



Tuesday, June 18, 2024
REGULAR JOINT CITY COUNCIL & PLANNING AND ZONING MEETING

A GENERAL LAW MUNICIPAL CORPORATION OF THE STATE OF TEXAS, ELLIS COUNTY
AT THE HISTORIC SCOUT HOUSE
514 S MABEL STREET, FERRIS, TEXAS 75125
6:00 P.M. TUESDAY, JUNE 18, 2024.

1. SPECIAL ANNOUNCEMENT

A. SPECIAL ANNOUNCEMENT: Protocol for City Council Meetings

2. COUNCIL BUSINESS

- A. Call to Order & Establish the Presence of a Quorum
- B. Invocation
- C. Pledge of Allegiance to the American and Texas Flag.

3. PUBLIC COMMENT

- A. Public comment

4. PLANNING & ZONING BUSINESS

- A. Call to Order & Establishment of a Quorum
- B. Approval of Meeting Minutes from January 24, 2024.
- C. Approval of Meeting Minutes from April 17, 2024.

5. JOINT PUBLIC HEARING

- A. Discussion to consider a request by the City of Ferris Economic Development Corporation (EDC) for a rezoning from Single-Family Residential (R-1) to Planned Development (PD) District with a base zoning of Commercial Neighborhood (C-N) District for property located at 203 South Wood, further described as a 0.69-acre tract within the Mason Phelps Survey, Abstract Number 824, ECAD Property #188932 City of Ferris, Ellis County, Texas.
- B. Discussion to consider a rezoning request initiated by Ken Schaumberg from Neighborhood Commercial (C-N) District to Residential Townhome District-Cluster (R-T) on property generally located 4,100 feet to the east of the South Interstate 45 and East 8th Street intersection, further described as a 20.25-acre tract within the Mason Phelps Survey, Abstract Number 824, ECAD Property #188922 City of Ferris, Ellis County, Texas.
- C. Discussion to consider a request by the City of Ferris Economic Development Corporation (EDC), for a variance to Section 154.080 of the Ferris Zoning Code to allow a freestanding non-freeway pole (pylon) in excess of the maximum 25 feet for property located at 612 and 616 E 8th Street, further described as 0.83 acres of land located in the Ferris EDC Addition, ECAD Properties #194063 and #188800 City of Ferris, Ellis County, Texas.
- D. Open the Public Hearing
- E. Conduct the Public Hearing
- F. Close the Public Hearing

6. PLANNING & ZONING. - NEW BUSINESS

A. Motion, discussion, and action, as may be appropriate, regarding a recommendation to City Council on a request by the City of Ferris Economic Development Corporation (EDC) for a rezoning from Single-Family Residential (R-1) to Planned Development (PD) District with a base zoning of Commercial Neighborhood (C-N) District for property located at 203 South Wood, further described as a 0.69-acre tract within the Mason Phelps Survey, Abstract Number 824, ECAD Property #188932 City of Ferris, Ellis County, Texas, and all matters related to. (Presenter: Daniel Acevedo)

B. Motion, discussion, and action, as may be appropriate, regarding a recommendation to City Council on rezoning request initiated by Ken Schaumberg from Neighborhood Commercial (C-N) District to Residential Townhome District-Cluster (R-T) on property generally located 4,100 feet to the east of the South Interstate 45 and East 8th Street intersection, further described as a 20.25-acre tract within the Mason Phelps Survey, Abstract Number 824, ECAD Property #188922 City of Ferris, Ellis County, Texas, and all matters related thereto. (Presenter: Daniel Acevedo)

7. CLOSING - PLANNING & ZONING

A. Adjourn

8. CONSENT AGENDA - CITY COUNCIL

A. Meeting minutes of May 15, 2024 Regular City Council Meeting

B. Financial Update (Presenter: Bobby LaBorde)

C. Establish 2024-2025 Budget Workshop Date of June 24, 2024. (Presenter: Bobby LaBorde)

D. Approval of Consent Agenda

9. EXECUTIVE SESSION

A. Executive Session Announcement 551.071

B. Executive Session Announcement 551.072

C. Executive Session Announcement 551.074

D. Executive Session Announcement 551.087

E. Adjourn the Public Meeting

F. Conduct Executive Session

G. Reconvene Into Open Session

10. CITY COUNCIL - NEW BUSINESS

A. Action as a result of the above-listed executive session

B. Motion, discussion, and action as may be appropriate, of items removed from the consent agenda.

C. Motion, discussion, and action, as may be appropriate, regarding an ordinance amending the City of Ferris Code of Ordinances, as amended, by repealing Ordinance No. O-23-985, in its entirety, and replacing it with this ordinance and the 2024-2025 City of Ferris Fee Schedule, attached hereto as Exhibit "A," which schedule adopts new fees and modified existing fees for city services, and modified subdivision and development fees; providing a severability clause; providing for a repealer clause; providing for an effective date; and providing for the publication of the caption hereof, and all matters related thereto. (Presenter: Art Neidich)

D. D. Motion, discussion, and action, as may be appropriate regarding adoption of an ordinance authorizing and allowing, under the Act governing the Texas Municipal Retirement System, "Updated service credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are in the employment of the City of Ferris; providing for increased prior and current service annuities for retirees and beneficiaries of deceased retirees of the city; to increase the rate of deposits to the Texas Municipal

Retirement System by the employees of the city, and establishing an effective date for the ordinance, and all matters related thereto. (Presenter: Bobby LaBorde)

E. Motion, discussion, and action, as may be appropriate, regarding a recommendation from the Planning & Zoning Commission on a request by the City of Ferris Economic Development Corporation (EDC) for a rezoning from Single-Family Residential (R-1) to Planned Development (PD) District with a base zoning of Commercial Neighborhood (C-N) District for property located at 203 South Wood, further described as a 0.69-acre tract within the Mason Phelps Survey, Abstract Number 824, ECAD Property #188932 City of Ferris, Ellis County, Texas, and all matters related thereto. (Presenter: Daniel Acevedo)

F. Motion, discussion, and action, as may be appropriate, regarding a recommendation from the Planning & Zoning Commission on a rezoning request initiated by Ken Schaumburg from Neighborhood Commercial (C-N) District to Residential Townhome District-Cluster (R-T) on property generally located 4,100 feet to the east of the South Interstate 45 and East 8th Street intersection, further described as a 20.25-acre tract within the Mason Phelps Survey, Abstract Number 824, ECAD Property #188922 City of Ferris, Ellis County, Texas, and all matters related thereto. (Presenter: Daniel Acevedo)

G. Motion, discussion, and action, as may be appropriate, regarding a request by the City of Ferris Economic Development Corporation (EDC), for a variance to Section 154.080 of the Ferris Zoning Code to allow a freestanding non-freeway pole (pylon) in excess of the maximum 25 feet for property located at 612 and 616 E 8th Street, further described as 0.83 acres of land located in the Ferris EDC Addition, ECAD Properties #194063 and #188800 City of Ferris, Ellis County, Texas, and all matters related thereto. (Presenter: Daniel Acevedo)

H. Motion, discussion, and action, as may be appropriate, regarding the Vacation of 0.1978 ± acre of Public Right-of-Way located at the northwestern corner of the South Main Street and West 9th Street intersection, further described in Exhibit 'A' of the Mason Phelps Survey, Abstract Number 824, City of Ferris, Ellis County, Texas, and all matters related thereto. (Presenter: Daniel Acevedo)

I. Motion, discussion, and action, as may be appropriate, as may be appropriate, regarding a final replat of Lot 1R, Block 9 of the Original Town of Ferris Addition. The 0.7717± acre site is located at 201 South Church Street, ECAD property #193424, City of Ferris, Ellis County, Texas, and all matters related thereto. (Presenter: Daniel Acevedo)

11. CLOSING

A. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071(2) (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gift), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits) and 551.087 (Deliberation Regarding Economic Development Negotiations).

Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

I, KRYSTINA RODRIGUEZ, HEREBY CERTIFY THE FOREGOING NOTICE WAS POSTED ON OR BEFORE THE 15 DAY OF June, 2024 BY 5:00 P.M.



KRYSTINA RODRIGUEZ
EXECUTIVE ASSISTANT TO THE CITY MANAGER & CITY SECRETARY
CITY OF FERRIS, TEXAS