

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JANUARY 5, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, January 5, 2016, at 6:30 p.m. at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. 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 December 30, 2015 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Paul Walker, Chairman
Jackie Thomas, Vice-Chair
Jason Lillard
Keith Appleton
Sherry Griffin
Richard Kravetz

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Paula Mabry

STAFF PRESENT:

Paul Frederiksen, Town Manager
Matthew Jones, Director of Community Development
Cathy Cunningham, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER

The regular meeting was called to order at 6:30 p.m., 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. ELECTION OF OFFICERS

- 1. Discussion and take appropriate action regarding the election of officers for the Planning and Zoning Commission including a chairman and vice chair.**

Mr. Appleton recommended Mr. Paul Walker serve as chairman of the Planning and Zoning Commission and Mrs. Jackie Thomas serve as vice chair. Mrs. Griffin agreed.

Discussion was held. Mr. Appleton motioned to approve the recommendation, Mrs. Griffin seconded the motion. The motion carried unanimously by a vote of 6-0.

E. MINUTES

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of September 1, 2015.**

Mrs. Thomas motioned, Mr. Kravetz seconded to approve the minutes of January 5, 2016 as presented. The motion carried unanimously by a vote of 6-0.

F. OLD BUSINESS

None

G. NEW BUSINESS

- 1. PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-15-002) for a proposed solar energy system at 818 Knob Hill Ct, being Lot 1, Block 1, Estates of Pilot Knob, Phase 1, located on the southeast corner of C Taylor Rd. and Crawford Rd., Town of Argyle, Denton County, Texas.**

Mr. Jones explained the Specific Use Permit and presented the staff report.

The applicant, Mr. Stanton, of 789 Johns Well Court was in attendance and requested that the application be approved.

The public hearing was opened at 6:39 p.m. public hearing was closed at 6:39 p.m.

Mr. Appleton motioned to approve the Specific Use Permit, Mrs. Griffin seconded the motion. The motion carried unanimously by a vote of 6-0.

- 2. PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-15-005) from PD-SPA-2 (Planned Development SPA-2) to PD-001 (Planned Development District) for Avalon at Argyle, being approximately 125.7 acres, 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.**

Mr. Jones explained the zoning change request and presented the staff report.

Mr. Randi Rivera, with G&A Consultants, a representative of the applicant explained the zoning change request and gave a presentation to the Commission.

The public hearing opened at 7:45 p.m. Ms. Deborah Wallace, a resident at 431 FM 407, Argyle, TX, raised concerns about traffic on FM 407. Public hearing was closed at 7:48 p.m.

Discussion was held. The Planning and Zoning Commission had concerns about reducing the amount of commercial space along I-35 W, and raised questions about the comprehensive plan.

Mrs. Thomas motioned to deny the zoning change, Mr. Kravetz seconded the motion. The motion carried unanimously by a vote of 6-0.

- 3. Consider a preliminary plat (PP-15-003) for Avalon at Argyle, a proposed subdivision on an approximately 129.99 acre tract 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.

Ms. Randi Rivera, with G&A Consultants, representing the applicant requested to withdraw the preliminary plat from consideration. No action was taken.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

Mr. Jones provided the Commission with recent updates regarding current Community Development items.

2. Project Updates.

Mr. Jones updated the Commission of future projects to be considered by the Commission.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 8:13 p.m.

APPROVED THIS THE 2nd DAY OF February, 2016.

WITNESS:



Paul Walker
Chairman



Matthew C. Jones, AICP
Director of Community Development