

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, FEBRUARY 2, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, February 2, 2022, 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 January 28, 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
Leona McDade
Gordon Baethge
Matt Nelson
Marilyn Lewis
Jeff Castellanos (arrived late)

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None

STAFF PRESENT:

Rich Olson, Town Administrator
Harrison Wicks, Interim Director of Community Development

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:02 p.m. by Chairman Casey Stewart noting a quorum was present.

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:

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.

E. MINUTES

- 1. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting of January 5, 2022.**

Commissioner Baethge made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of January 5, 2022 as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

Town Administrator Rich Olson requested the Commission move item G.1 New Business to be considered next. Chairman Stewart agreed and item G.1 was discussed following item E. Minutes.

G. NEW BUSINESS

- 1. Consider and take appropriate action on a preliminary plat (PP-22-001) for Harvest Commercial, aka Harvest Town Center, in the Harvest Planned Development, being approximately 66.67 acres situated in the Patrick Rock Survey, Abstract No. 1063A, Town of Argyle, Denton County, Texas; and being located in the Town of Argyle ETJ on the west side of IH 35 W, north of FM 407, east of Harvest Way, and south of Homestead Way.**

Mr. Wicks provided a presentation on this item. On January 27, 2022, applicant Peloton Land Solutions, on behalf of the property owner, Realty Capital Argyle 114, LTD, submitted a 30-day extension request for consideration to allow more time for the applicant to address the Town Development Review Committee's comments.

Commissioner Lewis motioned to accept the 30-day extension request for PP-22-001. Commissioner Baethge seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed. This item will be considered during the P & Z Commission meeting on March 2, 2022.

F. OLD BUSINESS

- 1. Consider and make a recommendation for a special exception (SP-22-001) to the Town Development Standards, Section 14.4.14 - Wall Signs, for St Argyle Cajun Kitchen, located at 421 US HWY 377, Town of Argyle, Denton County, Texas.**

Mr. Wicks provided a presentation on this item. Mr. Tim Hayes and Mr. Tommy Tanner with Mello Signs, 990 Haltom Road, Suite 110, Fort Worth, TX 76117, were available to answer questions on behalf of the property owner. The Commission discussed this item and considered the revised sign concepts of 60 square feet and 90 square feet based on the comments received from the P & Z Commission during their meeting on January 5, 2022.

Chairman Stewart motioned to recommend approval of a sign no larger than 75 square feet. Commissioner Kula seconded the motion. The motion carried by a vote of five (5) in favor to one (1) opposed. Commissioner Baethge dissented.

- 2. Consider and take appropriate action on a final plat (FP-21-020) for Planned Development District #3 (PD-003) Argyle Landing, being approximately 222.24 acres situated in the Francis W. Thornton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.**

Mr. Wicks provided a presentation on this item. On January 25, 2022, applicant McAdams, 201 Country View Drive, Roanoke, TX 76262, on behalf of the property owner, MM VMF I LLC, submitted a second 30-day extension request for consideration to allow more time for the applicant to address the Town Development Review Committee's comments.

Commissioner Castellanos motioned to accept the second 30-day extension request for FP-21-020. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed. This item will be considered during the P & Z Commission meeting on March 2, 2022.

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 1.28.2022

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

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 6:54 PM.

APPROVED THIS THE 2nd DAY OF MARCH 2022.

WITNESS:



Casey Stewart, Chairman



Harrison Wicks, Interim Director of Community
Development

