

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, September 3, 2019**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, SEPTEMBER 3, 2019, at 6:00 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 August 30, 2019 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Rick Bradford, Chairman
Richard Spies, Vice-Chairman
Leona McDade
Paul Kula
Jeff Castellanos
Gordon Baethge
Casey Stewart

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

STAFF PRESENT:

David Hawkins, Director of Community Development
Angie Manglaris, Development Coordinator
Julie Doshier, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:01 p.m. by Chairman Rick Bradford, 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 August 6, 2019.**

Commissioner Ms. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of August 6, 2019 as presented. Mr. Spies seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

E. OLD BUSINESS

None.

F. NEW BUSINESS

- 1. Consider and make a recommendation on a Site Plan Amendment (SP-19-008) for 407 Gun Club and 407 BBQ, regarding a special exception to the Town Development Standards, Section 14.4.11 - Ground and Monument Signs, located at 831 W FM 407, and being located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ) , Denton County, Texas.**

Ms. Manglaris presented the staff report and gave an overview of the request to allow a special exception for digital signage to be allowed as part of the new 407 Gun Club and 407 BBQ monument sign.

Mr. Bobby Hawk, applicant and owner, addressed the Commission and answered questions regarding the need for digital signage at this location, the proposed size of the digital component to the sign and the plans to control brightness and content display on the sign.

Discussion was held and Mr. Spies motioned to recommend approval of the Site Plan Amendment as presented. The motion failed to carry due to lack of a second.

Additional discussion was held and Ms. McDade motioned to recommend denial for the Site Plan Amendment as presented. Mr. Kula seconded the motion. The motion carried by a vote of six (6) in favor to one (1) opposed. Mr. Spies cast the dissenting vote.

- 2. Consider and make a recommendation on a Site Plan (SP-19-007) for Castle Development Argyle, a proposed 7,500 sq. ft. medical office building, being located on the southeast corner of FM 407 and Blue Horizon way, Town of Argyle, Denton County, Texas.**

Mr. Hawkins presented the staff report, explained the Site Plan request and explained the proposed project layout and variances the applicant was seeking to the approved Waterbrook Master Development Plan.

Discussion was held amongst the Commission and questions were asked regarding different options for site lay out in lieu of seeking a landscape buffer variance. The Commission also had questions for the applicant regarding building setback and parking lot options for the development.

Mr. Hawkins explained the applicant was unable to attend the Planning and Zoning Commission meeting and they would be better able to answer the Commission's questions.

Discussion was held and Mr. Baethge motioned to table the Site Plan application until the applicant was present. Mr. Kula 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 a zoning change request (MDP-19-002) from A (Agricultural) and CR (Community Retail) to RCS-T (Regional Center South - Transition) for Project Alpha, being an approximately 30.048-acre tract of land located in the Patrick Rock Survey, Abstract No. 1063, being a portion of Lot, Block A, James P. Heath Addition, and being located on the north side of FM 407 approximately 1,900 feet**

east of the I-35W and FM 407 intersection, located in the Town of Argyle, Denton County, Texas.

Mr. Hawkins presented the staff report, gave an overview of the proposed project and site layout and explained the applicant was seeking to determine if the land use of hospital would be allowed at this location.

Mr. Aaron Duncan, a representative of the applicant, gave an overview of the project and provided the Commission with examples of similar projects around Texas.

John Sullivan and Mike Walker, applicants, answered questions from the Commission regarding total size of the proposed project, future development around the site, and frequency of helistop use.

Mr. Bret Pedigo, a representative of the applicant, addressed the Commission and answered questions regarding the future development of Gateway Blvd., FM 407 improvements and deceleration lanes, and potential future traffic issues surrounding the site.

Chairman Bradford opened the public hearing at 7:24 p.m.

The individuals listed below spoke against the zoning change for the following reasons: increased traffic and noise to the area, unknowns regarding the improvements to FM 407, impact on surrounding properties and agricultural life, proximity of already existing hospitals and healthcare facilities, and concerns regarding allowing a hospital use in the future land-use designation T3.

- Jackie Crehan - 813 8th Street Harvest, Argyle, TX 76226
- Sherri Myers – 412 Surrey Lane, Argyle, TX 76226
- Jean Baethge - 635 Birch Court, Argyle, TX 76226
- Dan McFall - 232 Westover Drive, Argyle TX, 76226
- Pam Minick – 418 W FM 407, Argyle, TX 76226
- Vicki McFall – 232 Westover Drive, Argyle, TX 76226

The individuals listed below spoke in favor of the zoning change for the following reasons: increased services to the Town, commercial opportunity and growth in the Town, job growth in the surrounding area and increased healthcare options.

- Paul Walker – 609 Valley View Court, Argyle, TX 76226
- Jackie Thomas – 411 Forest Trail, Argyle, TX 76226
- Gwende Wilmont – 175 Pecan Acres, Argyle, TX 76226.

Chairman Bradford closed the public hearing at 7:53 p.m.

Additional discussion was held amongst the Commission regarding the Future Land Use Plan and the T3 Transition intent and purpose as well as the need for changes in permitted uses for the subject property. Mr. Castellanos motioned to recommend denial of the proposed zoning change as presented. Mr. Kula seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

G. FUTURE AGENDA AND ITEMS OF INTEREST

1. Discuss screening wall requirements for trash enclosures.

Ms. Manglaris explained Mr. Spies brought this item to Town Staff to be placed on an future P & Z Agenda and the intent of the discussion was to examine current refuse enclosure requirements, and to seek the Commission's input on a Town Development Standard Amendment to include recycling containers in enclosure requirements.

Mr. Spies added he brought the item to Staff's attention as more businesses are adding recycling containers to their premises.

The Commission provided direction to Town Staff to seek input from Town Council on moving forward with an Ordinance Amendment for enclosure and screening requirements.

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

Mr. Hawkins provided the Commission with recent actions taken by Town Council regarding Community Development agenda items.

3. Project updates.

Mr. Hawkins provided the Commission with recent updates regarding Community Development items and projects to be placed on a future agenda.

Mr. Hawkins informed the Commission that Town Council and the Capital Improvement Advisory Committee (CIAC) would be holding a joint meeting on October 1, 2019 to discuss the impact fee update project.

H. ADJOURNMENT

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

APPROVED THIS THE 1st DAY OF OCTOBER 2019.

WITNESS:


Rick Bradford, Chairman


David Hawkins, AICP
Director of Community Development