

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, JUNE 7, 2023**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, June 7, 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 June 2, 2023 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

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

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None

STAFF PRESENT:

Brenda McDonald, Town Attorney
Erika McComis, Town Administrator/Town Secretary
Harrison Wicks, Principal Planner

REGULAR MEETING AGENDA

CALL TO ORDER – Chairman

The regular meeting was called to order at 6:01 p.m. by Commissioner Paul Kula 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.

Commissioner Paul Kula opened the meeting to public comment. No public comment was received.

ACTION ITEM

- 1. Consider and take action to appoint a Chairperson and a Vice-Chairperson from among the Commission membership.**

Elect a new Chairperson.

Commissioner Lively-Oehlers motioned to elect Commissioner Paul Kula as Chairman. Commissioner Castellanos seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

Elect a new Vice-Chairperson.

Commissioner Lewis motioned to elect Commissioner Jeff Castellanos as Vice-Chairman. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

CONSENT AGENDA

2. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting of May 3, 2023.

Commissioner Lively-Oehlers made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of May 3, 2023, as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

ACTION ITEMS

3. Consider and take appropriate action on a preliminary plat (PP-23-002) for the Avalon Commercial Addition, Lots 1 and 2, Block 1, to plat 13.670 acres in the F. W. Thornton Survey, Abstract No 1244, Town of Argyle, Denton County, Texas, located north of Avalon Blvd, across from Avalon at Argyle Phase I.

Principal Planner Harrison Wicks provided a presentation on the preliminary plat application. The Commission discussed this item and considered the preliminary plat.

Commissioner Castellanos motioned to approve preliminary plat (PP-23-002) for the Avalon Commercial Addition, Lots 1 and 2, Block 1, with one condition that outstanding comments from the Town Engineer in a letter dated May 26, 2023 are satisfied prior to submitting construction plans and final plat for review. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

4. Consider and take appropriate action on a final plat (FP-23-006) for Harvest Phase 13, being 47.738 acres situated in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the north of Old Justin Road and west of the Town limits of the Town of Argyle, containing a total of 132 residential lots and 4 common lots.

Principal Planner Harrison Wicks provided a presentation on the final plat application. The Commission discussed this item and considered the final plat.

Commissioner Lively-Oehlers motioned to approve final plat (FP-23-006) for Harvest Phase 13, with the following conditions:

1. That a waiver be approved by Town Council for an alternative residential street than what has been provided in the 2014 Second Amended and Restated Development Agreement, Exhibit C Thoroughfare Standards.

2. That the encroachment agreement for access to the easement owned by SWG Pipeline LLC be executed prior to the filing of the final plat.
3. That the construction plans are approved by the Town Engineer prior to the filing of the final plat.

Commissioner Castellanos seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

FUTURE AGENDA AND ITEMS OF INTEREST

5. Active Development Project List

6. 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 6:51 PM.

APPROVED THIS THE 5th DAY OF JULY 2023.

WITNESS



Paul Kula, Chairman



Harrison Wicks, Principal Planner