

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY JULY 7, 2021**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, July 7, 2021, 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 July 2, 2021 at 12:00 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
Leona McDade
Gordon Baethge
Toby Haynes
Matt Nelson

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Jeff Castellanos

STAFF PRESENT:

Patricia Adams, Town Attorney
Emilio Sanchez, Director of Community Development
Harrison Wicks, Development Coordinator

REGULAR MEETING AGENDA

A. CALL TO ORDER – Chairman

The regular meeting was called to order at 6:02 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 Meeting of June 2, 2021.**

Commissioner McDade motioned to approve the minutes of the Planning and Zoning Commission Meeting of June 2, 2021 as presented. Commissioner Haynes seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

F. OLD BUSINESS

1. PUBLIC HEARING: Consider an ordinance amendment (TDS-21-005) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding various amendments to solar energy system requirements and other alternative energy system regulations in the Town Development Standards.

Mr. Wicks provided a presentation on this item. Chairman Stewart opened the Public Hearing at 6:15 PM. No individuals signed up to speak and the Public Hearing was closed at 6:16 PM.

Commissioner McDade motioned to recommend approval of ordinance amendment (TDS-21-005) for various amendments to solar energy system requirements and other alternative energy system regulations in the Town Development Standards with the following revisions:

- A. Add language to Sec. 14.3.73-1 Wind Energy System definition that allows the consumer to sell back energy to an electric utility provider.
- B. Require Homeowners Association (HOA) approval for solar installations on residential lots, if applicable, striking "or no objection" wording.
- C. Allow ground mounted solar by Specific Use Permit (SUP) in the Town.
- D. Include color requirements for the color of the panels to include the word roof, replacing the word structure.

Commissioner Haynes seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

G. NEW BUSINESS

1. Consider and take appropriate action on a final plat (FP-21-011) for Harvest Townside Phase 3, being 47.77 acres situated 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 north of Old Justin Road and west of the Town limits of the Town of Argyle.

Mr. Wicks provided a presentation on this item. Representative Gena Terrell with Hillwood Communities, 3000 Turtle Creek Blvd, Dallas, TX 75219, requested to table this item.

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

2. Consider and take appropriate action on a preliminary plat (PP-21-006) for Harvest Phase 16, being 63.966 acres situated 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 south of Old Justin Road and west of the Town limits of the Town of Argyle.

Mr. Wicks provided a presentation on this item. Representative Gena Terrell with Hillwood Communities, 3000 Turtle Creek Blvd, Dallas, TX 75219, was available to answer questions. Commissioner Kula recommended changing the proposed name of Rosebud Lane to another name so there would be no confusion with the current street name of Redbud Street.

Commissioner Haynes motioned to approve preliminary plat (PP-21-006) for Harvest Phase 16. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

3. Consider and take appropriate action on a final plat (FP-21-009) for Harvest Phase 16A, being 33.856 acres situated 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 south of Old Justin Road and west of the Town limits of the Town of Argyle.

Mr. Wicks provided a presentation on this item. Representative Gena Terrell with Hillwood Communities, 3000 Turtle Creek Blvd, Dallas, TX 75219, was available to answer questions. Town Engineer Chris Hartke addressed questions related to drainage and construction plans.

Commissioner Haynes motioned to approve final plat (FP-21-009) for Harvest Phase 16A with the following conditions:

- A. That the Town Engineer review and approve construction plans for Harvest Phase 16A prior to filing of the final plat.
- B. That the Town Engineer review and approve the Drainage and Detention Analysis for Harvest Development – Graham Branch and Tributary 16 prior to filing of the final plat.

Commissioner Kula seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

4. Consider and take appropriate action on a final plat (FP-21-010) for Harvest Phase 16B, being 30.109 acres situated 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 south of Old Justin Road and west of the Town limits of the Town of Argyle.

Mr. Wicks provided a presentation on this item. Representative Gena Terrell with Hillwood Communities, 3000 Turtle Creek Blvd, Dallas, TX 75219, was available to answer questions. The applicant's Engineer Jon Kroehler, Vice President of Jones & Carter, 4500 Mercantile Plaza Drive, Suite 210, Fort Worth, TX 76137, was available to answer questions. Town Engineer Chris Hartke addressed questions related to drainage and the FEMA floodplain.

Commissioner Haynes motioned to approve final plat (FP-21-010) for Harvest Phase 16B with the following conditions:

- A. That the Town Engineer review and approve construction plans for Harvest Phase 16B prior to filing of the final plat.
- B. That the Town Engineer review and approve the Drainage and Detention Analysis for Harvest Development – Graham Branch and Tributary 16 prior to filing of the final plat.
- C. That the applicant confirm with the Denton County Development Services Department on whether a CLOMR would be required for development in the FEMA floodplain, and if so, that the applicant receives approval of a CLOMR.

Commissioner Kula seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

Chairman Stewart temporarily adjourned the meeting at 7:57 PM for a break, the meeting was reconvened at 8:07 PM.

5. Consider and make a recommendation on a Site Plan (SP-21-003) for the Avalon Amenity Center, being 0.786 acres situated in the F.W. Thorton Survey, Abstract No. 1244, Denton County, Texas; being located in Avalon at Argyle Phase One, Lot 1X, Block D; located in the Town of Argyle south of FM 407 and east of IH-35W.

Mr. Wicks provided a presentation on this item. Representative Matt Hancock with the Cody Johnson Studio, 8951 Collin McKinney Parkway, Suite 1202, McKinney, TX 75070, was available to answer questions.

Commissioner Haynes motioned to recommend approval of Site Plan (SP-21-003) for the Avalon Amenity Center in Avalon at Argyle, Phase I. Commissioner Baethge seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

6. Consider and make a recommendation on a Right-of-Way (ROW) Abandonment application (ROW-21-001) for Highland Circle, being 0.385 acres situated in the T. Gazaway Survey, Abstract No. 479, Denton County, Texas; being located in the Argyle Town Square development; located in the Town of Argyle east of US 377, south of the Settler's Point addition and north of Harpole Road.

Chairman Stewart removed item #6 of New Business from the agenda. No action taken.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.
2. Project updates.
DRC Projects List - Updated 7.1.2021

Mr. Wicks provided the commission with recent development project updates and gave an overview of upcoming projects.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 8:37 PM.

APPROVED THIS THE 4th DAY OF AUGUST 2021.

WITNESS:



Casey Stewart, Chairman



Emilio Sanchez, Director of Community
Development