

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

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 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 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).
[Scoggins Addition Application FP 21-06](#)
[Scoggins 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 25 - 33 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.
[Agenda Item Report - AIR-21-051 - Pdf](#)

10.2. Discuss and Consider Ordinance No. 2866 on Second Reading, An 34 - 41 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.
[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 cityoterrell.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.

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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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JUNE 2021

July 2021						
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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 Library Summer Act Fair 5-7 pm City Council Meeting 7 pm	9	10 Park Board Meeting 6:00 pm Terrell Service	11	12
13	14	15 Workshop 5:00 pm and City Council Mtg 7 pm	16	17	18	19
20 Father's Day	21	22 Special City Council Mtg and Workshop 5:30 pm	23 TIRZ No. 1/Power Center Board Mtg 9:00 am	24 Planning & Zoning Board 5:30 pm	25 PADIC Board Meeting 8:00 am Budget Workshop 11:30 am – 5:00 pm	26
27	28 ZBA Meeting 5:30 pm	29 Special City Council Mtg and Workshop 5:30 pm	30	1	2	3

June 2021						
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JULY 2021

August 2021						
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29	30	31				

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

July 2021						
S	M	T	W	T	F	S
				1	2	3
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AUGUST 2021

September 2021						
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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 Budget Retreat 8:30 am – 5:00 pm	3 Budget Retreat 9:00 am – 5 pm City Council Mtg at 7 pm	4	5	6	7
8	9	10 Workshop 5:00 pm and City Council Mtg 7 pm	11	12 Park Board Meeting 6:00 pm Terrell Service	13	14
15	16	17	18	19	20	21
22	23 ZBA Meeting 5:30 pm	24 Workshop 5:00 pm and City Council Mtg 7 pm	25	26 Planning & Zoning Board 5:30 pm	27	28
29	30	31 Workshop 5:00 pm and City Council Mtg 7 pm	1	2	3	4

Regular City Council
AGENDA ITEM REPORT



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	storm_trpr27@yahoo.com
Address	305 Runnels
City	Terrell
State	Texas
Zip Code	75160
Occupation	Education
Resident of Terrell?	Yes
If Yes, How Many Years?	5
Qualifications	=>Native Terrell Resident/Homegrown =>20+ years in Education (as a teacher, administrator, and central office) =>Able to problem-solve =>Clear and concise decision-making skills =>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	netxrealtor69@gmail.com
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	keger3@sbcglobal.net
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



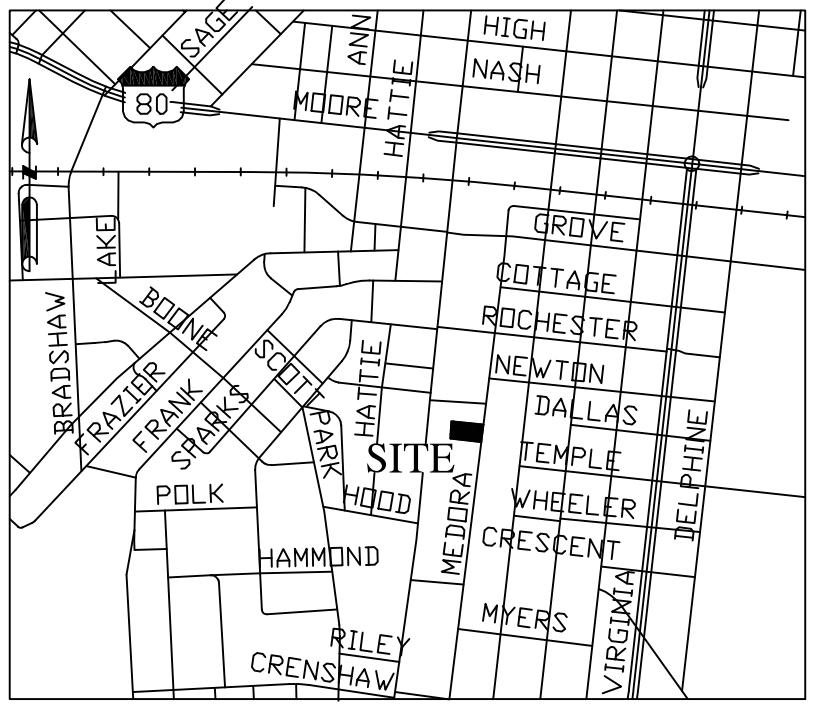
City of Terrell

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

Application Type:	<input type="checkbox"/> Construction	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Replat	<input type="checkbox"/> Amending																												
Plat Name: <u>SCROOGINS ADDITION</u>																																
Existing Property Information:																																
Legal Description:		Block: <u>241</u>																														
Lot: <u>5</u>		Subdivision: _____																														
Survey abstract & acreage:		No. of Lots _____																														
Address: <u>704 MEDORA</u>		Present use & zoning district: <u>SF - 6</u>																														
(Please note chart below) <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">(AG)</td> <td style="width: 25%; padding: 5px;">AGRICULTURE</td> <td style="width: 25%; padding: 5px;">(NS)</td> <td style="width: 25%; padding: 5px;">NEIGHBORHOOD SERVICES</td> </tr> <tr> <td>(SF-16, SF-10, SF-7.5, SF-6)</td> <td>SINGLE-FAMILY RESIDENTIAL</td> <td>(R)</td> <td>RETAIL</td> </tr> <tr> <td></td> <td></td> <td>(CBD)</td> <td>CENTRAL BUSINESS DISTRICT</td> </tr> <tr> <td>(TH-12)</td> <td>TOWNHOUSE RESIDENTIAL</td> <td>(C)</td> <td>COMMERCIAL</td> </tr> <tr> <td>(MF-22)</td> <td>MULTI-FAMILY RESIDENTIAL</td> <td>(LI)</td> <td>LIGHT INDUSTRIAL</td> </tr> <tr> <td>(MH)</td> <td>MANUFACTURED HOME</td> <td>(PD)</td> <td>PLANNED DEVELOPMENT</td> </tr> <tr> <td>(O)</td> <td>OFFICE</td> <td></td> <td></td> </tr> </table>					(AG)	AGRICULTURE	(NS)	NEIGHBORHOOD SERVICES	(SF-16, SF-10, SF-7.5, SF-6)	SINGLE-FAMILY RESIDENTIAL	(R)	RETAIL			(CBD)	CENTRAL BUSINESS DISTRICT	(TH-12)	TOWNHOUSE RESIDENTIAL	(C)	COMMERCIAL	(MF-22)	MULTI-FAMILY RESIDENTIAL	(LI)	LIGHT INDUSTRIAL	(MH)	MANUFACTURED HOME	(PD)	PLANNED DEVELOPMENT	(O)	OFFICE		
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(MH)	MANUFACTURED HOME	(PD)	PLANNED DEVELOPMENT																													
(O)	OFFICE																															
Property Owner Information:																																
Owner: <u>JEREMY SCROOGINS</u>		Phone No. <u>469-267-1743</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>Jay Aggi</u>		Agent Signature: _____																														
Surveyor:																																
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 75120</u>																																
Land Planner/Engineer:																																
Firm Name: _____		Phone No. _____		Fax No. _____																												
Contact: _____		E-Mail _____																														
Address: _____																																
Office Use Only:																																
Application Date: _____		Fee Paid: _____ (Check# <u> </u>) (Cash <u> </u>) (C.C. <u> </u>) Received By: _____																														



VICINITY MAP
NOT-TO-SCALE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

0 20 40
SCALE IN FEET
1"=20'

BASIS OF BEARING:
GRID NORTH TEXAS NORTH CENTRAL ZONE 4202
TIED INTO SMARTNET NETWORK SYSTEM WITH
GPS RTK SYSTEM. DISTANCES SHOWN ARE
GROUND VALUES IN US SURVEY FEET.

LEGEND:
○ IRF = IRON ROD FOUND
● IRS = IRON ROD SET WITH ORANGE PLASTIC CAP STAMPED "3941"
C.M. = CONTROLLING MONUMENT
D.R.K.C.T. = DEED RECORDS
KAUFMAN COUNTY, TEXAS
P.R.K.C.T. = PLAT RECORDS
KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS,
KAUFMAN COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
(P.) = PLAT CALL RECORDED IN VOLUME 191, PAGE 568
PLAT RECORDS KAUFMAN COUNTY, TEXAS
(M) = FIELD MEASURED

THE PURPOSE OF THE REPLAT IS TO
CREATE 2 LOTS.

STATE OF TEXAS:
COUNTY OF KAUFMAN:

Whereas Jeremy Scroggins is the owner of a tract or parcel land known as Lot 5, Block 241 of the Revised Map of Terrell, an addition to the City of Terrell, Texas, according to the plat recorded in Cabinet 2, Envelope 111 of the Plat Records of Kaufman County, Texas, per deed recorded in Volume 6890, Page 25 of the Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "CBG" at the Northeast corner of said Scroggins tract and being at the Southeast corner of land conveyed to Cristobal Dubon recorded in Volume 5991, Page 436, O.P.R.K.C.T. also known as Lot 1A, Block 241 of said Revised Map of Terrell and being in the West right-of-way line of Medora Street (a variable width right-of-way);

THENCE South 08 degrees 02 minutes 55 seconds West, with the East line of said Scroggins tract and the West right-of-way line of Medora Street a distance of 105.23 feet to a 1/2" iron rod with orange cap stamped "ELD ENGINEERING 3941" found at the Southeast corner of said Scroggins tract and being at the Northeast corner of a tract of land conveyed to Bobbie R. Green as recorded in Volume 5775, Page 286, O.P.R.K.C.T. also known as Lot 4, Block 241, of said Revised Map of Terrell;

THENCE North 83 degrees 57 minutes 06 seconds West, with the South line of said Scroggins tract and the North line of said Green tract a distance of 199.98 feet to a 1/2" iron rod with orange cap stamped "ELD ENGINEERING 3941" found at the Southwest corner of said Scroggins tract and at the Northwest corner of said Green tract and being East of the East line of Dubose Addition No. 1 recorded in Cabinet 3, Envelope 41, P.R.K.C.T.;

THENCE North 04 degrees 13 minutes 44 seconds East, with the West line of said Scroggins tract and East of the East line of Dubose Addition No. 1 a distance of 107.35 feet to a 1/2" iron rod found at the Northwest corner of said Scroggins tract and being at the Southwest corner of a tract of land conveyed to Terrace Hawkins recorded in Volume 6070, Page 222, O.P.R.K.C.T., also being known as Lot 1B, Block 241, of said Revised Map of Terrell;

THENCE South 83 degrees 21 minutes 46 seconds East, with the North line of said Scroggins tract and the South line of said Hawkins tract passing at a distance of 111.97 feet a 1/2" iron rod with yellow cap stamped "CBG" at the Southeast corner of said Hawkins tract and being at the Southwest corner of said Dubon tract a total distance of 207.07 feet to the POINT OF BEGINNING containing 121,621 square feet or 0.496 acres of land.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT, Jeremy Scroggins, as owner of the above described property, do hereby adopt this plat designating the tract as LOT 1 AND LOT 2, BLOCK 241, SCROGGINS ADDITION, an addition to the City of Terrell, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed or placed upon, over or across the said easements, except as may be permitted by the said City; THAT said easements may be for the mutual use and accommodation of all public utilities serving the property, unless an easement limits the use to particular utilities, with all uses being subordinate to that of the City of Terrell's; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems located within said easements, and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone; and THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Terrell and the County of Kaufman, Texas.

WITNESS my hand this ____ day of _____, 20____.

OWNER _____

STATE OF TEXAS '

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, William Davis Finney, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Terrell.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final plat document 22 TAC 663.18C



Signature of Registered Professional Land Surveyor
Registration No. 3941
Date:

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 jurisdiction] of the
City of Terrell, Kaufman County, Texas.

P&Z COMMISSION RECOMMENDATION: (Approval or Denial)

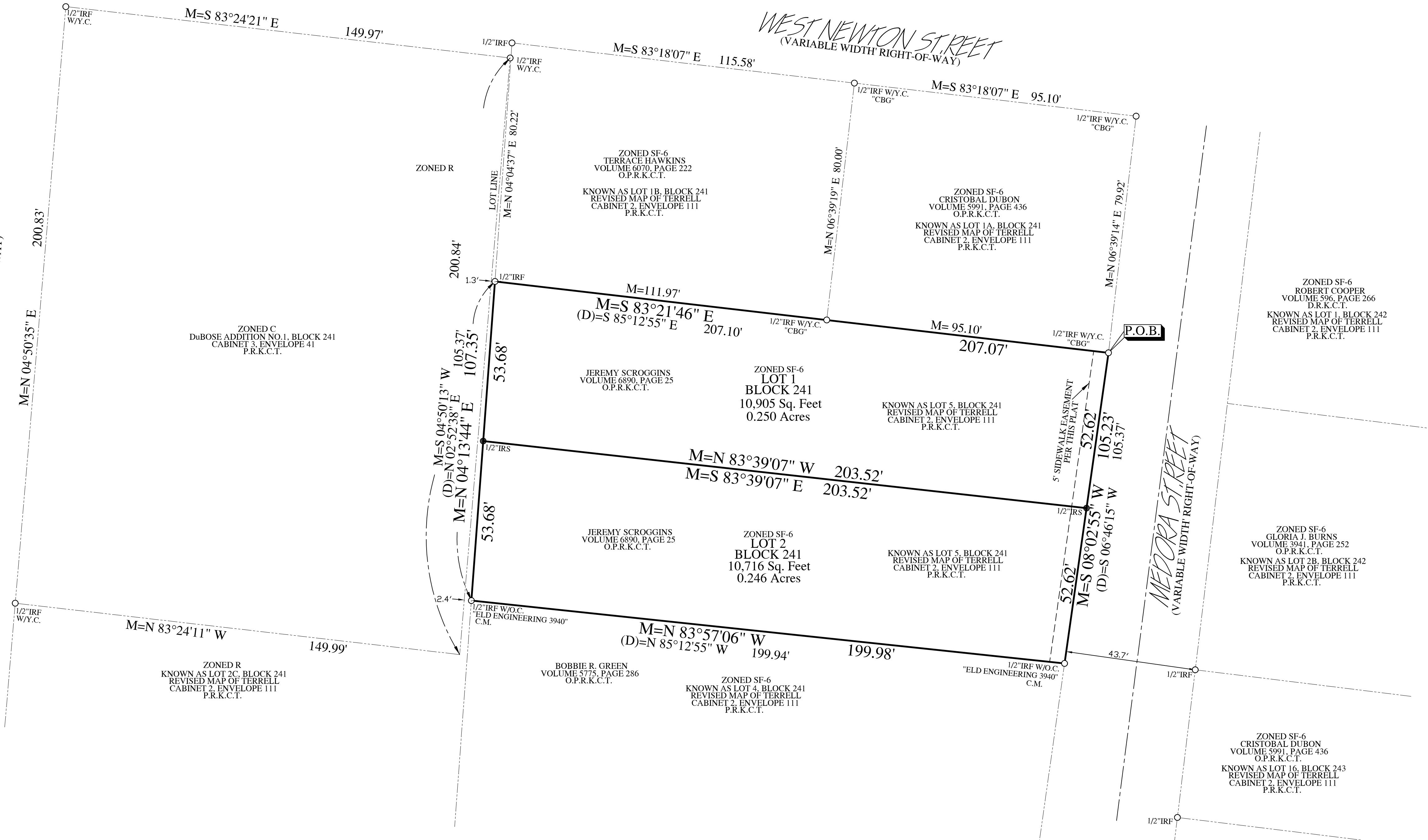
Signature of Chairperson _____ Date of Action _____

APPROVED BY CITY COUNCIL:

Signature of Mayor _____ Date of Approval _____

ATTEST:

City Secretary _____ Date _____



FLOOD NOTE:

THIS TRACT IS WITHIN ZONE 'X'. (UNSHADED). AREAS DETERMINED TO BE
OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE
RATE MAP FOR KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS, MAP
NUMBER 4237C018ED, EFFECTIVE DATE: JULY 03, 2012. THIS FLOOD STATEMENT
DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL
BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER
FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY
MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE
LIABILITY ON THE PART OF THE SURVEYOR.

OWNER:
JEREMY SCROGGINS
208 BOURN STREET
ROCKWALL, TEXAS 75087
(469) 267-1743

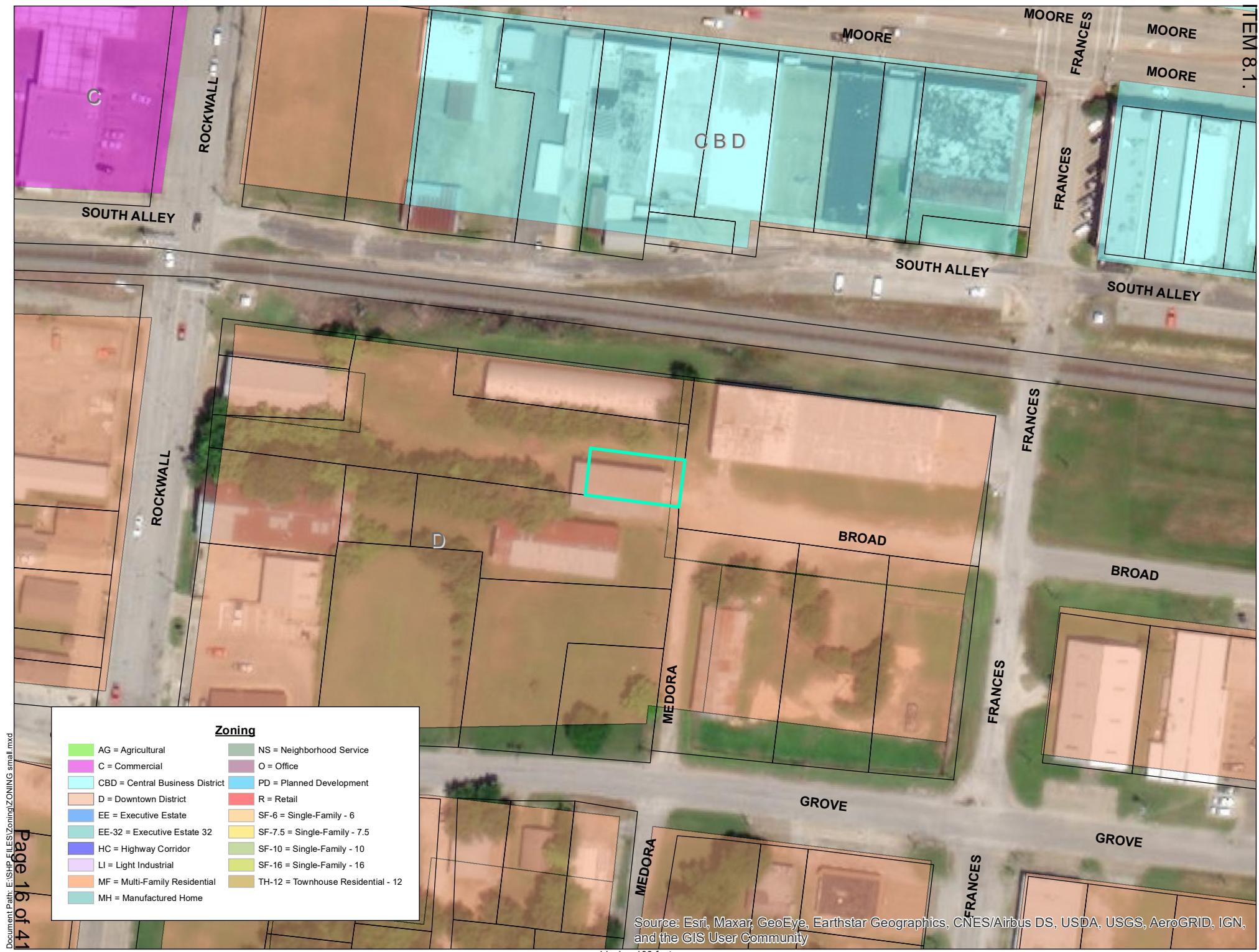
SURVEYOR:
DATA LAND SERVICES
REGISTERED PROFESSIONAL LAND SURVEYING
T.B.P.L.S. FIRM REGISTRATION LIC. NO.10183900
P.O. BOX 2110
FORNEY, TEXAS 75126-2110
(972) 564-6166 (OFFICE)
(972) 564-3079 (FAX)
email orders@datalandservices.com

Scale 1"=20'
Date 3/24/21
Job# 21-2559
Sheet# 1 of 1

FINAL PLAT
OF
SCROGGINS ADDITION
LOT 1 AND LOT 2, BLOCK 241
BEING A REPLAT OF
KNOWN AS LOT 5, BLOCK 241
OF REVISED MAP OF TERRELL
AN ADDITION TO THE CITY OF TERRELL, TEXAS
AS RECORDED IN CABINET 2, ENVELOPE 111
PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

Cabinet _____, Slide _____







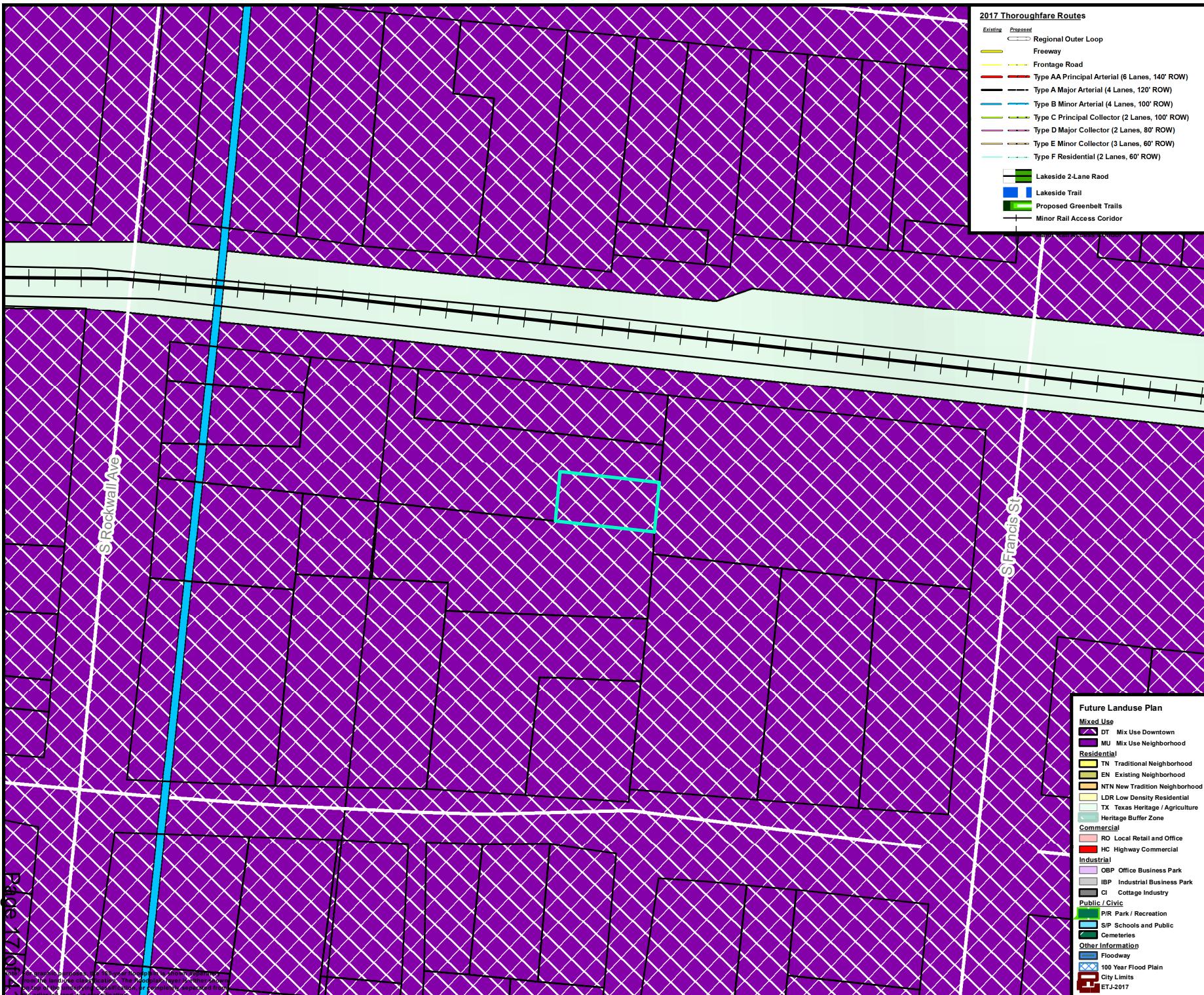
City of Terrell

Future Land Use Plan



2017 Thoroughfare Routes

Existing	Proposed	Symbol
		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, 80' ROW)
		Type D Major Collector (2 Lanes, 60' 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





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. a. Council Discussion of Draft Budget b. Resolution for publication of public hearing for tax rate	August 10, 2021
7. a. Council Review of Final Budget b. Public Hearing for Tax Rate c. First Reading Tax Rate Ordinance d. Adoption of Tax Rate Ordinance.	August 24, 2021
8. a. Public Hearing for Budget b. <u>First Reading Budget Ordinance</u>	August 31, 2021
9. a. Adoption of Budget Ordinance on Second Reading. b. Public Hearing for Water & Wastewater Rates 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

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 30th day or later than the 10th 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

DRAFT

May 2021						
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23	24	25	26	27	28	29
30	31					

JUNE 2021

July 2021						
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					22	23
					25	26
					27	28
					29	30
					31	

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

June 2021						
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27	28	29	30			

JULY 2021

August 2021						
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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	2	3
4 Independence Day	5 Independence Day Holiday	6	7	8 Park Board Meeting 6:00 pm Terrell Service	9 PADIC Board Meeting 8:00 am	10
11	12	13	14 Airport Board Meeting 6:00 pm at Terrell Municipal Airport	15	16	17
18	19	20 Workshop 5:00 pm and City Council Mtg 7 pm	21	22 Planning & Zoning Board 5:30 pm	23	24
25	26 ZBA Meeting 5:30 pm	27 Special City Council Mtg and Workshop 5:30 pm	28	29	30 Draft budget posted on website	31

July 2021						
S	M	T	W	T	F	S
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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						
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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 Budget Retreat 8:30 am – 5:00 pm	3 Budget Retreat 9:00 am – 5 pm City Council Mtg at 7 pm	4	5	6	7
8	9	10 Workshop 5:00 pm and City Council Mtg 7 pm	11	12 Park Board Meeting 6:00 pm Terrell Service	13	14
15	16	17	18	19	20	21
22	23 ZBA Meeting 5:30 pm	24 Workshop 5:00 pm and City Council Mtg 7 pm	25	26 Planning & Zoning Board 5:30 pm	27	28
29	30	31 Workshop 5:00 pm and City Council 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 22nd 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 8th day of June, 2021.

PASSED AND ADOPTED this the _____ day of June, 2021.

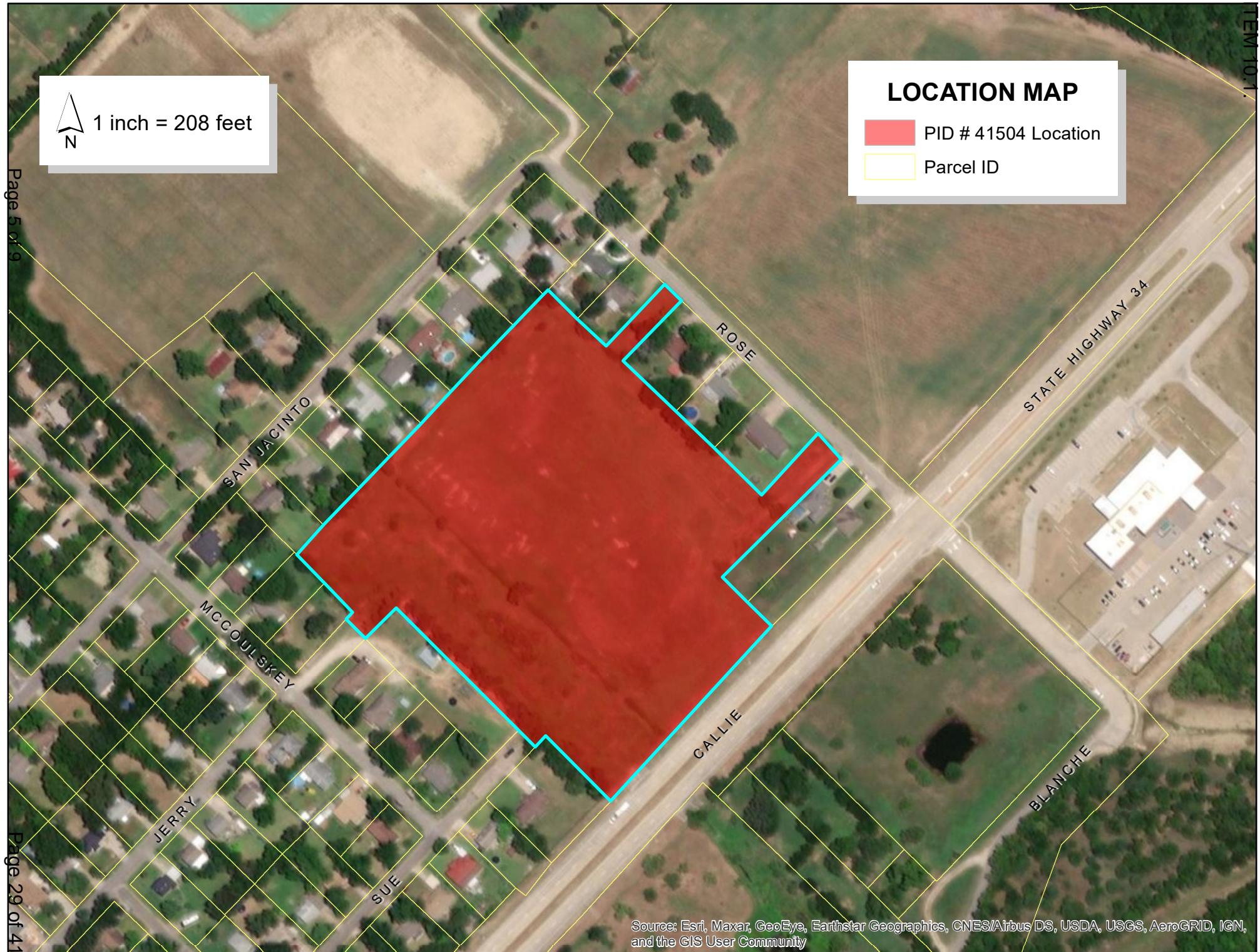
E. Rick Carmona, Mayor

Attest:

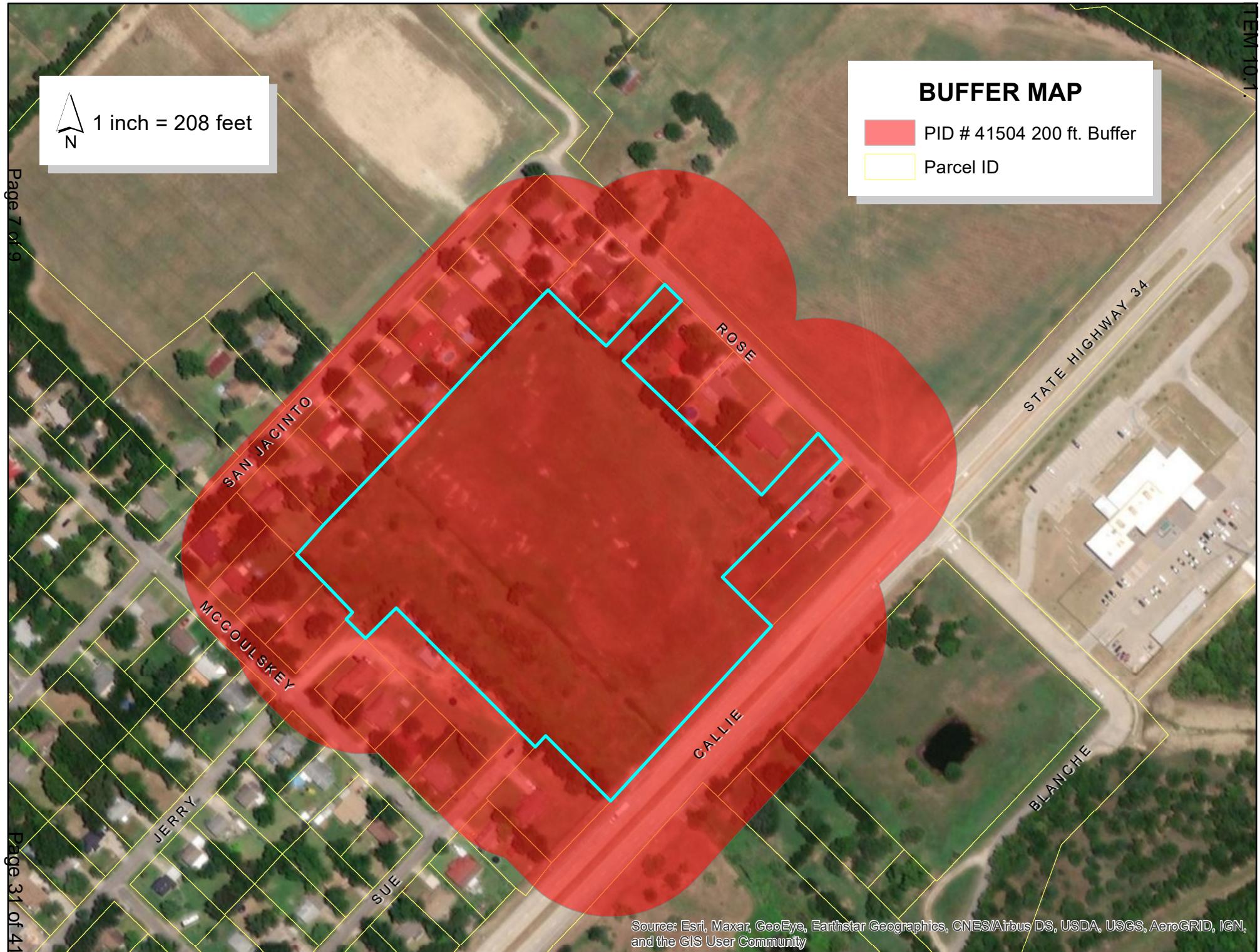
Dawn Steil, City Secretary

Approved as to form:

Mary Gayle Ramsey, City Attorney









TERRELL 2017 COMPREHENSIVE PLAN

Land Use Categories

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



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, 80' 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

Page 9 of 9

Page 33 of 41

Note: 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.

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	PIR Park / Recreation
	SIP 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.

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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 8th day of June, 2021.

PASSED AND ADOPTED this the _____ day of June, 2021.

E. Rick Carmona, Mayor

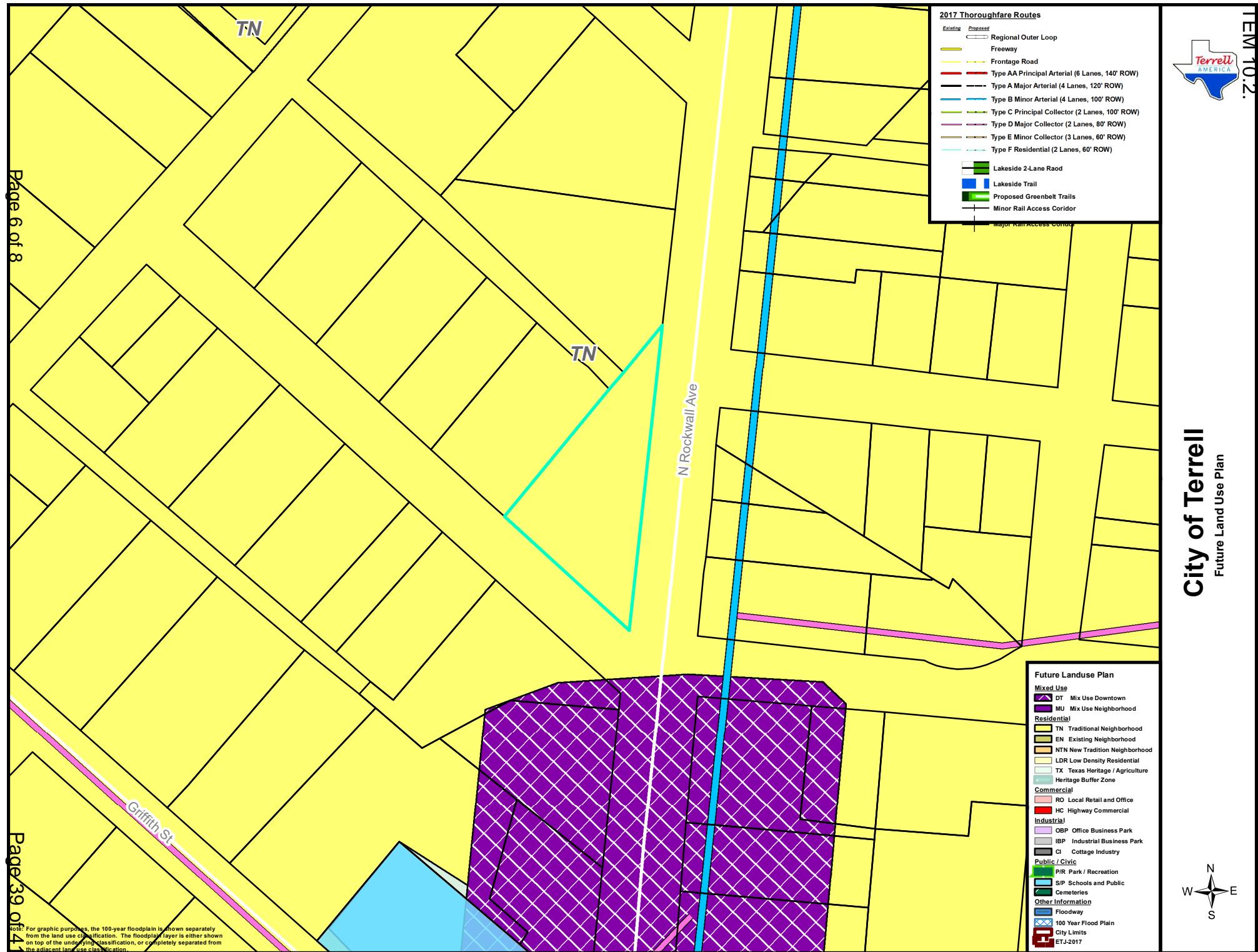
Attest:

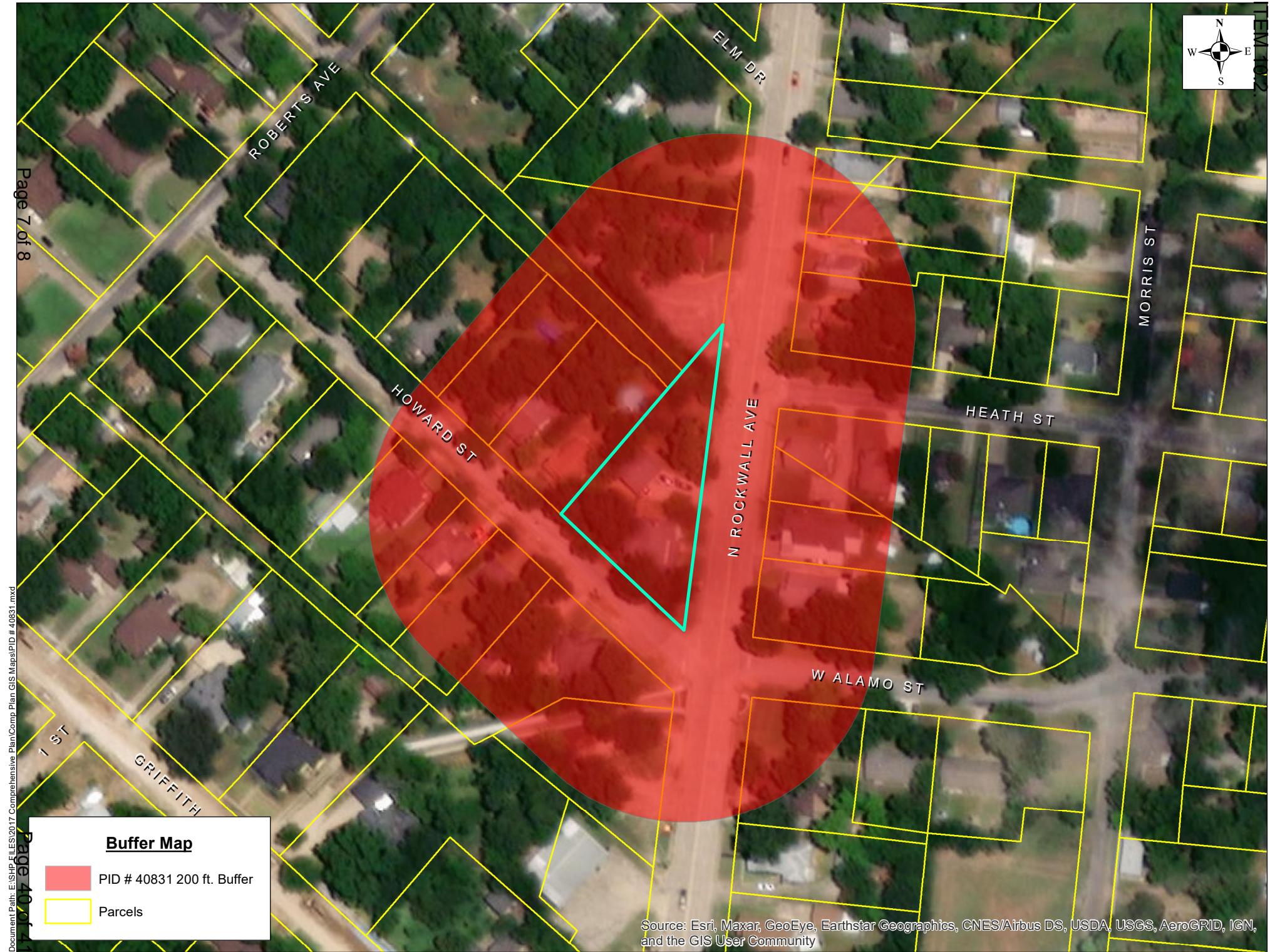
Dawn Steil, City Secretary

Approved as to form:

Mary Gayle Ramsey, City Attorney









TERRELL 2017 COMPREHENSIVE PLAN

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Existing Traditional Neighborhoods	
Purpose and intent <ul style="list-style-type: none"> • To maintain quality of the existing traditional neighborhoods • To preserve character and context of existing traditional neighborhoods • To encourage infill and redevelopment in keeping with the design of existing neighborhoods 	
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Design priorities <ul style="list-style-type: none"> • Encourage renovation and infill design that is in keeping with historic structures • Prioritize the maintenance of existing streets and sidewalks • Explore opportunities to create new infill pocket parks and/or playgrounds in addition to maintaining existing parks • Provide additional trail connections • Connect to new adjoining neighborhoods • Step up code enforcement 	
Zoning Recommendations <ul style="list-style-type: none"> • Explore the creation of a "conservation neighborhood" overlay or zoning district to preserve, enhance, and maintain the neighborhood character and prevent further deterioration • 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 • Evaluate current zoning to eliminate any incompatible zoning with respect to density and building design 	
	
	