



NOTICE OF THE REGULAR MEETING OF THE  
**PLANNING AND ZONING COMMISSION**

January 04, 2023 at 6:00 PM

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

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**AGENDA**

Notice is hereby given of the Regular Meeting of the Planning and Zoning Commission beginning at 6:00 PM, Wednesday, January 04, 2023, 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 December 7, 2022.

## **ACTION ITEMS**

2. Consider and make recommendation for a Site Plan Revision (SP-22-011) for Liberty Christian School, regarding a building addition, located at 1301 US HWY 377, Town of Argyle, Denton County, Texas.
3. Consider and make recommendation on a proposal for an amendment to the Tree Preservation Ordinance regarding protective fences for consideration by Town Council  
*[Requested by Planning and Zoning Commission]*

## **PUBLIC HEARING ITEMS**

4. Receive public comments, consider, and make recommendation on a Zoning Change Request (Z-22-003) from Agricultural (A) to Single Family Residential Estate-1 (SF-1) for a 1.893-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being Lot 2 of the Golden Anvil Estates, known as 352 Old Justin Road, Town of Argyle, Denton County, Texas.
5. Receive public comments, consider, and make recommendation on a Future Land Use Plan amendment (FLUP-22-001) from C1 Rural Corridor to T3 Low-Density Transition for 21.2 acres of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, located at the southwest corner of the intersection of Postmaster Lane and Sam Davis Road, Town of Argyle, Denton County, Texas.

*[Original Request: Future Land Use Plan amendment (FLUP-22-001) from C1 Rural Corridor to T3 Low-Density Transition and PD Commercial Planned Development to T3 Low-Density Transition for portions of a 92.656-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, Town of Argyle, Denton County, Texas]*

6. Receive public comments, consider, and make recommendation on Zoning Change Request (Z-22-001) from Agricultural (A) to Single-Family Residential Estate-2.5 (SF-2.5) on 10.15 acres of land and to Single-Family Residential Estate-1 (SF-1) on 32.68 acres of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, located at the southwest corner of the intersection of Postmaster Lane and Sam Davis Road, Town of Argyle, Denton County, Texas.

*[Original Request: Zoning Change Request (Z-22-001) from Agricultural (A) to Single Family-1 acre (SF-1) for a 92.656-acre tract of land out of the Patrick Rock Survey Abstract No. 1063, being part of Lot 1, Block A James P. Heath Addition, recorded under Document Number 2010-16 and 2018-114132, Town of Argyle, Denton County, Texas]*

## **WORKSHOP ITEMS**

7. Discuss the first draft of the updated sign ordinance.

## FUTURE AGENDA AND ITEMS OF INTEREST

8. Active Development Project List
9. 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.

## 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 in compliance with Chapter 551, Texas Government Code, on **December 30, 2022, by 5:00 p.m.** and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Nabila Nur

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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.***