



Municipal Building/City Hall Council Chamber
2821 Washington Street
Greenville, TX 75401
City Council

Jerry Ransom - Mayor	Place 7
Terry Thomas - Mayor Pro Term	Place 1
T.J. Goss	Place 2
Philip R. Spencer	Place 3
Tim Kruse	Place 4
Ben Collins	Place 5
Kenneth Freeman	Place 6

**Special City Council Meeting
February 13, 2025
10:00 AM**

1. Call to Order

2. Pledge of Allegiance

3. Public Hearings

Public Testimony

Public Testimony occurs when citizens are invited to address the Council on topics already on the agenda. Speakers will be invited to speak at the time of Council discussion for the item. Present your completed "Citizen's Comment Card" to the City Secretary prior to the meeting. Speakers are limited to 2 minutes for each agenda item.

4. Ordinances

- A. Receive a report, hold a discussion, conduct a public hearing, and consider an Ordinance annexing the hereinafter described property identified as being a portion of Hunt CAD ID 23678, generally located north of Walter Grady Drive and west of Ed Rutherford Road; and being an approximate 11.098 acre tract of land situated in the Jacob Dunn Survey, Abstract No. 249, Hunt County, Texas; extending the boundary limits of the City so as to include the described property.

5. Executive Session

- A. **Section 551.071 (1) & (2)** Consultation with City Attorney on any regular session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items as needed; consultation with City Attorney regarding pending or contemplated litigation, settlement offers, or matters deemed subject to the Code of Professional Responsibility of the State Bar of Texas: Annexation Ordinance

6. Take action on any item discussed in Executive Session

7. Adjourn

Notice: If you plan to attend this public meeting and you have a disability that requires special arrangements or if you need an interpreter, please call 903-457-3121 (voice) or 1-800-735-2988 (TDD) or e-mail coldacre@ci.greenville.tx.us at least 48 hours prior to the scheduled meeting.

Reasonable accommodations will be made to assist you.

“Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly”.

Posting Certification

I certify that this notice of the City Council Meeting was posted on the City Hall bulletin board of the City of Greenville, Texas. Posted in accordance with the Texas Government Code, Chapter 551.

Carla Oldacre, City Secretary



City Council Agenda Item Report

February 13, 2025

Agenda Item No. 4A

Contact: Summer Spurlock, City Manager

Contact Email: sspurlock@ci.greenville.tx.us

Contact Phone:

Subject: Receive a report, hold a discussion, conduct a public hearing, and consider an Ordinance annexing the hereinafter described property identified as being a portion of Hunt CAD ID 23678, generally located north of Walter Grady Drive and west of Ed Rutherford Road; and being an approximate 11.098 acre tract of land situated in the Jacob Dunn Survey, Abstract No. 249, Hunt County, Texas; extending the boundary limits of the City so as to include the described property.

1. Background/History:

2. Findings/Current Activity

3. Financial Impact/Account No.

4. FY 24-25 Council Goal

1. Build Infrastructure for Greater Sustainability.
2. Planned Approach for Improving Current Water Infrastructure.
3. Strive for Municipal Excellence and Enhance Opportunities for Communication.
4. Preserve the Character of Greenville while Preparing for Flexible and Sustainable Growth.
5. Support Public Service, Health, and Safety.
6. Optimize Opportunities at the Airport.
7. Preserve the architecture and green space of current city-owned spaces/facilities while striving for and promoting beautification within the city.
8. Completion and implementation of the Downtown Plan.

5. Action Options/Recommendation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED PROPERTY CONSISTING OF AN APPROXIMATELY 11.098 ACRE TRACT OF LAND SITUATED IN THE JACOB DUNN SURVEY, ABSTRACT NO. 249, GENERALLY LOCATED NORTH OF WALTER GRADY DRIVE AND WEST OF ED RUTHERFORD ROAD, BEING A PORTION OF HUNT CAD ID 23678, HUNT COUNTY, TEXAS, AS DESCRIBED IN MORE DETAIL IN THE ATTACHED EXHIBIT “A”, INTO THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY, CUMULATIVE REPEALER, AND SAVINGS CLAUSES; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Greenville, Texas (“City”), is a home rule municipality located in Hunt County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Greenville City Charter; and

WHEREAS, the City is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, on or about December 10, 2024, Greenville GRS, LLC, a Nevada limited liability company (its successors and assigns, “**Property Owner**”), and Chelsea Building Products South, Inc., a Utah corporation (its successors and assigns, hereinafter referred to as the “**Company**”), owner of an area of land described hereinbelow (the “**Property**”), entered into a Development Agreement (the “**Development Agreement**”) with the City, for development of a certain tract of land being approximately 24.323 acres of land, including approximately 11.098 acres not currently in the city limits (the “**ETJ Property**”) and approximately 13.225 acres currently in the city limits (the “**Developed Property**”), the ETJ Property is further described in **Exhibit “A”**, and requesting to have the ETJ Property annexed into the corporate limits of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, the Development Agreement satisfies the requirements in Section 43.0672 of the Local Government Code, that requires the City to enter into a written agreement with the Owner for the provision of for the Property and include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the proposed annexation.

WHEREAS, the City Council of the City (the “City Council”) has investigated into, has determined, and officially finds that all of the ETJ Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City and no part of the ETJ Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, the City Council finds and determines that annexation of the ETJ Property hereinafter described as requested by the Property Owner and the Company is in the best interests of the citizens of the City and the owners and residents of the area.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS:

Section 1. Findings Incorporated. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

Section 2. Annexation. The ETJ Property is hereby annexed into the City, and the boundary limits of the City are hereby extended to include the ETJ Property within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

Section 3. Written Services Agreement. A Written Services Agreement, incorporated in the Development Agreement between the City and Greenville GRS, LLC, a Nevada limited liability company, and Chelsea Building Products South, Inc., a Utah corporation has been negotiated and prepared in accordance with applicable provision of state law pertaining to annexation and shall govern the delivery of municipal services to the annexed territory.

Section 4. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the ETJ Property as part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed ETJ Property as required by applicable law.

Section 5. Mayor Authorization. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the territory hereby annexed as required by law.

Section 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 7. Cumulative Repealer/Savings. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining provisions shall remain in full force and effect.

Section 8. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

Section 9. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Hunt County, Texas, and with other appropriate officials and agencies as required by state and federal law.

Section 10. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Greenville, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, this the 13th day of February, 2025.

Jerry Ransom, Mayor

ATTEST:

Carla Oldacre, TRMC, City Secretary

Exhibit "A"
Legal Description

ANNEXATION EXHIBIT

JACOB DUNN SURVEY, ABSTRACT NO. 249
CITY OF GREENVILLE, HUNT COUNTY, TEXAS

BEING a tract of land situated in the Jacob Dunn Survey, Abstract No. 249, City of Greenville, Hunt County, Texas and being a portion of that tract of land designated as "Tract 2" in the Special Warranty Deed to Greenville GRS, LLC, record in Instrument No. 2019-16709, Official Public Records, Hunt County, Texas, and being more particularly described as follows:

COMMENCING at a Mag Nail with washer stamped "STOVALL ASSOC" found in the south line of that tract of land designated as "Tract 1" in said Special Warranty Deed to Greenville GRS, LLC, and being the southeast corner of the KB Fusible Innovations JV Addition, an addition to the City of Greenville, Texas according to the plat recorded in Doc. No. 2022-08278, Plat Records, Hunt County, Texas and being at the intersection of Walter Grady Drive (a variable width right-of-way) and Ed Rutherford Drive (a variable width right-of-way);

THENCE with the south line of said Tract 1, the following courses and distances:

North 89°54'28" West, a distance of 1,436.17 feet to a mag nail with washer stamped "STOVALL ASSOC" found for the **POINT OF BEGINNING**;

North 89°49'47" West, a distance of 327.09 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said "Tract 2", being in the east line of a tract of land described in the Special Warranty Deed to the Mike A. Myers Foundation, recorded in Volume 532, Page 736, Official Public Records, Hunt County, Texas;

THENCE North 0°30'57" West, with the common line of said Tract 2 and said Mike Myers tract, North 0°30'57" West, a distance of 1,037.06 feet to a point for corner;

THENCE North 89°40'18" East, over and across said Tract 2, a distance of 657.35 feet to a point for corner in the common line of said Tracts 1 and 2 and the apparent existing city limit line;

THENCE along the common line of said Tracts 1 and 2, and with the apparent city limit line, the following courses and distances:

South 00°14'42" East, a distance of 435.01 feet to a point for corner;

North 89°55'44" West, a distance of 325.17 feet to a 1/2-inch iron rod found for the northwest corner of said Tract 1;

South 00°13'34" East, a distance of 607.16 feet to the **POINT OF BEGINNING** and containing a computed area of 483,446 square feet or 11.098 acres of land.

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DAVID J. De WEIRD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
david.deweirdt@kimley-horn.com

10/26/2023

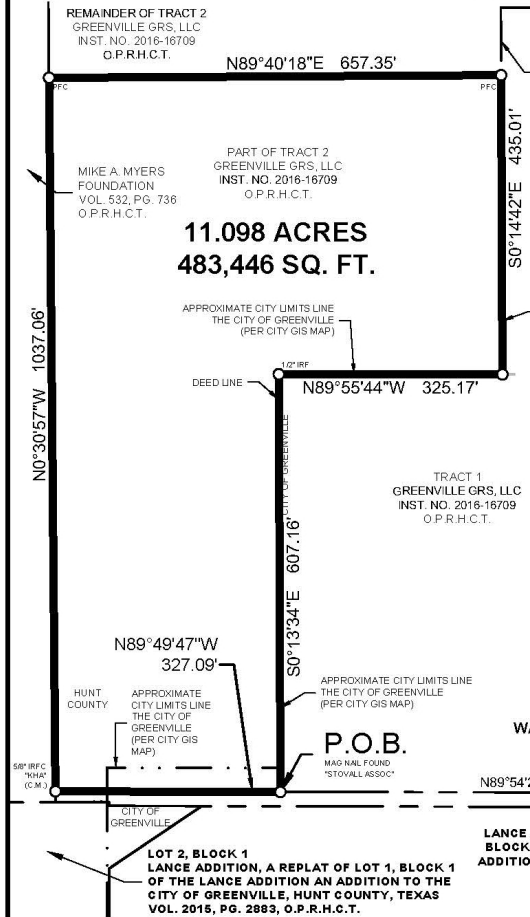
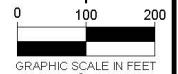
Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	Nov. 2024	064556100	1 OF 2

LUCIO, ALEXIS 11/7/2024 8:52 AM K:\DAL_SURVEY\064556100-GREENVILLE INDUSTRIAL - WALTER GRADY DRIVE\DWG\064556100 GREENVILLE INDUSTRIAL_ANNEXATION.DWG

ANNEXATION EXHIBIT
JACOB DUNN SURVEY, ABSTRACT NO. 249
CITY OF GREENVILLE, HUNT COUNTY, TEXAS



LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS
D.R.H.C.T. = DEED RECORDS, HUNT COUNTY, TEXAS
P.R.H.C.T. = PLAT RECORDS, HUNT COUNTY, TEXAS

NOTES:

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LOT 1
KB FUSIBLE INNOVATIONS
JV ADDITION
DOC. NO. 2022-08278
P.R.H.C.T.

RIGHT-OF-WAY DEDICATION
DOC. NO. 2022-08278-D.R.H.C.T.

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	AEL	DJD	Nov. 2024	064556100	2 OF 2

LUCIO, ALEXIS 11/7/2024 8:52 AM K:\DAL_SURVEY\064556100-GREENVILLE INDUSTRIAL - WALTER GRADY DRIVE\DWG\064556100 GREENVILLE INDUSTRIAL_ANNEXATION.DWG