



NOTICE OF PUBLIC MEETING
ZONING BOARD OF ADJUSTMENTS
March 23, 2026 at 5:30 PM
Argyle Town Hall, 308 Denton Street, Argyle, Texas

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Argyle Zoning Board of Adjustments will meet on March 23, 2026 at 5:30 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

CALL TO ORDER

OPEN FORUM

This is an opportunity for the public to address the Board on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes, unless the speaker requires the assistance of a translator, in which case the speaker is limited to ten (10) minutes, in accordance with applicable law. Each speaker shall approach the podium and state their name and address. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body as a whole and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. Per the Texas Open Meetings Act, the Board is prohibited from deliberating or taking action on any matter not listed on the agenda. The Board may only: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with Council adopted procedures.

CONSENT AGENDA

1. Consider approval of February 20, 2024 Zoning Board of Adjustments Regular Meeting Minutes.

PUBLIC HEARING AND ACTION ITEMS

2. Hold a public hearing and consider a side-yard setback variance to Sec. 14.3.33 SF-2.5 Single Family Residential Estate on a 2.97-acre lot legally described as Lot 21, Block 1, The Settlement 2 Addition, which is located on the east side of Prairie Trail, at 1003 Prairie Trail, Town of Argyle, Denton County, Texas. Ronald and Michelle Schmidt are the owner/applicants. [ZBA-26-001]
3. Hold a public hearing and consider a side-yard setback variance to Sec. 14.3.32 A – Agricultural District on a 3.94-acre lot legally described as Lot 2, Rock Hill Addition, which is located on the west side of Gibbons Rd S, at 600 Gibbons Rd S, Town of Argyle, Denton County, Texas. John and Kailan Wagler are the owner/applicants. [ZBA-26-002]

ADJOURN

NOTE: As authorized by Section 551.071 of the Texas Government Code (Consultation with Town Attorney), this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney on any agenda item herein.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Argyle Town Hall, a place convenient and readily accessible to the general public at all times, and to the Town’s website in compliance with Chapter 551, Texas Government Code, on **March 17, 2026, by 5:00 p.m.** and remained posted for at least 3 business days preceding the scheduled time of said meeting.

Harrison Wicks

Harrison Wicks, Community Development Director



Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-464-7273, and reasonable accommodations will be made for assistance.

NOTICE OF PUBLIC MEETING
ZONING BOARD OF ADJUSTMENTS MEETING
February 20, 2024 at 5:00 PM
Argyle Town Hall, 308 Denton Street, Argyle, Texas

MINUTES

CALL TO ORDER

ZBA Chairperson Cynthia Hermann called the regular meeting to order at 5:03 p.m.

COUNCIL PRESENT

ZBA CHAIRPERSON (COUNCIL MEMBER, PLACE 5)	CYNTHIA HERMANN
ZBA MEMBER (MAYOR)	RICK BRADFORD
ZBA MEMBER (COUNCIL MEMBER PLACE 4)	CASEY STEWART
ZBA MEMBER (MAYOR PRO-TEM, PLACE 2)	RONALD SCHMIDT
ZBA MEMBER (COUNCIL MEMBER PLACE 1)	GUSTAV SVEHLA

COUNCIL ABSENT

ZBA MEMBER (COUNCIL MEMBER PLACE 3)	CHAD BOYD
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STAFF PRESENT

TOWN ADMINISTRATOR	ERIKA MCCOMIS
TOWN ATTORNEY	BRENDA MCDONALD
DIRECTOR OF COMMUNITY DEVELOPMENT	NABILA NUR
PRINCIPAL PLANNER	HARRISON WICKS

**1. CONSIDER APPROVAL OF JUNE 26, 2023 ZONING BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES**

ITEM 1

APPROVED

MOTION BY ZBA MEMBER STEWART AND SECONDED BY ZBA MEMBER SCHMIDT TO APPROVE THE MINUTES AS PRESENTED. MOTION APPROVED 5-0.

2. PUBLIC HEARING AND ACTION ITEM

Hold a public hearing and consider a rear-yard setback variance to Sec. 14.3.33 SF-2.5 Single Family Residential Estate on a 5.33-acre lot legally described as Lot 2R-B, Block A, Alvis-Canavan Addition, which is located on the south side of Hickory Hill Road and east of Pecan Acres Lane, at 1620 Hickory Hill Road, Town of Argyle, Denton County, Texas. John and Cynthia Survil are the owner/applicants. [ZBA-24-001]

Principal Planner Harrison Wicks presented Item 2. The applicants spoke in favor of the request and described the background for the request.

ZBA Chairperson Hermann opened the public hearing at 5:21 PM. The following individual spoke:

1. Randy Webb, 410 Whispering Trail, Argyle, TX 76226 – spoke in opposition to the request.

The public hearing was closed at 5:26 PM.

ITEM 2

DENIED

MOTION BY ZBA MEMBER BRADFORD AND SECONDED BY ZBA MEMBER STEWART TO DENY A REAR-YARD SETBACK VARIANCE TO SEC. 14.3.33 SF-2.5 SINGLE FAMILY RESIDENTIAL ESTATE ON A 5.33-ACRE LOT LEGALLY DESCRIBED AS LOT 2R-B, BLOCK A, ALVIS-CANAVAN ADDITION, WHICH IS LOCATED ON THE SOUTH SIDE OF HICKORY HILL ROAD AND EAST OF PECAN ACRES LANE, AT 1620 HICKORY HILL ROAD, TOWN OF ARGYLE, DENTON COUNTY, TEXAS. JOHN AND CYNTHIA SURVIL ARE THE OWNER/APPLICANTS. [ZBA-24-001]. MOTION WAS APPROVED 5-0.

3. ADJOURN

ZBA Chairperson Hermann adjourned the meeting at 5:28 PM.

Cynthia Hermann, ZBA Chairperson

ATTEST:

Erika McComis,
Town Secretary



ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: March 23, 2026

To: Chairman and Members of the Zoning Board of Adjustment

From: Harrison Wicks, Director of Community Development

Subject: **PUBLIC HEARING**, Single Family Residence Side-Yard Setback Variance

Purpose:

Hold a public hearing and consider a side-yard setback variance to Sec. 14.3.33 SF-2.5 Single Family Residential Estate on a 2.97-acre lot legally described as Lot 21, Block 1, The Settlement 2 Addition, which is located on the east side of Prairie Trail, at 1003 Prairie Trail, Town of Argyle, Denton County, Texas. Ronald and Michelle Schmidt are the owner/applicants. ZBA-26-001.

Powers of the Zoning Board of Adjustment (ZBA):

14.3.22-7 Variances.

*A. The Board of Adjustment may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. For example, if the subject property substantially differs from other similarly zoned land parcels by being of such restricted area, shape or slope that it cannot reasonably be developed in the same manner as other similarly zoned land parcels, then a variance of the building setback, lot width or depth may be warranted. In granting a variance, the Board shall prescribe only conditions that it deems necessary for, or desirable to, the public interest. In making the findings hereinbelow required, the **Board shall take into account:***

- 1. The nature of the proposed use of the land involved;*
- 2. Existing uses of land in the vicinity;*
- 3. The number of persons who will reside or work within the proposed use; and*
- 4. The probable effect such variance will have upon traffic conditions and upon the public health, safety, convenience and welfare of the community.*

B. Conditions Required for Variance. No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with Section 14.3.22-9 of this ordinance and unless the Board of Adjustment finds:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his/her land; and
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
4. That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this ordinance.

Such findings of the Board of Adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Board meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this ordinance.

C. Findings of Undue Hardship. *In order to authorize in a specific case a variance from the terms of the zoning ordinance, the Board of Adjustment must make findings that an undue hardship exists, using the following criteria:*

1. *The variance is not contrary to the public interest;*
2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship;*
3. *That the spirit of the ordinance is observed and substantial justice is done;*
4. *That the situation causing the hardship is not self-imposed and does not generally affect all or most properties in the same zoning district; and*
5. *That the relief sought will not injure the permitted use of adjacent conforming property.*

D. *A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.*

Existing Condition of Property:

This lot is currently developed with multiple accessory structures.

Project Update:

Mr. and Mrs. Schmidt are seeking a variance to the side-yard setback requirements for the Single Family 2.5-acre Residential Estate (SF-2.5) Zoning District as updated by Town Council on August 16, 2021 per Ordinance 2021-22.

New Standard: Under Ord. 2021-22, the side and rear setbacks for SF-2.5 lots, for both the main and accessory structures, is 30' (side) and 50' (rear).

Old Standard: Prior to August 16, 2021, the side and rear setback on SF-2.5 lots for the main structure was 15', and for accessory structures the side and rear setback was 10', if not an agricultural structure (barn or stable).

Under the new standard, Mr. and Mrs. Schmidt will not be able to construct the proposed accessory building without obtaining a variance from the ZBA. **The proposed side-yard setback is 24 feet on the north property line, whereas the required minimum setback is 30 feet.**

Timeline:

The property owner had previously been issued a building permit for an accessory structure on their property prior to the new setback standards going into effect on August 16, 2021.

The applicant poured a concrete pad with the intention of constructing another accessory structure on the site according to the old setback standard. In between the concrete pad being poured and the applicant planning to build the structure, the new setback standards have gone into place. When before the structure would have been in compliance with a 10-foot setback, it now needs a variance to the 30 foot side yard setback, since it is 24 feet off the property line.

Development Review Analysis:

The ZBA application submitted to the Town indicates the accessory structure will be one story conforming to other like accessory structures in the area, with a gable roof not exceeding 20 feet in height. Based on the proposed plans, no protected trees are proposed to be removed as the grading and foundation have already been completed. If ZBA grants this variance for side yard setback, all other applicable regulations must still be complied with during the building permit stage.

Public Input:

At the time of publication of this report, no responses have been received from property owners within 200' of the subject property.

Staff Recommendation:

Town staff offers no recommendation and has provided the information for consideration by the ZBA as presented.

Attachments:

Exhibit A – Narrative Letter
Exhibit B – Concept Plans
Exhibit C – Setback Image

EXHIBIT A

Michelle R. Schmidt

1003 Prairie Trail

Argyle, TX 76226

214-683-0066

michelle.schmidt@childrens.com

Item 2.

February 21, 2026

I hereby request that the Board of Adjustment hear and decide upon a special exception application to the terms of a zoning ordinance. I request a variance to the requirement of the current setback requirement for an accessory building to be constructed.

I planned to construct an accessory building prior to the change in the setback requirement. I contracted to have the concrete pad poured, which was completed and is ready to be built upon.

At this time, I am ready to construct the actual building however since the concrete pad was put into place, the setback requirement changed. I respectfully request that this is grandfathered in under the previous setback amount and that a variance be granted to allow the previous setback so that I can finish construction of the project that began prior to the change.

Attached are parcel maps, a drawing showing the current concrete pad, as well as plans/design features for the new accessory building. The distance between the property line and the existing pad is 24'.

Property (including any improvements):

LOT 21, BLOCK ONE, OF THE SETTLEMENT II, AN ADDITION TO THE CITY OF ARGYLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E AT PAGE 33 OF THE PLAT RECORDS, DENTON COUNTY, TEXAS

More commonly known as 925 Prairie Trail, Argyle, TX 76226 and being approximately 2.97 acres.



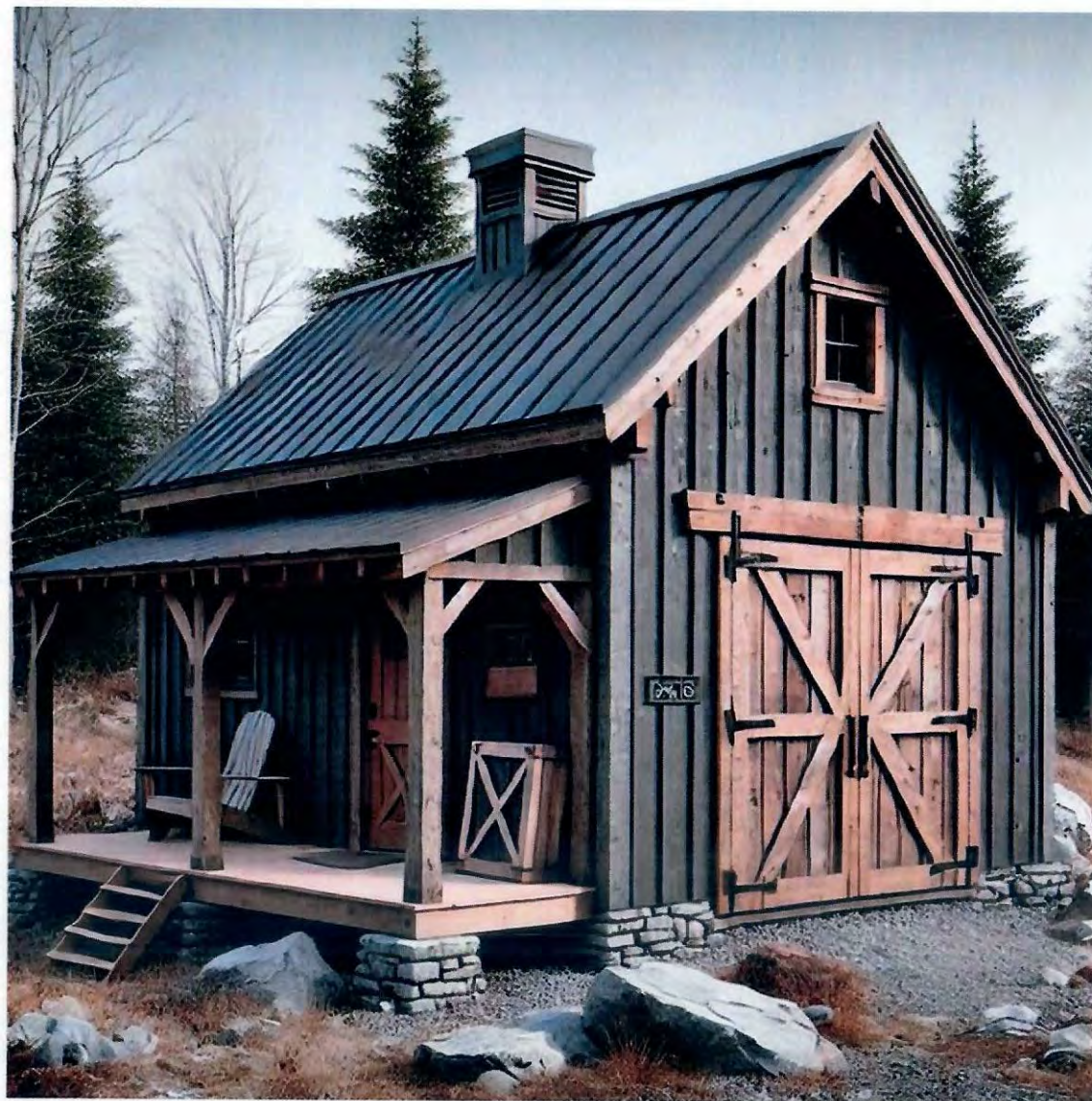
Gas line utility easement

New Building on Existing Slab

Building site on existing pad poured prior to setback change.

Item 2.

Design concept gray board and batten siding with brown metal roof



North elevation

Item 2.



11

Item 2.

South elevation



Item 2.



Item 2.



EXHIBIT C





ZONING BOARD OF ADJUSTMENT STAFF REPORT

Meeting

Date: March 23, 2026

To: Chairman and Members of the Zoning Board of Adjustment

From: Harrison Wicks, Director of Community Development

Subject: **PUBLIC HEARING**, Single Family Residence Side-Yard Setback Variance

Purpose:

Hold a public hearing and consider a side-yard setback variance to Sec. 14.3.32 A – Agricultural District on a 3.94-acre lot legally described as Lot 2, Rock Hill Addition, which is located on the west side of Gibbons Rd S, at 600 Gibbons Rd S, Town of Argyle, Denton County, Texas. John and Kailan Wagler are the owner/applicants. ZBA-26-002.

Powers of the Zoning Board of Adjustment (ZBA):

14.3.22-7 Variances.

*A. The Board of Adjustment may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. For example, if the subject property substantially differs from other similarly zoned land parcels by being of such restricted area, shape or slope that it cannot reasonably be developed in the same manner as other similarly zoned land parcels, then a variance of the building setback, lot width or depth may be warranted. In granting a variance, the Board shall prescribe only conditions that it deems necessary for, or desirable to, the public interest. In making the findings hereinbelow required, the **Board shall take into account:***

- 1. The nature of the proposed use of the land involved;*
- 2. Existing uses of land in the vicinity;*
- 3. The number of persons who will reside or work within the proposed use; and*
- 4. The probable effect such variance will have upon traffic conditions and upon the public health, safety, convenience and welfare of the community.*

B. Conditions Required for Variance. *No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with Section 14.3.22-9 of this ordinance and unless the Board of Adjustment finds:*

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of his/her land; and
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
4. That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this ordinance.

Such findings of the Board of Adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Board meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this ordinance.

C. Findings of Undue Hardship. *In order to authorize in a specific case a variance from the terms of the zoning ordinance, the Board of Adjustment must make findings that an undue hardship exists, using the following criteria:*

1. *The variance is not contrary to the public interest;*
2. *Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship;*
3. *That the spirit of the ordinance is observed and substantial justice is done;*
4. *That the situation causing the hardship is not self-imposed and does not generally affect all or most properties in the same zoning district; and*
5. *That the relief sought will not injure the permitted use of adjacent conforming property.*

D. *A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.*

Existing Condition of Property:

This lot is currently developed with a single-family residence.

Project Update:

Mr. and Mrs. Wagler are seeking a variance to the side-yard setback requirements for the Agricultural (A) Zoning District as updated by Town Council on August 16, 2021 per Ordinance 2021-22.

New Standard: Under Ord. 2021-22, the side and rear setbacks for Ag lots, for both the main and accessory structures, are 50' (side) and 50' (rear).

Old Standard: Prior to August 16, 2021, the side and rear setback on Ag lots for the main structure was 15', and for accessory structures the side and rear setback was 10', if not an agricultural structure (barn or stable).

Under the new standard, Mr. and Mrs. Wagler will not be able to construct the proposed addition to the main structure without obtaining a variance from the ZBA. **The proposed side-yard setback is 30 feet on the south property line, whereas the required minimum setback is 50 feet.**

Development Review Analysis:

The ZBA application submitted to the Town indicates the addition will be a two-story garage addition conforming to a farmhouse style seen in other parts of Town, with a gable roof not exceeding 35 feet in height. Based on the proposed plans, few protected trees are proposed to be removed as the grading and foundation for the addition would be in a relatively clear area. If ZBA grants this variance for side yard setback, all other applicable regulations must still be complied with during the building permit stage.

Public Input:

At the time of publication of this report, one response in favor of the request has been received from property owners within 200' of the subject property.

Staff Recommendation:

Town staff offers no recommendation and has provided the information for consideration by the ZBA as presented.

Attachments:

- Exhibit A – Project Presentation
- Exhibit B – Prelim Site Plan
- Exhibit C – Support Letters

EXHIBIT A

Request for Special Setback Variance – Town of Argyle



We are the Wagler family—John, Kailan, and our sons, John Casimir (12) and Kesten (11). In the fall of 2017, we purchased a legacy home in Argyle with the intention of preserving its original character and contributing to the charm that defines both our neighborhood and the Town of Argyle. The home was built by the original owners using wood from their family’s dairy barn, a meaningful piece of local history that we have always sought to honor.

From the beginning, our goal has been to maintain the home’s historic integrity while making thoughtful improvements that comply with the Town’s development standards. A primary concern for us when purchasing the property was its limited size and the absence of a garage or adequate storage—needs that have only grown as our family has grown, especially with vehicles, farm equipment, outdoor toys, and our classic VW Bug (a familiar sight around Argyle and the AISD Grandparents’ Day Parade). Knowing the side-yard setback requirement was 15 feet, we believed there would eventually be an opportunity to expand responsibly.

As we move forward with planned updates, we respectfully request approval for a 30-foot side-yard setback variance. Due to the age and original design of the home, constructing a garage within the standard setback is not feasible without this variance. Our request is intended to align our garage setback with that of our immediate neighbor, whose garage was completed in 2023 under a similar variance. Matching this established setback will maintain a consistent streetscape, support neighborhood cohesion, and prevent an irregular or visually disruptive frontage. Additionally, the variance will allow us to meet the Town of Argyle’s Development Standards, which require a minimum of two enclosed parking spaces.

Thank you for your time and consideration. We appreciate the Town’s efforts to support practical improvements to legacy properties and remain committed to responsible stewardship of our home and the surrounding community.



The Wagler Family (AKA *The VolksWaglers*)

CURRENT VIEW : 600 GIBBONS RD S



VIEW FROM SOUTH-EAST CORNER

CURRENT VIEW : 600 GIBBONS RD S



VIEW FROM STREET (EAST)

CURRENT VIEW : 600 GIBBONS RD S



DETAIL VIEW FROM SOUTH

CURRENT VIEW : 600 GIBBONS RD S



DETAIL VIEW FROM REAR (WEST)

ARCHITECT RENDERINGS



BEFORE

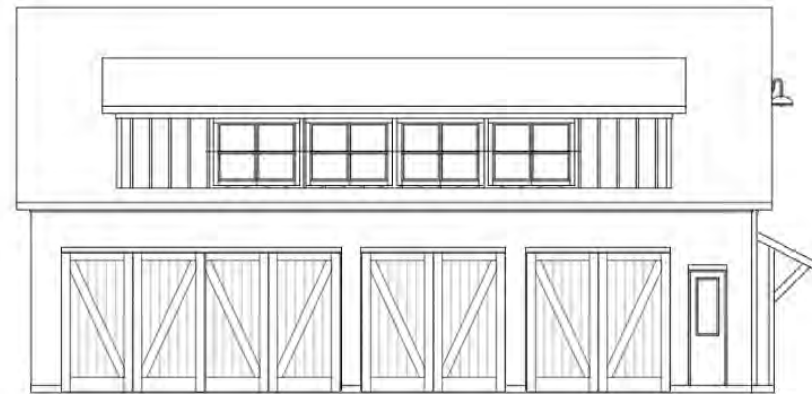


AFTER

ELEVATION VIEWS



FRONT ELEVATION (EAST)



SIDE ELEVATION (SOUTH)

AERIAL VIEW : NEIGHBORHOOD



NOTE: COMPATIBLE J-SWING GARAGE/DRIVEWAY LAYOUTS

AERIAL VIEW : 600 GIBBONS SOUTH



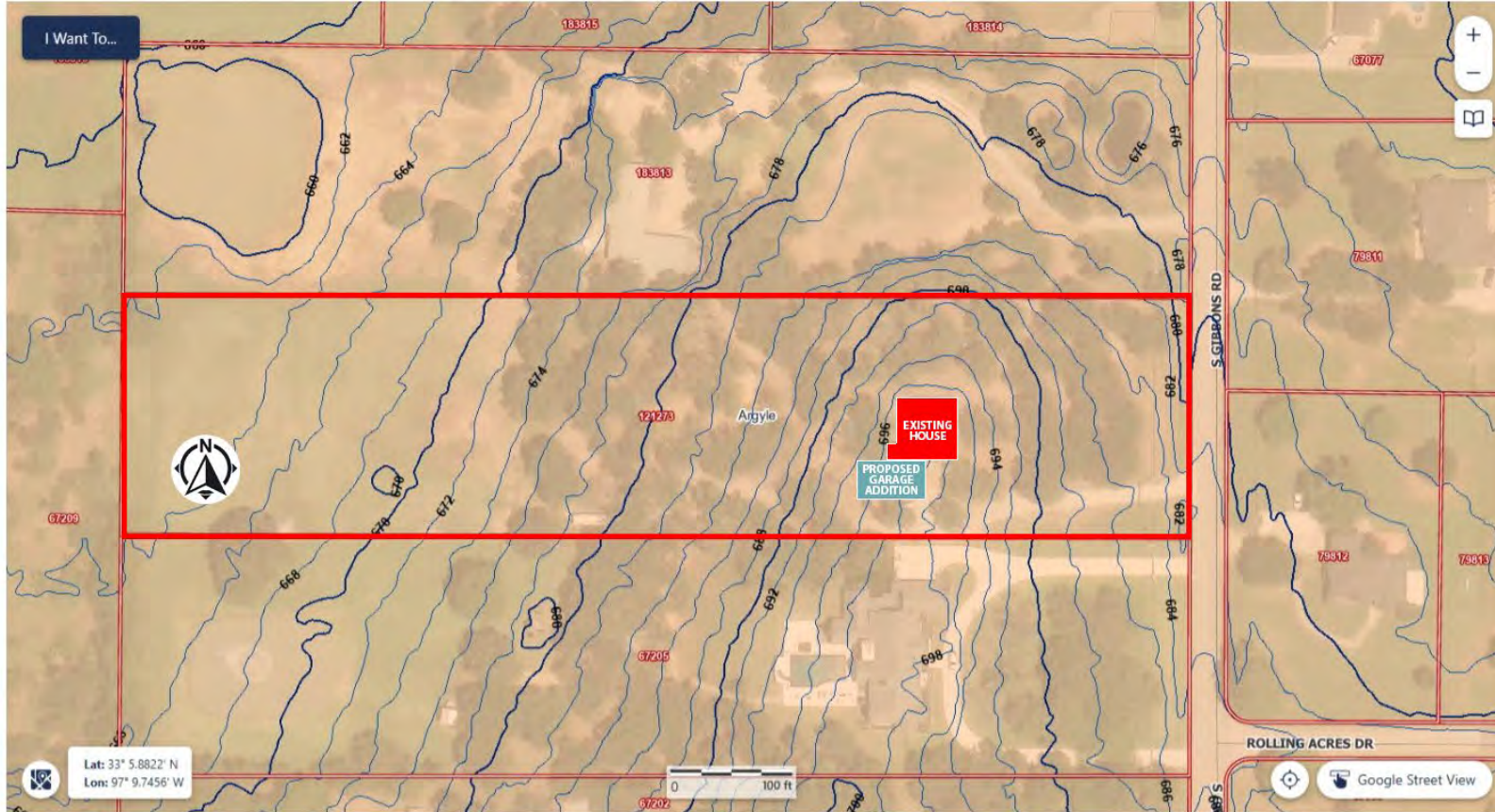
DETAIL VIEW OF PROPERTY IN RELATION TO NEIGHBORING PROPERTIES

AERIAL VIEW : SITUATION OF HARDSHIP #1



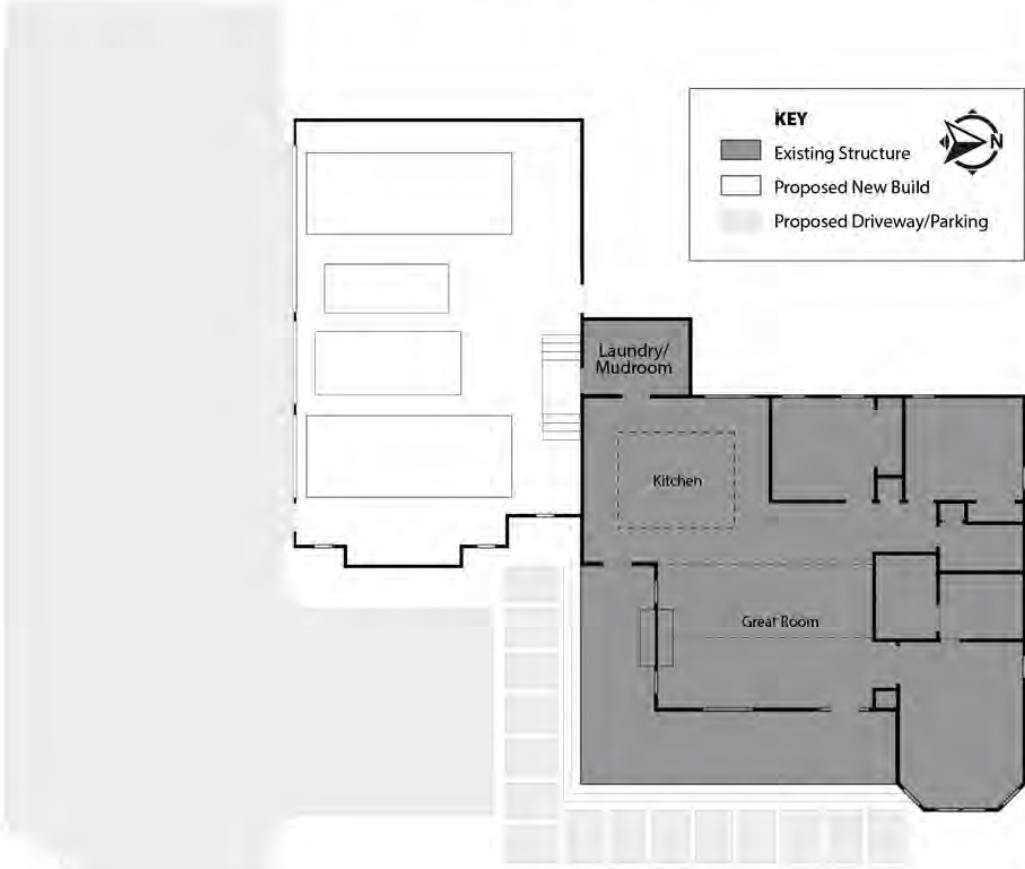
NOTE: LOCATION OF EXISTING DRIVEWAY : SEPTIC SYSTEM : TREES

AERIAL VIEW : SITUATION OF HARDSHIP #2



NOTE: SLOPE THAT CANNOT REASONABLY BE DEVELOPED

FLOORPLAN : SITUATION OF HARDSHIP #3



NOTE: MUD ROOM/KITCHEN ACCESS TO PROPOSED GARAGE

AERIAL VIEW : LETTERS OF SUPPORT



NOTE: LETTERS OF SUPPORT FROM NEIGHBORING PROPERTIES

SUMMARY

The Wagler family is requesting a variance to the 50-foot side-yard setback requirement for the Agricultural Zoning District, as adopted by Town Council on August 16, 2021, through Ordinance 2025-22. Prior to this ordinance, the required side and rear setbacks for primary structures in the Agricultural district were 15 feet. Under the updated standard, the Waglers cannot construct their proposed garage without obtaining a variance from the Zoning Board of Adjustment (ZBA). The proposed structure would maintain a 30-foot setback from the south property line.

FINDINGS OF UNDUE HARDSHIP

1. Existing Site Constraints

Driveway Location: The proposed garage is designed to utilize the existing driveway and access point. Relocating the driveway is not practical and would create unnecessary disturbance.

Septic System Placement: The existing septic system occupies the area that might otherwise be the most feasible location for a compliant structure, directly limiting development options.

Heritage Trees: The proposed garage location minimizes impact to mature, heritage trees. Alternative placements would require significant tree removal.

2. Topographical Limitations

Slope Conditions: The north, east, and west sides of the home contain steep slopes that present a physical constraint making construction of an attached garage impractical and cost-prohibitive.

3. Functional Access to the Home

Connection to Mud Room/Kitchen: The proposed location provides the most logical and functional access point to the home’s mud room and kitchen. Other locations would not provide reasonable or safe access.

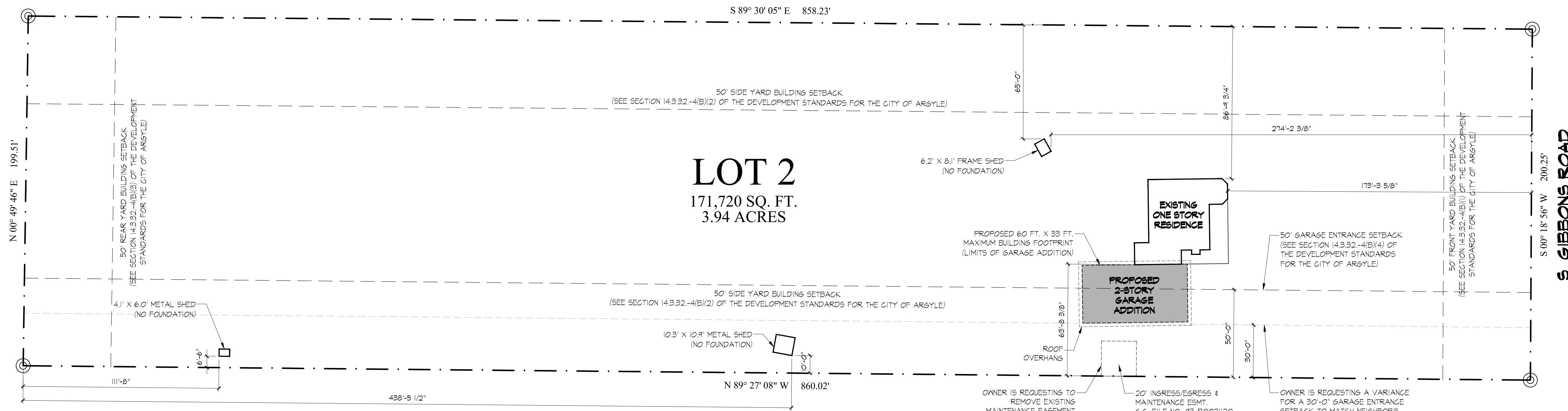
4. Existing Nonconformity with Development Standards

The home does not currently meet the Town of Argyle’s development standards for covered parking as defined in Section 14.3.32-4D-1. The proposed garage would bring the property closer to compliance with these standards.

The conditions creating these hardships—including the septic location, topography, existing driveway, and tree preservation—are inherent to the property and not self-created.

EXHIBIT B

SITE DATA / ZONING / CODE INFORMATION		
SITE LOCATION	600 GIBBONS ROAD SOUTH (PROPERTY ID: 121273)	
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC)	
DEVELOPMENT STANDARD REFERENCE	ARGYLE TOWN DEVELOPMENT STANDARDS (UPDATED AUGUST 16, 2021)	
ZONING	AGRICULTURAL (A) DISTRICT	
ZONING/CODE DESCRIPTION	REQUIRED	PROVIDED (AFTER GARAGE)
MIN. LOT AREA	5 ACRES (217,800 SQ. FT.)	3.94 ACRES (171,626 SQ. FT.)
MAX. NO. OF SINGLE FAMILY DETACHED DWELLINGS PER LOT	N/A	N/A
MIN. FLOOR AREA	1,600 SQ. FT.	1,816 SQ. FT.
MIN. LOT FRONTAGE	300 FT.	200 FT.
MIN. LOT DEPTH	300 FT.	858 FT.
MIN. FRONT YARD SETBACK	50 FT.	50 FT. (173 FT. ACTUAL)
MIN. REAR YARD SETBACK	50 FT.	50 FT. (111 FT. ACTUAL)
MIN. SIDE YARD SETBACK	50 FT.	30 FT. AT GARAGE SIDE ONLY. (SOME EXISTING ACCESSORY BUILDINGS ARE WITHIN 6.5 FT.)
GARAGE ENTRY FROM STREET R.O.W. OR THE SIDE YARD OR REAR YARD SETBACKS	50 FT.	30 FT. (REQUESTED)
LOT COVERAGE	20% MAX. (34,325 SQ. FT.)	2.6% (4,464 SQ. FT.)
HEIGHT (MID OF EAVE TO RIDGE)	35 FEET MAX. -OR- 2.5 STORIES	35 FEET MAX. -OR- 2.5 STORIES
MINIMUM PARKING REGULATIONS	2 ENCLOSED SPACES PLUS 4 ADDITIONAL PARKING SPACES ON ALL-WEATHER SURFACE.	4 ENCLOSED SPACES PLUS 4 TANDEM PARKING SPACES ON ALL-WEATHER SURFACE.



01) PRELIMINARY SITE PLAN
 CURRENT ZONING: A-AGRICULTURAL DISTRICT
 SCALE: 1" = 60' (11X17 SHEET)
 SCALE: 1" = 30' (22X34 SHEET)

S. GIBBONS ROAD

EXHIBIT C

Item 3.

Rick Jourdan
520 Gibbons Road South
Argyle, Texas 76226
214-616-0953

February 23, 2026

Town of Argyle Zoning Board of Adjustment

Re: Letter of Support for Variance Request – Setback Reduction for Garage Construction

Dear Members of the Zoning Board,

I am writing to express my full support for the variance request submitted by **John Wagler**, located at **600 Gibbons Road South**, seeking approval to reduce the required building setback from **50 feet to 30 feet** in order to construct a garage on their property.

After reviewing the proposed plans and understanding the unique conditions of the lot, I believe this variance is both reasonable and appropriate. The requested adjustment will allow the homeowner to construct a garage that is consistent with the character of the surrounding neighborhood and will not negatively impact adjacent properties. In fact, the proposed structure is expected to improve the overall functionality and appearance of the property.

Several factors support granting this variance:

- **The reduced setback will not interfere with neighboring properties, sightlines, or access.**
- **The garage design is compatible with existing homes and structures** in the area.
- **The variance will allow for safe and practical use of the property**, given its layout and existing constraints.
- **There is no anticipated adverse effect on property values or community aesthetics.**

As a neighbor to the immediate north of the property, I see no detriment to the public interest in granting this request. On the contrary, allowing the construction of a well-designed garage will enhance the property and maintain the quality and appearance of our neighborhood.

Thank you for your time and consideration. I respectfully encourage the Board to approve this variance request.

Sincerely,



Rick Jourdan

Joey Greene
1209 Rolling Acres Drive
Argyle, Texas 76226
214-604-9796

February 23, 2026

Town of Argyle Zoning Board of Adjustment

Re: Letter of Support for Variance Request – Setback Reduction for Garage Construction

Dear Members of the Zoning Board,

I am writing to express my full support for the variance request submitted by **John Wagler**, located at **600 Gibbons Road South**, seeking approval to reduce the required building setback from **50 feet to 30 feet** in order to construct a garage on their property.

After reviewing the proposed plans and understanding the unique conditions of the lot, I believe this variance is both reasonable and appropriate. The requested adjustment will allow the homeowner to construct a garage that is consistent with the character of the surrounding neighborhood and will not negatively impact adjacent properties. In fact, the proposed structure is expected to improve the overall functionality and appearance of the property.


Several factors support granting this variance:

- **The reduced setback will not interfere with neighboring properties, sightlines, or access.**
- **The garage design is compatible with existing homes and structures** in the area.
- **The variance will allow for safe and practical use of the property**, given its layout and existing constraints.
- **There is no anticipated adverse effect on property values or community aesthetics.**

As a neighbor to the immediate east of the property, I see no detriment to the public interest in granting this request. On the contrary, allowing the construction of a well-designed garage will enhance the property and maintain the quality and appearance of our neighborhood.

Thank you for your time and consideration. I respectfully encourage the Board to approve this variance request.

Sincerely,



Joey Greene

Joe Farley
610 Gibbons Road South
Argyle, Texas 76226
817-360-2246

February 23, 2026

Town of Argyle Zoning Board of Adjustment

Re: Letter of Support for Variance Request – Setback Reduction for Garage Construction

Dear Members of the Zoning Board,

I am writing to express my full support for the variance request submitted by **John Wagler**, located at **600 Gibbons Road South**, seeking approval to reduce the required building setback from **50 feet to 30 feet** in order to construct a garage on their property.

After reviewing the proposed plans and understanding the unique conditions of the lot, I believe this variance is both reasonable and appropriate. The requested adjustment will allow the homeowner to construct a garage that is consistent with the character of the surrounding neighborhood and will not negatively impact adjacent properties. In fact, the proposed structure is expected to improve the overall functionality and appearance of the property.

Several factors support granting this variance:

- **The reduced setback will not interfere with neighboring properties, sightlines, or access.**
- **The garage design is compatible with existing homes and structures** in the area.
- **The variance will allow for safe and practical use of the property**, given its layout and existing constraints.
- **There is no anticipated adverse effect on property values or community aesthetics.**

As a neighbor to the immediate south of the property, I see no detriment to the public interest in granting this request. On the contrary, allowing the construction of a well-designed garage will enhance the property and maintain the quality and appearance of our neighborhood.

Thank you for your time and consideration. I respectfully encourage the Board to approve this variance request.

Sincerely,


Joe Farley
02/23/2026