

**NOTICE OF THE REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
Tuesday, December 3, 2019**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Tuesday, December 3, 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 6:00 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:**

Pursuant to Section 551.007 of the Texas Government Code, any member of the public has the opportunity to address the Planning and Zoning Commission concerning any matter of public business or any posted agenda item; however, the Act prohibits the Planning and Zoning Commission from deliberating any issues not on the public agenda and such non-agenda issues may be referred to Town staff for research and any future action; all persons addressing are limited to five (5) minutes and subject to council adopted rules and limitations permitted by law.

**E. MINUTES**

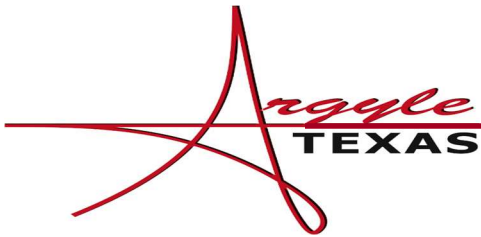
1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of November 5, 2019.

**F. OLD BUSINESS**

1. None

**G. NEW BUSINESS**

1. PUBLIC HEARING: Consider and take appropriate action on a final plat (RP-19-005) for Lots 2R and 3R, Block A, Kagay Addition, being a replat of Lot 2, Block A, Kagay



Addition, located on an approximately 12.301-acre tract of land located at 1700 Hickory Hill Road, Town of Argyle, Denton County, Texas.

2. Consider and make a recommendation on a Site Plan (SP-19-012) for The Well Church, an approximately 20,500 sq. ft. church facility, to be located north of FM 407 and west of US 377, being legally described as a 20.876-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.
3. Consider and take appropriate action on a Preliminary Plat for The Well Church, a proposed 2-lot non-residential plat on an approximately 20.876-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.
4. Consider and make a recommendation on a Site Plan (SP-19-013) for Integrity Performance Sports, a proposed 183,340 sq. ft. health club facility, located south of Sam Davis Road and east of I-35W, being legally described as a 13.422-acre tract of land within a portion of James P. Heath Addition, Lot 1, Block A, located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.
5. Consider and take appropriate action on a Preliminary Plat for Integrity Performance Sports, a proposed 1-lot non-residential plat on an approximately 13.422-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.

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

1. Briefing on recent Town Council action on Community Development agenda items.
  - Master Development Plan: Project Alpha-Denied by TC 11.19.19
  - Site Plan: Pilot Knob Estates Entry Sign-Approved by TC 11.19.19
  - Site Plan Amendment: Dry Clean Super Center-Approved by TC 11.19.19
  - Ordinance Amendment: Refuse Enclosure-Approved by TC 11.19.19
2. Project updates.
  - Sign Ordinance Update – Draft Summary of Proposed Changes to TC 11.19.19
  - First Baptist Church Tree Removal Permit Update
  - The Lakes of Argyle Tree Planting Update



## J. 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 27th day of November, 2019.

A handwritten signature in black ink, appearing to read 'D. Hawkins', is written above a horizontal line.

David Hawkins, AICP  
Director of Community Development

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 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.**