

**MINUTES OF THE TOWN OF ARGYLE  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, NOVEMBER 2, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, November 2, 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 October 28, 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  
Jeff Castellanos  
Rebecca Lively-Oehlers  
Matt Nelson

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Marilyn Lewis  
Jeff Brekke

**STAFF PRESENT:**

Cynthia Kirchoff, 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 6:08 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 October 5, 2022.**

Commissioner Lively-Oehlers made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of October 5, 2022 as presented. Commissioner Castellanos seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

*Chairman Stewart moved the Public Hearing item #4 to be considered next. Vice-Chairman Kula agreed, and item #4 was discussed following item E. Minutes.*

## **G. PUBLIC HEARING ITEMS**

### **4. Receive public comments, consider and make recommendation on a Specific Use Permit (SUP-22-002) for a proposed lighted sports court located on Lot 30, Block A in the Rolling Acres Estates, located at 1302 Rolling Acres Drive, Town of Argyle, Denton County, Texas.**

Principal Planner Harrison Wicks provided a presentation on the specific use permit and introduced the applicant Daniel Kulle to answer any questions. The Commission discussed this item and considered the specific use permit.

Chairman Stewart opened the Public Hearing at 6:55 PM. The following individuals spoke:

1. William Hart, 1347 Rolling Acres Drive, Argyle, TX 76226, spoke in opposition
2. Joel Carter, 315 Dove Creek Road, Argyle, TX 76226, spoke in opposition
3. Patricia Carter, 315 Dove Creek Road, Argyle, TX 76226, spoke in opposition

The Public Hearing was closed at 7:03 PM.

Commissioner Castellanos motioned to table SUP-22-002 for a proposed lighted sports court located on Lot 30, Block A in the Rolling Acres Estates, located at 1302 Rolling Acres Drive to the December 7, 2022 Planning & Zoning Commission meeting to provide time for the applicant to provide the following information:

1. lighting plan (i.e. photometric plan) confirming there is minimal light spillage onto adjacent properties
2. confirmation a timer shutoff will be used
3. an option for permanent screening on the south side of the sports court

Commissioner Lively-Oehlers seconded the motion. The motion carried by a vote of five (5) in favor to none (0) opposed.

### **3. Receive public comments, consider and make recommendation on a Specific Use Permit (SUP-22-003) for a proposed Carwash, Self- Service at the North Avalon Addition (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, 201 Country View Drive, Roanoke, TX 76262. The Commission discussed this item and considered the specific use permit. Property owner Eric Schmitz, 8417 FM 922, Mountain Springs, TX 76272, spoke in favor of the project. Carwash Business owner Keith Sasich, 1112 Triple Crown Court, Bartonville, TX 76226, spoke in favor of the project.

Chairman Stewart opened the Public Hearing at 7:52 PM. No public comment was received, and the Public Hearing was closed at 7:53 PM.

Commissioner Kula motioned to recommend approval to Town Council of SUP-22-003 for a proposed Self-Service Carwash at the North Avalon Addition (Proposed Lot 2, Block A) on approximately 2.075 acres of land with a condition of operating hours between 7 AM to 7 PM. Commissioner Nelson seconded the motion. The motion carried by a vote of three (3) in favor to two (2) opposed. Commissioners Castellanos and Lively-Oehlers were in opposition.

## F. WORKSHOP ITEMS

### 2. Discuss the proposed street design for Gateway Boulevard as it relates to the Argyle Landing Plat condition and access to several properties that are affected by it.

Director Nabila Nur provided a presentation on this item. The Planning & Zoning Commission did not support a change to the street design for Gateway Blvd as it related to the Argyle Landing Final Plat and Planned Development Agreement.

## G. PUBLIC HEARING ITEMS

### 5. Receive public comments, consider, and make recommendation on an ordinance amendment (TDS-22-005) to Article II, Subdivisions, Part 3 Plats and Article III, Zoning, Part 5 Development Standards regarding amendment to required information on plats, and observed setbacks on corner lots within the Town Development Standards.

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

Chairman Stewart opened the Public Hearing at 8:16 PM. No public comment was received, and the Public Hearing was closed at 8:17 PM.

Chairman Stewart motioned to recommend approval to Town Council of ordinance amendment (TDS-22-005) to Article II, Subdivisions, Part 3 Plats and Article III, Zoning, Part 5 Development Standards regarding amendment to required information on plats, and observed setbacks on corner lots as presented. Commissioner Castellanos seconded the motion. The motion carried by a vote of five (5) in favor to none (0) opposed.

## H. ACTION ITEMS

### 6. Consider appointment of a Chairperson and a Vice-Chairperson from among the Commission membership as required by Section 14.3.21-2.H of the Town Development Standards.

#### A. Elect a new Chairman.

Commissioner Kula motioned to elect Commissioner Casey Stewart as Chairman. Commissioner Castellanos seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

#### B. Elect a new Vice-Chairman.

Commissioner Castellanos motioned to elect Commissioner Paul Kula as Vice-Chairman. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

**I. FUTURE AGENDA AND ITEMS OF INTEREST**

**7. Active Development Project List**

**8. 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.

**J. ADJOURNMENT**

With no further business to attend, the meeting was adjourned at 8:30 PM.

**APPROVED THIS THE 7th DAY OF DECEMBER 2022.**

**WITNESS:**



Casey Stewart, Chairman



Nabila Nur, Director of Community  
Development