



NOTICE OF THE REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

May 03, 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, May 03, 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 April 5, 2023.

PUBLIC HEARING ITEMS

2. Hold a public hearing, consider, and make recommendation for a Zoning Change Request (Z-23-002) from Agricultural (A) to Single Family-1 acre for two tracts of land consisting of a

total of 5.167-acres out of the W. Gazaway Survey Abstract No. 480 and J. Gazaway Survey, Abstract No. 481, known as 134 Crawford Road, Town of Argyle, Denton County, Texas.

3. Hold a public hearing, consider, and make recommendation on an ordinance amendment (TDS-23-003) to consider amendments to Article III, Zoning, Part 2, Zoning Procedures and Administration of the Town of Argyle Town Development Standards regarding various amendments to the site plan timeline requirements and other related provisions in the Town Development Standards.

ACTION ITEMS

4. Consider and take appropriate action on a preliminary plat (PP-23-001) for the Heath Addition East Tract Estates, to plat 42.663 acres in the Patrick Rock Survey, Abstract No 1063, Town of Argyle, Denton County, Texas, into 8 residential lots zoned agricultural. This plat includes the northeast portion of the James P. Heath Addition, Lot 1, Block A.
5. Consider and take appropriate action on a replat (RP-23-003) for 5.64 acres, being lots 73-89, Blk5, lots 1-12, Blk 9, lots 2R-27R, Blk 11, totaling 53 residential lots in Harvest Phase 16B. These lots are located on the east side of Harvest Way and north of Harvest Townside Phase 1.
6. Consider and make a recommendation for a Site Plan (SP-23-003) for a 6,400 square foot restaurant without drive thru on the proposed Cactus Canyon addition, Lot 1, Block A being 3 acres in the Patrick Rock Survey, Abstract No 1063, Town of Argyle, Denton County, Texas. This lot is located on the north side of FM407 and west of the Well Community Church.

WORKSHOP ITEMS

(Workshop items are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)

7. Discuss the merit of conducting a third-party review of all tree surveys submitted to the Town. [Requested by Commissioner Paul Kula]

FUTURE AGENDA AND ITEMS OF INTEREST

8. Active Development Project List
9. Briefing on recent Town Council action on Community Development agenda items.

ACTION ITEMS

10. Accept the resignation of Planning and Zoning Commission member for Place 2, Jeffrey Brekke.

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 **April 28, 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.