

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, OCTOBER 4, 2023**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, October 4, 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 September 29, 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 6:23 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 August 2, 2023.**

Commissioner Castellanos made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of August 2, 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

- 2. Hold public hearing, consider and make recommendation an ordinance amendment (TDS-23-008) amending Article III, Zoning, of the Town of Argyle Town Development Standards, to consider requiring a Specific Use Permit in different zoning districts for the Development, Large Scale use.**

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

Commissioner Castellanos motioned to table ordinance amendment (TDS-23-008) to the next P&Z Commission meeting on November 1, 2023. Commissioner Brading seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

WORKSHOP ITEMS

- 3. Discuss general guidelines related to formulating a motion.**

Town Attorney Brenda McDonald provided a presentation on formulating a motion. The Commission discussed this item only, and no action was taken.

- 4. Discuss Town Council's feedback regarding the request for introducing an additional use on the use chart for developments with a building over 25,000 square foot.**

No discussion was held. This item was moved to the next P&Z Commission meeting on November 1, 2023.

FUTURE AGENDA AND ITEMS OF INTEREST

- 5. Active Development Project List**

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

- 6. Briefing on recent Town Council action on Community Development agenda items**

Town staff provided the commission briefing on items discussed and considered at Town Council.

- 7. Update on the ongoing Comprehensive Plan effort.**

Director Nur provided an update on the Comprehensive Plan update.

ADJOURNMENT

Commissioner Castellanos moved to adjourn the meeting. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed at 7:21 PM.

APPROVED THIS THE 1st DAY OF NOVEMBER 2023.

WITNESS:



Paul Kula, Chairman



Nabila Nur, Director of Community
Development