Town of Poetry, Texas

Agenda
Zoning Public Hearing &
Regular Town Council Meeting
Thursday, November 19, 2026
Poetry Community Christian School
18688 FM 986, Poetry TX 75160
5:30 pm

A. Call to Order

Roll Call for Quorum
Pledge of Allegiance
Invocation

Persons wishing to speak on any posted Hearing, Workshop or Regular Agenda item may do so when the individual item is opened for consideration by the Council. Speakers will be limited to (3) minutes. If a translator is needed, the speaker may be given up to (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your request/comments to speak@poetrytexas.org at least 24 hours prior to the start of the meeting.

B. Zoning Public Hearing *(will last as long as it takes – public comments welcome)*

1. Conduct Public Hearing to consider and receive public comment concerning the proposed repeal of Ordinance No. 2024-03-01, Comprehensive Zoning Ordinance and Map.
   Council will hear from the public on a possible repeal of our current zoning ordinance and map.

C. Items of Community Interest

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. Thank you to Councilmembers for helping to cover special election hours at Town Hall. These hours continue through December 13.
2. Thank you to Poetry Community Christian School for hosting us for this Public Hearing and Regular Meeting.
3. Thank you to all who got out and voted in the recent election. Preliminary results show 829 citizens voted in the Poetry Proposition “A” contest with an outcome of 445 “For” and “385 “Against.”
4. Thank you to David Emard for helping us with sound and video.
5. Thank you to Kaufman and Hunt Counties for their continued support of our road repairs through our interlocal agreements.

D. Reports

1. Financial
   a. P&L Budget vs Actual – October 2026
   b. Account Quick Reports 6011, 6012, 6111, 6112, 8000 – October 2026
   c. Bank Reconciliation Summary & Detail – October 2026
   d. Bank Reconciliation Petty Cash – October 2026
   e. Sales & Use Tax Report – October 2026
   f. Hunt & Kaufman County Roads Escrow Reports – October 2026
2. Roads Maintenance Expenditures Report – November 2026
3. Road and Traffic Updates
4. Mayor & Councilmember Activity Updates

E. Consent Agenda

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.

1. Approve Minutes – October 15, 2026 Executive Session & Regular Meeting
2. Approve Nichols Jackson legal bill 10/31/26 - $720.00
3. Approve Commercial General Liability Insurance Annual Renewal – $681.79
4. Ratify Updated ExtraTerritorial Jurisdiction (ETJ) map sent to Kaufman County w/ the approved InterLocal Agreement (ILA)

F. Regular Agenda (item sponsor)

1. Review and take action as needed on proposed repeal of Ordinance 2024-03-01, Comprehensive Zoning Ordinance and Map. (Mayor)
   This will be a discussion and vote regarding our current Zoning Ordinance and Map and a proposal to repeal it.

2. Discuss and take action as needed on next steps in getting Town Hall certified as Texas Department of Licensing and Regulation (TDLR) Texas Accessibility Standards (TAS) compliant. (Bryant)
   Council voted recently to proceed with having an inspection done of Town Hall to ensure it meets the TDLR TAS guidelines. That inspection has been completed, and we now have a list of deficiencies that need to be corrected.

3. Discuss and take action as needed on Next Steps with Texas Department of Agriculture (TDA) Community Development Block Grant (TxCDBG). (Mayor)
   On November 10, 2026 we received official notice from TDA that we had officially been awarded the $750K grant to upgrade a section of road in Poetry. There are several things we are required to do over the next few weeks to remain in compliance with the Grant.

4. Discuss and take action as needed on updating “No Thru Trucks over 33,000 Gross Weight” Ordinance, 2022-05-01. (Mayor)
   I stand corrected in my statement at our October meeting that we had not created an ordinance to back up our No Thru Trucks policy. We voted one in back on 5/17/24. This will be a discussion and vote about updating this ordinance including sign locations to prepare us to partner with local law enforcement in its enforcement.

5. Discuss and take action as needed on Right-of-Way Ordinance No. 2023-05-02. (Mayor)
   Council passed this updated ordinance May 16, 2023. Recently, we had our attorney look back over it to ensure it protects our right-of-way's as written. We will discuss the ordinance and how we proceed from here.

6. Discuss and take action as needed on creation of a Subdivision Ordinance. (Kendrick)
   Our ETJ is arguably the most vulnerable territory in our Town. Texas law gives cities specific powers over subdivision development platting, infrastructure, and certain public-safety matters in their ETJ (Texas Local Government Code Chapter 212). No vote will be taken.

7. Discuss and take action as needed on creation of a Sign Ordinance. (Mayor)
   Texas Law gives cities the power to regulate signage inside their boundaries and into their ETJ, Texas Local Government Code Chapter 216. Our current Zoning ordinance includes some very basic governance over signage. No vote will be taken.

8. Discuss and take action as needed on Retirement of our Online Public Forum. (Mayor)
   Council voted to implement this forum at the November 15, 2022. It has been used some over the years as a means of communicating as a Mayor and Council while staying compliant with the Open Meetings Act. It has not been used for over a year and the Council has discussed ending the service and saving the annual subscription fee.

G. 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.

H. Adjournment

Note: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including Sec. 551.071 (private consultation with the attorney for the Town); Sec. 551.072 (purchase, exchange, lease, or value of real property); Sec. 551.074 (personnel or to hear complaints against personnel); Sec. 551.076 (deployment, or specific occasions for implementation of security personnel or devices); and Sec. 551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Note: Disabled persons requiring special assistance are requested to notify the Town of Poetry 24 hours in advance of the meeting by calling the Mayor at 214-704-1593.

I certify that the above Notice of the Meeting and Agenda was posted at 5671 CR 323 Poetry, Texas on Thursday, November 12, 2026 by 5:30 pm and online at poetrytexas.org.



Mike Jaffe, Mayor