



NOTICE OF THE TOWN COUNCIL
TOWN COUNCIL REGULAR MEETING

March 23, 2026 at 6:30 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 23, 2026, at 6:30 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

ELECTED OFFICIALS AND TOWN MANAGEMENT

Ronald Schmidt, Mayor
Cynthia Hermann, Mayor Pro Tem, Place 5
Gustav Svehla, Place 1
Martin Brading, Place 2
Chad Boyd, Place 3
Casey Stewart, Place 4

Mike Sims, Town Manager
Erika McComis, Town Secretary
Brenda McDonald, Town Attorney

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

American Flag: "I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

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. Any Comments related to public hearings will be heard when the specific hearing begins. Each speaker is limited to five (5) minutes; however, time limits can be adjusted by the Mayor. Any response from a member of the Council is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future Town Council meeting.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

(Mayoral proclamations, presentations of awards and certificates, and other acknowledgements of significant accomplishments or service to the community.)

1. Recognition of Liberty Christian Dance Team for back to back TAPPS Division I, Tier III State Championship
2. Proclamation for International Dark Sky Week

CONSENT AGENDA

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

3. Consider approval of the February 17, 2026, Town Council Meeting minutes as recorded.
4. Consider approval of Ordinance 2026-10, canceling the May 2, 2026, General Election and declaring each unopposed candidate elected to office.
5. Consider approval of the cancellation of the regular Town Council meeting scheduled for July 2026 to allow for a summer recess for council, staff, and boards.
6. Consider acceptance of the Annual Financial Report for the fiscal year ending September 30, 2025, as presented by Vail and Park P.C.
7. Consider approval of Resolution 2026-12 authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.
8. Consider approval of Ordinance 2026-09 amending the Town of Argyle Fiscal Year 2025-2026 official budget, adopted by Ordinance 2025-35, appropriating \$25,600 from the unappropriated balance of the General Fund for building relocation services for the train depot building located on the Marsden Tract to Town owned property on Front Street.
9. Discuss and consider approval of Resolution No. 2026-14 authorizing the selection of the Argyle Business Association to provide Curated Business Recruitment Services in an amount not to exceed \$67,500; approving a Professional Services Agreement for such services; authorizing the Town Manager to negotiate the agreement and the Mayor to execute said agreement on behalf of the Town of Argyle.
10. Consider approval of Resolution No. 2026-15 authorizing the selection of the Architexas to provide Planning and Urban Design Services for the Town of Argyle in an amount not to exceed \$30,000; approving a Professional Services Agreement for such services; authorizing the Town Manager to negotiate the agreement and the Mayor to execute said agreement on behalf of the Town of Argyle.

11. Consider approval to authorize funding in an amount not to exceed \$10,000 for public education and informational materials related to the Town of Argyle May 2, 2026, Special Election.
12. Consider approval of Resolution 2026-11 establishing procedures requiring that contracts and agreements be fully negotiated, reviewed, and finalized prior to being placed on a Town Council agenda for consideration.
13. Consider approval of Resolution 2026-13 amending the Solid Waste Collection Contract with Allied Waste Services of Fort Worth, LLC, DBA Republic Services of Fort Worth to modify the household waste services, and authorizing the mayor to execute said agreement on behalf of the Town of Argyle.

PUBLIC HEARING ITEMS

14. Hold a public hearing and consider approval of Ordinance 2026-11 authorizing a Zoning Change Request (Z-25-003) from Community Retail (CR) to a Planned Development with a base zoning of Community Retail (CR) for the Heath Tract Planned Development District on a 141.67-acre tract of land, known as James P Heath Addition, Block A, Lot 1, located on the northeast corner of I-35W and FM 407 W in the Patrick Rock Survey, Abstract 1063, Town of Argyle, Denton County, Texas.
15. Hold a public hearing and consider approval of Ordinance 2026-13 authorizing a Future Land Use Plan amendment (FLUP-26-001) from Estate Residential 1-acre to Mixed Use on a 10.00-acre tract of land out of the S.A. Chambers Survey, Abstract No. 308, being the northern portion of the E. W. Yeck Addition, Lot 1R-1, Town of Argyle, Denton County, Texas.
16. Hold a public hearing and consider approval of Ordinance 2026-12 authorizing a Zoning Change Request (Z-26-001) from Single Family 2.5 acre Residential Estate (SF-2.5) to Local Retail (LR) for a 10.00-acre tract of land out of the S.A. Chambers Survey, Abstract No. 308, being the northern portion of the E. W. Yeck Addition, Lot 1R-1, Town of Argyle, Denton County, Texas.
17. Hold a public hearing and consider approval of Ordinance 2026-14 authorizing an ordinance amendment (FLUP-26-002) to the Thoroughfare Plan of the Town of Argyle Comprehensive Plan adopted June 17, 2024 as Ordinance 2024-17.

ACTION ITEMS

18. Discuss and consider the selection of a primary depository bank for the Town of Argyle and direct staff regarding preparation of a Depository Bank Services Agreement for consideration at a future meeting.
19. Discuss and consider a Site Plan request (SP-26-001) for the proposed Akshya Foods, LLC development and restaurant use, located at 606 N US Hwy 377, being on 0.36 acres of land, known as The Original Town of Argyle, Lots 5-10, Block 8, in the J. Davis Survey, Abstract 325, Town of Argyle, Denton County, Texas.

20. Discuss and consider approval of Resolution No. 2026-16 authorizing the selection of Kimley-Horn and Associates, Inc. to provide street maintenance and repairs engineering services; approving a Professional Services Agreement for such services in an amount not to exceed \$285,000; authorizing the Town Manager to negotiate the agreement; and authorizing the Mayor to execute said agreement on behalf of the Town of Argyle.
21. Discuss and consider approval of Resolution No. 2026-17 authorizing the selection of Kimley-Horn and Associates, Inc. to serve as the Town Engineer and provide professional municipal engineering services in an amount not to exceed \$330,000; approving a Professional Services Agreement for such services; authorizing the Town Manager to negotiate the agreement; and authorizing the Mayor to execute said agreement on behalf of the Town of Argyle.

DISCUSSION ITEMS

(Items in this section are for discussion purposes 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 on a future agenda for action.)

22. Discussion on an Employee Compensation Study conducted by CPS HR.

EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Town Council may convene in a closed session. After the Executive Session, discussion on any of the following items, any final action or vote taken will be in public.

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:

23. BrandEra Agreement

Real Property

§551.072: Deliberate the purchase, exchange, lease, or value of real property:

24. Law Enforcement Center
25. Town Center District

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):

26. Town Center District
27. Heath Tract Development

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.

COUNCIL REQUESTED ITEMS

(Council requested items are for discussion only as a means for clarification and staff guidance. No action is to 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 on a future agenda for action.)

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.

BUDGET STATEMENT: *(Applicable to any budget or tax-related items, pursuant to Section 551.043, Government Code.)*

For an average-valued homestead property (\$569,250), the Town's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$1,953.16, the Town's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$2,036.61, and the Town's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,936.39.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Argyle Town Hall, a place convenient and readily accessible to the general public at all times, and to the Town's website in compliance with Chapter 551, Texas Government Code, on **March 17, 2026, by 5:00 p.m.** and remained posted for at least three (3) business days preceding the scheduled time of said meeting.

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.