

**MINUTES OF THE TOWN OF ARGYLE  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, JULY 6, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, July 6, 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 July 1, 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  
Marilyn Lewis

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Jeff Castellanos

**STAFF PRESENT:**

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

**REGULAR MEETING AGENDA**

**A. CALL TO ORDER – Chairman**

The regular meeting was called to order at 6:04 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 June 1, 2022.**

Commissioner Lewis made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of June 1, 2022 as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of four (4) in favor to none (0) opposed.

## F. PUBLIC HEARING ITEMS

- 2. 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 the latest revisions on the land use amendment recommendations. The Commission discussed this item and considered the amendments and made one additional revision that FNI staff will incorporate.

Chairman Stewart opened the Public Hearing at 6:37 PM. No public comment was received, and the Public Hearing was closed at 6:38 PM.

Commissioner Kula motioned to recommend approval to Town Council of 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) with additional revisions as discussed in the meeting by FNI. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of four (4) in favor to none (0) opposed.

## G. ACTION ITEM

- 3. Consider and make recommendation on a Revised Site Plan (SP-22-006) 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, 4055 International Plaza, Suite 100, Fort Worth, TX 76109 and Julie Barber of Liberty Christian School, 1301 US Hwy 377, Argyle, TX 76226. The Commission discussed this item and considered the site plan.

Commissioner Lewis motioned to recommend approval to Town Council of the Revised Site Plan (SP-22-006) for Liberty Christian School, regarding a building addition, with a condition the mechanical, trash, and loading area be relocated to a portion of the site that does not pose fire access issues and complies with all other applicable Town regulations. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of four (4) in favor to none (0) opposed.

- 4. Consider and take appropriate action on a final plat (FP-22-009) 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.**

Principal Planner Harrison Wicks provided a presentation on this item indicating the applicant had satisfied the outstanding comments provided by the Development Review Committee with one recommended condition by staff. Applicant Justin Lansdowne of McAdams, 201 Country View

Drive, Roanoke, TX 76262, on behalf of the property owner, CADG Avalon at Argyle, LLC, 1800 Valley View Lane, Suite 300, Farmers Branch, TX 75234 was available to answer questions.

Chairman Stewart motioned to approve final plat (FP-22-009) for Planned Development District #3 (PD-003) Argyle Landing, with a condition the applicant receives approval from the United States Army Corp of Engineers (USACE) for the additional riprap proposed within the channel around some of the proposed structures, prior to construction and filing of the final plat. Commissioner Kula seconded the motion. The motion carried unanimously by a vote of four (4) in favor to none (0) opposed.

5. **Consider and take appropriate action on a preliminary plat (PP-22-002) for Harvest Phase 13, being 49.16 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 this item and introduced the applicant Tanner Sheets of Peloton Land Solutions, 11000 Frisco Street, Frisco, TX 75033 on behalf of the property owner, Harvest Townside Phase 3, LLC, 3000 Turtle Creek, Dallas, TX 75219. Town Attorney Brenda McDonald provided an update on the Second Amendment to the Second Amended and Restated Belmont Development Agreement that is currently being finalized to be approved by Town Council at a later date. The Commission discussed this item and considered the preliminary plat.

Chairman Stewart motioned to approve preliminary plat (PP-22-002) for Harvest Phase 13, with a condition the proposed second amendment to the Second Amended and Restated Belmont Development Agreement is approved by Town Council before submittal of the final plat. Commissioner Nelson seconded the motion. The motion carried by a vote of three (3) in favor to one (1) opposed. Commissioner Lewis was in opposition.

6. **Consider and take appropriate action on a final plat (FP-22-010) for Harvest Commercial, aka Harvest Town Center, in the Harvest Planned Development, being approximately 66.66 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, with nine commercial lots.**

Principal Planner Harrison Wicks provided a presentation on this item and introduced the applicant Realty Capital Argyle 114, LTD, 9800 Hillwood Parkway, Suite 300, Fort Worth, TX 76177, and was available to answer questions. The Commission discussed this item and considered the final plat.

Chairman Stewart motioned to approve final plat (FP-22-010) for Harvest Commercial, aka Harvest Town Center as presented. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of four (4) in favor to none (0) opposed.

## H. FUTURE AGENDA AND ITEMS OF INTEREST

7. **Staffing Update in Community Development**
8. **Briefing on recent Town Council action on Community Development agenda items.**
9. **DRC Projects List - Updated 6.20.2022**

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 7:48 PM.

**APPROVED THIS THE 3rd DAY OF AUGUST 2022.**

**WITNESS:**

  
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Casey Stewart, Chairman

  
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Nabila Nur, Director of Community  
Development