



**NOTICE OF A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
Wednesday, July 7, 2021**

Notice is hereby given of a Regular Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Wednesday, July 7, 2021, 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:

This is an opportunity for the public to address the Planning and Zoning Commission on any matter, except public hearings that are included on the agenda. 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 his/her name and address before speaking. 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 Planning and Zoning 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.



E. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of June 2, 2021.

F. OLD BUSINESS

1. PUBLIC HEARING: Consider an ordinance amendment (TDS-21-005) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding various amendments to solar energy system requirements and other alternative energy system regulations in the Town Development Standards.

G. NEW BUSINESS

1. Consider and take appropriate action on a final plat (FP-21-011) for Harvest Townside Phase 3, being 47.77 acres situated in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the north of Old Justin Road and west of the Town limits of the Town of Argyle.
2. Consider and take appropriate action on a preliminary plat (PP-21-006) for Harvest Phase 16, being 63.966 acres situated in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the south of Old Justin Road and west of the Town limits of the Town of Argyle.
3. Consider and take appropriate action on a final plat (FP-21-009) for Harvest Phase 16A, being 33.856 acres situated in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the south of Old Justin Road and west of the Town limits of the Town of Argyle.
4. Consider and take appropriate action on a final plat (FP-21-010) for Harvest Phase 16B, being 30.109 acres situated in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the south of Old Justin Road and west of the Town limits of the Town of Argyle.



5. Consider and make a recommendation on a Site Plan (SP-21-003) for the Avalon Amenity Center, being 0.786 acres situated in the F.W. Thorton Survey, Abstract No. 1244, Denton County, Texas; being located in Avalon at Argyle Phase One, Lot 1X, Block D; located in the Town of Argyle south of FM 407 and east of IH-35W.
6. Consider and make a recommendation on a Right-of-Way (ROW) Abandonment application (ROW-21-001) for Highland Circle, being 0.385 acres situated in the T. Gazaway Survey, Abstract No. 479, Denton County, Texas; being located in the Argyle Town Square development; located in the Town of Argyle east of US 377, south of the Settler's Point addition and north of Harpole Road.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
2. Project updates.
-DRC Projects List - Updated 7.1.2021


I. 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 12:00 p.m. on the 2nd day of July 2021.

Emilio Sanchez
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. 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.

 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.