



NOTICE OF THE REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

March 01, 2023 at 5:30 PM

Argyle Town Hall, 308 Denton Street, Argyle, TX 76226

AGENDA

Notice is hereby given of the Regular Meeting of the Planning and Zoning Commission beginning at 5:30 PM, Wednesday, March 01, 2023, at Argyle Town Hall, 308 Denton Street, Argyle, TX 76226. The Items listed below are placed on the agenda for discussion and/or action.

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 Planning & Zoning Commission 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 Commission is prohibited from deliberating or taking action on any matter not listed on the agenda. The Commission 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.

CONSENT AGENDA

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

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of January 4, 2023.

PUBLIC HEARING ITEMS

2. Receive public comments, consider, and make recommendation on a Future Land Use Plan amendment (FLUP-22-001) from C1 Rural Corridor to T3 Low-Density Transition for 11.03

acres of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, located on the south line of Sam Davis Road, on the west side of Postmaster Lane, Town of Argyle, Denton County, Texas.

[Original Request: Future Land Use Plan amendment (FLUP-22-001) from C1 Rural Corridor to T3 Low-Density Transition and PD Commercial Planned Development to T3 Low-Density Transition for portions of a 92.656-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, Town of Argyle, Denton County, Texas]

3. Receive public comments, consider, and make recommendation on Zoning Change Request (Z-22-001) from Agricultural (A) to Single-Family Residential Estate-1 (SF-1) on 32.68 acres of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, located on the south line of Sam Davis Road, and the west side of Postmaster Lane, Town of Argyle, Denton County, Texas.

[Original Request: Zoning Change Request (Z-22-001) from Agricultural (A) to Single Family-1 acre (SF-1) for a 92.656-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, Town of Argyle, Denton County, Texas]

4. Receive public comments, consider, and make recommendation on a Future Land Use Plan amendment (FLUP-23-001) from C1 Rural Corridor to PD Commercial Planned Development for a 3.00-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being part of 9.99-acre tract of land described as tract 114C in deed in favor of The Well Community Church of Argyle recorded in instrument number 2019-49287, Town of Argyle, Denton County, Texas.
5. Receive public comments, consider, and make recommendation on a Zoning Change Request (Z-23-001) from Agricultural (A) to Office Retail (OR) for a 3.00-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being part of 9.99-acre tract of land described as tract 114C in deed in favor of The Well Community Church of Argyle recorded in instrument number 2019-49287, Town of Argyle, Denton County, Texas.
6. Receive public comments, consider, and make recommendation on a zoning change request (Z-22-002) from Agricultural (A) to Planned Development District with an Office Retail (OR) base zoning for a 10.40-acre tract of land out of the G. Gray Survey Abstract No. 450, being lot 1R-2, Block A United Methodist Church of Argyle Addition, Town of Argyle, Denton County, Texas.
7. Receive public comments, consider, and make recommendation on an ordinance amendment (TDS-23-001) to consider amendments to Article I. General, Part 3. Definitions of the Town of Argyle Town Development Standards regarding the definition of a Barber Shop/Beauty Shop (Non-College).

8. Receive public comments, consider, and make recommendation on an ordinance amendment (TDS-22-001) to consider amendments to Article IV, Sign Regulations and Article I, General of the Town of Argyle Town Development Standards.

ACTION ITEMS

9. Consider and make a recommendation for a Site Plan (SP-23-001) for a proposed 6,185 square foot medical office located on Tract 4 of the Avalon commercial portion of the Avalon at Argyle Planned Development PD-001, located north of Avalon Boulevard, 400 feet east of the entrance into Avalon at Argyle Phase I at Castle Chase Road.
10. Consider and take appropriate action on a minor final plat (FP-23-002) for Lot 1, Block 1 of the Riney Addition, being a portion of a called 0.445 acre tract of land conveyed to Richmond A. Riney and Kay L Riney by Deed of Record in volume 611, page 382 of the Deed Records of Denton County, Texas, Jesse Gazaway survey, Abstract Number 481, Town of Argyle, Denton County, Texas; and being located to the north of Village Way and east of US Hwy 377.

FUTURE AGENDA AND ITEMS OF INTEREST

11. Active Development Project List
12. Briefing on recent Town Council action on Community Development agenda items.

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.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Argyle Town Hall, a place convenient and readily accessible to the general public at all times, and to the Town's website in compliance with Chapter 551, Texas Government Code, on **February 24, 2023, by 5:00 p.m.** and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Nabila Nur

Nabila Nur, AICP

Community Development Director



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.