NOTICE OF THE MUNICIPAL DEVELOPMENT DISTRICT

MUNICIPAL DEVELOPMENT DISTRICT
REGULAR MEETING

March 08, 2022 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, Texas

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Municipal Development District will meet in a Regular Meeting on Tuesday, March 08, 2022 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

American Flag

Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

OPEN FORUM

This is an opportunity for the public to address the Municipal Development District on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes, unless the speaker requires the assistance of a translator, in which case the speaker is limited to ten (10) minutes, in accordance with applicable law. Each speaker shall approach the podium and state their name and address. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body as a whole and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. Per the Texas Open Meetings Act, the Board is prohibited from deliberating or taking action on any matter not listed on the agenda. The Municipal Development District may only: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with Council adopted procedures.

STAFF REPORT

(Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)

1. Discuss reprise of branding, placemaking and wayfinding project for the town.

2. Evans Tract Phase II - Revised Site Plan.

3. Feedback from the Metroport Chamber's Alliance Development Forum.

4. Overview of MDD finances.

5. Sales tax update.

CONSENT AGENDA

Any Board member may request an item on the Consent Agenda to be taken up for individual consideration.

6. Consider approval of the February 8, 2022 Regular Municipal Development District meeting minutes as recorded.

EXECUTIVE SESSION

Pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D, Texas Open Meetings Act (the "Act"), Municipal Development District will recess into Executive Session (closed meeting) to discuss the following:

Economic Development

§551.087: Economic Development negotiations (to discuss or deliberate commercial or financial information from a business prospect, or to deliberate the offer of a financial or other incentives to a business prospect):

7. Retail recruitment update.

8. Project update.

9. MDD Project 21-04 - Harvest Town Center

Real Property

§551.072: Deliberate the purchase, exchange, lease, or value of real property:

10. Staging for US 377 expansion.

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, Section 551, the Municipal Development District will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

RECEIVE REQUESTS FROM MEMBERS FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this section must be limited to whether or not the Board wishes to include a potential item on a future agenda.

ADJOURN

NOTE: As authorized by Section 551.071 of the Texas Government Code (Consultation with Town Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item herein.

A quorum of the Town Council members or Planning and Zoning Commission may be in attendance at this meeting. The council/commission will take no action during the course of this meeting.

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by **5:00 PM on the 4th day of March, 2022**.

Richard Olson

Richard Olson, Town Administrator



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 940-464-7273, and reasonable accommodations will be made for assistance.

Municipal Development District
Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Staff Report	March 8, 2022

PRESENTER:

Julia Falcon, Communications Coordinator
Rich Olson, Town Administrator

ITEM DESCRIPTION:

Discuss reprise of branding, placemaking and wayfinding project for the town.

BACKGROUND INFORMATION:

MDD board members expressed the desire to update the current wayfinding in the town. Council and staff from 2016-2017 began working on this and adopted the attached branding, placemaking and wayfinding guide. After some research, it was found that this project was picked up and dropped a few times. You will recognize some of these signs that have been implemented, but overall this project is about 20% completed.

The Town Council also discussed their interest in having a monutment sign for Earl's 377 and St. Argyle's during a Council meeting and potentially funding it with help from the MDD.

FISCAL IMPACT:

☒ Not Applicable
☐ Proposed Expenditure:
☐ General Ledger Code:
☐ Proposed Revenue:
☐ Budget Amendment Required: No
☐ Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Branding and wayfinding guide
Town Council data sheet from 2016

RECOMMENDED MOTION AND/OR ACTION:

None



Town of Argyle, TX | Branding, Placemaking & Wayfinding
System Guidelines Manual

January 24, 2017

Project History

In July of 2016, the Town of Argyle retained the design team of focusEGD, Valley Quest Design, and BR_DGE Design (The Team) for its Branding, Place-Making and Wayfinding project. The Town was seeking to brand the community, create a sense of place, and improve wayfinding within the Town limits. The vision for the project was to maintain the uniqueness of Argyle, while creating a geographical awareness, and a unified look. The Team began the process by researching Argyle's demographics, history and roots, and touring the 11.4 square miles to discover the points of interest and regional influences.

What the Team discovered is that the railroad was instrumental in Argyle's growth. To date the active train tracks run parallel to the main north south road, US Highway 377, that bisects the Town. Kay Teer, Council Member, provided an insightful history lesson complete with a tour of the museum at the Town Hall. Here we learned of the connection to Argyll, Scotland, and took inspiration from the symbols and patterns seen there. The tour also revealed an equestrian connection unique to Argyle. The Team incorporated these discoveries into the solutions the Council approved, capturing the essence of Argyle.

Physical Influences

At the time of this study, Interstate 35W is the north/south border on the west side of Argyle; Crawford Road is to the north; Remington, Keith and Frenchtown roads to the south; and Farm Road 1830 to the east. Farm Road 407 is the main east/west road bisecting the Town. According to TxDot information, there is a projected expansion of US Highway 377 in 2021, Interstate Highway 35W in 2026, and potentially FM 407 in 2026. One goal of the project is to take advantage of these projections and prepare Argyle to be proactive in the aesthetic discussions of these expansions that will achieve the placemaking and awareness of Argyle goals.

Also at the time of this study, the document "Executive Summary Proposed Amendments to the Argyle Comprehensive Plan, January 21, 2015" was provided to the Team, which serves as guidance for future development and represents policy and generalized land uses proposed for Argyle.

The Team also present at a presentation of the Town Engineer's Construction Standards project, outlining the standards for future road and sidewalk design (See the 12/13/2016 Town Council Meeting Packet PDF posted on the Town of Argyle website, within the Government menu find the Agendas & Minutes page).

This is an excellent time for Argyle to create the design aesthetics and standards to achieve a unified brand appearance when working with future roadway and economic developers.

The Process and Deliverables

The Steering Committee and the Design Team participated in three insightful and productive design meetings through the Fall 2016 (See Meeting Notes attached at the end of this document). The Team also met with TxDOT Dallas District to acquire clarification and information on a number of topics, including Community Wayfinding Programs, Lighting Standards, and Landscaping. The process addressed the branding recommendations for the Town of Argyle logo revisions for signage, landscape design and materials, and wayfinding signage to TxDOT standards. On December 13, 2016, the design team presented the Placemaking & Wayfinding System to Town Council, and received a unanimous approval to finalize the design package. The culmination of that design effort is captured in the final deliverable including Brand Management, Landscaping Standards and Signage Standards.

Continued next page

Project Summary continued

Argyle Steering Committee:
Paul Frederiksen, Town Manager
Kay Teer, Council Member
Marla Hawkesworth, Council Member
Matt Jones, Director of Community Development
Skip Kalb, Economic Development Corporation Board Member
Angie Manglaris, Permit Technician

Town of Argyle Mayor:
The Honorable Peggy Krueger

Town Engineer:
John Birkhoff, Birkhoff, Hendricks, and Carter, LLP

Argyle Town Council:
Joey Hasty
Kay Teer
Eric Lamon
Jay Haynes
Marla Hawkesworth

Design Team:
focusEGD
Chris Bauer, Managing Principal
Peter Reed, Senior Designer

Valley Quest Design
Andy Cousins, Principal
Jeremy Blad, Principal

BR_DGE Design
Robbie Good, Principal
Jenn Sanchez, Designer

The Branding, Placemaking & Wayfinding System Guidelines Manual outlines the approved standards for the Branding, Landscape Architecture and Wayfinding elements to be used in the Town of Argyle development. Included in the first section are the Logo, Wordmark and Typography standards; the second section is of Landscaping elements including Planting Materials and Preferred Planning Arrangements, Bridge/ Overpass enhancements, Traffic Signal and Lighting selections, Gateway Monuments and Fencing, Median Markers, and Themed Weathervanes. The third section outlines the Wayfinding Signage System, including vehicular, pedestrian, parks, and trails. The final section outlines other Additional Items To Consider such as Wall Murals, Pedestrian Maps, Banner Systems, and Town Hall vehicular directional signs.

The Design Team wishes to thank the Town of Argyle for this opportunity to provide our design services to achieve a successful project solution. The experience for all participants has been most enjoyable.

Team Lead,



Chris Bauer

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Inspiration

Design Inspiration



Agrarian



Railroad Architecture



Craftsman













Legend has it the name “Argyle” stemmed from Argyll, Scotland, where Dr. Daniel Mcintyre Stewart, the first physician of the community, had family ties.

The Argyle pattern is derived from the tartan of Clan Campbell, of Argyll, Scotland.







Thistle is the national floral emblem of Scotland

Thistle is an ancient Celtic symbol of nobility of character

Branding

Argyle TEXAS

Argyle Logo
Utilize this logo for print
and web applications only



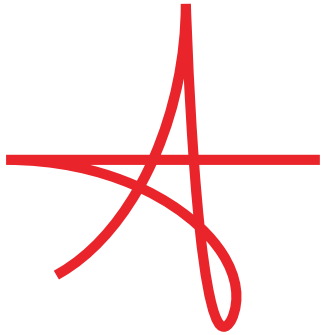
Argyle Logo
Current street signage logo application



Argyle Logo - Standard
Utilize this logo for Enhancement Markers on vehicular signage



Argyle Logo - Reversed out of background



Argyle Icon - Standard
Utilize this icon for plaques on secondary markers in the medians



Argyle Icon - Reversed out of background

ARGYLE

Argyle Wordmark
Utilize on the primary monument signs, and pedestrian and park signage systems

Clearview Hwy 2-B

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz0123456789

TxDOT Required Font
Vehicular Wayfinding

Clarendon Bold
Clarendon Light

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz0123456789

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz0123456789

Primary Font Family
Town Wordmark & Park System Wayfinding

Avenir Heavy
Avenir Medium
Avenir Book

Secondary Font Family
Pedestrian Wayfinding, Maps, and Interpretive

Argyle Color Standards

Pantone 185

Black

White

27c 100m 82y 29k

Pantone 463

Pantone 131

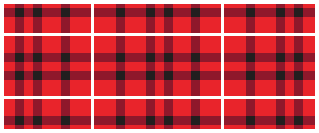
Pantone 626

Pantone 625

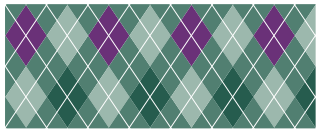
Pantone 7664

Pantone 624

Pantone 623



Plaid Pattern*



Argyle Pattern*

Argyle Logo
Signage Applications

Argyle Signage System
Vehicular, Pedestrian, Park, and Trails

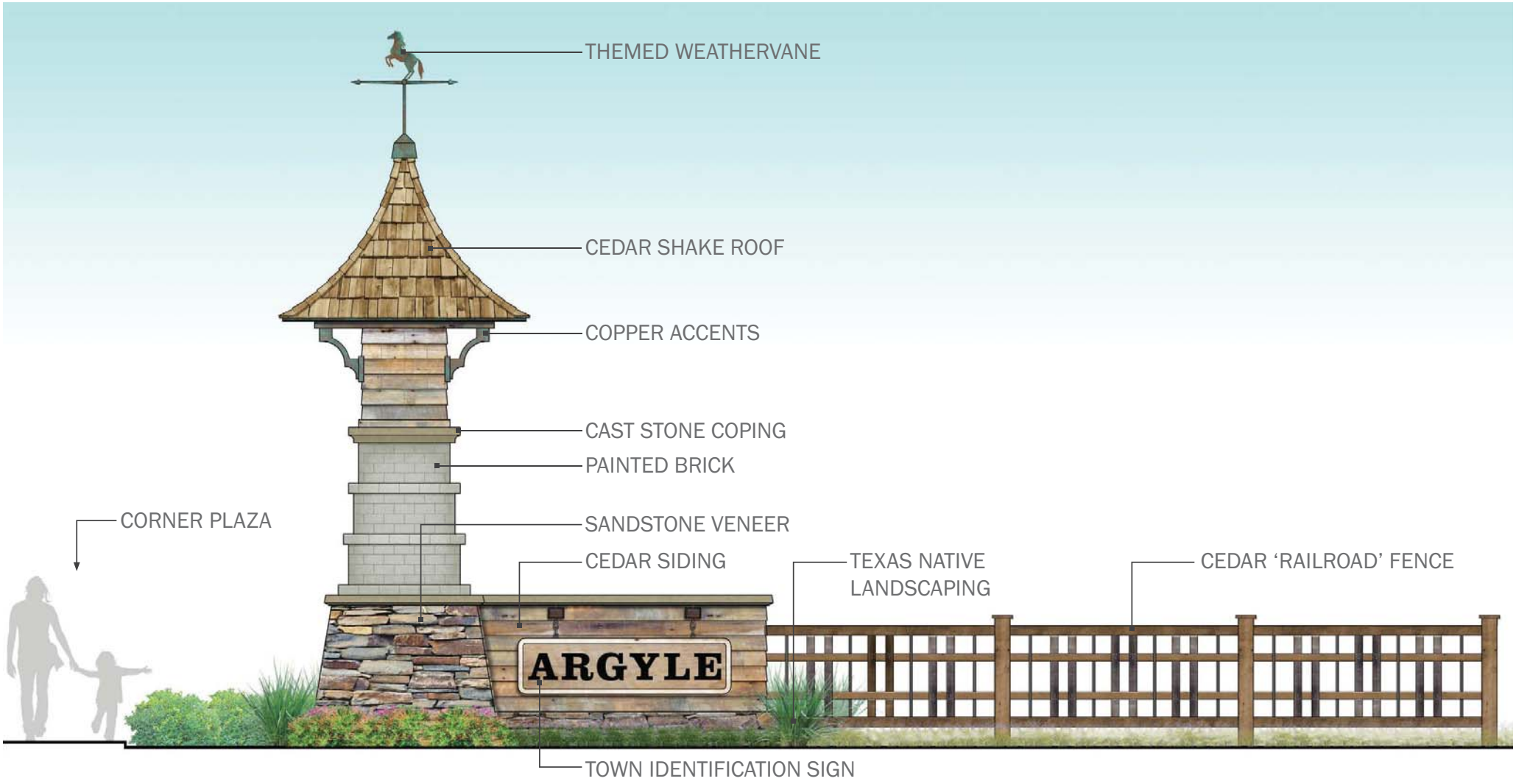
*Designer will provide final vector artwork

Placemaking

Monuments, Markers & Landscaping Elements

Primary Intersection
4-Corner Monuments, Fencing & Themed Weathervanes

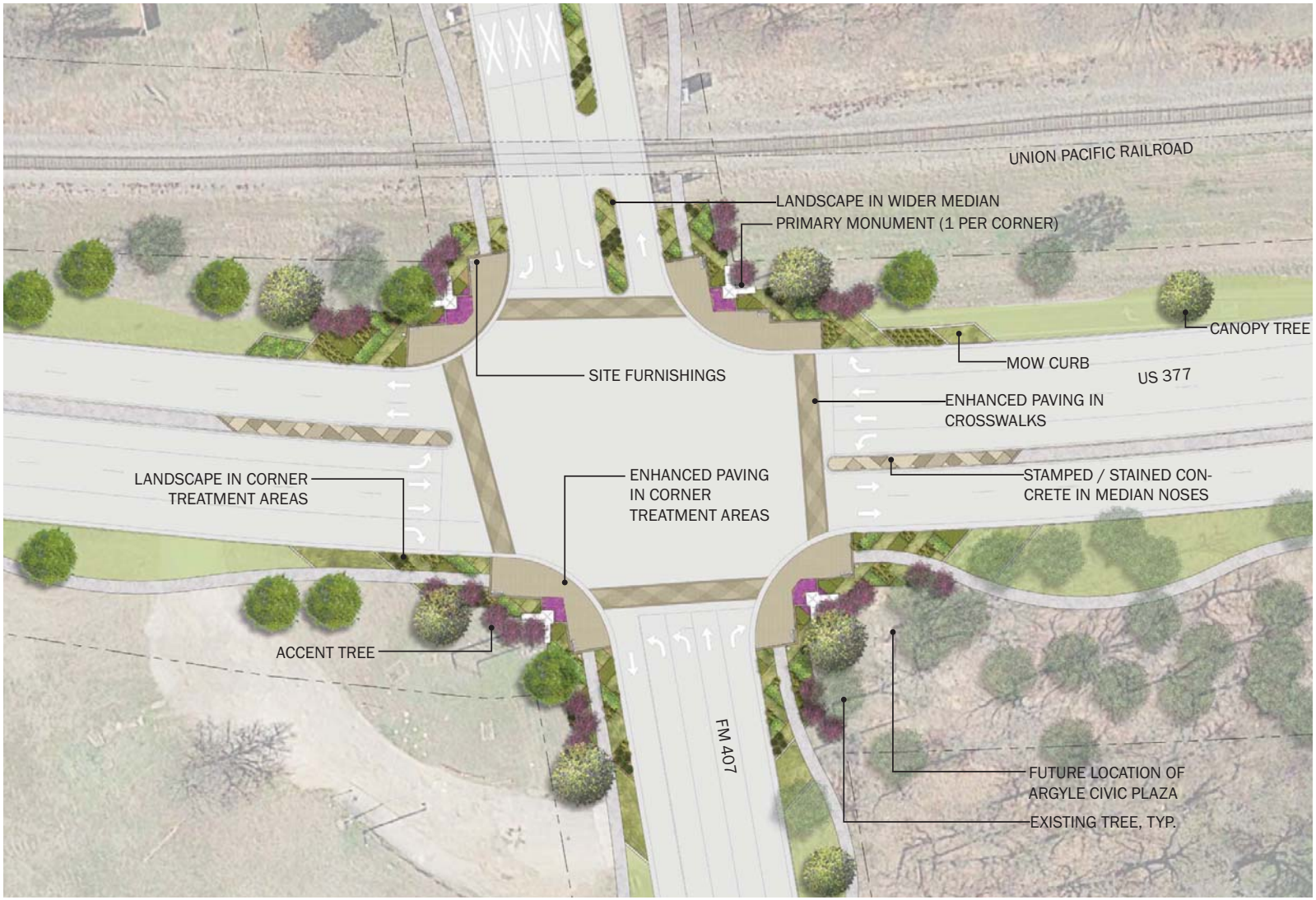
Primary Monument



Primary Intersection Landscape

Primary Monument

4-Corner Monument Locations: US 377/FM 407

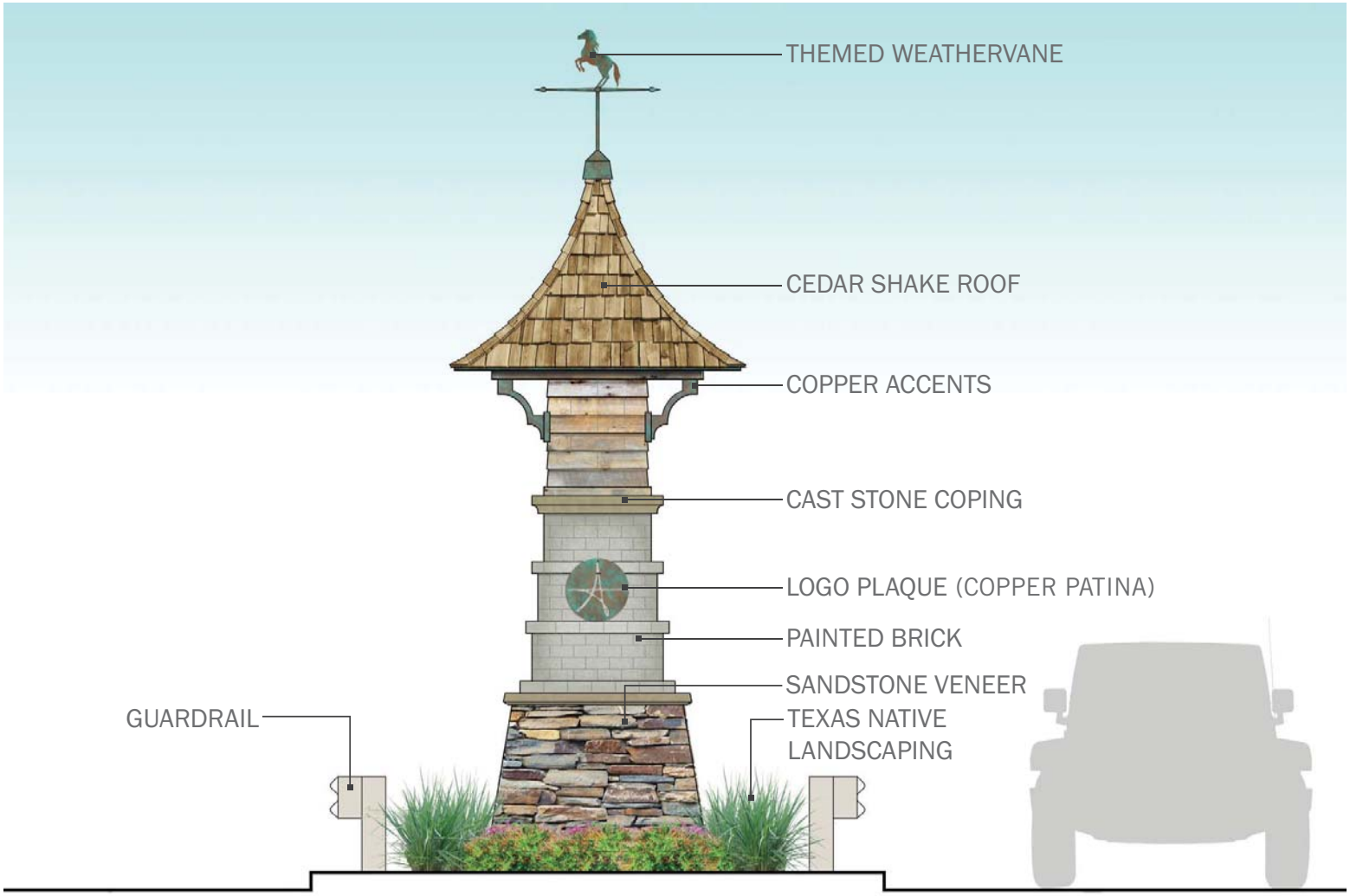


Primary Intersection Landscape – Enlargement

Monument Location: US 377/FM 407



Primary Median
Markers & Themed Weathervanes



Secondary Marker

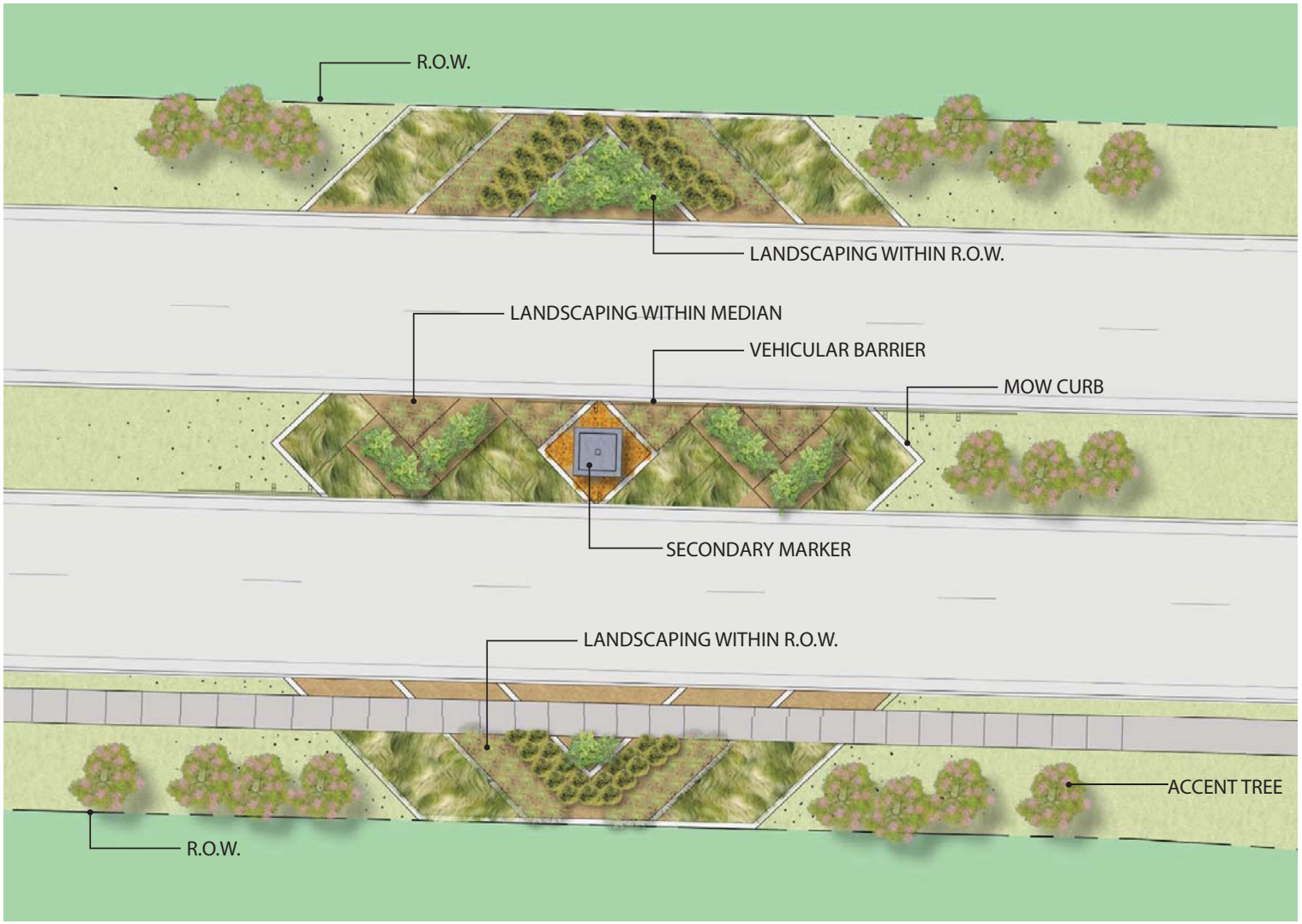






Primary Median Landscape

Marker Location: US 377 South Entry



US 377 Roadway Enhancements

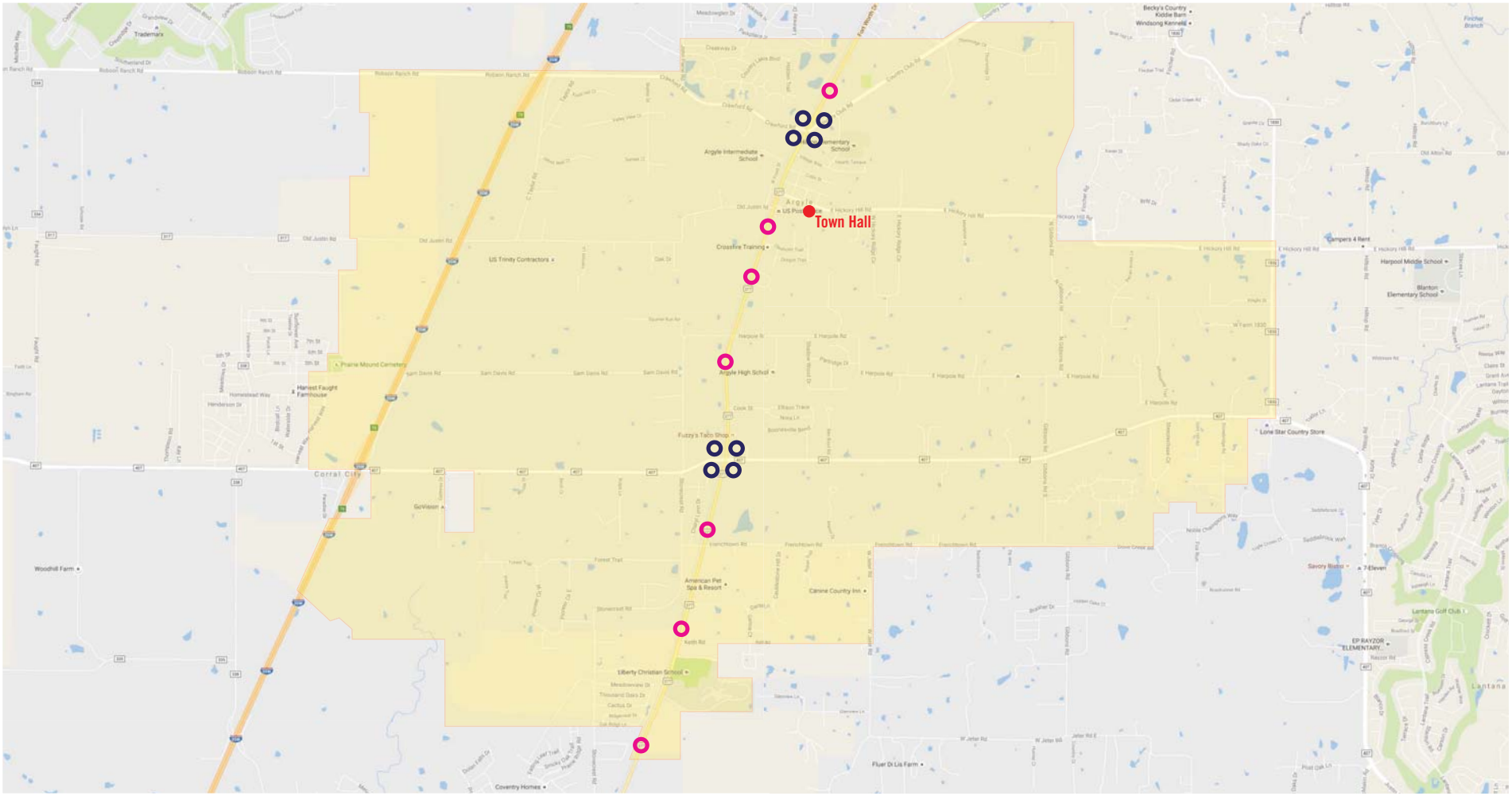
Year 2021

Monuments & Markers Sign Location Plan

Key

- Primary Monument
- Secondary Marker
- Vehicular Directional - Higher Speed
- Vehicular Directional - Low Speed
- Pedestrian Directional
- Bicycle Directional

All other sign types placed as needed.



I-35W & FM 407 Roadway Enhancements

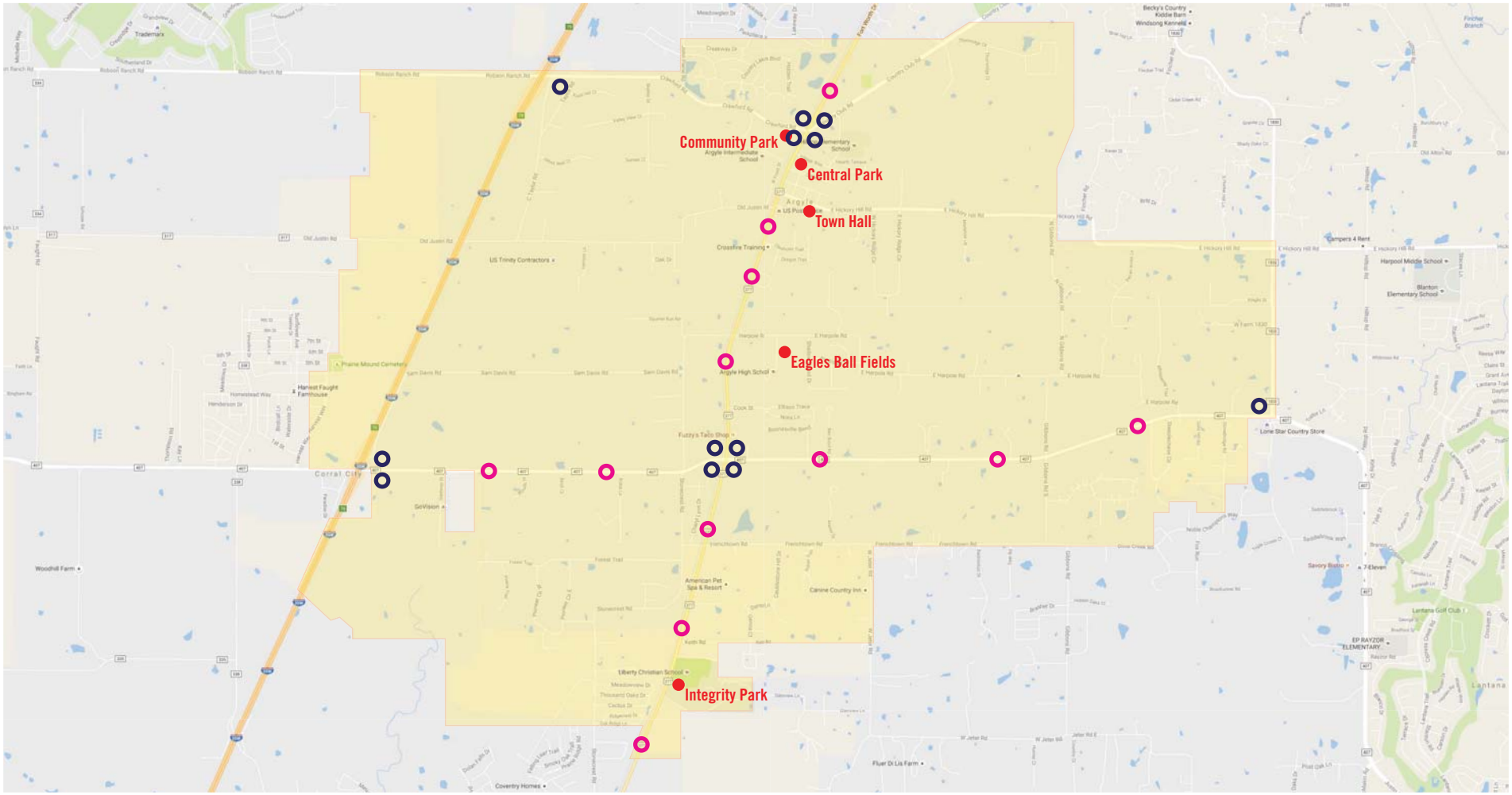
Monuments & Markers Sign Location Plan

Year 2026

Key

- Primary Monument
- Secondary Marker
- Vehicular Directional - Higher Speed
- Vehicular Directional - Low Speed
- Pedestrian Directional
- Bicycle Directional

All other sign types placed as needed.



I-35W Bridge Enhancement Concept
Placemaking & Landscape Architecture

Year 2026



System-wide Plant List

Red Oak
Bur Oak
Live Oak
Lacebark Elm
Cedar Elm
Redbud
Smoke Tree
Deciduous Magnolia
Vitex
Wichita Blue Juniper
Rose Creek Abelia
Rosemary
Dwarf Wax Myrtle
Autumn Sage
Texas Sage
Anthony Waterer Spirea
Mexican Feather Grass
Gulf Muhly
Lindheimer Muhly
Seep Muhly
Little Bunny Fountain Grass
Apache Plume
Indian Grass
Little Bluestem Grass
Inland Sea Oats
Gray Santolina

407 Corridor Plant List

Red Oak
Bur Oak
Lacebark Elm
Redbud
Deciduous Magnolia
Rose Creek Abelia
Rosemary
Dwarf Wax Myrtle
Autumn Sage
Texas Sage
Anthony Waterer Spirea
Mexican Feather Grass
Gulf Muhly
Lindheimer Muhly
Seep Muhly
Little Bunny Fountain Grass
Apache Plume
Indian Grass
Little Bluestem Grass

377 Corridor Plant List

Live Oak
Lacebark Elm
Cedar Elm
Redbud
Smoke Tree
Vitex
Wichita Blue Juniper
Rose Creek Abelia
Rosemary
Autumn Sage
Anthony Waterer Spirea
Mexican Feather Grass
Gulf Muhly
Lindheimer Muhly
Seep Muhly
Little Bunny Fountain Grass
Apache Plume
Indian Grass
Little Bluestem Grass
Inland Sea Oats
Gray Santolina

Ornamental Grasses


Mexican Feather Grass


Moudry Grass


Lindheimer Muhly Grass


Seep Muhly Grass


Little Bunny Fountain Grass


Inland Sea Oats


Little Bluestem


Gulf Muhly Grass


Indian Grass


Dwarf Hameln Grass

Native Shrubs


Autumn Sage


Texas Sage


Dwarf Waxmyrtle


Rosemary


Rose Creek Abelia


Apache Plume


Anthony Waterer Spirea


Gray Santolina

Canopy Trees


Live Oak


Lacebark Elm


Red Oak


Cedar Elm


Bur Oak

Ornamental Trees


Redbud


Vitex


Smoke Tree


Deciduous Magnolia


Wichita Blue Juniper

Benches

1200 SERIES



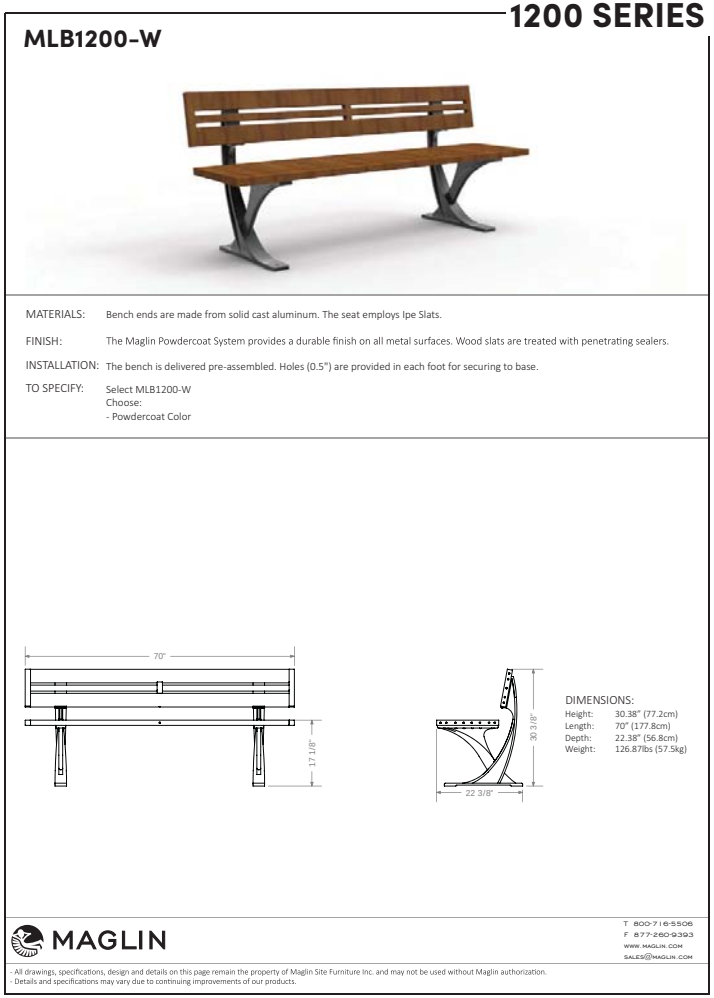
PRODUCTS: MLB1200-W
MATERIALS: Steel, Ipe Wood

$1,295.00



PRODUCTS: MLB1200-PCC-D12-PC
MATERIALS: Steel, High Density Paper Composite (HDPC)

HDPC: $2,282.50
Wood: $1,777.50



1200 SERIES

MLB1200-W

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe Slats.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB1200-W
Choose:
- Powdercoat Color

DIMENSIONS:
Height: 30.38" (77.2cm)
Length: 70" (177.8cm)
Depth: 22.38" (56.8cm)
Weight: 126.87lbs (57.5kg)

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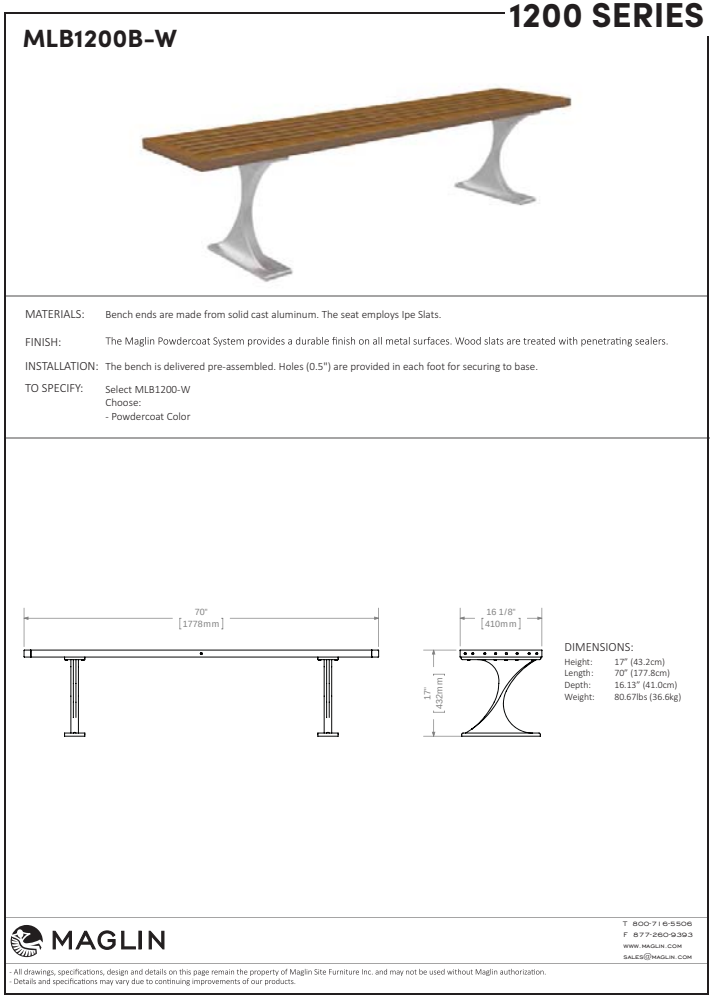
Benches

1200 SERIES



PRODUCTS: MLB1200B-W
MATERIALS: Steel, Ipe Wood

$995.00



1200 SERIES

MLB1200B-W

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe Slats.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are treated with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB1200-W
Choose:
- Powdercoat Color

DIMENSIONS:
Height: 17" (43.2cm)
Length: 70" (177.8cm)
Depth: 16.13" (41.0cm)
Weight: 80.67lbs (36.6kg)

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Litter Receptacles

700 SERIES



PRODUCTS: MLWR700-32-WT-ST
MATERIALS: Steel, Ipe Wood

$1,245.00



PRODUCTS: MLWR700-32-WT-ST, HBSP-W
MATERIALS: Steel, Ipe Wood

MLWR700-32-WT-ST: $1,245.00
HBSP-W: $1,545.00

700 SERIES

MLWR700-32-WT-ST

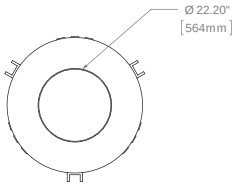


MATERIALS: The trash container is constructed using a laser cut sheet metal frame, aluminum castings and Ipe trim.
A 32 gallon commercial grade plastic liner and standard metal lid are provided.

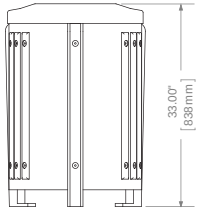
FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR700-32
Choose:
- Powdercoat Color
- Trim
  - Ipe (MLWR700-32-WT)
  - HDPC
    Charcoal (MLWR700-32-PCT)
    Sandstone (MLWR700-32-PST)



TOP VIEW



DIMENSIONS:
Height: 33.00" (83.8cm)
Diameter: 22.00" (56.4cm)
Weight: 85lbs (39kg)

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Litter Receptacles

650 SERIES



PRODUCTS: MLWR650-32-M-L4-LBK with Vinyl Graphics
MATERIALS: Steel

$1,395.00*
*Price includes Vinyl Graphics



PRODUCTS: MLWR650-32-M with Vinyl Graphics
MATERIALS: Steel

$1,395.00*
*Price includes Vinyl Graphics

650 SERIES

MLWR650-32-M



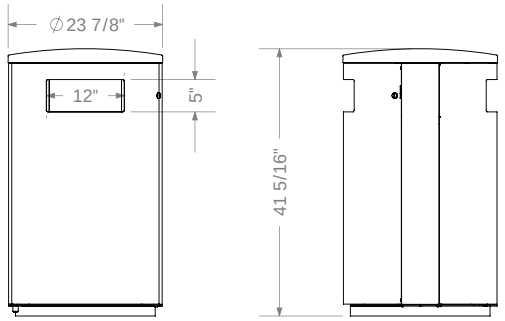
MATERIALS: The trash container is constructed using a laser cut sheet metal frame.
A 32 gallon commercial grade plastic liner and spun metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR650-32-M
Choose:
- Liner Color
  - MLWR650-32-M-LGR (Green)
  - MLWR650-32-M-LBE (Blue)
  - MLWR650-32-M-LBK (Black)- Powdercoat Color
- Powdercoat Color

OPTIONS: - Vinyl Graphics
*Vinyl graphics not recommended on Fine Textured powdercoat.



DIMENSIONS:
Height: 41.3" (104.9 cm)
Diameter: 23.9" (60.6 cm)
Weight: 151.6lbs (69kg)
Liner Capacity: 32.0 Gallons
121.0 Litres

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Decorative Roadway Lighting

Median Light Standard



Parkway Light Standard



Pedestrian Lighting



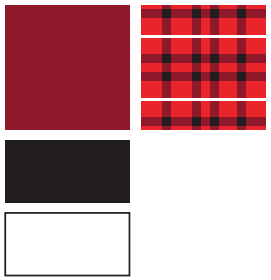
Enhanced Traffic Signal

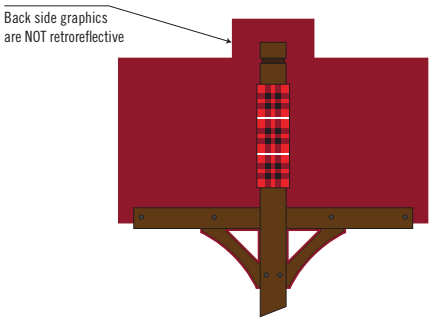


Wayfinding

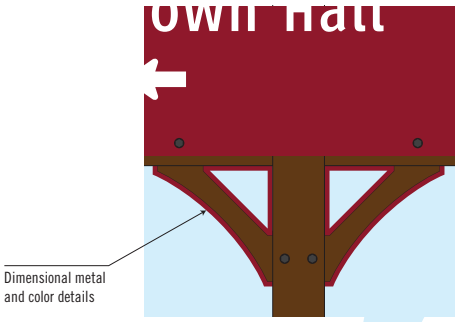
Vehicular, Pedestrian, Parks, and Trails

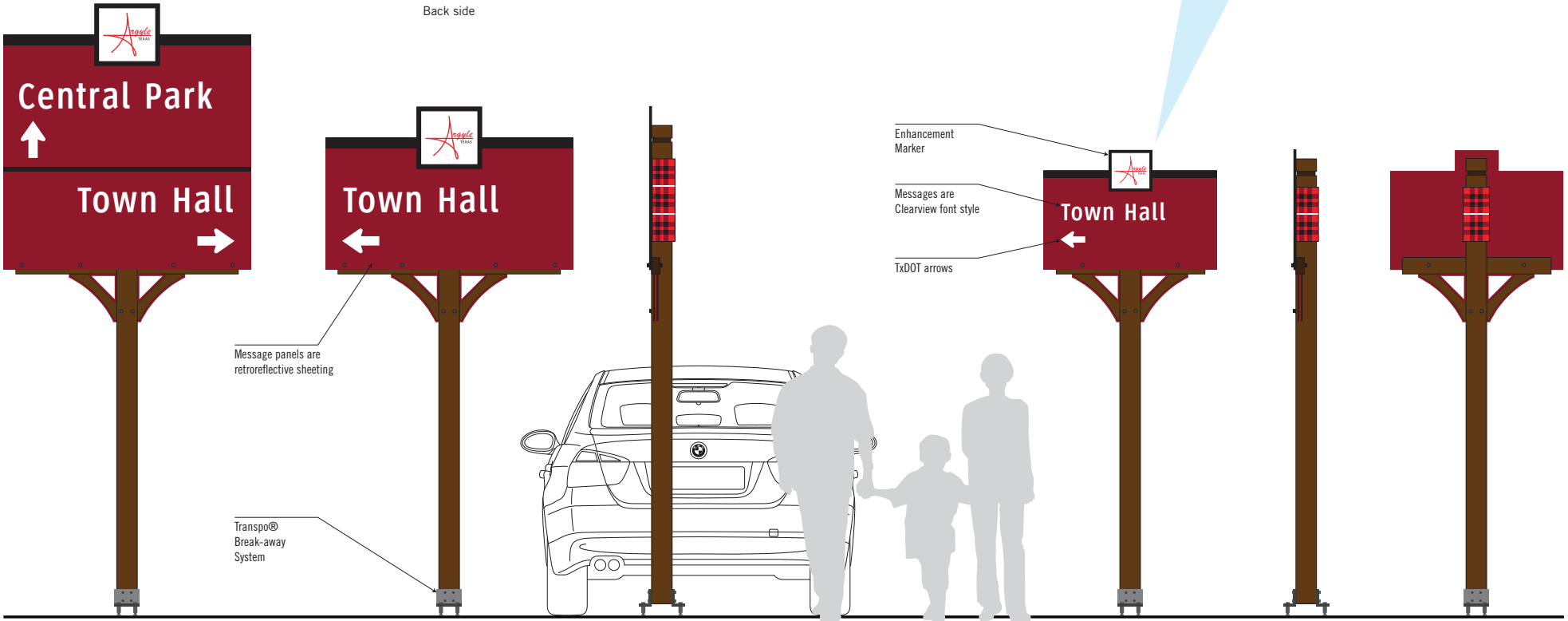
Vehicular Signage











Vehicular Directional - Large
Single-sided
35 mph or more roadways
6 inch Message

Vehicular Directional - Large
Single-sided
35 mph or more roadways
6 inch Message

Side View

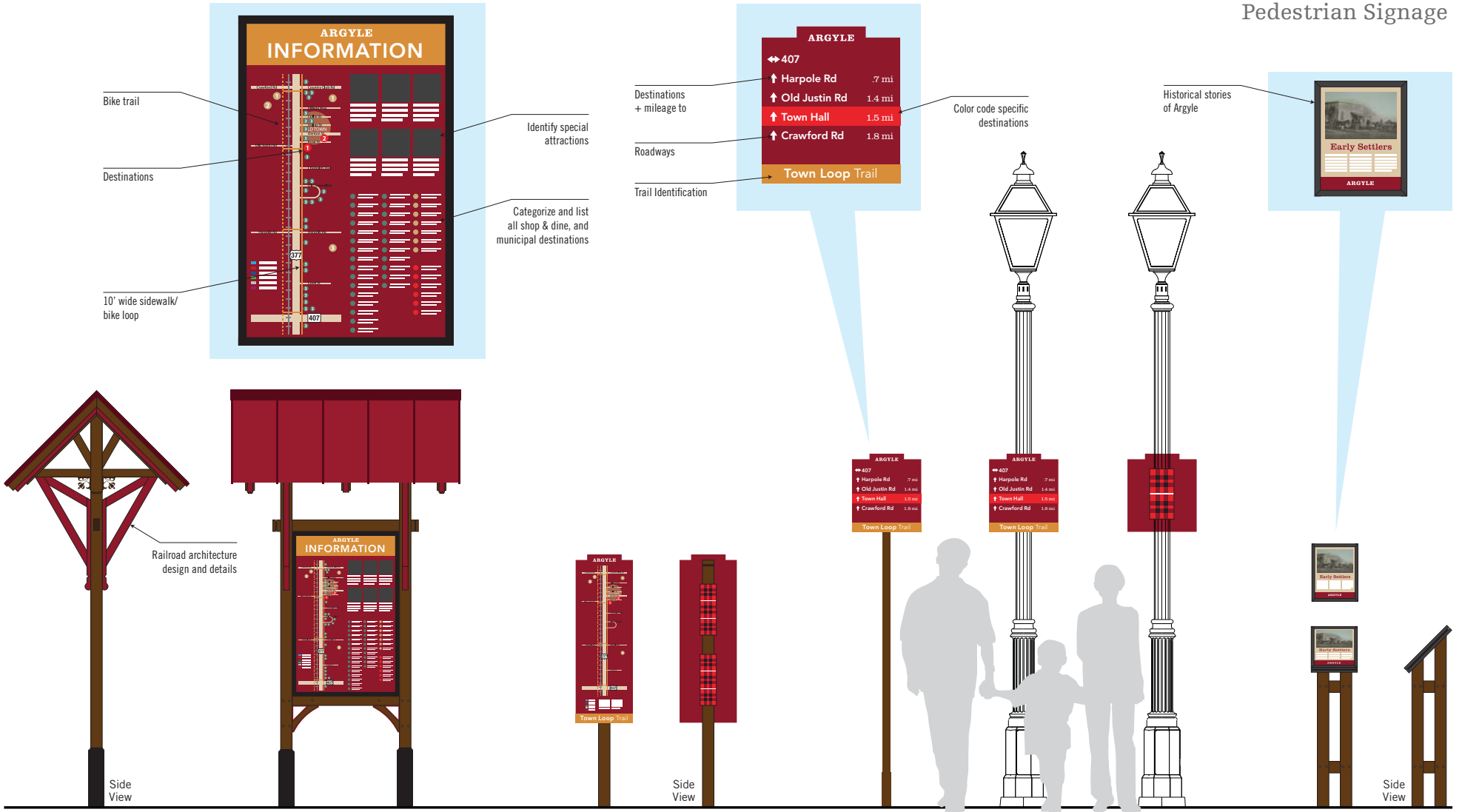
Scale: 1/2" = 1' - 0"

Vehicular Directional - Small
Single-sided
25 mph or less roadways
4 inch Message

Side View

Back side

Pedestrian Signage



Information Pedestrian Kiosk - Retail, Restaurants and Trails
Double-sided
A major intersection map providing information of all the civic, retail, restaurants and trails accessible along the 377 roadway.

Trail Map - "The Loop"
Single-sided
Linear map for the trail identifies the sidewalk on 377 East side, and the bike trail on the West side of the railroad tracks.

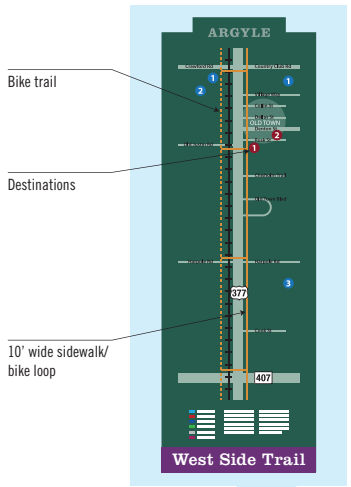
Scale: 1/2" = 1' - 0"

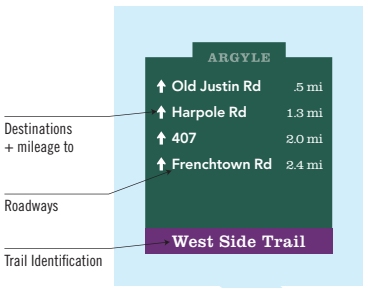
Trail Directional - "The Loop"
Single-sided
The sign is for sidewalks, and can attach to anything and go anywhere.

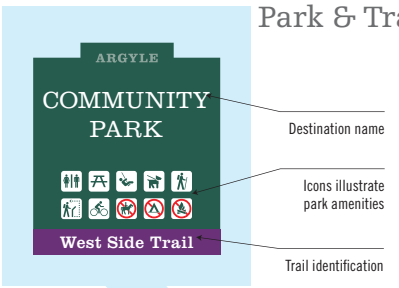
Interpretive sign
Single-sided
History stories of Argyle, for the pedestrian intersections and sidewalks.

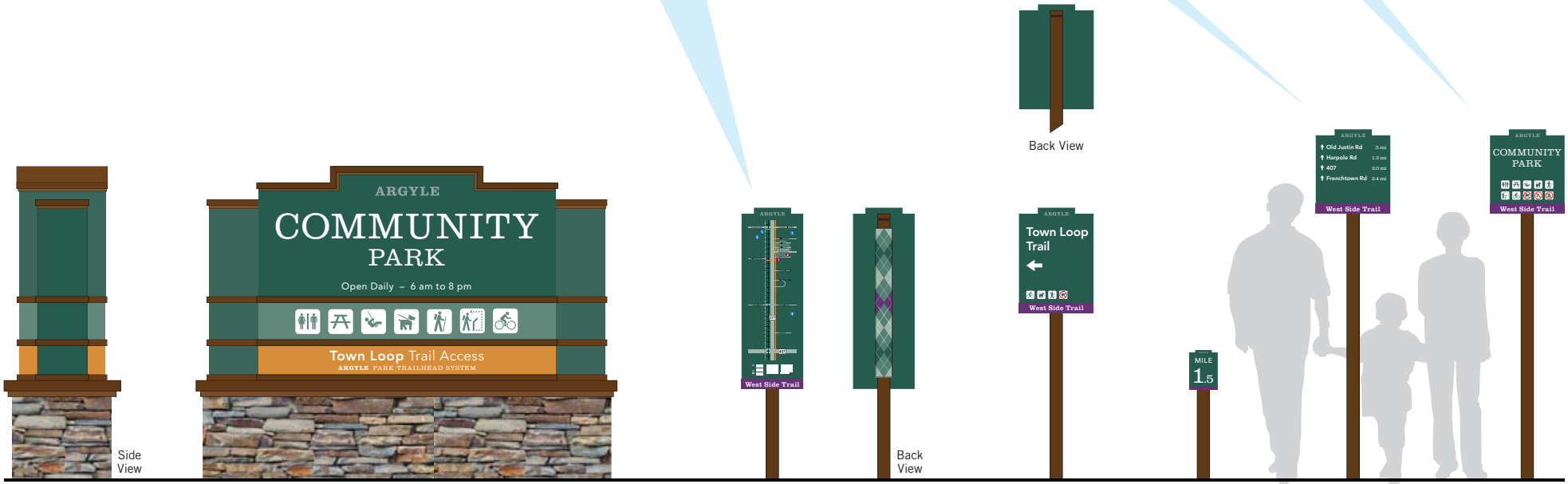
ARGYLE

Park & Trail Signage









Park Identification Monument
Double-sided
Park sign provides usage hours, amenity icons, and trail access.

Scale: 1/2" = 1' - 0"

Trail Map - "The Loop"
Single-sided
Linear map for the trail identifies the sidewalk on 377 East side, and the bike trail on the West side of the railroad tracks.

Trailhead Directional
Single-sided
Directs to trails attached to the town network.

Mile Marker
Single-sided
Typically located every 1/4 mile.

Trail Directional
Single-sided
Directs to destinations and roadways.

Destination ID
Single-sided
Identifies a destination on trail network.

377 Roadway Enhancements

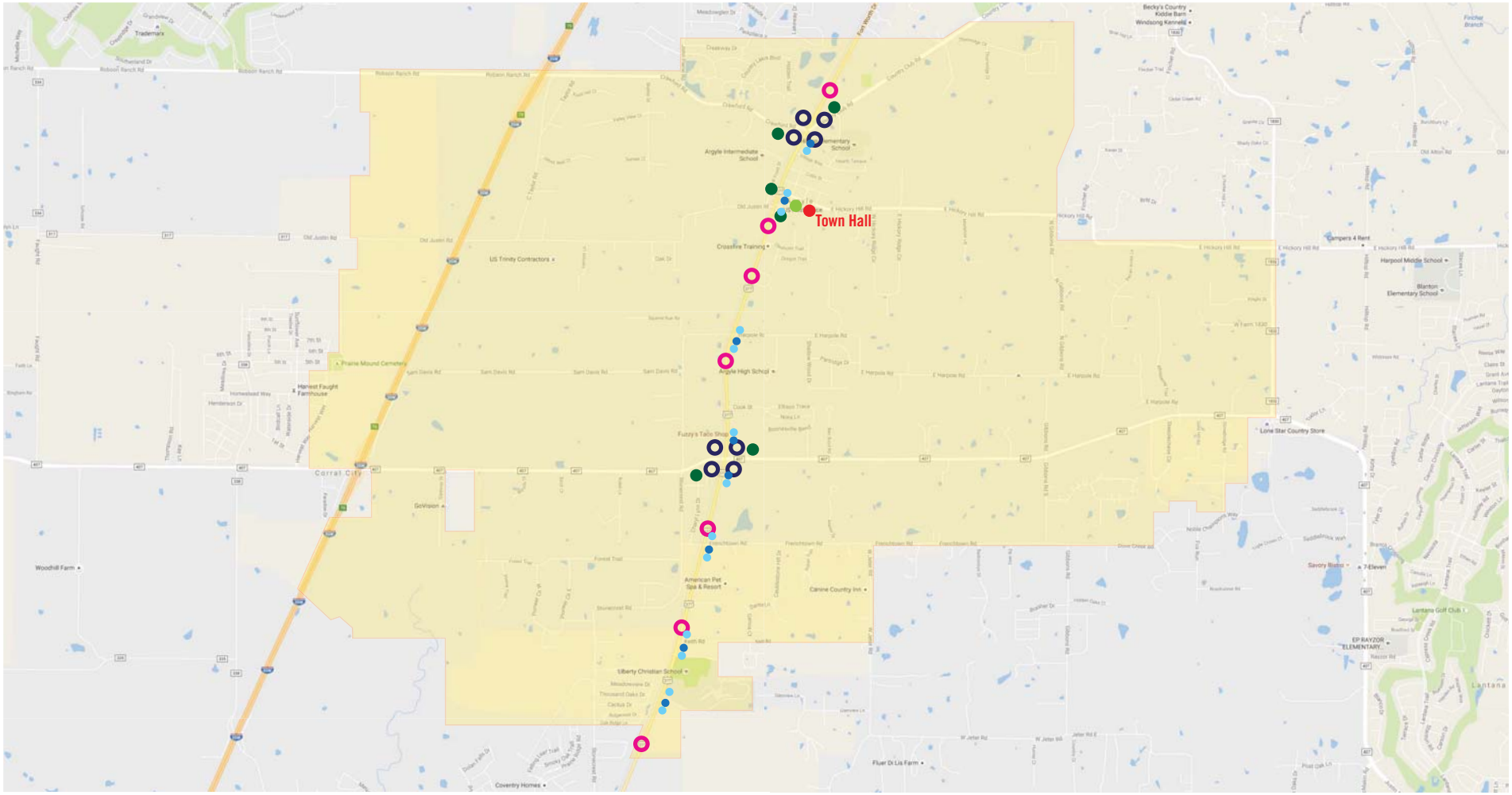
Year 2021

Sign System Location Plan

Key

- Primary Monument
- Secondary Marker
- Vehicular Directional - Higher Speed
- Vehicular Directional - Low Speed
- Pedestrian Directional
- Bicycle Directional

All other sign types placed as needed.



I-35W & FM 407 Roadway Enhancements

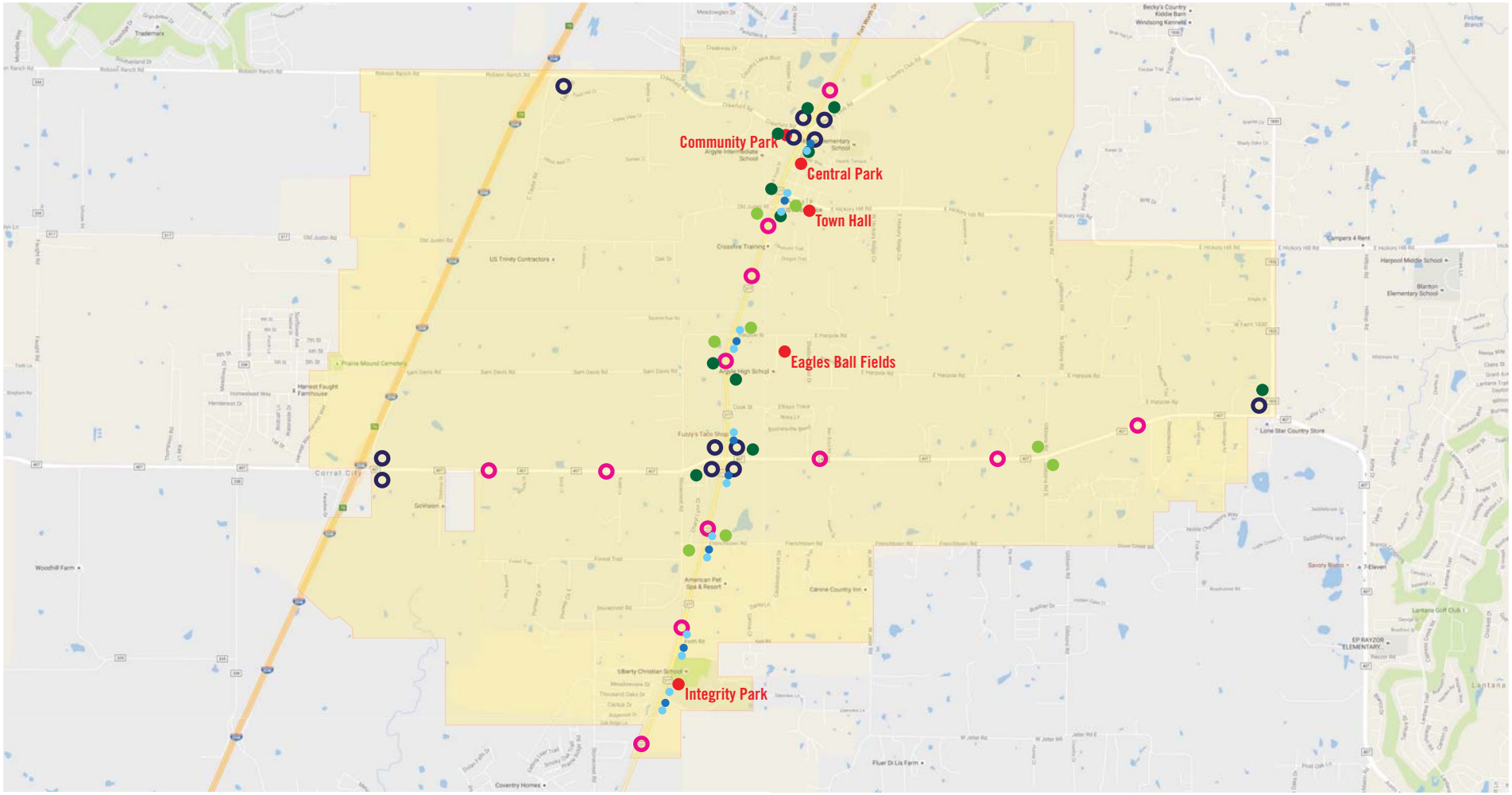
Year 2026

Sign System Location Plan

Key

- Primary Monument
- Secondary Marker
- Vehicular Directional - Higher Speed
- Vehicular Directional - Low Speed
- Pedestrian Directional
- Bicycle Directional

All other sign types placed as needed.



Wayfinding

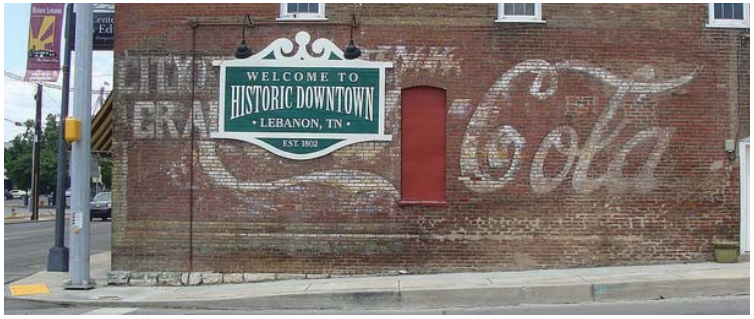
Additional Items To Consider

Additional Items To Consider



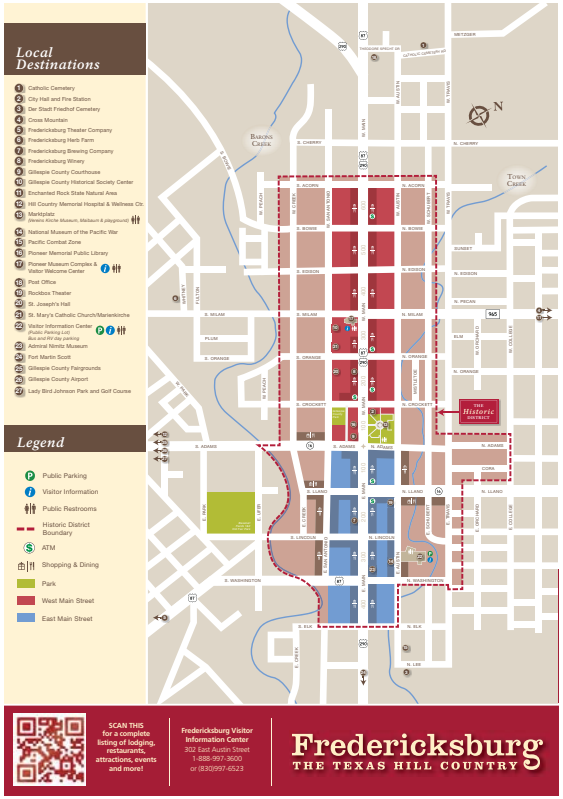
Wall Mural
Welcome to Argyle TX







Additional Items To Consider



Visitor Map Example
Fredericksburg TX

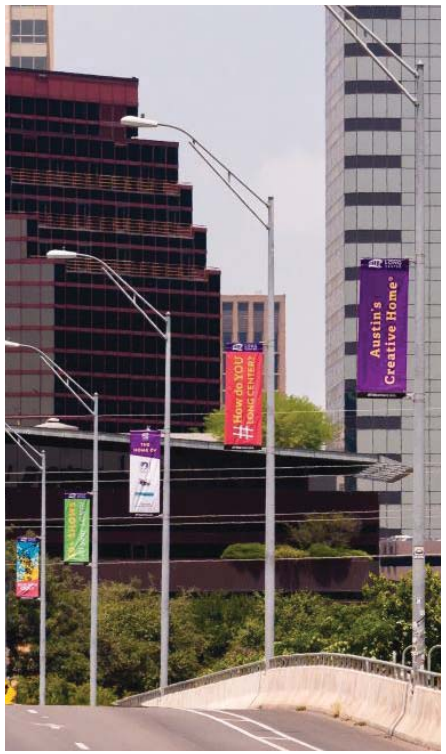


Visitor Map Example
Bentonville AR



Additional Items To Consider





Large Advertising Banners on Street Lighting
Austin TX

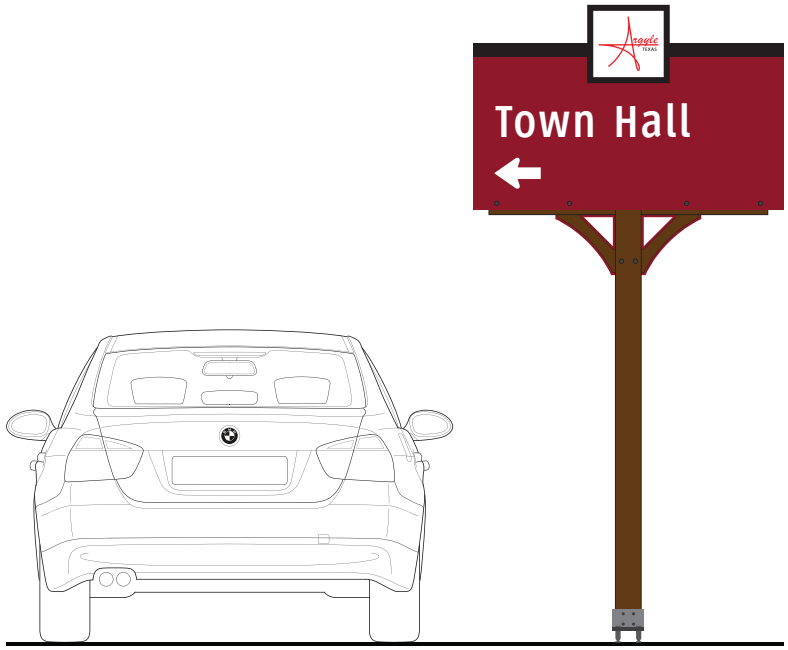




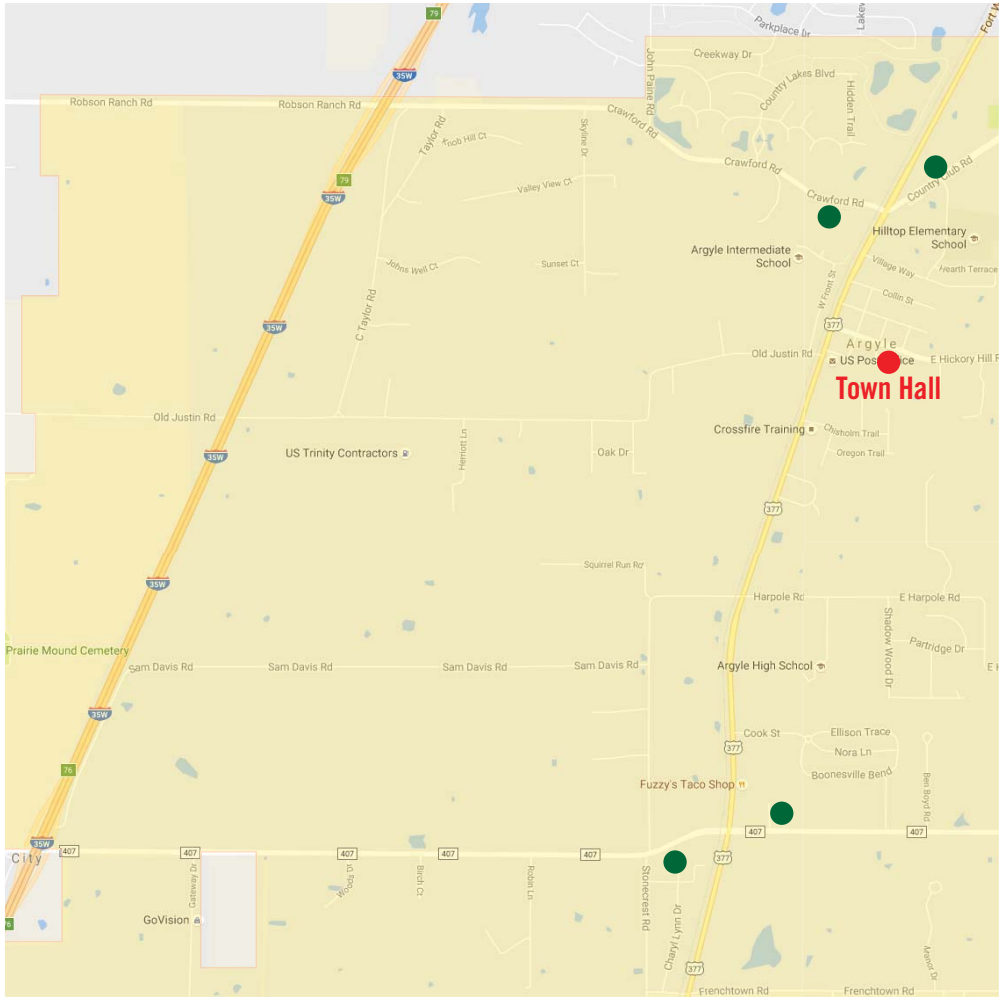
Small Banners on Pedestrian Lighting

Additional Items To Consider

- Obtain TxDOT approval for Community Wayfinding Guide Signs
- Install 4 Vehicular Directional signs ASAP



Vehicular Directional - Large
Single-sided
35 mph or more roadways
6 inch Message





Conceptual Large Vehicular Directional Sign Location
FM 407 East, just prior to US 377 intersection

Project Meeting Minutes

meeting report

focusEG

1909 Woodall Rodgers Fwy Suite 415 Dallas, TX 75201
t. 214.661.6976 www.focusegd.com

Town of Argyle, TX
Branding, Place-making and Wayfinding
focusEGD Proj. No. 15013.001
Meeting Report
September 20, 2016

Date of Meeting:	September 13, 2016, 4pm
Date of Report:	September 20, 2016
Place of Meeting:	Argyle Town Hall
Purpose of Meeting:	Wayfinding Kick-off Presentation
Present:	Chris Bauer, focusEGD Peter Reed, focusEGD Andy Cousins, DMDG Jeremy Blad, DMDG Robbie Good, BR_DGE Jenn Sanchez, BR_DGE Paul Frederiksen, Argyle Town Manager Matt Jones, Argyle Director of Comm. Development Marla Hawkesworth, Argyle Council Kay Teer, Argyle Council Skip Kalb, EDC Board Angie Manglaris, Argyle Permit Tech
Project:	Town of Argyle, TX Branding, Place-making and Wayfinding focusEGD Project No.: 15013.001

The following information is issued as the meeting report:

PowerPoint Presentation
Discussion with the group of project goals, process, touch-point tools, town gateways, expectations of future land-use districts, existing signage, and focusEGD Design Team projects relating to the Town of Argyle.

Wayfinding Touch-point Tools

Pre-Arrival Technology
- Review Town and Chamber website; notate improvements

Place Technology
- Tourism map for websites above, and print
- Interaction tools for websites, smartphones, and print

Environment
- Create streetscape and landscape standards
- Suggestions for landmarks

Support Information
- Provide improvements for Town branded visitor brochures, guides, maps

Signage
- Create gateway, vehicular, pedestrian and bicycle signage system
- Banner program to work with streetscape fixtures

Continued next page

Existing Signage
Water Tower (35 & Crawford) – Opportunity for Town wordmark

TxDOT green exit signs on highway 35W for county road 407 – Great for Town identification

Brick Argyle monument sign on 377, north of Country Club Rd – Produced by Chamber generations before, there was 2nd location on south side. Sign should be removed in future but new gateway is not recommended for this location. This sign does not reflect the look of Argyle wants to see from this branding and wayfinding effort.

Street sign toppers – Installed by Public Works, final phase installed later this year

Argyle Logo
Argyle Eagles school colors - Red, Black and White
History – County of Argyle in Scotland, Duke of Argyle signature is the origin of "A"
Task force is happy with the logo and does not want to abandon it.

Argyle Roadway Improvements
377 and 407 Improvements – Potentially start in year 2021, may be accelerated

35W Improvements – Date TBD, would include 407, Old Justin and Crawford overpasses
- Scale important for impact
- Low maintenance
- Design a plan now to have voice when TxDOT planning improvements

DMDG project: Benbrook Boulevard – Design a hierarchy of intersections for Argyle

Railway that parallels 377 is Union Pacific Railroad – Relationship with UP is solid.

Crawford and 377 improvements – Better alignment with Country Club Rd

Bicycle Trail
Bicycle trail plans to parallel T&P railway (377) on west side, from north side, Crawford Rd, south to Frenchtown Rd, and connect to new school in Canyon Falls
- 10 ft wide trail
- Signage standards
- Name for trail TBD
- 10 year completion in segments
- Trail to connect with renovated park at Argyle Intermediate School, Crawford Rd

There is no existing trail master plan. Developers will be responsible for designing/building it to meet Argyle approval.

Potential Destination List
Regional sports issue; direction to school sites. Sports Complex is favorable TxDOT messaging.

Continued next page

Town of Argyle, TX
Branding, Place-making and Wayfinding
focusEGD Proj. No. 15013.001
Meeting Report
September 20, 2016

Branding Alignment
Addressing the applications
Questionnaire for Town Leadership – Please fill out and return
Perhaps make the questionnaire available on the Town website for residents

Successful Influential Towns for Argyle Streetscape and Signage
Westlake – signage continuity and function of area
Roanoke
Frisco – signage
Grapevine – Main Street
Waterbrook (residential) ?

Greater Chamber of Commerce - Regional Members
Argyle
Roanoke
Trophy Club
Justin
Northlake
Westlake
Haslet

Future Development
Development will be high-end flagship projects
Development will have material consistencies
Distinct areas near 35W
More intimate along 377
Cypress St development
Hospital coming to Crawford and 377
Number of parks planned, wish for future events to be held at these locations

"See the vision of retail coming in but don't get in the way…"
"Keep people out…" not residential development
"Market to your own residents"
"Preserve the uniqueness"
"Slow down and enjoy, exhale from the metropolis around us"
"Clean, happy vibe"
"Maintain the Safe Atmosphere"

Continued next page

Wayfinding & Signage
Banners – Don't have the infrastructure now for a program, but would like a future system in the median of 377 future improvements

Determine street furniture and structures – Must have space for Holiday lights
Determine up-lighting for major trees and vegetation
Determine major roadway intersections – Must be statement for vehicles and pedestrians

Landscape style and influence: Entrada project in Westlake, native trees, grasses and plantings, organic

Town of Argyle – To Do List:
Argyle and focusEGD/DMDG should meet with TxDOT Representative in 2 to 3 weeks to discuss future road improvement projects and Community Wayfinding Signage. Argyle to coordinate meeting date.

focusEGD Design Team – To Do List:
All – Drive and see influential towns listed

DMDG – Review 377 corridor for similar streetscape improvements

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END OF MEETING REPORT

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Respectfully Submitted,

Peter Reed

(Original Hardcopy Signature on file at focusEGD, Dallas, TX)

cc: All Present

meeting report

focusEG

1909 Woodall Rodgers Fwy Suite 415 Dallas, TX 75201
t. 214.661.6976 www.focusegd.com

Date of Meeting:	October 25, 2016, 4pm
Date of Report:	November 2, 2016
Place of Meeting:	Argyle Town Hall
Purpose of Meeting:	Wayfinding Schematic Design Presentation
Present:	Chris Bauer, focusEGD Peter Reed, focusEGD Andy Cousins, Valley Quest Design Jeremy Blad, Valley Quest Design Robbie Good, BR_DGE Paul Frederiksen, Argyle Town Manager Matt Jones, Argyle Director of Comm. Development Marla Hawkesworth, Argyle Council Kay Teer, Argyle Council Angie Manglaris, Argyle Permit Tech
Project:	Town of Argyle, TX Branding, Place-making and Wayfinding focusEGD Project No.: 15013.001

The following information is issued as the meeting report:

Schematic Presentation

Branding (BR_DGE)

What does Argyle want to be? "A breath of fresh air"

Argyle wishes to continue to develop organically, and is happy with its current economic development. Recommendations for more public relations and press releases were welcomed but are not interested in social media or web advertising, to name a few.

Recommended building a sense of place:
- Encourage thoughtful development patterns
- Create communal space
- Focus on activities and events
- Improve the aesthetics of the public realm
- Create a sense of arrival
- Provide orientation and wayfinding

Continued next page

Landscape Architecture (Valley Quest Design)

Landscape Treatment Examples
- Texas Xeriscape
- Texas Native
- Texas Evergreen

Discussed the pros/cons. Texas Native preferred by Argyle.

Enhance Intersection Examples
- Native
- Formal
- Agrarian/Modern

Discussed the differences. Agrarian/Modern preferred by Argyle.

Argyle: Budget will impact the various solutions.

Concept A
Agrarian Style, Upscale, medium-tone dry-stack native stone, weathered steel, argyle pattern, argyle pattern fencing, argyle pattern plantings, free-flowing sidewalks, enhanced concrete paving at intersections/crosswalks, agrarian/modern style street lighting, primary and secondary monuments located within center islands of roadway enhancements, or pushed to sides of roadway at key town entry locations.

Concept B
Railroad history and Craftsman Style, reclaimed lumber, painted brick, cupola's with themed weather vanes, plaid pattern, plaid pattern fencing, organized and rhythmic pattern plantings, straight and parallel sidewalks, enhanced concrete paving at intersections/crosswalks, railroad history style street lighting, primary monuments located within center islands, or mixed with pedestrian zones at 4 corners of intersection. Secondary monuments located within center islands, with fencing, along stretches of roadways; themed weather vanes.

Argyle: Don't wish to discount any options at this time.

Argyle comments include:
- Preference for Concept B, monument Option 3, rustic style, with cupola and weather vane.
- Prefer horse, thistle, train engine, etc. weather vanes rather than the eagle (High School).
- Consider nice architectural ground up-lighting for monuments.
- Consider soft down-lighting in cupola, and bright lighting for Argyle "A".
- Probably one major intersection (377 & 407) receives the major design details and intersection/crosswalk pattern. Other intersections to be determined in a hierarchal and budget-oriented process.
- Prefer the free-flowing sidewalks.

Continued next page

Town of Argyle, TX
Branding, Place-making and Wayfinding
focusEGD Proj. No. 15013.001
Meeting Report
November 2, 2016

Wayfinding Signage (focusEGD)

Concept A is same as Landscape Architecture Concept A.

Signage Concept A – RED

Dark Red color (Darker than MUTCD stop sign Red), TxDOT font style and arrows, black round posts, Argyle letter "A" medallion, argyle pattern with tan color for stone.
Pedestrian map at intersections identifies biking/sidewalk loop. Stone base.
Bicycle sign panel attaches to street light poles, or installs with typical slender pole.
Interpretive sign tells the history and stories of Argyle. Stone base.

Signage Concept A – THISTLE

Thistle colors (Dark green and purple), TxDOT font style and arrows, weather steel and reclaimed lumber posts, Thistle medallion, argyle pattern of Thistle colors.
Pedestrian map at intersections identifies biking/sidewalk loop. Weather steel and reclaimed lumber post, Thistle crown.
Bicycle sign panel attaches to street light poles, or installs with typical slender pole.
Interpretive sign tells the history and stories of Argyle. Stone base.

Concept B is same as Landscape Architecture Concept B.

Signage Concept B – Campbell of Argyll PLAID

Blue and green color (Darker than MUTCD blue and green), TxDOT font style and arrows, Craftsman-style dark green square posts, plaid pattern on front and back sides.
Pedestrian kiosk at intersections identifies biking/sidewalk loop, all retail and businesses along 377, and additional maps connecting to other communities.
Bicycle sign panel attaches to street light poles, or installs with typical slender pole. Color coding helps identify destinations.
Interpretive sign tells the history and stories of Argyle. Stone and post base.

Vehicular directionals could direct to Argyle Town Center or Argyle Town Hall.

Vehicular directionals could direct to sports stadium or performing arts center at High School, but not to High School. TxDOT typically does not allow Community Wayfinding Systems to direct to schools.

Argyle comments include:
- Match stonework for future Parks & Recreation signage
- Is a color-coded system relevant for Argyle? (Ex: districts at Los Colinas)
- Red is stately and distinctive.
- Unsure of the two-post vehicular sign, a recommendation for a single unit appearance with a tower/panel/cupola shape that mimics the monument sign(s).
- Preference for the wood-style post.
- Preference for the Thistle, and colors, in the Parks only.
- Preference for posts, fonts, pattern in a unifying manner.

Continued next page

Next Steps

Utilize the TxDOT 377/407 plans (US 377 Argyle Schematic 08152016.pdf) provided by Argyle for the next presentation to aid design, planning, and illustration of landscaping elements.

Illustrate/demonstrate hierarchy of the system.

Begin creating Branding Management Playbook.

Next Presentation at Town of Argyle, Tuesday, November 15, 2016 at 4pm

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END OF MEETING REPORT

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Respectfully Submitted,

Peter Reed

(Original Hardcopy Signature on file at focusEGD, Dallas, TX)

cc: All Present

meeting report

focusEG

1909 Woodall Rodgers Fwy Suite 415 Dallas, TX 75201
t. 214.661.6976 www.focusegd.com

Date of Meeting:	November 10, 2016, 1:30pm
Date of Report:	November 18, 2016
Place of Meeting:	TxDOT Dallas District
Purpose of Meeting:	Community wayfinding & signage design questions
Present:	Peter Reed, focusEGD Roxanne Cortez, P.E., TxDOT Brenda Sanchez, TxDOT Stephen Copley, TxDOT
Project:	Town of Argyle, TX Branding, Place-making and Wayfinding focusEGD Project No.: 15013.001

The following information is issued as the meeting report:

Comments from the Steering Committee presentation October 25, 2016, required focusEGD and Valley Quest Design to meet with TxDOT to acquire clarification and information on a number of topics, including Community Wayfinding Programs, Lighting Standards, and Landscaping. The information would influence the design solutions for the second Schematic Design presentation for the Town of Argyle, November 15, 2016.

FocusEGD initial research and contact with TxDOT established a review/questionnaire meeting with the TxDOT Fort Worth District, Federico Hernandez, P.E., on Tuesday, November 8, 2016, at 3pm, with the Valley Quest Design team joining the meeting.

Upon introductions we learned the Town of Argyle was not within the Fort Worth District but rather the Dallas District. Federico Hernandez was nice enough to spend a half hours time with us and quickly go through a number of questions. Although the information and answers were not official, they were helpful, and received a recommendation for Valley Quest Design to talk with Stephen Copley at the Dallas District regarding the lighting and landscaping.

Notes were taken. The scanned documents are available upon request.

Signage review meeting with TxDOT, Dallas District location, Mesquite, TX
Documents provided and shared for review/discussion:
1) Town of Argyle – Schematic Design Presentation booklet from October 25, 2016.
2) Two (2) 11x17 sheets of Vehicular Directional schematic designs, with enhancement recommendations from Argyle Steering Committee presentation, October 25, 2016.
3) A preliminary Location Plan with monument, vehicular directional, pedestrian directional and bicycle signs.
4) Potential Destination List
5) A three (3) page questionnaire.

Continued next page

Brief notes from what we learned:
1) To implement a Community Wayfinding Program, the Town of Argyle must submit a Wayfinding Guide Sign System Plan to the TxDOT Dallas District for approval. Once the Town receives written approval, the Town may install and maintain signs within TxDOT Right-Of-Way along conventional roadways.

Gateways, Monuments and Markers
2) TxDOT Dallas District provided the Gateway Monument Program Guidelines. They allow only one Gateway Monument sign per State route in each direction into town. The guideline would pertain to 377 and 407.

3) However, upon reviewing the Town's schematic designs, a Primary Monument sign could be placed at the intersections, behind the pedestrian zones, on all 4 corners. Of course the plans would be subject to approval as described in #1 above.

4) Additionally, the Secondary Marker could be placed in the wider medians planned for 377, but may require a TxDOT guardrail system on both sides of the Marker for oncoming traffic. (TxDOT referenced similar solutions in both Duncanville and El Paso.) Of course the plans would be subject to approval as described in #1 above.

5) Only ground up-lighting is allowed. No internal lighting, or down-lighting.

Fencing
6) Recommend the Town's "fencing" design placed behind the sidewalks and not within the roadway Clear Zone. A sparing-use is recommended. The "fencing" is not allowed within the medians. Of course the plans would be subject to approval as described in #1 above.

Signal Lighting and Vehicular/Pedestrian Lighting standards
7) TxDOT has standards, fixture costs are by the Town. TxDOT will provide the footings and some electrical. Some customization is allowed, approved by TxDOT, and additional costs are by the Town. These items require further clarification; Valley Quest Design is pursuing the information at this time.

Banners
8) Banner systems are not allowed within TxDOT ROW without written permission. Banner systems can't be strung up year-round, but they may be changed out seasonally, for example. No banners on wood utility poles.

Vehicular Signage
9) Dallas District stated the 3 Community Wayfinding Programs within the Town of Argyle – Schematic Design Presentation booklet from October 25, 2016, would most likely meet with their approval.

Continued next page

TxDOT Meeting Minutes - November 18, 2016 cont.

Town of Argyle, TX
Branding, Place-making and Wayfinding
focusEGD Proj. No. 15013.001
Meeting Report
November 18, 2016

10) TxDOT prefers Community Wayfinding Programs to follow the TMUTCD guidelines, and may include an Enhancement Marker. The Enhancement Marker proportion described in the TMUTCD is to be followed, but Dallas District stated it is more of a visual proportion rather then a precise measured proportion.

11) Dallas District recommended no additional decorative enhancement panels above or around the message panel, or from the message panel on down to the ground. See the signage drawing attachment for more detail.

12) The font style Clearview Hwy may be used, and will continue to be a permissible font within all TxDOT signage.

13) TxDOT arrow styles B and D must be utilized.

14) All break-away systems are subject to approval, but those described for use with the Town of Argyle Community Wayfinding System would most likely be approved.

END OF MEETING REPORT

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Respectfully Submitted,

Peter Reed

(Original Hardcopy Signature on file at focusEGD, Dallas, TX)

Attachments: 3-page Questionnaire notes, two 11x17 sheets of vehicular signage schematic designs.

cc: All Present

meeting report

focusEG

1909 Woodall Rodgers Fwy Suite 415 Dallas, TX 75201
t. 214.661.6976 www.focusegd.com

Date of Meeting:	November 15, 2016, 4pm
Date of Report:	November 29, 2016
Place of Meeting:	Argyle Town Hall
Purpose of Meeting:	Wayfinding Schematic Design Presentation
Present:	Chris Bauer, focusEGD Peter Reed, focusEGD Andy Cousins, Valley Quest Design Jeremy Blad, Valley Quest Design Robbie Good, BR_DGE Paul Frederiksen, Argyle Town Manager Marla Hawkesworth, Argyle Council Kay Teer, Argyle Council Angie Manglaris, Argyle Permit Tech Chris Dominguez
Project:	Town of Argyle, TX Branding, Place-making and Wayfinding focusEGD Project No.: 15013.001

The following information is issued as the meeting report:

Schematic Presentation 2

Branding (BR_DGE)

Brand Growth Strategy

Argyle recommended providing a list of publications and contacts for Press Releases.

Argyle just recently combined the individual EDC website with the Town of Argyle website. Illustrating the City of Dallas EDC website wasn't a good comparison. What do comparable small towns do for their EDC site, like Highland Park, University Park, and Westlake, to name a few?

Argyle recommended providing a brief of Social Media commentary that would be helpful to this Branding, Place-making and Wayfinding project.

Landscape Architecture (Valley Quest Design)

Gateways, Monuments and Markers

Option 1 – Monuments and Markers
Large Primary Monuments, with Argyle name, may be placed at the intersections, behind pedestrian zones, on all 4 corners. Additionally, Secondary Markers, with Argyle logo, could potentially be placed in the wider medians planned for 377, but most likely will require TxDOT guardrail system on both sides for oncoming traffic. These Monuments and Markers would require TxDOT approval.

Option 2 - Gateways
Under the TxDOT Gateway Monument Program Guidelines, only one Gateway Monument sign is allowed per State route in each direction into town. They shall be located beyond the clear recovery zone. Maximum size of Gateway Monument face is 400 sq. ft. The height shall not exceed 20 ft. above grade. The Gateways would require TxDOT approval.

Argyle comments:
• The red, white and black Argyle logo, applied to the Secondary Markers, change to a "weathered" medallion, perhaps with a copper patina to match the cupola and weathervane details.
• Don't care for the TxDOT standard guardrails for the Secondary Markers, rather prefer a weathered (Corten) steel appearance.
• Prefer the Okahoma Sandstone, Ledgestone Dry-Stack.
• The cedar 'railroad' fencing, illustrated in the Primary Monument, is well liked and should be replicated in other areas. Repetition is key.

The landscaping design at the intersections, Secondary Marker locations, and the Gateway Monument locations, were well received. The Texas Native Plant List was well received too. VQ noted adding "Apache Plume" to the plant list, an ornate shrub to symbolize Thistle.

Note on the west side of 377 enhancements, TxDOT is not planning for a sidewalk to parallel the roadway like that on the east side.

The Site Furnishings were well received, including the application of the Town logo on some of the items. A recommendation for recycling litter receptacles, these would send a caring message to visitors and residents.

35W Future Bridge Enhancements
Three intersections: 407, Old Justin, and Crawford
Two types of awareness: Overpass, and underpass
On presentation page of bridge design examples:
1) Group agreed the bottom left image, urban style with colored lights, is not Argyle.
2) Group preferred the top two center images and the top two right images.
3) PF noted the center right image is favorite approach.

Argyle would like more imagery that would address the group preference, and the two types of awareness, overpass and underpass.

Continued next page

Town of Argyle, TX
Branding, Place-making and Wayfinding
focusEGD Proj. No. 15013.001
Meeting Report
November 29, 2016

Wayfinding Signage (focusEGD)
Argyle Identity

The adjusted logo; with a thicker stroke on the "A", a more legible cursive text for "rgyle", and less compressed "Texas" text, was well received. The design changes are meant for signage applications, rather than print, and should be more legible.

Three (3) font styles are recommended for the town Wordmark, to be utilized in the signage system. Clarendon Bold is currently illustrated within the presentation. The choice can be determined during the Design Development phase of the project.

Two (2) font styles are available for use on the vehicular directional signage, per TxDOT. Clearview Hwy 2-B is currently illustrated within the presentation.

The Avenir font family is recommended as secondary and tertiary text for the signage system. It is a nice compliment to any of the Wordmark recommended three font styles. The choice can be determined during the Design Development phase of the project.

Signage System – Concept C
The new Sign Concept C was well received, including the Park signage and Trail signage. Dennis Sims happened to be in the room during the presentation of the Park and Trail signage.

The trail names, Town Loop Trail and West Side Trail, are placeholders at this time and are for illustrative purposes only. The Town of Argyle can determine the names at a later date.

Additional Wayfinding Items To Consider
1) "Welcome to Argyle" wall mural on the side of the REMAX brick building.

2) A matching Visitor Map for the town website as well as printed for handouts at key locations around town.

3) Establish an advertising Banner System for street light poles and pedestrian light poles. The revenue could support other key wayfinding elements in town, including the Visitor maps.

4) Begin the process of obtaining TxDOT approval of the Argyle Community Wayfinding Program. Once obtained, fabricate and install the vehicular directionals at the intersections of 377 & 407, and 377 & Crawford Rd.

Sign Location Supplement
A booklet was provided illustrating preliminary monument and signage locations on the 377 enhancement corridor, utilizing the preliminary plan drawings from Jacobs.

Continued next page

Pricing Supplements
Preliminary pricing budgets were provided for landscaping, monuments and signage.

Next Steps
Receive further comments/direction from Town of Argyle Steering Committee.

Next presentation to Town of Argyle, City Council, Tuesday, December 13, 2016 at 5pm

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END OF MEETING REPORT

This report is assumed to be a true and accurate account of the meeting, unless written notification to the contrary is received within ten (10) working days of the date of issue of this report. The originator of this report maintains the original version of this electronic copy of this report. In the event of any dispute as to the accuracy or completeness of this report, the contents of the original version shall prevail.

Respectfully Submitted,

Peter Reed

(Original Hardcopy Signature on file at focusEGD, Dallas, TX)

cc: All Present

END OF DOCUMENT

EXPERIENTIAL
~~environmental~~ graphic design®

focusEGD
1909 Woodall Rodgers Fwy., Suite 415
Dallas, TX 75201
214.661.6976

TOWN COUNCIL DATA SHEET

Agenda Item:
Consider approval of a resolution adopting the Branding and Wayfinding Plan for the Town of Argyle.

Prepared by:
Matt Jones, Director of Community Development

Background:
Town Staff prepared a Request for Proposals (RFP) that outlined the desired qualifications and components to be included with development of the plan. The Town began advertising for Request for Proposals (RFP) for branding and wayfinding services on April 11, 2016 with a due date of May 30, 2016. On May 30, 2016 Town Staff received three RFP's from three design consultant firms including MERJE, Focus^{EDG,} and FMG.

On June 14, 2016, the Branding and Wayfinding Committee unanimously selected Focus^{EDG} as the consulting firm to partner with the Town for this project. Town Council approved a contract with FocusEDG for branding and wayfinding services for your consideration.

The Branding and Wayfinding Committee has held three workshops with Focus^{EDG} to receive information and provide feedback on the development of the different elements within the Branding and Wayfinding Plan. The consultants and committee are seeking input from Council regarding work to date on the Branding and Wayfinding System Plan.

The final draft of the Branding and Wayfinding Plan was presented to Town Council on December 13, 2016. Council provided feedback on the preferred layout and arrangement of the wayfinding signs throughout Town. Council also provided feedback regarding detailed architectural details for some of the elements on the wayfinding and gateway monuments.

Financial Impact:
The Argyle Economic Development Corporation (EDC) budgeted $25,000 in their FY 2015-2016 Annual Budget to fund a Branding and Wayfinding System Plan to be completed by a third party consultant.

Staff Recommendation:
N/A

Requested Action:
Take appropriate action regarding the Branding and Wayfinding Plan.

Attachments:
Resolution
Branding and Wayfinding Plan

Municipal Development District
Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Staff Report	March 8, 2022

PRESENTER:

Harrison Wicks, Interim Director of Community Development

ITEM DESCRIPTION:

Evans Tract Phase II - Revised Site Plan

BACKGROUND INFORMATION:

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).

On May 28, 2019, the Town Council approved the Site Plan (SP-19-005) with the requested variances and the alternative Landscape Plan as recommended by Planning and Zoning Commission during their May 7, 2019 meeting for the Evans Tract, Phases I & II, a proposed 23, 580 square- foot corporate office and laboratory facility and 17, 000 square-foot office, restaurant, and retail building, located on approximately 3.966 acres of land.

The approved Site Plan submitted by applicant, J. Volk Consulting, Inc., on behalf of the owners Terra Manna, LLC, requested that Phase II of the project consist of a 17,000 square-foot office, restaurant, and retail building to front on FM 407. A drive-thru was included in the site plan presented to Town Council in 2019.

Now that Phase II is owned by SLATE Land Development Co, they are proposing a new structure estimated at 19,673 square-feet with office, restaurant, and retail uses. A drive-thru is not proposed for the building at this time. This will require review and approval from the P & Z Commission and Town Council.

The applicant has provided building elevations and renderings for the revised Site Plan of Phase II (proposed office, restaurant, and retail building). As part of the zoning change (Ord. No. 2018-26) that was approved for this property, there are development standards

adopted specifically for this site as well as development standards within the Form Based Code (FBC) regulations that the design of this building must adhere to.

FISCAL IMPACT:

☒ Not Applicable
☐ Proposed Expenditure:
☐ General Ledger Code:
☐ Proposed Revenue:
☐ Budget Amendment Required: No
☐ Financial Review Completed by:

LEGAL REVIEW:

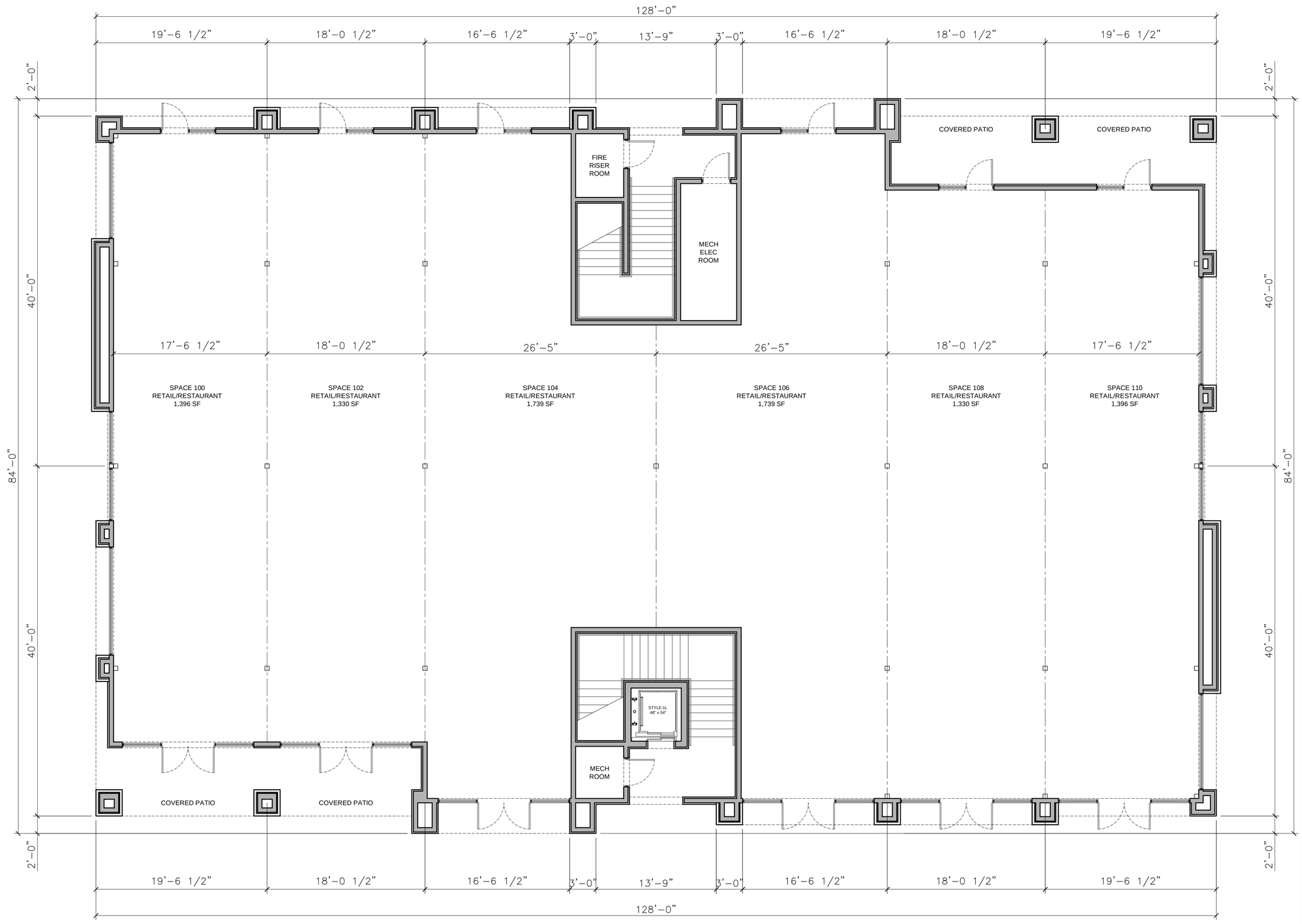
Not applicable.

ATTACHMENTS:

Site Plan Exhibits

RECOMMENDED MOTION AND/OR ACTION:

Receive staff report. No action requested at this time.



1 — FIRST FLOOR LEASING PLAN SCALE 3/16"=1'–0"

LEASE SPACE PLAN DATED 02/25/2022 - FIRST FLOOR

LEASE SPACE	SIZE SF	% OF WHOLE	% OF COMMON AREA	TOTAL SF W/COMMON AREA
Space 100 - Available	1,396	15.63%	129.44	1,525.44
Space 102 - Available	1,330	14.89%	123.32	1,453.32
Space 104 - Available	1,739	19.47%	161.24	1,900.24
Space 106 - Available	1,739	19.47%	161.24	1,900.24
Space 108 - Available	1,330	14.89%	123.32	1,453.32
Space 110 - Available	1,396	15.63%	129.44	1,525.44
TOTAL	8,930	100.00%	828.00	9,758.00
TOTAL - FIRST FLOOR	8,758			

LEASE SPACE PLAN DATED 02/25/2022 - SECOND FLOOR

LEASE SPACE	SIZE SF	% OF WHOLE	% OF COMMON AREA	TOTAL SF W/COMMON AREA
Space 200 - Available	5,000	55.02%	455.60	5,455.60
Space 202 - Available	0	0.00%	0.00	0.00
Space 204 - Available	0	0.00%	0.00	0.00
Space 206 - Available	0	0.00%	0.00	0.00
Space 208 - Available	2,598	28.59%	236.73	2,834.73
Space 210 - Available	1,489	16.39%	135.68	1,624.68
TOTAL	9,087	100.00%	828.00	9,915.00
TOTAL - SECOND FLOOR	9,915			
GRAND TOTAL	19,673			

REGISTERED ARCHITECT — Jimmy Williams — 21926 — STATE OF TEXAS

JAW ARCHITECTS

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/25/2022	FACADE PLANS

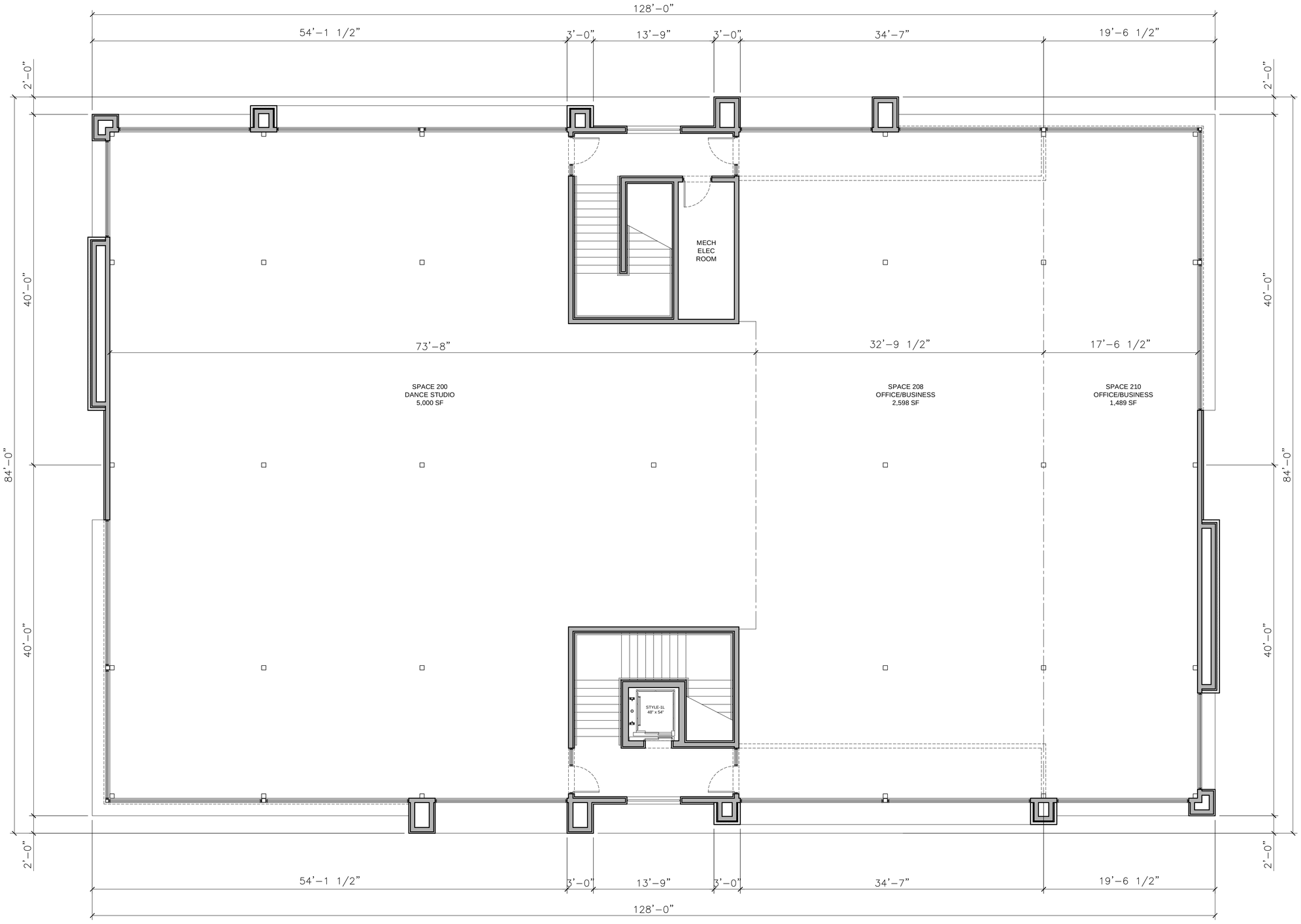
PROJECT NAME: ARGYLE BY SLATE

PROJECT NUMBER: JAWA 21-0002

PROJECT DESCRIPTION: NEW 2-STORY RETAIL/OFFICE BUILDING

PROJECT ADDRESS: 125 FM 407 EAST, ARGYLE TEXAS

A1.0



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A1.1



1 – FRONT ELEVATION (SOUTH) SCALE 3/16"=1'-0"

METAL CANOPY/FASCIA & STOREFRONT COLOR

SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1
251 Tricorn Black

3 COAT STUCCO COLOR WHITE

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1
257 Extra White

NICHIHA VINTATEWOOD CEDAR (SAME AS CVS)



LUEDER'S LIMESTONE 6" RUNNING BOND



ACME BRICK MODULAR EBONY





2 – BACK ELEVATION (NORTH) SCALE 3/16"=1'-0"

BUILDING MATERIAL CALCULATIONS

	South Elevation		North Elevation		East Elevation		West Elevation		Totals	
Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Stone/Brick	1,634	55.33%	1,634	47.74%	1,395	68.55%	1,395	68.55%	6,058	57.99%
Stucco	758	25.67%	1,228	35.87%	640	31.45%	640	31.45%	3,266	31.27%
Wood	561	19.00%	561	16.39%	0	0.00%	0	0.00%	1,122	10.74%
Totals	**2,953**		**3,423**		**2,035**		**2,035**		**10,446**	

REGISTERED ARCHITECT Jimmy Williams 21926 STATE OF TEXAS

JAW ARCHITECTS

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/25/2022	FACADE PLANS

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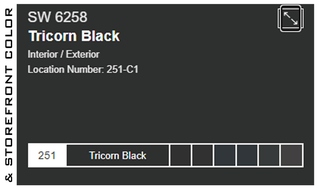
PROJECT ADDRESS: 125 FM 407 EAST, ARGYLE TEXAS

A2.0



1 – SIDE ELEVATION (EAST) SCALE 3/16"=1'-0"

METAL CANOPY/FASCIA & STOREFRONT COLOR



3 COAT STUCCO COLOR WHITE



NICHIHA VINTATEWOOD CEDAR (SAME AS CVS)

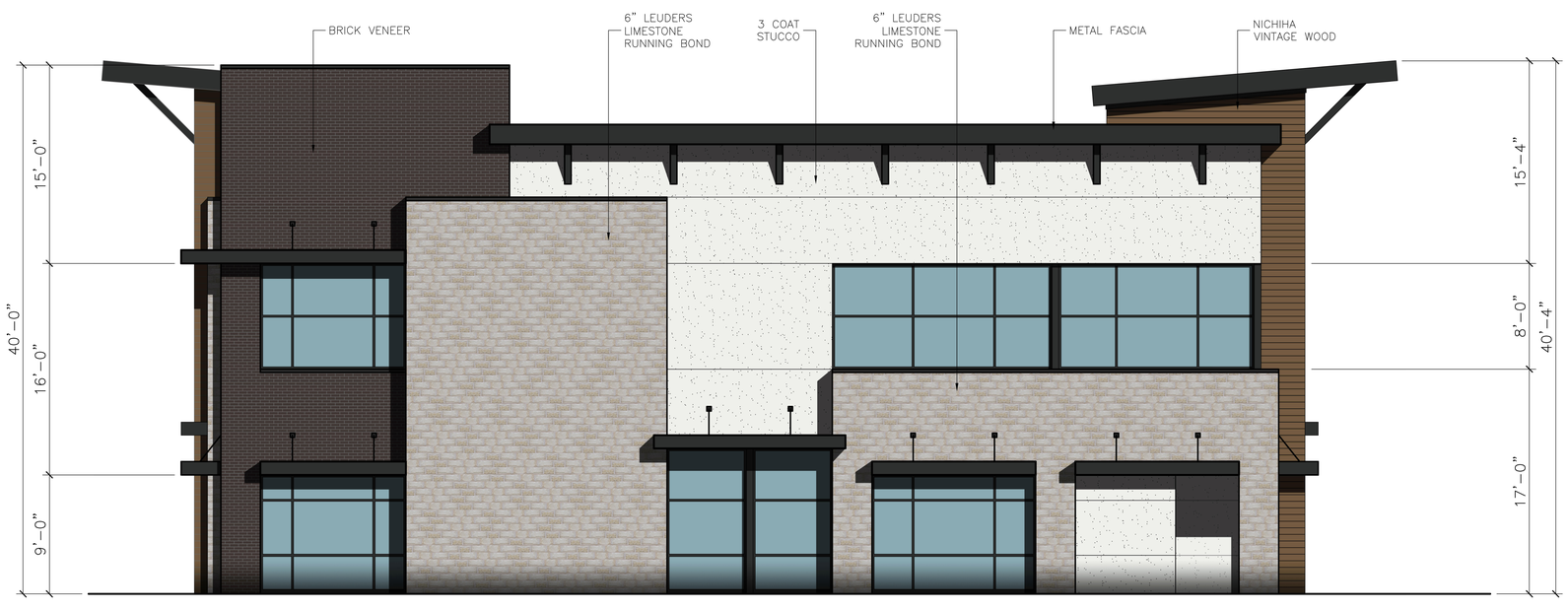


LUEDER'S LIMESTONE 6" RUNNING BOND



ACME BRICK MODULAR EBONY





2 – SIDE ELEVATION (WEST) SCALE 3/16"=1'-0"

BUILDING MATERIAL CALCULATIONS

	South Elevation		North Elevation		East Elevation		West Elevation		Totals	
Materials	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**	**SF**	**%**
Stone/Brick	1,634	55.33%	1,634	47.74%	1,395	68.55%	1,395	68.55%	6,058	57.99%
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Wood	561	19.00%	561	16.39%	0	0.00%	0	0.00%	1,122	10.74%
Totals	**2,953**		**3,423**		**2,035**		**2,035**		**10,446**	

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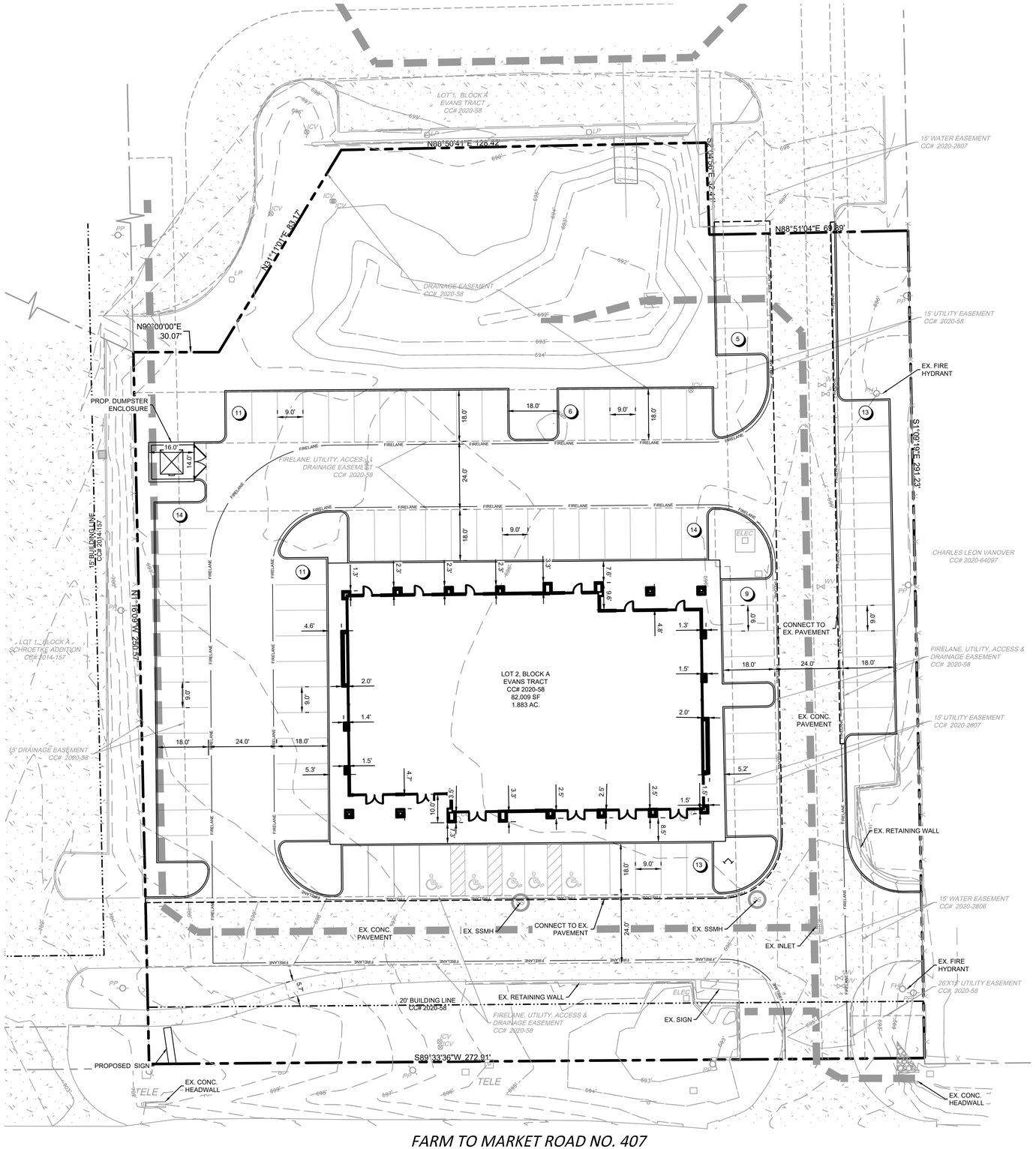
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A2.1



Know what's **below.**
Call before you dig.

SITE BENCHMARKS

BM NO. 1 MONUMENT AND DESCRIPTION TO BE TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY SURVEYOR.

ELEVATION = XXX.XX' (NAD '83)

BM NO. 2 MONUMENT AND DESCRIPTION TO BE TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY SURVEYOR.

ELEVATION = XXX.XX' (NAD '83)

LAYOUT & DIMENSIONAL CONTROL NOTES:

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3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
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LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED FIRE HYDRANT — FH
- PROPOSED SANITARY MANHOLE — SS
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC
- PROPERTY BOUNDARY

KE SITE PLAN DATA TABLE

EXISTING ZONING	VC-MU
PROPOSED ZONING	VC-MU
LOT AREA (SF) / (ACRES)	82,009 / 1.883
TOTAL BUILDING AREA (SF)	9,758
BUILDING HEIGHT	35'-0" (2 STORIES)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	12.6% / 0.126:1

KE PARKING DATA TABLE

RETAIL PARKING REQUIREMENT	1 SPACE PER 200 SF
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 100 SF
OFFICE PARKING REQUIREMENT	1 SPACE PER 300 SF
DANCE PARKING REQUIREMENT	1 SPACE PER 100 SF
PORTION OF BUILDING RETAIL	0 / 0 SF
PORTION OF BUILDING RESTAURANT	10% / 1,800 SF
PORTION OF BUILDING OFFICE	62% / 11,217 SF
PORTION OF BUILDING DANCE	28% / 5,000 SF
RETAIL PARKING SPACES REQUIRED	0 SPACES
RESTAURANT PARKING SPACES REQUIRED	18 SPACES
OFFICE PARKING SPACES REQUIRED	37 SPACES
DANCE PARKING SPACES REQUIRED	50 SPACES
TOTAL PARKING SPACES REQUIRED	105 SPACES
TOTAL PARKING SPACES PROVIDED	105 SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1 VAN)

PARKING NOTE
9 PARKING STALLS TO BE SHARED FROM PHASE I

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX
ARGYLE NEIGHBORHOOD SHOPS
1.883 ACRES
LOT 2, BLOCK A
EVANS TRACT
(CC NO. 2020-58)
TOWN OF ARGYLE,
DENTON COUNTY, TEXAS
PREPARATION DATE: 11/XX/2021

OWNER/APPLICANT
SLATE, LLC
5729 LEBANON ROAD
STE. 144-589
FRISCO, TX 75034
PH: 214-718-2626
CONTACT: KRIS RAMJI

LANDSCAPE ARCHITECT
LONDON LANDSCAPES, LLC
PO BOX 28
COLLINSVILLE, TX 76233
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SACHI BURLINGAME, PE

SURVEYOR
PEISER & MANKIN SURVEYING
1604 HART STREET
SOUTHLAKE, TX 76092
PH: 817-481-1806
CONTACT: TIMOTHY MANKIN, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: March 1, 2022

SLATE
LAND & DEVELOPMENT CO.
5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

ARGYLE NEIGHBORHOOD SHOPS
LOT 2, BLOCK A
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DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

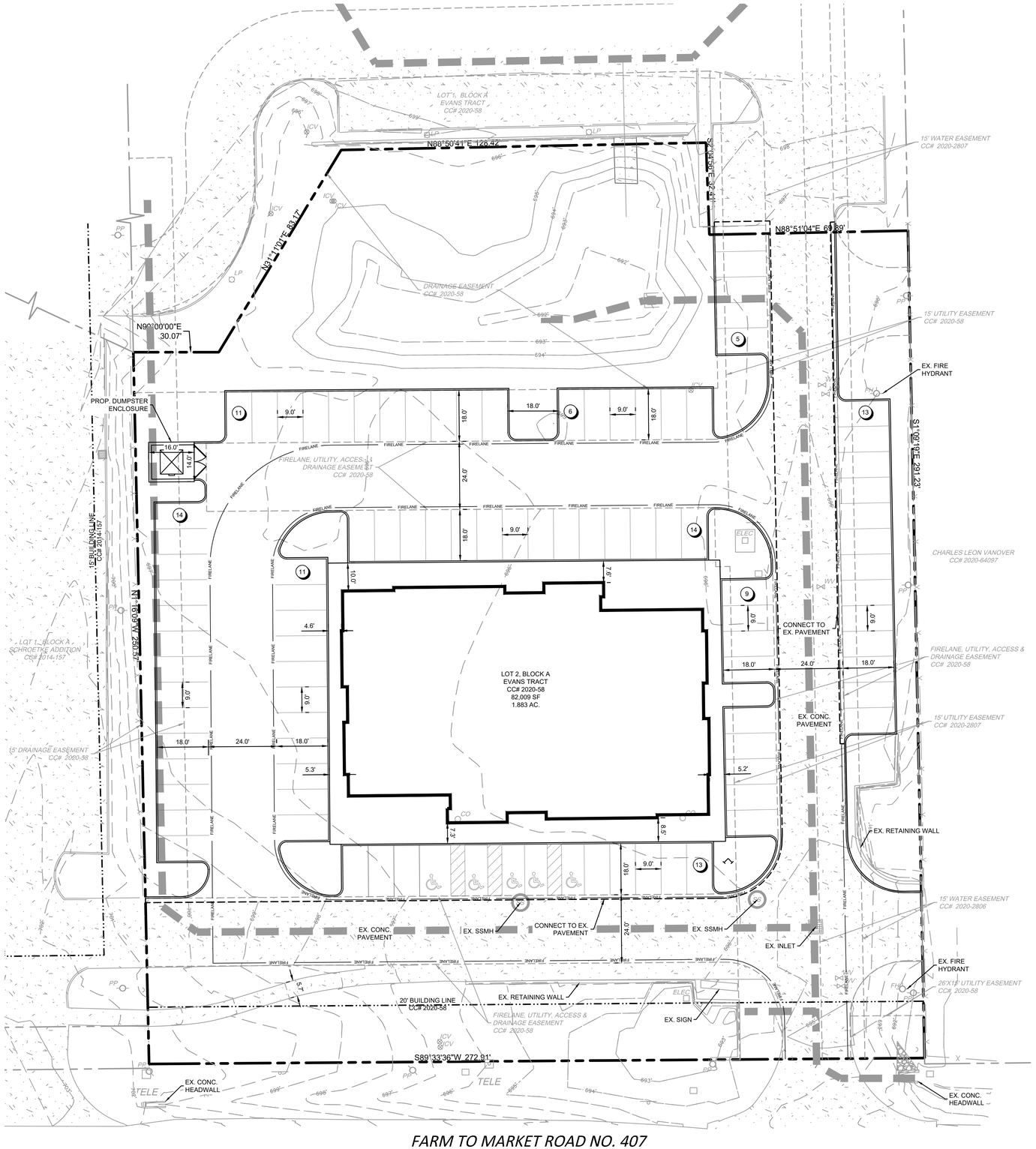
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ21002
ISSUE DATE: DATE

SITE PLAN

SHEET:
C3.0

FILE PATH: K:\Jobs\KRJ21002_Argyle\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_KRJ21002
FILENAME: C3.0 SITE PLAN_KRJ21002.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 1/1/2022



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1604 HART STREET
SOUTHLAKE, TX 76092
PH: 817-481-1806
CONTACT: TIMOTHY MANKIN, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: February 28, 2022

SLATE
LAND & DEVELOPMENT CO.
5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

ARGYLE NEIGHBORHOOD SHOPS
LOT 2, BLOCK A
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

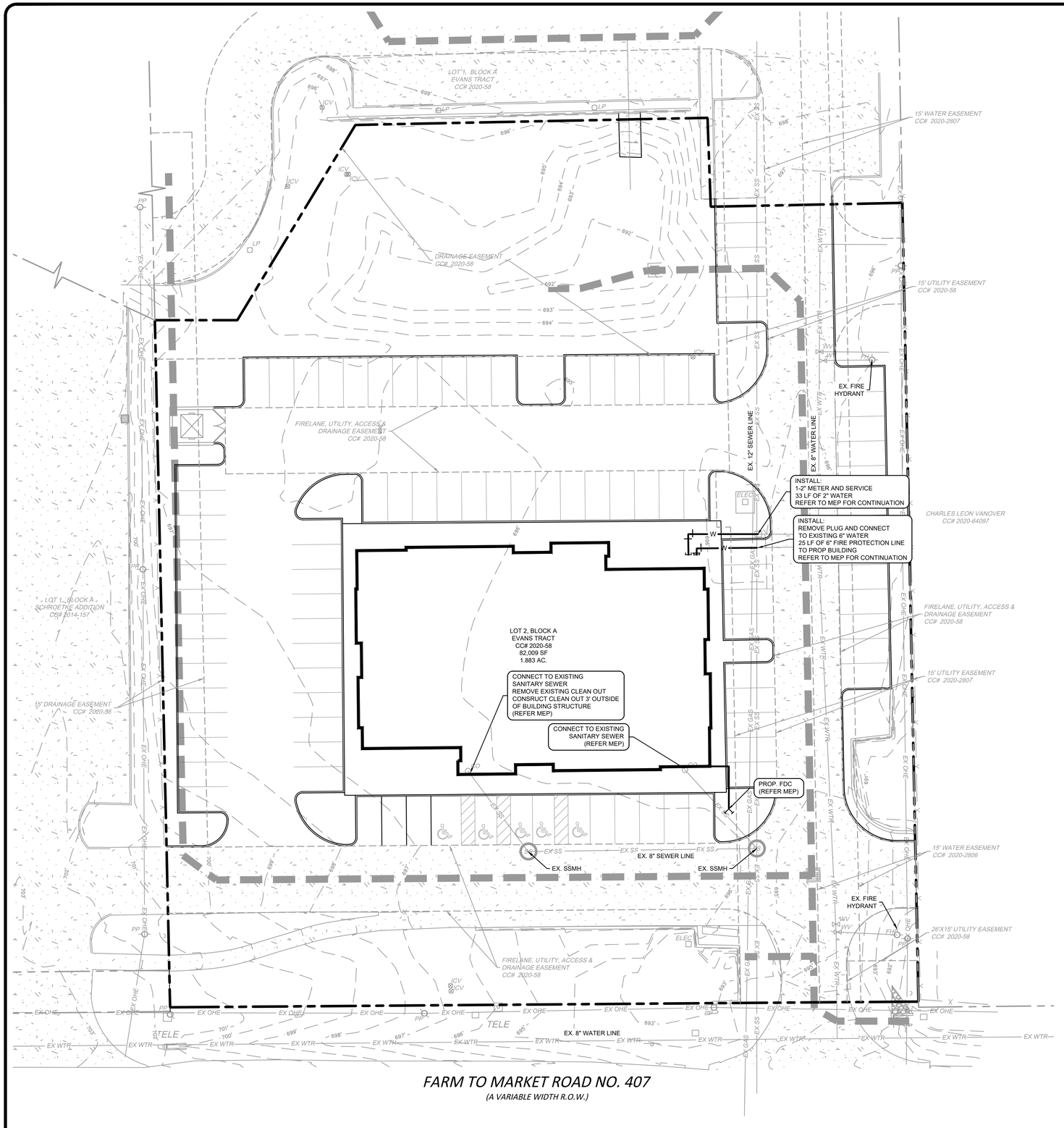
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ21002
ISSUE DATE: DATE

SITE PLAN

SHEET:
C3.0

FILE PATH: K:\Jobs\KRJ21002_Argyle\Drawings\03_ENGR\03 - Production\C3.0 SITE PLAN_KRJ21002.dwg
FILENAME: C3.0 SITE PLAN_KRJ21002.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 2/28/2022



Know what's **below.**
Call before you dig.

SITE BENCHMARKS

BM NO. 1 MONUMENT AND DESCRIPTION TO BE TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY SURVEYOR.

ELEVATION = XXX.XX' (NAD '83)

BM NO. 2 MONUMENT AND DESCRIPTION TO BE TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY SURVEYOR.

ELEVATION = XXX.XX' (NAD '83)

LEGEND

- EXISTING SANITARY SEWER — EX SS
- PROPOSED SANITARY SEWER — SS
- EXISTING WATER — EX WTR
- PROPOSED WATER — W — W
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT — FH
- EXISTING GAS — EX GAS
- EXISTING OVERHEAD ELECTRIC — EX OHE
- PROPERTY BOUNDARY

WATER & SANITARY SEWER GENERAL NOTES

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
5. THE UTILITY CONTRACTOR SHALL INSTALL THE WATER SERVICES TO A POINT AS SHOWN ON THE PLANS. THE METER BOX SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AFTER FINE GRADING HAS BEEN COMPLETED.
6. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
7. CONTRACTOR SHALL RAISE/LOWER OR ADJUST ALL EXISTING FRANCHISE UTILITY LINES IN CONFLICT WITH PROPOSED UTILITIES AS PART OF THE BASE BIDS FOR ALL KNOWN OR UNKNOWN LINES.
8. REFER TO MEP PLANS FOR EXACT SIZE, LOCATION, AND INVERT OF UTILITIES AT BUILDING.
9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
10. BACKFLOW DEVICE FOR DOMESTIC AND FIRE SERVICE TO BE LOCATED INSIDE THE BUILDING PER TOWN OF ARGYLE STANDARDS UNLESS OTHERWISE NOTED.
11. REFER TO SHEET C12.0 FOR WATER DETAILS.
12. REFER TO SHEET C13.0 FOR SEWER DETAILS.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE TO CONTRACTOR - FRANCHISE UTILITIES

FRANCHISE UTILITIES ARE SHOWN FOR SCHEMATIC REFERENCE ONLY. CONTRACTOR SHALL COORDINATE ALL FRANCHISE UTILITY DESIGN AND INSTALLATION WITH THE SPECIFIC UTILITY PROVIDER AND DESIGNER. CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS TO AVOID CONFLICTS AT EXISTING AND PROPOSED UTILITY CROSSINGS.

GRAPHIC SCALE
0 20 40 FEET
SCALE: 1" = 20'

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PATRICK C. FILSON
P.E.# 108577
DATE: February 25, 2022

SLATE
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5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

ARGYLE NEIGHBORHOOD SHOPS
LOT 2, BLOCK A
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

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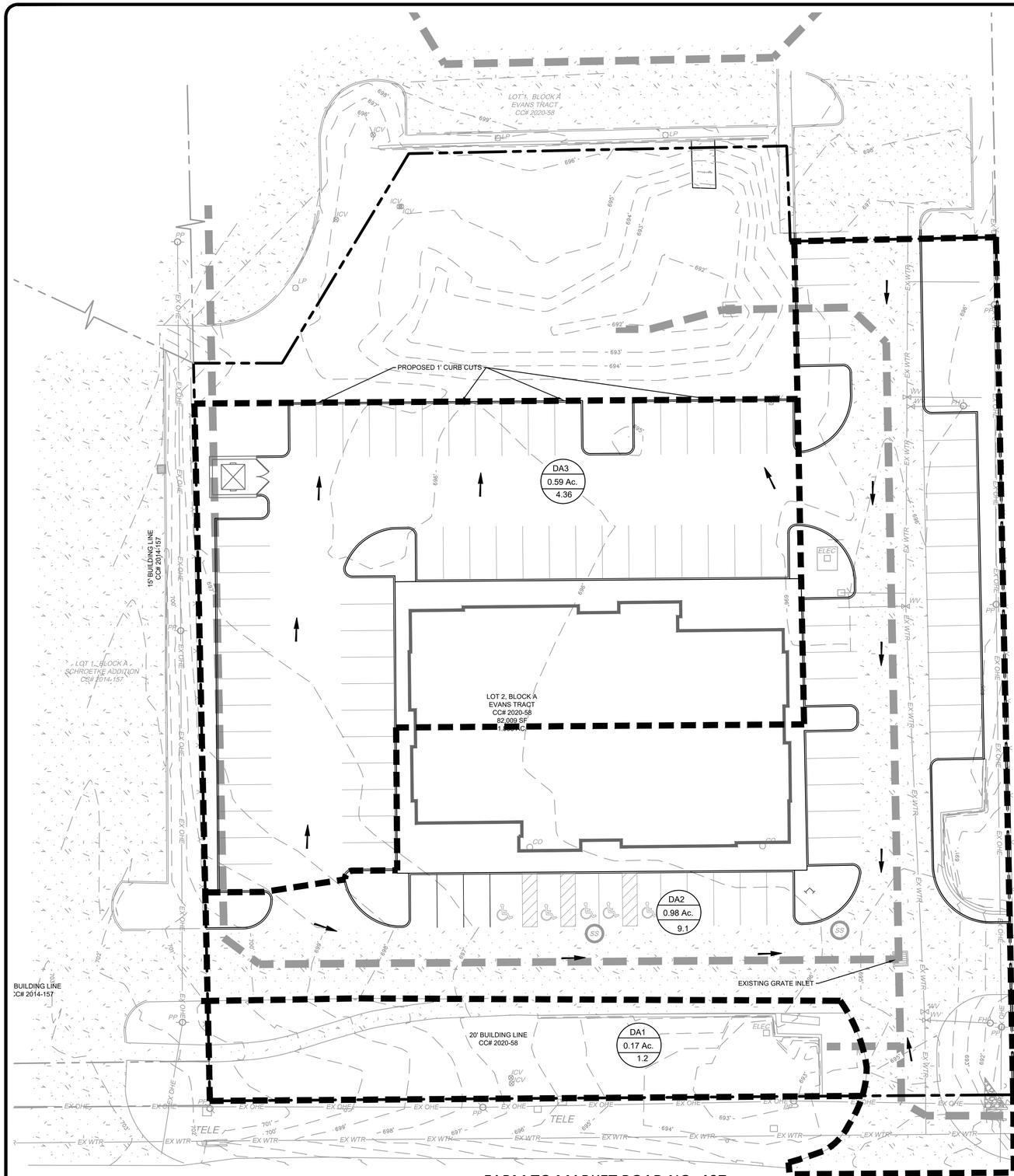
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ21002
ISSUE DATE: DATE

UTILITY PLAN

SHEET:
C7.0

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FILENAME: C7.0 UTILITY PLAN_KRJ21002.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 2/25/2022



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SITE BENCHMARKS

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ELEVATION = XXX.XX' (NAD '83)

LEGEND

PROPOSED DRAINAGE AREA LABEL	BASIN NAME: DA1 / ACRES: 1.82 Ac. / Q100 (cfs): 14.52
PROPOSED DRAINAGE AREA DIVIDE	
EXISTING DRAINAGE FLOW ARROW	
PROPOSED DRAINAGE FLOW ARROW	
EXISTING CONTOUR	500
PROPOSED CONTOUR	500
EXISTING STORM PIPE	
PROPOSED STORM PIPE	
PROPERTY BOUNDARY	

NOTE TO CONTRACTOR

EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NOTE: DRAINAGE PATTERNS ARE CONSISTENT WITH THE EVANS TRACT PHASE 1 & 2 PLANS.
2. DETENTION HAS BEEN PROVIDED WITH THE EVAN TRACT PHASE 1 & 2 INFRASTRUCTURE.

GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

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PATRICK C. FILSON
P.E.# 108577
DATE: February 23, 2022

SLATE LAND & DEVELOPMENT CO.

5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

ARGYLE NEIGHBORHOOD SHOPS

LOT 2, BLOCK A
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ21002

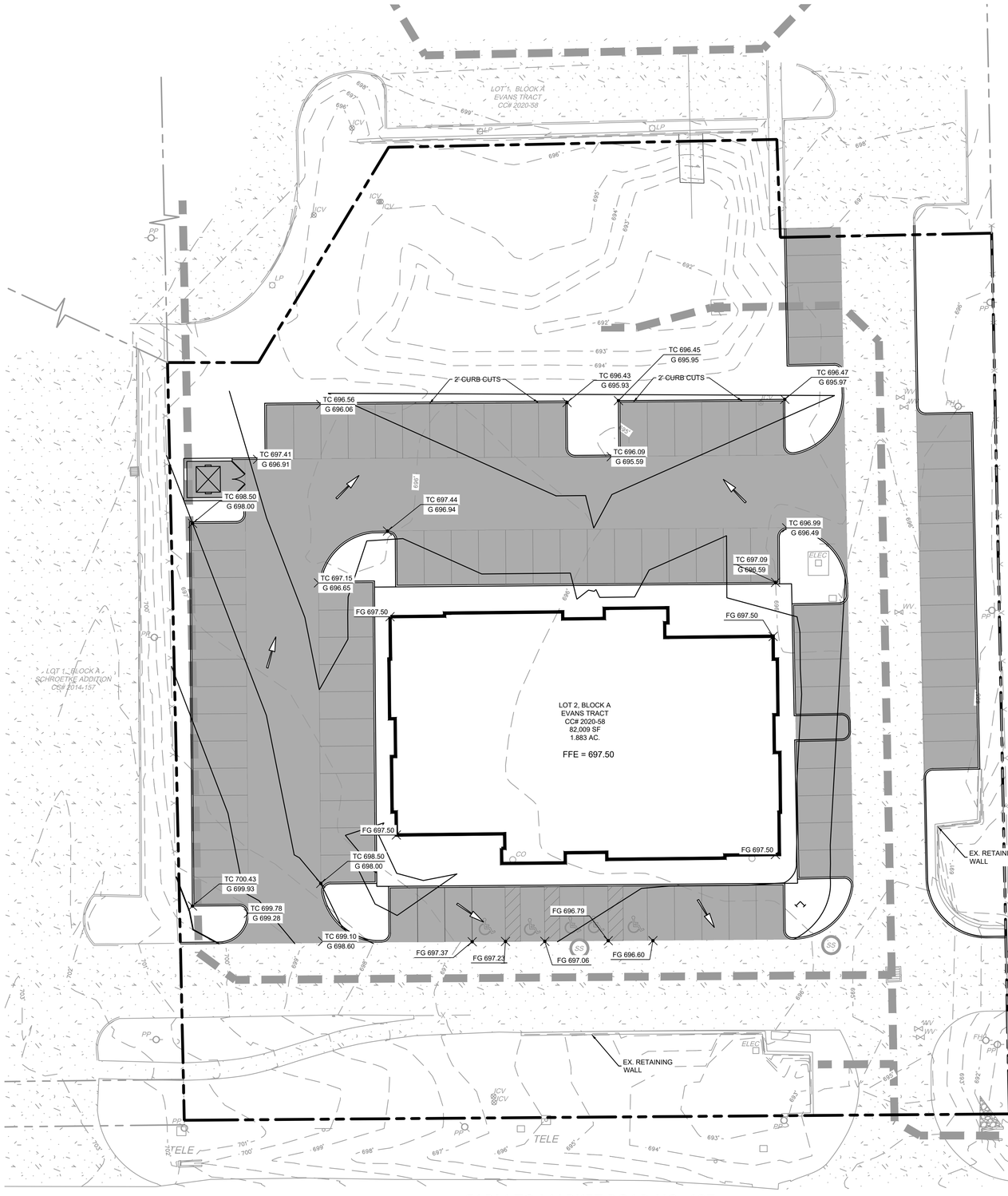
ISSUE DATE: DATE

PROPOSED DRAINAGE AREA MAP

SHEET:
C6.1

FILENAME: C6.1 PROPOSED DRAINAGE AREA MAP_KRJ21002.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 2/23/2022

FULL PATH: K:\Jobs\KRJ21002_Argyle\Drawings\03_ENGR\03 - Production\K:\Jobs\KRJ21002_Argyle\Drawings\03_ENGR\03 - Production\C6.1 PROPOSED DRAINAGE AREA MAP_KRJ21002



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ELEVATION = XXX.XX' (NAD '83)

LEGEND

PROPOSED CONTOUR	500
EXISTING CONTOUR	500
GRADE BREAK	
PROPOSED SWALE	
PROPOSED FINISHED GRADE	FG 700.00
PROPOSED TOP OF CURB/GUTTER	TC 700.50 G 700.00
PROPOSED TOP OF WALL/ BOTTOM OF WAL	TW 700.00 BW 699.00
PROPOSED TOP OF INLET	TI 700.00
EXISTING SPOT GRADE	EX. 700.5±
EXISTING TOP OF CURB/GUTTER	TC 700.5± G 700.0±
PROPOSED DRAINAGE FLOW ARROW	
EXISTING DRAINAGE FLOW ARROW	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
PROPERTY BOUNDARY	

NOTE TO CONTRACTOR

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GRADING NOTES:

1. GEOTECHNICAL REPORT: SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ____GEOTECH COMPANY___ DATED _____ IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY ____SURVEY COMPANY_____, DATED _____.
3. EXISTING CONDITIONS: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. EROSION CONTROL: EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
5. PROPOSED GRADES: THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. THE PROPOSED SPOT ELEVATIONS AND GRADIENTS ARE TO BE USED IN THE EVENT OF ANY DISCREPANCY WITH THE PROPOSED CONTOURS. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE.
6. ACCESSIBLE ROUTES/PARKING: SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH TAS AND ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
7. TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. MAXIMUM SITE SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

GRAPHIC SCALE

0 20 40 FEET

SCALE: 1" = 20'

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DATE: February 28, 2022

SLATE
LAND & DEVELOPMENT CO.

5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

ARGYLE NEIGHBORHOOD SHOPS

LOT 2, BLOCK A
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ21002

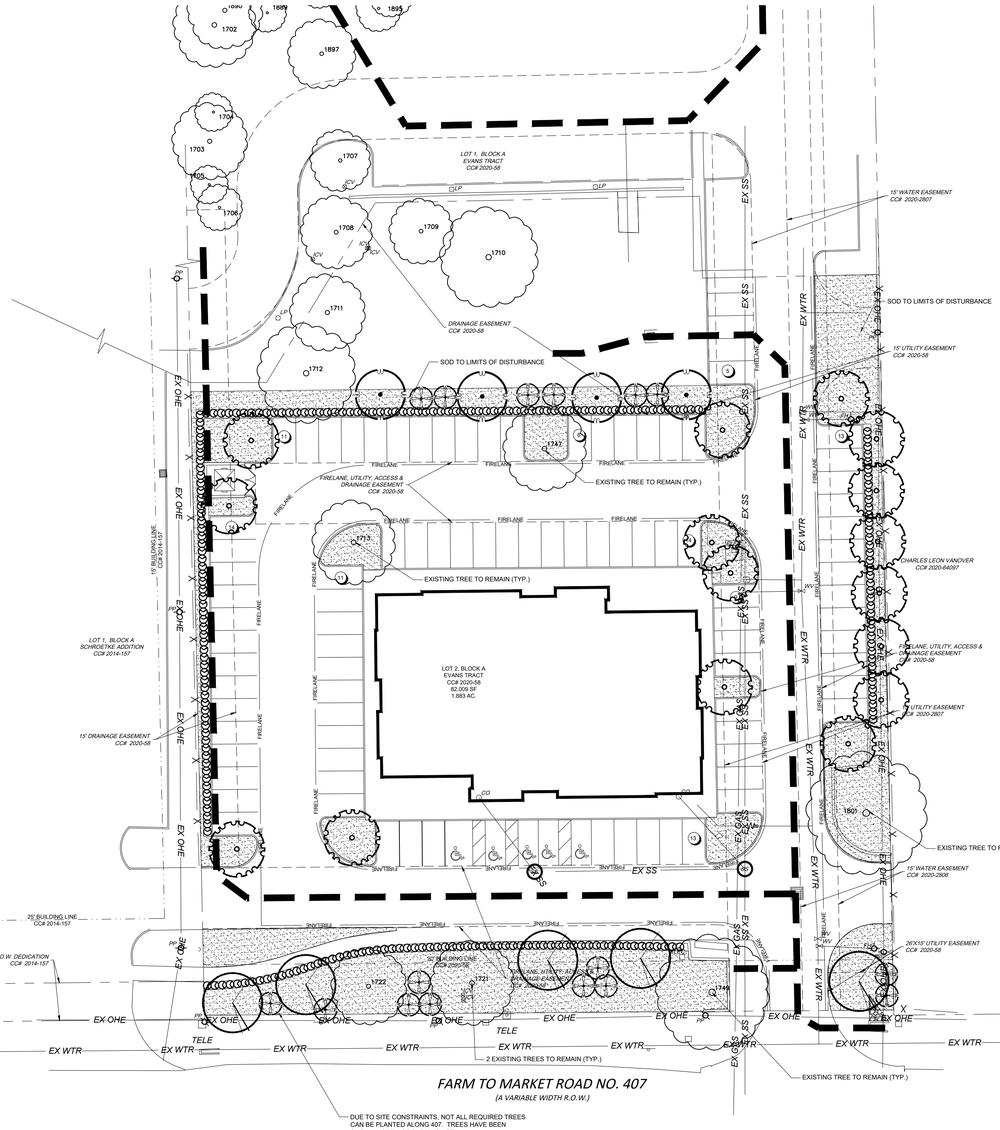
ISSUE DATE: DATE

GRADING PLAN

SHEET:
C5.0

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FILENAME: C5.0 GRADING PLAN_KRJ21002.dwg
PLOTTED BY: Patrick Filson
PLOTTED DATE: 2/28/2022



GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 INCH = 30 FEET

KEY

TREES

	5	AS	Acer saccharum	Caddo Maple	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	4	TD	Taxodium ascendens	Pond Cypress	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	16	UL	Ulmus crassifolia	Cedar Elm	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	17	ID	Ilex decidua	Possum Holly	2" Cal. Min. Cont. Grown 5' Min. Height Specimen

SHRUBS

	225	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	25,580 Sf	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
		EDGE	Aluminum Edging	Cur–Rite Aluminum Edging	Submit Colors for Approval by Landscape Architect or Owner

LANDSCAPE CALCULATIONS

FM 407 BUFFER SUMMARY:
PER 100 LF
3 CANOPY TREES
6 ORNAMENTAL TREES
8 SHRUBS
TOTAL LF OF FRONTAGE: 276'

REQ'D BUFFER TREES: 9
PROVIDED BUFFER TREES: 9

REQ'D ORNAMENTAL TREES 17
PROVIDED ORNAMENTAL TREES 17

REQ'D SHRUBS 22
PROVIDED SHRUBS 64
DUE TO SITE CONSTRAINTS NOT ALL TREES CAN BE LOCATED IN THE BUFFER.
TREES WERE MOVED NORTH OF PARKING LOT BY DETENTION POND.

INTERIOR LANDSCAPE SUMMARY

REQUIREMENTS:
10% GROSS PARKING AREA AS LIVING LANDSCAPE
1 CANOPY TREE PER 400 SF OF REQ. INTERIOR LANDSCAPE
PARKING AREAS SCREENED FROM PUBLIC VIEW
1 OVERSTORY TREE AT TERMINUS OF PARKING AISLE

TOTAL PARKING AREA: 39,081 SF
TOTAL LANDSCAPE AREA REQUIRED: 3,908 SF

TOTAL CANOPY REQUIRED: 10 TREES
TOTAL CANOPY PROVIDED: 10 TREES

TOTAL LANDSCAPE AREA PROVIDED: 27,155 SF

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

REGISTERED LANDSCAPE ARCHITECT
JONY S. LONDON
STATE OF TEXAS
3/1/22

5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

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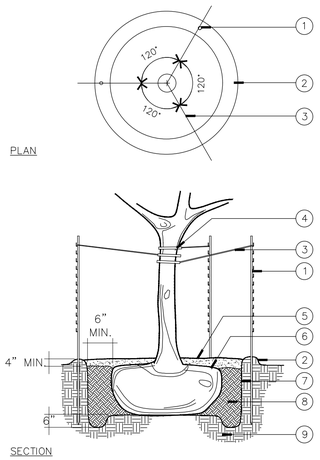
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KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

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ISSUE DATE: 3/1/22

LANDSCAPE PLAN

SHEET:
L1.00

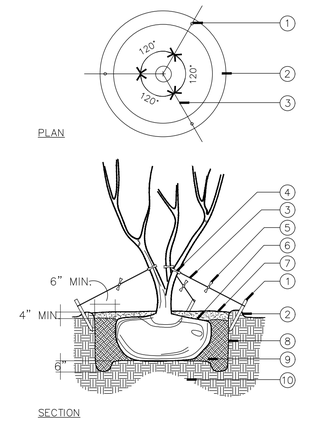


1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS.
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

A TREE PLANTING

N.T.S.

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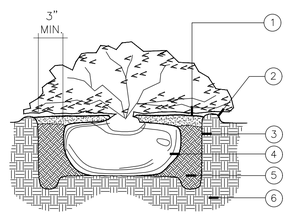


1. 2"x2"x24" WOOD STAKE, 3 PER TREE, SPACED EQUALLY
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. WARNING FLAGS
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL.
7. 3" ORGANIC MULCH
8. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
9. PIT BACKFILL SOIL
10. UNDISTURBED EARTH

B MULTI–TRUNK TREE PLANTING

N.T.S.

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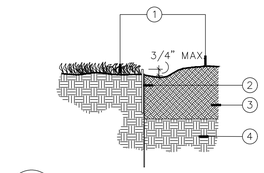


1. 3" ORGANIC MULCH LAYER.
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

C SHRUB PLANTING

N.T.S.

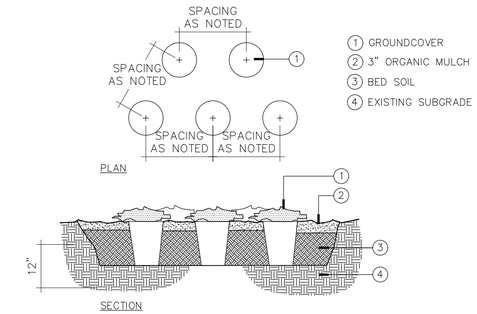


1. DIFFERENT SURFACE TREATMENTS.
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

E GROUNDCOVER PLANTING

N.T.S.

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LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED FOUR FEET (4′) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24–HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3–4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1–2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICALVTRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS ANDVANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP–DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT–OF–WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3′ HORIZONTAL TO 1′ VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 346–3502 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER'S PUBLIC WORKS DEPARTMENT STANDARDS.
28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

5729 LEBANON ROAD
SUITE 144-5889
FRISCO, TX 75034
(214) 718-2626

ARGYLE NEIGHBORHOOD SHOPS
LOT 2, BLOCK A
TOWN OF ARGYLE
DENTON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

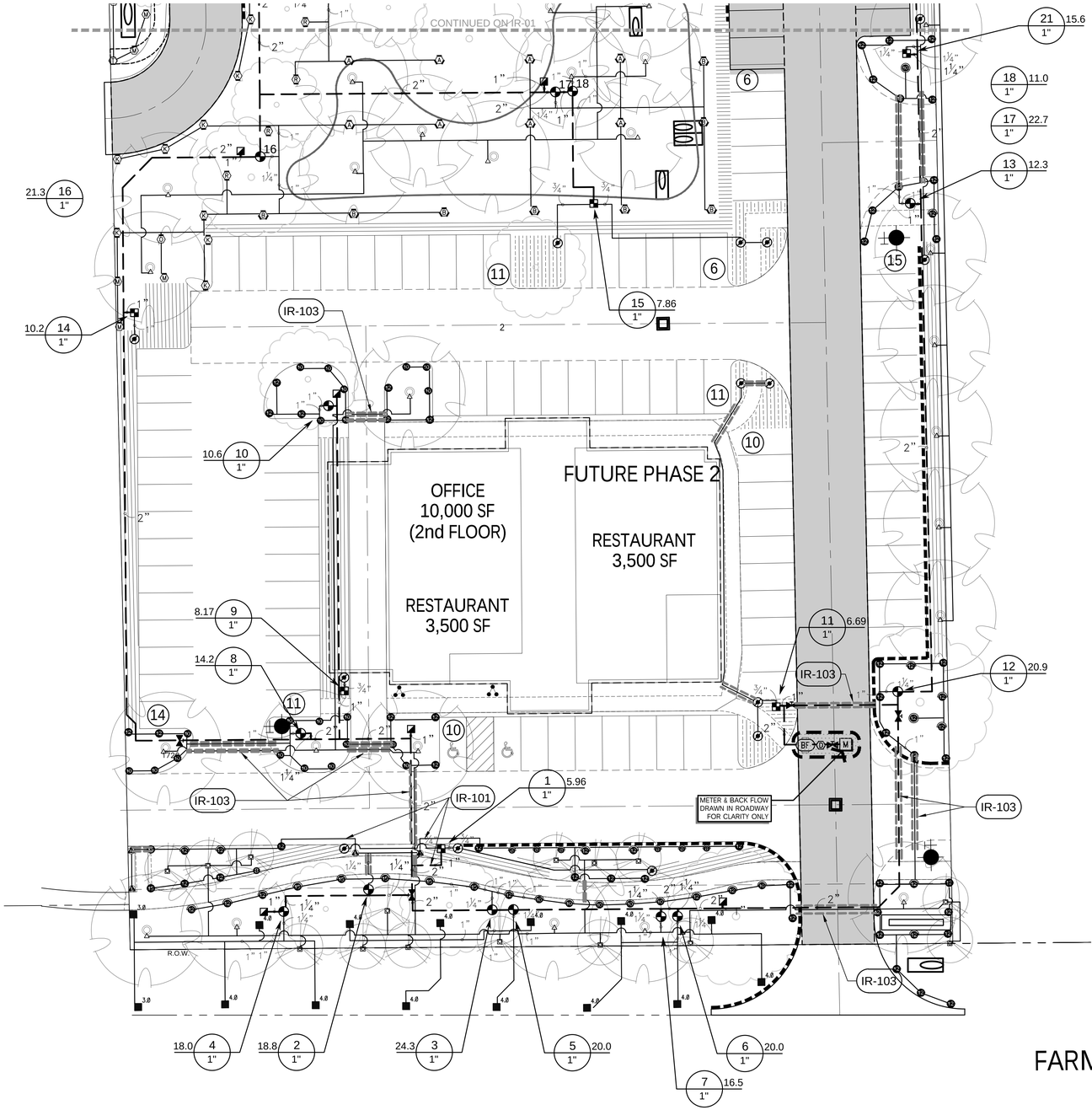
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: KRJ21002

ISSUE DATE: 3/1/22

LANDSCAPE DETAILS

SHEET:
L1.01



1 IRRIGATION SOUTH

0 20 40 60 feet

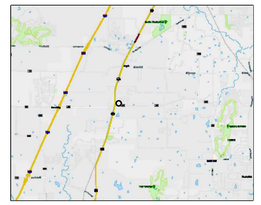
SCALE: 1" = 20'

NORTH

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

VICINITY MAP



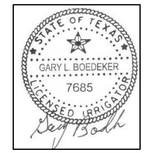
Sheet No.

NOT FOR CONSTRUCTION

RETAIL
5,600 S.

80' X 7(

Seal



Issue / Addenda / Revisions

	Date	Description

Drawing Title

IRRIGATION SITE PLAN

Project Name

EVANS TRACT
PHASE 1

Issue Title

Argyle, Texas
Case Number:
Issue Date: 1.11.2018
Project No: 18049

IR-2

Municipal Development District
Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Staff Report	March 8, 2022

PRESENTER:

Julia Falcon, Communications Coordinator

ITEM DESCRIPTION:

Feeback from the Metroport Chamber's Alliance Development Forum.

BACKGROUND INFORMATION:

The Metroport Chamber held their annual Alliance Development Forum on March 4, 2022. We had members of town staff and the Mayor present as well as members of the developer community that we work with. Many attendees stopped by our table - which had branded goods and informational packets about the town. We hope to get more members of our boards and commissions to attend in the future.

FISCAL IMPACT:

☒ Not Applicable
☐ Proposed Expenditure:
☐ General Ledger Code:
☐ Proposed Revenue:
☐ Budget Amendment Required: No
☐ Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

None.

RECOMMENDED MOTION AND/OR ACTION:

None.

Municipal Development District
Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Staff Report	March 8, 2022

PRESENTER:

Rich Olson, Town Administrator

ITEM DESCRIPTION:

Staff report regarding financial overview of the MDD.

BACKGROUND INFORMATION:

I wanted to provide the MDD Board a financial report through the first five months of this Fiscal Year. The MDD finished FY 20-21 with an unreserved Fund Balance of $1,789,695.39. To date the MDD has received $146,122.49 in revenue (funds received have not been posted to the MDD Budget yet that is the reason for the discrepancy) and has spent $38,502.25 in expenditures. The unreserved Fund Balance as of March 1, 2022, is $1,856,675.77. I have included the MDD line-item budget which will reflect expenditures by their respective line item. The MDD has not spent any funds out of the capital project account. Staff continues to work with TXDOT to incorporate the $250,000 included in the budget for a traffic signal at Gateway and FM 407 into the cost to construct the FM 407 Breakout Project, which would eliminate this potential expenditure from the MDD budget.

FISCAL IMPACT:

☒ Not Applicable
☐ Proposed Expenditure:
☐ General Ledger Code:
☐ Proposed Revenue:
☐ Budget Amendment Required: No
☐ Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

None.

RECOMMENDED MOTION AND/OR ACTION:

None.

Municipal Development District
Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Staff Report	March 8, 2022

PRESENTER:

Rich Olson, Town Administrator

ITEM DESCRIPTION:

Sales tax update.

BACKGROUND INFORMATION:

The MDD has received the February sales tax payment for sales that occurred in January. The MDD received $36,600. Just over 80% percent of the sales tax revenue is generated by businesses that do not have a brick-and-mortar location in the community. This percentage has stayed constant since we started monitoring it. It appears this percentage will remain high until we see the growth of development like Harvest Town Center, Heritage Tract and Heath Tract. Staff has performed a trend analysis and believes our total sales tax revenue should be about $310,000 for this fiscal year. The MDD Board budgeted $280,000. Fortunately or unfortunately, due to inflation, we now believe the MDD also should receive additional revenue.

FISCAL IMPACT:

- ☒ Not Applicable
- ☐ Proposed Expenditure:
- ☐ General Ledger Code:
- ☐ Proposed Revenue:
- ☐ Budget Amendment Required: No
- ☐ Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

None.

RECOMMENDED MOTION AND/OR ACTION:

None.

Municipal Development District
Agenda Item Memorandum

ITEM TYPE	MEETING DATE:
Consent Agenda	March 8, 2022

PRESENTER:

Julia Falcon, Communications Coordinator

ITEM DESCRIPTION:

Consider approval of the February 8, 2022 Regular Municipal Development District meeting minutes as recorded.

BACKGROUND INFORMATION:

The minutes of the Municipal Development District meeting are recorded by the Town Communications Coordinator and presented to the Board for approval.

FISCAL IMPACT:

☒ Not Applicable
☐ Proposed Expenditure:
☐ General Ledger Code:
☐ Proposed Revenue:
☐ Budget Amendment Required: No
☐ Financial Review Completed by:

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Minutes

RECOMMENDED MOTION AND/OR ACTION:

Motion to approve the February 8, 2022 minutes of the Regular Municipal Development District meeting minutes as recorded.

February 8, 2022

REGULAR MUNICIPAL DEVELOPMENT DISTRICT OF THE TOWN OF ARGYLE, TEXAS, HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:

PRESIDENT	CYNTHIA HERMANN
BOARD MEMBER PLACE 2	RICK BRADFORD
VICE PRESIDENT PLACE 4	BRIAN DARNELL
SECRETARY PLACE 5	REID NORTON
TOWN ATTORNEY	CYNTHIA KIRCHOFF
TOWN ADMINISTRATOR	RICH OLSON
INTERIM COMMUNITY DEVELOPMENT DIRECTOR	HARRISON WICKS
COMMUNICATIONS COORDINATOR	JULIA FALCON
ASSISTANT TOWN SECRETARY	BAILEY LOVE
MAYOR	BRYAN LIVINGSTON

CALL TO ORDER

President Hermann called the meeting to order at 6:01 pm.

PLEDGE OF ALLEGIANCE

President Hermann led the pledges to the American Flag and Texas Flag.

OPEN FORUM

No speakers.

CONSENT AGENDA
Any Board member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approval of January 11, 2022 meeting minutes.

   Vice President Darnell motioned to approve the January 11, 2022 minutes, Secretary Norton seconded. Motion passed, 3-0.

ACTION ITEMS

2. Consider approval of the renewal of the Retail Coach contract.

   Board members discussed pros and cons of hiring the Retail Coach. Overall the response has been positive.

DRAFT

Secretary Norton motioned to approve the renewal of the Retail Coach contract for another six months with a fee of $5,500. Director Bradford seconded the motion. The motion passed, 3-0.

3. Consider approval of webpage design.

   Directors were presented with two options for the homepage design of the new MDD website. Directors gave feedback and discussed features on the website. Directors decided to vote on option b.

   Secretary Norton motioned to approve webpage design version b. Vice President Darnell seconded the motion. The motion was approved 3-0.

STAFF REPORT

(Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)

4. Sales tax update.

   Town Administrator Rich Olson provided the board with an update on sales tax revenue for the MDD with January numbers. The board discussed information that was given. No action was taken.

EXECUTIVE SESSION

At 7:00 p.m., the Municipal Development District adjourned into executive session pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D to discuss the following:

Economic Development

§551.087: Economic Development negotiations (to discuss or deliberate commercial or financial information from a business prospect, or to deliberate the offer of a financial or other incentives to a business prospect):

5. Retail recruitment update.
6. MDD Project Number 21-02.
7. MDD Project Number 21-04 – Harvest Town Center Development.

President Hermann called the closed session at 6:30 p.m.

The board reconvened into open session at 7:12 p.m.

RECEIVE REQUESTS FROM MEMBERS FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Secretary Norton asked if the MDD could look into using MDD funds to funding shovel ready sites for prospective developers/businesses.

Director Bradford asked if the MDD could utilize the wayfinding guide from a few years ago to implement now.

ADJOURN

President Hermann adjourned the meeting at 7:18 p.m.

_____
Cynthia Hermann, President

_____
Rich Olson, Town Administrator

DRAFT