

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 7, 2019**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, May 7, 2019, 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 May 3, 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
Gordon Baethge
Casey Stewart
Paul Kula
Jeff Castellanos

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

None

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 6:32 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 April 2, 2019.**

Ms. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of April 2, 2019 with a grammatical correction on Page 4 of the minutes. 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. EXECUTIVE SESSION

PURSUANT TO TEXAS GOVERNMENT CODE, ANNOTATED, CHAPTER 551, SUBCHAPTER D:

- 1. Section 551.071 (Consultation with Town Attorney) – Seek confidential legal advice from Town Attorney on Town of Argyle Tree Preservation Ordinance, Article V of the Town Development Standards.**

The Planning and Zoning Commission entered Executive Session at 6:36 p.m.

- 2. Adjourn into Open Meeting.**

The Planning and Zoning Commission adjourned into open meeting at 7:18 p.m.

G. NEW BUSINESS

- 1. Consider and take appropriate action on a Preliminary Plat (PP-19-001) for the Heath Tract, a proposed plat on an approximately 98.668-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, being located to the east of I-35W, south of Sam Davis Road and north of FM 407Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report, gave an overview of the preliminary plat, and explained the variance request to delay the time of tree survey submittal.

Discussion was held amongst the Commission regarding the layout of the proposed lots and the access easement situated on Lots 7 and 8.

Mr. Claudio Segovia, a representative of the applicant, addressed the Commission and gave a brief overview of the preliminary plat and explained the purpose of the access easement was to allow multiple points of access for Lot 8. Additional discussion was held between the applicant and the Commission regarding the request to delay the time of tree survey submittal.

Mr. Spies motioned to recommend approval of the Preliminary Plat request with the following condition:

1. The variance request to delay the tree survey until the time of final plat shall be allowed.

Mr. Stewart seconded the motion. The motion carried by a vote of six (6) in favor to one (1) opposed. Ms. McDade cast the dissenting vote.

- 2. Consider and take appropriate action on a Final Plat (FP-19-004) for Harvest Townhomes Phase One, a proposed subdivision on an approximately 16.11-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.**

Commissioner Spies recused himself from discussion and action regarding this agenda item.

Ms. Manglaris presented the staff report, explained the Final Plat, and stated the proposed Final Plat matched the approved Preliminary Plat.

Mr. Jon Kroehler, a representative of the applicant, gave a brief overview of the proposed project and stated he was available for any questions.

Discussion was held between the Commission and the applicant regarding access to the Prairie Mound Cemetery. Mr. Kroehler stated the applicant was working with a surveyor and representatives of the Prairie Mound Cemetery to find a solution to access issues.

Ms. McDade motioned to approve the Final Plat as presented. Mr. Baethge seconded the motion. The motion carried unanimously by a vote of six (6) in favor, none (0) opposed and one (1) abstention. Commissioner Spies recused himself.

3. PUBLIC HEARING: Consider and make a recommendation on a Specific Use Permit (SUP-19-004) for Briarpatch Weddings, a proposed wedding and event venue to be located at 429 Stonecrest Road, being legally described as Lot 10, Stone Meadow Estates, Town of Argyle, Denton County, Texas.

Commissioner Stewart recused himself from discussion and action regarding this agenda item.

Ms. Manglaris presented the staff report and gave an overview of the Specific Use Permit request.

Ms. Angela Moulton, applicant and owner, gave a presentation of the proposed wedding facility.

Chairman Bradford opened the public hearing at 7:59 p.m. No one spoke in favor of the application. The following residents spoke against the requested Specific Use Permit citing concerns over increased noise, additional traffic, safety, and allowing a commercial business in a residential area:

1. Kristi Stewart, 421 Stonecrest Road
2. Diane Marburger, 711 Robin Lane
3. Deb Cvar, 413 Stonecrest Road
4. Sharon Clark, 700 Stonecrest Road
5. Debbie Burchett, 218 Timberview Court
6. Darren Burchett, 218 Timberview Court

The public hearing was closed at 8:13 p.m.

Additional discussion was held amongst the Commission regarding the exterior design standards of the proposed wedding facility, capacity and space for parking, and the monitoring of noise levels for the wedding venue.

Ms. McDade motioned to recommend denial of the Specific Use Permit as presented. Mr. Baethge seconded the motion. The motion carried unanimously by a vote of six (6) in favor, none (0) opposed and one (1) abstention. Commissioner Stewart recused himself.

4. **PUBLIC HEARING: Consider a recommendation of a Planned Development Amendment (Z-19-001) for the Lakes of Argyle, zoned as PD-SF-12 (Planned Development-Single Family Residential Minimum 12,000 Square-Foot Lots), being a 111.40-acre tract of land, legally described as Lots 1-41, Block A; Lot 1, Block B; Lots 1-2, Block C; Lots 1-14, Block D; Lot 1, Block E; Lots 1-24, Block F; Lot 1, Block G; Lot 1, Block H; Lots 1-14, Block J; Lots 1-12, Block K; Lot 1, Block L; Lot 1, Block M; Lots 1-17, Block N; Lot 1, Block P; Lots 1-21, Block Q; Lot 1, Block R; and Lot 1, Block S, Lakes of Argyle Addition; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas. The purpose of this Town staff-initiated PD Amendment is to clarify the use of Hardi-plank concrete siding within the Lakes of Argyle development standards under Ordinance No. 2015-21.**

Mr. Hawkins presented the staff report, gave a brief overview of the PD Amendment and explained the history of the staff-initiated amendment.

Chairman Bradford opened the public hearing at 8:41 p.m. Mr. Kosse Maykus, developer of the Lakes of Argyle, spoke in favor of the PD Amendment. No one spoke in opposition. The public hearing was closed at 8:47 p.m.

Discussion was held between the Commission and Staff regarding the composition of hardi-plank, areas in Town where hardi-plank is allowed, and the history of the masonry standards in the Lakes of Argyle development.

Discussion was held and Mr. Spies motioned to recommend an alternative amendment to the Lakes of Argyle PD that all single-story homes shall be constructed of 100% masonry and all two-story homes shall be a minimum of 80% masonry; masonry shall consist of stone, brick or blocks. Mr. Kula seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

Additional discussion was held, and Mr. Spies amended the motion to recommend the clarification that hardi-plank (cementitious siding) not be included as an approved masonry material in The Lakes of Argyle planned development. Mr. Kula seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

At 9:08 p.m. Chairman Bradford called for a five (5) minute recess. The meeting reconvened at 9:19 p.m.

5. **Consider and make a recommendation for a Site Plan (SP-19-005) for TM Evans Tract, Phases I & II, a proposed 23,580 square-foot corporate office and laboratory facility and 17,000 square-foot office, restaurant, and retail building, located on approximately 3.966 acres of land, legally described as Lots 1-10, Evans Trailer Park, a portion of Stephan A. Chambers Survey, Abstract No. 308, located in the Town of Argyle, Denton County, Texas.**

Mr. Hawkins presented the staff report, gave an overview of the Site Plan application.

Ms. Misty Ventura, a representative of the applicant, answered questions from the Commission regarding the walkability of the development, the proposed layout of the building in Phase 2 and the architecture of the buildings.

Mr. Stewart motioned to approve the Site Plan as presented with the following variances:

1. The variance request to allow the use of alternative stucco application in lieu of 3-step stucco shall be allowed.
2. The variance request to allow a reduced number of trees within the FM 407 Landscape Buffer shall be allowed.
3. Approve the Site Plan with an alternative Landscape Plan as agreed upon between Town officials and the developer at 5:00 p.m. on May 7, 2019.

Mr. Spies seconded the motion. The motion carried by a vote of six (6) in favor to one (1) opposed. Mr. Kula cast the dissenting vote.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. 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.

2. Project updates.

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

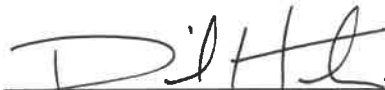
I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 9:42 p.m.

APPROVED THIS THE 4th DAY OF JUNE, 2019. WITNESS:



Rick Bradford, Chairman



David Hawkins, AICP
Director of Community Development

