

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 7, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, September 7, 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 September 2, 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
Jeff Castellanos
Jeff Brekke

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None

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 6:11 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 August 3, 2022.**

Commissioner Lewis made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of August 3, 2022 as presented. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

F. PUBLIC HEARING ITEM

- 2. Consider and make recommendation on a Specific Use Permit (SUP-22-001) for a proposed Full-Service Carwash at the North Avalon Addition (Proposed Lot 2, Block A) on approximately 2.075 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 specific use permit and introduced the applicant Ashton Miller of McAdams, 111 Hillside Drive, Lewisville, TX 75057. The Commission discussed this item and considered the specific use permit.

Chairman Stewart opened the Public Hearing at 6:44 PM. No public comment was received, and the Public Hearing was closed at 6:45 PM.

Commissioner Lewis motioned to recommend approval to Town Council of SUP-22-001 for a proposed Self-Service Carwash at the North Avalon Addition (Proposed Lot 2, Block A) on approximately 2.075 acres of land. Commissioner Nelson seconded the motion. The motion carried by a vote of five (5) in favor to one (1) opposed. Commissioner Castellanos was in opposition.

G. ACTION ITEMS

- 3. Consider and take appropriate action on a Final Plat (FP-22-012) for North Avalon Addition, a proposed non-residential development consisting of four (4) non-residential lots on approximately 7.905 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 this item and introduced the applicant John Tinsley of McAdams, 201 Country View Drive, Roanoke, TX 76262. The Commission discussed this item and considered the final plat.

Commissioner Castellanos motioned to approve FP-22-012 for North Avalon Addition, a proposed non-residential development consisting of four (4) non-residential lots on approximately 7.905 acres of land, with the condition the applicant receives executed encroachment agreements for access to the utility easements owned by the Trinity River Authority and Texas Municipal Power Agency prior to filing the final plat. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

- 4. Consider and take appropriate action on a Site Plan (SP-22-008) for a special exception request on a monument sign for The Well Community Church, an approximately 20,500 sq. ft. church facility, located north of FM 407 and west of US 377, being 12.957 acres and legally described as Lot 8, Block A located in the Patrick Rock Survey, Abstract No. 1063, Town of Argyle, Denton County, Texas.**

Principal Planner Harrison Wicks provided a presentation on this item and introduced the applicant Tommy Tanner of Mello Signs, 990 Haltom Road, Fort Worth, TX 76117. The applicant submitted

three potential sign options ranging in size from largest to smallest. The Commission discussed this item and considered the special sign exception.

Commissioner Kula motioned to recommend approval to Town Council of SP-22-008 for a special exception request on a monument sign for The Well Community Church, recommending option 1 the largest sign of 243.7 square feet. Commissioner Castellanos seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

H. 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.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 7:32 PM.

APPROVED THIS THE 5th DAY OF OCTOBER 2022.

WITNESS:



Casey Stewart, Chairman



Nabila Nur, Director of Community
Development