



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

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Wednesday, March 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 February 3, 2021.

## **F. OLD 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.

## **G. NEW BUSINESS**

1. PUBLIC HEARING: Consider and make a recommendation on a Future Land Use Plan Amendment (FLUP-21-002) from Low Density Transition (T3) to Regional Center (T5) and from Rural Corridor (C1) to Low Density Transition (T3) for a 222.24-acre tract of land out of the F.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.
2. PUBLIC HEARING: Consider and make a recommendation on a Zoning Change Request (Z-21-002) from Community Retail (CR) to Planned Development District #3 (PD-003) for Argyle Landing, being approximately 222.24 acres out of the F.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.



## H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
  - 2.16.2021 - Town Council approved the Future Land Use Plan Amendment and Zoning Change Request for 402 Old Justin Rd.
  - 2.16.2021 - Town Council approved the Heath Estates Amended Preliminary Plat
  - 2.24.2021 - Town Council held a Joint Workshop with the P&Z Commission to discuss tree preservation and commercial setbacks and height requirements adjacent to residential zoned properties.
2. Project updates.
  - DRC Projects List - Updated 2.25.2021

## 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 12:00 p.m. on the 26th day of February 2021.


*Harrison Wicks*

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Harrison Wicks, MPA  
Development Coordinator

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.**