



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL REGULAR MEETING

March 15, 2021 at 5:30 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 Town Council will meet in a Town Council Regular Meeting on March 15, 2021 at 5:30 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

CALL WORKSESSION TO ORDER

WORKSESSION ITEMS

(The pre-meeting work session is designed as an opportunity for the Town Council to discuss pending items. No action will be taken during the work session portion of the meeting.)

1. Discussion regarding proposed Argyle Landing Concept Plan, Argyle Landing Planned Development regulations and Development Agreement, proposed Future Land Use Plan amendment items, and Avalon Business Park posted on the regular session agenda.

CALL REGULAR SESSION TO ORDER *(immediately following the work session)*

INVOCATION

PLEDGE OF ALLEGIANCE

American Flag

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 Town Council on any matter of public business, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes, unless the speaker requires the assistance of a translator, in which case the speaker is limited to ten (10) minutes, in accordance with applicable law. Each speaker shall approach the podium and state their name. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body as a whole and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. Per the Texas Open Meetings Act, the Town Council is prohibited from deliberating or taking action on any matter not listed on the agenda. The Council may only: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the item; or (3) propose the item be placed on a future agenda, in accordance with Council adopted procedures.

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 of a future agenda for action.)

Assistant Town Administrator/Town Treasurer

1. Fiscal Year 2020 Audit, presented by Vail and Park, PC

Town Council

2. Presentation by Councilmember Myers on status of Town Hall and Parsonage drawings and discussion.

Town Administrator

3. Presentation and discussion on the Town of Argyle Strategic Plan.

CONSENT AGENDA

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

4. Consider and take appropriate action to approve the February 24, 2021 Town Council and Planning and Zoning Commission Joint Meeting minutes as recorded.
5. Consider and take appropriate action to approve the March 1, 2021 Regular Town Council Meeting minutes as recorded.
6. Consider and take appropriate action to approve Resolution 2021-10 authorizing the Mayor Pro Tem to enter into an Interlocal Agreement with Denton County for Shared Governance Communication and Dispatch Services for the Town of Argyle.
7. Consider and take appropriate action to approve and accept the Annual Financial Report for Fiscal Year 2020.

PUBLIC HEARING ITEMS

8. Hold a Public Hearing and take appropriate action regarding an ordinance 2021-07 amending the Future Land Use Plan Amendment (FLUP-21-002) from Low Density Transition (T3) to Regional Center (T5) and from Rural Corridor (C1) to Low Density Transition (T3) for a 222.24-acre tract of land out of the F.W. Thornton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd, also referred to as Argyle Landing.
9. Hold a Public Hearing and take appropriate action regarding a Concept Plan for proposed Planned Development District #3 for Argyle Landing and regarding an ordinance 2021-08 amending the Comprehensive Zoning Ordinance and Zoning Map of the Town (Z-21-002) by changing the zoning from Community Retail (CR) to Planned Development #3 (PD-003) for

Argyle Landing, such property being approximately 222.24 acres out of the F.W. Thornton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.

ACTION ITEMS

10. Consider and take appropriate action on a Development Agreement between the Town and Centurion American for the development of certain improvements in the Argyle Landing Planned Development District and authorizing the Mayor Pro Tem and Town Administrator to finalize negotiations and execute necessary documents.
11. Consider and take appropriate action on a waiver request to the Traffic Impact Analysis (TIA) requirement for the Avalon Business Park Preliminary Plat (PP-20-004), a proposed non-residential development consisting of eighteen (18) non-residential lots and three (3) open space lots on approximately 222.24 acres of land in the Francis W. Thorton Survey, Abstract No. 1244, Town of Argyle, Denton County, Texas; and being located on the east side of IH 35 W, south of FM 407, and west of Gateway Blvd.
12. Consider and take appropriate action on Ordinance 2021-06 amending the Argyle Code of Ordinances, Chapter 12, Commercial Vehicles; Truck Routes, amending Article 12.04 to prohibit commercial motor vehicle traffic on specified Town streets and rights-of-way; providing a penalty; and providing an effective date.
13. Consider and take appropriate action to authorize Town Staff to purchase mBudget Software in an amount not to exceed \$6,500, and authorizing the Town Administrator to sign necessary documents.
14. Consider approval of Resolution 2021-09 appointing members to the Municipal Development District Board of Directors.

EXECUTIVE SESSION

Pursuant to Texas Government Code, Annotated, Chapter 551, Subchapter D, Texas Open Meetings Act (the "Act"), Town Council will recess into Executive Session (closed meeting) to discuss the following:

Consultation with Attorney

§551.071(1),(2): Consultation with attorney regarding pending or anticipated litigation, or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:

15. Agenda Item 8, Future Land Use Plan Amendment, Agenda Item 9, Zoning Request Argyle Landing, Agenda Item 11, TIA and Platting for Avalon Business Park, open meetings and Executive Order GA 34.

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):

16. Argyle Landing/Avalon Business Park/Development Agreement

RECONVENE INTO OPEN SESSION

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

RECEIVE REQUESTS FROM COUNCIL MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this section must be limited to whether or not the Council wishes to include a potential item on a future agenda.

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.

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by **3:00 PM** on the **12th day of March 2021**.



Erika McComis, Town Secretary



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.