



**NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, June 7, 2016**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, June 7, 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 May 3, 2016.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change request (Z-16-004) from OR (Office Retail) to SF-2.5 (Single Family Residential Estate – 2.5 District) on approximately 2.83 acres of land, legally described as Lot 1, Block A, Ward Addition and being located at 211 E. Harpole Rd, Town of Argyle, Denton County, Texas.
2. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change request (Z-16-002) from A (Agricultural District), SF-1 (Single Family Residential 1-Acre Estate District), and OR (Office Retail) to PD-002 (Planned Development District) for Trailhead Ranch, being approximately 69.2 acres of land, portions of



which are legally described as White Rock Farm Addition, Block A, Lot 1, Lot 2R (north portion), Lot 2R (south portion), Gazaway Survey, Tracts 22 and 22a, Tracts 15 and 15a, and Tract 14; and being located on the north side of Harpole Rd., approximately 1,050 f.t. east of HWY 377, located in the Town of Argyle, Denton County, Texas.

3. Consider and make a recommendation for a Site Plan Amendment (SP-16-002) for Liberty Christian School; regarding a special exception for a scoreboard located at the football stadium. Located at 1301 S.HWY 377, 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 3rd day of June, 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, MAY 3, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, May 3, 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 27, 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 6:31 p.m., noting a quorum was present.

B. PLEDGE OF ALLEGIANCE – American Flag

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

D. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of April 5, 2016.

Mr. Appleton motioned, Mrs. Griffin seconded to approve the minutes of April 5, 2016 as presented. The motion carried unanimously by a vote of 7-0.

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.**

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

A representative of the applicant explained the zoning change request and answered questions from the commission.

The public hearing opened at 6:52 p.m. No public input was received. Public hearing was closed at 6:52 p.m.

Discussion was held and Mrs. Griffin motioned to approve the zoning change with the manufactures' make and model number added to the elevations sheet for material specification; and the following staff recommendations:

1. Retaining wall shall be a minimum of 3' in height and shall be constructed of the same stone used for the primary structure.
2. Update sign package to reflect changes to the proposed signs shown on the proposed elevations.

Mr. Kravetz seconded the motion. The motioned carried unanimously by a vote of 7-0.

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.**

Mr. Jones explained the specific use permit request and presented the staff report.

The public hearing opened at 7:06 p.m. No public input was received. The public hearing closed at 7:06 p.m.

Discussion was held and Mr. Appleton motioned to approve the specific use permit, Mrs. Griffin seconded the motion. The motion carried unanimously by a vote of 7-0.

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.**

Mr. Jones explained the site plan request and presented the staff report.

Discussion was held and Mrs. Thomas motioned to approve the site plan with the manufactures' make and model number added to the elevations sheet for material specification; and the following staff recommendations:

1. Retaining wall shall be a minimum of 3' in height and shall be constructed of the same stone used for the primary structure.
2. Update sign package to reflect changes to the proposed signs shown on the proposed elevations.

Mr. Lillard 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.

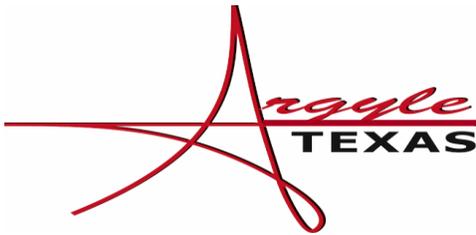
H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 7:17 p.m.

APPROVED THIS THE 7th DAY OF JUNE, 2016. WITNESS:

Paul Walker
Chairman

Matthew C. Jones, AICP
Director of Community Development



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: June 7, 2016

To: Chairman and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Zoning Change – 211 E Harpole Rd

Purpose:

Consider and make a recommendation for a zoning change request (Z-16-004) from OR (Office Retail) to SF-2.5 (Single Family Residential Estate-2.5 District) on approximately 2.83 acres of land, legally described as Lot 1, Block A, Ward Addition and being located at 211 E. Harpole Rd, Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The subject property is mainly open pasture and has been developed with a single family residence and accessory structures.

Adjacent Existing Land Uses and Zoning:

North: OR- Office Retail
South: CF- Community Facilities
East: OR- Office Retail, A- Agricultural
West: OR- Office Retail

Development Review Analysis:

The applicant is proposing a zoning change from OR (Office Retail) to SF-2.5 (Single Family Residential Estate-2.5 District) on approximately 2.83 acres of land.

Consistency with Future Land Use Plan:

The subject property is designated as C3– Centers Corridor on the Future Land Use Plan. The C3 transect should primarily consist of commercial land uses with though multi-family and single-family homes are also contemplated. This request is compliant with the Future Land Use Plan.

Infrastructure Adequacy:

The subject property is served by existing utilities as well as an On-Site Sewage Facility.

Property Owner Notifications:

Letters were sent out to surrounding property owners within 200' of the subject property pursuant to the Texas Local Government Code, Subsection 211.006(d) and the Town of Argyle Zoning Ordinance. No responses have been received by the Town.

Staff Recommendation:

Town staff forwards this request to you for approval.

Attachments:

Plat



A TRACT OF LAND DESCRIBED IN A DEED TO JIM BARRROW ET UX CCF# 1997-48072 R.P.R.D.C.T. ZONED - OR

A TRACT OF LAND DESCRIBED IN A DEED TO JIM BARRROW ET UX CCF# 1997-48073 R.P.R.D.C.T. ZONED - OR

A TRACT OF LAND DESCRIBED IN A DEED TO JAMES H. BARRROW CCF# 1998-100724 R.P.R.D.C.T. ZONED - OR

THOMAS GAZAWAY SURVEY, ABSTRACT # 479 DENTON COUNTY, TEXAS

2.83 ACRES

LOT 1 BLOCK A ZONED - OR

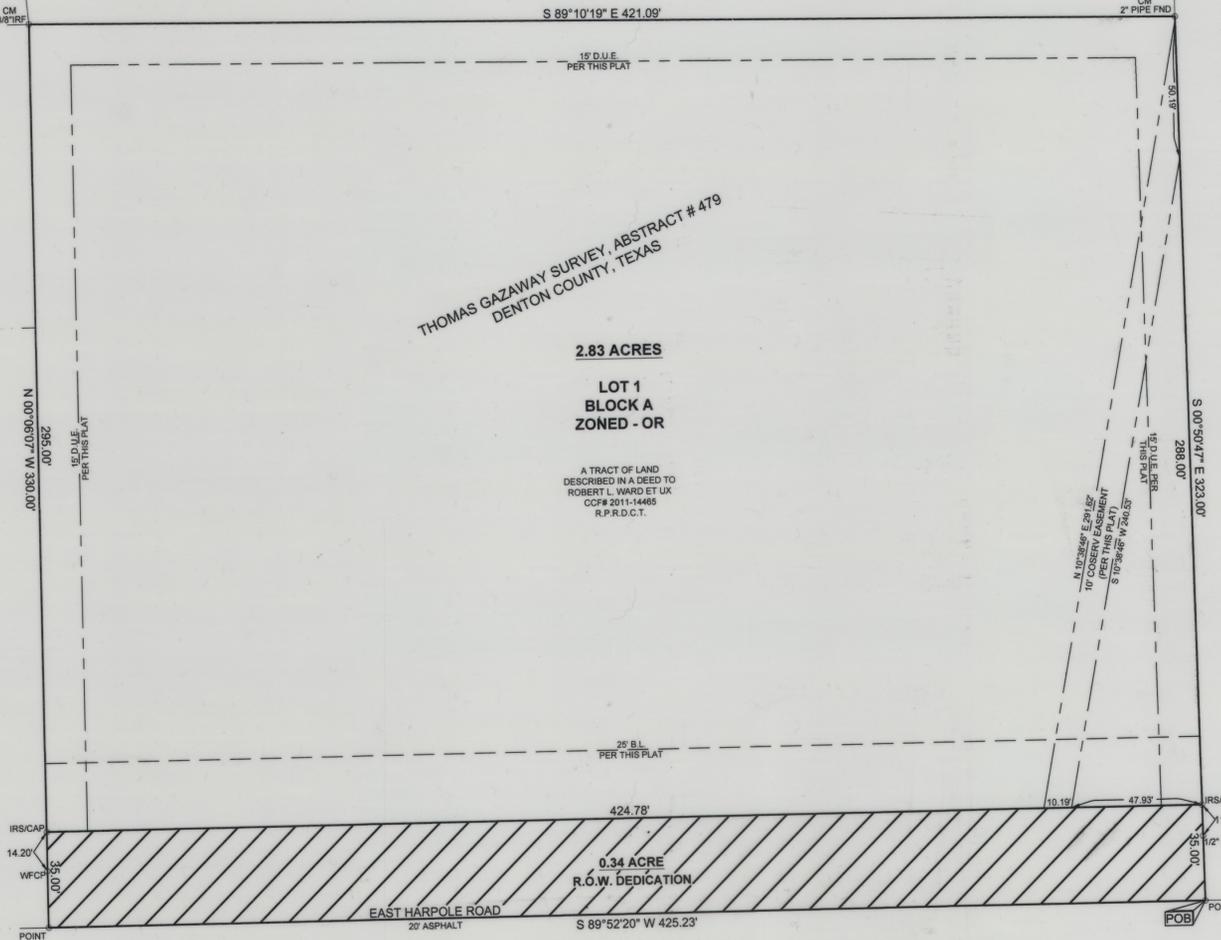
A TRACT OF LAND DESCRIBED IN A DEED TO ROBERT L. WARD ET UX CCF# 2011-14465 R.P.R.D.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO JAMES N. TAYLOR ET UX CCF# 2000-78125 R.P.R.D.C.T. ZONED - OR

THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES H. BARRROW, JR. ET UX VOL. 1872, PG. 458 R.P.R.D.C.T. ZONED - OR

GENERAL NOTES:

- All corners are marked with a capped 1/2" iron rod, stamped "KAZ", unless otherwise noted.
- Flood Statement: I have examined the F.I.R.M. for the Town of Argyle, Community Number 480775 with an effective date of 4-18-2011, and that map indicates that this property is located within "Non-Shaded Zone X" defined as areas to be outside of the 100 year flood as shown on Panel 510 G of said map.
- Existing utilities are to be located in existing easements, no excavation was performed to locate the utilities.
- Any franchised public utility, including the Town of Argyle shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the Town of Argyle shall have the right at all times of Ingress-Egress to and from and upon said easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- This subdivision is subject to the Texas Health and Safety Code, Chapter 366 and the Texas Water Code Subsections 5.012 and 5.013 in regards to On-Site Sewage Facilities. Additionally, an On-Site Sewage Facility (OSSF) Permit shall be obtained from the Town of Argyle in accordance with Ordinance 2007-10 as amended. The property owner shall connect to sanitary sewer at such time as the Town makes it available and adjacent to the subject property.
- A park fee shall be paid at the time of building permit for any new single family residential or accessory dwelling unit construction within this subdivision in accordance with Article VI of the Town Development Standards.



STATE OF TEXAS (COUNTY OF DENTON)

WHEREAS ROBERT WARD AND LISA WARD ARE THE OWNERS of all that certain tract of land situated in the Thomas Gazaway Survey, Abstract Number 479, Denton County, Texas, and being all of a tract of land described in a deed from Jorge Terrazas to Robert L. Ward and wife Lisa M. Ward, as recorded in County Clerk File Number 2011-14465, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a point in an asphalt road under apparent public use as East Harpole Road for the Southeast corner of said Ward tract, from which a 1/2" iron rod found for reference on the North side of said Road bears North 00 degrees 50 minutes 47 seconds West a distance of 23.67 feet;

THENCE South 89 degrees 52 minutes 20 seconds West with the South line of said Ward tract, along or near the middle of said Road, a distance of 425.23 feet to a point for the Southwest corner thereof;

THENCE North 00 degrees 06 minutes 07 seconds West with the West line of said Ward tract, at a distance of 20.73 passing a wood fence post and continuing along said course, along or near a fence part of the way, a distance of 330.00 feet to a 3/8" iron rod found for the Northwest corner of said Ward tract;

THENCE South 89 degrees 10 minutes 19 seconds East with the North line thereof, along or near a fence, a distance of 421.09 feet to a 2" pipe found for the Northeast corner of said Ward tract;

THENCE South 00 degrees 50 minutes 47 seconds East with the East line thereof, along or near a fence part of the way, at a distance of 299.33 feet passing a 1/2" iron rod found on the North side of said Road, and continuing along said course, a total distance of 323.00 feet to the PLACE OF BEGINNING and enclosing 3.17 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ROBERT L. WARD AND LISA M. WARD, ARE THE OWNER'S OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1 IN BLOCK A OF WARD ADDITION, AN ADDITION TO THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

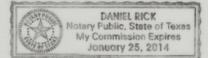
Robert L. Ward 4-12-2012
ROBERT L. WARD DATE

STATE OF TEXAS: COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. WARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 12th DAY OF April 2012.

Daniel Rick
NOTARY PUBLIC, DENTON COUNTY, TEXAS.



MY COMMISSION EXPIRES 1-25-2014

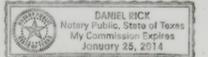
Lisa M. Ward 4-12-12
LISA M. WARD DATE

STATE OF TEXAS: COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA M. WARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 12th DAY OF April 2012.

Daniel Rick
NOTARY PUBLIC, DENTON COUNTY, TEXAS.



MY COMMISSION EXPIRES 1-25-2014

SURVEYOR'S CERTIFICATE

I, PAUL JUSTIN WHITLOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS.

Paul Justin Whitlock 4-12-2012
PAUL JUSTIN WHITLOCK R.P.L.S. # 6243 DATE

STATE OF TEXAS: COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL JUSTIN WHITLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 12th DAY OF April 2012.

Daniel Rick
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES 1-25-2014

Daniel Rick
Notary Public, State of Texas
My Commission Expires January 25, 2014



APPROVED BY THE TOWN OF ARGYLE COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR OF COMMUNITY DEVELOPMENT: Richard E. Huettner AICP

TOWN SECRETARY: Leslie DeLomb

DATE OF APPROVAL: 4-10-12



KAZ SURVEYING

1720 WESTMINSTER DENTON, TX 76205 (940)382-3446

JOB NUMBER: 120055
DRAWN BY: P.J.W.
CHECKED BY: P.J.W.
DATE: 2-10-2012
R.P.L.S. PAUL JUSTIN WHITLOCK

LEGEND:
BENCHMARK, EASEMENT, EXISTING UTILITY, FENCE, IRON ROD, SURVEY MONUMENT, etc.

FINAL PLAT
LOT 1
BLOCK A
WARD ADDITION
ZONED SF - OR (OFFICE RETAIL)

BEING 3.17 ACRES OUT OF THE THOMAS GAZAWAY SURVEY, ABSTRACT NUMBER 479, TOWN OF ARGYLE, DENTON COUNTY, TEXAS

Filed for Record in the official records of: Denton County

On: Apr 23, 2012 at 03:13P

As a Plat Records

WARD ADDN

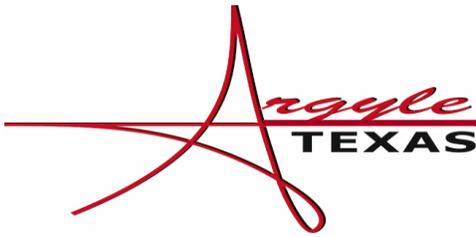
Doc. Number: 2012- 92

No. of Pages: 1 50.00

Amount

Receipt Number - 896929

By: Jane Morris



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: June 7, 2016

To: Chairman and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Zoning Change – Trailhead Ranch

Purpose:

Consider and make a recommendation for a zoning change request (Z-16-002) from A (Agricultural District), SF-1 (Single Family Residential 1-Acre Estate District), and OR (Office Retail) to PD-002 (Planned Development District) for Trailhead Ranch, being approximately 69.2 acres of land, portions of which are legally described as White Rock Farm Addition, Block A, Lot 1, Lot 2R (north portion), Lot 2R (south portion), Gazaway Survey, Tracts 22 and 22a, Tracts 15 and 15a, and Tract 14; and being located on the north side of Harpole Rd., approximately 1,050 f.t. east of HWY 377, located in the Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The majority of the property contains open pasture with mature trees scattered throughout the site. The northwest and southeast corners of the property contain clusters of mature trees. There is an existing single-family residential home located in the southeast corner of the property that is proposed to remain.

Adjacent Existing Land Uses and Zoning:

North: SF-10- Single-Family Residential Estate 10
South: CF – Community Facilities; SF-1- Single-Family Residential Estate 1 across Harpole Rd.
East: A – Agricultural; SF-2.5 – Single-Family Residential Estate 2.5
West: OR- Office Retail

Development Review Analysis:

The applicant is proposing a zoning change for a single-family subdivision on approximately 69.0 acres to include 153 single-family homes. The overall proposed density for the development is 2.2 units/acre.

Consistency with Future Land Use Plan:

The eastern side of the subject property is designated as T3– Low Density Transition on the Future Land Use Plan. The overall density calculations are suitable recommendations for the T3 transect. The western side of the subject property is designated as C3– Centers Corridor on the Future Land Use Plan. The overall density calculations are suitable recommendations for the C3 transect. The density proposed is in compliance of the density guidelines of the Comprehensive Plan when looking

at transitioning the densities away from the more intensive C3 transect uses to the single-family form of the T3 transect.

The concept plan is also in general compliance with the lot size recommendations. The Comprehensive Plan calls for the T3 transect to have a traditional single-family residential character and describes moving away from equally-spaced street trees to more natural swaths or groupings.

Open Space and Trails:

The applicant is proposing 20.7 acres of open space. Some open space will be maintained as private and a portion is being proposed to be dedicated to the Town. The overall open space of the development is approximately 30%, which is consistent with the Future Land Use Plan. The applicant is proposing a series of concrete trails, crushed granite trails, and sidewalks that run throughout the development to encourage pedestrian connectivity.

Tree Preservation:

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

Infrastructure Adequacy:

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

Drainage Analysis:

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

Design Standards

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

Property Owner Notifications:

Letters were sent out to surrounding property owners within 200' of the subject property pursuant to the Texas Local Government Code, Subsection 211.006(d) and the Town of Argyle Zoning Ordinance. Three responses have been received by the Town, two letters in opposition and one letter in favor.

Staff Recommendation:

Town staff forwards this request for your consideration.

Attachments:

Trailhead Ranch PD Documents

TRAILHEAD RANCH

A Planned Development in Argyle, Texas

A Development By:

Bob Shelton Enterprises, Ltd.

2925 Country Club Road, # 105
Denton, TX 76210
940-536-1151

Contact: Bob Shelton

Submitted: May 5, 2016

Prepared By:

Kimley»Horn

5750 Genesis Court, Ste. 200
Frisco, TX 75034
972-335-3580

Contact: Thomas L. Fletcher, P.E.

Kimley-Horn Project No. 069306719

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Planned Development Boundary Legal Description	Exhibit C
Tree Preservation Plan	Exhibit D
Perimeter Fence Exhibit	Exhibit E
Conceptual Park and Open Space Plan	Exhibit F
Conceptual Entry Way Plan	Exhibit G
Entry Way Concept	Exhibit G.1
Conceptual Nature Park Plan	Exhibit H
Nature Park Illustration	Exhibit H.1
Intersection Concept	Exhibit I
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Screening Wall Illustration	Exhibit K
Palette of Materials – Entry Gateway	Exhibit L
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Palette of Materials – Site Amenities	Exhibit L.2
Palette of Materials – Softscape	Exhibit L.3
Conceptual Street Signage, Street Light and Mailbox Standards	Exhibit M
Parkway Tree List	Exhibit N

1.0 INTRODUCTION

The purpose of this Planned Development (PD) is to change the existing zoning restrictions that govern approximately 70 acres of land (Trailhead Ranch) located on the north side of Harpole Road just east of US 377. Trailhead Ranch is located east of Argyle Town Square, south of Settler's Point, west of Hickory Hill Estates, and north of Shadow Wood Estates. A Conceptual Land Plan provided as Exhibit A illustrates this proposed development. A Legal Description of the boundary of the PD is provided as Exhibit C.

1.1 Existing Land Use

Trailhead Ranch is currently comprised of a few tracts of land that includes an existing homestead and agricultural land. Within the PD boundary is a combination of open field, scattered trees and a few small tree groves. The northwest corner of the tract is currently zoned SF-1 – Residential Estate 1. The remainder of the tract is zoned A – Agricultural.

1.2 Future Land Use Plan

In February of 2015, the Town of Argyle's (the Town's) Comprehensive Plan was amended to contain a new Land Use Plan. The Land Use Plan is organized around a series of 11 land use areas. Two of those land use areas converge at Trailhead Ranch. On the eastern side, there is approximately sixty-four (64) acres of T-3, Low Density Transition, where two (2) units per acre is a satisfactory density for residential use. On the western side, there are approximately five (5) acres of C-3, Centers Corridor, where five (5) units per acre is a satisfactory density for residential use. The boundary for Trailhead Ranch is overlaid on the Future Land Use Plan (Exhibit B). The satisfactory residential density equates to 153 units in total (breakdown is shown on Exhibit A) with one of these units being the existing homestead which is proposed to remain.

1.3 Developer's Intent

Bob Shelton Enterprises, Ltd (the Developer's) intent is to create a distinctive community that adds to the betterment of Argyle as a whole. Trailhead Ranch development will provide a sense of pride in ownership and community. Its abundance of open space will bring residents together while also preserving the native character of this tract for its residents as well as for the other citizens of the Town. This development will assist the Town in providing park and recreation opportunities to its citizens which is one of the primary goals stated in the Executive Study of the Comprehensive Plan. This development honors the existing neighboring land uses as well as the future land uses by following the intent of the Comprehensive Plan.

2.0 LAND DEVELOPMENT CRITERIA

2.1 Density

The proposed overall density of Trailhead Ranch is 153 detached single family residential lots including the existing residence which is satisfactory by the Town's Future Land Use Plan. This represents an overall average density of 2.21 units per acre for the Trailhead Ranch development between the two Land Transects, T-3 and C-3.

2.2 Lot Size

Trailhead Ranch will provide a minimum lot size in order to meet homebuyer's needs. Trailhead Ranch's minimum lot characteristics are as follows:

Lot Type	A
Minimum Lot Area (square feet)	8450
Minimum Lot Width (feet)	65
Typical Lot Depth (feet)	130
Minimum Lot Depth (feet, knuckle or cul-de-sac)	115

Typical/minimum lot size is shown on Exhibit A. Trailhead Ranch will have an average lot area of 10,000 square feet.

2.3 Setbacks and Lot Coverage

Trailhead Ranch offers traditional front, rear, and side yard setbacks for the lot size described in Section 2.2. Below are the setback and lot coverage criteria:

Main Structure Setbacks and Lot Coverage	
Lot Type	A
Minimum Front Yard Setback (feet)*	25
Minimum Rear Yard Setback (feet)	20
Minimum Interior Side Yard (feet)	7
Minimum Corner Lot Side Yard (feet)	15
Maximum Lot Coverage (%)	60

Accessory Structure Setbacks and Lot Coverage	
Lot Type	A
Minimum Front Yard Setback (feet)	25
Minimum Rear Yard Setback (feet)	5
Minimum Interior Side Yard (feet)	7
Minimum Corner Lot Side Yard (feet)	10
Maximum Lot Coverage (% total - main + accessory)	70

* Front yard setback may be reduced by 5' for homes with "swing" garages.

2.4 Open Space

Trailhead Ranch will be developed in a manner that creates and preserves large open spaces and provides a park system with both active and passive recreational experiences for all residents and citizens alike, independent of age. It will have elements of all Park Typology Transects identified in the Town's Parks and Trails Plan. An overall Conceptual Park and Open Space Plan is provided as Exhibit F.

Along Harpole Road the proposed residential development is set back to preserve the rural ranch feeling. This view-shed protection was established as a goal of the Town and is incorporated in this open space. This open space will be dedicated as a public park that will allow for public gathering, passive and active recreation. As future residents and visitors arrive to Trailhead Ranch they enter through a rural ranch entry way. This can be seen in more detail in the Conceptual Entry Plan and Entry Way Concept as provided as Exhibit G and G.1.

A trail will connect this open space through the residential development to the Neighborhood Park/Nature Park that will be located in the northwest corner of the tract. Intersections will be enhanced through the use of stamped and stained concrete. The proposed enhancements are shown on the Intersection Concept as provided as Exhibit I. The Conceptual Nature Park Plan and Nature Park Illustration provided as Exhibit H and H.1 illustrates this area. This Hybrid open space will consist of the following elements:

- Trails (mix of concrete and granite);
- Open space for active recreation;
- Open space for passive recreation such as picnicking, bird watching, etc.
- Retention Pond with aeration;
- Cross Timbers tree preservation;
- Open Air Pavilion for gathering;
- Benches;

2.5 Street Standards

All streets in Trailhead Ranch will be constructed of concrete curb and gutter and will be contained within the public right-of-way, making them property of the Town and accessible by all residents of the Town. Trailhead Ranch will be comprised of Local Residential Streets that are twenty-eight feet back to back (28' B-B) and constructed in a fifty-foot right-of-way (50' ROW). Intersections in the development will have enhanced concrete paving that will consist of patterned and stained concrete. The Intersection Concept (Exhibit I) illustrate the enhanced pavement.

Concrete shall meet North Central Texas Council of Governments (NCTCOG) Class "C" concrete design, and shall be 3600 PSI with #3 bars 24" on center each way. Subgrade treatment shall be to a minimum of six inches (6") deep and per a Geotechnical Engineering Report.

2.6 Sidewalk Standards

A four-foot (4') wide concrete sidewalk along both sides of the street will be standard throughout Trailhead Ranch. The Developer may meander the sidewalks along Open Spaces as long as they remain within fifty feet (50') of the adjacent right-of-way. Where sidewalks are meandered into Open Space, they shall be constructed to a minimum of six-feet (6') in width. In order to preserve the rural feel, a sidewalk will not be constructed along Harpole Road. Developer Trails associated with the Open Spaces will be a minimum of six-foot (6') wide and will be constructed either of concrete or granite. The Developer will install all sidewalks for entryways and open spaces within Trailhead Ranch. The homebuilders will install all sidewalks immediately adjacent to the residential lots.

Concrete shall meet North Central Texas Council of Governments (NCTCOG) Class "A" concrete design, and shall be 3000 PSI with #3 bars 24" on center each way.

2.7 Parking

A minimum of two enclosed parking spaces will be provided behind the building line (in the garage). A minimum of two parking spaces will be provided between the right-of-way and the building line (in the driveway). The public street in front of all residential lots will allow for on-street parking while also accommodating traffic, including public safety vehicles such as fire trucks.

2.8 Lot Grading

Mass grading (benching) of lots will only occur within the portions of Trailhead Ranch that are not heavily wooded. This will enable the Developer to save as many trees as possible in the open spaces and along the rear of the proposed lots.

2.9 Tree Preservation

The Conceptual Land Plan was laid out to promote tree preservation. The Developer has prepared a Tree Preservation Plan (Exhibit D) that uses an aerial photograph to illustrate the approximate location of existing tree canopy to be preserved and removed during the construction process. The Developer will have a detailed tree survey prepared after preliminary plat approval and before preparation of construction drawings that will be used with the design to establish actual tree removal.

2.10 Perimeter Fencing

Fencing along the perimeter of Trailhead Ranch will be primarily limited to the back of the residential lots and along Harpole Road, as illustrated on the Perimeter Fence Exhibit (Exhibit E). The fencing along Harpole Road will be pipe rail fence matching the existing fencing to the east. Residential lots backing to existing or future land uses shall be wood board on board fencing that is a minimum of six-foot (6') and a maximum of eight-foot (8') tall Cedar or Spruce on galvanized metal poles. Fencing along residential lots backing to the northern and eastern property lines shall be wood board on board fencing that is a minimum of six-foot (6') and a maximum of eight-foot (8') tall Cedar or Spruce on galvanized metal poles with stone columns at approximately two hundred-foot (200') spacing. Fencing along entry ways or within Open Spaces will be rustic and rural in nature and will minimize impacts to views.

2.11 Entryways

The main entry into Trailhead Ranch will be located at the intersection of Harpole Road and Shadow Wood Drive. The main entry will have a rural ranch style entry way, retention basin with windmill feature, irrigation, turf, landscaping, and trees, as shown in the Conceptual Entry Plan and Entry Way Concept (Exhibits G and G.1). The second entryway is from Harpole Road at the intersection of the school driveway. This entryway will also include irrigation, turf, trees, and a minor boulder monument. Multiple points of connections will adequately disperse vehicle trips generated by this subdivision and minimize impacts at any one location on existing streets.

3.0 HOME BUILDING CRITERIA

3.1 Square Footage

The minimum square footage for Trailhead Ranch will be 2,000 square feet of air-conditioned space.

3.2 Maximum Height

The maximum height for the homes built in Trailhead Ranch will be two and one-half stories or thirty-five feet (35') measured to the "living" height. An additional ten feet (10') will be allowed for gables, chimneys, vents, etc. to accommodate roof pitches and volumes.

3.3 Non-Repeat Clause

Floor plan	The same floor plan may not be duplicated on the neighboring lots or on the lot immediately across the street from the subject lot.
Elevation	The same elevation on the same floor plan may not be duplicated on the four consecutive neighboring lots on either side of the subject lot or on the lots immediately across the street from such (nine) lots.
Exterior color selections	The same brick, stone, stucco, or exterior paint palette may not be duplicated on the neighboring lots or on the lot immediately across the street from the subject lot.

3.4 Lot Grading

As stated in Section 2.8, the majority of the lots will be graded by the Developer, but will minimize grading in key areas where it is possible for the Homebuilder to save trees. The grading must conform to the grading plans and drainage area map produced by the engineer of record. Trees may be removed from the footprint of the main structure, the driveway and easements without penalty. Any other trees removed from the lot will be mitigated according to the Town's mitigation policy.

3.5 Garage Orientation and Setback

Front-loaded garages are prohibited in Trailhead Ranch unless the face of the garage door is set back a minimum distance of five-feet (5') from the front elevation of the home. Front elevation is defined as that portion of the living area of a house nearest to the front building line that parallels the street and is located at grade. It is recommended that the garage elevation be designed in a manner to minimize the visual impression of garages. Such design can be accomplished by a number of innovative approaches including: separate garage doors; recessing the door plane within the garage and extending a deep roof overhang (two- to four-foot extension of the roof and wing walls are preferred); extending a pergola or trellis type element over the garage doors; extending a balcony or deck above the garage doors; building rooms over the garage; incorporating low garden walls into the garage façade in order to create an enclosed motor court or semi-enclosed motor court; providing a "swing" garage; and integrating windows into the door panels, which helps add scale and a sense of habitation. Where "swing" garages are utilized, the front yard setback may be encroached by up to five-feet (5'). Three front-facing garage doors are not allowed unless they are at the rear of the lot (set back more than half the depth of the lot). The garage doors should likewise be of high quality design and materials; all garage doors facing the street should be constructed of wood or a synthetic wood-type material (if painted).

3.6 Exterior Sheathing Materials

Permitted exterior sheathing materials are brick, stone, smooth stucco, and wood, Hardi, or equivalent siding. Exterior Insulation and Finish System (EIFS), rough/textured stucco, metal, vinyl, and Masonite siding are not permitted.

3.7 Roof

Pitch	Flat roofs are not permitted. Otherwise, the pitch should vary with architectural style (i.e., craftsman and Spanish style homes should have a 4:12 pitch).
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Permitted materials	30-year dimensional asphalt, standing seam metal, natural stone, slate, concrete tile, and clay tile.
Plumbing vents, roof vents, attic jacks, etc.	Must be located on the rear or side slope and never face a street, and must be painted to match the roof materials.
Solar panels, TV dishes and antennas	Must be located on the rear or side slope and never face a street.

3.8 Windows

Permitted	Wood, vinyl, or a combination thereof.
Not permitted	Metal window frames, reflective glass or glazing, burglar bars, solar screens, or flush-mounted windows.
Required	Windows facing the street must be divided light or simulated divided light with exterior muntins. Muntins are a strip of wood or vinyl separating and holding panes of glass in a window; also known as glazing bars.

3.9 Fireplaces

Wood burning	Permitted, but chimneys must be sheathed in brick, stone, or stucco (no siding).
Direct vent	Permitted, but vent must not be visible from the street.
Ventless	Permitted.

3.10 Driveways

Width	Single-lane driveways are encouraged. The maximum width for a driveway is 18 feet.
Circular drive	Not permitted.
Hollywood drive	Hollywood drives are encouraged. Hollywood drives consist of two narrow, parallel strips of concrete spaced so that a vehicle's wheels can drive on them, instead of a solid run of concrete.
Permitted materials	Concrete, stone pavers, or brick pavers.

3.11 Sidewalks

A minimum three-foot wide all-weather walkway shall be constructed from the front porch to either the driveway or the sidewalk in the parkway.

3.12 Mailboxes (Enforced by the Home Owner's Association)

The mailboxes shall be cast iron, brick, stone, or smooth stucco and shall match the appearance of the house. The mailbox location will be one foot inside the lot against the back of curb. If a dual mailbox design is utilized then the mailbox shall be located at the property line of the lots served against the back of curb. Examples of acceptable mailbox styles are provided in Exhibit M, Conceptual Street Signage, Street Lights and Mailbox Standards. Alternates to these styles must be approved by the Town.

3.13 Mechanical Equipment (Enforced by the Home Owner’s Association)

HVAC condensers, tank-less hot water heaters, direct vent fireplaces, and other mechanical equipment may not be located along the front elevation or along a side elevation that faces the street (in the event of a corner lot).

3.14 Fencing

Trailhead Ranch will minimize the amount of wood fencing located in view of the public. Below are the fence requirements for different locations:

Facing a street or open space	All fencing facing a street, with the exception of side yard fencing in between homes, or open space must be wrought iron style, masonry, or a combination of the two, with a maximum height of six-feet (6') and a minimum height of four-feet (4').
Corner lots	All wrought iron style fences on corner lots must be accompanied by an evergreen hedge or other evergreen landscape that will mature to a minimum height of six-feet (6').
Perimeter fencing	The homebuilders will provide perimeter fencing as outlined in Section 2.10.
Wood fencing	Wood fencing is required between homes, along side yard lot lines and rear yard lot lines. The wood fence must be a minimum of six-foot (6') and a maximum of eight-foot (8') tall Cedar or Spruce on galvanized metal poles. The side without poles must face out when adjacent to vacant lots. Fencing may not be placed within ten-feet (10') of the front elevation of the house.

3.15 Retaining Walls

All retaining walls must be constructed of reinforced concrete, natural stone, or engineered stone. Wood retaining walls of any type are prohibited. Retaining walls located on private lots will be owned and maintained by the homeowner. Retaining walls located in HOA Open Spaces will be owned and maintained by the HOA. Retaining walls located in Open Spaces dedicated to the Town will be owned by the Town and maintained by the HOA.

4.0 HOME BUILDING LANDSCAPE CRITERIA

4.1 Tree Preservation

Trailhead Ranch has areas that are heavily wooded. The Developer’s intent is to save as many trees as possible. In most cases, the Developer will limit disturbance to the right-of- way, utility easements, and lot grading leaving the Open Spaces and rear lots in their native form. Portions of some lots left in their native form allows additional preservation of trees, however, the homebuilders may remove trees from the footprint of the main structure, the driveway, and easements without penalty. Any other trees removed from the lot will be mitigated according to the Town’s mitigation policy.

4.2 Street Trees

The homebuilders will be responsible for planting one (1) street tree for Type “A” lots. Corner lots shall be responsible for planting two (2) additional street trees. Street trees shall be constructed within the

parkway, four-feet (4') off of the back-of-curb. The trees will be a minimum of three caliper inches, measured 12 inches off of the root ball. The species will be selected according to the approved street tree list (Exhibit N).

4.3 Front Yard Landscaping Minimum Requirements

Large shrubs or ornamental trees	One 15-gallon shrub or one 1½ inch caliper tree measured 12 inches from the ground
Medium shrubs	15 three- to five-gallon shrubs
Border plants	10 one-gallon perennial plants
Lawn	Sod is required. Ground cover is permitted up to 30 percent. Gravel is not permitted.

4.4 Corner Lot Landscaping Additional Requirements

Ornamental trees	Two 1½ inch Crepe Myrtle, Red Bud, Mexican Plum, Desert Willow, etc. (in addition to parkway trees).
Evergreen landscaping	All side yard foundations visible from the street on corner lots must be screened.
Fencing	All wrought iron style fences on corner lots must be accompanied by an evergreen hedge or other evergreen landscape that will mature to a minimum height of six feet.

4.5 Irrigation

An automatic irrigation system is required for all residential lots. An automatic irrigation system is required for all right-of-way and open spaces with improved turf and landscaping. Open Spaces intended to remain natural or native are not required to be irrigated.

4.6 Bed Material (Enforced by the Home Owner’s Association)

Wood mulch is the preferred bed material. Smooth gravel, crushed granite, or crushed limestone may be approved by the ACC. Rubber mulches and gravel other than river rock are not permitted.

4.7 Bed Edging (Enforced by the Home Owner’s Association)

Metal edging, stone with or without mortar, and brick with mortar are the preferred edging material. Plastic, railroad ties, landscape timbers, other wood products, and brick without mortar are not permitted.

5.0 WATER WELLS

Trailhead Ranch will be permitted to drill water wells to provide for irrigation and retention ponds; however, retention ponds shall not be a condition of the PD or for the water wells. Setbacks from property

lines shall be at the discretion of the driller and sufficient for drilling rig access after all development and home construction has occurred.

6.0 TOWN OF ARGYLE FEES

All Roadway Impact Fees, Wastewater Impact Fees, and Parkland Development Fees will be deferred until the time when building permit fees are paid by the homebuilders. The parkland dedication will be waived given the abundance of Open Space. The Open Space shown on the concept plan is approximately 21 acres or 30 percent of the gross land area, or 13.5 acres per 100 residential units, which is significantly more than the Town requires. Of the approximately 21 acres of Open Space, a minimum of 5 acres will be dedicated to the Town as Public Open Space. This Open Space will be located along Harpole Road.

Additionally, the majority of the Open Space is located around the perimeter of Trailhead Ranch, where access will be shared with existing and future property owners, while the maintenance will be provided by the homeowners' association (HOA).

7.0 SUMMARY OF AMENITIES

Trailhead Ranch will provide numerous luxuries that are not common in the average neighborhood such as:

1. Extensive entryway landscaping and monuments, as illustrated in the entryway illustrations (Exhibit G and G.1).
2. A minimum of twenty-five percent (25%) of the gross land area will be dedicated as Open Space either to the HOA or to the Town to be enjoyed by the residents of Trailhead Ranch and the Town.
3. Improvements including, at a minimum, concrete walking trails, crushed granite walking trails, park benches, open air pavilion, landscaping, automatic irrigation, retention and/or detention ponds, and preservation of the mature trees.
4. Decorative street-lighting, mailboxes, and street signs (Exhibit M).
5. An HOA to (1) maintain the abundance of open space and (2) to organize events that will promote an active and cohesive community.
6. An ACC appointed by the Developer, and then later by the directors of the HOA, to enforce the PD zoning requirements.

8.0 APPENDIX

See attached Exhibits A through N.

Exhibit A	Conceptual Land Plan
Exhibit B	Future Land Use Plan
Exhibit C	PD Boundary Legal Description
Exhibit D	Tree Preservation Plan

Exhibit E	Perimeter Fence Exhibit
Exhibit F	Conceptual Park and Open Space Plan
Exhibit G	Conceptual Entry Plan
Exhibit G.1	Entry Way Concept
Exhibit H	Conceptual Nature Park Plan
Exhibit H.1	Nature Park Illustration
Exhibit I	Intersection Concept
Exhibit J	Conceptual Image Board
Exhibit K	Screening Wall Illustration
Exhibit L	Palette of Materials – Entry Gateway
Exhibit L.1	Palette of Materials – Park Pavilion
Exhibit L.2	Palette of Materials – Site Amenities
Exhibit L.3	Palette of Materials – Softscape
Exhibit M	Conceptual Street Signage, Street Light, and Mailbox Standards
Exhibit N	Approved Tree List

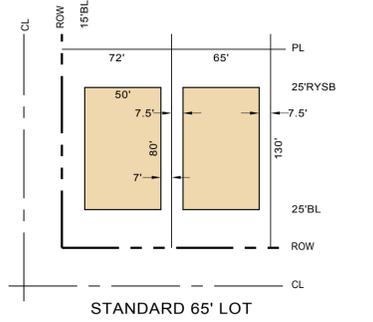
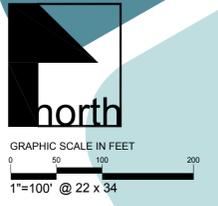
Exhibit A
Conceptual Land Plan

PD Land Use Acreage Summary			
Open Space	20.7	29.9%	
Residential Lots / Residential Street ROW	48.3	70.1%	
Total	69.0		

Allowable Units per Comprehensive Plan			
	Calc.	Shown	
C-3 Centers Corridor	4.8 Ac.	24	8
T-3 Low Density Transition	64.2 Ac.	129	145
Total Units Allowable		153	153

Lot Type Summary		
65' Lots (10,000 SF Average Lot Area)	152	99.3%
Existing Home	1	0.7%
Total	153	

Lot Type Summary Notes:
The number of each type of lot, and the total number of lots is approximate and subject change at time of platting.



LEGEND
FYS: FRONT YARD SETBACK
RYS: REAR YARD SETBACK
CLS: CORNER LOT SIDE YARD
ISY: INTERIOR SIDE YARD

EXHIBIT A
CONCEPTUAL LAND PLAN

Trailhead Ranch

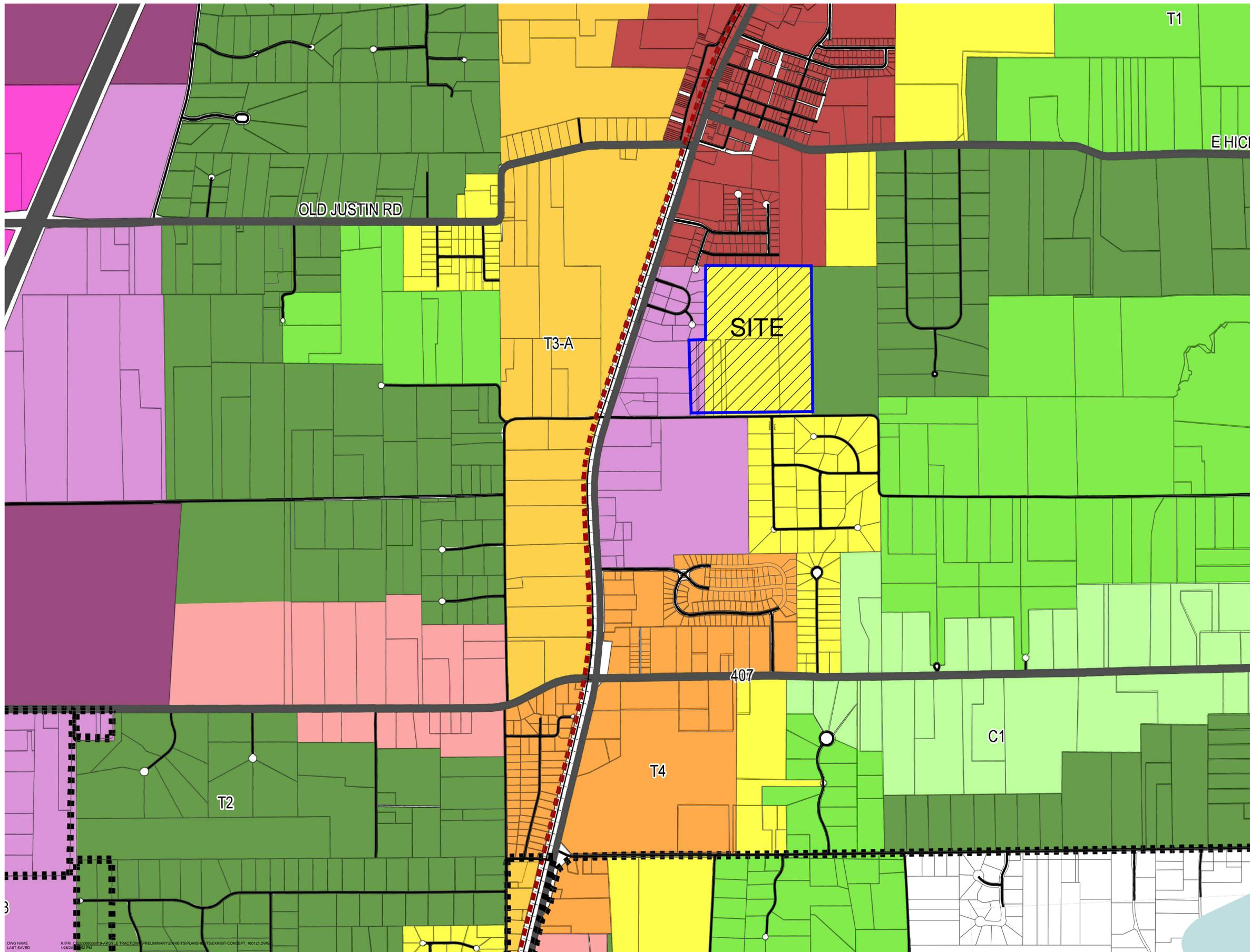
Argyle, Texas
May 2016



5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

Exhibit B
Future Land Use Plan



GRAPHIC SCALE IN FEET
 0 300 600 1200
 1"=600' @ 22 x 34

Legend

- City Boundary
- Proposed Bike/Hike Trail
- Railroad

Future Land Use Plan

Land Use

- C1 - Rural Corridor
- C2 - Approach Corridor
- C3 - Centers Corridor
- C4 - Regional Corridor
- T1 - Rural / Conservation
- T2 - Rural
- T3 - Low Density Transition
- T3-A - Railroad Transition
- T4 - Village Center
- T5 - Town Center
- T6 - Regional Center

EXHIBIT B
 FUTURE LAND USE PLAN

Trailhead Ranch

Argyle, Texas
 May 2016



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 Suite 200
 Frisco, Texas 75034
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 State of Texas Registration No. F-928

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Exhibit C

Planned Development Boundary Legal Description

EXHIBIT C – PLANNED DEVELOPMENT BOUNDARY LEGAL DESCRIPTION

BEING a tract of land, situated in the George S. Gray Survey, Abstract No. 450, Town of Argyle, Denton County, Texas, and being all of Lot 1, Block A and a street easement dedication for Harpole Road as created in White Rock Farm Addition, an Addition to the Town of Argyle, Texas, according to the Final Plat, recorded in Cabinet K, Page 125 of the Plat Records of Denton County, Texas and being all of Lot 2R, Block A of Final Plat of Lot 2R and 3R-1, Block A, Replat of White Rock Farm Addition, an Addition to the Town of Argyle, Texas, according to the Final Plat, recorded in Cabinet O, Page 286 of the Plat Records of Denton County, Texas, and all of a called 10.212 acre tract of land, conveyed to James N. Taylor and Yolanda Contreras Taylor, as evidenced in a General Warranty Deed, recorded in Volume 4654, Page 713 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of a street easement dedication for Harpole Road as created in the Final Plat of White Rock Farm Addition as recorded in said Cabinet K, Page 125, and being on the northerly line of a 35' wide road dedication as created in Argyle High School Addition, an Addition to the Town of Argyle, Texas, according to the Final Plat, recorded in Cabinet R, Page 1863 of the Plat Records of Denton County, Texas, same also being in the centerline of an 18' wide asphalt road;

THENCE South 89°24'56" West, along the northerly line of said Argyle High School Addition and generally along the centerline of said Harpole Road, a distance of 438.15 feet to a point for corner;

THENCE North 00°52'32" West, departing the northerly line of said Argyle High School Addition and said Harpole Road, along the westerly line of said 10.212 acre tract, passing at a distance of 32.71 feet, a 1/2 –inch iron rod with a plastic cap, stamped "KAZ 5312", found for reference, continuing for a total distance of 1,025.41 feet to a 5/8-inch iron rod found for the northwest corner of said 10.212 acre tract, same being on the southerly line of Argyle Town Square, an Addition to the Town of Argyle, Texas, according to the Final Plat, recorded in Cabinet R, Page 223 of the Plat Records of Denton County, Texas;

THENCE North 88°26'32" East, along the northerly line of said 10.212 acre tract and the southerly line of said Argyle Town Square, a distance of 228.88 feet to a 1/2-inch iron rod found for the northerly, southwest corner of aforesaid Lot 2R, same being the southeast corner of Argyle Town Square;

THENCE North 00°33'11" West, along the westerly line of said Lot 2R and the easterly line of said Argyle Town Square, a distance of 988.58 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 2R and the northeast corner of said Argyle Town Square;

THENCE South 89°48'41" East, along the northerly line of said Lot 2R, the northerly line of Lot 1, Block A of aforesaid White Rock Farm Addition, and the southerly line of Webb Addition, an Addition to the Town of Argyle, Texas, according to the Final Plat, recorded in Cabinet M, Page 381 of the Plat Records of Denton County, Texas, a distance of 1,420.49 feet to the northeast corner of said Lot 1, same being the northwest corner of Lot 1, Block 1 of Top Hat Farm, an Addition to the Town of Argyle, Texas, according to the Final Plat, recorded in Cabinet H, Page 142 of the Plat Records of Denton County, Texas;

THENCE South 00°33'48" East, along the easterly line of said Lot 1, Block A and the westerly line of said Lot 1, Block 1, passing at a distance of 1,949.86 feet a 3/8-inch iron rod found for the northeast corner of aforesaid street easement dedication, the southeast corner of said Lot 1, Block A and the southwest corner of said Lot 1, Block 1, continuing along the easterly line of said street easement dedication for a total distance of 1,985.36 feet to the southeast corner of said street easement dedication, same being in the asphalt pavement for aforesaid Harpole Drive;

THENCE South 88°46'56" West, along the southerly line of said street easement dedication, a distance of 1,205.74 feet to the POINT OF BEGINNING and containing 70.637 acres of land, more or less, of which, 1.167 acres (50,854 square feet) lie within the street easement dedication for Harpole Road.

Exhibit D
Tree Preservation Plan

Exhibit E
Perimeter Fence Exhibit



GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 22 x 34

LEGEND

-  WOODEN BOARD ON BOARD WITH GALVANIZED POSTS PER PD DOCUMENT
-  WOODEN BOARD ON BOARD WITH GALVANIZED POSTS AND STONE COLUMNS ON APPROXIMATELY 200' SPACING
-  4 RAIL PIPE RAIL FENCE

EXHIBIT E
PERIMETER FENCE EXHIBIT

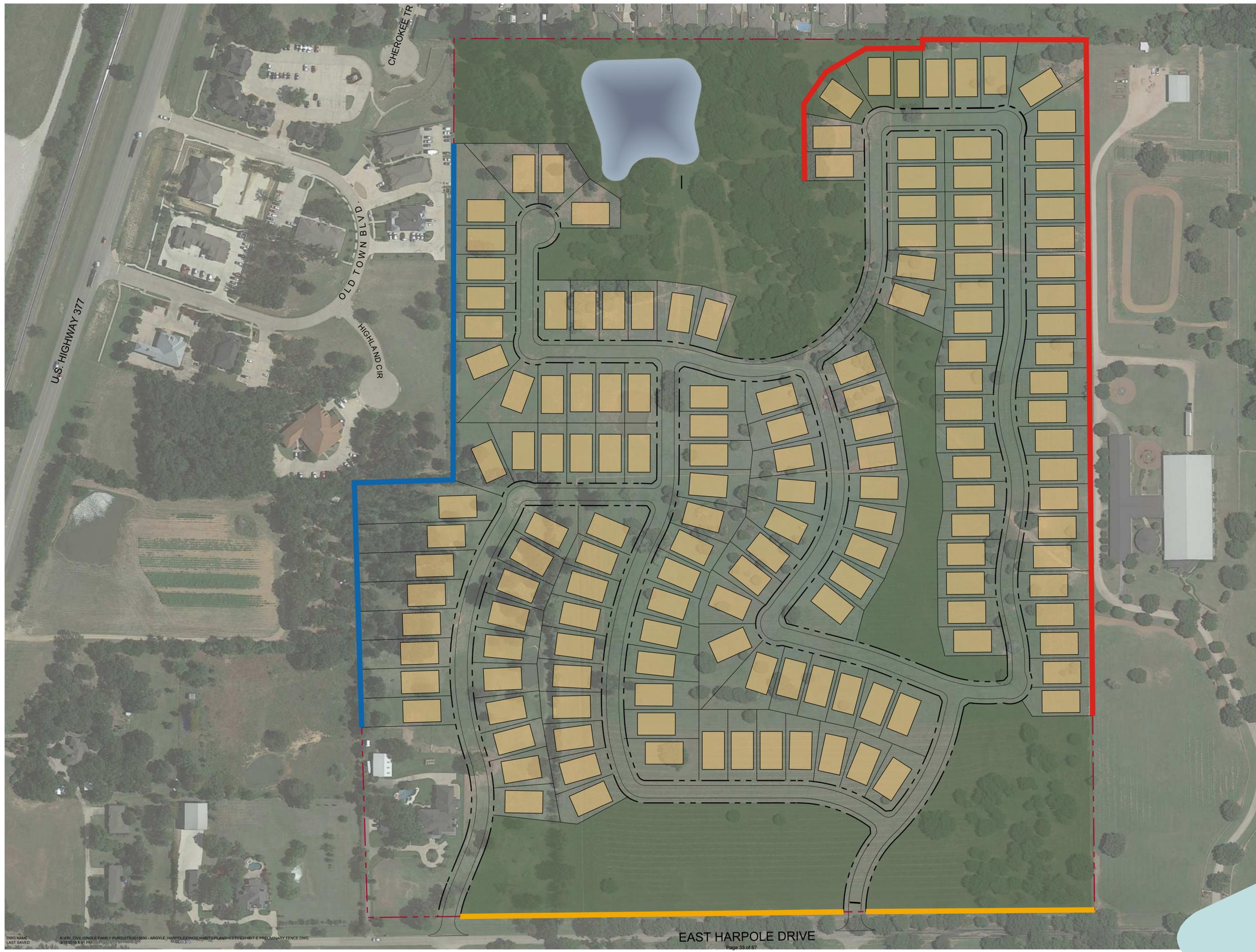
Trailhead Ranch

Argyle, Texas
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EAST HARPOLE DRIVE

Exhibit F
Conceptual Park and Open Space Plan



GRAPHIC SCALE IN FEET
 0 50 100 200
 1"=100'

NATURE PARK, REFERENCE EXHIBITS:
 - H
 - H.1

INTERSECTION, REFERENCE EXHIBIT:
 - I

MAIN ENTRY, REFERENCE EXHIBITS:
 - G
 - G.1

EXHIBIT F
 CONCEPTUAL PARK AND OPEN SPACE PLAN

Trailhead Ranch

Argyle, Texas
 May 2016



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Exhibit G & G.1

Conceptual Entry Plan & Entry Way Concept

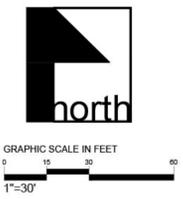


EXHIBIT G
CONCEPTUAL ENTRY PLAN

Trailhead Ranch

Argyle, Texas
May 2016



5750 Genesis Court
Suite 200
Frisco, Texas 75034
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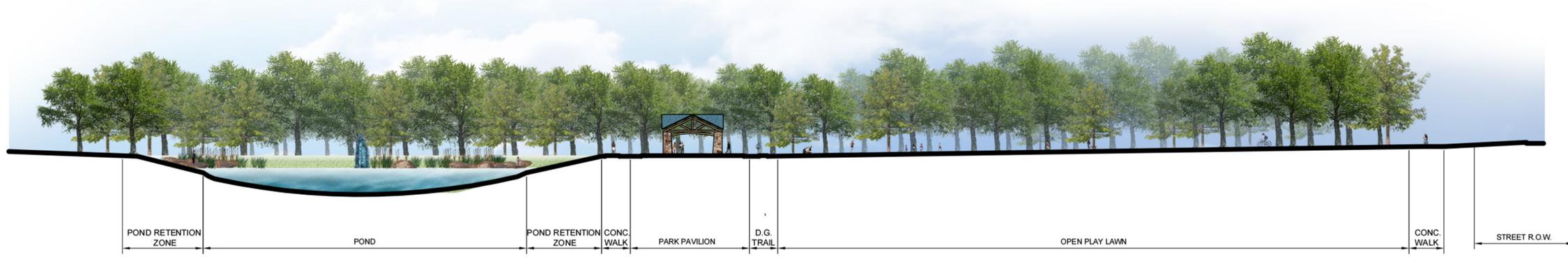
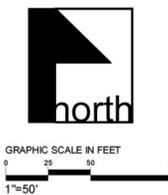
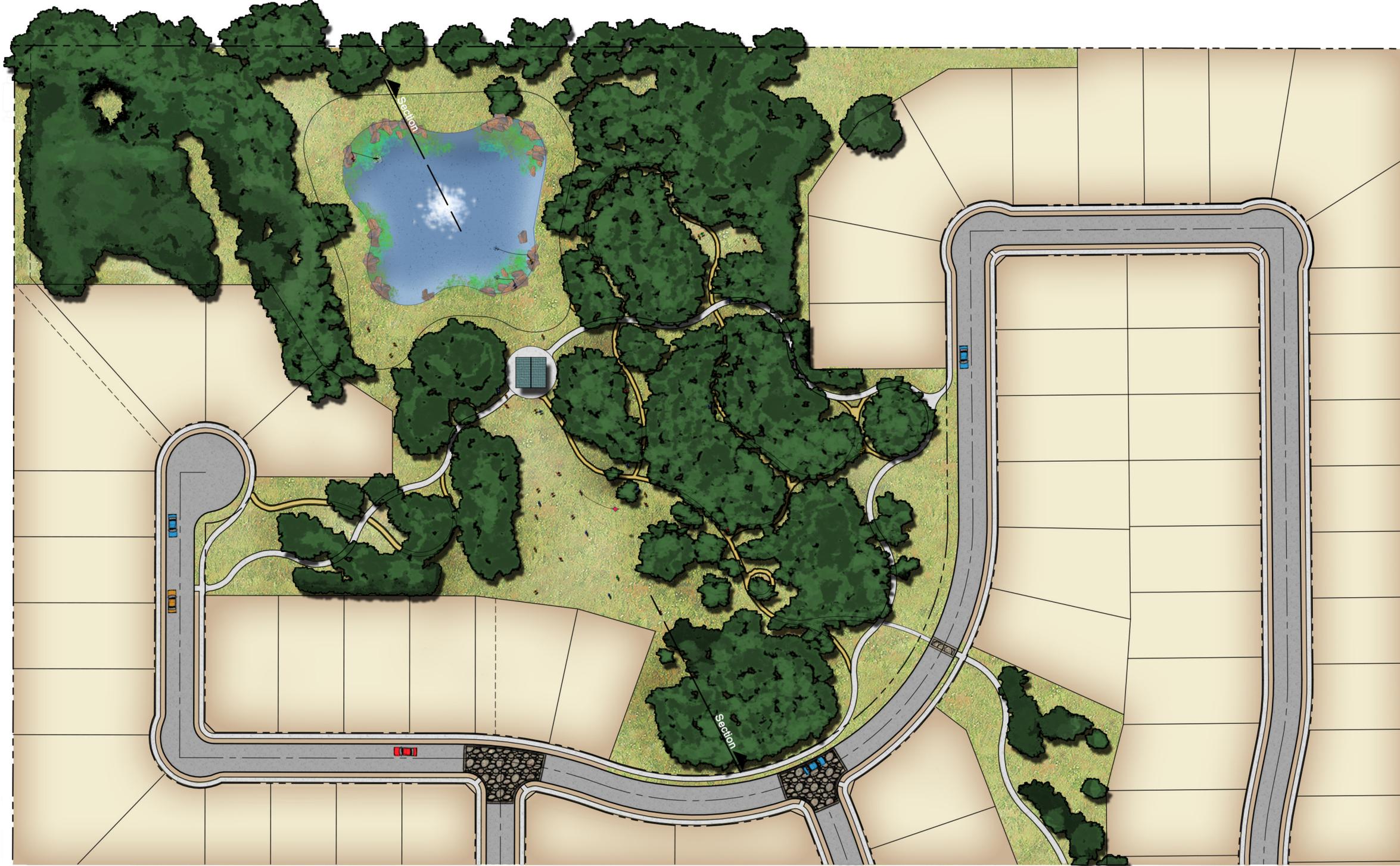
Trailhead Ranch

Exhibit "G.1" - Entry Way Concept

Page 38 of 67

Exhibit H & H.1

Conceptual Nature Park Plan & Nature Park Illustration



SITE SECTION

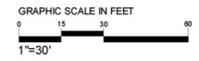


EXHIBIT H
CONCEPTUAL NATURE PARK PLAN

Trailhead Ranch

Argyle, Texas
May 2016



5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



Exhibit I
Intersection Concept Exhibit



Trailhead Ranch

Exhibit "I" - Intersection Concept

Page 43 of 67

Exhibit J
Conceptual Image Board



Ranch Entrance



Crushed Granite Trail



Windmill



Boulder Wall



Ranch Entrance



Pipe Rail Fence

Exhibit K
Screening Wall Illustration

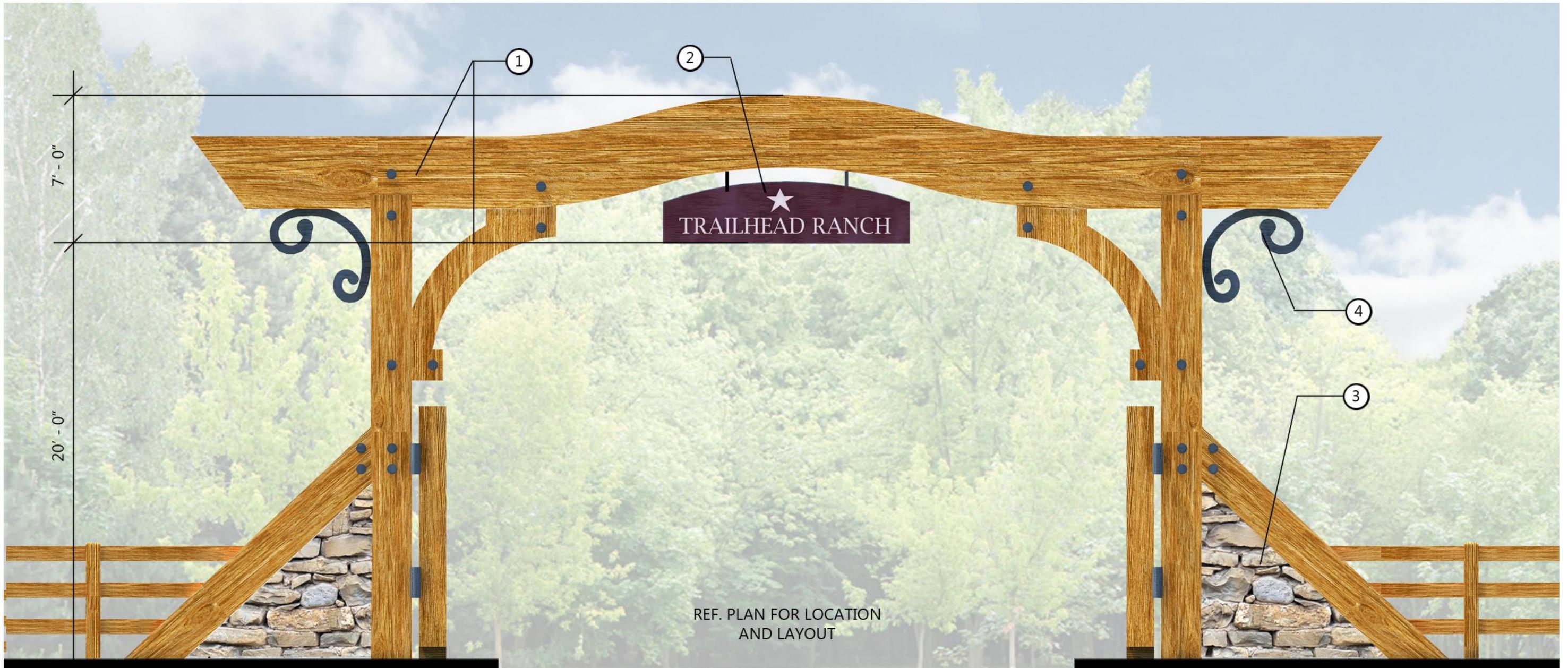


Trailhead Ranch

Exhibit "K" - Screening Wall Illustration

Page 47 of 67

Exhibit L, L.1, L.2, and L.3
Palette of Materials – Entry Gateway, Park Pavilion,
Site Amenities, and Softscape



1 WESTERN YELLOW CEDAR



2 WEATHERED STEEL WITH STAINLESS STEEL LETTERS



3 STACKED STONE



4 WEATHERED HAMMERED WROUGHT IRON

Trailhead Ranch

Exhibit "L" - Palette of Materials - Entry Gateway



WESTERN YELLOW CEDAR



GALVANIZED STANDING SEAM METAL NATURAL



MILSAP RANDOM



WINDMILL



ENTRY DRIVE PAVING



INTERSECTION PAVING



WESTERN YELLOW CEDAR



WEATHERED CENTRAL TEXAS BOULDERS



CEDAR FENCE



CEDAR FENCE



Autumn Sage



Bur Oak



Crossvine



Day Lilly



Decomposed Granite Trail



Drift Roses



Forest Pansy Redbud



Gulf Muhly



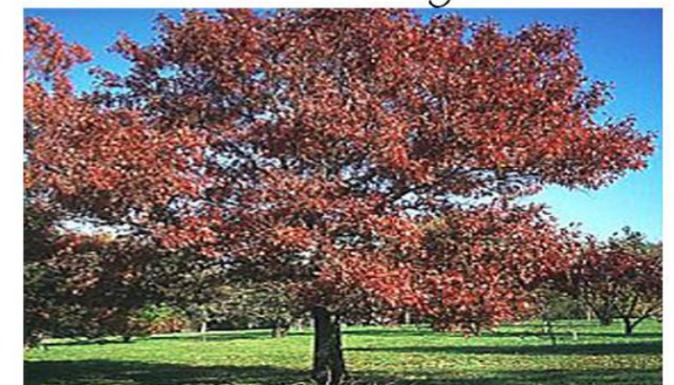
Lindheimer's Muhly



Little Bluestem



Red Yucca



Texas Red Oak



Texas Sage



Turks Cap



Weeping Lovegrass



Wild Flowers

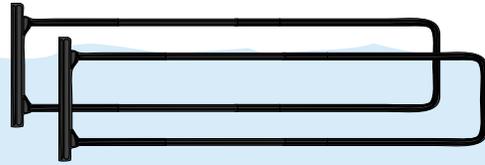
Exhibit M

Conceptual Street Signage, Street Light and Mailbox Standards

Brandon Industries, Inc.
1601 Wilmeth Road
McKinney, Texas 75069
800-247-1274
www.brandonindustries.com



Substrate: .080 Aluminum
Vinyl Type: 3M High Intensity Prismatic
w/ 3M Electrocut Overlay



(2) TDS0942 BK
Street Sign Trims



(2) HI0942DS
Street Signs



(1) SB-94 BK
Decorative Cast Aluminum Base



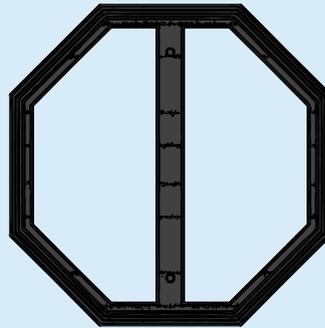
(1) HI R1-1/30 BK
High Intensity Stop Sign
w/ Black Powdercoated Back



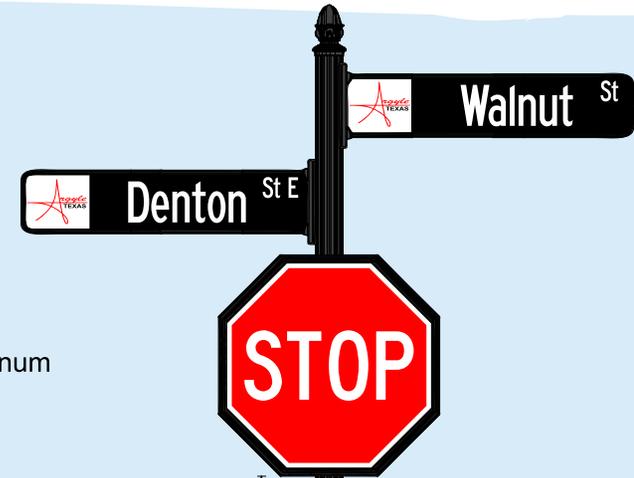
(1) FIN-A4 BK
Decorative Cast Aluminum
Acorn Finial



(1) SP4X12 BK
4" OD 12' Long Fluted Channel
Pole w/ Breakaway Kit



(1) TSTOP30N BK
Decorative Stop Sign Trim



84 in

70 in



Below Grade

FHWA Approved
Breakaway System



Brandon Industries CL6 Base with AGB2A Globe or AME2 Globe or Town Approved Alternate.



Brandon Industries CL8 Base with AGB2A Globe or AME2 Globe or Town Approved Alternate.



Brandon Industries 2PC4 Base with FIN-A3 Finial, DB-28 with Plate A, and MPC-54 Pole or Town Approved Alternate. Alternate Finial is FIN-CS3 Finial.

Exhibit N
Approved Tree List

Exhibit N:

The following Trees shall be allowed as Street Trees per Section 4.2 of the PD:

<u>Common Name</u>	<u>Botanical Name</u>
• Caddo Maple	Acer barbatum “Caddo”
• Chinquapin Oak	Quercus muehlenbergii
• Live Oak	Quercus virginiana
• Texas Red Oak	Quercus shumardi “Texana”
• Shumard Oak	Quercus shumardi
• Cedar Elm	Ulmus crassifolia
• Lacebark Elm	Ulmus parvifolia
• Pecan	Carya illinoensis
• Bald Cypress	Taxodium distichum
• Texas Ash	Fraxinus texensis
• Texas Pistache	Pistacia texana
• Black Walnut	Juglans nigra



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: June 7, 2016
To: Chairman and Members of the Planning and Zoning Commission
From: Matt Jones, Director of Community Development
Subject: Site Plan Amendment – Liberty Christian School

Purpose:

Consider and make a recommendation for a Site Plan Amendment (SP-16-002) for Liberty Christian School; regarding a special exception for a scoreboard located at the football stadium. Located at 1301 S.HWY 377, Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The property is developed and is the site of Liberty Christian Schools.

Adjacent Existing Land Uses and Zoning:

North: A – Agricultural
South: Denton County
East: Denton County
West: Argyle ETJ

Development Review Analysis:

The applicant is requesting a site plan amendment for consideration of a special exception for a scoreboard located at the football stadium.

Development Review Analysis:

The applicant is proposing an approximately 551 s.f. video board/scoreboard. The overall size is approximately 34' tall and 18; wide. The Sign Ordinance allows up to 30' in height and 400 s.f.

Section 14.4.4 - Appeals and Special Exceptions of the Sign Ordinance allows Town Council, with a recommendation by the P&Z Commission to grant special exceptions to these regulations when done in conjunction with a site plan or an amendment to a previously approved site plan. Such approval should result in the signage being beneficial to the Town and not a nuisance to the public health, safety, and general welfare of the surrounding properties.

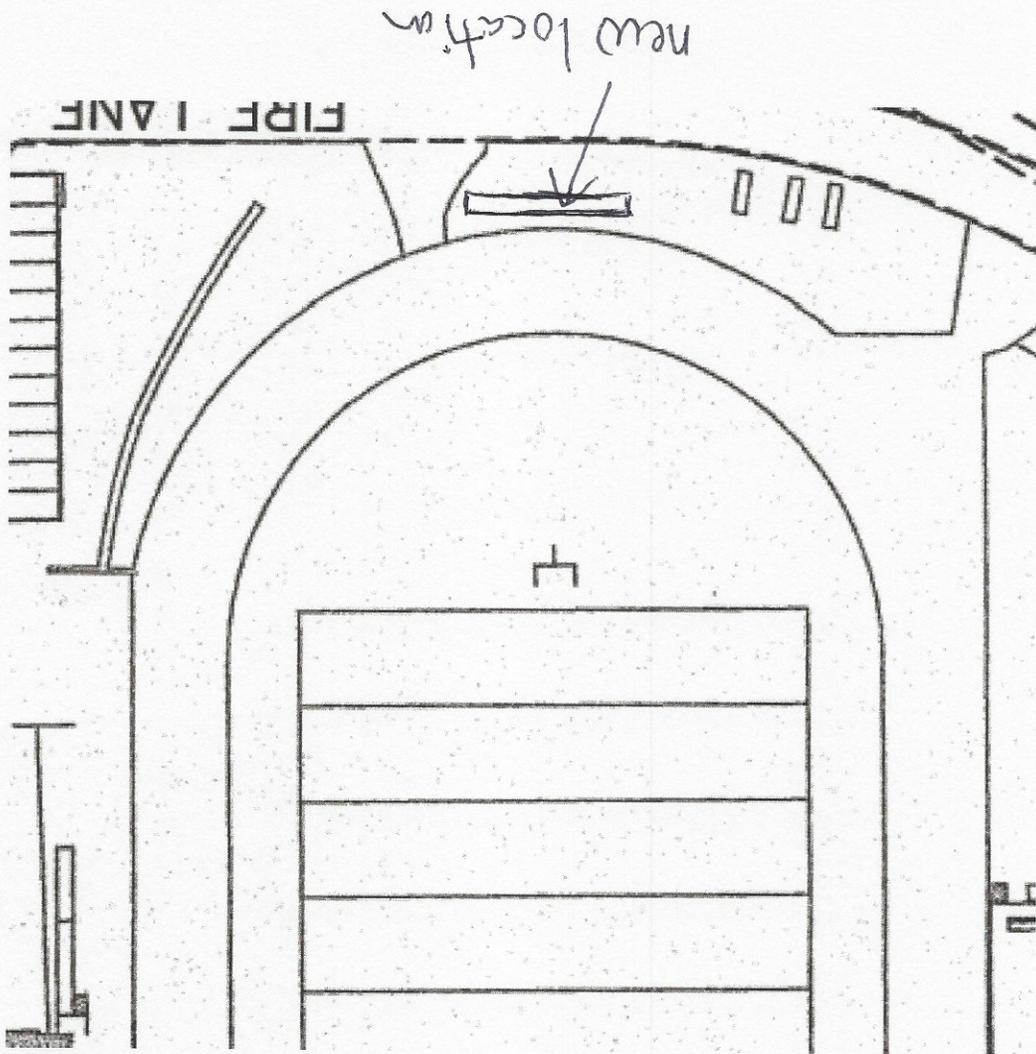
Staff Recommendation:

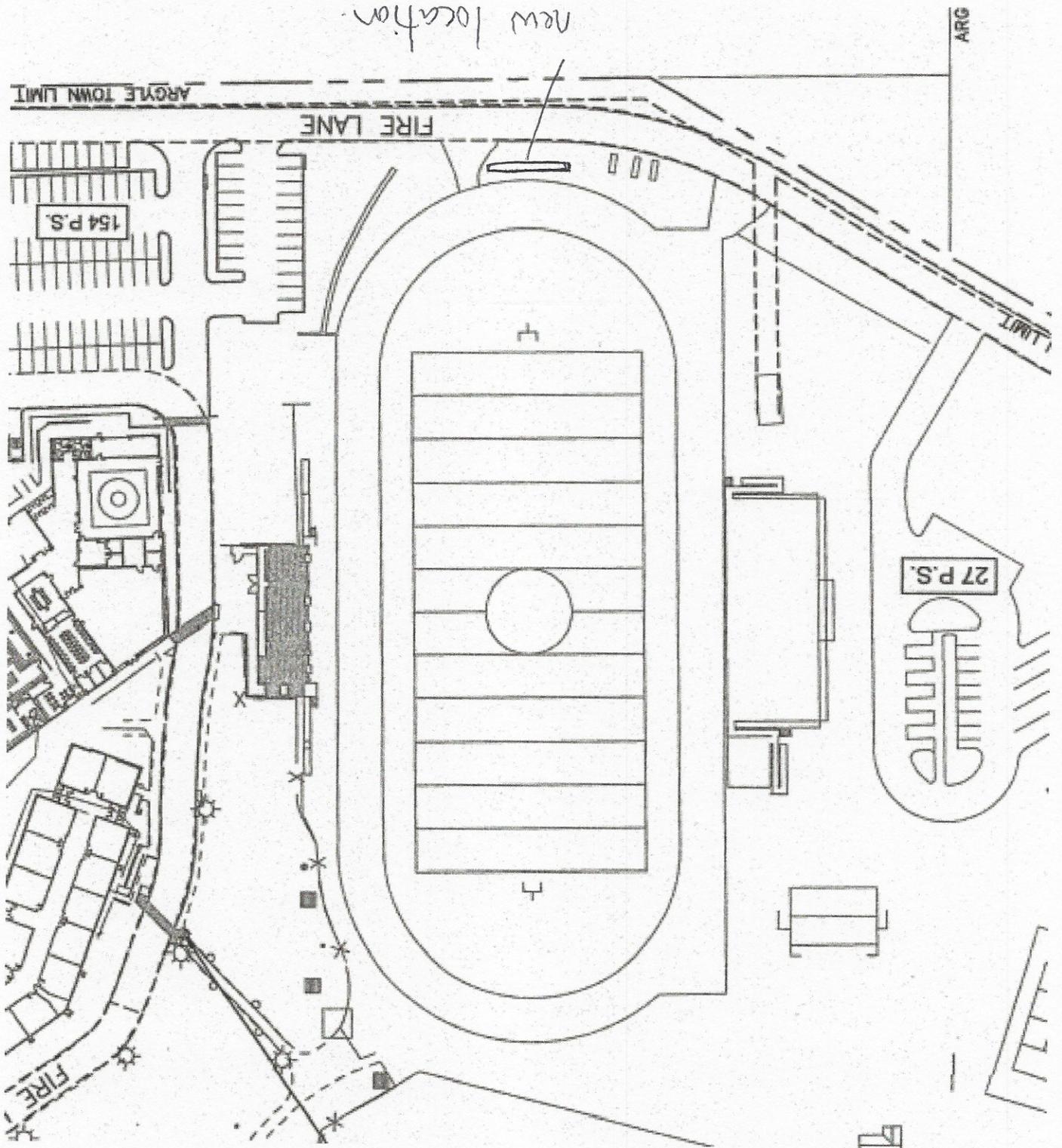
Town staff forwards this request for your consideration.

Attachments:

Site Plan

Sign Design Documents



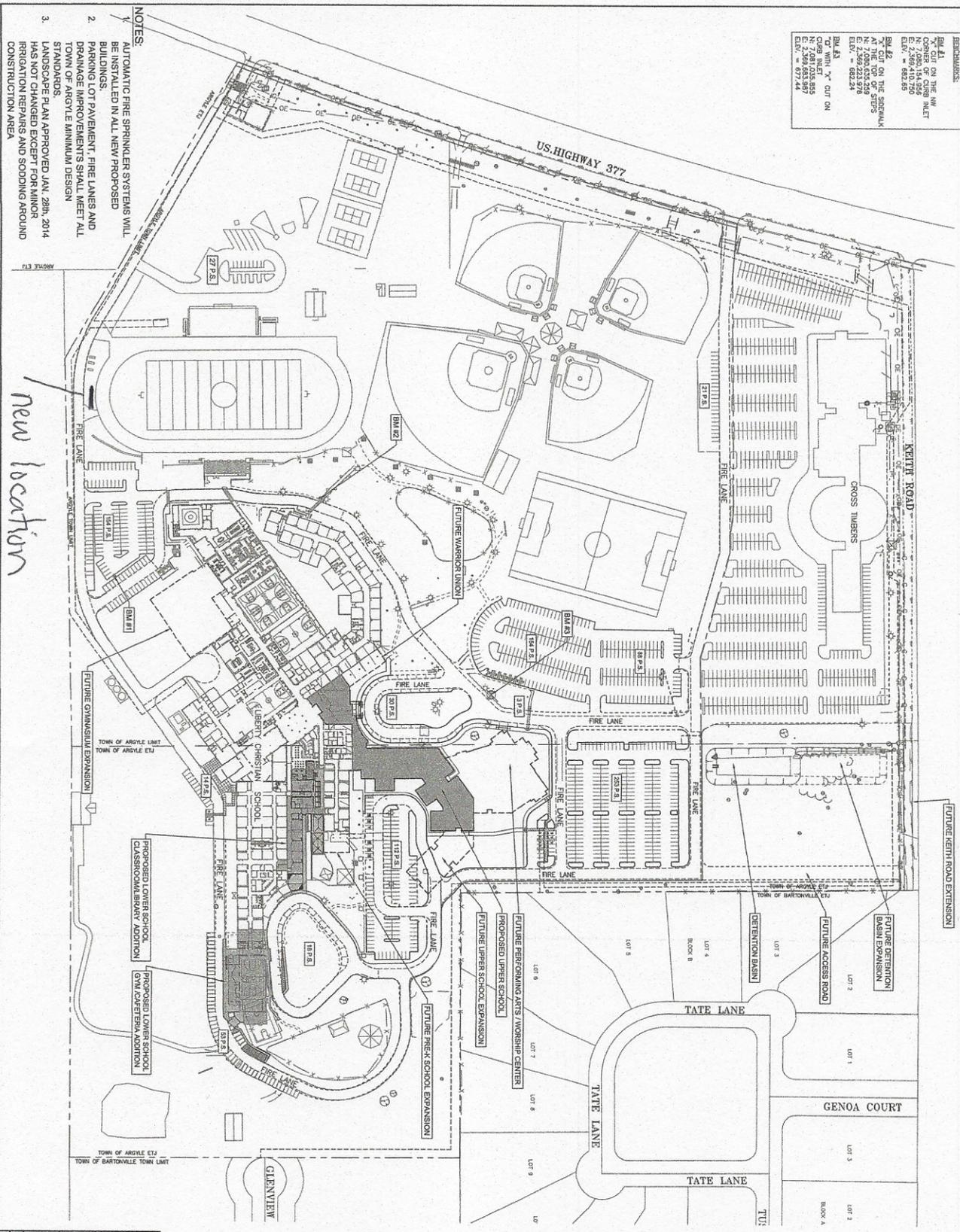


PROPOSED BENCHMARKS:

B.M. #1	ON THE NW CORNER OF CHURCH INLET
N. 7,000.114.756	E. 677.44
B.M. #2	ON THE SOUTHWEST CORNER OF THE SCHEDULED CHURCH INLET
N. 7,000.633.239	E. 2,999.683.987
B.M. #3	ON THE "X" CUT ON CHURCH INLET
N. 7,000.633.239	E. 2,999.683.987

- NOTES:**
1. AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE INSTALLED IN ALL NEW PROPOSED BUILDINGS.
 2. PARKING LOT PAVEMENT, FIRE LANES AND DRAINAGE IMPROVEMENTS SHALL MEET ALL TOWN OF ARROYO MINIMUM DESIGN STANDARDS.
 3. LANDSCAPE PLAN APPROVED JAN. 29th, 2014 HAS NOT BEEN EXPANDED TO MAJOR IRRIGATION REPAIRS AND SCODING AROUND CONSTRUCTION AREA.

new location



PARKING COUNT:

EXIST.: 914 SPACES
 PROP.: 8 SPACES
 TOTAL: 922 SPACES
 ADA SPACES: 31

BUILDING AREA

FUTURE PERFORMING ARTS	50324 SF
FUTURE WARRIOR UNION	6170 SF
FUTURE UPPER SCHOOL	10765 SF
FUTURE PRE-K SCHOOL	3884 SF
FUTURE GYMNASIUM EXPANSION	50324 SF
PROPOSED UPPER SCHOOL	24813 SF
PROPOSED LOWER SCHOOL	14,461 SF
CLASSROOM/LIBRARY	13,133 SF
GYM / CATERERA	

CLASSROOMS

PROP. UPPER SCHOOL	+ 33
PROP. LOWER SCHOOL	+ 6
FUT. PRE-K SCHOOL	+ 2
FUT. UPPER SCHOOL	+ 2
TOTAL	+ 43

STUDENTS

UPPER SCHOOL	550	PROPOSED	534
MIDDLE SCHOOL	400		550
LOWER SCHOOL	495		567
PRE-K SCHOOL	100		100
TOTAL	1545		1751

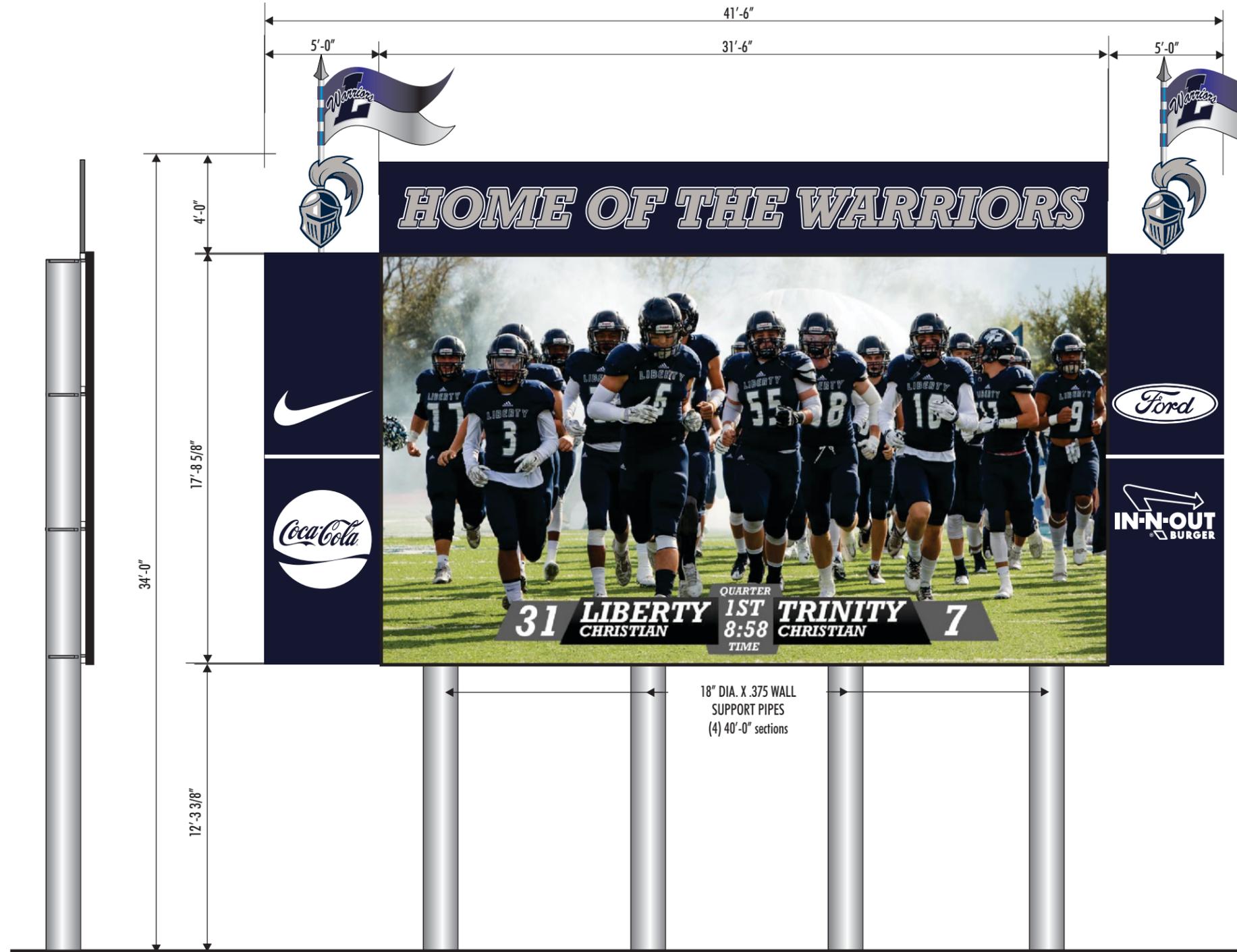
LIBERTY Christian School
 AMENDED SITE PLAN
 1301 SOUTH US HIGHWAY 377
 TOWN OF ARROYO, TEXAS 76226

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 1000 W. UNIVERSITY BLVD., SUITE 100
 ARLINGTON, TEXAS 76010

DESIGNED BY: DJL
 PROJECT NO. 2013-104
 SHEET 1 OF 1



Liberty Christian School		CUSTOMER	
1301 South Hwy 377		LOCATION	
Argyle, TX		CITY, ST	
Terry Brockett	Sara Ralstin	ACCT. EXEC.	PRJ. MGR.
Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.			
DESIGNER	BID./JOB#	ORIG. DATE	DWG.#
K. Hufnaale	58932	03-11-16	1603-046
		PAGE	
		01	of 02
REVISIONS			
#	DATE	BY	DESCRIPTION
R2	04-05-16	JEVS	ADD SURROUND DESIGN AND RE-ENGINEER STEEL AND FOOTINGS
R3	05-18-16	JEVS	ADDITIONAL NOTES AND DETAILS FOR SEND OUT TO STAMP.



GENERAL DESCRIPTION

FABRICATE AND INSTALL SUPERSTRUCTURE TO SUPPORT THE INSTALLATION OF A NEW 17'-8 5/8" X 31'-6" GOVISION VIDEO/SCORE DISPLAY

EXTEND FRAME WORK AROUND SUPPORT STRUCTURE TO ALLOW ATTACHMENT OF 3MM ACM PANELS PRE-FINISHED TO MATCH CUSTOMER SUPPLIED COLOR CHOICE.

1ST SURFACE APPLIED VINYL GRAPHICS FOR:

"HOME OF THE WARRIORS" - DIGITALLY PRINTED CONTOUR CUT VINYL GRAPHICS APPLIED FIRST SURFACE TO ACM PANEL

SPONSORSHIP LOGOS - 1ST SURFACE APPLIED WHITE VINYL GRAPHICS ONTO 3MM ACM PANEL- UNLESS DIRECTED OTHERWISE.

"WARRIOR KNIGHT LOGO" - 1ST SURFACE APPLIED DIGITAL GRAPHIC CONTOUR CUT TO SHAPE AN APPLIED TO CONTOUR CUT WHITE 3MM ACM PANEL. THRU-BOLT DIRECTLY TO 3" DIA. ALUM. FLAG SUPPORT.

BANNER FLAG - DIGITALLY PRINTED FLAG MATERIAL WITH 3-ATTACHMENT POCKETS SEWN INTO FLAG TO SECURE TO THE 3" DIA. SUPPORT PIPES. SPEARHEAD IS TO BE .250 FLAT CUT OUT ALUM. AND PAINTED AND APPLY 1ST SURFACE VINYL GRAPHIC TO SIMULATE SPEARHEAD SHAPE

SUPPORTS TO BE PAINTED TO MATCH THE LIBERTY WARRIOR SILVER COLOR - POSSIBLY MAP - SILVER SURFER

NOTE - FINAL DETAILS AND INSTALLATION INSTRUCTIONS WILL FOLLOW AFTER FINAL MODEL OF LED UNIT IS DETERMINED.

VIDEO DISPLAY BOARD ELEVATION WITH ACM PANEL SURROUND.
 3/16" = 1'-0"

841.15 SQ. FT.

Liberty Christian School

1301 South Hwy 377

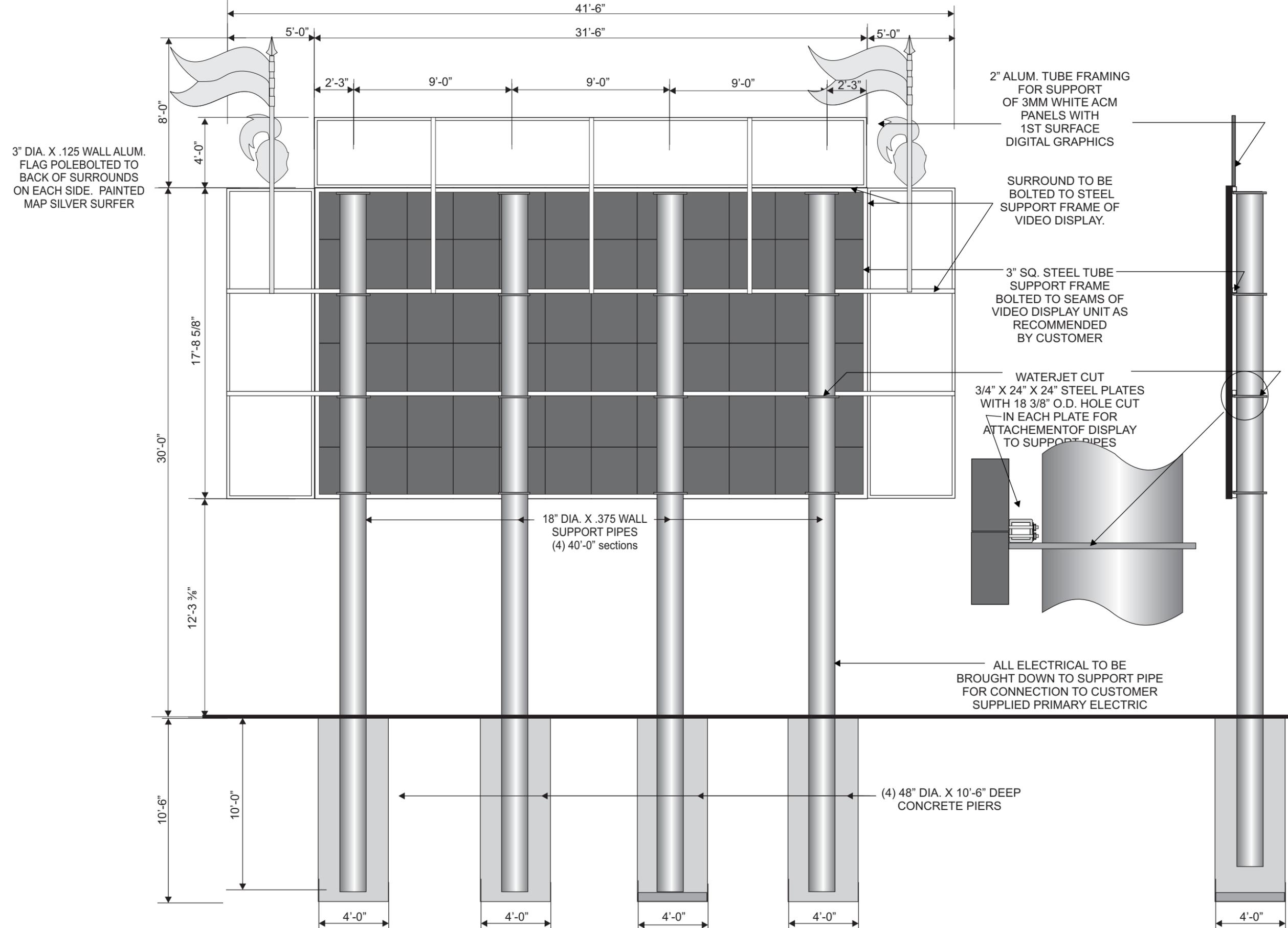
Argyle, TX

Terry Brockett ACCT. EXEC. Sara Ralstin PRJ. MGR.

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REAR VIEW OF DISPLAY INSTALLATION

841.15 SQ. FT.

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.

WIND LOADS

Project:
 Descript: **#REF!**
 Ref: **International Building Code 2014**

Basic Wind Speed= **115** mph, IBC fig. 1609.2
 Exposure= **C** flat terrain, generally open for 1/2 mile.
 Cq= **0.85** signs, flagpoles and lightpoles, IBC 2014 fig. 1609. 2 (2)

Calculation of Design Wind Pressures

Height (ft):	(qs)	(Ce)	(Cq)	= Wind Pressure	
15	33.9	1.06	0.85	30.5	psf
20	33.9	1.13	0.85	32.5	psf
25	33.9	1.19	0.85	34.2	psf
30	33.9	1.23	0.85	35.4	psf
40	33.9	1.31	0.85	37.7	psf
60	33.9	1.43	0.85	41.2	psf
80	33.9	1.53	0.85	44.0	psf
100	33.9	1.61	0.85	46.3	psf
120	33.9	1.67	0.85	48.1	psf
160	33.9	1.79	0.85	51.5	psf
200	33.9	1.87	0.85	53.8	psf
300	33.9	2.05	0.85	59.0	psf
400	33.9	2.19	0.85	63.0	psf

Seismic Load Comparison

Seismic Zone= **3**
 Z= **0.3**
 I= **1.0** standard structures
 Cp= **2.0**
 Wp= **15.0** psf, typical sign box with structure
Fp= (Z)(I)(Cp)(Wp)= 9.0 psf

Foundation

PIER	SQ. FT. OF PIER	SQ. FT. SUPPORT	WIND LD	0.00037	3000	N
	903	23	4	34.2	0.0004	3000 59.192

N1	PIER DIA.	X1	PIER DEPT
355.15	4	88.787	9.4227

Round Caisson

Diameter, b= **4.0** ft, round augered hole
 Depth, D= (A/2)(1 + SQR(1 + (4.36h)/A))=**10.5**ft deep

S1 = (q)(2)(D/3)= psf
 A = (2.34 P) / (S1)(b)= d=

STEEL COLUMN DESIGN

Project:
 Descript: **#REF!**
 Ref: **International Building Code 2014**

Areas Subject to Wind Forces

Description	Height (ft)	Width (ft)	Area (sqft)	Centroid (ft)	Wind (psf)
1)	21.75	41.50	902.63	23.0	34.2
2)					

Calculation of Design Forces at Critical Heights

y (ft)	M (#')	V (#)	y (ft)	M (#')	V (#)
@ grade	710,946	30,911	20.00	92,732	30,911
20.00	92,732	30,911	20.00	92,732	30,911
20.00	92,732	30,911	20.00	92,732	30,911

Column Support Design Table

# of Cols	Column Type (PTS)	Column Size	Length (ft)	Start Elev (ft)	End Elev (ft)	Sleeve Depth (in)	S act (in ^ 3)	fb (ksi)
4	p	16"(.375)			20.00	N/A	70.30	30.3
		FALSE		20.00	20.00		FALSE	#DIV/0!
		FALSE		20.00	20.00		FALSE	#DIV/0!
		FALSE		20.00	20.00		FALSE	#DIV/0!
		FALSE		20.00	20.00		FALSE	#DIV/0!
		FALSE		20.00	20.00		FALSE	#DIV/0!

Allowable Bending Stresses

Column Type	Column Size	Criteria	Stress increase factor=	1.33
p	16"(.375)	d/t <3300/Fy	so... Fb= 0.66Fy=	30.7 ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi

Foundation Bearing Check

Allowable Bearing Pressure= **1330.00**

Round
 Sign Wt= lb
 Base Wt= 19792 lb
 sq ft
 q max= 1575 psf,soil
 OK, with depth increase

Concrete Volume

Outside Width of Column= 18 in
 Depth of Column in Footing= 10 ft

Volume of Concrete per Footing= 4.0 cubic yards (+-)
Total Order Volume of Concrete= #REF! cubic yards (+-)



7923 E. McKinney St., Denton, TX 76208
 (940) 382-8850 Fax: (940) 387-0429

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