



## Town Council Work Session & Regular Meeting Minutes –March 22, 2016

The Regular Meeting of the Town Council was held on **March 22, 2016** at 4:00 p.m. at the Argyle Town Hall. 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 duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

### A. CALL WORK SESSION TO ORDER

Mayor Krueger called the work session to order at 4:02 p.m.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Peggy Krueger	Mayor	Present	
Joey Hasty	Mayor Pro Tem	Present	
Kay Teer	Council Member, Place 2	Present	
Eric Lamon	Council Member, Place 3	Present	
Jay Haynes	Council Member, Place 4	Present	
Marla Hawkesworth	Council Member, Place 5	Present	

### B. WORK SESSION

The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discuss and review updates to the Transportation Thoroughfare Plan.  
Town Engineer John Birkhoff reviewed the proposed revisions to the Transportation Thoroughfare Plan. The Council discussed street cross-sections, roadway designations, roadway alignments and intersections.
2. Discussion on the S-1 Sanitary Sewer project.  
Mr. Birkhoff provided the Council with an update on the S-1 Sanitary Sewer design.
3. Hear a presentation from staff concerning the formation of Argyle Highlands Public Improvement District No. 1.  
Economic Development Consultant Trent Petty presented the Council with general information related to public improvement districts as well as specific information related to the proposed Argyle Highlands Public Improvement District No. 1.
4. Discussion of No-left turn sign at Old Justin Road.  
Captain Temple Cottle reviewed information related to the Old Justin Road/US 377 intersection and answered Council questions. The Council determined the Argyle ISD School Board should review on-site traffic flow at the intermediate school to try to alleviate some of the school traffic.

5. Discussion and direction to Staff regarding the creation of the Program for Argyle Community Engagement (PACE) for development related Town Hall forum meetings. This item will be discussed at the April Council meeting.
6. Discussion regarding any regular session items.

The work session was adjourned at 7:02 p.m.

**C. CALL REGULAR SESSION TO ORDER**

The Mayor called the regular session to order at 7:11 p.m.

**D. INVOCATION**

**E. PLEDGE OF ALLEGIANCE**

**F. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

1. Council Recognition of Students and Citizens
  - a. Marcus Doyle – Mr. Doyle was recognized by Captain Cottle and John Crawford for his many years of service on the Crime Control and Prevention District.
  - b. Argyle ISD – the State Champion Girls' Basketball team, State Champion Wrestler, State Champion Film Team and All-State Band were recognized by the Council.
2. Argyle Youth Advisory Council - The AYAC provided an update of their mission and purpose.
3. Town Council and Staff Presentations / Reports
  - a. Development Project Updates  
Community Development Director Matt Jones reported on current submittals to include Trailhead Ranch, Waterbrook and a CVS pharmacy.

**G. CONSENT AGENDA**

1. Consider approval of the February 23, 2016 Town Council minutes.
2. Consider approval of an ordinance cancelling the May 7, 2016 General Municipal Election and declaring the unopposed candidates elected. (*Ordinance No. 2016-03*)

**ACTION: Item G.1. and G.2.**

**APPROVED**

Mayor Pro Tem Hasty moved to approve the consent agenda as presented. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0.

**H. NEW BUSINESS**

1. Receive presentation by Vail & Knauth, LLP and consider acceptance of the Annual Financial Report for Fiscal Year 2015.

Mike Vail with Vail & Knauth, LLP presented the FY15 audited financials. Mr. Vail stated that assets exceed liabilities by approximately \$6.1 million and the Town's unrestricted net position is approximately \$1.5 million as of September 30, 2015. Mr. Vail issued a clean opinion with no instances of non-compliance and praised Finance Director Kim Collins in her preparation of the audit.

**ACTION: Item H.1.**

**APPROVED**

Mayor Pro Tem Hasty moved to approve the Annual Financial Report for Fiscal Year 2015. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0.

2. Consider approval of a resolution accepting for filing a petition for the establishment of Argyle Highlands Public Improvement District No. 1 and calling a public hearing to consider the advisability and feasibility of establishing the district.

**ACTION: Item H.2.**

**APPROVED**

Councilmember Haynes moved approve the resolution. Councilmember Hawkesworth seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Resolution No. 2016-04*)

3. Public hearing and consider 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.

Community Development Director Matt Jones presented the Council with the proposed zoning change request. Mr. Jones stated that the property is currently zoned PD-SPA-2 which would allow for up to 504 residential units on 55 acres that could include multi-family and approximately 40 acres of commercial. Mr. Jones stated the applicant had submitted a plan in January that provided for approximately 60 acres of residential, 18 acres of commercial, 23 acres of open space and 28 acres of right-of-way allowing for up to 356 residential lots. Mr. Jones further stated the applicant had revised their plans based on recommendations from the Planning and Zoning Commission to now be comprised of 54 acres of residential, 39 acres of commercial and 22 acres of open space allowing for up to 334 single-family residential lots with no option for multi-family uses.

Katie Lucas with G&A Consultants spoke on behalf of the applicant. Ms. Lucas reviewed the original overall concept plan that was designed to be a part of Canyon Falls. Ms. Lucas stated the applicant was trying to create a better vision for Argyle. Ms. Lucas stated the Planning and Zoning Commission's comments from their January meeting were incorporated into the newly proposed plan. Ms. Lucas stated the plan included added road separation, a pedestrian walkway, increased commercial, and decreased residential lots.

Mr. Petty stated that he had reviewed the project in accordance with the Town's Crow's Nest tool. Mr. Petty stated the proposed project resulted in a higher level of value than the current zoning because the assessed value would be higher and the cost of service would be lower.

Mayor Krueger opened the hearing to public comment.

No one spoke in favor of the project.

Opposed:

Terry Haefele, 117 Shadowwood Drive

Mayor Krueger closed the hearing to public comment.

The Council discussed masonry materials, sidewalks and differences between the current zoning designation and the proposed zoning designation.

**ACTION: Item H.3.**

**APPROVED**

Councilmember Haynes moved to continue the case and the associated hearing until the April 26, 2016 meeting. The motion died for lack of a second.

Councilmember Hawkesworth moved to approve the zoning change request for Avalon to include Staff and Planning & Zoning Commission recommendations; that all sidewalks must be in existence in concrete in 4' and 6' size or greater [six foot sidewalks along the 60' collector and 80' divided collector]; all masonry walls must be stone, not brick; and the T3 elements are subject to the Council's full discretion at the time of site plan approval. Mayor Pro Tem Hasty seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Ordinance No. 2016-04*)

4. Public hearing and consider 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 presented the Council with the proposed ordinance amendment that would remove the specification of average lot depth.

Mayor Krueger opened the hearing to public comment.

In favor:

Graham Whitehead, 217 Old Justin Road

No one spoke in opposition to the ordinance change.

Mayor Krueger closed the hearing to public comment.

**ACTION: Item H.4.**

**APPROVED**

Councilmember Lamon moved to approve the ordinance amendment. Mayor Pro Tem Hasty seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Ordinance No. 2016-05*)

5. PUBLIC HEARING: Discussion and take appropriate action for amendments (ORD-16-003) to the Town of Argyle Comprehensive Plan regarding allowable residential densities.

Town Attorney Matthew Boyle stated that the proposed amendment was drafted in order to specifically state that the Council may consider a zoning change for a residential use less dense than what is provided for in the Comprehensive Plan.

Mayor Krueger opened the hearing to public comment.

Those speaking regarding the ordinance amendment  
Terry Haefele, 117 Shadowwood Drive (*did not specify stance on ordinance*)

Mayor Krueger closed the hearing to public comment.

**ACTION: Item H.4.**

**APPROVED**

Councilmember Lamon moved approve the ordinance amendment. Councilmember Teer seconded the motion. For: Unanimous. The motion passed 5 to 0. (*Ordinance No. 2016-06*)

**I. OLD BUSINESS**

None.

**J. OPEN FORUM**

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

Brad Graham, 320 Boonesville Bend – Mr. Graham stated that he was representing the Underwood Family and Scott McGlaughlin and thanked Chief Tackett for attending the meeting of The Oaks subdivision. Mr. Graham stated that the neighborhood was seeing a lot of cut-through traffic from the high school and would like to see a gate or a “No Left Turn” sign installed on Cook Street.

**K. EXECUTIVE SESSION**

The Council did not meet in executive session.

PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D: Section 551.071- Consultation with the Town Attorney regarding

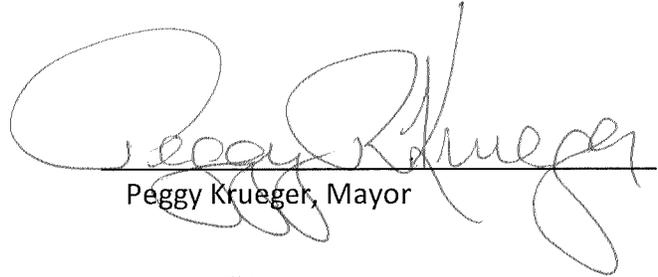
contemplated or pending litigation, to wit: Cause No. 15-10761-211: Texas Voices for Reason and Justice, Inc vs. the Town of Argyle, Texas; the Town of Hickory Creek, Texas; the City of Oak Point, Texas and the City of Ponder, Texas.

**L. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF for items to be placed on next meeting agenda**

**M. ADJOURN**

The meeting was adjourned at 9:55 p.m.

Approved this 26<sup>th</sup> day of April, 2016.



Peggy Krueger, Mayor



Kristi Gilbert, Town Secretary

