

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 4, 2019**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, June 4, 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 31, 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
Bob Hagar, Town Attorney

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:36 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 May 7, 2019.**

Discussion was held and Mr. Kula noted one exception to the minutes regarding Item G.5. Mr. Kula clarified he cast the dissenting vote on this agenda item. Additional discussion was held and Ms. McDade motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of May 7, 2019 with corrections to the vote on Item G.5. 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. PUBLIC HEARING: Consider and take appropriate action on a Final Plat (RP-19-002) for Lots 1R and 2, Block B, Fox Hollow Estates, being a replat of Lot 1, Block B, Fox Hollow Estates, located on an approximately 10.279-acre tract of land located at 306 Gibbons Road, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report and gave an overview of the replat request.

Mr. Donald McKay, owner and applicant, addressed the Commission and stated he was available for any questions.

The public hearing opened at 6:42 p.m. No public input was received. The public hearing was closed at 6:42 p.m.

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

- 2. HEARING: Consider and make a recommendation on an ordinance for a Specific Use Permit (SUP-19-005) to operate a Retail Store (Misc.) at a proposed restaurant/retail building zoned Office Retail (OR), being approximately 1.92 acres of land, located on the east side of US HWY 377 approximately 185 feet south of Old Town Blvd., being legally described as Lot 4, Block A, White Rock Farm Addition, Town of Argyle, Denton County, Texas.**

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

Mr. Todd Weaver, a representative of the applicant, gave a brief overview of the proposed project and answered questions from the Commission regarding possible tenants at Eagle Plaza.

The public hearing was opened at 6:54 p.m. No public input was received. The public hearing was closed at 6:55 p.m.

Discussion was held amongst the Commission regarding the use Retail Store (Misc.) and permitted uses allowed in Office Retail Zoning. Ms. Manglaris clarified any requested uses in Eagle Plaza that requires a Specific Use Permit in the Office Retail Zoning District would still require consideration and approval from Planning and Zoning Commission and Town Council.

Mr. Stewart motioned to approve the Specific Use Permit as presented. Ms. McDade seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

- 3. Consider and make a recommendation on a Site Plan (SP-19-004) for Eagle Plaza, a proposed restaurant/retail building zoned Office Retail (OR), being approximately 1.92 acres of land, located on the east side of US HWY 377 approximately 185 feet south of Old Town Blvd., being legally described as Lot 4, Block A, White Rock Farm Addition, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report, gave an overview of the Site Plan request for Eagle Plaza, and explained the applicant was seeking variances to the required parking and tree mitigation requirements as part of the Site Plan application.

Discussion was held amongst the Commission regarding the tree mitigation variance request, the parking requirement variance request and the proposed building elevations. The Commission discussed possible alternative tree mitigation requirements to find a compromise between the requirements of the Town Development Standards and the alternative mitigation plan proposed by the applicant. The Commission also discussed possible alternative building elevations for the proposed site to better align with existing developments in the area.

Mr. Todd Weaver, applicant, and Mr. Keith Francis, owner, addressed the Commission regarding the need for reduced parking requirements in order to preserve additional trees on-site. Mr. Weaver and Mr. Francis expressed they would be open to alternative tree mitigation requirements as proposed by the Commission.

Additional discussion was held and Mr. Stewart motioned to recommend approval of the Eagle Plaza Site Plan with the following conditions:

1. The variance for a reduction in the required amount of parking from 62 spaces to 49 spaces shall be allowed.
2. The applicant shall pay \$123,750 into the Tree Reforestation Fund and plant twenty-four (24) 4" trees towards mitigation either on-site or at a location of the Town's choosing.
3. The applicant shall provide an alternative elevation design for Town Council's consideration featuring a balanced mansard roof.

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

4. **Consider and make a recommendation on a Site Plan Amendment (SP-19-006) for the Meadows Building, regarding a special exception to the Town Development Standards, Section 14.4.14 - Wall Signs, located at 512 N US HWY 377, Town of Argyle, Denton County, Texas.**

Ms. Manglaris presented the staff report, gave a brief overview of the history of the project and presented the Site Plan Amendment application.

Ms. Selva Briceno-Casas, applicant and owner of Gypsy Caravan, addressed the Commission and explained the wall mural project.

Discussion was held amongst the Commission regarding the character and design standards for the Old Town 1 Zoning District and considered if the wall mural fit within those criteria. The Commission held additional discussion and considered the possibility of recommending only the South elevation of the building with the Postcard mural for approval.

Mr. Spies motioned to recommend denial of the Site Plan Amendment for the Meadows Building as presented. Mr. Kula seconded the motion. The motion carried by a vote of five (5) in favor to two (2) opposed. Chainman Bradford and Commissioner Castellanos cast the dissenting votes.

- 5. Consider and take appropriate action on a Preliminary Plat (PP-19-002) for Avalon at Argyle, a proposed subdivision on approximately 142.06 acres of land, legally described as a portion of F.W. Thornton Survey, Abstract No. 1244; and being located at the southeast corner of IH-35W and FM 407, located in the Town of Argyle and Town of Argyle ETJ, Denton County, Texas.**

Ms. Manglaris presented the staff report, gave an overview of the Preliminary Plat request, and explained the proposed plat matched the previously approved Preliminary Plat and the Planned Development for Avalon at Argyle.

Mr. Bobby Dollak, representative of the applicant, addressed the Commission and answered questions from the Commission regarding points of access to the proposed subdivision, increased traffic on FM 407, and confirmed there were no changes made from the previously approved Preliminary Plat.

Discussion was held and Mr. Spies motioned to approve the Preliminary Plat as presented. Mr. Stewart seconded the motion. The motion carried by a vote of six (6) in favor to one (1) opposed. Commissioner McDade cast the dissenting vote.

- 6. Consider and take appropriate action on a Final Plat (FP-19-009) for Avalon at Argyle, Phase 1, a proposed subdivision on approximately 26.50 acres of land, legally described as a portion of F.W. Thornton Survey, Abstract No. 1244; and being located at the southeast corner of IH-35W and FM 407, located in the Town of Argyle and Town of Argyle ETJ, Denton County, Texas.**

Ms. Manglaris presented the staff report, gave an overview of the Final Plat request, and explained the proposed plat matched the proposed Preliminary Plat.

Mr. Bobby Dollak, representative of the applicant, addressed the Commission and stated he was available for any questions.

Discussion was held and Mr. Spies motioned to approve the Final Plat as presented. Mr. Kula seconded the motion. The motion carried by a vote of six (6) in favor to one (1) opposed. Commissioner McDade cast the dissenting vote.

- 7. Discussion on tree planting and mitigation requirements for single-family residential lots within subdivisions currently under development.**

Mr. Hawkins presented the staff report, gave an overview of the tree planning and mitigation requirement exercise. Mr. Hawkins provided tree mitigation updates for 5T Ranch, The Lakes of Argyle and Waterbrook.

G. FUTURE AGENDA AND ITEMS OF INTEREST

1. Discuss possible change to P & Z Commission meeting start times.

Mr. Hawkins gave an overview of the discussion item and stated the purpose of the item was to consider an early Planning and Zoning Commission meeting start time to coincide with Town Council and Economic Development Corporation meetings.

Discussion was held amongst the Commission and Mr. Kula motioned to move the start time of future Planning and Zoning Commission meetings to 6:00 p.m. Mr. Castellanos seconded the motion. The motion carried unanimously by a vote of seven (7) in favor to none (0) opposed.

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. June 10, 2019 – Joint Workshop with Town Council, Planning and Zoning Commission, and Economic Development Corporation on Form Based Code (FBC) Training.

Mr. Hawkins announced the Joint Workshop with Town Council, Planning and Zoning Commission and Economic Development Corporation would be held on June 10th, 2019.

4. Project updates.

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

Commissioner McDade brought forth the topic of the recent Land Use Chart Amendments and inquired about having this TDS Amendment be brought back for discussion. Mr. Hawkins stated that this action was originally initiated by the Town Council and that it would be best that the Town Council be the ones to initiate any future discussions of the Land Use Chart Amendments.

H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 8:52 p.m.

APPROVED THIS THE 6th DAY OF AUGUST, 2019.

WITNESS:



Rick Bradford, Chairman



David Hawkins, AICP
Director of Community Development

