

**MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION SPECIAL MEETING
WEDNESDAY, FEBRUARY 25, 2026**

A special meeting of the Argyle Planning and Zoning Commission was held on Wednesday, February 25, 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 February 19, 2026, at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Mike Udovic
Jody Johnson
Marilyn Lewis
Matt Nelson

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Paul Kula, Chairman
David Snell, Vice-Chair
Kenton Miersma

STAFF PRESENT:

Mike Sims, Town Manager
Harrison Wicks, Director of Community Development
Susan Raabe, Senior Planner

REGULAR MEETING AGENDA

CALL TO ORDER – Commissioner Udovic as Chairman

The regular meeting was called to order at 6:08 PM by acting Chairman Udovic 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.

Acting Chairman Udovic opened the meeting to public comment at 6:09 PM. With no speakers, acting Chairman Udovic closed the open forum at 6:09 PM.

WORKSHOP ITEMS

1. Discuss Heath Tract Planned Development application.

Town Manager Sims presented on this item and answered questions from the Commissioners. Commissioners provided feedback for the planned development and included the following comments:

- The identified open space in the northwest corner of the development could be used for sports fields
- The landscape buffer along FM 407 should include a 3 foot earthen berm, similar to other projects in this FM 407 corridor.
- Area E on the concept plan should be preserved as open space only. No uses should be listed as permitted in Area E.

2. Discuss Town Center District Plan.

Town Manager Sims presented on this item and answered questions from the Commissioners. Commissioners provided feedback for the small area plan and included the following comments:

- There was concern on the proposed density of the 18 acres on the east side of the Waterbrook neighborhood, on the Town-owned 6 acres and 12 acres owned by a private property owner.
- There was concern on the type of access to the Waterbrook commercial area from the north side of FM 407, south to connect the two portions of the Town Center District. Pedestrian access would be challenging across FM 407.
- There was a question on the limits of the small area plan. What if the plan was reduced in size to have its eastern boundary be Blue Horizon Way, instead of Myrtle Drive as it currently is shown.

There was a consensus that the small area plan is beneficial and should move forward with review and finalization.

ADJOURNMENT


Commissioner Lewis moved to adjourn the meeting. Commissioner Nelson seconded the motion. The motion carried unanimously by a vote of four (4) in favor to none (0) opposed at 7:51 PM.

APPROVED THIS THE 4TH DAY OF MARCH 2026.

WITNESS:



Paul Kula, Chairperson



Harrison Wicks, Director of Community
Development