

AGENDA

Regular City Council Meeting

6:00 PM - Tuesday, July 7, 2026

City Council Chambers, 201 E. Nash Street, Terrell, TX



Mayor Rick Carmona

Council Members

District 2 - Donna Renee Anderson, Mayor Pro-Tem

District 3 - Jorge Vargas

District 4 - Stephanie Holmes-Thomas, Deputy Mayor Pro-Tem

District 5 - Phil Robison

City Manager Mark Mills

NOTICE IS HEREBY GIVEN that the Terrell City Council will conduct a Regular City Council Meeting at 6:00 p.m. on Tuesday, July 7, 2026, at Terrell City Hall located at 201 East Nash Street. The meeting is open to the public in the Council Chambers.

If you choose not to attend in person and you wish to submit public comments, email support@cityofterrell.org and title the email "Public Comment". All public comments submitted by 12:00 pm on Tuesday, July 7, 2026 will be provided to the City Council members and recorded into the minutes for the Tuesday, July 7, 2026 City Council Meeting.

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1. CALL TO ORDER

- 1.1. Invocation
- 1.2. Pledge of Allegiance 7
[Pledge of Allegiance](#)
- 1.3. Texas Pledge of Allegiance 8
[Pledge to the Texas Flag](#)

2. MAYOR AND COUNCIL COMMUNITY RECOGNITION AND EVENTS

Mayor and Council may report on items of community interest such as announcing community meetings and events, employee or community recognitions and other general announcements for Terrell citizens. Elected officials may also delegate such announcements to staff.

3. HEAR REMARKS FROM VISITORS.

This time is set aside to invite any person to address the Council on any matter of City business not subject to a public hearing. Routine administrative matters are best discussed with the appropriate City Staff before bringing them to the Council. Prior to the meeting, please complete a "Citizen Participation Form" and present it to the City

Secretary. Please provide your contact information to facilitate follow up. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda.

Speakers should limit their comments to 3 minutes and are asked to speak into the microphone provided, identifying themselves for the record. The total amount of time set aside for this place on the agenda is 15 minutes. Comments of a personal nature directed at the Council or Staff are inappropriate. Please note that the City Council members may not respond to any comments or questions but will listen, and as appropriate, staff follow up may occur after the meeting or at a later date.

4. CONSENT AGENDA

No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single motion, unless a council member requests an item be separated for individual discussion and consideration.

- 4.1. Discuss and Consider the Minutes of the Regular City Council Meeting on June 16, 2026. 9 - 14
[Regular City Council - Jun 16 2026 - Minutes - Pdf](#)
- 4.2. Discuss and Consider Planning and Zoning Commission Recommendation Ordinance No. 3180 on second posting, Amending Appendix 2, Zoning Ordinance and Zoning Map of the City of Terrell and Changing the Zoning Classification from Commercial (C) to Planned Development - Multi-Family (PD-MF-26-3180) on Approximately 15.5 Acres of Land Depicted within the Special Warranty Deed Within Exhibit "A" and Attached Hereto and Made a Part Hereof for all Purposes; Amending the Official Zoning Map; Providing a Penalty; Providing for Repealing, Savings, and Severability Clauses; Providing for Publication and an Effective Date. 15 - 28
[Agenda Item Report - AIR-26-090 - Pdf](#)
- 4.3. Discuss and Consider Planning and Zoning Commission Recommendation Ordinance No. 3181 on second posting, Granting a Specific Use Permit Under the Provisions of Chapter 31B, SUP - Specific Use Permits, Appendix 2, Zoning Ordinance of the City of Terrell, Texas, to Beverly Gentry and James Glasgow ("Owner") Allowing an Exception to the Provisions of Section 16, Single-Family Residential-16, Appendix 2, Zoning Ordinance of the City of Terrell, Texas, for Certain Property Located at 705 Griffith Avenue the Same Also Being Known as Lot 1A, Block 597, Terrell Revised Addition to the City of Terrell, Kaufman County, Texas; Depicted Within the Special Warranty Deed With Exhibit "A" and Attached Hereto and Made a Part Hereof for all Purposes; Amending the Official Zoning Map; Providing for Penalty; Providing for Repealing, Savings, and Severability Clauses; Providing for Publication and an Effective Date. 29 - 37
[Agenda Item Report - AIR-26-088 - Pdf](#)

- 4.4. Discuss and Consider Ordinance No. 3185 on second posting, An Ordinance Of The City Council of the City Of Terrell, Texas, Amending Appendix 1, Fee Schedule, Section 2, Library Fees And Charges Of The Revised Code Of Ordinances Of The City Of Terrell, Texas; Providing For Repeal Of Conflicting Ordinances; Providing For Severability And Providing An Effective Date. 38 - 40
[Ordinance No. 3185](#)
- 4.5. Discuss and Consider Resolution No. 2328, A Resolution Of The City Council Of The City Of Terrell, Texas, Declaring The Necessity To Acquire Fee Simple Title To Certain Real Property In The City Of Terrell, Texas, Necessary For Kings Creek Sewer Plant As Approved By City Council To Serve Sewer Maintenance Access; Determining The Public Necessity For Such Acquisition; Authorizing The Acquisition Of Property Rights Necessary For Improvements, Associated Construction Uses And Access, And For The Protection And Maintenance Of Kings Creek Sewer Plant; Appointing An Surveyor, Appraiser And Negotiator As Necessary; Authorizing The City Manager Or His Designee To Establish Just Compensation For The Property Rights To Be Acquired And To Take All Steps Necessary To Acquire The Needed Property Rights In Compliance With All Applicable Laws And Resolutions; And Authorizing The City Attorney Or Her Designee To Institute Eminent Domain Proceedings To Acquire The Property If Purchase Negotiations Are Not Successful And Establishing An Effective Date. 41 - 44
[Agenda Item Report - AIR-26-105 - Pdf](#)
- 4.6. Discuss and Consider Planning and Zoning Commission Recommendation for a Construction Plat on Approximately 30.656 Acres, Situated in the Phillips Walker Survey (Abstract 569), in the Townsend Addition, Block 1, Lots 1 & 2, and Block 2, Lots 1 & 2, in the City of Terrell, Kaufman County, Texas; Further Identified as Kaufman County Property ID 16291; Further Identified as 9476 County Road 136, Terrell, Texas. 45 - 57
[Agenda Item Report - AIR-26-107 - Pdf](#)
- 4.7. Discuss and Consider Planning and Zoning Commission Recommendation of Acceptance of Improvements for Project Described as Northspur Phase 1B-1. 58 - 68
[Agenda Item Report - AIR-26-111 - Pdf](#)
- 4.8. Discuss and Consider Planning and Zoning Commission Recommendation of Acceptance of Improvements for Project Located at 230 TX-557 (Bubba's 33). 69 - 79
[Agenda Item Report - AIR-26-110 - Pdf](#)
- 4.9. Discuss and Consider Planning and Zoning Commission Recommendation for a Construction Plat on Approximately 8.42 acres, Situated in the John C. Hale Survey (Abstract 202), in the Crossroads at Terrell, Phase 1-B Addition, Block 5, Lot 2R, in the City of Terrell, Kaufman County, Texas; Identified as KCAD Property ID 196882. 80 - 86
[Agenda Item Report - AIR-26-108 - Pdf](#)

- 4.10. Discuss and Consider Planning and Zoning Commission Recommendation for a Construction Plat, Lot 9, Block 5 Crossroads at Terrell Phase 2-B, City of Terrell, Kaufman County, Texas; Further Identified as KCAD Property ID 214379. 87 - 92

[Agenda Item Report - AIR-26-109 - Pdf](#)

- 4.11. Discuss and Consider Award of Contract to RTE Rural Water for Water and Wastewater Tap Installation at 507 Mineral Wells. 93 - 94

[Agenda Item Report - AIR-26-103 - Pdf](#)

5. PUBLIC HEARINGS AND CITY COUNCIL ACTIONS

This section is reserved for public comments for officially posted public hearings and the related business items. Prior to the meeting, please complete a "Citizen Participation Form" and present it to the City Secretary. Please provide your contact information to facilitate follow up. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda.

Speakers should limit their comments to 3 minutes and are asked to speak into the microphone provided, identifying themselves for the record. The total amount of time set aside for this place on the agenda is 15 minutes. Comments of a personal nature directed at the Council or Staff are inappropriate. Please note that the City Council members may not respond to any comments or questions but will listen, and as appropriate, staff follow up may occur after the meeting or at a later date. Following the closing of a public hearing, the agenda may include a separate item for Council to receive a related staff report or for Council to consider matters but the citizen comment period is closed at the closure of the public hearing.

- 5.1. Conduct a Public Hearing to Receive Comments to Consider Requested Annexation of Approximately 8.5304-Acres of Land Situated in Abstract Number 493, Lawrence, Blocks 41, 42, and 73, Kaufman County Texas, and Within the Extraterritorial Jurisdiction of the City of Terrell, Kaufman County, Texas. 95 - 107

[Agenda Item Report - AIR-26-100 - Pdf](#)

- 5.2. Discuss and Consider Ordinance No. 3179, Annexing Approximately 8.5304-Acres of Land Located in the City's Extraterritorial Jurisdiction and Adjacent and Contiguous to the City of Terrell, Texas, as Described and/or Depicted in Exhibit "A", Which is Attached Hereto and Incorporated Herein for all Purposes, and Extending the Boundary Limits of Said City so as to Include the Hereinafter Described Property Within the Corporate Limits of the City of Terrell, Texas; Granting to all the Inhabitants of Said Property all the Rights and Privileges of the Citizens of the City of Terrell; Binding Said Inhabitants by all of the Acts, Ordinances, Resolutions, and Regulations of Said City; Providing for Amending and Correcting the Official Boundaries of the City of Terrell, Texas, as Heretofore Adopted; Providing that the City Manager and City Staff to Undertake Certain Actions Relative to Said Annexation; Providing a Severability Clause; and 108 - 176

Providing for Said Ordinance to Take Effect and be In Force From and After Its Passage.

[Agenda Item Report - AIR-26-101 - Pdf](#)

6. BOARDS AND COMMISSIONS

This time is set aside for the consideration of matters related to Council meeting schedules, items related to various Boards and Commissions, and appointments/re-appointments requiring Council action or discussion.

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| 6.1. | Discuss and Consider Library Advisory Board Appointments.
council board responsibilities
Library Board
L. Davis app redacted | 177 - 180 |
| 6.2. | Discuss and Consider Park Board Appointment.
council board responsibilities
Park Bd
L. Davis app | 181 - 184 |
| 6.3. | Discuss and Consider Appointments/Reappointments to the Building Standards Commission.
council board responsibilities
Building Standards | 185 - 186 |
| 6.4. | Discuss and Consider Appointment to the Planning and Zoning Commission.
council board responsibilities
P&Z
K. Hardeman email | 187 - 191 |

7. BUSINESS ITEMS

This section is set aside for Council to consider action, if any, on each individual item. Council may or may not request additional staff presentation or information to facilitate the Council deliberation.

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| 7.1. | Discuss and Consider Procurement, Purchase Card, Travel and Investment Policy.
Agenda Item Report - AIR-26-112 - Pdf | 192 - 300 |
| 7.2. | Discuss and Consider Ordinance No. 3168, An Ordinance of the City Council of the City of Terrell, Kaufman County, Texas, Amending Appendix 2, Zoning Ordinance of the City of Terrell and Changing the Zoning Classification from Agriculture (A) to Planned Development-Single Family (PD-SF) on Approximately 54.868 Acres of Land Depicted Within the Special Warranty Deed Within Exhibit "A" and the Concept Plan Shown on Exhibit "B" and Further Described Within the Development Standards and Depicted on Exhibit "C" and Attached Hereto and Made a Part Hereof for all Purposes; Amending the Official Zoning Map; Providing a Penalty; Providing for Repealing, Savings, and Severability Clauses; Providing for Publication and an Effective Date. | 301 - 393 |

[Agenda Item Report - AIR-26-104 - Pdf](#)

- 7.3. Discuss and Consider Funding Request from the North Texas Longhorns Summer Track Club for Athletes Competing in the 2026 Texas Amateur Athletic Federation (TAAF) Summer Games in College Station, Texas. 394 - 400
[Agenda Item Report - AIR-26-106 - Pdf](#)

8. INFORMATION REPORTS

This section provides a transparent public record of informational reports commonly provided to Council. They are not provided for presentation or discussion. Follow up may occur directly with the appropriate staff contact.

- 8.1. Receive April 2026 Financial Report. 401 - 407
[Memo Interim Financials 2026-07](#)
[2026-07 Interim Financial Report](#)

9. ADJOURN INTO EXECUTIVE SESSION IN ACCORDANCE WITH SECTION 551 OF THE TEXAS GOVERNMENT CODE TO DISCUSS THE FOLLOWING:

All items listed in this section will be deliberated in a closed session in accordance with Section 551 of the Texas Government Code. Members of the public are not permitted to attend a closed session. The City Council will not take any votes or other action in closed session.

- 9.1. Section 551.071 Consultation With Attorney.
Section 551.074 Personnel Matters.
Section 551.087 Deliberations Regarding Economic Development Negotiations.

10. RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ITEMS DISCUSSED IN EXECUTIVE SESSION.

Council will reconvene in open session and may take action on any items listed from the Executive Session section of this agenda.

11. ADJOURN.

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Governing Body of the City of Terrell is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the Terrell City Hall, Terrell, Texas, a place convenient and readily accessible to the General Public and on the website at cityofterrell.org, and which has been continuously posted for a period of three (3) business days prior to the date and time said meeting was convened.
Posted Tuesday, June 30, 2026 –5:00 p.m.

Dawn Steil, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-551-6600 for further information. Braille is not available.

Council Reserves the Right to Adjourn into Executive Session to Seek Legal Counsel on a Matter Which the Canon of Legal Ethics Demands to Preserve the Attorney-Client Privilege Pursuant to Section 551.071(2) of the Texas Government Code.