

**MINUTES OF THE TOWN OF ARGYLE  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
WEDNESDAY, JANUARY 7, 2026**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, January 7, 2026, at 6:00 PM. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was hereby posted on December 31, 2025, at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

**PLANNING AND ZONING COMMISSION MEMBERS PRESENT:**

Paul Kula, Chairman  
David Snell, Vice-Chair  
Mike Udovic  
Kenton Miersma  
Jody Johnson

**PLANNING AND ZONING COMMISSION MEMBERS ABSENT:**

Marilyn Lewis  
Matt Nelson

**STAFF PRESENT:**

Harrison Wicks, Director of Community Development

**REGULAR MEETING AGENDA**

**CALL TO ORDER – Chairman**

The regular meeting was called to order at 6:01 PM by Chairman Kula noting a quorum was present.

**PLEDGE OF ALLEGIANCE – American Flag**

**PLEDGE OF ALLEGIANCE – Texas Flag - “Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible”.**

**OPEN FORUM:**

**Pursuant to Section 551.007 of the Texas Government Code, any member of the public has the opportunity to address the Planning and Zoning Commission concerning any matter of public business or any posted agenda item; however, the Act prohibits the Planning and Zoning Commission from deliberating any issues not on the public agenda and such non-agenda issues may be referred to Town staff for research and any future action; all persons addressing are limited to five (5) minutes and subject to council adopted rules and limitations permitted by law.**

Chairman Kula opened the meeting to public comment at 6:02 PM. With no speakers, Chairman Kula closed the open forum at 6:03 PM.

**CONSENT AGENDA**

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of December 3, 2025.**

Commissioner Johnson motioned to approve the minutes as presented. Commissioner Miersma seconded the motion. The motion carried by a vote of four (4) in favor to none (0) opposed. Commissioner Udovic abstained.

## SPECIAL PRESENTATION

2. **Receive a presentation on the formation of a Capital Improvement Advisory Committee and additional steps in the process of updating impact fees.**

Director of Community Development Harrison Wicks provided a presentation on the item. The Commission discussed the item and asked questions. No action was taken as this was an informational item only.

## STAFF REPORT

3. **Active Development Project List and Town Updates.**

Town staff provided the commission with recent development project updates and gave an overview of upcoming projects.

## PUBLIC HEARING ITEMS

4. **Hold a public hearing, consider and make a recommendation to Town Council on a Specific Use Permit (SUP-25-003) for a Sports Court (Lighted) use on a school site owned by the Argyle Independent School District (AISD) located on the north side of FM 407 on the James P Heath Addition, Lot 1, Block A (south part), Town of Argyle, Denton County, Texas.**

Director Wicks provided a presentation on the item. The Commission discussed the item and considered the specific use permit request. Town staff requested this item be tabled to the next P&Z Commission meeting in order to provide more time for Town staff and AISD representatives to consider the application.

Commissioner Udovic motioned to table Specific Use Permit (SUP-25-003) for a Sports Court (Lighted) use on a school site owned by the Argyle Independent School District (AISD), to the next P&Z Commission meeting on February 4, 2026. Vice-Chairperson Snell seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

## ADJOURNMENT

Commissioner Johnson moved to adjourn the meeting. Vice-Chairperson Snell seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed at 7:08 PM.

**APPROVED THIS THE 4TH DAY OF FEBRUARY 2026.**

WITNESS:

  
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Paul Kula, Chairperson

  
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Harrison Wicks, Director of Community  
Development