



NOTICE OF THE REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

April 05, 2023 at 6:00 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 6:00 PM, Wednesday, April 05, 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 March 1, 2023.

PUBLIC HEARING ITEMS

2. 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 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.

3. Receive public comments, consider and make recommendation on a Specific Use Permit (SUP-23-001) for a proposed Carwash, Self- Service at the North Avalon Addition (Lot 2, Block A) on approximately 2.891 acres of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.
4. Receive public comments, consider, and make recommendation on an ordinance amendment (TDS-23-002) to Article V, Tree Preservation of the Town of Argyle Town Development Standards regarding tree protection measures within the right-of-way, specified timeline for preserved trees on a site, and counting existing trees for the required landscaping within the landscape buffer.

ACTION ITEMS

5. Consider and make recommendation on a Site Plan (SP-23-002) for a special exception request on two monument signs for Teresa's House, an Assisted Living/Memory Care Development, located on the north side of Tucker Street and east of US 377, being 4.099 acres and legally described as Lot 2, Block A of Argyle Crossing Phase I, Town of Argyle ETJ, Denton County, Texas.

FUTURE AGENDA AND ITEMS OF INTEREST

6. Active Development Project List
7. 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 **March 31, 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.