



NOTICE OF THE TOWN COUNCIL  
**TOWN COUNCIL REGULAR MEETING**

January 04, 2021 at 6:00 PM

Argyle Town Hall, 308 Denton Street, Argyle, Texas

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**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 January 04, 2021 at 6:00 PM at the Argyle Town Hall, 308 Denton Street, Argyle, Texas.

**CALL TO ORDER**

**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.)*

**Town Administrator**

1. Presentation on the Town honoring Argyle's Town Turkey, Tom George

## **Community Development Director**

2. Development Review Committee (DRC) Project List Update
3. Tree City USA Application Update

## **CONSENT AGENDA**

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

4. Consider approval of the December 7, 2020 Regular Town Council meeting minutes as recorded.
5. Consider approval of the December 17, 2020 Special Town Council meeting minutes as recorded.
6. Consider approval of Ordinance 2021-01 amending Article 1.03 Town Council, Division 2 Rules of Procedure, Section 1.03.034 Meetings Generally.

## **ACTION ITEMS**

7. Consider waiver request No. 1 by HTM Argyle Land, LLC to waive the temporary development moratorium for new residential developments (Ordinance 2020-24) to allow an Amended Preliminary Plat and Replat application as it relates to Lot 1, Block A, Heath Tract Addition and approximately 47 acres out of the Patrick Rock Survey, Abstract No. 1063 and take any necessary action.
8. Consider waiver request No. 2 by HTM Argyle Land, LLC to waive the temporary development moratorium for new residential developments (Ordinance 2020-24) to allow an Amended Preliminary Plat and Final Plat application as it relates to Lot 1, Block A, Heath Tract Addition and approximately 47 acres out of the Patrick Rock Survey, Abstract No. 1063 and take any necessary action.
9. Consider a Preliminary Plat (PP-20-003) for North Avalon Addition, a proposed non-residential development consisting of six (6) non-residential lots on approximately 7.905 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.
10. Consider a Preliminary Plat (PP-20-004) for Avalon Business Park, 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.
11. Consider making a recommendation to the Waterbrook TIRZ Board to terminate the Administrative Services Agreement with P3 Works, LLC.

12. Consider Resolution 2021-01 approving a Master Services Agreement between the Town of Argyle and 30 Three Sixty Public Finance for administration services for the Waterbrook Public Improvement District, the Highlands Public Improvement District, and the following Project Agreements: A. Project Agreement for Waterbrook PID and B. Project Agreement for Highlands PID.
13. Consider Resolution 2021-02, approving an agreement with Cardinal Strategies for the Graham Branch Watershed Master Drainage Study – Phase 1.

#### **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:*

14. Waterbrook of Argyle PID/TIRZ and Highlands of Argyle PID
15. Avalon Business Park and North Avalon Addition

#### **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.

A quorum of the members of the Planning and Zoning Commission, Economic Development Corporation, and Crime Control Prevention District may be in attendance at this meeting.  
The boards/commissions will take no action during the course of this meeting.

**CERTIFICATION**

I hereby certify that the above notice was posted in the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, by **5:00 PM** on the **31st day of December 2020**.



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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.*