



**NOTICE OF A WORK SESSION AND REGULAR MEETING  
OF THE TOWN COUNCIL  
TUESDAY, JUNE 5, 2018 – 5:30 pm**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Town Council and the Planning & Zoning Commission will meet in a joint work session on June 5, 2018 at 5:30 pm at the Argyle Town Hall, 308 Denton Street, Argyle, Texas. The Item listed below is placed on the agenda for discussion and/or action.

**WORK SESSION AGENDA – 5:30 PM**

**A. CALL WORK SESSION TO ORDER**

**B. WORK SESSION**

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

1. Discussion regarding the Use Charts within the Town of Argyle Town Development Standards.

**C. ADJOURN**

**\*\*A QUORUM OF THE TOWN COUNCIL MAY BE PRESENT IMMEDIATELY PRIOR TO AND FOLLOWING THE POSTED MEETING FOR ANNUAL GROUP PHOTOS\*\***

**CERTIFICATION**

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by 5:00 pm on the 1<sup>st</sup> day of June, 2018.

A handwritten signature in blue ink that reads "Kristi Gilbert".

Kristi Gilbert, Town Secretary

**NOTE:** If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E

**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 940-464-7273, and reasonable accommodations will be made for assistance.**



## JOINT TOWN COUNCIL/PLANNING AND ZONING COMMISSION STAFF REPORT

### **Meeting**

**Date:** June 5, 2018

**To:** Mayor and Town Council Members; P & Z Chairman and Members of the Planning and Zoning Commission

**From:** David Hawkins, Director of Community Development

**Subject:** Discussion regarding the Use Charts within the Town of Argyle Town Development Standards.

### **Background:**

The purpose of this discussion is to begin the evaluation of the use charts located within each zoning district to be in line with recent changes to the Comprehensive Plan that was recently updated on February 27, 2018. There were also several Specific Use Permit (SUP) applications that were recently considered by the P & Z Commission and Town Council that raised concerns on the allowances of certain uses within specific zoning districts. This meeting will begin the process of reviewing each land use and where they are assigned within each zoning district.

### **Discussion:**

There are several topics that need to be covered during this discussion.

- Review uses against the updated Comprehensive Plan and Future Land Use Plan Map
- Review land uses within residential zoning districts
- Consider adding new/undefined land uses or removing outdated uses
- Create a single land use matrix versus current use chart within each zoning district
- Match land uses against definitions within TDS/insert new definitions for existing uses

### **Requested Action:**

Provide appropriate feedback to staff regarding any possible amendments to the TDS Use Charts.

### **Attachments:**

Use Chart Table

Form Based Code Use Chart











Table 6.1 Schedule of Uses								
	Permitted Use = P		Not Permitted = "blank cell"			Special Use Permit (SUP) = P/SUP		
FB Zoning Districts	Regional Center			Village Center			Corridor	
Character Zones	H-MU	RC-T	RC-N	VC-MU	VC-T	VC-N	C-MU	D-MU
<b>Land Use</b>								
<b>Commercial Uses (Office, Retail, Sales and Service Uses)</b>								
Retail Sales or Service (personal service uses) with no drive through facility (no alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile	P	P		P	P (in buildings <10,000 sq.ft.)		P	P
Auto-related Sales or Service establishments	P			P			P	
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P		P	P (in buildings <10,000 sq.ft.)		P	P
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P		P	P		P	P
Research laboratory headquarters, laboratories and associated facilities	P	P		P			P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive through facilities[.] Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service).	P	P		P			P	P
Alcohol Sales (retail, restaurant, etc.)	SUP	SUP		SUP			SUP	SUP
Pet and animal sales or service (incl. vet clinic)	P	P		P			P	P
Any permitted use with a drive through facility	P	SUP	SUP	P	SUP	SUP	P	SUP

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<b>Land Use</b>								
<b>Arts, Entertainment, and Recreation Uses</b>								
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.	P						SUP	P
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.	P							P
Art galleries	P	P		P	P		P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P		P	P		P	P
Theater, cinema, dance, or music establishment	P							P
Museums and other special purpose recreational institutions	P	SUP					SUP	P
Fitness, recreational sports, gym, or athletic club	P	P		P			P	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>								
Business associations and professional membership organizations	P	P		P	P		P	P
Child day care and preschools	P	P		P	P		P	P



Schools, libraries, and community halls	P	P		P	P		P	P
Universities and Colleges	P						SUP	P
Technical, trade, and specialty schools	P						SUP	P
Hospitals and nursing establishments	P	SUP					SUP	P
Civic uses	P	P		P	P		P	P
Social and fraternal organizations	P	P		P	P		P	P
Social services and philanthropic organizations	P	P					P	P
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P		P	P		P	P
Religious Institutions	P	P	P	P	P	P	P	P
Funeral homes	P							
<b>Residential Uses</b>								
Home Occupations	P	P	P	P	P	P	P	P
Multifamily residential (residential units allowed on all floors)	SUP	SUP	SUP*					
Residential Lofts (Upper floor residential units only)	P	P		P†				
Single-family residential attached dwelling unit (Townhomes) (includes dwelling units detached by no more than 3')		P	P		P		P	P
Single-family residential detached dwelling unit		P♦	P		P	P		
Accessory residential unit			P		P	P		
Live-work unit		P	P	P§				
<b>Manufacturing, transportation, communication, and utility Uses</b>								
Cottage Manufacturing uses								
Food and textile product manufacturing								
Wood, paper, and printing products manufacturing								
Machinery, electronics, and transportation equipment manufacturing								
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	P							P
Wholesale trade establishment								
Warehouse and storage services								
Transportation services (air, rail, road, truck and freight)								
Publishing (newspaper, books, periodicals, software)	P							
Motion picture and sound recording	P							
Telecommunications and broadcasting (radio, TV, cable, wireless communications, including stealth telecommunications towers, telephone, etc)	SUP							
Telecommunications Tower (standards in TDS shall apply)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Information services and data processing	P							P
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<b>Character Zones</b>	<b>H-MU</b>	<b>RC-T</b>	<b>RC-N</b>	<b>VC-MU</b>	<b>VC-T</b>	<b>VC-N</b>	<b>C-MU</b>	<b>D-MU</b>
<b>Land Use</b>								
<b>Other Uses</b>								
Hotels, full and limited service	P	P		SUP			SUP	SUP
Parking, surface (primary use of property)	P							
Parking, surface (accessory use of property)	P	P	P	P	P	P	P	P
Parking, structured	P	P		P			P	P
Private attached garage (residential)		P	P		P	P		
Private detached garage (residential)			P			P		
Veterinary clinic	P	P		P			P	
Community garden		P	P		P	P		P
Antennas including cell, accessory, and mounted on top of buildings.	SUP	SUP		SUP	SUP		SUP	SUP