEE PRESERVED TREE LIST	
CANOPY TREE 4" MIN. CAL. 10' MIN. HT.		CHINESE PISTACHE BALD CYPRESS CEDAR ELM BUR OAK	*Pistacia chinensis* *Taxodium distichum* *Ulmus crassifolia* *Quescus macrocarpa*
ORNAMENTAL TREE 2" CAL. 5' MIN. HT.		POSSUMHAW HOLLY EVE'S NECKLACE GOLDEN RAINTREE CRAPE MYRTLE	*Ilex decidua* *Sophora affinis* *Koelreuteria paniculata* *Lagestromeria ssp.*
SHRUB 5 GAL. 2' MIN. HT.		ABELIA CARISSA HOLLY EASTERN RED CEDAR BEAUTY BERRY	*Abelia x grandiflora* *Ilex cornuta 'Carissa'* *Juniperus virginiana* *Callicarpa americana*

NOTE:

1. ALL AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM
2. ALL TURF AREAS TO BE FULLY SODDED
3. ALL LANDSCAPE TO BE PRIVATELY MAINTAINED BY OWNER

40' 80' 120'

SCALE: 1"=40'-0"

NORTH

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
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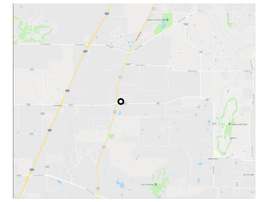
mesadesigngroup.com

MESA

VICINITY MAP



Sheet No.

NOT FOR CONSTRUCTION

Seal

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Issue / Addenda / Revisions

Date	Description

Drawing Title

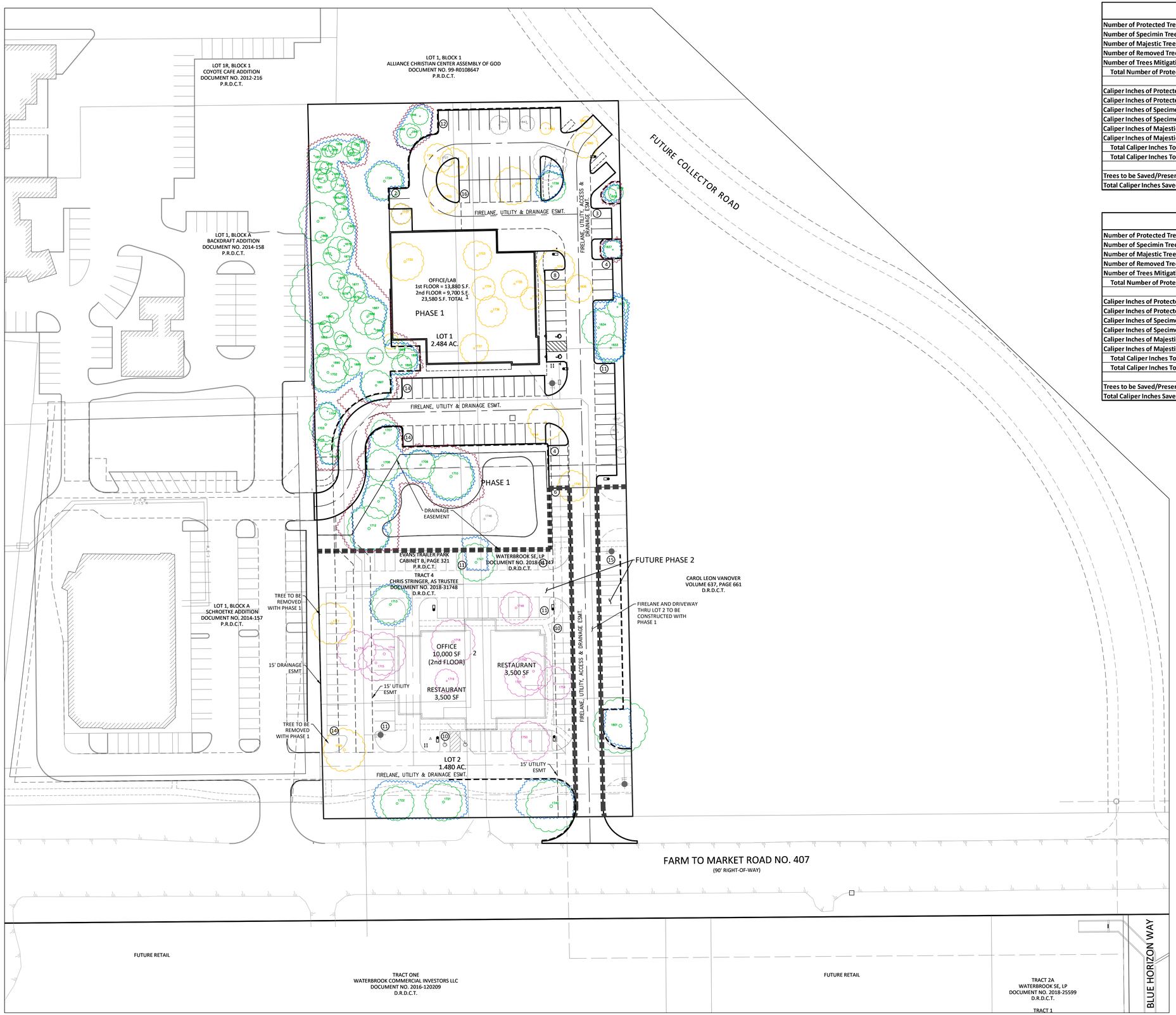
LANDSCAPE SITE PLAN
per ORD. 2010-01

Project Name

EVANS TRACT

Issue Title

Argyle, Texas
Case Number:
Issue Date: 4.29.2019
Project No: 18049



Tree Mitigation Summary - Phase 1

Number of Protected Trees to be Removed (6" up to 12")	4
Number of Specimin Trees to be Removed (13" up to 19")	12
Number of Majestic Trees to be Removed (20" and larger)	6
Number of Removed Trees to be Mitigated	22
Number of Trees Mitigation Exempt Due to Poor Condition	9
Total Number of Protected Trees to be Removed	31
Caliper Inches of Protected Trees Removed	35
Caliper Inches of Protected Trees Replaced (1.5 Times Caliper Removed)	53
Caliper Inches of Specimen Trees Removed	196
Caliper Inches of Specimen Trees Replaced (2.5 Times Caliper Removed)	490
Caliper Inches of Majestic Trees Removed	136
Caliper Inches of Majestic Trees Replaced (3.5 Times Caliper Removed)	476
Total Caliper Inches To Be Removed	367
Total Caliper Inches To Be Replaced	1019
Trees to be Saved/Preserved	66
Total Caliper Inches Saved/Preserved	800

Tree Mitigation Summary - Phase 2

Number of Protected Trees to be Removed (6" up to 12")	0
Number of Specimin Trees to be Removed (13" up to 19")	2
Number of Majestic Trees to be Removed (20" and larger)	8
Number of Removed Trees to be Mitigated	10
Number of Trees Mitigation Exempt Due to Poor Condition	0
Total Number of Protected Trees to be Removed	0
Caliper Inches of Protected Trees Removed	0
Caliper Inches of Protected Trees Replaced (1.5 Times Caliper Removed)	0
Caliper Inches of Specimen Trees Removed	33
Caliper Inches of Specimen Trees Replaced (2.5 Times Caliper Removed)	83
Caliper Inches of Majestic Trees Removed	183
Caliper Inches of Majestic Trees Replaced (3.5 Times Caliper Removed)	640.5
Total Caliper Inches To Be Removed	216
Total Caliper Inches To Be Replaced	723
Trees to be Saved/Preserved	6
Total Caliper Inches Saved/Preserved	148

PLAN BASED ON ORDINANCE # 2017-15

LEGEND

- 1840 — PROTECTED TREE TO BE SAVED WITH TAG NUMBER
- 1842 — PROTECTED TREE TO BE REMOVED WITH TAG NUMBER
- 1740 — PROTECTED TREE EXEMPT FROM MITIGATION DUE TO POOR CONDITION TO BE REMOVED
- 1718 — PROTECTED TREE TO BE REMOVED DURING PHASE 2 WITH TAG NUMBER
- PROPOSED TREE PROTECTION PER TOWN DETAIL SD-11

CAUTION!

EXISTING UTILITIES

EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES.

N

40 20 0 40 80

SCALE 1" = 40'

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TBPE No. F-11962

EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

TREE PRESERVATION PLAN – PHASE 1 & PHASE 2
SHEET 1 OF 2

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL ENGINEER

04/29/2019

TERRA MANNA

JVC No 18026

1" = 40' H

08

PHASE 1

PLAN BASED ON ORDINANCE # 2017-15

TAG NO.	TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	CONDITION	TREES TO BE SAVED/PRESERVED	CALIPER INCHES SAVED/PRESERVED	PROTECTED TREE REMOVED (6" up to 12")	SPECIMEN TREE REMOVED (13" up to 19")	MAJESTIC TREE REMOVED (20" and larger)	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION - TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED	NUMBER OF SPECIMEN TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF SPECIMEN TREES TO BE REMOVED	NUMBER OF MAJESTIC TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF MAJESTIC TREES TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED	TOTAL NUMBER OF REMOVED TREES TO BE MITIGATED	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES (REPLACE 1.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF SPECIMEN TREES (REPLACE 2.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF MAJESTIC TREES (REPLACE 3.5 TIMES CALIPER REMOVED)	TOTAL NUMBER OF CALIPER INCHES TO BE REPLACED
1702	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1703	POST OAK	1	20	POOR	S	20				PC	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1704	POST OAK	1	10	POOR	S	10				PC	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1705	POST OAK	1	10	POOR	S	10				PC	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1706	POST OAK	1	12	VERY POOR	S	12				PC	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1707	POST OAK	1	16	FAIR	S	16					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1708	POST OAK	1	19	GOOD	S	19					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1709	POST OAK	1	17	FAIR	S	17					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1710	POST OAK	1	26	GOOD	S	26					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1711	POST OAK	1	20	GOOD	S	20					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1712	POST OAK	1	26	FAIR	S	26					0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
1717	POST OAK	1	24	FAIR		0			X		0	0	0	0	0	1	24	24	1	0	0	84		84.0
1720	POST OAK	1	25	FAIR		0			X		0	0	0	0	0	1	25	25	1	0	0	87.5		87.5
1725	POST OAK	1	18	GOOD		0		X			0	0	0	1	18	0	0	18	1	0	45	0		45.0
1726	POST OAK	1	17	GOOD		0		X			0	0	0	1	17	0	0	17	1	0	42.5	0		42.5
1727	ASH	1	7	POOR		0				PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1728	POST OAK	1	17	FAIR		0		X			0	0	0	1	17	0	0	17	1	0	42.5	0		42.5
1729	POST OAK	1	21	GOOD	S	21					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1730	BLACKJACK OAK	1	12	POOR		0	X			PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1731	BLACKJACK OAK	1	12	FAIR		0	X				0	1	12	0	0	0	0	12	1	18	0	0		18.0
1732	POST OAK	1	22	GOOD		0			X		0	0	0	0	0	1	22	22	1	0	0	77		77.0
1733	POST OAK	1	17	FAIR		0		X			0	0	0	1	17	0	0	17	1	0	42.5	0		42.5
1734	BLACKJACK OAK	1	14	FAIR		0		X			0	0	0	1	14	0	0	14	1	0	35	0		35.0
1735	POST OAK	1	16	GOOD		0		X			0	0	0	1	16	0	0	16	1	0	40	0		40.0
1736	MT POST OAK	1	18	FAIR		0		X			0	0	0	1	18	0	0	18	1	0	45	0		45.0
1737	POST OAK	1	17	GOOD		0		X			0	0	0	1	17	0	0	17	1	0	42.5	0		42.5
1738	POST OAK	1	22	FAIR		0			X		0	0	0	0	0	1	22	22	1	0	0	77		77.0
1739	POST OAK	1	17	GOOD	S	17					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1740	POST OAK	1	20	POOR		0			X	PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1741	POST OAK	1	22	GOOD		0			X		0	0	0	0	0	1	22	22	1	0	0	77		77.0
1742	MT POST OAK	1	13	FAIR		0		X			0	0	0	1	13	0	0	13	1	0	32.5	0		32.5
1744	POST OAK	1	21	GOOD		0			X		0	0	0	0	0	1	21	21	1	0	0	73.5		73.5
1745	POST OAK	1	18	GOOD		0		X			0	0	0	1	18	0	0	18	1	0	45	0		45.0
1746	POST OAK	1	16	POOR		0		X		PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1829	TOOTHACHE	1	7	POOR		0	X			PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1831	POST OAK	1	9	POOR		0	X			PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1832	TOOTHACHE	1	6	POOR		0	X			PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1833	POST OAK	1	16	POOR	S	16				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1834	POST OAK	1	20	GOOD	S	20					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1835	POST OAK	1	12	POOR	S	12				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1836	POST OAK	1	16	FAIR		0		X			0	0	0	1	16	0	0	16	1	0	40	0		40.0
1837	POST OAK	1	11	FAIR	S	11					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1838	POST OAK	1	7	POOR	S	7				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1839	POST OAK	1	9	POOR	S	9				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1840	POST OAK	1	15	GOOD		0		X			0	0	0	1	15	0	0	15	1	0	37.5	0		37.5
1841	POST OAK	1	7	GOOD		0	X				0	1	7	0	0	0	0	7	1	10.5	0	0		10.5
1842	POST OAK	1	7	FAIR		0	X				0	1	7	0	0	0	0	7	1	10.5	0	0		10.5
1843	POST OAK	1	9	POOR		0	X			PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1844	POST OAK	1	11	POOR		0	X			PC	1	0	0	0	0	0	0	0	0	0	0	0		0.0
1846	POST OAK	1	10	FAIR	S	10					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1847	POST OAK	1	6	POOR	S	6				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1848	POST OAK	1	13	POOR	S	13				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1850	POST OAK	1	8	VERY POOR	S	8				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1851	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1852	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1853	BLACKJACK OAK	1	6	GOOD	S	6					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1854	POST OAK	1	8	VERY POOR	S	8				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1855	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1856	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1857	CEDAR ELM	1	8	FAIR	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1858	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1859	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1860	POST OAK	1	6	FAIR	S	6					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1861	POST OAK	1	14	FAIR	S	14					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1862	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1863	POST OAK	1	8	FAIR	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1864	POST OAK	1	7	FAIR	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1865	POST OAK	1	6	FAIR	S	6					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1866	POST OAK	1	9	GOOD	S	9					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1867	POST OAK	1	23	GOOD	S	23					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1868	CEDAR ELM	1	7	FAIR	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1869	POST OAK	1	7	GOOD	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1870	POST OAK	1	8	GOOD	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1871	CEDAR ELM	1	15	GOOD	S	15					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1872	CEDAR ELM	1	10	FAIR	S	10					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1875	CEDAR ELM	1	10	GOOD	S	10					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1876	POST OAK	1	36	VERY POOR	S	36				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1877	CEDAR ELM	1	16	FAIR	S	16					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1878	POST OAK	1	7	POOR	S	7				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1879	CEDAR ELM	1	7	GOOD	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1880	CEDAR ELM	1	6	POOR	S	6				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1882	POST OAK	1	7	POOR	S	7				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1883	POST OAK	1	7	FAIR	S	7					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1884	POST OAK	1	8	FAIR	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1885	POST OAK	1	9	FAIR	S	9					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1886	CEDAR ELM	1	8	GOOD	S	8					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1887	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1888	POST OAK	1	12	FAIR	S	12					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1889	CEDAR ELM	1	10	POOR	S	10				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1890	POST OAK	1	20	FAIR	S	20					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1891	POST OAK	1	8	POOR	S	8				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1892	POST OAK	1	9	FAIR		0	X				0	1	9	0	0	0	0	9	1	13.5	0	0		13.5
1894	POST OAK	1	12	FAIR	S	12					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1895	POST OAK	1	12	POOR	S	12				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1896	POST OAK	1	12	POOR	S	12				PC	0	0	0	0	0	0	0	0	0	0	0	0		0.0
1897	POST OAK	1	18	FAIR	S	18					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1899	CEDAR ELM	1	10	FAIR	S	10					0	0	0	0	0	0	0	0	0	0	0	0		0.0
	TOTALS	97	1264		66	800				29	9	4	35	12	196	6	136	367	22	**52.5**	**490**	476.0		**1019**

PHASE 2

TAG NO.	TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	CONDITION	TREES TO BE SAVED/PRESERVED	CALIPER INCHES SAVED/PRESERVED	PROTECTED TREE REMOVED (6" up to 12")	SPECIMEN TREE REMOVED (13" up to 19")	MAJESTIC TREE REMOVED (20" and larger)	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION - TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED	NUMBER OF SPECIMEN TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF SPECIMEN TREES TO BE REMOVED	NUMBER OF MAJESTIC TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF MAJESTIC TREES TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED	TOTAL NUMBER OF REMOVED TREES TO BE MITIGATED	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES (REPLACE 1.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF SPECIMEN TREES (REPLACE 2.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF MAJESTIC TREES (REPLACE 3.5 TIMES CALIPER REMOVED)	TOTAL NUMBER OF CALIPER INCHES TO BE REPLACED
1713	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1714	POST OAK	1	25	GOOD		0			X		0	0	0	0	0	1	25	25	1	0	0	87.5		87.5
1715	POST OAK	1	21	GOOD		0			X		0	0	0	0	0	1	21	21	1	0	0	73.5		73.5
1716	POST OAK	1	23	FAIR		0			X		0	0	0	0	0	1	23	23	1	0	0	80.5		80.5
1718	POST OAK	1	26	FAIR		0			X		0	0	0	0	0	1	26	26	1	0	0	91		91.0
1719	POST OAK	1	14	GOOD		0		X			0	0	0	1	14	0	0	14	1	0	35	0		35.0
1721	POST OAK	1	22	GOOD	S	22					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1722	POST OAK	1	20	FAIR	S	20					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1747	POST OAK	1	22	FAIR	S	22					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1748	POST OAK	1	19	GOOD		0		X			0	0	0	1	19	0	0	19	1	0	47.5	0		47.5
1749	POST OAK	1	30	FAIR	S	30					0	0	0	0	0	0	0	0	0	0	0	0		0.0
1750	POST OAK	1	23	GOOD		0			X		0	0	0	1	23	0	0	23	1	0	0	80.5		80.5
1751	POST OAK	1	23	GOOD		0			X		0	0	0	1	23	0	0	23	1	0	0	80.5		80.5
1752	POST OAK	1	22	FAIR		0			X		0	0	0	1	22	0	0	22	1	0	0	77		77.0
1754	POST OAK	1	20	GOOD		0			X		0	0	0	1	20	0	0	20	1	0	0	70		70.0
1801	POST OAK	1	32	FAIR	S	32					0	0	0	0	0	0	0	0	0	0	0	0		0.0
	TOTALS	16	364		6	148				0	0	0	0	2	33	8	183	216	10	**0**	**82.5**	640.5		**723**

J. VOLK consulting
830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TBPE No. F-11962

EVANS TRACT, PHASE 1&2
ARGYLE, TEXAS

TREE PRESERVATION TABLE – PHASE 1 & PHASE 2
SHEET 2 OF 2

STATE OF TEXAS
JASON P. VOLK
87930
LICENSED
PROFESSIONAL
ENGINEER

04/29/2019

TERRA MANNA

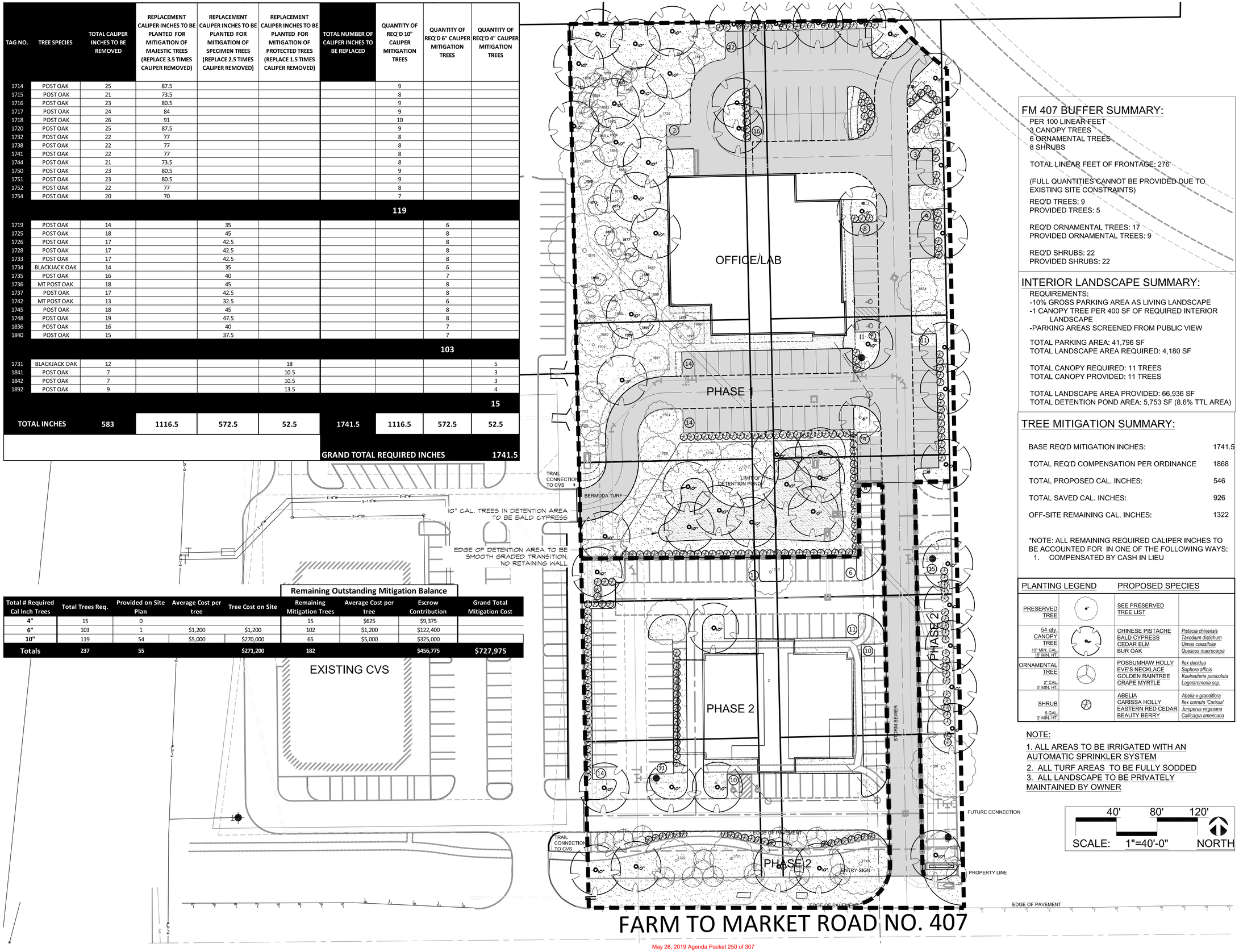
JVC No 18026

1" = 40' H

08A

TAG NO.	TREE SPECIES	TOTAL CALIPER INCHES TO BE REMOVED	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF MAJESTIC TREES (REPLACE 3.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF SPECIMEN TREES (REPLACE 2.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES (REPLACE 1.5 TIMES CALIPER REMOVED)	TOTAL NUMBER OF CALIPER INCHES TO BE REPLACED	QUANTITY OF REQ'D 10" CALIPER MITIGATION TREES	QUANTITY OF REQ'D 6" CALIPER MITIGATION TREES	QUANTITY OF REQ'D 4" CALIPER MITIGATION TREES
1714	POST OAK	25	87.5				9		
1715	POST OAK	21	73.5				8		
1716	POST OAK	23	80.5				9		
1717	POST OAK	24	84				9		
1718	POST OAK	26	91				10		
1720	POST OAK	25	87.5				9		
1732	POST OAK	22	77				8		
1738	POST OAK	22	77				8		
1741	POST OAK	22	77				8		
1744	POST OAK	21	73.5				8		
1750	POST OAK	23	80.5				9		
1751	POST OAK	23	80.5				9		
1752	POST OAK	22	77				8		
1754	POST OAK	20	70				7		
							119		
1719	POST OAK	14		35				6	
1725	POST OAK	18		45				8	
1726	POST OAK	17		42.5				8	
1728	POST OAK	17		42.5				8	
1733	POST OAK	17		42.5				8	
1734	BLACKJACK OAK	14		35				6	
1735	POST OAK	16		40				7	
1736	MT POST OAK	18		45				8	
1737	POST OAK	17		42.5				8	
1742	MT POST OAK	13		32.5				6	
1745	POST OAK	18		45				8	
1748	POST OAK	19		47.5				8	
1836	POST OAK	16		40				7	
1840	POST OAK	15		37.5				7	
								103	
1731	BLACKJACK OAK	12			18				5
1841	POST OAK	7			10.5				3
1842	POST OAK	7			10.5				3
1892	POST OAK	9			13.5				4
									15
TOTAL INCHES		583	1116.5	572.5	52.5	1741.5	1116.5	572.5	52.5
						GRAND TOTAL REQUIRED INCHES			1741.5

Total # Required Cal Inch Trees	Total Trees Req.	Provided on Site Plan	Average Cost per tree	Tree Cost on Site	Remaining Mitigation Trees	Average Cost per tree	Escrow Contribution	Grand Total Mitigation Cost
				Remaining Outstanding Mitigation Balance				
4"	15	0			15	$625	$9,375	
6"	103	1	$1,200	$1,200	102	$1,200	$122,400	
10"	119	54	$5,000	$270,000	65	$5,000	$325,000	
Totals	237	55		$271,200	182		$456,775	$727,975



FM 407 BUFFER SUMMARY:

PER 100 LINEAR FEET
3 CANOPY TREES
6 ORNAMENTAL TREES
8 SHRUBS

TOTAL LINEAR FEET OF FRONTAGE: 276'

(FULL QUANTITIES CANNOT BE PROVIDED DUE TO EXISTING SITE CONSTRAINTS)

REQ'D TREES: 9
PROVIDED TREES: 5

REQ'D ORNAMENTAL TREES: 17
PROVIDED ORNAMENTAL TREES: 9

REQ'D SHRUBS: 22
PROVIDED SHRUBS: 22

INTERIOR LANDSCAPE SUMMARY:

REQUIREMENTS:
-10% GROSS PARKING AREA AS LIVING LANDSCAPE
-1 CANOPY TREE PER 400 SF OF REQUIRED INTERIOR LANDSCAPE
-PARKING AREAS SCREENED FROM PUBLIC VIEW

TOTAL PARKING AREA: 41,796 SF
TOTAL LANDSCAPE AREA REQUIRED: 4,180 SF

TOTAL CANOPY REQUIRED: 11 TREES
TOTAL CANOPY PROVIDED: 11 TREES

TOTAL LANDSCAPE AREA PROVIDED: 66,936 SF
TOTAL DETENTION POND AREA: 5,753 SF (8.6% TTL AREA)

TREE MITIGATION SUMMARY:

BASE REQ'D MITIGATION INCHES:	1741.5
TOTAL REQ'D COMPENSATION PER ORDINANCE	1868
TOTAL PROPOSED CAL. INCHES:	546
TOTAL SAVED CAL. INCHES:	926
OFF-SITE REMAINING CAL. INCHES:	1322

*NOTE: ALL REMAINING REQUIRED CALIPER INCHES TO BE ACCOUNTED FOR IN ONE OF THE FOLLOWING WAYS:
1. COMPENSATED BY CASH IN LIEU

PLANTING LEGEND		PROPOSED SPECIES	
PRESERVED TREE		SEE PRESERVED TREE LIST	
54 qty. CANOPY TREE 10" MIN. CAL. 15' MIN. HT.		CHINESE PISTACHE BALD CYPRESS CEDAR ELM BUR OAK	*Pistacia chinensis* *Taxodium distichum* *Ulmus crassifolia* *Quescus macrocarpa*
ORNAMENTAL TREE 2" CAL. 5' MIN. HT.		POSSUMHAW HOLLY EVE'S NECKLACE GOLDEN RAINTREE CRAPE MYRTLE	*Ilex decidua* *Sophora affinis* *Koelreuteria paniculata* *Lagestromeria ssp.*
SHRUB 5 GAL. 2' MIN. HT.		ABELIA CARISSA HOLLY EASTERN RED CEDAR BEAUTY BERRY	*Abelia x grandiflora* *Ilex comuta 'Carissa'* *Juniperus virginiana* *Callicarpa americana*

NOTE:
1. ALL AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM
2. ALL TURF AREAS TO BE FULLY SODDED
3. ALL LANDSCAPE TO BE PRIVATELY MAINTAINED BY OWNER

40' 80' 120'
SCALE: 1"=40'-0" NORTH

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
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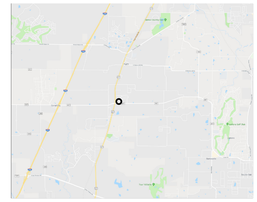
MESA

VICINITY MAP



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Issue / Addenda / Revisions

	Date	Description

Drawing Title

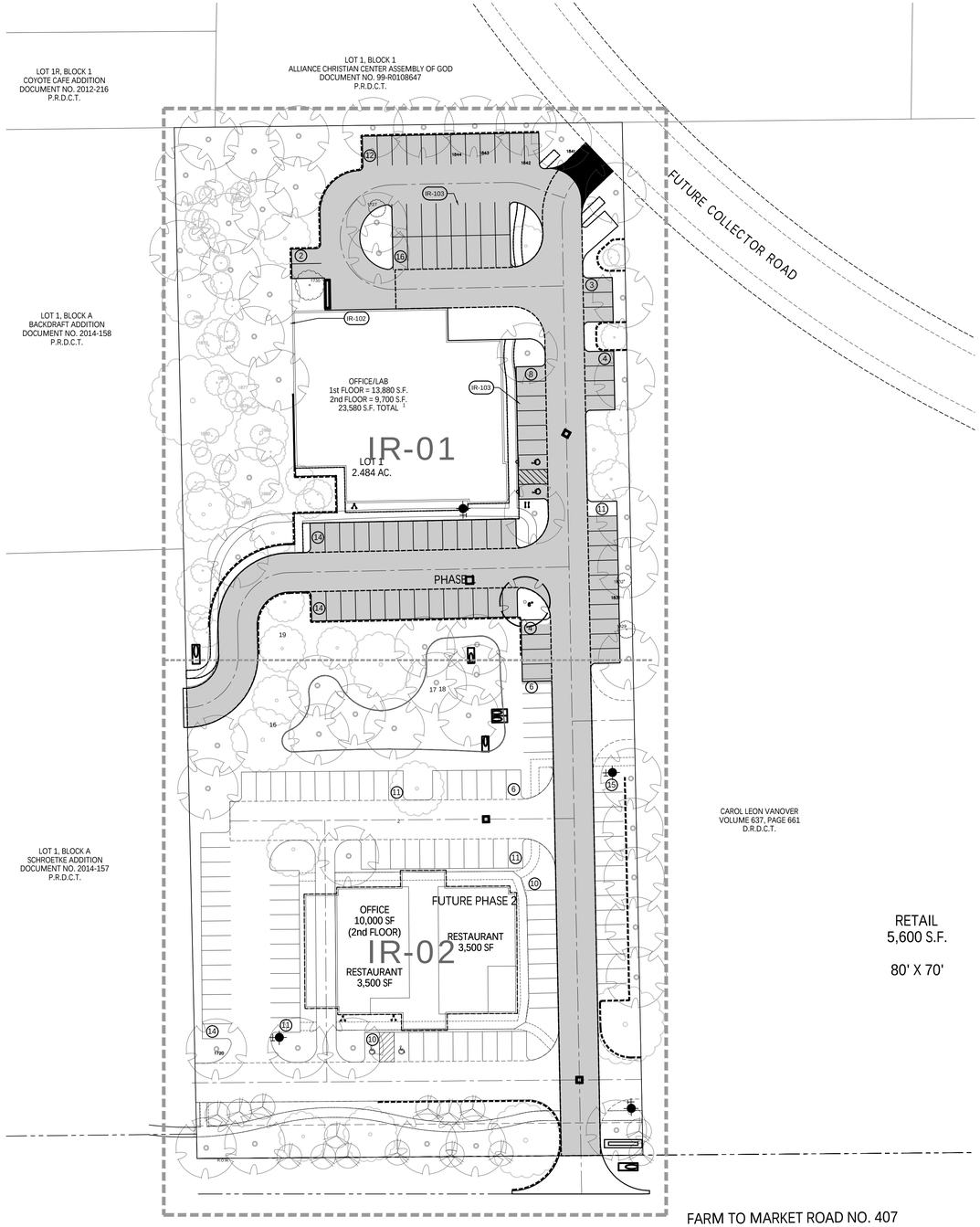
LANDSCAPE SITE PLAN
per ORD. 2017-15

Project Name

EVANS TRACT
PHASE 1

Issue Title

Argyle, Texas
Case Number:
Issue Date: 4.29.2019
Project No: 18049



1 IRRIGATION SITE

0 40 80 120 feet

SCALE: 1" = 40'

NORTH

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
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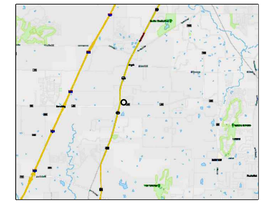
MESA

VICINITY MAP



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Issue / Addenda / Revisions

	Date	Description

Drawing Title

IRRIGATION SITE PLAN

Project Name

EVANS TRACT
PHASE 1

Issue Title

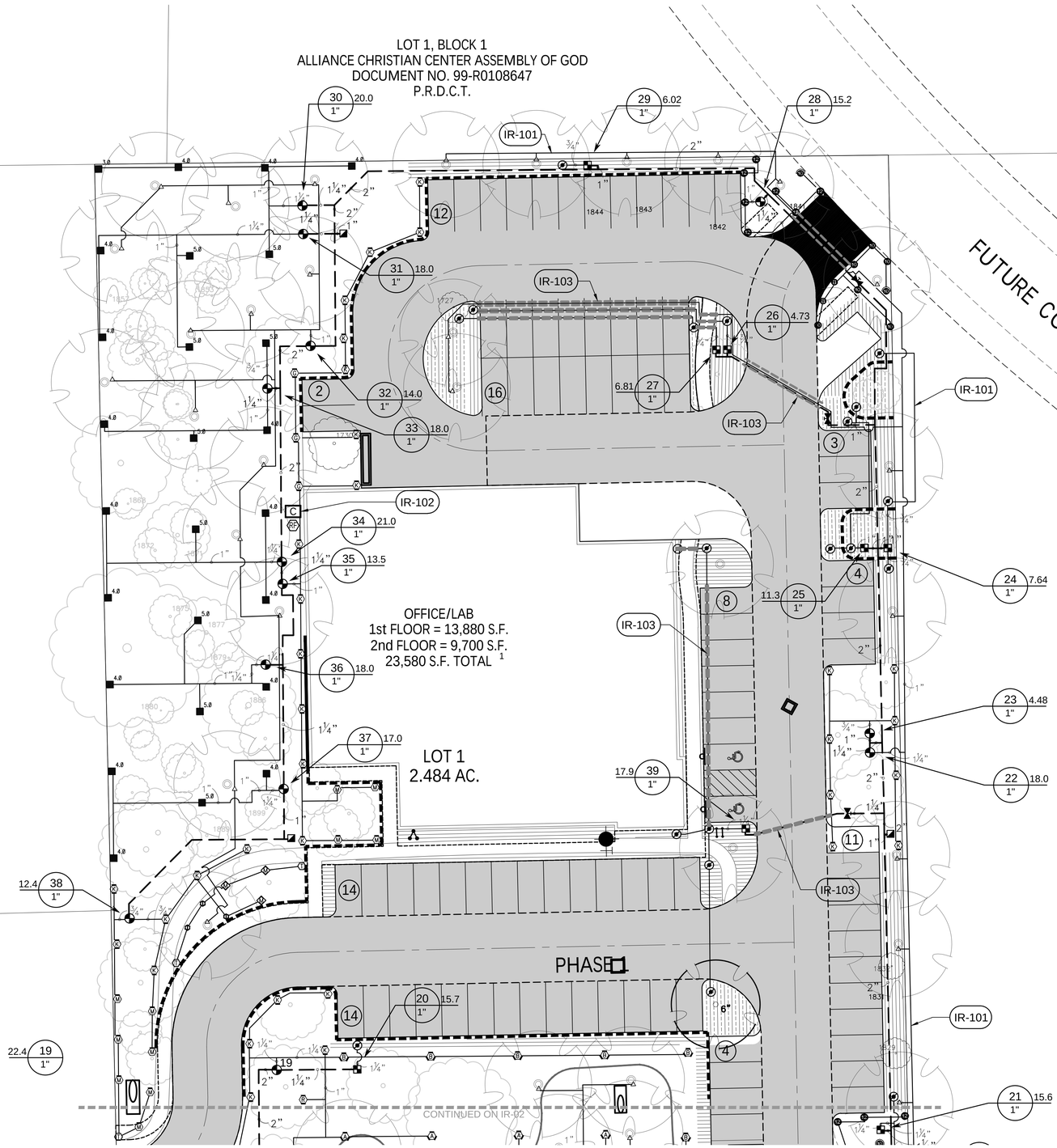
Argyle, Texas
Case Number:
Issue Date: 1.11.2018
Project No: 18049

IR-SITE

LOT 1R, BLOCK 1
COYOTE CAFE ADDITION
DOCUMENT NO. 2012-216
P.R.D.C.T.

LOT 1, BLOCK 1
ALLIANCE CHRISTIAN CENTER ASSEMBLY OF GOD
DOCUMENT NO. 99-R0108647
P.R.D.C.T.

LOT 1, BLOCK A
BACKDRAFT ADDITION
DOCUMENT NO. 2014-158
P.R.D.C.T.



1 IRRIGATION NORTH

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
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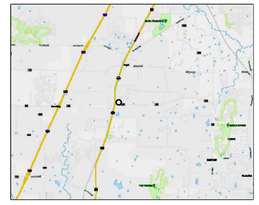
mesadesigngroup.com

MESA

VICINITY MAP



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Issue / Addenda / Revisions

Date	Description

Drawing Title

IRRIGATION SITE PLAN

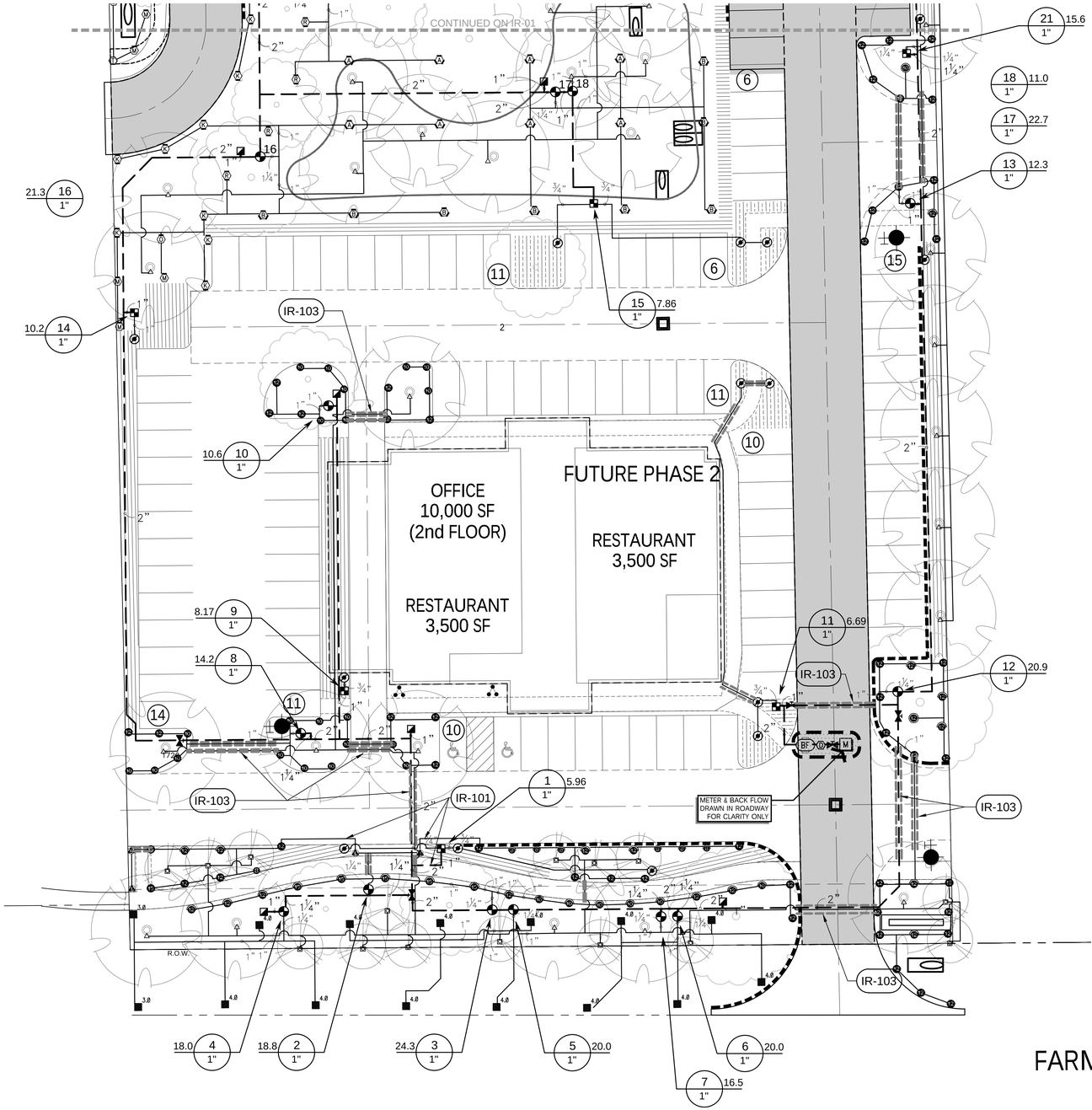
Project Name

EVANS TRACT
PHASE 1

Issue Title

Argyle, Texas
Case Number:
Issue Date: 1.11.2018
Project No: 18049

IR-1



1 IRRIGATION SOUTH

0 20 40 60 feet

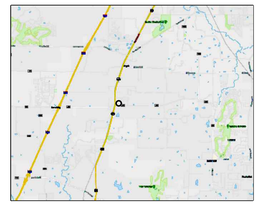
SCALE: 1" = 20'

NORTH

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

VICINITY MAP



Sheet No.

NOT FOR CONSTRUCTION

RETAIL
5,600 S.

80' X 7(

Seal



Issue / Addenda / Revisions

Date	Description

Drawing Title

IRRIGATION SITE PLAN

Project Name

EVANS TRACT
PHASE 1

Issue Title

Argyle, Texas
Case Number:
Issue Date: 1.11.2018
Project No: 18049

IR-2

IRRIGATION NOTES

1. The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor is responsible for calling in all Line Locates and keeping locates current. The Contractor will call 811 for all locates. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.

2. The Contractor shall verify water pressure prior to construction. The Contractor shall report any discrepancy between design pressure and actual pressure to the Owner's Representative prior to commencing work.

3. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.

4. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the installation of the irrigation system and related operations. Refer to the Planting Plans for locations of trees, beds, edging, etc.

5. Coordinate installation of irrigation system with installation of all adjacent planting, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.

6. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.

7. The Contractor shall be a registered Landscape Irrigator in the State of Texas.

8. The final installation of the irrigation system shall conform to all TCEQ and local rules and regulations.

9. It is the Contractor's responsibility to coordinate final locations of irrigation equipment with the Owner's Representative to avoid paving, utilities, etc.

10. It is the responsibility of the Contractor to be familiar with grade differences, location of walls, structures and utilities. The Contractor shall replace or repair all items damaged by his work.

11. The Contractor shall obtain all permits and licenses, pay all charges and fees and file all notices required and necessary to provide a complete and operational irrigation system.

12. The Contractor shall avoid trenching under drip line of all Existing Trees.

13. Valve Boxes shall be installed flush with grade, supported by bricks if needed, with 3" of clean pea gravel located below the vale. Use 12" x 17" rectangular valve boxes with purple lid for quick coupling valves, and 10" round boxes for electric valves unless noted otherwise.

14. All heads shall be installed a minimum of 4" from pavement edges.

15. The Contractor shall supply the Owner's Representative complete "as-built" record drawings showing the location of all mainlines, valves (manual and electric), controllers and control and monitoring devices. "As-built" drawings shall include a complete schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location.

16. The Contractor shall provide a typed and laminated schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location. A copy of this schedule shall be affixed to the inside door of each controller.

17.Each controller shall be equipped with an approved rain sensor device. Mounting location of sensor shall be approved by Owner's Representative.

18. Install all backflow prevention devices and piping between the point of connection and the backflow prevention devices per local codes and ordinances.

19. Final location of backflow prevention devices and system controllers shall be approved by Owner's Representative.

20. Electrical service will be provided at the location of the controller by others. It is the responsibility of the Contractor to make the final connection from the service to the controller.

21. All piping and wiring shall be installed in SCH 40 PVC sleeves. Install sleeving based on sleeve sizing guide below:
Pipe Size or Wire Quantity Required Sleeve
3/4" - 1-1/4" Piping 2" PVC Sleeve
1 1/2" - 2" Piping 4" PVC Sleeve
2 1/2" - 3" Piping 6" PVC Sleeve
4" - Piping 6" PVC Sleeve
6" - Piping 10" PVC Sleeve
1 to 25 Control Wires 2" PVC Sleeve
26 to 75 Control Wires 3" PVC Sleeve

22. All sprinkler heads shall be set perpendicular to the finished grade unless noted otherwise.

23. The Contractor will provide Owner / Owner Representative with (1) coupler key per (6) Quick Couplers installed.

24. The Contractor will be required flush and adjust all sprinkler heads and valves as necessary to provide optimal coverage with minimal overspray on to walks, streets, walls, fences, etc.

25. All control wires are to be 14 AWG solid copper, insulated, direct burial wire, UF and UL listed. All wire connections between wires and to valves are to be made inside valve boxes using "3M DBR-6 Waterproof" wire connectors or approved equal.

26. All equipment not otherwise detailed or specified shall be installed in accordance with the manufacturer's instructions, recommendations and specifications. It is the responsibility of the Contractor for understanding and following these recommendations and specifications to insure proper installation.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
ES LCS RCS CS SS	HUNTER PROS-06-PRS30 5' STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	4	30	
Q T H F	HUNTER PROS-06-PRS30 8' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	6	30	
Q T H F	HUNTER PROS-06-PRS30 10' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	9	30	
Q T H TT TQ F	HUNTER PROS-06-PRS30 12' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	17	30	
Q T H TT TQ F	HUNTER PROS-06-PRS30 15' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	5	30	
	HUNTER PROS-06-PRS30 ADJUSTABLE ARC TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	86	30	
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	3	40	
M L D	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	15	40	
X G R	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	48	40	10/DT-1
B Y A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	21	40	
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	3	40	
	HUNTER MP815 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.	3	40	
2SQ 5QQ 5QH 10H 10F 20F	HUNTER PROS-PRS30-06-CV-MSBN MULTI-STREAM BUBBLER, 6" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE, 2SQ=.25GPM, 5QQ=0.5GPM, 10H=1.0GPM, 20F=2.0GPM.	67	30	5/DT-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	DETAIL
3.0	HUNTER PGP-04 TURF ROTOR, 4.0" POP-UP. ADJUSTABLE TO FULL CIRCLE.	3	45	3.00	7/DT-1
4.0	HUNTER PGP-04 TURF ROTOR, 4.0" POP-UP. ADJUSTABLE TO FULL CIRCLE.	29	45	4.00	7/DT-1
5.0	HUNTER PGP-04 TURF ROTOR, 4.0" POP-UP. ADJUSTABLE TO FULL CIRCLE.	9	45	5.00	7/DT-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	13
	PIPE TRANSITION POINT	33

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.96	31.19	37.01	0.96 in/h
2	HUNTER ICV-G	1"	TURF SPRAY	18.75	36.23	46.73	1.26 in/h
3	HUNTER ICV-G	1"	TURF SPRAY	24.31	37.63	50.04	0.86 in/h
4	HUNTER ICV-G	1"	TURF ROTOR	18.00	44.18	62.06	1.05 in/h
5	HUNTER ICV-G	1"	TURF ROTOR	20.00	48.98	67.76	0.88 in/h
6	HUNTER ICV-G	1"	TURF ROTOR	20.00	48.98	59.02	1.00 in/h
7	HUNTER ICV-G	1"	BUBBLER	16.50	36.05	45.08	4.66 in/h
8	HUNTER ICV-G	1"	TURF SPRAY	14.16	33.77	42.49	1.26 in/h
9	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.17	33.31	40.35	0.96 in/h
10	HUNTER ICV-G	1"	TURF SPRAY	10.61	33.67	43.41	1.37 in/h
11	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.69	32.60	38.61	1.44 in/h
12	HUNTER ICV-G	1"	TURF SPRAY	20.88	36.42	46.44	1.30 in/h
13	HUNTER ICV-G	1"	TURF SPRAY	12.32	34.06	42.25	1.18 in/h
14	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	10.23	35.50	43.58	0.96 in/h
15	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.86	33.30	40.69	1.44 in/h
16	HUNTER ICV-G	1"	TURF ROTARY	21.31	44.91	57.10	0.27 in/h
17	HUNTER ICV-G	1"	TURF ROTARY	22.74	45.65	59.20	0.31 in/h
18	HUNTER ICV-G	1"	BUBBLER	11.00	35.09	43.59	6.78 in/h
19	HUNTER ICV-G	1"	TURF ROTARY	22.35	46.06	59.13	0.28 in/h
20	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	15.71	44.94	54.98	0.96 in/h
21	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	15.61	47.38	56.31	0.96 in/h
22	HUNTER ICV-G	1"	BUBBLER	18.00	38.49	48.55	6.78 in/h
23	HUNTER ICV-G	1"	TURF ROTARY	4.48	42.55	47.85	0.26 in/h
24	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	7.64	33.16	39.85	0.96 in/h
25	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	11.28	38.01	46.28	1.44 in/h
26	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.73	30.28	35.81	0.96 in/h
27	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.81	33.64	40.36	1.44 in/h
28	HUNTER ICV-G	1"	TURF SPRAY	15.15	34.48	43.87	1.46 in/h
29	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.02	31.18	37.11	0.96 in/h
30	HUNTER ICV-G	1"	TURF ROTOR	20.00	49.51	61.43	0.93 in/h
31	HUNTER ICV-G	1"	TURF ROTOR	18.00	44.86	60.88	0.67 in/h
32	HUNTER ICV-G	1"	BUBBLER	14.00	35.18	44.53	6.78 in/h
33	HUNTER ICV-G	1"	TURF ROTOR	18.00	44.66	60.76	0.76 in/h
34	HUNTER ICV-G	1"	TURF ROTOR	21.00	50.39	63.24	0.82 in/h
35	HUNTER ICV-G	1"	TURF ROTARY	18.50	45.13	54.51	0.23 in/h
36	HUNTER ICV-G	1"	TURF ROTOR	18.00	44.15	61.01	0.69 in/h
37	HUNTER ICV-G	1"	TURF ROTOR	17.00	44.81	61.54	0.81 in/h
38	HUNTER ICV-G	1"	TURF ROTARY	12.35	43.97	55.32	0.35 in/h
39	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	17.88	51.52	62.07	1.04 in/h

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	DETAIL
IR-101	PIPE DRAWN IN SIDEWALK OR ROADWAY FOR CLARITY ONLY.	
IR-102	IRRIGATION CONTROLER LOCATION TO BE VERIFIED WITH OWNER. ELECTRICAL TO BE SUPPLIED BY OWNER.	
IR-103	IRRIGATION SLEEVE TO BE PROVIDED BY OWNER	

	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	8,786 L.F.
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	2,450 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	26
	HUNTER HQ-33DLRC-R QUICK COUPLER VALVE, PURPLE LOCKING RUBBER COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.	9
	MATCO-NORCA TTOS PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".	8
D	AYE STRAINER	1
BF	FEBCO 850 1" DOUBLE CHECK BACKFLOW PREVENTION, 1/2" TO 2"	1
C	HUNTER ACC-99D 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET.	1
RF	HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.	1
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	7,976 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	2,375 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	792.4 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

CRITICAL ANALYSIS

Generated:	2019-04-14 06:18
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	28.49 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1 1/4"
Length of Service Line:	20.00 ft
Pressure Available:	66.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	24.31 gpm
Flow Available at POC:	28.49 gpm
Residual Flow Available:	4.19 gpm
Critical Station:	34
Design Pressure:	45.00 psi
Friction Loss:	1.63 psi
Fittings Loss:	0.16 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.60 psi
Pressure Req. at Critical Station:	50.39 psi
Loss for Fittings:	0.27 psi
Loss for Main Line:	2.74 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	7.34 psi
Loss for Water Meter:	2.50 psi
Critical Station Pressure at POC:	63.24 psi
Pressure Available:	66.00 psi
Residual Pressure Available:	2.76 psi

CALL BEFORE YOU DIG

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
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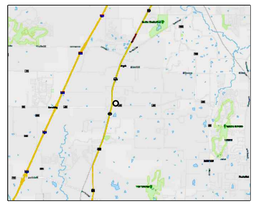
MESA

VICINITY MAP



Sheet No.

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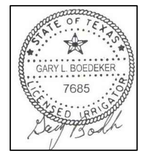


Issue / Addenda / Revisions

Date	Description

Drawing Title

IRRIGATION SITE PLAN

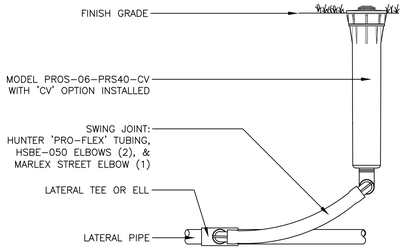
Project Name

EVANS TRACT PHASE 1

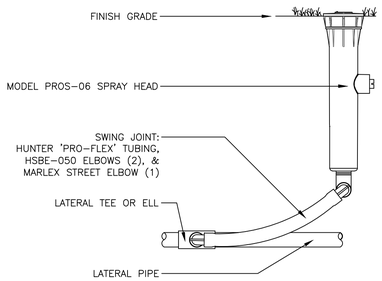
Issue Title

Argyle, Texas
Case Number:
Issue Date: 1.11.2018
Project No: 18049

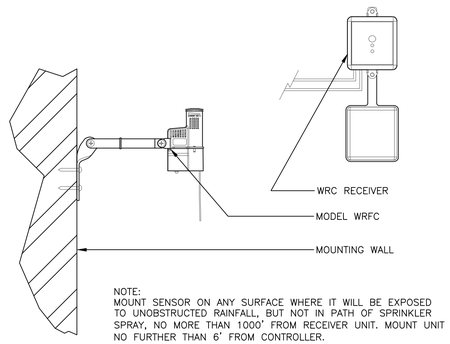
IR-SN-1



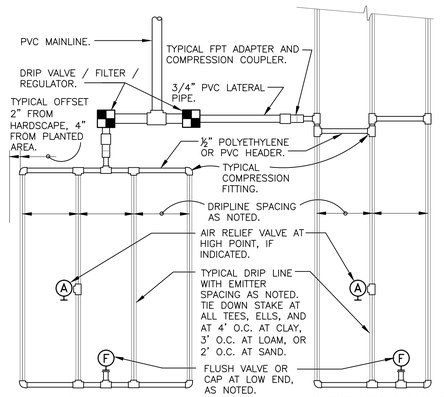
10 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (4)
3" = 1'-0" FX-IR-HUNT-SPRA-80



9 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING
3" = 1'-0" FX-IR-HUNT-SPRA-32



8 WIRELESS RAIN/FREEZE-CLIK
3" = 1'-0" FX-IR-HUNT-SENS-18



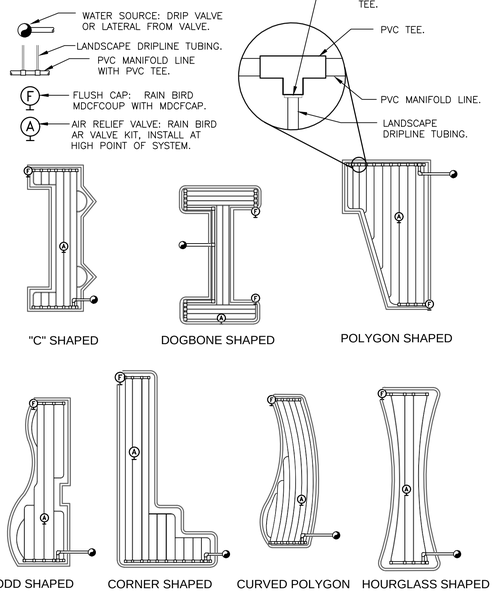
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

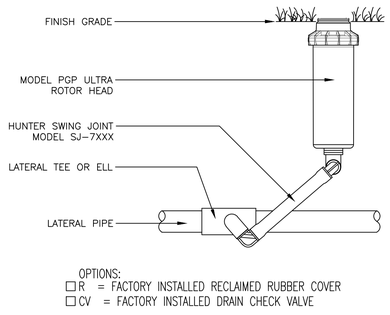
MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

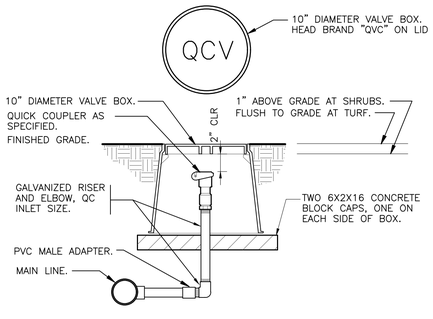


1 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
3" = 1'-0" 32 8413.56-16

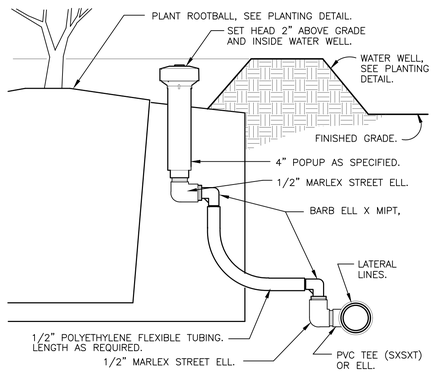
* WHEN USING LARGER GPM NOZZLES, BEWARE OF HIGH FRICTION LOSS IN SWING JOINTS.



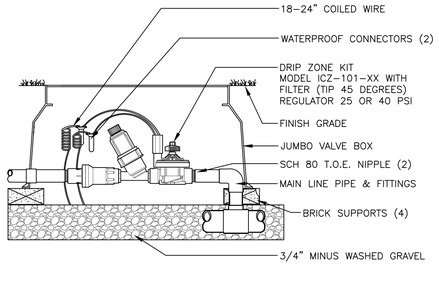
7 PGP ULTRA ROTOR HEAD WITH SJ-7XXX
3" = 1'-0" FX-IR-HUNT-ROTR-61



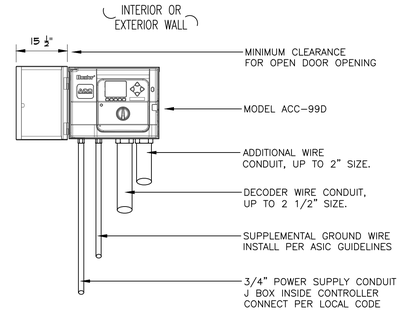
6 QUICK COUPLER VALVE IN BOX
1 1/2" = 1'-0" 32 8406.43-04



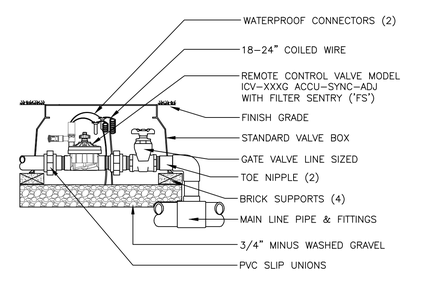
5 POPUP BUBBLER AT PLANT PIT
3" = 1'-0" 32 8403.53-04



4 ICZ-101 DRIP CONTROL ZONE
1 1/2" = 1'-0" FX-IR-HUNT-DRIP-18



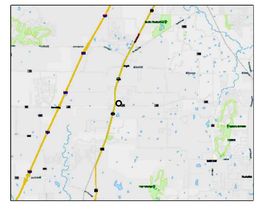
3 ACC-99D CONTROLLER WALL MOUNT
1" = 1'-0" FX-IR-HUNT-CONT-01



2 ICV GLOBE VALVE WITH ISOLATION VALVE (1)
1" = 1'-0" FX-IR-HUNT-VALV-22

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com
MESA

VICINITY MAP



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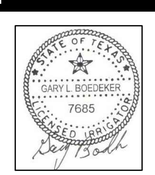


Issue / Addenda / Revisions

Date	Description

Drawing Title

IRRIGATION SITE PLAN

Project Name

EVANS TRACT PHASE 1

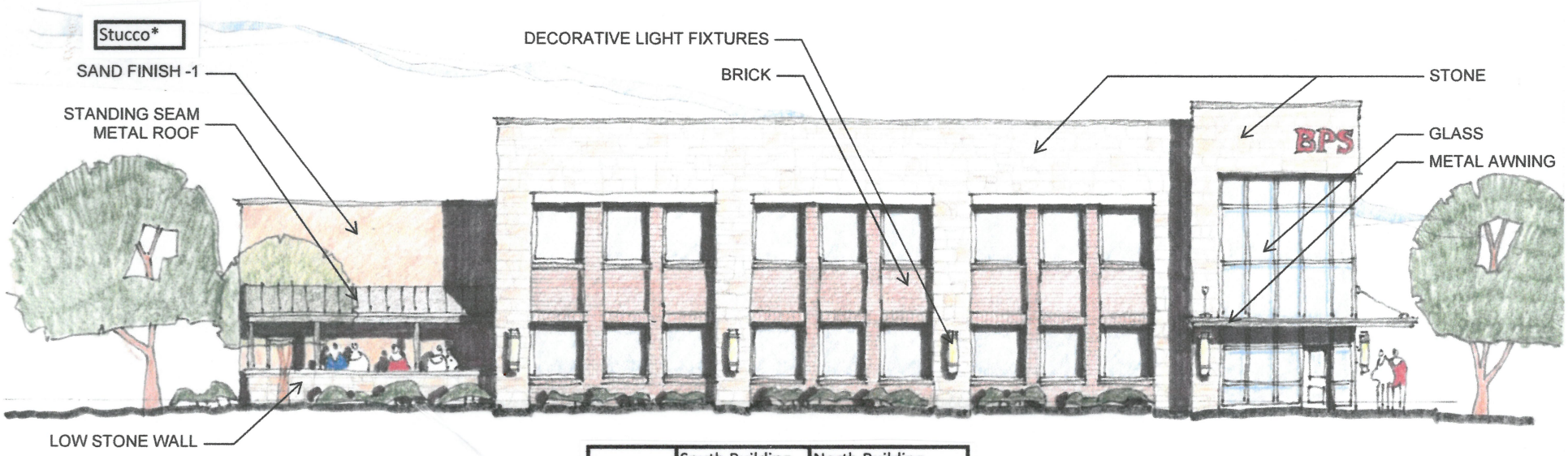
Issue Title

Argyle, Texas
Case Number:
Issue Date: 1.11.2018
Project No: 18049

DT-1

ARGYLE OFFICE / LAB BUILDING

NORTH BUILDING



	South Building	North Building
Stone	40-50%	22-30%
Brick	25-30%	12-15%
Stucco*	20-25%	60-65%
Other**	5-10%	0-5%

* Stucco on the North building will be a different application done in 3 steps due to tilt wall construction. Step 1 - Form Concrete, Step 2 - Tilt conrete Wall, Step 3 - apply sand finish paint finish

** Other includes architectural elements for the insets and gabeled features that may require special materials for architectural reasons Including but not limited to metal, tile, porch coverings, etc.

Proposed Building Elevation—South
March 13, 2019
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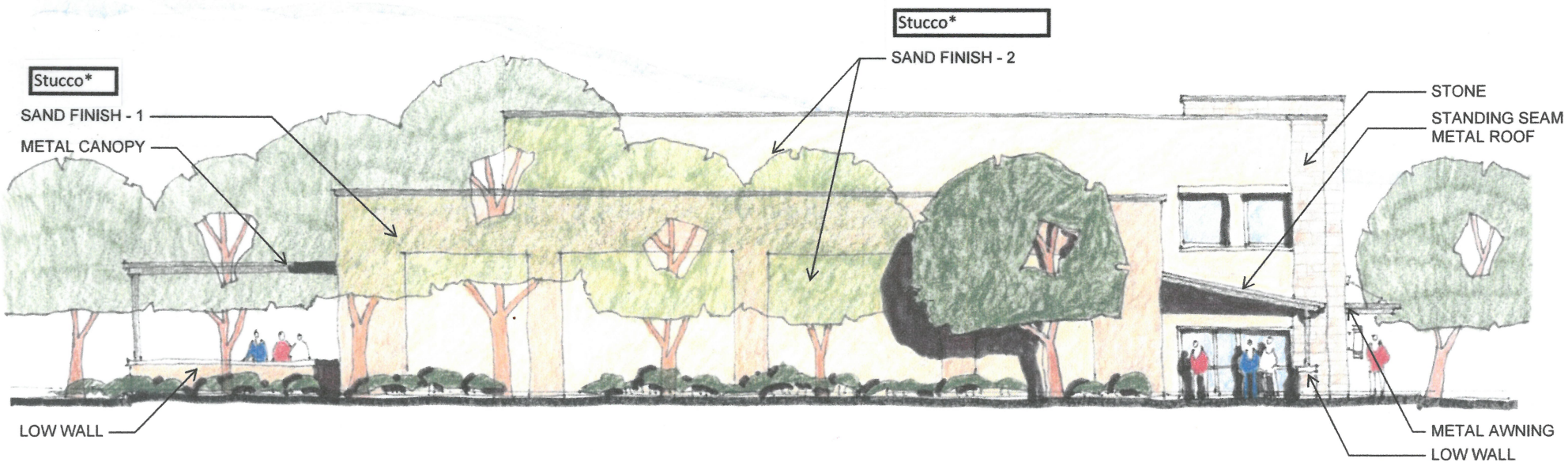
ARGYLE OFFICE / LAB BUILDING

NORTH BUILDING



Proposed Building Elevation—West
March 13, 2019
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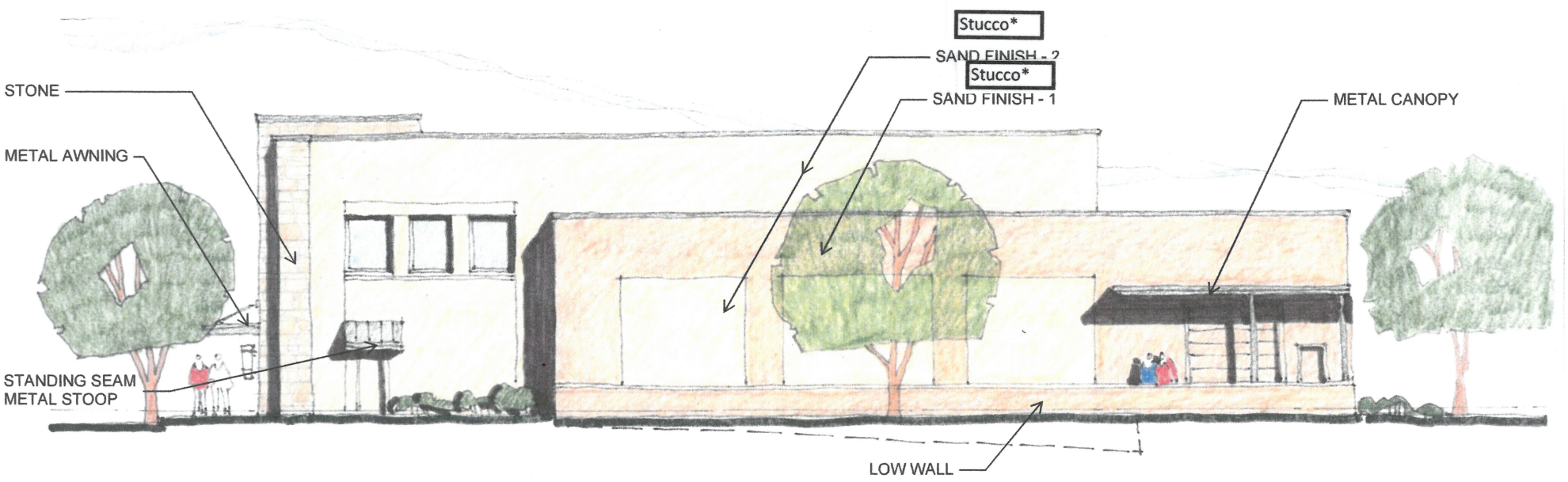
ARGYLE OFFICE / LAB BUILDING

NORTH BUILDING



Proposed Building Elevation—North
March 13, 2019
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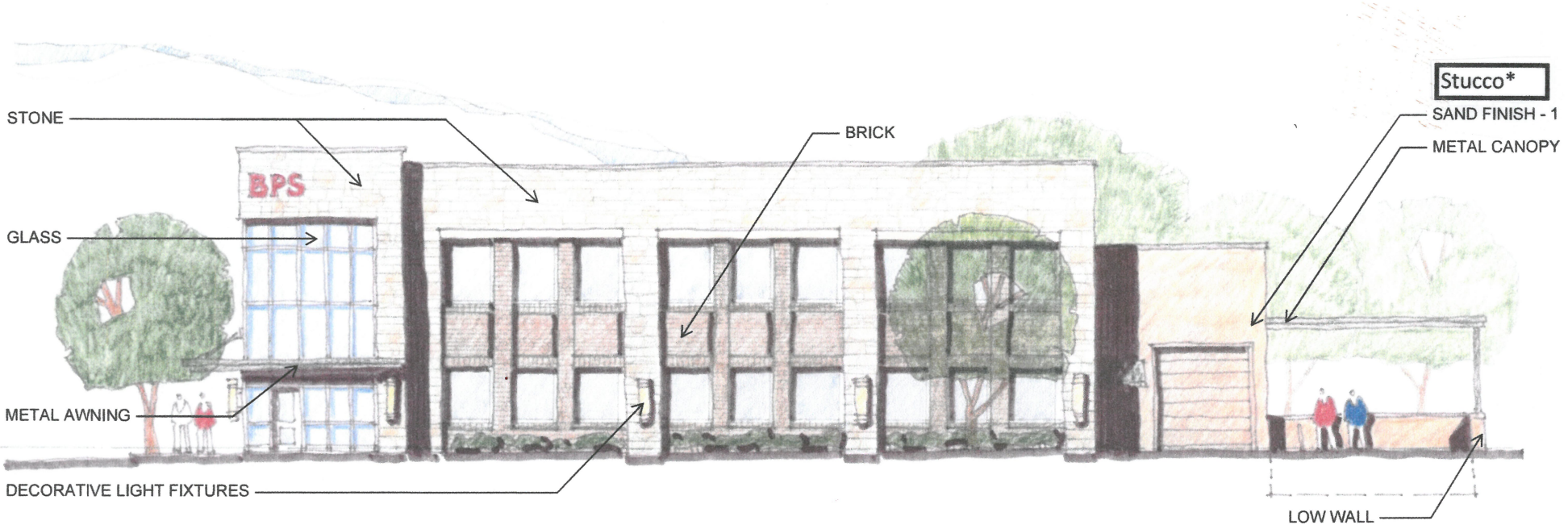
ARGYLE OFFICE / LAB BUILDING

NORTH BUILDING



Proposed Building Elevation—East
March 13, 2019
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EVANS BUILDING - ARGYLE, TEXAS

SOUTH BUILDING



	South Building	North Building
Stone	40-50%	22-30%
Brick	25-30%	12-15%
Stucco*	20-25%	60-65%
Other**	5-10%	0-5%

* Stucco on the North building will be a different application done in 3 steps due to tilt wall construction. Step 1 - Form Concrete, Step 2 - Tilt conrete Wall, Step 3 - apply sand finish paint finish

** Other includes architectural elements for the insets and gabeled features that may require special materials for architectural reasons including but not limited to metal, tile, perch coverings, etc.

Conceptual South Elevation
March 18, 2019
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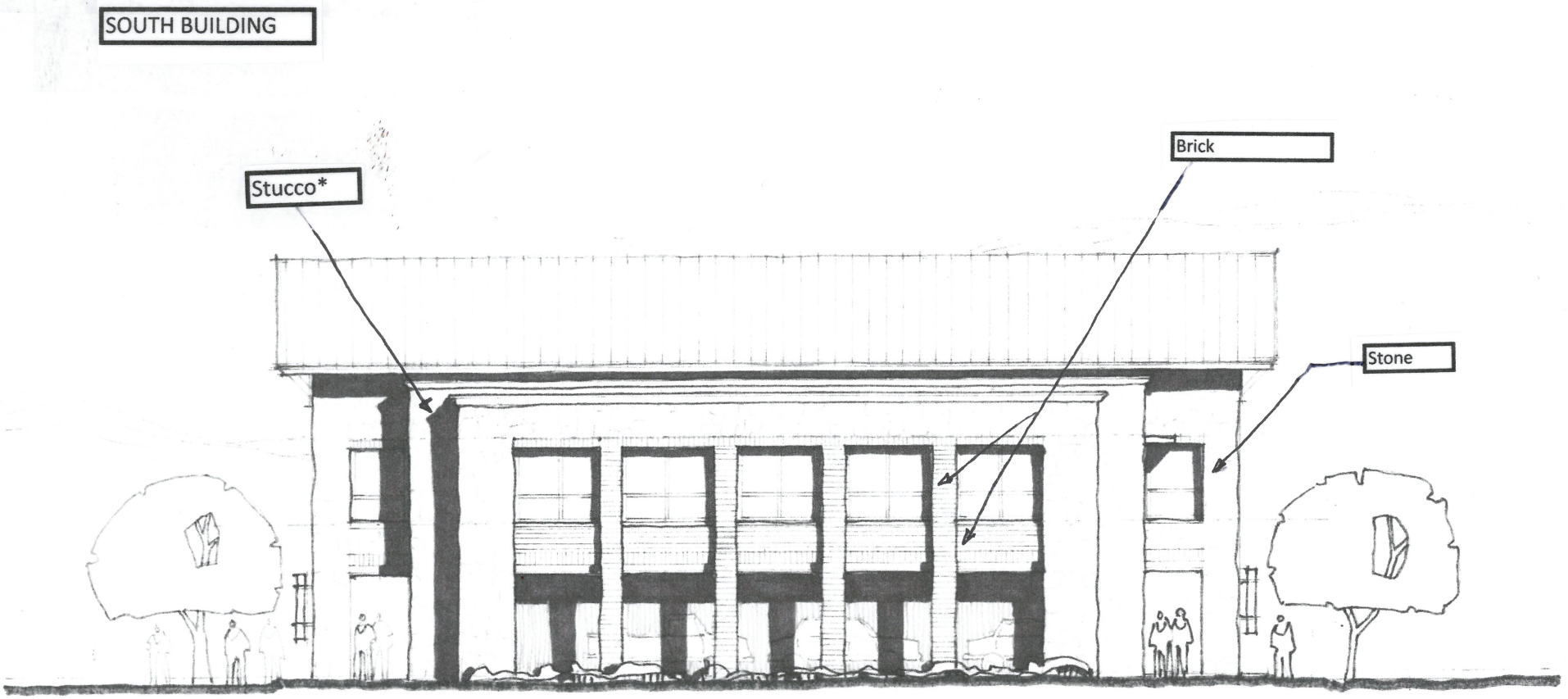
EVANS BUILDING - ARGYLE, TEXAS



Conceptual West Elevation
March 18, 2019
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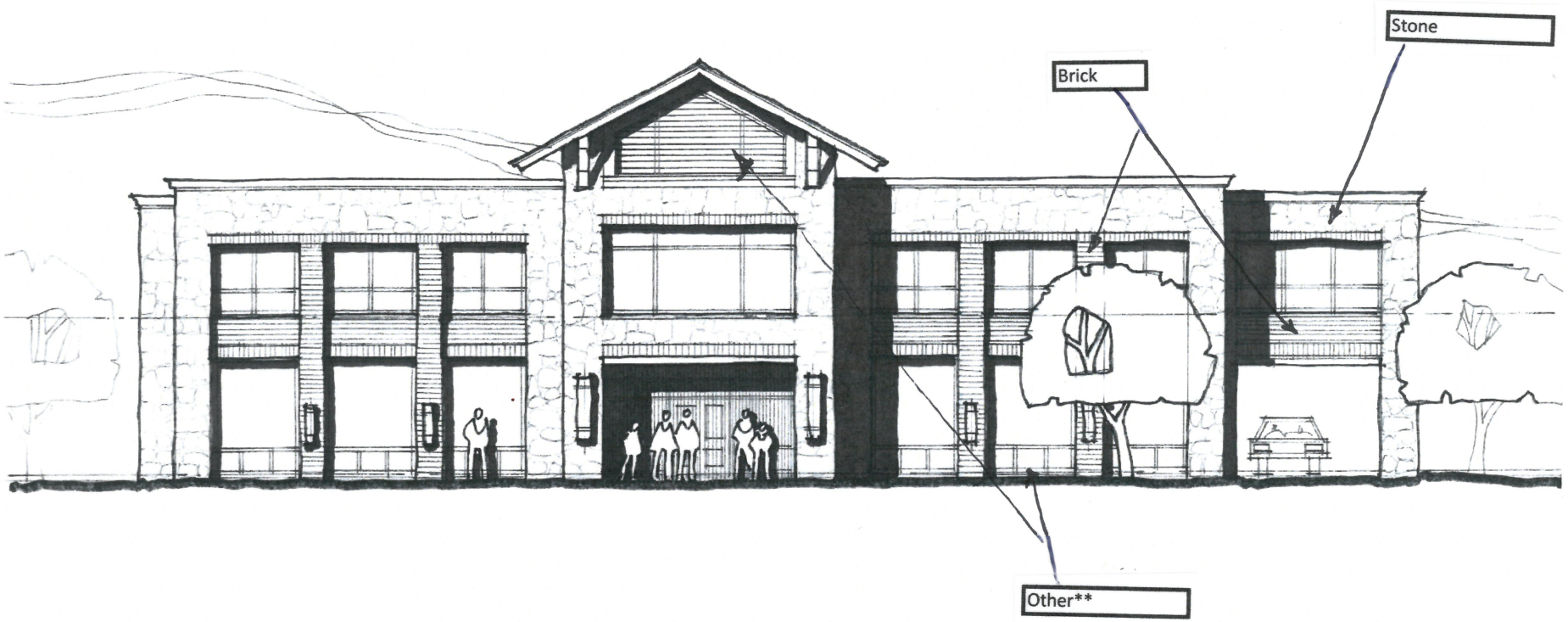
EVANS BUILDING - ARGYLE, TEXAS

SOUTH BUILDING



Conceptual North Elevation
March 18, 2019
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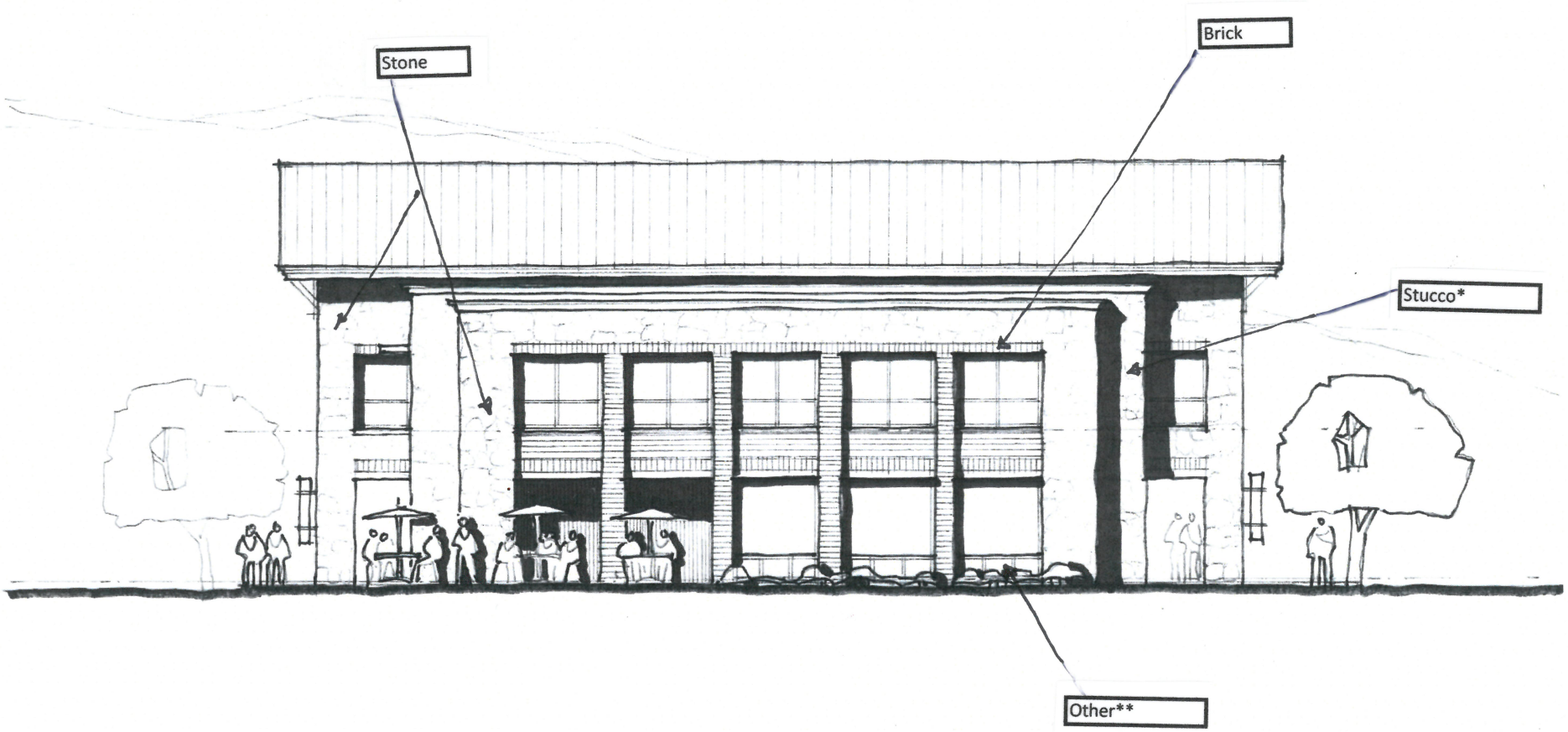
EVANS BUILDING - ARGYLE, TEXAS

SOUTH BUILDING



Conceptual East Elevation
March 18, 2019
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LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

MESA

4/29/2019

Aaron Duncan
Principal
MESA Design Group
2001 North Lamar Street, Ste. 100
Dallas, TX 75202

Town of Argyle
308 Denton St
Argyle, TX 76226

Dear Council:

This letter is in regards to landscape requirements along Farm to Market (FM) Road 407 along the south boundary of the Evans Tract zoning case. Per the mitigation requirements adopted by the Argyle City Council, the landscape architect is unable to create viable space for all of the required buffer plantings.

At this time, the regulations dictating buffer plantings are as follows:
Per 100' Linear feet of frontage buffers should provide
3 Canopy Trees
6 Ornamental Trees
8 Shrubs

Evans Tract Linear feet of frontage along 407: 276'

In good faith, the landscape architect has provided the maximum amount of landscape considered reasonable in the buffer zone given the size and spread of protected vegetation while preserving existing trees numbered 1721 (22" cal), 1722 (20" cal.), & 1749 (30" cal.) in the tree mitigation charts provided by the civil engineer. While the design provides for the required buffer width, the plans include 5 of the required 9 canopy trees, 9 of the required 17 ornamental trees, and 22 of the required 22 shrubs. We feel the 3 existing trees (+ 72" total) more than satisfy the buffer requirement.

As such we are requesting a variance to the buffer landscape requirements due to the presence of the preserved trees.

Sincerely,

Aaron Duncan

Principal

2001 North Lamar Street, Suite 100 Dallas, Texas 75202 Office 214 871 0388 Fax 214 871 1507 www.mesadesigngroup.com

David Hawkins

Subject: FW: Evans comments

-----Original Message-----
From: Bret Pedigo
Sent: Wednesday, May 1, 2019 10:58 AM
To: David Hawkins; Alex Rafiqui; Jay Volk
Cc: Kristi Gilbert; Angie Manglaris
Subject: RE: Evans comments

David,
Attached you will find revised building elevations with the changes you made. I have scanned these in a higher resolution format individually to attempt to get a better look for your packets. Just to make sure you have an official response on a couple of your other questions on the buildings:

Question: What is stucco finish as? FBC requires min. Step-3 stucco to be consider "masonry" material.
Answer: The exterior of this building will be a masonry tilt wall construction. On this application a 3-step process for constructions is as follows. (1) Form up the wall, (2) Pour the concrete (3) Tilt Wall into location (4) paint wall with a paint and sand texture. If we applied a 3 step application as used on residential or "stick built" buildings it will be an inferior product. The 3 step process for "stick Built" buildings if applied to tilt wall would allow for a better chance for moisture to bind behind the final stucco finish and create maintenance problems. The 3-4 step process for tilt wall construction will allow for less maintenance and creating an appearance exactly the same with a longer shelf life.

Question : Any fencing proposed for patio areas (South building)?
Answer : None is anticipated.

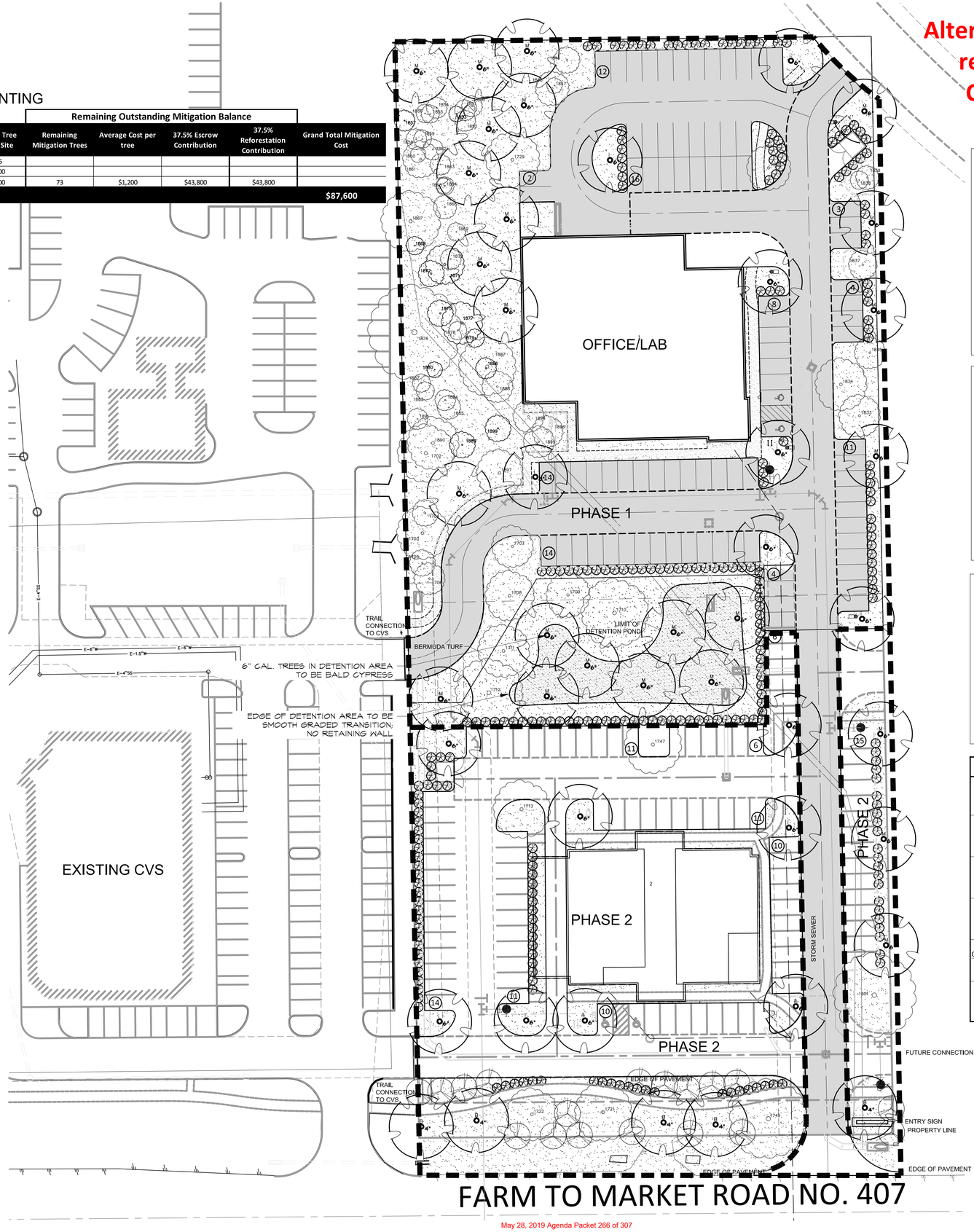
Question : Any on-ground equipment planned (HVAC) or on roof?
Answer: No. HVAC will be installed on the roof

Please let me know if all of these documents address your comments and are ready for the packets.

Alternative Landscape Plan as recommended by P & Z Commission on 5.7.19

ESCROW & REFORESTATION FUND ACCOUNTING

					Remaining Outstanding Mitigation Balance				
Tree Type	Total Number Req.	Provided on Site Plan	Average Cost per tree	Provided Tree Cost on Site	Remaining Mitigation Trees	Average Cost per tree	37.5% Escrow Contribution	37.5% Reforestation Contribution	Grand Total Mitigation Cost
4" Buffer	9	5	$625	$3,125					
6" Interior	11	15	$1,200	$18,000					
6" Mitigation (25% ttl)	98	25	$1,200	$30,000	73	$1,200	$43,800	$43,800	
									$87,600



FM 407 BUFFER SUMMARY:

PER 100 LINEAR FEET
3 CANOPY TREES
6 ORNAMENTAL TREES
8 SHRUBS

TOTAL LINEAR FEET OF FRONTAGE: 276'

(FULL QUANTITIES CANNOT BE PROVIDED DUE TO EXISTING SITE CONSTRAINTS - see letter included)

REQ'D BUFFER TREES: 9
PROVIDED BUFFER TREES: 5

REQ'D ORNAMENTAL TREES: 17
PROVIDED ORNAMENTAL TREES: 17

REQ'D SHRUBS: 22
PROVIDED SHRUBS: 22

INTERIOR LANDSCAPE SUMMARY:

REQUIREMENTS:
-10% GROSS PARKING AREA AS LIVING LANDSCAPE
-(1) 4" TREE PER 400 SF OF REQUIRED INTERIOR LANDSCAPE
-PARKING AREAS SCREENED FROM PUBLIC VIEW
-PROVIDE TREES AT ENDS OF PARKING BAYS

TOTAL PARKING AREA: 41,796 SF
TOTAL LANDSCAPE AREA REQUIRED: 4,180 SF

TOTAL INTERIOR TREE REQUIRED: 11 TREES
TOTAL INTERIOR TREE PROVIDED: 15 TREES
(OVERAGE DUE TO PARKING BAYS REQ'S)

TOTAL LANDSCAPE AREA PROVIDED: 66,936 SF
TOTAL DETENTION POND AREA: 5,753 SF (8.6% TTL AREA)

TREE MITIGATION SUMMARY:

REQ'D MITIGATION INCHES:	583"
TOTAL PROPOSED MIT. CAL. INCHES: (25) X 6" CAL. TREES	150" (25.6%)
REMAINING CAL. INCHES: 37.5% escrow 37.5% reforestation fund	433"
TOTAL SAVED CAL. INCHES:	926"

PLANTING LEGEND	PROPOSED SPECIES	
PRESERVED TREE	SEE PRESERVED TREE LIST	
5 qty. BUFFER TREE 4" MIN. CAL. 10' MIN. HT.	CHINESE PISTACHE BALD CYPRESS CEDAR ELM BUR OAK	*Pistacia chinensis* *Taxodium distichum* *Ulmus crassifolia* *Quescus macrocarpa*
15 qty. INTERIOR TREE 4" MIN. CAL. 10' MIN. HT.	CHINESE PISTACHE BALD CYPRESS CEDAR ELM BUR OAK	*Pistacia chinensis* *Taxodium distichum* *Ulmus crassifolia* *Quescus macrocarpa*
25 qty. MITIGATION TREE 6" MIN. CAL. 15' MIN. HT.	CHINESE PISTACHE BALD CYPRESS CEDAR ELM BUR OAK	*Pistacia chinensis* *Taxodium distichum* *Ulmus crassifolia* *Quescus macrocarpa*
17 qty. ORNAMENTAL TREE 2" CAL. 5' MIN. HT.	POSSUMHAW HOLLY EVE'S NECKLACE GOLDEN RAINTREE CRAPE MYRTLE	*Ilex decidua* *Sophora affinis* *Koelreuteria paniculata* *Lagestromeria ssp.*
SHRUB 5 GAL. 2' MIN. HT.	ABELIA CARISSA HOLLY EASTERN RED CEDAR BEAUTY BERRY	*Abelia x grandiflora* *Ilex comuta 'Carissa'* *Juniperus virginiana* *Callicarpa americana*

NOTE:
1. ALL AREAS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM
2. ALL TURF AREAS TO BE FULLY SODDED
3. ALL LANDSCAPE TO BE PRIVATELY MAINTAINED BY OWNER

40' 80' 120'
SCALE: 1"=40'-0" NORTH

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Suite 100
Dallas, Texas 75202
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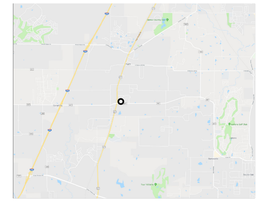
VICINITY MAP



Sheet No.

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Seal

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Issue / Addenda / Revisions

	Date	Description

Drawing Title

LANDSCAPE SITE PLAN
per 25% mitigation req.'s

Project Name

EVANS TRACT
PHASE 1

Issue Title

Argyle, Texas
Case Number:
Issue Date: 5.2.2019
Project No: 18049

TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2018-26

AN ORDINANCE OF THE TOWN OF ARGYLE, TEXAS, PROVIDING FOR A ZONING CHANGE FROM MH (MANUFACTURED HOME) TO VC-MU AND VC-T DISTRICTS (VILLAGE CENTER MIXED USE AND TRANSITION DISTRICTS) FOR EVANS TRACT, BEING APPROXIMATELY 3.966 ACRES OF LAND, LEGALLY DESCRIBED AS LOTS 1-10, EVANS TRAILER PARK, A PORTION OF STEPHEN A. CHAMBERS SURVEY, ABSTRACT NO. 309, AND BEING LOCATED ON THE NORTH SIDE OF FM 407, APPROXIMATELY 300 FEET EAST OF U.S. HWY. 377, LOCATED IN THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The applicant Terra Manna LLC, on behalf of the owner, Waterbrook SE LP, have applied for a zoning change from MH (Manufactured Home) to VC-MU and VC-T Districts (Village Center Mixed Use and Transition Districts) for Evans Tract, being approximately 3.966 acres of land, legally described as Lots 1-10, Evans Trailer Park, a portion of Stephen A. Chambers Survey, Abstract No. 309, and being located on the north side of FM 407, approximately 300 feet east of U.S. Hwy. 377, located in the Town of Argyle, Denton County, Texas (as shown and described on the attached Exhibit "A-1" incorporated herein by reference as if copied in its entirety; and

WHEREAS, the Town of Argyle deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the Town, to enact a comprehensive zoning ordinance; and

WHEREAS, the Town Council has appointed a Planning and Zoning Commission to make recommendations on requested changes to the boundaries of the various original zoning districts along with appropriate regulations to be enforced therein; and

WHEREAS, Article III, Zoning, of the Town Development Standards, divides the Town into districts and contains regulations pertaining to such districts in accordance with a comprehensive plan and is designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public facilities; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Argyle and the Town of Argyle Town Council, in full compliance with State Law with reference to changes to zoning classifications under the Town Development Standards and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the Town of Argyle is of the opinion that said planned development zoning change should be denied, as set forth herein; and

WHEREAS, the Town Council finds that the planned development zoning change is consistent with the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1. All matters stated hereinabove are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Comprehensive Zoning Ordinance of the Town of Argyle, Texas, be, and the same is hereby amended by amending the Zoning Map of the Town of Argyle so as to change the zoning on the tracts of land, described in Exhibit "A-1," (the "Property"), to VC-MU and VC-T Districts (Village Center Mixed Use and Transition Districts) as depicted in Exhibit "A-2" and establishing the Evans Tract Zoning and Design Summary as set forth in Exhibit "B."

SECTION 3. The development shall meet or exceed all requirements for the base zoning types VC-MU and VC-T Districts (Village Center Mixed Use and Transitions), except as provided in the Evans Tract Zoning and Design Summary as set forth in Exhibit "B."

SECTION 4. That all uses authorized by the development shall conform to the development standards in Sections 2 and 3 of this Ordinance, the Master Development Plan as shown in Exhibit "C" and the Town of Argyle Comprehensive Zoning Ordinance and Subdivision Ordinance with the following special conditions:

1. The south parking lot in Phase 1 shall be relocated to the north side of the VC-T lot with the intent to preserve additional majestic trees.

2. There shall be no changes to the required tree mitigation survey after parking lot relocation.

3. Any restaurant use shall be family-oriented and shall not exceed a maximum total of 8,000 square feet in the VC-MU lot.

4. All detailed site plans shall be required to be presented to the Planning and Zoning Commission and Town Council for consideration of approval.

5. No hazardous materials shall be allowed in the VC-T lot unless approved by a Specific Use Permit (SUP). Fire inspections for hazardous materials shall be conducted every six (6) months.

6. The exterior building facade articulation for the building in the VC-T lot will include a variety of exterior building materials including a combination of one or more of the following: brick, stone, glass or other materials similar to those used on office buildings area. Architectural features may be added as long as such features do not change the building structure or require the removal of additional trees.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional. In the event of conflict, with Comprehensive Zoning Ordinance, Subdivision Ordinance and regulations this ordinance shall prevail.

SECTION 6. Injunctive Relief. In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the Town of Argyle, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2000.00) for each offense.

SECTION 8. Effective Date: This ordinance shall take effect immediately from and after its passage, and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, on this the 11th day of December, 2018.

APPROVED:

Donald Moser, Mayor

ATTEST:

Erika McComis, Town Secretary

APPROVED AS TO FORM:

Robert Hager, Town Attorney

TOWN OF ARGYLE
STATE OF TEXAS

Exhibit "A-1"

LEGAL DESCRIPTION
3.966 ACRES

BEING a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being all of EVANS TRAILER PARK, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet B, Page 321, Plat Records, Denton County, Texas and being more particularly described as follows:

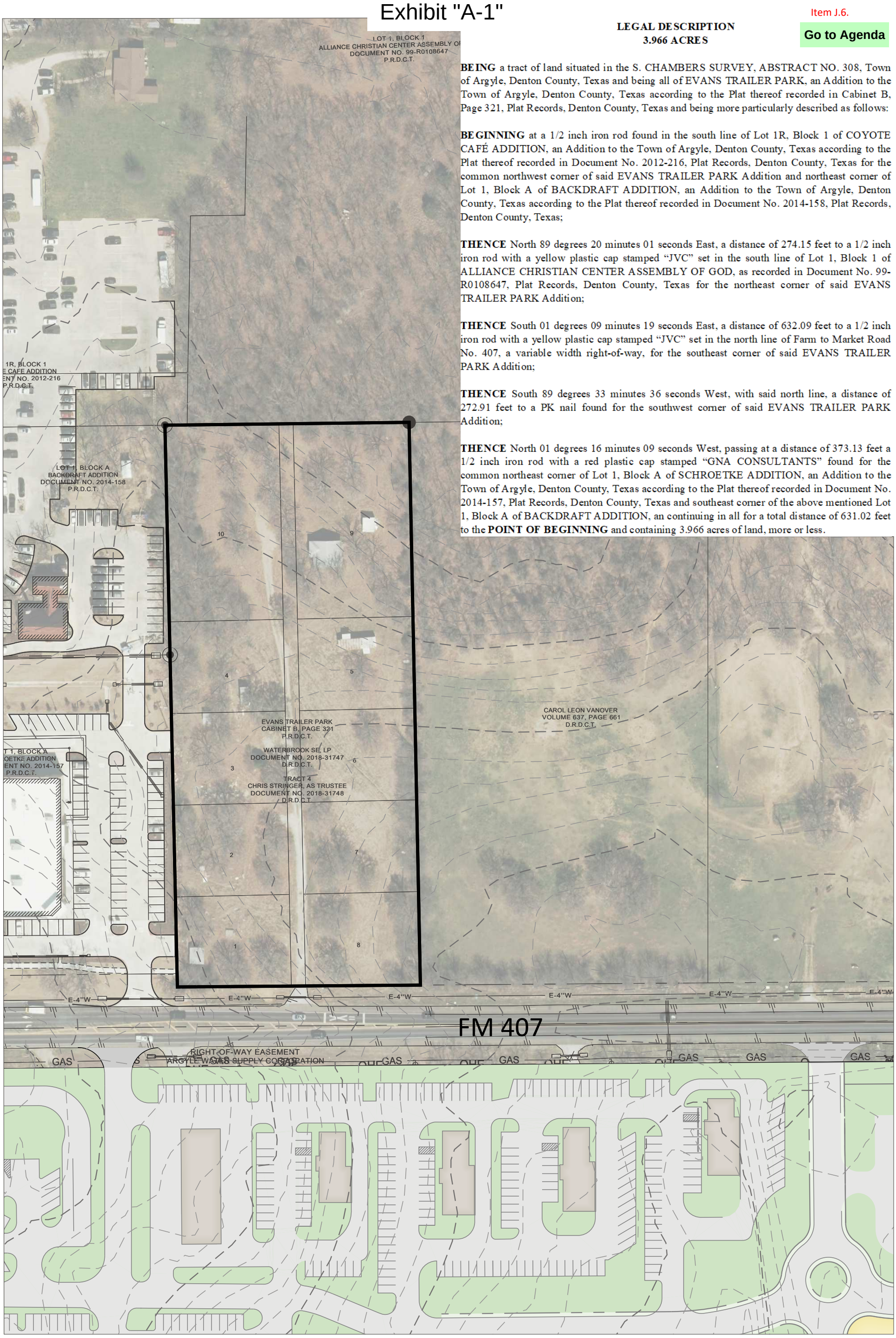
BEGINNING at a 1/2 inch iron rod found in the south line of Lot 1R, Block 1 of COYOTE CAFÉ ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Document No. 2012-216, Plat Records, Denton County, Texas for the common northwest corner of said EVANS TRAILER PARK Addition and northeast corner of Lot 1, Block A of BACKDRAFT ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Document No. 2014-158, Plat Records, Denton County, Texas;

THENCE North 89 degrees 20 minutes 01 seconds East, a distance of 274.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the south line of Lot 1, Block 1 of ALLIANCE CHRISTIAN CENTER ASSEMBLY OF GOD, as recorded in Document No. 99-R0108647, Plat Records, Denton County, Texas for the northeast corner of said EVANS TRAILER PARK Addition;

THENCE South 01 degrees 09 minutes 19 seconds East, a distance of 632.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of Farm to Market Road No. 407, a variable width right-of-way, for the southeast corner of said EVANS TRAILER PARK Addition;

THENCE South 89 degrees 33 minutes 36 seconds West, with said north line, a distance of 272.91 feet to a PK nail found for the southwest corner of said EVANS TRAILER PARK Addition;

THENCE North 01 degrees 16 minutes 09 seconds West, passing at a distance of 373.13 feet a 1/2 inch iron rod with a red plastic cap stamped "GNA CONSULTANTS" found for the common northeast corner of Lot 1, Block A of SCHROETKE ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Document No. 2014-157, Plat Records, Denton County, Texas and southeast corner of the above mentioned Lot 1, Block A of BACKDRAFT ADDITION, an continuing in all for a total distance of 631.02 feet to the **POINT OF BEGINNING** and containing 3.966 acres of land, more or less.



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BASE MAP
ZONING APPLICATION

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "A-2"

LAND USE SUMMARY

VC-MU DISTRICT	1.480 ACRES
VC-T DISTRICT	2.484 ACRES
PROJECT TOTAL	3.964 ACRES

VC-T
2.484 AC.

VC-MU
1.480 AC.

FUTURE ROAD BY OTHERS

FM 407

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ZONING FRAMEWORK PLAN
ZONING APPLICATION

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
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Evans Tract Zoning & Design Summary

Statement & Purpose of Intent

This plan will establish an integrated and comprehensive development that proposes non-residential uses within the subject tract and ties into the existing adjacent commercial uses. The commercial components provide an appropriate response to the traffic and commercial viability that is created near the intersection of FM 407 & Highway 377 and which is consistent with the Future Land Use Plan. We have formatted our zoning document to respond to the Future Land Use Plan & Argyle Form Based Code while providing marketable commercial uses.

Land Uses

VC-MU District

The potential uses in this district include general commercial or office uses such as, but not limited to: retail storefront, restaurants with and without drive thru's, office, restaurants with and without alcohol sales. The potential land uses are those that are generally allowed uses in the Form Based VC-MU district.

VC-T District

The potential uses in this district include general office or retail uses. A medical research lab has been added as an allowed use in this project. Open spaces including a central open space/detention area may be located in the district as well. The potential land uses are those that are generally allowed uses in the Form Based VC-T district.

Exhibit "B"

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Character Zones →	VC-MU	VC-T
Land Use		
Commercial Uses (Office, Retail, Sales and Service Uses)		
Retail Sales or Service (personal service uses) with no drive through facility (no alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile	P *	P (in buildings <10,000 sq.ft.) *
Auto-related Sales or Service establishments	P	
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P (in buildings <10,000 sq.ft.)
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P
Research laboratory headquarters, laboratories and associated facilities	P	P ‡
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive through facilities Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages(with food service).	P**	
Alcohol Sales (retail, restaurant, etc.)	P** §	
Pet and animal sales or service (incl. vet clinic)	P	
Any permitted use with a drive through facility	P **	SUP
Arts, Entertainment, and Recreation Uses		
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.		
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.		
Art galleries	P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P
Theater, cinema, dance, or music establishment		
Museums and other special purpose recreational institutions		
Fitness, recreational sports, gym, or athletic club	P	
Parks, greens, plazas, squares, and playgrounds	P	P
Educational, Public Administration, Health Care and Other Institutional Uses		
Business associations and professional membership organizations	P	P
Child day care and preschools	P	P
Schools, libraries, and community halls	P	P
Universities and Colleges		
Technical, trade, and specialty schools		
Hospitals and nursing establishments		
Civic uses	P	P
Social and fraternal organizations	P	P
Social services and philanthropic organizations		
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P
Religious Institutions	P	P
Funeral homes		

Exhibit "B"

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Residential Uses		
Home Occupations	P	P
Multi-family residential (residential units allowed on all floors)		
Residential Lofts (Upper floor residential units only)		
Single-family residential attached dwelling unit (Townhomes) (includes dwelling units detached by no more than 3')		P
Single-family residential detached dwelling unit		P
Accessory residential unit		P
Live-work unit		
Manufacturing, transportation, communication, and utility Uses		
Cottage Manufacturing uses		
Food and textile product manufacturing		
Wood, paper, and printing products manufacturing		
Machinery, electronics, and transportation equipment manufacturing		
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)		
Wholesale trade establishment		
Warehouse and storage services		
Transportation services (air, rail, road, truck and freight)		
Publishing (newspaper, books, periodicals, software)		
Motion picture and sound recording		
Telecommunications and broadcasting (radio, TV, cable, wireless communications, including stealth telecommunications towers, telephone, etc)		
Telecommunications Tower (standards in TDS shall apply)	SUP	SUP
Information services and data processing		
Other Uses		
Hotels, full and limited service	SUP	
Parking, surface (primary use of property)		
Parking, surface (accessory use of property)	P	P
Parking, structured	P	
Private attached garage (residential)		P
Private detached garage (residential)		
Veterinary clinic	P	
Community garden		P
Antennas including cell, accessory, and mounted on top of buildings.	SUP	SUP

Permitted Use = P
Not Permitted = "blank cell"
Special Use Permit (SUP) = SUP

* Examples uses include hair salon, dentist office, coffee shop, etc.

** Restaurants limited to Family Oriented Uses and are capped at a maximum 8,000 sf

‡ Requesting permitted use specific to this property

§ Requesting permitted use in lieu of SUP for this Property

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Statistical Information

1. Gross acreage: 3.964 Acres
2. Open Space Summary
   Open areas 1.710 acres (43.1%)
3. Land Use Acreages
   Retail/Office Building (Ground Floor) 0.576 acres (14.5%)
   Parking 1.678 acres (42.4%)
4. Trail map: reference Master Trails & Open Space exhibit
5. Traffic study: not required
6. Maximum Allowable Building coverage & height: reference chart below
7. Minimum and maximum building setbacks: reference chart below
8. Building design Standards, see section below
9. Landscape concept plan: see included exhibits
10. Preliminary Schedule: referenced included Potential Phasing exhibit

Parking Requirements

Non-residential

The land uses will follow the design standards listed in 14.3.66.

Parking within the VC-MU district will include some portion (25% max.) of the parking lot in front of the building along the FM 407 frontages. This location is due to the nature of the commercial and retail uses and the extension of the parking/access drive from the existing CVS to the west. Refer to landscape standards for parking lots screening requirements.

Bicycle parking will conform to the requirements within the Form Base Code.

Auto related site elements (page 21 of the FB code)

In non-residential areas, the auto related design elements (drive thru windows, service bays, etc.) will be located on the sides or rear of the buildings as described in page 21 of the FB code.

If a drive thru is provided, an additional six evergreen trees (minimum 8' ht.) must be provided between the drive thru and the adjacent boundary.

Landscaping Standards

The landscaping design will be pedestrian oriented, provide visual interest year round, native to the area and will complement the overall architectural design within the 2 districts. The standards will follow the design requirements in section 12.3 on page 22 of the FB code.

Landscaping along FM 407

A minimum 20 ft buffer will be located along FM 407, as stated in the FB code.
Within the buffer, a minimum of 3 shade tree, 6 ornamental trees, 8 shrubs and a 6 ft sidewalk/ 100 ft. will be included, as stated in the FB code. A sidewalk will tie into the existing 6' sidewalk in front of CVS.

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Open Spaces

Minimum open space requirement:

VC-MU district:
10% of site including required landscape buffers, parking islands and pedestrian plazas

VC-T district:
15% of site including required landscape buffers, parking islands, parks and pedestrian plazas

Commercial Building Design:

1. Site Planning

a. Service bays and associated service parking for buildings larger than 12,000 s.f. shall not face onto FM 407. Service bays that face onto Type A streets must have a landscape buffer of at least 5 ft including a minimum 6 ft. masonry screenwall.

2. Exterior Design and Appearance of Buildings and Structures:

For all commercial buildings

a. All buildings' entrances shall be articulated and defined to present a strong entry presence. All buildings shall be designed to incorporate no less than five (5) of the following architectural elements.
   i. Canopies, awnings, or porticos;
   ii. Overhangs;
   iii. Recesses or projections;
   iv. Arcades;
   v. Peaked roof forms;
   vi. Porches;
   vii. Outdoor patios;
   viii. Recessed or "popped-out" display windows;
   ix. Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or
   x. Integrated planters or wing walls that incorporate landscape and sitting areas.

b. Façades greater than one hundred feet (100') in length shall incorporate wall projections or recesses of ten feet (10') or greater. Projections or recesses shall be at least twenty percent (25%) of the length of the façade (60% for ground floor facades facing FM 407 and Type a roads). No uninterrupted length of facade may exceed one hundred feet (100') in length. Projections and recesses shall not be required on the side of the building containing a loading dock, drive thru and/or service area, provided that such area is located in the rear or side of the building and is not readily visible from FM 407.

c. All buildings shall be architecturally finished on all four sides with a higher level of finish and articulation on the primary (type A, & FM 407) facade. Any side, rear or service portions of buildings that are visible from Type A, & FM 407 shall be architecturally designed, articulated and fenestrated similar to, and compatible with, the primary facade.

d. Buildings Materials and Colors – The following special design requirements shall apply within the commercial land use areas
   i. Windows shall not be glazed or re-glazed with mirrored or reflective glass.

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ii. Maintenance and durability of materials shall be considered as important qualities for every element of the design. Special care shall be taken to specify the use of vandal- and damage-resistant building materials.
iii. Metal is only allowed for accents at building entrances. Metal must be painted to complement the earth tone colors of the building's primary color palette.
iv. Minimum roof pitch shall be at least 6:12 except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.

e. Exterior construction of all buildings shall be in accordance with the following:
i. One hundred percent (100%) masonry construction on all sides of the building.
ii. Areas of a façade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.

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Development Standards

Village Center FB Zoning District DEVELOPMENT STANDARDS TABLE		
Development Standard	***Village Center - Mixed Use***	***Village Center - Transition***
1.0 Building and Site Standards		
a. Principal Building Height*	3 stories or 40' by right	3 stories or 40' by right
** Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building.*		
b. Setbacks and build-to zones**		
Front – Type "A" Frontages	Min. setback = Required/Flexible; Max. setback = 25'	Min. setback = Required/Flexible; Max. setback = 100' (FBC = 30')
Front – US 377 or FM 407	Min. setback = 20'; Max. setback = Flexible	Min. setback = 20'; (FBC = No Requirements) Max. setback = Flexible (FBC = No Requirements)
Type "B" Frontages	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible
Side	Flexible	Flexible
Rear	Flexible	Flexible
***Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in Section 14.3.53-7(B).7*		
c. Minimum Building Frontage€		
Type "A" Frontages	60% (FBC = 70%)	None required (FBC = 60%)
All other frontages	None required	None required
€Corner building facades at street intersections shall be built to the build-to-zone for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Type "A" Frontage (even if the cross street has a Type "B" Frontage designation).		
d. Accessory buildings	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in TDS Section 14.3.68 shall apply if the applicant does not specifically provide regulations for accessory uses and structures.		
e. Principal building orientation	Buildings shall be oriented to Highway 407 primarily. (FBC = Building to be oriented to a Type "A" frontage or toward another focal point such as a park, plaza, square, other open space or	
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for Master Development Plan. They shall be based on the criteria established in subsections 14.3.53-7.(B).8 of this Section.	
2.0 Block and Lot Standards		
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid	
b. Block Perimeter	Max. block perimeter = 2,000	Max. block perimeter = 1,600'
c. Type "A" Frontage Designation (Frontages along civic/open spaces shall be considered Type "A" frontage)	n/a	n/a
d. Lot Area	Flexible	Flexible
e. Lot Width and Depth	Flexible	Flexible
f. Maximum Lot Coverage	Flexible	Flexible
g. Maximum Impervious Cover	Flexible for each character zone. Average overall site impervious cover shall not exceed 70%. The development shall meet stormwater drainage requirements in the Town Development Standards unless the applicant proposed Light Impact Stromwater Design (LID) techniques subject to approval by the Town Engineer.	

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3.0 Street Design Standards (This standard applies to all new streets, public and private, located in the Village Center FB Zoning District)		
Street design standards in the FB District shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the Argyle FB shall depend on the street typology and streetscape standards proposed by the applicant and approved in conjunction with the MDP application by the Town Engineer. See Appendix F, 14.3.53-7.(B).4 of this Section and criteria below for Street Design Standards within the Village Center FB Zoning District, subject to the approval of the Town Engineer.		
a. Design speed	See Appendix F for design speed ranges per street type.	
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Residential streets: 2-lane undivided iv. Commercial and Residential Alleys
c. Travel lane widths d. Turning radii	Appendix F, ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MDP with the approval of the Town Engineer.	
e. On-street Parking (along all internal streets except alleys) □ Parallel	Permitted	Permitted
□ Angled (head-in or reverse angled).	Permitted	Permitted
□ Head in perpendicular	Not permitted	Not permitted
f. Parking lane width □ Parallel □ Angled	8 feet 9 feet X 18-20 feet	8 feet 9 feet X 18-20 feet
g. Alleys††	Permitted/Flexible	Permitted/Flexible
4.0 Streetscape Standards (Shall not include US 377 and FM 407 Frontages)		
a. Sidewalks/Trails/ Walkways	5 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip
d. Street trees	Required/Flexible	Required/Flexible
The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in Section 14.3.53-7.(B).12 of this Section		
5.0 Open/Civic Space Standards		
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate
**Overall open/civic space allocations in the FB Zoning district shall be a minimum of 15% of the gross area of the entire site included in the MDP and shall be distributed appropriately between the character zones. The location and design of appropriate open spaces shall be based on Section 14.3.53-7.(B).5. of this Section.*		

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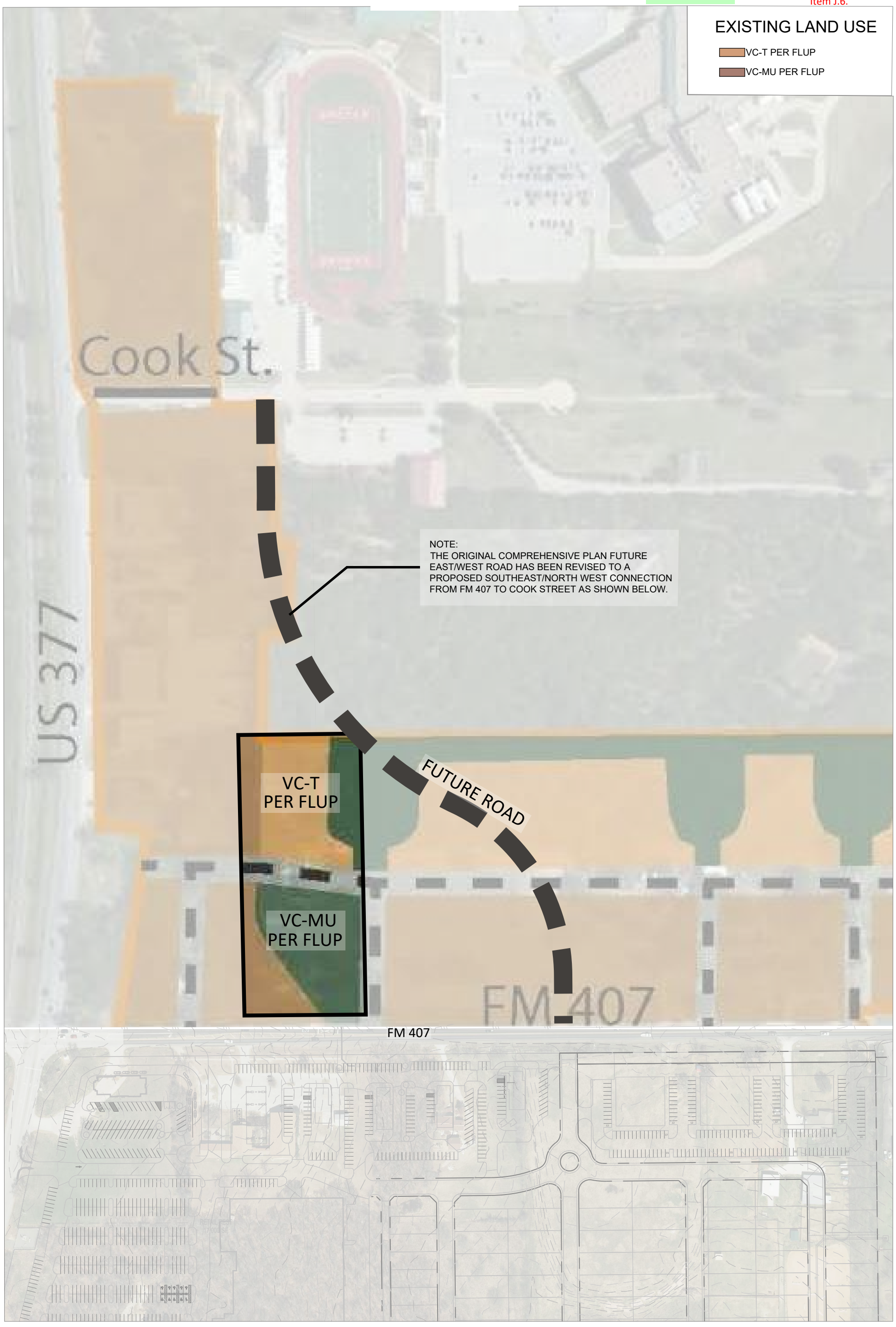
6.0 Parking & Screening Standards		
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the FB Zoning District. Standards in Town Development Standards Section 14.3.66 shall apply if alternative standards are not established through the Master Development Plan. Sections 14.3.53-7.(B).9 and 14.3.53-7.(B).11 shall regulate the location and design of all proposed off-street parking including any structured parking proposed.	
Parking standards in the FB Zoning District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street		
b. Off-street loading	Section 14.3.66-4 of the Town Development Standards applies unless alternative standards are provided	
c. Screening 1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)
2. Other utility equipment	See Sec. 14.3.53 - 7(B).8 and 14.3.53 - 7(B).9	
3. Loading spaces	Screening required for non-residential uses. Section 14.3.67 of the Town Development Standards applies only to non-residential uses unless alternative standards are provided	
††Alleys shall be required for all residential development with lots 40 feet or less in width.		
4. Surface parking areas	Required/Flexible (Standards in 14.3.53-7.(B).9 shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of Master Development Plan.)	
7.0 Landscape and Streetscape		
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses
2. Parking lot minimum interior landscaping	Flexible	Flexible
#*The applicant shall submit a Landscape Concept Plan, which shall be reviewed as part of the MDP and must be approved by at time of Master Development Plan. The requirements for the landscape concept plan are outlined in section 14.3.53-7.(B).12 of this Section. Information provided at the MDP phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the site plan stage for all non-residential development.*		
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the MDP or Site Plan application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting.)	
8.0 Signs		
Flexible (Flexible signage in the Village Center FB Zoning District may be proposed by the applicant and approved by the Planning and Zoning Commission as part of the MDP application or as a separate Master Sign Plan. Signage in the Village Center FB Zoning District shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in Article IV, Section 14.4.1 of the Town Development Standards shall apply.)		

All other categories included in the Form Based Code zoning document TDS Section 14.3.53 and not included above, will default to the standards included in the Form Base Code.

Exhibit "C"



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ZONING FRAMEWORK COMPARISON PLAN

ZONING APPLICATION

EVANS TRACT
ARGYLE, TEXAS

0 100 200 300

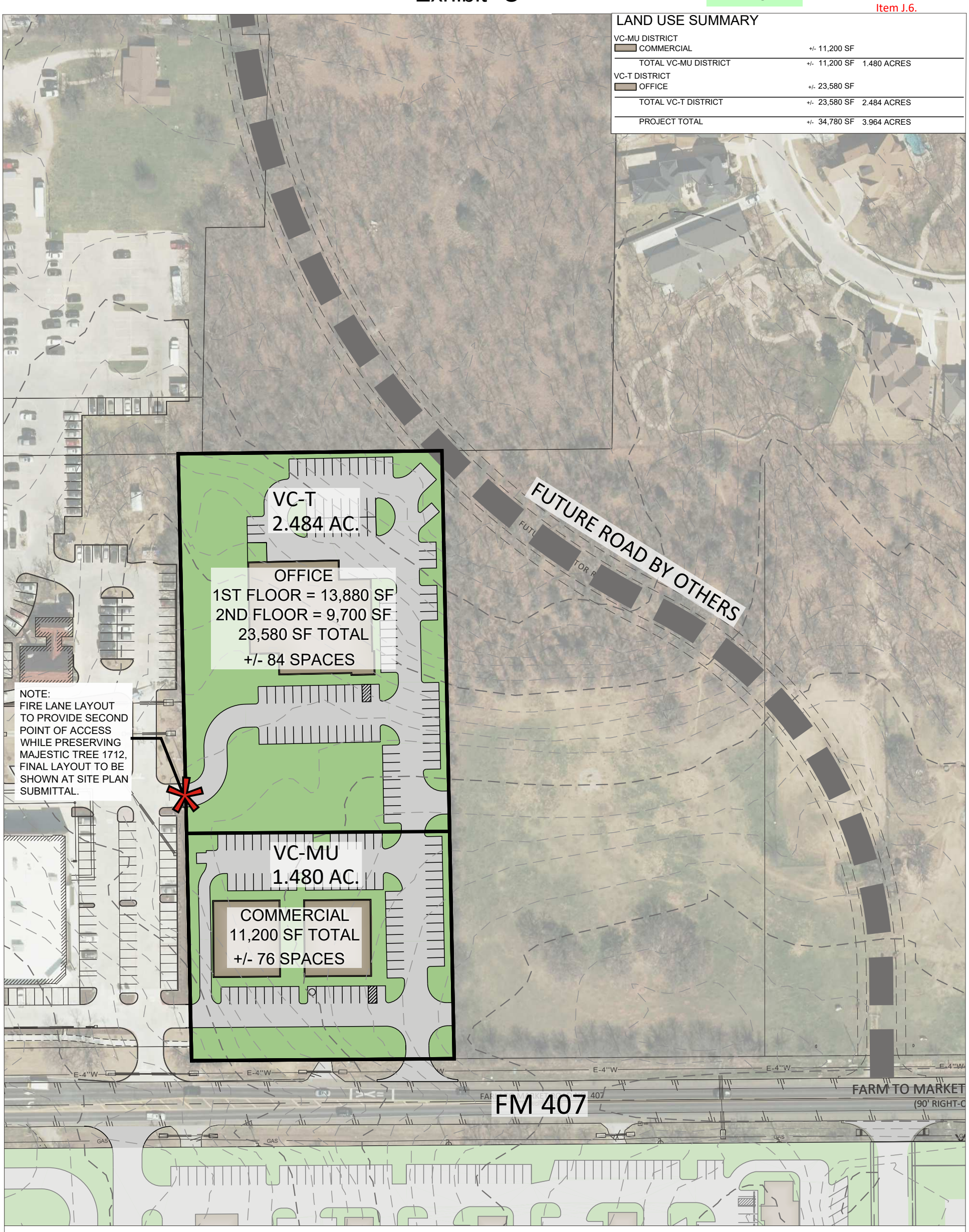
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "C"

Go to Agenda

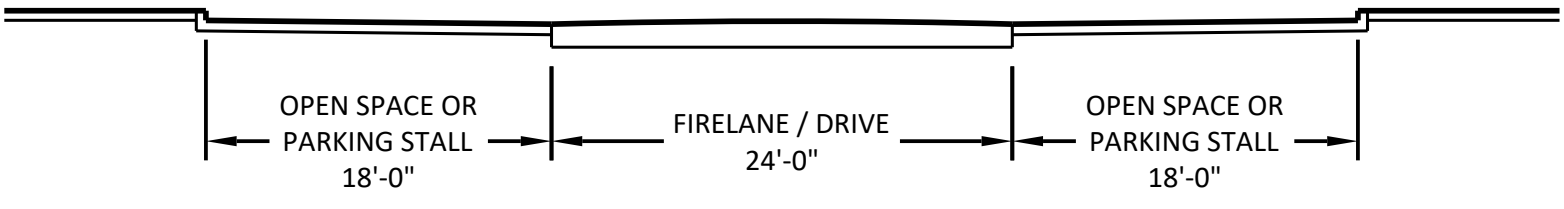
LAND USE SUMMARY

VC-MU DISTRICT			
COMMERCIAL	+/-	11,200 SF	
TOTAL VC-MU DISTRICT	+/-	11,200 SF	1.480 ACRES
VC-T DISTRICT			
OFFICE	+/-	23,580 SF	
TOTAL VC-T DISTRICT	+/-	23,580 SF	2.484 ACRES
PROJECT TOTAL	+/-	34,780 SF	3.964 ACRES



TYPICAL PARKING LOT SECTION

SCALE : 1"= 10'-0"



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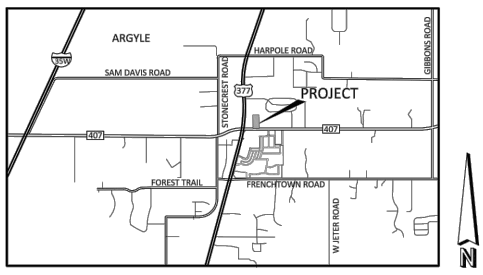
MASTER DEVELOPMENT PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "C"

Go to Agenda





VICINITY MAP
NOT TO SCALE

LEGEND

1840 TREE TO BE SAVED WITH TAG NUMBER

1842 TREE TO BE REMOVED WITH TAG NUMBER

1740 TREE EXEMPT FROM MITIGATION DUE TO POOR CONDITION

PROPOSED TREE PROTECTION PER TOWN DETAIL SD-11

Tree Mitigation Summary

Number of Protected Trees to be Removed (6" up to 12")	3
Number of Specimin Trees to be Removed (13" up to 19")	14
Number of Majestic Trees to be Removed (20" and larger)	15
Number of Trees Mitigation Exempt Due to Poor Condition	7
Total Number of Protected Trees to be Removed	39
Caliper Inches of Protected Trees Removed	26
Caliper Inches of Protected Trees Replaced (1.5 Times Caliper Removed)	39
Caliper Inches of Specimen Trees Removed	229
Caliper Inches of Specimen Trees Replaced (2.5 Times Caliper Removed)	573
Caliper Inches of Majestic Trees Removed	341
Caliper Inches of Majestic Trees Replaced (3.5 Times Caliper Removed)	1193.5
Total Caliper Inches To Be Removed	596
Total Caliper Inches To Be Replaced	1805
Trees to be Saved/Preserved	74
Total Caliper Inches Saved/Preserved	951

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TREE PRESERVATION PLAN
ZONING APPLICATION

EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "C"

TAG NO.	TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	CONDITION	TREES TO BE SAVED/PRESERVED	CALIPER INCHES SAVED/PRESERVED	PROTECTED TREE REMOVED (6" up to 12")	SPECIMEN TREE REMOVED (13" up to 19")	MAJESTIC TREE REMOVED (20" and larger)	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION	PROTECTED TREE EXEMPT DUE TO POOR OR VERY POOR CONDITION - TO BE REMOVED	NUMBER OF PROTECTED TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF PROTECTED TREES TO BE REMOVED
1702	POST OAK	1	22	GOOD	S	22					0	0	0
1703	POST OAK	1	20	POOR	S	20				PC	0	0	0
1704	POST OAK	1	10	POOR	S	10				PC	0	0	0
1705	POST OAK	1	10	POOR	S	10				PC	0	0	0
1706	POST OAK	1	12	VERY POOR	S	12				PC	0	0	0
1707	POST OAK	1	16	FAIR	S	16					0	0	0
1708	POST OAK	1	19	GOOD	S	19					0	0	0
1709	POST OAK	1	17	FAIR	S	17					0	0	0
1710	POST OAK	1	26	GOOD	S	26					0	0	0
1711	POST OAK	1	20	GOOD	S	20					0	0	0
1712	POST OAK	1	26	FAIR	S	26					0	0	0
1713	POST OAK	1	22	GOOD		0			X		0	0	0
1714	POST OAK	1	25	GOOD		0			X		0	0	0
1715	POST OAK	1	21	GOOD		0			X		0	0	0
1716	POST OAK	1	23	FAIR		0			X		0	0	0
1717	POST OAK	1	24	FAIR		0			X		0	0	0
1718	POST OAK	1	26	FAIR		0			X		0	0	0
1719	POST OAK	1	14	GOOD		0		X			0	0	0
1720	POST OAK	1	25	FAIR		0			X		0	0	0
1721	POST OAK	1	22	GOOD	S	22					0	0	0
1722	POST OAK	1	20	FAIR	S	20					0	0	0
1725	POST OAK	1	18	GOOD		0		X			0	0	0
1726	POST OAK	1	17	GOOD		0		X			0	0	0
1727	ASH	1	7	POOR		0				PC	1	0	0
1728	POST OAK	1	17	FAIR		0		X			0	0	0
1729	POST OAK	1	21	GOOD	S	21					0	0	0
1730	BLACKJACK OAK	1	12	POOR		0	X			PC	1	0	0
1731	BLACKJACK OAK	1	12	FAIR		0	X				0	1	12
1732	POST OAK	1	22	GOOD		0			X		0	0	0
1733	POST OAK	1	17	FAIR		0		X			0	0	0
1734	BLACKJACK OAK	1	14	FAIR		0		X			0	0	0
1735	POST OAK	1	16	GOOD		0		X			0	0	0
1736	MT POST OAK	1	18	FAIR		0		X			0	0	0
1737	POST OAK	1	17	GOOD		0		X			0	0	0
1738	POST OAK	1	22	FAIR		0			X		0	0	0
1739	POST OAK	1	17	GOOD	S	17					0	0	0
1740	POST OAK	1	20	POOR		0			X	PC	1	0	0
1741	POST OAK	1	22	GOOD		0			X		0	0	0
1742	MT POST OAK	1	13	FAIR		0		X			0	0	0
1744	POST OAK	1	21	GOOD		0			X		0	0	0
1745	POST OAK	1	18	GOOD		0		X			0	0	0
1746	POST OAK	1	16	POOR		0		X		PC	1	0	0
1747	POST OAK	1	22	FAIR	S	22					0	0	0
1748	POST OAK	1	19	GOOD		0		X			0	0	0
1749	POST OAK	1	30	FAIR	S	30					0	0	0
1750	POST OAK	1	23	GOOD		0			X		0	0	0
1751	POST OAK	1	23	GOOD		0			X		0	0	0
1752	POST OAK	1	22	FAIR		0			X		0	0	0
1754	POST OAK	1	20	GOOD		0			X		0	0	0
1801	POST OAK	1	32	FAIR	S	32					0	0	0
1829	TOOTHACHE	1	7	POOR	S	7				PC	0	0	0
1831	POST OAK	1	9	POOR	S	9				PC	0	0	0
1832	TOOTHACHE	1	6	POOR		0	X			PC	1	0	0
1833	POST OAK	1	16	POOR	S	16				PC	0	0	0
1834	POST OAK	1	20	GOOD	S	20					0	0	0
1835	POST OAK	1	12	POOR	S	12				PC	0	0	0
1836	POST OAK	1	16	FAIR		0		X			0	0	0
1837	POST OAK	1	11	FAIR	S	11					0	0	0
1838	POST OAK	1	7	POOR	S	7				PC	0	0	0
1839	POST OAK	1	9	POOR	S	9				PC	0	0	0
1840	POST OAK	1	15	GOOD		0		X			0	0	0
1841	POST OAK	1	7	GOOD		0	X				0	1	7
1842	POST OAK	1	7	FAIR		0	X				0	1	7
1843	POST OAK	1	9	POOR		0	X			PC	1	0	0
1844	POST OAK	1	11	POOR		0	X			PC	1	0	0
1846	POST OAK	1	10	FAIR	S	10					0	0	0
1847	POST OAK	1	6	POOR	S	6				PC	0	0	0
1848	POST OAK	1	13	POOR	S	13				PC	0	0	0
1850	POST OAK	1	8	VERY POOR	S	8				PC	0	0	0
1851	POST OAK	1	8	GOOD	S	8					0	0	0
1852	POST OAK	1	8	GOOD	S	8					0	0	0
1853	BLACKJACK OAK	1	6	GOOD	S	6					0	0	0
1854	POST OAK	1	8	VERY POOR	S	8				PC	0	0	0
1855	POST OAK	1	7	GOOD	S	7					0	0	0
1856	POST OAK	1	7	GOOD	S	7					0	0	0
1857	CEDAR ELM	1	8	FAIR	S	8					0	0	0
1858	POST OAK	1	8	GOOD	S	8					0	0	0
1859	POST OAK	1	7	GOOD	S	7					0	0	0
1860	POST OAK	1	6	FAIR	S	6					0	0	0
1861	POST OAK	1	14	FAIR	S	14					0	0	0
1862	POST OAK	1	8	GOOD	S	8					0	0	0
1863	POST OAK	1	8	FAIR	S	8					0	0	0
1864	POST OAK	1	7	FAIR	S	7					0	0	0
1865	POST OAK	1	6	FAIR	S	6					0	0	0
1866	POST OAK	1	9	GOOD	S	9					0	0	0
1867	POST OAK	1	23	GOOD	S	23					0	0	0
1868	CEDAR ELM	1	7	FAIR	S	7					0	0	0
1869	POST OAK	1	7	GOOD	S	7					0	0	0
1870	POST OAK	1	8	GOOD	S	8					0	0	0
1871	CEDAR ELM	1	15	GOOD	S	15					0	0	0
1872	CEDAR ELM	1	10	FAIR	S	10					0	0	0
1875	CEDAR ELM	1	10	GOOD	S	10					0	0	0
1876	POST OAK	1	36	VERY POOR	S	36				PC	0	0	0
1877	CEDAR ELM	1	16	FAIR	S	16					0	0	0
1878	POST OAK	1	7	POOR	S	7				PC	0	0	0
1879	CEDAR ELM	1	7	GOOD	S	7					0	0	0
1880	CEDAR ELM	1	6	POOR	S	6				PC	0	0	0
1882	POST OAK	1	7	POOR	S	7				PC	0	0	0
1883	POST OAK	1	7	FAIR	S	7					0	0	0
1884	POST OAK	1	8	FAIR	S	8					0	0	0
1885	POST OAK	1	9	FAIR	S	9					0	0	0
1886	CEDAR ELM	1	8	GOOD	S	8					0	0	0
1887	POST OAK	1	22	GOOD	S	22					0	0	0
1888	POST OAK	1	12	FAIR	S	12					0	0	0
1889	CEDAR ELM	1	10	POOR	S	10				PC	0	0	0
1890	POST OAK	1	20	FAIR	S	20					0	0	0
1891	POST OAK	1	8	POOR	S	8				PC	0	0	0
1892	POST OAK	1	9	FAIR	S	9					0	0	0
1894	POST OAK	1	12	FAIR	S	12					0	0	0
1895	POST OAK	1	12	POOR	S	12				PC	0	0	0
1896	POST OAK	1	12	POOR	S	12				PC	0	0	0
1897	POST OAK	1	18	FAIR	S	18					0	0	0
1899	CEDAR ELM	1	10	FAIR	S	10					0	0	0
	TOTALS	113	1628		74	951				29	7	3	26

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TREE PRESERVATION PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "C"

TAG NO.	NUMBER OF SPECIMEN TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF SPECIMEN TREES TO BE REMOVED	NUMBER OF MAJESTIC TREES TO BE REMOVED AND MITIGATED	CALIPER INCHES OF MAJESTIC TREES TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED	TOTAL NUMBER OF REMOVED TREES TO BE MITIGATED	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF PROTECTED TREES (REPLACE 1.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF SPECIMEN TREES (REPLACE 2.5 TIMES CALIPER REMOVED)	REPLACEMENT CALIPER INCHES TO BE PLANTED FOR MITIGATION OF MAJESTIC TREES (REPLACE 3.5 TIMES CALIPER REMOVED)	TOTAL NUMBER OF CALIPER INCHES TO BE REPLACED
1702	0	0	0	0	0	0	0	0	0	0.0
1703	0	0	0	0	0	0	0	0	0	0.0
1704	0	0	0	0	0	0	0	0	0	0.0
1705	0	0	0	0	0	0	0	0	0	0.0
1706	0	0	0	0	0	0	0	0	0	0.0
1707	0	0	0	0	0	0	0	0	0	0.0
1708	0	0	0	0	0	0	0	0	0	0.0
1709	0	0	0	0	0	0	0	0	0	0.0
1710	0	0	0	0	0	0	0	0	0	0.0
1711	0	0	0	0	0	0	0	0	0	0.0
1712	0	0	0	0	0	0	0	0	0	0.0
1713	0	0	1	22	22	1	0	0	77	77.0
1714	0	0	1	25	25	1	0	0	87.5	87.5
1715	0	0	1	21	21	1	0	0	73.5	73.5
1716	0	0	1	23	23	1	0	0	80.5	80.5
1717	0	0	1	24	24	1	0	0	84	84.0
1718	0	0	1	26	26	1	0	0	91	91.0
1719	1	14	0	0	14	1	0	35	0	35.0
1720	0	0	1	25	25	1	0	0	87.5	87.5
1721	0	0	0	0	0	0	0	0	0	0.0
1722	0	0	0	0	0	0	0	0	0	0.0
1725	1	18	0	0	18	1	0	45	0	45.0
1726	1	17	0	0	17	1	0	42.5	0	42.5
1727	0	0	0	0	0	0	0	0	0	0.0
1728	1	17	0	0	17	1	0	42.5	0	42.5
1729	0	0	0	0	0	0	0	0	0	0.0
1730	0	0	0	0	0	0	0	0	0	0.0
1731	0	0	0	0	12	1	18	0	0	18.0
1732	0	0	1	22	22	1	0	0	77	77.0
1733	1	17	0	0	17	1	0	42.5	0	42.5
1734	1	14	0	0	14	1	0	35	0	35.0
1735	1	16	0	0	16	1	0	40	0	40.0
1736	1	18	0	0	18	1	0	45	0	45.0
1737	1	17	0	0	17	1	0	42.5	0	42.5
1738	0	0	1	22	22	1	0	0	77	77.0
1739	0	0	0	0	0	0	0	0	0	0.0
1740	0	0	0	0	0	0	0	0	0	0.0
1741	0	0	1	22	22	1	0	0	77	77.0
1742	1	13	0	0	13	1	0	32.5	0	32.5
1744	0	0	1	21	21	1	0	0	73.5	73.5
1745	1	18	0	0	18	1	0	45	0	45.0
1746	0	0	0	0	0	0	0	0	0	0.0
1747	0	0	0	0	0	0	0	0	0	0.0
1748	1	19	0	0	19	1	0	47.5	0	47.5
1749	0	0	0	0	0	0	0	0	0	0.0
1750	0	0	1	23	23	1	0	0	80.5	80.5
1751	0	0	1	23	23	1	0	0	80.5	80.5
1752	0	0	1	22	22	1	0	0	77	77.0
1754	0	0	1	20	20	1	0	0	70	70.0
1801	0	0	0	0	0	0	0	0	0	0.0
1829	0	0	0	0	0	0	0	0	0	0.0
1831	0	0	0	0	0	0	0	0	0	0.0
1832	0	0	0	0	0	0	0	0	0	0.0
1833	0	0	0	0	0	0	0	0	0	0.0
1834	0	0	0	0	0	0	0	0	0	0.0
1835	0	0	0	0	0	0	0	0	0	0.0
1836	1	16	0	0	16	1	0	40	0	40.0
1837	0	0	0	0	0	0	0	0	0	0.0
1838	0	0	0	0	0	0	0	0	0	0.0
1839	0	0	0	0	0	0	0	0	0	0.0
1840	1	15	0	0	15	1	0	37.5	0	37.5
1841	0	0	0	0	7	1	10.5	0	0	10.5
1842	0	0	0	0	7	1	10.5	0	0	10.5
1843	0	0	0	0	0	0	0	0	0	0.0
1844	0	0	0	0	0	0	0	0	0	0.0
1846	0	0	0	0	0	0	0	0	0	0.0
1847	0	0	0	0	0	0	0	0	0	0.0
1848	0	0	0	0	0	0	0	0	0	0.0
1850	0	0	0	0	0	0	0	0	0	0.0
1851	0	0	0	0	0	0	0	0	0	0.0
1852	0	0	0	0	0	0	0	0	0	0.0
1853	0	0	0	0	0	0	0	0	0	0.0
1854	0	0	0	0	0	0	0	0	0	0.0
1855	0	0	0	0	0	0	0	0	0	0.0
1856	0	0	0	0	0	0	0	0	0	0.0
1857	0	0	0	0	0	0	0	0	0	0.0
1858	0	0	0	0	0	0	0	0	0	0.0
1859	0	0	0	0	0	0	0	0	0	0.0
1860	0	0	0	0	0	0	0	0	0	0.0
1861	0	0	0	0	0	0	0	0	0	0.0
1862	0	0	0	0	0	0	0	0	0	0.0
1863	0	0	0	0	0	0	0	0	0	0.0
1864	0	0	0	0	0	0	0	0	0	0.0
1865	0	0	0	0	0	0	0	0	0	0.0
1866	0	0	0	0	0	0	0	0	0	0.0
1867	0	0	0	0	0	0	0	0	0	0.0
1868	0	0	0	0	0	0	0	0	0	0.0
1869	0	0	0	0	0	0	0	0	0	0.0
1870	0	0	0	0	0	0	0	0	0	0.0
1871	0	0	0	0	0	0	0	0	0	0.0
1872	0	0	0	0	0	0	0	0	0	0.0
1875	0	0	0	0	0	0	0	0	0	0.0
1876	0	0	0	0	0	0	0	0	0	0.0
1877	0	0	0	0	0	0	0	0	0	0.0
1878	0	0	0	0	0	0	0	0	0	0.0
1879	0	0	0	0	0	0	0	0	0	0.0
1880	0	0	0	0	0	0	0	0	0	0.0
1882	0	0	0	0	0	0	0	0	0	0.0
1883	0	0	0	0	0	0	0	0	0	0.0
1884	0	0	0	0	0	0	0	0	0	0.0
1885	0	0	0	0	0	0	0	0	0	0.0
1886	0	0	0	0	0	0	0	0	0	0.0
1887	0	0	0	0	0	0	0	0	0	0.0
1888	0	0	0	0	0	0	0	0	0	0.0
1889	0	0	0	0	0	0	0	0	0	0.0
1890	0	0	0	0	0	0	0	0	0	0.0
1891	0	0	0	0	0	0	0	0	0	0.0
1892	0	0	0	0	0	0	0	0	0	0.0
1894	0	0	0	0	0	0	0	0	0	0.0
1895	0	0	0	0	0	0	0	0	0	0.0
1896	0	0	0	0	0	0	0	0	0	0.0
1897	0	0	0	0	0	0	0	0	0	0.0
1899	0	0	0	0	0	0	0	0	0	0.0
	14	229	15	341	596	32	**39**	**572.5**	1193.5	**1805**

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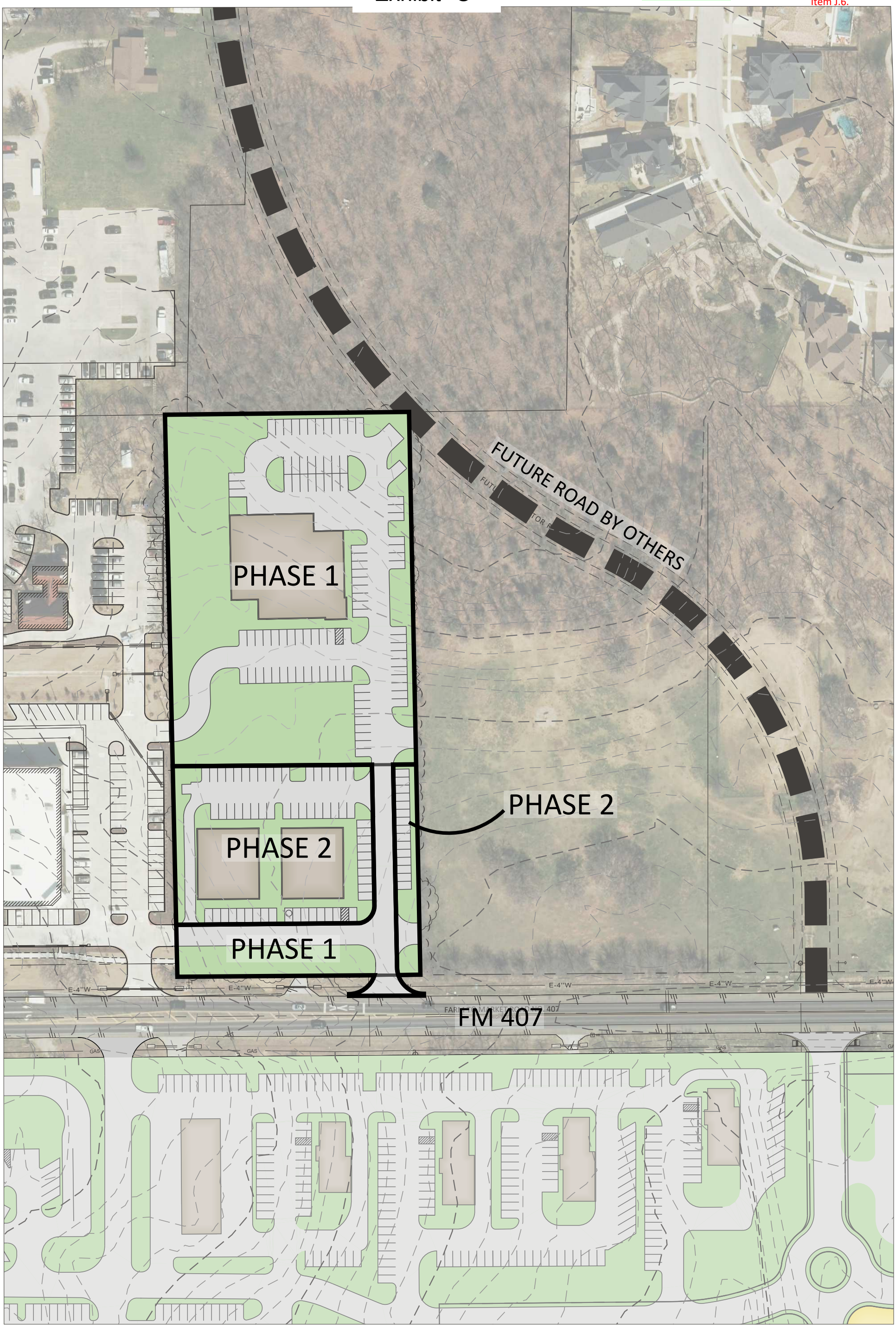
TREE PRESERVATION PLAN
ZONING APPLICATION

EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "C"



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PHASING PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
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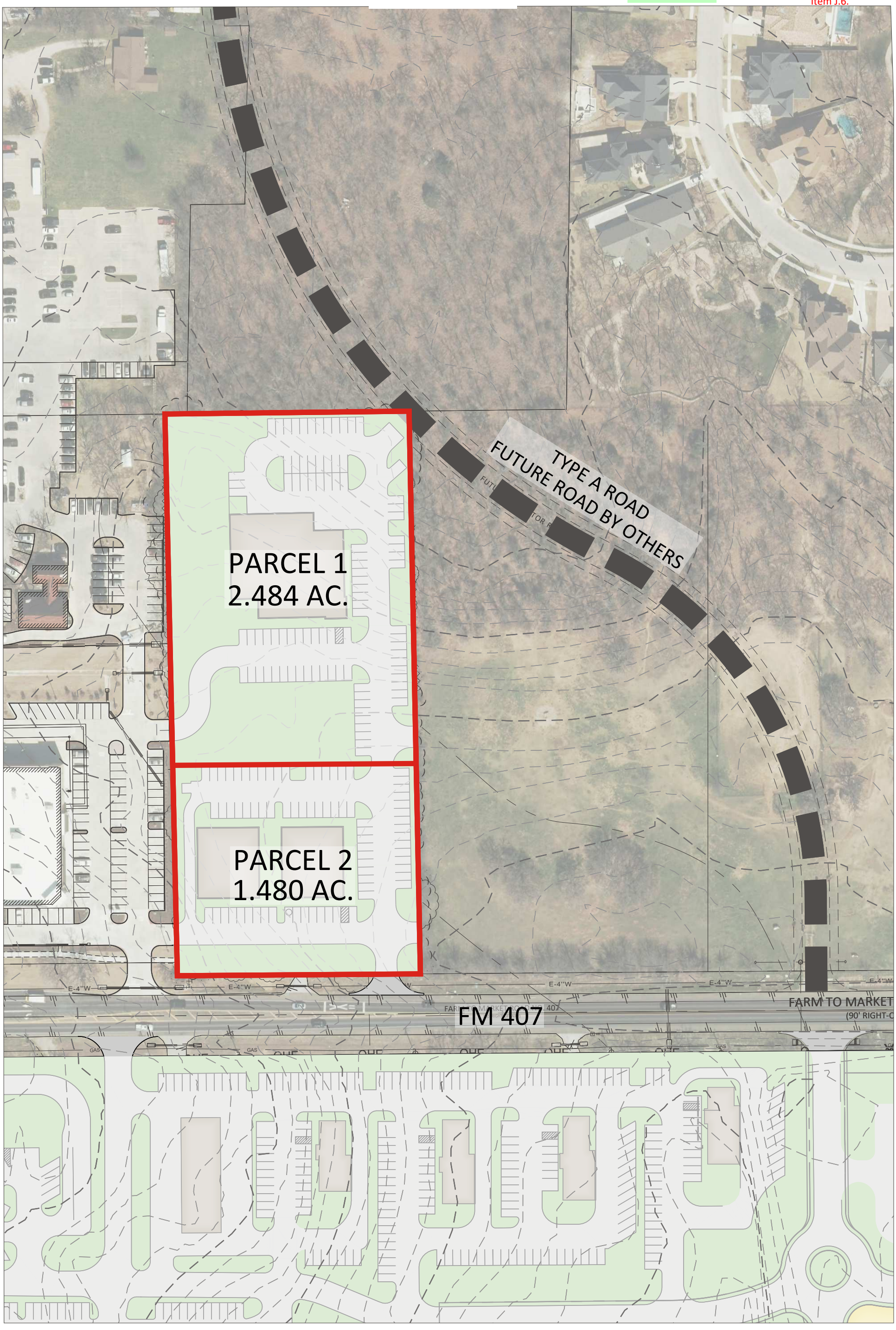
Exhibit "C"



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PARCEL AND STREET PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
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Exhibit "C"

MASTER TRAILS LEGEND

- 5' SIDEWALKS
- 6' TRAIL
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE

FUTURE ROAD BY OTHERS

PRIVATE OPEN SPACE 1.52 AC.

5' SIDEWALK

6' TRAIL

PUBLIC OPEN SPACE 0.19 AC.

FM 407

FARM TO MARKET (90' RIGHT-O

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MASTER TRAILS AND OPEN SPACE ZONING APPLICATION

EVANS TRACT
ARGYLE, TEXAS

0 100 200 300

Scale: 1"=100'
NORTH
December 4, 2018
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Exhibit "C"

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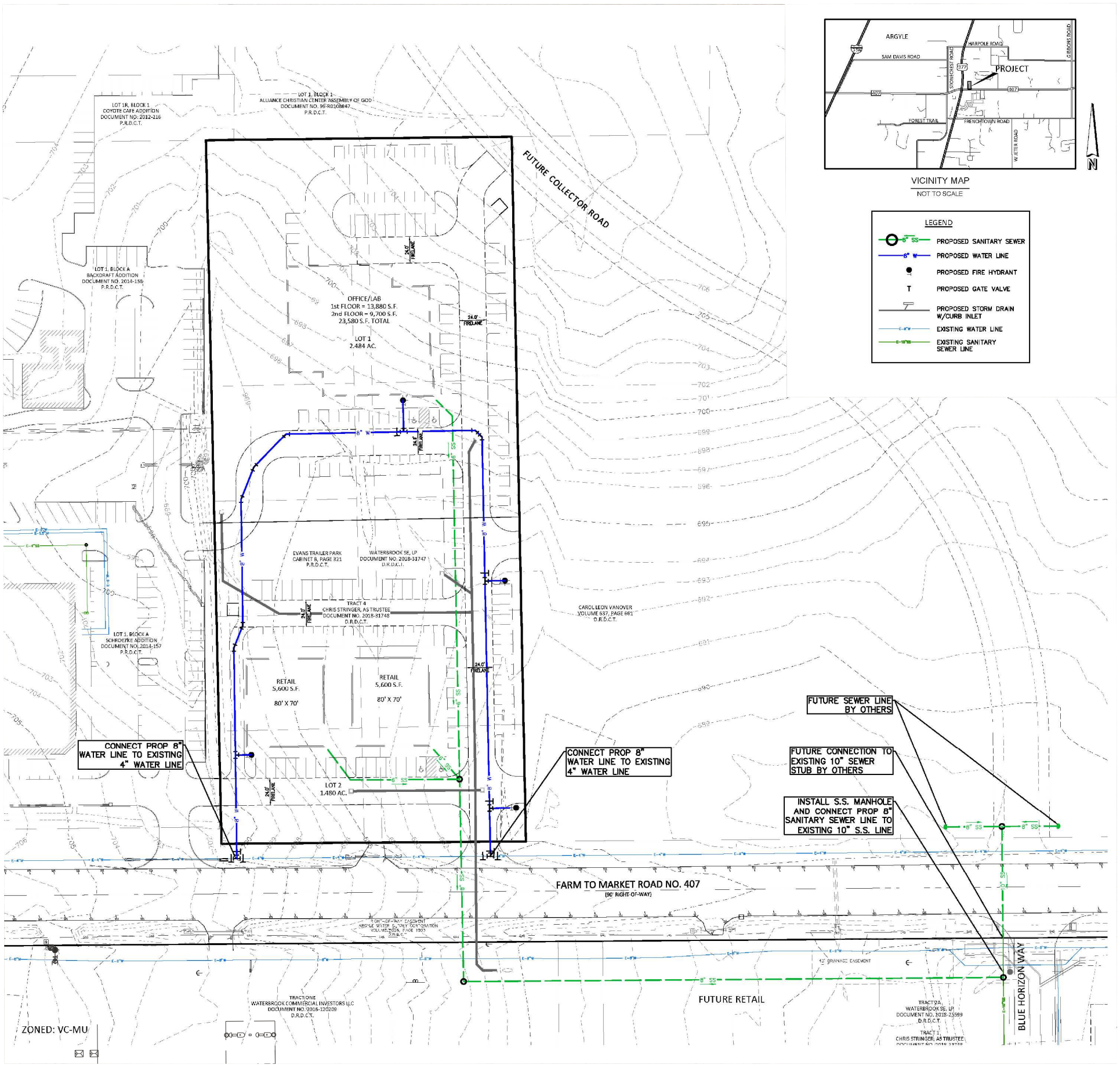

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UTILITY PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

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Scale: 1"=100'
NORTH
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EVANS TRACT, ARGYLE, TEXAS										
DRAINAGE AREA CALCULATIONS - DEVELOPED CONDITIONS										
DRAINAGE AREA ID	SIZE (AC)	RUNOFF COEFFICIENT	CxA	TIME OF CONC. (min)	5-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	25-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)	100-YR RAINFALL INTENSITY (in/hr)	Q RUNOFF (cfs)
OS-1	7.47	0.80	5.98	10	5.75	34.36	7.55	49.65	9.24	69.0
OS-2	2.24	0.80	1.79	10	5.75	10.30	7.55	14.89	9.24	20.7
OS-3	1.89	← N/A →								9.6*
OS-4	0.21	0.80	0.17	10	5.75	0.97	7.55	1.40	9.24	1.9
OS-5	0.29	0.80	0.23	10	5.75	1.33	7.55	1.75	9.24	2.1
OS-6	0.48	0.80	0.38	10	5.75	2.21	7.55	2.90	9.24	3.5
A-1	0.77	0.80	0.62	10	5.75	3.54	7.55	5.12	9.24	7.1
A-2	0.91	0.80	0.73	10	5.75	4.19	7.55	6.05	9.24	8.4
A-3	0.54	0.80	0.43	10	5.75	2.48	7.55	3.59	9.24	5.0
A-4	0.40	0.80	0.32	10	5.75	1.84	7.55	2.66	9.24	3.7
A-5	1.24	0.22	0.27	15	4.85	1.32	6.41	1.92	7.91	2.7

Note: Q=CiAxCf (Cf5=1.0, Cf25=1.10, Cf100=1.25)
*100-YR Postdeveloped peak discharge from detention pond per CVS site plan dated 12/09/2016

LEGEND

- A-5 / 0.40 — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- FLOW ARROW
- 24" RCP — PROPOSED STORM DRAIN W/CURB INLET
- EX 42" RCP — EXISTING STORM DRAIN
- 560 — EXISTING CONTOUR MAJOR
- 504 — EXISTING CONTOUR MINOR

OS-1 7.47
A-5 1.24
A-4 0.40
A-2 0.91
A-3 0.54
A-1 0.77
OS-4 0.21
OS-2 2.24
OS-3 1.89
OS-5 0.29
OS-6 0.48
EX. DETENTION POND
FUTURE COLLECTOR ROAD
STATE HIGHWAY NO. 377 (110' RIGHT-OF-WAY)
FARM TO MAR (90' RI

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

TERRAMANNA

MESA
2001 N Lamar Street Suite 100
Dallas, TX 75202
214.871.0568
FAX 214.871.1507

DRAINAGE PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

Exhibit "C"



PLANTING IN PARKING LOT ISLANDS



MANICURED WALKWAYS AND NATURAL PLANTING

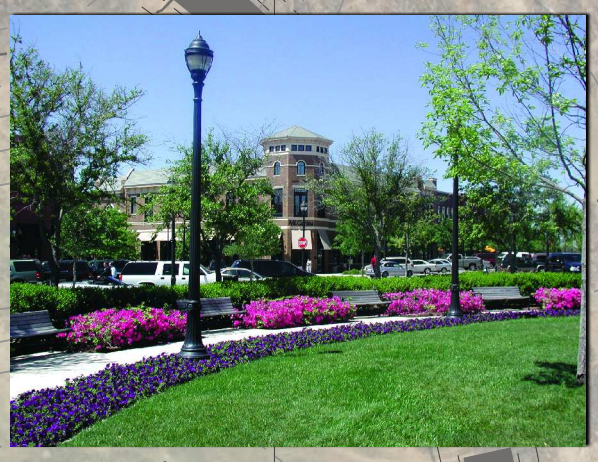


GRASSES ADD TEXTURE AND VISUAL INTEREST



COLORFUL NATIVE PLANTING





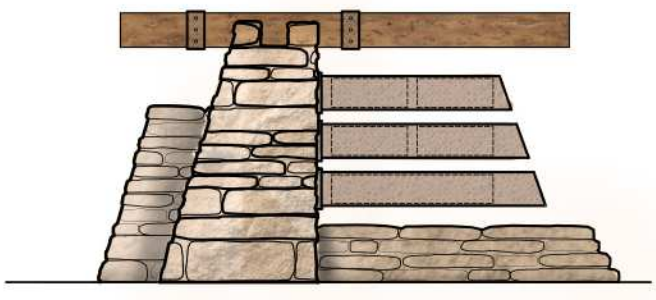
OPEN GREEN SPACE BETWEEN RETAIL SPACES

TYPICAL PARKING LOT LIGHT



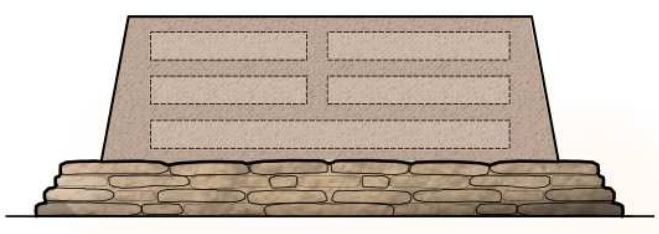
TENANT SIGN OPTION A

SCALE : 1"= 10'-0"



TENANT SIGN OPTION B

SCALE : 1"= 10'-0"



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TERRAMANNA

MESA
2001 N Lamar Street Suite 100
Dallas, TX 75202
214.871.0568
FAX 214.871.1507

LANDSCAPE PLAN
ZONING APPLICATION
EVANS TRACT
ARGYLE, TEXAS

0 100 200 300
Scale: 1"=100'
NORTH
December 4, 2018
P:\2018\18049\CAD\MP\Dec 2018 Zoning .dwg

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider authorizing the Town Engineer to evaluate drainage concerns in the Skyline Park subdivision.

Meeting Date:
May 28, 2019

Prepared by:
Kristi Gilbert, Town Manager

Background:
Residents of the Skyline Park subdivision presented their concerns regarding drainage and flooding at the March 26, 2019, Council meeting. Staff has had several meetings with the residents, and some preliminary work was prepared by the Town's previous engineer.

Staff, including the Town Manager, Public Works Director, the previous Town Engineer, Community Development Director, and Town Attorney have met and communicated with residents since early November of 2018. Additionally, the Town has made available all plat, construction and drainage documents in the Town's possession related to the drainage for Skyline Park and Pilot Knob Estates.

Financial Impact:
The FY 2019 budget included $40,000 for drainage work outside of planned activities and an additional $35,000 for regular maintenance activities. As of April 30, 2019, $9,478.94 has been spent studying the drainage for the Skyline Park subdivision.

Requested Action:
Staff would recommend the Town Council authorize the Town Engineer to spend an amount not to exceed $5,000 evaluate the previous engineer's notes and identifying possible solutions with providing an associated budget.

Attachments:
Summary of determinations from previous engineer
Aerial Map of Subdivision with Flood Plain
FEMA Flood Insurance Rate Map from April 2, 1997 and April 18, 2011
Letter of Map Revision – Country Lakes October 19, 2015
Letter of Map Amendment for 704 Valley View Ct

50
Years
(1969 – 2019)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E.
JUSTIN R. IVY, P.E.

May 2, 2019

Ms. Kristi Gilbert
City Manager
Town of Argyle
308 Denton Street
Argyle, Texas 76226

Re: Professional Engineering Service Agreement

Dear Ms. Gilbert:

In accordance with the Contract Termination clause (IX) in our Professional Engineering Agreement, we accept your verbal notification of April 26, 2019 as the official termination of agreement. You notified us that the Town has hired TNP to complete engineering for the roadway improvements and your desire for us to complete on-going projects.

The on-going projects include the S-1 Sanitary Sewer project under separate contract. This project is near completion of the construction phase. We will continue to support staff through the town's final inspection and completion of record drawings based on input from the contractor and the town inspector.

The subdivision reviews listed below are currently in progress and we will provide services until the engineering plans are ready for construction. We will terminate services at that point and your new engineer for Professional Engineering Services would then be in place to assist during construction and attend the final walk through.

1. Harvest Hills, third set of review comments
2. Canyon Falls, second set of review comments

Finally, we have been assisting the Town with the Skyline Drainage with the following determinations being made:

1. The area in question is in a FEMA designated plain.
2. Original drainage is overland and from the resident's video and our site visit, the roadway is carrying the storm water to a curb break. The storm water then follows the natural drainage course between two homes to a roadway drainage channel, crosses under the street in thru a culvert and discharges in a channel between two properties.

3. The upstream/uphill HOA detention pond was designed by Carter and Burgess over 20 years ago. We understand the town has the drainage report but no signed and sealed engineering plans. Carter & Burgess drainage study calculations are in place and can be reviewed at the Town's direction. The detention pond is on private property and is not in a designated easement.
4. The pond was pumped down to investigate its condition and if it was leaking. It was determined that the pond was in acceptable condition and no repairs were necessary to be completed by the HOA that is responsible for the pond. That investigation satisfied the Town's requirement on the development plat.
5. A driveway that was being undermined by drainage was repaired to prevent the driveway from collapse and possibly stranding the homeowner in their driveway in the event of an emergency. Several emails were generated in response to that repair as residents sent in photographs stating the drainage did not improve. This was not a drainage improvement, but rather a safety improvement.
6. FEMA firm maps were reviewed, the subject area is in Flood Hazard Zone A, which is a zone with no base flood elevations established. We provided the FEMA prepared definition of this zone and its history of development.
7. We provided a ball park budget to complete a flood study. Budgetary estimate was in the range of $50,000.00. This study would establish a base elevation to determine the limits of the flood plain. With such a study a FEMA map revision could be completed at an additional cost. A scope of services with associated costs would need to be developed and accepted by the Town.
8. A set of plans were prepared by a previous engineer and it was reported to us the cost was in excess of $1,000,000.00 for an underground system. It is not known what the starting hydraulics were to make sure the system would function. That plan sets have not been found.
9. The Town authorized a reconnaissance survey to tie elevations between the two homes to determine if a swale would be possible to mitigate water buildup in the yard for small rain events. Such a swale would not be a cure for protection of the homes during significant rainfall events. Attached is a copy of the survey notes and plot as required under termination clause of our contract. No engineering has taken place on this data.

It is our understanding that TNP will take over or have taken over services in connection with the Skyline drainage and that our services are not no longer needed as of May 2, 2019.

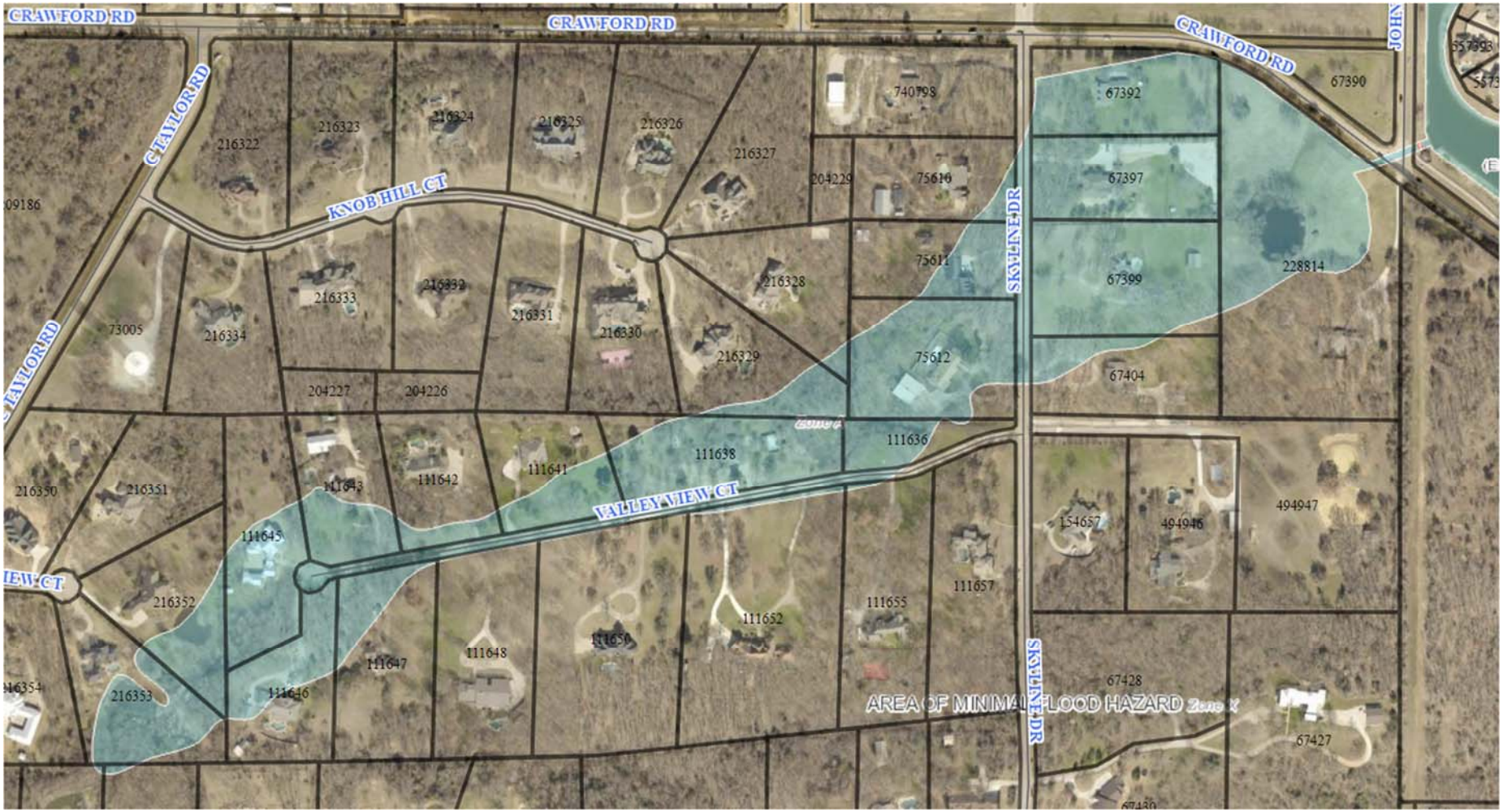
It has been a pleasure working with the Town of Argyle and we will continue services on the subdivision reviews until completed or when directed by the Town to terminate those services.

Sincerely,

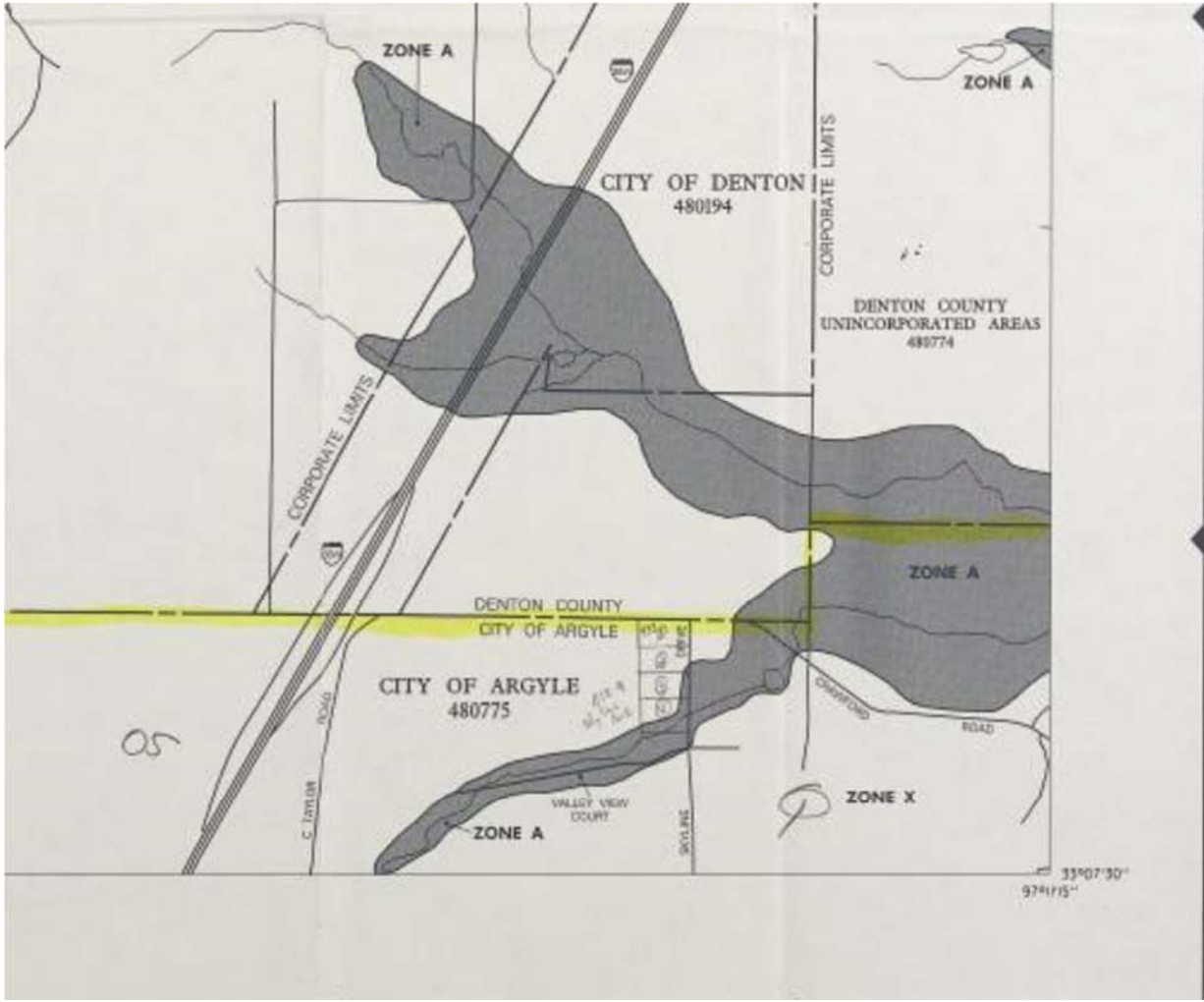
John W Birkhoff

John W. Birkhoff, P.E.

Enclosure



Source: Denton Central Appraisal District 2019 Aerial View



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

DENTON COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 365 OF 750

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
ARGYLE, CITY OF	480775	0365	E
DENTON COUNTY, UNINCORPORATED AREAS	480774	0365	E
DENTON, CITY OF	480194	0365	E
NORTHLAKE, TOWN OF	480782	0365	E

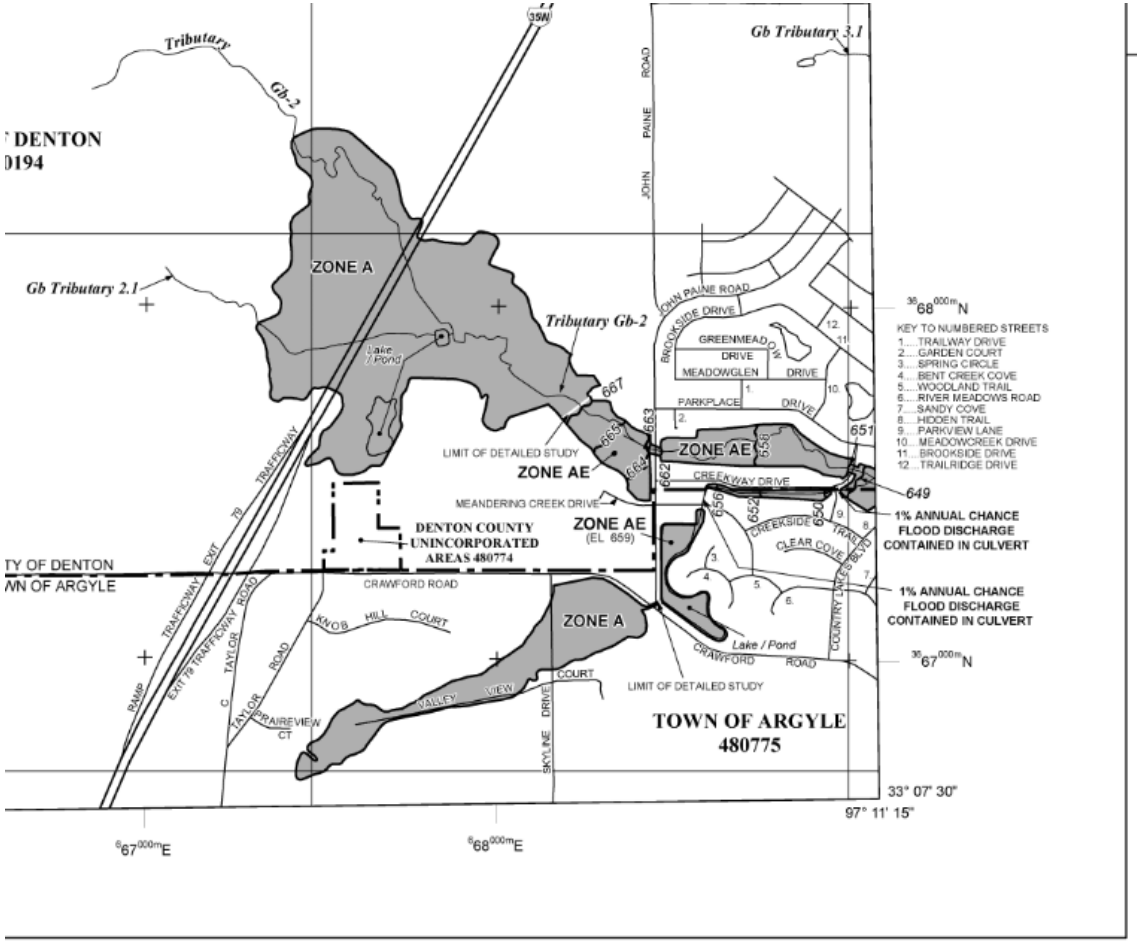
MAP NUMBER
48121C0365 E

EFFECTIVE DATE:
APRIL 2, 1997

MAP BOOK
INTERNET

Federal Emergency Management Agency

Go to Agenda





NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0365G

FIRM

FLOOD INSURANCE RATE MAP

DENTON COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 365 OF 750

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ARGYLE, TOWN OF	480775	0365	G
DENTON COUNTY	480774	0365	G
DENTON, CITY OF	480194	0365	G
NORTHLAKE, TOWN OF	480782	0365	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48121C0365G

MAP REVISED
APRIL 18, 2011

Federal Emergency Management Agency

Go to Agenda

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Denton Denton County Texas	FILL	HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 480194		
IDENTIFIER	Tributary Gb-2 of Graveyard Branch -- Country Lakes West, Phase One	APPROXIMATE LATITUDE AND LONGITUDE: 33.135, -97.196 SOURCE: Precision Mapping Streets DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 48121C0365G DATE: April 18, 2011	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 18, 2011 PROFILE: 262P

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH See Page 2 for Additional Flooding Sources

Tributary Gb-2 - from approximately 40 feet upstream of John Paine Road to approximately 2,020 feet upstream of John Paine Road

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Tributary Gb-2	Zone A	Zone A	NONE	YES
	BFEs*	BFEs	YES	YES
	Zone A	Zone AE	YES	YES
	Zone AE	Zone AE	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE AND REVISED REACH

Tributary Gb-2 - from approximately 40 feet upstream of John Paine Road to approximately 2,020 feet upstream of John Paine Road

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Tributary Gb-2	No BFEs*	BFEs	YES	NONE

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Go to Agenda

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that any permits required by Federal or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Go to Agenda

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sandy Keefe
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

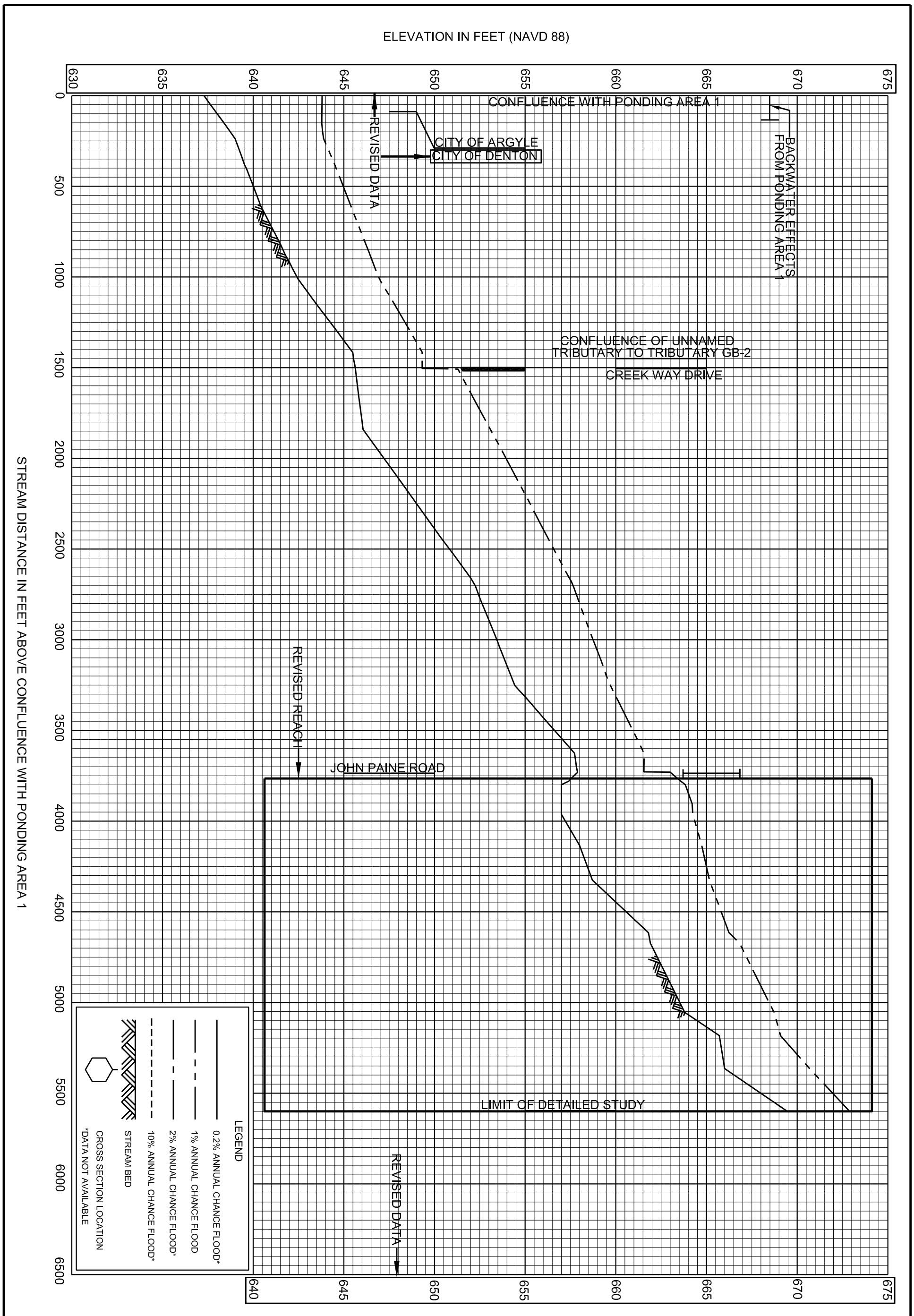
A notice of changes will be published in the Federal Register. This information also will be published in your local newspaper on or about the dates listed below and through FEMA's Flood Hazard Mapping Web site at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER Name: *The Denton Record-Chronicle*
Dates: June 12, 2015 and June 19, 2015

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard information presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at http://www.fema.gov/nfip.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



262P

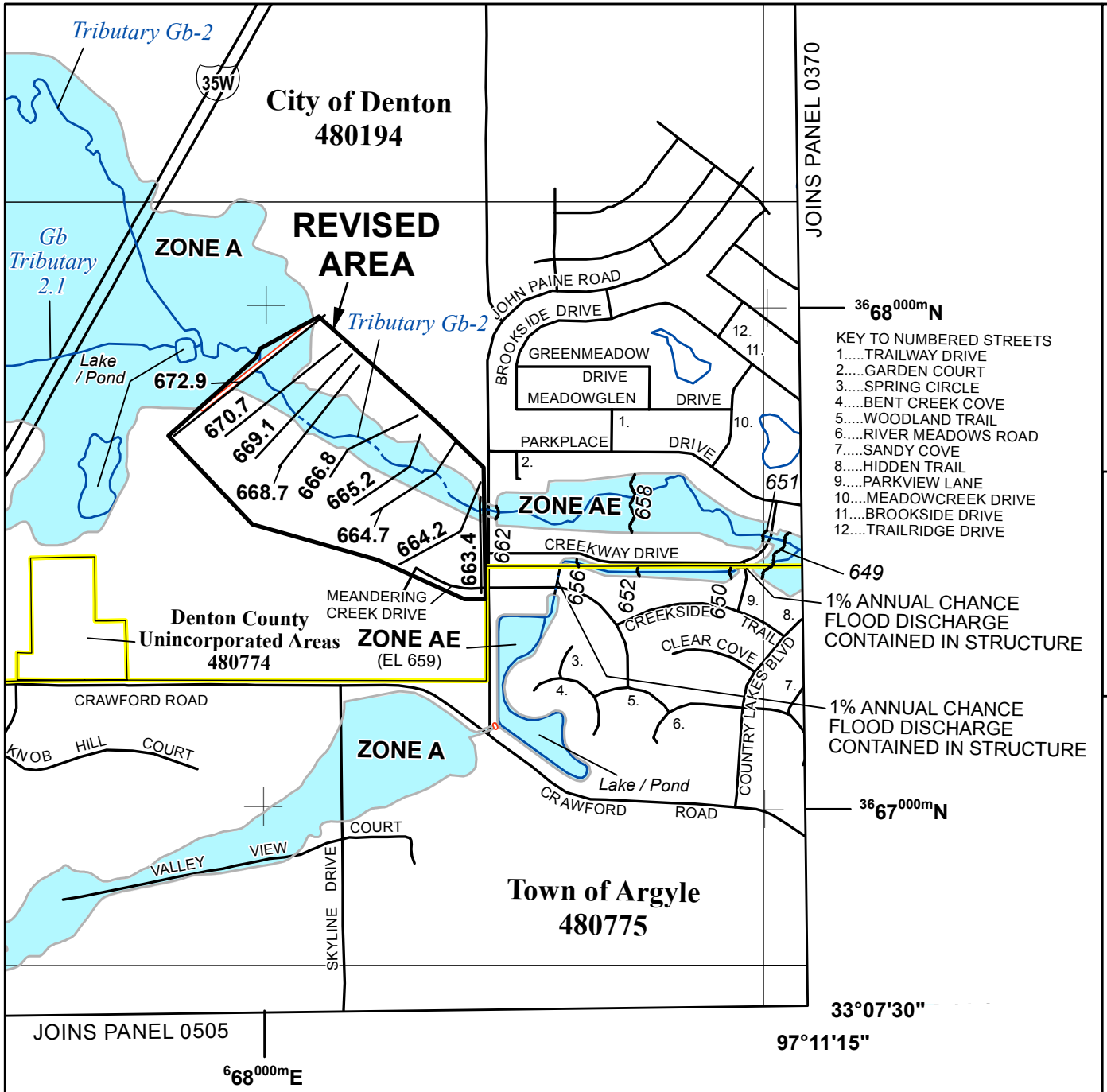
FEDERAL EMERGENCY MANAGEMENT AGENCY

DENTON COUNTY, TX
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO
REFLECT LOMR
DATED: October 19, 2015

TRIBUTARY GB-2



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

SCALE

Map Projection:
NAD 1983 StatePlane Texas North Central FIPS 4202 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 Feet

0 150 300 600 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

DENTON COUNTY, TEXAS

and Incorporated Areas

PANEL 365 OF 750

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ARGYLE, TOWN OF	480775	0365	G
DENTON COUNTY	480774	0365	G
DENTON, CITY OF	480194	0365	G
NORTHLAKE, TOWN OF	480782	0365	G

REVISED TO REFLECT LOMR DATED: October 19, 2015

VERSION NUMBER
2.1.3.0

MAP NUMBER
48121C0365G

MAP REVISED
APRIL 18, 2011

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF ARGYLE, DENTON COUNTY, TEXAS	Lot 1, Block 8, Skyline Park, as described in the Release of Lien recorded as Instrument No. 2009-141649, in the Office of the County Clerk, Denton County, Texas
	COMMUNITY NO.: 480775	
AFFECTED MAP PANEL	NUMBER: 48121C0365G	
	DATE: 4/18/2011	
FLOODING SOURCE: TRIBUTARY GB-2 TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:33.127971, -97.199924 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1	8	Skyline Park	704 Valley View Court	Structure (Residence)	X (unshaded)	--	688.9 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider designating a Road Committee to review the 2019 Road Improvement Project and authorize bid publication.

Meeting Date:
May 28, 2019

Prepared by:
Kristi Gilbert, Town Manager

Background:
At the March 26, 2019 Council meeting, Gary Vickery provided the Council with an update on the 2019 Road Improvement Project. Mr. Vickery anticipates the full construction documents will be ready to let for bid in early June. In order to avoid a delay in bidding the project, Staff is recommending the Council designate one to two Council Members that will assist Staff in the review of the final construction documents so they can be published for bid prior to the June 25th Council meeting. Depending on the review process of the bids, a special meeting may be required in July to award the contract, or the item will be scheduled for the August 13, 2019 Council meeting.

Financial Impact:
The Town issued $2,750,000 in debt for the road improvement project. The current anticipated costs are as follows:

Micro surfacing	$ 275,954*
Reconstruction	$ 1,940,107
Engineering/Survey	$ 395,780*
Current Project Estimate:	***$ 2,611,841***

*Indicates known contracted amount.

Staff Recommendation:
Staff recommends designating one to two Council Members to serve on a Road Committee to review the construction plans and authorize the bid.

Requested Action:
Motion to designate _____ and _____ to serve on a Road Committee to review the construction plans and authorize the bid.

Attachments:
None