

1 Vice-Chair Briggie asked that Julie Wyatt, Senior Planner, come forward to present Public
2 Hearing Item 3D.

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4 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a request to
5 approve a Detail Plan for Planned Development 174 (PD-174) Country Lakes North District for
6 a private amenity center. This request does meet the criteria for approval which come from the
7 1991 Denton Development Code (DDC). The Concept Plan was approved in 1999. The Detail
8 Plan for the residential development was approved in 2000. At that time, the approved ordinance
9 required that a separate Detail Plan be submitted for the amenity center and the school location.
10 This amenity center will have a swimming pool, a putting green, two bocce ball courts, a soccer
11 field, and multi-age playground equipment. Staff recommends approval.
12

13
14 Commissioner Beck asked if there are existing pools within this development. Wyatt, responded
15 yes there is pool and it located within the Argyle city limits.
16

17 Vice-Chair Briggie asked if the amenity center was included within the PD-174 and that the
18 commission is only looking at the flow of traffic, landscaping, and what it is going to look like.
19 Wyatt responded yes, the amenity center was a part of the original plans.
20

21 Vice-Chair Briggie adjourned the Work Session at 6:19 p.m.
22

23 REGULAR MEETING

24 Vice-Chair Briggie called the Regular Meeting to order at 6:33 p.m.
25

26 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, August
27 10, 2016 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time
28 the following items were considered:

29 1. PLEDGE OF ALLEGIANCE

- 30 A. U.S. Flag
31 B. Texas Flag
32

33 2. ITEMS FOR INDIVIDUAL CONSIDERATION

- 34
35 A. ADP16-0005 Consider approval of an Alternative Development Plan (ADP) for the
36 construction of a 5,947 square foot medical clinic. The subject property is generally located
between Mesa and the South Interstate 35 East Service Road, approximately 215 feet south
of the intersection of Mesa Drive and Barcelona Street within a Regional Center
Commercial Downtown (RCC-D) District. (ADP16-0005, Health Services of North Texas,
Cindy Jackson)

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38 Cindy Jackson, Senior Planner, provided the backup materials for this item. She stated that the
39 request is to consider an Alternative Development Plan (ADP) for the construction of an

1 Vice-Chair Briggie opened the Public Hearing.

2
3 Commissioner Taylor asked about the Tree Preservation Plan for this site. Wyatt put the plan up
4 on the podium for review and explained what the applicant was proposing. Taylor asked about
5 the various designation shown on the plan. Wyatt responded that the symbols show the trees that
6 are being removed and the trees that are being preserved.

7
8 Daniel Franklin, representing the applicant, spoke in favor of the request. His address is 5013
9 Vineyard Lane, McKinney, Texas.

10
11 There was no one to speak on this item. Vice-Chair Briggie closed the Public Hearing.

12
13 Commissioner Devin Taylor motioned, Commissioner Andrew Rozell seconded to approve this
14 request. Motion approved (5-0). Vice-Chair Briggie "aye", Commissioner Frank Dudowicz
15 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
16 Devin Taylor "aye".

17
18 D. [PDA16-0004 Hold a public hearing and consider making a recommendation to City Council
regarding approval of a Detailed Plan of Planned Development 174 \(PD-174\) Country
Lakes North District to depict an amenity center on approximately 3.26 acres. The subject
property is generally located on the southeast side of John Paine Road, approximately 110
feet northeast of Athens Drive within Planned Development 174 \(PD-174\) Country Lakes
North District. \(PDA16-0004, Country Lakes North Amenity Center, Julie Wyatt\)](#)

19 Vice-Chair Briggie opened the public hearing.

20
21 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a request to
22 approve a Detail Plan for Planned Development 174 (PD-174) Country Lakes North District for
23 a private amenity center. This request does meet the criteria for approval based on the 1991
24 Denton Development Code (DDC). The approved ordinance requires that a Detail Plan be
25 submitted for the amenity center. Staff recommends approval of the request based on the
26 following conditions;

- 27 1. All original conditions of approval and subsequent modifications associated with PD-174
28 shall remain valid, unless specified herein.
- 29 2. The Detailed Plan and Landscape Plan as submitted shall guide the development of the
30 site.
- 31 3. The Elevations and Site Details submitted shall guide the development of the cabana
32 building.

33
34 Notifications were sent out to all parcels within the Planned Development.

35
36 Commissioner Taylor asked about the Detail Plan meeting the code. Wyatt responded yes, it
37 meets the code. Taylor stated that it looks like it is similar to what we have been seeing. Wyatt
38 responded that she had applied the current code requirements during her review because it is

1 within a residential area. Taylor stated that this exceeds the 1991 code requirements. Wyatt
2 responded yes it does.

3
4 The applicant, Mr. Jim Douglas, 2309 K Ave, Suite 100, Plano, Texas 75074, spoke in favor of
5 this request.

6
7 The following individuals spoke during the Public Hearing:

8 Mrs. Davie Lloyd 9813 Meadow Creek Dr., Argyle, Texas, shared her concerns about a
9 school being across the street from the amenities center.

10 Ms. Beverly Braddy, 5717 Tawakon Dr., Argyle, Texas. She shared her concerns about
11 parking.

12 Mr. Tim Maddox, 5720 Balmorhea Dr., Argyle, Texas. He spoke in support of the
13 request. He asked if the soccer fields would be used by the city, or just for the neighborhood.

14 Mrs. Tracy Maddox, 5720 Balmorhea Dr., Argyle, Texas. She spoke in support of the
15 request. She also wanted to know when will there be more discussion between the City of Argyle
16 and the City of Denton to coordinate the road improvements for Crawford Road.

17 Mr. Anthony McDovan, 5200 Brookside Dr., Argyle, Texas. He asked what happened to
18 the school that was supposed to be built within Country Lakes.

19 Ms. Theresa Pennypacker, 5809 Tawakoni Dr., Argyle, Texas. She spoke in support of
20 the request. She shared her concerns about the limited access to get in and out of the subdivision.

21 Mr. Bradley Quick, 9204 Benbrook Lane, Argyle, Texas. He spoke in support of the
22 request.

23 Mr. Donald Padila, 5353 Teasley Lane, Denton, Texas. He spoke in favor of the request.

24 Mr. Jeff Greesa, 5916 Eagle Mountain Dr., Argyle, Texas. He spoke in favor of the
25 request.

26
27 Vice-Chair Briggles closed the public hearing.

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29 Commissioner Larry Beck motioned, Commissioner Andrew Rozell seconded to approve this
30 request. Motion approved (5-0). Vice-Chair Briggles "aye", Commissioner Frank Dudowicz
31 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
32 Devin Taylor "aye".

33 34 4. CONCLUDING ITEMS

35 Commissioner Beck asked about eliminating parking requirements. Munal Mauladad, Deputy
36 Director, requested that Commissioner Beck email his request and it will be incorporated in the
37 Matrix.

38
39 Vice-Chair Briggles adjourned the Regular Meeting at 7:45 p.m.