



**NOTICE OF THE REGULAR MEETING OF THE
MUNICIPAL DEVELOPMENT DISTRICT
REGULAR MEETING**

April 07, 2026 at 6:00 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 Municipal Development District will meet in a Regular Meeting on Tuesday, April 07, 2026 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

BOARD MEMBERS AND TOWN MANAGEMENT

David Wylie, President, Place 3
Pamela Batson, Vice-President, Place 5
Casey Stewart, Councilmember Place 1
Ronald Schmidt, Mayor, Place 2
Peter Tilton, Place 4
Kristin Jain, Place 6
Joan Delashaw, Place 7

Mike Sims, Town Manager
Brenda McDonald, Town Attorney

CALL TO ORDER

PLEDGE OF ALLEGIANCE

American Flag: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

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 Board 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 President. Any response from a member of the Board 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 Municipal Development District Board meeting.

SPECIAL PRESENTATION

1. Receive a special presentation from Valley Quest Design for the Front Street Small Area Plan.

CONSENT AGENDA

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

2. Consider approval of the Argyle Municipal Development District Board meeting minutes for the meeting held on March 10, 2026.

STAFF REPORT

(Staff Reports 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.)

3. Receive a staff report on sales tax collected for the MDD as of March 30, 2026.

EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board may convene in a closed session. After the Executive Session, discussion on any of the following items, any final action or vote taken will be in public.

Real Property

§551.072: Deliberate the purchase, exchange, lease, or value of real property:

4. Town Center District

OPEN SESSION

In accordance with Texas Government Code, Section 551, the Municipal Development District will reconvene into Open Session and consider action, if any, on matters discussed in Executive Session.

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.

A quorum of the Town Council members or Planning and Zoning Commission may be in attendance at this meeting. The council/commission will take no action during the course of this meeting.

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 31, 2026, by 5:00 p.m.** and remained posted for at least three (3) business days preceding the scheduled time of said meeting.

Mike Sims

Town Manager



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.

EXHIBIT A

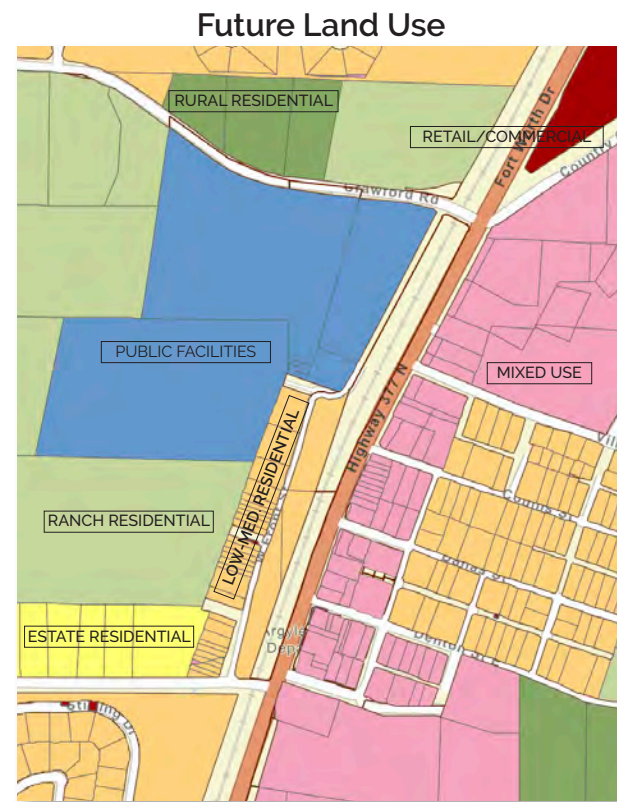
Scope of Work Highlights

Inventory and Analysis:

Strengths, weaknesses, opportunities and constraints

Planning / Study:

- **Office / retail / entertainment land uses** on the southern portion of the site (the area south of the Eagle Street school entrance).
- The development of a **farm and market** (berry picking, pumpkin patch) directly west of the site- and the possible collaboration with the Town to facilitate access and visibility to the property.
- **Recreational uses in the northern portion** of the site, including the **realignment of the Eagle Street** right-of-way and creation of a **commercial site** at the southwest quadrant of Highway 377 and Crawford Road.
- The **architectural character** of built elements within the study area, tying into important historic and cultural concerns associated with the Argyle downtown core located across Highway 377 to the east (e.g. historic train depot).
- Study and recommendations related to **transportation**, including Front Street access and modification and eventual connection to Crawford Road and the AISD Sixth Grade Center. Important **pedestrian / trail connections** to the Lakes of Argyle trail and the Unity Park loop system are included.
- Evaluation of site **infrastructure and engineering** studies required for development, i.e. utilities, drainage, hydrology, traffic, etc.

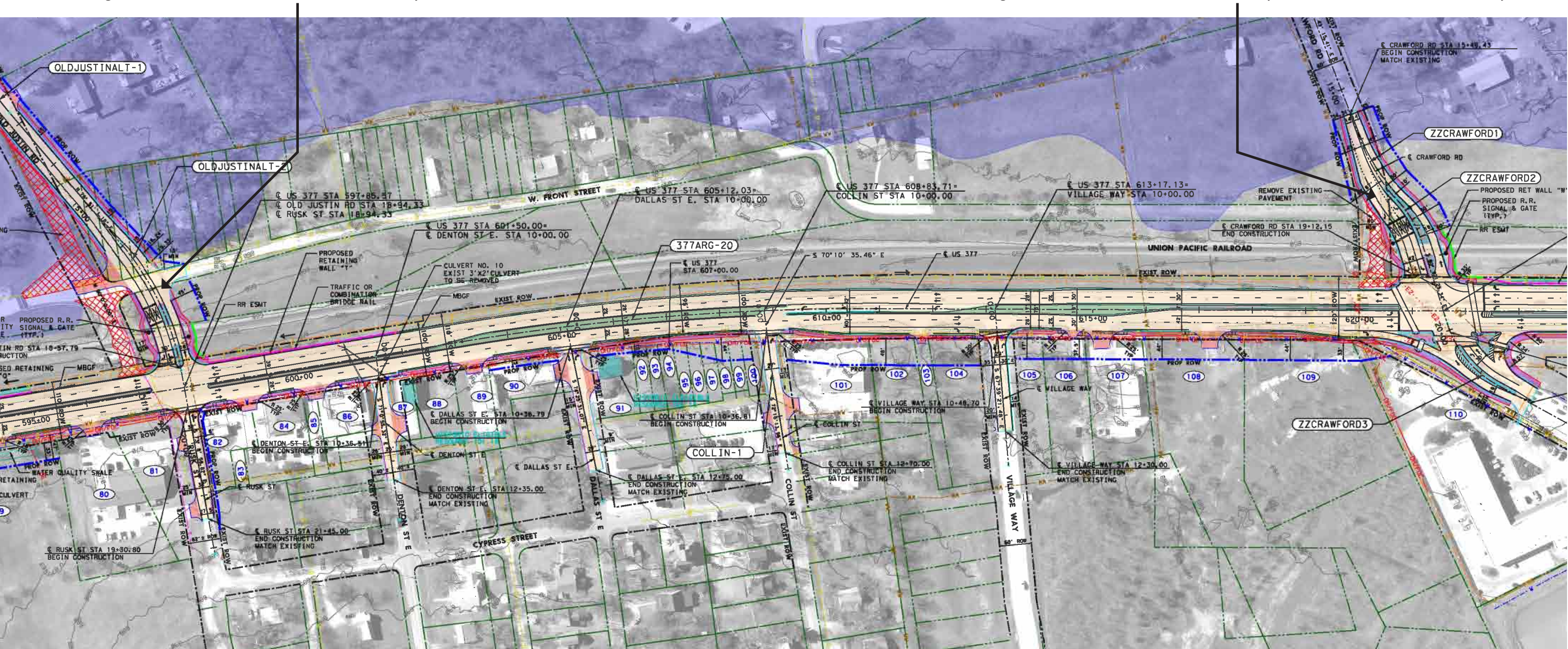


Old Justin Road

- Median and Railroad crossing features for Quiet Zone requirements
- Realignment to match Rusk Street across US Hwy. 377

Crawford Road

- Median and Railroad crossing features for Quiet Zone requirements
- Realignment to better connect with Country Club Roadmatch across US Hwy. 377



Zoning: *The subject tract's intended land use is Mixed Use (zoned as Old Town 1 District)*

Description

The "OT-1" Old Town 1 District is intended to create **a mixed-use focal point for the Town**. This district is appropriate within that portion of the original dedication of the Town of Argyle that is located east and west of the centerline of U.S. Highway 377 right-of-way, west of the centerline of the right-of-way for Cypress Street.

A mixture of retail, office, governmental, and residential uses is appropriate within the "OT-1" District. Additionally, public pedestrian walkways and open areas in order to promote interaction among the various land uses and to create a "pedestrian friendly" environment are encouraged.

The following are key concepts that should be acknowledged through development practices within the "OT-1" District:

- Residential uses are encouraged in conjunction with nonresidential activities in order to create an active core area of the Town;
- Appropriate residential uses include residential dwellings located directly above nonresidential uses, townhomes, single-family attached units, and single-family detached units;
- Retail uses within the "OT-1" District should be constructed in such a manner and at such a scale so as to be *inviting to pedestrians and emphasize small, specialty shops, restaurants and professional offices*;
- Traffic flows within the "OT-1" District should enable people to move freely without the use of a motor vehicle by becoming integrated with the Town's overall pedestrian network and by full *integration with any Parks, Recreation and Open Space* Master Plan as adopted by the Town from time to time; and
- *Outside social gathering spaces*, such as *small parks and courtyards*, should be an integral part

Key Use and Regulatory Features of OT-1

- Maximum Building Height: 35 feet (up to two stories + 20% for ornaments/towers)
- No minimum lot sizes, dimensions
- Min. 50% of facade located at sidewalk line- no further than 10' from the PL; may be increased to 20' for plazas, dining areas, etc.
- Maximum Lot Coverage: 80%
- Building Footprints: 1,500 sf min. - 15,000 sf max.
- 25% reduction in parking allowed by approval

Design Criteria for the OT-1 District.

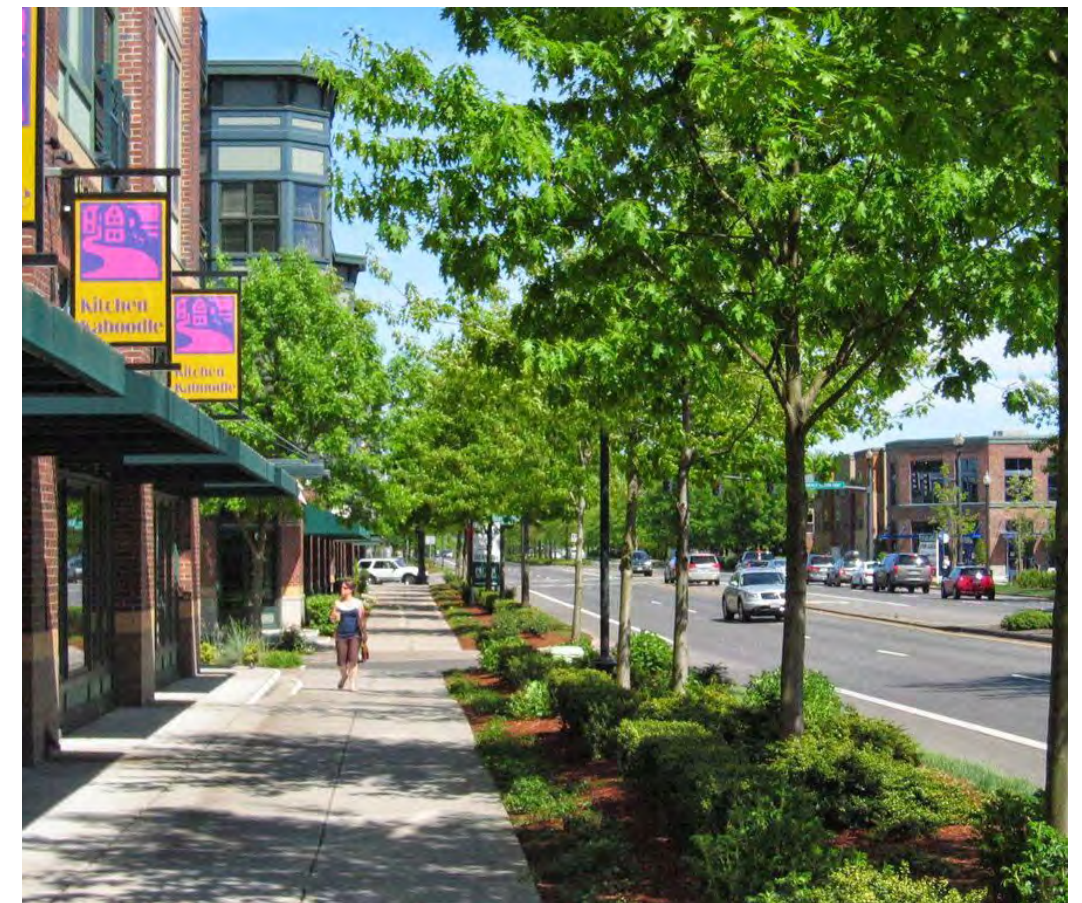
1. Consistency with Comprehensive Plan Required. Development proposals shall be consistent with the Comprehensive Plan concept for the Old Town.
2. Windows. Reflective glass shall not be used for windows; detailing for windows, doors and other openings shall be of wood, glass, anodized aluminum or painted aluminum.
3. Required Massing for Nonresidential Structures. In order to ensure the aesthetic value and visual appeal of non-residential land uses and structures, the facades of all structures that contain 90 feet or more frontage along a public street must be offset, varied and articulated, at least three feet in depth for every 30 feet in horizontal surface length. Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building facade (elevation) plan submitted for Commission review and approval by the Governing Body along with the Site Plan.
4. Primary Entryways. Primary entryways shall be recessed a minimum of three feet from the front building facade and shall be clearly defined by an architectural or landscape feature.
5. Power Lines. New power lines to business establishments shall be placed underground.
6. Pedestrian Streetscape. Pedestrian spaces shall be treated with amenities that are selected based upon their ability to unify the streetscape. It is important that elements such as construction materials, colors, textures and fixture design complement the OT-1 concept. These features shall be repeated throughout the streetscape so as to unify the district as a whole.
7. Architectural Design (refer to code)
8. Gazebos and Kiosks. Gazebos and kiosks shall be permitted in interior open spaces visible from a public right-of-way. They shall be consistent with or complementary to the architectural design utilized for the primary structure.
9. Trash and Recycling Storage Areas and Mechanical Equipment. Trash and recycling storage areas, mechanical equipment, and other such items shall not be visible from a public street and are prohibited between the primary structure and a public street. Trash and recycling storage areas, mechanical equipment, and similar items shall be fully screened with a masonry screening wall and constructed of like and similar masonry materials to those of the primary structure.
10. Loading and Service Areas- side or rear of property and screened from residences.

Land Use Amendment



LANDSCAPE AND AMENITY CONCEPTS

- Community outdoor spaces
- Streetscape for walkability
- Connecting trails and bridges throughout
- Full size soccer field
- Parking for businesses and public spaces



ARCHITECTURAL CONCEPTS

Texas railway aesthetic
 Connecting with local historic architecture
 Community connection
 Commercial business complex
 Use of local steel









SITE DATA TABLE		
ZONING DISTRICT:	OT-1 / OLD TOWN 1	
SITE REQUIREMENTS		
	REQUIRED (BASE)	PROVIDED
GENERAL SITE DATA		
LOT AREA:	(AFTER R.O.W. DEDICATION)	1.99 AC (86,827 SF)
BUILDING FOOTPRINT AREA:	-	10,000 SF
TOTAL BUILDING FLOOR AREA:	-	20,000 SF
BUILDING HT.	MAX: 35 FT	MAX: 35 FT
BUILDING COVERAGE	MAX: 80% / 69,462 SF	12% / 10,000 SF
PARKING (REFER TO DETAILED TABLE)		
PARKING QUANTITY	85	102
ACCESSIBLE PARKING SPACES	4	4

DETAILED LAND USE DATA TABLE			
USE	BLDG. #	AREA	TOTAL AREA
NON-RESIDENTIAL USES			
PROFESSIONAL OFFICE	1	7,500 SF	15,000 SF
	2	7,500 SF	
RETAIL	1	1,500 SF	3,000 SF
	2	1,500 SF	
RESTAURANT	1	1,000 SF	2,000 SF
	2	1,000 SF	

PARKING TABLE				
USE	CALCULATION BASIS	AREA	PARKING REQUIRED	PARKING PROVIDED
NON-RESIDENTIAL USES				
PROFESSIONAL OFFICE	1 PER 300 SF	15,000 SF	50 SPACES	
RETAIL	1 PER 200 SF	3,000 SF	15 SPACES	
RESTAURANT	1 PER 100 SF	2,000 SF	20 SPACES	
PARKING TOTAL			85 SPACES	92 SPACES

MARCH 10, 2026

REGULAR MEETING OF THE MUNICIPAL DEVELOPMENT DISTRICT OF THE TOWN OF ARGYLE, TEXAS, HELD ON THIS DATE WITH THE FOLLOWING MEMBERS PRESENT:

PRESENT

PRESIDENT, PLACE 3
 VICE-PRESIDENT, PLACE 5
 DIRECTOR, PLACE 1
 DIRECTOR, PLACE 2
 DIRECTOR, PLACE 6
 DIRECTOR, PLACE 7

DAVID WYLIE
 PAMELA BATSON
 CASEY STEWART
 RONALD SCHMIDT
 KRISTIN JAIN
 JOAN DELASHAW

TOWN MANAGER
 DIRECTOR OF COMMUNITY DEVELOPMENT

MIKE SIMS
 HARRISON WICKS

ABSENT

DIRECTOR, PLACE 4

PETER TILTON

CALL TO ORDER

President Wylie called the meeting to order at 6:09 p.m.

OPEN FORUM

President Wylie opened the open forum at 6:10 p.m. With no speakers, President Wylie closed the open forum at 6:10 p.m.

CONSENT AGENDA

1. Consider approval of the Argyle Municipal Development District Board meeting minutes for the meeting held on January 6, 2026.

Director Stewart moved to approve the MDD Board meeting minutes from January 6, 2026, as presented. Director Schmidt seconded the motion. The motion passed 5-0. Director Jain arrived late and did not vote.

SPECIAL PRESENTATION

2. Receive a special presentation from Hilltop Securities for sales tax revenue bond financing for the MDD.

Steven Murray, Senior Vice President at Hilltop Securities provided a presentation and answered questions from the board members. No action was taken.

STAFF REPORT

3. Receive a staff report on sales tax collected for the MDD as of February 28, 2026.

Community Development Director Wicks presented a summary report for sales tax collected in February 2026 and answered questions from the board members. No action was taken.

ACTION ITEMS

4. Discuss, consider, and take action on a professional services agreement with Argyle Business Association for marketing services.

Town Manager Mike Sims and CEO Lynn Seeden of ABA presented and answered questions from the board members.

Director Stewart moved to approve a professional services agreement with Argyle Business Association for business recruitment services and allow the Executive Director to negotiate and sign the agreement on behalf of the MDD, with two inclusions:

1. That the target area for the agreement also include the I35W corridor
2. That the amount be for a maximum of \$22,500 in Fiscal Year 2026, and for a maximum of \$45,000 in Fiscal Year 2027.

Director Jain seconded the motion. The motion was amended to clarify the base amount of \$3,750 a month with a termination clause in the agreement.

The motion passed 5-1. Director Delashaw dissented.

5. Discuss, consider, and take action on a professional services agreement with Architexas for on-call architecture review services.

Town Manager Mike Sims, Craig Melde with Architexas, and Robin McCaffrey with MESA presented and answered questions from the board members.

Director Schmidt moved to approve a professional services agreement with Architexas for on-call architecture review services, for an amount not to exceed \$30,000 and period to end on December 31, 2026. Director Jain seconded the motion. The motion passed 6-0.

WORKSHOP ITEMS

6. Discuss progress on the Town Center District FM 407 small area plan created by GFF.

Town Manager Mike Sims provided an update and answered questions from the board members. No action taken.

7. Provide update on how sales tax jurisdictions are established for online purchases.

Community Development Director Wicks provided an update and answered questions from the board members. There was a consensus to engage ZacTax with a service to review properties in the Town limits and ETJ areas to make sure they have the correct taxing jurisdictions assigned to them. No action taken.

EXECUTIVE SESSION

The MDD convened into Executive Session at 7:55 p.m. to discuss the following:

Real Property §551.072: *Deliberate the purchase, exchange, lease, or value of real property:*

8. *Town Center District*

Economic Development §551.087: *Economic Development negotiations (to discuss or deliberate commercial or financial information from a business prospect, or to deliberate the offer of a financial or other incentives to a business prospect):*

9. *Town Center District*

10. *Heath Tract*

The MDD reconvened into Open Session at 8:22 p.m. No action was taken.

ADJOURN

With no further action the meeting was adjourned at 8:23 p.m.

Mike Sims, Town Manager

David Wylie, President



Municipal Development District Agenda Item Memorandum

ITEM TYPE

Staff Report

MEETING DATE:

April 7, 2026

PRESENTER:

Harrison Wicks, Director of Community Development

ITEM DESCRIPTION:

Receive a staff report on sales tax collected for the MDD for March 2026.

BACKGROUND INFORMATION:

Sales tax collections for the month of March totaled \$48,045.88. This represents an increase of 16.06%, or \$6,648, compared to last year. Through March, sales tax collections are up \$43,719, or 15.40%, from the prior year.

Over the past 10 years, collections through March have, on average, represented between 49.8% and 50.4% of your end-of-year collections. Based on your FYTD collections through March and historical collection data, we should reasonably be able to expect end-of-year revenue to fall between \$649,935 and \$657,633. Last year you collected \$563,196.

The top 10 taxpayers in the month of March combined for \$14,866, or 31.4% of your total collections.

Over the past 12 months, local revenues have accounted for 29% of your total collections, compared to 71% for remotely generated revenues.

FISCAL IMPACT:

- Not Applicable
- Proposed Expenditure:
- General Ledger Code:
- Proposed Revenue:
- Budget Amendment Required: No
- Financial Review Completed by: N/A

LEGAL REVIEW:

Not applicable.

ATTACHMENTS:

Exhibit A - Sales Tax Infographic

RECOMMENDED MOTION AND/OR ACTION:

Receive staff report. No action requested.

EXHIBIT A

Sales Tax Collected

