

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 2, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, February 2, 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 January 29, 2016 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
Paula Mabry
Keith Appleton
Sherry Griffin
Richard Kravetz

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Jason Lillard

STAFF PRESENT:

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

REGULAR MEETING AGENDA

A. CALL TO ORDER

The regular meeting was called to order at 6:31 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. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of January 5, 2016.

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

E. OLD BUSINESS

None

F. NEW BUSINESS

- 1. Consider a preliminary plat (PP-15-004) for Canyon Falls, a proposed subdivision on an approximately 168.31 acre tract of land in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.**

Mr. Jones explained the application for the preliminary plat and presented the staff report.

Discussion was held and Mr. Appleton motioned to approve the preliminary plat, Mrs. Mabry 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 (Z-15-006) from VC (Village Center) to C-DMU (Corridor Destination Mixed Use) for Gateway Sonic, being approximately 1.49 acres, Lot 1-R2, Block A, PM & R Addition, Town of Argyle, Denton County, Texas; and being located at the southeast corner of US HWY 377 and E. Harpole Rd.**

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

Mr. Ken Baca, a representative of the applicant, explained the zoning change request and gave a presentation to the Commission.

The public hearing opened at 7:18 p.m. Several attendees spoke in opposition of the request. Public hearing was closed at 7:29 p.m.

Discussion was held and Mr. Appleton motioned to approve the zoning change, Mr. Kravetz seconded the motion. The motion carried by a vote of 5-1.

- 3. PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-15-003) to allow for alcohol sales; located at Lot 1-R2, Block A, PM & R Addition, Town of Argyle, Denton County, Texas; and being located at the southeast corner of US HWY 377 and E. Harpole Rd.**

Mr. Jones explained the specific use permit request and presented the staff report.

The public hearing opened at 7:56 p.m. Public input was received. Public hearing was closed at 7:58 p.m.

Discussion was held and Mr. Appleton motioned to approve the specific use permit, Mrs. Mabry seconded the motion. The motion carried unanimously by a vote of 6-0.

- 4. PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-15-004) to allow for a drive-thru facility; located at Lot 1-R2, Block A, PM & R Addition, Town of Argyle, Denton County, Texas; and being located at the southeast corner of US HWY 377 and E. Harpole Rd.**

Mr. Jones explained the specific used permit request and presented the staff report.

The public hearing opened at 8:02 p.m. No public input was received. Public hearing was closed at 8:02 p.m.

Discussion was held and Mr. Appleton motioned to approve the specific use permit, Mr. Kravetz seconded the motion. The motion carried by a vote of 5-1.

5. **Consider and make a recommendation for a Site Plan (SP-15-001) for Gateway Sonic; being an approximately 2,000 SQ FT restaurant and 4,666 SQ FT Convenient Store with gasoline sales; located at Lot 1-R2, Block A, PM & R Addition, Town of Argyle, Denton County, Texas; and being located at the southeast corner of US HWY 377 and E. Harpole Rd.**

Mr. Jones explained the site plan request and presented the staff report.

Discussion was held and Mr. Appleton motioned to approve the site plan with the following recommendations provided by Town Staff:

1. A pedestrian access path should be provided from the public sidewalk to the front of the building.
2. A photometric plan should be prepared to demonstrate compliance with the lighting standards in the Town Development Standards prior to final approval at Town Council.
3. Remove nonessential information from the landscape plan and clearly identify all types of surfaces not under roof. Staff recommends the plan be in color.
4. Provide a table for tree replacement to include number of protected caliper inches removed, number of caliper inches protected, number of caliper inches to be replaced, and the net difference to determine the tree removal fee for the project;

Mr. Kravetz seconded the motion. The motion carried by a vote of 5-1.

G. 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.

H. ADJOURNMENT

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

APPROVED THIS THE 1st DAY OF March, 2016. WITNESS:



Paul Walker
Chairman



Matthew C. Jones, AICP
Director of Community Development