

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, JANUARY 4, 2023**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, January 4, 2023, at 6:00 p.m. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was hereby posted on December 30, 2022 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Casey Stewart, Chairman
Paul Kula, Vice-Chairman
Rebecca Lively-Oehlers
Matt Nelson
Marilyn Lewis
Jeff Brekke
Jeff Castellanos

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None

STAFF PRESENT:

Brenda McDonald, Town Attorney
Nabila Nur, Director of Community Development
Harrison Wicks, Principal Planner, Community Development

REGULAR MEETING AGENDA

CALL TO ORDER – Chairman

The regular meeting was called to order at 6:15 p.m. by Chairman Casey Stewart noting a quorum was present.

PLEDGE OF ALLEGIANCE – American Flag

PLEDGE OF ALLEGIANCE – Texas Flag - “Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible”.

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.

Chairman Stewart opened the meeting to public comment. No public comment was received.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting of December 7, 2022.**

Commissioner Lewis made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of December 7, 2022 as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

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.**

Principal Planner Harrison Wicks provided a presentation on the revised site plan and introduced the applicant Jason Beane of Franz Architects. The Commission discussed this item and considered the site plan.

Commissioner Lively-Oehlers motioned to recommend approval to Town Council the Revised Site Plan (SP-22-011) for Liberty Christian School, regarding a building addition as presented. Commissioner Brekke seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

- 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].**

The Commission discussed this item and considered the proposal for an amendment.

Commissioner Lively-Oehlers motioned to recommend approval of the proposal to Town Council. Commissioner Brekke seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

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.**

Principal Planner Harrison Wicks provided a presentation on the zoning change request and introduced applicant Scott Susong to answer any questions. The Commission discussed this item and considered the request.

Chairman Stewart opened the public hearing at 7:09 PM. No one spoke and the public hearing was closed at 7:10 PM.

Commissioner Brekke motioned to recommend approval to Town Council of Z-22-003 from Agricultural (A) to Single Family Residential Estate-1 (SF-1) for a 1.893-acre tract of land, located at 352 Old Justin Road, as presented. Commissioner Lewis seconded the motion. The motion carried by a vote of five (5) in favor to two (2) opposed. Chairman Stewart and Vice-Chairman Kula were in opposition.

- 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.

Community Development Director Nabila Nur provided a presentation on the future land use plan amendment. The Commission discussed this item and considered the amendment.

Chairman Stewart opened the public hearing at 7:21 PM. The following individuals spoke:

1. David Martin, 2728 N. Harwood Street, Dallas, TX 75201, spoke in favor
2. Art Holbrook, 204 Quiet Cove Court, Argyle, TX 76226, spoke in opposition
3. John Critz, 795 Sam Davis Road, Argyle, TX 76226, spoke in opposition
4. Doug Slade, 213 Quiet Cove Court, Argyle, TX 76226, spoke in opposition
5. Kristin Snell, 800 Sam Davis Road, Argyle, TX 76226, spoke in opposition

The public hearing was closed at 7:40 PM.

Commissioner Castellanos motioned to table the future land use plan amendment (FLUP-22-001) to the P&Z Commission meeting on February 1, 2023. Commissioner Brekke seconded the motion. The motion carried by a vote of seven (7) in favor to none (0) opposed.

- 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.**

Community Development Director Nabila Nur provided a presentation on the zoning change request. The Commission discussed this item and considered the request.

Commissioner Castellanos motioned to table the zoning change request (Z-22-001) to the P&Z Commission meeting on February 1, 2023. Commissioner Brekke seconded the motion. The motion carried by a vote of seven (7) in favor to none (0) opposed.

WORKSHOP ITEMS

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

The P&Z Commission directed Town staff to set a public hearing for this item for the next P&Z Commission meeting on February 1, 2023.

FUTURE AGENDA AND ITEMS OF INTEREST

- 8. Active Development Project List**
- 9. Briefing on recent Town Council action on Community Development agenda items.**


Town staff provided the commission with recent development project updates and gave an overview of upcoming projects.

ADJOURNMENT

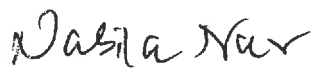
With no further business to attend, the meeting was adjourned at 8:20 PM.

APPROVED THIS THE 1st DAY OF MARCH 2023.

WITNESS:



Casey Stewart, Chairman



Nabila Nur, Director of Community
Development