



October 5, 2021

For immediate release

ARGYLE, TX (October 5, 2021) – During the Town Council meeting on Monday, October 4, 2021, Town Council approved the site plan for Castle Development Argyle, Phase II. The approval was for a proposed 7,500 sq. ft. medical office building, and for the Overall Concept Plan, that is slated to include a total of four buildings upon project completion located on the southeast corner of FM 407 and Blue Horizon Way.

### **Amendments to Commercial Bufferyards**

During Monday night's Council meeting, Council approved amendments to Article III Zoning Commercial Bufferyards and setback requirements. During the Council meeting on August 16, 2021, Council held a public hearing to table this item to last night's Town Council meeting in order for staff to make further amendments and adjustments as recommended. Amendments include: Increasing the masonry screening wall height requirement from 6 foot to 8 foot; Increase the tree size requirement for Canopy and Understory/Ornamental Trees to conform to the current tree preservation ordinance; and Standardizing references to "walls" to read "Masonry walls."

### **Capital Improvements Plan**

Council and town staff discussed the town's Capital Improvements Plan (CIP), which is tied into the wastewater and roadway improvement fees. Council directed staff to put together a formal CIP to be presented at a later date.

### **Review of the Wastewater System**

Town staff and Freese and Nichols (FNI), the town's engineer, provided the Council an overview of the town's wastewater system. This included presenting the results of recent on-site inspections of the physical shape (current condition or physical condition) of the system, which proved to be rated as good to very good. The Argyle's wastewater system is a relatively new system, as it was created in 1996. The system has utilized the best practices for the installation of SD-26 PCC pipe which has an expected life of 50 years.

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