



**NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, March 7, 2017**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 5:00 p.m. Tuesday, March 7, 2017, 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.

WORK SESSION AGENDA 5:00 PM

A. CALL WORK SESSION TO ORDER –

The pre-meeting work session is designed as an opportunity for the P&Z Commission to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discussion regarding the Town of Argyle Comprehensive Plan.

REGULAR MEETING AGENDA 7:00 PM

(or immediately following the 5:00 pm work session)

B. CALL TO ORDER – Chairman Paul Walker

C. PLEDGE OF ALLEGIANCE – American Flag

D. PLEDGE OF ALLEGIANCE – Texas Flag - “Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible”.

E. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of February 7, 2017.

F. OLD BUSINESS

None.

G. NEW BUSINESS



1. **PUBLIC HEARING:** Consider and make a recommendation for a Specific Use Permit (SUP-17-001) for a proposed solar energy system at 328 Creekside Trail, being Lot 1, Block 16, Country Lakes, Town of Argyle, Denton County, Texas.
2. **PUBLIC HEARING:** Consider and make a recommendation for a zoning change (Z-17-001) from A (Agricultural) to PD-002 (Planned Development) for Game Guard, being approximately 19.65 acres; being described as Prairie Oaks Addition, Lot 2, Block A, Town of Argyle, Denton County, Texas; and being located at the southeast corner of Old Justin Road and I-35W.
3. Consider and make a recommendation for a site plan (SP-17-001) for Game Guard, being approximately 19.65 acres; being described as Prairie Oaks Addition, Lot 2, Block A, Town of Argyle, Denton County, Texas; and being located at the southeast corner of Old Justin Road and I-35W.
4. Consider and make a recommendation for a site plan (SP-16-007) for Sprinkle Donuts, being an approximately 1500 SQ FT donut shop; being described as Original Town of Argyle, Lots 8,9 &10, Block 8, Town of Argyle, Denton County, Texas.
5. Consider and take appropriate action on a preliminary plat (PP-16-001) for The Lakes of Argyle, a proposed subdivision on an approximately 111.36 acre tract of land in the T. White Survey, Abstract No. 1384, Tracts 20 and 21; Vineyard Hills Subdivision, Block 1, Lots 3, 4, and 5; Vineyard Hills Subdivision No. 2, Block A, Lots 2R and 3; and Restless Acres, Block A, Lot 1; and being located on the west side of HWY 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas.
6. Consider and take appropriate action on a final plat (FP-16-002) for The Lakes of Argyle, a proposed subdivision on an approximately 111.36 acre tract of land in the T. White Survey, Abstract No. 1384, Tracts 20 and 21; Vineyard Hills Subdivision, Block 1, Lots 3, 4, and 5; Vineyard Hills Subdivision No. 2, Block A, Lots 2R and 3; and Restless Acres, Block A, Lot 1; and being located on the west side of HWY 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas.
7. Consider and take appropriate action on a preliminary plat (PP-16-005) for Waterbrook, a proposed subdivision on approximately 78.285 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 47-50,55, 56, Chaney Addition, Block A, Lot 1 and 2, and Shady Oaks Estates 3, Block 1, Lot 1R; and



being located at the southeast corner of HWY 377 and FM 407, located in the Town of Argyle, Denton County, Texas.

8. Consider and take appropriate action on a final plat (FP-16-012) for Liberty Pointe, a proposed subdivision on approximately 28.834 acres of land in the G. Cardinas Survey, Abstract No. 216, located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located on the East side of HWY 377, South of Frenchtown Road, and South of Argyle's Town limits.
9. Consider and take appropriate action on a final plat (FP-16-011) for Harvest Townside Phase 1, a proposed subdivision on an approximately 44.50 acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located on the west side of I-35W, south of Old Justin Road, and west of Argyle's Town Limits

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
2. Project updates.

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 3rd day of March, 2017.

A blue ink signature of Matthew C. Jones, written in a cursive style, positioned above a horizontal line.

Matthew C. Jones, 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.

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.