

**MINUTES OF THE TOWN OF ARGYLE  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, APRIL 6, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, April 6, 2022, at 6:00 p.m. 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 1, 2022 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

**PLANNING AND ZONING COMMISSION MEMBERS PRESENT:**

Casey Stewart, Chairman  
Paul Kula, Vice-Chairman  
Gordon Baethge  
Matt Nelson  
Marilyn Lewis

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Jeff Castellanos  
Leona McDade

**STAFF PRESENT:**

Rich Olson, Town Administrator  
Brenda McDonald, Town Attorney  
Brent Anderson, Town Engineer  
Nabila Nur, Director of Community Development  
Harrison Wicks, Planner II

**REGULAR MEETING AGENDA**

**A. CALL TO ORDER – Chairman**

The regular meeting was called to order at 6:03 p.m. by Chairman Casey Stewart 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. OPEN FORUM:**

Pursuant to Section 551.007 of the Texas Government Code, any member of the public has the opportunity to address the Planning and Zoning Commission concerning any matter of public business or any posted agenda item; however, the Act prohibits the Planning and Zoning Commission from deliberating any issues not on the public agenda and such non-agenda issues may be referred to Town staff for research and any future action; all persons addressing are limited to five (5) minutes and subject to council adopted rules and limitations permitted by law.

Chairman Stewart opened the meeting to public comment. No public comment was received.

**E. MINUTES**

- 1. Consider approval of the minutes of the Planning and Zoning Commission Regular Meeting of March 2, 2022.**

Commissioner Baethge made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of March 2, 2022 as presented. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

## F. NEW BUSINESS

1. **Consider and make a recommendation on a Revised Site Plan (SP-22-002) for TM Evans Tract, Phase II, a proposed 19,673 square-foot facility with office, restaurant, and retail uses, located on approximately 1.883 acres of land, legally described as Lot 2, Block A, Evans Tract, located in the Town of Argyle, Denton County, Texas.**

Mr. Wicks provided a presentation on the revised site plan, highlighting the proposed revisions including a new building configuration and façade, a revised landscape plan, the addition of sidewalks around the drainage easement, and the addition of six bike racks. Applicant Mr. Sahil Kurji, representing SLATE Land & Development Company, 5729 Lebanon Road, Suite 144-5889, Frisco, TX 75034, presented on the merits of the proposed revised site plan. The Commission discussed this item and considered the proposed revisions.

Commissioner Lewis motioned to recommend approval of Revised Site Plan (SP-22-002) as presented. Commissioner Kula seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

2. **Consider and take appropriate action on a Final Plat (FP-22-001) for Harvest Townhomes Phase Two, a proposed subdivision on an approximately 11.796-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of I-35W, and west of Town Limits of the Town of Argyle.**

Mr. Wicks provided a presentation on this item. Applicant Ms. Gena Terrell, representing Hillwood Communities, 3000 Turtle Creek Blvd, Dallas, TX 75219, and Mr. Tanner Sheets, representing Peloton Land Solutions, 11000 Frisco Street, Suite 400, Frisco, TX 75033, were available to answer questions.

Commissioner Nelson motioned to approve Final Plat (FP-22-001) for Harvest Townhomes Phase Two, with the condition that the Argyle Water Supply Corporation approve the water plans for this phase prior to the filing of the Final Plat. Commissioner Kula seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

## G. EXECUTIVE SESSION

*Chairman Stewart announced the Planning and Zoning Commission would move into Executive Session at 7:47 PM:*

**PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D,** Texas Open Meetings Act (the "Act"), the Planning and Zoning Commission will recess into Executive Session (closed meeting) to discuss the following:

***§551.071 (1) (2): Consultation with Attorney***

Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:

1. Planning and Zoning Commission members personal liabilities in relation to serving on the Board.

- i. **Adjourn into Open Meeting.** The Planning and Zoning Commission adjourned back into Open Meeting at 8:30 PM. No action was taken.

#### H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
2. Project updates.  
DRC Projects List - Updated 3.31.2022

Town staff provided the commission with recent development project updates and gave an overview of upcoming projects.


#### I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 8:38 PM.

**APPROVED THIS THE 4th DAY OF MAY 2022.**

**WITNESS:**

  
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Casey Stewart, Chairman

  
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Nabila Nur, Director of Community  
Development