

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, MAY 4, 2022**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, May 4, 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 29, 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
Jeff Castellanos
Marilyn Lewis

STAFF PRESENT:

Rich Olson, Town Administrator
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 6:00 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 April 6, 2022.

Commissioner Castellanos made a motion to approve the minutes of the Planning and Zoning Commission Regular Meeting of April 6, 2022 as presented. Commissioner Baethge seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

F. ACTION ITEM

- 2. Consider and take appropriate action on a final plat (FP-22-006) for Planned Development District #3 (PD-003) Argyle Landing, being approximately 222.24 acres situated in the Francis W. Thornton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.**

Planner II Harrison Wicks provided a presentation on the final plat and the provided the applicant's request for a 30-day extension to be approved by the Planning and Zoning Commission. The extension would allow the applicant more time to address outstanding comments and requirements as identified by the Town of Argyle Development Review Committee. The Commission discussed this item and considered the extension request.

Commissioner Kula motioned to approve the 30-day extension request. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

G. FUTURE AGENDA AND ITEMS OF INTEREST

- 3. Briefing on recent Town Council action on Community Development agenda items**
- 4. Sign Ordinance Review and Update**
- 5. Land Use Chart Update**
- 6. DRC Projects List - Updated 4.28.2022**

Town staff provided the commission with recent development project updates and gave an overview of upcoming projects. Chairman Stewart asked staff to review the Town's sign ordinance, specifically related to the brightness of LED signs at night. Staff provided an update on the land use chart update project and confirmed a public hearing will be scheduled for the Planning & Zoning Commission meeting on June 1, 2022.

H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 6:39 PM.

APPROVED THIS THE 1st DAY OF JUNE 2022.

WITNESS:



Casey Stewart, Chairman



Nabila Nur, Director of Community
Development