

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, JULY 5, 2023**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, July 5, 2023, at 6:30 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 30, 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
Marilyn Lewis
Matt Nelson
Rebecca Lively-Oehlers
Martin Brading
David Snell

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Jeff Castellanos, Vice-Chairman

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 6:31 p.m. by Chairman 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.

Chairman Paul Kula 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 June 7, 2023.**

Commissioner Lively-Oehlers made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of June 7, 2023, as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

ACTION ITEM

- 2. Consider and make a recommendation on a Revised Site Plan (SP-23-004) for the Argyle Independent School District Intermediate School, being 19.63 acres located in the White and Gazaway Surveys, located at 800 Eagle Drive, Town of Argyle, Denton County, Texas. This lot is located on the south side of Crawford Road, north of Old Justin Road, and west of Front Street.**

Principal Planner Harrison Wicks provided a presentation on the revised site plan application. AISD Construction Manager Jeff Koehn spoke in support of the project. The Commission discussed this item and considered the revised site plan.

Commissioner Lively-Oehlers motioned to recommend approval of revised site plan (SP-23-004) for the Argyle Independent School District Intermediate School, with a variance to Section 14.3.67-6.I Bufferyards requiring the installation of an F1 bufferyard along the west and south property lines, and the following conditions:

- A. That AISD submit a Floodplain Development Permit for review by the Town Engineer prior to issuance of a commercial building permit to construct the concrete fire lane and stormwater improvements.
- B. That AISD agrees to make a payment into the Tree Reforestation Fund with the proposed protected trees removed as presented by staff.

Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

FUTURE AGENDA AND ITEMS OF INTEREST

- 3. Active Development Project List**
- 4. 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 7:06 PM.

APPROVED THIS THE 2nd DAY OF AUGUST 2023.

WITNESS:



Paul Kula, Chairman



Harrison Wicks, Principal Planner