



MINUTES

City Council Meeting
April 14, 2026 – 6:00 P.M.

PRESENT: Mayor Chris Davies, Mayor Pro Tem John Verity
Council Members: Cody Hawkins, Shawn Bentley, Justin Poppelreiter, Mike Wolters
City Attorney: Susan Thomas
City Manager: John Adel
City Secretary: Becky Pattillo
Finance Director: Stacy Smith
Public Works Director: Paul Miller
Building Official: Josh Kinnick
EDC Director: Joel Richardson
Police Chief: Kimbre Collier
City Engineer: Eddy Daniel

ABSENT: None

1. Call To Order:

The meeting was called to order at 6:00 p.m.

2. Invocation:

Building Official Josh Kinnick gave the Invocation.

3. Approval of City Council Meeting Minutes:

- a. **Regular Meeting – March 10, 2026**
- b. **Special Meeting – March 24, 2026**

Mayor Pro Tem John Verity made the motion to approve the minutes from the regular meeting of March 10 and the special meeting of March 24. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

4. Presentation to the City Council by members of the Public. (To be conducted as close to 6:35 p.m. as possible with a three-minute limit per person, unless otherwise required by law). This period is reserved for citizens to address Council about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Per the Texas Open Meetings Act, the Council is not permitted to act on or discuss any item not listed on the agenda, but Council may respond with a statement of fact or policy. Items suggested for action may be placed on a future agenda, at the Council's sole discretion:

Betty Rector came forward and expressed her concerns about a property next door to her with tall grass and a tree that she is afraid is about to fall on her house.

5. REPORTS: (written reports available at City Hall prior to meeting)

- a. Financials including Accounts Payable
- b. Court
- c. Public Works/Engineering/Parks Update
- d. Police
- e. Fire
- f. Building Services
- g. Economic Development Corporation
- h. Airport
- i. City Manager

6. **PUBLIC HEARING – Regarding the annexation of approximately 182 acres consisting of Hunt CAD Property ID 22547, A0157 CADY D C; and Hunt CAD Property ID 250293, S4457 PARSONS ESTATES LOT 2-2; both generally located south of State Highway 66 and west of FM 1565; and Hunt CAD Property ID 21101, A0049 BUSTILLA CLEMENTE, TRACT 60; generally located east of FM 1565 and north of Interstate 30; and Hunt CAD Property ID 21082, A0049 BUSTILLA CLEMENTE, TRACT 52; commonly known as 3925 County Road 2628:**

Mayor Chris Davies opened the public hearing at 6:06 p.m. With no one coming forward to speak for or against the annexation, Mayor Davies closed the hearing at 6:07 p.m.

7. **Consideration and Possible Action on an Ordinance annexing approximately 182 acres consisting of Hunt CAD Property ID 22547, A0157 CADY D C; and Hunt CAD Property ID 250293, S4457 PARSONS ESTATES LOT 2-2; both generally located south of State Highway 66 and west of FM 1565; and Hunt CAD Property ID 21101, A0049 BUSTILLA CLEMENTE, TRACT 60; generally located east of FM 1565 and north of Interstate 30; and Hunt CAD Property ID 21082, A0049 BUSTILLA CLEMENTE, TRACT 52; commonly known as 3925 County Road 2628:**

Mayor Pro Tem John Verity made the motion to approve the ordinance granting annexation. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

8. **PUBLIC HEARING – Regarding amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500 acres, generally located south of State Highway 66 and west of FM 1565, from “Neighborhood Services” to “Low Density Residential”:**

Mayor Davies opened the public hearing at 6:08 p.m.

City Manager John Adel explained that this was a 4 – tracts associated with this development and two properties were inside City Limits and the other two are outside the City, but they were just approved for annexation. Three of the tracts were already designated as low density residential, but the fourth tract is designated as future neighborhood services. Before they could move on to the zoning they needed to amend the future land use map.

Mayor Davies closed the public hearing at 6:09 p.m.

9. Consideration and Possible Action on amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500 acres, generally located south of State Highway 66 and west of FM 1565, from “Neighborhood Services” to “Low Density Residential”:

Mayor Pro Tem John Verity made the motion to approve amending the Comprehensive Plan Land Use Map. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

10. PUBLIC HEARING – Establishing a permanent zoning of “PD” Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District -2 base zoning for approximately 53.54 acres proposed for annexation and described as : Hunt CAD ID 250293 S4457 PARSONS ESTATES LOT 2-2 4.9910 acres and Hunt CAD ID 22547 A0157 CADY DC, 48.5490 acres; and rezoning approximately 12.0291 acres described as Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500 acres and Hunt CAD ID 108601 A0157 CADY DC, TRACT 34-1, 4.6791 acres from “M-2” Heavy Manufacturing/Industrial District to “PD” Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning, all property generally located south of State Highway 66 and west of FM 1565:

Mayor Davies opened the public hearing at 6:12 p.m.

City Manager John Adel explained that this proposed zoning would apply to all four tracts and that the concept plan showed approximately 250 single family homes, with parks and open spaces.

With no one coming forward to speak for or against the development, the hearing was closed at 6:13 p.m.

11. Consideration and Possible Action on an Ordinance establishing a permanent zoning of “PD” Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District -2 base zoning for approximately 53.54 acres proposed for annexation and described as : Hunt CAD ID 250293 S4457 PARSONS

ESTATES LOT 2-2 4.9910 acres and Hunt CAD ID 22547 A0157 CADY DC, 48.5490 acres; and rezoning approximately 12.0291 acres described as Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500 acres and Hunt CAD ID 108601 A0157 CADY DC, TRACT 34-1, 4.6791 acres from “M-2” Heavy Manufacturing/Industrial District to “PD” Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning, all property generally located south of State Highway 66 and west of FM 1565:

Mayor Pro Tem John Verity made the motion to approve the zoning change. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 12. PUBLIC HEARING – establishing a permanent zoning of “PD” Planned Development District (PD-Prairie Oak) with an SF-2 Single Family Residential-2 District base zoning for approximately 128.26 acres proposed for annexation and described as: Hunt CAD ID 21101 A0049 BUSTILLA CLEMENTE, TRACT 69, 123.93 acres and Hunt CAD ID 21082 A0049 BUSTILLA CLEMENTE, TRACT 52,4.33 acres, generally located east of FM 1565 and north of Interstate 30:**

No action.

- 13. Consideration and Possible Action on a Resolution approving and authorizing a TIRZ Reimbursement Agreement with HMH Caddo Mills Land, L.P. and HMH Caddo Mills 65 Land, LLC (History Maker Homes):**

City Attorney Susan Thomas explained that this was the amended TIRZ agreement with HMH that included additional projects that were eligible for reimbursement.

Mayor Pro Tem John Verity made the motion to approve the TIRZ reimbursement agreement with History Maker Homes. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 14. Consideration and Possible Action on a Resolution approving and authorizing the execution of a Professional Services Agreement with Double R Land Company, LLC (Trailstone Phases 9&10):**

City Manager John Adel explained that DR Horton had acquired another 110 acres or so north of the Trailstone development. They currently don't have an agreement - this was to restart the process and begin negotiations.

Mayor Pro Tem John Verity made the motion to approve the resolution. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 15. Consideration and Possible Action taken on a Resolution determining the costs of certain authorized improvements to be financed by the Preserve at Brushy Creek Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and noticing a public hearing for May 12, 2026 to consider an Ordinance levying assessments on property located within the Preserve at Brushy Creek**

Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto:

No action taken.

16. Consideration and Possible Action on approving contract for hiring of new Economic Development Executive Director:

No action taken.

17. Consideration and Possible Action on a Resolution approving a Cost Sharing Agreement with the CMEDC for FM 1565 Water and Sewer Extensions:

City Attorney Susan Thomas explained that this was the same agreement that Council has talked about and has now been reviewed by the EDC attorney. The agreement was approved by the EDC on Monday and the EDC pays 75% and the City would be responsible for the other 25%. The EDC would get a portion of their costs back from the property developer.

Mayor Pro Tem John Verity made the motion to approve the agreement. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

18. Consideration and Possible Action on a Resolution providing appointments to the Zoning Board of Adjustment:

No action taken.

19. Consideration and Possible Action on a Resolution regarding appointments to the Substandard Structures Rehabilitation Board:

No action taken.

20. EXECUTIVE SESSION: In accordance with Texas Government Code, Section 551.001, et. Seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

a. Section 551.087, Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or deliberate the offer of a financial or other incentive to the business prospect.

b. Section 551.071, Consultation with Attorney on a matter in which the duty of the Attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act:

(1) Current or contemplated developments and/or development agreements:

i. PLI I-E, LP (Peregrine)

(2) City Manager

c. Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of public officer or employee: City Manager

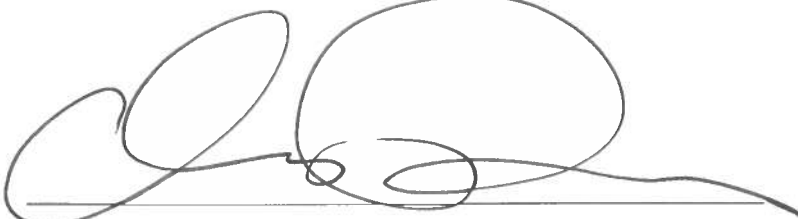
Council adjourned into executive session at 6:20 p.m.

Mayor Davies reconvened the meeting at 8:17 p.m., announcing that there was one action item due to the executive session.

Mayor Pro Tem John Verity made the motion to place City Manager John Adel on administrative leave, pending consideration of a separation agreement as discussed in executive session. Council Member Shawn Bentley seconded the motion, resulting in a unanimous vote.

21. Adjourn:

The meeting was adjourned at 8:19 p.m.



Chris Davies, Mayor



Becky Pattillo, City Secretary

5/12/2024

Date