

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, FEBRUARY 6, 2020**

A regular meeting of the Argyle Planning and Zoning Commission was held on Thursday, February 6, 2020, 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 January 31, 2020 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
Paul Kula, Vice-Chairman
Gordon Baethge
Richard Spies
Casey Stewart
Leona McDade
Jeff Castellanos

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

STAFF PRESENT:

David Hawkins, Director of Community Development
Angie Manglaris, Development Coordinator
Brenda McDonald, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:02 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. 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 Bradford opened the meeting to public comment. No public input was received.

E. MINUTES

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of January 7, 2020.**

Discussion was held and Ms. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of January 7, 2020 as presented. Mr. Spies seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

F. OLD BUSINESS

1. None.

G. NEW BUSINESS

1. **PUBLIC HEARING: Consider and make a recommendation on a Specific Use Permit (SUP-20-001) for Paws & Play to operate a Kennels (Outdoor pens), a proposed dog boarding venue at a single-family residence, to be located at 432 Taylor Road, being legally described as 2.62 acres in the Patrick Rock Survey, Abstract No. 1063A, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report and gave an overview of the Specific Use Permit request. Ms. Manglaris explained the purpose of the application was to seek approval of the land use Kennels (outdoor pens) on the subject property.

Liza Bobel, applicant, addressed the Commission and gave a presentation on her proposed business plan for the dog kennel. Ms. Bobel answered questions from the Commission regarding the distance from proposed kennel building to adjacent properties, sound-proofing options for the kennel and interior fencing plans.

Chairman Bradford opened the public hearing at 6:43 p.m. The following individuals spoke in favor of the Specific Use Permit Application citing character of the applicant and confidence in the proposed business plan:

1. Jon Barber, 420 Taylor Road, Argyle, TX
2. Mary Turner, 826 Old Justin Road, Argyle, TX
3. Amy Miller 1395 Sandhurst Drive, Roanoke, TX

The following residents spoke in opposition to the Specific Use Permit Application citing concerns over noise, loss of property value, odor, and an increase in traffic:

1. Vickey Foshee, 427 Surrey Lane, Argyle, TX
2. John Bellinghausen, 404 Surrey Lane, Argyle, TX
3. Ed Adams, 428 Surrey Lane, Argyle, TX
4. Angela Adams, 428 Surrey Lane, Argyle, TX
5. Ginger McDaniel, 811 Old Justin Road, Argyle, TX

Additional discussion was held amongst the Commission regarding the difference between indoor and outdoor pens, the proposed fencing as part of the project and the potential for noise ordinance violations. The Commission inquired how the Town would handle potential noise violations and what action the Town could take should the SUP be approved and become a nuisance in future years.

Mr. Kula motioned to recommend denial of the Specific Use Permit as presented. Mr. Baethge seconded the motion. The motion carried by a vote of six (6) in favor to one (1) opposed. Commissioner Spies cast the dissenting vote.

2. Receive legal training from Town Attorney.

Brenda McDonald, Town Attorney, gave a presentation to the Planning and Zoning Commission to provide legal training for the Commission as well as answer any questions from the Commission. No formal action was taken.

I. FUTURE AGENDA AND ITEMS OF INTEREST

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

- **Site Plan: Harvest Sign Package -Approved by TC 1.28.2020**
- **Ordinance Amendment: Sign Ordinance Amendments- Approved by TC 1.28.2020**

Mr. Hawkins updated the Commission on recent action taken by Town Council on Community Development Agenda items.

2. Project updates.

- **Impact Fee Ordinance Update**

Mr. Hawkins informed the Commission the Impact Fee Ordinance public hearing had been scheduled by Town Council to be held on March 24, 2020.

Mr. Kula requested Town staff to provide a matrix of current land uses over all zoning districts to the Commission at the next meeting.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 9:26 PM.

APPROVED THIS THE 5th DAY OF MARCH 2020.

WITNESS:


Rick Bradford, Chairman


David Hawkins, AICP
Director of Community Development