

Mayor and Council,

I am pleased to pass on the following information. All information in Manager's Notes is available to the public and may be shared.

Schedule Change for Strategic Plan Workshops

Work is in progress to create materials for Council's upcoming Strategic Plan Workshops. As you know, staff's effort has been to formulate our agenda around the draft Unified Priority Outcomes previously shown to Council. In order to provide Council a productive discussion time, I felt more staff work was in order prior to the meetings. Therefore, you will find that the March 28 and April 4 Strategic Plan Workshops have been removed from the calendar. We will begin the process of rescheduling those soon and Council can expect early summer dates for Workshop time on the upcoming FY26, FY27, FY28 Strategic Plan.

Terrell Citizens Police Academy

Please help us continue to recruit for the next Citizens Police Academy. We had nine applicants for the intended session beginning in March. Two applicants dropped out at the last minute due to conflicts and the decision was made to pause and continue recruitment for a possible class in early summer. As a reminder we sponsor a 10 week program on Thursday evenings. There is no cost to attend. The purpose of the Terrell Citizens Police Academy is to educate attendees so they can make informed judgments about the Police Department as they become ambassadors of good will in the community.

Downtown

The planter boxes and other landscape beds downtown will be receiving their spring plantings of annual color starting early next week. We will be monitoring the health of trees in the spring season and replacing any that are deemed problematic. Thanks to Raylan Smith and her team for this effort.

Our April 8 City Council meeting will include an opportunity for Council to discuss and consider calendar year 2025 Christmas Decorations for downtown. We look forward to your input.

Development Tracking

The current population and likely population trends are frequent questions. The most population number we use at the City comes from the U.S. Census and is the Census estimate for the City of Terrell published in the summer of 2024. At that time, the U.S. Census Bureau estimated Terrell's population at 21,480 in the City Limits. That data is available on the Census Website: [U.S. Quick Facts – Terrell](#). Next, we are often asked to project growth. Of course, actual growth depends on market conditions. Looking strictly at new housing in the development pipeline in Terrell, including such data as delivered lots ready for homebuilders, approved construction plats and other development data, the following chart summarizes expectations for calendar years 2025 to the end of 2029.

RESIDENTIAL DEVELOPMENT PROJECTIONS						
Single-Family Households	Calendar Year 2025	Calendar Year 2026	Calendar Year 2027	Calendar Year 2028	Calendar Year 2029	Total
Northspur Ph 1A	75	162				237
Northspur Ph 1C	50	91				141
Northspur Ph 1D			25	74	75	174
Arboretum Ph 1		79	160	140	133	512
Kingsman Estate			18	18		36
Chisholm Trace		38	33	20		91
Sunset 1		18				18
Kerat Estates			10	11	10	31
Evening Star		-	-	204	237	441
The Cedars at Rosehill		15	19			34
Magnolia Estates	3	17	21			41
Creeside Development Ph 5	27	36	35			98
Creeside Development Ph 6	10	10	25			45
Woodlands Ph 3 - BTR	56					56
Terra Nova			50	75	100	225
Infill Development	50	50	50	30	20	200
	271	516	446	572	575	2,380
Multi-Family Households						
Magnolia Ph 2	300					300
Westwood		300				300
Westwood Ph 2					300	300
	300	300	-	-	300	900
Household Subtotals	571	816	446	572	875	3,280
Population Estimates	1,392	2,053	1,204	1,544	2,213	8,406

Combining the 8,406 new individuals moving to Terrell with the existing 21,480 population, the total population at the start of the year 2030 could be 29,886. This can be considered an unofficial rough estimate of potential population growth based on development tracking only.