



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

Tuesday, June 7, 2011

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, June 7, 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 May 3, 2011.

E. OLD BUSINESS

1. Consider a recommendation regarding a zoning change from A (Agricultural District) to SF-1 (Single Family Residential – 1-Acre Estate District) on 3.663 acres, legally described as Lot 1, Block A, Mushinski Addition, which is located on the north side of the intersection of Old Justin Road and Willow Street, at 378 Old Justin Road, in the Town of Argyle, Denton County, Texas. Tim and Renee Massengill are the property owners/applicants. Project # Z-11-004.



F. NEW BUSINESS

1. Hold a public hearing and consider a recommendation regarding an amendment to the Future Land Use Plan Element of the Comprehensive Plan consisting of a designation change from T-2 (Rural Residential Transect) to T-3 (Low Density Transition Transect) on approximately 70 acres, located generally along the north and south sides of Old Justin Road between Kay Street and Redbud Street and including all or portions of Meadow Acres, Bledsoe Addition, Golden Anvil Estates, Mushinski Addition, Avery Laine Addition, Tanglewood Mobile Estates and Vineyard Hills; in the Town of Argyle, Denton County, Texas. The Town of Argyle is the applicant. Project # ORD-11-004.
2. Hold a public hearing and consider a recommendation regarding an amendment to Section 14.3.71, Supplemental Regulations, of Chapter 14 of the Town of Argyle Code of Ordinances, Town Development Standards, by adding a new subsection, 14.3.71-11, Access and Frontage Standards for Residential Lots. Project # ORD-11-002.
3. Hold a public hearing and consider a recommendation regarding a Specific Use Permit (SUP) for alternative lot access and frontage standards on two lots proposed within an existing 8.432-acre lot, legally described as Lot 2R-A, Block 2, Skyline Park, which is located on the east side of Skyline Drive approximately 940 feet south of Crawford Road, at 826 Skyline Drive, and zoned SF-2.5 (Single Family Residential 2.5-acre Estate), in the Town of Argyle, Denton County, Texas. Jerry and Carol Livezey are the property owners/applicants. Project # SUP-11-002.
4. Hold a public hearing and consider a recommendation regarding amendments to Section 14.1.5, Definitions; and Article III, Part 3, Zoning Districts, of Chapter 14 of the Town of Argyle Code of Ordinances, Town Development Standards; by proposing regulations related to wineries and wedding facilities. Project # ORD-11-005.
5. Hold a public hearing and consider a recommendation regarding a Specific Use Permit for a winery and wedding facility on a 4.49-acre lot, legally described as Lot 2, Egbert Estates, which is located on the south side of Hickory Hill Road approximately 470 feet west of FM 1830, at 1820 Hickory Hill Road, and zoned SF-2.5 (Single Family Residential 2.5-acre Estate), in the Town of Argyle, Denton County, Texas. Nolan Egbert is the property owner. Deborah L. Wright is the applicant. Project # SUP-11-001.
6. Hold a public hearing and consider a recommendation regarding amendments to Article VII., Oil and Gas Drilling and Production Regulations, of Chapter 14 of the Town of Argyle Code of Ordinances, Town Development Standards. Project # ORD-11-003.



G. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
2. Discuss upcoming schedule for Planning and Zoning Commission summer meetings.
3. Briefing on the Texas Chapter Conference of the American Planning Association, October 5-7, 2011, at the Hilton in Downtown Austin, Texas.

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 3rd day of June, 2011.

Richard E. Luedke, AICP
Director of Community Development