

1. Agenda

Documents:

[P \\_ Z AGENDA JANUARY 28, 2021.PDF](#)

2. Meeting Materials

Documents:

[P \\_ Z PACKET JANUARY 28, 2021.PDF](#)



## PLANNING & ZONING COMMISSION

Thursday, January 28, 2021 at 5:30 p.m.

City Hall, Council Chambers  
201 E. Nash, Terrell, Texas 75160

### Agenda

<b>Chairman</b>	Danny Stephens	<b>Vice-Chairman</b>	Jenny Heisel
<b>Commissioner</b>	Trini B Jones	<b>Commissioner</b>	Jorge Vargas
<b>Commissioner</b>	Carolyn Wimberly	<b>Commissioner</b>	Stephanie Thomas
<b>Commissioner</b>	Joe Hood	<b>Commissioner</b>	Garrett Carlisle
<b>Commissioner</b>	Rosi Juarez		

1. Call to Order.
2. Invocation
3. Hear Remarks from Visitors.
4. Discuss and Consider approval of the Planning and Zoning Commission meeting minutes of December 17, 2020.

### ACTION ITEMS

**5. FP 21-01**

Discuss and consider final plat for Lots 5, 6, 7, Block 5 for the Crossroads at Terrell, Phase 2A. Along with plat, Crossroads Parkway will be extended throughout the frontage of the property. The R.O.W. for Crossroads Parkway is .959 acres. The additional acreage is as follows: Lot 5, Block 5 = .055 acre, Lot 6, Block 5 = 10.850 acres and Lot 7, Block 5 = 11.381 acres. In summary, the total acreage platted is 23.245 acres within the City of Terrell, Kaufman County, Texas.

**6. FP 20-15**

Discuss and consider a Final Plat for Wyatt Cox Estates, 8 residential lots, being 6.430 acres out of the Lewis H. Adams Survey, Abstract No. 7, City of Terrell, Kaufman County, Texas.

**7. ZC 21-01**

Conduct a public hearing to discuss and consider a change in zoning from Agricultural (AG) to Executive Estates 32 (EE-32). The property is 51.724 acres out of the David McIver Survey, Abstract No. 331, City of Terrell, Kaufman County, Texas. Also, known as 10350 CO RD 305.

**8. ST 20-01**

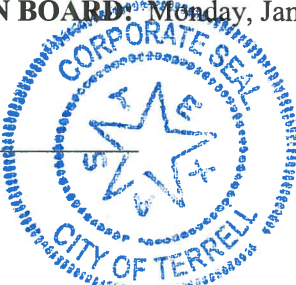
Conduct a public hearing to discuss and consider an ornamental sign cap (street topper) in honor of "Patricia Ann Dean" to be placed on the existing City of Terrell street signs located on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Drive and Adams Drive.

**9. Adjourn**

**POSTED AT CITY HALL BULLETIN BOARD** Monday, January 25, 2021 by 5:00 p.m.

ATTEST:

Dawn Steil, City Secretary





**Planning and Zoning Commission  
Thursday, January 28, 2021  
Regular Meeting**

5:30 p.m.  
City Hall Council Chambers  
201 E. Nash Street  
Terrell, Texas



## PLANNING & ZONING COMMISSION

Thursday, January 28, 2021 at 5:30 p.m.

City Hall, Council Chambers  
201 E. Nash, Terrell, Texas 75160

### Agenda

<b>Chairman</b>	Danny Stephens	<b>Vice-Chairman</b>	Jenny Heisel
<b>Commissioner</b>	Trini B Jones	<b>Commissioner</b>	Jorge Vargas
<b>Commissioner</b>	Carolyn Wimberly	<b>Commissioner</b>	Stephanie Thomas
<b>Commissioner</b>	Joe Hood	<b>Commissioner</b>	Garrett Carlisle
<b>Commissioner</b>	Rosi Juarez		

1. Call to Order.
2. Invocation
3. Hear Remarks from Visitors.
4. Discuss and Consider approval of the Planning and Zoning Commission meeting minutes of December 17, 2020.

### ACTION ITEMS

#### 5. FP 21-01

Discuss and consider final plat for Lots 5, 6, 7, Block 5 for the Crossroads at Terrell, Phase 2A. Along with plat, Crossroads Parkway will be extended throughout the frontage of the property. The R.O.W. for Crossroads Parkway is .959 acres. The additional acreage is as follows: Lot 5, Block 5 = .055 acre, Lot 6, Block 5 = 10.850 acres and Lot 7, Block 5 = 11.381 acres. In summary, the total acreage platted is 23.245 acres within the City of Terrell, Kaufman County, Texas.

#### 6. FP 20-15

Discuss and consider a Final Plat for Wyatt Cox Estates, 8 residential lots, being 6.430 acres out of the Lewis H. Adams Survey, Abstract No. 7, City of Terrell, Kaufman County, Texas.

#### 7. ZC 21-01

Conduct a public hearing to discuss and consider a change in zoning from Agricultural (AG) to Executive Estates 32 (EE-32). The property is 51.724 acres out of the David McIver Survey, Abstract No. 331, City of Terrell, Kaufman County, Texas. Also, known as 10350 CO RD 305.

#### 8. ST 20-01

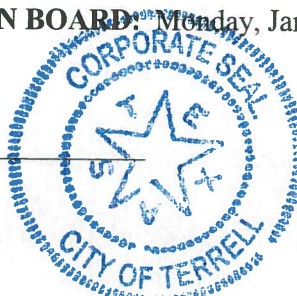
Conduct a public hearing to discuss and consider an ornamental sign cap (street topper) in honor of "Patricia Ann Dean" to be placed on the existing City of Terrell street signs located on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Drive and Adams Drive.

#### 9. Adjourn

**POSTED AT CITY HALL BULLETIN BOARD:** Monday, January 25, 2021 by 5:00 p.m.

ATTEST:

  
Dawn Steil, City Secretary







## PLANNING & ZONING COMMISSION

Thursday, December 17, 2020 at 5:30 p.m.

City Hall, Council Chambers

201 E. Nash, Terrell, Texas 75160

### Minutes

<b>Chairman</b>	Danny Stephens	<b>Vice-Chairman</b>	Jenny Heisel
<b>Commissioner</b>	Trini B Jones	<b>Commissioner</b>	Jorge Vargas
<b>Commissioner</b>	Carolyn Wimberly	<b>Commissioner</b>	Stephanie Thomas
<b>Commissioner</b>	Joe Hood	<b>Commissioner</b>	Garrett Carlisle
<b>Commissioner</b>	Rosi Juarez		

1. Call to Order.  
*5:30 PM-Commissioner Trini B. Jones called the meeting to order.*
2. Invocation  
*5:31 PM- Commissioner Trini B. Jones gave the Invocation.*
3. Hear Remarks from Visitors.  
*5:33 PM- No remarks from visitors.*
4. Swearing in of Mr. Jorge Vargas to his appointment to City of Terrell Planning & Zoning Commission and welcome Mrs. Carolyn Wimberly to her appointment to a second term on the City of Terrell Planning & Zoning Commission.  
*5:34 PM- City of Terrell Judge Mike Smith swore in Mr. Jorge Vargas to his appointment as a Commissioner to the Planning & Zoning Board City of Terrell.*
5. Discuss and Consider approval of the Planning and Zoning Commission meeting minutes of November 19, 2020.  
*5:36 PM- Commissioner Trini B. Jones called for the item to discuss and consider the Planning & Zoning minutes for November 19, 2020.*  
*Commissioner Rosi Juarez made a motion to accept the minutes as submitted.*  
*Commissioner Carolyn Wimberly second the motion.*  
*Minutes approved by a 7-0 vote.*

### ACTION ITEMS

6. Discuss and consider the acceptance of Public Improvements Crossroads Phase 1B (RP 18-01).  
*5:39 PM- Commissioner Trini B. Jones called for the item to discuss and consider the acceptance of the Public Improvements Crossroads Phase 1B.*  
*5:40PM- Mr. Charles Fenner- Director of Municipal Development gave staff notes on the acceptance of the Public Improvements Crossroads Phase 1B. Mr. Fenner stated the 1B is where Hobby Lobby and Academy are currently located at the development. Mr. Fenner advised that the Public Improvements have been completed and ready for approval. Commissioners had no questions on the item.*  
*Commissioner Joe Hood made a motion to approve the acceptance of the Public Improvements Crossroads Phase 1B.*  
*Commissioner Rosi Juarez second the motion for approval of the item*  
*Acceptance of Public Improvements Crossroads 1B approved by a 7-0 vote.*

## 7. ST 20-01

Conduct a public hearing to discuss and consider an ornamental sign cap (street topper) in honor of “Patricia Ann Dean” to be placed on the existing City of Terrell street signs located on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Drive and Adams Drive.

*5:40PM- Commissioner Trini B. Jones called for the item to discuss and consider an ornamental sign cap (street topper) in honor of “Patricia Ann Dean”.*

*Staff Notes- Mr. Charles Fenner- Director of Municipal Development gave staff notes on the item. Mr. Fenner advised that the applicant has completed the requirements of Resolution No. 636 requesting a street topper to be placed on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Drive and Adams Dr. Mr. Fenner advised commissioners that the information submitted has been reviewed by the City of Terrell legal counsel and has met the required documentation for the request. Mr. Fenner advised that notices were sent to the address abutting the street 15 days prior to the public hearing. Mr. Fenner stated that with this public hearing Planning & Zoning commission was to make a recommendation to the City Council on the street topper request. Commissioner Trini B. Jones questioned if the rendering was the color of the topper. Mr. Fenner stated that most of the street topper in the city were red in color and that the color was something that the Planning & Zoning commission could make in their recommendation to City Council. Commissioner Carolyn Wimberly asked who recommended the request for the topper. Mr. Fenner explained that anyone could recommend a family member for a street topper that meets the resolution requirements. Commissioner Trini B. Jones stated that the resolution states that it was to be completed by The Engineering Department and this one was passed on to the Municipal Development Department. Commissioner Stephanie Thomas stated that it was not changing the street name and based on the current resolution and the applicant has met the required criteria. Mr. Fenner stated that the statement was correct. Commissioner Stephanie Thomas requested if there was a time limit for the topper to be displayed. Mr. Fenner advised that this is a permanent topper. Mr. Fenner stated 49 notarized signatures had been acquired from the abutting properties.*

*5:56 PM- Commissioner Trini B. Jones called for the public hearing to be opened to discuss the street topper item. No one spoke in favor or opposition of the item. Commissioner Trini B. Jones open it up for the commissioners to discuss the item. Commissioner Carolyn Wimberly stated that her main concern was that the procedure and wished that someone from the family were at the meeting to give more information. Commissioner Carolyn Wimberly stated that the requirements for making a request for a street topper were too relaxed. Commissioner Carolyn Wimberly stated that person should be required to have made a significant contribution to the City of Terrell. Citizens getting involved at church socials, voter registration and other voluntary actions are being part of the community. Ms. Wimberly states that when a person moves a city then that warrants a nomination for a topper. Commissioner Trini B. Jones stated that we make sure to that as a city good information is given out in the requirements for the process. Commissioner Stephanie Thomas stated that additional information should be presented by the applicant. Mr. Fenner stated that this is the current process, which takes time to verify and collect the required information. Mr. Fenner advised the commissioners they have a vital role in making recommendations to change the requirements.*

*6:06 PM- Commissioner Trini B. Jones called for the public hearing to be closed.*

*Commissioner Stephanie Thomas made a motion to table the item requesting additional information.*

*Commissioner Garrett Carlise second the motion to table the item.*

*Request for the street topper tabled by a 7-0 vote.*

## 8. FP 20-14

Conduct a public hearing to discuss and consider a Final Plat of Lot 1 & 2, Block 1, Aguilar Addition, being a replat of Lot 7, Block 123 of the West End Addition, City of Terrell, Kaufman County, Texas. The lots will be approximately 7,300 square feet each. The property is also known as 202 West End, City of Terrell, Kaufman County, Texas. The property is currently zoned as Single-Family-6 (SF-6) district.

*6:08PM- Commissioner Trini B. Jones called for the item to be discussed and considered a Final Plat of the Aguilar Addition FP 20-14.*

*Staff Notes- Mr. Charles Fenner- Director of Municipal Development gave staff notes on the item. Mr. Fenner advised commissioners that the applicant has been before the Zoning Board of Adjustments and was granted a variance to build on lots with a 50-Foot lot width. The applicant has divided the lots into 7300 square foot lots. Mr. Fenner stated that the plat meets the standards with the variance. Mr. Fenner advised the commissioners on the location of the property and that staff recommends approval of the plat.*

*6:13 PM- Commissioner Trini B. Jones opened the public hearing for item FP 20-14.*

*Dr. Walter Price with Southwestern Christian College spoke in favor of the plat. Dr. Price stated that he feels that it would be a great improvement for the community and the college. Dr. Price encouraged the commissioners to continue to approve new construction or investments in the area of the college. Dr. Price stated that the college would like to see additional improvements benefiting the community and college.*

*No one spoke in opposition of the plat.*

*6:16 PM Commissioner Trini B. Jones called for the public hearing to be closed.*

*Commissioner Joe Hood made a motion for approval of the Final Plat for the Aguilar Addition FP 20-14.*

*Commissioner Jorge Vargas second the motion for approval of the Final Plat FP 20-14.*

*Final Plat approved by a vote of 7-0.*

## **9. FP 20-15**

Discuss and consider a Final Plat for Wyatt Cox Estates, 8 residential lots, being 6.430 acres out of the Lewis H. Adams Survey, Abstract No. 7, City of Terrell, Kaufman County, Texas.

*6:18 PM- Commissioner Trini B. Jones called for the item to discuss and consider a Final Plat for the Wyatt Cox Estates.*

*Mr. Charles Fenner- Municipal Development Director advised commissioners that the applicant has requested that the item be tabled until the January 2021 Planning and Zoning meeting. Mr. Fenner explained they were still working on how the public improvements are to be completed.*

*Commissioner Trini B. Jones stated that the Final Plat was to be tabled until the January 2021 Planning and Zoning meeting.*

## **10. Adjourn**

*6:22 PM- Commissioner Trini B. Jones called the meeting adjourned.*

Approved as submitted:

---

Danny Stephens, Chairman



**Agenda Item No. 5**  
**Final Plat**  
**Crossroads at Terrell, Phase 2A**  
**Lot 5, 6 and Lots 7, Block 5**  
**(FP 21-01)**

**Planning and Zoning Commission Meeting:**

January 28, 2021

**Existing Zoning:**      **Retail**

---

**Location:**                      Being a Final Plat of Crossroads at Terrell, Phase 2-A being Lot 5, 6 and Lot 7, Block 5, City of Terrell, Kaufman County, Texas. Located at the southwest corner of Spur 557 and FM 148.

**Owner/Applicant:**              Terrell 80/20 & Terrell MF Ventures, LLC

---

**Background:**

The applicant has submitted the final plat for Lots 5, 6, 7, Block 5 for the Crossroads at Terrell, Phase 2A. Along with plat, Crossroads Parkway will be extended throughout the frontage of the property. The R.O.W. for Crossroads Parkway is .959 acres. The additional acreage is as follows: Lot 5, Block 5 = .055 acre, Lot 6, Block 5 = 10.850 acres and Lot 7, Block 5 = 11.381 acres. In summary, the total acreage platted is 23.245 acres within the City of Terrell, Kaufman County, Texas.

**History:**

The Planning and Zoning commission originally approved a construction plat for this property on 5/28/2019, at which time; the plat consisted of Lot 5, Block 5 and Lot 6, Block 5. However, through further planning since the date of approval, it has been determined that Lot 7, Block 5 should be included on this track to be utilized as a detention pond for present and future development. Essentially the construction plat for Phase 2-A is being amended to include Lot 7 & Block 5; and to be considered as a final plat.

**Staff Recommendation:**

Approval of the Final Plat for the Crossroads at Terrell, Phase 2A, Lots 5, 6 and Lot 7, Block 5, City of Terrell, Kaufman County, Texas and approval of Crossroads Parkway R.O.W. being 0.959 acres, being contingent on construction and acceptance of the public improvements. Once improvements are constructed and accepted the Final plat will be recorded.

**Attachments:**

Application  
Final Plat



Municipal Development  
Department  
972-551-6606 phone  
972-551-6677 fax

# City of Terrell

## Application for Plat Approval

City of Terrell  
201 E. Nash  
P.O. Box 310  
Terrell, TX 75160

<b>Application Type:</b>	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Replat	<input type="checkbox"/> Amending
<b>Plat Name:</b>				
<b>Existing Property Information:</b>				
Legal Description:				
Lot: <u>Lots 5, 6 &amp; 7</u> Block: <u>5</u>				
Subdivision: <u>Crossroads at Terrell, Phase 2A</u> No. of Lots <u>3</u>				
Survey abstract & acreage: <u>John C. Hale Survey A-202; 23.245 acres</u>				
Address: <u>Crossroads Drive, City of Terrell, Kaufman County, Texas</u>				
Present use & zoning district: <u>Commercial and Multi-Family</u>				
(Please note chart below)				
(AG)	AGRICULTURE	(NS)	NEIGHBORHOOD SERVICES	
(SF-16, SF-10, SF-7.5, SF-6)	SINGLE-FAMILY RESIDENTIAL	(R)	RETAIL	
(TH-12)	TOWNHOUSE RESIDENTIAL	(CBD)	CENTRAL BUSINESS DISTRICT	
(MF-22)	MULTI-FAMILY RESIDENTIAL	(C)	COMMERCIAL	
(MH)	MANUFACTURED HOME	(LI)	LIGHT INDUSTRIAL	
(O)	OFFICE	(PD)	PLANNED DEVELOPMENT	
<b>Property Owner Information:</b>				
Owner: <u>Terrell 80/20 Ltd. &amp; City of Terrell</u> Phone No. <u>214/361-2350</u> Fax No. _____				
Address: <u>8350 N. Central Expressway, Suite M-1020, Dallas, Texas 75206</u>				
If the property owner is represented by an authorized agent, please complete the following:				
Agent/Developer: <u>Adams Engineering</u> Phone No. <u>817/328-3200</u> Fax No. <u>817/328-3299</u>				
Cell No. <u>817/404-9759</u> E-Mail <u>rob.adams@adams-engineering.com</u>				
Address: <u>8951 Cypress Waters Blvd., Suite 150, Dallas, Texas 75019</u>				
Owner Signature: _____ Agent Signature: <u>G. Rohal</u>				
<b>Surveyor:</b>				
Firm Name: <u>Summit Surveying</u> Phone No. <u>903/561-9544</u> Fax No. _____				
Contact: <u>Joe W. Clark, RPLS</u> E-Mail <u>jwcsummit@tyler.net</u>				
Address: <u>2040 Deerbrook Drive, Tyler, Texas 75703</u>				
<b>Land Planner/Engineer:</b>				
Firm Name: <u>Adams Engineering</u> Phone No. <u>817/328-3200</u> Fax No. _____				
Contact: <u>Rob Adams, PE</u> E-Mail <u>rob.adams@adams-engineering.com</u>				
Address: <u>8951 Cypress Waters Blvd., Suite 150, Dallas, Texas 75019</u>				
<b>Office Use Only:</b>				
Application Date: _____ Fee Paid: _____ Received By: _____				

A vicinity map of the area around Torrell, Texas. The map shows a network of roads including U.S. 40, FM 146, FM 203, and FM 205. A specific area is highlighted and labeled 'SUBJECT PROPERTY'. Other labels include 'H.T.S.', 'TORRELL, TX.', and 'MCKINNEY'. A north arrow is present in the lower-left corner.

CROSSROADS AT TERRELL SEPARATE INSTRUMENT SUMMARY						
EXHIBIT	EASEMENT TYPE	GRANTOR	GRANTEE	SQ. FT.	ACRES	RECORDING
B1	FOUR LANE	TERRELL, MF VENTURES, LLC	CITY OF TERRELL	61,293	1.407	BY THIS PLA
B2	SAN SENECA/WATER	TERRELL, MF VENTURES, LLC	CITY OF TERRELL	42,094	0.968	BY THIS PLA
B3	SAN SENECA	TERRELL, MF VENTURES, LLC	CITY OF TERRELL	168	0.004	BY THIS PLA
B4	FINANCORP	TERRELL, MF VENTURES, LLC	CITY OF TERRELL	61,008	0.147	BY THIS PLA

FEBRUARY LINE			FEBRUARY CANCELS		
LINE	ESTIMATE	DATE	CLERK	DATE	AMOUNT
156	58274.71	2/1/80	C1	2/1/80	58274.71
157	58275.71	2/1/80	C2	2/1/80	58275.71
158	58276.71	2/1/80	C3	2/1/80	58276.71
159	58277.71	2/1/80	C4	2/1/80	58277.71
160	58278.71	2/1/80	C5	2/1/80	58278.71
161	58279.71	2/1/80	C6	2/1/80	58279.71
162	58280.71	2/1/80	C7	2/1/80	58280.71
163	58281.71	2/1/80	C8	2/1/80	58281.71
164	58282.71	2/1/80	C9	2/1/80	58282.71
165	58283.71	2/1/80	C10	2/1/80	58283.71
166	58284.71	2/1/80	C11	2/1/80	58284.71
167	58285.71	2/1/80	C12	2/1/80	58285.71
168	58286.71	2/1/80	C13	2/1/80	58286.71
169	58287.71	2/1/80	C14	2/1/80	58287.71
170	58288.71	2/1/80	C15	2/1/80	58288.71
171	58289.71	2/1/80	C16	2/1/80	58289.71
172	58290.71	2/1/80	C17	2/1/80	58290.71
173	58291.71	2/1/80	C18	2/1/80	58291.71
174	58292.71	2/1/80	C19	2/1/80	58292.71
175	58293.71	2/1/80	C20	2/1/80	58293.71
176	58294.71	2/1/80	C21	2/1/80	58294.71
177	58295.71	2/1/80	C22	2/1/80	58295.71
178	58296.71	2/1/80	C23	2/1/80	58296.71
179	58297.71	2/1/80	C24	2/1/80	58297.71
180	58298.71	2/1/80	C25	2/1/80	58298.71
181	58299.71	2/1/80	C26	2/1/80	58299.71
182	58300.71	2/1/80	C27	2/1/80	58300.71
183	58301.71	2/1/80	C28	2/1/80	58301.71
184	58302.71	2/1/80	C29	2/1/80	58302.71
185	58303.71	2/1/80	C30	2/1/80	58303.71
186	58304.71	2/1/80	C31	2/1/80	58304.71
187	58305.71	2/1/80	C32	2/1/80	58305.71
188	58306.71	2/1/80	C33	2/1/80	58306.71
189	58307.71	2/1/80	C34	2/1/80	58307.71
190	58308.71	2/1/80	C35	2/1/80	58308.71
191	58309.71	2/1/80	C36	2/1/80	58309.71
192	58310.71	2/1/80	C37	2/1/80	58310.71
193	58311.71	2/1/80	C38	2/1/80	58311.71
194	58312.71	2/1/80	C39	2/1/80	58312.71
195	58313.71	2/1/80	C40	2/1/80	58313.71
196	58314.71	2/1/80	C41	2/1/80	58314.71
197	58315.71	2/1/80	C42	2/1/80	58315.71
198	58316.71	2/1/80	C43	2/1/80	58316.71
199	58317.71	2/1/80	C44	2/1/80	58317.71
200	58318.71	2/1/80	C45	2/1/80	58318.71
201	58319.71	2/1/80	C46	2/1/80	58319.71
202	58320.71	2/1/80	C47	2/1/80	58320.71
203	58321.71	2/1/80	C48	2/1/80	58321.71
204	58322.71	2/1/80	C49	2/1/80	58322.71
205	58323.71	2/1/80	C50	2/1/80	58323.71
206	58324.71	2/1/80	C51	2/1/80	58324.71
207	58325.71	2/1/80	C52	2/1/80	58325.71
208	58326.71	2/1/80	C53		

[illegible]

CURVE	DEGREE	RADIUS	CHORD	LENGTH
G20	120.40°	210.00'	328.50' ± 3.74'	3.48'

WINGS ARE BASED ON CONTROL POINTS SHOWN ON THE TIDOT

NOTE:  
SEE SHEET 2 OF 2 FOR LAND DESCRIPTION, CERTIFICATIONS AND APPROVAL BLOCKS

FD, EXPRESSWAY, 706 ALLEN	OWNER: TURNBULL MF VENTURES, LLC 12347 OAK FIELDS CIRCLE GEISMAN LA 70734 CONTACT: SEAN SIOBERT (904) 318-7722	ENGINEER: ADAMS ENGINEERING WOODGATE IV OFFICE PARK 1101 EISEN LANE, SUITE 1 TYLER, TEXAS 75707 CONTACT: RICK MARTINDALE (903) 324-8400
------------------------------------	---	---

GRAPHIC SCALE

200                  300                  400                  500 F

**FINAL PLAT**  
**CROSSROADS AT TERRELL, PHASE 2-**  
**JOHN C. HALE SURVEY A-202**  
**CITY OF TERRELL**  
**KAUFMAN COUNTY, TEXAS**

0.055 ACRE - LOT 5, BLOCK 5  
10.850 ACRES - LOT 6, BLOCK 5  
11.381 ACRES - LOT 7, BLOCK 5  
0.959 ACRES - CROSSROADS PKWY. R.O.W.  
23.245 ACRES - TOTAL

**Summit Surveying, Inc.**  
Land Boundary • Topography • GPS • Geodetic  
2040 Deertbrook Drive, Tyler, Texas 75703 • (903) 561 9544  
TBPLS Firm No. 10081000

**FINAL PLAT  
CROSSROADS AT TERRELL, PHASE 2-A**

[illegible]

PROJECT NO.	JWC
PROJECT TECH.	JWC
DESIGNED BY	MLN
JOB NO.	060-19-019

8





**Agenda Item No. 6**  
**Final Plat**  
**Wyatt Cox Estates**  
**8 Lots, being 6.430 acres**  
**(FP 20-15)**

**Planning and Zoning Commission Meeting:** January 28, 2021

**Existing Zoning:** Single-Family 7.5 (SF-7.5)

---

**Location:** Being of a Final Plat for 8 Lots being 6.430 acres out of the Lewis H. Adams Survey, Abstract No. 7, City of Terrell, Kaufman County, Texas.

**Owner/Applicant:** Cox Family Limited Partnership

---

**Background:**

The applicant has submitted a Final Plat for eight residential lots, for the future construction of single-family homes to be built on the lots. There are 4 lots that are approximately 21,000 square feet facing Griffith Ave and the other 4 lots are approximately 1.1 acres facing Lovers Lane. The average lot size for the subdivision is 34,848 square feet. The development is located on the southwest corner of Griffith and Lovers Lane. The property is currently zoned Single-Family 7.5 (SF-7.5), which require a minimum lot size of 7,500 square feet. The proposed plat exceeds the minimum requirements.

**Staff Recommendation:**

Approval of Final Plat for Wyatt Cox Estates, 8 residential lots, being 6.430 acres with requirement of the following contingency:

1. The applicant will put up a letter of credit or surety bond for the sum of the public improvements engineering estimate. The surety bond in the sum of \$151, 378.67 is attached. Once the public improvements are constructed, inspected and approved, the City Engineer will accept the public improvements and the letter of credit/surety bond will be relinquished.
2. Contain all required utility easements on the plat.

**Attachments:**

Application  
Final Plat  
Site Location  
Zoning



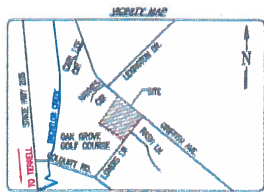
# City of Terrell

## Application for Plat Approval

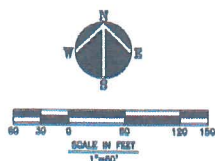
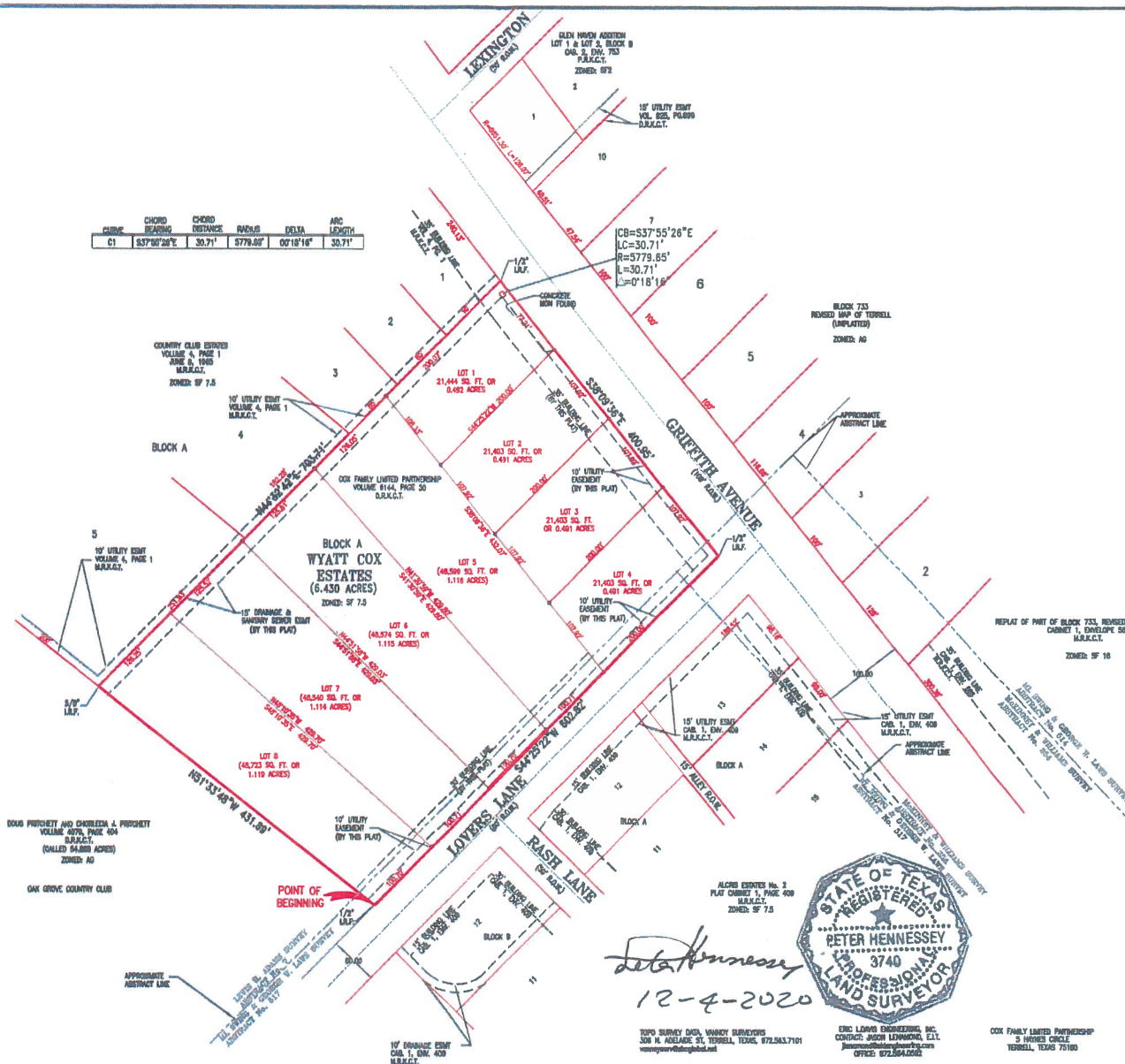
PLANNING AND ZONING BOARD

Municipal Development  
Department  
201 E. Nash/ P.O. Box 310  
Terrell, TX 75160  
972-551-6606 phone  
972-551-6677 fax

<b>Application Type:</b>	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Replat	<input type="checkbox"/> Amending
<b>Plat Name:</b> WYATT COX ESTATES				
<b>Existing Property Information:</b>				
Legal Description:				
Lot: _____ Block: _____				
Subdivision: _____ No. of Lots _____				
Survey abstract & acreage: LEWIS H. ADAMS SURVEY, ABSTRACT No. 7				
Address: GRIFFITHS AND LOVERS LANE, TERRELL, TEXAS				
Present use & zoning district: ZONED SF 7.5				
(Please note chart below)				
(AG)	AGRICULTURE	(NS)	NEIGHBORHOOD SERVICES	
(SF-16, SF-10, SF-7.5, SF-6)	SINGLE-FAMILY RESIDENTIAL	(R)	RETAIL	
(TH-12)	TOWNHOUSE RESIDENTIAL	(CBD)	CENTRAL BUSINESS DISTRICT	
(MF-22)	MULTI-FAMILY RESIDENTIAL	(C)	COMMERCIAL	
(MH)	MANUFACTURED HOME	(LI)	LIGHT INDUSTRIAL	
(O)	OFFICE	(PD)	PLANNED DEVELOPMENT	
<b>Property Owner Information:</b>				
Owner: COX FAMILY LIMITED PARTNERSHIP Phone No. _____ Fax No. _____				
Address: 5 HAYNES CIRCLE, TERRELL, TEXAS				
If the property owner is represented by an authorized agent, please complete the following:				
Agent/Developer: <u>Wyatt Cox</u> Phone No. <u>214-876-3665</u> Fax No. _____				
Cell No. _____ E-Mail _____				
Address: <u>5 Haynes Circle, Terrell, TX 75160</u>				
Owner Signature: <u>Wyatt Cox</u> Agent Signature: _____				
<b>Surveyor:</b>				
Firm Name: HENNESSEY ENGINEERING, INC. Phone No. 972.245.9478 Fax No. _____				
Contact: PETE HENNESSEY, R.P.L.S. E-Mail <u>heneng2@aol.com</u>				
Address: 1417 WEST MAIN, SUITE 100, CARROLLTON, TEXAS 75006				
<b>Land Planner/Engineer:</b>				
Firm Name: ERIC L. DAVIS ENGINEERING, INC. Phone No. 972.564.0592 Fax No. _____				
Contact: JASON LENAMOND, E.I.T. E-Mail <u>jlenamond@eldengineering.com</u>				
Address: 120 EAST MAIN STREET, FORNEY, TEXAS				
<b>Office Use Only:</b>				
Application Date: <u>2/2/2000</u> Fee Paid: <input checked="" type="checkbox"/> (Check# <u>8194</u> ) (Cash <input type="checkbox"/> (C.C. <input type="checkbox"/> Received By: _____				



CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	DELTA	ARC LENGTH
C1	S37°50'28"E	30.71'	3779.00'	00°18'16"	30.71'



*Peter Hennessey*  
12-4-2020



TOP SURVEY DIVISION, VANDY SURVEYORS  
300 N. HOLLAND ST., TIRRELL, TEXAS 77783.7101  
vandy@vandyland.com

CRIC LINDSAY ENGINEERING, INC.  
CONTACT: JASON LINDSAY, EIT  
jason@lindsayengineering.com  
OFFICE: 872.564.0252

COX FAMILY LIMITED PARTNERSHIP  
3 HUNTER CIRCLE  
TIRRELL, TEXAS 77780

FINAL PLAT  
WYATT COX ESTATES

A 6.430 ACRE TRACT OF LAND IN THE  
LEWIS E. ADAMS, ABSTRACT No. 7,  
BEING PART OF A PLATTED 225 ACRES  
LOT "A", AS RECORDED IN KAUFMAN  
COUNTY, TEXAS BY FILE No. 3976  
INTO LOTS 1-8, BLOCK A

LOVERS LANE, TIRRELL,  
KAUFMAN COUNTY, TEXAS

**H HENNESSEY E**  
**ENGINEERING, INC.**

1417 W. HUNTER CIRCLE, TIRRELL, TEXAS 77780  
PH: 872.564.0252 FAX: 872.564.0252









**Location Map**

- PID # 1578 Location
- Parcels

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 inch = 200 feet









**TOKIOMARINE**  
**HCC**

**Surety Group**  
801 S. Figueroa Street, Suite 700  
Los Angeles, CA 90017 USA  
Tel: 310-649-0990

## **SURETY BOND SEAL ADDENDUM**

**AMERICAN CONTRACTORS INDEMNITY COMPANY   TEXAS BONDING COMPANY**  
**UNITED STATES SURETY COMPANY   U.S. SPECIALTY INSURANCE COMPANY**

Due to logistical issues associated with the use of traditional seals during this COVID-19 pandemic, American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, (individually, the "Company" and collectively, the "Companies") have authorized its Attorneys-in-Fact to affix the Companies' corporate seal to any bond executed on behalf of the Companies by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of any of the Companies by its Attorney-in-Fact, each Company hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 1<sup>st</sup> day of April 2020.

**American Contractors Indemnity Company, Texas Bonding Company,**  
**United States Surety Company and U.S. Specialty Insurance Company**



By: Frank Mester  
Frank Mester, Vice President

### Reference Information

Principal Name: COX

Bond/Bid Number: 100537564

Agency Name: TEI INSURANCE AGENCY, INC.

Attorney-in-Fact: BRET ANTHONY JONES

Date: January 22, 2021

Bond validation available at [tmhcc.com/surety](http://tmhcc.com/surety)

HCCSZM\_DIGSEAL04/2020





TOKIO MARINE  
HCC

Bond Number: 100537564

Initial Premium: \$4,409.00

### Subdivision Improvement Faithful Performance Bond

#### KNOW ALL PERSONS BY THESE PRESENTS:

That we, Cox Family Limited Partnership, LLP

\_\_\_\_\_ as Principal, and

U.S. Specialty Insurance Company

a corporation organized and existing under the laws of the State of Texas and authorized to transact a general surety business in the State of Texas, as Surety, are held and firmly bound unto \_\_\_\_\_

City of Terrell, Texas

\_\_\_\_\_ as Oblige, in the amount of One Hundred & Fifty One Thousand, Three Hundred and Seventy Eight \*\*\*\*\* 67/100 Dollars

(\$ 151,378.67 ) lawful money of the United States of America, for the payment whereof, well and truly to be made, we hereby bind ourselves, our heirs, executors, administrators, jointly and severally, firmly by these presents.

#### THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH, that

**WHEREAS**, The Board of Supervisors of the County of Kaufman (or the City Council of the City of Terrell ), State of Texas , and the Principal have entered into an agreement whereby principal agrees to install and complete certain designated public improvements described as Water, Sanitary Sewer, and Drainage Improvements for Wyatt Cox Estates Subdivision

In Tract Number / Parcel Map No. \_\_\_\_\_

**WHEREAS**, said Principal is required by the Oblige to furnish a bond for the faithful performance of the subject improvements.

**NOW, THEREFORE**, if the above-bounden Principal shall install the improvements as indicated above in accordance with the plans approved by the Oblige, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 25 day of January, 2021.

Principal (s):

Cox Family Limited Partnership, LLP

By: Wyatt Cox

Wyatt Cox

Surety:

U.S. Specialty Insurance Company

By: Bret Anthony Jones

Bret Anthony Jones Attorney-In-Fact

05-2017



**TOKIOMARINE  
HCC**

**Surety Group**  
U.S. Specialty Insurance Company  
801 S. Figueroa St, Suite 700  
Los Angeles, CA 90017 USA

Bond No.: 100537564

Premium: N/A

**PREMIUM INCLUDED IN PERFORMANCE BOND**

## **SUBDIVISION IMPROVEMENTS LABOR AND MATERIAL BOND**

**KNOW ALL MEN BY THESE PRESENTS:**

That we, Cox Family Limited Partnership, LLP, as Principal, and U.S. Specialty Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Texas and duly licensed to conduct a general surety business in the State of Texas as Surety, are held and firmly bound unto the City of Terrell, Texas as Obligee, in the penal sum of One Hundred Fifty One Thousand Three Hundred Seventy Eight & 67/100 ( 151,378.67 ) DOLLARS, for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

**THE CONDITION OF THE OBLIGATION IS SUCH THAT:**

Whereas, the above-named Principal, has entered into an agreement which is made a part of this bond, with the City of Terrell, State of Texas, as Obligee, for the designated public improvements in the subdivision identified as Wyatt Cox Estates as required by the applicable state law.

Whereas, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Terrell, Texas

to secure the claims of the Principal's subcontractors and suppliers.

Now, therefore, said principal and the undersigned, as surety, are held firmly bound unto the City of Terrell, Texas and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the aforesaid agreement for material furnished or labor thereon of any kind, that said surety will pay the same in an amount not exceeding the penal sum hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the penal sum thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City of Terrell, Texas in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration or addition.

In witness whereof, this instrument has been duly executed by the principal and surety above named, on

**Principal (s):**

Cox Family Limited Partnership, LLP  
By: Wyatt Cox

**Surety:**

U.S. Specialty Insurance Company  
By: Bret Anthony Jones, Attorney In Fact





**TOKIO MARINE  
HCC**

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That, U.S. SPECIALTY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint,

### BRET ANTHONY JONES

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver bond number 100537564, issued in the course of its business and to bind the Company thereby, in an amount not to exceed Ten million and 00/100 ( \$10,000,000.00 ).

Said appointment is made under and by authority of the following resolutions of the Board of Directors of U. S. Specialty Insurance Company:

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." Adopted by unanimous written consent in lieu of meeting on September 1<sup>st</sup>, 2011.

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, U.S. Specialty Insurance Company has caused its seal to be affixed hereto and executed by its Senior Vice President on this 18<sup>th</sup> day of December 2017.

State of California  
County of Los Angeles



U.S. SPECIALTY INSURANCE COMPANY

By: \_\_\_\_\_

Adam S. Pessin, Senior Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 1<sup>st</sup> day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, Senior Vice President of U.S. Specialty Insurance Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(seal)



I, Kio Lo, Assistant Secretary of U.S. Specialty Insurance Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of January, 2021.

Bond No. 100537564

Agency No. 18794



Kio Lo, Assistant Secretary

HCCSZZ POAUSSIC06/2018

visit [tmhcc.com/surety](http://tmhcc.com/surety) for more information



TOKIOMARINE  
HCC

Surety Group  
5601 Granite Parkway, Suite 1100  
Plano, TX 75024 USA  
Tel: 214-872-3483

1/21/2021

RE: Water Improvements, Sanitary Sewer Improvements, Concrete/Barricade Improvements, Erosion Control – LH Adams Lot S-1-8 Terrell, TX

To whom it may concern:

We have approved bonding for Wyatt Cox on the above captioned project. We are currently finalizing the administrative requirements for issuing said bonds.

We anticipate having these bonds ready for release with a business day or two provided the remaining administrative items are resolved as is expected.

Best regards,

A handwritten signature in black ink, appearing to read "Jason Mains".

Jason Mains

Contract Bond Underwriting Manager and Attorney-in-Fact for  
Tokio Marine HCC Surety Group



Agenda Item No. 7

## **Zoning Change**

### **Rezone from Agricultural to Executive Estates 32 (EE-32)**

**David McIver Survey, Abstract No. 331**

**City of Terrell, Kaufman County Terrell, Texas  
(ZC 21-01)**

**Planning and Zoning Commission:**

**January 28, 2021**

**Existing Use:**

**Agricultural (AG)**

**Zoning:**

**Agricultural (AG)**

**Proposed Use:**

**Executive Estates 32 (EE-32)**

#### **Background:**

The property is currently zoned Agricultural (AG). The applicant would like to rezone it to Executive Estates 32 (EE-32). The property is 51.724 acres out of the David McIver Survey, Abstract No. 331, City of Terrell, Kaufman County, Texas. Also, known as 10350 CO RD 305.

#### **Current:**

The current zoning of the property is Agricultural (AG), as delineated by the attached map. The request for Executive Estates 32 (EE-32) would establish zoning for a minimum lot size of 32,000 square feet and a minimum dwelling unit of 2,600 square feet. The applicant proposes to develop approximately 54 lots with one common open space lot. The adjacent properties are zoned as follows:

North – Executive Estates 32 (EE-32)/ Agricultural (AG)

South – Kaufman County/ City of Terrell ETJ

East – Kaufman County/ City of Terrell ETJ

West- Agricultural (AG)/ Executive Estates (EE-32)

- The rezoning of this property fits in with the adjacent zoning to the north.
- The Comp plan calls out for the property to be Low Density Residential.

**Technical Issues:**

Eight letters were sent out to adjacent property owners within 200 feet of the property involved in this request. As of January 26, 2021, one letter has been returned in favor of the requested zone change.

Utilities to the property are as follows:

Water- Rosehill SUD

Sewer- onsite septic systems for each lot.

**Staff Recommendation:**

Approval of the zone change from Agricultural to the Executive Estates (EE-32) zoning. The change in zoning is in the spirit of the Comprehensive Plan, which has this area designation as Low Density Residential. The Low Density Residential land use types range from mostly large residential lots with related uses.

**Attachments:**

1. Application
2. Zoning Map
3. Future Land Use Map
4. Buffer Map
5. Low Density Residential





# City of Terrell

## ZONING or SUP Application

### PLANNING AND ZONING COMMISSION

City of Terrell  
201 E. Nash  
P.O. Box 310  
Terrell, TX 75160

#### Property Owner Information:

Owner: LECHNER WILLIAM A ET AL Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Cell No.: 254-717-3260 E-Mail: bill\_lechner@baylor.edu

Address: 225 ROCKFORD RD, Waco, TX 76712

Owner Signature: William A. Lechner 12/16/2020

DocuSigned by:  
BDCGCB17A0E7447...

*If the property owner is represented by an authorized agent, please complete the following:*

Agent: Crannell Engineering Phone No.: 972-691-6633 Fax No.: \_\_\_\_\_

Cell No.: \_\_\_\_\_ E-Mail: earl@ccm-eng.com

Address: 2570 Justin Road, Suite 209, Highland Village, TX 75077

Agent Signature: \_\_\_\_\_

#### Existing Property Information:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_ No. of Lots: 1

Survey abstract & acreage: DAVID MCIVER SURVEY, ABSTRACT NO. 331, 51.724 ACRES

Address: 10350 CO RD 305

Current zoning district (Please note chart below): AG

(AG)	AGRICULTURE	(NS)	NEIGHBORHOOD SERVICES
(SF-16, SF-10, SF-7.5, SF-6)	SINGLE-FAMILY RESIDENTIAL	(R)	RETAIL
(TH-12)	TOWNHOUSE RESIDENTIAL	(CBD)	CENTRAL BUSINESS DISTRICT
(MF-22)	MULTI-FAMILY RESIDENTIAL	(C)	COMMERCIAL
(MH)	MANUFACTURED HOME	(LI)	LIGHT INDUSTRIAL
(O)	OFFICE	(PD)	PLANNED DEVELOPMENT

#### Application Request:

☒ Zone Change

☐ Specific Use

Use or Zoning Requested: EE-32

Reason for Request: IN ORDER TO DEVELOP TRACT INTO RESIDENTIAL SUBDIVISION  
WITH 54 RESIDENTIAL LOTS AND 1 COMMON AREA LOT.

*The Municipal Development Department will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Terrell, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning & Zoning Commission meetings are held on the 4<sup>th</sup> Thursday of each month at 5:30 p.m. Applications are due thirty (30) days prior to the meeting date.*

#### Office Use Only:

- ☐ Complete Application
- ☐ \$200.00 Fee
- ☐ Proof of Ownership
- ☐ Surveyed Plat
- ☐ Comprehensive Site Plan (for PD or SUP)

Received By: \_\_\_\_\_

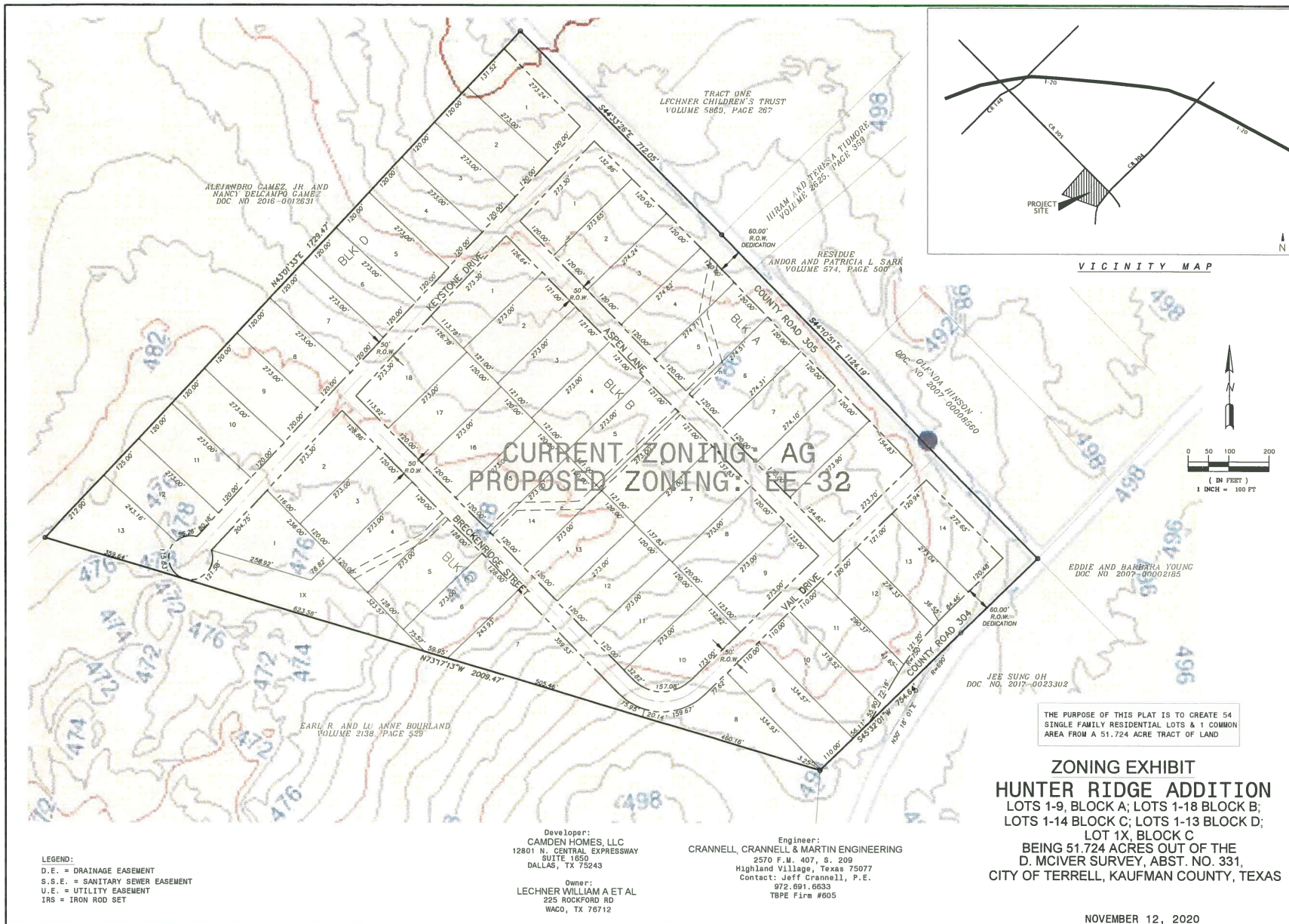
Filing Date: \_\_\_\_\_

Planning & Zoning Date: \_\_\_\_\_

1<sup>st</sup> City Council Date: \_\_\_\_\_

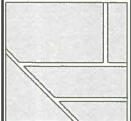
2<sup>nd</sup> City Council Date: \_\_\_\_\_





**CCM Engineering**

2570 FM 407, Suite 209  
Highland Village, Texas 75077  
Ph: 972.691.6633  
Fax: 972.691.6628  
TBPE FIRM #605



**Laura Court Addition**  
Dallas, Texas

City of Dallas - Dallas County, Texas

**FOR PRELIMINARY  
REVIEW ONLY**

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE  
OF INTERIM REVIEW UNDER THE  
AUTHORITY  
JEFF CRANNELL, P.E. 000002185  
ON 07-31-20

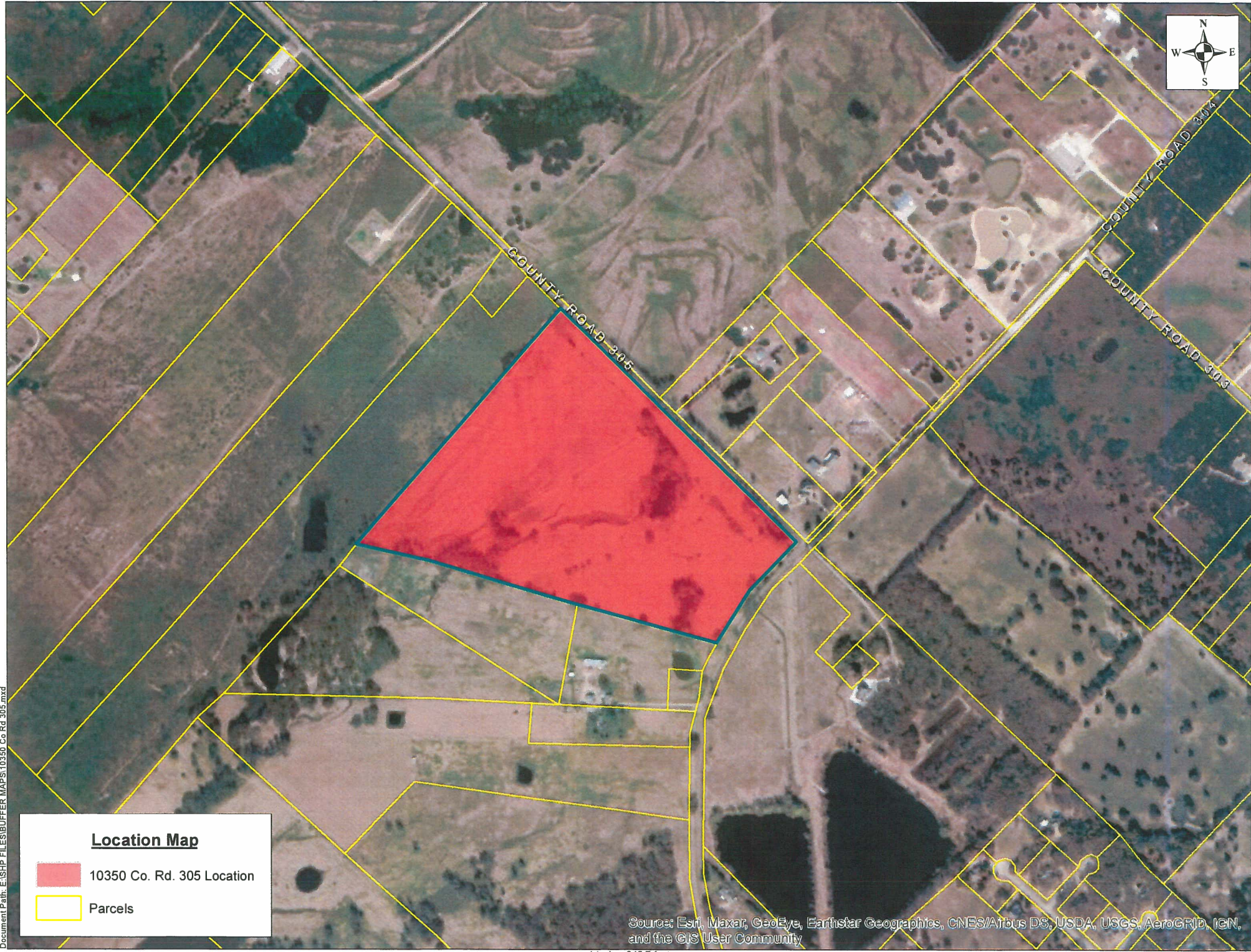
IT IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES.

**REVISIONS**


NO.	DATE	DESCRIPTION
1	07-23-20	DESIGN CCM
2	07-23-20	DRAWN CCM
3	07-23-20	DATE
4	07-23-20	SCALE
5	07-23-20	NOTES
6	07-23-20	FILE


**Sheet 1**





**Location Map**

 10350 Co. Rd. 305 Location

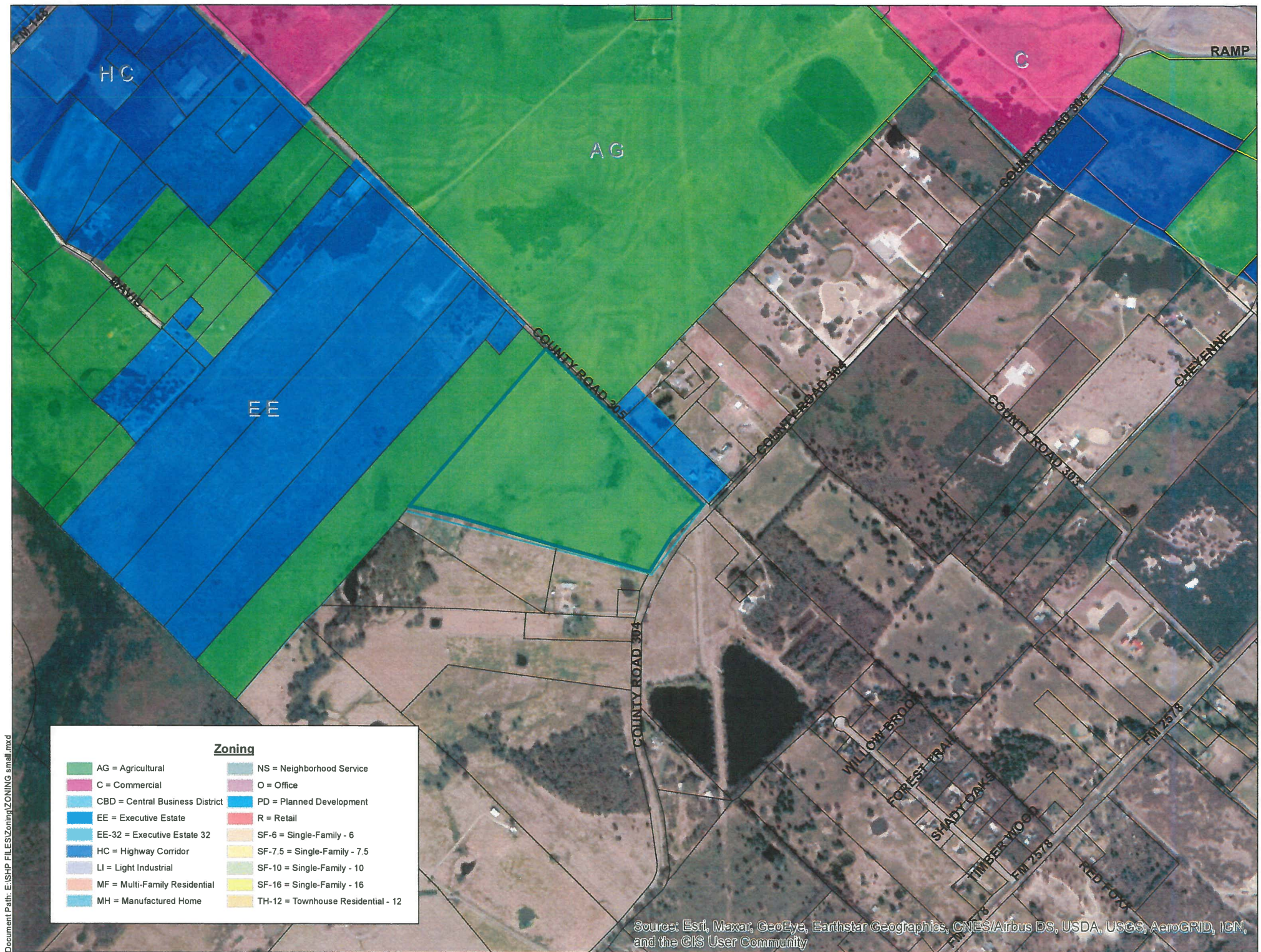
 Parcels

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

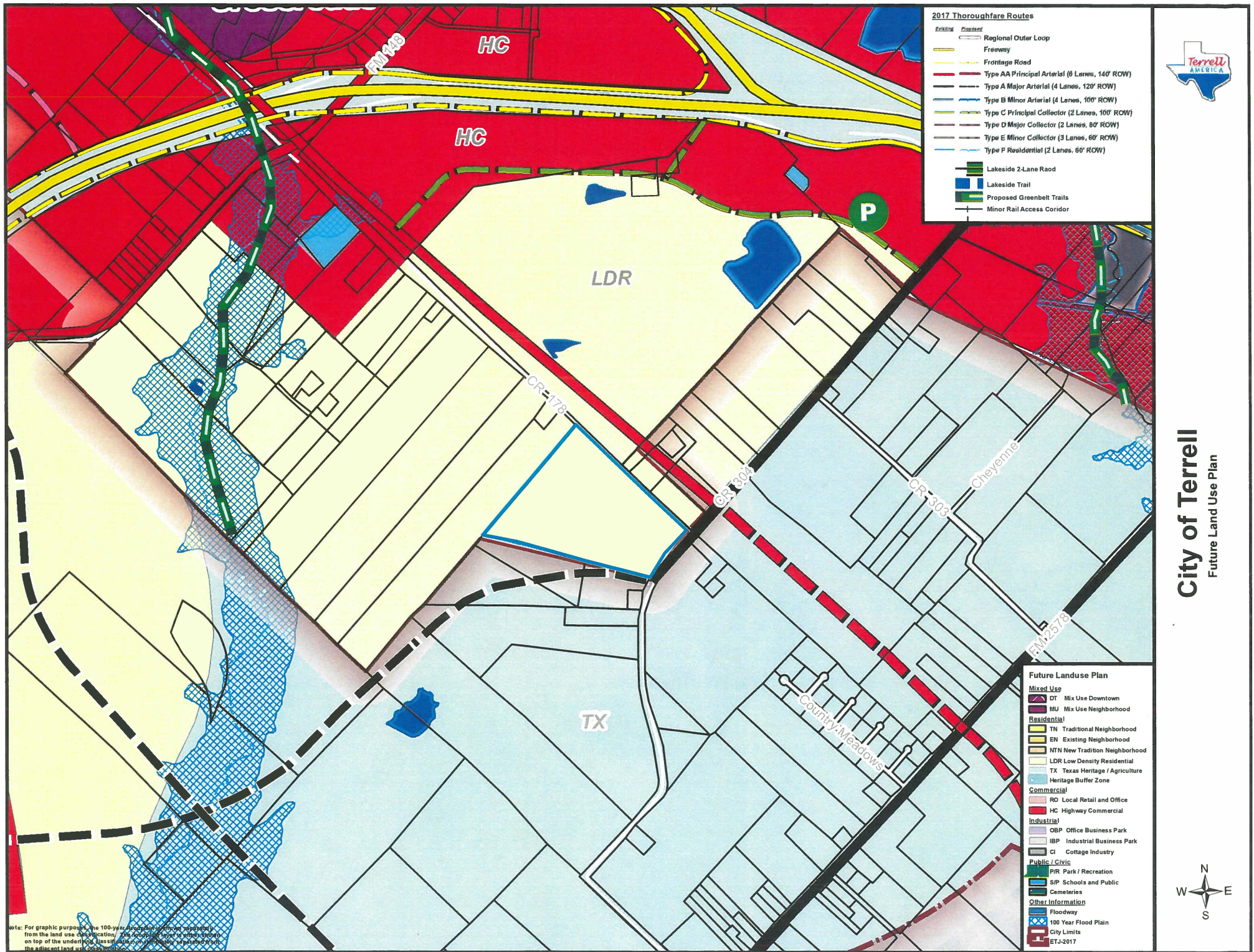
1 inch = 645.7 feet

Document Path: E:\SHP FILES\BUFFER MAPS\10350 Co Rd 305.mxd









# City of Terrell Future Land Use Plan





## Low Density Residential

### Purpose and intent

- Applies to areas that are beyond the developed core of the city that do not have city water and sewer infrastructure planned or prioritized for the immediate future.
- New residential development that mostly preserves the large lot, rural development patterns in the ETJ areas
- These areas may include development of cluster neighborhoods if water and sewer infrastructure is available to the property

### Land use types and density

- Mostly large lot residential and agricultural uses
- Recreation related uses with access to parks and open space
- Density of 1 to 2 units per acre

### Design priorities

- Streets may be bar ditch/swales with no curb and gutter
- Open rural fencing along street frontages
- Low impact pedestrian paths and/or equestrian trails along roadways and/or creeks
- Homes usually setback from the roadway with barns, sheds and other accessory buildings on the lot
- Mostly developed around the existing farm to market and county road network

### Zoning Recommendations

- Compatible zoning districts include EE-32 and PDs (for cluster neighborhoods with 50% open space or in conservation easements)





Dear Madam or Sir:

A public hearing will be conducted by the **Planning and Zoning Commission on Thursday, January 28, 2021, at 5:30 p.m. in the City Council Chambers** and by the **Terrell City Council at 7:00 p.m. on Tuesday February 16, 2021, in the City Council Chambers, 201 E. Nash St., Terrell, Texas** to receive public comments regarding the following:

*Conduct a public hearing to discuss and consider a change in zoning from Agricultural (AG) to Executive Estates 32 (EE-32). The property is 51.724 acres out of the David McIver Survey, Abstract No. 331, City of Terrell, Kaufman County, Texas. Also, known as 10350 CO RD 305. (ZC 21-01)*

This notice is being sent to you because you own property within 200' of the property involved in this request. If you choose to attend this hearing, you will be given the opportunity to speak to the Planning & Zoning Commission in support or in opposition to the above request. **The City of Terrell will adhere to the current COVID-19 guidelines and only allow a limited number of citizens into the meeting at a time to speak in support or in opposition to the request. All who attend will be given the opportunity to enter the building in accordance with social distancing guidelines for the purpose of giving comments in person. If you prefer, you may complete the attached form and return it to the Municipal Development Department, P.O. Box 310, Terrell, TX 75160, or send your response to [support@cityofterrell.org](mailto:support@cityofterrell.org). Responses received will be read aloud by staff during the public hearing and distributed to the Commissioners and the City Council.**

*Should you have any questions or need additional information please contact the City of Terrell, Municipal Development Department at 972-551-6600. Ext. 263*

*Sincerely,*

*J. Potts*

*Municipal Development Department  
City Of Terrell*

**This will be a part of the public record.**

**(ZC 21-01)**

As a property owner within 200 feet of the property that is the subject of the above referenced case I am in

\_\_\_\_\_ Favor

\_\_\_\_\_ Opposition

for the following reasons:

---

---

---

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Letter Mail: 1/15/2021

**Please return to:**

City of Terrell

**Municipal Development Department**

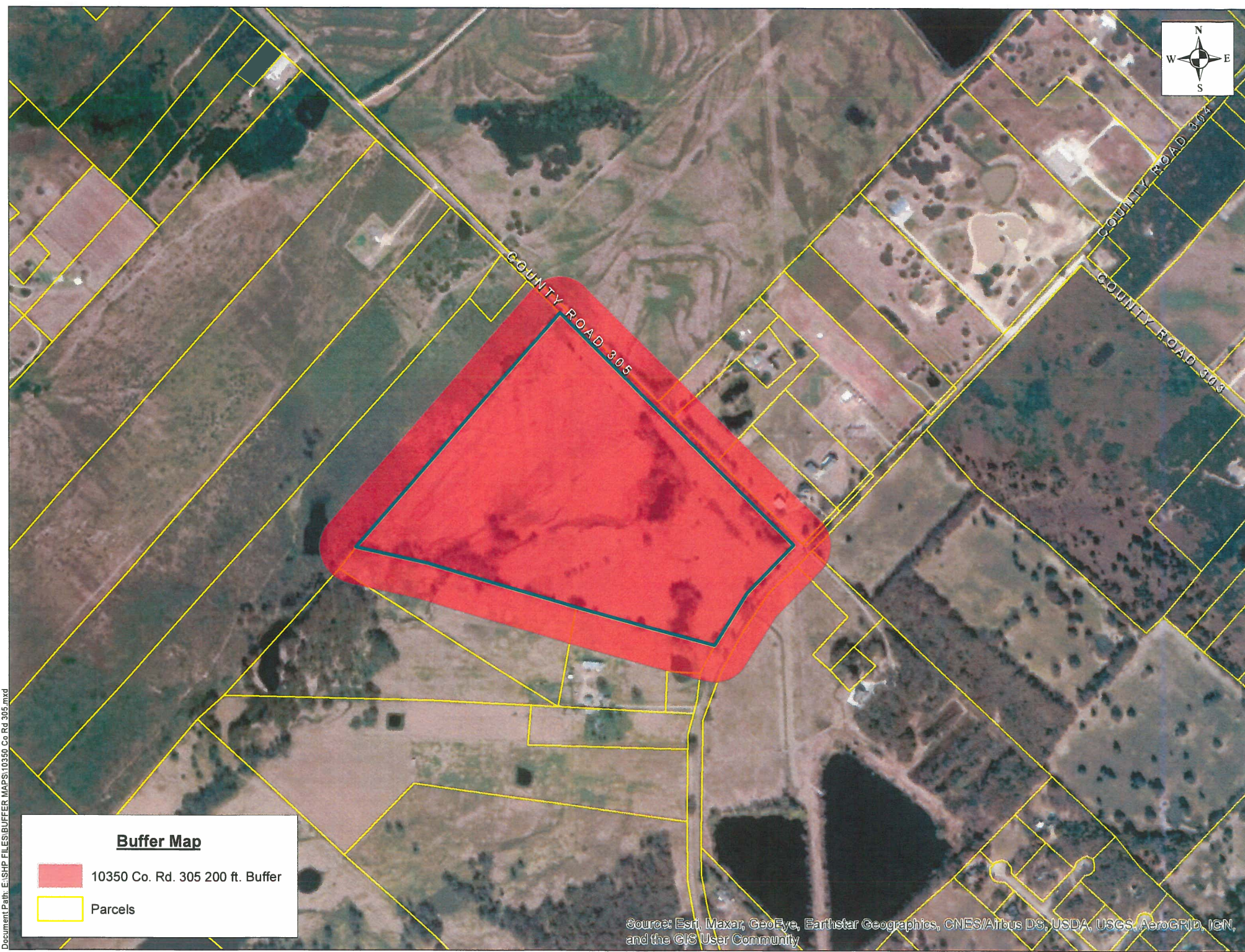
P.O. Box 310 Terrell, TX 75160



# Parcel ID

PROP_ID	owner_name	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
7668	LECHNER CHILDRENS TRUST	% WILLIAM A LECHNER	225 ROCKFORD RD		WACO	TX	76712
7679	SARKA ANDOR		9876 CO RD 305		TERRELL	TX	75160
7707	YOUNG EDDIE & BARBARA		P O BOX 61087		SAN ANGELO	TX	76906
10034	GAMEZ ALEJANDRO JR & NANCY DELCAMPO		308 PARKVIEW DR		SUNNYVALE	TX	75182
10050	LECHNER WILLIAM A ET AL		225 ROCKFORD RD		WACO	TX	76712
10056	OH JEE SUNG		3905 NANTUCKET DR		PLANO	TX	75023
10056	OH JEE SUNG		3905 NANTUCKET DR		PLANO	TX	75023
10057	OH JEE SUNG		3905 NANTUCKET DR		PLANO	TX	75023
10064	BOURLAND EARL & LU ANNE		P O BOX 1361		TERRELL	TX	75160
10065	BOURLAND EARL & LU ANNE		P O BOX 1361		TERRELL	TX	75160
10067	BOURLAND EARL & LU ANNE		P O BOX 1361		TERRELL	TX	75160
10068	BOURLAND EARL & LU ANNE		P O BOX 1361		TERRELL	TX	75160
75852	TIDMORE HIRAM & TERESA		1018 GLENDA ST.		TERRELL	TX	75160
178265	HINSON GLENDA		1201 WOODLANDS WAY		HELENA	AL	35080
178265	HINSON GLENDA		1201 WOODLANDS WAY		HELENA	AL	35080





Document Path: E:\SHIP FILES\BUFFER MAPS\10350 Co Rd 305.mxd

**Buffer Map**

- 10350 Co. Rd. 305 200 ft. Buffer
- Parcels

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 inch = 645.7 feet



This will be a part of the public record.

(ZC 21-01)

As a property owner within 200 feet of the property that is the subject of the above referenced case I am in

yes Favor

                     Opposition

for the following reasons:

---

---

---

Name: Andor Sarka

Address: 9876 County Rd 305

Signature: Andor Sarka

Letter Mail: 1/15/2021

**Please return to:**

City of Terrell

**Municipal Development Department**

P.O. Box 310 Terrell, TX 75160



**Agenda Item No. 8**  
**Street Topper**  
**Honor “Patricia Ann Dean”**  
**South Rockwall and Hamilton Dr.**  
**Hamilton Dr. and Adams Dr.**  
**THE TERRACES PHASE 1-B**  
**(ST 20-01)**

**Planning and Zoning Commission Meeting:**

January 28, 2021

---

**Request:**

Being an ornamental sign cap (street topper) in honor of “Patricia Ann Dean” to be placed on the existing City of Terrell street signs located on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Drive and Adams Drive within City of Terrell, Kaufman County, Texas.

**Owner/Applicant:**

Rachael Dean-Gardner

---

**Background:**

This item was tabled from the December 17, 2020 Planning & Zoning meeting. The applicant has submitted a request to place an ornamental sign cap (street topper) in honor of “Patricia Ann Dean” to be placed on the existing City of Terrell street signs located on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Drive and Adams Drive. The applicant has submitted a notarized petition with the minimum for 75% of the abutting occupied households on the proposed streets, along with the cost of the fabrication of the street topper. Forty-nine notice letters were mailed out to the affected property owners for the public hearing, one letter has been returned in favor of the request. The design of the proposed sign caps and maps have been submitted as required by the Resolution No. 636.

**Staff Recommendation:**

The applicant has met the requirements with documents submitted. The next step is for the Planning & Zoning Commission to have a public hearing and make a recommendation to the City Council. Please see attached resolution No. 636, Exhibit A, outlining the process. The applicant meets the standards of the resolution under Part Four: (3) and Part Three: (1).

**Attachments:**

Resolution No. 636  
Request Letter  
Petition with Signatures  
Topper Location Map  
Fabrication Design/Cost



**RESOLUTION NO. 636**

**A RESOLUTION OF THE CITY OF TERRELL, TERRELL, TEXAS, ESTABLISHING A POLICY GOVERNING THE NAMING OR RENAMING OF CITY FACILITIES, STREETS AND PARKLAND**

**WHEREAS**, the Terrell City Council desires that naming or renaming facilities, streets and parkland shall be made in accordance with written policies approved by the governing body; and

**WHEREAS**, naming policies must be consistent, provide clear directions, address 911 emergency service issues, preserve historic names, recognize and honor individuals who have made significant contributions to the community and provide for public input; and

**WHEREAS**, the City of Terrell City Council finds that the City Facility, Street and Parkland Naming Policy attached hereto (Exhibit "A") is in the best interests of the citizens, property owners, businesses and visitors of the City of Terrell.


**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:**

Section 1. The Terrell City Council hereby adopts Exhibit "A" attached hereto as the official policy which shall govern the naming or renaming of City Facilities, Streets and Parkland.

Section 2. That this resolution shall take effect immediately from and after its passage.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City Terrell this the 16<sup>th</sup> day of June, 2009.

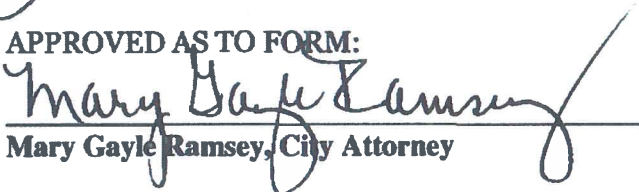
**APPROVED:**

  
\_\_\_\_\_  
Hal Richards, Mayor

**ATTEST:**

  
\_\_\_\_\_  
John Rounsavall, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Mary Gayle Ramsey, City Attorney

## **EXHIBIT "A"**

### **CITY OF TERRELL**

#### **Policy for the Naming or Renaming of City Facilities, Streets, and Parkland**

**PURPOSE:** To establish guidelines for the naming or renaming of City facilities, streets and parkland.

**PROCESS:** To initiate the application of this policy, a need will be identified and a written request shall be submitted to the Engineering Department for review. City staff will prepare a report and present the request to the appropriate board or body and bring forward a recommendation to the City Council. Upon receiving the recommendation, the City Council will consider the naming or renaming of a city street, facility or park land in accordance with the following criteria:

**Part One:** City facilities or park land shall be named in the following manner:

- 1.) In honor of individuals who donate land for park space or donate a major part of the funds required to construct or renovate a facility. A minimum of fifty percent (50%) or more of the necessary funds is necessary to constitute a major portion.
- 2.) In honor of individuals who have made significant contributions to the community through public service as a local or national leader, volunteerism or private sector achievement (see Part Four for criteria)
- 3.) In relation to predominant characteristics or physical features of the land such as streams, rivers, plant species, etc.
- 4.) In relation to a street or streets adjacent to the facility.
- 5.) In relation to a subdivision that houses the facility.
- 6.) Requests under this section shall be considered by the Parks Board who shall then forward a recommendation to the City Council.

**Part Two:** Streets shall be named or renamed in the following manner:

- 1.) Streets in newly platted subdivisions or streets that have not been developed are exempt from this policy and shall follow the naming procedures outlined in the city's Subdivision Ordinance except that developers will be encouraged to utilize names from a list of preferred new street names provided by the City Council or if in honor of an individual in accordance with Part Four below.
- 2.) In the event a street name conflict occurs because of an annexation or other issue which may cause delays or confusion in the delivery of 9-1-1 emergency services, city staff will evaluate the need for a street name change and process the proposed street name change as follows:
  - a. Written notice will be mailed to all property owners affected by the proposed changes not less than 15 days prior to the Planning and Zoning Commission meeting in which the proposed changes will be heard.
  - b. City staff shall prepare a report with associated maps, public comments and other exhibits with a recommendation to the Planning and Zoning Commission for the

proposed name change and who shall then forward a recommendation to the City Council.

- 3.) A request from a private entity, group or individual to rename a public street shall comply with the following requirements:
- a. Proposed names will be in accordance with the City of Terrell Subdivision Regulations and/or if in honor of an individual in accordance with Part Four below.
  - b. A written request shall be submitted with a notarized petition with the concurrence from a minimum of seventy-five percent (75%) of the owner occupied households and/or active businesses abutting the proposed street and maps showing the location and quantity of proposed signs affected.
  - c. The request will verify that the interested parties will defray the cost of installing signs and other expenses (i.e. updating maps, plats, 9-1-1, etc.).
  - d. City staff shall send written notice to all property owners affected by the proposed changes not less than 15 days prior to the Planning and Zoning Commission meeting in which the proposed changes will be heard.
  - e. City staff shall prepare a report with associated maps, public comments and other exhibits with a recommendation to the Planning and Zoning Commission for the proposed name change and who shall then forward a recommendation to the City Council.

**Part Three:** Recognized historic neighborhood or honorary street designations shall be named in the following manner:

- 1.) An ornamental sign cap (topper) may be placed on top of existing street signs in designated areas such as, a historic neighborhood, place, or in honor of an individual after approval by the City Council in accordance with the following criteria:
- a. Proposed names will be in accordance with the City of Terrell Subdivision Regulations and/or if in honor of an individual in accordance with Part Four below.
  - b. A written request shall be submitted with a notarized petition with the concurrence from a minimum of seventy-five percent (75%) of the owner occupied households and/or active businesses abutting the proposed street and a statement that the fabrication and installation costs will be paid by the applicants.
  - c. The written request shall be submitted with the design of the proposed sign cap, detailed maps showing the location and quantity of proposed sign caps that are to be installed.
  - d. City staff shall send written notice to all property owners affected by the proposed changes not less than 15 days prior to the Planning and Zoning Commission meeting in which the proposed changes will be heard.
  - e. City staff shall prepare a report with associated maps, public comments and other exhibits with a recommendation to the Planning and Zoning Commission for the proposed name change and who shall then forward a recommendation to the City Council.



- f. Recognized historic neighborhoods shall have a defined boundary in which the area has historic structures, events or other attractions that residents, visitors or tourists would benefit from signage indicating the area has historical significance.

**Part Four: Qualifications for Honorees in which a park, facility or street is to be named:**

1. In honor of military, police or fire service men and women who died in the line of duty or in honor of veterans of the above services who have been honored for their heroism or valor in the line of duty.
2. In honor of individuals with significant achievements they must have been native born in Terrell, a long time resident or attended Terrell schools and have received nationally or internationally recognized awards for their achievements in the arts, sciences or industry.
3. In honor of deceased national or state leaders. Deceased national or state leader must have directly impacted the citizens of Terrell and have been deceased for a minimum of three (3) years.
4. In honor of local community leaders or volunteers who have provided outstanding personal service such as in education, business, public service, civic organizations, non-profit organizations, hospitals or churches, etc. that has resulted in a significant and enduring contribution to the community.
  - a. If deceased, the person must have served for a minimum of twenty (20) years and must have been deceased for a minimum of three (3) years; or
  - b. If living, the person must have served for a minimum of thirty (30) years; or
  - c. In which the individual has provided outstanding service in more than one area such as an elected official and volunteer for a civic organization whose cumulative service in the various organizations meets or exceeds the above minimum criteria.



August 5, 2019

Dear Mr. Caldwell,

Please allow me to thank you in advance for your time to assist me with this important matter. I'm writing to request a sign cap topper for my loving mother, Patricia Dean. It is my hope that a topper be placed in her memory. I propose that it be placed on top of Hamilton Drive, which is the location where she resided.

I know this is a prodigious request and one that is not taken lightly. Therefore, Let me enlighten you about this wonderful woman and why she should be considered for this honor.

She was born in Terrell, Texas. This is the place she spent all of her life. The place she loved! Patricia loved her community and she showed it by her devotion to civic action and community service. Former Mayor, D.J. Ory once said her service to our community was unstoppable," during her proclamation presentation. Her compassion and dedication for her community spanned over 30 years in voter's registration. She spent many hours advocating for individuals regarding their rights to vote, working at the polls, making phone calls and walking the streets. It is my belief that the historic words of Former President John F. Kennedy's, "Ask not what your country can do for you-ask what you can do for your country," challenged and inspired her in many ways throughout her life.

Her loyalty for her community was on-going as she spearheaded the re-opening of the gift shop at Terrell Community Hospital. In addition, she volunteered at Southwestern Christian College where she served students in the dining hall.

In conclusion, if this request is granted, it would be a true reflection of honoring her legacy. Nelson Mandela said it well; "What counts is not the mere fact that we have lived. It is what difference we have made to the lives of others that will determine the significance of the life we lead."

Sincerely,

A handwritten signature in blue ink that reads "Rachael Dean Gardner". The signature is fluid and cursive, with the first name "Rachael" being the most prominent.

Rachael Dean Gardner

## Petition for Street Topper for Patricia Ann Dean

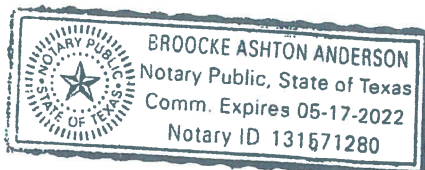
<u>Name</u>	<u>Address</u>	<u>Signature</u>
1. Darnell Reed	9156 Gilbert St.	Darnell Reed
2. ASIA Inead	1570 HAMILTON	Asia Inead
3. Dury Morrissey	157 Hamilton	Dury Morrissey
4. John Swann	157 Hamilton	John Swann
5. Mattie Veasey	151 Hamilton	Mattie Veasey
6. Tesnia Fuller	143 Hamilton	Tesnia Fuller
7. JOSE BENZOS	146 HAMILTON DR	Jose Benzos
8. Richard Lawson	148 Hamilton Dr	Richard Lawson
9. Rachel Arnew	144 Hamilton Dr	Rachel Arnew
10. ELLA TAYLOR	136 Hamilton Dr	Ella Taylor
11. Buford Taylor	136 Hamilton Dr	Buford R. Taylor
12. Chandra Williams	136 Hamilton Dr	Chandra Williams
13. Wesley Byrd	135 Hamilton Dr	Wesley Byrd
14. Angela Cuellar	130 Hamilton Dr	Angela Cuellar
15. Gloria Huitierrez	129 Hamilton Dr	Gloria Huitierrez
16. Danna Weller	131 Hamilton Dr	Danna Weller
17. Mae in Nunez	126 HAMILTON	Mae in Nunez
18. Gilberto Ramos	124 Hamilton	Gilberto Ramos
19. Leilani Deal	1124 So. Klamath	Leilani Deal
20. Dorothy Saurke	118 Hamilton	Dorothy Saurke
21. Doreen H. Saurke	110 HAMILTON	Doreen H. Saurke
22. Milton Aguirre	1042 S. 4th	Milton Aguirre
23. Casey Williams	104 Hamilton	Casey Williams
24. Renta Collier	132 Hamilton Dr	Renta Collier
25. Stephen Sterling	132 Hamilton Dr.	Stephen Sterling



# Petition for Street Topper for Patricia Ann Dean

Name	Address	Signature
1. Rhonda Jones	1271 Ham. Hwy Dr.	Rhonda Jones
2. Bobbie A. Cookston	125 Hampton	Bobbie A. Cookston
3. Nick Foliver	125 Hampton	Nick Foliver
4. Leo Rivers	120 Hamilton	Leo Rivers
5. Jambrin Rivers	120 Hamilton	Jambrin Rivers
6. Ivan Davis	119 Hamilton	Ivan Davis
7. Joshua Stivers	117 Hamilton	Joshua Stivers
8. Kenneth Adams	114 Hamilton	Kenneth Adams
9. Lynn Adams	114 Hamilton Dr.	Lynn Adams
10. Henry A. Sam	119 Hamilton Dr.	Henry A. Sam
11. James Sam	Hwy +	James Sam
12. Lutechisia SARR	101 Hamilton Dr 75168	Lutechisia SARR
13. Paula Walton	117 Hamilton Dr.	Paula Walton
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		

Lynn Adams



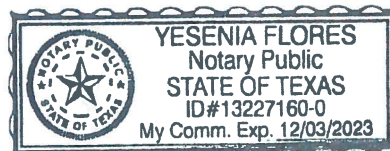
Brooke Anderson  
5/17/22

# **Petition for Street Topper for Patricia Ann Dean**

<u>Name</u>	<u>Address</u>	<u>Signature</u>
1. Maria Arredondo	162 Hamilton Dr	[Signature]
2. Dianne Marquez	158 Hamilton Dr	[Signature]
3. Adam Bays	138 Hamilton Dr	[Signature]
4. Chandra Williams	134 Hamilton Dr	Chandra Williams
5. Reyna Kadins	121 Hamilton Dr	[Signature]
6. Chu Kim	113 Hamilton	[Signature]
7. M. [unclear]	104 Hamilton	Milton Smith
8. Brandon Espinoza	108 Hamilton Dr	[Signature]
9. Casey Espinoza	108 Hamilton Dr	[Signature]
10. Lisa Washington	101 Jackson Dr	[Signature]
11. Beverly Nguyen	100 Hamilton	[Signature]
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		

x Rachael Gardner October 21, 2020  
Rachael Gardner

Yessenia Flores  
Yessenia Flores  
My Comm Exp: 12/03/2023





## Legend



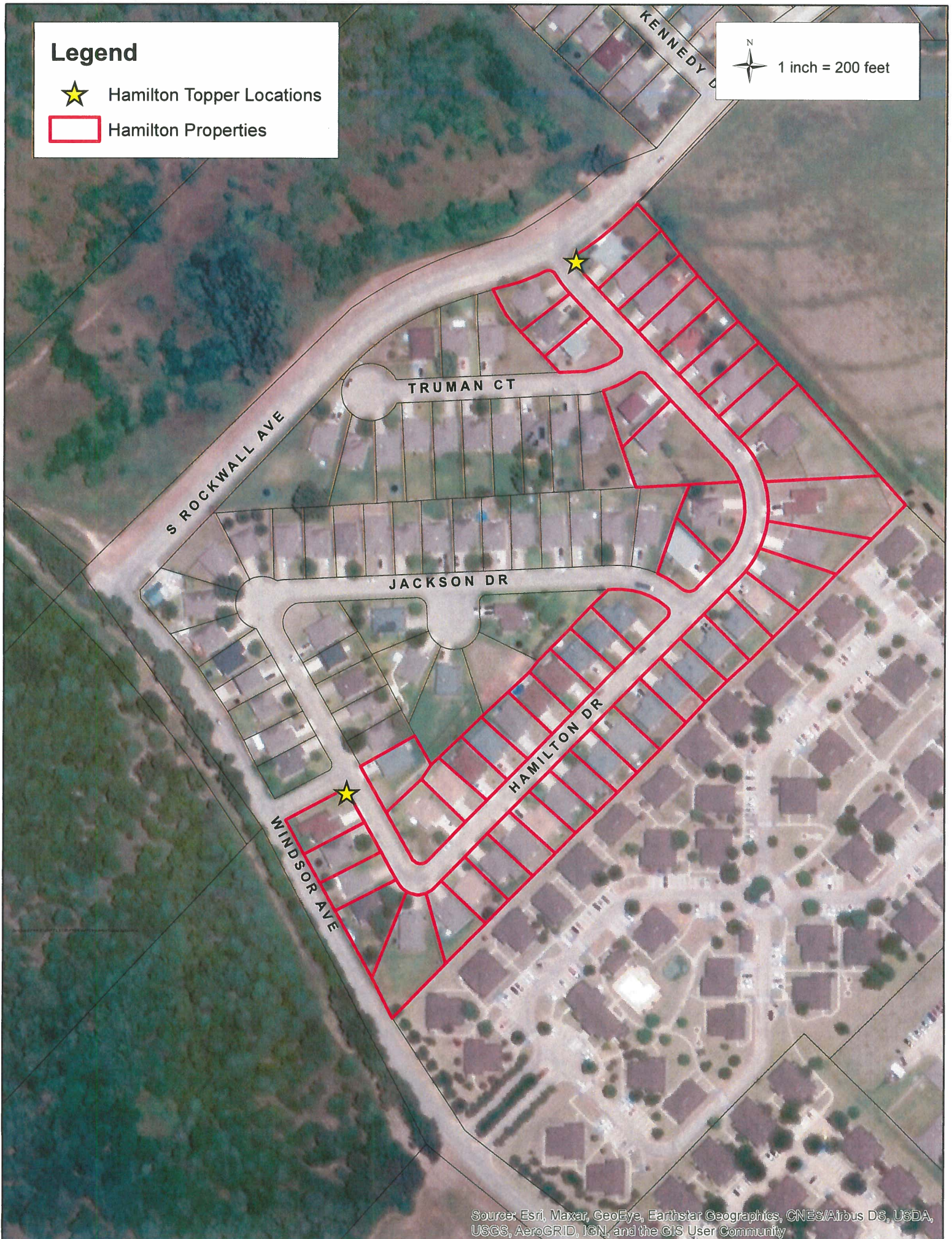
Hamilton Topper Locations



Hamilton Properties



1 inch = 200 feet



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community









## Quote

Page 1

Centerline Supply, Inc.  
530 Jesse Street  
Grand Prairie, TX 75051  
United States  
P: (800) 321-1751

Quote Number: QTE0007372

Quote Date: 09/28/20

Prepared By: DNELSON

**BILL TO:**

TERRELL, CITY OF  
PO BOX 310  
TERRELL TX 75160

**SHIP TO:**

MINDY LONG - AP  
TERRELL, CITY OF  
PO BOX 310  
TERRELL TX 75160

**Notes:**

Customer P.O.	Ship VIA	Terms	Shipping Terms		
	CLSDELIVERY	NET30	Prepaid & Add		
Item Number	Ordered	Unit	Price	Extended Price	
90900-QUOTE	1	EA	\$85.00	\$85.00	
36X12 SIGN TOPPER .080 EG					

Quotations are valid for 30 days from the date of quotation.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Net Order:	\$85.00
Discount %	0%
Less Discount:	\$0.00
Freight:	\$0.00
Sales Tax:	\$0.00
Order Total:	\$85.00

WE NOW OFFER CUSTOM VINYL DECALS, FLEET GRAPHICS, WINDOW PRINT FILMS, AND MORE!  
1.5% FINANCE CHARGE FOR INVOICES OVER 30 DAYS. Terms & Conditions Apply.  
CENTERLINE SUPPLY, INC. - TOLL FREE (800) 321-1751 - SALES@CLSUSA.COM

# Parcel ID

PROP_ID	owner_name	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
57379	SARR LITECHSIA K		101 HAMILTON DR		TERRELL	TX	75160
57380	RUSH RICKY JOE SR & CHONG I		113 HAMILTON DR		TERRELL	TX	75160
57381	BALLARD MONTA K		115 HAMILTON DR		TERRELL	TX	75160
57382	STIVERS JOSHUA L& MEGAN L		117 HAMILTON DR		TERRELL	TX	75160-4857
57383	TRICO PROPERTIES LTD		12801 N CENTRAL EXPRESSWAY #1650		DALLAS	TX	75243
57384	TEALCO PROPERTIES LTD		12801 N CENTRAL EXPRESSWAY #1650		DALLAS	TX	75243
57385	OBASI INNOCENT NWAFOR & ANITA GAYE		123 HAMILTON DR		TERRELL	TX	75160
57386	AMG BT NOTE ONE LLC		12801 N CENTRAL EXPWY #1675		DALLAS	TX	75243
57387	LAGUNAS ELIZABETH		2034 PINE KNOT DR		HEARTLAND	TX	75126-8283
57388	GUTIERREZ FERNANDO & GLORIA		129 HAMILTON DR		TERRELL	TX	75160
57389	WELCH LANCE & DONNA		131 HAMILTON DR		TERRELL	TX	75160
57417	BYRD NOONEN W JR		135 HAMILTON DR		TERRELL	TX	75160
57418	FULLER TESHIA		143 HAMILTON DR		TERRELL	TX	75160-4858
57419	VEAZEY HOMER & MATTIE		151 HAMILTON DR		TERRELL	TX	75160
57420	SMITH		153 HAMILTON		TERRELL	TX	75160



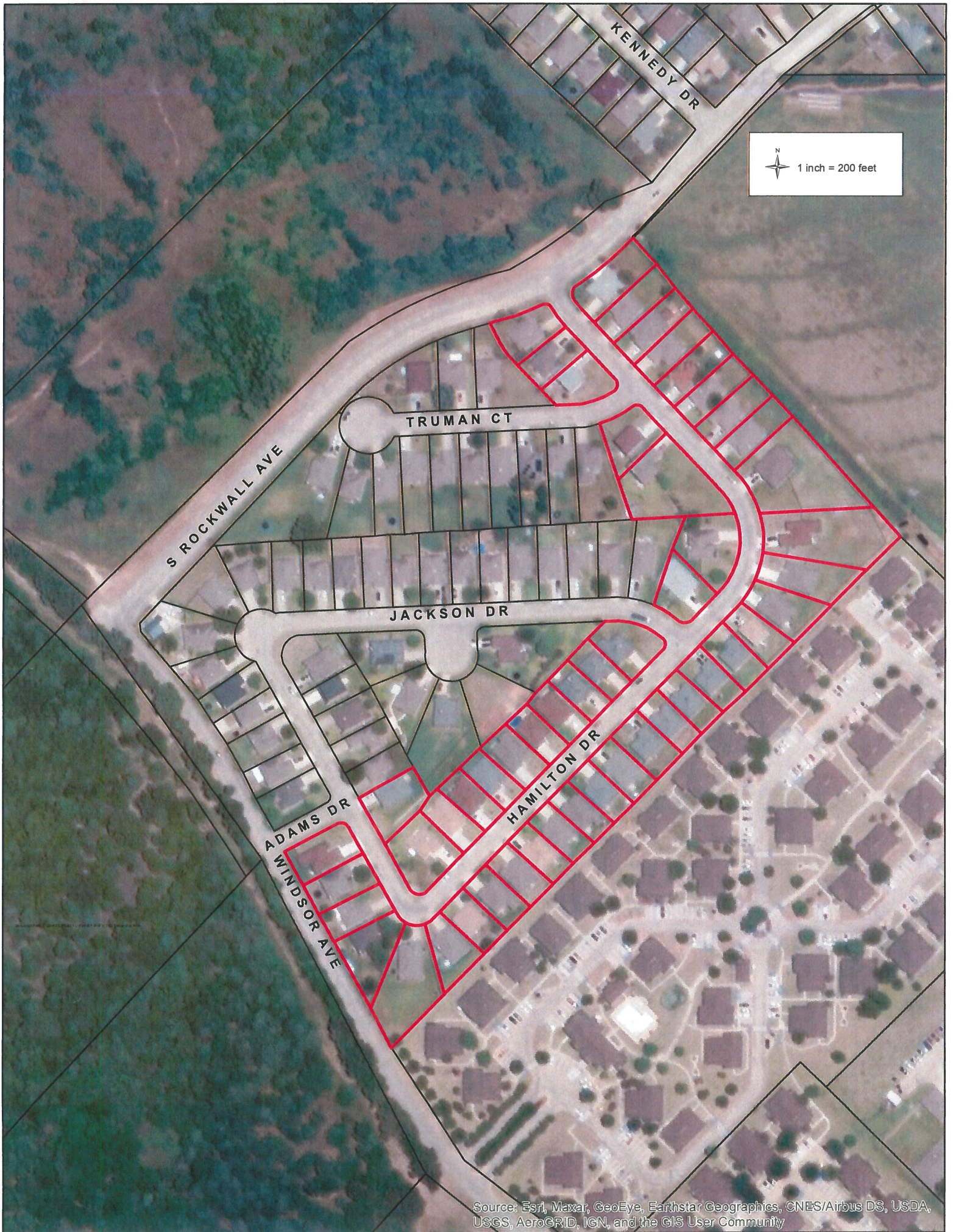
PROP_ID	owner_name	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
	LUCRECIA J		DR				
57431	NGUYEN BEVERLY		100 HAMILTON DR		TERRELL	TX	75160
57432	BOTEJU BERNARD		PO BOX 742322		DALLAS	TX	75374
57433	SMTH CLYDE & SUE ANN		104 HAMILTON DR		TERRELL	TX	75160
57434	WILLIAMS CASEY L		106 HAMILTON DR		TERRELL	TX	75160
57435	ESPINOZA BRANDON R & CASEY E		108 HAMILTON DR		TERRELL	TX	75160
57436	WASHBURN DAVID P & LINDA A		110 HAMILTON DR		TERRELL	TX	75160
57437	DEAN REGINALD G & AUDRA L MERRITT		112 HAMILTON DR		TERRELL	TX	75160
57438	ADAMS KENNETH R &	LAURA E TIMMS	114 HAMILTON DR		TERRELL	TX	75160
57439	GALLEGOS CRISTHIAN YOHANA		116 HAMILTON DR		TERRELL	TX	75160
57440	AMG BT NOTE ONE LLC		12801 N CENTRAL EXPWY #1675		DALLAS	TX	75243
57441	RIVERS LEO ANTHONY JR & TAMBRIN KATRISE		120 HAMILTON DR		TERRELL	TX	75160
57442	AMG BT NOTE ONE LLC		12801 N CENTRAL EXPWY #1675		DALLAS	TX	75243
57443	RAMOS GILBERTO & JANEL A		124 HAMILTON DR		TERRELL	TX	75160
57444	ZAPATERO JULIO CESAR ALVAREZ		126 HAMILTON DR		TERRELL	TX	75160
57445	WHISENANT JOEY D &		128 HAMILTON DR		TERRELL	TX	75160

PROP_ID	owner_name	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
	CHRISTA M						
57446	PMC SFR BORROWER LLC		120 SOUTH 6TH ST STE 2100		MINNEAPOLIS	MN	55402
57447	PROGRESS RESIDENTIAL BORROWER 6 LLC		PO BOX 4090		SCOTTSDALE	AZ	85261
57448	HENDRICKS BARRY & ANDREA		8917 KAREN LN		TERRELL	TX	75160
57449	TAYLOR BUFORD R & ELLA W		136 HAMILTON DR		TERRELL	TX	75160
57450	LINCO PROPERTIES LTD		12801 N CENTRAL EXPRESSWAY #1650		DALLAS	TX	75243
57451	DELGADO DAVID		140 HAMILTON DR		TERRELL	TX	75160
57452	PRESTON CHRISTINA L		142 HAMILTON DR		TERRELL	TX	75160
57453	AGNEW JONATHAN K & RACHEL L		144 HAMILTON DR		TERRELL	TX	75160
57454	BERRIOS JOSE MARIO & EVANGELINA REYES		146 HAMILTON DR		TERRELL	TX	75160
57455	KIM JAE S & YOUNG		1832 BAYHILL DR		ROCKWALL	TX	75087
57456	SHANNON BENJAMIN		150 HAMILTON DR		TERRELL	TX	75160
57457	COLLIER RENITA		152 HAMILTON DR		TERRELL	TX	75160
57458	CONTRERAS JUAN I		13345 CO RD #5110		ROLLA	MO	65401
57459	MIXON JAMES		1665 PLUMMER DR		ROCKWALL	TX	75087
57460	MARQUEZ HELEN D		158 HAMILTON DR		TERRELL	TX	75160-4856
57461	BANKS PERRY &		815 COTTON		PEARL	MS	39208



PROP_ID	owner_name	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
	AVALOTA WITHERSPOON		RIDGE DR				
57462	ARREDONDO MARIA E		162 HAMILTON DR		TERRELL	TX	75160
57466	SWANN JOHN T		157 HAMILTON DRIVE		TERRELL	TX	75160
57467	BOEHM MADELINE		159 HAMILTON DR		TERRELL	TX	75160
57468	VINCENT ERICA		161 HAMILTON DR		TERRELL	TX	75160





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



As a property owner abutting the street that is the subject of the above referenced case. I am in

☒ Favor

☐ Opposition

for the following reasons:

Patricia Dean volunteered countless hours to the community. She worked tirelessly during all elections (city, state, federal). Patricia always gave back in any way she could and any time she was asked.

Name:

Reginald + Andrea Dean

Address:

112 Hamilton Dr  
Terrell

Signature:



A street tapper acknowledging her years and years of dedication to the City of Terrell is definitely deserved!

Letter Mail: 12/4/2020

Please return to:

City of Terrell

Municipal Development Department

P.O. Box 310 Terrell, TX 75160