



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

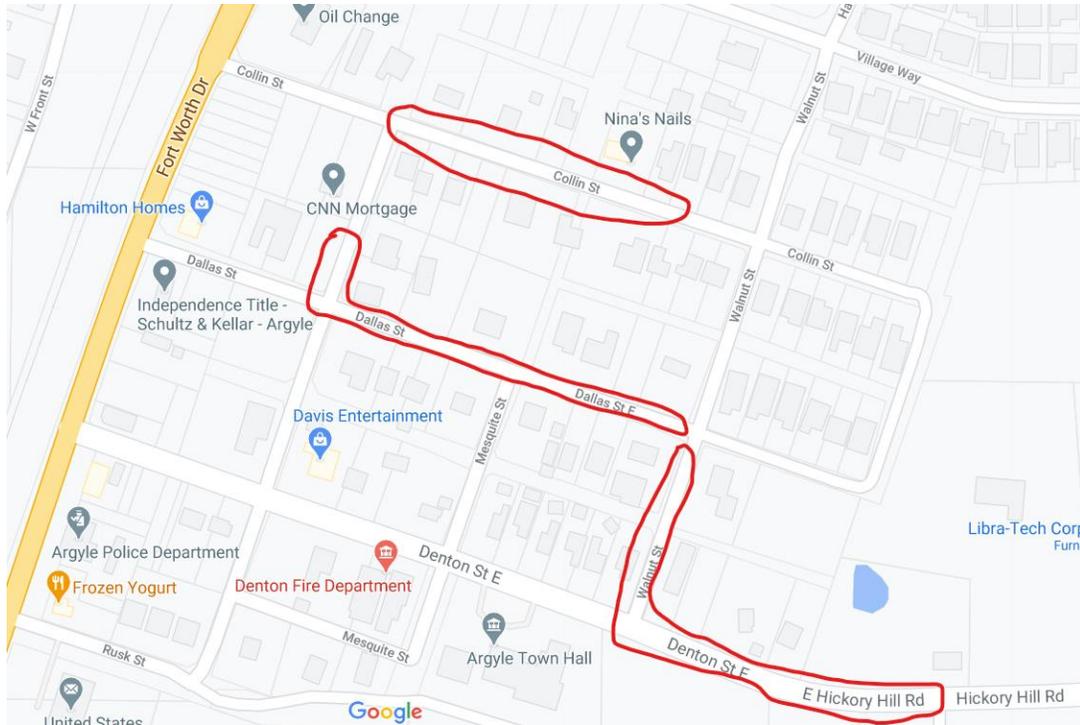
REF: Town Administrator's Weekly FYI – April 1, 2021

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1. On March 30, 2021 Mayor Pro Tem Bryan Livingston, two members of our newly created MDD and myself attended a Denton County I-35 West corridor stakeholders meeting. The meeting was hosted by County Commissioner Dianne Edmondson. County Judge Andy Eads was also in attendance and provided remarks. The purpose of the meeting was to look at future improvements along the I-35 West corridor and how collectively we can work together to ensure sound development practices are followed. Representatives from the City of Denton, the Town of Northlake, Town of Flower Mound and Town of Argyle attended. In addition, three private developers with substantial holdings were also in attendance. They were Hillwood, Centurion American and Chip Cole & Associates. Hillwood and Centurion American have active projects in Argyle. The group was provided an update on TXDOT plans and timeline for the corridor. The communities discussed treating the development along the corridor as a unit – where we would have a common landscaping ordinance, sign ordinances, development standards and overlay zoning district requirements. The private developers provided an overview of the housing, commercial and industrial development along the corridor. One of the facts they mention which stayed with me is that there will be over 100 million square feet of warehousing along the corridor. I would like to thank Commissioner Edmondson for hosting the meeting.
2. Jacobs Engineering, the engineer of record on the US Hwy. 377 widening project, has provided TXDOT with a new alignment for the intersection of Crawford Rd. and US Hwy. 377. The alignment change was at the Union Pacific Railroad's request. Union Pacific has decided that Crawford Rd. must cross the railroad tracks at a 90-degree angle since they now consider it a new crossing. I had mentioned earlier in an FYI that this is a recent change made by Union Pacific. It was brought to our attention when we had our diagnostic meeting for the quiet zone with Union Pacific. Jacobs Engineering will be meeting with TXDOT today to discuss the alignment and decide how they will be moving forward. One of the proposed options provided by Jacobs to TXDOT will acquire additional property to be secured and may cause a minor delay in the project schedule. The TXDOT plans are at 95% complete. The other railroad crossing

that concerned Union Pacific was the Old Justin Rd. crossing. The engineering plans did call for the road to be moved farther to the North to create a cross intersection with Rusk St. Due to the new proposed alignment, this would also be considered a new crossing and would need to cross the railroad tracks in a 90-degree angle. TXDOT has determined that the existing location for Old Justin Rd will be fine and will not be proposing the realignment to the north. TXDOT believes they can handle the misalignment of the roadways with the new traffic signal that will be installed at this location upon completion of the widening project.

3. On April 7, 2021, the Planning and Zoning Commission will be holding their monthly meeting. Their agenda will be relatively light. The only action item they have on their agenda is to consider and take appropriate action on the Preliminary Plat for Creekview Ranch Phase II. This project consists of eight single family residential lots and one non-buildable residential lot on approximately 48.05 acres. This item was originally discussed at the February P&Z meeting and was tabled until the March meeting where it was subsequently tabled again. The developer still has not provided staff with the information we needed for the P&Z to make a determination. Town staff will be recommending denial of the Preliminary Plat for this reason. Though the month of April is relatively light, the P&Z meeting to be held on May 5, 2021 will be busy. Items already on the agenda include: Two solar panel SUP's, Final Plat for Heath Estates Phase II, Preliminary Plat for Argyle Landing Plan Development-003 and Preliminary Plat for Harvest Phase 13.
4. This week, the Town received the filing of Quarterly Reports and Continuing Disclosure agreements for Highland PIDs. The reports provide some very informative information. Within the Highlands PID (now known as the Lakes of Argyle), of the 138 lots within the development, 105 lots have closed. The remaining 33 lots are under contract with either Our Country Homes or GFO Homes, LLC. The average lot price is \$140,646. The average sale price of a home is \$692,280, which is an increase since the last report was filed.
5. Oncor informed me that there will be 12 poles replaced between Monday, April 5<sup>th</sup> and Friday, April 9<sup>th</sup>. No specific times were provided. Oncor said they will be hanging door tags on residents' doors in the area and will let them know there could be power outages during that time. The areas being worked on will include parts of Collin St., Dallas St., Cypress St., Walnut St. and Denton St. This should not affect the power in Town Hall. The map below shows locations where the poles will be replaced.



6. Communications Coordinator Julia Falcon continues to work on the MDD website this week. A survey will be going out to MDD board members today asking for how they would describe Argyle for the website. Photo locations are being finalized and we anticipate taking photos around Town during the first or second week of May. We are also going to develop a new logo and create the accommodating social media websites. The website developer, ED Suite, said they don't want to do much more than this until a Development Director is hired.
  
7. The Metroport Chamber held a call this morning giving an update on its video project promoting the Metroport Chamber and the seven communities within it. There will be an aerial shot of the Town and ground shots in the 20 seconds that Argyle will be presented in the video, which will be about 4-5 minutes long total. We have already sent our script and video locations to the company, DND Films, and they said they plan to film at the end of April over the course of 2-3 days. They anticipate having the video complete by the end of May or early June. The next update meeting will be on May 13<sup>th</sup> at the Metroport Chamber. DND Films is also offering to do separate 60 second videos for the communities for \$6,000 each or \$4,500 if every community chooses to do separate videos. We plan on letting them know we want to do the additional video as the former EDC funded and paid for the Metroport Video and set aside \$5,000 for an additional one.