



Tuesday, August 20, 2024
REGULAR CITY COUNCIL MEETING

A GENERAL LAW MUNICIPAL CORPORATION OF THE STATE OF TEXAS, ELLIS COUNTY
AT THE FERRIS HISTORIC SCOUT HOUSE
514 S MABLE STREET, FERRIS, TEXAS 75125
6:00 P.M. TUESDAY, AUGUST 20, 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. CONSENT AGENDA - CITY COUNCIL

- A. Meeting minutes of July 23, 2024 Regular City Council Meeting
- B. Authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant pre-application (Phase I), application (Phase II), and implementation services for Texas Community Development Grant Program for 2025/2026 Community Development Fund (and all eligible activities per the application guidance) as administered by the Texas Department of Agriculture.
- C. Approval of an ordinance accepting and approving the 2024 Update to the Service and Assessment Plan and Assessment Roll for the Shaw Creek Public Improvement District.
- D. Approval of an ordinance accepting and approving the 2024 annual service plan update to the service and assessment plan, including the assessment role, for Ferris Public Improvement District No. 2 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date, and all matters related thereto.
- E. Approval of an ordinance of the City of Ferris, Texas amending the Code of Ferris, as heretofore amending section 30.03 "Board and Commission Regulations" to include a new subsection (P) "Public Hearings"; providing that this ordinance shall be cumulative of all ordinances; providing a repealing clause; providing a severability clause; providing a penalty for violations hereof; providing a savings clause; and providing an effective date, and all matters related thereto. (Presenter: Daniel Acevedo)
- F. EOM Financial Report - July 2024 (Presenter: Bobby LaBorde)
- G. Approval of Consent Agenda

4. PLANNING & ZONING BUSINESS

- A. Call to Order & Establish the Presence of a Quorum
- B. Approval of Meeting Minutes from June 18, 2024.

5. JOINT PUBLIC HEARING

A. Conduct a Public Hearing and take action on a proposed Rezoning request initiated by VIMO Casa, LLC, to rezone property from the Single- Family Residential (R-1) District to Planned Development District (PD-24A) with a base zoning of Residential Townhome (R-T) District and Neighborhood Commercial (C-N) District. The subject property is generally located between Ferris Road and FM 664, 500 feet west of Rolling Hills Drive, City of Ferris, Ellis County, Texas and further described as 15.63 acres in the Mason Phelps Survey, Abstract No. 824, ECAD property #188942. (Presenter: Daniel Acevedo)

B. Open the Public Hearing

C. Conduct the Public Hearing

D. Close the Public Hearing

6. PLANNING & ZONING NEW BUSINESS

A. Motion, discussion, and action, regarding making a recommendation to the City Council, regarding an ordinance of the City of Ferris, Texas amending the Chapter 154 of the city's Code of Ordinances, the zoning ordinance and map of the City of Ferris, as heretofore amended, by granting a change in zoning from single-family residential district (r-1) to planned development district (pd-24a) with a base zoning of residential townhome district (r-t) and commercial neighborhood district (c-n) on property located at 101 W FM 664 consisting of 15.63 +/- acres in the Mason Phelps survey, abstract 824, Ferris, Ellis County, Texas, as more particularly described and depicted in exhibit "a" attached hereto; providing development and use standards; providing a repealing clause; providing a severability clause; providing a penalty for violations hereof; providing a savings clause; and providing an effective date, and all matters related thereto. (Presenter: Daniel Acevedo)

7. CLOSING - PLANNING & ZONING

A. Adjourn

8. PUBLIC COMMENT

A. Public comment

9. Presentation

A. Presentation from staff regarding the new SStreet Initiative. (Presenter: Brooks Williams)

10. PUBLIC HEARING

A. Conduct a public hearing regarding the FY2024-2025 Proposed Budget. The Notice of Public Hearing was published, and the Proposed Budget was posted in accordance with the Texas Local Government Code, Chapter 102. (Presenter: Bobby LaBorde)

B. Open the Public Hearing

C. Conduct the Public Hearing

D. Close the Public Hearing

11. 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

12. 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 to amend the 2024 adopted budget, and all matters related thereto. (Presenter: Bobby LaBorde)

D. Motion, discussion, and action as may be appropriate, regarding a resolution directing the City Manager or Designee to open a bank account to establish a Tax Increment Reinvestment Zone (TIRZ) at First Guaranty Bank, and all matters related thereto. (Presenter: Bobby LaBorde)

E. Motion, discussion, and action, as may be appropriate, regarding a resolution adopting the proposed tax rate contained in the City's proposed 2025 Municipal Budget as the City's proposed 2024 tax rate to be considered for adoption at a public hearing held for that purpose, and all matters related thereto. (Presenter: Bobby LaBorde)

F. Motion, discussion, and action, as may be appropriate, regarding an ordinance of the City of Ferris, Texas amending the Code of Ferris, as heretofore amended, by repealing and replacing section 92.01 "Obstructions in the Right-Of-Way", in its entirety and replacing it with a new section 92.01 "Right-Of-Way Obstructions"; providing that this ordinance shall be cumulative of all ordinances; providing a repealing clause; providing a severability clause; providing a penalty for violations hereof; providing a savings clause; and providing an effective date, and all matters related thereto. (Presenter: Daniel Acevedo)

G. Motion, discussion, and action, regarding the approval of a recommendation from the Planning & Zoning Commission, regarding an ordinance of the City of Ferris, Texas amending the Chapter 154 of the city's Code of Ordinances, the zoning ordinance and map of the City of Ferris, as heretofore amended, by granting a change in zoning from single-family residential district (r-1) to planned development district (pd-24a) with a base zoning of residential townhome district (r-t) and commercial neighborhood district (c-n) on property located at 101 W FM 664 consisting of 15.63 +/- acres in the Mason Phelps survey, abstract 824, Ferris, Ellis County, Texas, as more particularly described and depicted in exhibit "a" attached hereto; providing development and use standards; providing a repealing clause; providing a severability clause; providing a penalty for violations hereof; providing a savings clause; and providing an effective date, and all matters related thereto. (Presenter: Daniel Acevedo)

H. Motion, discussion, action, as may be appropriate, regarding an ordinance of the city of Ferris, Texas, amending the Code of Ferris by adding a new section 150.071 "Telecommunications Infrastructure Installation and Placement"; providing that this ordinance shall be cumulative of all ordinances; providing a repealing clause; providing a severability clause; providing a penalty for violations hereof; providing a savings clause; and providing an effective date, and all matters related thereto. (Presenter: Chuck Allsup)

13. 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 ____ DAY OF _____, 20____ BY 5:00 P.M.

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