



**NOTICE OF A SPECIAL MEETING
OF THE PLANNING & ZONING COMMISSION
Wednesday, April 28, 2021**

Notice is hereby given of a Special Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Wednesday, April 28, 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.

SPECIAL 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 April 7, 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, two (2) non-buildable residential lots, 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 Specific Use Permit (SUP-21-001) for a proposed solar energy system at 816 5T Ranch Road, being Lot 35, Block A, 5T Ranch, Town of Argyle, Denton County, Texas.
2. PUBLIC HEARING: Consider and make a recommendation on a Specific Use Permit (SUP-21-002) for a proposed solar energy system at 403 Trigger Trail, being Lot 12, Block E, 5T Ranch, Town of Argyle, Denton County, Texas.
3. Consider and make a recommendation on a Site Plan (SP-21-002) for Castle Development Argyle Phase 2, a proposed 7,500 sq. ft. medical office building, being located on the southeast corner of FM 407 and Blue Horizon way, Town of Argyle, Denton County, Texas.



H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
 - 4.14.2021 – The Municipal Development District held its inaugural meeting on Wednesday, April 14, 2021 and board members were sworn in. They are:
 - Place 1: Councilmember Cynthia Hermann
 - Place 2: Councilmember Rick Bradford
 - Place 3: Robin Massey (appointed April 19, 2021)
 - Place 4: Brian Darnell
 - Place 5: Reid Norton

2. Project updates.
 - DRC Projects List - Updated 4.21.2021

 - Mr. Emilio Sanchez has been selected as the new Director of Community & Economic Development for the Town of Argyle. Mr. Sanchez has over 12 years of management-level planning experience and has worked in the public sector for over 20 years. Mr. Sanchez is currently the Planning Manager of Project Facilitation for the City of Fort Worth, where he also spent time as the Development Project Facilitator; Senior Planner – Appeals Section; and as City Planner. Mr. Sanchez also was the Planning and Zoning Manager at the City of Bedford. Mr. Sanchez has an extensive background in negotiating Economic Development Agreements for the recruitment of businesses and a background in code enforcement. Mr. Sanchez has his B.S. in Agricultural Machinery from Stephen F. Austin State University and a Master's in Urban Planning from Texas A&M University.

 - Commissioner Kula requested an update regarding parkway trees in the Lakes of Argyle. According to Ordinance No. 2015-21 – Approved PD Zoning and Development Standards for the Lakes of Argyle subdivision, Subsection E: Minimum Exterior Construction and Design Standards: Landscaping: “Each home will be required to have a minimum of two, 3-1/2” caliper trees planted in the front yard.” The two required trees that were planted for numerous properties in the development were located within the parkway (space between sidewalk and street curb) which is located in public rights-of-way and not within the front yard on private property. The solution is for either the builder or current property owner to move the two, 3-1/2” caliper trees to the front yard and out of the public rights-of-way. Letters from the Code Enforcement Office were mailed to 17 properties on August 4, 2020 notifying them of the violation. On April 8, 2021, a visual inspection was conducted and 16 of the properties have remained non-compliant. On April 12, 2021, a final notice letter was



mailed from the Code Enforcement Office to the 16 property owners with a request that the trees be relocated onto the front yard on private property by April 27, 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 22nd day of April 2021.

Harrison Wicks

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.