

**MINUTES OF THE TOWN OF ARGYLE  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, AUGUST 2, 2023**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, August 2, 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 28, 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  
Martin Brading  
David Snell

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Rebecca Lively-Oehlers

**STAFF PRESENT:**

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

**REGULAR MEETING AGENDA**

**CALL TO ORDER – Chairman**

The regular meeting was called to order at 6:00 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 July 5, 2023.**

Commissioner Lewis made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of July 5, 2023, as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

**2. Consider approval of the minutes of the Planning and Zoning Commission Special Meeting of July 18, 2023.**

Commissioner Lewis made a motion to approve the minutes of the Planning and Zoning Commission Special Meeting of July 18, 2023, as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

**PUBLIC HEARING ITEM**

**3. Hold public hearing, consider and make recommendation on a Specific Use Permit (SUP-23-003) for a proposed Child Day Care Center (Business) located at 401 South US Hwy 377, Town of Argyle, Denton County, Texas; and being located on the east side of US Hwy 377, south of Cook Street, and north of FM 407.**

Director of Community Development Nabila Nur and Principal Planner Harrison Wicks provided a presentation on the item. The Commission discussed the item and considered the specific use permit.

Chairman Kula opened the public hearing at 6:38 PM. The following individuals spoke:

1. Casey Stewart, 421 Stonecrest Road, Argyle, TX 76226, spoke in support.

The public hearing was closed at 6:40 PM.

Commissioner Castellanos motioned to recommend approval to Town Council of Specific Use Permit (SUP-23-003) for a proposed Child Day Care Center (Business) located at 401 South US Hwy 377, Argyle, Texas, subject to the condition that the proposed use would be limited to the rear portion of the lot as shown on the provided concept plan. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

**ACTION ITEM**

**4. Consider and take appropriate action on a Final Plat (FP-23-009) for North Avalon Addition, a proposed non-residential development consisting of four (4) non-residential lots on approximately 9.549 acres of land in the Francis W. Thorton 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 the final plat application. John Tinsley with McAdams Engineering Firm represented the applicant and spoke in detail for the project. The Commission discussed the item and considered the final plat.

Commissioner Lewis motioned to approve Final Plat (FP-23-009) for North Avalon Addition, a proposed non-residential development consisting of four (4) non-residential lots, as presented with a condition that the applicant obtain easement agreements with both Texas Municipal Power Agency and Trinity River Authority prior to filing the final plat. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

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**FUTURE AGENDA AND ITEMS OF INTEREST**

5. **Active Development Project List**
6. **Briefing on recent Town Council action on Community Development agenda items.**
7. **Tree Preservation Board Meeting on September 6, 2023**

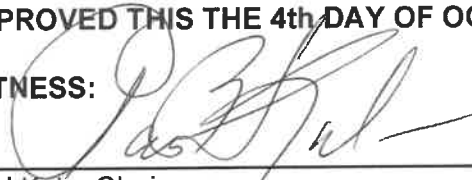
Town staff provided the commission with recent development project updates and gave an overview of upcoming projects.

**ADJOURNMENT**

With no further business to attend, the meeting was adjourned at 7:04 PM.

**APPROVED THIS THE 4th DAY OF OCTOBER 2023.**

**WITNESS:**



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Paul Kula, Chairman



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Nabila Nur, Director of Community  
Development