

AGENDA

Regular City Council Meeting

6:00 PM - Tuesday, October 20, 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, October 20, 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, October 20, 2026 will be provided to the City Council members and recorded into the minutes for the Tuesday, October 20, 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.

- 2.1. Terrell Citizen's Academy Graduation
- 2.2. Terrell Chamber of Commerce Leadership Graduates

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 Approval of the Minutes from the Regular City Council Meeting on October 6, 2026. 9 - 13
[Regular City Council - Oct 06 2026 - Minutes - Pdf](#)
- 4.2. Discuss And Consider A Construction Plat On Approximately 2.297 Acres, Situated Midland Heights Addition, Recorded In Cabinet 4, Slide 308 Of The Plat Records, In The City Of Terrell, Kaufman County, Texas, As Kaufman County CAD; Property ID 31626 (A26-0052-CP). 14 - 27
[Agenda Item Report - AIR-26-169 - Pdf](#)
- 4.3. Discuss And Consider A Final Plat On Approximately 50.332 Acres, Known As Northspur Phase 1B.2, 146 Residential Lots And 4 Non-Residential Lots, Lots Within The J.B., White Survey (Abstract 580), D. Harris Survey (Abstract 199), J. Eaton Survey (Abstract 147), L. Pearce Survey (No. 373), E. Spivey Survey (No. 495) And W. Boles Survey (Abstract 55), City Of Terrell, Kaufman County, Texas, As Kaufman County CAD; Property ID 42612 (A26-0058-FP). 28 - 35
[Agenda Item Report - AIR-26-168 - 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 for a Specific Use Permit to Allow Use #343 - Salvage, Reclamation or Recycling Materials at Property Located at 0 Gardner, Identified as Lot 1, 2 PP#MN000-0220-00, Block 101, Moore & Nash Addition, City of Terrell, Kaufman County, Texas; KCAD Property ID #31734 (SUP 26-3200) 36 - 41
[Agenda Item Report - AIR-26-166 - Pdf](#)
- 5.2. Discuss and Consider Ordinance No 3200, 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 Neptune Investments Holding Company, LLC ("Owner") Allowing an Exception to the Provisions of Section 30, Light Industrial, Appendix 2, Zoning Ordinance for Certain Property Located at 0 Gardner, Lot 1, 2 PP MN000-0220-00, Block 101, Moore & Nash Addition, City of Terrell, Kaufman County, Texas; Depicted Within 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 Repealing, Savings, and Severability Clauses; Providing for Publication and an Effective Date. 42 - 50
[Agenda Item Report - AIR-26-167 - Pdf](#)
- 5.3. Conduct a Public Hearing and Consider a Request for a Zone Change from Agriculture (AG) and Highway Corridor (HC) to Planned Development-Light Industrial (PD-LI) on 8.5304 Acres of Land Located in the Thomas F. Smith Survey, Abstract No. 493, City of Terrell, Kaufman County, Texas; Identified as KCAD Property ID 29943, 29946, 29947, 29948, 29957, 29958 and 29959, Terrell, Kaufman County, Texas (ZC 26-3201) 51 - 56
[Agenda Item Report - AIR-26-164 - Pdf](#)

- 5.4. Discuss and Consider Ordinance No. 3201, an Ordinance Amending Ordinance No. 2949 to Include Additional Real Property, as Shown on the Survey Attached Hereto as Exhibit "A2"; Amending Appendix 2, Zoning Ordinance of the City of Terrell, by Changing the Zoning Classification on Certain Real Property from Agriculture (AG) and Highway Corridor (HC) to Planned Development (PD) Under the Terms and Conditions Specified in Exhibits "B", "C", "D", and "E"; Providing for Severability; and Providing an Effective Date. 57 - 87
[Agenda Item Report - AIR-26-165 - 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.

- 6.1. Discuss Appointment to the Park Board. 88 - 90
[council board responsibilities](#)
[Park Board](#)
[Batres email](#)
- 6.2. Discuss and Consider Appointment to the Planning and Zoning Commission. 91 - 100
[council board responsibilities](#)
[Planning and Zoning](#)
[V. Badgett app](#)
[R. Jordan app](#)
[K. Cooper app](#)
- 6.3. Discuss Appointment to the Zoning Board of Adjustments. 101 - 110
[council board responsibilities](#)
[ZBA](#)
[R. Jordan app](#)
[V. Badgett app](#)
[K. Cooper](#)

7. DISCUSSION ITEMS

This time is set aside so that Council may receive information, question staff, and discuss the individual topics of each agenda item. As appropriate, items may return as discussion items again or as business items in the future.

- 7.1. Discuss Ordinance No. 3203 Amending Section 11-33, "Truck Routes," of Chapter 11, "Traffic Regulations," to Establish "No Thru Truck" Restrictions on Certain Street Segments. 111 - 117
[Agenda Item Report - AIR-26-159 - Pdf](#)
- 7.2. Discuss and Define the City's Public Communication Plan Regarding Current and Planned City-Led Efforts and Initiatives.

- 7.3. Discuss Progress Regarding Current Street Repair Efforts and Finalized Plan for Ongoing Street Maintenance. 118
[Road Maintenance 10-20-26](#)

8. 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.

- 8.1. Discuss and Consider Resolution 2349, Authorizing the City Manager to Complete Negotiations and Execute Final Hotel Occupancy Tax Funding Agreements for FY 2027; Establishing Consistent Contract, Reporting, Accountability, and Performance Requirements; Providing for Compliance With Applicable Law; and Providing an Effective Date. 119 - 190
[Agenda Item Report - AIR-26-151 - Pdf](#)
- 8.2. Discuss and Consider Resolution 2352 Authorizing the Purchase of a Ladder Truck for the Terrell Fire Department. 191 - 193
[Agenda Item Report - AIR-26-160 - Pdf](#)
- 8.3. Discuss and Consider Resolution No 2353, Declaring the Necessity for the Acquisition of Certain Third-Party Property Rights and Interests, Including Rights-of-Way, Easements, and Consents, Necessary for the Construction of the Off-site Water, Wastewater, and Other Public Improvements Associated with the Terra Nova Development; Authorizing the City to Acquire Such Property Rights and Interests that the Developer has Been Unable to Obtain in Accordance with Section 10.5 of the Terra Nova Development Agreement; Authorizing the City Manager or His Designee to Negotiate for and Acquire Such Property Rights and Interests; Authorizing the City Attorney or His Designee to Take Such Actions as May Be Necessary to Complete the Acquisition Process, Including the Initiation of Eminent Domain Proceedings when Necessary and Authorized by Law; and Providing an Effective Date. 194 - 203
[Agenda Item Report - AIR-26-162 - Pdf](#)
- 8.4. Discuss and Consider Resolution No. 2354, Authorizing the City Manager to Negotiate, Finalize, Execute, and Administer a Ground Lease Agreement with Cloud 9 Aviation, LLC, a Developer Reimbursement Agreement and Related Documents with Apex Aero Center TRL, LLC, and Other Necessary Documents in Connection with the Construction and Development of an Aircraft Hangar at Terrell Municipal Airport; Providing for Final Approval as to Form by the City Attorney; Providing for Consistency with the Existing Apex Aero Center TRL Development Agreement and Applicable Law; and Providing an Effective Date. 204 - 208
[Agenda Item Report - AIR-26-170 - Pdf](#)
- 8.5. Discuss and Consider Entering Into an Interlocal Agreement With the City of Mesquite For Commercial Driver's License (CDL) Training. 209 - 217
[Agenda Item Report - AIR-26-171 - Pdf](#)

9. 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.

- 9.1. Receive Star Transit Ridership Reports.
[Terrell FY2026 Ridership Report](#)
[Kaufman County FY2026 Ridership Report](#)

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10. 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.

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

11. 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.

12. 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, October 13, 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.