

Active DRC Project List - 2.2.2021

Project #	Project Name	Location	Status	Comments	
1	PP-20-004	Avalon Business Park Preliminary Plat	South side of FM 407, east of I-35W	Sch. for TC 2.1.2021	Tabled by TC on 1.4.2021 at request of developer to 2.1.2021 TC meeting. On 12.2.2020 PZ forwarded waiver to TIA requirements to TC; PZ granted 30-day extension on 11.4.2020 as requested by developer; Preliminary Plat for 18 non-residential lots and 3 open space lots for future non-residential developments on approximately 222.24 acres
2	PP-20-005	Canyon Falls Village 9AR Amended Preliminary Plat	42.585 acres situated west of US 377 in the Argyle ETJ	Sch. for TC 2.1.2021	On 1.6.2021 PZ rec. approval of waiver to max. cul-de-sac length with an additional condition. PZ approved a preliminary plat (PP-15-004) for Canyon Falls, a proposed subdivision on an approximately 168.31 acre tract of land in the Francis W. Thornton Survey, during their meeting on 2.2.2016. The Village 9AR Amended Preliminary Plat is proposing cul-de-sacs instead of street connections to Stonecrest Road.
3	PP-20-003	North Avalon Addition Preliminary Plat	South side of FM 407, east of I-35W	Sch. for PZ 2.3.2021	On 1.4.2021, TC approved waiver to TIA and sent PP application back to P Z for final consideration. On 12.2.2020 PZ forwarded waiver to TIA requirements to TC; PZ granted 30-day extension on 11.4.2020 as requested by developer; Preliminary Plat for 7 non-residential lots for future non-residential developments on approximately 7.9 acres
4	FLUP-21-001	402 Old Justin Road	Future Land Use Plan Amendment	Sch. for PZ 2.3.2021	Proposed FLUP Amendment to change Future Land Use Plan designation from T-2 to T-3 for 8.683-acre property legally described as Lot 1, Block 1, Avery Laine Addition at 402 Old Justin Road
5	Z-21-001	402 Old Justin Road	Zoning Change	Sch. for PZ 2.3.2021	Proposed Zoning Change to change zoning district from A - Agricultural (5 acre lots) to SF-2.5 (2.5 acre lots) for 8.683-acre property legally described as Lot 1, Block 1, Avery Laine Addition at 402 Old Justin Road (companion item with LUP-21-001). Intent is to subdivide property into 2 lots.
6	FP-21-001	Harvest Phase 12	Final Plat	Sch. for PZ 2.3.2021	Final Plat for next phase of Harvest development consisting of 191 residential lots and 4 open space lots on 29.98 acres. Preliminary plat was approved by P & Z Commission on May 7, 2020
7	PP-21-001	Creekview Ranch, Phase 2	Preliminary Plat	Sch. for PZ 2.3.2021	Preliminary Plat for 8 residential lots on 48.05 acres located on the west side of Fincher Road zoned A - Agricultural.
8	PP-21-002	Heath Estates	Amended Preliminary Plat	Sch. for PZ 2.3.2021	Amended Preliminary Plat to combine a 5-acre lot with off of Sam Davis Road. 10 acres
9	RP-21-001	Heath Estates Lot 1R, Block A	Replat	3rd Sub. 1.27.2021 Under Review by DRC	Replat of Lot 1, Block A with a 10-acre tract off of Sam Davis Road (companion application with PP-21-001)
10	RP-21-002	Argyle Oaks Business Park	Replat	Waiting on 2nd Sub. 1.19.2021	Replat of 2 platted lot into 4 non-residential lots located on 4.943 acres at 1624 FM 407 in Argyle ETJ.
11	TDS-21-001	Commercial Setbacks and Bufferyard requirements adjacent to Residential Districts	Text Amendment	Under review by Town Staff	On 1.19.2021, TC supported proposed TDS Amendments for Staff to move forward with. On 1.6.2021, PZ made recommendations on changes and forwarded to TC. A presentation on this project was delivered to PZ during their meeting on 11.4.2020. TC has requested PZ discuss this project during their 1.6.2021 meeting and recommend text amendments, if any.
12	TDS-21-002	Area Regulations for SF-1, SF-2.5, and A zoning districts	Text Amendment	Under review by Town Staff	On 1.19.2021, TC supported proposed TDS Amendments for Staff to move forward with. On 1.6.2021, PZ made recommendations on changes and forwarded to TC. TC has requested PZ discuss this project during their 1.6.2021 meeting and recommend text amendments, if any.
13	TDS-20-003	Street Tree/Landscape Buffer Amendments	Text Amendment	Under review by Town Staff; in conjunction with Strategic Plan Action Item 2.1.3	TC approved on 6.15.2020 proceeding with proposed TDS Amendments to street tree requirements. PZ held discussion on 6.3.2020 on potential text amendment and rec. approval to Town Council to make amendments to street tree requirements for commercial developments.
14	TDS-20-004	Form-Based Code (FBC) Amendments	Text Amendment	Under review by Town Staff	Council-initiaed TDS Amendment to FBC regulations to add language pertaining to incentives for developers to utilize FBC zoning.
15	TDS-20-005	Exterior Finishes for Buildings	Text Amendment	Under review by Town Staff	TDS Amendment to update development standards pertaining to exterior finishes for all buildings in response to HB 2439 passed by Texas State legislature.
16	TDS-20-001	Land Use Charts and Definitions Amendments	Text Amendment	Under review by Town Staff	TC tabled this project on 11.2.2020 and directed staff to seek professional consultants to contract with to review TDS definitions and land uses to incorporate best practices in planning and conform land uses to the Argyle Strategic Plan, Comprehensive Plan, Thoroughfare Plan, and Zoning Map.
17	N/A	Development Moratorium on FM 407	Generally surrounding FM 407 between IH-35W to the west and US 377 to the east, and extending approximately 2,900 feet to the north of FM 407, and 5,300 feet to the south of FM 407	Approved by TC 11.16.2020 for 90-day Moratorium	Set to expire on 2.14.2021 unless extension is approved by Town Council. PZ held 1st public hearing and rec. approval on 11.4.2020; 1st reading of ord. sch. for 11.9.2020; 2nd reading of ord. sch. for 11.16.2020
18	FP-20-014	The Well Community Church Lot 8, Block A Final Plat	North side of FM 407, east of I-35W	Approved by PZ 11.4.2020	Final Plat for 1 non-residential lot for the new Well Church building on approximately 12.97 acres
19	FP-20-013	Avalon at Argyle, Phase II	SE Corner I-35W & FM 407	Approved by PZ 10.7.2020	Final Plat Phase II was approved by P & Z during their meeting on 10.7.2020. Phase II includes 130 residential lots and 3 open space lots on approximately 31 acres.
20	FP-20-012	Avalon at Argyle, Phase I Replat	Lot 1X, Block D, Avalon at Argyle, Phase 1	Approved by Staff 6.18.2020	Need executed plat to file from applicant
21	FP-20-010	OT Argyle Amending Plat	609 Mesquite Street Original Town Argyle	Approved by Staff 5.20.2020	Need executed plat to file from applicant
22	FP-20-005	Valley Creek Church	Southwest corner of Gateway Blvd. and FM 407	Approved by Staff 3.27.2020	Need executed plat to file from applicant
23	FP-19-009	Avalon at Argyle, Phase I	SE Corner I-35W & FM 407	Approved - PZ 6.4.2019	Need executed plat to file from applicant