



Town of Poetry, Texas

Minutes

Zoning Board of Adjustment Hearing, Workshop & Regular Town Council Meeting

Thursday, May 21, 2026

Poetry Town Hall

5671 County Road 323, Poetry Texas 75160

5:30pm



STATE OF TEXAS

COUNTIES OF KAUFMAN AND HUNT

TOWN OF POETRY, TEXAS

BE IT REMEMBERED THAT ON THIS DAY OF THE 21st of May 2026 at 5:30pm, the Town Council of Poetry, Texas, held a Zoning Board of Adjustment Hearing, Workshop, and Regular Town Council Meeting at Poetry Town Hall, 5671 County Road 323, Poetry, Texas 75160.

A. Call to Order

Mayor Mike Jaffe called the public meeting to order at 5:30pm. Roll call was taken by Deputy Secretary Lora Lehew. Present were: Mayor Mike Jaffe, Mayor Pro Tem Terry Fowler, Council Members: Tom Anderson, Dale Bryant, Tracie Hibbs, and Doug Kendrick. No Council Members were absent. The Deputy Secretary announced a quorum was present.

Pledge of Allegiance: Councilmember Bryant

Invocation: Councilmember Hibbs

The Council began the Zoning Board of Adjustment Hearing at 5:31pm.

B. Zoning Board of Adjustment Hearing Agenda

1. The Mayor and the Zoning Board of Adjustments discussed and considered a Zoning Variance for Hidden Oaks Estates III Property located at 10440 CR 2440, Poetry, Texas. Property owner Efren Navarro requested the Variance to split the property into two 1.0 acre lots. A Variance would be required due to the road frontage width on both resulting lots being less than the 150 feet required by the Town's Zoning Ordinance.

Citizens Speaking at the Zoning Board of Adjustment Hearing:

- Efren Navarro, Royse City
- Adrian Saenz, Fate
- Chad West, Poetry

Motion made by Councilmember Bryant to approve the Variance to allow Lot 23A to only have 149.48 front feet along County Road 2452 and Lot 23B to have only 113.37 front feet along County Road 2452.

Motion seconded by: Councilmember Anderson

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

Mayor Jaffe closed the Zoning Board of Adjustments Hearing at 6:29pm.

Mayor Jaffe opened the Workshop at 6:29pm.

C. Workshop Agenda

1. The Mayor and Council discussed the budget and various items for the next fiscal year of October 1, 2026 - September 30, 2027. There will be a public hearing in July with a proposed budget. The final budget will be submitted and published at the end of September. Mayor Jaffe will schedule a Workshop for the June meeting to discuss the map, survey, and engineering. Councilmember Bryant will call the engineering firm out of Paris to setup their participation. ***This was a discussion only. No vote was taken.***

Citizens Speaking on this Workshop item:

- None

2. The Mayor led a discussion on various topics relating to long-range planning for the Town. Among the issues included in the discussion were road maintenance, culverts, Town finances, issuing bonds, property taxes, and the question of the Town's long-term financial survivability. The Mayor asked for the Council to keep this matter as a top priority for further deliberation and discussion. ***This was a discussion only. No vote was taken.***

Citizens Speaking on this Workshop item:

- None

Mayor Jaffe closed the Workshop at 7:15pm.

Mayor Jaffe recessed for a break at 7:15pm.

The Mayor reconvened the Regular Meeting at 7:23pm.

D. Items of Community Interest – 7:24pm

Pursuant to Section 551.0415 of the Texas Government Code, the Town Council may report on the following items: 1) expression of thanks, congratulations, or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders upcoming Town Council events; 5) about community events, and 6) announcements involving an imminent threat to public health and safety.

1. The Mayor announced there is an election ongoing. Election Day is May 26, 2026 and early voting is from May 18-22. There are various polling locations in Hunt and Kaufman Counties depending where you live. Please check with your county elections office for polling locations.
2. The Town of Poetry is accepting donations for the Town of Poetry 4th Annual Agricultural Student Scholarship. The scholarship applications are due by 5:00pm, June 4, 2026. For more information, please go to the Town's website at poetrytexas.org.
3. The Poetry Community Picnic will be held Saturday, June 27, 2026 at the Campground Cemetery Pavillion located at FM 986 and CR2326. For more information, please go to the Town's website at poetrytexas.org.
4. The Mayor extended his continual thanks to Hunt and Kaufman Counties for their help with our road maintenance through the Town's interlocal agreements.
5. There is a Bingo Night at Poetry Community Christian School on June 19, 2026 and there may be a Poetry Farmer's Market sometime in June.

E. Reports – 7:26pm

1. Financial Reports
 - a. P&L Budget vs Actual - April 2026. Councilmember Hibbs provided an update to page 2 of the Budget. The update reflects the actual number of \$42,008.20 for item #6100. Changing this number does not change any other line items.
 - b. Account Quick Reports 6011, 6012, 6111, 6112 – April 2026
 - c. Bank Reconciliation Summary & Detail – April 2026
 - d. Bank Reconciliation Petty Cash – April 2026
 - e. Sales & Use Tax Report – April 2026
 - f. Hunt & Kaufman County Roads Escrow Reports – April 2026
2. The Mayor provided an update on the TDA CDBG Grant.
3. Mayor Jaffe provided an update on the Mystic Springs Solar Farm.
4. Mayor Jaffe provided an update on roads and traffic. Councilmember Bryant provided an update on the Town signage project.
5. Mayor and Councilmember Activity Updates:
 - Mayor provided an update regarding the petition from Hunt County to encourage the legislators in Austin to make data centers responsible for where and how they

build the data centers.

- Councilmember Anderson provided an update regarding the replacement of the Town's mailbox.
- Councilmember Kendrick reported on acquiring a link to the website for people to sign up for the Kaufman County alert system. Citizens in Kaufman and Hunt Counties can use the system to receive alerts. This is a voluntary system. The link will be put on the Town's website.

F. Consent Agenda – 7:44pm

Items on the Consent Agenda are considered routine, not likely to require discussion or deliberation and may be approved in a single motion. If discussion is desired, items may be removed from the Consent Agenda for individual discussion by any Councilmember prior to the motion and vote.

Mayor Pro Tem Fowler left the room due to an item on the Consent Agenda relating to him. Mayor Pro Tem Fowler signed an Affidavit acknowledging his conflict of interest regarding the Consent Agenda item.

1. Approved Minutes – April 16, 2026 Executive Session & Regular Meeting
2. Approved Minutes – April 21, 2026 Public Hearing
3. Approved Nichols Jackson legal invoice - \$161.25
4. Approved ETJ Removal Petition – Fowler

Motion made by Councilmember Anderson to approve all items on the Consent Agenda.

Motion seconded by: Councilmember Kendrick

All in Favor: Anderson, Bryant, Hibbs, Kendrick

All Opposed: none

Abstain: Fowler

Result: Passed 4-0

G. Regular Agenda – 7:48pm

1. Discussed a Master Fee Schedule Ordinance and a fee schedule of all fees that the Town charges citizens. The corrected and updated Ordinance and fee schedule will be presented at the June meeting for consideration. **No vote was taken.**

Citizens Speaking on this topic:

- None

2. Discussed and took action as needed on adding \$10,000 to Hunt County roads escrow. The money will cover the deficit and create a balance for other upcoming road work.

Citizens Speaking on this topic:

- None

Motion made by Councilmember Hibbs to approve adding \$10,000 to the Hunt County roads escrow account.

Motion seconded by: Councilmember Anderson

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

3. Discussed conducting a citizen survey to get citizen's input on topics related to long-range planning. The Mayor and Council discussed potential questions for the survey, methodology of conducting the survey, and who should be able to participate in the survey. Councilmember Bryant requested Deputy Secretary Lehw speak about the techniques for conducting the survey, the website, collecting the information, and how the data can be used. The draft questions and details will be brought back for consideration at the June meeting.

Citizens Speaking on this topic:

- None

H. General Public Comments -

Comments are limited to three (3) minutes. If a translator is needed, the speaker may be given up to four (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your comments to speak@poetrytexas.org at least 24 hours prior to the start of the meeting. The Texas Open Meetings Act restricts council members from discussing items not posted on the agenda. Action or responses to your remarks by council members (if not a posted agenda item) are limited to either a statement of fact or recitation of an existing policy or a proposal to place the subject on the agenda for a future meeting.

Citizens Speaking on General Public Comments:

- None

I. Adjournment

The Town Council meeting adjourned at 8:28pm.

I certify that the minutes of May 21, 2026 were voted and approved by the Council of the Town of Poetry on this 18th day of June, 2026.



Mike Jaffe, Mayor
Town of Poetry, Texas

ATTEST:



Lora Lehew, Deputy Secretary
Town of Poetry, Texas

