



**NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Wednesday, February 3, 2021**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Wednesday, February 3, 2021, at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. The Items listed below are placed on the agenda for discussion and/or action.

The Planning and Zoning Commission will **participate in this meeting remotely** in compliance with the Texas Open Meetings Act or under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020 and as amended on March 24, 2020.

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code, telephonic capabilities will be utilized. Members of the public are entitled to participate remotely via Toll-Free Dial-In Number: 1-888-475-4499; Meeting ID: 885 4309 6473 or through the Zoom meeting link at <https://us02web.zoom.us/j/88543096473>. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will also be live-streamed on Argyle's website at: <http://argyletx.com>.

REGULAR MEETING AGENDA 6:00 PM

- A. CALL TO ORDER – Chairman**
- B. PLEDGE OF ALLEGIANCE – American Flag**
- C. PLEDGE OF ALLEGIANCE – Texas Flag - “Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible”.**
- D. OPEN FORUM:**

This is an opportunity for the public to address the Planning and Zoning Commission on any matter, except public hearings that are included on the agenda. 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 his/her name and address before speaking. 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 Planning and Zoning 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.

E. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of January 6, 2021.

F. OLD BUSINESS

1. Consider and take appropriate action on a Preliminary Plat (PP-20-003) for North Avalon Addition, a proposed non-residential development consisting of six (6) non-residential lots on approximately 7.905 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.

G. NEW BUSINESS

1. Consider and take appropriate action on a Preliminary Plat (PP-21-001) for Creekview Ranch, Phase 2, a proposed residential addition consisting of eight (8) single family residential lots, one (1) non-buildable residential lot, and one (1) HOA common lot on approximately 48.05 acres of land in the J.P. Bohannon Survey, Abstract No. 89, and the William Reed Survey, Abstract No. 1073, Town of Argyle, Denton County, Texas; and being located on the west side of Fincher Road, and south of Thornridge Circle.
2. PUBLIC HEARING: Consider and make a recommendation on a Future Land Use Plan Amendment (FLUP-21-001) from Rural (T2) to Low-Density Transition (T3) for an 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Laine Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas.



3. PUBLIC HEARING: Consider and make a recommendation on a Zoning Change Request (Z-21-001) from Agricultural (A) to Single Family Residential Estate 2.5-acre (SF-2.5) for an 8.68-acre tract of land out of the P. Rock Survey, Abstract No. 1063, being Lot 1, Block 1, Avery Lane Addition, otherwise known as 402 Old Justin Road, Town of Argyle, Denton County, Texas.
4. Consider and take appropriate action on an Amended Preliminary Plat (PP-21-002) for the Heath Estates, a proposed residential addition consisting of eight (8) residential lots on approximately 52.436 acres of land in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas; and being located on the Heath Tract, south of Sam Davis Road, north of FM 407, and east of Interstate Highway 35W.
5. Consider and take appropriate action on a Final Plat (FP-21-001) for Harvest Phase 12, a proposed residential subdivision on approximately 29.98 acres of land 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 west of I-35W, and west of Town Limits of the Town of Argyle.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
 - 1.28.2021 - Town Council is scheduled to discuss P & Z Commission vacancies for Place 3 and Place 4
 - 1.19.2021 - Town Council discussed setbacks and bufferyards for commercially zoned districts adjacent to residentially owned districts.
 - 1.19.2021 - Town Council discussed setbacks, lot coverage, and accessory building requirements for SF-1, SF-2.5, and Agricultural zoned districts.
2. Project updates.
 - DRC Projects List - Updated 1.27.2021
 - Tree City USA Conference - Virtual Conference Dates

I. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice was posted on the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, at 5:00 p.m. on the 28th day of January 2021.



A handwritten signature in black ink, appearing to read "D. Hawkins", is positioned above a horizontal line.

David Hawkins, AICP
Director of Community Development

A quorum of the members of the Argyle Town Council may be in attendance at this meeting.
The Town Council will take no action at this time.

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.

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 940-460-7273, and reasonable accommodations will be made for assistance.