

**Active DRC Project List - 2.25.2021**

Project #	Project Name	Location	Status	Comments
1	Avalon Business Park Preliminary Plat	South side of FM 407, east of I-35W	Sch. for TC 3.15.2021	Tabled by TC on 2.1.2021 at request of developer to 3.15.2021 TC meeting. On 12.2.2020 PZ forwarded waiver to TIA requirements to TC; PZ granted 30-day extension on 11.4.2020 as requested by developer; Preliminary Plat for 18 non-residential lots and 3 open space lots for future non-residential developments on approximately 222.24 acres
2	Canyon Falls Village 9AR Amended Preliminary Plat	42.585 acres situated west of US 377 in the Argyle ETJ	Sch. for TC 3.1.2021	On 2.1.2021 TC approved 30-day extension for applicant to address outstanding items by the DRC. On 1.6.2021 PZ rec. approval of waiver to max. cul-de-sac length with an additional condition. PZ approved a preliminary plat (PP-15-004) for Canyon Falls, a proposed subdivision on an approximately 168.31 acre tract of land in the Francis W. Thornton Survey, during their meeting on 2.2.2016. The Village 9AR Amended Preliminary Plat is proposing cul-de-sacs instead of street connections to Stonecrest Road.
3	Argyle Landing	Future Land Use Plan Amendment	Sch. for PZ 3.3.2021	Proposed FLUP Amendment to change Future Land Use Plan designation from Low Density Transition (T3) to Regional Center (T5) and from Rural Corridor (C1) to Low Density Transition (T3) for a 222.24-acre tract of land out of the F.W. Thornton Survey
4	Argyle Landing	Zoning Change	Sch. for PZ 3.3.2021	Proposed Zoning Change to change zoning district from Community Retail (CR) to Planned Development District #3 (PD-003) for Argyle Landing, being approximately 222.24 acres out of the F.W. Thornton Survey
5	Creekview Ranch, Phase 2	Preliminary Plat	Sch. for PZ 3.3.2021	On 2.3.2021 PZ approved 30-day extension for applicant to address outstanding items by the DRC. This is a Preliminary Plat for 8 residential lots on 48.05 acres located on the west side of Fincher Road zoned A - Agricultural.
6	Commercial Setbacks and Bufferyard requirements adjacent to Residential Districts	Text Amendment	Under review by Town Staff	On 2.24.21 TC and PZ met for a joint workshop and reconciled recommendations for town staff. On 1.19.2021, TC supported proposed TDS Amendments for Staff to move forward with. On 1.6.2021, PZ made recommendations on changes and forwarded to TC. A presentation on this project was delivered to PZ during their meeting on 11.4.2020. TC has requested PZ discuss this project during their 1.6.2021 meeting and recommend text amendments, if any.
7	Area Regulations for SF-1, SF-2.5, and A zoning districts	Text Amendment	Under review by Town Staff	On 1.19.2021, TC supported proposed TDS Amendments for Staff to move forward with. On 1.6.2021, PZ made recommendations on changes and forwarded to TC. TC has requested PZ discuss this project during their 1.6.2021 meeting and recommend text amendments, if any.
8	Street Tree/Landscape Buffer Amendments	Text Amendment	Under review by Town Staff; in conjunction with Strategic Plan Action Item 2.1.3	TC approved on 6.15.2020 proceeding with proposed TDS Amendments to street tree requirements. PZ held discussion on 6.3.2020 on potential text amendment and rec. approval to Town Council to make amendments to street tree requirements for commercial developments.
9	Form-Based Code (FBC) Amendments	Text Amendment	Under review by Town Staff	Council-initiated TDS Amendment to FBC regulations to add language pertaining to incentives for developers to utilize FBC zoning.
10	Exterior Finishes for Buildings	Text Amendment	Under review by Town Staff	TDS Amendment to update development standards pertaining to exterior finishes for all buildings in response to HB 2439 passed by Texas State legislature.
11	Land Use Charts and Definitions Amendments	Text Amendment	Under review by Town Staff	TC tabled this project on 11.2.2020 and directed staff to seek professional consultants to contract with to review TDS definitions and land uses to incorporate best practices in planning and conform land uses to the Argyle Strategic Plan, Comprehensive Plan, Thoroughfare Plan, and Zoning Map.
12	Heath Estates	Amended Preliminary Plat	Approved by TC 2.16.2021	On 2.16.2021 TC approved the amended Preliminary Plat. The applicant will now proceed with construction plans and final plat.
13	Harvest Phase 12	Final Plat	Approved by PZ 2.3.2021	On 2.3.2021 PZ approved the final plat. After approval of the civil construction plans for streets, drainage, water and sanitary sewer, the developer may proceed with the construction of the development.
14	North Avalon Addition Preliminary Plat	South side of FM 407, east of I-35W	Approved by PZ 2.3.2021	On 2.3.2021 PZ approved the preliminary plat. The applicant will now proceed with construction plans and final plat.
15	The Well Community Church Lot 8, Block A Final Plat	North side of FM 407, east of I-35W	Approved by PZ 11.4.2020	Final Plat for 1 non-residential lot for the new Well Church building on approximately 12.97 acres
16	Avalon at Argyle, Phase II	SE Corner I-35W & FM 407	Approved by PZ 10.7.2020	Final Plat Phase II was approved by P & Z during their meeting on 10.7.2020. Phase II includes 130 residential lots and 3 open space lots on approximately 31 acres.
17	Avalon at Argyle, Phase 1 Replat	Lot 1X, Block D, Avalon at Argyle, Phase 1	Approved by Staff 6.18.2020	Need executed plat to file from applicant
18	OT Argyle Amending Plat	609 Mesquite Street Original Town Argyle	Approved by Staff 5.20.2020	Need executed plat to file from applicant
19	Valley Creek Church	Southwest corner of Gateway Blvd. and FM 407	Approved by Staff 3.27.2020	Need executed plat to file from applicant
20	Avalon at Argyle, Phase I	SE Corner I-35W & FM 407	Approved - PZ 6.4.2019	Need executed plat to file from applicant