



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

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, April 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. MINUTES**

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of March 1, 2016.

**E. OLD BUSINESS**

1. **PUBLIC HEARING: (*Tabled Item*)** Consider and make a recommendation for an ordinance amendment (ORD-16-001) regarding changes to Section 14.3.71-11 - Access and Frontage Standards for Residential Lots, Section C – Exceptions; of the Town of Argyle Town Development Standards.

**F. NEW BUSINESS**

1. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change request (MDP-16-001) from A (Agricultural District), SF-10 (Single Family Residential-10 District), OR (Office Retail), LR (Local Retail), and CF (Community Facilities) to VC-N, VC-T, and VC-MU Districts (Village Center Neighborhood, Transition, and Mixed Use Districts) for Waterbrook, being approximately 105.35 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 47-50,55, 56, Chaney Addition, Block A, Lot 1 and 2, and Shady Oaks Estates 3, Block 1, Lot 1R; and



being located at the southeast corner of HWY 377 and FM 407, located in the Town of Argyle, Denton County, Texas.

#### **G. FUTURE AGENDA AND ITEMS OF INTEREST**

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

#### **H. 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 1st day of April, 2016.

A handwritten signature in blue ink, appearing to read 'Matt Jones', is written over a horizontal line.

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, MARCH 1, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, March 1, 2016, 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 February 26, 2016 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  
Jackie Thomas, Vice-Chair  
Paula Mabry  
Richard Kravetz  
Jason Lillard

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Keith Appleton  
Sherry Griffin

**STAFF PRESENT:**

Matthew Jones, Director of Community Development  
Matthew Butler, Town Attorney

**REGULAR MEETING AGENDA**

**A. CALL TO ORDER**

The regular meeting was called to order at 6:34 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 February 2, 2016.**

Mr. Kravetz motioned, Mrs. Mabry seconded to approve the minutes of February 2, 2016 as presented. The motion carried unanimously by a vote of 4-0.

**E. OLD BUSINESS**

None

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## F. NEW BUSINESS

- 1. PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-16-001) from PD-SPA-2 (Planned Development SPA-2) to PD-001 (Planned Development District) for Avalon at Argyle, being approximately 133 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.**

Mr. Jones explained the application for the zoning change request and presented the staff report.

The public hearing opened at 7:08 p.m. Public input was received. Public hearing was closed at 7:10 p.m.

Discussion was held and Mr. Lillard motioned to approve the zoning change with the staff recommendations, Mr. Kravetz seconded the motion. The motion carried by a vote of 4-1.

- 2. Consider and take appropriate action on a preliminary plat (PP-16-001) for Avalon at Argyle, a proposed subdivision on an approximately 133 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.**

Mr. Jones explained the application for the preliminary plat and presented the staff report.

Discussion was held and Mr. Lillard motioned to approve the preliminary plat, Mr. Kravetz seconded the motion. The motion carried by a vote of 4-1.

- 3. PUBLIC HEARING: Consider and make a recommendation for an ordinance amendment (ORD-16-001) regarding changes to Section 14.3.71-11 - Access and Frontage Standards for Residential Lots, Section C – Exceptions; of the Town of Argyle Town Development Standards.**

Mr. Jones explained the recommendation for an ordinance amendment and presented the staff report.

The public hearing opened at 7:59 p.m. No public input was received. Public hearing was closed at 7:59 p.m.

Discussion was held and Mr. Walker motioned to table the item, Mrs. Mabry seconded the motion. The motion carried unanimously by a vote of 5-0.

- 4. PUBLIC HEARING: Consider and make a recommendation for an ordinance amendment (ORD-16-002) regarding changes to Sections 14.3.32-4, 14.3.33-4, and 14.3.34-4 - Area Regulations; of the Town of Argyle Town Development Standards.**

Mr. Jones explained the recommendation for an ordinance amendment and presented the staff report.

The public hearing opened at 8:12 p.m. Public input was received. Public hearing was closed at 8:17 p.m.

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Discussion was held and Mrs. Thomas motioned to approve the ordinance amendment, Mr. Lillard seconded the motion. The motion carried by unanimously by a vote of 5-0.

**5. PUBLIC HEARING: Consider and make a recommendation for amendments (ORD-16-003) to the Town of Argyle Comprehensive Plan regarding allowable residential densities.**

Mr. Jones explained the amendments the Town of Argyle Comprehensive Plan and presented the staff report.

Public hearing opened at 8:37 p.m. No public input was received. Public hearing closed at 8:38 p.m.

Discussion was held and Mrs. Thomas motioned to deny the amendments to the Comprehensive Plan, there was no second, and the motion failed for a lack of a second.

Mr. Lillard motioned to approve the amendments to the Comprehensive Plan, and Mr. Kravetz seconded the motion. The motion carried by a vote of 3-2.

**G. FUTURE AGENDA AND ITEMS OF INTEREST**

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

Mr. Jones provided the Commission with recent updates regarding current Community Development items.

**2. Project Updates.**

Mr. Jones updated the Commission of future projects to be considered by the Commission.

**H. ADJOURNMENT**

With no further business to attend, the meeting was adjourned at 8:50 p.m.

**APPROVED THIS THE 5<sup>th</sup> DAY OF April, 2016. WITNESS:**

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Paul Walker  
Chairman

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Matthew C. Jones, AICP  
Director of Community Development



**Agenda Item: (Tabled Item)**

Consider and make a recommendation for an ordinance amendment (ORD-16-001) regarding changes to Section 14.3.71-11 - Access and Frontage Standards for Residential Lots, Section C – Exceptions; of the Town of Argyle Town Development Standards.

**Requested by:**

Matt Jones, Director of Community Development

**Background:**

The Town Council requested Town Staff to bring forward an ordinance amendment that would evaluate the current regulations regarding requirements for private access when properties do not have frontage on a public right-of-way. The Council has preliminarily decided that the current regulations may go above and beyond what is reasonable to ask a home owner to do in order to provide adequate access, as well as, emergency vehicle access.

Town Staff has discussed the current regulations with the Argyle Fire Department and Town Police Department. Both departments indicated that the current regulations went above and beyond what is necessary to provide access to a residence from an emergency management standpoint.

During the March 1, 2016 P&Z Commission meeting there was a discrepancy of allowable surfaces. The ordinance allows for a hard surface such as concrete, asphalt, or similar all-weather-surface. An all-weather surface is defined by ordinance as the following:

*“ALL-WEATHER SURFACE - An improved, dust-free surface constructed of cement, asphalt, brick, gravel or other material in accordance with the Town of Argyle technical design requirements.”*

The P&Z Commission tabled the item at their March 1, 2016 meeting. Staff, at the direction of the P&Z Commission, has provided additional clarity to types of surfaces allowed for providing drive access to a property and provided a proposed ordinance for consideration.

**Staff Recommendation:**

See attached ordinance and redline exhibit.

**Requested Action:**

Make a recommendation to Town Council for consideration.

**Attachments:**

Existing Ordinance

Redline Ordinance

Proposed Ord. 2016-\_\_\_

14.3.71-11 ACCESS AND FRONTAGE STANDARDS FOR RESIDENTIAL LOTS:

A. General Rule. All residential lots shall have frontage on a dedicated public street or an approved private street in accordance with the specifications of the zoning district that the lot is located within.

B. Exception. Minor reductions to the lot width and/or depth requirements may be considered on a final plat application by the Planning and Zoning Commission if the lot meets the area requirements of the zoning district it is located within.

C. Exception. No more than two (2) lots that do not meet the required frontage requirements may share a driveway located within a private access easement with the approval of a Specific Use Permit. A private access easement is defined as an area reserved for ingress and egress from a dedicated public street to no more than two (2) residential lots by the owners or occupants of said lots, their guests and emergency/governmental/public utility vehicles. All private access easements shall be dedicated on the final plat of subject lot(s) and privately maintained. The following minimum requirements shall be met in addition to any special requirements specified by the Town Council at the time of Specific Use Permit consideration:

1. The lots served by a private access easement shall each contain a minimum of 2.5 acres.
2. The private access easement shall be a minimum of thirty feet (30') in width.
3. The driveway within the private access easement shall be a minimum of fourteen feet (14') in width.
4. The driveway within the private access easement shall have a vertical clearance of fourteen feet (14').
5. The driveway within the private access easement shall be paved with asphalt a minimum of four inches (4") thick over six inches (6") of stabilized subgrade or concrete a minimum of five inches (5") thick over six inches (6") of stabilized subgrade as approved by the Town Engineer.
6. Provisions for drainage must be provided along the driveway within the private access easement.

7. Utilities shall be located within separate utility easements, which may overlap with the private access easement if space does not allow for separate adjacent easements.

8. Any homes located greater than 1,000 feet from the dedicated public street shall be equipped with an automatic fire sprinkler system.

9. A turnaround in the form of a loop or hammer head approved by the Fire Marshal shall be provided at the end of the private access easement.

10. The address for both residents shall be clearly posted at the intersection of the dedicated public street and the private access easement.

11. Directional signage for each address shall be clearly posted at the point where the private access easement splits toward each lot.

12. All required elements within the private access easement shall be maintained jointly by the two property owners in an acceptable manner for emergency vehicle access as determined by the Town Engineer, the Chief of Police and the Fire Marshal.

13. The Planning and Zoning Commission and the Town Council may consider alternatives to the standards listed above in items 1 through 12 on a case-by-case basis in conjunction with Specific Use Permit approval, provided such alternatives meet the health, safety and welfare requirements of the Town.

14. A site plan showing the location of the private access easement and the driveway, the pavement and subgrade thickness and all other required elements shall be submitted with each building permit for new home construction and approved by the Town Engineer.

15. All requirements as stated above along with any special requirements approved as part of the Specific Use Permit by the Town Council shall appear on the face of the final plat for the two lots.

16. A development with three (3) lots or more shall be required to extend a dedicated public street to provide frontage to all lots within the subdivision.

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4. The driveway within the private access easement shall have a vertical clearance of fourteen feet (14').
5. The driveway within the private access easement shall ~~be paved with asphalt a minimum of four inches (4") thick over six inches (6") of stabilized subgrade or concrete a minimum of five inches (5") thick over six inches (6") of stabilized subgrade as approved by the Town Engineer~~ be a hard surface constructed of concrete or a similar all-weather surface such as turf pavers, brick pavers or asphalt. Said paving shall be installed to meet or exceed Town standards.
6. Provisions for drainage must be provided along the driveway within the private access easement.

7. Utilities shall be located within separate utility easements, which may overlap with the private access easement if space does not allow for separate adjacent easements.
8. Any homes located greater than 1,000 feet from the dedicated public street shall be equipped with an automatic fire sprinkler system.
9. A turnaround in the form of a loop or hammer head approved by the Fire Marshal shall be provided at the end of the private access easement.
10. The address for both residents shall be clearly posted at the intersection of the dedicated public street and the private access easement.
11. Directional signage for each address shall be clearly posted at the point where the private access easement splits toward each lot.
12. All required elements within the private access easement shall be maintained jointly by the two property owners in an acceptable manner for emergency vehicle access as determined by the Town Engineer, the Chief of Police and the Fire Marshal.
13. The Planning and Zoning Commission and the Town Council may consider alternatives to the standards listed above in items 1 through 12 on a case-by-case basis in conjunction with Specific Use Permit approval, provided such alternatives meet the health, safety and welfare requirements of the Town.
14. A site plan showing the location of the private access easement and the driveway, the pavement and subgrade thickness and all other required elements shall be submitted with each building permit for new home construction and approved by the Town Engineer.
15. All requirements as stated above along with any special requirements approved as part of the Specific Use Permit by the Town Council shall appear on the face of the final plat for the two lots.
16. A development with three (3) lots or more shall be required to extend a dedicated public street to provide frontage to all lots within the subdivision.

**TOWN OF ARGYLE, TEXAS  
ORDINANCE NO. 2016-XX**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS AMENDING THE ARGYLE CODE OF ORDINANCES BY AMENDING ARTICLE 14, TOWN DEVELOPMENT STANDARDS, SECTION 14.3.71-11 ACCESS AND FRONTAGE STANDARDS FOR RESIDENTIAL LOTS, SUBSECTION C.5. AS IT RELATES TO EXCEPTIONS FOR PRIVATE ACCESS EASEMENTS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY, CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Argyle is authorized to regulate various aspects of development within the Town and its extraterritorial jurisdiction; and

**WHEREAS**, the Town of Argyle deems the regulation of development as necessary to protect the health, safety and welfare of the public; and

**WHEREAS**, the Town of Argyle deems the passage of this Ordinance to be in the best interest of the citizens of Argyle.

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

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

**Section 2.** That Article 14, Town Development Standards, of the Town of Argyle Code of Ordinances is hereby amended by amending Section 14.3.71-11 Access and Frontage Standards for Residential Lots by amending Subsection C.5. as it relates to exceptions for private access easements to read as follows:

“14.3.71-11 ACCESS AND FRONTAGE STANDARDS FOR RESIDENTIAL LOTS:

.....

- C. Exception. No more than two (2) lots that do not meet the required frontage requirements may share a driveway located within a private access easement with the approval of a Specific Use Permit. A private access easement is defined as an area reserved for ingress and egress from a dedicated public street to no more than two (2) residential lots by the owners or occupants of said lots, their guests and emergency/governmental/public utility vehicles. All private access easements shall be dedicated on the final plat of subject lot(s) and privately maintained. The following minimum requirements shall be met in addition to any special requirements specified by the Town Council at the time of Specific Use Permit consideration

.....

- 5. The driveway within the private access easement shall be a hard surface constructed of concrete or a similar all-weather surface such as turf pavers, brick pavers or asphalt. Said paving shall be installed to meet or exceed Town standards.

.....”

**Section 3.** That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

**Section 4.** Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

**Section 5.** If any section, subsection, sentence, clause or phase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 6.** In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

**Section 7.** In order to protect the public interest, comfort and general welfare, this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, on this the 26<sup>th</sup> day of April, 2016**

APPROVED:

\_\_\_\_\_  
Peggy Krueger, Mayor

ATTEST:

\_\_\_\_\_  
Kristi Gilbert, Town Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Matthew C. G. Boyle, Town Attorney



## PLANNING AND ZONING COMMISSION STAFF REPORT

### Meeting

**Date:** April 5, 2016

**To:** Chairman, and Members of the Planning and Zoning Commission

**From:** Matt Jones, Director of Community Development

**Subject:** Master Development Plan – Waterbrook

### Purpose:

PUBLIC HEARING: Consider and make a recommendation for a zoning change request (MDP-16-001) from A (Agricultural District), SF-10 (Single Family Residential-10 District), OR (Office Retail), LR (Local Retail), and CF (Community Facilities) to VC-N, VC-T, and VC-MU Districts (Village Center Neighborhood, Transition, and Mixed Use Districts) for Waterbrook, being approximately 105.35 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 47-50,55, 56, Chaney Addition, Block A, Lot 1 and 2, and Shady Oaks Estates 3, Block 1, Lot 1R; and being located at the southeast corner of HWY 377 and FM 407, located in the Town of Argyle, Denton County, Texas.

### Existing Condition of Property:

The majority of the property is undeveloped and is comprised of open/raw land and densely treed areas. Currently two churches operate and have facilities on property within the subject boundary. A portion of the property is in the floodplain, which runs across the property to the southeast.

### Adjacent Existing Land Uses and Zoning:

North: OR – Office Retail, MH – Mobile Home, and A - Agricultural  
South: Argyle ETJ  
East: SF-2.5 – Single Family Residential Estate – 2.5  
West: HWY 377 and Railroad ROW

### Development Review Analysis:

The subject property totals approximately 105.4 acres. The proposed zoning and Master Development Plan (MDP) includes 287 single family residential lots, 210 of the 287 proposed residential lots are a mix of 6,000 s.f. and 9,000 s.f. lots and the remaining 77 lots are designated as 40' detached patio home lots. There are approximately 23 acres designated for commercial uses that include retail, restaurant, office, and personal services. The MDP shows approximately 191,000 s.f. of useable commercial/retail space, with approximately half of that being designated for a Grocery Store. The MDP also designates 24.41 acres (23.16%) of open space throughout the development which includes civic spaces, plazas, landscape buffers, and the floodplain/lake areas.

**Consistency with Future Land Use Plan:**

The subject property is designated as T4– Village Center on the Future Land Use Plan. The T4 transect recognizes the intersection of HWY 377 and FM 407 as a principal crossroads of the Town. The Village Center is characterized by walkable, pedestrian-oriented commercial and residential developments that focus on streetscapes. There should be an area of higher-density residential that provides a transitional buffer to more traditional single-family form as it moves outward from the major intersections. The overall density calculations are within the recommended densities contemplated within the T4 transect. The concept plan is also in compliance with the lot size recommendations for the T4 transect. The open space recommendations of the Comprehensive Plan for the T4 transect are flexible but recommend a 10% minimum. The proposed MDP is in compliance with the Comprehensive Plan.

**Consistency with the Form Based Code (FBC):**

As a part of the initial review the Town partnered with Gateway Planning (the firm that authored the FBC) to complete a review of the entire MDP submittal. Gateway prepared a report that was sent to the applicant for corrections. The applicant has since made all necessary corrections to satisfy the review comments from Gateway Planning’s review.

The applicant has provided a MDP Development Summary that proposes the development standards for the commercial and residential components within the MDP. These proposed standards comply with the recommendations and minimum requirements set forth in the Form Based Code regulations regarding setbacks, lot sizes, land uses, etc. The proposed MDP is in compliance with the FBC regulations.

**Open Space and Trails:**

The applicant is proposing 24.41 acres of open space both public and private, being 23.16% open space for the development overall, which is consistent with the Future Land Use Plan and the Form Based Codes. The T4 transect and the FBC recommend 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 between the commercial and residential land uses. There is also a proposed water feature that will be looped by the internal trail system that will enhance the trail/pedestrian walkway system.

**Tree Preservation:**

A detailed tree survey will be submitted with the site plan, final plat, and construction plans for individual developments which will be required to meet 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. Although these improvements have been planned for, a significant amount of off-site sanitary sewer construction will be required to be completed to extend the sanitary sewer lines to the TRA sewer interceptor line to the south of the Town limits. 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 MDP 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 MDP Development Summary 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. Two (2) letters, one (1) neutral and one (1) in opposition, have been submitted in response to the Town.

**Staff Recommendation:**

Town staff forwards this request for your consideration with a recommendation of approval.

**Attachments:**

MDP Development Summary

MDP Exhibits

Property Owner Responses



## Waterbrook Zoning & Design Summary

### Statement & Purpose of Intent

This plan will establish an integrated and comprehensive development that encourages commercial, retail, shopping, restaurants and residential uses. The commercial components provide an appropriate response to the traffic and commercial viability that is created at the intersection of FM 407 & Highway 377 and which is consistent with the Future Land Use Plan. The transitional districts provides an area that provides an interim land use between the retail/commercial areas to the west and the single family homes to the east. The transitional zone includes patio homes, neighborhood services (retail, office, etc.) and a central civic green space that can be enjoyed by the public. The neighborhood district provides a mixture of single family residential nestled along the open space. The comprehensive development will have higher standards of development, providing a master planned approach to a mixture of land uses. We have formatted our zoning document to respond to the Future Land Use Plan & Argyle Form Based Code while providing marketable commercial, civic and residential land uses.

### Land Uses

#### **VC-MU District**

The potential uses in this district include general commercial or office uses such as, but not limited to: grocery store, retail storefront, restaurants with and without drive thru's, office, restaurants with and without alcohol sales. Additionally, a church may be located within this district. Open spaces including plazas and pedestrian gathering areas will be included in this district as well. The potential land uses are those that are generally allowed uses in the Form Based VC-MU district.

#### **VC-T District**

The potential uses in this district include general office or retail uses such as. Residential attached townhomes or "patio" homes (0 lot line) are intended as well. Additionally, a church may be located within this district. Open spaces including a central green/park may be located in the district as well. The potential land uses are those that are generally allowed uses in the Form Based VC-T district.

#### **VC-N District**

Single family residential and open sapces/parks are intended within this district which is in line with the allowed uses in the Form Based VC-N district.

### Statistical Information

1. Gross acreage: 105.35 Acres  
Net Acreage (excluding wetlands, and proposed floodplain area): 92.45 Acres
2. Open Space Summary

Plazas/Parks/open areas	6.66 acres	6.32%
Landscape buffers with trails	1.86 acres	1.76%
Internal parking areas/Streetscape	3.08 acres	2.92%
Floodplain/lake areas	12.81 acres	12.16%
3. Land Use Acreages

Retail/Office	5.25 acres
---------------	------------



- |                           |             |
|---------------------------|-------------|
| Grocery with Fuel Station | 13.78 acres |
| Residential Patio Homes   | 15.01 acres |
| Residential 6,000 SF Lots | 29.87 acres |
| Residential 9,000 SF Lots | 20.17 acres |
| Church                    | 4.01 acres  |
| Civic/Village Green       | 1.28 acres  |
| Floodplain/Ag/Open Space  | 15.98 acres |
- Trail map: reference Master Trails & Open Space exhibit
  - Traffic study: not included
  - Maximum Allowable Building coverage & height: reference chart below
  - Minimum and maximum building setbacks: reference chart below
  - Reference chart below
  - Building design Standards, see section below
  - Landscape concept plan: see included exhibits
  - Preliminary Schedule: referenced included Potential Phasing exhibit

## **Parking Requirements**

### **Non-residential**

The land uses will follow the design standards listed in 14.3.66.

Parking within the VC-MU district will include some portion of the parking lot in front of the building along the FM 407 & Highway 377 frontages. This location is due to the nature of the grocery, commercial and retail uses. The parking lots will be screened similar to the Type B frontage requirements indicated in the FB zoning District standard (page 20)

### **Residential parking requirements**

Lots less than 40 ft in width will be based off the alley, similar to the FB requirement.

Lots greater than 40 ft in width may have front loaded garages, similar to the FB requirement.

### **Auto related site elements (page 21 of the FB code)**

In non-residential areas, the auto related design elements (drive thru windows, service bays, etc.) will be located on the sides or rear of the buildings as described in page 21 of the FB code.

## **Landscaping Standards**

The landscaping design will be pedestrian oriented, provide visual interest year round, native to the area and will complement the overall architectural design within the 3 districts. The standards will follow the design requirements in section 12.3 on page 22 of the FB code.

### **Landscaping along US 377 & FM 407**

A minimum 20 ft buffer will be located along both roadways, as stated in the FB code.

Within the buffer, a minimum of 1 shade tree, 6 ornamental trees, 8 shrubs and a 6 ft sidewalk will be included, as stated in the FB code.

### **Residential Lot Landscaping**



- For each lot, a fully sodded and irrigated front, back, and side yard.
- For each lot, a fully sodded and irrigated side yard on the street side of each corner lot.
- A minimum of two (2) trees, with a caliper of at least four inches must be planted in the rear yard of each Lot. One (1) tree, with a caliper of at least four (4) inches must be planted in the front yard.
- Twenty (20) shrubs in the front yard, including the following:
  - Two (2) shrubs at least 4 feet tall
  - Twelve (12) 3-gallon shrubs
  - Six (6) 1-gallon shrubs
  - Two (2) flats of seasonal color

## **Open Spaces**

Minimum open space requirement:

VC-MU district:

10% of site including required landscape buffers, parking islands and pedestrian plazas

VC-T district:

15% of site including required landscape buffers, parking islands, parks and pedestrian plazas

VC-N district:

20% of site including required landscape buffers, floodplain and parks

## **Commercial Building Design:**

### **1. Site Planning**

- a. Service bays and associated service parking for buildings larger than 12,000 s.f. shall not face onto Hwy 377 or FM 407. Service bays that face onto Type A streets must have a landscape buffer of at least 15 ft including a minimum 6 ft. masonry screenwall.
- b. Operations having gasoline/automotive fuel pumping facilities (including service stations and convenience stores with gas pumps) shall adhere to the following:
  - I. Canopies shall be constructed of materials and colors that are compatible with those of the primary building's exterior, and canopy support columns shall be constructed of masonry that matches the primary building's exterior.
  - II. Large volume gasoline/automotive fuel facilities, such as truck stops and travel centers, shall be prohibited within the plan

### **2. Exterior Design and Appearance of Buildings and Structures:**

#### **For all commercial buildings**

- a. All buildings' entrances shall be articulated and defined to present a strong entry presence. All buildings shall be designed to incorporate no less than five (5) of the following architectural elements. Buildings over fifty thousand (50,000) square feet must include a minimum of seven (7) of the following elements. Buildings over one hundred thousand (100,000) square feet must include a minimum of eight (8) of the following elements.
  - i. Canopies, awnings, or porticos;
  - ii. Overhangs;



- iii. Recesses or projections;
  - iv. Arcades;
  - v. Peaked roof forms;
  - vi. Porches;
  - vii. Outdoor patios;
  - viii. Recessed or “popped-out” display windows;
  - ix. Visible and noticeable architectural details, such as tile work or moldings, integrated into building facade; or
  - x. Integrated planters or wing walls that incorporate landscape and sitting areas.
- b. Façades greater than one hundred feet (100') in length shall incorporate wall projections or recesses of ten feet (10') or greater. Projections or recesses shall be at least twenty percent (25%) of the length of the façade (60% for ground floor facades facing Hwy 377, FM 407 and Type a roads). No uninterrupted length of facade may exceed one hundred feet (100') in length. Projections and recesses shall not be required on the side of the building containing a loading dock and/or service area, provided that such area is located in the rear of the building and is not readily visible from Highway 377, FM 407 or Type A roads.
- c. All buildings shall be architecturally finished on all four sides with a higher level of finish and articulation on the primary (type A, FM 407 & Hwy 377) facade. Any side, rear or service portions of buildings that are visible from Type A, FM 407 & Hwy 377 shall be architecturally designed, articulated and fenestrated similar to, and compatible with, the primary facade.
- d. Buildings Materials and Colors – The following special design requirements shall apply within the commercial land use areas
- i. Windows shall not be glazed or re-glazed with mirrored or reflective glass.
  - ii. Maintenance and durability of materials shall be considered as important qualities for every element of the design. Special care shall be taken to specify the use of vandal- and damage-resistant building materials.
  - iii. Metal is only allowed for accents at building entrances. Metal must be painted to complement the earth tone colors of the building’s primary color palette.
  - iv. Any roof materials that are visible from any public street shall be comprised of laminated, dimensional composition shingle (30-year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch shall be at least 6:12 except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.
- e. Exterior construction of all buildings shall be in accordance with the following:
- i. One hundred percent (100%) masonry construction on all sides of the building.
  - ii. Areas of a façade that are devoted to windows, doors, covered porches or stoops, breezeways or courtyards shall not be counted as “wall surface” when calculating the masonry requirement.

For buildings larger than 100,000 s.f.

- a. Construction shall be of such material that is required to conform to the Argyle Building Code for the particular non-residential use or occupancy involved.
- i. Exterior wall surfaces should consist at least three (3) earth tone colors but no more than eight (8) no more than three earth tone colors. The base color may be utilized



on up to 50 percent of the surface area of any one facade of a building. An accent color may be used on up to 20 percent of the surfaces area of any one facade. For calculations purposes, wall surfaces should include eaves, gables and parapets, but should exclude roofs, awnings or signs.

- ii. Glass shall not comprise more than thirty (50) percent of the building skin. Reflective glass shall be prohibited.

### **Residential Facade Design:**

All street facing elevations of the house (front, and street side for corner lots), must be 100% masonry. Further, 100% masonry is required to the top of the first floor walls on both sides and the rear elevations, and 80% masonry overall for the entire home. Masonry is defined as stone, brick or stucco.

A dwelling with the same floor plan and the same architectural elevation must have at least three (3) Lots of separation on the same side of the street or directly across from each other. A dwelling with the same floor plan but a different architecture elevation must have at least two (2) lots between of separation on the same side of the street or directly across from each other.



## Development Standards

<b>Building &amp; Site Standards</b>	<b>Village Center MU</b>	<b>Village Center T</b>	<b>Village Center N</b>
Principal Building Height	3 stories or 40 by right', excluding grocery store (50' limit)	3 stories of 40' by right	3 stories or 40' maximum
Building Setbacks/Build to Zone			
Front – Type A	5' min, 70' max For pad site retail 5' min, 25' max for all other uses	5' min, 30' max	0' min, 40' max
Front – Type B	5' min, 70' max	5' min, 70' max	10' min, 40' max
Front US 377 or FM 407	20' min, none max for grocery store and fuel pump land use 20' min 85' max for all other uses	20' min, none max	20' min, none max
Side	5' minimum	0' minimum	0' minimum
Rear	10' minimum	5' minimum	5 minimum'
Minimum Building Frontage			
Type A (minimum)	40% for pad site retail, 0% for grocery store and fuel pump land use, 70% for all other uses	60%	60%
All other frontages	None	None	none
<b>Block Standards</b>	<b>Village Center MU</b>	<b>Village Center T</b>	<b>Village Center N</b>
Block type	Regular & irregular	Regular and irregular	Regular and irregular
Block perimeter	2000' max	1,600' max.	2000' max. excluding blocks along floodplain
Type A frontages	As indicated below, no min. or max.		
Lot area	No minimum	No minimum	3,000 s.f. for residential lots, no minimum for other lots
Lot width	No minimum	No minimum	30' for residential lots No minimum for other lots
Lot depth	No minimum	No minimum	90' for residential lots No minimum for other lots
Maximum Lot Coverage	None		
Maximum impervious cover	Average overall site impervious cover shall not exceed 70%.		

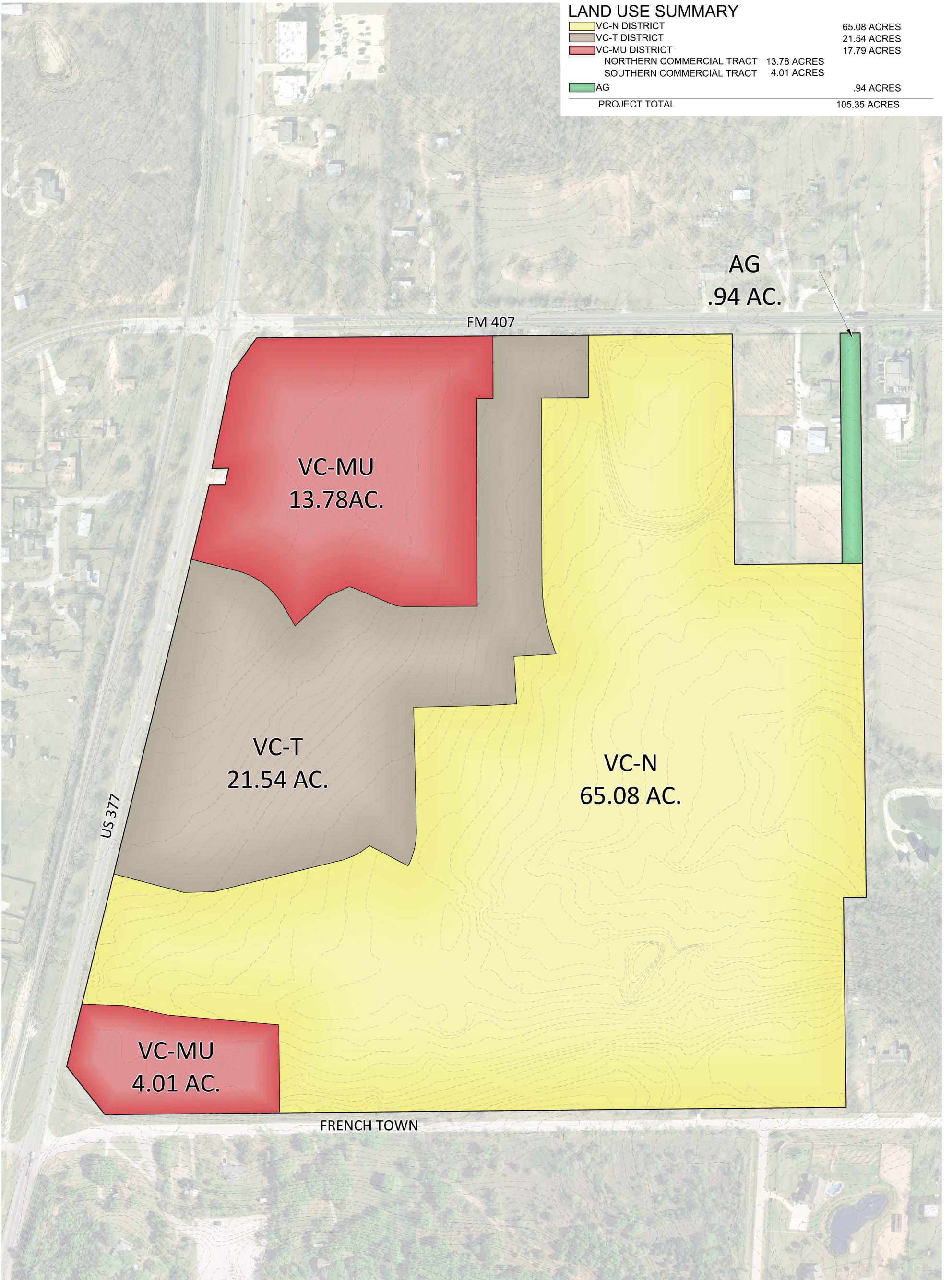


<b>Street Design</b>	<b>Village Center MU</b>	<b>Village Center T</b>	<b>Village Center N</b>
On street parking: parallel	Permitted	Permitted	Permitted
On street parking: angled	Permitted	Permitted	Not permitted
On street parking: head in perpendicular	Permitted	Permitted	Not permitted
Alleys	Permitted, not required	Permitted, not required	Permitted, only required on lots narrower than 40'
Street & parking stall dimensional design standards	See street sections		
<b>Streetscape Design</b>			
	<b>Village Center MU</b>	<b>Village Center T</b>	<b>Village Center N</b>
Sidewalk width along FM 407 & Hwy 377	6'	6'	6'
Sidewalk width (excluding FM 407 & Hwy 377 frontage)	5'	5'	5'
<b>Parking &amp; Screening</b>			
	<b>Village Center MU</b>	<b>Village Center T</b>	<b>Village Center N</b>
Off Street parking	The land uses will follow the design standards listed in 14.3.66.		2 stalls per lot, allowed to be on lot, in driveway and/or in garage

All other categories included in the Form Based Code zoning document, dated May 2015 (approved in June 2015) and not included above, will default to the standards included in the charts on page 29-31 of the Form Based Code zoning document dated May, 2015.

**LAND USE SUMMARY**

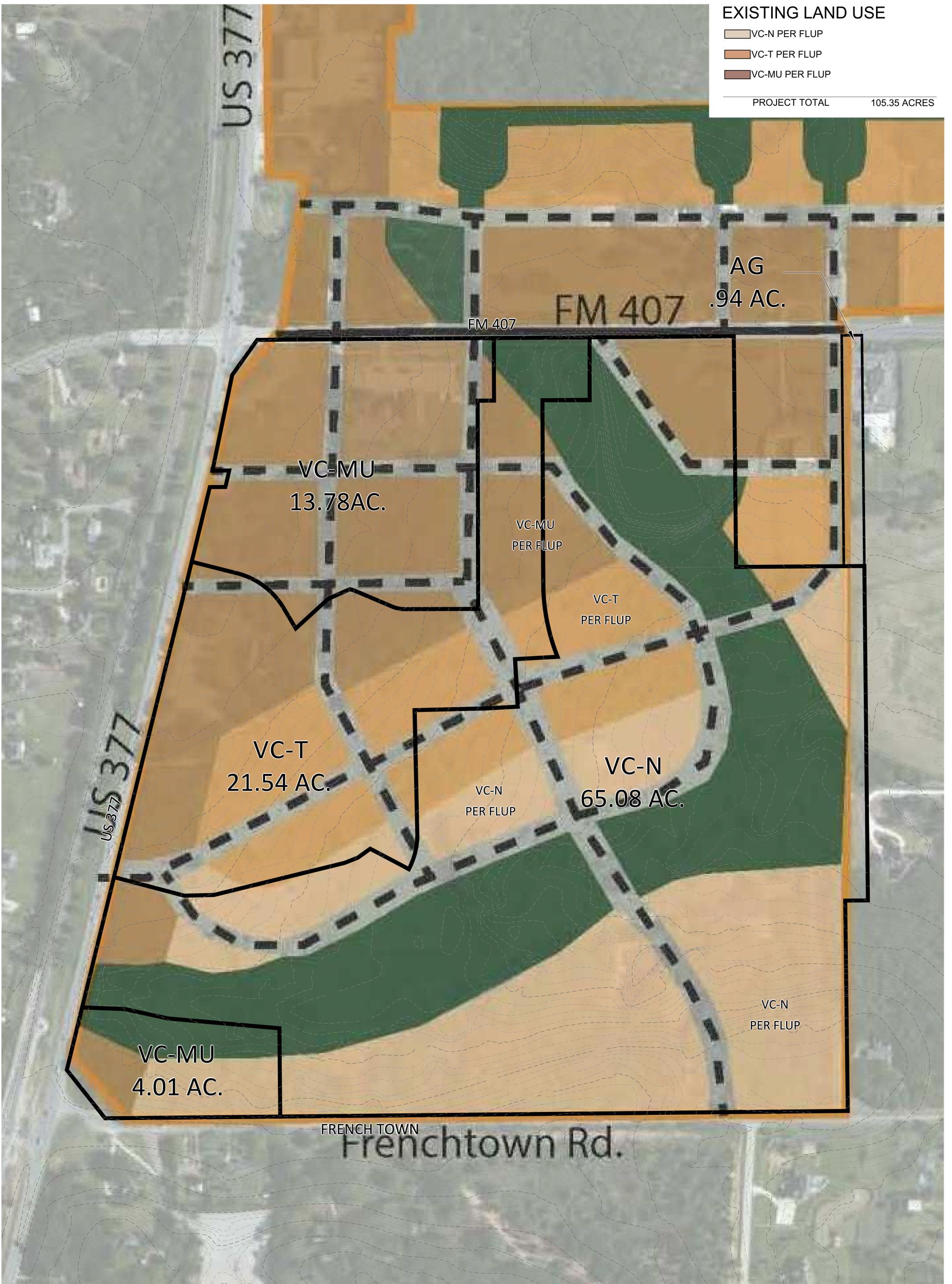
VC-N DISTRICT	65.08 ACRES
VC-T DISTRICT	21.54 ACRES
VC-MU DISTRICT	17.79 ACRES
NORTHERN COMMERCIAL TRACT	13.78 ACRES
SOUTHERN COMMERCIAL TRACT	4.01 ACRES
AG	.94 ACRES
<b>PROJECT TOTAL</b>	<b>105.35 ACRES</b>



EXISTING LAND USE

- VC-N PER FLUP
- VC-T PER FLUP
- VC-MU PER FLUP

PROJECT TOTAL 105.35 ACRES



ZONING FRAMEWORK PLAN COMPARISON  
ZONING APPLICATION

WATERBROOK  
ARGYLE, TEXAS

J. VOLK  
consulting  
8301 Central Expressway East, Suite 300  
Plano, Texas 75074  
972.201.1100 - Texas Registration No. P-11962

TERRAMANNA

MESA

2001 N Lamar Street Suite 100  
Dallas, TX 75202  
214.871.0569  
FAX 214.871.1507

0 100 200 300  
Scale: 1"=100'  
March 25, 2016  
P:\2015\15046\01\_MPB\BASES\Framework Comparison.dwg



# LAND USE SUMMARY

VC-N DISTRICT			
	6000 SF RESIDENTIAL LOTS	147 LOTS	
	9,000 SF RESIDENTIAL LOTS	63 LOTS	
	PARKS/OPEN SPACE		
TOTAL VC-N DISTRICT		210 LOTS	65.08 ACRES 3.2 (DU/AC)
VC-T DISTRICT			
	PATIO HOMES	77 LOTS	
	PARKS/OPEN SPACE		
	RETAIL/OFFICE		+/- 42,400 SF
TOTAL VC-T DISTRICT		77 LOTS	+/- 42,400 SF 21.54 ACRES 3.6 (DU/AC)
VC-MU DISTRICT			
	NORTHERN TRACT		13.78 ACRES
	RETAIL		+/- 21,000 SF
	GROCERY/RETAIL		+/- 110,000 SF
	FUEL STATION		+/- 4,500SF
	SOUTHERN TRACT		4.01 ACRES
	CHURCH		+/- 13,200 SF
TOTAL VC-MU DISTRICT			+/-148,700 SF 17.79 ACRES
	AG		.94 ACRES
PROJECT TOTAL		287 LOTS	105.35 ACRES 2.7 (DU/AC)



## MASTER DEVELOPMENT PLAN ZONING APPLICATION

WATERBROOK  
ARGYLE, TEXAS

# PROTOTYPICAL SCREENING TREATMENTS



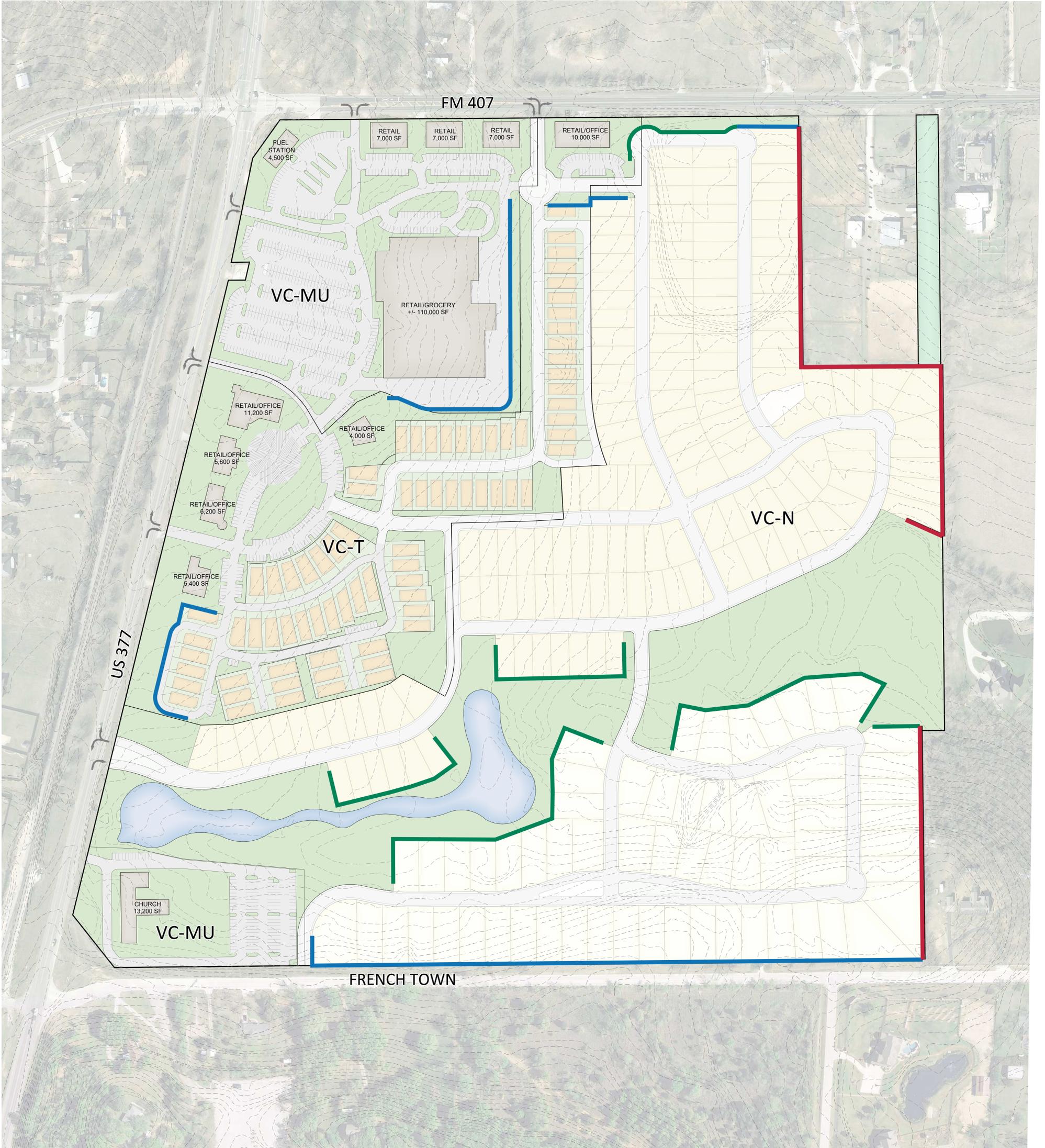
**TUBULAR STEEL FENCE**  
(MINIMUM 6 FT IN HEIGHT)



**BOARD TO BOARD WOOD FENCE**  
(MINIMUM 6 FT IN HEIGHT)



**BRICK THINWALL**  
(MINIMUM 6 FT IN HEIGHT)



# MASTER TRAILS LEGEND

- TRAILS (WIDTH VARIES)
- 5' SIDEWALKS
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE



## MASTER TRAILS AND OPEN SPACE ZONING APPLICATION WATERBROOK ARGYLE, TEXAS

**ROAD TYPE LINEAR FEET**

ROAD TYPE A: 5,400 LF  
 ROAD TYPE B: 9,000 LF



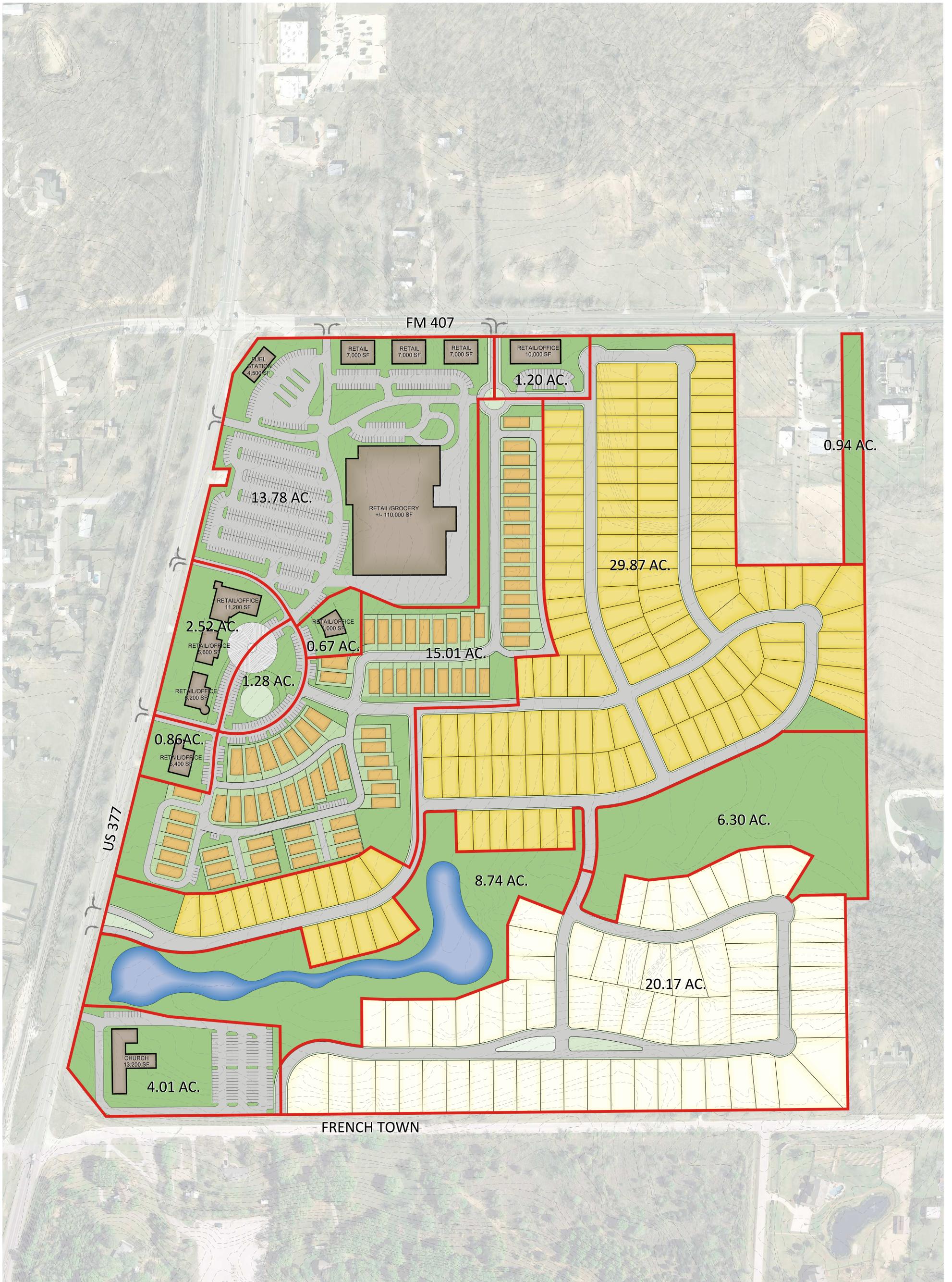
**STREET BLOCKS AND CLASSIFICATIONS  
 ZONING APPLICATION**

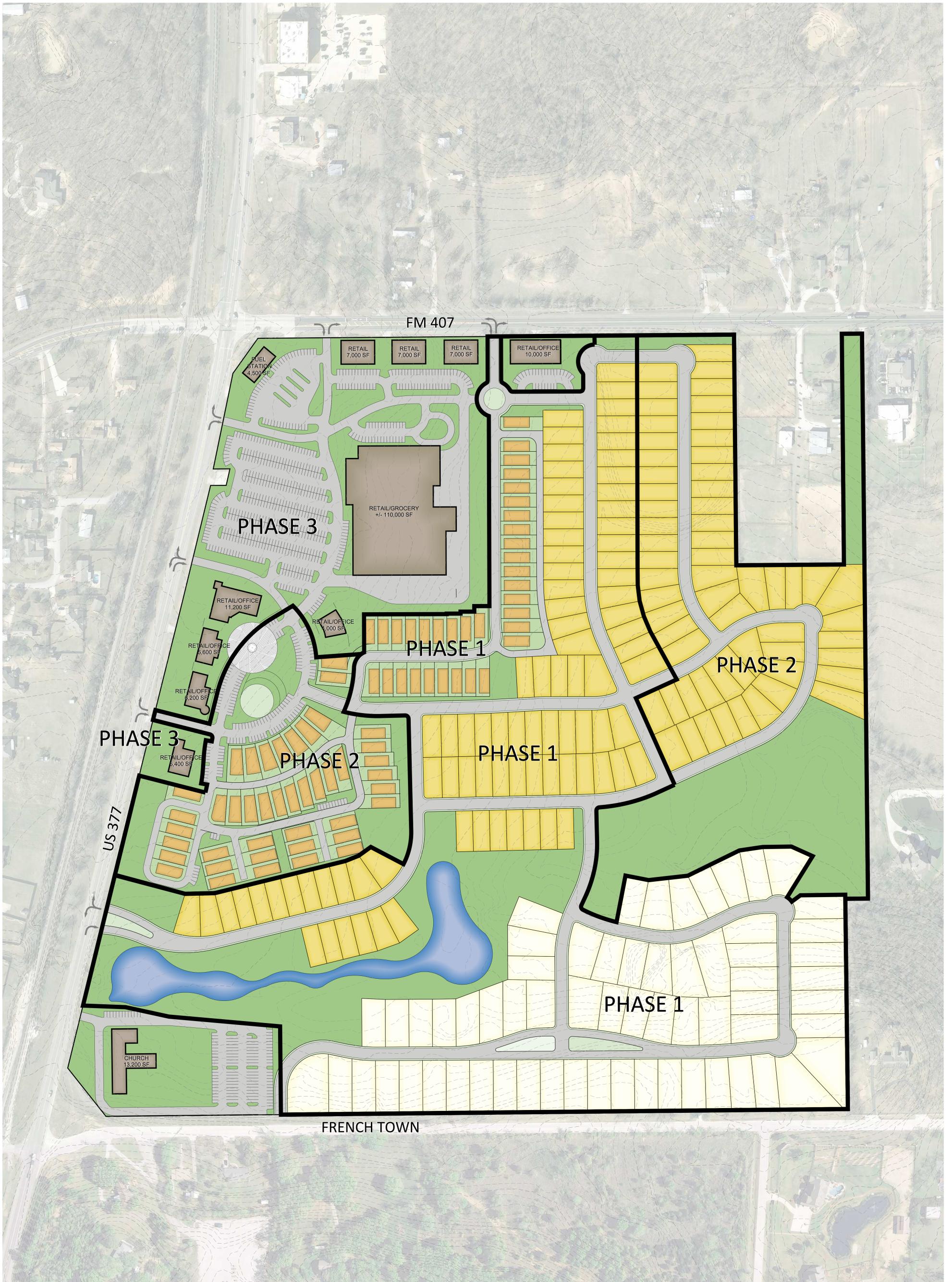
WATERBROOK  
 ARGYLE, TEXAS

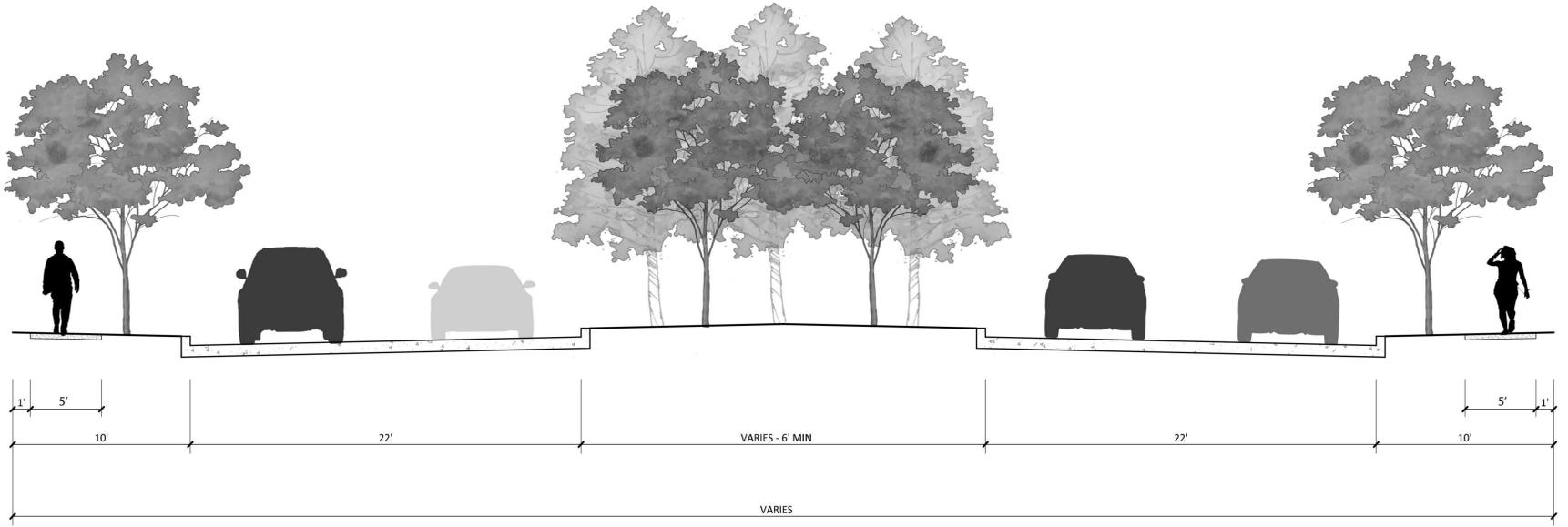
**J. VOLK consulting**  
 8301 Central Expressway East, Suite 300  
 Plano, Texas 75074  
 972.201.1100 • Texas Registration No. P-11362

**TERRAMANNA** MESA  
 2001 N Lamar Street Suite 100  
 Dallas, TX 75202  
 214.871.0569  
 FAX 214.871.1507

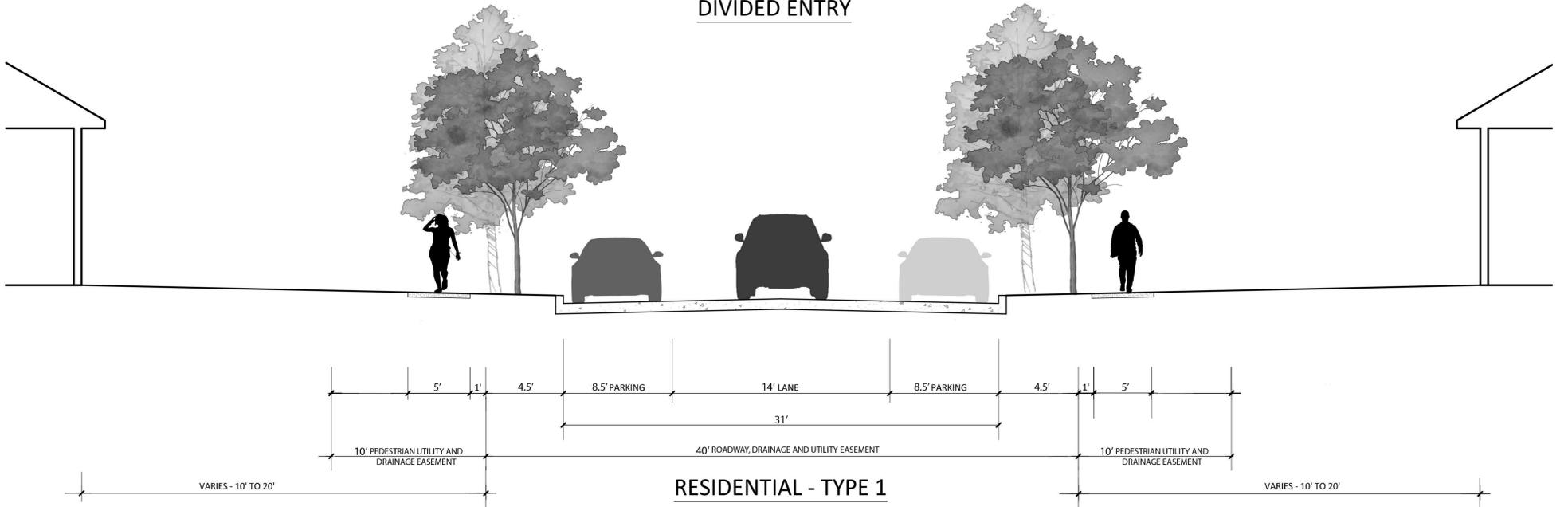
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 March 25, 2016  
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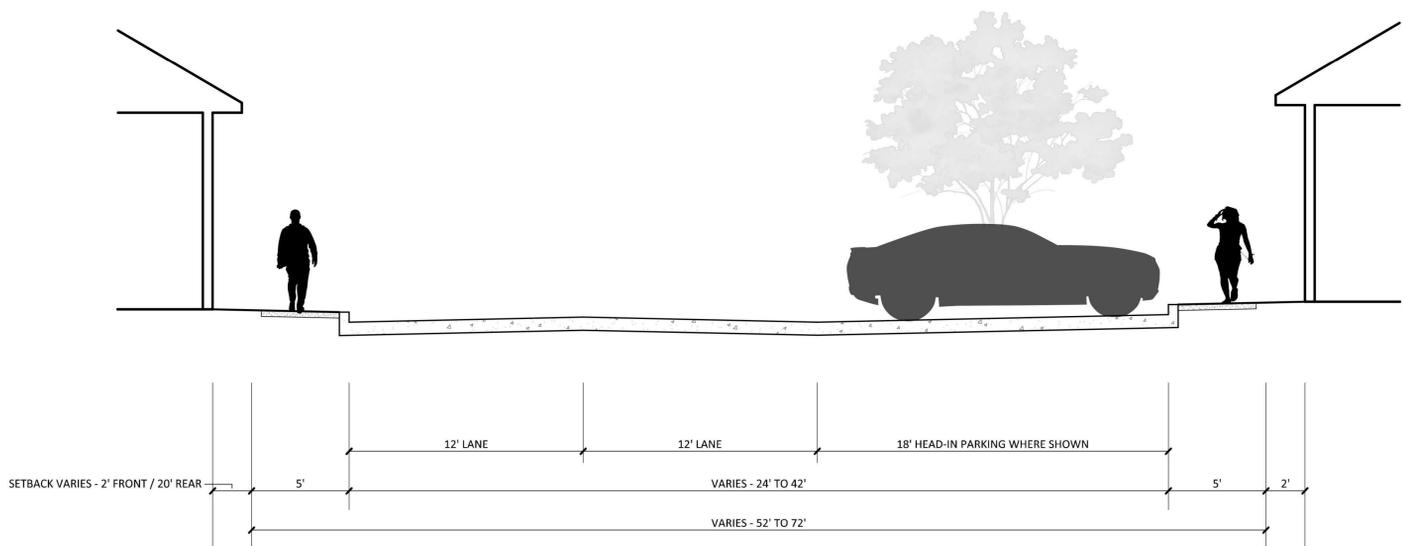




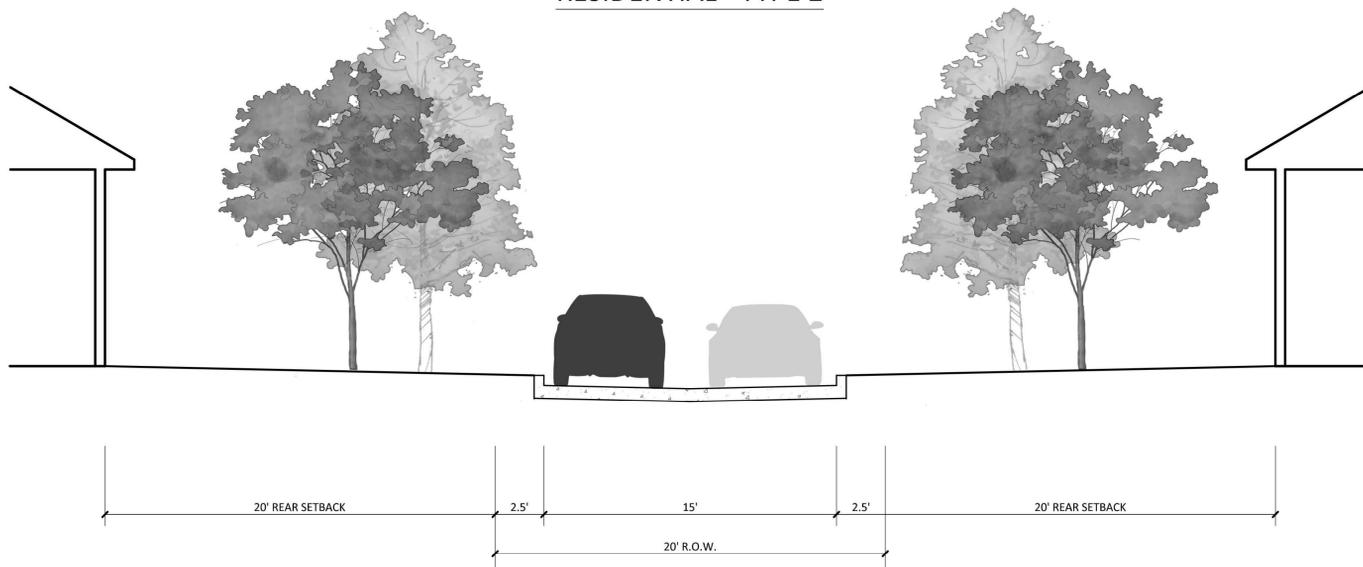
**DIVIDED ENTRY**



**RESIDENTIAL - TYPE 1**

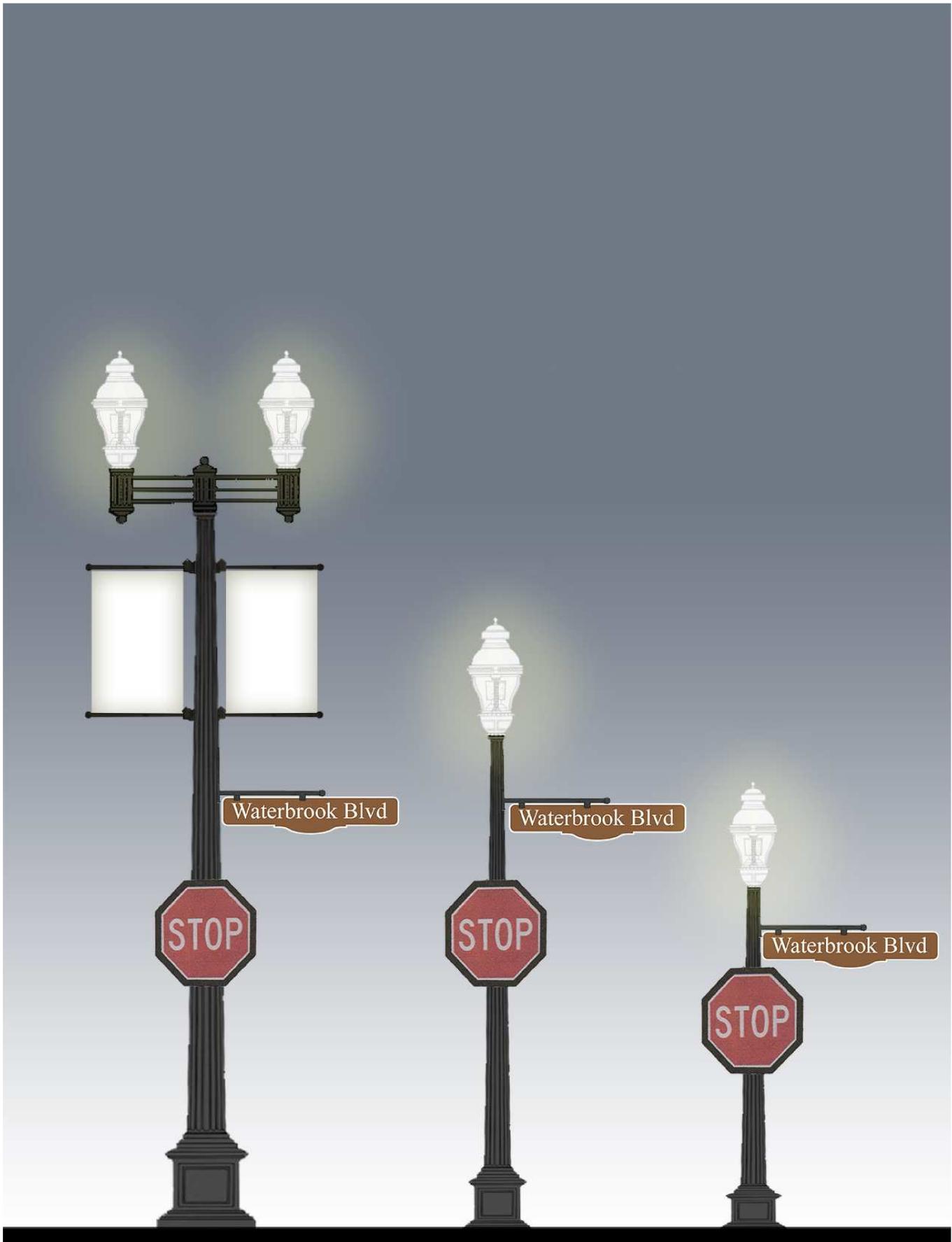


**RESIDENTIAL - TYPE 2**



**RESIDENTIAL - ALLEY**

**TYPICAL STREET CROSS SECTIONS  
ZONING APPLICATION  
WATERBROOK  
ARGYLE, TEXAS**



PROTOTYPICAL STREET LIGHTS AND SIGNS  
 ZONING APPLICATION  
 WATERBROOK  
 ARGYLE, TEXAS

**CORE VALUES**

**COMMUNITY**

- GATHERING SPACE
- WALKABILITY
- CONNECTIVITY
- ACCESSIBILITY
- FAMILY CENTERED

**AUTHENTICITY**

- HERITAGE
- RURAL
- URBAN
- COMFORTABLE
- DYNAMIC
- PASTORAL

**GRACE**

- PICTURESQUE
- HARMONIOUS
- CHARMING
- WATER
- MEADOW
- TRAILS
- WATERWHEEL

**TYPEFACE**

TYPEFACE REFLECTS A CALM, RUSTIC, & CHARMING FEEL.

WATERBROOK

WATERBROOK

WATERBROOK

WATERBROOK

Waterbrook



LAKE AND STONE WALL FEATURES ALONG ENTRY DRIVE



SERPENTINE LOW STONE WALLS



WATERWHEEL AND CHECK DAM CREATE ENTRY FEATURE AND NEIGHBORHOOD AMENITY



EXAMPLE OF WATERWHEEL AND CHECK DAM WITH WATERFALL



PATIO HOMES WITH SHARED GREEN SPACE



INTERACTIVE WATER FEATURES

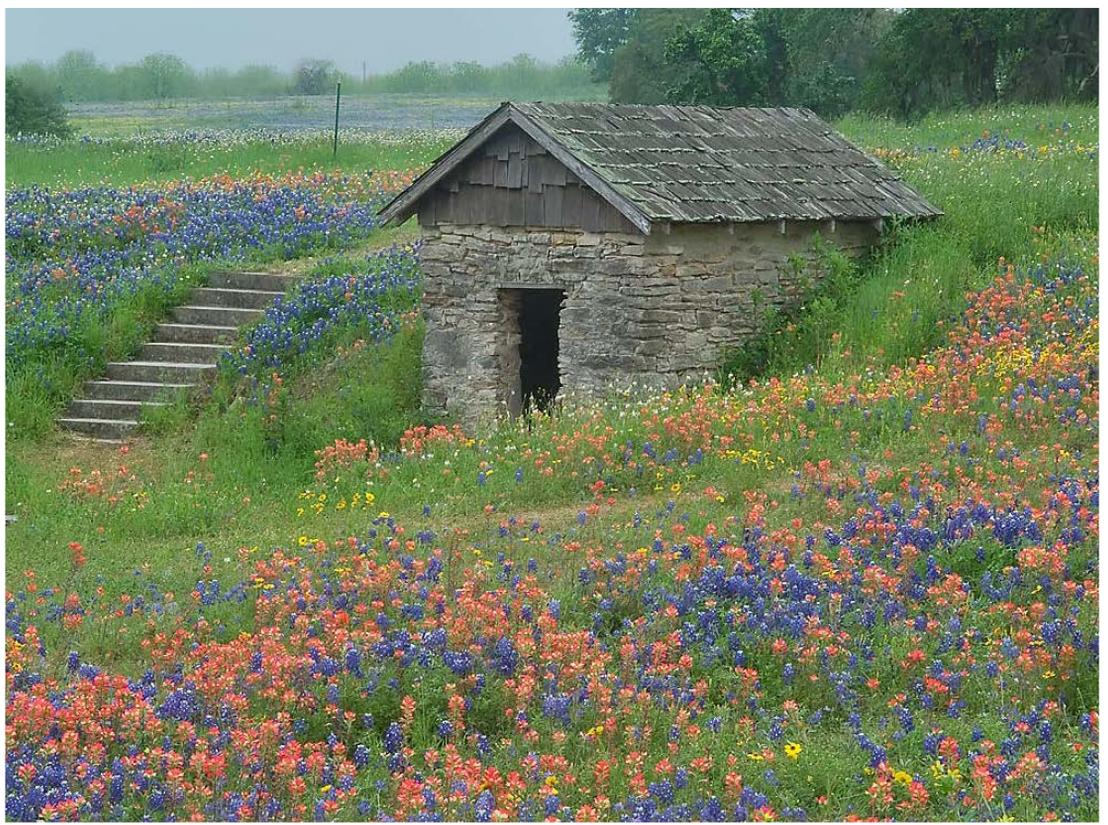


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**BRANDING CONCEPT**  
**ZONING APPLICATION**  
WATERBROOK  
ARGYLE, TEXAS



SOFT LAKE EDGE WITH MANICURED TURF AND NATIVE PLANTINGS



LANDSCAPE INSPIRATION FROM HISTORIC TEXAS PRAIRIE HOMESTEADS



SEATING ALONG WALKWAYS



MIX OF NATURAL AND FORMAL ELEMENTS



COLORFUL NATIVE PLANTINGS



NATIVE MEADOW PLANTINGS IN NATURAL AREAS ADD COLOR AND TEXTURE



GRASSES ADD TEXTURE AND VISUAL INTEREST



GRASSES EMULATE NATIVE MEADOWS



NATIVE MEADOW PLANTINGS IN NATURAL AREAS EMULATE TEXAS PRAIRIE LANDSCAPE



GRASSES EMULATE NATIVE MEADOWS



MANICURED TURF AND NATURAL GRASSY AREAS



NATURAL GRASSY PLANTINGS COMBINE WITH MANICURED WALKWAYS AND SEATING AREAS



MANICURED WALKWAYS AND NATURAL PLANTINGS



MANICURED WALKWAYS AND NATURAL PLANTINGS



RETAIL BUILDING ARTICULATION AND FACADE DESIGN



OUTDOOR LIVING AND PATIOS INCORPORATED INTO RETAIL SPACE



RETAIL STREETScape WITH ROOM FOR SEATING AND STREET TREES



MATERIALS TO COMPLEMENT NEARBY RETAIL DEVELOPMENT IN ARGYLE



RETAIL CENTER INTEGRATES PLANTINGS FOR SHADE AND VISUAL INTEREST



DECORATIVE PAVING PATTERNS WITHIN MAIN RETAIL CENTER



PATIOS HOMES WITH FRONT PORCHES FACING GREEN SPACE



TRADITIONAL HOMES WITH BRICK AND STONE ACCENTS



EXAMPLE OF GARAGE ACCESS ON MUSE STREET

# ARCHITECTURAL CONCEPT IMAGERY ZONING APPLICATION

WATERBROOK  
ARGYLE, TEXAS

J. VOLK  
consulting

8330 Central Expressway, Suite 3100  
Piano, Texas 75074  
972.293.3100 Texas Registration No. F-131962

TERRAMANNA

MESA

2001 N Lamar Street Suite 100  
Dallas, TX 75202  
214.871.0566  
FAX 214.871.1507

**STONE** EARTH TONE EXAMPLES FOR BUILDINGS AND NEIGHBORHOOD ENTRIES.



Rock Materials "Black & Tan"



Eagle Stone Supply "Oklahoma Chop"



Cooper Stone "Oklahoma"

**BRICK** BRICK COLOR PALATTE FOR SECONDARY ACCENTS AND SCREENWALLS



**ACCENT PAVING** DECORATIVE ACCENT PAVING USED IN VILLAGE GREEN AND RETAIL CENTER AND AT MAJOR PEDESTRIAN CROSSWALKS



**PAVING** STAMPED CONCRETE PAVING USED AT PEDESTRIAN WALKWAYS IN RESIDENTIAL NEIGHBORHOOD AND IN RETAIL CENTER

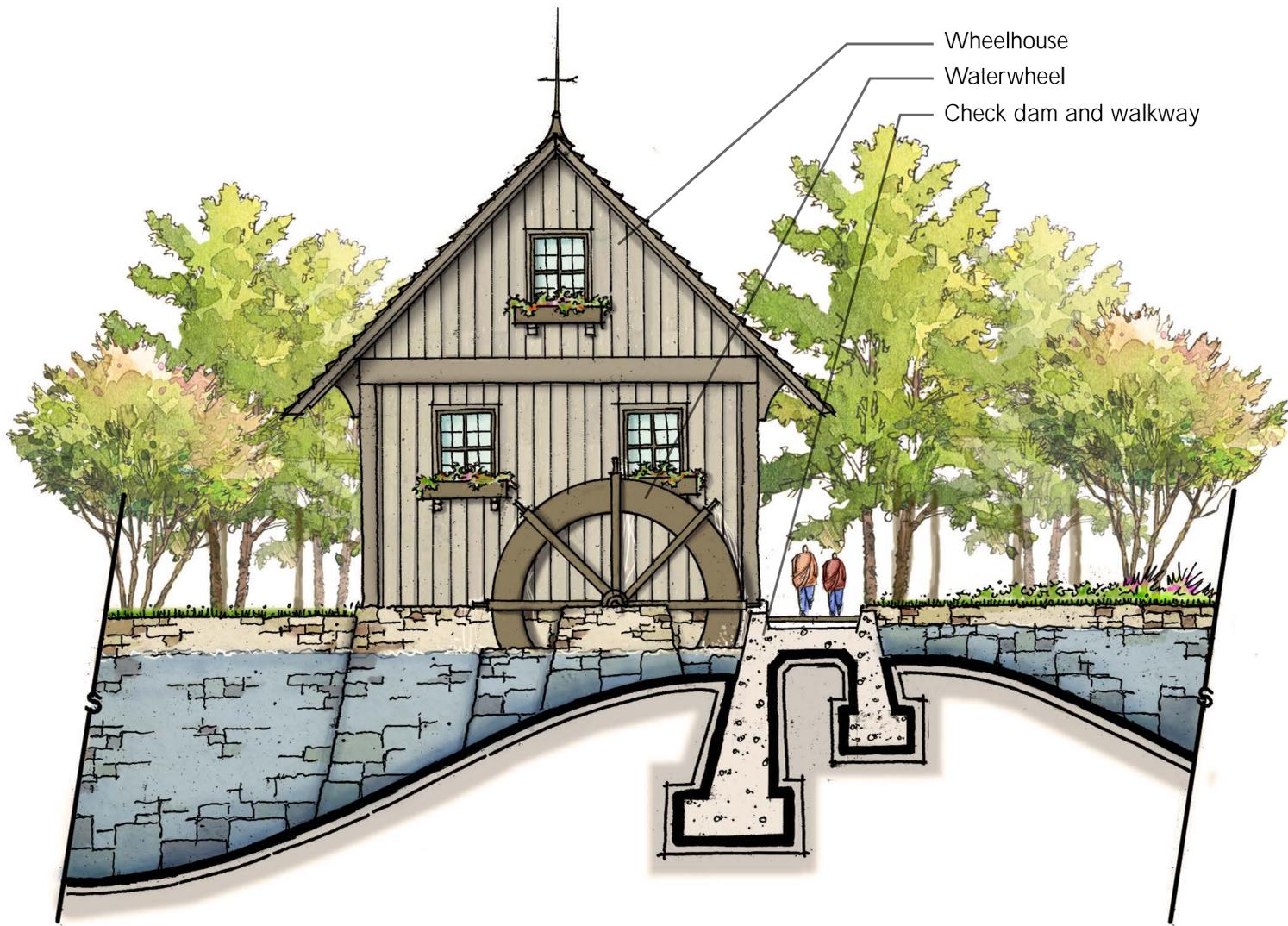
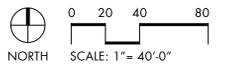


**WOOD + ENGINEERED WOOD** NATURAL WOOD AND ENGINEERED WOOD WITH RUSTIC AGED FINISH USED AS ACCENTS ON BUILDINGS AND WATERWHEEL HOUSE STRUCTURE

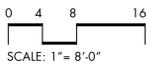




Primary Neighborhood Entry & Lake Concept Plan



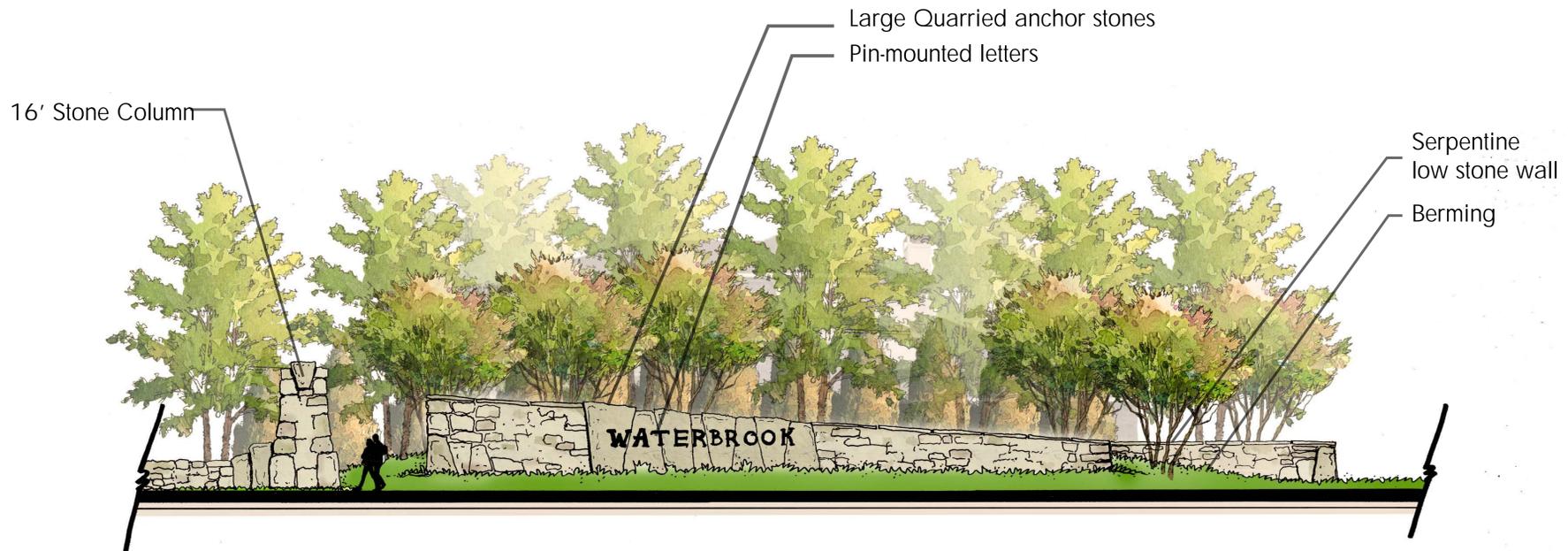
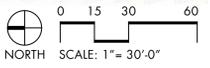
Waterwheel Elevation



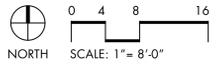


Primary Neighborhood Entry Signage Plan

US 377

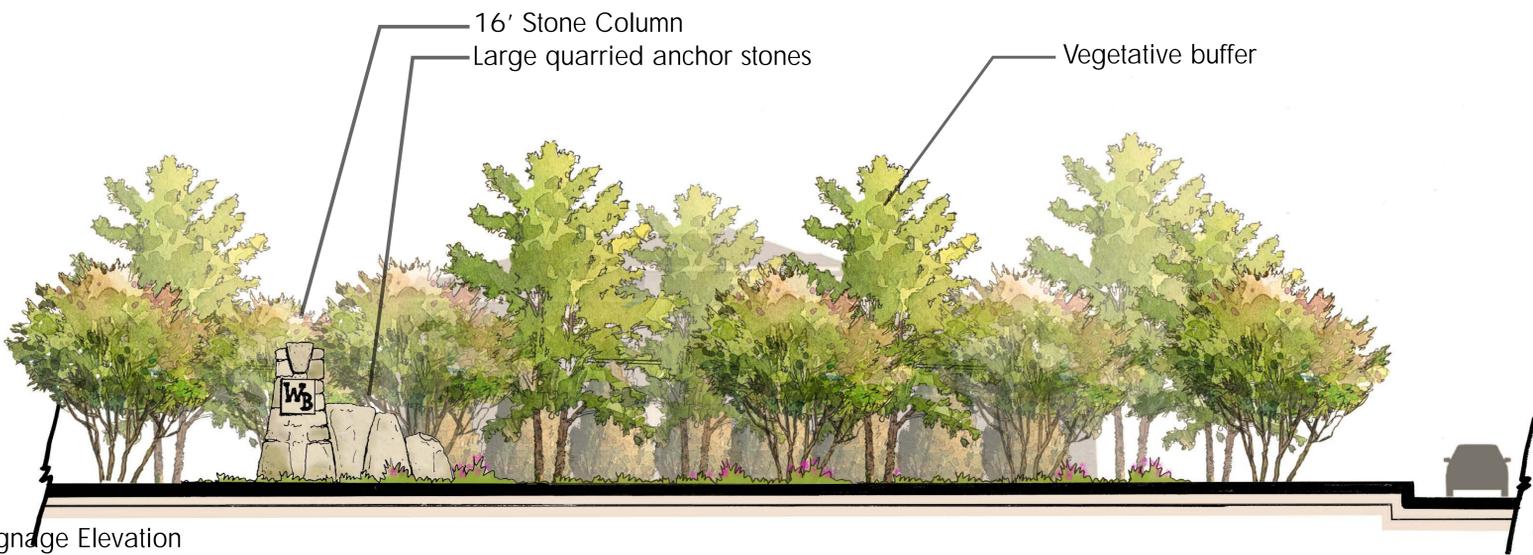
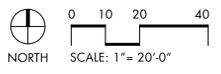


Primary Entry Signage Elevation

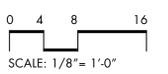


Secondary Neighborhood Entry Signage Plan

FM 407



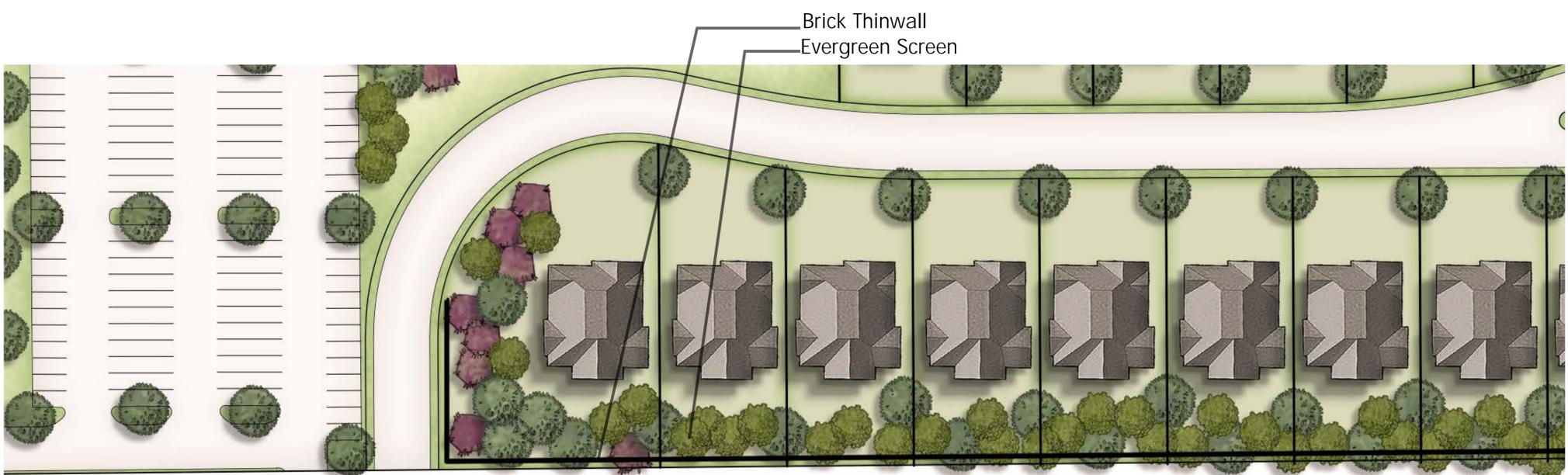
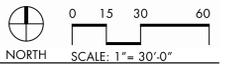
Secondary Entry Signage Elevation





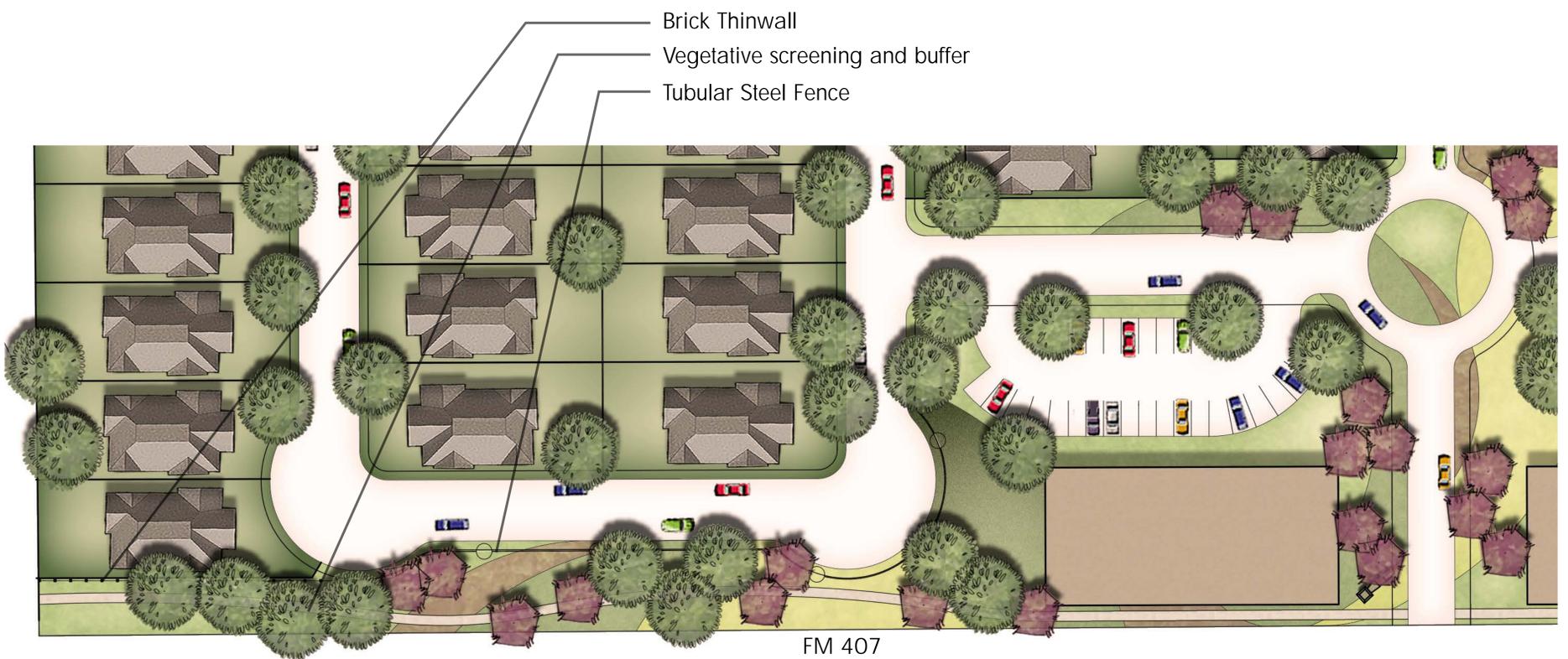
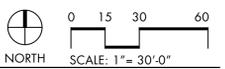
US 377 Landscape Buffer Plan

US 377



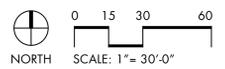
French Town Rd. Landscape Buffering Plan

French Town Rd.



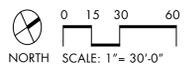
FM 407 Landscape Buffering Plan

FM 407





Retail Entry & Village Green Concept



STONE ACCENTS ON BUILDINGS AND PAVING PATTERNS ON GROUND PLANE



ASYMMETRICAL TOWER ELEMENTS INTEGRATED INTO BUILDINGS AS ENTRY ICONS



TREES AND OTHER LANDSCAPING CREATE PEDESTRIAN FRIENDLY AND INVITING SPACE



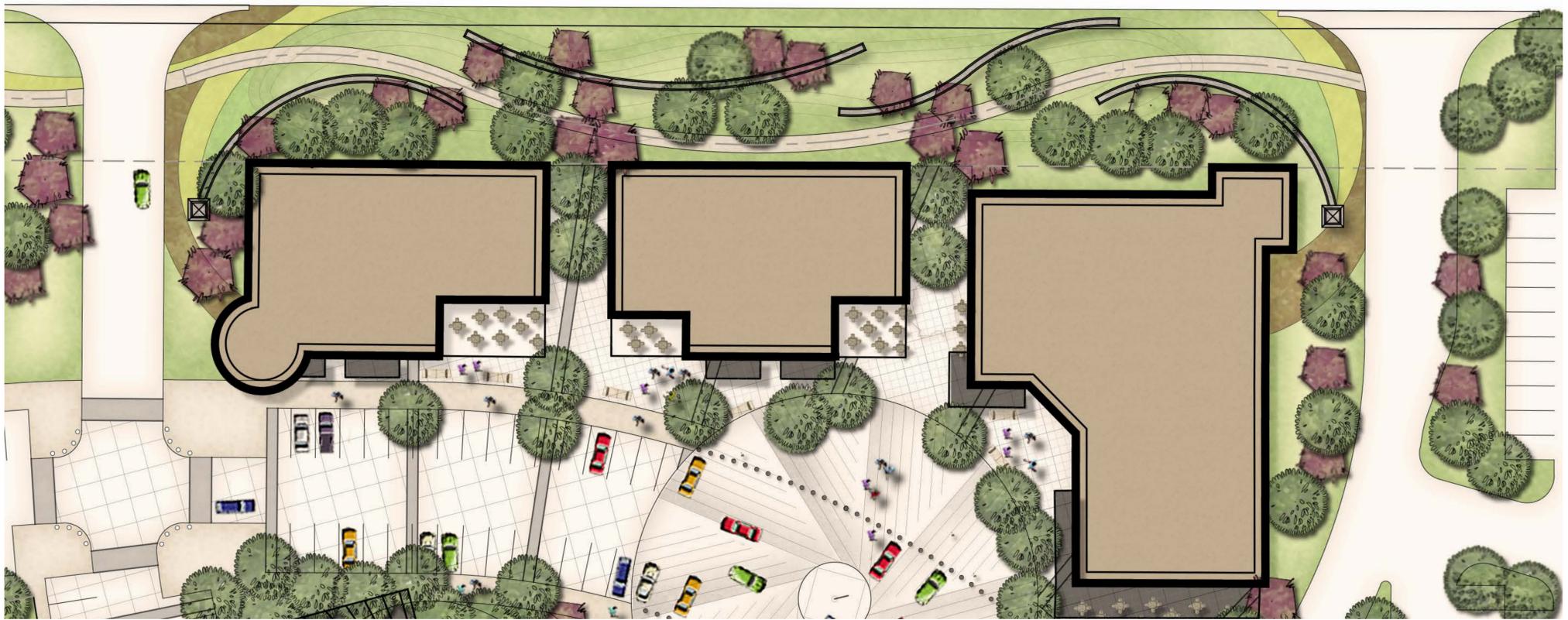
OPEN GREEN SPACE BETWEEN ACTIVE URBAN RETAIL SPACES



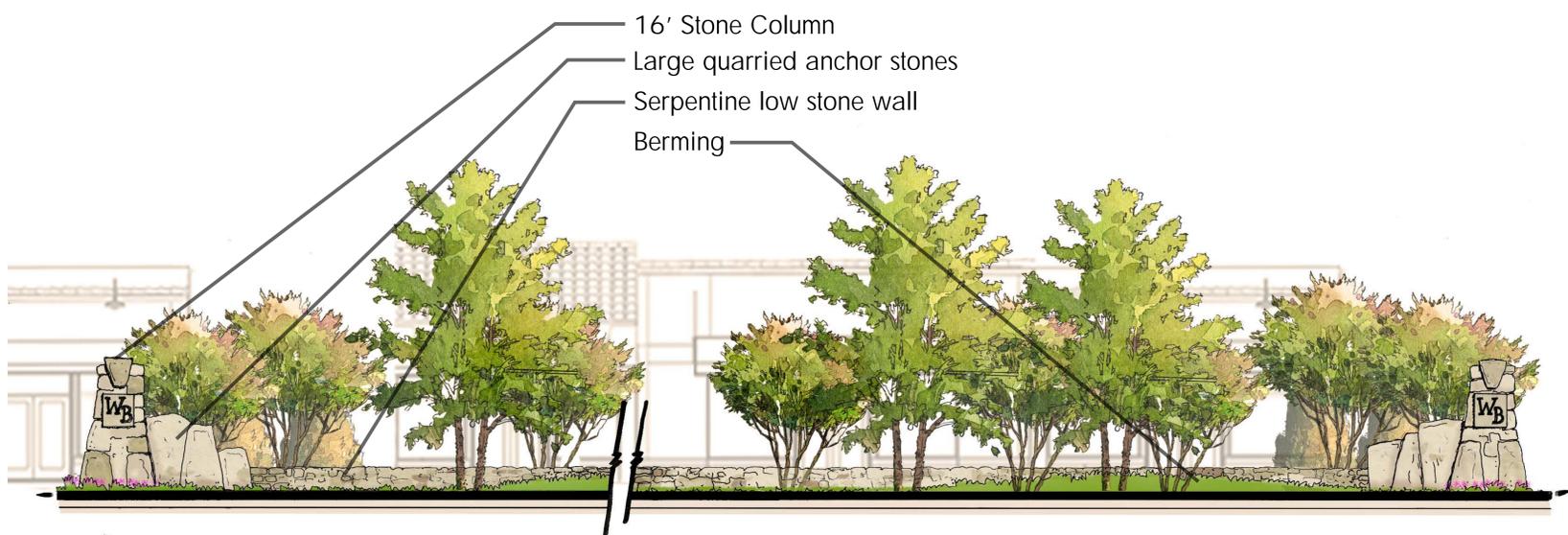
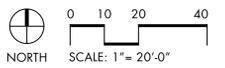
OPEN AIR PAVILION/STAGE FOR COMMUNITY EVENTS AND PERFORMANCES

**RETAIL CENTER AND VILLAGE GREEN CONCEPT  
ZONING APPLICATION**

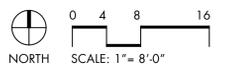
WATERBROOK  
ARGYLE, TEXAS

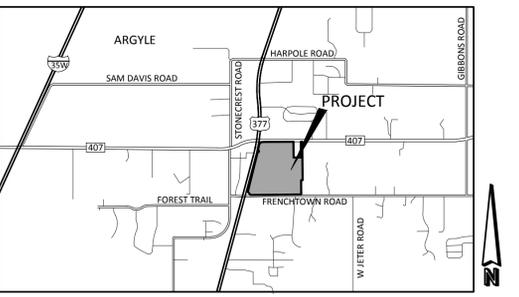
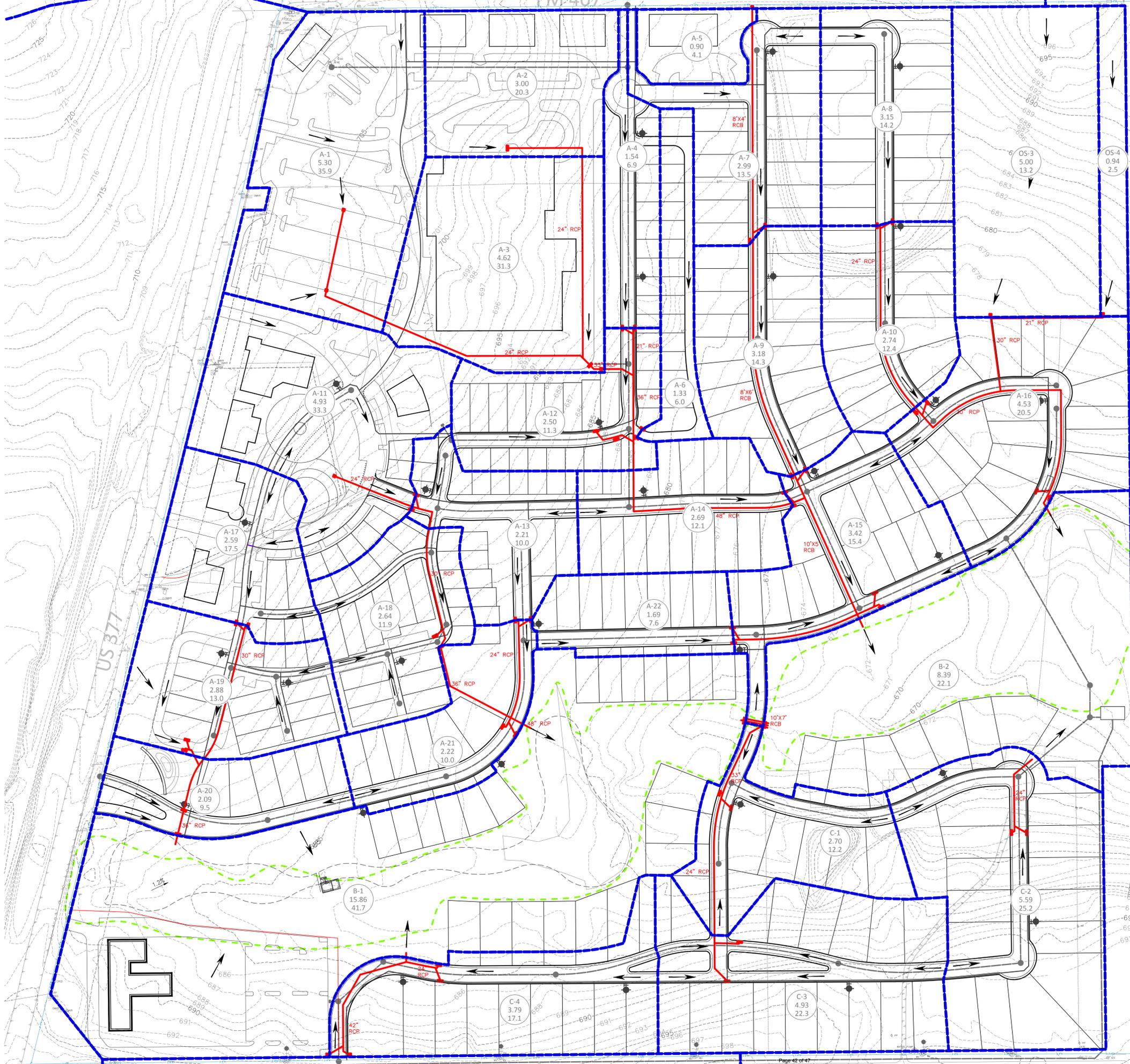


Retail Entry Plan

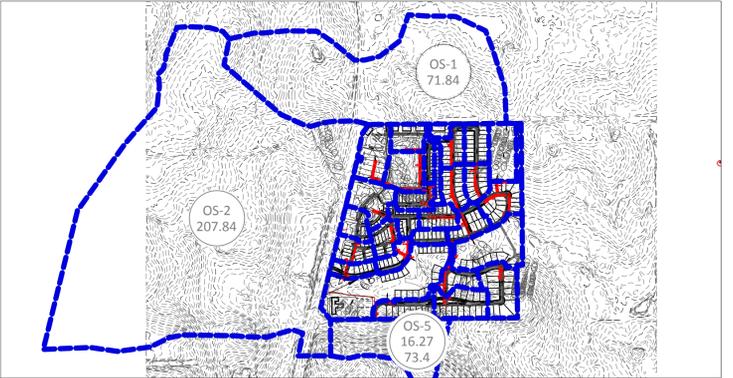


Signage Elevation



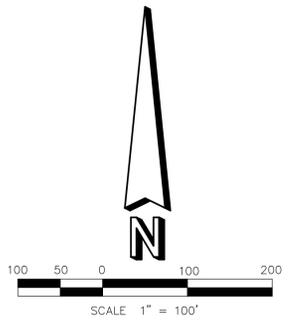


VICINITY MAP  
NOT TO SCALE



DRAINAGE AREA CALCULATIONS - DEVELOPED CONDITION									
DRAINAGE AREA ID	SIZE (AC)	COEFFICIENT NT	CxA	TIME OF CONC. (min)	5-YR RAINFALL INTENSITY (in/hr)	5-YR RUNOFF (cfs)	100-YR RAINFALL INTENSITY (in/hr)	100-YR RUNOFF (cfs)	
OS-1	71.8	0.60	43.10	25	4.01	172.85	6.13	264.2	
OS-2	207.8	n/a	n/a	n/a	n/a	n/a	n/a	*690	
OS-3	5.0	0.35	1.75	15	4.92	8.61	7.52	13.2	
OS-4	0.9	0.35	0.33	15	4.92	1.62	7.52	2.5	
OS-5	16.3	0.60	9.76	15	4.92	48.03	7.52	73.4	
A-1	5.3	0.90	4.77	15	4.92	23.47	7.52	35.9	
A-2	3.0	0.90	2.70	15	4.92	13.28	7.52	20.3	
A-3	4.6	0.90	4.16	15	4.92	20.46	7.52	31.3	
A-4	1.5	0.60	0.92	15	4.92	4.55	7.52	6.9	
A-5	0.9	0.60	0.54	15	4.92	2.66	7.52	4.1	
A-6	1.3	0.60	0.80	15	4.92	3.93	7.52	6.0	
A-7	3.0	0.60	1.79	15	4.92	8.83	7.52	13.5	
A-8	3.2	0.60	1.89	15	4.92	9.30	7.52	14.2	
A-9	3.2	0.60	1.91	15	4.92	9.39	7.52	14.3	
A-10	2.7	0.60	1.64	15	4.92	8.09	7.52	12.4	
A-11	4.9	0.90	4.44	15	4.92	21.83	7.52	33.4	
A-12	2.5	0.60	1.50	15	4.92	7.38	7.52	11.3	
A-13	2.2	0.60	1.33	15	4.92	6.52	7.52	10.0	
A-14	2.7	0.60	1.61	15	4.92	7.94	7.52	12.1	
A-15	3.4	0.60	2.05	15	4.92	10.10	7.52	15.4	
A-16	4.5	0.60	2.72	15	4.92	13.37	7.52	20.4	
A-17	2.6	0.90	2.33	15	4.92	11.47	7.52	17.5	
A-18	2.6	0.60	1.58	15	4.92	7.79	7.52	11.9	
A-19	2.9	0.60	1.73	15	4.92	8.50	7.52	13.0	
A-20	2.1	0.60	1.25	15	4.92	6.17	7.52	9.4	
A-21	2.2	0.60	1.33	15	4.92	6.55	7.52	10.0	
A-22	1.7	0.60	1.01	15	4.92	4.99	7.52	7.6	
B-1	15.9	0.60	9.52	15	4.92	46.82	7.52	71.6	
B-2	8.4	0.35	2.94	15	4.92	14.45	7.52	22.1	
C-1	2.7	0.60	1.62	15	4.92	7.97	7.52	12.2	
C-2	5.6	0.60	3.35	15	4.92	16.50	7.52	25.2	
C-3	4.9	0.60	2.96	15	4.92	14.55	7.52	22.2	
C-4	3.8	0.60	2.27	15	4.92	11.19	7.52	17.1	

- LEGEND**
- DRAINAGE AREA DESIGNATION  
DRAINAGE AREA SIZE (AC.)  
100-YEAR RUNOFF (CFS)
  - DRAINAGE AREA DIVIDE
  - FLOW ARROW
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE
  - PROPOSED STORM DRAIN W/CURB INLET
  - EXISTING STORM DRAIN
  - PROPOSED FLOODPLAIN
  - PROPOSED LAKE
  - EXISTING CONTOUR MAJOR
  - EXISTING CONTOUR MINOR



**PRELIMINARY  
DRAINAGE AREA MAP  
WATERBROOK**

TOWN OF ARGYLE  
DENTON COUNTY, TEXAS

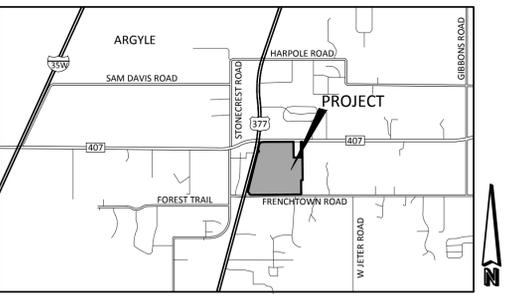
Applicant:  
Terra Manna, LLC  
101 Clariden Ranch Road  
Southlake, TX 76092  
817-251-8505

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
395 West State Hwy 114, Suite 400  
Southlake, TX 76092  
972-201-3100

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

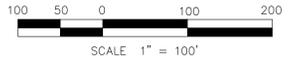
28 March 2016  
SHEET 1 OF 1





VICINITY MAP  
NOT TO SCALE

LEGEND	
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED STORM DRAIN W/CURB INLET



PRELIMINARY  
WATER & SANITARY SEWER PLAN  
**WATERBROOK**  
TOWN OF ARGYLE  
DENTON COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

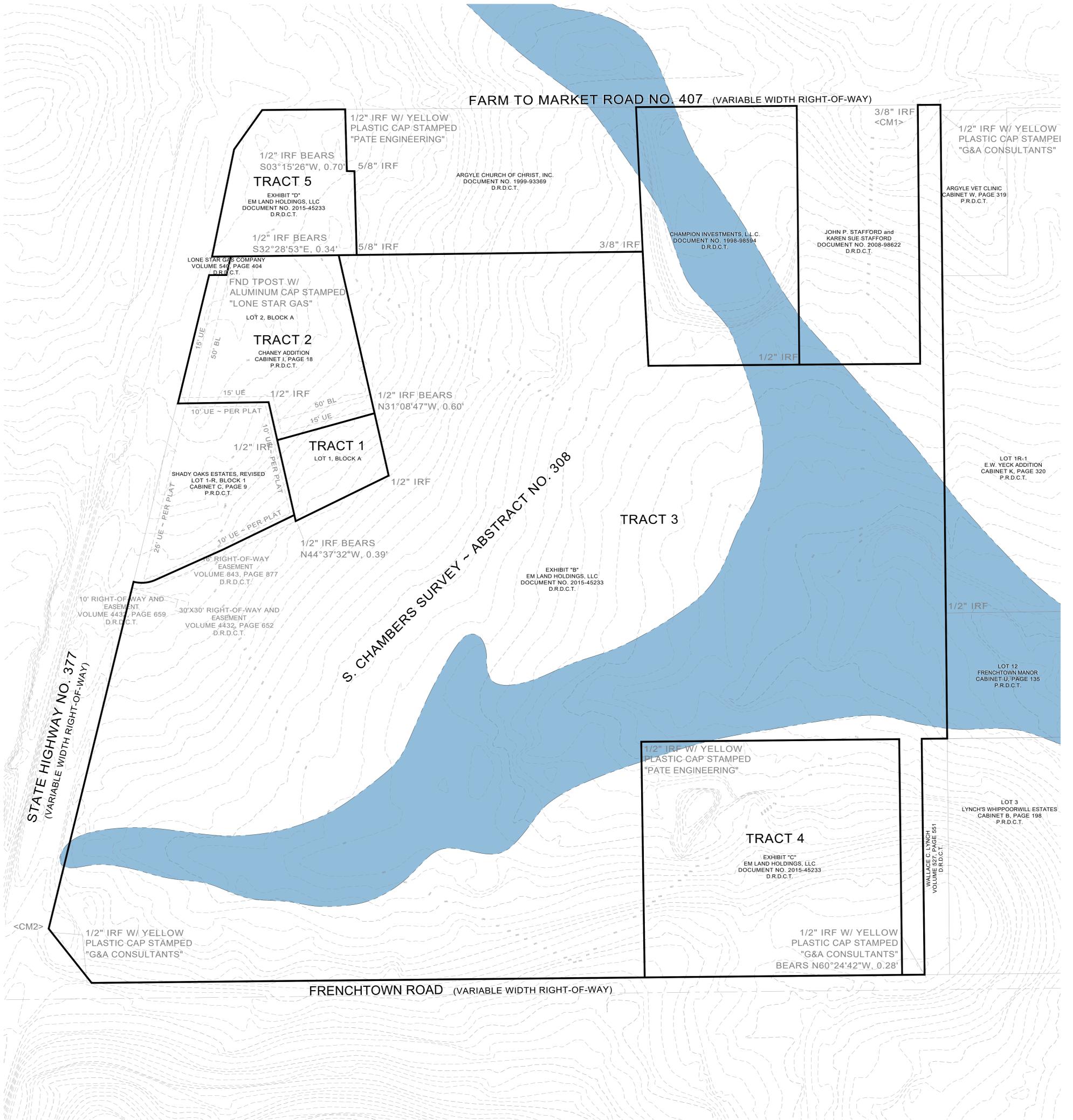
24 March 2016  
SHEET 1 OF 1



Applicant:  
Terra Manna, LLC  
101 Clariden Ranch Road  
Southlake, TX 76092  
817-251-8505

Engineer/Surveyor:  
J. Volk Consulting, Inc.  
395 West State Hwy 114, Suite 400  
Southlake, TX 76092  
972-201-3100

LOCATION MAP



# LEGAL DESCRIPTION

## TRACT 1-1.182 ACRES

**BEING** a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being all of Lot 1, Block A of CHANEY ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet I, Page 18, Plat Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in the east line of Lot 1-R, Block 1 of SHADY OAKS ESTATES, REVISED, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet C, Page 9, Plat Records, Denton County, Texas for the common northwest corner of said Lot 1 and most southerly southwest corner of Lot 2, Block A of said Addition;

**THENCE** North 74 degrees 40 minutes 12 seconds East, leaving said east line, a distance of 267.17 feet to a point for the common northeast corner of said Lot 1 and southeast corner of said Lot 2, from which point a 1/2 inch iron rod found bears North 31 degrees 08 minutes 47 seconds West, 0.60 feet;

**THENCE** South 12 degrees 53 minutes 14 seconds East, a distance of 168.00 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1;

**THENCE** South 64 degrees 08 minutes 28 seconds West, a distance of 273.61 feet to a point for the southwest corner of said Lot 1, from which point a 1/2 inch iron rod found bears North 44 degrees 37 minutes 32 seconds West, 0.39 feet;

**THENCE** North 12 degrees 58 minutes 01 seconds West, a distance of 218.03 feet to the

**POINT OF BEGINNING** and containing 1.182 acres of land, more or less.

## TRACT 2-4.086 ACRES

**BEING** a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being all of Lot 2, Block A of CHANEY ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet I, Page 18, Plat Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in the east line of Lot 1-R, Block 1 of SHADY OAKS ESTATES, REVISED, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet C, Page 9, Plat Records, Denton County, Texas for the common northwest corner of Lot 1, Block A of said CHANEY ADDITION and most southerly southwest corner of said Lot 2;

**THENCE** North 12 degrees 58 minutes 01 seconds West, with said east line, a distance of 102.34 feet to a 1/2 inch iron rod found for the common northeast corner of said Lot 1-R and an interior ell corner of said Lot 2;

**THENCE** South 89 degrees 10 minutes 51 seconds West, a distance of 240.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the east line of State Highway No. 377, a variable width right-of-way, for the southwest corner of said Lot 2;

**THENCE** North 13 degrees 46 minutes 18 seconds East, with said east line, a distance of 346.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most westerly northwest corner of said Lot 2;

**THENCE** North 89 degrees 42 minutes 17 seconds East, leaving said east line, a distance of 46.39 feet to a t-post with 1" aluminum cap stamped "LONE STAR GAS CO." found for an interior ell corner of said Lot 2;

**THENCE** North 12 degrees 56 minutes 26 seconds East, a distance of 50.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the south line of that tract of land described as Exhibit "D" in Deed to EM Land Holdings, LLC, as recorded in Document No. 2015-45233, Deed Records, Denton County, Texas for the most northerly northwest corner of said Lot 2;

**THENCE** North 89 degrees 20 minutes 45 seconds East, with the common north line of said Lot 2 and south line of said Exhibit "D" tract, a distance of 285.77 feet to a point for the northeast corner of said Lot 2, from which point a 1/2 inch iron rod found bears South 32 degrees 28 minutes 53 seconds East, 0.34 feet;

## TRACT 3-71.451 ACRES

**BEING** a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being part of that tract of land described as Exhibit "B" in Deed to EM Land Holdings, LLC, as recorded in Document No. 2015-45233, Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8 inch iron rod found in the south line of Farm to Market Road No. 407, a variable width right-of-way, for the common northeast corner of that tract of land described in Deed to John P. Stafford and Karen Sue Stafford, as recorded in Document No. 2008-98622, Deed Records, Denton County, Texas and a northeasterly corner of said Exhibit "B" tract;

**THENCE** North 89 degrees 33 minutes 36 seconds East, with said south line, a distance of 60.02 feet to a point for the most easterly northeast corner of said Exhibit "B" tract, from which point a 5/8 inch iron rod found bears South 40 degrees 30 minutes 35 seconds West, 0.61 feet;

**THENCE** Southerly, with the east line of said Exhibit "B" tract, the following three (3) courses and distances:

South 00 degrees 36 minutes 53 seconds East, leaving said south line, passing at a distance of 15.01 feet a 1/2 inch iron rod with a yellow plastic cap stamped "G&A CONSULTANTS" found for the northwest corner of ARGYLE VET CLINIC, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet W, Page 319, Plat Records, Denton County, Texas, passing at a cumulative distance of 1,334.04 feet a 1/2 inch iron rod found for the common southwest corner of Lot 1R-1 of E.W. YECK ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet K, Page 320, Plat Records, Denton County, Texas and northwest corner of Lot 12 of

FRENCHTOWN MANOR, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet U, Page 135, Plat Records, Denton County, Texas, and continuing in all for a total distance of 1,663.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said Lot 12 and northwest corner of Lot 3 of LYNCH'S WIPPOORWILL ESTATES, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet B, Page 198, Plat Records, Denton County, Texas;

South 89 degrees 26 minutes 04 seconds West, a distance of 67.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 00 degrees 42 minutes 54 seconds East, a distance of 619.14 feet to a point for corner in the north line of Frenchtown Road, a variable width right-of-way, from which point a 1/2 inch iron rod with a yellow plastic cap stamped "G&A CONSULTANTS" found bears North 60 degrees 24 minutes 42 seconds West, 0.28 feet;

**THENCE** South 89 degrees 26 minutes 15 seconds West, leaving said east line and with said north line, a distance of 59.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of that tract of land described as Exhibit "C" in Deed to EM Land Holdings, LLC, as recorded in Document No. 2015-45233, Deed Records, Denton County, Texas;

**THENCE** North 00 degrees 43 minutes 12 seconds West, leaving said north line and with said east line, a distance of 618.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of said Exhibit "C" tract;

**THENCE** South 89 degrees 26 minutes 04 seconds West, a distance of 683.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "PATE ENGINEERING" found for the northwest corner of said Exhibit "C" tract;

**THENCE** South 00 degrees 50 minutes 35 seconds East, with the west line of said Exhibit "C" tract, a distance of 618.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of the above mentioned Frenchtown Road;

**THENCE** South 89 degrees 26 minutes 15 seconds West, leaving said west line and with said north line, a distance of 1,465.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "G&A CONSULTANTS" found at the intersection of said north line with the east line of State Highway No. 377, a variable width right-of-way;

**THENCE** North 38 degrees 38 minutes 55 seconds West, leaving said north line and with said east line, a distance of 182.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "G&A CONSULTANTS" found for the most westerly southwest corner of the above mentioned Exhibit "B" tract;

**THENCE** North 13 degrees 52 minutes 24 seconds East, continuing with said east line, a distance of 937.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of Lot 1-R, Block 1 of SHADY OAKS ESTATES, REVISED, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet C, Page 9, Plat Records, Denton County, Texas, said point being at the beginning of a non-tangent curve to the left having a central angle of 37 degrees 46 minutes 35 seconds, a radius of 90.84 feet and a chord bearing and distance of North 84 degrees 54 minutes 00 seconds East, 58.81 feet;

**THENCE** Easterly, with the south line of said Lot 1-R, the following three (3) courses and distances:

Easterly, leaving said east line and with said curve to the left, an arc distance of 59.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 66 degrees 00 minutes 51 seconds East, a distance of 195.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 64 degrees 20 minutes 50 seconds East, a distance of 208.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the west line of Lot 1, Block A of CHANEY ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet I, Page 18, Plat Records, Denton County, Texas for the southeast corner of said Lot 1-R;

**THENCE** South 12 degrees 58 minutes 01 seconds East, leaving said south line and with said west line, a distance of 16.42 feet to a point for the southwest corner of said Lot 1, from which point a 1/2 inch iron rod found bears North 44 degrees 37 minutes 32 seconds West, 0.39 feet;

**THENCE** North 64 degrees 08 minutes 28 seconds East, a distance of 273.61 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1;

**THENCE** North 12 degrees 53 minutes 14 seconds West, a distance of 593.63 feet to a point in the south line of that tract of land described as Exhibit "D" in Deed to EM Land Holdings, LLC, as recorded in Document No. 2015-45233, Deed Records, Denton County, Texas for the northeast corner of Lot 2, Block A of said CHANEY ADDITION, from which point a 1/2 inch iron rod found bears South 32 degrees 28 minutes 53 seconds East, 0.34 feet;

**THENCE** North 89 degrees 20 minutes 45 seconds East, passing at a distance of 47.77 feet a 5/8 inch iron rod found for the common southeast corner of said Exhibit "D" tract and southwest corner of that tract of land described in Deed to Argyle Church of Christ, Inc., as recorded in Document No. 1999-93369, Deed Records, Denton County, Texas, and continuing with the south line of said Argyle Church of Christ, Inc. tract in all for a total distance of 805.44 feet to a 3/8 inch iron rod found in the west line of that tract of land described in Deed to Champion Investments, L.L.C., as recorded in Document No. 1998-98594, Deed Records, Denton County, Texas for the southeast corner of said Argyle Church of Christ, Inc. tract;

**THENCE** South 02 degrees 54 minutes 13 seconds East, leaving said south line and with said west line, a distance of 299.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of said Champion Investments, L.L.C. tract;

**THENCE** North 89 degrees 34 minutes 43 seconds East, passing at a distance of 399.65 feet a 1/2 inch iron rod found for the common southeast corner of said Champion Investments, L.L.C. tract and southwest corner of the above mentioned John P. Stafford and Karen Sue Stafford tract, and continuing in all for a total distance of 719.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of said John P. Stafford and Karen Sue Stafford tract;

**THENCE** North 00 degrees 31 minutes 55 seconds West, a distance of 679.41 feet to the **POINT OF BEGINNING** and containing 71.451 acres of land, more or less.

## TRACT 4-9.696 ACRES

**BEING** a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being part of that tract of land described as Exhibit "C" in Deed to EM Land Holdings, LLC, as recorded in Document No. 2015-45233, Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "PATE ENGINEERING" found for the northwest corner of said Exhibit "C" tract;

**THENCE** North 89 degrees 26 minutes 04 seconds East, a distance of 683.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of said Exhibit "C" tract;

**THENCE** South 00 degrees 43 minutes 12 seconds East, with the east line of said Exhibit "C" tract, a distance of 618.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of Frenchtown Road, a variable width right-of-way;

**THENCE** South 89 degrees 26 minutes 15 seconds West, leaving said east line and with said north line, a distance of 681.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the west line of said Exhibit "C" tract;

**THENCE** North 00 degrees 50 minutes 35 seconds West, with said west line, a distance of 618.71 feet to the **POINT OF BEGINNING** and containing 9.696 acres of land, more or less.

## TRACT 5-2.836 ACRES

**BEING** a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being all of that tract of land described as Exhibit "D" in Deed to EM Land Holdings, LLC, as recorded in Document No. 2015-45233, Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "PATE ENGINEERS" found in the south line of Farm to Market Road No. 407, a variable width right-of-way, for the common northeast corner of said Exhibit "D" tract and northwest corner of that tract of land described in Deed to Argyle Church of Christ, Inc., a recorded in Document No. 1999-93369, Deed Records, Denton County, Texas;

**THENCE** Southerly, with the common east line of said Exhibit "D" tract and west line of said Argyle Church of Christ, Inc. tract, the following three (3) courses and distances:

South 01 degrees 33 minutes 57 seconds East, leaving said south line, a distance of 162.08 feet to a point for corner, from which point a 1/2 inch iron rod found bears South 03 degrees 15 minutes 26 seconds West, 0.70 feet;

South 89 degrees 13 minutes 00 seconds East, a distance of 20.05 feet to a 5/8 inch iron rod found for corner;

South 01 degrees 33 minutes 57 seconds East, a distance of 219.97 feet to a 5/8 inch iron rod found for the common southeast corner of said Exhibit "D" tract and southwest corner of said Argyle Church of Christ, Inc. tract;

**THENCE** South 89 degrees 20 minutes 45 seconds West, leaving said common line, a distance of 383.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the east line of State Highway No. 377, a variable width right-of-way, for the southwest corner of said Exhibit "D" tract;

**THENCE** North 11 degrees 44 minutes 46 seconds East, with said east line, passing at a distance of 280.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "ALLIANCE" found, and continuing in all for a total distance of 287.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** North 35 degrees 44 minutes 20 seconds East, continuing with said east line, a distance of 127.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set at the intersection of said east line with the south line of the above mentioned Farm to Market Road No. 407;

**THENCE** North 89 degrees 33 minutes 36 seconds East, with said south line, a distance of 219.88 feet to the **POINT OF BEGINNING** and containing 2.836 acres of land, more or less.

## ZONING DESCRIPTION-6.441 ACRES

**BEING** a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being all of that tract of land described in Deed to Champion Investments, L.L.C., as recorded in Document No. 1998-98594, Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8 inch iron rod found in the south line of Farm to Market Road No. 407, a variable width right-of-way, for the northwest corner of said Champion Investments, L.L.C. tract;

**THENCE** North 89 degrees 33 minutes 36 seconds East, with said south line, a distance of 425.77 feet to a point for the northeast corner of said Champion Investments, L.L.C. tract, from which point a 1/2 inch iron rod found bears North 09 degrees 13 minutes 04 seconds East, 0.76 feet;

**THENCE** South 00 degrees 34 minutes 25 seconds East, leaving said south line, a distance of 679.30 feet to a 1/2 inch iron rod found for the southeast corner of said Champion Investments, L.L.C. tract;

**THENCE** South 89 degrees 34 minutes 43 seconds West, a distance of 399.65 feet to a point for the southwest corner of said Champion Investments, L.L.C. tract;

**THENCE** North 02 degrees 54 minutes 13 seconds West, with the west line of said Champion Investments, L.L.C. tract, a distance of 299.88 feet to a 3/8 inch iron rod found for corner;

**THENCE** North 02 degrees 40 minutes 32 seconds West, continuing with said west line, a distance of 379.86 feet to the **POINT OF BEGINNING** and containing 6.441 acres of land, more or less.

# NOTICE OF PUBLIC HEARING

The Town of Argyle Planning and Zoning Commission will conduct a public hearing at 6:30 p.m. on Tuesday, April 5, 2016 and the Town of Argyle Town Council will conduct a public hearing at 7:00 PM on Tuesday, May 24, 2016 at Argyle Town Hall, 308 Denton Street, Argyle, Texas to receive public comment and to consider a zoning change (MDP-16-001) from A (Agricultural District), SF-10 (Single Family Residential-10 District), OR (Office Retail), LR (Local Retail), and CF (Community Facilities) to VC-N, VC-T, and VC-MU Districts (Village Center Neighborhood, Transition, and Mixed Use Districts) for **Waterbrook**, being approximately 105.35 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 47-50,55, 56, Chaney Addition, Block A, Lot 1 and 2, and Shady Oaks Estates 3, Block 1, Lot 1R; and being located at the southeast corner of HWY 377 and FM 407, located in the 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](mailto:mjones@argyletx.com)

These forms are used to calculate the percentage of land that support and oppose the request. The Town Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

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

Comments:

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RECEIVED  
MAR 31 2016  
BY: *AJR*

Signature: *[Handwritten Signature]*  
Printed Name: Thomas Beckett / TACKL ASS  
Mailing Address: \_\_\_\_\_  
City, State Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Physical Address of Property within 200 feet: 480 FM 407 E

TACKL ASSOCIATES INC

# NOTICE OF PUBLIC HEARING

The Town of Argyle Planning and Zoning Commission will conduct a public hearing at 6:30 p.m. on Tuesday, April 5, 2016 and the Town of Argyle Town Council will conduct a public hearing at 7:00 PM on Tuesday, May 24, 2016 at Argyle Town Hall, 308 Denton Street, Argyle, Texas to receive public comment and to consider a zoning change (MDP-16-001) from A (Agricultural District), SF-10 (Single Family Residential-10 District), OR (Office Retail), LR (Local Retail), and CF (Community Facilities) to VC-N, VC-T, and VC-MU Districts (Village Center Neighborhood, Transition, and Mixed Use Districts) for **Waterbrook**, being approximately 105.35 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 47-50,55, 56, Chaney Addition, Block A, Lot 1 and 2, and Shady Oaks Estates 3, Block 1, Lot 1R; and being located at the southeast corner of HWY 377 and FM 407, located in the Town of Argyle, Denton County, Texas.

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

Comments:

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**RECEIVED**  
APR 01 2016  
BY: *AM*

Signature: *[Handwritten Signature]*

Printed Name: John Stafford

Mailing Address: \_\_\_\_\_

City, State Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Physical Address of Property within 200 feet: *[Handwritten Address]*

**STAFFORD, JOHN P & KAREN SUE**

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