

**MINUTES OF THE TOWN OF ARGYLE  
COMPREHENSIVE PLAN ADVISORY COMMITTEE REGULAR MEETING  
THURSDAY, JANUARY 8, 2026**

A meeting of the Comprehensive Plan Advisory Committee was held on Thursday, January 8, 2026, at 6:00 PM.

**COMPREHENSIVE PLAN ADVISORY COMMITTEE MEMBERS PRESENT:**

Mike Udovic  
Cory Rollins  
Ryan Turner  
Bridget Brandon  
Victor Manta

**COMPREHENSIVE PLAN ADVISORY COMMITTEE MEMBERS ABSENT:**

Art Holbrook  
John Critz  
Joan Delashaw  
John Adams

**STAFF PRESENT:**

Mike Sims, Town Manager  
Harrison Wicks, Director of Community Development

**REGULAR MEETING AGENDA**

**CALL TO ORDER**

The meeting was called to order at 6:08 PM 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 CPAC Committee concerning any matter of public business or any posted agenda item; however, the Act prohibits the CPAC Committee 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.**

Town Manager Sims opened the meeting to public comment at 6:09 PM. With no speakers, the open forum was closed at 6:10 PM.

**CONSENT AGENDA**

- 1. Consider approval of the minutes of the Regular CPAC Meeting of July 29, 2025.**

Committee member Udovic motioned to approve the minutes as presented. Committee member Brandon seconded the motion. The motion carried unanimously by a vote of five (5) in favor to none (0) opposed.

### **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.**

Town Manager Sims provided a presentation and answered questions from the committee.

### **WORKSHOP ITEM**

- 3. Discuss the Town Center District and FM 407 small area plan.**


Town Manager Mike Sims provided updates on these items and facilitated a discussion with CPAC members. There was a consensus to move forward on these items and members expressed support for adding roads in these plans to the Thoroughfare Plan, supporting pedestrian access across FM 407, promoting unique dining options for the Town Center District, and using other examples such as Reynalda Village in Wake Forest, North Carolina as inspiration for the Town Center District.

### **ADJOURNMENT**

The meeting was adjourned at 7:30 PM.

**APPROVED THIS THE 2ND DAY OF MARCH 2026.**

**WITNESS:**

  
\_\_\_\_\_  
John Critz, CPAC Member

  
\_\_\_\_\_  
Harrison Wicks, Director of Community  
Development