

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 3, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, May 3, 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 27, 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 6:31 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 April 5, 2016.**

Mr. Appleton motioned, Mrs. Griffin seconded to approve the minutes of April 5, 2016 as presented. The motion carried unanimously by a vote of 7-0.

E. OLD BUSINESS

None.

F. NEW BUSINESS

- 1. PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-16-003) from OR (Office Retail) to VC-MU (Village Center-Mixed Use) for CVS Pharmacy, being approximately 2.22 acres; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.**

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

A representative of the applicant explained the zoning change request and answered questions from the commission.

The public hearing opened at 6:52 p.m. No public input was received. Public hearing was closed at 6:52 p.m.

Discussion was held and Mrs. Griffin motioned to approve the zoning change with the manufactures' make and model number added to the elevations sheet for material specification; and the following staff recommendations:

1. Retaining wall shall be a minimum of 3' in height and shall be constructed of the same stone used for the primary structure.
2. Update sign package to reflect changes to the proposed signs shown on the proposed elevations.

Mr. Kravetz seconded the motion. The motioned carried unanimously by a vote of 7-0.

- 2. PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-16-003) to allow for alcohol sales; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.**

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

The public hearing opened at 7:06 p.m. No public input was received. The public hearing closed at 7:06 p.m.

Discussion was held and Mr. Appleton motioned to approve the specific use permit, Mrs. Griffin seconded the motion. The motion carried unanimously by a vote of 7-0.

- 3. Consider and make a recommendation for a Site Plan (SP-16-001) for CVS Pharmacy; being an approximately 14,600 SQ FT Pharmacy/Retail Sales; being described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.**

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

Discussion was held and Mrs. Thomas motioned to approve the site plan with the manufactures' make and model number added to the elevations sheet for material specification; and the following staff recommendations:

1. Retaining wall shall be a minimum of 3' in height and shall be constructed of the same stone used for the primary structure.
2. Update sign package to reflect changes to the proposed signs shown on the proposed elevations.

Mr. Lillard 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.

H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 7:17 p.m.

APPROVED THIS THE 7th DAY OF JUNE, 2016. WITNESS:



Paul Walker
Chairman



Matthew C. Jones, AICP
Director of Community Development