



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

November 20, 2023 at 5:00 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 November 20, 2023 at 5:00 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 and address. 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 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.*

**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.

**Security Devices or Security Audits**

*§551.089 (1),(2), (3): Security assessments or deployments relating to information resources technology; network security information as described by Section 2059.055(b); or the*

*deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices.*

1. The Fulcrum Group Town of Argyle Cyber Security Update

### **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.*

### **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.)*

2. Active and Potential Development Review Committee Project List *(Nabila Nur, Community Development Director)*
3. Provide an update on the recently introduced Tree Rebate Program and Short Term Rental Registration Program *(Nabila Nur, Community Development Director)*
4. Update on Town Communications and Marketing *(Jessica Sommer, Communications/Marketing Director)*

### **WORKSHOP ITEMS**

*(Workshop items 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 on a future agenda for action.)*

5. Discuss potential ordinance amendments to the development standards.

### **PUBLIC HEARING ITEMS**

6. Hold a public hearing and consider approval of an ordinance amendment (TDS-23-008) amending Article III, Zoning, of the Town of Argyle Town Development Standards, to consider changes to the Development, Large Scale use.

### **CONSENT AGENDA**

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

7. Consider approval of the October 16, 2023, Town Council special meeting minutes as recorded.
8. Consider approval of the November 6, 2023, Town Council special meeting minutes as recorded.
9. Consider approval of the November 13, 2023, Town Council special meeting minutes as recorded.

## **ACTION ITEMS**

10. Consider and act to approve Resolution 2023-56 casting the Town of Argyle's votes for a candidate(s) on the ballot for the Denton Central Appraisal District Board of Directors.
11. Discuss and consider approval of a resolution appointing members to the Municipal Development District Board.
12. Consider approval of a resolution appointing persons to serve as Place 2, 4, 6 of the Town of Argyle Planning and Zoning Commission for the term ending October 31, 2025.
13. Discuss, consider and take action on a revised site plan (SP-23-008) for a restaurant without drive-thru on the Cactus Canyon addition, Lot 1, Block A, being 3 acres in the Patrick Rock Survey, Abstract No 1063, Town of Argyle, Denton County, Texas.
14. Discuss, consider and take action on a site plan application (SP-23-007) for a restaurant and child day care center located at 401 South US Hwy 377, Town of Argyle, Denton County, Texas; and being located on the east side of US Hwy 377, south of Cook Street, and north of FM 407.
15. Discuss, consider and take action on a site plan (SP-23-006) for a mixed-use development on portion of a 10.40-acre tract of land out of the G. Gray Survey Abstract No. 450, being lot 1R-2, Block A United Methodist Church of Argyle Addition, Town of Argyle, Denton County, Texas.
16. Discuss, consider and take action on a project change order for the C. Taylor and Hickory Hill Road Improvement Project.
17. Discuss, consider, and take action on a letter of resignation from Councilmember Place 1, **Gordon Baethge**.
18. Discuss, consider and take action on vacancy of Town Council Place 1.

## **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.)*

## **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.

### **Attorney Consultation**

§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:

19. Lakes of Argyle Development

### **Real Property**

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

20. Project AB

21. Argyle Municipal Complex

### **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 FUTURE 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 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 **November 17, 2023, by 5:00 p.m.** and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Candi Smith

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.***