

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 6, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, September 6, 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 September 2, 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
Sherry Griffin
Paula Mabry
Jason Lillard

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Richard Kravetz
Keith Appleton

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 6:00 p.m. Chairman Walker briefed the commission on the history of the comprehensive plan up to this point and asked the commissioners to suggest areas for improvement. Discussion was held regarding updating the tax gap analysis, the parks and trail plan, and cleaning up language in the comprehensive plan to remove conflicting language and make it enabling. The work session closed at 6:51 p.m.

REGULAR MEETING AGENDA

B. CALL TO ORDER– Chairman Paul Walker

The regular meeting was called to order at 6:58 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 August 2, 2016.**

Mrs. Thomas motioned to approve the minutes of August 2, 2016 with corrections made to attendance. Mr. Lillard seconded the motion. 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 and ordinance amendment (ORD-16-004) to Section 14.3.42-OR-Office Retail District of the Town of Argyle Development Standards, regarding changes to the permitted use chart, to allow “Health Club (Indoor)” as a permitted use in the Office Retail District.**

Mr. Jones explained the Ordinance Amendment request and presented the staff report.

The public hearing opened at 7:05 p.m. No public input was received. Public hearing was closed at 7:05 p.m.

Discussion was held and Mr. Lillard motioned to approve the Ordinance Amendment. Mrs. Griffin seconded the motion. The motion carried by a vote of 5-0.

- 2. Consider and take appropriate action on a preliminary plat (PP-16-004) for Harvest Townside Phases 1&2, a proposed subdivision on an approximately 92.172 acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located in the Town of Argyle’s Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located on the west side of IH 35 W, south of Old Justin Road, and west of Argyle’s Town Limits**

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

A representative of the applicant answered questions from the Commission.

Discussion was held and Mrs. Griffin motioned to approve the preliminary plat, Mrs. Mabry 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.

3. APA-Texas Chapter Conference-San Antonio, TX, November 2-4, 2016.

I. ADJOURNMENT

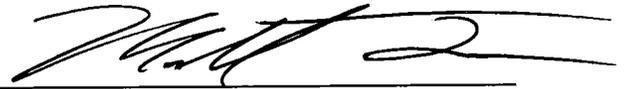
With no further business to attend, the meeting was adjourned at 7:16 p.m.

APPROVED THIS THE 4th DAY OF October, 2016.

WITNESS:



Paul Walker
Chairman



Matthew C. Jones, AICP
Director of Community Development