

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 6, 2018**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, February 6, 2018, 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 February 2, 2018 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
Wayne Holt
Eric Fields
Leona McDade
Gordon Baethge
Richard Spies

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Rick Bradford, Vice-Chairman

STAFF PRESENT:

David Hawkins, Director of Community Development
Angie Manglaris, Development Coordinator
Matthew Butler, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER– Chairman Paul Walker

The regular meeting was called to order at 6:33 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 December 5, 2017.

Discussion was held and Mrs. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of December 5, 2017 as written. Mr. Holt seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

E. OLD BUSINESS

None.

G. NEW BUSINESS

1. **Consider and make a recommendation for a Site Plan Amendment (SP-17-006) for improvements to Argyle High School, located at 191 U.S. HWY 377, being legally described as Lot 1R, Block 1, Argyle High School Addition, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report and explained the Site Plan Amendment application.

Discussion was held on site lighting for the new building addition. Mr. Fields motioned to approve the Site Plan Amendment as presented. Mr. Spies seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

2. **PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-17-003) to amend a 5.8-acre portion of the Waterbrook development and rezoning a 5-acre tract from A (Agricultural District) to VC-N and VC-T Districts (Village Center Neighborhood and Transition Districts) to be incorporated into the Waterbrook development, being approximately 10.8 acres of land, legally described as portions of S. Chambers Survey, Abstract No. 308, Tracts 48, 48A, 48B, 48C, 49, 49A, 50, 50A, and 55, and being located at the southeast corner of HWY 377 and FM 407, located in the Town of Argyle, Denton County, Texas.**

Mr. Hawkins explained the zoning change request and presented the staff report.

Mr. Pedigo, a representative of the applicant, gave a presentation and answered questions from the Commission.

The public hearing was opened at 6:52 p.m. Paul Kula, 603 Old Justin Road, spoke in favor of the zoning change request. The public hearing was closed at 6:54 p.m.

Discussion was held on drive-thru allowances. Mr. Fields made a motion to approve the zoning change request as presented. Mr. Holt seconded the motion. The motion carried by a vote of five (5) in favor to one (1) opposed.

3. **PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-17-008) for the Goddard School, a proposed daycare center to be located at 409 FM 407 E, being legally described as a 2.989-acre tract of land situated within the Stephen A. Chambers Survey, Abstract No. 308, Town of Argyle, Denton County Texas.**

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

The public hearing was opened at 7:14 p.m. No public input was received. The public hearing was closed at 7:15 p.m.

The public hearing was reopened at 7:16 p.m. The following residents spoke regarding the proposed fencing for the site, traffic concerns on FM 407, and concerns with the proposed building location:

Sherrill Niederer, 319 FM 407 E
Paul Kula, 603 Old Justin Road
Ashley Michels, 332 Boonesville Bend
Diane Marburger, 711 Robin Lane
Carl Peet, 1436 Rolling Acres Drive

The public hearing was closed at 7:24 p.m.

Discussion was held and Mr. Spies motioned to approve the Specific Use Permit. Mr. Holt seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

4. **Consider and make a recommendation for a Site Plan (SP-17-007) for the Goddard School, a proposed daycare center to be located at 409 FM 407 E, being legally described as a 2.989-acre tract of land situated within the Stephen A. Chambers Survey, Abstract No. 308, Town of Argyle, Denton County Texas.**

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

Mr. LaCroix, a representative of the applicant, explained the site plan request and answered questions from the Commission.

Discussion was held regarding the location of the building within the site, the proposed fencing, architectural design of the building, and traffic issues along FM 407. Mr. Spies motioned to table the site plan application to the March 6, 2018 regular meeting of the Town of Argyle Planning and Zoning Commission. Mr. Holt seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

5. **PUBLIC HEARING: Consider and make a recommendation for an ordinance (ORD-17-009) adopting various amendments to the Argyle Comprehensive Plan and the Future Land Use Plan.**

Mr. Hawkins presented the staff report and explained the amendments to the Argyle Comprehensive Plan.

Mr. Petty, of Petty and Associates, gave a presentation regarding the amendments made to the Argyle Comprehensive Plan and the Future Land Use Plan.

The public hearing open at 9:03 p.m. Paul Kula, 603 Old Justin Road, spoke in favor of the amendments to the Comprehensive Plan and Future Land Use Plan. The public hearing closed at 9:05 p.m.

Discussion was held on the clerical error by the consultant regarding the uses allowed in T3 being removed. Mr. Petty stated that it will be placed back into the document prior to the Town Council meeting. Mr. Holt motioned to approve the amendments to the Argyle Comprehensive Plan and

the Future Land Use Plan as presented. Mr. Baethge seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

6. Discussion on PACE Meeting procedures.

Mr. Walker asked if there were any questions regarding the memo covering PACE Meeting procedures for the Town of Argyle. There were no questions and no further discussion was needed.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
2. Project updates.


Mr. Hawkins provided the Commission with recent updates regarding Community Development items.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 9:13 p.m.

APPROVED THIS THE 6th DAY OF MARCH, 2018.

WITNESS:



Paul Walker
Chairman



David Hawkins, AICP
Director of Community Development