



**Town Council  
Work Session & Regular Meeting  
Minutes – March 26, 2019**

The Work Session and Regular Meeting of the Town Council was held on **March 26, 2019** at 5:00 p.m. at the Argyle Town Hall. 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 duly posted, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

**A. CALL MEETING TO ORDER**

Mayor Donald Moser called the meeting to order at 5:00 p.m.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Donald Moser	Mayor	Present	
Marla Hawkesworth	Mayor Pro Tem, Place 5	Present	
Alex Vukasin	Council Member, Place 1	Present	
Ronald Schmidt	Council Member, Place 2	Present	
Jon Donahue	Council Member, Place 3	Present	
<del>Todd Mankin</del> Cynthia Hermann	Council Member, Place 4	Present	
Kristi Gilbert	Town Manager		
Victoria Thomas	Town Attorney		

**B. WORK SESSION**

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

1. Discuss the project scope and cost estimates for the 2019 Road Improvement Project, including future public meetings.

Gary Vickery, with Teague, Nall and Perkins, briefly discussed the estimated cost of the project (\$2,611,841) and reminded Council of the upcoming Town Hall Meeting that will be held on April 4th. Mr. Vickery asked Council if they would prefer the project be done one street at a time or if they would like overlapping projects in order to move through the project quicker. Councilmembers informed him Harpole was a concern as school started back up and requested they start on the West end to have it completed prior to the beginning of school. Town Manager Kristi Gilbert advised there will be an alternate on the upcoming bid for Charyl Lynn.

2. Discuss the Town codes and case law regarding political signs.

Ms. Gilbert informed Council that due to case law the Town is unable to regulate portions of the sign ordinance. Mayor Moser asked that the sign ordinance be

- c. Police Department Officer Introduction  
Chief Cottle introduced two new employees to the department: Cindy Hess, part-time administrative assistant and Officer S. Harper.
- d. Development Project Updates  
Community Development Director David Hawkins reviewed the status of current projects and their time line.
- e. Presentation by Skyline Drive Residents  
Peter Feldman resident of 905 Skyline and Clifton Holland resident of 920 Skyline went over their presentation to Council regarding their concerns regarding run-off water during rain events in the Skyline subdivision.
- f. Argyle Urban Forest Ecosystem Analysis  
Taylor Guynes with the Texas Tree Foundation gave Council an overview of the ecosystem assessment and tree canopy analysis. The Foundation estimates that Argyle has approximately 627,500 trees with a structural value of \$484 million. The USDA Forest Service recommends a 40% tree canopy coverage in which Argyle currently has 31.3% coverage. The three top species found in Argyle were Post Oak, Cedar Elm and Black Locust.

**G. OPEN FORUM:**

The opportunity for citizens to address the Town Council on any non-agenda item (limit 5 minutes per person); however, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hour notice. Issues raised may be referred to Town Staff for research and possible future action.

No speakers

**H. CONSENT AGENDA:**

***Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.***

1. Consider approval of the February 26, 2019 Regular Town Council Meeting Minutes as recorded.
2. Consider approval of a resolution authorizing the execution of an Interlocal Sewer Service Area Agreement between the Town of Argyle and the Town of Northlake. *(Resolution Number 2019-04)*
3. Consider approval of a resolution authorizing the execution of a continuing disclosure agreement with the Trinity River Authority of Texas. *(Resolution Number 2019-05)*
4. Ratify approval of a purchase of a 2019 Chevrolet C1500 Extended/Double Cab Pickup for Public Works Construction Inspector.

and Zoning Commission on February 13, 2019. Ms. Manglaris stated the Planning and Zoning Commission approved the amendment at their March 5, 2019 meeting.

Mayor Moser opened the public hearing; with no speakers present the public hearing was closed.

**ACTION: Item J.1.**

**APPROVED**

Mayor Pro Tem Hawkesworth moved to approve an ordinance amendment (ORD-19-001) to consider amendments regarding Section 14.1.5, Definitions; Article III, Part 3, Zoning Districts, and Article III, Part 4, Use Regulations of the Town of Argyle Town Development Standards, to remove 2F (Two-Family Residential District) from use charts and zoning districts in the Town Development Standards. Councilmember Vukasin seconded the motion. For: Unanimous. The motion passed 5-0. (*Ordinance Number 2019-04*)

2. PUBLIC HEARING: Consider and take appropriate action on an Amended Specific Use Permit (SUP-19-001) for Argyle Vet Clinic, a proposed veterinary clinic expansion to be located at 410 E FM 407, being legally described as a 1.881-acre tract of land situated within the S.A. Chambers Survey, Abstract No. 308, Town of Argyle, Denton County, Texas.

Ms. Manglaris informed Council the Argyle Vet Clinic is looking to expand their existing facility authorized under a Specific Use Permit approved in May of 2005. Buildings with an SUP are required to go through the process again when making changes to the structure. Ms. Manglaris stated the Planning and Zoning Commission approved the Amended SUP at their March 5, 2019 meeting.

Justin Lansdowne, with G&A McAdams, representing Argyle Vet Clinic addressed Council to inform them of the expansion and purpose of the SUP request and site plan approval.

Mayor Moser opened the public hearing; with no speakers present the public hearing was closed.

**ACTION: Item J.2.**

**APPROVED**

Councilmember Donahue moved to approve an ordinance amending the Specific Use Permit (SUP-19-001) for Argyle Vet Clinic, a proposed veterinary clinic expansion to be located at 410 E FM 407, being legally described as a 1.881-acre tract of land situated within the S.A. Chambers Survey, Abstract No. 308, Town of Argyle, Denton County, Texas. Councilmember Schmidt seconded the motion. For: Unanimous. The motion passed 5-0. (*Ordinance Number 2019-05*)

3. Consider and take appropriate action on a Site Plan Amendment (SP-19-001) for Argyle Vet Clinic, a proposed veterinary clinic expansion to be located at 410 E FM

The consulting services for the strategic plan was presented to Economic Development Corporation board at their February and March meetings. The board tabled the item as they desired to move forward with addressing their action plan instead of spending money on the consulting services. Mayor Pro Tem Hawkesworth asked for the consulting firm to address Council as to what services would be provided as a part of the consulting agreement. Jason Gray with JDGray Groupe stated his company would work with the Town's vision to develop a plan as to the steps that Staff and Council will make for focus areas of Economic Development for the Town. For each focus area they will create objectives to obtain in order to meet those goals.

**ACTION: Item J.4.**

**APPROVED**

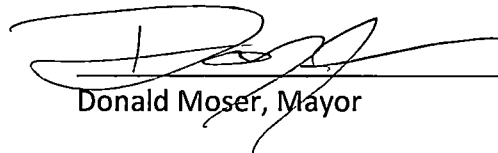
Councilmember Vukasin moved to authorize the Town Manager to execute a proposal for consulting services for strategic planning services funding fifty percent of the proposal up to \$23,750. Councilmember Hermann seconded the motion. For: Unanimous. The motion passed 5-0.

**K. RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA** (*discussion under this item must be limited to whether or not the Council wishes to include a potential agenda item on a future agenda*)

Councilmember Schmidt stated he would like to explore Town Staff handling the maintenance of the PID and TIRZ agreements and funds at a future meeting.

**L. ADJOURN**

There being no further business, Mayor Moser adjourned the regular session at 9:23 p.m.

  
Donald Moser, Mayor

  
Erika McComis, Town Secretary

