



**NOTICE OF THE REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
Tuesday, June 4, 2019**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday June 4, 2019, 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.

**REGULAR MEETING AGENDA 6:30 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. MINUTES**

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of May 7, 2019.

**E. OLD BUSINESS**

None.

**F. NEW BUSINESS**

1. PUBLIC HEARING: Consider and take appropriate action on a Final Plat (RP-19-002) for Lots 1R and 2, Block B, Fox Hollow Estates, being a replat of Lot 1, Block B, Fox Hollow Estates, located on an approximately 10.279-acre tract of land located at 306 N. Gibbons Road, Town of Argyle, Denton County, Texas.
2. PUBLIC HEARING: Consider and make a recommendation on an ordinance for a Specific Use Permit (SUP-19-005) to operate a Retail Store (Misc.) at a proposed restaurant/retail building zoned Office Retail (OR), being approximately 1.92 acres of land, located on the east side of US HWY 377 approximately 185 feet south of Old Town Blvd., being legally described as Lot 4, Block A, White Rock Farm Addition, Town of Argyle, Denton County, Texas.



3. Consider and make a recommendation on a Site Plan (SP-19-004) for Eagle Plaza, a proposed restaurant/retail building zoned Office Retail (OR), being approximately 1.92 acres of land, located on the east side of US HWY 377 approximately 185 feet south of Old Town Blvd., being legally described as Lot 4, Block A, White Rock Farm Addition, Town of Argyle, Denton County, Texas.
4. Consider and make a recommendation on a Site Plan Amendment (SP-19-006) for the Meadows Building, regarding a special exception to the Town Development Standards, Section 14.4.14 - Wall Signs, located at 512 N US HWY 377, Town of Argyle, Denton County, Texas.
5. Consider and take appropriate action on a Preliminary Plat (PP-19-002) for Avalon at Argyle, a proposed subdivision on approximately 142.06 acres of land, legally described as a portion of F.W. Thornton Survey, Abstract No. 1244; and being located at the southeast corner of IH-35W and FM 407, located in the Town of Argyle and Town of Argyle ETJ, Denton County, Texas.
6. Consider and take appropriate action on a Final Plat (FP-19-009) for Avalon at Argyle, Phase 1, a proposed subdivision on approximately 26.50 acres of land, legally described as a portion of F.W. Thornton Survey, Abstract No. 1244; and being located at the southeast corner of IH-35W and FM 407, located in the Town of Argyle and Town of Argyle ETJ, Denton County, Texas.
7. Discussion on tree planting and mitigation requirements for single-family residential lots within subdivisions currently under development.

## **G. FUTURE AGENDA AND ITEMS OF INTEREST**

1. Discuss possible change to P & Z Commission meeting start times.
2. Briefing on recent Town Council action on Community Development agenda items.
3. June 10, 2019 – Joint Workshop with Town Council, Planning and Zoning Commission, and Economic Development Corporation on Form Based Code (FBC) Training
4. Project updates.

## **H. 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 31st day of May, 2019.

A handwritten signature in black ink, appearing to read 'D. Hawkins', is written over 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.

**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.**