

Active DRC Project List - 9.29.2022

SI	Project #	Project Name	Type/Location	Status	Comments
1	SP-22-008	Well Church Monument Sign	Site Plan	Approved by Town Council 9.19.2022	The monument sign proposed by the Well Church is exceeding the maximum allowable size. The development standards outline a site plan process for these exceptions requiring approval from P&Z and Town Council.
2	SUP-22-001	Car Wash North Avalon	Specific Use Permit	Denied by Town Council 9.19.2022	The request is to allow a Car Wash with a Specific Use Permit on a 2.075 acres proposed lot. The current zoning on the property is CR Community Retail, which requires a Specific Use Permit for the proposed use
3	FP-22-013	Ashworth Addition	Minor Final Plat	Under Review by Town Staff	The minor plat is for Lots 1 & 2, Block A, Ashworth Addition, being 24.27 acres situated in the Patrick Rock Survey, Abstract #1063; Town of Argyle ETJ, east of Harvest Phase 16 and west of I35W
4	FP-22-014	Harvest Phase 13	Final Plat	Scheduled for PZ 10.3.2022	The final plat is for 132 residential lots and 4 nonresidential/open space lots, being 47.73 acres in the Patrick Rock Survey, Abstract No 1063, Town of Argyle ETJ, north of Harvest Phase 12 and south of the Town of Northlake
5	RP-22-004	Reeves Ranch	Minor Replat	Approved by Town Staff 9.7.2022	The minor plat is for Lots 1, Block A, Reeves Ranch North, being 39.20 acres situated in the Patrick Rock Survey, Abstract #1063; the plat contains one lot
6	FP-22-012	North Avalon Addition	Final Plat	Approved by P&Z 9.7.2022	The final plat is for Lots 1-4, Block A, North Avalon Addition, Phase 1, being 7.905 acres in Francis W. Thornton Survey, Abstract No. 1244; the plat contains four lots
7	FP-22-009	Argyle Landing (Third Submittal)	Final Plat	Approved by P&Z 7.6.2022	This final plat is for the Argyle Landing planned development, 198 residential lots, 2 commercial lots, and 11 open space lots on 222.24 acres in the Thornton Survey, Abstract No.1244, Town of Argyle, Denton County, Texas. The applicant formally withdrew the first final plat application during the P&Z commission meeting on 3.2.22. The Preliminary Plat (PP-21-004) was approved with conditions by PZ on 5.5.21. P&Z approved a 30-day extension request for this plat on 5.4.22. The applicant submitted a withdrawal request on 5.25, and P&Z accepted the withdrawal request on 6.1.22. A new application has been submitted on the June 7 filing date.
8	FP-22-010	Harvest Commercial	Final Plat	Approved by P&Z 7.6.2022	A part of the Harvest by Hillwood development and subject to the Belmont (Harvest) Development Agreement, this final plat contains 8 lots on 66.67 acres in the Town of Argyle ETJ, and bounded by FM 407 to the south, I35W on the east, Harvest Way on the west, and Homestead Way on the north.
9	PP-22-002	Harvest Phase 13	Preliminary Plat	Approved by P&Z 7.6.2022	A part of Harvest Hillwood development and subject to Belmont (Harvest) Development Agreement, this preliminary plat contains 132 lots, located north of Old Justin Road. This project was previously approved for a preliminary plat with a different layout and less lots and was known as Harvest Townside Phase 3
10	N/A	Sign Ordinance Review and Update	N/A	Under Review by Town Staff	Community Development Department has initiated an effort to review the Town's existing sign ordinance. The effort will consist of two steps: 1) the diagnostic report and 2) ordinance update The diagnostic report will identify the issues within the existing ordinance and formulate general recommendations. Utilizing the diagnostic report on the second step, the sign ordinance will be updated. A timeline for the effort has been developed.
11	TBD	Monument Sign Discussion	US 377/Earl's/St Argyle's	Under Review by Town Staff	Town staff provided a presentation to the MDD during their meeting on March 8, 2022 regarding the potential partnership with the property owners of Earl's and St. Argyle's on a monument sign along US 377. Town staff presented the current branding and wayfinding report from 2017 to show how a monument sign could look under these design standards.
12	N/A	Land Use Chart Update	Task Order #2	Approved by Town Council 8.15.2022	Freese and Nichols presented the item to P&Z on 6.1.22. Several suggestions were made by P&Z and staff received the updated draft on 6.2.22. P&Z moved to keep the public hearing open until 7.6.22. If P&Z recommends the item on that day, the item will likely be scheduled for Town Council on 7.18.22.
13	N/A	Comprehensive Plan Update	Task Order #5	Joint Work Session with PZ & TC Scheduled for 9.29.22	Town staff will work with Freese and Nichols (FNI) on the scope of work for updates to the comprehensive plan to specifically focus on strategic plans for commercial centers along FM 407 and US HWY 377. Freese and Nichols will need to return for a work session with P&Z and Council to discuss the existing comprehensive plan and where it needs improvements before formulating an updated scope.