



**NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, May 3, 2016**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, May 3, 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 April 5, 2016.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change request (Z-16-003) from OR (Office Retail) to VC-MU (Village Center-Mixed Use) for CVS Pharmacy, being approximately 2.22 acres; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.
2. **PUBLIC HEARING:** Consider and make a recommendation for a Specific Use Permit (SUP-16-003) to allow for alcohol sales; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.



3. Consider and make a recommendation for a Site Plan (SP-16-001) for CVS Pharmacy; being an approximately 14,600 SQ FT Pharmacy/Retail Sales; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.

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 27th 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, APRIL 5, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, April 5, 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 April 1, 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
Sherry Griffin
Keith Appleton
Jason Lillard

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None.

STAFF PRESENT:

Matthew Jones, Director of Community Development
Angie Manglaris, Permit Clerk
Matthew Butler, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER

The regular meeting was called to order at 6:30 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 March 1, 2016.

Mrs. Thomas motioned, Mr. Kravetz seconded to approve the minutes of March 1, 2016 as presented. The motion carried unanimously by a vote of 6-0.

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.**

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

The public hearing opened at 6:36 p.m. No public input was received. Public hearing was closed at 6:37 p.m.

Discussion was held and Mrs. Thomas motioned to approve the ordinance amendment. Mr. Lillard seconded the motion. The motion carried unanimously by a vote of 7-0.

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.**

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

Mr. Bret Pedigo, a representative of the applicant, explained the zoning change request and gave a presentation to the Commission.

The public hearing opened at 7:21 p.m. Public input was received. Two attendees spoke in favor of the request; one attendee spoke against the zoning change request. Public hearing was closed at 7:28 p.m.

Discussion was held and Mrs. Thomas motioned to approve the zoning change with the staff recommendations, Mr. Appleton seconded the motion. The motioned carried unanimously by a vote of 7-0.

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 8:25 p.m.

APPROVED THIS THE 3rd DAY OF MAY, 2016. WITNESS:

Paul Walker
Chairman

Matthew C. Jones, AICP
Director of Community Development



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: May 3, 2016

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

From: Matt Jones, Director of Community Development

Subject: Zoning change from OR to VC-MU – CVS Pharmacy

Purpose:

PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-16-003) from OR (Office Retail) to VC-MU (Village Center-Mixed Use Districts) for CVS Pharmacy, being approximately 2.22 acres; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.

Existing Condition of Property:

The property is currently unimproved and is zoned Office Retail (OR). A single-family residence did reside on the property and has been demolished and removed since 2012. The property is mainly open grassy areas with scattered Post Oak, Elm, and Hackberry trees. A small portion of the property is in the floodplain, which clips the northeast corner of the property.

Adjacent Existing Land Uses and Zoning:

North: OR – Office Retail, CF – Community Facilities
South: VC-MU – Village Center Mixed-Use (Waterbrook)
East: MH-Manufactured Home
West: TxDOT ROW

Development Review Analysis:

The applicant is requesting Village Center Mixed-Use Zoning (VC-MU) in order to construct a 14,600 SQ FT Pharmacy/Retail Sales with a Drive-Thru on approximately 2.22 acres.

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 and a suitable area for commercial development. The Village Center is characterized by walkable, pedestrian-oriented commercial and residential developments that focus on streetscapes. Commercial offerings are oriented to smaller scale, local or specialty retail, as in traditional forms of central square shopping districts.

Consistency with the Form-Based Code (FBC):

The goal of the FBC is to implement the Town’s Comprehensive plan in a balanced and sustainable manner to achieve a long-term diversification of the tax base. The FBC recognizes this intersection as a catalytic area to achieve that goal and vision for the Town.

The requested zoning is consistent with the Draft Zoning Framework Plan (ZFP) for the Village Center Form-Based District. The applicant has included sidewalks that will provide pedestrian connectivity to future developments to the east, as well as, the existing commercial developments to the north. The applicant has submitted a landscape plan that is consistent with the landscape requirements of the FBC, including the landscape and buffer requirements along FM 407.

Following chart provides site related elements in the Form-Based Codes and the applicant’s proposed regulations:

	FBC Regulations	Proposed Regulations
Setback	Min. 20’ - Max. Flexible	90’ proposed
Parking	Flexible	67 provided
Height	3 Stories or 40’ max	28’ proposed
Min. Open Space	Required/Flexible	Buffers along 407
Landscape Buffer	20’ along HWY 377	20’ FM 407

Tree Preservation:

A detailed tree survey has been submitted for the project. A total of 93 trees have been identified on-site totaling 1,260 caliper inches. The applicant is proposing to preserve 8 trees on-site, totaling 128 caliper inches. There were 25 trees identified as being protected to be removed totaling 319 caliper inches. The applicant will be mitigating 78 caliper inches with on-site tree plantings being a minimum of 3 caliper inches at the time of planting. A total of 243 caliper inches will need to be mitigated off-site or the applicant shall provide monetary reimbursement for the remaining mitigation.

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 during the permitting and construction plan review.

Drainage Analysis:

Staff has reviewed the preliminary grading and utility plan and has determined that compliance with all drainage requirements of the Town Developments Standards can be achieved at the time of construction plan review. A detailed engineering review of the drainage and grading plans will be conducted by the Town Engineer at the time of construction plan review.

Design Standards

The applicant has proposed a variety of design standards that meet the recommendations of the VC-MU District and that meets or exceeds the minimum requirements of the Town Development Standards.

Property Owner Notifications:

Four (4) public hearing notices 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 at this time.

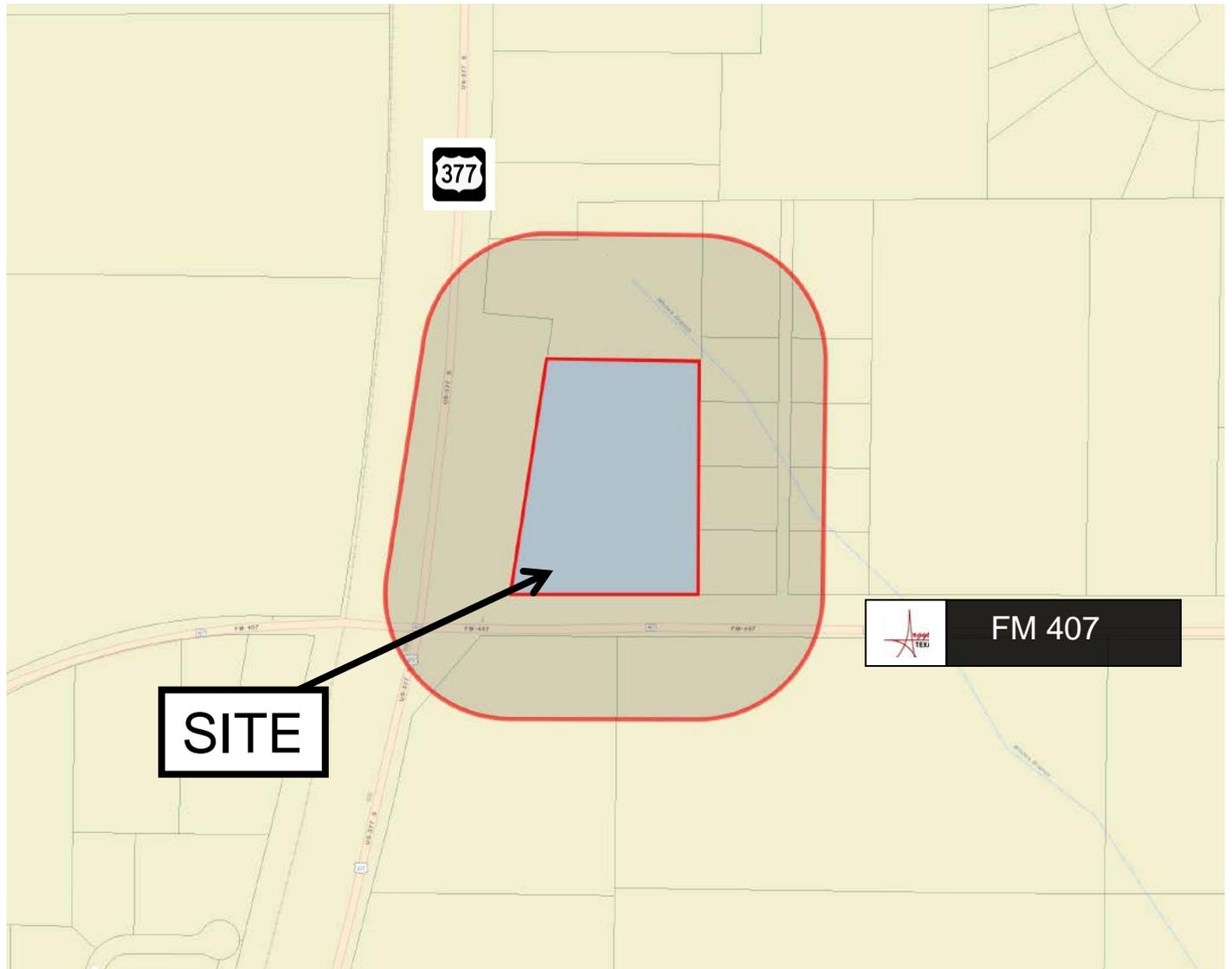
Staff Recommendation:

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

Attachments:

Location Map
Site Plan
Zoning Exhibits

LOCATION MAP





FM 407



HWY 377

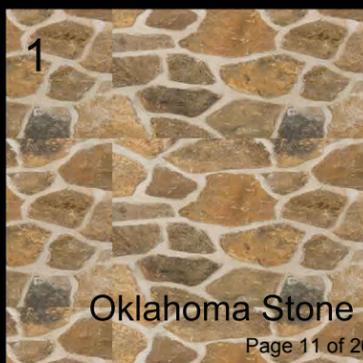


CVS/pharmacy

CVS - FM 407 & HWY 377

Argyle, TX

ELEVATIONS RENDERING



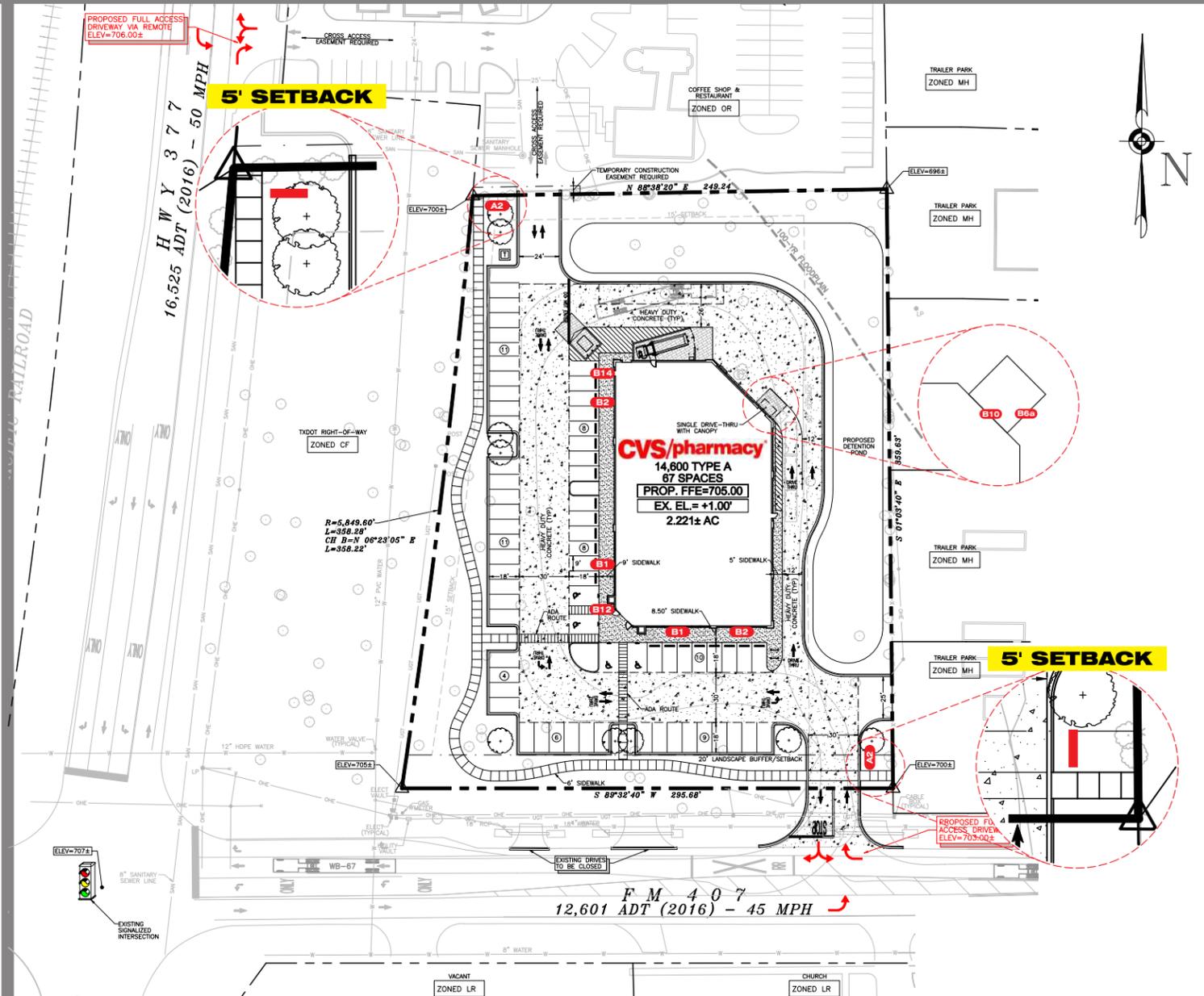


HWY 377

FM 407

FREESTANDING SIGNS

SITE MAP



Work Order #
0381529Ar3

Sheet 1 of 9

Client
CVS/pharmacy #CS99827

Address
NEC Hwy 377 & FM 407
Argyle, TX

Account Rep. WLF / DH

Designer BR

Date 1-20-15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1-BR/1-29-15:	Update site plan.
R2-BR/3-11-16:	Update site/art.
R2a-BR/3-14-16:	Update art.
R3-BR/3-17-16:	Update art.



chandlersigns.com

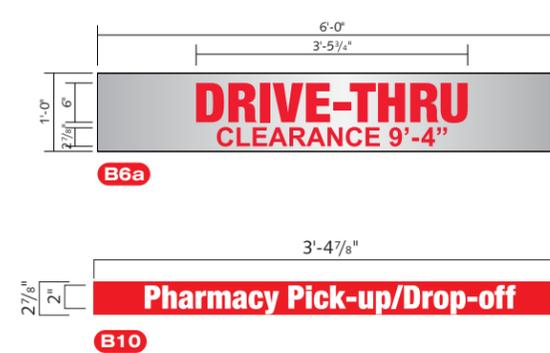
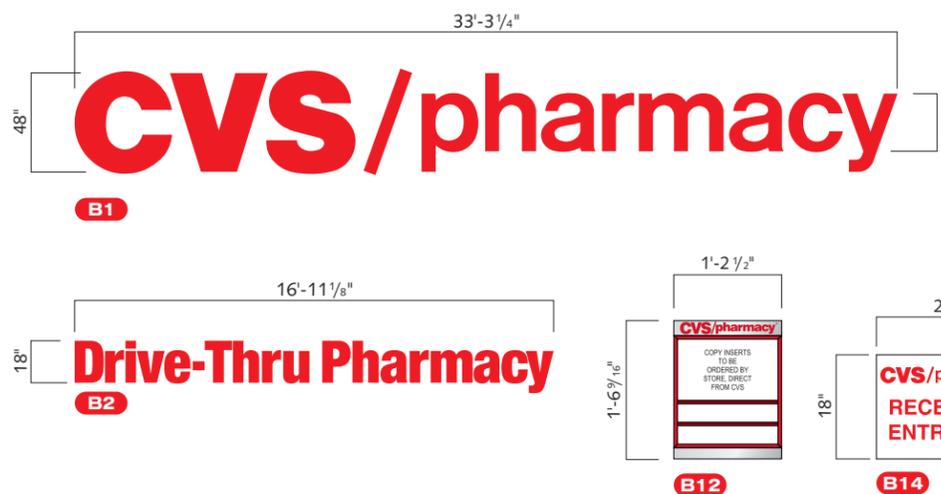
National Headquarters	3201 Manor Way Dallas, TX 75235 214-902-2000 Fax 214-902-2044
San Antonio	17319 San Pedro Ave., Ste. #200 San Antonio, TX 78232 210-349-3804 Fax 210-349-8724
West Coast	1335 Park Center Drive, Unit C Vista, CA 92081 760-967-7003 Fax 760-967-7033
Northeast US	965 Baxter Avenue, Suite 200 Louisville, KY 40204 502-478-3075 Fax 502-412-0013
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 863-420-1100 Fax 863-424-1160
Georgia	37 Waterfront Part Court Dawsonville, GA 30534 678-725-8852 Fax 210-349-8724
South Texas	P.O. Box 125, 206 Doral Drive Portland, TX 78374 361-563-5599 Fax 361-643-6533

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DIRECTIONAL SIGNS

TEMPORARY SIGNS

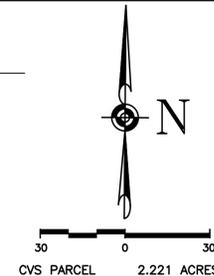
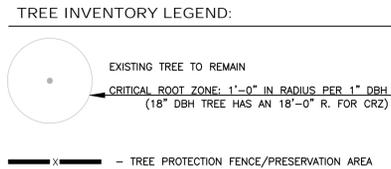
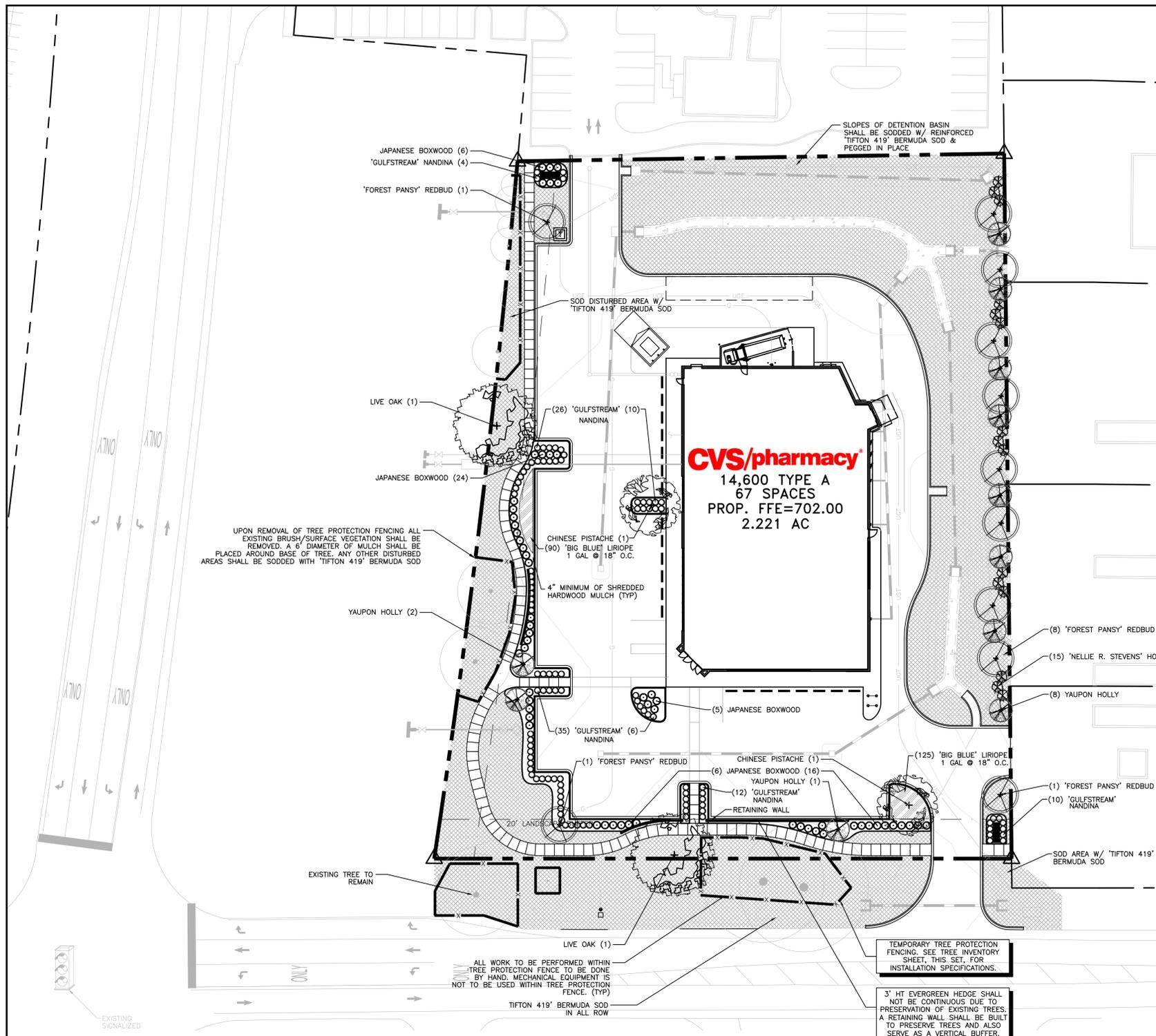
BUILDING SIGNS



FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





ALL UNSURFACED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED AS SHOWN ON THE IRRIGATION PLAN. SEE IRRIGATION PLAN, THIS SET, FOR ADDITIONAL INFORMATION.

MAINTENANCE REQUIREMENT

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL INSTALLED LANDSCAPING, INCLUDING GRASS MOWING, UP TO THE CVS STORE GRAND OPENING.

EXISTING TREE INVENTORY SUMMARY:
(PER THE PART 5. DEVELOPMENT STANDARDS: ARGYLE, TEXAS: ADOPTED 10/26/2010 REFER TO TREE INVENTORY/PRESERVATION PLAN FOR MORE INFORMATION)

TOTAL TREES INVENTORIED (ON-SITE)	TOTAL TREES TO BE REMOVED (ON-SITE)
93 - TREES WITH 1,260" CAL-IN	90 - TREES WITH 1219" CAL-IN
PROTECTED TREES TO BE REMOVED:	REQ 100% REPLACEMENT CAL-IN FOR PROJECT:
25 - TREES WITH 319" CAL-IN	(107) 3" MIN CAL TREES TOTAL 321" CAL-IN
REPLACEMENT TREES TO BE PLANTED ON-SITE:	REPLACEMENT TREES TO BE PLANTED OFF-SITE:
(26) 3" MIN CAL TREES TOTAL 78" CAL-IN	(81) 3" MIN CAL TREES TOTAL 243" CAL-IN

TOWN OF ARGYLE SECTION 14.3.53 FORM-BASED ZONING DISTRICTS
14.3.53-7 DEVELOPMENT STANDARDS

14.3.53-7 - B - 12 - LANDSCAPING STANDARDS

IV. LANDSCAPING ALONG I-35W, US 377, AND FM 407: THE FRONTS OF THESE MAJOR ROADWAYS SHALL BE TREATED DIFFERENTLY FROM INTERNAL STREETS WITHIN THE FB ZONING DISTRICTS. THE FOLLOWING MINIMUM STANDARDS SHALL APPLY (UNLESS ALTERNATIVE STANDARDS ARE PROPOSED BY THE APPLICANT AND APPROVED AS PART OF THE MDP):

a. A LANDSCAPED YARD OF A MINIMUM WIDTH OF 20' SHALL BE REQUIRED ON ALL LOTS WITH FRONTAGE ALONG I-35W, US 377, AND FM 407.

A 20' WIDE BUFFER SHALL BE PROVIDED ALONG FM 407

b. LANDSCAPING REQUIRED: THE FOLLOWING PLANTINGS SHALL BE REQUIRED WITHIN THE REQUIRED YARD PER EVERY 100' OF LINEAR FRONTAGE ALONG THE SPECIFIC ROADWAY:

- 3 SHADE TREES
- 6 ORNAMENTAL TREES,
- 8 SHRUBS
- GROUND COVER, ORNAMENTAL GRASSES, OR TURF GRASSES FOR THE REMAINING UNPAVED AREAS

DUE TO MATURE EXISTING TREES BEING PRESERVED ALONG FM 407, SOME REQUIRED TREES SHALL BE PLANTED ELSEWHERE ALONG THE STORE FRONTAGE

FM 407 - 296 LF STREET FRONTAGE / 100 = 2.96

3 SHADE TREES X 2.96 = 9 SHADE TREES REQUIRED (2 LIVE OAKS SHALL BE PLANTED)

6 UNDERSTORY TREES X 2.96 = 18 UNDERSTORY TREES REQUIRED (3 YAUPON HOLLY TREES AND 1 FOREST PANSY REDBUD)

8 SHRUBS X 2.96 = 24 SHRUBS REQUIRED (103 SHRUBS TOTAL SHALL BE PLANTED ON SITE)

*EXISTING TREES ON SITE ALONG HWY 377, TOTALING 41" (13 - 3" C TREES) SHALL COUNT TOWARDS TREE REQUIREMENTS.

*UPON APPROVAL, EXISTING TREES IN R.O.W. ADJACENT TO FM 407, TOTALING 122" (41 - 3" C TREES) SHALL FULFILL STREET TREE REQUIREMENT.

c. A MINIMUM SIX (6) FOOT WIDE SIDEWALK SHALL BE REQUIRED ALONG THESE FRONTS. SUCH A FACILITY MAY BE PLACED WITHIN THE REQUIRED 20' YARD. IN LIEU OF A SIDEWALK ALONG THE I-35W FRONTAGE ROADS, ALTERNATIVE PEDESTRIAN CONNECTIVITY ALIGNMENTS MAY BE PROPOSED BY AN APPLICANT AND APPROVED THROUGH THE MDP PROCESS.

A 6' SIDEWALK SHALL BE PLACED IN THE 20' LANDSCAPE YARD ALONG FM 407

d. SPECIFIC TO THE VILLAGE CENTER FB ZONING DISTRICT

VILLAGE CENTER FB ZONING DISTRICT DEVELOPMENT STANDARDS TABLE	
7.0 LANDSCAPE AND STREETScape	VILLAGE CENTER - MIXED USE
a. LANDSCAPING	REQUIRED/ FLEXIBLE
1. LANDSCAPE BUFFER BETWEEN SURFACE PARKING AND SIDEWALKS/TRAILS AND STREETS (EXCEPT ALLEYS)	3' MAX HEIGHT SHRUB BUFFER SHALL BE PLACED BETWEEN PARKING AND SIDEWALK / STREET ALONG FM 407 TO SCREEN VEHICULAR USE AREA
2. PARKING LOT MINIMUM INTERIOR LANDSCAPING	FLEXIBLE
	INTERIOR CANOPY AND UNDERSTORY TREES SHALL BE PLACED WITHIN THE INTERIOR PARKING AREA WHERE UTILITIES AND SITE VISIBILITY CONCERNS SHALL ALLOW
b. LIGHTING	REQUIRED/ FLEXIBLE
1. STREET LIGHTING	ALL PROPOSED LIGHTING SHALL MEET CITY'S REQUIREMENTS
2. BUILDING ENTRANCES	
3. PARKING AREAS, TRAILS, AND STREETS	

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

QTY	SYM	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPACING	CONDITION	REMARKS
TREES:							
11	(Symbol)	CERCIS CANADENSIS 'FOREST PANSY'	'FOREST PANSY' REDBUD	3" C MIN / 10' MIN HT	AS SHOWN	B&B/CONT	SINGLE TRUNK, UNIFORM GROWTH
11	(Symbol)	ILEX VOMITORIA	YAUPON HOLLY	3" C MIN (TOTAL) / 10' MIN HT	AS SHOWN	B&B/CONT	TREE FORM (3-5 CANES)
2	(Symbol)	PISTACIA CHINENSIS	CHINESE PISTACHE	3" C MIN / 12' MIN HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
2	(Symbol)	QUERCUS VIRGINIANA	LIVE OAK	3" C MIN / 12' MIN HT	AS SHOWN	B&B/CONT	FULL HEAD w/UNIFORM GROWTH
SHRUBS:							
52	(Symbol)	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL / 24 - 30" MIN HT	AS SHOWN	B&B/CONT	FULL HEAD, UNIFORM GROWTH
15	(Symbol)	ILEX X 'NELLIE R. STEVENS'	NELLIE R STEVENS HOLLY	5 GAL / 24 - 30" MIN HT	AS SHOWN	B&B/CONT	FULL HEAD, UNIFORM GROWTH
103	(Symbol)	NANDINA DOMESTICA 'GULF STREAM'	NANDINA 'GULF STREAM'	5 GAL / 24 - 30" MIN HT	AS SHOWN	B&B/CONT	FULL HEAD, UNIFORM GROWTH
GROUND COVER:							
FILL AREA	(Symbol)	CYNODON DACTYLON 'TIFTON 419'	TURF TYPE 'TIFTON 419' BERMUDA SOD	SOLID SOD	AS SHOWN	SLAB/ROLL	WEED FREE & ACTIVELY GROWING
215	(Symbol)	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	6" HT / 1 GAL	18" O.C.	CONT	ROUND, FULL HEAD - UNIFORM SHAPE
FILL AREA	(Symbol)	4" MINIMUM OF SHREDDED HARDWOOD MULCH					

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.



TYPE A-14600-LEFT CHAMFER DRIVE-THRU
STORE NUMBER: TBD
NEC - FM 407 & HIGHWAY 377 ARGYLE, TEXAS
PROJECT TYPE: NEW STORE
DEAL TYPE: TURN KEY
CS PROJECT NUMBER: 99827

ARCHITECT OF RECORD

GENESIS DESIGN GROUP, INC.
421 W HARWOOD ROAD
SUITE 100
HURST, TEXAS 76054
TEL (817) 285-7444
FAX (817) 285-7318

CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

CARLSON CONSULTING ENGINEERS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-9624
7068 LEDGESTONE COMMONS
BARTLETT, TN 38133

DEVELOPER:

ORANGE DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

NO.	DESCRIPTION	DATE

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: 13 APRIL 2016

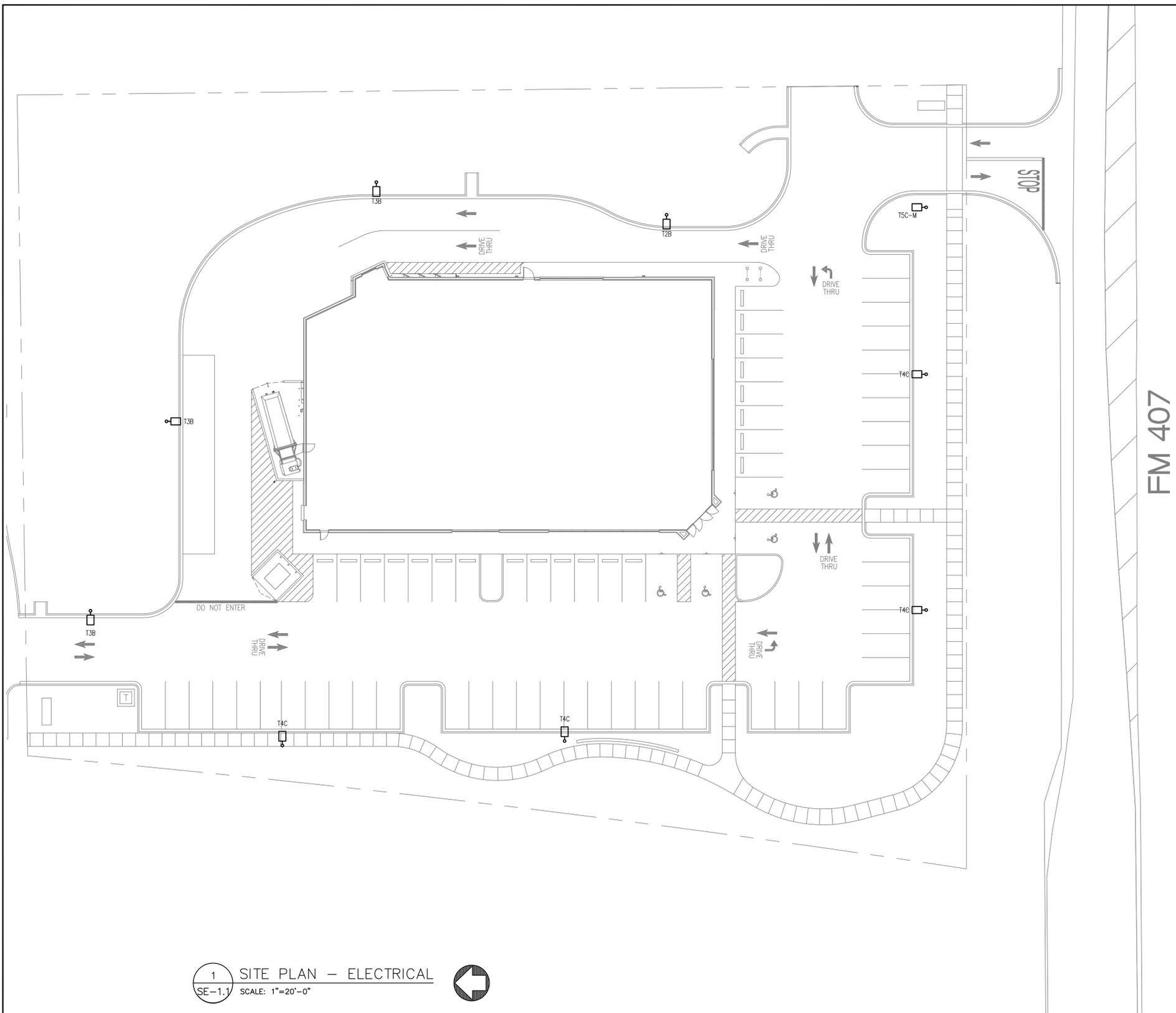
JOB NUMBER: N/A

PLANTING PLAN

SHEET NUMBER:

4 OF 5

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



1 SITE PLAN -- ELECTRICAL
 SE-1.1 SCALE: 1"=20'-0"

LIGHTING FIXTURE SCHEDULE					
ALL FIXTURES SHALL BE PURCHASED THROUGH THE NATIONAL ACCOUNT VENDOR					
REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE.					
MARK	DESCRIPTION	MOUNTING	VOLT	LAMPS	REMARKS
T2B	(1) SPAULDING #CL1-60L-4K-2 WITH 25'-0" POLE, ARM MOUNT SINGLE LUMINAIRE. POLE BASE 3'-0".	POLE MOUNTED RE: 3/SE-1.1	120	60 LED'S	PROVIDE GREY FINISH. PROVIDE POLE WIND RATING FOR AREA INSTALLED.
T3B	(1) SPAULDING #CL1-60L-4K-3 WITH 25'-0" POLE, ARM MOUNT SINGLE LUMINAIRE. POLE BASE 3'-0".	POLE MOUNTED RE: 3/SE-1.1	120	60 LED'S	PROVIDE GREY FINISH. PROVIDE POLE WIND RATING FOR AREA INSTALLED.
T4C	(1) SPAULDING #CL1-60L-4K-4 WITH 25'-0" POLE, ARM MOUNT SINGLE LUMINAIRE. POLE BASE 3'-0".	POLE MOUNTED RE: 3/SE-1.1	120	60 LED'S	PROVIDE GREY FINISH. PROVIDE POLE WIND RATING FOR AREA INSTALLED.
T5C-M	(1) SPAULDING #CL1-60L-4K-5M WITH 25'-0" POLE, ARM MOUNT SINGLE LUMINAIRE. POLE BASE 3'-0".	POLE MOUNTED RE: 3/SE-1.1	120	60 LED'S	PROVIDE GREY FINISH. PROVIDE POLE WIND RATING FOR AREA INSTALLED.

FM 407



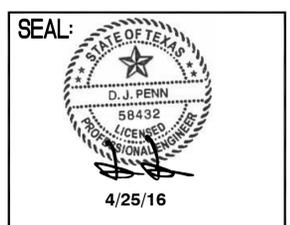
TYPE A-14600-LEFT
 CHAMFER DRIVE-THRU
 STORE NUMBER: TBD
 NEC - FM 407 & HIGHWAY 377
 ARGYLE, TEXAS
 PROJECT TYPE: NEW STORE
 DEAL TYPE: TURNKEY
 CS PROJECT NUMBER: 99827

ARCHITECT OF RECORD
 GENESIS DESIGN GROUP, INC.
 421 W HARWOOD ROAD
 SUITE 100
 HURST, TEXAS 76054
 TEL (817) 285-7444
 FAX (817) 285-7318

STRUCTURAL ENGINEER:
 HUNT & JOINER, INC.
 1825 MARKET CENTER BLVD.
 STE 620
 DALLAS, TEXAS 78735
 TEL (214) 760-7000
 FAX (214) 760-7050

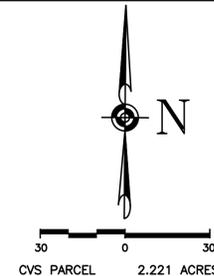
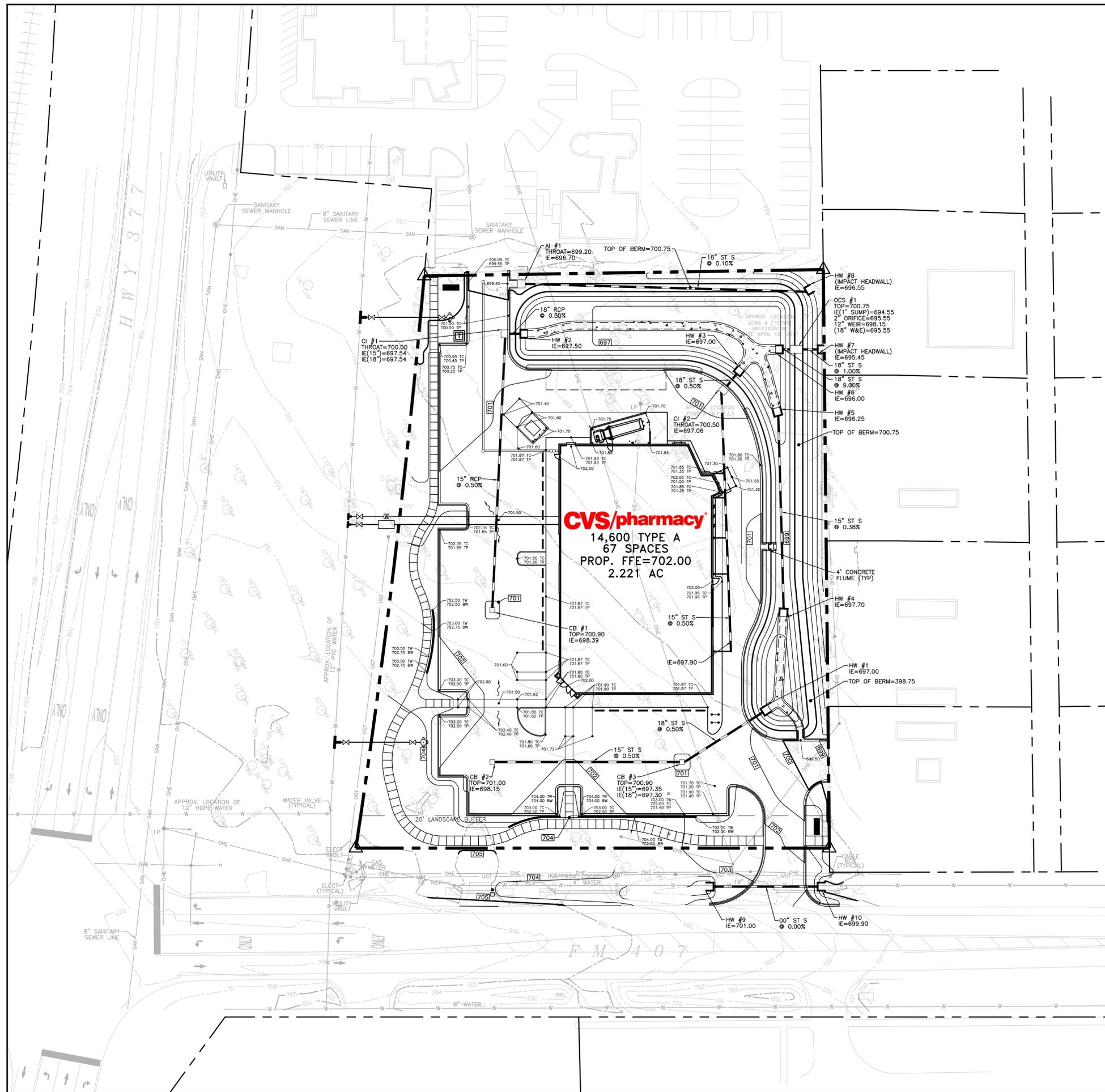
MEP ENGINEER:
 DON PENN
 635 WESTPORT PARKWAY, STE 300
 GRAPEVINE, TX. 76051
 TEL (817) 410-2858
 FAX (817) 251-8411

DEVELOPER:
 ORANGE BECKLEY, LLC
 1200 CORPORATE DRIVE
 SUITE G-50
 BIRMINGHAM, AL 35242
 TEL (205) 408-3443



REVISIONS:

DRAWING BY:
 DATE: 12 APRIL 2016
 JOB NUMBER: 16-012
 TITLE:
 SITE PLAN ELECTRICAL
 SHEET NUMBER:
 SE-1.1
 COMMENTS:
 PRELIMINARY PHOTOMETRIC



LEGEND

0000.00 TC	- TOP OF CURB
0000.00 TP	- TOP OF PAVEMENT
0000.00 TW	- TOP OF WALL
0000.00 BW	- BOTTOM OF WALL
- - - - -	- SAWCUT LINE
- x - x -	- TEMPORARY TREE PROTECTION FENCE

- NOTES:
- ALL UNSURFACED AREAS SHALL RECEIVE 6" TOPSOIL AND SOD. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 - ALL SLOPES 3:1 OR STEEPER SHALL HAVE SOD PEGGED IN PLACE.
 - ACCEPTABLE STORM SEWER MATERIALS:
 - 1) REINFORCED CONCRETE PIPE
 - 2) SPIRAL RIB METAL PIPE
 - 3) CORRUGATED POLYETHYLENE (N-12) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
 - THERE WILL BE NO SUBSTITUTIONS ALLOWED FOR PIPES SHOWN TO BE RCP.
 - SLOPE ON ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20 IN THE DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE. THE SLOPE WITHIN ALL ADA PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS. SEE ADA PLAN, THIS SET, FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR SHALL HAVE ANY RIGHT-OF-WAY MONUMENTS LOCATED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES WITHIN THE RIGHT-OF-WAY. ANY MONUMENTS WHICH ARE DESTROYED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
 - PRIOR TO THE START OF CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER OF RECORD AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD AND HIS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 - ALL EXISTING STRUCTURES ON-SITE INCLUDING BUT NOT LIMITED TO: BUILDING, CANOPIES, CONCRETE WALKS, ASPHALT DRIVES AND PARKING AREAS, CURBS, UTILITIES, SIGNS, CONCRETE PADS, ETC TO BE DEMOLISHED AND DISPOSED OF PROPERLY BY CONTRACTOR. ALL APPURTENANCES, FOOTINGS, UTILITIES, ETC ASSOCIATED WITH THE EXISTING BUILDINGS SHALL BE REMOVED. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS. ALL DISPOSAL OF ITEMS THAT ARE BEING REMOVED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL REQUIREMENTS. THIS PLAN WAS PREPARED FROM THE PROJECT SURVEY AND SHOWS ITEMS REPRESENTED ON THE SURVEY. IT DOES NOT HOWEVER, NECESSARILY REPRESENT ALL ITEMS PRESENT IN THE FIELD. REFER TO THE DEMOLITION AND UTILITY PLANS FOR THE LIMITS OF EXISTING UTILITY REMOVAL AND RELOCATION. THE INTENT OF THESE PLANS IS TO REMOVE ALL ITEMS WHICH CONFLICT WITH THE IMPROVEMENTS. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE TO THE LEVEL NECESSARY TO INCLUDE THIS WORK IN THE BID.
 - DOWNPOUT COLLECTION SYSTEM. ALL DOWNPOUT LEADERS TO BE 6" UNLESS NOTED OTHERWISE ON THIS PLAN AND SHALL MAINTAIN A MINIMUM OF 1.00% SLOPE. SEE ARCH PLANS FOR ADDITIONAL DETAILS.
 - REFER TO STRUCTURAL PLANS FOR OVEREXCAVATION AND PAD PREPARATION REQUIREMENTS.
 - CONTRACTOR SHALL ADJUST TOPS OF MANHOLES, CLEANOUTS, VALVES, ETC. TO MATCH FINAL GRADE.
 - CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AS SHOWN TO ALLOW FOR A CLEAN, STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES. CONTRACTOR TO REMOVE ALL PAVEMENT, BASE MATERIALS, CURBINGS, ETC. WITHIN SAWCUT LIMITS OF CONSTRUCTION.
 - CONNECT TO EXISTING CURB AND GUTTER AND/OR SIDEWALK. MATCH EXISTING IN GRADE, TYPE & ALIGNMENT.
 - CONTRACTOR TO USE EXTREME CAUTION WHEN INSTALLING STORM SEWER AND STORM SEWER STRUCTURES CVS FOUNDATIONS, BUILDING SIDEWALKS, & DUMPSTER ENCLOSURE TO AVOID DISTURBANCE TO EXISTING UTILITY LINES.
 - CONTRACTOR SHALL COORDINATE WITH TERRACON AND APPROPRIATE GOVERNMENT AGENCIES TO ENSURE EXISTING MONITORING WELLS ARE ABANDONED AND NEW WELLS ARE INSTALLED PROPERLY.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND PER THE CITY OF ARGYLE REQUIREMENTS.
 - 24" WIDE HEAVY DUTY CONCRETE STRIP ALONG THE REAR OF THE BUILDING SHALL BE CONSTRUCTED FLUSH WITH ABUTTING PAVEMENT.
 - TRANSITION FROM FLUSH CURB TO 6" CURB WITHIN 2' OF SIDEWALK.
 - REFER TO OUTLET CONTROL STRUCTURE DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.



TYPE A-14600-LEFT CHAMFER DRIVE-THRU
STORE NUMBER: TBD
 NEC - FM 407 & HIGHWAY 377
 ARGYLE, TEXAS
PROJECT TYPE: NEW STORE
DEAL TYPE: TURN KEY
CS PROJECT NUMBER: 99827

ARCHITECT OF RECORD

GENESIS DESIGN GROUP, INC.
 421 W HARWOOD ROAD
 SUITE 100
 HURST, TEXAS 76054
 TEL (817) 285-7444
 FAX (817) 285-7318

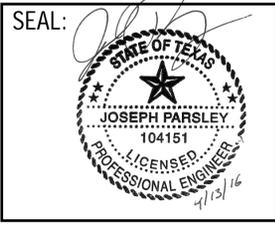
CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
 7068 Ledgestone Commons
 Bartlett, TN 38133
 Phone (901) 384-0404
 Fax (901) 384-0710

CARLSON CONSULTING ENGINEERS, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-9624
 7068 LEDGESTONE COMMONS
 BARTLETT, TN 38133

DEVELOPER:

ORANGE DEVELOPMENT
 1200 CORPORATE DRIVE
 SUITE G-50
 BIRMINGHAM, AL 35242
 PH. (205) 408-3443



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER
 DRAWING BY: D. BARNETT
 DATE: 13 APRIL 2016
 JOB NUMBER: N/A
TITLE: GRADING PLAN
 SHEET NUMBER:

2 OF 5
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting Date: May 3, 2016
To: Chairman Walker and Members of the Planning and Zoning Commission
From: Matt Jones, Director of Community Development
Subject: CVS Pharmacy Special Use Permit – Alcohol Sales

Purpose:

Public hearing and consider a recommendation for a Special Use Permit (SUP-16-001) to allow for alcohol sales; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.

Existing Condition of Property:

The property is currently unimproved and is zoned Office Retail (OR). A single-family residence did reside on the property and has been demolished and removed since 2012. The property is mainly open grassy areas with scattered Post Oak, Elm, and Hackberry trees. A small portion of the property is in the floodplain, which clips the northeast corner of the property.

Adjacent Existing Land Uses and Zoning:

North: OR – Office Retail, CF – Community Facilities
South: VC-MU – Village Center Mixed-Use (Waterbrook)
East: MH-Manufactured Home
West: TxDOT ROW

Development Review Analysis:

Section 14.3.53-6 of the Form-Based Zoning Districts and the Town Development Standards (TDS) requires approval of an SUP (Special Use Permit) in order to have on-site alcohol sales within the Village Center Mixed-Use (VC-MU) zoning district.

The request complies with *Section 4.04.004 – Restrictions*, of the Town Development Standards regarding the sale of alcohol for off-site consumption. The minimum distance separation from a church, public school, or public hospital is 300'. This is measured from door to door and along the street fronts. The request is compliant with the separation requirements from the Argyle Church of Christ across FM 407.

Public Hearing Notice Responses:

Four (4) public hearing notices 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 at this time.

Recommendation:

Staff forwards this SUP request for your consideration as submitted.

Attachments:

Site Plan



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: May 3, 2016
To: Chairman and Members of the Planning and Zoning Commission
From: Matt Jones, Director of Community Development
Subject: Site Plan – CVS Pharmacy

Purpose:

Consider and make a recommendation for a Site Plan (SP-16-001) for CVS Pharmacy; being an approximately 14,600 SQ FT Pharmacy/Retail Sales; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.

Existing Condition of Property:

The property is currently unimproved and is zoned Office Retail (OR). A single-family residence did reside on the property and has been demolished and removed since 2012. The property is mainly open grassy areas with scattered Post Oak, Elm, and Hackberry trees. A small portion of the property is in the floodplain, which clips the northeast corner of the property.

Adjacent Existing Land Uses and Zoning:

North: OR – Office Retail, CF – Community Facilities
South: VC-MU – Village Center Mixed-Use (Waterbrook)
East: MH-Manufactured Home
West: TxDOT ROW

Development Review Analysis:

The applicant is requesting Village Center Mixed-Use Zoning (VC-MU) in order to construct a 14,600 SQ FT Pharmacy/Retail Sales with a Drive-Thru on approximately 2.22 acres.

Consistency with the Form-Based Code (FBC):

The goal of the FBC is to implement the Town's Comprehensive plan in a balanced and sustainable manner to achieve a long-term diversification of the tax base. The FBC recognizes this intersection as a catalytic area to achieve that goal and vision for the Town.

The requested zoning is consistent with the Draft Zoning Framework Plan (ZFP) for the Village Center Form-Based District. The applicant has included sidewalks that will provide pedestrian connectivity to future developments to the east, as well as, the existing commercial developments to the north. The applicant has submitted a landscape plan that is consistent with the landscape requirements of the FBC, including the landscape and buffer requirements along FM 407.

Following chart provides site related elements in the Form-Based Codes and the applicant’s proposed regulations:

	FBC Regulations	Proposed Regulations
Setback	Min. 20’ - Max. Flexible	90’ proposed
Parking	Flexible	67 provided
Height	3 Stories or 40’ max	28’ proposed
Min. Open Space	Required/Flexible	Buffers along 407
Landscape Buffer	20’ along HWY 377	20’ FM 407

Tree Preservation:

A detailed tree survey has been submitted for the project. A total of 93 trees have been identified on-site totaling 1,260 caliper inches. The applicant is proposing to preserve 8 trees on-site, totaling 128 caliper inches. There were 25 trees identified as being protected to be removed totaling 319 caliper inches. The applicant will be mitigating 78 caliper inches with on-site tree plantings being a minimum of 3 caliper inches at the time of planting. A total of 243 caliper inches will need to be mitigated off-site or the applicant will provide monetary reimbursement for the remaining mitigation.

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 during the permitting and construction plan review.

Drainage Analysis:

Staff has reviewed the preliminary grading and utility plan and has determined that compliance with all drainage requirements of the Town Developments Standards can be achieved at the time of construction plan review. A detailed engineering review of the drainage and grading plans will be conducted by the Town Engineer at the time of construction plan review.

Design Standards

The applicant has proposed a variety of design standards that meet the recommendations of the VC-MU District and that meets or exceeds the minimum requirements of the Town Development Standards.

Town staff and the Development Review Committee have reviewed the subject site plan application and have determined that the applicant has demonstrated compliance with all other minimum requirements of the Form-Based Zoning Regulations and the Town Development Standards in regard to building materials, parking, fire lanes, landscaping, drainage and utilities.

Staff Recommendation:

Town staff forwards this request for your approval as submitted.

Attachments:

- Location Map
- Site Plan

LOCATION MAP

