AGENDA FOR
REGULAR TOWN COUNCIL MEETING
And
BOARD OF ADJUSTMENTS MEETING
MONDAY, MAY 11, 2026

NOTICE IS HEREBY GIVEN that the Town of St. Paul Council and Board of Adjustments will hold a meeting on Monday, April 13, 2026, in the Town Hall Council Room, located at 2505 Butscher's Block, St. Paul, Texas, beginning at 7:00 p.m. The purpose of the meetings are to consider and act upon the following:

ORDER OF BUSINESS:

1. **CALL TO ORDER OF THE TOWN COUNCIL MEETING AND ROLL CALL:**

2. **PLEDGE OF ALLEGIANCE:**

3. **ANNOUNCEMENTS:**

The Town will be hosting the annual cleanup event on May 16th, 2026 from 8am-12pm. Residents will need to show proof of residency to participate, and can bring items such as brush, furniture, general trash, and bulk items. Please note that certain items cannot be accepted at this event including tires, batteries, household hazardous waste, paint, and appliances containing freon. If you are interested in volunteering to for this event, please contact Town Hall at 972-442-7212.

Mayor update to council regarding open permits.

4. **PUBLIC COMMENTS (for Non-Public Hearing Items):**
   At this time, individuals are invited to address the Council regarding any item on the meeting agenda or on matters not listed on the agenda. Each speaker will be allotted up to three (3) minutes. To ensure all speakers have an opportunity to be heard and to maintain meeting efficiency, the Mayor may adjust the speaking time as needed, uniformly reducing the time for all speakers if necessary.

5. **CONSENT AGENDA:**
   The Consent Agenda will be considered for approval through a single motion and includes routine items that are typically non-controversial in nature. Any item on the Consent Agenda may be removed for separate discussion at the request of a Council Member, the Town Administrator, or any member of the public.

5.1 Review of the March 2026 Monthly Financial Report.

5.2 Review of the April 2026 Monthly Financial Report.

5.3 Consideration and approval of the minutes from the Regular Council Meeting held on April 13th, 2026.

6. **REGULAR AGENDA:**

6.1 Discussion and possible action regarding Ordinance No. rescinding Ordinance No. that creates the Town Administrator Position.

6.2. Discussion and possible action regarding entering a contract with DC Municipal Consulting, LLC for interim placement services of a Town Administrator/Secretary.

6.3 Discussion and possible action regarding the current role of the Assistant Town Secretary

6.4 Administration of the Oath-of-Office and Presentation of the Certificate-of-Election.

i. Gregory Pierson, Council Member Seat 3
ii. Kristen Bewley, Council Member Seat 4
iii. Robert Simmons, Council Member Seat 5
iv. JT Trevino, Mayor

6.5 Discussion and possible action on electing Mayor pro-tem position.

6.6 Discussion and possible action on directing staff regarding whether modular homes fit the definition as outlined in the Town's zoning ordinance for dwelling, Single-Family.

7. **EXECUTIVE SESSION:**

As authorized by Chapter 551, Subchapter D of the Texas Government Code, the Regular meeting will be convened into Closed Executive under the following exceptions:

Texas Gov't Code Sec. 551.074 Discuss or Deliberate Personnel Matters: Legal Counsel

7.1 Announce starting time of executive session.
7.2 Conduct executive session.
7.3 Return to open session; announce closing time of executive session.
7.4 Discussion and/or action items on matters relating to executive session.

8. **ADJOURNMENT:**
8.1 Discussion about future meeting agenda items
8.2 The Regular Council meeting will be adjourned.

ZONING BOARD OF ADJUSTMENT MEETING:

1. **CALL TO ORDER THE ZONING BOARD OF ADJUSTMENT MEETING AND ROLL CALL:**

2. **MINUTES:**
2.1 Consideration and approval of the minutes from the BOA Meeting held on January 12, 2026.
2.2 Consideration and approval of the minutes from the BOA Meeting held on April 13, 2026.

3. **PUBLIC HEARING:**
3.1 Conduct a public hearing on a request for a variance submitted by Mahomes Builder LLC, An Mai, concerning property at 2502 Meadowlark Lane comprised of approximately 0.986 acres. Mr. Mai is requesting a variance from the required minimum lot size of 1.5 acres for residential construction.

3.2 Conduct a public hearing on a request for a variance submitted by Tamka Developments LLC, Tamer Kadah, concerning property at 3780 Parker Rd that is currently being developed for mixed us. Mr. Kadah is requesting a variance on the amount and size of signs to be displayed on the property.

3.3 Conduct a public hearing on a request for a variance submitted by Club Car Wash St. Paul Parker LLC, Justin Barnes, concerning property at 2680 Country Club Rd. that currently operates as Club Car Wash. Mr. Barnes is requesting a variance on the amount of signs to be displayed on the property.

4. **REGULAR AGENDA:**
4.1 Discussion and possible action regarding a request for a variance from Article 6, Section 6-3 (Area Regulations- Lot Area) of the Town's Zoning Ordinance. The applicant is requesting a reduction (variance) in the minimum lot area requirement from 1.5 acres to approximately 0.982 acres in order to construct a new single-family residence, proposed to include:
- 4,913 sq. ft. of living area

- 1,399 sq. ft. of garage area
- 373 sq. ft. of covered patio area

4.2 Discussion and possible action regarding a request for a variance from Article 3.05 section .004 (Permanent Signs) from the Town's sign ordinance. The owner is seeking a variance from the allowable number of signs from one building mounted and one monument sign to 19 incidental, directional, and one additional building mounted sign. They are also seeking relief from the Town's height limit of 7' for a monument sign for a 22' sign.

4.3 Discussion and possible action regarding a request for a variance from Article 3.05 section .004 (Permanent Signs) from the Town's sign ordinance. The owner is seeking a variance from the allowable number of permanent signs on the property. These signs are mostly incidental and will be used to direct customers of the Car Wash.

5. **ADJOURNMENT:**

The Board of Adjustments meeting will be adjourned.

NOTES:

1. Persons with disabilities who plan to attend this meeting and may need assistance should contact the Town Secretary at 972-442-7212 at least two working days prior to the meeting so that appropriate arrangements can be made.

2. Agendas are posted according to law, at least three business days before the scheduled date of the meeting, on the Town's message board located at the entrance of Town Hall, 2505 Butscher's Block, St Paul, TX 75098.

CERTIFICATION: This is to certify that the above agendas were posted on the message board of the St. Paul Town Hall by 7:00 pm, MAY 5, 2026.

Alexandra Stanley-Dake, Acting Town Secretary