



**STATE OF TEXAS
COUNTIES OF KAUFMAN AND HUNT
TOWN OF POETRY, TEXAS**

BE IT REMEMBERED THAT ON THIS DAY OF THE 27th of October 2025 at 5:30 pm, the Town Council of Poetry, Texas, held a Zoning Board of Adjustment Hearing and Regular Town Council Meeting at Poetry Town Hall, 5671 County Road 323, Poetry, Texas 75160 with the following present:

- A. Mayor Jaffe** called the meeting to order at 5:30 p.m. He announced that he would be taking the posted agenda out of order due to a time discrepancy. Roll call was taken by Mayor Jaffe. Present were Mayor Pro Tem Terry Fowler, Council Members Tom Anderson, Doug Kendrick, Tracie Hibbs and Dale Bryant.

Pledge of Allegiance: Mayor Jaffe

Invocation: Mayor Jaffe

C. Items of Community Interest

1. Thank you to Kaufman County Precinct #3 commissioner and road crew
2. Thank you to Hunt County Precinct #2 commissioner and road crew
3. Thank you to David Emard for helping with Sound and Video.
4. Thank you to Scott, Lora and Zoe Lehew for helping with meeting setup.
5. Thank you to Rockwall County Judge Frank New for inviting Poetry to join the Rockwall Road Consortium

Mayor Jaffe also thanked the Christmas organization team for planning the upcoming Christmas festivities. He read a letter from Debbie Emard outlining the planned events.

D. Reports:

Bishop Field MUD TCEQ Permit update (Anderson)

Councilmember Anderson reported that the Texas Commission on Environmental Quality (TCEQ) has initiated the approval process for the Bishop Field Municipal Utility District (MUD), with public notices published on October 18 and 25. The Town has until November 17 to decide whether to request a contested hearing or pursue negotiations with the developers.

He spoke with the developers' attorney, Ms. Mindy Koehne of Coats Rose, who advised that MUDs are rarely denied and recommended negotiation rather than a contested hearing due to the high legal costs. Anderson outlined key concerns including road conditions, water runoff into Renfro Creek, fuel storage tanks, emergency and county services, and school district impacts.

He emphasized that the MUD and the development are interdependent and that the Council must determine its course of action within the next two weeks. ***Discussion item, no motion required.***

E. Consent Agenda: *Nothing to report at this time*

F. Regular Agenda:

1. Discuss and take action as necessary on Texas Municipal League FY 25-26 Insurance Invoice (Mayor):

- Council reviewed the annual insurance invoice from the Texas Municipal League (TML). The workers' compensation portion of \$1,075 was previously approved. The remaining balance of \$5,593.90 covers general liability, cyber liability, and errors and omissions insurance. The increase in cyber liability costs was noted due to higher claim rates statewide. The mayor mentioned that the Town's new cybersecurity monitoring service, Trackeroft, is now active and may prompt future review of the policy. The total annual insurance cost is \$6,668.90. Motion to approve made by Councilmember Hibbs, with a second by Councilmember Anderson. ***Motion passed unanimously 5:0***

2. Discuss and take action as necessary on Solid Waste Ordinances and Agreements (Kendrick):

- Dick Demien, representing Blackjack Disposal (5770 Hwy 34 S, Quinlan), provided a mid-contract update on residential, commercial, and roll-off services. He noted the company's continued commitment to responsive service and thanked the Town for its partnership. Demien stated that the annual pricing adjustment is expected to be about 1% starting in January, compared to 2.9% last year. Councilmember Kendrick requested that franchise fees be itemized separately on invoices again so residents understand that the Town's portion remains fixed. Demien confirmed this could be done. Demien highlighted that missed pickups are rare and typically resolved within a day, and that residents can schedule one monthly bulk or extra pickup. He added that Blackjack offers electronics and limited household hazardous waste drop-offs at its facility by appointment.

Councilmembers expressed appreciation for Blackjack's reliability, professionalism, and support of Town clean-up events. ***Discussion item, no motion required.***

- **Resident Jonathon Blake:** Expressed his appreciation to Mr. Demien and praised Blackjack Disposal for the job that they do in the town.
- **Resident Tara Senkevech:** praised Blackjack Disposal for its excellent service, easy billing, and convenient text alerts, noting positive experiences with the recycling center, hazardous waste drop-off, and roll-off services. She added that Poetry's trash rates remain lower than nearby towns despite the \$6.50 franchise fee.

3. Discuss and take action as necessary on TxDOT Town of Poetry Street Sign Install Resolution (Bryant):

- Council discussed a resolution of intent to participate in a TxDOT street and safety sign installation program funded through a federal highway safety grant. Councilmember Bryant explained that the Town has submitted data for 45 intersections, 11 T-intersections, 22 S-curves, and 170 culvert markers. The program would be managed and funded by TxDOT, with little or no expected cost to the Town; the maximum possible local share would be 10% (approx. \$5,000), though this is considered unlikely. The Town attorney has reviewed and approved the resolution. Council noted that the project could improve road safety and visibility, especially for new residents, and discussed potential future requests such as flashing amber lights at hazardous intersections. The resolution simply confirms the Town's interest in participating, without committing funds.

- **Resident Jonathon Blake:** advised that if new stop signs are installed under the program, the Town may need to pass individual resolutions to make them legally enforceable, noting the same applies to speed limit signs.

Motion to approve made by Councilmember Anderson, with a second by Councilmember Kendrick.

Motion passed unanimously 5:0

4. Discuss and take action as necessary on MCPA Auditor's Engagement Letter for FY 24-25 Audit (Mayor):

Council reviewed and approved the auditor's engagement letter for the fiscal year just ended. The proposed audit cost is \$5,450, similar to last year's fee. The same auditing firm will be retained due to their good performance and significantly lower rates than other quotes. The Town's migration to QuickBooks Online will allow auditors to view (but not edit) financial data for a smoother process.

Motion to approve made by Councilmember Anderson, with a second by Councilmember Hibbs. *Motion passed unanimously 5:0*

G. General Public Comments:

1. **Resident Tara Senkevech:** raised concerns about the Bishop Airfield project, including underground jet fuel tanks in some MUDs and the impact of six new wells on the Nacatoch Aquifer, which could affect water supply for existing residents. She stressed that these critical issues need to be addressed before the project proceeds.
2. **Resident Simeon White:** explained that the proposed variance for the PNC subdivision does not meet the legal requirements under Texas law (Sec. 211.009). It lacks unnecessary hardships, is contrary to public interest, and violates the spirit of the ordinance. He emphasized that, as a general-law town, the council has limited authority and cannot grant variances arbitrarily or favor some applicants over others.
3. **Resident Jonathon Blake:** urged the council to schedule a meeting promptly to vote on the Bishop Field matter, agreeing with Tom that action is imminent and necessary.

Regular Agenda closed at 6:37 pm

Council went into break at 6:37 pm, returned at 6:42

Zoning Board of Adjustment Hearing began at 6:42 pm

B. Zoning Board of Adjustment Hearing Agenda

1. **Consideration of Zoning Variance for Hidden Oaks Estates III Property located at 10442 CR 2440, Poetry, TX (Mayor):** Council confirmed that they are acting as the Board of Adjustment for zoning variances, with the mayor not voting and decisions requiring four affirmative votes. Emphasis was placed on the importance of impartiality, with decisions based on facts rather than personal relationships or emotions. Variances are permitted only for unique property hardships, and the applicant bears the burden of demonstrating that the hardship exists and that granting the variance will not be contrary to the public interest. Variances cannot change the zoning classification of a property. The discussion focused on Hidden Oaks Estates 3, Lot 23, where the variance request involves splitting a 2-acre lot into two 1-acre lots. Board members were reminded to consider zoning criteria, including setbacks, lot dimensions, and minimum acreage, and not to consider intended use, sewage, or building plans. The lot dimensions were reviewed, with one lot slightly below the minimum frontage requirement and the other meeting minimum requirements. Easements, town boundaries, and ETJ limits were clarified, and the council reiterated that deed restrictions are not enforceable by the town; the focus is solely on zoning compliance. This

discussion provides the framework for evaluating whether the variance request meets the criteria for a hardship-based exception under town zoning regulations.

- **Conversation with Real Estate Agent Adrienne Saenz:** Adrienne Saenz, representing Navarro Contractors and Mr. Efren Navarro, reiterated that the requested replat of a recently purchased lot in Poetry was intended to allow two homes on the parcel. Saenz emphasized that the hardship is largely financial and logistical, stemming from prior investments in the property, and that the plans would enhance the property while complying with regulations to the extent possible. He noted that neither he nor Mr. Navarro were aware of the town's specific ordinances prior to purchase and expressed a desire to follow the rules while pursuing a mutually beneficial development. The board reviewed the property history, county interactions, and relevant ordinances, noting that the proposed replat does not meet the criteria for a variance under the town's zoning rules. The town attorney confirmed that no true hardship exists under the law, and the board ensured that Mr. Saenz had full opportunity to present his case.
 - **Resident Tara Senkevech:** expressed opposition to granting a variance for the Navarro Contractors property, stating that the owners, Efren and Sylvia Navarro, appear financially capable and therefore do not face a true hardship. She acknowledged the property's improvement following removal of the dilapidated mobile home but emphasized the importance of upholding the town's zoning ordinances to preserve Poetry's rural character and green space. She noted that the lot, with its large oak tree and desirable location, could serve as a beautiful single-home site without needing subdivision, making compliance both feasible and reasonable.
 - **Resident Jonathon Blake:** expressed sympathy for Mr. Navarro's situation but emphasized that, under the town's planning and zoning rules, the board of adjustment lacks the authority to alter zoning requirements. As a result, he stated, that the board's only viable option is to deny the variance request.
 - **Resident Scott Lehew:** asked whether there is a way to ensure Hunt County defers to the Town of Poetry on replats from the start. Mayor Jaffe confirmed that the town is reviewing its agreements with the county, line by line to clarify handoffs and overlaps, aiming to prevent similar jurisdictional confusion in the future. It was noted that as a relatively new town, Poetry is still establishing processes, and the issue has occurred previously when the county incorrectly assumed certain properties fell under its jurisdiction.

Mayor Jaffe called for a vote from the council members, operating as the Board of Adjustment, on the variance request for Hidden Oaks Estates III property located at 10442 County Road 2440. The vote was one aye, and four nays. The variance was denied.

Zoning Board of Adjustment Hearing was closed at 7:25 pm

H. Adjournment

Town Council meeting adjourned at 7:25 pm



Mike Jaffe
Mayor, Town of Poetry



Prepared by: Anne E. Hamilton
Secretary, Town of Poetry