

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, JUNE 1, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, June 1, 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 May 27, 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
Matt Nelson
Jeff Castellanos
Marilyn Lewis

STAFF PRESENT:

Cynthia Kirchoff, Town Attorney
Nabila Nur, Director of Community Development
Harrison Wicks, Planner II

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:03 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.

Mrs. Candice Allison, 1155 Frenchtown Road, Argyle, TX 76226, spoke regarding concerns of a building permit application on the said property.

Seeing no other speakers Chairman Stewart closed the open forum.

E. MINUTES

- 1. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting of May 4, 2022.**

Commissioner Castellanos made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of May 4, 2022 as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

F. ACTION ITEM

- 2. Consider and take appropriate action on a final plat (FP-22-006) 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.**

Director of Community Development Nabila Nur provided a presentation on the final plat and the applicant's request to withdraw the item from consideration. The withdrawal would allow the applicant more time to address outstanding comments and requirements as identified by the Town of Argyle Development Review Committee. The Commission discussed this item and considered the withdrawal request.

Commissioner Lewis motioned to accept the withdrawal request for final plat (FP-22-006) for Planned Development District #3 (PD-003) Argyle Landing. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

G. PUBLIC HEARING ITEMS

- 3. Consider and take appropriate action on amendments to Article I, General, Part 3 Definitions and Article III, Zoning of the Town of Argyle Town Development Standards regarding various amendments to zoning districts, land use charts, definitions, and other land use related provisions in the Town Development Standards. (TDS-21-007).**

Director of Community Development Nabila Nur introduced Freese and Nichols (FNI) staff Daniel Harrison and Connor Roberts, 2711 N. Haskell Avenue, Suite 3300, Dallas, TX 75204, who provided a presentation on land use amendment recommendations. The Commission discussed this item and considered the amendments and made multiple recommended revisions that FNI staff will incorporate in a future presentation.

Chairman Stewart opened the Public Hearing at 8:00 PM. Councilmember Rick Bradford spoke and commented on the work that has been done previously regarding this effort. The Public Hearing was closed at 8:01 PM.

Commissioner Castellanos motioned to continue the public hearing to the next P&Z Commission meeting on July 6, 2022, to continue the discussion on amendments to Article I, General, Part 3 Definitions and Article III, Zoning of the Town of Argyle Town Development Standards regarding various amendments to zoning districts, land use charts, definitions, and other land use related provisions in the Town Development Standards (TDS-21-007). Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

H. FUTURE AGENDA AND ITEMS OF INTEREST

- 4. Briefing on recent Town Council action on Community Development agenda items**
- 5. DRC Projects List - Updated 5.12.2022**
- 6. Permitting Process Review**
- 7. Construction Site Maintenance Requirements**

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 8:27 PM.

APPROVED THIS THE 6th DAY OF JULY 2022.

WITNESS:



Casey Stewart, Chairman



Nabila Nur, Director of Community
Development