



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: January 8, 2019

To: Chairman and Members of the Planning and Zoning Commission

From: David Hawkins, Director of Community Development

Subject: Preliminary Plat – PP-18-005 – TM Evans Tract

Purpose:

Consider and take appropriate action on a Preliminary Plat (PP-18-005) for TM Evans Tract, a proposed 2-lot subdivision on approximately 3.966 acres of land, legally described as Lots 1-10, Evans Trailer Park, a portion of Stephan A. Chambers Survey, Abstract No. 308, located in the Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The property previously consisted of multiple manufactured homes and one (1) single-family residence that have been recently removed from the property. The currently property contains mature trees throughout the site. Water service is available to serve the property but no sewer service is available.

Adjacent Existing Land Uses and Zoning:

North: Undeveloped property zoned CF – Community Facilities and OR – Office Retail

South: Waterbrook development with VC-MU and VC-T (Village Center- Mixed Use and Transitional)

East: Undeveloped property zoned A - Agricultural

West: CVS Pharmacy and Bumpershoot BBQ zoned OR – Office Retail

Background:

On December 11, 2018, the Town Council approved a zoning change and Master Development Plan (MDP) for this property from MH (Manufactured Homes) to VC-MU and VC-T (Village Center- Mixed Use and Transitional).

Development Review Analysis:

The applicant, Waterbrook SE, LP, on behalf of the owners Terra Manna, LLC are proposing a Preliminary Plat to include two (2) non-residential lots on a total of 3.966 acres. The property is currently platted but due to Section 14.2.21 of the TDS, a Preliminary Plat is required prior to any Replats that create major changes in infrastructure requirements for a subdivision. The proposed Preliminary Plat matches the approved concept plan as approved by Town Council on December 11, 2018 (Ordinance No. 2018-26).

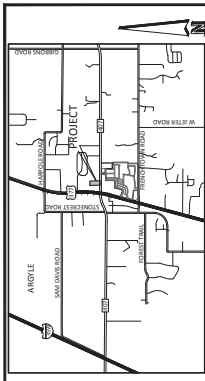
The Development Review Committee has reviewed this Preliminary Plat and has determined that it meets all minimum standards of the Town Development Standards for a Preliminary Plat. After Preliminary Plat approval, the applicant must submit a replat application along with civil construction plans for streets, drainage, water and sanitary sewer compliant with the Town of Argyle Development Standards in order to proceed with the development process.

Staff Recommendation:

Town staff forwards this request for your approval. No Town Council consideration is required for this Preliminary Plat.

Attachments:

Preliminary Plat Exhibit



VICINITY MAP
NOT TO SCALE

- LEGEND**
- Point of Closure or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "VC" (unless otherwise noted)
 - 1/2" IR
 - AC
 - Curve No.
 - Control Monument
 - Drainage Easement
 - PE
 - Easement
 - LI
 - Line No.
 - UE
 - Utility Easement
- D.R.D.C.T. = Deed Records of Denton County, Texas
P.R.D.C.T. = Official Public Records of Denton County, Texas

Curve	Length	Radius	Delta	Chord	Bearing
C1	24.00	100.00	00000000°	24.00	N45° 44' 50"
C2	24.00	100.00	00000000°	24.00	N45° 44' 50"
C3	11.26	32.00	00000000°	11.26	N45° 44' 50"
C4	100.00	32.00	00000000°	100.00	N45° 44' 50"
C5	31.42	20.00	00000000°	31.42	N45° 44' 50"
C6	31.42	20.00	00000000°	31.42	N45° 44' 50"
C7	31.42	20.00	00000000°	31.42	N45° 44' 50"
C8	31.42	20.00	00000000°	31.42	N45° 44' 50"
C9	31.42	20.00	00000000°	31.42	N45° 44' 50"
C10	31.42	20.00	00000000°	31.42	N45° 44' 50"
C11	31.42	20.00	00000000°	31.42	N45° 44' 50"
C12	31.42	20.00	00000000°	31.42	N45° 44' 50"
C13	31.42	20.00	00000000°	31.42	N45° 44' 50"
C14	31.42	20.00	00000000°	31.42	N45° 44' 50"
C15	31.42	20.00	00000000°	31.42	N45° 44' 50"
C16	31.42	20.00	00000000°	31.42	N45° 44' 50"
C17	31.42	20.00	00000000°	31.42	N45° 44' 50"
C18	31.42	20.00	00000000°	31.42	N45° 44' 50"
C19	31.42	20.00	00000000°	31.42	N45° 44' 50"
C20	31.42	20.00	00000000°	31.42	N45° 44' 50"

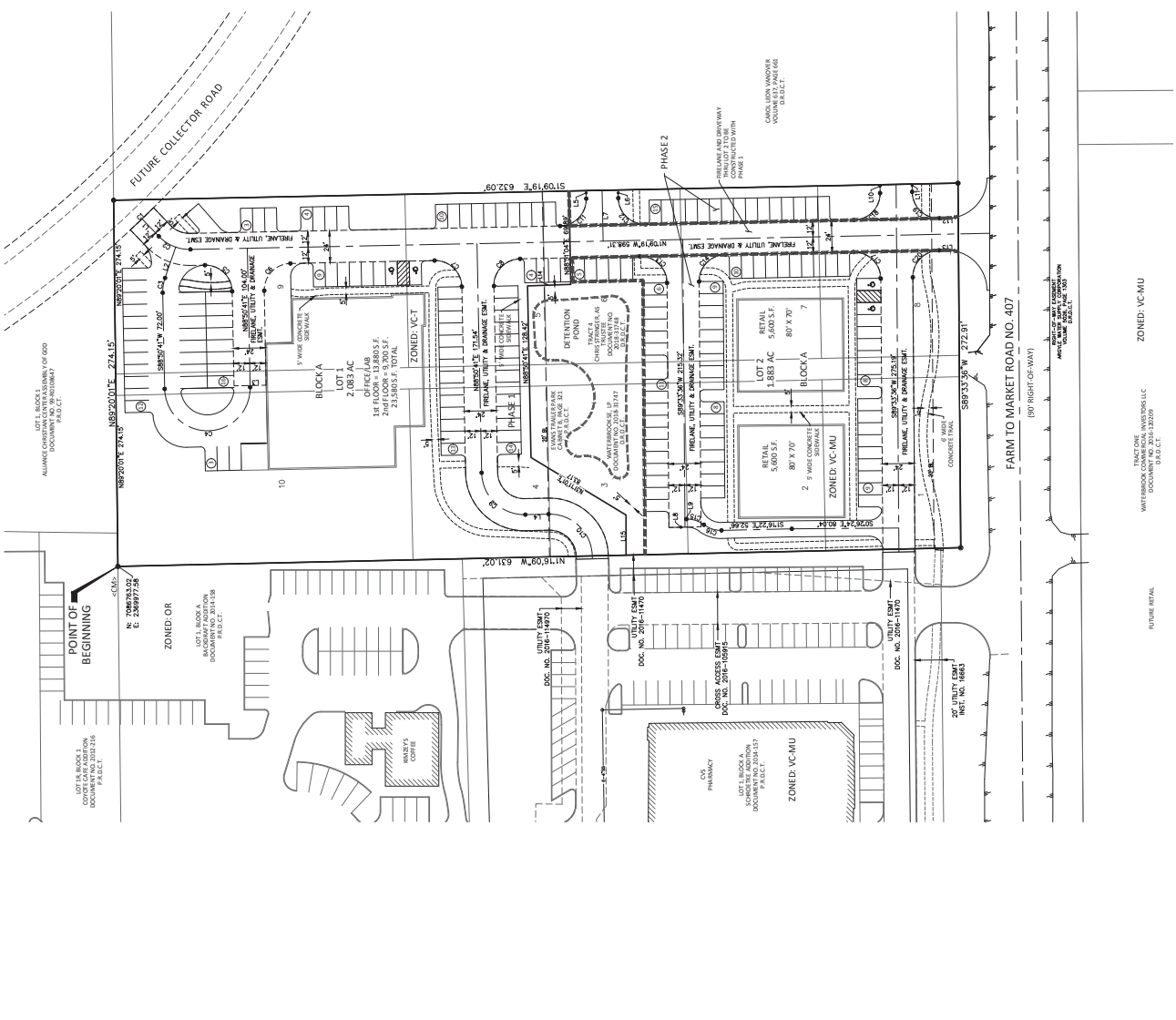
Parcel	Line	Length	Direction
L1	L1	18.00	N45° 44' 50"
L2	L2	24.00	N45° 44' 50"
L3	L3	24.00	N45° 44' 50"
L4	L4	24.00	N45° 44' 50"
L5	L5	24.00	N45° 44' 50"
L6	L6	24.00	N45° 44' 50"
L7	L7	24.00	N45° 44' 50"
L8	L8	24.00	N45° 44' 50"
L9	L9	24.00	N45° 44' 50"
L10	L10	24.00	N45° 44' 50"
L11	L11	24.00	N45° 44' 50"
L12	L12	24.00	N45° 44' 50"
L13	L13	24.00	N45° 44' 50"
L14	L14	24.00	N45° 44' 50"
L15	L15	24.00	N45° 44' 50"



PRELIMINARY PLAT
TM EVANS TRACT
3.966 ACRES
LOTS 1-2, BLOCK A
A REVISION TO THE EVANS TRAILER PARK ADDITION
CAB. B, PG. 321 P.D.C.T.

OUT OF THE
S. CHAMBER SURVEY, ABSTRACT NO. 308
TOWN OF ARCYLE
DENTON COUNTY, TEXAS
PHASE 1 - ZONED VC-T
PHASE 2 - ZONED VC-MU
Southlake, TX 76092
21 December 2018
SHEET 1 OF 2

J. VOLK consulting
830 Central Expressway, Suite 300
Plano, Texas 75074
972.331.3100, Texas Registration No. 811982
Engineer/Surveyor:
John J. Volk, License No. 11170
100 Chardon Ranch Road
Southlake, TX 76092
817-251-8505



TRACT ONE
WARRANTY DEED INSTRUMENT NO. 2018-133329
D.B. 11

FUTURE RETAIL

ZONED - VC-MU

FUTURE RETAIL

