1. January 5, 2016 Agenda

   Documents: JANUARY 5, 2016 AGENDA.PDF

2. January 5, 2016 Packet

   Documents: JANUARY 5, 2016 PACKET.PDF

NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, January 5, 2016

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, January 5, 2016, at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. The Items listed below are placed on the agenda for discussion and/or action.

REGULAR MEETING AGENDA 6:30 PM

A. CALL TO ORDER – Chairman Paul Walker

B. PLEDGE OF ALLEGIANCE – American Flag

C. PLEDGE OF ALLEGIANCE – Texas Flag - "Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible".

D. ELECTION OF OFFICERS

1. Discussion and take appropriate action regarding the election of officers for the Planning and Zoning Commission including a chairman and vice chair.

E. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of September 1, 2015.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. **PUBLIC HEARING:** Consider and make a recommendation for a Specific Use Permit (SUP-15-002) for a proposed solar energy system at 818 Knob Hill Ct, being Lot 1, Block 1, Estates of Pilot Knob, Phase 1, located on the southeast corner of C Taylor Rd. and Crawford Rd., Town of Argyle, Denton County, Texas.

2. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change request (Z-15-005) from PD-SPA-2 (Planned Development SPA-2) to PD-001 (Planned Development District) for Avalon at Argyle, being approximately 125.7 acres, in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

3. Consider a preliminary plat (PP-15-003) for Avalon at Argyle, a proposed subdivision on an approximately 129.99 acre tract of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

2. Project updates.

I. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice was posted on the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, at 5:00 p.m. on the 30th day of December, 2015.

_____

Matthew C. Jones, AICP
Director of Community Development

A quorum of the members of the Argyle Town Council may be in attendance at this meeting. The Town Council will take no action at this time.

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 940-460-7273, and reasonable accommodations will be made for assistance.

NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, January 5, 2016

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, January 5, 2016, at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. The Items listed below are placed on the agenda for discussion and/or action.

REGULAR MEETING AGENDA 6:30 PM

A. CALL TO ORDER – Chairman Paul Walker

B. PLEDGE OF ALLEGIANCE – American Flag

C. PLEDGE OF ALLEGIANCE – Texas Flag - "Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible".

D. ELECTION OF OFFICERS

1. Discussion and take appropriate action regarding the election of officers for the Planning and Zoning Commission including a chairman and vice chair.

E. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of September 1, 2015.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. **PUBLIC HEARING:** Consider and make a recommendation for a Specific Use Permit (SUP-15-002) for a proposed solar energy system at 818 Knob Hill Ct, being Lot 1, Block 1, Estates of Pilot Knob, Phase 1, located on the southeast corner of C Taylor Rd. and Crawford Rd., Town of Argyle, Denton County, Texas.

2. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change request (Z-15-005) from PD-SPA-2 (Planned Development SPA-2) to PD-001 (Planned Development District) for Avalon at Argyle, being approximately 125.7 acres, in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

3. Consider a preliminary plat (PP-15-003) for Avalon at Argyle, a proposed subdivision on an approximately 129.99 acre tract of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

2. Project updates.

I. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice was posted on the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, at 5:00 p.m. on the 30th day of December, 2015.

_____

Matthew C. Jones, AICP

Director of Community Development

A quorum of the members of the Argyle Town Council may be in attendance at this meeting. The Town Council will take no action at this time.

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 940-460-7273, and reasonable accommodations will be made for assistance.

MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 1, 2015

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, September 1, 2015, at 6:30 p.m. at Argyle Town Hall, located at 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 hereby posted on August 28, 2015 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Paul Walker, Chairman
Jason Lillard
Keith Appleton
Sherry Griffin
Richard Kravetz
Jackie Thomas
Paula Mabry

PLANNING AND ZONING COMMISSION MEMBERS ABSENT: (None)

STAFF PRESENT:

Paul Frederiksen, Town Manager
Matthew Jones, Director of Community Development
Cathy Cunningham, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER

The regular meeting was called to order at 6:31 p.m., noting a quorum was present.

B. PLEDGE OF ALLEGIANCE – American Flag

C. PLEDGE OF ALLEGIANCE – Texas Flag - "Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible".

D. MINUTES

1. **Consider approval of the minutes of the regular Planning and Zoning Commission meeting of August 4, 2015.**

Mr. Appleton motioned, Mrs. Thomas seconded to approve the minutes of August 4, 2015 as presented. The motion carried unanimously by a vote of 7-0.

E. OLD BUSINESS

1. **PUBLIC HEARING:** ***TABLED ITEM:*** **Consider a recommendation of a zoning change request 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. Project # Z-15-002.

Mr. Lillard motioned to un-table the item, Mr. Kravetz seconded the motion.

Mr. Jones explained the zoning change request and presented the staff report. The applicant, Mr. Maykus, gave a presentation regarding the proposed zoning change request. Discussion was held.

Mr. Walker opened the public hearing at 7:28 p.m. Public input was received during the public hearing, at which time, three (3) individuals spoke in favor of the request and fifteen (15) individuals spoke in opposition of the request. Mr. Walker closed the public hearing at 8:17 p.m.

Discussion was held. Mr. Appleton motioned to approve the zoning change with the following conditions:

1. The reference to the developer maintaining the parkland dedication for not less than three years be removed and amended to language that the developer/HOA will maintain the parkland until such time as the Town is able to assume such maintenance; and that the adoption of zoning is not an acceptance of open space.
2. The forty foot (40') buffer should continue along the southwest portion of the development along lots 33, 34, 35, and 40.
3. All Staff recommendations as presented in the Staff Report.

Mr. Kravetz seconded the motion. The motion carried by a vote of 6-1.

F. NEW BUSINESS (None)

G. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

Mr. Jones gave updates on Community Development agenda items.

2. Project updates. (None)

H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 9:04 PM.

APPROVED THIS THE 5th DAY OF JANUARY, 2015. **WITNESS:**

Paul Walker
Chairman

Matthew C. Jones, AICP
Director of Community Development

PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting Date: January 5, 2015

To: Chairman Walker and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Specific Use Permit for Solar Energy System – 818 Knob Hill Court

Purpose:

Public hearing and consider a recommendation for a Specific Use Permit (SUP-15-002) for a proposed solar energy system at 818 Knob Hill Ct, being Lot 1, Block 1, Estates of Pilot Knob, Phase 1, located on the southeast corner of C Taylor Rd. and Crawford Rd., Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The subject property is currently zoned SF-2.5 (Single Family Residential) and has been developed with a single family residence. A portion of the subject property has an existing neighborhood entryway sign.

Adjacent Existing Land Uses and Zoning:

The property is surrounded on the east and south by single family residential uses zoned SF-2.5 (Single Family-Residential Estate 2.5 acre). The property to the west is zoned PD-OR (Office Retail). Immediately north of the subject property across Crawford Rd. is Denton ETJ.

Development Review Analysis:

Section 14.3.73-2 of the Argyle Town Development Standards (TDS) requires approval of an SUP (Specific Use Permit) in order to construct and operate a solar energy system if the system is visible from a public or private street. The applicant proposes to install solar panels on the south elevation of the Estates of Pilot Knob entryway sign located on the southeast corner of C Taylor Rd. and Crawford Rd. If the SUP is approved by the Town Council, the applicant must obtain a building permit before installing the solar energy system.

Public Hearing Notice Responses:

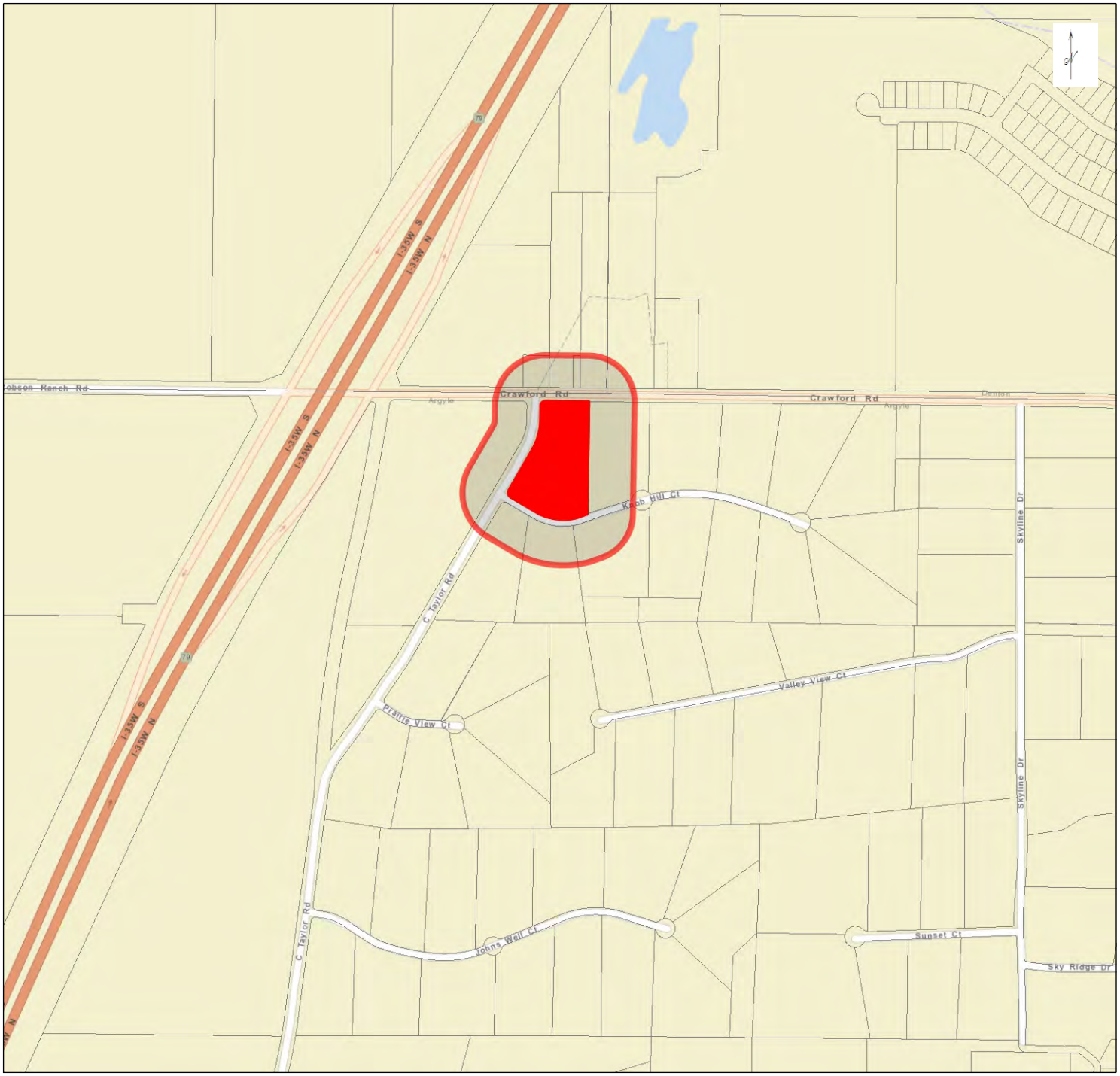
Six (6) public hearing notices were sent to property owners within 200 feet, one (1) response in favor of the proposal has been received and none in opposition.

Recommendation:

Staff forwards this SUP request for your consideration as submitted.

Attachments:

Site Map
Public Hearing Notice Responses
Exhibit A: Applicant Proposal (includes narrative, illustrative photos and construction plans)



Map

Legend

- County Maintained Roads
- Abstract
- Parcels

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphe

0 0.12 0.23 Miles

1: 9,028

Copyright/Disclaimer

This map has been prepared for informational purposes only. Jacob & Martin Ltd. accepts no reponsibility for erroneous measurements or computations that may be made through use of any information contained in this map

F#2448

JACOB & MARTIN, LTD.
CONSULTING ENGINEERS

NOTICE OF PUBLIC HEARING

The Town of Argyle Planning and Zoning Commission will conduct a public hearing at 6:30 p.m. on Tuesday, January 5, 2016 and the Town of Argyle Town Council will conduct a public hearing at 7:00 PM on Tuesday, January 26, 2016 at Argyle Town Hall, 308 Denton Street, Argyle, Texas to receive public comment and to consider a Specific Use Permit (SUP-15-002) for a proposed solar energy system at 818 Knob Hill Ct, being Lot 1, Block 1, Estates of Pilot Knob, Phase 1, located on the southeast corner of C Taylor Rd. and Crawford Rd., Town of Argyle, Denton County, Texas.

Since you own property within two hundred (200) feet of the subject property, you are receiving this notification in accordance with State law and the Town of Argyle ordinances. 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: Matt Jones, Director of Community Development
PO Box 609
Argyle, Texas 76226
mjones@argyletx.com

These forms are used to calculate the percentage of land that support and oppose the request. The Planning and Zoning Commission is 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:

73005
ARGYLE WATER SUPPLY CORP
PO BOX 249
ARGYLE, TX 76226

Signature: Randall R Davis
Printed Name: RANDALL R. DAVIS
Mailing Address: PO BOX 249
City, State Zip: ARGYLE
Telephone Number: 940-464-7713
Physical Address of Property within 200 feet: 200 C.TAYLOR RD

RECEIVED 12/28/15

Residential Building Permit Application
by the
Estates of Pilot Knob Home Owners Association

The Estates of Pilot Knob Home Owners Association (HOA) is wanting to install low-voltage LED lawn lighting to the subdivision entrance sign located at the corner of Crawford Rd and C Taylor Rd in Argyle, TX.

The HOA desires to use a solar electric panel, controller, and battery, i.e., "electronics", to power the low-voltage LED lawn lighting. No electrical source is currently available to the Estates of Pilot Knob subdivision entrance sign.

The plan is to install the solar panel and electronics on a single pole located behind the Estates of Pilot Knob subdivision entrance sign. The solar panel and electronics will only be visible from C Taylor Rd. The HOA does not expect the solar panel and electronics to be detracting from the aesthetics of the entrance sign.

The plan is for the low-voltage LED lawn lighting for the subdivision entrance sign to be powered from dusk to a preset off time by the electronics. The planned low-voltage LED lawn lighting is typical of what many homes in the neighborhood use in their front yards. The precise brand and model of low-voltage LED lawn lighting has not been determined, as of this writing.

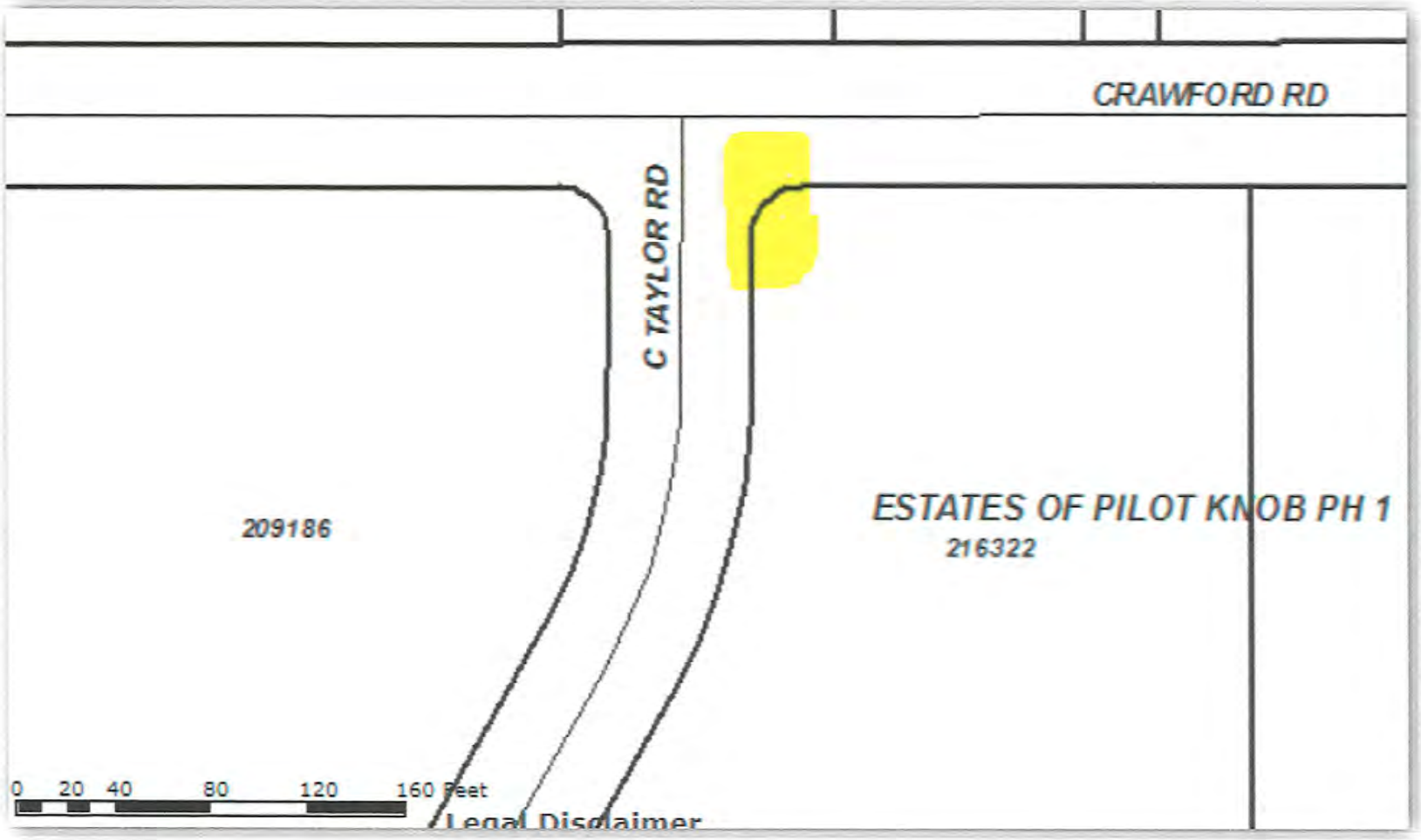
Professionally created drawings for this lawn lighting plan are not being created. The following pages depict the HOA's sign lighting intent and provides an adequate explanation of what the HOA expects to accomplish.

Residential Building Permit Application
by the
Estates of Pilot Knob Home Owners Association

First, here is a top-down look view of the Estates of Pilot Knob subdivision entrance sign as provided by Google Maps.

Residential Building Permit Application
by the
Estates of Pilot Knob Home Owners Association

The Denton County (DCAD GIS) mapping service shows this location to be in the area highlighted in yellow.



Residential Building Permit Application
by the
Estates of Pilot Knob Home Owners Association

The front of the Estates of Pilot Knob subdivision entrance sign, as was recently decorated for the 2015 Fall Season.

Residential Building Permit Application
by the
Estates of Pilot Knob Home Owners Association

The solar panel and electronics on a single pole will be installed within the graveled area at the approximate "PANEL" location shown below.

The solar panel and "electronics" mounted on a single pole will look similar to the following. NOTE: The weather proof box containing the "electronics" and battery will be slightly larger in size (20x20 inches). The single solar panels' dimensions are 28 inches by 39 inches.

PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting Date: January 5, 2016

To: Chairman and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Zoning Change from PD-SPA-2 to PD-001 – Avalon at Argyle

Purpose:
Public hearing and consider a recommendation of a zoning change request (Z-15-005) from PD-SPA-2 (Planned Development SPA-2) to PD-001 (Planned Development District) for Avalon at Argyle, being approximately 125.7 acres, in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

Existing Condition of Property:
The majority of the property contains open pasture with gently rolling hills and clusters of mature trees sparsely scattered throughout the site. A portion of the property is in the floodplain, which runs across the property in the southwest portion of the site and runs to the southeast.

Adjacent Existing Land Uses and Zoning:

North: Town of Argyle ETJ
South: Town of Flower Mound
East: CR – Community Retail
West: Corral City ETJ

Development Review Analysis:
The applicant is proposing a Planned Development including 356 single family residential lots on 59.83 acres with 23.48 acres of open space overall including the floodplain, and 17.39 acres of commercial property, on a total of 125.73 acres.

Consistency with Future Land Use Plan:
The subject property is designated as T5– Town Center on the Future Land Use Plan. The overall density calculations fall within the allowable parameters for the T5 transect. The density proposed is in general compliance of the density guidelines of the Comprehensive Plan. The concept plan is also in general compliance with the lot size recommendations and the open space recommendations of the Comprehensive Plan for the T5 transect.

Open Space and Trails:
The applicant is proposing 23.48 acres of open space to be maintained as private or dedicated to the Town, being 18.7% open space for the development overall, which is consistent with the Future Land Use Plan. The T5 transect recommends a connecting trail system and pedestrian friendly public spaces. The applicant is proposing a series of trails and sidewalks that run throughout the development to encourage pedestrian connectivity.

Tree Preservation:
The applicant has provided a tree preservation plan with an aerial overlay as required by the Tree Preservation Requirements of the Town Development Standards. A detailed tree survey will be submitted with the final plat and construction plans for the development and shall meet the requirements of the tree preservation ordinance. Including labeling all protected trees and providing mitigation details for any protected or majestic tree that will be removed.

Infrastructure Adequacy:
Water and sanitary sewer facilities are available to be extended to this site with sufficient capacity to serve the development. If approved, full civil construction plans for streets, drainage, water and sanitary sewer are required for submission at the time of final plat application.

Drainage Analysis:
Staff has reviewed the PD concept plan and has determined that compliance with all drainage requirements of the Town Developments Standards can be achieved at the time of preliminary and final plat. A detailed engineering review of the drainage and grading plans will be conducted by the Town Engineer at the time of a preliminary and final plat.

Design Standards
The applicant has proposed a variety of design standards as outlined in the PD Zoning narrative that meet or exceed the minimum requirements of the Town Development Standards.

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. No responses have been received by the Town.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission will consider this request January 5, 2016.

Staff Recommendation:
Town staff forwards this request for your consideration with the following recommendations:

1. **OPEN SPACE**: The developer may dedicate open space to the Town and shall maintain the dedicated open space and improvements until such time as the Town is able to assume such maintenance. Staff recommends some consideration be given to show possible locations for public improvements, such as plazas, public parks, public art, civic features, or other as shown on the concept plan and approved on a site plan or plat.

Attachments:
Letter of Intent
PD Standards
Concept Plan
Design Guidelines
Fencing Plan
Pedestrian Plan

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, INC.
LAND SURVEYING LANDSCAPE ARCHITECTURE

October 19, 2015

Mr. Matthew Jones, AICP
Director of Community Development
Town of Argyle
308 E Denton Street
Argyle TX, 76226

RE: Avalon at Argyle – PD Zoning Request
Letter of Intent
G&A Job No. 15019W

Mr. Jones:

Please accept this letter, on behalf of Centurion American, as an explanation of the proposed PD Zoning Request for approximately 130 acres of land known as Avalon at Argyle, generally located south of the intersection of F.M. 407 and I-35W, on the east side of I-35W.

Nearly a decade ago, a master plan community, known as Canyon Falls, was envisioned by a developer. The proposed community included portions of Flower Mound, Northlake and Argyle. However, due to economic conditions and timing, development became infeasible and progress for the project was very slow, if not altogether at a standstill. Portions of the land that was included in the original master plan for the Canyon Falls community was sold off to other developers and is currently being developed and/or planned as separate pieces. The original vision of the master plan has been heavily modified since these pieces are being developing individually and the Argyle portion is severed from the original vision since there is no physical connection to Canyon Falls.

The current PD standards for this property were imposed concurrently with the original master plan for Canyon Falls over eight years ago. Much of the content is specific to the original vision which has since diminished through the various property ownerships and individual developments, making the PD standards outdated. Therefore, Centurion American would like to create a completely new vision for a completely separate development to be known as Avalon at Argyle. As a main gateway into the Town of Argyle, our intent for this request is to create a unique, independent development that exemplifies the character of Argyle.

The design theme is historic English country side with royal estates, manors and hunting lodges. The historic details from the period may be reinterpreted within a modern context while still portraying hints into the English heritage. Details such as parapet walls, eye-brow arches, timber inserts, and spires may be replicated in authentic materials of stone, brick and heavy timbers.

The proposed development features neighborhoods that are connected by open space and complimented by the unified design theme. Over 23 acres of open space have been preserved, with an extensive trail system connecting the residential, open space, and commercial uses. Over 17 acres of

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Road, Suite 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028

land along I-35W have been allotted to commercial uses, allowing for a high-quality mix of retail uses to serve as gateway into the Town of Argyle. We feel that this project will be a unique addition to the existing developments in the area, and create a memorable gateway into the Town.

Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

Randi L. Rivera, AICP

Z:\2015\15019W\PDFs & Submittals\Zoning\15019 LOI 10.19.15.doc

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 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 following described tract of land, described in Exhibit "A" (the "Property"), by approving a Planned Development Special Planning Area Two (PD-SPA-2), for a Large Commercial/Mixed Use Planned Development and establishing the development standards set forth herein. The uses will not be confined to separate districts, but will occur as shown on the approved Concept Plan and as permitted herein, and shall not be required to adhere to any limitations on maximum project size. The Planned Development shall meet or exceed all requirements for the base zoning types Community Retail (CR) and Single-Family Residential – 7 (SF-7), with the following deviations from the Subdivision Ordinance and Zoning Ordinance:

A. Allowed or Additional Uses

1. Community Retail (CR) use and all accessory uses allowed for CR, within the Commercial areas shown on the approved Concept Plan;
2. Single-Family Residential – 7 (SF-7) use and all accessory uses allowed for SF-7, within the Residential areas shown on the approved Concept Plan, with exceptions and limitations noted in this Ordinance;
3. Temporary uses (SUP approval required):
    a. A temporary asphalt or concrete batch plant;
    b. A temporary construction field office;
    c. A temporary outdoor storage associated with construction;
    d. One or more temporary real estate sales offices.
4. Any use permitted by a zoning district identified in Sections 2(A)(1) through (2) above is permitted to the same extent that the zoning district permits that use. For example, if the SF-7 Zoning District allows a use by right, that use is allowed by right in the Residential areas shown on the approved Concept Plan, and if the SF-7 Zoning District allows the use by SUP, that use is allowed by SUP in the Residential areas shown the approved Concept Plan.

B. Density

1. SF-7 – The maximum number of single family detached dwelling units is 356~~375~~ units.
2. CR – No deviation for density.

C. Lot Area

1. SF-7
    a. Minimum lot size for Neighborhoods A and B shall be 6,500~~6,000~~ square feet.
    b. Minimum lot size for Neighborhood C shall be 5,000 square feet.
    c. Average lot size for Neighborhoods A, B, and C shall be approximately 7,000 square feet.
2. CR – No deviation for lot area.

D. Lot Width

1. SF-7
    a. No deviation for lot width for Neighborhoods A and B.
    b. The minimum lot width for Neighborhood C shall be 40'.

~~b.~~c. A minimum of 10 lots must be greater than the required 55' lot width in Neighborhoods A and B.

2. CR – No deviation for lot width.

E. Lot Depth

1. SF-7 – Minimum lot depth shall be 110~~100~~ feet for Neighborhoods A and B. Neighborhood C shall have a minimum lot depth of 115 feet.~~.~~
2. CR – Minimum lot depth shall be 100 feet.

F. Yard, Building Separation, and Minimum Dwelling Unit Area

1. SF-7
   a. The minimum front yard setback for Neighborhoods A, B, and C shall be twenty (20) feet.
   b. Minimum side yard setback for a corner lot adjacent to right-of-way shall be ten (10) feet.
   c. The minimum rear yard setback for Neighborhood C shall be fifteen~~ten~~ (15~~10~~) feet.
   d. All other side and rear yard setbacks shall comply with those specified within the SF-7 zoning district.
   ~~c.~~e. Garages shall be set back a minimum of twenty-four (24) feet in Neighborhood C.
   ~~d.~~f. The minimum dwelling unit area for Neighborhoods A and B shall be 2,000 square feet.
   ~~e.~~g. The minimum dwelling unit area for Neighborhood C is 1,800 square feet.
2. CR – A minimum setback of 60 feet shall be provided when a non-residential use inside the PD area is adjacent to a residential use outside the PD area, as determined at the time of issuance of a building permit for a non-residential use within the PD.

G. Building Height and Size

1. SF-7 – No deviation for building height.
   a. The minimum dwelling unit size for Neighborhoods A and B shall be 2,000 square feet.
   b. The minimum dwelling unit size for Neighborhood C is 1,800 square feet.
2. CR – No deviation for building height and size in this use.

H. Building Exterior Construction

1. SF-7
   a. ~~–~~ Single Family front-entry garages shall occupy no more than 50% of the total building frontage. Garages may be recessed up to three (3) feet from the rest of the building façade.
   ~~a.~~b. Single-story dwellings shall be constructed of 100% masonry. Multiple-story dwellings shall be constructed of 80% masonry. All dwellings shall comply with the standards specified in the design guidelines for Avalon at Argyle.
2. CR – No deviations for building exterior construction.

I. Lot Coverage

1. SF-7 – Maximum lot coverage of main and accessory buildings shall be 55%.
2. CR – No deviations for lot coverage.

J. Parking

1. SF-7 – No deviation for this use.
2. CR – No deviation for this use.

K. Open Space

1. SF-7 – All residential lots must be located within 800 feet of usable open space, as measured in a straight line distance.
    a. There shall be no minimum size limitations or frontage requirements on usable open space.
2. A minimum of 18 percent of the total land area of Avalon at Argyle must be preserved as open space.

L. Access

No deviations.

M. Screening

No deviations.

N. Landscaping

The Town Administrator may approve alternate locations for sidewalks to avoid conflicts with utility locations.

O. Accessory Buildings

No deviations.

P. Signs

No deviations.

Q. Lighting

No deviations.

R. Project Phasing or Scheduling

The preliminary plat shall show project phasing. The timing of the development of the commercial areas is contingent upon the I-35W expansion project timing.

S. Property Management Associations

No deviations.

T. Other Requirements

1. Concept Plan
    a. The Concept Plan is attached hereto and incorporated herein as Exhibit "B".
2. Detailed Site Plans
    a. At its sole discretion, the Town Council may approve a site plan that differs from the Concept Plan.
3. Amenities Plan

a. An amenities plan including general descriptions for open space, parks, landscaping, screening, and other special treatment areas shall be submitted as part of each final plat.

4. Development Agreement
    a. At the time of final plat approval, the developer shall enter into a development agreement with the Town that sets forth the developer's obligations with respect to the construction of infrastructure to serve the property.
5. Corner lots shall have one front yard, except that a corner lot with a rear yard that abuts the front yard of another lot shall have a front yard along both street frontages, and the remaining yards shall be considered side yards. However, if the corner lot is separated by an alley from the adjacent lot, both lots shall comply with standard setbacks.
6. There shall be no maximum size limitation or minimum separation distance for SF-7 neighborhoods.
7. In the event of a direct conflict between this Ordinance and the Zoning or Subdivision Ordinances, this Ordinance will prevail.

U. Purpose and Intent

The purpose of this PD is to create standards and regulations that allow the development of an approximately 130-acre master planned community, known as Avalon at Argyle, within the Town limits of Argyle. The 130-acre property is located south of FM 407, east of Interstate 35W, and directly adjacent to Interstate 35W.

The vision for the property is to create a community with a unique atmosphere, joined by open space and linked with a unified design theme. The proposed plan has been designed to preserve over 23 acres of open space, and to provide attractive I-35 frontage for non-residential uses. Natural drainage patterns will be preserved and are planned to be used as a part of the pedestrian circulation and park system.

The standards contained herein are intended to allow flexibility in the design of the master plan while maintaining a high level of quality. Due to the unique location and nature of this project, some deviations from the Town's zoning ordinance are necessary to implement a creative, mixed use development.

SECTION 3. In addition to meeting or exceeding all requirements for the base zoning types Community Retail (CR) and Single-Family Residential – 7 (SF-7), with the deviations from the Subdivision Ordinance and Zoning Ordinance listed in Section 2 of this Ordinance, the Planned Development shall meet or exceed the following requirements:

1. Unless otherwise stated, the definitions in the Zoning Ordinance apply. The following definitions apply to this Ordinance:
    a. Concept Plan. The concept plan attached hereto as Exhibit B and any Concept Plans approved in accordance with this Ordinance.
    b. CR Zoning District. Section 14.3.44 of the Zoning Ordinance.
    c. PD. The planned development district created by this Ordinance.
    d. Property. The property described on Exhibit A.
    e. SF-7 Zoning District. Section 14.3.37 of the Zoning Ordinance.

f. Single Family, Detached. A dwelling designed and constructed as a freestanding structure for occupancy by one family, and located on a separate lot having no physical connection to a building located on another lot.
g. Temporary. Of limited duration; not permanent.
h. Temporary Asphalt or Concrete Batch Plant. A temporary facility or area for mixing concrete or asphalt to be used for new construction on the Property. This use may include associated temporary buildings, such as trailers.
i. Temporary Construction Field Office. A facility or area used as a temporary field construction office. This use may be operated from a temporary building, such as a trailer.
j. Temporary Outdoor Storage Associated with Construction. An area for the temporary outside storage of construction equipment and materials associated with an active permit to demolish or construct. This use may include associated temporary buildings, such as trailers.
k. Temporary Real Estate Sales Office. A facility or area used as a temporary office to sell or lease real estate within a specified area or subdivision. This use may be operated from a temporary building, such as a trailer.
l. Town. The Town of Argyle, Texas.
m. Town Council. The governing body of the Town of Argyle, Texas.
n. Zoning Ordinance. Ordinance Number 2015-17, the Zoning Ordinance of the Town of Argyle, Texas in effect on the date of the adoption of this Ordinance.

2. Notwithstanding anything to the contrary in this Ordinance, a minimum of 17~~8~~ acres shall be reserved for the development of non-residential uses. Mixed use buildings that include non-residential uses satisfy this requirement.

3. Notwithstanding anything to the contrary in this Ordinance, a maximum of 356~~75~~ dwelling units are permitted on the Property.

4. The following open space requirements apply to the Property:
   a. The areas designated as open space on the Concept Plan shall be used and maintained as open space.
   b. Areas designated as open space on the Concept Plan may be private or, at the option of the Town, public. Private open space areas shall be maintained by a property owners association, a public improvement district, or other suitable entity approved by the Town. Public open space areas shall be maintained by the Town.
   c. If the developer dedicates open space to the Town, the developer shall be entitled to credit toward meeting the Town's parkland dedication requirements on an acre for acre basis for land that otherwise qualifies for dedication under the Town's parkland dedication requirements. Floodplain open space areas may be improved as necessary to make the floodplain areas easier to access and enjoy.

~~Common areas shall be maintained by a property owners association, a public improvement district, or other suitable entity approved by the Town.~~

5. Development of the Property shall comply with the fencing, wall, and screening requirements in Section 14.3.69 of the Zoning Ordinance. In addition, the following standards apply to the development of the Property:
    a. Residential Subdivision Perimeter Fencing. Residential subdivision perimeter fencing shall be constructed of 100% masonry or ornamental iron with live screening, at a minimum height of six feet along any areas where the rear or side of a home is visible from collector roadways or thoroughfares. Masonry columns shall be placed a maximum of 100 feet on center~~; however, where a lot backs up to a perimeter wall, that portion of the perimeter wall shall be solid masonry.~~ .
    b. Residential. All residential lots backing to open space (including parks, floodplain, or linear greenbelts) shall have ornamental iron fencing that is between five and six feet in height (columns may be taller). All other residential lots shall have fences constructed of wood cedar with caps, except that where any residential lot abuts a collector roadway or thoroughfare, fencing shall be provided in accordance with the preceding paragraph.
    c. Non-Residential. Where any non-residential use is adjacent to a single family use, a minimum six foot tall solid masonry wall is required along the common lot line of the non-residential lot.

6. Development of the Property shall comply with the design requirements of Section 14.2.90.~~16~~ D1 and D.16 of the ~~Zoning~~ Subdivision Ordinance with the following exceptions:
    a. The minimum centerline radius shall be as shown on the approved concept plan.
    b. The Town Administrator may approve alternate locations for sidewalks to avoid conflicts with utility locations.
    ~~a.~~

7. Prior to issuance of a building permit for the construction of any single family homes, Homeowners Association documents must be recorded in the deed records of Denton County as part of the restrictive covenants that will encumber the Property. Such restrictive covenants must include a private architectural review committee charged with reviewing all building construction on the Property.

8. In addition, development of the Property shall comply with the exterior construction and design requirements of Section 14.3.70-20 of the Zoning Ordinance, with the following exceptions:
    a. Single family garage frontage shall occupy no more than 50% of the total building frontage.
    b. Garage may be recessed up to three (3) feet from the rest of the façade.

SECTION 4. That all uses authorized by the Planned Development shall conform to the development standards in Sections 2 and 3 of this Ordinance, the Concept Plan as shown on Exhibit "B", Street Sections as shown on Exhibit "C", Residential and Commercial Design Guidelines as shown in Exhibit "D", and the Town of Argyle Comprehensive Zoning Ordinance and Subdivision Ordinance. In the event of conflict, this ordinance shall prevail.

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 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 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 ~~6~~7. 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 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.

Exhibit "A"
Metes and Bounds Description
FIELD NOTE DESCRIPTION
CITY OF ARGYLE
STATE OF TEXAS
COUNTY OF DENTON

BEING a tract of land situated in the F. THORNTON SURVEY, Abstract No. 1244 and being a portion of a tract of land described in a deed to CANYON FALLS TOWN CENTER PARTNERS LP as recorded in Instrument No. 2007-37079 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

BEGINNING at a point for the most southeasterly corner of a tract of land as described in a deed to Centurion American Custom Homes, Inc. and recorded in Instrument No. 97-0074490 (DRDCT), said point also being in the westerly line of a tract of land described in a deed to Ronald McCutchin Family Partnership, LTD. and recorded in Instrument No. 97-76480 (DRDCT);

THENCE along the westerly line of said Ronald McCutchin Family Partnership, LTD. tract S 00°16 min 51 sec W a distance of 3817.05 feet to a point in the northerly city limit line of the City of Flower Mound, Texas;

THENCE departing the westerly line of said Ronald McCutchin Family Partnership, LTD. tract and along the northerly city limit line of the City of Flower Mound, Texas as follows:

N 89°03'28" W a distance of 684.61 feet to a point;

N 57°13'34" W a distance of 136.20 feet to a point;

N 44°12'48" E a distance of 103.30 feet to a point;

N 11°28'17" E a distance of 180.90 feet to a point;

N 44°17’02” W a distance of 242.80 feet to a point;

N 73°15’00” W a distance of 269.90 feet to a point;

N 66°37’10” W a distance of 184.60 feet to a point for the beginning of a non-tangent curve to the left having a radius of 2650.00 feet, a chord bearing N 26°21’12” W and a chord distance of 1542.94 feet;

Along said non-tangent curve to the left through a central angle of 33°51’01” for an arc length of 1565.61 feet to a point in the easterly right-of-way line of Interstate Highway 35 West;

THENCE departing northerly city limit line of the City of Flower Mound, Texas and along the easterly right-of-way line of Interstate Highway 35 West as follows:

N 25°15’48” E a distance of 948.15 feet to a point;

N 23°27’49” E a distance of 636.79 feet to the beginning of a non-tangent curve to the left having a radius of 11609.16 feet, a chord bearing N 24°46’26” E and a chord distance of 198.36 feet;

Along said non-tangent curve to the left through a central angle of 00°58’44” for an arc length of 198.37 feet to a point;

N 24°17’04” E a distance of 151.73 feet to a point for the most southwesterly corner of said Centurion American Custom Homes, Inc. tract;

THENCE departing the easterly right-of-way line of Interstate Highway 35 West and along the southerly line of said Centurion American Custom Homes, Inc. tract N 89°21’44” E a distance of 1188.42 feet to the Point of Beginning;

Containing within these metes and bounds 125.726 acres or 5,476,631 square feet of land more or less.

And including the following area:

BEING all that certain lot, tract or parcel of land situated in the F. W. Thornton Survey, Abstract Number 1244, Denton County, Texas, and being part of that certain called 25 acre tract of land described in deed to Ronald McCutchin Family Partnership, LTD., recorded in Document Number 1997-76480 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said 25 acre tract, being the northeast corner of that certain called 27.4408 acre tract of land described in deed to Randol Mill Capital, LLP., recorded in Document Number 2006-4568 of the Real Property Records of Denton County, Texas, and being on the south line of F.M. 407 as evidenced by that certain called 2.69 acre tract of land described in deed to the State of Texas, recoded in Volume 348, Page 174 of the Deed Records of Denton County, Texas;

THENCE N 89°43’30” E 69.71 feet with the north line of said 25 acre tract and the south line of said F.M. 407;

THENCE N 89°49’30” E 170.30 feet with the north line of said 25 acre tract and the south line of said F.M. 407;

THENCE S 00°32’25” E, 113.13 feet at a point of curvature of a curve to the right,

THENCE southwesterly, with the arc of said curve to the right, having a radius of 640.00 feet, a central angle of 20°08’18”, an arc length of 224.95 feet, whose chord bears S 09°31’45” W, 223.79 to a point of reverse curvature;

THENCE southwesterly, with the arc of said curve to the left, having a radius of 560.00 feet, a central Angle of 06°09’54”, an arc length of 60.26 feet, whose chord bears S 16°30’57” W, 60.23 feet;

THENCE S 13°26’00” W, 434.00 feet at a point of curvature of a curve to the left,

THENCE southwesterly, with the arc of said curve to the left, having a radius of 960.00 feet, a central Angle of 13°58’25”, an arc length of 234.13 feet, whose chord bears S 06°26’48” W, 233.55;

THENCE S 00°32’25” E, 431.00 feet at a point of curvature of a curve to the right,

THENCE southwesterly, with the arc of said curve to the right, having a radius of 390.00 feet, a central Angle of 21°49’44”, an arc length of 148.58 feet, whose chord bears S 10°26’21” W, 147.69 to a point of reverse curvature;

THENCE southwesterly, with the arc of said curve to the left, having a radius of 310.00 feet, a central Angle of 21°47’12”, an arc length of 117.88 feet, whose chord bears S 10°27’37” W, 117.17 feet to the west line of said 25 acre tract and being on the east line of that certain called 295.776 acre tract of land described in deed to Blue Star Investments, INC., recorded in Document Number 2014-132053 of the Real Property Records of Denton County, Texas;

THENCE N 00°26’00” W, 260.00 feet with the west line of said 25 acre tract and the east line of said 295.776 acre tract to the northeast corner thereof and being the southeast corner of said 27.4408 acre tract;

THENCE N 00°32’25” W, 1476.44 feet with the west line of said 25 acre tract and the east line of said 27.4408 acre tract to the POINT OF BEGINNING and containing 4.260 acres of land.

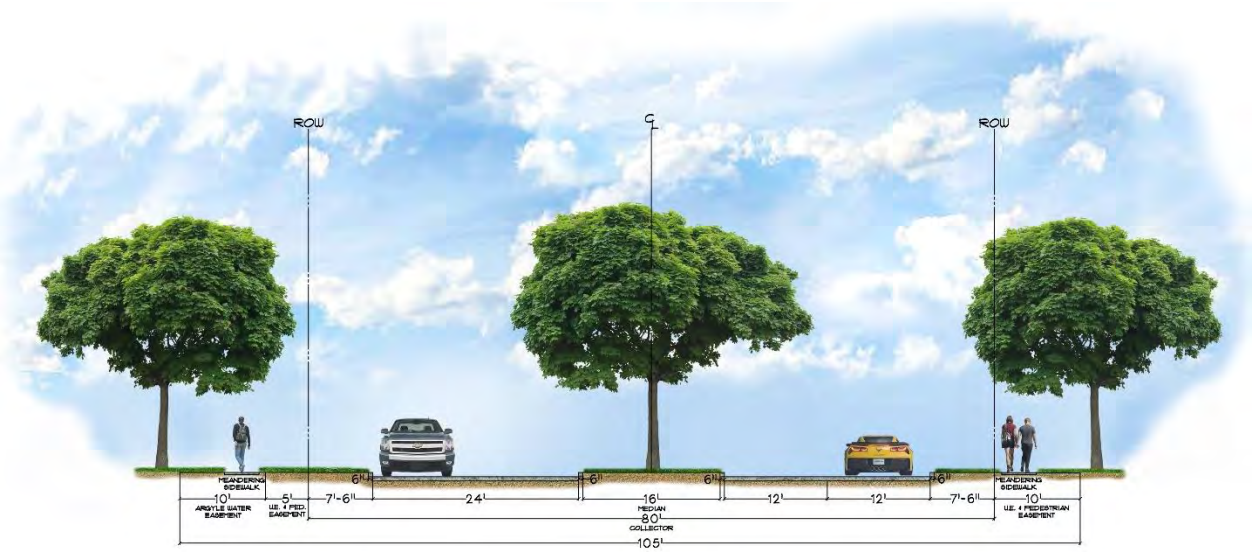
Exhibit “B”

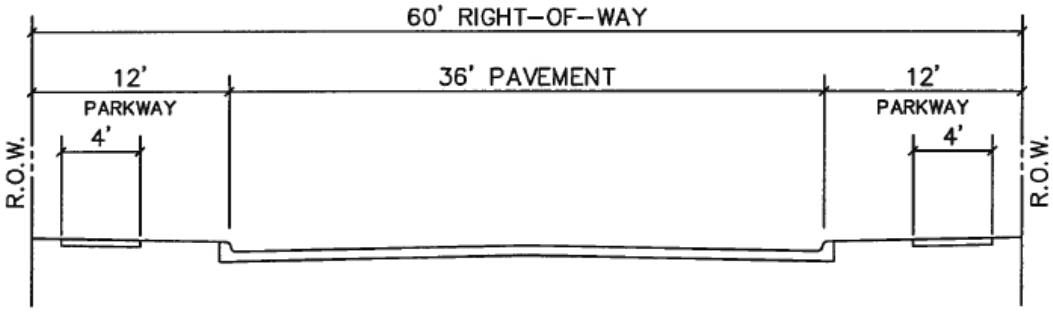
Approved Concept Plan

Exhibit “C”

Modified Street Sections

80’ Collector - Section





URBAN COLLECTOR

Exhibit “D”

Design Guidelines

Exhibit “E”

Fencing Exhibit

Exhibit “F”

Pedestrian Plan

Land Use Summary - Argyle				
Use	Square Feet	Acres	Units	% of Total
Single-Family	2,606,155	59.829	356	47.6%
Community Retail	757,906	17.399		13.8%
Open Space (w/ Flood Plain)	1,022,643	23.477		18.7%
Right-of-Way	976,854	22.425		17.8%
R.O.W. Dedication for I-35	113,063	2.596		2.06%
TOTAL	**5,476,621**	**125.726**		**100.0%**

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

EXHIBIT "B"
Avalon at Argyle

Town of Argyle
Denton County, Texas

200 0 200 400 600 Feet

N

G&A Job No. 15019W Date: October 16, 2015 By: TPM
Z:\2015\15019W\Renderings\Overall Site\dwg\15019 CONCEPT G 081815-for render.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

Avalon at Argyle Design Guidelines

A. Introduction:

The purpose of these design guidelines is to provide the developer(s), homebuilder(s), commercial builder(s), and key design professionals a design framework of which to create a cohesive and coordinated development for Avalon at Argyle. The design criteria established herein provides complimentary elements for both residential and non-residential projects to form community character and to reinforce the unifying theme of the overall development. The guidelines include standards for 1) the architectural design of homes and commercial buildings; and 2) the site design for both residential and non-residential projects. Review of architectural and site design shall be the responsibility of the Architectural Control Committee, which shall be established by the Homeowner's Association. Any deviation from these guidelines must be approved by the Architectural Control Committee.

B. Avalon at Argyle Development Theme and Character

The look and feel for Avalon at Argyle is derived from the history of both of these words. Argyle is a region within western Scotland and Avalon is from the legendary island featured in Arthurian legend.

The design theme is historic English country side with royal estates, manors and hunting lodges. The historic details from the period may be reinterpreted within a modern context while still portraying hints into the English heritage. Details such as parapet walls, eye-brow arches, timber inserts, and spires may be replicated in authentic materials of stone, brick and heavy timbers.

C. Residential Design Guidelines

The following Residential Design Guidelines shall govern the residential property located in Avalon at Argyle in areas identified as "Residential" on the approved Concept Plan. These tracts may be developed individually or as a whole and shall maintain consistency with the overall design theme. The development of the residential areas shall meet the requirements of the Avalon at Argyle PD or the Code of Ordinances of the Town of Argyle if not specifically listed in the PD. Any deviations or variances from these standards shall be approved by the Town Council~~Planner~~.

1. Subdivision Entrances

   i. Street entrances into the neighborhoods shall be pronounced to create a sense of arrival by incorporating any two of the following elements:
      a. Enhanced landscaping materials and seasonal color landscape beds
      b. Enhanced pavement
      c. Divided street with landscaped median

   ii. Masonry walls located on each side of the entrance ~~may~~shall:
      a. be increased in height for prominence when applicable
      b. include architectural elements to reinforce the design theme

c. include neighborhood signage

2. <u>Open Space/Parks</u>

i. Areas designated as open space or park shall be connected by the overall trail system to create pedestrian linkages and increase access.
ii. Existing natural drainage features on the property, such as creeks and floodplain areas, should be preserved, where appropriate, by placing said areas into the open space system.
iii. Open space areas may be improved for detention and drainage facilities.
iv. Open space areas should include elements to encourage passive recreation, such as benches, picnic tables and other types of seating areas, arbors or other similar structures, and open lawns.
v. An amenity center may be added to the concept plan at a future stage.

Example of Open Space Improvements

3. <u>Lot Configuration</u>

i. Front entry garages shall be permitted for Neighborhoods A and B.
ii. Garages for Neighborhood C shall be accessed from a rear alley.

4. <u>Detention/Retention Facilities</u>

i. Drainage improvements may include the use of detention and/or retention ponds
ii. Retention facilities shall include a fountain for aeration
iii. Trails may be constructed along the perimeter of the ponds to provide pedestrian circulation
iv. Pond edges should be sloped if located in a natural setting and should incorporate natural hardscapes when possible (i.e. boulders in lieu of masonry edges)

5. Trails/Sidewalks

i. A four (4) foot sidewalk shall be provided by the builder or developer on each side of local/60' collector streets and 80' divided collector streets as the property develops.
ii. A six (6) foot minimum trail may be constructed by the builder or developer within the open space areas as the property develops. These trails may be paved concrete or natural paths, provided that they meet all ADA requirements.
iii. When crossing ~~rights-of-way~~local/60' collector streets and 80' divided collector streets, trails shall be distinguished by the use of bollards, ~~pavement striping~~enhanced pavement, lights, or other similar methods.
iv. The six (6) foot trail system shall connect to required four (4) foot sidewalks along the rights-of-way, which may extend north to F.M. 407. Stub-outs for future extensions shall be provided for the property to the east.
v. Required sidewalks shall be constructed concurrently with the development of the lot in which they are located.

6. Landscape

i. Lots in Neighborhoods A and B shall feature two (2) trees within the front yard
ii. Lots in Neighborhood C shall feature one (1) tree within the front yard
iii. In Neighborhoods A and B, collector streets and residential lots shall be separated with a 20' minimum landscape buffer.
iv. In Neighborhood C, lots shall be separated from the 80' divided collector street with a 20' minimum landscape buffer. A landscape buffer shall not be required between residential lots and a 60' undivided collector.
v. All landscape species must come from the Town's approved plant list
vi. Subdivisions shall be separated from collector streets with either a six (6) foot masonry wall or a combination of wrought iron or tubular steel fencing with live screening.
vii. Landscape in open space areas and along trails should incorporate natural elements and take existing site features into account. Use of native plant species is encouraged.
viii. Trees that are required to be planted along rights-of-way and in open space ~~may~~ shall be planted in odd-numbered groves and drifts to maintain a natural and organic feel.
~~viii.~~ix. Landscaped areas shall incorporate elements to enhance community design.

7. Fencing/Screening

i. Neighborhoods shall be separated from collector streets with either a six (6) foot masonry wall or a combination of wrought iron or tubular steel fencing with live screening.
ii. Residential lots may be enclosed with cedar plank fencing with capped metal posts, wrought iron/tubular steel fencing, or masonry fencing.
iii. Fencing for lots directly adjacent to open space shall be constructed of wrought iron or tubular steel.
iv. Lots adjacent to rights-of-way may feature a combination of wrought iron or tubular steel fencing with live screening, or a masonry fence.
v. External surface of retaining walls shall be constructed of stone or brick.
vi. A six (6) foot solid masonry fence must be provided between residential and non-residential uses.

Example of Wrought Iron Fence Adjacent to Open Space

Example of Masonry Screening Wall

8. Streets/Alleys

i. Alleys shall be a minimum of 20' in width.

ii. Avalon at Argyle shall feature three (3) different street types:

a. an 80' divided collector as shown on Exhibit "C" (Highlands Parkway and Avalon Boulevard)

b. a 60' undivided collector as shown on Exhibit "C" (Westwood Crescent and Avalon Trace)

c. a 50' local residential street "Type F" as shown in the Town Approved Street Sections for Argyle, Texas (Avalon Trace and remaining residential streets)

~~i.~~iii. On-street parking shall be permitted on Avalon Trace in front of Lots 1 through 9, Block C, as shown on the approved Preliminary Plat. On-street parking shall be limited to the west side of the street.

~~ii. Avalon at Argyle shall feature three (3) different street types:~~

~~a. an 80' divided collector as shown on Exhibit "C" (Highlands Parkway and Avalon Boulevard)~~

~~a 60' undivided collector as shown on Exhibit "C" (Westwood Crescent and Avalon Trace)~~

~~a 50' local residential street "Type F" as shown in the Thoroughfare Plan for Argyle, Texas (Avalon Trace and remaining residential streets)~~

9. Residential Architectural

i. Roof

a. Gable and hip roofs with varying roof pitches are required.

b. Moderate to steep roofs are encouraged to enhance the unified design theme.

c. Roof materials shall minimally consist of 30-year composition shingles~~. Barrel tile roofs and wooden shingles are discouraged.~~ or barrel tile roofs.

d. Metal roofing is allowed in small areas as a detail element and should typically consist of copper or metal standing seam.

e. Dormers may be used and shall be compatible with the architectural style of the home.

ii. Building Materials

a. Residences shall be constructed of masonry which includes brick, stone, or stucco (cement plaster) for a minimum of ~~70%~~100% for single-story residences and 80% for multiple-story residences of all exterior wall surfaces excluding doors, chimneys, windows, boxed or bay windows, ornamental trim, dormers, areas above a roof line, areas under covered porches and architectural projections.

b. Accent materials may include cast stone, cedar, iron, and cementitious fiberboard.

iii. Doors and Windows

a. Windows shall be wood or wood-clade, vinyl or vinyl-clad, aluminum clad wood or metal provided that the metal finish complements the color and architectural style of the house.
b. Doors shall be recessed to enhance articulation and create a pronounced entrance.
c. Front doors shall be a minimum of three (3) feet wide by eight (8) feet tall and be made of wrought iron or paneled hardwood.

iv. Garages
a. All residences shall include a minimum two-car garage.
b. The width of front entry garages shall not exceed 50% of the front, street facing elevation.
c. Front entry garages are permitted for Neighborhoods A and B provided that the garage door is setback at least 20' from the street right-of-way.
d. The material for front entry garages shall be decorative wood veneer or cedar.
e. Rear entry garages shall be accessed by an alley and be setback at least 24' from the edge of the alley pavement.

v. Elevations
a. The same floor plan with the same elevation shall be separated by a minimum of four (4) lots on the same side of the street and by a minimum of ~~two~~ three (3~~2~~) lots on the opposite side of the street.
b. A minimum of three (3) elevations must be provided per proposed home plan.
c. The color scheme of the homes shall complement the unified design theme of the development and consistent of earth tone colors, except for doors. Elevations may use up to three (3) complementary colors per residence.

D. Commercial Design Guidelines

The following Commercial Design Guidelines shall govern the commercial property located in Avalon at Argyle in areas identified as "Community Retail" on the approved Concept Plan. These tracts may be developed individually or as a whole and shall maintain consistency with the overall design theme and complement the adjacent Avalon at Argyle residential community. The development of the commercial areas shall meet the requirements of the Avalon at Argyle PD or the Code of Ordinances of the Town of Argyle if not specifically listed in the PD. Any deviations or variances from these standards shall be approved by the Town Planner.

1. Site Design

i. The site design should encourage a pedestrian friendly environment.
ii. The preservation of creeks and floodplain areas is encouraged and may be improved as an amenity with trails, amenity ponds, and other recreational uses.
iii. Pedestrian circulation through the site shall provide connectivity to the sidewalks/trails located along the thoroughfares and is encouraged to connect to the trail system in the open space areas next to the residential community, where appropriate.
iv. The organization of the buildings may face the I-35W corridor to ensure premium visibility.

v. Vehicular circulation and access shall be from collector streets or I-35W frontage road. Access to the commercial areas from a local residential street is discouraged.
vi. Access from I-35W frontage road shall be coordinated with the Texas Department of Transportation (TxDOT).
vii. The use of decorative, enhanced pavement is encouraged at entrance drives.
viii. Commercial buildings shall be setback at minimum of 40' from the property line adjacent to residential uses within the PD area.~~.~~
ix. Dumpster areas shall be screened by a screening wall of at least six (6) in height and screening shrubs. The wall shall be constructed to be consistent with the architecture of the adjacent buildings.

2. Parking

i. The required parking for the site shall comply with the standards in Section 14.3.66., "Off-Street Parking and Loading Requirements" of the Town of Argyle Code of Ordinances.
ii. Shared parking may be permitted for the commercial areas.
iii. The number of required parking spaces may be reduced up to 20%, ~~. Where there are off-peak uses, such as restaurant and office, the amount of required parking may be reduced by more than 20%~~ as approved by the Town ~~Planner~~Manager or designee.

3. Sidewalks

i. There shall a minimum sidewalk width of six (6) feet located between the building and the parking lot.
ii. The use of decorative, enhanced pavement is ~~encouraged~~ required at crosswalks and building entrances.
iii. As individual commercial areas develop, the developer shall install the required sidewalk along the collector roads and I35W.

4. Landscaping Requirements

i. There shall be a minimum landscape buffer of 20' in width adjacent to residential uses.
ii. A minimum of 10% of landscaped area is required for the commercial area.
iii. Parking lots shall be screened by shrubs or other appropriate plants from the roadways.
iv. When directly adjacent to residential uses, a masonry screening wall of at least six (6) feet in height shall be built to separate the residential and commercial uses.
v. A minimum landscape buffer of at least 30' in width shall be required along the I-35W frontage and shall include the following elements:
    a. One (1) canopy tree every 30' that may be spaced at the 30' intervals or in groups;
    b. Three (3) understory trees spaced in groups or at intervals for every 100 linear feet;
    c. Enhanced landscape beds at site entrances and access points.
vi. A minimum landscape buffer of at least 10' in width shall be required along collector roads where adjacent to the commercial area and shall comply with the bufferyard requirements in Section 14.3.67-6(I).
vii. Parking Lot Landscape Requirements shall include the following:
    a. Landscape islands at the terminus of each parking bay and shall include either two (2) shade trees or two (2) ornamental trees.

b. Each parking space shall be located within 100 feet of a shade tree to avoid large expanses without shade cover.

viii. All species of landscaping shall comply with the Town's approved plant list.

ix. Landscaping must be maintained in healthy condition and may either be the responsibility of the Avalon at Argyle Property Owner's Association or the property owner.

5. Building Design

i. Building materials shall consist of at least 70% masonry, as defined in Section 14.3.70., "Exterior Construction and Design Requirements of the Town of Argyle Code of Ordinances.

ii. Colors shall be mostly earth tones. The use of other color schemes may be appropriate, as approved by the Town ~~Planner~~Manager or designee.

iii. Building entrances shall be pronounced to create a distinct entry.

iv. Articulation of the front exterior walls is required to avoid long straight wall sections and to create architectural interest.

v. Building Roof Design may include flat roofs with the use of parapets provided that roof equipment is appropriately screened. Pitched roofs may also be used on smaller buildings if appropriate. Building roofs shall be designed to be complementary to the overall design theme of Avalon at Argyle.

6. Lighting

i. Parking and street lighting should be compatible with the lighting in the Avalon at Argyle residential community.

ii. Dark skies luminaries ~~should~~ shall be used to help prevent nighttime light pollution.

iii. Shielding shall be~~is~~ required to prevent any spillage at adjacent residential uses.

iv. Building lighting should reinforce the architectural character of Avalon at Argyle and may include, but not limited to, wall wash and down light fixtures and sconces.

v. Flashing lights and flood lights are prohibited.

7. Signs

i. Building signage for the commercial area should be consistent with the character of the development.

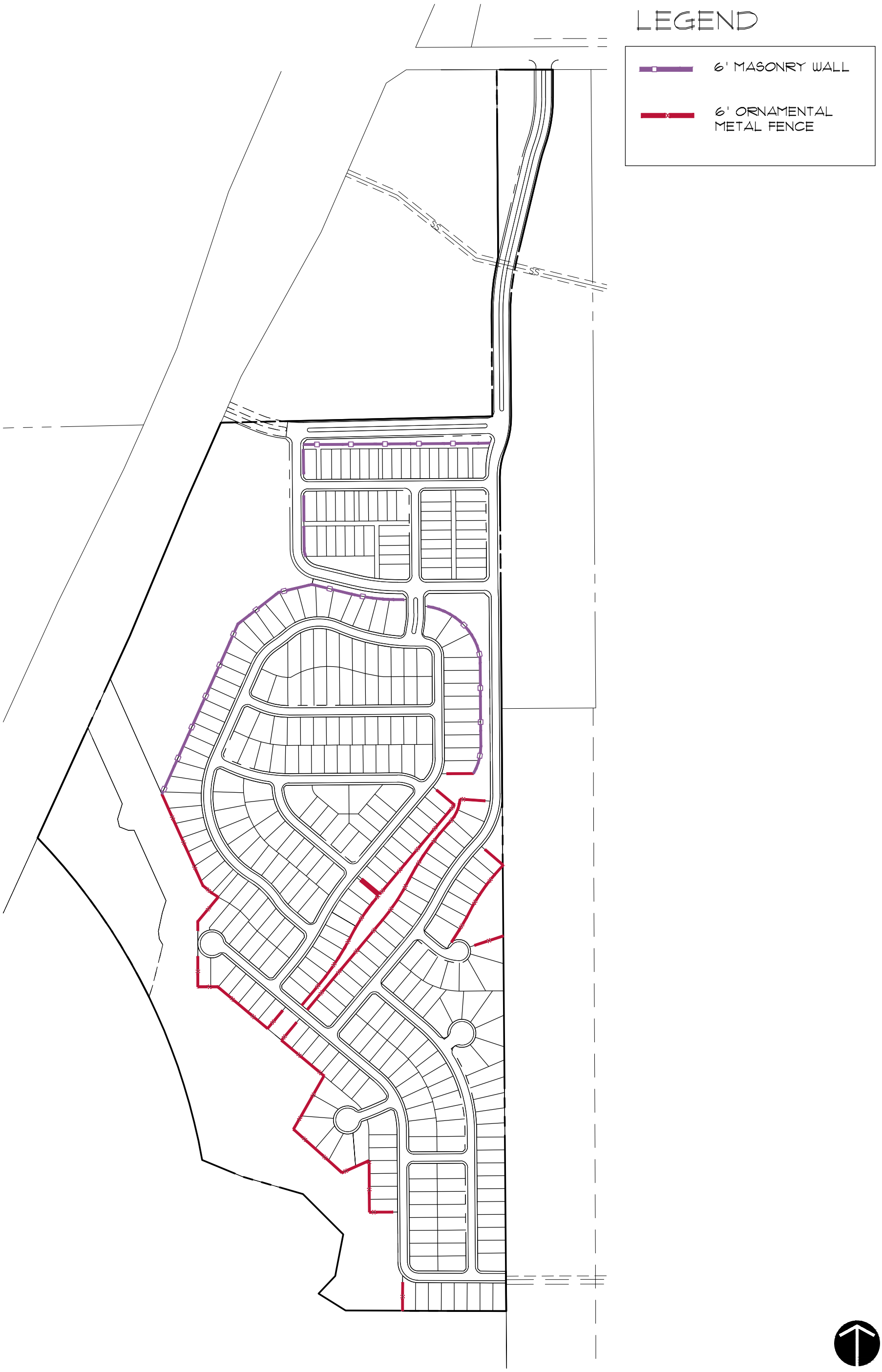
ii. Ground signs shall be located in areas that not impede or block visibility to or from drive entrances and street intersections.

iii. Large Scale Development signs shall be permitted within the commercial area.

iv. Ground signs or Large Scale Development Signs shall include the project name that references Avalon on the signs to reinforce the design theme. Names such as The Shops at Avalon or Avalon at Argyle Shops are examples. These signs shall be constructed of similar material to be complementary to the center and should be architecturally unique.

v. More than one (1) temporary/development sign may be permitted provided that temporary signs are located no closer than 500' to another temporary sign.

vi. Wayfinding signage is encouraged for a multi-building complex.



FENCING EXHIBIT "E"
Avalon at Argyle

City of Argyle
Denton County, Texas

SITE PLANNING CIVIL ENGINEERING PLATTING
GA CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700
www.gacon.com P:972.436.9712 (Lewisville) / 940.240.1012 (Argyle)

G&A Job No. 15019W Date: November 19,2015 By: TPM
Z:\2015\15019W\Drawings\Zoning\15019W FENCING EXHIBIT.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

400 0 400 800 1200 Feet

PEDESTRIAN EXHIBIT "F"
Avalon at Argyle

City of Argyle
Denton County, Texas

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700
www.gacon.com P:972.436.9712 (Lewisville) / 940.240.1012 (Argyle)

G&A Job No. 15019W Date: November 23,2015 By: TPM
Z:\2015\15019W\Drawings\Zoning\15019W PEDESTRIAN EXHIBIT.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

400 0 400 800 1200 Feet

PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting Date: January 5, 2016

To: Chairman and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Preliminary Plat – Avalon at Argyle

Purpose:
Consider approval a preliminary plat (PP-15-003) for Avalon at Argyle, a proposed subdivision on an approximately 129.99 acre tract of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

Existing Condition of Property:
The majority of the property contains open pasture with gently rolling hills and clusters of mature trees sparsely scattered throughout the site. A portion of the property is in the floodplain, which runs across the property in the southwest portion of the site and runs to the southeast.

Adjacent Existing Land Uses and Zoning:

North: Town of Argyle ETJ
South: Town of Flower Mound
East: CR – Community Retail
West: Corral City ETJ

Development Review Analysis:
The applicant is proposing a preliminary plat including 356 single family residential lots, 3 commercial lots, and 12 open space lots on 129.99 acres. 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 and the proposed companion planned development zoning. After preliminary plat approval, the applicant must submit a final plat application for Phase 1 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 approval as submitted contingent on the companion zoning change request.

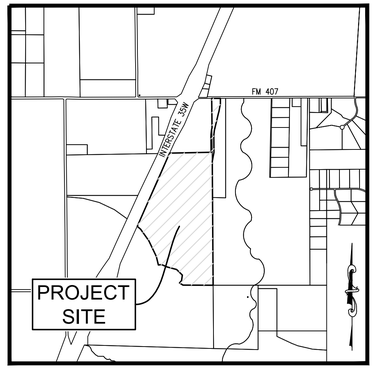
Attachments:
Preliminary Plat

PRELIMINARY PLAT
for
AVALON AT ARGYLE

129.986 Acres
Zoned: PD-SPA-2

in the

FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS
DECEMBER 2015



Vicinity Map 1"=2000'

OWNER
BLUE STAR INVESTMENTS
8000 WARREN PKWY, STE 100
FRISCO, TX 75034

DEVELOPER
CENTURION AMERICAN
1800 VALLEY VIEW LANE, STE 300
FARMERS BRANCH, TX 75234
Ph. (469) 892-7201
Contact: Jack Dawson

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
Contact: R. Von Beougher, P.E. Contact: Mark E. Paine, RPLS #5078

Sheet List Table

P	COVER SHEET
P1	OVERALL PRELIMINARY PLAT & PHASING PLAN
P2	PRELIMINARY PLAT
P3	PRELIMINARY PLAT
P4	PRELIMINARY PLAT
P5	PRELIMINARY PLAT
P6	PRELIMINARY PLAT
P7	OVERALL PRELIMINARY SANITARY SEWER PLAN
P8	PRELIMINARY SANITARY SEWER PLAN
P9	PRELIMINARY SANITARY SEWER PLAN
P10	PRELIMINARY SANITARY SEWER PLAN
P11	OVERALL PRELIMINARY STORM PLAN
P12	PRELIMINARY STORM PLAN
P13	PRELIMINARY STORM PLAN
P14	PRELIMINARY STORM PLAN
P15	OVERALL PRELIMINARY WATER PLAN
P16	PRELIMINARY WATER PLAN
P17	PRELIMINARY WATER PLAN
P18	PRELIMINARY WATER PLAN
P19	EXISTING DRAINAGE AREA MAP
P20	EXISTING DRAINAGE AREA MAP
P21	EXISTING DRAINAGE AREA MAP
P22	PRELIMINARY DRAINAGE AREA MAP
P23	PRELIMINARY DRAINAGE AREA MAP
P24	PRELIMINARY DRAINAGE AREA MAP
P25	PRELIMINARY TREE SURVEY
P26	PRELIMINARY TREE SURVEY
P27	PRELIMINARY TREE SURVEY

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

AVALON AT ARGYLE

AVALON AT ARGYLE
129.986 Acres
in the
FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

COVER SHEET

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHER, P.E. #69087
DATE 12/30/2015

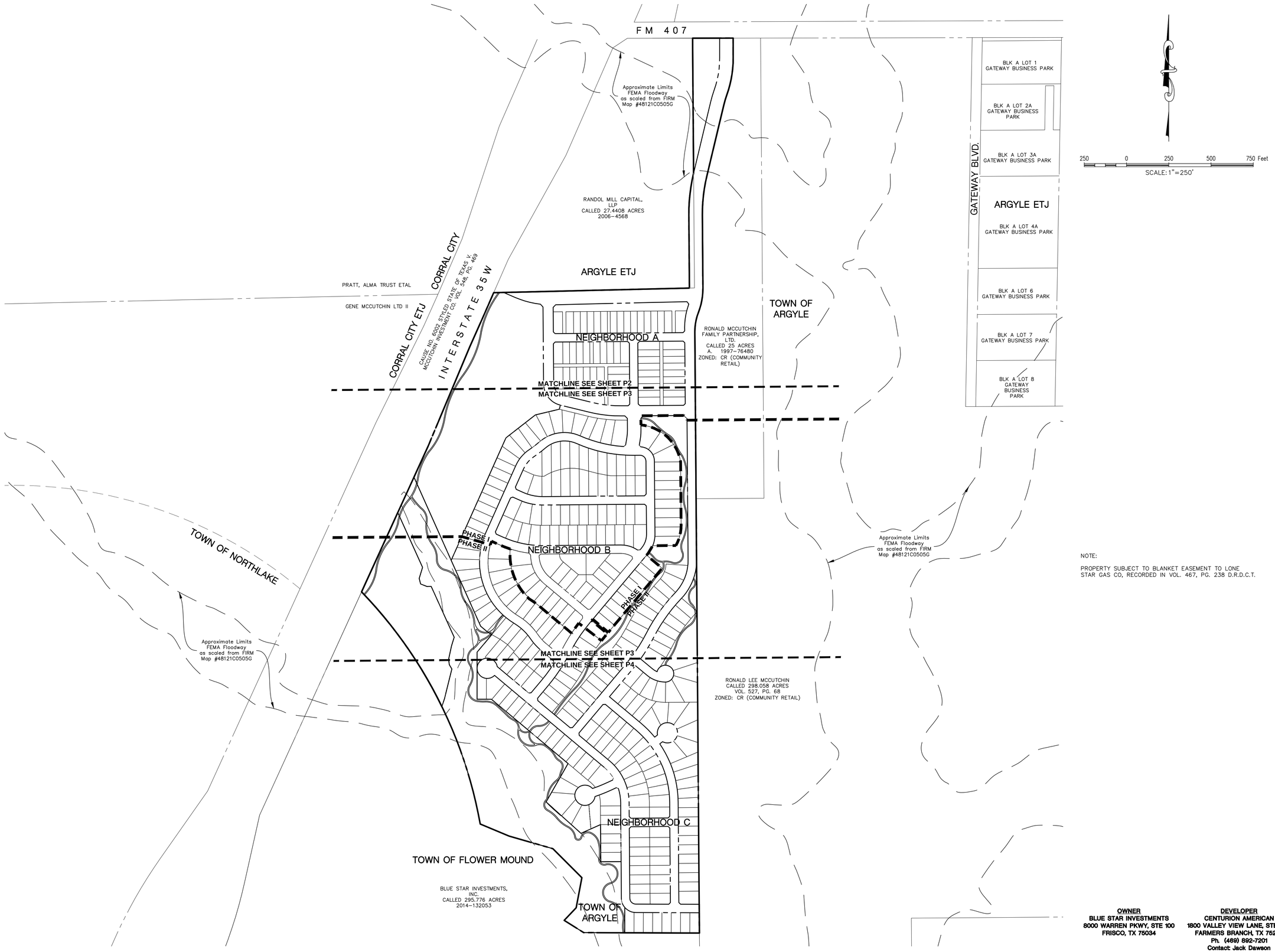
Drawn By: CMK
Date: 10/19/2015
Scale: N.T.S.
Revisions:
11/16/2015

15019W

P

PRELIMINARY PLAT

File: Z:\2015\15019W\Drawings\Prelim Plat\SHEETS\15019W.CDV
Plotted: 12/30/2015 11:14 AM by Matthew D. Marks Saved: 12/30/2015 11:07 AM by ewolf



NOTE:

PROPERTY SUBJECT TO BLANKET EASEMENT TO LONE STAR GAS CO, RECORDED IN VOL. 467, PG. 238 D.R.D.C.T.

OWNER
BLUE STAR INVESTMENTS
8000 WARREN PKWY, STE 100
FRISCO, TX 75034

DEVELOPER
CENTURION AMERICAN
1800 VALLEY VIEW LANE, STE 300
FARMERS BRANCH, TX 75234
Ph. (469) 892-7201
Contact: Jack Dawson

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

AVALON AT ARGYLE

AVALON AT ARGYLE
129.986 Acres
in the
FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

OVERALL PRELIMINARY PLAT & PHASING PLAN

PRELIMINARY PLANS

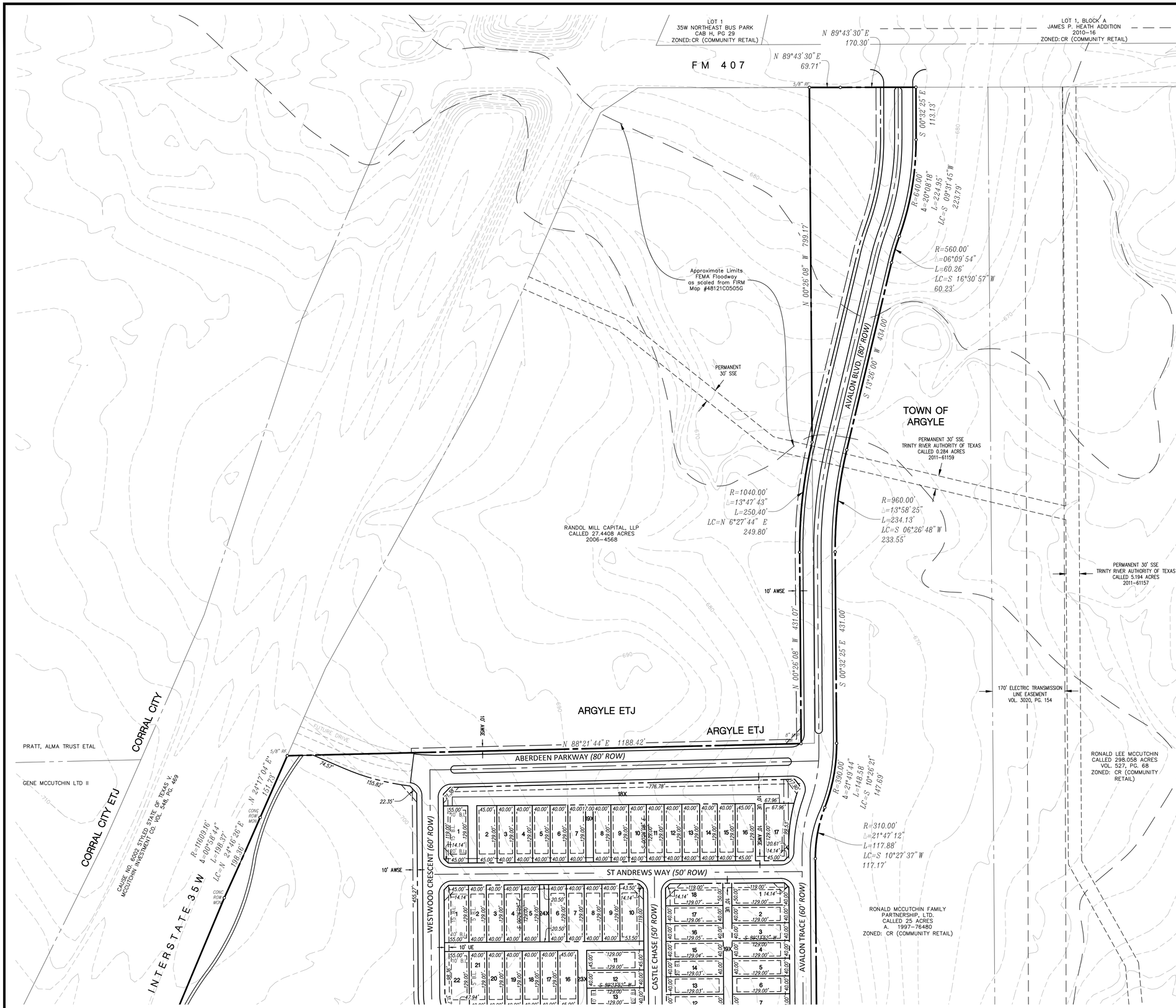
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEDUGHER,
P.E. #69087
DATE 12/30/2015

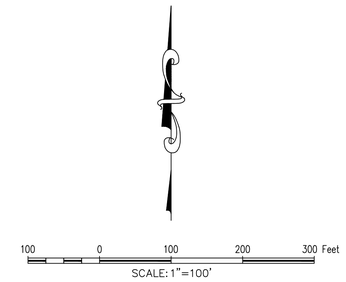
Drawn By:	CMK
Date:	10/19/2015
Scale:	1" = 250'
Revisions:	
	11/16/2015

15019W

P1

File: Z:\2015\15019W\Drawings\Preim Plat\15019W PP BASE
Plotted: 12/30/2015 11:30 AM, by Matthew St. Marie; Saved: 12/30/2015 11:17 AM, by mvatt





LEGEND		
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
CM	=	CONTROLLING MONUMENT
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
D.C.E.C.	=	DENTON COUNTY ELECTRIC COOPERATIVE

GENERAL NOTES:

1. BOUNDRY INFORMATION BASED ON RECORDS, NOT FIELD VERIFIED.

OWNER
BLUE STAR INVESTMENTS
8000 WARREN PKWY, STE 100
FRISCO, TX 75034

DEVELOPER
CENTURION AMERICAN
1800 VALLEY VIEW LANE, STE 300
FARMERS BRANCH, TX 75234
Ph. (469) 892-7201
Contact: Jack Dawson

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

AVALON AT ARGYLE

AVALON AT ARGYLE
129.986 Acres
in the
FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

PRELIMINARY PLAT

PRELIMINARY PLANS

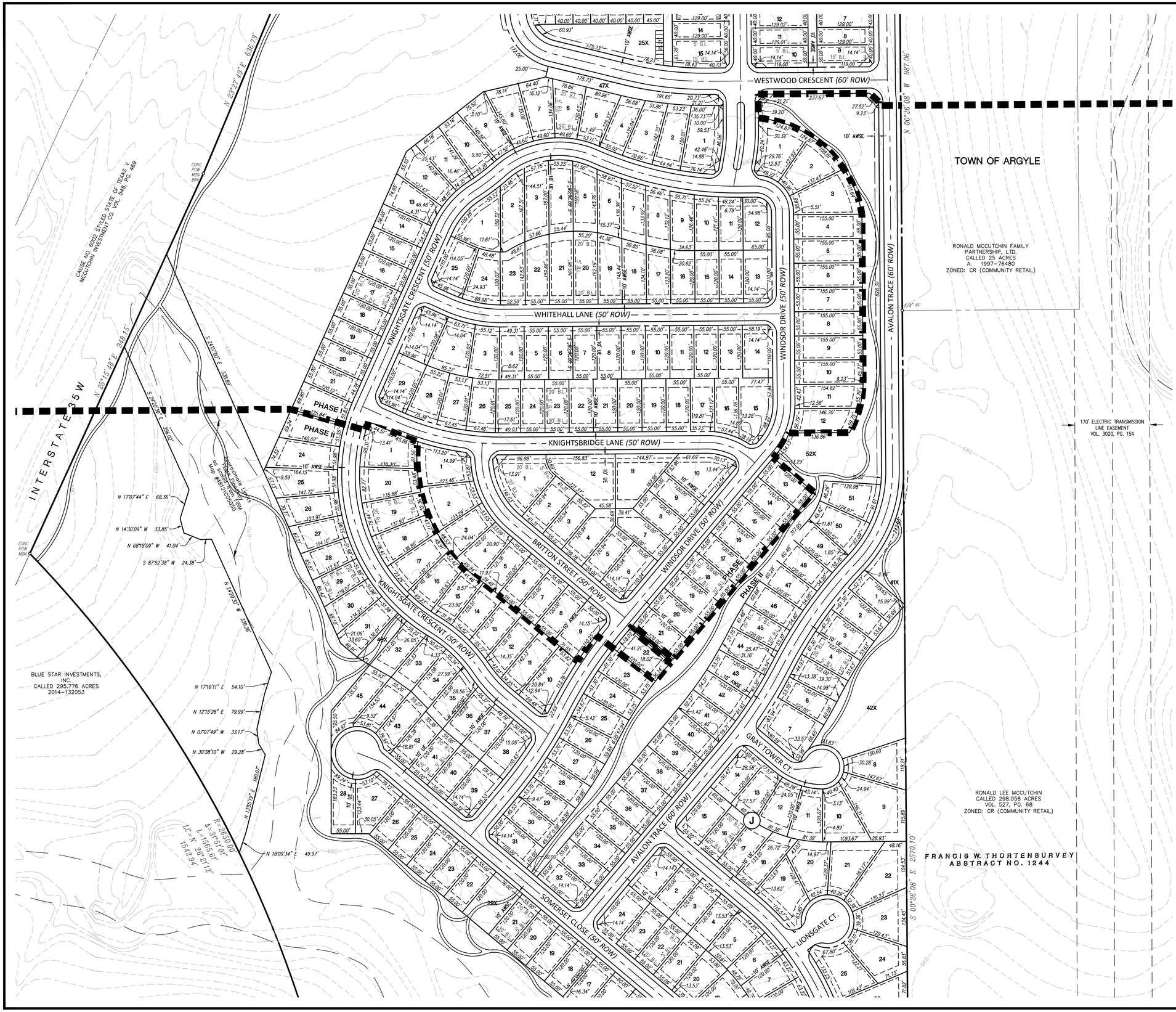
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHER,
P.E. #69087
DATE 12/30/2015

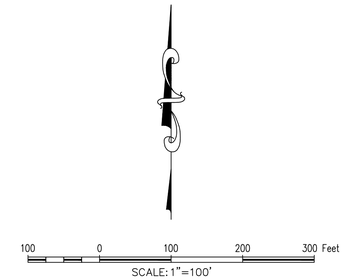
Drawn By:	CMK
Date:	10/19/2015
Scale:	1"=100'
Revisions:	
	11/16/2015

15019W

P2

File: Z:\2015\15019W\Drawings\Preim Plat\15019W PP BASE
Plotted: 12/30/2015 11:35 AM, by Matthew St. Marie; Saved: 12/30/2015 11:17 AM, by mattt





LEGEND		
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
CM	=	CONTROLLING MONUMENT
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
D.C.E.C.	=	DENTON COUNTY ELECTRIC COOPERATIVE

GENERAL NOTES:

1. BOUNDRY INFORMATION BASED ON RECORDS, NOT FIELD VERIFIED.

OWNER
BLUE STAR INVESTMENTS
8000 WARREN PKWY, STE 100
FRISCO, TX 75034

DEVELOPER
CENTURION AMERICAN
1800 VALLEY VIEW LANE, STE 300
FARMERS BRANCH, TX 75234
Ph. (469) 892-7201
Contact: Jack Dawson

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
TBPLS Firm No. 10047700
TBPE Firm No. 1798

AVALON AT ARGYLE

AVALON AT ARGYLE

129.986 Acres
in the
FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

PRELIMINARY PLAT

PRELIMINARY PLANS

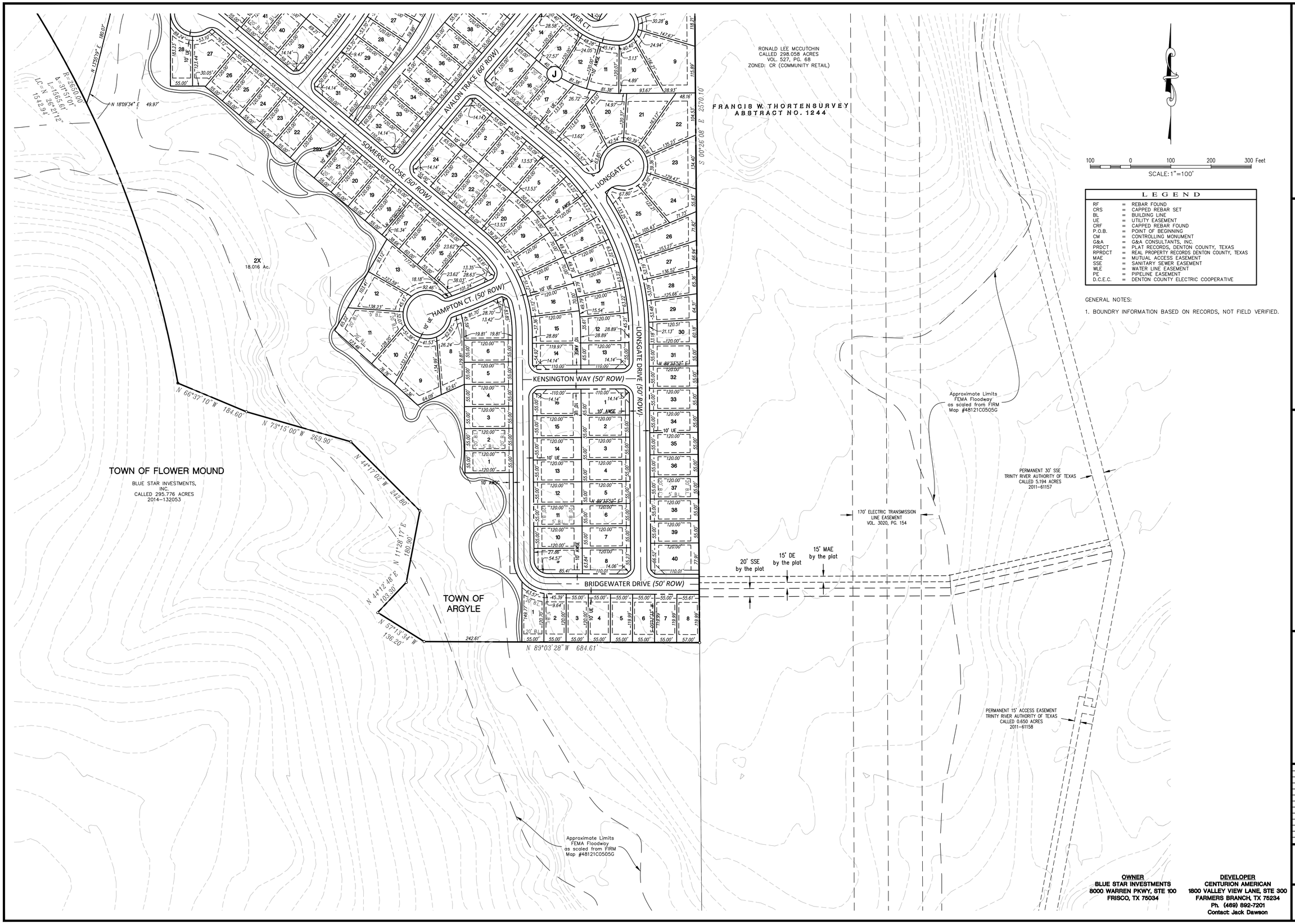
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHER,
P.E. #69087
DATE 12/30/2015

Drawn By:	CMK
Date:	10/19/2015
Scale:	1"=100'
Revisions:	
	11/16/2015

15019W

P3

File: Z:\2015\15019W\Drawing\Prelim Plat\15019W PP.DWG
Plotted: 12/30/2015 11:35 AM, by Matthew St. Marie; Saved: 12/30/2015 11:17 AM, by matt



LEGEND		
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
CM	=	CONTROLLING MONUMENT
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
D.C.E.C.	=	DENTON COUNTY ELECTRIC COOPERATIVE

GENERAL NOTES:

1. BOUNDRY INFORMATION BASED ON RECORDS, NOT FIELD VERIFIED.

OWNER
BLUE STAR INVESTMENTS
8000 WARREN PKWY, STE 100
FRISCO, TX 75034

DEVELOPER
CENTURION AMERICAN
1800 VALLEY VIEW LANE, STE 300
FARMERS BRANCH, TX 75234
Ph. (469) 892-7201
Contact: Jack Dawson

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
TBPLS Firm No. 10047700
TBPE Firm No. 1798

AVALON AT ARGYLE

AVALON AT ARGYLE
129.986 Acres
in the
FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

PRELIMINARY PLAT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEDUGHER,
P.E. #69087
DATE 12/30/2015

Drawn By:	CMK
Date:	10/19/2015
Scale:	1"=100'
Revisions:	
	11/16/2015

15019W

P4

File: Z:\2015\15019W\Drawings\Preim Plat\15019W PP BASE
Plotted: 12/30/2015 11:36 AM, by Matthew St. Marie; Saved: 12/30/2015 11:17 AM, by mott

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK A	7,045
2	BLOCK A	5,805
3	BLOCK A	5,160
4	BLOCK A	5,160
5	BLOCK A	5,160
6	BLOCK A	5,160
7	BLOCK A	5,160
8	BLOCK A	5,160
9	BLOCK A	5,160
10	BLOCK A	5,160
11	BLOCK A	5,160
12	BLOCK A	5,160
13	BLOCK A	5,160
14	BLOCK A	5,160
15	BLOCK A	5,160
16	BLOCK A	5,805
17	BLOCK A	7,467
18X	BLOCK A	43,130
19X	BLOCK A	2,193

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK B	7,045
2	BLOCK B	5,160
3	BLOCK B	5,160
4	BLOCK B	5,160
5	BLOCK B	5,160
6	BLOCK B	5,160
7	BLOCK B	5,160
8	BLOCK B	5,160
9	BLOCK B	5,160
10	BLOCK B	6,852
11	BLOCK B	5,805
12	BLOCK B	5,160
13	BLOCK B	5,160
14	BLOCK B	5,160
15	BLOCK B	8,352
16	BLOCK B	5,805
17	BLOCK B	5,160
18	BLOCK B	5,160
19	BLOCK B	5,160
20	BLOCK B	5,160
21	BLOCK B	5,160
22	BLOCK B	7,024
23X	BLOCK B	13,490
24X	BLOCK B	2,645
25X	BLOCK B	17,909

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK C	6,400
2	BLOCK C	5,160
3	BLOCK C	5,160
4	BLOCK C	5,160
5	BLOCK C	5,160
6	BLOCK C	5,160
7	BLOCK C	5,160
8	BLOCK C	5,160
9	BLOCK C	6,400
10	BLOCK C	6,400
11	BLOCK C	5,161
12	BLOCK C	5,161
13	BLOCK C	5,161
14	BLOCK C	5,162
15	BLOCK C	5,162
16	BLOCK C	5,162
17	BLOCK C	5,163
18	BLOCK C	6,404
19X	BLOCK C	7,600

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK D	12,615
2	BLOCK D	8,612
3	BLOCK D	8,441
4	BLOCK D	7,160
5	BLOCK D	8,250
6	BLOCK D	7,988
7	BLOCK D	8,788
8	BLOCK D	8,598
9	BLOCK D	8,946
10	BLOCK D	8,338
11	BLOCK D	8,179
12	BLOCK D	8,622
13	BLOCK D	7,660
14	BLOCK D	6,648
15	BLOCK D	6,600
16	BLOCK D	6,600
17	BLOCK D	6,600
18	BLOCK D	6,600
19	BLOCK D	6,600
20	BLOCK D	6,600
21	BLOCK D	6,600
22	BLOCK D	7,418
23	BLOCK D	7,886
24	BLOCK D	9,261
25	BLOCK D	9,597
26	BLOCK D	7,963
27	BLOCK D	7,005
28	BLOCK D	6,631
29	BLOCK D	6,794
30	BLOCK D	7,514
31	BLOCK D	8,316
32	BLOCK D	7,018
33	BLOCK D	6,930
34	BLOCK D	6,927
35	BLOCK D	7,106
36	BLOCK D	6,718
37	BLOCK D	6,600
38	BLOCK D	7,852
39	BLOCK D	8,268
40	BLOCK D	6,600
41	BLOCK D	6,600
42	BLOCK D	6,773
43	BLOCK D	7,162
44	BLOCK D	7,151
45	BLOCK D	9,292
46X	BLOCK D	4,004
47X	BLOCK D	10,043

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK E	10,253
2	BLOCK E	8,923
3	BLOCK E	9,232
4	BLOCK E	9,003
5	BLOCK E	8,356
6	BLOCK E	7,643
7	BLOCK E	7,430
8	BLOCK E	7,313
9	BLOCK E	7,150
10	BLOCK E	6,800
11	BLOCK E	6,623
12	BLOCK E	7,537
13	BLOCK E	7,750
14	BLOCK E	6,600
15	BLOCK E	6,600
16	BLOCK E	6,632
17	BLOCK E	7,060
18	BLOCK E	7,754
19	BLOCK E	8,582
20	BLOCK E	9,070
21	BLOCK E	9,001
22	BLOCK E	8,365
23	BLOCK E	7,290
24	BLOCK E	8,248
25	BLOCK E	9,005

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK F	8,350
2	BLOCK F	9,545
3	BLOCK F	7,658
4	BLOCK F	6,813
5	BLOCK F	6,600
6	BLOCK F	6,600
7	BLOCK F	6,600
8	BLOCK F	6,600
9	BLOCK F	6,600
10	BLOCK F	6,600
11	BLOCK F	6,600
12	BLOCK F	6,600
13	BLOCK F	6,600
14	BLOCK F	8,133
15	BLOCK F	10,314
16	BLOCK F	7,002
17	BLOCK F	6,607
18	BLOCK F	6,600
19	BLOCK F	6,600
20	BLOCK F	6,600
21	BLOCK F	6,600
22	BLOCK F	6,600
23	BLOCK F	6,600
24	BLOCK F	6,600
25	BLOCK F	6,763
26	BLOCK F	7,235
27	BLOCK F	7,235
28	BLOCK F	7,835
29	BLOCK F	8,350

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK G	9,930
2	BLOCK G	10,084
3	BLOCK G	7,748
4	BLOCK G	7,567
5	BLOCK G	6,613
6	BLOCK G	6,600
7	BLOCK G	6,600
8	BLOCK G	6,600
9	BLOCK G	8,002
10	BLOCK G	9,389
11	BLOCK G	7,910
12	BLOCK G	7,525
13	BLOCK G	6,871
14	BLOCK G	6,839
15	BLOCK G	6,727
16	BLOCK G	7,852
17	BLOCK G	8,237
18	BLOCK G	8,500
19	BLOCK G	9,039
20	BLOCK G	9,075
21	BLOCK G	10,210

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK H	12,996
2	BLOCK H	7,414
3	BLOCK H	6,678
4	BLOCK H	8,112
5	BLOCK H	6,652
6	BLOCK H	8,416
7	BLOCK H	7,500
8	BLOCK H	6,600
9	BLOCK H	6,600
10	BLOCK H	11,584
11	BLOCK H	11,427
12	BLOCK H	14,082

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK I	11,346
2	BLOCK I	9,795
3	BLOCK I	11,266
4	BLOCK I	8,525
5	BLOCK I	8,525
6	BLOCK I	8,525
7	BLOCK I	8,525
8	BLOCK I	8,525
9	BLOCK I	8,525
10	BLOCK I	8,524
11	BLOCK I	8,341
12	BLOCK I	7,785
13	BLOCK I	6,600
14	BLOCK I	6,600
15	BLOCK I	6,600
16	BLOCK I	6,600
17	BLOCK I	6,600
18	BLOCK I	6,600
19	BLOCK I	6,600
20	BLOCK I	6,600
21	BLOCK I	6,600
22	BLOCK I	6,804
23	BLOCK I	6,903
24	BLOCK I	6,903
25	BLOCK I	6,845
26	BLOCK I	6,821
27	BLOCK I	6,821
28	BLOCK I	6,821
29	BLOCK I	6,821
30	BLOCK I	6,667
31	BLOCK I	7,150
32	BLOCK I	7,150
33	BLOCK I	6,600
34	BLOCK I	6,600
35	BLOCK I	6,600
36	BLOCK I	6,600
37	BLOCK I	6,600
38	BLOCK I	6,600
39	BLOCK I	6,600
40	BLOCK I	6,600
41	BLOCK I	6,895
42	BLOCK I	6,974
43	BLOCK I	6,903
44	BLOCK I	7,195
45	BLOCK I	7,001
46	BLOCK I	6,905
47	BLOCK I	6,857
48	BLOCK I	6,881
49	BLOCK I	6,812
50	BLOCK I	8,312
51	BLOCK I	8,754
52X	BLOCK I	135,665

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK J	6,717
2	BLOCK J	7,010
3	BLOCK J	7,010
4	BLOCK J	7,010
5	BLOCK J	6,868
6	BLOCK J	6,941
7	BLOCK J	11,347
8	BLOCK J	10,493
9	BLOCK J	15,888
10	BLOCK J	9,772
11	BLOCK J	7,780
12	BLOCK J	7,780
13	BLOCK J	7,184
14	BLOCK J	7,204
15	BLOCK J	7,800
16	BLOCK J	6,619
17	BLOCK J	6,963
18	BLOCK J	7,912
19	BLOCK J	10,889
20	BLOCK J	9,578
21	BLOCK J	10,368
22	BLOCK J	12,729
23	BLOCK J	10,583
24	BLOCK J	10,523
25	BLOCK J	11,062
26	BLOCK J	9,938
27	BLOCK J	8,431
28	BLOCK J	7,666
29	BLOCK J	7,203
30	BLOCK J	6,872
31	BLOCK J	6,600
32	BLOCK J	6,600
33	BLOCK J	6,600
34	BLOCK J	6,600
35	BLOCK J	6,600
36	BLOCK J	6,600
37	BLOCK J	6,600
38	BLOCK J	6,600
39	BLOCK J	6,600
40	BLOCK J	9,216
41X	BLOCK J	9,865
42X	BLOCK J	38,167

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK K	6,600
2	BLOCK K	6,600
3	BLOCK K	6,600
4	BLOCK K	6,600
5	BLOCK K	6,600
6	BLOCK K	6,600
7	BLOCK K	10,583
8	BLOCK K	10,396
9	BLOCK K	12,637
10	BLOCK K	7,950
11	BLOCK K	14,713
12	BLOCK K	9,053
13	BLOCK K	12,681
14	BLOCK K	10,832
15	BLOCK K	6,600
16	BLOCK K	7,200
17	BLOCK K	6,600
18	BLOCK K	6,600
19	BLOCK K	6,600
20	BLOCK K	6,600
21	BLOCK K	6,600
22	BLOCK K	6,600
23	BLOCK K	6,600
24	BLOCK K	6,600
25	BLOCK K	6,600
26	BLOCK K	6,600
27	BLOCK K	9,762
28	BLOCK K	7,550
29X	BLOCK K	9,360

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK L	7,750
2	BLOCK L	6,600
3	BLOCK L	6,600
4	BLOCK L	6,611
5	BLOCK L	8,515
6	BLOCK L	6,780
7	BLOCK L	6,780
8	BLOCK L	6,780
9	BLOCK L	6,780
10	BLOCK L	6,780
11	BLOCK L	6,780
12	BLOCK L	8,316
13	BLOCK L	7,750
14	BLOCK L	7,746
15	BLOCK L	8,777
16	BLOCK L	7,267
17	BLOCK L	7,267
18	BLOCK L	7,267
19	BLOCK L	7,267
20	BLOCK L	7,209
21	BLOCK L	6,611
22	BLOCK L	6,600
23	BLOCK L	6,600
24	BLOCK L	7,750

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK M	7,750
2	BLOCK M	6,600
3	BLOCK M	6,600
4	BLOCK M	6,600
5	BLOCK M	6,600
6	BLOCK M	6,600
7	BLOCK M	6,600
8	BLOCK M	7,694
9	BLOCK M	7,322
10	BLOCK M	6,600
11	BLOCK M	6,600
12	BLOCK M	6,600
13	BLOCK M	6,600
14	BLOCK M	6,600
15	BLOCK M	6,600
16	BLOCK M	7,750

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
1	BLOCK N	7,202
2	BLOCK N	6,602
3	BLOCK N	6,600
4	BLOCK N	6,600
5	BLOCK N	6,600
6	BLOCK N	6,599
7	BLOCK N	6,599
8	BLOCK N	6,756

LOT / BLOCK ANALYSIS		
LOT	BLOCK	SQUARE FEET
TRACT 1	OVERALL SITE	259,287
TRACT 2	OVERALL SITE	600,551
TRACT 3	OVERALL SITE	76,778

Metes and Bounds Description
FIELD NOTE DESCRIPTION
CITY OF ARGYLE
STATE OF TEXAS
COUNTY OF DENTON

BEING a tract of land situated in the F. THORNTON SURVEY, Abstract No. 1244 and being a portion of a tract of land described in a deed to CANYON FALLS TOWN CENTER PARTNERS LP as recorded in Instrument No. 2007-37079 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

BEGINNING at a point for the most southeasterly corner of a tract of land as described in a deed to Centurion American Custom Homes, Inc. and recorded in Instrument No. 97-0074490 (DRDCT), said point also being in the westerly line of a tract of land described in a deed to Ronald McCutchin Family Partnership, LTD. and recorded in Instrument No. 97-76480 (DRDCT);

THENCE along the westerly line of said Ronald McCutchin Family Partnership, LTD. tract S 00Â°6 min 51 sec W a distance of 3817.05 feet to a point in the northerly city limit line of the City of Flower Mound, Texas;

THENCE departing the westerly line of said Ronald McCutchin Family Partnership, LTD. tract and along the northerly city limit line of the City of Flower Mound, Texas as follows:

N 89Â°33'28ö W a distance of 684.61 feet to a point;

N 57Â°33'34ö W a distance of 136.20 feet to a point;

N 44Â°22'48ö E a distance of 103.30 feet to a point;

N 11Â°38'17ö E a distance of 180.90 feet to a point;

N 44Â°70'2ö W a distance of 242.80 feet to a point;

N 73Â°5'00ö W a distance of 269.90 feet to a point;

N 66Â°7'10ö W a distance of 184.60 feet to a point for the beginning of a non-tangent curve to the left having a radius of 2650.00 feet, a chord bearing N 26Â°11'12ö W and a chord distance of 1542.94 feet;

Along said non-tangent curve to the left through a central angle of 33Â°11'01ö for an arc length of 1565.61 feet to a point in the easterly right-of-way line of Interstate Highway 35 West;

THENCE departing northerly city limit line of the City of Flower Mound, Texas and along the easterly right-of-way line of Interstate Highway 35 West as follows:

N 25Â°5'48ö E a distance of 948.15 feet to a point;

N 23Â°7'49ö E a distance of 636.79 feet to the beginning of a non-tangent curve to the left having a radius of 11609.16 feet, a chord bearing N 24Â°62'6ö E and a chord distance of 198.36 feet;

Along said non-tangent curve to the left through a central angle of 00Â°68'44ö for an arc length of 198.37 feet to a point;

N 24Â°70'4ö E a distance of 151.73 feet to a point for the most southwesterly corner of said Centurion American Custom Homes, Inc. tract;

THENCE departing the easterly right-of-way line of Interstate Highway 35 West and along the southerly line of said Centurion American Custom Homes, Inc. tract N 89Â°21'44ö E a distance of 1188.42 feet to the Point of Beginning;

Containing within these metes and bounds 125.726 acres or 5,476,631 square feet of land more or less.

And including the following area:

BEING all that certain lot, tract or parcel of land situated in the F. W. Thornton Survey, Abstract Number
1244, Denton County, Texas, and being part of that certain called 25 acre tract of land described in deed to Ronald McCutchin Family Partnership, LTD., recorded in Document Number 1997□76480 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said 25 acre tract, being the northeast corner of that certain called 27.4408 acre tract of land described in deed to Randol Mill Capital, L.L.P., recorded in Document Number 2006□4568 of the Real Property Records of Denton County, Texas, and being on the south line of F.M. 407 as evidenced by that certain called 2.69 acre tract of land described in deed to the State of Texas, recoded in Volume 348, Page 174 of the Deed Records of Denton County, Texas;

THENCE N 89Â°33'30ö E 69.71 feet with the north line of said 25 acre tract and the south line of said F.M.
407;

THENCE N 89Â°9'30ö E 170.30 feet with the north line of said 25 acre tract and the south line of said
F.M. 407;

THENCE S 00Â°2'25ö E, 113.13 feet at a point of curvature of a curve to the right,
THENCE southwesterly, with the arc of said curve to the right, having a radius of 640.00 feet, a central angle of 20Â°8'18ö, an arc length of 224.95 feet, whose chord bears S 09Â°1'45ö W, 223.79 to a point of reverse curvature;

THENCE southwesterly, with the arc of said curve to the left, having a radius of 560.00 feet, a central
Angle of 06Â°9'54ö, an arc length of 60.26 feet, whose chord bears S 16Â°80'57ö W, 60.23 feet;

THENCE S 13Â°6'00ö W, 434.00 feet at a point of curvature of a curve to the left,

THENCE southwesterly, with the arc of said curve to the left, having a radius of 960.00 feet, a central
Angle of 13Â°68'25ö, an arc length of 234.13 feet, whose chord bears S 06Â°6'48ö W, 233.55;

THENCE S 00Â°2'25ö E, 431.00 feet at a point of curvature of a curve to the right,

THENCE southwesterly, with the arc of said curve to the right, having a radius of 390.00 feet, a central Angle of 21Â°9'44ö, an arc length of 148.58 feet, whose chord bears S 10Â°6'21ö W, 147.69 to a point of reverse curvature;

THENCE southwesterly, with the arc of said curve to the left, having a radius of 310.00 feet, a central Angle of 21Â°7'12ö, an arc length of 117.88 feet, whose chord bears S 10Â°27'37ö W, 117.17 feet to the west line of said 25 acre tract and being on the east line of that certain called 295.776 acre tract of land described in deed to Blue Star Investments, INC., recorded in Document Number 2014□132053 of the Real Property Records of Denton County, Texas;

THENCE N 00Â°6'00ö W, 260.00 feet with the west line of said 25 acre tract and the east line of said
295.776 acre tract to the northeast corner thereof and being the southeast corner of said 27.4408 acre tract;

THENCE N 00Â°2'25ö W, 1476.44 feet with the west line of said 25 acre tract and the east line of said
27.4408 acre tract to the POINT OF BEGINNING and containing 4.260 acres of land.

SIGNATURE BLOCK

ÎPreliminary Plat Approved by the Town of Argyle Planning and Zoning Commission for the Preparation of a Final Platò.

Chairman: _____

Secretary: _____

Approval Date: _____

SIGNATURE BLOCK, IF VARIANCES ARE REQUESTED

"Preliminary Plat Approved by the Town of Argyle Town Council and Planning and Zoning Commission for the Preparation of a Final Platò

Mayor: _____

Town Secretary: _____

P&Z Chairman: _____

Date of P&Z Approval: _____

Date of Town Council Approval: _____

OWNERÂS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Centurion American, Owners, do hereby adopt this plat designating the herein shown property as Avalon At Argyle, an addition to the Town of Argyle. 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 _____, 2015.

_____
Blue Star Land

PLAN SUMMARY TABLE		
TOTAL LOTS		371
LOTS PER ZONING CATEGORY	RESIDENTIAL	356
	COMMERCIAL	3
	OPEN SPACE/"X" LOTS	12
TOTAL ACREAGE PER PHASE	PHASE I	47.8249
	PHASE II	82.8527
LOTS PHASE I	RESIDENTIAL	176
	OPEN SPACE/"X" LOTS	7
	TOTAL	187
LOTS PHASE II	RESIDENTIAL	180
	OPEN SPACE/"X" LOTS	5
MINIMUM LOT SIZE	RESIDENTIAL	5,160 SF
MINIMUM DWELLING UNIT SIZE		1,800 SF
DENSITY PER ACRE		2.73 UNITS/ACRE

OWNER
BLUE STAR INVESTMENTS
8000 WARREN PKWY, STE 100
FRISCO, TX 75034

DEVELOPER
CENTURION AMERICAN
1800 VALLEY VIEW LANE, STE 300
FARMERS BRANCH, TX 75234
Ph. (469) 892-7201
Contact: Jack Dawson

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

AVALON AT ARGYLE

AVALON AT ARGYLE
129.986 Acres
in the
FRANCIS W. THORTON SURVEY, ABSTRACT NO. 1244
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

PRELIMINARY PLAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BEOUGHER, P.E. #69087
DATE 12/30/2015

Drawn By: CMK
Date: 10/19/2015
Scale: N.T.S.
Revisions:
11/16/2015

15019W

P5

File: Z:\2015\15019W\Drawings\Prelim Plat\15019W PP BASE
Plotted: 12/30/2015 11:36 AM, by Matthew St. Marie, Saved: 12/30/2015 11:17 AM, by mstt