

**MINUTES OF THE TOWN OF ARGYLE  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, OCTOBER 5, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, October 5, 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 30, 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  
Marilyn Lewis  
Jeff Castellanos  
Jeff Brekke  
Rebecca Lively-Oehlers

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Matt Nelson

**STAFF PRESENT:**

Cynthia Kirchoff, Town Attorney  
Harrison Wicks, Principal Planner

**REGULAR MEETING AGENDA**

**A. CALL TO ORDER – Chairman**

The regular meeting was called to order at 6:05 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 September 7, 2022.**

Commissioner Brekke made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of September 7, 2022 as presented. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

## F. ACTION ITEMS

2. **Consider and take appropriate action on a Final Plat (FP-22-014) for Harvest Phase 13, being 47.738 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, 9800 Hillwood Parkway #250, Fort Worth, TX 76177. The Commission discussed this item and considered the final plat.

Chairman Stewart motioned to approve FP-22-014 for Harvest Phase 13, being 47.738 acres 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, with a condition the encroachment agreements for access to the easements owned by SWG Pipeline LLC and the Texas Municipal Power Agency are executed prior to the filing of the final plat. Commissioner Brekke seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

## G. FUTURE AGENDA AND ITEMS OF INTEREST

3. **Active Development Project List**
4. **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. There was a consensus to hold a Tree Preservation Board meeting prior to the next Planning and Zoning Commission meeting on November 2, 2022.


## H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 7:03 PM.

**APPROVED THIS THE 2nd DAY OF NOVEMBER 2022.**

WITNESS:

  
Casey Stewart, Chairman

  
Nabila Nur, Director of Community  
Development