



NOTICE OF THE REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION

September 07, 2022 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, TX 76226

AGENDA

Notice is hereby given of the Regular Meeting of the Planning and Zoning Commission beginning at 6:00 PM, Wednesday, September 07, 2022, at Argyle Town Hall, 308 Denton Street, Argyle, TX 76226. The Items listed below are placed on the agenda for discussion and/or action.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

American Flag

Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

OPEN FORUM

This is an opportunity for the public to address the Planning & Zoning Commission on any matter of public business, except public hearings. 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 their name and address. 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 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.

CONSENT AGENDA

Any Commission member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of August 3, 2022.

PUBLIC HEARING ITEMS

2. Consider and make recommendation on a Specific Use Permit (SUP-22-001) for a proposed Full Service Carwash at the North Avalon Addition (Proposed Lot 2, Block A) on approximately 2.075 acres of land in the Francis W. Thorton 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.

ACTION ITEMS

3. Consider and take appropriate action on a Final Plat (FP-22-012) for North Avalon Addition, a proposed non-residential development consisting of four (4) non-residential lots on approximately 7.905 acres of land in the Francis W. Thorton 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.
4. Consider and take appropriate action on a Site Plan (SP-22-008) for a special exception request on a monument sign for The Well Community Church, an approximately 20,500 sq. ft. church facility, located north of FM 407 and west of US 377, being 12.957 acres and legally described as Lot 8, Block A located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.

FUTURE AGENDA AND ITEMS OF INTEREST

5. Active Development Project List
6. Briefing on recent Town Council action on Community Development agenda items.

ADJOURN

NOTE: 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.

A quorum of the members of the Planning and Zoning Commission, Municipal Development District, and Crime Control Prevention District may be in attendance at this meeting. The boards/commissions will take no action during the course of this meeting.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Argyle Town Hall, a place convenient and readily accessible to the general public at all times, and to the Town's website, www.argyletx.com, in compliance with Chapter 551, Texas Government Code, on **Friday, September 2, 2022, by 5:00 p.m.** and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Nabila Nur

Nabila Nur, AICP

Community Development Director



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.