

A Historical Perspective on Argyle ISD's Land Acquisition, Site Planning, & Growth Planning

Board Presentation | September 2026

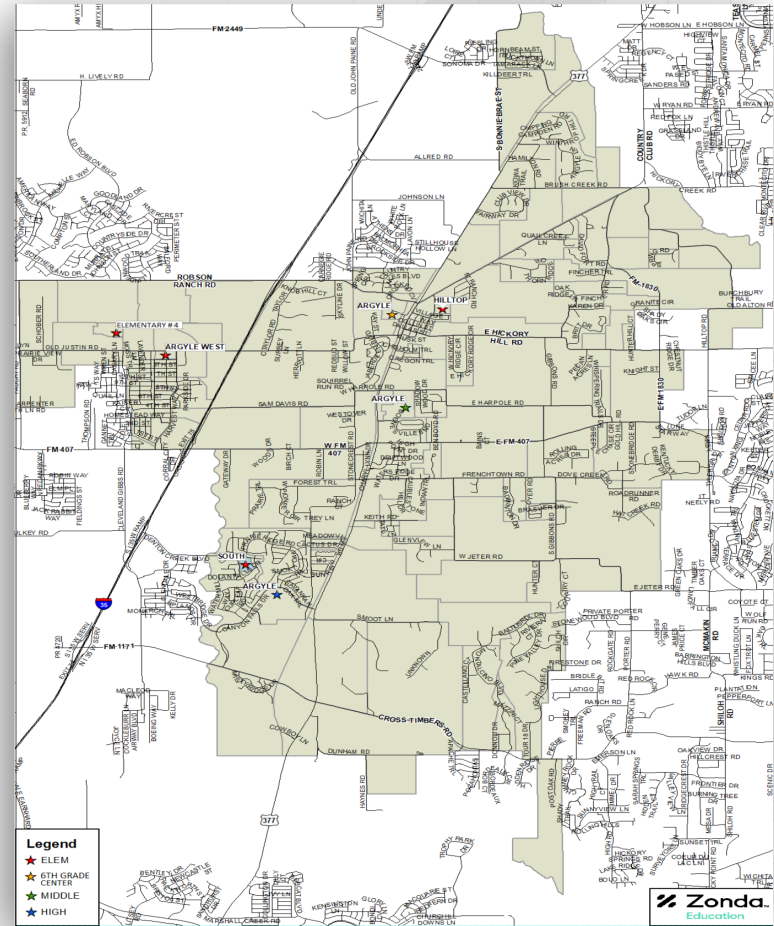


What areas make up in AISD?

5 Municipalities covering 35 sq. miles

- Argyle
- Bartonville
- Denton
- Flower Mound
- Northlake

All residents in Argyle ISD, regardless of their municipality residence, are assigned Argyle ISD taxes in accordance with the State of Texas School Public School Funding Formula.



ARGYLE INDEPENDENT SCHOOL DISTRICT

2026-2027

Historical Context Matters

For this current administration, understanding the district's *past planning and decision-making* is vital to educating our community today.

For *fifteen (15) years*, planning decisions have been shaped by changing realities:

- **Enrollment trends:** decline (*larger graduating classes than kindergarten classes*) *shifted* to rapid growth
- **Development timing:** Harvest & Canyon Falls, the early master-planned communities came fast
- **Land availability:** suitable sites became scarce
- **Responsibility:** making best-effort decisions years ahead with projections and many unknowns



Strategic Land Acquisition

Ideally, land acquisition for school districts is strategic and early, not simply a response to growth. “Ideal” is not always an option.

- **Ideal:** *Well-located campuses for future students*
- **Ideal:** *Safer routes and improved traffic patterns*
- **Ideal:** *Balanced capacity across the district*
- **Ideal:** *Long-term stewardship of taxpayer resources*



Ideal vs. Reality: 2012–2014 ~ A Turning Point

- **2006:** *Canyon Falls announced, but years from substantial activity*
 - **2012:** *enrollment pressure was not yet visible*
 - **Late 2013:** *professional demographic forecasting began*
 - **2014:** *Hillwood broke ground on Harvest*
 - **Result:** *unprecedented growth arrived quickly*
-

The Reality of Early Land Acquisition

Rapid growth arrived **before** AISD had many school-site options.

- Limited *bonding capacity* restricted options
- *Few future school sites* had been acquired
- Canyon Falls (*AHS location*) was the primary *large district-owned* property
- AISD had to adapt as *Harvest & Canyon Falls* rapidly developed



Partnerships & Constraints: Land Donations

Land donations and land availability directly shaped facility decisions.

- **Hillwood partnership (*donation*) in 2018:** approximately 12 acres for Argyle West Elementary
- **Additional Hillwood tract (*donation*) in 2022:** 24 acres, originally for a middle school
- **Canyon Falls partnership tract (*donation*) in 2017:** approximately 16 acres for Argyle South Elementary
- **The Ridge:** no donated school property in 2022-23
- **Furst Ranch tract (*donation + purchase*) in 2024:** donation of 15 acres for future elementary school with option to purchase 35 additional acres for future secondary school

Bottom line: *school-site options have been limited*



When Plans Had to Adjust

In 2022-23:

- **Original Plan for Second Hillwood Tract:** Utilize the 24-acre site for a future middle school
- **Challenge:** The District was unable to secure a suitable elementary site in the northwest area despite acquisition efforts; negotiations were unsuccessful, and Ridge did not provide a development-related land donation
- **Growing Need:** Argyle West Elementary, opened in 2019, rapidly approached 1,000 students as residential growth accelerated
- **Decision:** The District repurposed the 24-acre Hillwood tract for **Elementary School #4** to provide needed capacity and relieve overcrowding at Argyle West Elementary



2022 Bond Program: Strategic Land Acquisition

By 2022, the District's enrollment growth had outpaced available school sites.

- **Need:** secure land large enough for *immediate* and *future* use
- **Bond strategy:** dedicated funding for strategic land acquisition
- **FM 407 acquisition:** 50 acres purchased in December 2022 for Scott Gibson MS + future Michael Ball Intermediate

In 2023-24, the District was going through leadership transition:

- **July 2023, New Superintendent:**
 - Construction process of Elementary School #4 was already underway on the donated Hillwood site
 - Architectural planning of new Middle School and Elementary #5 were underway at new 50 acre FM 407 site
- **Campus Naming:** Elementary School #4 was officially named **Jane Ruestmann Elementary School**
- **Furst Ranch Acquisition Fall 2024:** 15 acres donated and 35 acres purchased for Elementary #5 (Mary Jane Tate Elementary) + future secondary school campus

But, this was not enough.



2025 Bond Program: Strategic Land Acquisition

- **Need:** secure land large enough for *immediate* and *future* use
- **Reality:** *available land* within district boundaries *rapidly diminishing* and *increasing in value*
- **Strategy:** *Bond & Growth Planning Committee* recognized the importance of acquiring additional property while options still remained
- **Why:** provide the district with the *greatest possible flexibility* for future campus locations thoughtfully placed (*enrollment growth, location of existing & future neighborhoods, transportation patterns, & current/future roadway infrastructure*)



Long-Range Land Planning Goals

Land positions Argyle ISD to serve *three major population* centers.

- **Northlake:** western and northwest growth, Harvest & The Ridge
- **Argyle:** northern and eastern district enrollment
- **Flower Mound:** Canyon Falls and future Furst Ranch southern build-out
- **Collaboration:**
 - **Meeting with Town of Argyle:** Mayor & Town Manager July 2025 to review two different potential 50-acre parcels of interest
 - **Meeting with Town of Northlake:** Town Manager & Staff September 2025 to review the 123 acre parcel of interest

10-Year Growth Plan: *two comprehensive MS/HS feeder patterns until approximately 2032–2033; future discussions for reaching capacity*

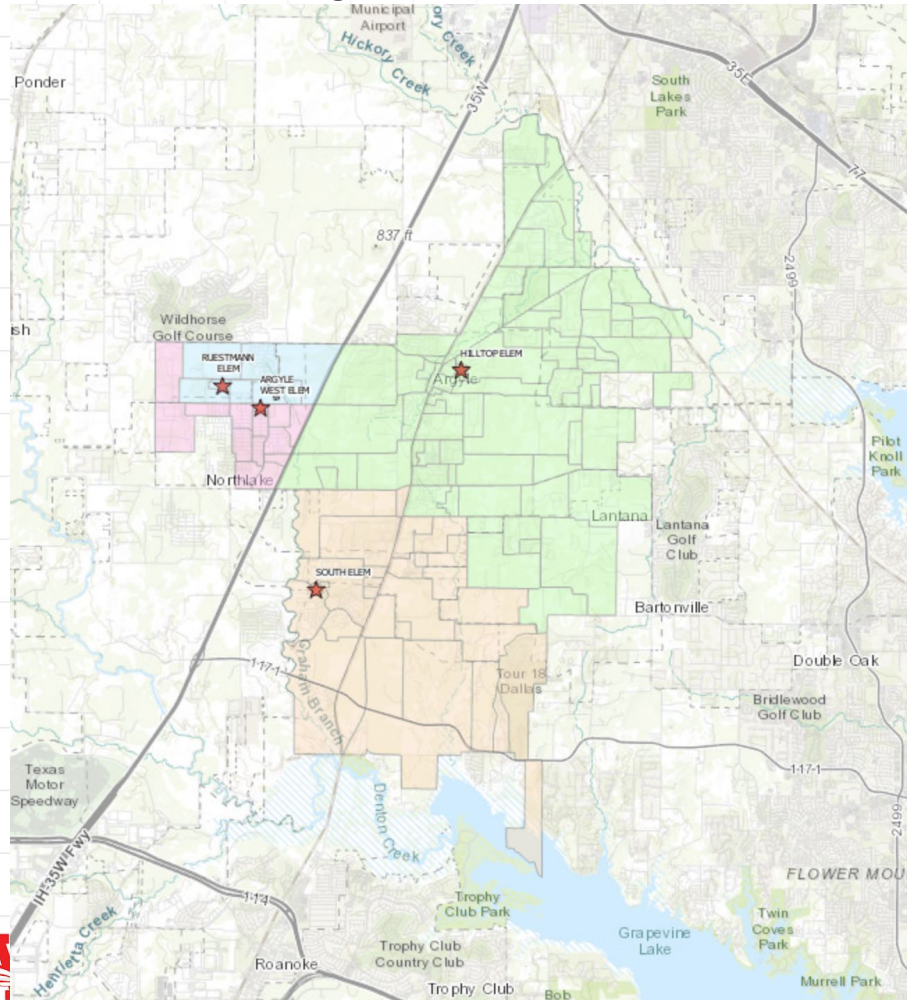


Recent Land Milestones - Future School Sites

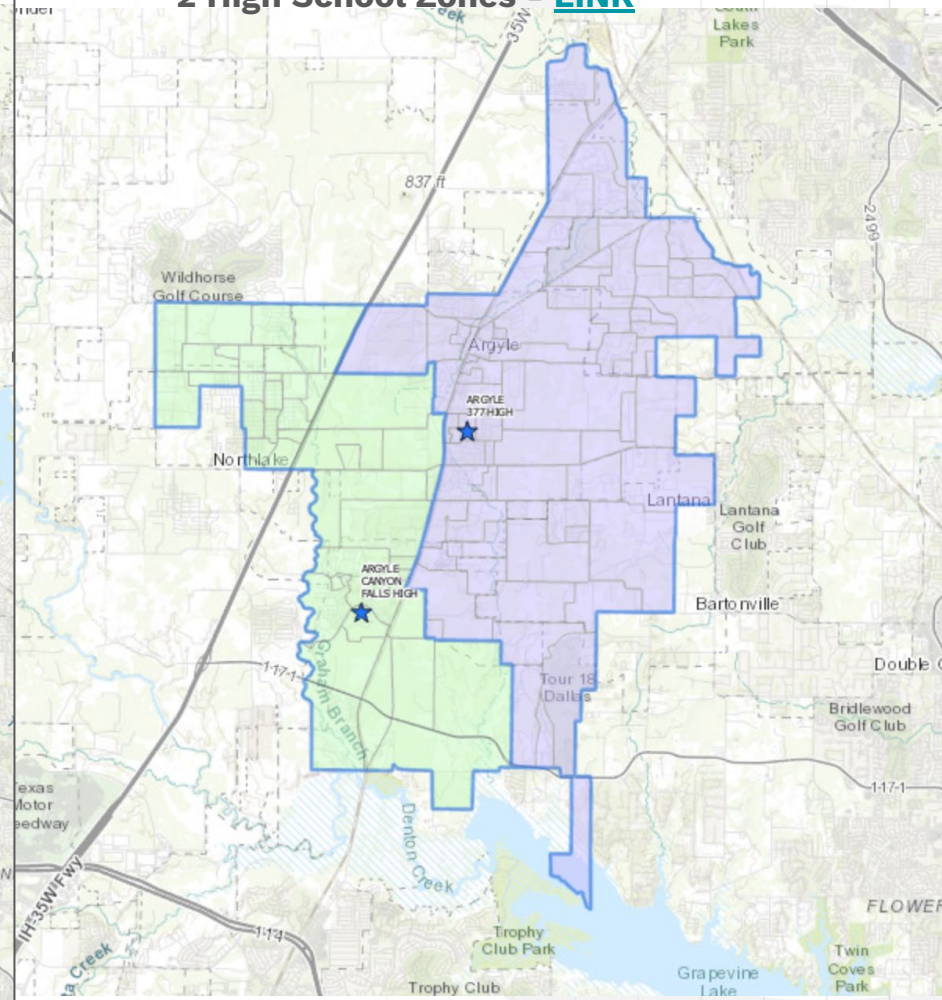
- **Southern Sector of the District (*Town of Flower Mound: Canyon Falls & Furst Ranch*)**
 - **2024 Purchase (2022 Bond):** 50 acres in Furst Ranch for future Mary Jane Tate Elementary (*Bond 2025*) and future secondary facility (*not in current bond program*)
- **West/NW Sector of the District (*Town of Northlake: Harvest & The Ridge*)**
 - **2025 Purchase (2025 Bond):** approximately 123 acres near Robson Ranch Road in Northlake for future secondary facility (*not in current bond program*)
- **North/Eastern Sector of the District (*Town of Argyle: Vintage, Waterbrook, High Plains*)**
 - **2026 Purchase (2025 Bond):** 50 acres along Harpole Road for future combined campus of Argyle Intermediate School and Argyle Middle School (*Bond 2025*)



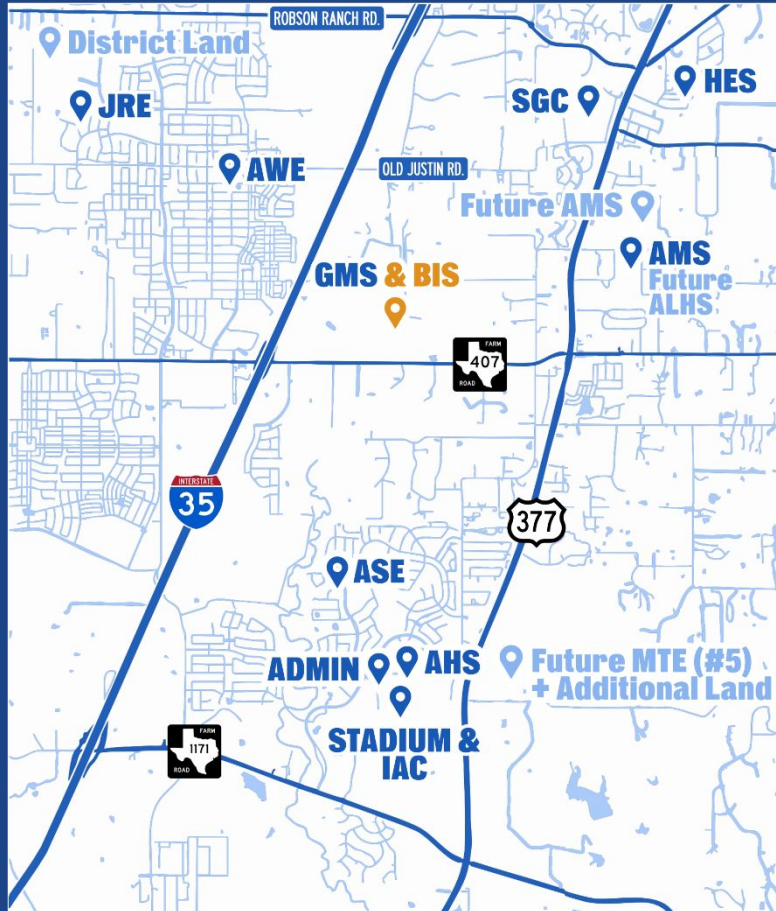
4 Elementary School Zones - [LINK](#)



2 Intermediate/Middle School Zones - [LINK](#)



Eight Campuses | 6,750 Students | 900+ Employees



CURRENT FACILITIES

Hilltop Elementary (HES)
Argyle South Elementary (ASE)
Argyle West Elementary (AWE)
Argyle Middle School (AMS) (Future Argyle Legacy High School)
Argyle High School (AHS)
Sixth Grade Center (SGC)
Jane Ruestmann Elementary (JRE)
Scott Gibson Middle School (GMS)
New AISD Stadium & IAC

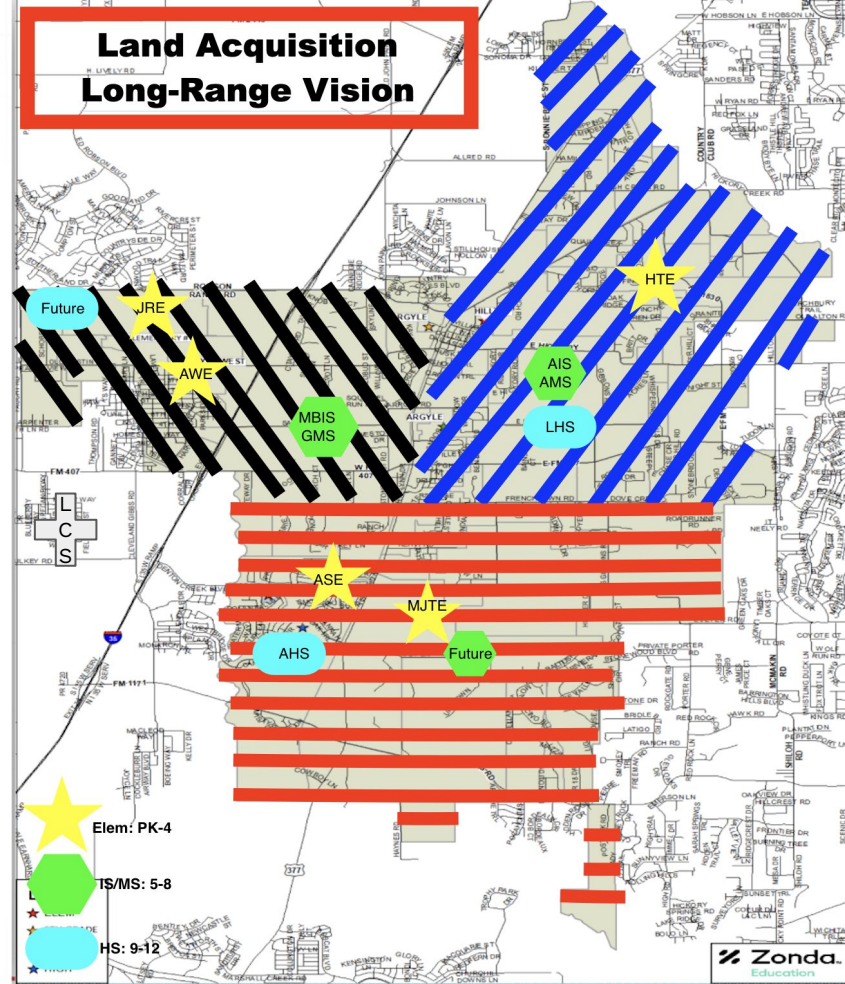
UNDER CONSTRUCTION

Michael Ball Intermediate (BIS)

FUTURE FACILITIES

Harpole Site (50 Acres) - Future AMS
Furst Ranch Site (35 + 15 Acres) -
Future Mary Jane Tate Elementary (MTE) (ES#5) + Additional Land
Northlake Site (128 Acres) District Land

This is not a “proposed future boundary”, rather a vision of what could be as Furst Ranch and other developments progress.



More than Enrollment Alone

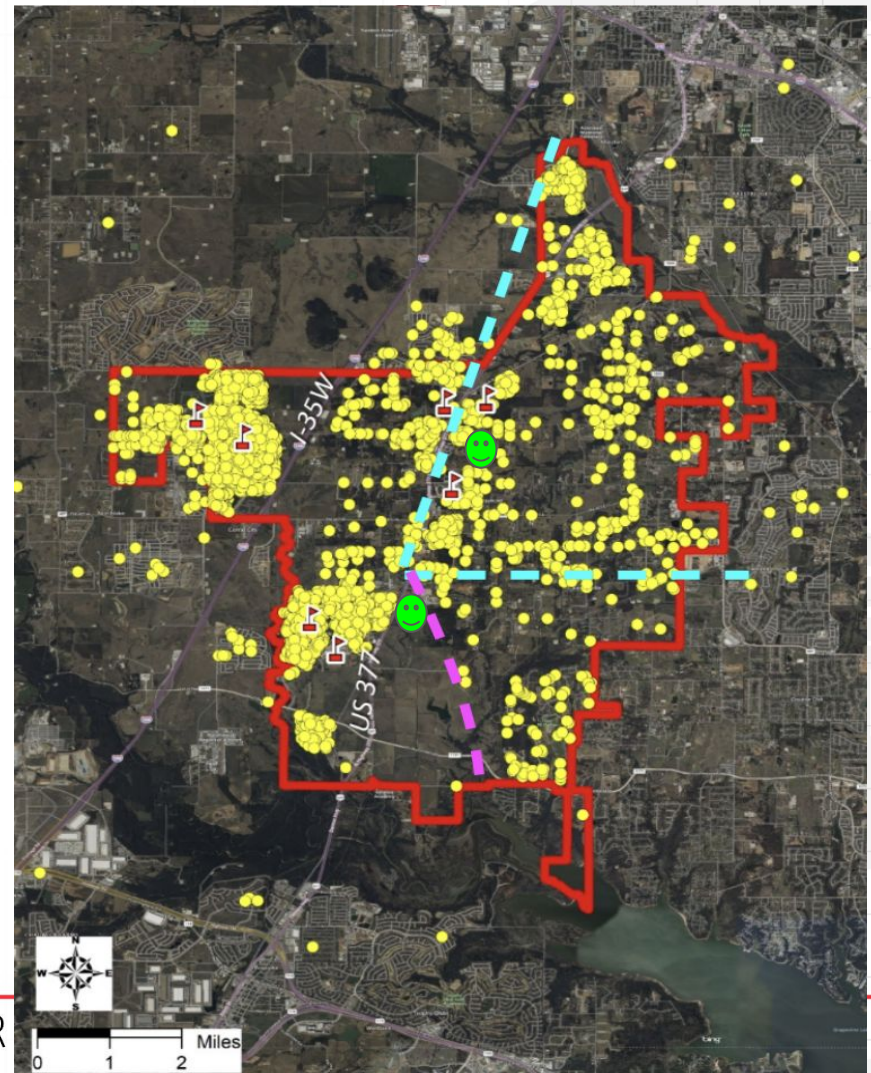
Land acquisition is also a transportation and attendance-boundary strategy.

- **Reduce cross-district travel to the greatest extent possible** by locating campuses closer to the students they serve - **90%+** of current **LHS zoned** students reside **north of Frenchtown Rd.**
- **Account for major transportation barriers**, including U.S. 377, the Union Pacific Railroad, I-35, and FM 407
- **Reduce unnecessary daily crossings** of heavily traveled roads and rail corridors
- **Improve safety and efficiency** for students, families, buses, and overall district transportation operations
- **Eventually eliminate Old Justin Road travel to SGC** significantly reducing travel on Old Justin Rd.



Where are the students now and where are our next builds?

- **2029-30 from Bond 2025**
Argyle Middle School (5-8th)
aligned to LHS feeder -
Location: 377 & Harpole Rd.
- **2029-30 from Bond 2025**
Mary Jane Tate Elementary
School aligned to GMS and
AHS feeder - Location: Furst
Ranch



A Day in the Life of Secondary Parent/Student

The secondary school site strategy is designed to better align campuses with zoned residential areas, how families/students travel, and where future growth will occur.

- For students living **north of Frenchtown Road and Argyle Crossing**, the new Argyle Middle School site and Argyle Legacy High School create a more logical secondary pathway within the northern portion of the District
- This configuration allows the **majority of students in that attendance zone to avoid unnecessary travel south on U.S. 377**, reducing exposure to ***existing congestion, upcoming roadway construction, and passing through traffic already associated with Liberty Christian School***
- It also reduces the need for students and buses to travel ***through the District*** simply to reach secondary campuses located farther south
- The **Furst Ranch secondary-school site is being preserved for future need**, allowing campus development to coincide more closely with the buildout of Furst Ranch and surrounding growth
- Long term, that site can complement **Argyle High School in the southern portion of the District**, creating a more balanced secondary-school footprint as enrollment continues to expand



The Facts: *High School Campus Sizes*

Bond 2024 that **did not pass** included expansions to LHS (377 campus) and AHS (Canyon Falls).

Bond 2025 that **did pass** did not include expansions to either high school campus.

Therefore, capacities at our high school campuses will not create equal-sized high schools.

Per the August 2026 Demographic Audit Report:

- **Argyle Legacy HS Capacity 1,300:** projected near 900 through 2032–2033
- **Argyle HS Capacity 2,100:** projected just under 2,100 through 2032–2033
- **By 2032–33**, high school boundary adjustments will need to be addressed **OR** added capacity will need to be addressed at Argyle HS



In Closing

Our goal is not *growth for growth's sake*.

- **React** to the *needs “of now”* and **proactively** plan for *what “is to come”*
- **Locate** as *wisely as possible* when *options are limited & expensive*
- **Protect** *opportunity* & **serve** *future generations*



Board Discussion

