

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

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, August 2, 2016, at 6:00 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 July 28, 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  
Sherry Griffin  
Paula Mabry  
Richard Kravetz  
Keith Appleton  
Jason Lillard

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Jackie Thomas, Vice-Chair

**STAFF PRESENT:**

Matthew Jones, Director of Community Development  
Angie Manglaris, Permit Clerk  
Matthew Butler, Town Attorney

**WORK SESSION AGENDA 6:00 PM**

**A. CALL WORK SESSION TO ORDER**

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

**1. Discussion regarding the Town of Argyle Comprehensive Plan.**

The work session was called to order at 6:05 p.m. Mr. Walker briefed the commission on the history of the comprehensive plan. The work session closed at 6:16 p.m.

**REGULAR MEETING AGENDA**

**B. CALL TO ORDER– Chairman Paul Walker**

The regular meeting was called to order at 6:30 p.m., noting a quorum was present.

**C. PLEDGE OF ALLEGIANCE – American Flag**

**D. PLEDGE OF ALLEGIANCE – Texas Flag - “Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible”.**

## E. MINUTES

### 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of June 7, 2016.

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

## F. OLD BUSINESS

None.

## G. NEW BUSINESS

### 1. PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-16-002) to allow for a Contractor's Office/Sales (No Outside Storage including Vehicles), being approximately 2.00 acres; being described as S. Chambers Survey, Tract 20, Town of Argyle, Denton County, Texas; and being located at 409 US 377.

Mr. Jones explained the Specific Use Permit request and presented the staff report.

The public hearing opened at 6:39 p.m. No public input was received. Public hearing was closed at 6:39 p.m.

Discussion was held and Mr. Appleton motioned to approve the Specific Use Permit with the recommendation of a 12 month expiration date. Mr. Lillard seconded the motion. The motion carried by a vote of 4-1.

### 2. PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-16-005) from SF-2.5 (Single Family Residential Estate 2.5 District) to PD (Planned Development) for Belmont Ridge, being approximately 61.58 acres; being described as Oak Tree Trails Addition, Lots 1-2, Town of Argyle, Denton County, Texas; and being located on the North side of E. Hickory Hill Road.

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 7:09 p.m. Several individuals spoke against the zoning change request. The public hearing closed at 8:14 p.m.

Discussion was held and Mrs. Griffin motioned to deny the zoning change request, Mrs. Mabry seconded the motion. The motion carried unanimously by a vote of 4-0.

Mr. Walker called for a 5 minute recess at 8:33 p.m. The meeting reconvened at 8:40 p.m.

3. **Consider and make a recommendation for a Site Plan (SP-16-003) for 609 Walnut Street; regarding alternative regulations and requirements in the OT-2 (Old Town 2 District). Located at 609 Walnut Street, Town of Argyle, Denton County, Texas.**

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

A representative of the applicant explained the alternative regulations for the site plan and answered questions from the Commission.

Mr. Appleton motioned to approve the site plan, Mr. Lillard seconded the motion. The motion carried unanimously by a vote of 5-0.

4. **Consider and make a recommendation for a Site Plan (SP-16-004) for CVS Pharmacy; being an approximately 14,600 SQ FT Pharmacy; 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 application and presented the staff report.

A representative of the applicant answered questions from the Commission. Discussion was held.

Mr. Lillard motioned to approve the site plan with the proposed lighting plan. Mr. Appleton seconded the motion. The motion carried unanimously 5-0.

5. **Consider and make a recommendation for a Site Plan (SP-16-006) for The Lakes of Argyle, a proposed subdivision on an approximately 111.36 acre tract of land in the T. White Survey, Abstract No. 1384, Tracts 20 and 21; Vineyard Hills Subdivision, Block 1, Lots 3, 4, and 5; Vineyard Hills Subdivision No. 2, Block A, Lots 2R and 3; and Restless Acres, Block A, Lot 1; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas.**

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

A representative of the applicant answered questions from the Commission. Discussion was held.

Mrs. Griffin motioned to approve the site plan, and Mr. Appleton seconded the motion. The motion carried unanimously by a vote of 5-0.

## H. 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.

**I. ADJOURNMENT**

With no further business to attend, the meeting was adjourned at 9:18 p.m.

**APPROVED THIS THE 6th DAY OF September, 2016.      WITNESS:**



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Paul Walker  
Chairman



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Matthew C. Jones, AICP  
Director of Community Development