



NOTICE OF THE REGULAR MEETING OF THE  
**PLANNING & ZONING COMMISSION**

March 04, 2026 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, TX 76226

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**AGENDA**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:00 PM, Wednesday, March 04, 2026, at Argyle Town Hall, 308 Denton Street, Argyle, TX 76226. The Items listed below are placed on the agenda for discussion and/or action.

**COMMISSION MEMBERS AND TOWN MANAGEMENT**

**Paul Kula, Chairperson, Place 1**

**David Snell, Vice-Chair, Place 5**

**Jody Johnson, Place 2**

**Matt Nelson, Place 3**

**Marilyn Lewis, Place 4**

**Kenton Miersma, Place 6**

**Michael Udovic, Place 7**

**Harrison Wicks, Community Development Director**

**Brenda McDonald, Town Attorney**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**American Flag**

**Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."**

**OPEN FORUM**

*This is an opportunity for the public to address the Commission on any matter of public business, except public hearings. Any Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes; however, time limits can be adjusted by the Chairperson. Any response from a member of the Commission is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future Planning and Zoning Commission meeting.*

**CONSENT AGENDA**

*Any Commission member may request an item on the Consent Agenda to be taken up for individual consideration.*

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of February 4, 2026.
2. Consider approval of the minutes of the Special Planning and Zoning Commission Meeting of February 25, 2026.

### **STAFF REPORT**

3. Active Development Project List and Town updates.

### **PUBLIC HEARING ITEMS**

4. Hold a public hearing, consider and make a recommendation to Town Council on a Zoning Change Request (Z-25-003) from Community Retail (CR) to a Planned Development with a base zoning of Community Retail (CR) for the Heath Tract Planned Development District on a 141.67-acre tract of land, known as James P Heath Addition, Block A, Lot 1, located on the northeast corner of I-35W and FM 407 W in the Patrick Rock Survey, Abstract 1063, Town of Argyle, Denton County, Texas.
5. Hold a public hearing, consider and make a recommendation to Town Council on a Future Land Use Plan amendment (FLUP-26-001) from Estate Residential 1-acre to Mixed Use for a 10.00-acre tract of land out of the S.A. Chambers Survey, Abstract No. 308, being the northern portion of the E. W. Yeck Addition, Lot 1R-1, Town of Argyle, Denton County, Texas.
6. Hold a public hearing, consider and make a recommendation to Town Council on a Zoning Change Request (Z-26-001) from Single Family 2.5 acre Residential Estate (SF-2.5) to Local Retail (LR) for a 10.00-acre tract of land out of the S.A. Chambers Survey, Abstract No. 308, being the northern portion of the E. W. Yeck Addition, Lot 1R-1, Town of Argyle, Denton County, Texas.
7. Hold a public hearing, consider and make a recommendation to Town Council on ordinance amendment (FLUP-26-002) to the Thoroughfare Plan of the Town of Argyle Comprehensive Plan adopted June 17, 2024 as Ordinance 2024-17.

### **ACTION ITEMS**

8. Consider and make a recommendation to Town Council on Site Plan request (SP-26-001) for the proposed Akshya Foods, LLC development and restaurant use, located at 606 N US Hwy 377, being on 0.36 acres of land, known as The Original Town of Argyle, Lots 5-10, Block 8, in the J. Davis Survey, Abstract 325, Town of Argyle, Denton County, Texas.

### **WORKSHOP ITEMS**

*(Workshop items are for discussion only. No action may be taken on items listed under this portion of the agenda, other than to provide general direction to staff or to direct staff to place such items on a future agenda for action.)*

9. Discuss potential ordinance amendments and development standard updates.

## 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 **February 26, 2026, by 5:00 p.m.** and remained posted for at least three (3) business days preceding the scheduled time of said meeting.

*Harrison Wicks*

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Harrison Wicks, MPA

Director of Community Development



***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.***