

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, FEBRUARY 4, 2026**

A regular meeting of the Argyle Planning and Zoning Commission was held on Wednesday, February 4, 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 January 29, 2026, 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
Jody Johnson
Marilyn Lewis
Matt Nelson

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Kenton Miersma

STAFF PRESENT:

Mike Sims, Town Manager
Brenda McDonald, Town Attorney
Harrison Wicks, Director of Community Development

REGULAR MEETING AGENDA

CALL TO ORDER – Chairman

The regular meeting was called to order at 6:04 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 6:05 PM. With no speakers, Chairman Kula closed the open forum at 6:06 PM.

CONSENT AGENDA

- 1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of January 7, 2026.**

Commissioner Udovic motioned to approve the minutes as presented. Commissioner Johnson seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

STAFF REPORT

2. Active Development Project List and Town Updates.

Town staff provided the commission with recent development project updates and gave an overview of upcoming projects. No action was taken.

PUBLIC HEARING ITEMS

3. 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 a future P&Z Commission meeting.

Commissioner Nelson 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 a future P&Z Commission meeting, but not before Town staff and representatives can view the sport lights in person and activated at night. Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

4. Hold a public hearing, consider, and make a recommendation to Town Council on a Site Plan request (SP-25-009) with proposed variances to the Community Retail – (CR) zoning district standards, for the proposed Valley Creek Church, being on 7.45 acres of land, known as Valley Creek Church Argyle, Lot 1, Block A, in the F.W. Thorton Survey, Abstract 1244, Town of Argyle, Denton County, Texas.

Director Wicks provided a presentation on the item. The Commission discussed the item and considered the site plan request. Applicant Brad Lanham with Valley Creek Church and representative Justin Lansdowne with McAdams answered questions from the commission.

Chairman Kula opened the public hearing at 7:41 PM. With no speakers, Chairman Kula closed the public hearing at 7:41 PM.

Commissioner Udovic motioned to recommend approval to Town Council for Site Plan request (SP-25-009), with the following variances and conditions:

Variances

1. A variance request to the 50-foot landscape buffer requirement along Gateway Blvd to 10-foot.
2. A variance request to the 20-foot parking stall depth requirement to 18-foot.
3. A variance request to the 8-foot back-to-back landscape island width requirement for the northern most landscape islands to 6-foot back-to-back.

Conditions

A. That the applicant remove the northern most 28 parking spaces and increase the landscape buffer along FM 407 W to 28 feet in width and add a 3 foot berm in the same area.

B. That the applicant meet the Town's lighting and glare standards per Section 14.3.76

Commissioner Lewis seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed.

ADJOURNMENT

Commissioner Nelson moved to adjourn the meeting. Commissioner Udovic seconded the motion. The motion carried unanimously by a vote of six (6) in favor to none (0) opposed at 7:54 PM.

APPROVED THIS THE 4TH DAY OF MARCH 2026.

WITNESS:



Paul Kula, Chairperson



Harrison Wicks, Director of Community
Development