



**NOTICE OF A REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
Wednesday, August 4, 2021**

Notice is hereby given of a Regular Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Wednesday, August 4, 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 July 7, 2021.

F. OLD BUSINESS

1. PUBLIC HEARING: Consider an ordinance amendment (TDS-21-001) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding various amendments to setbacks and bufferyards for commercially zoned districts adjacent to residentially owned districts in the Town Development Standards.
2. PUBLIC HEARING: Consider an ordinance amendment (TDS-21-002) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding various amendments to setbacks, lot coverage, and accessory building requirements for SF-1, SF-2.5, and Agricultural zoned districts in the Town Development Standards.
3. Consider and take appropriate action on Site Plan (SP-21-002) for Castle Development Argyle, Phase II a proposed 7,500 sq. ft. medical office building, and overall concept Site Plan, being located on the southeast corner of FM 407 and Blue Horizon Way, Town of Argyle, Denton County, Texas.

G. NEW BUSINESS

1. Consider and take appropriate action on a Final Plat (FP-21-012) for Avalon at Argyle, Phase III, a proposed subdivision on approximately 31.408 acres of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.
2. Consider and take appropriate action on a Final Plat (FP-21-013) for Canyon Falls Village 10-AR, being 16.056 acres of the approximately 168.31-acre Canyon Falls subdivision in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.
3. Presentation and discussion on possible TDS Amendments to contractor registration requirements (TDS-21-006).



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 7.30.2021


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 5:00 p.m. on the 30th day of July 2021.

Harrison Wicks, MPA
Development Coordinator

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.