

**REGULAR CITY COUNCIL MEETING**  
**February 19, 2019**  
**7:00 P.M.**

**A City Council Meeting of the Terrell City Council was held on Tuesday, February 19, 2019, at 7:00 p.m. in the City Council Chambers located at 201 East Nash Street, Terrell, Texas with the following members present:**

**COUNCILMEMBER #1 DJ ORY**  
**COUNCILMEMBER #2 GRADY SIMPSON**  
**COUNCILMEMBER #3 SANDRA WILSON**  
**COUNCILMEMBER #4 CHARLES WHITAKER**  
**COUNCILMEMBER #5 TIM ROYSE**

**1. Call to order.**

Mayor DJ Ory, called the meeting to order.

**2. Invocation.**

Council Member Grady Simpson gave the invocation and led the Pledge of Allegiance.

**3. Discuss and Consider Approval of Meeting Minutes of the Special City Council Meeting and Workshop on January 17, 2019 and the Special City Council Meeting on January 22, 2019.**

Council Member Sandra Wilson made the motion to approve Meeting Minutes of the Special City Council Meeting January 31, 2019 and the City Council Meeting on February 5, 2019. Deputy Mayor Pro Tem Tim Royse seconded the motion. Ayes-all. Naves-none. Motion carried.

**4. Hear Remarks From Visitors.**

*This time is set aside on the agenda to invite any person to address the Council on issues not subject to a public hearing. Routine administrative matters are best discussed with the appropriate City Staff before bringing them to the Council. 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.*

Gabriella Drollinger, 706 Griffith Avenue, Terrell, Texas. Came before Council to speak about low cost background checks.

**PUBLIC HEARING**

**5. Conduct A Public Hearing And Receive Comments Regarding Proposed Annexation Proceeding #2019-1 To Enlarge And Extend The Boundary Limits Of Said City To Include Certain Property Consisting Of Approximately 441.31 Acres Of Land In Kaufman County, Texas.**

Mary Gayle Ramsey, City Attorney, and Charles Fenner, Municipal Development Director, presented this item for discussion.

Mayor DJ Ory opened the Public Hearing.

No public comments were received.

Mayor DJ Ory closed the Public Hearing.

6. **Conduct A Public Hearing And Receive Comments Regarding Proposed Annexation Proceeding #2019-2 To Enlarge And Extend The Boundary Limits Of Said City To Include Certain Property Consisting Of Approximately 394.63 Acres Of Land In Kaufman County, Texas.**

Mary Gayle Ramsey, City Attorney, and Charles Fenner, Municipal Development Director, presented this item for discussion.

Mayor DJ Ory opened the Public Hearing.

No public comments were received.

Mayor DJ Ory closed the Public Hearing.

7. **Conduct A Public Hearing And Receive Comments Regarding Proposed Annexation Proceeding #2019-3 To Enlarge And Extend The Boundary Limits Of Said City To Include Certain Property Consisting Of Approximately 309.32 Acres Of Land In Kaufman County, Texas.**

Mary Gayle Ramsey, City Attorney, and Charles Fenner, Municipal Development Director, presented this item for discussion.

Mayor DJ Ory opened the Public Hearing.

No public comments were received.

Mayor DJ Ory closed the Public Hearing.

8. **Conduct A Public Hearing And Receive Comments Regarding Proposed Annexation Proceeding #2019-4 To Enlarge And Extend The Boundary Limits Of Said City To Include Certain Property Consisting Of Approximately 199.13 Acres Of Land In Kaufman County, Texas.**

Mary Gayle Ramsey, City Attorney, and Charles Fenner, Municipal Development Director, presented this item for discussion.

Mayor DJ Ory opened the Public Hearing.

No public comments were received.

Mayor DJ Ory closed the Public Hearing.

9. **Conduct A Public Hearing And Receive Comments Regarding Proposed Annexation Proceeding #2019-5 To Enlarge And Extend The Boundary Limits Of Said City To Include Certain Property Consisting Of Approximately 311.11 Acres Of Land In Kaufman County, Texas.**

Mary Gayle Ramsey, City Attorney, and Charles Fenner, Municipal Development Director, presented this item for discussion.

Mayor DJ Ory opened the Public Hearing.

No public comments were received.

Mayor DJ Ory closed the Public Hearing.

10. **Conduct A Public Hearing And Receive Comments Regarding Proposed Annexation Proceeding #2019-6 To Enlarge And Extend The Boundary Limits Of Said City To Include**

**Certain Property Consisting Of Approximately 395.43 Acres Of Land In Kaufman County, Texas.**

Mary Gayle Ramsey, City Attorney, and Charles Fenner, Municipal Development Director, presented this item for discussion.

Mayor DJ Ory opened the Public Hearing.

No public comments were received.

Mayor DJ Ory closed the Public Hearing.

11. a. **Conduct a Public Hearing And Receive Comments Regarding A Change In Zoning From Commercial (C) To Planned Development Commercial, PD (C), To Be Used As A Mixed Use Planned Development With Under Lying Zoning Of Commercial. The Planned Development Will Be An Overlay For A Specific Utilization Of The Property With The Designated Conditions For The Special Design Criteria And Development Standards. The Property Is Described As Lots 1b & 2, Block 340, Terrell Revised, City Of Terrell, Kaufman County, Texas. Property, Also Known As 705 North Virginia And 707 North Virginia, City Of Terrell, Kaufman County, Texas.**

Charles Fenner, Municipal Development Director, made opening comments.

Mayor DJ Ory opened the Public Hearing.

Jobie Denton representing Command Builders Corporation, 419 Surveyor Road, Krugerville, Texas, spoke in support of this project.

Mayor DJ Ory closed the Public Hearing.

- b. **Discuss and Consider Ordinance No. 2753, An Ordinance Of The City Council Of The City Of Terrell, Kaufman County, Texas, Providing For The Creation Of A Planned Development, Commercial, (PD 19-02) Under The Provisions Of §31a, Appendix 2, Zoning Ordinance Of The City Of Terrell On Certain Real Property Described As Part Of Lot 1 And All Of Lot 2, Block 340, Revised Map Of Terrell And More Particularly Described By Metes And Bounds On The Plat Thereof Attached Hereto As Exhibit "A" And Made A Part Hereof For All Purposes, Under The Conditions And Regulations Specified In Exhibit "B" Attached Hereto And Made A Part Hereof For All Purposes; Providing For The Repeal Of Conflicting Ordinances; Providing For Severability And Providing An Effective Date.**

Deputy Mayor Pro Tem Tim Royse made the motion to table this item to the March 5, 2019 meeting. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes – Council Member Grady Simpson, Mayor Pro Tem Charles Whitaker, and Deputy Mayor Pro Tem Tim Royse. Nays – Council Member Sandra Wilson. The motion carried.

12. a. **Conduct a Public Hearing And Receive Comments Regarding A Request For A Specific Use Permit To Allow MB Logistics Trucking Company To Operate As A Trucking Company On A Property Currently Zoned As Light Industrial (LI). The Property Is Located At 317 Talty Rd, Generally East Of FM 148, Being 2.953 Acre Of Land Conveyed To S & B Investments, Inc As Recorded In Deed Of Records Of Kaufman County And Being In The Everett Sub, City Of Terrell, Kaufman County, Texas.**

Charles Fenner, Municipal Development Director, made opening comments.

Mayor DJ Ory opened the Public Hearing.

Linda Carlisle, 307 Talty Road, Terrell, Texas, speaking on behalf of Bessie McGrady at 307 Talty Road, Terrell, Texas, expressed the following concerns: traffic congestion, noise, and the cosmetic impact on the adjacent neighborhood. Council should consider safety improvements at the

intersection of FM 148 and Talty Road. Suggesting traffic lights, widen the street, and improved drainage.

Mayor DJ Ory closed the Public Hearing.

- b. Discuss and Consider Ordinance No. 2754, An Ordinance Of The City Council Of The City Of Terrell, Kaufman County, Texas, Granting Specific Use Permit No. 19-01 (SUP-19-01) Under The Provisions Of §31b, Appendix 2, Zoning Ordinance Of The City Of Terrell To S & B Texas Investments, Inc. Allowing An Exception To The Provisions Of Section 30, Appendix 2, Zoning Ordinance Of The City Of Terrell, For Certain Property Located At 317 Talty Road, The Same Also Being Known As The Everett Subdivision, City Of Terrell, Kaufman County, Texas By Permitting A Truck Maintenance Facility To Be Located On Said Property Under The Terms And Conditions Set Forth Below; Providing For Repeal Of Conflicting Ordinances, Providing For Severability And Providing An Effective Date.**

Council Member Grady Simpson made a motion to table this item to the March 5, 2019 meeting. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes-All. Naves-None. The motion carried.

#### **NEW BUSINESS**

- 13. Discuss and Consider Approval Of A Construction Plat For Arcadian Addition, 41.116 Acres Out Of The R. Sowell Survey, Abstract No. 443, City Of Terrell, Kaufman County, Texas.**

Charles Fenner, Municipal Development Director, presented this item for discussion and consideration. Council Member Sandra Wilson made a motion to approve the construction plat for Arcadian Addition. Council Member Grady Simpson seconded the motion. Ayes-All. Naves-None. The motion carried.

- 14. Discuss and Consider Appointment to Terrell Economic Development Corporation Board.**

Council Member Grady Simpson made the motion to appoint Bruce Wood to the Terrell Economic Development Corporation Board. Mayor Pro Tem Charles Whitaker seconded the motion. Ayes-All. Naves-None. The motion carried.

- 15. Discuss and Consider Re-Appointment For the Planning and Zoning Commission.**

Charles Fenner, Municipal Development Director, presented this item for discussion and consideration. Council Member Sandra Wilson made a motion to reappoint Jenny Heisel, Danny Stephens and Trini Jones to the Planning and Zoning Commission. Council Member Grady Simpson seconded the motion. Ayes-All. Naves-None. The motion carried.

- 16. City Manager's Report**
  - a. Customer Service**
  - b. Budget Process**
  - c. Spring Calendar**

Mike Sims, Interim City Manager, presented this item for discussion.

17. **Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to discuss the following:**

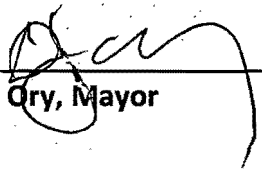
a. **Section 551.087 Deliberation Regarding Economic Development Negotiations.**

18. **Reconvene into Regular Session and Consider Action, if any, items discussed in Executive Session.**

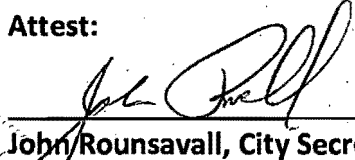
No action taken.

19. **Adjourn**

There were no other matters discussed or acted on at this meeting. There being no further business the meeting was adjourned.

  
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DJ Ory, Mayor

Attest:

  
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John Rounsavall, City Secretary

