

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 6, 2019**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, AUGUST 6, 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 2, 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

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Gordon Baethge
Casey Stewart

STAFF PRESENT:

David Hawkins, Director of Community Development
Angie Manglaris, Development Coordinator
Jeffrey E. Cornell, 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. MINUTES

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of June 4, 2019.**

Discussion was held regarding the vote on Item F.4 in the June 4, 2019 minutes. Mr. Spies noted the numerical number did not match the spelled-out number regarding the dissenting vote. Mr. Kula motioned to approve the minutes of the Regular Planning and Zoning Commission Meeting of June 4, 2019 with corrections to the vote on Item F.4. Mr. Spies seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

E. OLD BUSINESS

None.

F. NEW BUSINESS

- 1. Consider and take appropriate action to vacate a Final Plat (FP-19-014) for Lot 1, Block A, Argyle Car Wash, a one-lot plat of an approximately 0.499-acre tract of land in the G. Cardinas Survey-Abstract No. 216; and being located on the southeast corner of US 377 and Frenchtown Road; and being located in the Town of Argyle ETJ, Denton County, Texas.**

Mr. Hawkins presented the staff report and gave an overview of the request to vacate the Final Plat. Mr. Hawkins explained that plats must be vacated by the body that originally approved the plat.

Discussion was held regarding the intent of the plat vacation and Mr. Hawkins explained the applicant had an application for a new Final Plat with a different lot configuration being reviewed by Town Staff. Mr. Spies motioned to approve the Final Plat Vacation as presented. Ms. McDade seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

- 2. Consider and take appropriate action on a Final Plat (FP-19-007) for Canyon Falls Village 10-AR, a proposed subdivision on approximately 16.069 acres of land, legally described as a portion of F. Thornton Survey, Abstract No. 1244, located in the Town of Argyle ETJ, Denton County, Texas.**

Ms. Manglaris presented the staff report, explained the Final Plat request and gave an overview of the history of the project.

The Commission confirmed with Town Staff that the proposed Final Plat matched the previously approved Preliminary Plat.

Mr. Spies motioned to approve the Final Plat as presented. Ms. McDade seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

- 3. Consider and take appropriate action on a tree removal permit for Teresa's House, a proposed Enhanced Assisted Living and Memory Care facility, located on an approximately 4.112-acre tract of land in the G. Cardinas Survey, Abstract No. 216, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ) within the proposed Argyle Crossing development; and being located to the east of Hwy. 377, south of Frenchtown Road and south of Town Limits of the Town of Argyle.**

Mr. Hawkins presented the staff report, gave an overview of the proposed project and site layout and explained the applicant was seeking variances to the tree mitigation requirements as part of the Tree Removal Application.

Mr. Godwin Dixon, applicant, addressed the Commission and explained the intent of the project was to keep as many trees on-site as possible.

Discussion was held amongst the Commission regarding the tree mitigation variance request. Mr. Kula suggested the applicant rephrase the narrative in the variance request and use the terms

“caliper inches” in place of the term “gallons” when discussing replacement trees. Mr. Dixon confirmed he could make these changes.

Additional discussion was held, and Mr. Kula motioned to approve the tree removal permit as presented (70 trees equaling 340 caliper inches to be planted on-site) with the following exception:

1. The applicant shall rephrase the narrative and use the term “caliper inches” instead of “gallons” when describing replacement trees.

Ms. McDade seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

- 4. PUBLIC HEARING: Consider and make a recommendation on an ordinance amendment (TDS-19-003) regarding amendments to Article II, Subdivisions, and Article III, Zoning of the Town of Argyle Town Development Standards, regarding regulations of Building Materials, Zoning Board of Adjustment (ZBA), Replat Public Hearing Procedures, Plat and Plan Approval Processes, and Inactive DRC Applications, within the Town Development Standards.**

Mr. Hawkins presented the staff report and provided the Commission with an overview of the amendments to the Town Development Standards (TDS) in order to be in compliance with new State Law as adopted as part of the 2019 Legislative Session.

Mr. Hawkins explained changes made to the TDS regarding Zoning Board of Adjustment, Replats, plan review timelines, inactive Development Review Committee (DRC) Applications and building material regulations.

Discussion was held amongst the Commission and questions were asked regarding how the new DRC timeline would be addressed. Town Staff explained the proposed DRC schedule that fit within the thirty (30) day review period. Staff confirmed Towns can set submittal deadlines to confirm projects will follow the outlined review timeline.

The public hearing was opened at 6:41 p.m. No public input was received. The public hearing was closed at 6:41 p.m.

Mr. Spies motioned to recommend approval of the ordinance amendment regarding amendments to Article II, Subdivisions, and Article III, Zoning of the Town of Argyle Town Development Standards as presented. Mr. Kula seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

G. 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.

H. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 6:50 p.m.

APPROVED THIS THE 3rd DAY OF SEPTEMBER, 2019. WITNESS:



Rick Bradford, Chairman



David Hawkins, AICP
Director of Community Development