

1. Agenda

Documents:

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2. Meeting Materials

Documents:

[P _ Z PACKET FEBRUARY 25, 2021.PDF](#)



PLANNING & ZONING COMMISSION

Thursday, February 25, 2021 at 5:30 p.m.

City Hall, Council Chambers

201 E. Nash, Terrell, Texas 75160

Agenda

Chairman Danny Stephens
Commissioner Trini B Jones
Commissioner Carolyn Wimberly
Commissioner Joe Hood
Commissioner Rosi Juarez

Vice-Chairman Jenny Heisel
Commissioner Jorge Vargas
Commissioner Stephanie Thomas
Commissioner Garrett Carlisle

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. ZC 21-02

Conduct a public hearing to discuss and consider a change in zoning from Retail (R) to Single-Family Residential 7.5 (SF-7.5). The property is described as Lot C, Block 4, out of the Terrell Terrace Addition, City of Terrell, Kaufman County, Texas and is also known as 301 9th Street.

6. RP 21-01

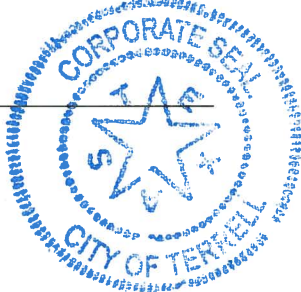
Conduct a public hearing to discuss and consider a Final Plat of Lot 1 & 2, Block No. 580, Terrell Rev Addition. Being a replat of Lot 2R, Block No. 580, of the Terrell Rev Addition, City of Terrell, Kaufman County. The property is also known as 0 Mineral Wells Street, Terrell Texas. The property is currently zoned as Single Family 7.5 (SF-7.5) district.

7. Adjourn

POSTED AT CITY HALL BULLETIN BOARD: Monday, February 22, 2021 by 5:00 p.m.

ATTEST:

Dawn Steil, City Secretary





**Planning and Zoning Commission
Thursday, February 25, 2021
Regular Meeting**

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



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201 E. Nash, Terrell, Texas 75160

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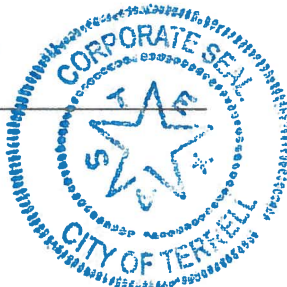
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7. Adjourn

POSTED AT CITY HALL BULLETIN BOARD: Monday, February 22, 2021 by 5:00 p.m.

ATTEST:

Dawn Steil, City Secretary





PLANNING & ZONING COMMISSION

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

City Hall, Council Chambers

201 E. Nash, Terrell, Texas 75160

Minutes

Chairman Danny Stephens
Commissioner Trini B Jones
Commissioner Carolyn Wimberly
Commissioner Joe Hood
Commissioner Rosi Juarez

Vice-Chairman Jenny Heisel
Commissioner Jorge Vargas
Commissioner Stephanie Thomas
Commissioner Garrett Carlisle

1. Call to Order.
5:30 PM- Chairman Danny Stephens 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- Chairman Danny Stephens request if there were any remarks from visitors at the meeting that did not concern an item on the agenda.
No remarks from Visitors.
4. Discuss and Consider approval of the Planning and Zoning Commission meeting minutes of December 17, 2020.
5:35 PM- Chairman Danny Stephens called for the discussion and consideration of the Planning and Zoning meeting minutes from the December 17, 2020 meeting.
Commissioner Joe Hood made a motion to approve the minutes from the December 17, 2020 Planning and Zoning meeting.
Commissioner Trini B. Jones second the motion for approval of the minutes as submitted.
Minutes approved by an 8-0 vote.

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.

5:37 PM- Chairman Danny Stephens called for the item to discuss and consider the final plat for Lots 5,6,7, Block 5 Crossroads at Terrell to presented to the commission.

Municipal Development Director- Charles Fenner gave staff notes on the item to the Planning and Zoning board. Mr. Fenner advised the commissioners that the Final Plat was for Phase 2A that was a proportion of a construction plat that was approved in May 2019. Mr. Fenner stated that that through further planning, the detention pond need to be included in the plat and that the area around the pond will be developed into a park/ trail area. Chairman Danny Stephens asked if there would be any buildings built on the 11-acre site. Mr. Fenner advised the commissioners that no building would be built on 11-acre site. Chairman Danny Stephens requested who would be responsible for the maintenance of the area around the detention area. Mr. Fenner advised that the area is in a PID funded area that would maintain the site. Mr. Fenner stated that staff recommends approval of the Final Plat.

Chairman Danny Stephens called for a motion on the item for the Final Plat of Lots 5,6,7, Block 5 Crossroads at Terrell.

Commissioner Joe Hood made a motion to approve FP 21-01 for the Final Plat of Lots 5,6,7, Block 5 Crossroads at Terrell to the city council.

Commission Trini B. Jones second the motion for approval of the Final Plat of Lots 5,6,7, Block 5 Crossroads at Terrell.

Final Plat approved by an 8-0 vote.

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.

5:39 PM- Chairman Danny Stephens called for the item to discuss and consider the Final Plat for Wyatt Cox Estates to presented to the commission.

Municipal Development Director- Charles Fenner gave staff notes on the item to the Planning and Zoning board.

Mr. Fenner advised the commissioners that this plat was tabled at the December 2020 Planning and Zoning meeting.

Mr. Fenner stated that it was tabled in order to get the surety bond for the public improvements. Mr. Fenner advised that the surety bond have been obtained for the estimate of the public improvements, which allows the final plat to be approved and the owner to start selling lots, as the public improvements are being built. Mr. Fenner advised commissioners that the plat contained 8 lots with an average lot size of about 34,000 to 35,000 square feet. The property is currently zoned Single-Family 7.5 (SF-7.5), which has a minimum lot size of 7,500 square feet. Mr. Fenner advised that four lots would be facing the Griffith side of the property and four lots would be facing the Lovers side of the property. Mr. Fenner advised the commissioners that staff recommends approval of the final plat with the requirement that all utility easement to be retained on the plat.

Commissioner Garret Carlisle requested the zoning on the property. Mr. Fenner advised that that current zoning for the property was Single-Family 7.5.

Chairman Danny Stephens called for a motion on the item for the Final Plat Wyatt Cox Estates. Mr. Stephens reminded commissioners to include the requirement of all utilities easements to be place on the final plat.

Chairman Trini B. Jones made a motion for approval of the Final Plat for Wyatt Cox Estates, FP 20-15 with requirement of all utility easements be placed on the plat.

Commissioner Joe Hood second the motion for approval with the requirements of the utility easements retained on the plat.

Final Plat approved by an 8-0 vote.

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.

5:44 PM- Chairman Danny Stephens called for the item to conduct a public hearing on ZC 21-01 to presented to the commission.

Municipal Development Director- Charles Fenner gave staff notes on the item to the Planning and Zoning board.

Mr. Fenner advised commissioners that they were conducting a public hearing on a request for zone change from

Agricultural (AG) to Executive Estates 32 (EE-32). Mr. Fenner stated that he was showing the proposed site plan only as reference. Mr. Fenner advised commissioner that the current zoning was AG with the comprehensive plan

calling for Low Density Residential. Mr. Mr. Fenner stated that the request was in the spirit of the comprehensive plan. Mr. Fenner advised that the property is 51 acres located off FM 305 south of I-20. Mr. Fenner stated the EE-

32 zoning requires a 2,600 square foot residential dwelling and 32,000 square foot minimum lot size. Mr. Fenner

advised the commissioner that they were not approving the proposed site plan the request is for a change in zoning to Executive Estates 32 (EE-32) to develop the property. Mr. Fenner advised the next steps is for the item to go to

city council with the Planning and Zoning recommendation. If approved at council to change the zoning then a

submittal of a construction plat and final plat for the development. Mr. Fenner states that staff recommends approval of the request zone change from Agricultural (AG) to Executive Estates -32.

Commissioner Stephanie Thomas requested where the property was located. Mr. Fenner showed the location on the presented maps.

Commissioner Garrett Carlisle requested that the houses were executive size. Mr. Fenner stated yes and requiring a 2,600 square foot home, 32,000 square foot lot with a three-car garage.

5:50 PM-Chairman Danny Stephens called for opening of the public hearing to on item ZC 21-01.

Mr. Jeff Crannell- Crannell Engineering spoke in favor of the zone change and stated that they wanted to bring a nice residential development to the property.

No one spoke in opposition of the requested zoning change.

5:52 PM- Chairman Danny Stephens closed the public hearing and called for a motion on the requested item.

Commissioner Trini B. Jones made a motion for recommendation of approval of requested zone change from Agricultural (AG) to Executive Estates 32 (EE-32) as presented.

Commissioner Rosi Juarez second the motion for recommendation for approval of the zone change.

Zone change approved by an 8-0 vote.

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.

5:54 PM- Chairman Danny Stephens called for the item to conduct a public hearing on request for an ornamental sign cap (street topper) in honor of “Patricia Ann Dean”.

Municipal Development Director- Charles Fenner advised commissioners that this item had been tabled at the December 17, 2020 Planning and Zoning meeting. Mr. Fenner gave staff notes on the item advising that the applicant has completed the requirements of Resolution No 636 to request a street topper to be placed on the northeast corner of South Rockwall Ave and Hamilton Dr. and southeast corner of Hamilton Dr. and Adams Dr. Mr. Fenner advised that the applicant and submitted a notarized petition with the minimum of 75% of the abutting street residential signatures as required. The applicant has submitted a rendering and estimate of cost for the topper as required. Mr. Fenner stated that 49 notice letters were mailed out to the effected property owners per the request. Mr. Fenner advised that one letter of support was returned for the topper and one letter that was undecided as long as the street name was not being changed. Mr. Fenner stated that the next step is for the Planning and Zoning commission to have a public hearing and make a recommendation to city council. Mr. Fenner advised that the property in red where the abutting properties affected.

Chairman Danny Stephens asked is the name of the street would be changed? Mr. Fenner advised that the street name would not be changed; this request is just for a street topper and showed an example. Commissioner Trini B. Jones requested if this would be the official design or just a rendering. He stated that the others that he has seen in Terrell are red in color. Mr. Fenner stated that this was a rendering. Mr. Fenner stated that he does not want to make it confusing and that the City Council is entertaining a complete revamping of the requirements for this type of request. Mr. Fenner advised that this is a very complicated process. Mr. Fenner explained that Mr. Glen Caldwell- Public Services director is the one responsible to get the street toppers designs and prices that are included in the packet. Commissioner Jorge Vargas asked if the signatures on the petition where home owners or just the residence. Mr. Fenner stated that he could not say if it was the homeowners or a renter that signed the petition. The signatures were counted one per residence. The notice letters were sent to the property owners. Commissioner Garrett Carlisle requested even though the city is looking to change the requirements, the current applicant has meet all the requirements to make this request. Mr. Fenner stated yes. Chairman Danny Stephens asked if this was a perpetual thing. Mr. Fenner stated that if rewritten it might have to have the neighborhood involvement. Mr. Fenner stated that it would be done by resolution, which could be brought up by city council at any time. Mr. Fenner advised commissioners that that requirements for the current application has been met.

6:03 PM-Chairman Danny Stephens called for opening of the public hearing to on item ST 20-01.

Rachael Gardner – Applicant/Daughter of Patricia Ann Dean spoke in favor of the request for the street topper. Mrs. Gardner stated that she would like to talk a little about her beloved mother. Mrs. Gardner stated that her mother loved the City of Terrell and her community. Mrs. Gardner stated that her mother grew up in a time when voting was difficult and encouraged people to get out and vote. A majority of her community service was to make sure people got out and voted. Mrs. Gardner stated that her mother looked for to helping with voting and serving her community. Mrs. Gardner stated worked very hard in the community to make sure that people where fed and eating well. She participated in “Meals on Wheels” and made sure that the seniors in the community were eating correctly, even with her own money. Mrs. Gardner stated that she would go to the nursing home to make sure that the residence 4 would

have someone to visit. Mrs. Gardner stated that she has passed down that commitment to her grandchildren, who she would make attend the nursing home with her to visit the residents. Mrs. Gardner stated that her mother spearheaded the Terrell Community Hospital her mother made sure that when the public came in had the items that they needed to purchase for their family. Mrs. Gardner stated that she is proud to be her daughter and thankful for the City of Terrell recognizing her for her service. Mrs. Gardner stated that she believed that her mother did everything that she could her community and City of Terrell.

Madison Gardner- Granddaughter of Patricia Ann Dean spoke in favor of the street toppler. Madison stated that her grandmother was a woman of wisdom and that she help everyone in her community. Madison stated that she wanted to make sure everyone gave back to the community; she gave back to her community. Madison stated that her grandmother taught her how to love and have faith and wisdom were the reasons for the street toppler to honor her grandmother.

Chairman Danny Stephens asked if anyone would like to speak in opposition of the request.

No one spoke in opposition of the requested street toppler.

6:12 PM- Chairman Danny Stephens closed the public hearing on item St 20-01 and requested a motion on the item.

Commissioner Joe Hood made a motion recommending approval of ST 20-01 for the street toppler to city council.

Commissioner Jorge Vargas second the motion for recommendation of approval of the street toppler request to city council.

Approval recommendation of the request to city council passed by a 7-1 vote. Commissioner Carolyn Wimberly voted to deny the recommendation to city council for approval.

9. Adjourn

6:14 PM- Chairman Danny Stephens called the meeting adjourned.

Approved as submitted:

Danny Stephens, Chairman



Agenda Item No. 5

Zoning Change
Rezone from Retail to Single-Family SF-7.5
Terrell Terrace, Block 4, Lot C
City of Terrell, Kaufman County Terrell, Texas
(ZC 21-02)

Planning and Zoning Commission:	February 25, 2021
Existing Use:	Vacant
Zoning:	Retail (R)
Proposed Use:	Single-Family 7.5 (SF-7.5)

Background:

The property is currently zoned Retail (R). The applicant would like to rezone it to Single-Family 7.5 (SF-7.5). The property is Terrell Terrace, Block 4, Lot C, City of Terrell, Kaufman County, Texas. Also, known as 309 9th Street.

Current:

The current zoning of the property is Retail (R), as delineated by the attached map. The applicant has requested Single-Family 7.5 (SF-7.5), which would allow the structure on property to be used as a dwelling.

Technical Issues:

Area zoning:

North – Single-Family 7.5

South – Single- Family 7.5

East – Single-Family 7.5

West – Retail

12 letters were sent out to adjacent property owners within 200 feet of the property involved in this request.

Staff Recommendation:

Staff does not recommend approval of the requested zone change. The Retail zoning of the property allows for a number of different office uses or other small retail business uses. Rezoning the property to Single-Family 7.5 (SF-7.5) will create several nonconformities to include the building, setbacks, house type, existing land size, etc.

Attachments:

1. Application
2. Zoning Map
3. Future Land Use Map
4. Buffer Map
5. Existing Neighborhoods



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: Bryan Alex Boshart Phone No.: 832-922-5094 Fax No.: _____
Cell No.: 832-922-5094 E-Mail: alex.boshart@gmail.com
Address: 1601 S. Adams St. Fort Worth, TX 76104
Owner Signature: [Signature]

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

Agent: _____ Phone No.: _____ Fax No.: _____
Cell No.: _____ E-Mail: _____
Address: _____
Agent Signature: _____

Existing Property Information:

Lot: C Block: 4
Subdivision: Terrell Terrace Addition No. of Lots: 1
Survey abstract & acreage: 5,024 or 0.12 of an acre of land; Living Area: 882 sq. ft.
Address: 301 9th St. Terrell, TX 75160-2419

Current zoning district (Please note chart below): (R) Retail

(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: Single - Family Residential
Reason for Request: Please see attached document.

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 4th 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: _____
1st City Council Date: _____
2nd City Council Date: _____

Reason for Request:

The future land use in this area is calling for a neighborhood. In addition, per the Code of Ordinances of the City of Terrell under the permissible retail options under section 32.2, there is not enough square footage on the existing lot to develop the parking spaces required for a retail business.



Location Map

-  PID # 41729 Location
-  Parcels

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

1 inch = 100 feet



SAI E & E PROPERTIES, INC.,
A TEXAS CORPORATION
INST. NO. 2014-0020727

(CM)
N. CORNER OF
THE CARPENTER
GROUP, INC.,
INST. NO.
2011-0017847

THE CARPENTER
GROUP, INC.,
INST. NO.
2011-0017847

SAI E & E PROPERTIES, INC.,
A TEXAS CORPORATION
INST. NO. 2014-0020727

PLACE OF
BEGINNING

1/2" IRF FOR REFERENCE
S 18°34'30" E - 2.20'

COLQUITT ROAD

S 44°32'29" E
75.00'

63.97'

27.7'

24.3'

36.3'

24.3'

22.8'

22.1'

5,024 SQUARE FEET
0.12 OF AN ACRE

N 44°32'22" W
75.00'

11.22'

OHPL

OHPL

OHPL

OHPL

OHPL

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ASPHALT

ONE STORY FRAME

ONE STORY FRAME (301)

WOOD DECK (TYP.)

RIGHT OF WAY EASEMENT
TO CITY OF TERRELL BY
PREScriptive USE

9TH STREET

67.00'

S 44°15'24" W

11.22'

OHPL

OHPL

OHPL

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7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 301 9TH STREET, in the City of TERRELL, Texas.

Being a portion of Lot C, Block 4 of Terrell Terrace Addition, an Addition to the City of Terrell, Kaufman County, Texas, according to the Plat thereof recorded in 378, Page 389, Plat Records, Kaufman County, Texas (P.R.K.C.T.) and being the a portion of a tract of land described in deed to Friends Properties, LLC., recorded in Volume 5679, Page 102, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the Northeast line of Colquitt Road, at the South corner of a tract of land described in deed to The Carpenter Group, Inc., recorded in Instrument No. 2011-0017847 (D.R.K.C.T.) and at the West corner of said Friends Properties tract, from which a 1/2 inch iron rod found for reference bears South 18 degrees 34 minutes 30 seconds East, a distance of 2.20 feet;

THENCE North 44 degrees 15 minutes 23 seconds East, a distance of 67.00 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of a tract of land described in deed to Sai E & E Properties, Inc., a Texas corporation, recorded in Instrument No. 2014-0020727 (D.R.K.C.T.), at the East corner of said The Carpenter Group tract;

THENCE South 44 degrees 32 minutes 29 seconds East, passing a 1/2 inch yellow capped iron rod set for reference, a distance of 63.97 feet and continuing a total distance of 75.00 feet to a point for corner in 9th Street;

THENCE South 44 degrees 15 minutes 24 seconds West, a distance of 67.00 feet to a point for corner in the intersection of said 9th Street and in the said Northeast line of Colquitt Road;

THENCE North 44 degrees 32 minutes 22 seconds West, with the said Northwest line of Colquitt Road, a distance of 75.00 feet to the PLACE OF BEGINNING and containing 5,024 square feet or 0.12 of an acre of land, of which approximately 745 square feet or 0.02 of an acre lies in the road.

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY WFG NATIONAL TITLE GROUP. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. Scale: 1" = 20' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. Date: 11/30/2020 G. F. No.: 20-348508 Job no.: 202009496 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR WFG NATIONAL TITLE GROUP. Drawn by: CMR

LEGEND
WOOD FENCE - TEXT
CHAIN LINK - CHAIN LINK
IRON FENCE - IRON FENCE
WIRE FENCE - WIRE FENCE
CM - CONCRETE MASONRY
MWD - MONUMENTS OF RECORD DENSITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
5/8" IRON ROD FOUND
POINT FOR CORNER
C - CABLE
E - ELECTRIC
G - GAS METER
PE - POOL EQUIP.
P - POWER POLE
F - FIRE HYDRANT
T - TELEPHONE
L - LIGHT POLE
W - WATER METER
WV - WATER VALVE
(UNLESS OTHERWISE NOTED)

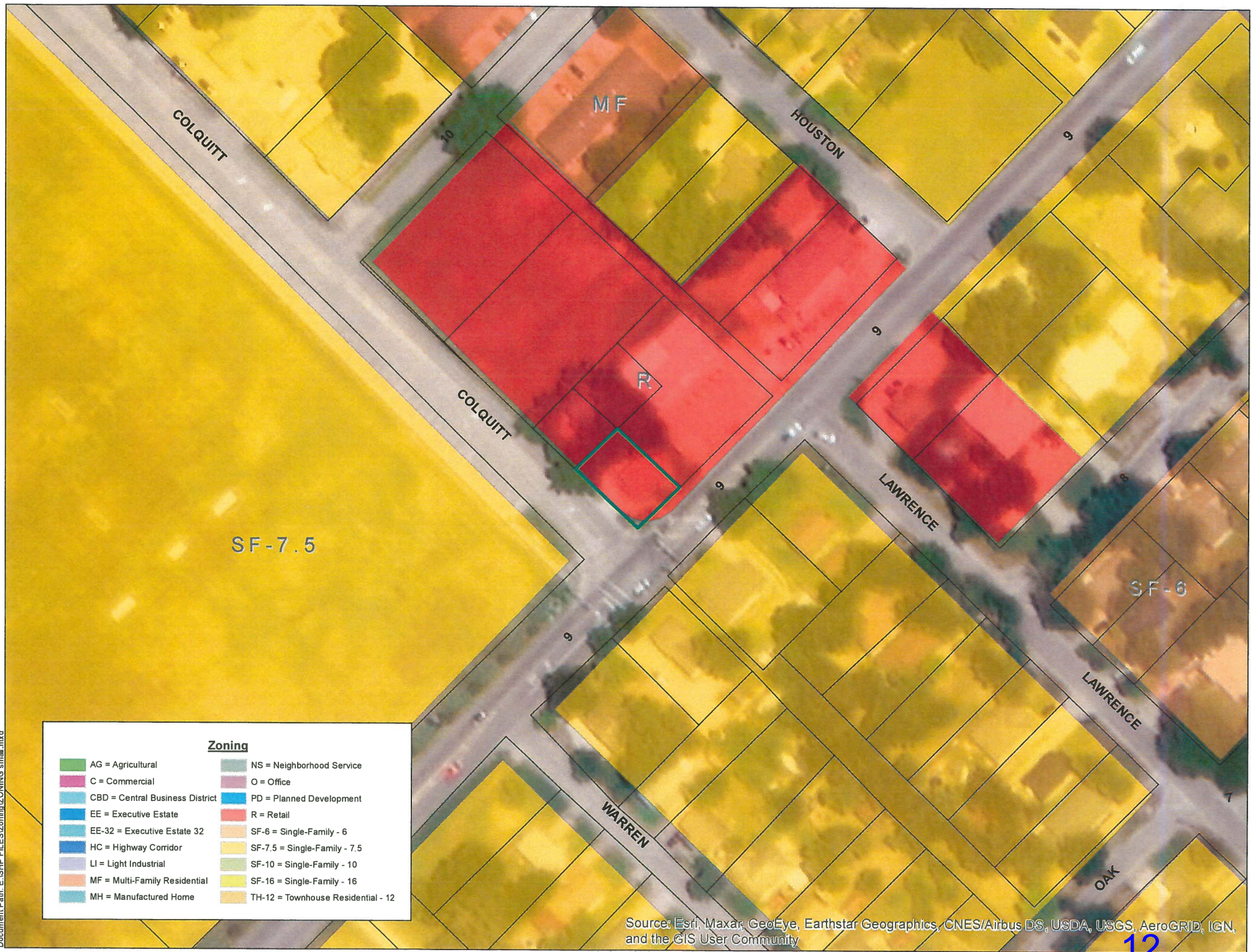
WFG National Title Insurance Company
Member National Title Insurance Association

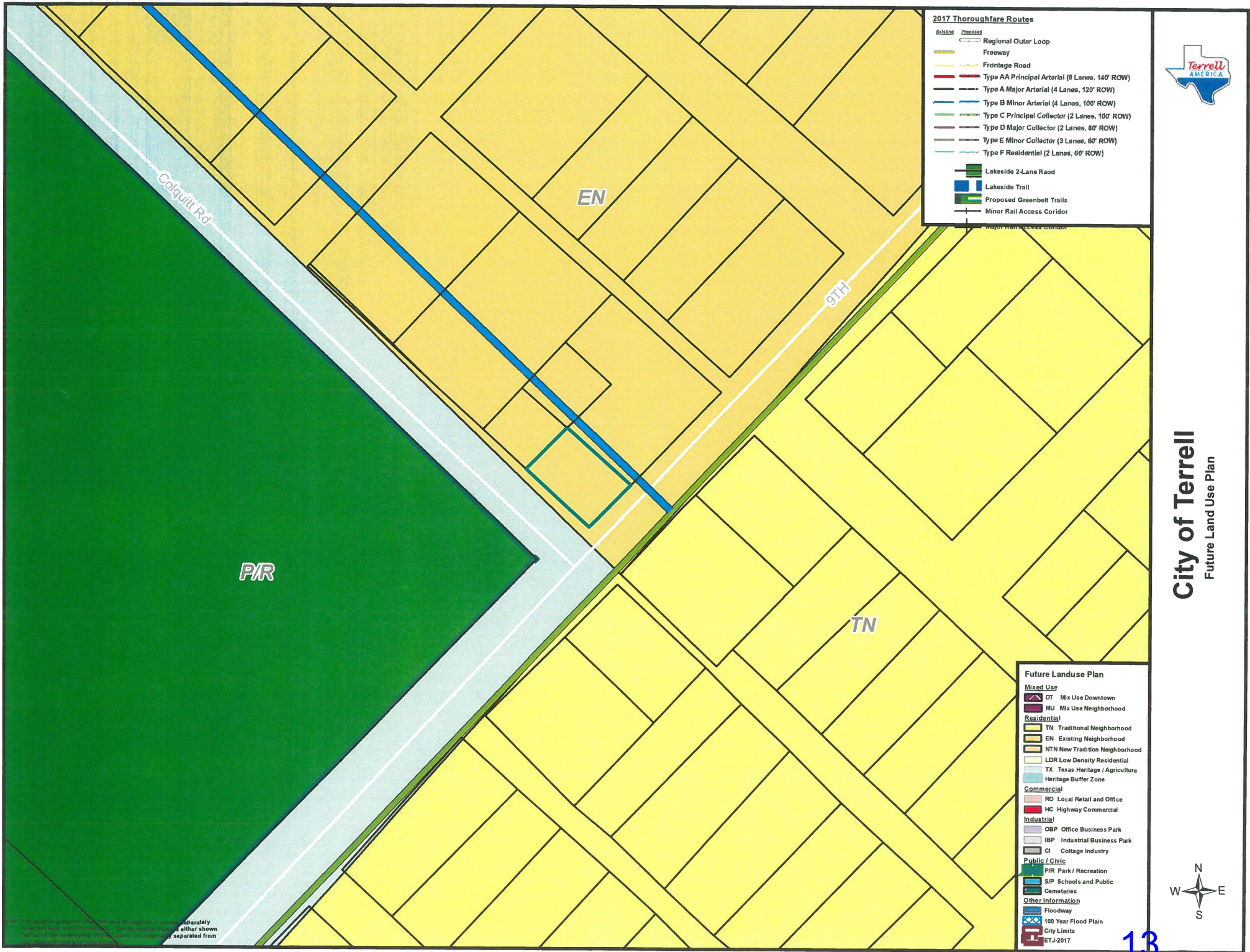








Barry S. Rhodes

BEARINGS ARE BASED ON NAD
83 DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH
CENTRAL ZONE







Existing Neighborhoods	
Purpose and intent <ul style="list-style-type: none"> To maintain the character and quality of existing neighborhoods To minimize any neighborhood decline due to lack of upkeep and maintenance of infrastructure 	
Land use types and density <ul style="list-style-type: none"> Mainly single-family residential with a range of lot sizes and densities Also appropriate are elementary schools, parks, and small-scale neighborhood serving commercial uses in close proximity 	
Design priorities <ul style="list-style-type: none"> Improve pedestrian connectivity through sidewalks and trails, especially within ¼- ½ mile of schools and parks. Maintain existing street network, parks and open space Vehicular and pedestrian connections to new adjoining neighborhoods and to schools and parks where feasible 	
Zoning Recommendations <ul style="list-style-type: none"> Compatible zoning districts include SF-10, SF-16, and PD (when flexibility is needed on some of the development standards in lieu of protecting any historic or environmental features) Evaluate current zoning to eliminate any incompatible zoning with respect to density and neighborhood context. Step up code enforcement to ensure that homes and lots maintain property values and do not contribute to neighborhood decline and blight 	     



Dear Madam or Sir:

A public hearing will be conducted by the **Planning and Zoning Commission on Thursday, February 25, 2021, at 5:30 p.m. in the City Council Chambers and by the Terrell City Council at 7:00 p.m. on Tuesday, March 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 Retail (R) to Single-Family Residential 7.5 (SF-7.5). The property is described as Lot C, Block 4, out of the Terrell Terrace Addition, City of Terrell, Kaufman County, Texas. Also, known as 301 9th Street. (ZC 21-02)

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. 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 21-02)

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: 2/11/2021

Please return to:

City of Terrell

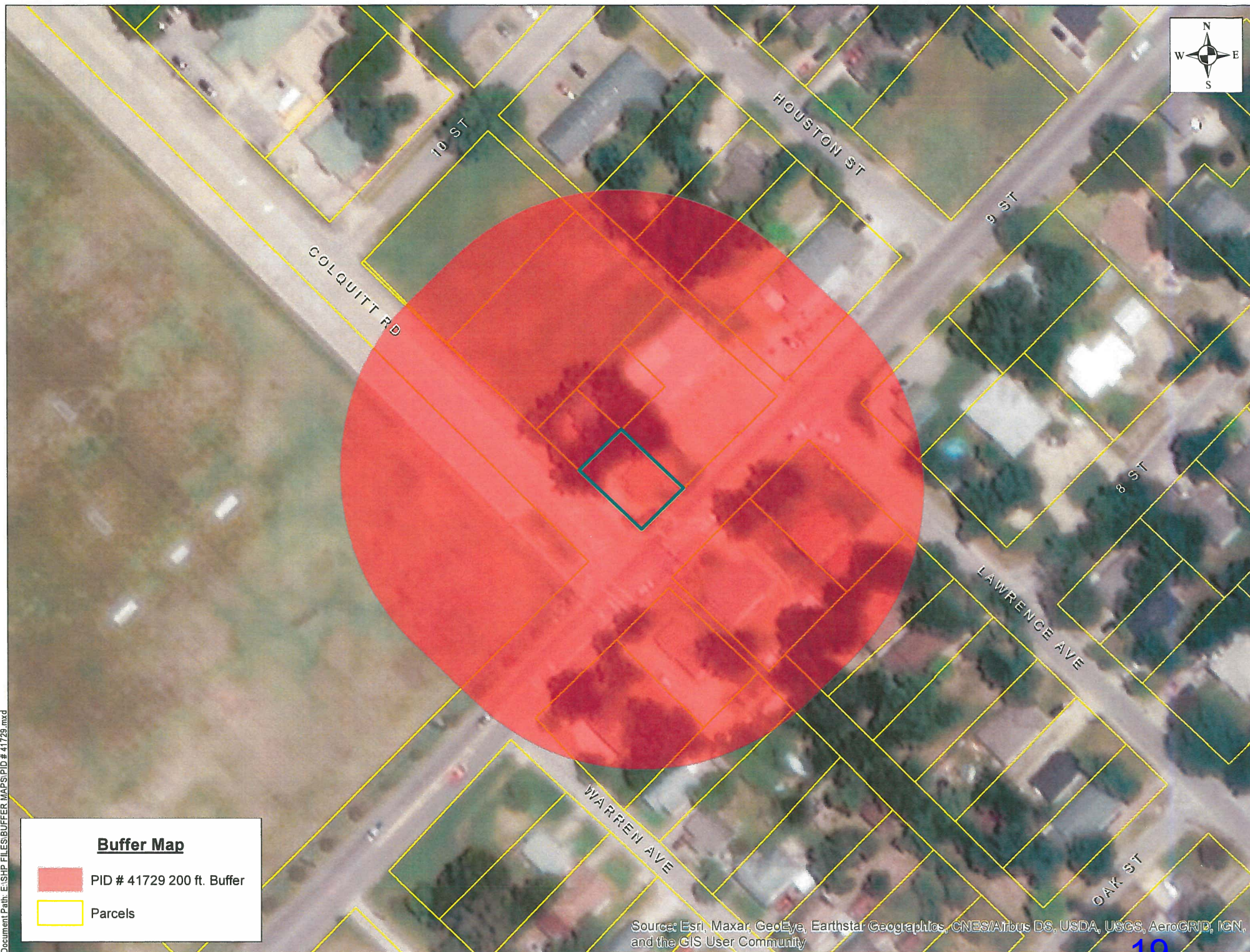
Municipal Development Department

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
27864	DOBBS ROBERT E & REBECCA S		607 MULBERRY		FORNEY	TX	75126
27865	GUZMAN JOSE A		103 8TH ST		TERRELL	TX	75160
41578	CITY OF TERRELL		P O BOX 310		TERRELL	TX	75160
41719	RODRIGUEZ LY		1742 N FRANCES ST		TERRELL	TX	75160
41720	RODRIGUEZ LY		1742 N FRANCES ST		TERRELL	TX	75160
41721	ROBLEDO FRANCISCO A & DOLORES		905 HOUSTON ST		TERRELL	TX	75160
41722	ROBLEDO FRANCISCO A & DOLORES		905 HOUSTON ST		TERRELL	TX	75160
41724	ALI FIROZ		P O BOX 1798		TERRELL	TX	75160
41725	ALI FIROZ		P O BOX 1798		TERRELL	TX	75160
41725	ALI FIROZ		P O BOX 1798		TERRELL	TX	75160
41726	ALI FIROZ		P O BOX 1798		TERRELL	TX	75160
41726	ALI FIROZ		P O BOX 1798		TERRELL	TX	75160
41727	SAI E & E PROPERTIES INC.		P O BOX 541895		GRAND PRAIRIE	TX	75054
41728	SAI E & E PROPERTIES INC.		P O BOX 541895		GRAND PRAIRIE	TX	75054
41729	FRIENDS PROPERTIES LLC		13111 N CENTRAL EXPWY	STE 150	DALLAS	TX	75243
41730	CARPENTER GROUP		706 GRIFFITH AVE		TERRELL	TX	75160
42884	PATTON BURL A & MARY J JONES REV LIVING TR		911 LAWRENCE AVE		TERRELL	TX	75160-2439
42885	RATLIFF KATHERINE J		917 LAWRENCE AVE		TERRELL	TX	75160

PROP_ID	owner_name	addr_line1	addr_line2	addr_line3	addr_city	addr_state	addr_zip
42886	CHILCOAT CHARLES C		7400 MARCHMAN WAY		PLANO	TX	75025
42887	CHILCOAT PATRICIA A		706 EULALIA		TERRELL	TX	75110
42888	CHILCOAT PATRICIA A		706 EULALIA		TERRELL	TX	75110
42889	CHILCOAT PATRICIA A		706 EULALIA		TERRELL	TX	75110
42890	CHILCOAT PATRICIA A		706 EULALIA		TERRELL	TX	75110





Agenda Item No. 6
Final Plat
Jaquez Addition
Lots 1 & 2, Block 580
Being a replat of Lot 2R, Block 580
(RP 21-01)

Planning and Zoning Commission Meeting: February 25, 2021

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

Legal: Being of a Final Plat of the Jaquez Addition, Lots 1 & 2, Block 580 out of the Terrell Rev Addition, City of Terrell, Kaufman County, Texas. Being a replat of Lot 2R, Block 580, City of Terrell, Kaufman County, Texas.

Owner/Applicant: Hector Jaquez

Background:

The applicant has submitted a Final Plat for the Jaquez Addition consisting of Lots 1 & 2, Block 580 out of the Terrell Rev Addition, City of Terrell, Kaufman County, Texas. The applicant is subdividing this lot into two separate lots. The property is located at 0 Mineral Wells. The Replat (Final Plat) meets the standards for zoning and subdivision ordinance.

Staff Recommendation:

Approval of the Final Plat for Lots 1 & 2, Block 580, out of the Terrell Rev Addition.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Future Land Use Map



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

Application Type:	<input type="checkbox"/> Construction	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Replat	<input type="checkbox"/> Amending
Plat Name:				
Existing Property Information:				
Legal Description:				
Lot: <u>2R</u>		Block: <u>580</u>		
Subdivision: <u>Replat of block 580</u>		No. of Lots <u>2</u>		
Survey abstract & acreage: <u>1 acre of 2R</u>				
Address: <u>Mineral Wells St</u>				
Present use & zoning district: <u>SF - 7.5</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	
Property Owner Information:				
Owner: <u>Hector Jaquez</u>		Phone No. <u>214-293-7841</u> Fax No. _____		
Address: <u>3709 S Country Club Rd Garland TX 75043</u>				
If the property owner is represented by an authorized agent, please complete the following:				
Agent/Developer: _____		Phone No. _____ Fax No. _____		
Cell No. _____		E-Mail _____		
Address: _____				
Owner Signature: <u>[Signature]</u>		Agent Signature: _____		
Surveyor:				
Firm Name: <u>State wide surveying</u>		Phone No. <u>972-962-6481</u> Fax No. <u>972-962-6480</u>		
Contact: <u>Greg Sjerven</u>		E-Mail <u>statelwidesurvey@aol.com</u>		
Address: <u>208 North Washington Kaufman TX 75142</u>				
Land Planner/Engineer:				
Firm Name: <u>Eric Davis Engineering</u>		Phone No. <u>972-564-0592</u> Fax No. _____		
Contact: <u>Eric Davis</u>		E-Mail _____		
Address: <u>120 E Main St Forney TX 75126</u>				
Office Use Only:				
Application Date: <u>1/27/2020</u>		Fee Paid: _____ (Check# _____) (Cash _____) (C.C. _____) Received By: _____		

Please see back page

Cabinet _____ page _____

STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Terrell, Kaufman County, Texas, all of Lot 2R, Block No. 580 of the Replat of Block No. 580 to said City of Terrell, recorded in Cabinet No. 3 page 440 of the Plat Records of Kaufman County, Texas, said Lot 2R, Block No. 580 conveyed to JPAC Global Acquisitions Group, LLC on September 16, 2020, recorded in Vol. 6602 page 128 of the Deed Records of Kaufman County, Texas.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of January, 2020.

GIVEN UNDER MY HAND AND SEAL
this the 24th day of February, 2021.

GREG SJERVEN, R.P.L.S. NO. 5244

STATE OF TEXAS
COUNTY OF KAUFMAN

The owner of the land shown on this plat and whose name is subscribed hereto and in person, or through a duly authorized agent, dedicates to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Hector Jaquez, Jr. (CEO)
JPAC Global Acquisitions Group, LLC

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Hector Jaquez, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL, this the ____ day
of _____, 2021.

NOTARY PUBLIC, KAUFMAN COUNTY, TEXAS

FINAL PLAT

Approved by the City of Terrell for filing at the office of the
County Clerk of Kaufman County, Texas.

This Property is located in the corporate limits (or the extraterritorial
jurisdictions) of the City of Terrell, Kaufman County, Texas.

Recommended for Approval:
Planning and Zoning Commission
City of Terrell, Texas

Chairman _____ Date _____

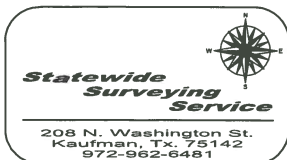
Approved and Accepted:
City Council
City of Terrell, Texas

Mayor _____ Date _____

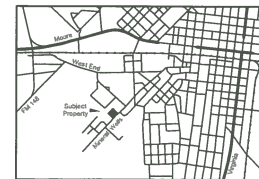
Attest:

City Secretary _____ Date _____

Prepared For:
Hector Jaquez, Jr. (CEO)
JPAC Global Acquisitions Group, LLC.
3709 South Country Club Road
Garland, Tx. 75043



56818F2.zak Jn 803



Vicinity Map

FINAL PLAT

JAEQUEZ ADDITION

(LOT NO. 1 and LOT NO. 2, BLOCK NO. 580)

**BEING A REPLAT OF ALL OF LOT 2R, BLOCK NO. 580
OF THE REPLAT OF BLOCK NO. 580 TO THE CITY OF
TERRELL, KAUFMAN COUNTY, TEXAS, RECORDED
IN CABINET 3 PAGE 440 OF THE PLAT RECORDS
OF KAUFMAN COUNTY, TEXAS.**

(DATE: FEBRUARY 24, 2021)



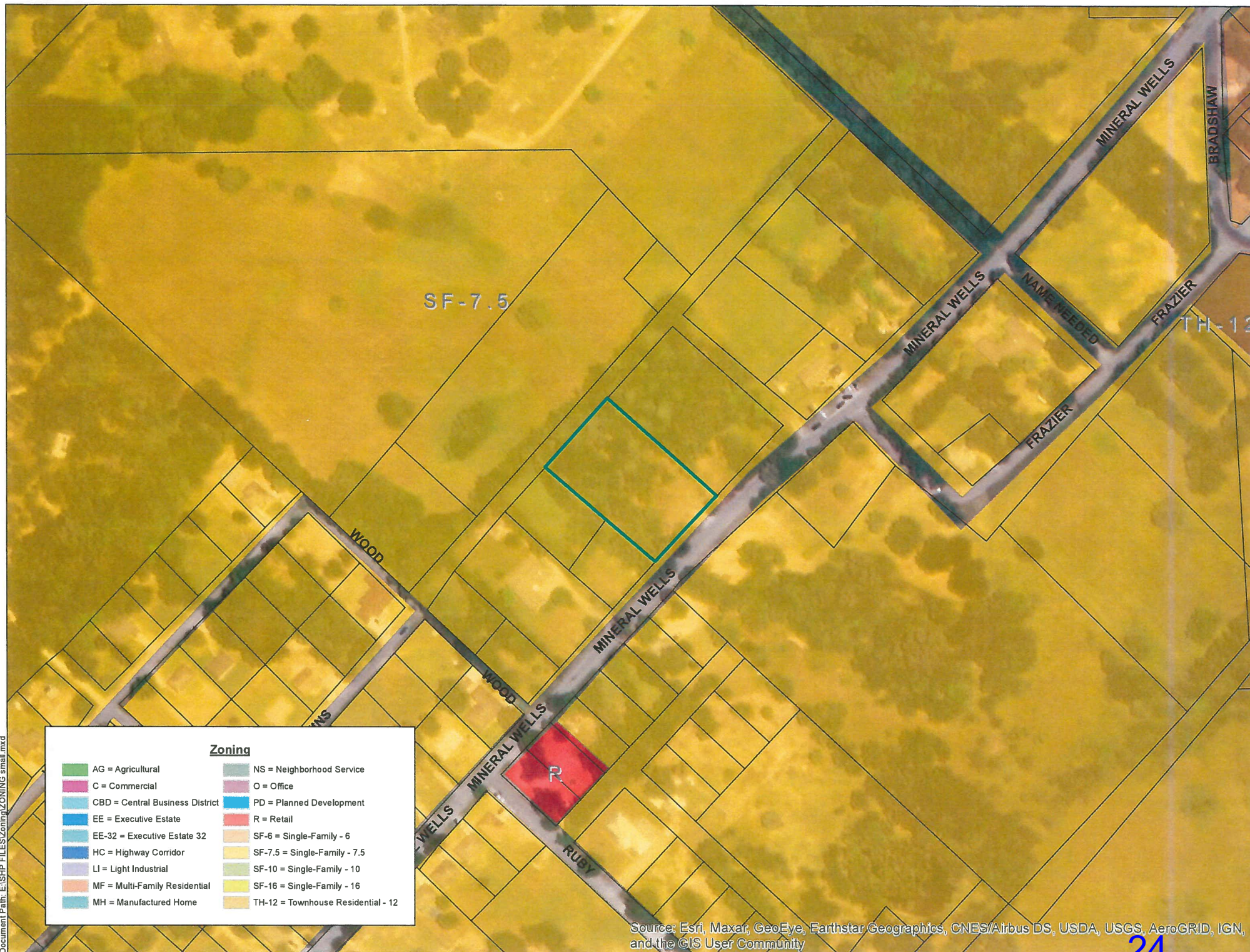
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Location Map

- PID # 202612 Location
- Parcels

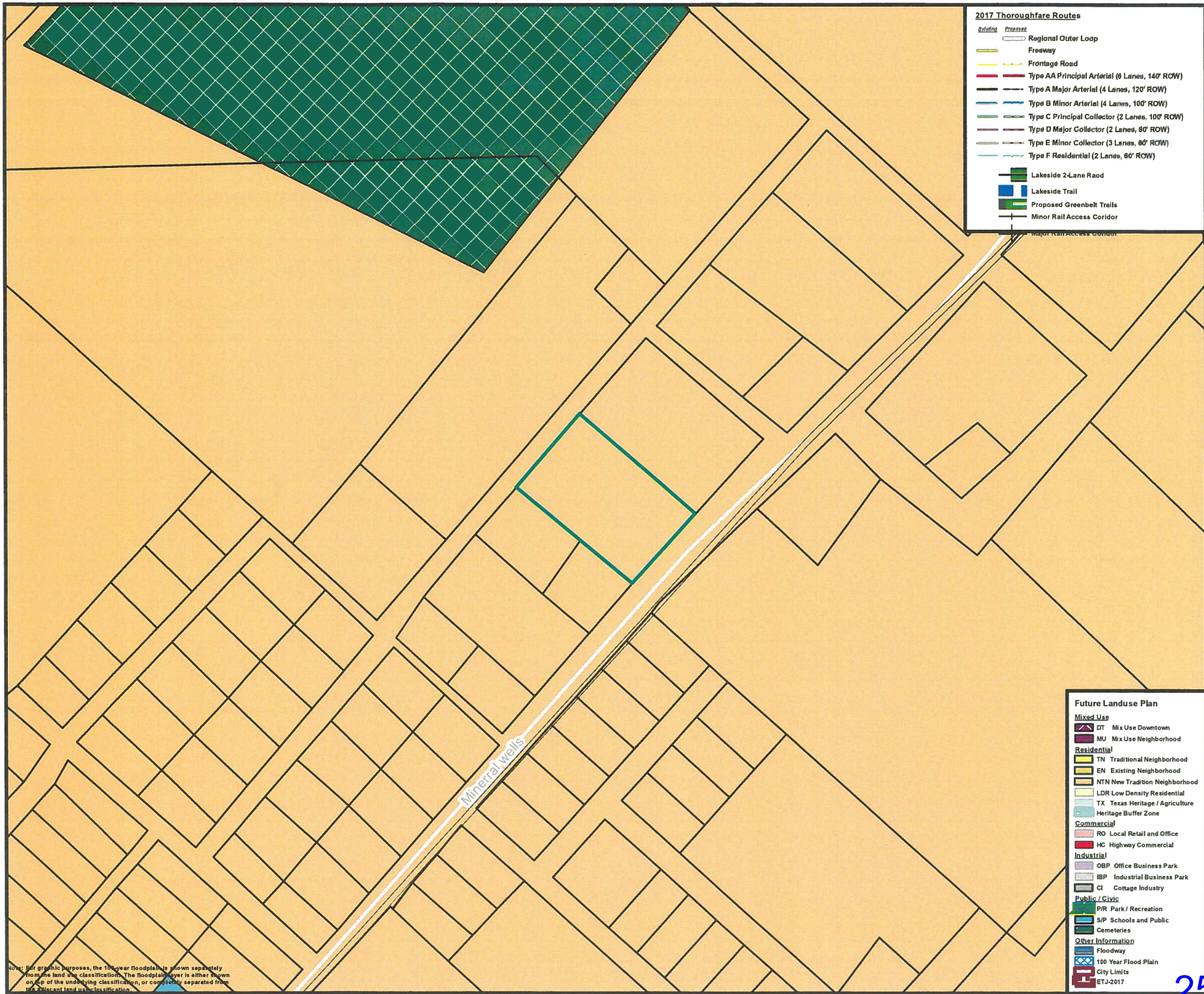
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 inch = 200 feet



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

1 inch = 200 feet



- 2017 Thoroughfare Routes**
- Existing Proposed*
- Regional Outer Loop
 - Freeway
 - Frontage Road
 - Type AA Principal Arterial (8 Lanes, 140' ROW)
 - Type A Major Arterial (4 Lanes, 120' ROW)
 - Type B Minor Arterial (4 Lanes, 100' ROW)
 - Type C Principal Collector (2 Lanes, 100' ROW)
 - Type D Major Collector (2 Lanes, 80' ROW)
 - Type E Minor Collector (3 Lanes, 60' ROW)
 - Type F Residential (2 Lanes, 60' ROW)
 - Lakeside 2-Lane Road
 - Lakeside Trail
 - Proposed Greenbelt Trails
 - Minor Rail Access Corridor
 - Major Rail Access Corridor

- Future Land Use Plan**
- Mixed Use**
- DT Mix Use Downtown
 - MU Mix Use Neighborhood
- Residential**
- TN Traditional Neighborhood
 - EN Existing Neighborhood
 - NTN New Tradition Neighborhood
 - LDR Low Density Residential
 - TX Texas Heritage / Agriculture Heritage Buffer Zone
- Commercial**
- RO Local Retail and Office
 - HC Highway Commercial
- Industrial**
- OBP Office Business Park
 - IBP Industrial Business Park
 - CI Cottage Industry
- Public / Civic**
- P/R Park / Recreation
 - S/P Schools and Public
 - Cemeteries
- Other Information**
- Floodway
 - 100 Year Flood Plain
 - City Limits
 - ETJ-2017



City of Terrell

Future Land Use Plan



Notes: For graphic purposes, the 100-year floodplains shown separately from the land use classification. The floodplains layer is either shown on top of the underlying classification, or completely separated from the adjacent land use classification.

New Traditional Neighborhoods

Purpose and intent

- New compact and walkable residential neighborhoods to capitalize on existing and future investment in infrastructure
- Network of trails with access to parks, schools, shopping, and civic destinations

Land use types and density

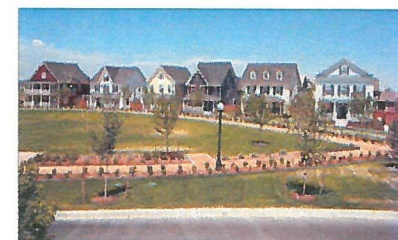
- Range of single-family from large lot, to patio homes, to town homes that transitions to adjoining corridors or commercial development
- Also appropriate are elementary schools, parks, and small-scale neighborhood serving commercial uses in close proximity
- Average density of 4 to 8 units per acre

Design priorities

- Connected and compact street grid to promote walkability
- Network of parks and trails that preserve any environmental factors (creeks, floodplains, tree stands, steep grades, etc.) as assets
- Appropriate design of parks and open space to add value to the neighborhoods including multi-purpose open space with trails, play grounds, and other neighborhood amenities
- Architectural design recommendations to ensure quality neighborhoods through:
 - Façade design that incorporates porches or stoops
 - Garages are set back from the main façade
 - Building materials convey quality and permanence

Zoning Recommendations

- Create a Traditional Neighborhood zoning district that provides a structured tool box for developers to tailor new neighborhoods that maximize market opportunities for a range of housing types while also creating quality walkable neighborhoods.
- Such a zoning district would:
 - Provide a range of housing types and lot types (townhomes, patio homes, cottages, manor, and estate homes);
 - Prioritize neighborhood design which is sensitive to environmental features of the site such as trees, creeks, and significant slopes and leverages them as opportunities to create greater value;
 - Establishes urban and architectural design standards for homes to reinforce the qualities of traditional neighborhoods such as porches, stoops, doors and windows, pedestrian scale elements, and appropriate landscaping.
 - Provides a network of vehicular and pedestrian connectivity that balances neighborhood integrity with transportation needs, market demand for development, and regional access;
 - Establishes standards for single loaded roads to provide both visual and physical access to parks and open space;
 - Provides a variety of community gathering spaces, parks, plazas and recreation opportunities that are well connected with convenient walking and cycling access; and
 - Provides standards for streets that reinforces them as public spaces that encourage walking and biking.





Dear Madam or Sir:

A public hearing will be conducted by the **Planning and Zoning Commission on Thursday, February 25, 2021, at 5:30 p.m. in the City Council Chambers** and by the **Terrell City Council at 7:00 p.m. on Tuesday, March 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 Final Plat of Lot 1 & 2, Block No. 580, Terrell Rev Addition. Being a replat of Lot 2R, Block No. 580, of the Terrell Rev Addition, City of Terrell, Kaufman County. The property is also known as 0 Mineral Wells Street, Terrell Texas. The property is currently zoned as Single Family 7.5 (SF-7.5) district. (RP 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. 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.

(RP 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: 2/11/2021

Please return to:

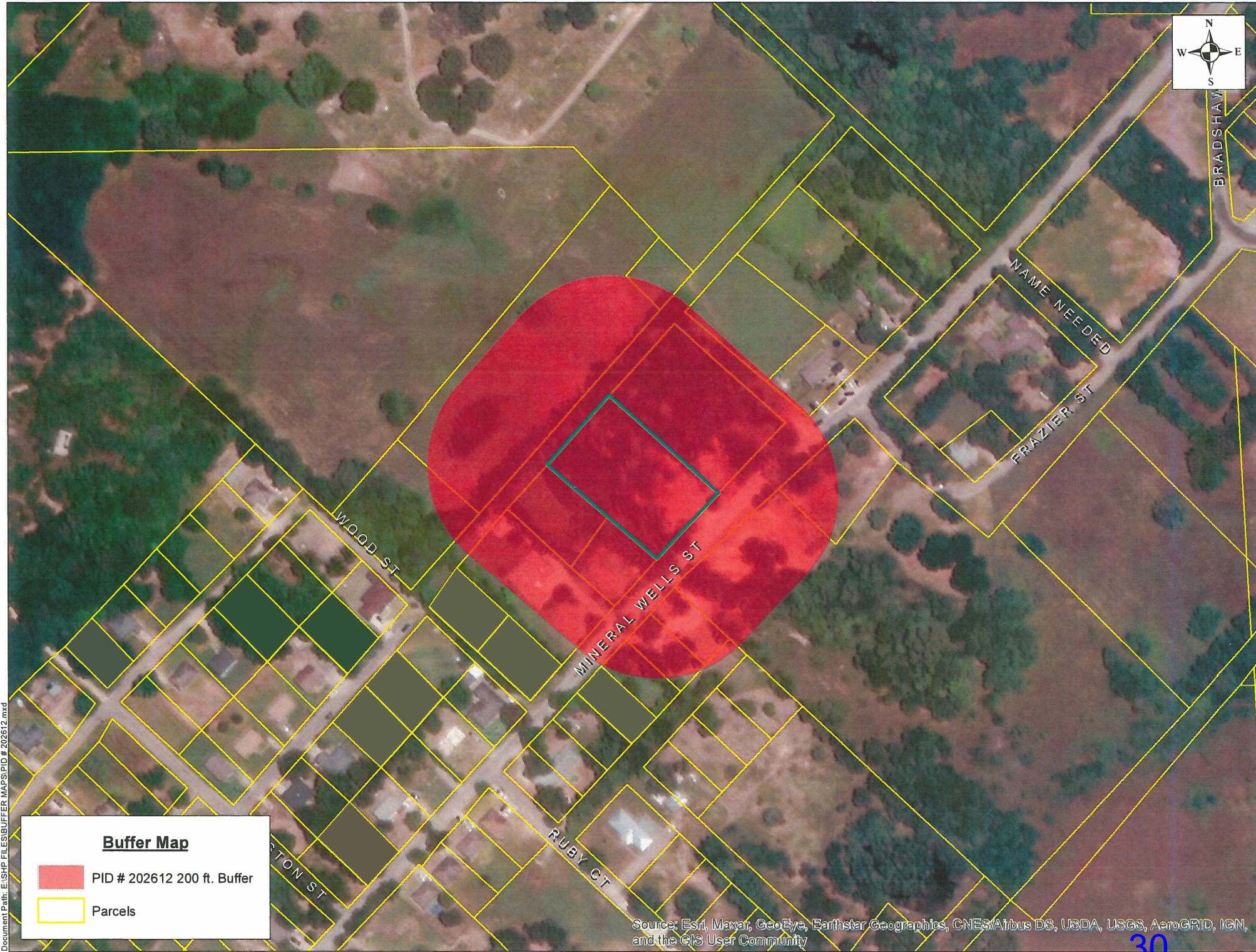
City of Terrell

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
19613	MORGAN CAROLYN		6138 MOUNTAINVIEW		CRANDALL	TX	75114
19614	MORGAN CAROLYN		6138 MOUNTAINVIEW		CRANDALL	TX	75114
19615	IRVIN WALTER L		5787 S HAMPTON RD LB 122		DALLAS	TX	75232
41342	KAUFMAN COUNTY TRUSTEE		P O BOX 339		KAUFMAN	TX	75142
41344	ANDERSON ABBIE H		336 FM RD 2578		TERRELL	TX	75160
41345	ANDERSON JAMES C III ET AL		33571 CEDAR CREEK LN		LAKE ELSINORE	CA	92532
41348	JONES GABRIELLA		2715 EXCALIBUR DR		GRAND PRAIRIE	TX	75052-4570
41349	BROOKSHIRE NATHAN L & CARMEN		608 MINERAL WELLS ST		TERRELL	TX	75160
41355	M & M CONTRACTOR	MANUEL MURGUIA	1311 CURTIS LANE		TERRELL	TX	75160
41356	WRIGHTING SARA O		1108 S FRANCES ST		TERRELL	TX	75160
41357	WRIGHTING SARA O		1108 S FRANCES ST		TERRELL	TX	75160
41358	WRIGHTING THERESA		P O BOX 1004		TERRELL	TX	75160
41361	RERAM INC		P O BOX 50593		DENTON	TX	76206
41362	VARGAS JUAN M		10104 FM RD 429		KAUFMAN	TX	75142
202612	M & M CONTRACTOR	MANUEL MURGUIA	1311 CURTIS LANE		TERRELL	TX	75160



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Buffer Map

PID # 202612 200 ft. Buffer

Parcels

1 inch = 200 feet