

# **AGENDA**

## **Regular City Council Meeting**

**7:00 PM - Tuesday, June 15, 2021**

City Council Chambers, 201 E. Nash Street, Terrell, TX



**Mayor Rick Carmona**

### **Council Members**

**District 2 - Grady Simpson**

**District 3 - Mayrani Velazquez**

**District 4 - Stephanie Holmes-Thomas**

**District 5 - Tim Royse**

**City Manager Mike Sims**

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NOTICE IS HEREBY GIVEN that the Terrell City Council will conduct a Regular City Council Meeting at 7:00 p.m. on Tuesday, June 15, 2021, at Terrell City Hall located at 201 East Nash Street. The meeting is open to the public with limited seating in the Council Chambers. Recommendations of the CDC regarding social distancing will be practiced during the course of the public meeting to slow the spread of the Coronavirus (COVID-19).

If you choose not to attend in person and you wish to submit public comments, email [support@cityofterrell.org](mailto:support@cityofterrell.org) and title the email "Public Comment". All public comments submitted by 12:00 pm on Tuesday, June 15, 2021 will be provided to the City Council members and read into the record for the Tuesday, June 15, 2021 City Council Meeting.

Page

### **1. CALL TO ORDER**

### **2. INVOCATION**

### **3. PLEDGE TO AMERICAN FLAG AND TEXAS FLAG.**

### **4. MAYOR AND COUNCIL COMMUNITY RECOGNITION AND EVENTS**

## **5. ADOPTION OF MINUTES**

- 5.1. Discuss and Consider Minutes from the Regular City Council Meeting on June 8, 2021.

## **6. HEAR REMARKS FROM VISITORS.**

*This time is set aside on the agenda to invite any person to address the Council on issues not subject to a public hearing. Routine administrative matters are best discussed with the appropriate City Staff before bringing them to the Council. Prior to the meeting, please complete a "Citizen Participation Form" and present it to the City Secretary. In accordance with the Texas Open Meetings Act, Section 551.042, the City Council cannot discuss, consider, or take action on matters not listed on the agenda. Speakers should limit their comments to 3 minutes and are asked to speak into the microphone provided, identifying themselves for the record. The total amount of time set aside for this place on the agenda is 15 minutes. Comments of a personal nature directed at the Council or Staff are inappropriate.*

## **7. BOARDS AND COMMISSIONS**

- 7.1. Discuss Summer Board Meetings Schedule. 5 - 7  
[June-Aug 2021 Calendar](#)
- 7.2. Discuss and Consider Planning and Zoning Appointments. 8 - 12  
[Agenda Item Report - AIR-21-048 - Pdf](#)

## **8. PUBLIC HEARING**

- 8.1. Conduct a Public Hearing to Receive Comments Regarding a Final Plat 13  
Of Lot 1 & 2, Block 241, Scoggins Addition, Being A Replat Of Lot 5, Block 241 Of The Terrell Revised, City Of Terrell, Kaufman County, Texas. A Variance Granted By The Zoning Board Of Adjustments In February 2021, Which Allows The Property Owner To Build On The Lot Width Established By The Requested Plat. The Lots Will Be Approximately 7,300 Square Feet Each. The Property Is Also Known As 0 S. Medora, City Of Terrell, Kaufman County, Texas. The Property Is Currently Zoned As Single-Family-6 (SF-6) District. (FP 21-06).  
[Scroggins Addition Application FP 21-06](#)  
[Scroggins Additon Final Plat FP 21-06](#)  
[PID # 40471 Location](#)  
[PID # 40471 Zoning](#)  
[PID # 40471 FLU](#)

### PH Notice to Owner

- 8.2. Discuss And Consider Final Plat Of Lot 1 & 2, Block 241, Scoggins Addition, Being A Replat Of Lot 5, Block 241 Of The Terrell Revised, City Of Terrell, Kaufman County, Texas. A Variance Granted By The Zoning Board Of Adjustments In February 2021, Which Allows The Property Owner To Build On The Lot Width Established By The Requested Plat. The Lots Will Be Approximately 7,300 Square Feet Each. The Property Is Also Known As 0 S. Medora, City Of Terrell, Kaufman County, Texas. The Property Is Currently Zoned As Single-Family-6 (SF-6) District. (FP 21-06).

## **9. DISCUSSION ITEMS**

- 9.1. Discuss 2021 Updates to the Financial Policy.
- 9.2. Discuss FY22 Budget Schedule. 20 - 24  
[Budget Schedule 2021-2022](#)  
[June-Aug 2021 Calendar](#)

## **10. CONSENT AGENDA**

- 10.1. Discuss and Consider Ordinance No. 2867 on Second Reading, An Ordinance Of The City Council Of The City Of Terrell, Kaufman County, Texas, Planned Development 21-02 (PD 21-02) Amending Planned Development PD 20-05 (PD 20-05), In The Manner Shown In The Revised Northside Addition Subdivision Development Conceptual Drawings And The Revised Northside Addition Development Standards Copies Of Which Are Attached Hereto As Exhibits "A" And "B" And Made A Part Hereof For All Purposes; Providing For The Repeal Of Conflicting Ordinances; Providing For Severability And Providing An Effective Date. 25 - 33  
[Agenda Item Report - AIR-21-051 - Pdf](#)
- 10.2. Discuss and Consider Ordinance No. 2866 on Second Reading, An Ordinance Of The City Council Of The City Of Terrell, Kaufman County, Texas, Amending Appendix 2, Zoning Ordinance Of The City Of Terrell By Changing The Zoning Classification On Certain Real Property More Particularly Described As Lot 1, Block 351, Terrell Revised, An Addition To The City Of Terrell, And Also Known As 801 North Rockwall Street As Shown On The Plat Attached Hereto As Exhibit "A" And Made A Part Hereof For All Purposes From Retail (R) To Single-Family Residential 7.5 (SF-7.5); Providing For Severability And Providing An Effective Date. 34 - 41  
[Agenda Item Report - AIR-21-052 - Pdf](#)

**11. ADJOURN INTO EXECUTIVE SESSION IN ACCORDANCE WITH SECTION 551 OF THE TEXAS GOVERNMENT CODE TO DISCUSS THE FOLLOWING:**

Section 551.072 Deliberations Regarding Real Property.  
Section 551.087 Deliberations Regarding Economic Development Negotiations.

**12. RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION, IF ANY, ITEMS DISCUSSED IN EXECUTIVE SESSION.**

**13. ADJOURN.**

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Governing Body of the City of Terrell is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the Terrell City Hall, Terrell, Texas, a place convenient and readily accessible to the General Public and on the website at [cityofterrell.org](http://cityofterrell.org), and which has been continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.  
Posted Friday, June 11, 2021 –5:00 p.m.

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Dawn Steil, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-551-6600 for further information. Braille is not available.

Council Reserves the Right to Adjourn into Executive Session to Seek Legal Counsel on a Matter Which the Canon of Legal Ethics Demands to Preserve the Attorney-Client Privilege Pursuant to Section 551.071(2) of the Texas Government Code.



| May 2021 |    |    |    |    |    |    |
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| 23       | 24 | 25 | 26 | 27 | 28 | 29 |
| 30       | 31 |    |    |    |    |    |

# JUNE 2021

| July 2021 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
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| 18        | 19 | 20 | 21 | 22 | 23 | 24 |
| 25        | 26 | 27 | 28 | 29 | 30 | 31 |

| Sunday             | Monday                       | Tuesday  | Wednesday   | Thursday   | Friday   | Saturday |
|--------------------|------------------------------|--|---|--|--|----------|
| 30                 | 31                           | 1  | 2   | 3  | 4  | 5        |
| 6                  | 7                            | 8<br>Library Summer<br>Act Fair 5-7 pm<br>City Council<br>Meeting 7 pm | 9   | 10<br>Park Board Meeting<br>6:00 pm<br>Terrell Service | 11   | 12       |
| 13                 | 14                           | 15<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm                 | 16  | 17   | 18   | 19       |
| 20<br>Father's Day | 21                           | 22<br>Special City<br>Council Mtg and<br>Workshop 5:30 pm              | 23<br>TIRZ No. 1/Power<br>Center Board Mtg<br>9:00 am | 24<br>Planning & Zoning<br>Board<br>5:30 pm            | 25<br>PADIC Board Meeting<br>8:00 am<br><b>Budget Workshop</b><br>11:30 am – 5:00 pm | 26       |
| 27                 | 28<br>ZBA Meeting<br>5:30 pm | 29<br>Special City<br>Council Mtg and<br>Workshop 5:30 pm              | 30  | 1  | 2  | 3        |

| June 2021 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
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| 6         | 7  | 8  | 9  | 10 | 11 | 12 |
| 13        | 14 | 15 | 16 | 17 | 18 | 19 |
| 20        | 21 | 22 | 23 | 24 | 25 | 26 |
| 27        | 28 | 29 | 30 |    |    |    |

# JULY 2021

| August 2021 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|
| S           | M  | T  | W  | T  | F  | S  |
| 1           | 2  | 3  | 4  | 5  | 6  | 7  |
| 8           | 9  | 10 | 11 | 12 | 13 | 14 |
| 15          | 16 | 17 | 18 | 19 | 20 | 21 |
| 22          | 23 | 24 | 25 | 26 | 27 | 28 |
| 29          | 30 | 31 |    |    |    |    |

| Sunday                   | Monday                           | Tuesday   | Wednesday   | Thursday  | Friday                                     | Saturday |
|--------------------------|----------------------------------|---|---|---|--|----------|
| 27                       | 28                               | 29  | 30  | 1<br>Planning &<br>Zoning Board<br>5:30 pm            | 2  | 3        |
| 4<br>Independence<br>Day | 5<br>Independence<br>Day Holiday | 6   | 7   | 8<br>Park Board Meeting<br>6:00 pm<br>Terrell Service | 9<br>PADIC Board<br>Meeting 8:00 am        | 10       |
| 11                       | 12                               | 13  | 14<br>Airport Board<br>Meeting<br>6:00 pm at Terrell<br>Municipal Airport | 15  | 16   | 17       |
| 18                       | 19                               | 20<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm    | 21  | 22<br>Planning &<br>Zoning Board<br>5:30 pm           | 23   | 24       |
| 25                       | 26<br>ZBA Meeting<br>5:30 pm     | 27<br>Special City<br>Council Mtg and<br>Workshop 5:30 pm | 28  | 29  | 30<br>Draft budget<br>posted on<br>website | 31       |

## July 2021

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
|    |    |    |    | 1  | 2  | 3  |
| 4  | 5  | 6  | 7  | 8  | 9  | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

## AUGUST 2021

## September 2021

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
|    |    |    | 1  | 2  | 3  | 4  |
| 5  | 6  | 7  | 8  | 9  | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 |    |    |

| Sunday | Monday                                      | Tuesday  | Wednesday | Thursday   | Friday | Saturday |
|--------|---|--|-----------|--|--------|----------|
| 1      | 2<br>Budget Retreat<br>8:30 am –<br>5:00 pm | 3<br>Budget Retreat<br>9:00 am – 5 pm<br>City Council Mtg<br>at 7 pm | 4         | 5  | 6      | 7        |
| 8      | 9   | 10<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm               | 11        | 12<br>Park Board Meeting<br>6:00 pm<br>Terrell Service | 13     | 14       |
| 15     | 16  | 17   | 18        | 19   | 20     | 21       |
| 22     | 23<br>ZBA Meeting<br>5:30 pm                | 24<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm               | 25        | 26<br>Planning &<br>Zoning Board<br>5:30 pm            | 27     | 28       |
| 29     | 30  | 31<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm               | 1         | 2  | 3      | 4        |

Regular City Council  
**AGENDA ITEM REPORT**



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**To:** City Council  
**Subject:** Discuss Planning and Zoning Appointments.  
**Meeting:** Regular City Council - Jun 15 2021  
**Department:** P+Z Commission  
**Staff Contact:** Omayra Mata, Administrative Assistant

**BACKGROUND INFORMATION:**

Mrs. Stephanie Thomas was elected to City Council which resulted in her having to vacate her seat as a Planning and Zoning Commissioner.

**ATTACHMENTS:**

[council board responsibilities](#)

[S Fuller](#)

[F Spencer](#)

[J Kegerreis](#)

## Council Board Responsibilities

| Board                       | Council Member    |
|-----------------------------|-------------------|
| Airport                     | Rick Carmona      |
| Animal Advisory Board       | Grady Simpson     |
| Building Standards          | Tim Royse         |
| Civil Service               | Grady Simpson     |
| Economic Development        | Rick Carmona      |
| Library                     | Charles Whitaker  |
| Park                        | Tim Royse         |
| Zoning Board of Adjustments | Mayrani Velazquez |
| TIF/Power Center            | Mayrani Velazquez |
| Planning and Zoning         | Mayrani Velazquez |

|                         |  |
|-------------------------|--|
| First Name              | Stephanie  |
| Last Name               | Fuller   |
| Home Phone              |  |
| Mobile                  | 2143847025   |
| Email                   | <a href="mailto:storm_trpr27@yahoo.com">storm_trpr27@yahoo.com</a>   |
| Address                 | 305 Runnells   |
| City                    | Terrell  |
| State                   | Texas  |
| Zip Code                | 75160  |
| Occupation              | Education  |
| Resident of Terrell?    | Yes  |
| If Yes, How Many Years? | 5  |
| Qualifications          | =>Native Terrell Resident/Homegrown<br>=>20+ years in Education (as a teacher, administrator, and central office)<br>=>Able to problem-solve<br>=>Clear and concise decision-making skills<br>=>Time to devote to the board itself and to the responsibilities that come with the position |
| Special Qualifications  | Terrell Citizens University  |
| Board Preference Rating | 1  |

|                         |   |
|-------------------------|---|
| First Name              | Felicia   |
| Last Name               | Spencer   |
| Home Phone              | 9729216425  |
| Mobile                  | 9729216425  |
| Email                   | <a href="mailto:netxrealtor69@gmail.com">netxrealtor69@gmail.com</a>  |
| Address                 | 404 Main St   |
| City                    | Terrell   |
| State                   | Texas   |
| Zip Code                | 75160   |
| Occupation              | Realtor   |
| Resident of Terrell?    | Yes   |
| If Yes, How Many Years? | 16  |
| Qualifications          | I don't know what would qualify me, but I am a Realtor here, I am a certified Historical Home Specialist, and I love my hometown. I know a lot of people, I feel, but also do not know a lot so I'd like to know more people and help make our city's reputation better and better. |
| Special Qualifications  | Attended None of These  |
| Board Preference Rating | 3   |

|                         |  |
|-------------------------|--|
| First Name              | John   |
| Last Name               | Kegerreis  |
| Home Phone              |  |
| Mobile                  | 214-632-7276   |
| Email                   | <a href="mailto:keger3@sbcglobal.net">keger3@sbcglobal.net</a>   |
| Address                 | 402 Griffith Avenue  |
| City                    | Terrell  |
| State                   | Texas  |
| Zip Code                | 75160  |
| Occupation              | Retired  |
| Resident of Terrell?    | Yes  |
| If Yes, How Many Years? | 35   |
| Qualifications          | Former Executive Board member of Terrell Chamber of Commerce, Rotary Citizen of the Year, former member of Jaycees, Terrell State Hospital Volunteer Council |
| Special Qualifications  | Attended None of These   |
| Board Preference Rating | 4  |





# 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 type="checkbox"/> Final | <input checked="" type="checkbox"/> Replat                  | <input type="checkbox"/> Amending |
| <b>Plat Name:</b> <u>SCROGGINS ADDITION</u>   |                           |  |                                |   |                                   |
| <b>Existing Property Information:</b>   |                           |  |                                |   |                                   |
| Legal Description:  |                           |  |                                |   |                                   |
| Lot: <u>5</u>   |                           | Block: <u>241</u>                          |                                |   |                                   |
| Subdivision:  |                           | No. of Lots                                |                                |   |                                   |
| Survey abstract & acreage:  |                           |  |                                |   |                                   |
| Address: <u>704 MEDORA</u>  |                           |  |                                |   |                                   |
| Present use & zoning district: <u>SF-6</u>  |                           |  |                                |   |                                   |
| <i>(Please note chart below)</i>  |                           |  |                                |   |                                   |
| (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>JEREMY SCROGGINS</u>  |                           | Phone No. <u>409-267-1743</u>              |                                | Fax No. _____   |                                   |
| Address: <u>208 BOURN ROCKWALL TX 75087</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: _____                     |                                |   |                                   |
| <b>Surveyor:</b>  |                           |  |                                |   |                                   |
| Firm Name: <u>DATA LAND SERVICE</u>   |                           | Phone No. <u>972-877-6055</u>              |                                | Fax No. _____   |                                   |
| Contact: <u>JIMMIE KENYON</u>   |                           | E-Mail <u>DATA LAND SERVICES@YAHOO.COM</u> |                                |   |                                   |
| Address: <u>P.O. BOX 2110, FORNEY, TX 75126</u>   |                           |  |                                |   |                                   |
| <b>Land Planner/Engineer:</b>   |                           |  |                                |   |                                   |
| Firm Name: _____  |                           | Phone No. _____                            |                                | Fax No. _____   |                                   |
| Contact: _____  |                           | E-Mail _____                               |                                |   |                                   |
| Address: _____  |                           |  |                                |   |                                   |
| <b>Office Use Only:</b>   |                           |  |                                |   |                                   |
| Application Date: _____   |                           | Fee Paid: _____                            |                                | (Check# _____) (Cash _____) (C.C. _____) Received By: _____ |                                   |



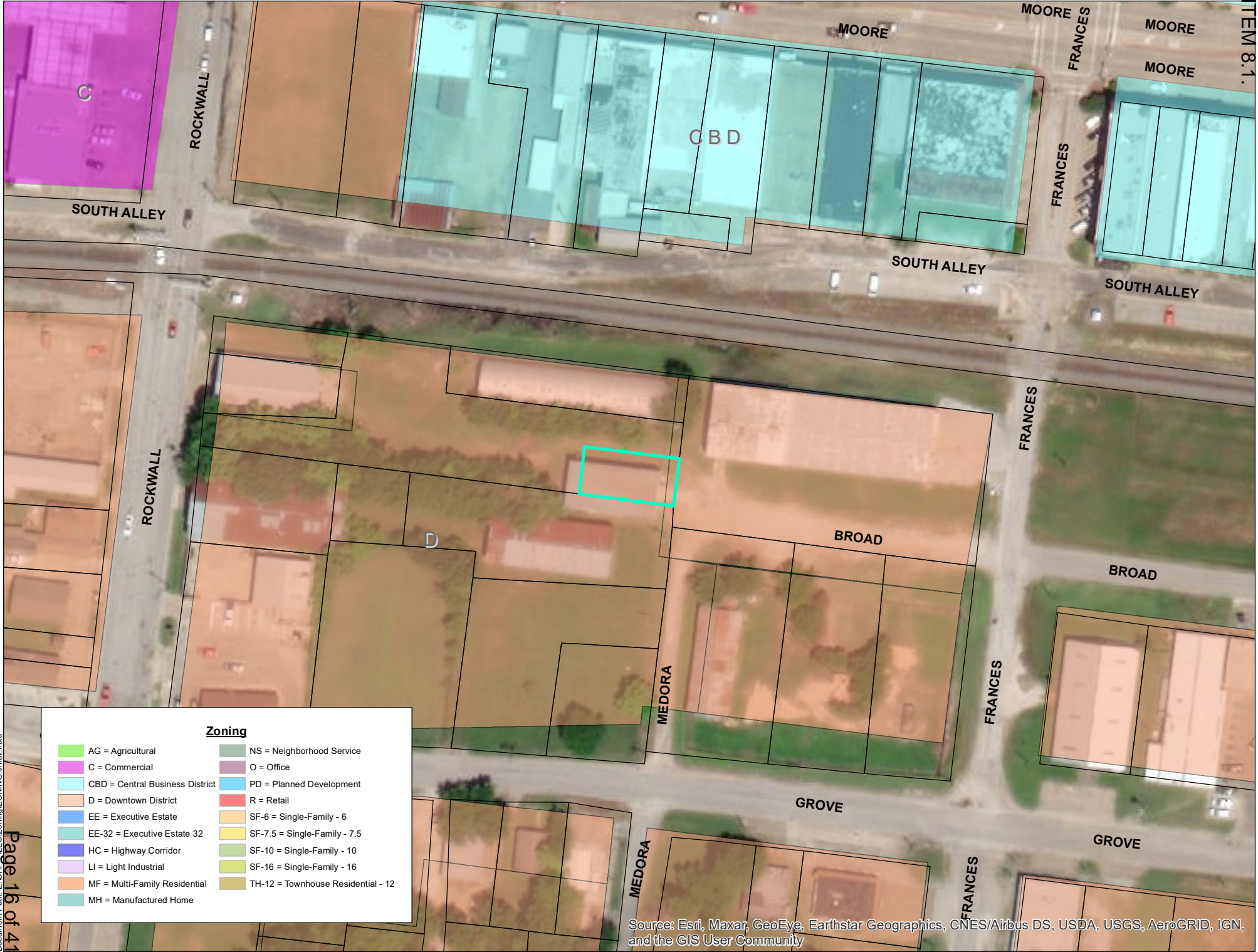




Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 inch = 100 feet





**Zoning**

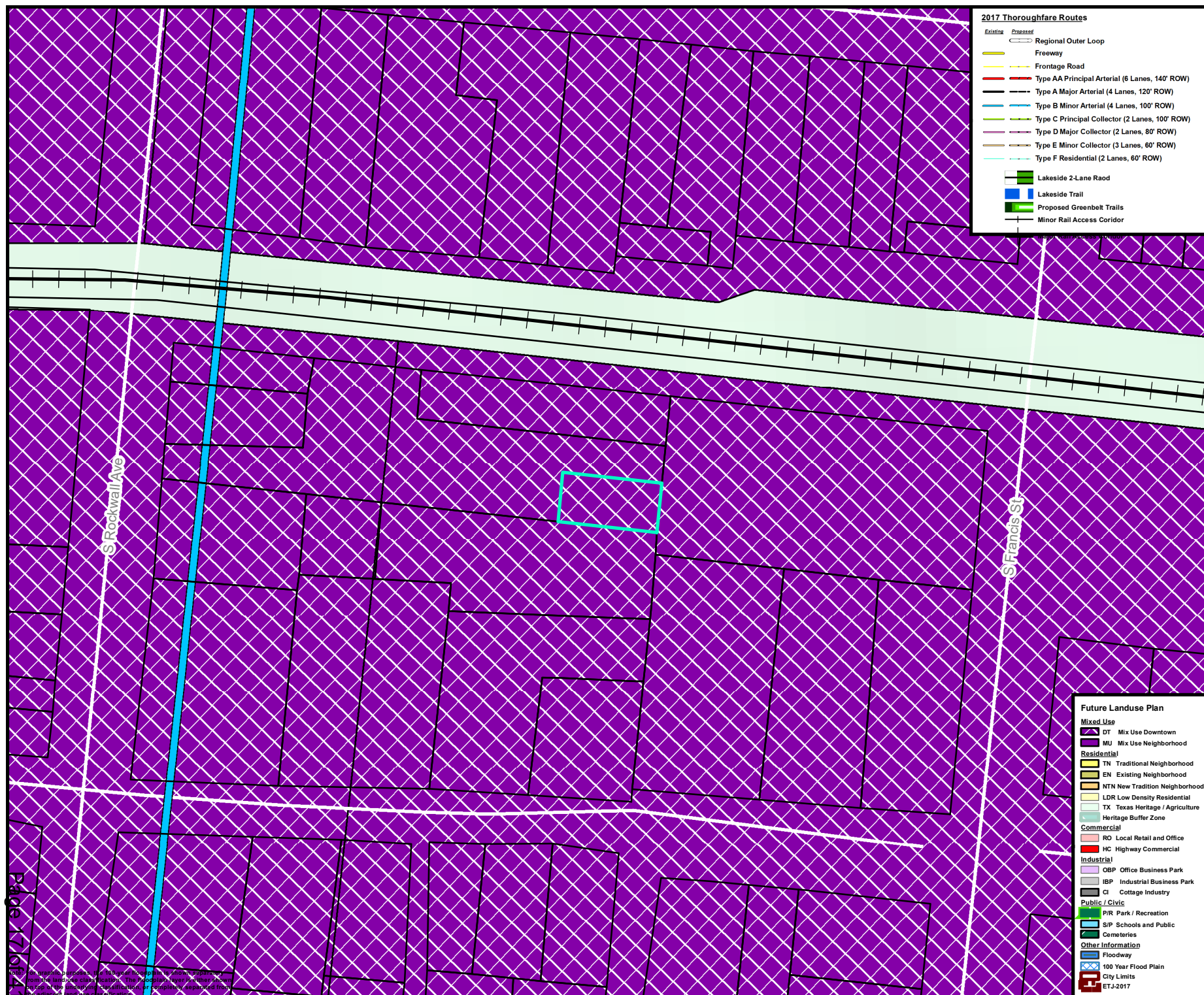
- |                                 |                                    |
|---------------------------------|------------------------------------|
| AG = Agricultural               | NS = Neighborhood Service          |
| C = Commercial                  | O = Office                         |
| CBD = Central Business District | PD = Planned Development           |
| D = Downtown District           | R = Retail                         |
| EE = Executive Estate           | SF-6 = Single-Family - 6           |
| EE-32 = Executive Estate 32     | SF-7.5 = Single-Family - 7.5       |
| HC = Highway Corridor           | SF-10 = Single-Family - 10         |
| LI = Light Industrial           | SF-16 = Single-Family - 16         |
| MF = Multi-Family Residential   | TH-12 = Townhouse Residential - 12 |
| MH = Manufactured Home          |                                    |

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

1 inch = 100 feet



**City of Terrell**  
Future Land Use Plan





Dear Madam or Sir:

A public hearing will be conducted by the **Planning and Zoning Commission on Thursday, May 27, 2021, at 5:30 p.m. in the City Council Chambers and by the Terrell City Council at 7:00 p.m. on Tuesday June 15, 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 final plat of Lot 1 & 2, Block 241, Scoggins Addition, being a replat of Lot 5, Block 241 of the Terrell Revised, City of Terrell, Kaufman County, Texas. A variance granted by the Zoning Board of Adjustments in February 2021, which allows the property owner to build on the lot width established by the requested plat. The lots will be approximately 7,300 square feet each. The property is also known as 0 S. Medora, City of Terrell, Kaufman County, Texas. The property is currently zoned as Single-Family-6 (SF-6) district. (FP 21-06)*

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 very limited number of citizens into the meeting at a time to speak to the Commission in support or opposition to the request. Guests entering City buildings are required to wear face coverings.** All who attend will be given the opportunity to take a turn in the building for purpose of giving comments in person.

Should you have any questions or need additional information please contact the City of Terrell, Municipal Development Department at 972-551-6600. Ext. 2050

Sincerely,

Omayra Mata

Municipal Development Department  
City of Terrell

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

**(FP 21-06)**

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 Mailed: 5/12/2021

**Please return to:**

City of Terrell  
**Municipal Development Department**  
P.O. Box 310 Terrell, TX 75160

**CITY OF TERRELL  
BUDGET SCHEDULE  
Fiscal Year 2021-2022**

|   |                    |
|---|--------------------|
| 1. City Council Preliminary Budget Workshop   | June 25, 2021      |
| 2. Receive Certified Values from KCAD   | July 26, 2021      |
| 3. Draft Budget Sent to Council and Posted on Website   | July 28, 2021      |
| 4. Council Retreat – FY 2021-2022 Budget  | July 29 & 30, 2021 |
| 5. Council Discussion of Draft Budget   | August 3, 2021     |
| 6.<br>a. Council Discussion of Draft Budget<br>b. Resolution for publication of public hearing for tax rate   | August 10, 2021    |
| 7.<br>a. Council Review of Final Budget<br>b. Public Hearing for Tax Rate<br>c. First Reading Tax Rate Ordinance<br>d. Adoption of Tax Rate Ordinance.                        | August 24, 2021    |
| 8.<br>a. Public Hearing for Budget<br>b. First Reading Budget Ordinance   | August 31, 2021    |
| 9. a. Adoption of Budget Ordinance on Second Reading.<br>b. Public Hearing for Water & Wastewater Rates<br>c. First Reading Water, Wastewater, and Stormwater Rates Ordinance | September 14, 2021 |
| 10. Adoption of Water, Wastewater, and Stormwater Rates Ordinance on Second Reading   | September 21, 2021 |
| 11. New Fiscal Year   | October 1, 2021    |



## ITEM 9.2.

### City of Terrell Charter

#### Section 5.06. Public Hearing on Budget.

*The city council shall hold a public hearing on the proposed budget. Any taxpayer of the City of Terrell may attend and may participate in the hearing. The city council shall provide for public notice of the date, time, and location of the hearing on the budget in at least one (1) newspaper of general circulation in the county in which the municipality is located. Notice of the public hearing shall be published not earlier than the 30<sup>th</sup> day or later than the 10<sup>th</sup> day before the date of the hearing.*

#### Section 5.07. Proceeding on Adoption of Budget.

*At the conclusion of the public hearing, the governing body of the municipality shall take action on the proposed budget. On final approval of the budget by the governing body, and the municipality, the budget shall be filed with the municipal clerk. Should the council take no action after the conclusion of the public hearing, the budget, as submitted by the city manager, shall be deemed to be finally adopted by the Council on September 30.*

1

| May 2021 |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
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| 9        | 10 | 11 | 12 | 13 | 14 | 15 |
| 16       | 17 | 18 | 19 | 20 | 21 | 22 |
| 23       | 24 | 25 | 26 | 27 | 28 | 29 |
| 30       | 31 |    |    |    |    |    |

# JUNE 2021

| July 2021 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
|           |    |    |    | 1  | 2  | 3  |
| 4         | 5  | 6  | 7  | 8  | 9  | 10 |
| 11        | 12 | 13 | 14 | 15 | 16 | 17 |
| 18        | 19 | 20 | 21 | 22 | 23 | 24 |
| 25        | 26 | 27 | 28 | 29 | 30 | 31 |

| Sunday             | Monday                       | Tuesday  | Wednesday   | Thursday   | Friday   | Saturday |
|--------------------|------------------------------|--|---|--|--|----------|
| 30                 | 31                           | 1  | 2   | 3  | 4  | 5        |
| 6                  | 7                            | 8<br>Library Summer<br>Act Fair 5-7 pm<br>City Council<br>Meeting 7 pm | 9   | 10<br>Park Board Meeting<br>6:00 pm<br>Terrell Service | 11   | 12       |
| 13                 | 14                           | 15<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm                 | 16  | 17   | 18   | 19       |
| 20<br>Father's Day | 21                           | 22<br>Special City<br>Council Mtg and<br>Workshop 5:30 pm              | 23<br>TIRZ No. 1/Power<br>Center Board Mtg<br>9:00 am | 24<br>Planning & Zoning<br>Board<br>5:30 pm            | 25<br>PADIC Board Meeting<br>8:00 am<br><b>Budget Workshop</b><br>11:30 am – 5:00 pm | 26       |
| 27                 | 28<br>ZBA Meeting<br>5:30 pm | 29<br>Special City<br>Council Mtg and<br>Workshop 5:30 pm              | 30  | 1  | 2  | 3        |

| June 2021 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
|           |    | 1  | 2  | 3  | 4  | 5  |
| 6         | 7  | 8  | 9  | 10 | 11 | 12 |
| 13        | 14 | 15 | 16 | 17 | 18 | 19 |
| 20        | 21 | 22 | 23 | 24 | 25 | 26 |
| 27        | 28 | 29 | 30 |    |    |    |

# JULY 2021

| August 2021 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|
| S           | M  | T  | W  | T  | F  | S  |
| 1           | 2  | 3  | 4  | 5  | 6  | 7  |
| 8           | 9  | 10 | 11 | 12 | 13 | 14 |
| 15          | 16 | 17 | 18 | 19 | 20 | 21 |
| 22          | 23 | 24 | 25 | 26 | 27 | 28 |
| 29          | 30 | 31 |    |    |    |    |

| Sunday                   | Monday                           | Tuesday   | Wednesday   | Thursday  | Friday                                     | Saturday |
|--------------------------|----------------------------------|---|---|---|--|----------|
| 27                       | 28                               | 29  | 30  | 1<br>Planning &<br>Zoning Board<br>5:30 pm            | 2  | 3        |
| 4<br>Independence<br>Day | 5<br>Independence<br>Day Holiday | 6   | 7   | 8<br>Park Board Meeting<br>6:00 pm<br>Terrell Service | 9<br>PADIC Board<br>Meeting 8:00 am        | 10       |
| 11                       | 12                               | 13  | 14<br>Airport Board<br>Meeting<br>6:00 pm at Terrell<br>Municipal Airport | 15  | 16   | 17       |
| 18                       | 19                               | 20<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm    | 21  | 22<br>Planning &<br>Zoning Board<br>5:30 pm           | 23   | 24       |
| 25                       | 26<br>ZBA Meeting<br>5:30 pm     | 27<br>Special City<br>Council Mtg and<br>Workshop 5:30 pm | 28  | 29  | 30<br>Draft budget<br>posted on<br>website | 31       |

## July 2021

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
|    |    |    |    | 1  | 2  | 3  |
| 4  | 5  | 6  | 7  | 8  | 9  | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

## AUGUST 2021

## September 2021

| S  | M  | T  | W  | T  | F  | S  |
|----|----|----|----|----|----|----|
|    |    |    | 1  | 2  | 3  | 4  |
| 5  | 6  | 7  | 8  | 9  | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 |    |    |

| Sunday | Monday                                   | Tuesday  | Wednesday | Thursday   | Friday | Saturday |
|--------|--|--|-----------|--|--------|----------|
| 1      | 2<br>Budget Retreat<br>8:30 am – 5:00 pm | 3<br>Budget Retreat<br>9:00 am – 5 pm<br>City Council Mtg<br>at 7 pm | 4         | 5  | 6      | 7        |
| 8      | 9  | 10<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm               | 11        | 12<br>Park Board Meeting<br>6:00 pm<br>Terrell Service | 13     | 14       |
| 15     | 16                                       | 17   | 18        | 19   | 20     | 21       |
| 22     | 23<br>ZBA Meeting<br>5:30 pm             | 24<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm               | 25        | 26<br>Planning &<br>Zoning Board<br>5:30 pm            | 27     | 28       |
| 29     | 30                                       | 31<br>Workshop 5:00 pm<br>and City Council<br>Mtg 7 pm               | 1         | 2  | 3      | 4        |

## Regular City Council **AGENDA ITEM REPORT**



**To:** City Council

**Subject:** Discuss and Consider Ordinance No. 2867 on Second Reading, An Ordinance Of The City Council Of The City Of Terrell, Kaufman County, Texas, Planned Development 21-02 (PD 21-02) Amending Planned Development PD 20-05 (PD 20-05), In The Manner Shown In The Revised Northside Addition Subdivision Development Conceptual Drawings And The Revised Northside Addition Development Standards Copies Of Which Are Attached Hereto As Exhibits "A" And "B" And Made A Part Hereof For All Purposes; Providing For The Repeal Of Conflicting Ordinances; Providing For Severability And Providing An Effective Date.

**Meeting:** Regular City Council - Jun 15 2021

**Department:** P+Z Commission

**Staff Contact:** Charles Fenner, Director

### **BACKGROUND INFORMATION:**

#### **Background:**

The applicant has submitted a Planned Development Single Family-7.5 (PD SF-7.5) on 8.972 acres of land Terrell Revised, Lot 1PT, Block 632, City of Terrell, Kaufman County, Texas. This property is located on the southwest corner of Rose Street and N. State Highway 34. The property is currently zoned Single-Family 7.5.

The Planning & Zoning Commission and City Council approved the original Planned Development in 2020 under Planned Development PD 20-05. Planned Development PD 21-02 will be amending the original Planned Development PD 20-05. The underlying zoning will remain SF-7.5; however, the Planned Development Overlay Ordinance will have certain conditions attached to the property (see ordinance attached). Anything not addressed in the overlay ordinance as a condition will revert to the standard SF-7.5 zoning. A few conditions of the PD are as such:

- A. The development will also contain a trail and a park for the residents, maintained by The HOA.
- B. There have been other negotiated efforts to enhance the quality of this standard development.
- C. There will be nice entryways into the development.
- D. The minimum lot size will be 6,000 square foot.
- E. The minimum house living space will be 1,800 square feet.

The amendment Planned Development ordinance addresses the width of two lots only; all other conditions of the original approved Planned Development remain the same.

Municipal Development Department sent out 41 letters, as of April 19, 2021 staff has received 1 letters in favor of the PD and 1 opposing the PD.

#### **Staff Recommendation:**

## ITEM 10.1.

This is a simple amendment that does not affect the density nor the quality of the original Planned Development. Staff recommends the approval of the new ordinance amending the Planned Development to address widths of two lots within the original approved PD 20-05.

Planning and Zoning Commission approved the zone change by a 7-0 vote.

### **ATTACHMENTS:**

[Ordinance No. 2867](#)

[PID # 41504 Location](#)

[PID # 41504 Zoning](#)

[PID # 41504 Buffer Map](#)

[Traditional Neighborhoods](#)

[PID # 41504 FLU](#)

**ORDINANCE NO. 2867**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, PLANNED DEVELOPMENT 21-02 (PD 21-02) AMENDING PLANNED DEVELOPMENT PD 20-05 (PD 20-05), IN THE MANNER SHOWN IN THE REVISED NORTHSIDE ADDITION SUBDIVISION DEVELOPMENT CONCEPTUAL DRAWINGS AND THE REVISED NORTHSIDE ADDITION DEVELOPMENT STANDARDS COPIES OF WHICH ARE ATTACHED HERETO AS EXHIBITS “A” AND “B” AND MADE A PART HEREOF FOR ALL PURPOSES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS** on the 22<sup>nd</sup> day of April, 2021, the Planning and Zoning Commission conducted a public hearing and approved Planned Development PD 21-02 (PD 21-02) amendment to Planned Development PD 20-05 (PD 20-05), in the manner shown in the revised Northside Addition Subdivision Development Conceptual Drawings and the revised Northside Addition Development Standards copies of which are attached hereto as Exhibits “A” and “B” and made a part hereof for all purposes.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS;**

**ARTICLE I.**

**THAT** Planned Development PD 21-02 (PD 21-02) is hereby in the manner shown in the revised Northside Addition Development Conceptual Drawings and the revised Northside Addition Development Standards copies of which are attached hereto as Exhibits “A” and “B” and made a part hereof for all purposes.

**ARTICLE II.**

All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

**ARTICLE III.**

It is hereby declared to be the intention of the City Council of the City of Terrell, Texas, that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not effect any of the remaining phrases, clauses, sentences, paragraphs and sections.

**ARTICLE IV.**

All other provisions of Appendix 2 not expressly modified by this Ordinance shall remain in full force and effect.

**ARTICLE V.**

This Ordinance will take effect immediately after its passage and the publication of the caption, as the law in such cases provides.

**PASSED AND APPROVED** this the 8<sup>th</sup> day of June, 2021.

**PASSED AND ADOPTED** this the \_\_\_\_\_ day of June, 2021.

---

E. Rick Carmona, Mayor

Attest:

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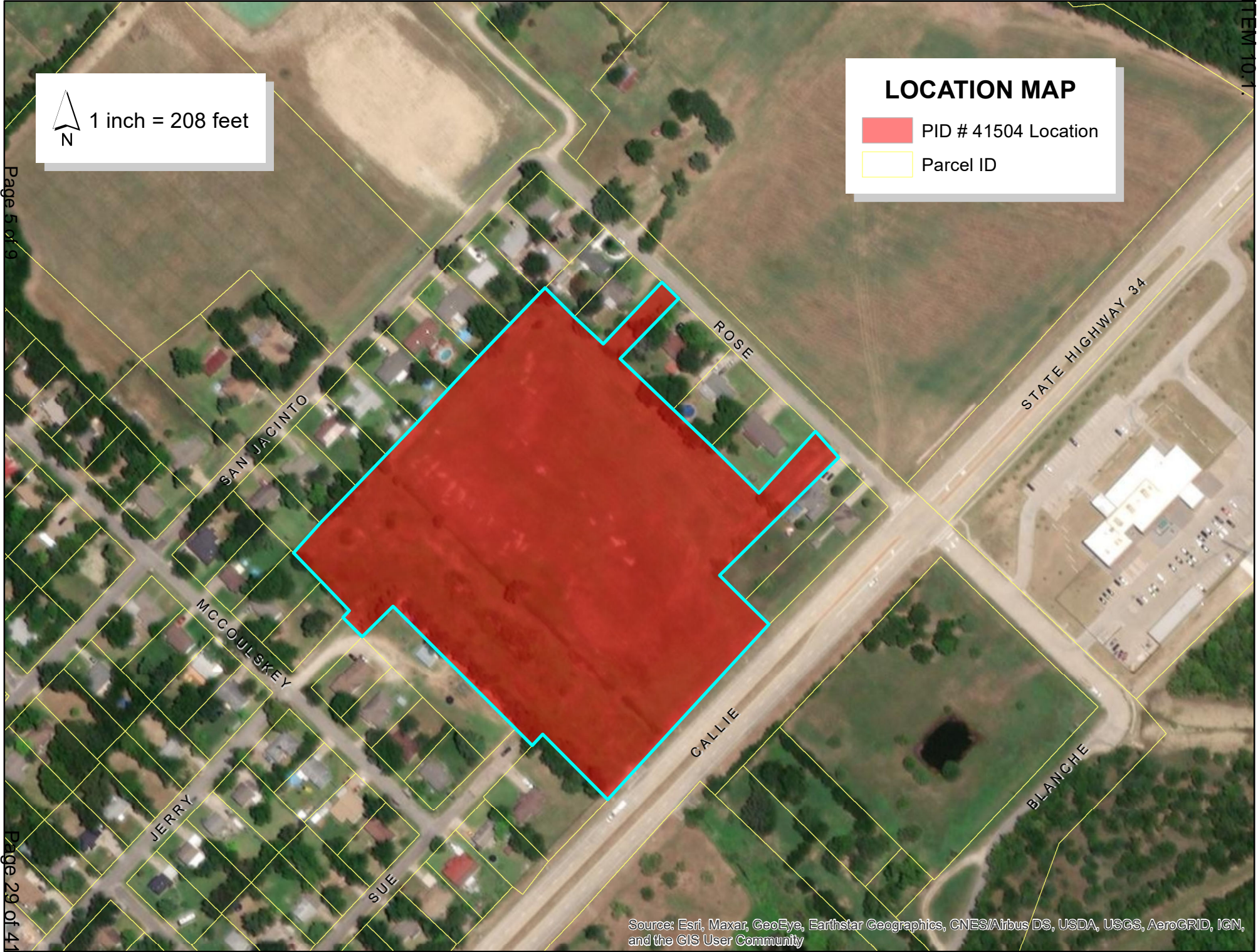
Dawn Steil, City Secretary

Approved as to form:

---

Mary Gayle Ramsey, City Attorney





1 inch = 208 feet

## LOCATION MAP

- PID # 41504 Location
- Parcel ID

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





**City of Terrell Zoning Map**

**Zoning**



|                                 |                                    |
|---------------------------------|------------------------------------|
| AG = Agricultural               | NS = Neighborhood Service          |
| C = Commercial                  | O = Office                         |
| CBD = Central Business District | PD = Planned Development           |
| EE = Executive Estate           | R = Retail                         |
| EE-32 = Executive Estate 32     | SF-6 = Single-Family - 6           |
| HC = Highway Corridor           | SF-7.5 = Single-Family - 7.5       |
| LI = Light Industrial           | SF-10 = Single-Family - 10         |
| MF = Multi-Family Residential   | SF-16 = Single-Family - 16         |
| MH = Manufactured Home          | TH-12 = Townhouse Residential - 12 |





1 inch = 208 feet

## BUFFER MAP

-  PID # 41504 200 ft. Buffer
-  Parcel ID

SAN JACINTO

ROSE

MCCOULSKEY

CALLIE

JERRY

SUE


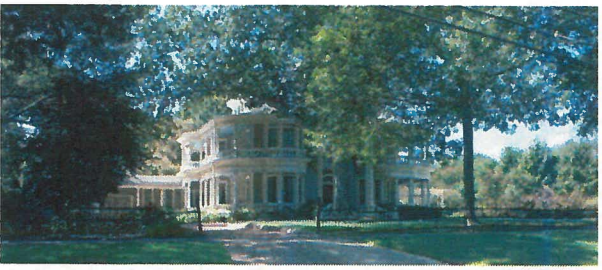




STATE HIGHWAY 34

BLANCHE





**TERRELL 2017 COMPREHENSIVE PLAN**  
**Land Use Categories**

| Existing Traditional Neighborhoods   |  |
|--|--|
| <b>Purpose and intent</b> <ul style="list-style-type: none"> <li>To maintain quality of the existing traditional neighborhoods</li> <li>To preserve character and context of existing traditional neighborhoods</li> <li>To encourage infill and redevelopment in keeping with the design of existing neighborhoods</li> </ul>   |  |
| <b>Land use types and density</b> <ul style="list-style-type: none"> <li>Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats</li> <li>Transition to downtown with denser urban residential infill where appropriate (e.g. townhomes, courtyard apartment buildings, and cottage courts)</li> <li>Density based on existing neighborhood context</li> </ul>   |  |
| <b>Design priorities</b> <ul style="list-style-type: none"> <li>Encourage renovation and infill design that is in keeping with historic structures</li> <li>Prioritize the maintenance of existing streets and sidewalks</li> <li>Explore opportunities to create new infill pocket parks and/or playgrounds in addition to maintaining existing parks</li> <li>Provide additional trail connections</li> <li>Connect to new adjoining neighborhoods</li> <li>Step up code enforcement</li> </ul>  |  |
| <b>Zoning Recommendations</b> <ul style="list-style-type: none"> <li>Explore the creation of a "conservation neighborhood" overlay or zoning district to preserve, enhance, and maintain the neighborhood character and prevent further deterioration</li> <li>Explore the creation of historic preservation standards to protect the community's beloved neighborhoods in keeping with the Secretary of the Interior Standards for Historic Preservation</li> <li>Evaluate current zoning to eliminate any incompatible zoning with respect to density and building design</li> </ul> |       |



# City of Terrell

## Future Land Use Plan



### 2017 Thoroughfare Routes

| Existing                                       | Proposed |
|--|----------|
|  |          |
| Regional Outer Loop                            |          |
|  |          |
| Freeway  |          |
|  |          |
| Frontage Road                                  |          |
|  |          |
| Type AA Principal Arterial (6 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 Landuse 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                        |

## Regular City Council **AGENDA ITEM REPORT**



**To:** City Council

**Subject:** Discuss and Consider Ordinance No. 2866 on Second Reading, An Ordinance Of The City Council Of The City Of Terrell, Kaufman County, Texas, Amending Appendix 2, Zoning Ordinance Of The City Of Terrell By Changing The Zoning Classification On Certain Real Property More Particularly Described As Lot 1, Block 351, Terrell Revised, An Addition To The City Of Terrell, And Also Known As 801 North Rockwall Street As Shown On The Plat Attached Hereto As Exhibit "A" And Made A Part Hereof For All Purposes From Retail (R) To Single-Family Residential 7.5 (SF-7.5); Providing For Severability And Providing An Effective Date.

**Meeting:** Regular City Council - Jun 15 2021

**Department:** P+Z Commission

**Staff Contact:** Charles Fenner, Director

### **BACKGROUND INFORMATION:**

#### **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 located in the Terrell Rev Addition, Block 351, Lot 1, City of Terrell, Kaufman County, Texas. Also, known as 801 N Rockwall.

#### **Current:**

The current zoning of the property is Retail (R), as delineated by the attached map. The applicant is requesting a zone change to Single- Family 7.5 (SF-7.5). The applicant proposes the zone change to match the neighboring properties and have a conforming use zoning status. The adjacent properties are zoned as follows:

North – Single-Family 7.5 (SF-7.5)

South – Retail (R)

East – Single-Family 7.5 (SF-7.5)

West- Single-Family 7.5 (SF-7.5)

- The rezoning of this property fits in with the adjacent zoning to the north, west and east.
- The Comprehensive plan calls out for the property to be Traditional Neighborhood.

#### **Technical Issues:**

Nineteen letters were sent out to adjacent property owners within 200 feet of the property involved in this request. As of April 19, 2021, 0 letters have been returned in favor or opposing of the requested zone change.

#### **Staff Recommendation:**

ITEM 10.2.

Approval of the zone change from Retail (R) to the Single-Family 7.5 (SF-7.5) zoning. The change in zoning is in the spirit of the Comprehensive Plan, which has this area designation as Traditional Neighborhood.

Planning and Zoning Commission approved the zone change by a 7-0 vote.

**RECOMMENDATION:**

**ATTACHMENTS:**

[Ordinance No. 2867](#)

[PID # 40831 Zoning](#)

[PID # 40831 FLU](#)

[801 N. Rockwall \(40831\) Buffer Map](#)

[Traditional Neighborhoods](#)

**ORDINANCE NO. 2867**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, PLANNED DEVELOPMENT 21-02 (PD 21-02) AMENDING PLANNED DEVELOPMENT PD 20-05 (PD 20-05), IN THE MANNER SHOWN IN THE REVISED NORTHSIDE ADDITION SUBDIVISION DEVELOPMENT CONCEPTUAL DRAWINGS AND THE REVISED NORTHSIDE ADDITION DEVELOPMENT STANDARDS COPIES OF WHICH ARE ATTACHED HERETO AS EXHIBITS “A” AND “B” AND MADE A PART HEREOF FOR ALL PURPOSES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS** on the 22<sup>nd</sup> day of April, 2021, the Planning and Zoning Commission conducted a public hearing and approved Planned Development PD 21-02 (PD 21-02) amendment to Planned Development PD 20-05 (PD 20-05), in the manner shown in the revised Northside Addition Subdivision Development Conceptual Drawings and the revised Northside Addition Development Standards copies of which are attached hereto as Exhibits “A” and “B” and made a part hereof for all purposes.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS;**

**ARTICLE I.**

**THAT** Planned Development PD 21-02 (PD 21-02) is hereby in the manner shown in the revised Northside Addition Development Conceptual Drawings and the revised Northside Addition Development Standards copies of which are attached hereto as Exhibits “A” and “B” and made a part hereof for all purposes.

**ARTICLE II.**

All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

**ARTICLE III.**

It is hereby declared to be the intention of the City Council of the City of Terrell, Texas, that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not effect any of the remaining phrases, clauses, sentences, paragraphs and sections.



**ARTICLE IV.**

All other provisions of Appendix 2 not expressly modified by this Ordinance shall remain in full force and effect.

**ARTICLE V.**

This Ordinance will take effect immediately after its passage and the publication of the caption, as the law in such cases provides.

**PASSED AND APPROVED** this the 8<sup>th</sup> day of June, 2021.

**PASSED AND ADOPTED** this the \_\_\_\_ day of June, 2021.

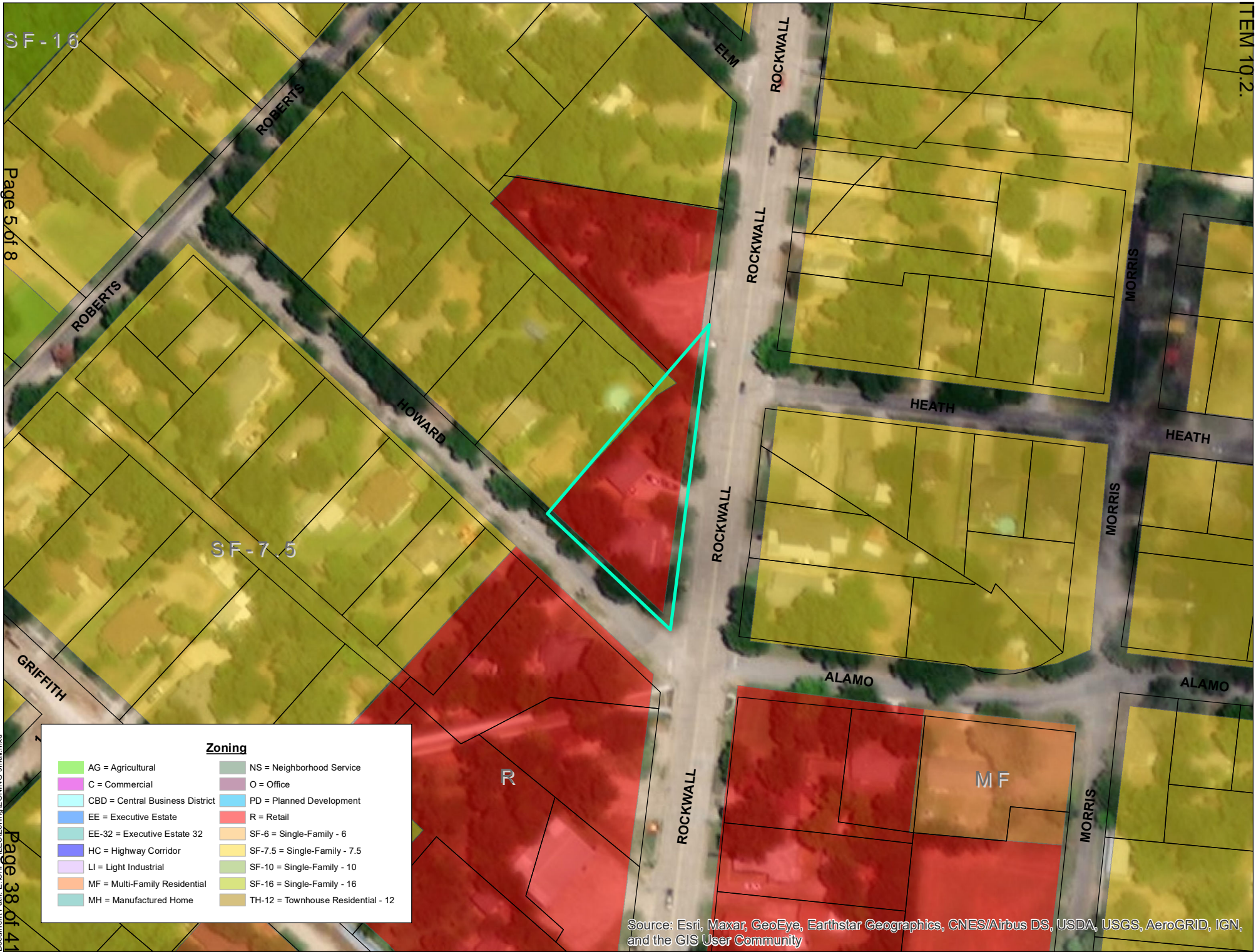
\_\_\_\_\_  
E. Rick Carmona, Mayor

Attest:

\_\_\_\_\_  
Dawn Steil, City Secretary

Approved as to form:

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



SF-16

Page 5 of 8

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| Zoning                          |                                    |
|---------------------------------|------------------------------------|
| AG = Agricultural               | NS = Neighborhood Service          |
| C = Commercial                  | O = Office                         |
| CBD = Central Business District | PD = Planned Development           |
| EE = Executive Estate           | R = Retail                         |
| EE-32 = Executive Estate 32     | SF-6 = Single-Family - 6           |
| HC = Highway Corridor           | SF-7.5 = Single-Family - 7.5       |
| LI = Light Industrial           | SF-10 = Single-Family - 10         |
| MF = Multi-Family Residential   | SF-16 = Single-Family - 16         |
| MH = Manufactured Home          | TH-12 = Townhouse Residential - 12 |

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

1 inch = 125 feet



# City of Terrell

Future Land Use Plan

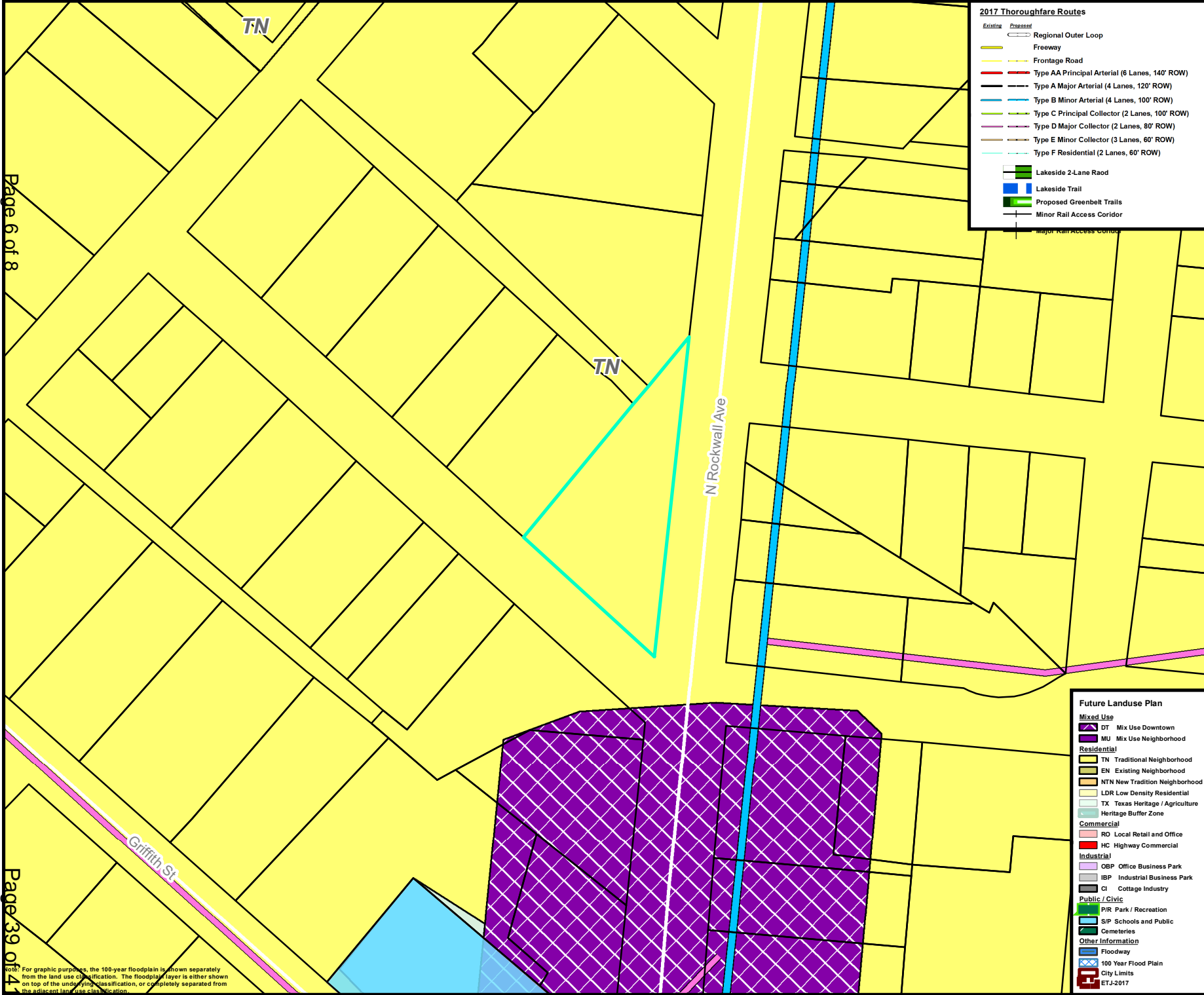


### 2017 Thoroughfare Routes

| Existing                                       | Proposed                                       |
|--|--|
|  |  |
| Freeway  | Regional Outer Loop                            |
| Frontage Road                                  | Freeway  |
| Type AA Principal Arterial (6 Lanes, 140' ROW) | Frontage Road                                  |
| Type A Major Arterial (4 Lanes, 120' ROW)      | Type AA Principal Arterial (6 Lanes, 140' ROW) |
| Type B Minor Arterial (4 Lanes, 100' ROW)      | Type A Major Arterial (4 Lanes, 120' ROW)      |
| Type C Principal Collector (2 Lanes, 100' ROW) | Type B Minor Arterial (4 Lanes, 100' ROW)      |
| Type D Major Collector (2 Lanes, 80' ROW)      | Type C Principal Collector (2 Lanes, 100' ROW) |
| Type E Minor Collector (3 Lanes, 60' ROW)      | Type D Major Collector (2 Lanes, 80' ROW)      |
| Type F Residential (2 Lanes, 60' ROW)          | Type E Minor Collector (3 Lanes, 60' ROW)      |
| Lakeside 2-Lane Road                           | Type F Residential (2 Lanes, 60' ROW)          |
| Lakeside Trail                                 | Lakeside 2-Lane Road                           |
| Proposed Greenbelt Trails                      | Lakeside Trail                                 |
| Minor Rail Access Corridor                     | Proposed Greenbelt Trails                      |
| Major Rail Access Corridor                     | Minor Rail Access Corridor                     |

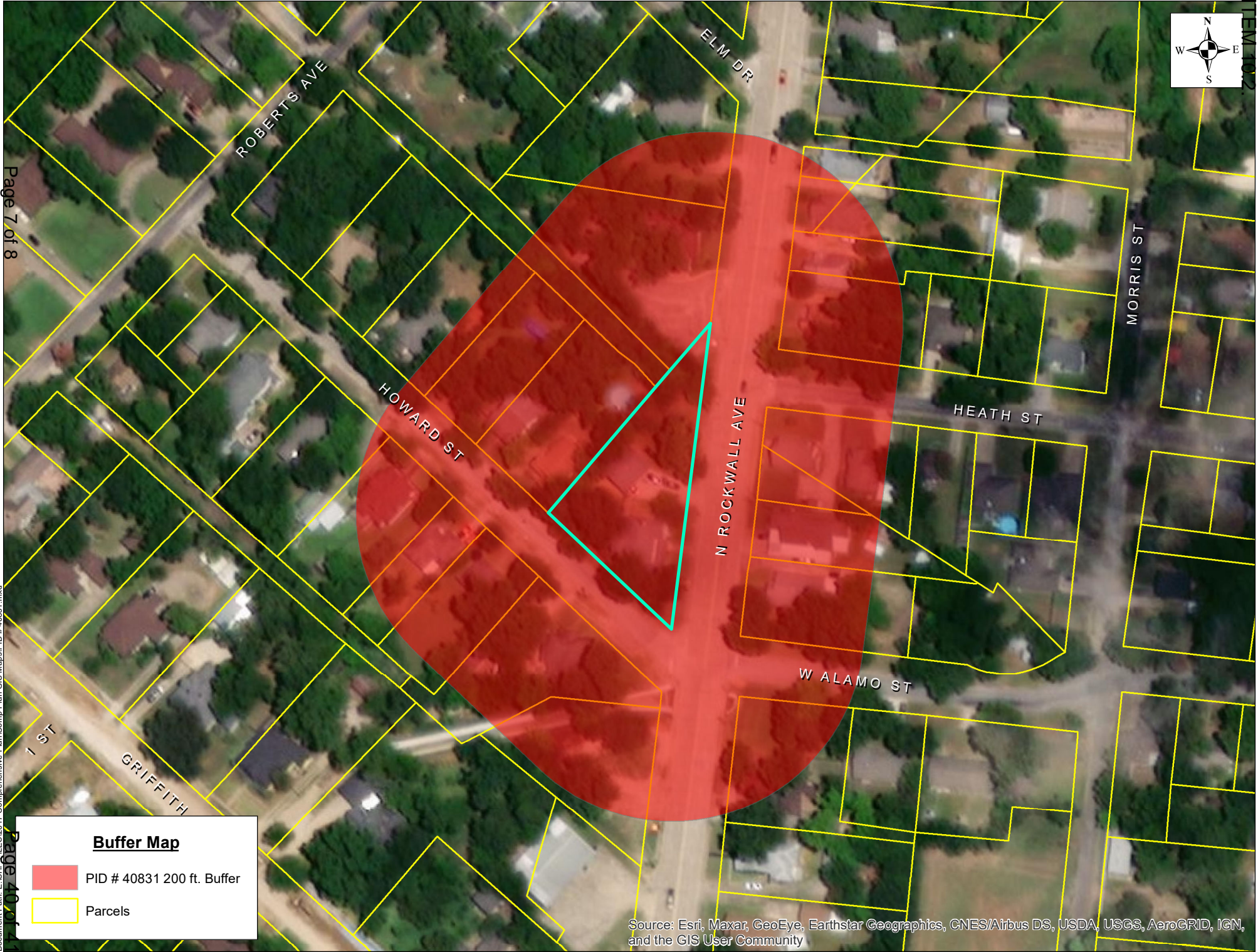
### Future Landuse Plan

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





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





**Buffer Map**







-  PID # 40831 200 ft. Buffer
-  Parcels





## TERRELL 2017 COMPREHENSIVE PLAN

### Land Use Categories

| Existing Traditional Neighborhoods   |  |
|--|--|
| <b>Purpose and intent</b> <ul style="list-style-type: none"> <li>To maintain quality of the existing traditional neighborhoods</li> <li>To preserve character and context of existing traditional neighborhoods</li> <li>To encourage infill and redevelopment in keeping with the design of existing neighborhoods</li> </ul>   |  |
| <b>Land use types and density</b> <ul style="list-style-type: none"> <li>Historic buildings to maintain their original intent (mostly single family) while allowing garage apartments/granny flats</li> <li>Transition to downtown with denser urban residential infill where appropriate (e.g. townhomes, courtyard apartment buildings, and cottage courts)</li> <li>Density based on existing neighborhood context</li> </ul>   |  |
| <b>Design priorities</b> <ul style="list-style-type: none"> <li>Encourage renovation and infill design that is in keeping with historic structures</li> <li>Prioritize the maintenance of existing streets and sidewalks</li> <li>Explore opportunities to create new infill pocket parks and/or playgrounds in addition to maintaining existing parks</li> <li>Provide additional trail connections</li> <li>Connect to new adjoining neighborhoods</li> <li>Step up code enforcement</li> </ul>  |  |
| <b>Zoning Recommendations</b> <ul style="list-style-type: none"> <li>Explore the creation of a "conservation neighborhood" overlay or zoning district to preserve, enhance, and maintain the neighborhood character and prevent further deterioration</li> <li>Explore the creation of historic preservation standards to protect the community's beloved neighborhoods in keeping with the Secretary of the Interior Standards for Historic Preservation</li> <li>Evaluate current zoning to eliminate any incompatible zoning with respect to density and building design</li> </ul> |       |