



**NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION**

Tuesday, March 1, 2011

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, March 1, 2011, at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. The Items listed below are placed on the agenda for discussion and/or action.

REGULAR MEETING AGENDA 6:30 p.m.

A. CALL TO ORDER – Chairman Paul Walker

B. PLEDGE OF ALLEGIANCE – American Flag

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

D. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of January 4, 2011.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. Consider a recommendation regarding a site plan for an expansion of Liberty Christian School, which includes a proposed 17,033 square-foot building addition for a weight room/wrestling facility, a 2,055 square-foot classroom addition and a future 13,250 square-foot fine arts facility, on a 75.70-acre lot, legally described as Lot 1R, Block 1, Liberty Christian School Addition, located on the east side of South Highway 377 approximately 3,300 feet south of Frenchtown Road, at 1301 South Highway 377 and zoned A (Agricultural District) and CF (Community Facilities District), in the Town of Argyle, Denton County, Texas. Liberty Educational Ministries, Inc. is the property owner/applicant. Graham Associates, Inc. is the engineer. Project # SP-11-001.



F. NEW BUSINESS (continued)

2. Hold a public hearing and consider a recommendation regarding a zoning change from A (Agricultural District) and SF-1 (Single Family Residential Minimum 1-Acre Lots) to SF-2.5 (Single Family Residential – 2.5-Acre Estate District) on 2.897-acres, legally described as the southern portion of Lot 2, Block A, Bledsoe Addition, which is located on the north side of Old Justin Road approximately 1,000 feet west of Kay Street, in the Town of Argyle, Denton County, Texas. Robert C. Bledsoe, Jr. and M. Christie Bledsoe are the property owners. Jollete Ryon is the applicant. Project # Z-11-02.
3. Hold a public hearing and consider a recommendation regarding a Planned Development Amendment regarding residential garage and front porch specifications for Argyle Town Village, a 32.10-acre residential, office and retail development, legally described as Blocks 1-6, Argyle Town Village and a 15.448-acre tract of land out of the J. Gazaway Survey, Abstract Number 481, which is located on the east side of North Highway 377 approximately 715 feet south of Country Club Road and zoned PD-OT-1 (Planned Development Old Town 1 District) and PD-OT-2 (Planned Development Old Town 2 District), in the Town of Argyle, Denton County, Texas. DEMA Partners, L.P. is the property owner/applicant. Project # Z-11-001.
4. Hold a workshop to review and discuss a proposed amendment to the Town Development Standards relating to lot frontage requirements.

G. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

H. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice was posted on the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, on the 25th day of February, 2011.

Richard E. Luedke, AICP
Director of Community Development