



NOTICE OF THE REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

July 06, 2022 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, July 06, 2022, 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 June 1, 2022.

PUBLIC HEARING ITEMS

2. Consider and take appropriate action on amendments to Article I, General, Part 3 Definitions and Article III, Zoning of the Town of Argyle Town Development Standards regarding various amendments to zoning districts, land use charts, definitions, and other land use related provisions in the Town Development Standards. (TDS-21-007)

ACTION ITEMS

3. Consider and make recommendation on a Revised Site Plan (SP-22-006) for Liberty Christian School, regarding a building addition, located at 1301 US HWY 377, Town of Argyle, Denton County, Texas.
4. Consider and take appropriate action on a final plat (FP-22-009) for Planned Development District #3 (PD-003) Argyle Landing, being approximately 222.24 acres situated in the Francis W. Thornton 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.
5. Consider and take appropriate action on a preliminary plat (PP-22-002) for Harvest Phase 13, being 49.16 acres situated in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the north of Old Justin Road and west of the Town limits of the Town of Argyle, containing a total of 132 residential lots and 4 common lots.
6. Consider and take appropriate action on a final plat (FP-22-010) for Harvest Commercial, aka Harvest Town Center, in the Harvest Planned Development, being approximately 66.66 acres situated in the Patrick Rock Survey, Abstract No. 1063A, Town of Argyle, Denton County, Texas; and being located in the Town of Argyle ETJ on the west side of IH 35 W, north of FM 407, east of Harvest Way, and south of Homestead Way, with nine commercial lots.

FUTURE AGENDA AND ITEMS OF INTEREST

7. Staffing Update in Community Development
8. Briefing on recent Town Council action on Community Development agenda items.
9. DRC Projects List - Updated 6.20.2022

ADJOURN

The (BOARD/COMMISSION) may retire into Executive Session at any time between the meeting's opening and adjournment for the purpose of discussing any matters listed on the agenda as authorized by the Texas Government Code including, but not limited to, homeland security pursuant to Chapter 418.183 of the Texas Government Code; consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion about real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberations about gifts and donations pursuant to Chapter 551.076 of the

Texas Government Code; discussion of economic development pursuant to Chapter 551.087 of the Texas Government Code; action, if any, will be taken in open session.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

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, www.argyletx.com, in compliance with Chapter 551, Texas Government Code, on July 1, 2022, by 5:00pm, 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.