



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

April 01, 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, April 01, 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 March 4, 2026.

#### **STAFF REPORT**

2. Active Development Project List and Town updates.

#### **ACTION ITEMS**

3. Consider and make a recommendation to Town Council on a Private Access Amenity Plan for the Knights Ridge private subdivision, located on the west side of FM 1830, being Lots 1-25, 26X & 27X Block 1, being 72.126 acres situated in the T&P RR Co survey abstract no. 1293, Town of Argyle Denton County, Texas.
4. Consider and make a recommendation to Town Council on an ordinance amendment (TDS-26-004) to Article 8.02, Nuisances, of the Town of Argyle Code of Ordinances regarding amendments to Section 8.02.003 Noise and other related provisions in the Code of Ordinances.

#### **PUBLIC HEARING ITEMS**

5. Hold a public hearing, consider and make a recommendation to Town Council on an amendment to Specific Use Permit Ordinance 2023-26 (SUP-26-001) for a Child Day Care Center (Business) located at 319 South US Hwy 377, Town of Argyle, Denton County, Texas.
6. Hold a public hearing, consider and make a recommendation to Town Council on a zoning change amendment to Ordinance 2019-11 for Cook Street Restaurant (Z-26-002), being approximately 1.143 acres of land, being a portion of Stephen A. Chambers Survey, Abstract No. 0308A, and being located on the southeast corner of the Cook Street and U.S. Hwy. 377 intersection, located in the Town of Argyle, Denton County, Texas.
7. Hold a public hearing, consider and make a recommendation to Town Council on an ordinance amendment (TDS-26-002) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding the creation of Section 14.3.80 – Non-Fixed Food Establishments and other related provisions in the Town Development Standards.
8. Hold a public hearing, consider and make a recommendation to Town Council on an ordinance amendment (TDS-26-003) to Article III, Zoning, of the Town of Argyle Town Development Standards regarding an amendment to Section 14.3.67 – Landscape Requirements and other related provisions in the Town Development Standards.
9. Hold a public hearing, consider and make a recommendation to Town Council on an ordinance amendment (TDS-26-005) to remove Article III, Zoning, Part 5 Development Standards, Section 14.3.76 Lighting and Glare Standards, and establishing Article VIII, Outdoor Lighting, and other related provisions in the Town Development Standards.

10. Hold a public hearing, consider and make a recommendation to Town Council on an ordinance amendment (TDS-26-006) to Article I, General, of the Town of Argyle Town Development Standards regarding an amendment to Section 14.1.5 – Definitions for Development, Large Scale and other related provisions in the Town Development Standards.

## 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 26, 2025, 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.***