

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 1, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, March 1, 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 February 26, 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
Richard Kravetz
Jason Lillard

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Keith Appleton
Sherry Griffin

STAFF PRESENT:

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 6:34 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 February 2, 2016.

Mr. Kravetz motioned, Mrs. Mabry seconded to approve the minutes of February 2, 2016 as presented. The motion carried unanimously by a vote of 4-0.

E. OLD BUSINESS

None

F. NEW BUSINESS

1. **PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-16-001) from PD-SPA-2 (Planned Development SPA-2) to PD-001 (Planned Development District) for Avalon at Argyle, being approximately 133 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 application for the zoning change request and presented the staff report.

The public hearing opened at 7:08 p.m. Public input was received. Public hearing was closed at 7:10 p.m.

Discussion was held and Mr. Lillard motioned to approve the zoning change with the staff recommendations, Mr. Kravetz seconded the motion. The motion carried by a vote of 4-1.

2. **Consider and take appropriate action on a preliminary plat (PP-16-001) for Avalon at Argyle, a proposed subdivision on an approximately 133 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.**

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

Discussion was held and Mr. Lillard motioned to approve the preliminary plat, Mr. Kravetz seconded the motion. The motion carried by a vote of 4-1.

3. **PUBLIC HEARING: Consider and make a recommendation for an ordinance amendment (ORD-16-001) regarding changes to Section 14.3.71-11 - Access and Frontage Standards for Residential Lots, Section C – Exceptions; of the Town of Argyle Town Development Standards.**

Mr. Jones explained the recommendation for an ordinance amendment and presented the staff report.

The public hearing opened at 7:59 p.m. No public input was received. Public hearing was closed at 7:59 p.m.

Discussion was held and Mr. Walker motioned to table the item, Mrs. Mabry seconded the motion. The motion carried unanimously by a vote of 5-0.

4. **PUBLIC HEARING: Consider and make a recommendation for an ordinance amendment (ORD-16-002) regarding changes to Sections 14.3.32-4, 14.3.33-4, and 14.3.34-4 - Area Regulations; of the Town of Argyle Town Development Standards.**

Mr. Jones explained the recommendation for an ordinance amendment and presented the staff report.

The public hearing opened at 8:12 p.m. Public input was received. Public hearing was closed at 8:17 p.m.

Discussion was held and Mrs. Thomas motioned to approve the ordinance amendment, Mr. Lillard seconded the motion. The motion carried by unanimously by a vote of 5-0.

5. PUBLIC HEARING: Consider and make a recommendation for amendments (ORD-16-003) to the Town of Argyle Comprehensive Plan regarding allowable residential densities.

Mr. Jones explained the amendments the Town of Argyle Comprehensive Plan and presented the staff report.

Public hearing opened at 8:37 p.m. No public input was received. Public hearing closed at 8:38 p.m.

Discussion was held and Mrs. Thomas motioned to deny the amendments to the Comprehensive Plan, there was no second, and the motion failed for a lack of a second.

Mr. Lillard motioned to approve the amendments to the Comprehensive Plan, and Mr. Kravetz seconded the motion. The motion carried by a vote of 3-2.

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 8:50 p.m.

APPROVED THIS THE 5th DAY OF April, 2016. WITNESS:



Paul Walker
Chairman



Matthew C. Jones, AICP
Director of Community Development