

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION SPECIAL MEETING
TUESDAY, JULY 18, 2023**

A special meeting of the Argyle Planning and Zoning Commission was held on Tuesday, July 18, 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 July 14, 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

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Rebecca Lively-Oehlers
Martin Brading
David Snell

STAFF PRESENT:

Brenda McDonald, Town Attorney
Erika McComis, Town Administrator/Town Secretary
Nabila Nur, Director of Community Development
Harrison Wicks, Principal Planner

REGULAR MEETING AGENDA

CALL TO ORDER – Chairman

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

PUBLIC HEARING ITEM

- 1. Receive public comments, consider, and make recommendation on ordinance amendment (TDS-23-007) amending Article III, Zoning, of the Town of Argyle Town Development Standards, to require a Specific Use Permit in the Community Retail (CR) District for buildings larger than 40,000 square feet in size.**

Director of Community Development Nabila Nur provided a presentation on the item. The Commission discussed this item and considered the proposed ordinance amendment.

Chairman Kula opened the public hearing at 6:19 PM. The following individuals spoke:

1. Art Holbrook, 204 Quiet Cove Court, Argyle, TX 76226, spoke in support
2. Gustav Svehla, 806 Sam Davis Road, Argyle, TX 76226, spoke in support
3. John Critz, 795 Sam Davis Road, Argyle, TX 76226, spoke in support
4. Gordon Baethge, 635 Birch Court, Argyle, TX 76226, spoke in support
5. Joan Delashaw, 242 Herriott Lane, Argyle, TX 76226, spoke in support
6. Shiva Kondru, 816 Sam Davis Road, Argyle, TX 76226, spoke in opposition
7. Jean Baethge, 635 Birch Court, Argyle, TX 76226, spoke in support

The public hearing was closed at 6:34 PM.

Commissioner Castellanos motioned to recommend approval to Town Council of ordinance amendment TDS-23-007 as presented by staff with a revision that all general commercial buildings larger than 25,000 square feet in size in the Community Retail (CR) zoning district be required to have a specific use permit. Commissioner Nelson seconded the motion. The motion carried by a vote of four (4) in favor to none (0) opposed.

ADJOURNMENT

With no further business to attend, the meeting was adjourned at 6:46 PM.

APPROVED THIS THE 2nd DAY OF AUGUST 2023.

WITNESS:



Paul Kula, Chairman



Nabila Nur, Director of Community
Development