

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 1, 2018**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, May 1, 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 April 27, 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
Rick Bradford, Vice-Chairman
Wayne Holt
Leona McDade
Gordon Baethge
Richard Spies
Eric Fields

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

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 6:31 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 April 3, 2018.

Discussion was held and Ms. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of April 3, 2018 as written. Mr. Holt seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

E. OLD BUSINESS

- 1. 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 an overview of the site plan application and discussion from the previous Planning and Zoning Commission meeting. Mr. Hawkins explained TxDOT had completed the TIA review and there would be expectations for a turn lane on FM 407. Mr. Hawkins stated the applicant communicated they would not be moving forward with the project and he was waiting on a formal withdrawal of the application.

Discussion was held and Mr. Spies motioned to table the site plan application to the June 5, 2018 regular scheduled meeting of the Planning and Zoning Commission. Mr. Holt seconded the motion. The motioned carried unanimously by a vote of seven (7) in favor to none (0) opposed.

F. NEW BUSINESS

- 1. Consider and take appropriate action on a Preliminary Plat (PP-18-001) for Waterbrook Phase 2, a proposed subdivision on approximately 4.079 acres of land, legally described as a portion of the S. Chambers Survey, Abstract No. 308, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report and explained the Preliminary Plat application.

Mr. Dayton, a representative of the applicant, discussed the Preliminary Plat application and answered questions from the Commission.

Discussion was held and Mr. Fields motioned to approve the Preliminary Plat as presented. Mr. Holt seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

- 2. Consider and make a recommendation on a Final Plat (FP-18-004) for Canyon Falls Prairie Ridge Road Remainder, a right-of-way plat on approximately 4.925 acres of land, legally described as a portion of the F. Thornton Survey No. 1244, Town of Argyle ETJ, Denton County, Texas.**

Ms. Manglaris presented the staff report and explained the Final Plat application and variance request.

Mr. White, a representative of the applicant, presented the Final Plat application and answered questions from the Commission regarding the reason for variance request to the right-of-way width.

Discussion was held and Mr. Holt motioned to approve the final plat request as presented with the variance request to allow a reduced right-of-way width. Mr. Spies seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

3. PUBLIC HEARING: Consider and make a recommendation on an ordinance amendment (ORD-17-012) regarding Section 14.4.2 of the Argyle Town Development Standards regarding signage requirements for signs on vehicles and trailers.

Mr. Hawkins presented the ordinance amendment and the staff report. Mr. Hawkins noted potential legal issues with the draft ordinance and recommended the Commission to revise the draft language or table the item to allow the staff to revise and the Town Attorney could provide legal input.

The public hearing was opened at 6:58 p.m. Paul Kula, 603 Old Justin Road, spoke in favor of the amendment and for the rewording the draft ordinance.

Discussion was held and Mr. Holt motioned to table the ordinance amendment until staff could work with legal and revise the language for the ordinance. Mr. Bradford seconded the motion. The motion carried by a vote of seven (7) in favor to none (0) opposed.

G. 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.

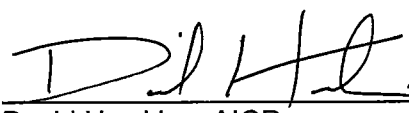
H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 7:17 p.m.

APPROVED THIS THE 5th DAY OF June, 2018. WITNESS:



Rick Bradford
Vice-Chairman



David Hawkins, AICP
Director of Community Development