

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

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, April 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 April 1, 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  
Sherry Griffin  
Keith Appleton  
Jason Lillard

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

None.

**STAFF PRESENT:**

Matthew Jones, Director of Community Development  
Angie Manglaris, Permit Clerk  
Matthew Butler, 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. MINUTES**

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of March 1, 2016.**

Mrs. Thomas motioned, Mr. Kravetz seconded to approve the minutes of March 1, 2016 as presented. The motion carried unanimously by a vote of 6-0.

## **E. OLD BUSINESS**

- 1. PUBLIC HEARING: (*Tabled Item*) 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 6:36 p.m. No public input was received. Public hearing was closed at 6:37 p.m.

Discussion was held and Mrs. Thomas motioned to approve the ordinance amendment. Mr. Lillard seconded the motion. The motion carried unanimously by a vote of 7-0.

## **F. NEW BUSINESS**

- 1. PUBLIC HEARING: Consider and make a recommendation for a zoning change request (MDP-16-001) from A (Agricultural District), SF-10 (Single Family Residential-10 District), OR (Office Retail), LR (Local Retail), and CF (Community Facilities) to VC-N, VC-T, and VC-MU Districts (Village Center Neighborhood, Transition, and Mixed Use Districts) for Waterbrook, being approximately 105.35 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 47-50,55, 56, Chaney Addition, Block A, Lot 1 and 2, and Shady Oaks Estates 3, Block 1, Lot 1R; and being located at the southeast corner of HWY 377 and FM 407, located in the Town of Argyle, Denton County, Texas.**

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

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

The public hearing opened at 7:21 p.m. Public input was received. Two attendees spoke in favor of the request; one attendee spoke against the zoning change request. Public hearing was closed at 7:28 p.m.

Discussion was held and Mrs. Thomas motioned to approve the zoning change with the staff recommendations, Mr. Appleton seconded the motion. The motioned carried unanimously by a vote of 7-0.

## **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 8:25 p.m.

**APPROVED THIS THE 3rd DAY OF MAY, 2016. WITNESS:**



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Paul Walker  
Chairman



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Matthew C. Jones, AICP  
Director of Community Development