

Planning and Zoning Commission Regular Meeting

March 29, 2016

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



PLANNING & ZONING COMMISSION

Notice of Regular Meeting
Tuesday, March 29, 2016 ~ 5:30 p.m.
City Hall ~ Council Chambers
201 E. Nash, Terrell, Texas 75160

AGENDA

Chairman	Jerry Yates	Vice-Chairman	Tom Aldinger
Commissioner	Danny Stephens	Commissioner	Bruce Bryant
Commissioner	Trini B Jones	Commissioner	Kathy Russell
Commissioner	Carolyn Fairley	Commissioner	Vickie Anderson
Commissioner	Bruce Loflin		

1. Call to order.
2. Hear remarks from visitors.
3. Discuss and consider approval of the Planning and Zoning Commission meeting minutes of January 26, 2016.
4. Remarks from Director.

ACKNOWLEDGEMENT OF WITHDRAWAL

5. ZC 16-01:

- A. **WITHDRAWN BY APPLICANT.** A request to change the zoning from Retail (R) to Planned Development (PD) District for a variety of uses, including, but not limited to, retail, commercial, service, automotive, office, and residential (multi-family or townhome) on 255.68 acres of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20, and being all of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, L.P. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in the Deed Records of Kaufman County, Texas. Public hearings were conducted at the Planning and Zoning Commission on January 26, 2016 and at the City Council on February 2, 2016. The application was subsequently withdrawn, and no further public hearings will be held.

PUBLIC HEARINGS

6. ZC 16-04:

- A. Conduct a public hearing on a request for a Specific Use Permit in the Retail (R) District to allow an amusement arcade within a proposed movie theater/bowling alley facility on an 8.417-acre site within 255.68 acres of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20, and being all of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, L.P. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in the Deed Records of Kaufman County, Texas.
- B. Discuss and consider ZC 16-04.

7. ZC 16-05:

- A. Conduct a public hearing on a request for a Specific Use Permit in the Retail (R) District to allow billiards/pool tables within a proposed movie theater/bowling alley facility on an 8.417-acre site within 255.68 acres of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20, and being all of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, L.P. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in the Deed Records of Kaufman County, Texas.
- B. Discuss and consider ZC 16-05.

8. ZC 16-06:

- A. Conduct a public hearing on a request for a change in zoning from Retail (R) to Multi-Family (MF) District to allow the construction of attached housing units on Lots 3A, 4A, 4B, and 4C, Block 90, Moore and Nash Addition, Terrell, Texas, southwest corner of East Dallas Street and South Adelaide Street.
- B. Discuss and consider ZC 16-06.

9. ZC 16-07:

- A. Conduct a public hearing on a request for a change in zoning from Single-Family Residential-6 (SF-6) to Multi-Family (MF) District to allow the construction of attached housing units on Lot 1, Block 89, Moore and Nash Addition, Terrell, Texas, South Frances Street between Newton Street and Temple Street.
- B. Discuss and consider ZC 16-07.

10. ZC 16-08:

- A. Conduct a public hearing on a request for a change in zoning from Single-Family Residential-6 (SF-6) to Multi-Family (MF) District to allow the construction of attached housing units on Lot 2A, Block 89, Moore and Nash Addition, Terrell, Texas, South Frances Street between Newton Street and Temple Street.
- B. Discuss and consider ZC 16-08.

11. ZC 16-09:

- A. Conduct a public hearing on a request for a Specific Use Permit in the Retail (R) District to allow a contractor's office/shop, with no outside storage including vehicles, on Lot 1A, Block 61, Original Town, Terrell, Texas, 309 N. Virginia Street, Terrell, Texas, southwest corner of North Virginia Street and East College Street.
- B. Discuss and consider ZC 16-09.

PLATS AND RELATED ACTION ITEMS

12. FP 16-03:

- A. Discuss, consider, and take appropriate action on the Final Plat of Lot 11, Block 1, Terrell Market Center/Medical Plaza Addition, 1.662 acres located south of Spur 557 and east of FM 148, City of Terrell, Kaufman County, Texas. (Fairfield Inn and Suites)

13. CP 15-07

- A. Discuss and consider acceptance of public improvements for Crossroads at Terrell, Phase 1A, located west of FM 148 between Spur 557 and Interstate 20.

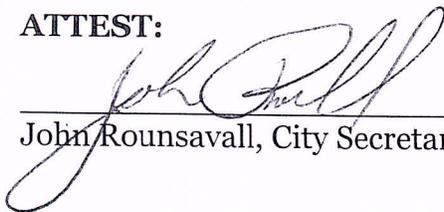
14. FP 16-04:

- A. Discuss, consider, and take appropriate action on the Final Plat of Lot 1, Block 1; Lots 1R & 2, Block 2; Lots 1R & 2, Block 3, Crossroads at Terrell, Phase 1A, northwest corner, Interstate 20 at FM 148.

15. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD March 23, 2016, 2016 at 3:00 p.m.

ATTEST:


John Rounsavall, City Secretary



Planning & Zoning Commission Meeting

Tuesday, January 26, 2015 ~ 5:30 p.m.

City Hall Council Chambers

201 E. Nash ~ Terrell, Texas ~ 75160

MINUTES

Present: Jerry Yates, Danny Stephens, Bruce Bryant, Trini B Jones, Kathy Russell, Carolyn Fairley, Tom Aldinger

Absent: Vickie Anderson and Bruce Loflin

Staff: Mike Sims, Steve Rogers, Ricky Mendez, Bobby Phillips, Elvia Mier and Gina Dominguez

Visitors: Byron Waddey- Discount Tire

1. Call to order.

Chairman Jerry Yates called the regular meeting of the Planning and Zoning Commission to order on January 26, 2016 at 5:30 p.m.

2. Election of Officers.

Chairman Jerry Yates opens up Nominations for Officers.

Chairman Jerry Yates nominates self for reappointment as Chairman, Commissioner Bruce Bryant seconded motion. Motion carried unanimously. Jerry Yates appointed as Chairman.

Chairman Jerry Yates nominates Tom Aldinger for Vice-Chairman. Commissioner Danny Stephens seconded motion. Motion carried unanimously. Tom Aldinger appointed as Vice-Chairman.

3. Hear remarks from visitors.

Norma Henning property owner of Champion Road, Terrell RV Park and Ray Wade from City of Longview, TX.

4. Discuss and consider approval of Planning and Zoning Commission meeting minutes of 1/26/2016

Commissioner Kathy Russell made motion to approve Minutes from January 26, 2016. Commissioner Bruce Bryant seconded motion for minutes to be approved. The motion carried unanimously.

5. Hear Remarks from Director.

Mike Sims presented Report regarding the search of a Municipal Development Director that continues to be open due to Mr. Terry Capeheart Retirement. Thanks given to Mr. Steve Rogers, City Engineer for his role as Interim MD Director. Introduced and acknowledged experience of Monica Heid previous Planning Director with The City of Richardson and Drew Brawner from Kimley-Horn Consulting Group.

ACTION ITEMS

- 6. ZC 16-01: Discuss and consider a recommendation to the City Council regarding approval of a request to change the zoning from Retail (R) to Planned Development (PD) for a variety of uses, including, but not limited to, retail, commercial, service, automotive, office, and residential (multi-family or townhome) on 255.68 acres of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20, and being all of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, L.P. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in the Deed Records of Kaufman County, Texas.**

Assistant City Manager Mike Sims, gave staff recommendation that item be tabled to the 2/23/2016 or next meeting. Due to public hearing notice going out it is still open for due process to a Public Hearing.

(For): No Visitors spoke.

(Against): Norma Henning property owner of Champion Road, Terrell RV Park spoke against request in regards to the MF.

Chairman Jerry Yates makes motion to Table item to next Planning and Zoning Commission Meeting. Commissioner Bruce Bryant second motion. The motion carried unanimously.

- 7. ZC 16-02: Discuss and consider a recommendation to the City Council regarding approval of a request to amend the Terrell Zoning Ordinance as follows: (1) amend Article IV., Section 32., Use Regulations (Charts) to add bail bond services, a use currently not listed in the Ordinance, as a Special Permit use in the Commercial (C) zoning district subject to the provisions of Article V. Section 42.7; (2) to amend Article V., Section 42., Special Regulations for Certain Types of Uses, by adding Section 42.7 requiring a minimum separation of 1,000 feet between (a) the nearest property line of any lot or tract that is the location of a bail bond service and the nearest boundary of a residential zoning district, including the EE-32 Executive Estate district, all SF- Single-Family districts, the TH-12 Townhome district, the MF Multi-Family district, the MH Manufactured Home district, any property zoned CBD Central Business District, or any PD Planned Development district that allows residential uses; and (b) between the nearest property line of a tract containing a bail bond service and the nearest property line of any other tract containing a bail bond service; and (3) to amend Section 44.1, Definitions, by adding a definition for bail bond service.**

Assistant City Manager Mike Sims, gave staff report.

(For): No Visitors Spoke

(Against): Alberto Jones, applicant. Feels that the ordinance excludes other Bail Bonds from coming into Terrell. He would request a motion that the ordinance be reduced from 1,000 feet to 200 feet and that the commission will grant him his application and be grandfathered instead of the zoning text amendment applied to him.

Commissioner Danny Stephens made and Commissioner Carolyn Fairley seconded motion to approve the request. Motion Carried unanimously

- 8. ZC 16-03: Discuss and consider a recommendation to the City Council regarding approval of a request to amend the Terrell Zoning Ordinance to establish a maximum building height for accessory structures in all single-family residential districts of 14-1/2 feet at the highest point of the roof. Said zoning districts and the pertinent sections of the ordinance include: EE-32 Executive Estate (Section 15.3.A.2.); Single-Family districts SF-16 (Section 16.3.A.2.), SF-10 (Section 17.3.A.2.), SF-7.5 (Section 18.3.A.2.), SF-6 (Section 19.3.A.2.); TH-12 Townhome (Section 20.3.A.2.); MH Manufactured Home (Section 23.3.G.2); and any portion of a PD Planned Development district which allows single-family residential uses. The current Ordinance restricts the height of accessory buildings to one story but does not specify the maximum height in feet.**

Assistant City Manager Mike Sims, gave staff report.

(For): No Visitors Spoke

(Against): No Visitors Spoke

Commissioner Bruce Bryant made and Commissioner Kathy Russell seconded motion to approve the request.
Motion Carried unanimously

- 9. Discuss, consider and take appropriate action on the Final Plat of Lot 5, Block 1, Terrell Market Center/Medical Plaza Addition, 1.207 acres located at 1221 F.M. 148, City of Terrell, Kaufman County, Texas. (Discount Tire)**

City Engineer Steve Rogers, gave staff Report.

Commissioner Bruce Bryant made and Commissioner Tom Aldinger seconded motion to approve the request.
Motion Carried unanimously

- 10. Discuss, consider, and take appropriate action on the Final Plat of Lot 1R, Block 1, Terrell Market Center/Medical Plaza Addition, 0.926 acres located at 1291 F.M. 148, City of Terrell, Kaufman County, Texas. (Starbucks)**

City Engineer Steve Rogers, gave staff Report

Commissioner Tom Aldinger made and Commissioner Kathy Russell seconded motion to approve the request.
Motion Carried unanimously

11. Adjourn

Chairman Jerry Yates adjourned meeting at 6:28 p.m.

Approved as presented:

Jerry Yates, Chairman

ZC 16-01



Agenda Item 5.A.

**Rezone from Retail (R) to Planned Development (PD):
255.68 Acres,
J.C. Hale Survey, Abstract No. 202
(ZC 16-01)**

Planning and Zoning Commission:	March 29, 2016
Existing Zoning:	Retail (R)
Proposed Use:	Mixed Use

Update:

THE APPLICANT HAS WITHDRAWN THIS REQUEST.

Property owners within the 200' notification area have been advised by mail.

Background:

This case concerns 255.68 acres of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20, and being all of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, L.P. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in the Deed Records of Kaufman County, Texas. At this location there is a pending landowner request for a change in zoning from Retail (R) to Planned Development (PD) for a variety of uses, including, but not limited to, retail, commercial, service, automotive, office, and residential (multi-family or townhome). The application has been withdrawn.

Notification:

A notice was published in the official newspaper of the City to inform interested persons that the application has been withdrawn.

Staff Recommendation:

At the January 26, 2016 P&Z meeting, this application was tabled to February 23. Appropriate action from the P&Z at this time would be to acknowledge withdrawal of the request either by declaration of the Chair or with a motion, second, and vote from the Commission.

ZC 16-04



Agenda Items 6.A. and 6.B.

**Specific Use Permit for Amusement Devices/Arcade
8.417 acres in the J. C. Hale Survey, Abstract No. 202,
Northwest corner, IH-20 and FM 148
(ZC 16-04)**

Planning and Zoning Commission:

March 29, 2016

Request:

Specific Use Permit for amusement devices/arcade within a proposed entertainment/recreation facility

Existing Zoning and Land Use:

Retail (R); vacant

Surrounding Zoning and Land Use:

The surrounding property is oriented towards two major roadways— IH-20 and FM 148. Property to the east is zoned Planned Development (PD). Property to the south is zoned Agricultural (AG). To the west, the zoning is Retail (R). Large portions of the surrounding area are vacant; the developed property includes a variety of commercial activities.

Comprehensive Plan:

The Future Land Use Plan designates this site as Commercial. This classification is intended for a variety of commercial uses including automobile-related services, large-scale retail trade, and establishments with outside storage, display and sales. The Retail land use category includes less intensive activities such as restaurants, grocery stores, retail shops, hardware stores, and offices as well as entertainment activities. Retail uses often support the heavier activities of a Commercial area.

Background and Request:

For several months, the City has been working with the owner of a 255-acre tract bounded by Spur 557, FM 148, IH-20 and County Road 305 on a plan for the development of this property. As part of the overall plan, the developer would like to construct an entertainment/recreation facility that will include a movie theater, bowling alley, and a restaurant with live music space. The

entertainment/recreation facility will be located on an 8.417-acre site within the 255-acre tract. The 8.417 acres is at the northwest corner of IH-20 and FM 148. The developer would like to devote a portion of the space to a video game arcade. The Zoning Ordinance requires a Specific Use Permit (SUP) for an indoor arcade with four or more amusement/arcade devices.

Tentative plans for the Schulman Movie Bowl Grill (MBG) include several movie screens, with a total of 1,216 theater seats, 16 bowling lanes; and a restaurant with accommodations for live music; billiards/pool tables; and the amusement arcade. The building will be approximately 74,000 SF in size; 438 parking spaces will be provided. The total number of required spaces is based on the uses/activities within the building (1 space/each 5 seats in a movie theater; 6 spaces/bowling lane, 1 space/100 SF including indoor play areas and patio dining for the restaurant, 1 space/each amusement device or table). The amusement arcade can only be located on an age-restricted premises and must comply with additional restrictions as outlined below.

Technical Issues:

In the approval of a Specific Use Permit, the Zoning Ordinance says that the P&Z and City Council should evaluate each request based on the Site Plan and other information submitted to determine whether the proposed use will be compatible with surrounding properties and land uses. Specifically, the use is to:

1. Be consistent with the goals, objectives and policies in the Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations;
2. Meet the supplemental standards in the Zoning Ordinance and the SUP regulations; and
3. Be compatible with, preserve the character of, and mitigate the impacts on adjacent development and neighborhoods.

In the case of an SUP, the P&Z may recommend, and the City Council may approve, conditions that are reasonably necessary to assure compliance with the criteria above.

There are provisions in Chapter 5, Business Regulations, of the Code of Ordinances, in Section 5-9., Dance halls, game halls, pool halls and special events, and in Section 5-10., Coin-operated amusement machines, which address limitations on minors and persons under the age of 17 as well as licensing requirements and other relevant conditions. The granting of an SUP for an arcade does not supersede or invalidate any of those requirements..

Financial Considerations:

The required application fee has been paid and all taxes on the property are current.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the owners of property within 200' of the subject location as required by law.

P&Z Action:

The Planning and Zoning Commission may recommend:

1. Approval of the request as presented;

2. Approval subject to additional or modified conditions (see “Staff Recommendation” below); or
3. Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Staff Recommendation:

Approval subject to the following conditions:

1. The area occupied by the proposed arcade may be limited to a certain percentage of the total area or a maximum square footage; however, the applicant may not have determined how much area this activity will involve at this point.
2. A site plan for the property must be approved in accordance with the requirements of Section 31B.4, Site Plan, within the Specific Use Permit requirements of the Zoning Ordinance.
3. The operation must meet the requirements of Chapter 5, Business Regulations, in the Code of Ordinances, and any other pertinent regulations that apply to this use.

Attachments:

1. Application
2. Applicant’s statement
3. Notification map
4. Notification list
5. Illustrative site plan of the proposed Schulman Movie Bowl Grill (MBG)
6. Conceptual building elevations for the Schulman MBG

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

City of Terrell Zoning Application

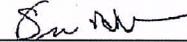
City of Terrell
201 E. Nash
P.O. Box 310
Terrell, TX 75160

Property Owner Information:

Owner: Terrell 80/20 Ltd Phone No.: (214) 361-2350 Fax No.: (214) 361-2375

Cell No.: _____ E-Mail: jallen@oakridgeinvestments.com

Address: 8350 N. Central Expressway, Suite #1020, Dallas, Texas 75206

Owner Signature: 

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

Agent: _____ Phone No.: _____ Fax No.: _____

Cell No.: _____ E-Mail: _____

Address: _____

Agent Signature: _____

Existing Property Information:

Lot: _____ Block: _____

Subdivision: Branch Carter Subdivision No. of Lots: _____

Survey abstract & acreage: 255.68 acres in the J.C Hale Survey, Abstract N. 202, Kaufman County, Texas

Address: _____

Current zoning district *(Please note chart below):* (R) Retail under Ordinance No. 2451

(A)	Agriculture	(R)	Retail
(1F1, 1F2)	One-Family Dwelling District	(CA)	Central Area District
(2F)	Two-Family Dwelling District	(C)	Commercial
(GR)	General Residence	(LI)	Light Industrial
(MF)	Multi-Family	(PD)	Planned Development

Application Request:

Zone Change

Specific Use

Use or Zoning Requested: Allow as SUP the operation of arcade and billiards within a commercial amusement facility

Reason for Request: To allow for the operation of arcade and billiards within the Schulman Movie Bowl Grille (MGB) building that is

proposed to be built within the Crossroads at Terrell development on approximately 8.2 acres. Essential components of the Schulman MBG include

a movie theater, bowling alley, arcade, billiards and restaurant with live music.

The Municipal Development Department will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Terrell, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning & Zoning Commission meetings are held on the 4th Monday of each month at 5:15 p.m. Applications are due thirty (30) days prior to the meeting date.

Office Use Only:

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

Received By: _____

Filing Date: _____

Planning & Zoning Date: _____

1st City Council Date: _____

2nd City Council Date: _____



SCHULMAN AMUSEMENT COMPANY

March 1, 2016

Mr. Mike Sims
Assistant City Manger
City of Terrell
201 East Nash
Terrell, Texas 75160
Phone: (972) 551-6600

Mr. Sims,

Schulman Movie Bowl Grille LLC supports the Specific Use Permit applications made by Terrell 80/20 Ltd.

These Specific Use Permits will allow for the operation of arcade games and billiards tables within the Schulman Movie Bowl Grille family entertainment center we propose to build on an approximate 8.4 acre tract within the Crossroads at Terrell development.

Schulman Movie Bowl Grill LLC or a related entity will own and operate this Schulman Movie Bowl Grill family entertainment center. Essential components of this facility are a movie theater, a bowling alley, an arcade, billiards and a restaurant featuring occasional live music acts.

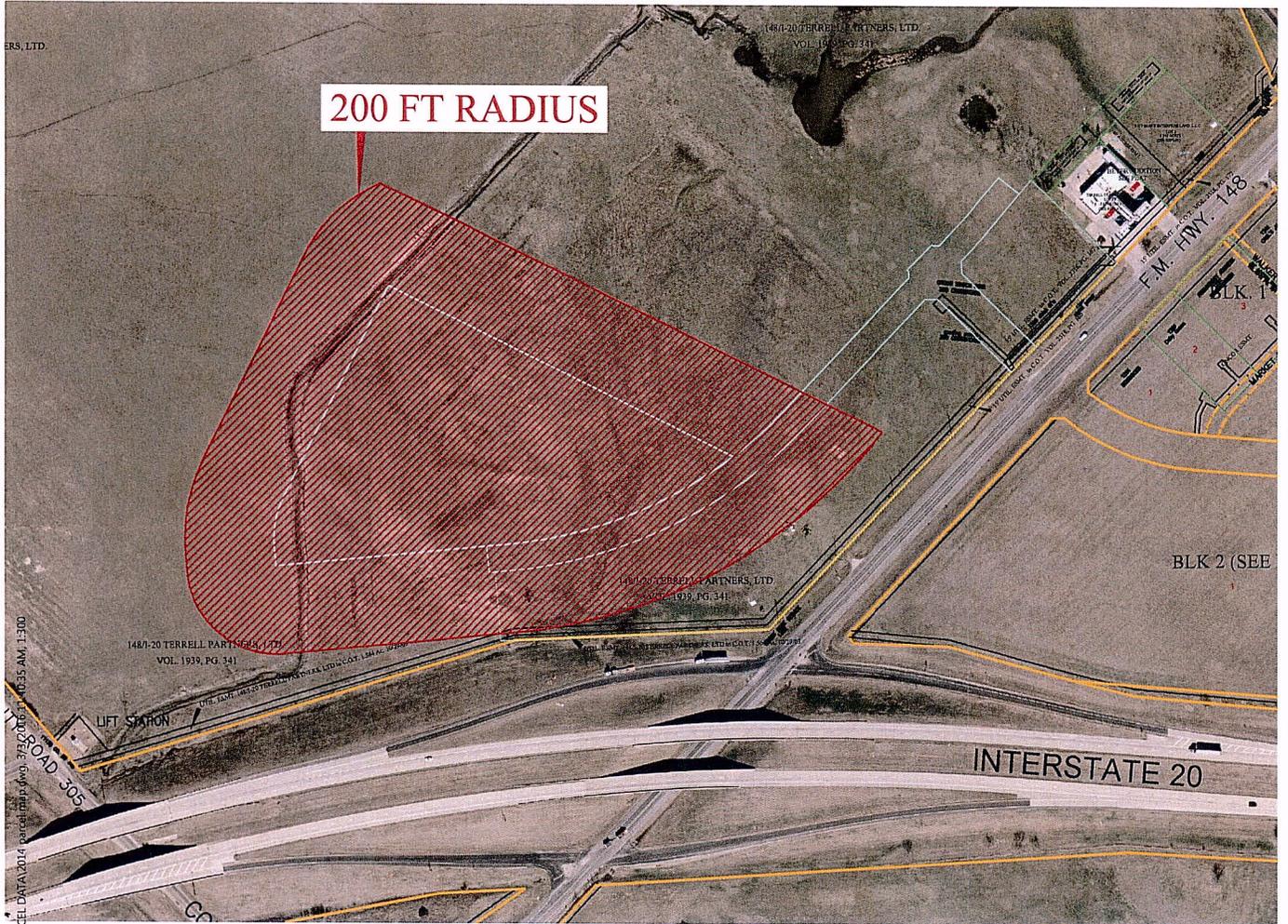
Sincerely,

Mark Schulman
Manager
Schulman Movie Bowl Grille LLC

Cc: George Allen, Oakridge Investments

4565 Lakeshore Drive
Waco, TX 76710

254.732.0646
MovieBowlGrille.com



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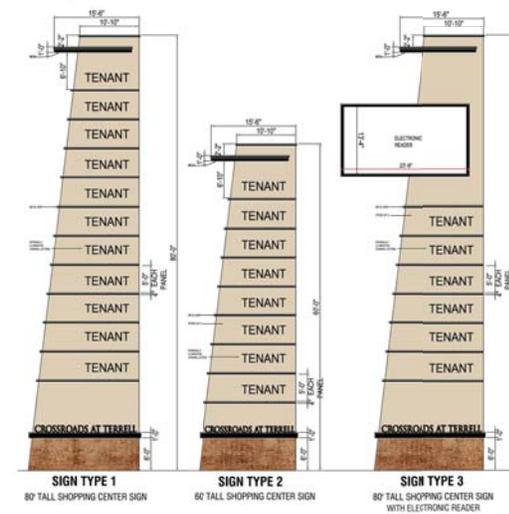
ZC-16-04/05-

<u>PARCEL_ID</u>	<u>OWNERSHIP</u>	<u>ADDR_2</u>	<u>ADDR_3</u>	<u>ADDR_CITY</u>	<u>ADDR_ST</u>	<u>ADDR_ZIP</u>
7672	TERRELL 80/20 LTD	8350 N CENTRAL EXPRESSWAY	SUITE M1020	DALLAS	TX	75206

Illustrative site plan of the proposed Schulman Movie Bowl Grill (MBG)



MAJOR SIGN PROPOSED ELEVATIONS



MASTER SIGNAGE PLAN



THIS PLAN IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.

Conceptual building elevations for the Schulman MBG



ZC 16-05



Agenda Items 7.A. and 7.B.

**Specific Use Permit for Billiards/Pool Tables
8.417 acres in the J. C. Hale Survey, Abstract No. 202,
Northwest corner, IH-20 and FM 148
(ZC 16-05)**

Planning and Zoning Commission:

March 29, 2016

Request:

**Specific Use Permit for
billiards/pool tables within a
proposed entertainment/recreation
facility**

Existing Zoning and Land Use:

Retail (R); vacant

Surrounding Zoning and Land Use:

The surrounding property is oriented towards two major roadways— IH-20 and FM 148. Property to the east is zoned Planned Development (PD). Property to the south is zoned Agricultural (AG). To the west, the zoning is Retail (R). Large portions of the surrounding area are vacant; the developed property includes a variety of commercial activities.

Comprehensive Plan:

The Future Land Use Plan designates this site as Commercial. This classification is intended for a variety of commercial uses including automobile-related services, large-scale retail trade, and establishments with outside storage, display and sales. The Retail land use category includes less intensive activities such as restaurants, grocery stores, retail shops, hardware stores, and offices as well as entertainment activities. Retail uses often support the heavier activities of a Commercial area.

Background and Request:

For several months, the City has been working with the owner of a 255-acre tract bounded by Spur 557, FM 148, IH-20 and County Road 305 on a plan for the development of this property. As part of the overall plan, the developer would like to construct an entertainment/recreation facility that

will include a movie theater, bowling alley, and a restaurant with live music space. The entertainment/recreation facility will be located on an 8.417-acre site within the 255-acre tract. The 8.417 acres is at the northwest corner of IH-20 and FM 148. The developer would like to devote a portion of the space to billiards/pool tables. The Zoning Ordinance requires a Specific Use Permit (SUP) for a facility with three or more billiards/pool tables..

Tentative plans for the Schulman Movie Bowl Grill (MBG) include several movie screens, with a total of 1,216 theater seats,;16 bowling lanes; and a restaurant with accommodations for live music; an amusement arcade; and billiards/pool tables. The building will be approximately 74,000 SF in size; 438 parking spaces will be provided. The total number of required spaces is based on the uses/activities within the building (1 space/each 5 seats in a movie theater; 6 spaces/bowling lane, 1 space/100 SF including indoor play areas and patio dining for the restaurant, 1 space/each amusement device or table). The billiards/pool facility can only be located on an age-restricted premises and must comply with additional restrictions as outlined below.

Technical Issues:

In the approval of a Specific Use Permit, the Zoning Ordinance says that the P&Z and City Council should evaluate each request based on the Site Plan and other information submitted to determine whether the proposed use will be compatible with surrounding properties and land uses. Specifically, the use is to:

1. Be consistent with the goals, objectives and policies in the Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations;
2. Meet the supplemental standards in the Zoning Ordinance and the SUP regulations; and
3. Be compatible with, preserve the character of, and mitigate the impacts on adjacent development and neighborhoods.

In the case of an SUP, the P&Z may recommend, and the City Council may approve, conditions that are reasonably necessary to assure compliance with the criteria above.

There are provisions in Chapter 5, Business Regulations, of the Code of Ordinances, in Section 5-9., Dance halls, game halls, pool halls and special events, and in Section 5-10., Coin-operated amusement machines, which address limitations on minors and persons under the age of 17 as well as licensing requirements and other relevant conditions. The granting of an SUP for billiards/pool tables does not supersede or invalidate any of those requirements..

Financial Considerations:

The required application fee has been paid and all taxes on the property are current.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the owners of property within 200’ of the subject location as required by law.

P&Z Action:

The Planning and Zoning Commission may recommend:

1. Approval of the request as presented;
2. Approval subject to additional or modified conditions (see “Staff Recommendation” below); or
3. Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Staff Recommendation:

Approval subject to the following conditions:

1. The area occupied by the billiards/pool tables may be limited to a certain percentage of the total area or a maximum square footage; however, the applicant may not have determined how many tables this activity will involve at this point.
2. A site plan for the property must be approved in accordance with the requirements of Section 31B.4, Site Plan, within the Specific Use Permit requirements of the Zoning Ordinance.
3. The operation must meet the requirements of Chapter 5, Business Regulations, in the Code of Ordinances, and any other pertinent regulations that apply to this use.

Attachments:

1. Application
2. Applicant’s statement
3. Notification map
4. Notification list
5. Illustrative site plan of the proposed Schulman MBG
6. Conceptual building elevations for the Schulman MBG

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

City of Terrell Zoning Application

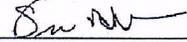
City of Terrell
201 E. Nash
P.O. Box 310
Terrell, TX 75160

Property Owner Information:

Owner: Terrell 80/20 Ltd Phone No.: (214) 361-2350 Fax No.: (214) 361-2375

Cell No.: _____ E-Mail: jallen@oakridgeinvestments.com

Address: 8350 N. Central Expressway, Suite #1020, Dallas, Texas 75206

Owner Signature: 

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

Agent: _____ Phone No.: _____ Fax No.: _____

Cell No.: _____ E-Mail: _____

Address: _____

Agent Signature: _____

Existing Property Information:

Lot: _____ Block: _____

Subdivision: Branch Carter Subdivision No. of Lots: _____

Survey abstract & acreage: 255.68 acres in the J.C Hale Survey, Abstract N. 202, Kaufman County, Texas

Address: _____

Current zoning district *(Please note chart below):* (R) Retail under Ordinance No. 2451

(A)	Agriculture	(R)	Retail
(1F1, 1F2)	One-Family Dwelling District	(CA)	Central Area District
(2F)	Two-Family Dwelling District	(C)	Commercial
(GR)	General Residence	(LI)	Light Industrial
(MF)	Multi-Family	(PD)	Planned Development

Application Request:

Zone Change

Specific Use

Use or Zoning Requested: Allow as SUP the operation of arcade and billiards within a commercial amusement facility

Reason for Request: To allow for the operation of arcade and billiards within the Schulman Movie Bowl Grille (MGB) building that is

proposed to be built within the Crossroads at Terrell development on approximately 8.2 acres. Essential components of the Schulman MBG include
a movie theater, bowling alley, arcade, billiards and restaurant with live music.

The Municipal Development Department will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Terrell, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning & Zoning Commission meetings are held on the 4th Monday of each month at 5:15 p.m. Applications are due thirty (30) days prior to the meeting date.

Office Use Only:

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

Received By: _____

Filing Date: _____

Planning & Zoning Date: _____

1st City Council Date: _____

2nd City Council Date: _____



SCHULMAN AMUSEMENT COMPANY

March 1, 2016

Mr. Mike Sims
Assistant City Manger
City of Terrell
201 East Nash
Terrell, Texas 75160
Phone: (972) 551-6600

Mr. Sims,

Schulman Movie Bowl Grille LLC supports the Specific Use Permit applications made by Terrell 80/20 Ltd.

These Specific Use Permits will allow for the operation of arcade games and billiards tables within the Schulman Movie Bowl Grille family entertainment center we propose to build on an approximate 8.4 acre tract within the Crossroads at Terrell development.

Schulman Movie Bowl Grill LLC or a related entity will own and operate this Schulman Movie Bowl Grill family entertainment center. Essential components of this facility are a movie theater, a bowling alley, an arcade, billiards and a restaurant featuring occasional live music acts.

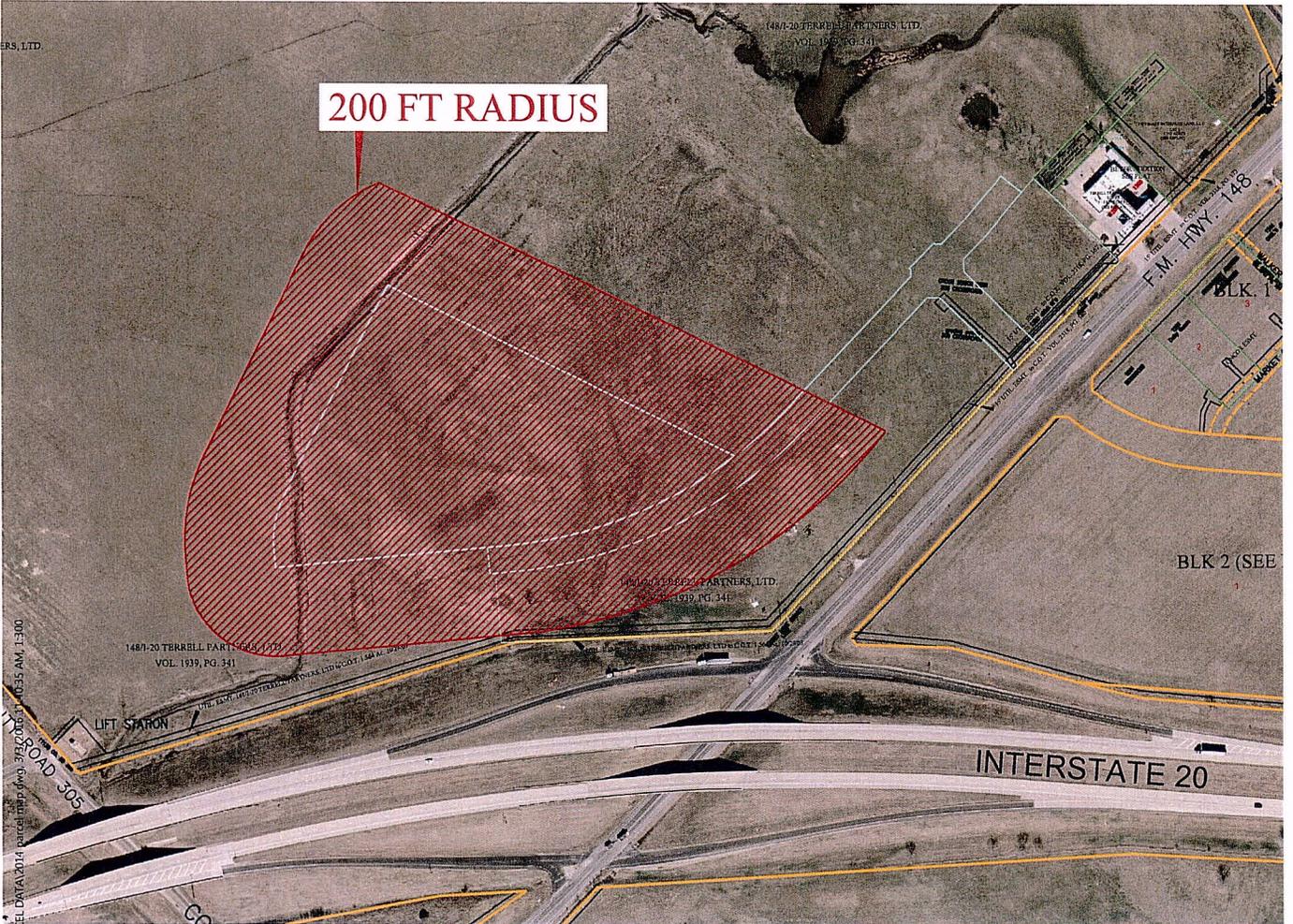
Sincerely,

Mark Schulman
Manager
Schulman Movie Bowl Grille LLC

Cc: George Allen, Oakridge Investments

4565 Lakeshore Drive
Waco, TX 76710

254.732.0646
MovieBowlGrille.com



EA\2014 PARCEL DATA\2014 parcel map.dwg 3/12/2014 10:35 AM 1:300

ZC-16-04/05

<u>PARCEL_ID</u>	<u>OWNERSHIP</u>	<u>ADDR_2</u>	<u>ADDR_3</u>	<u>ADDR_CITY</u>	<u>ADDR_ST</u>	<u>ADDR_ZIP</u>
7672	TERRELL 80/20 LTD	8350 N CENTRAL EXPRESSWAY	SUITE M1020	DALLAS	TX	75206

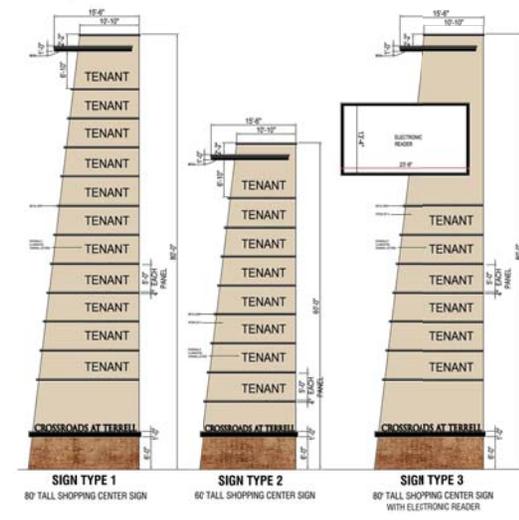
1 letter

ZC-16-05

Illustrative site plan of the proposed Schulman MBG



MAJOR SIGN PROPOSED ELEVATIONS



MASTER SIGNAGE PLAN



THIS PLAN IS SUBJECT TO THE CITY OF TERRELL'S REVIEW AND APPROVAL. THE CITY OF TERRELL'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF TERRELL'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF TERRELL'S REVIEW AND APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Conceptual building elevations for the Schulman MBG



ZC 16-06



Agenda Items 8A. and 8.B.

**Rezone from Retail (R) to MF for attached housing units
Lots 3A, 4A, 4B, and 4C, Block 90,
Moore and Nash Addition, Terrell, Texas,
Southwest corner, E. Dallas Street and S. Adelaide Street
(ZC 16-06)**

Planning and Zoning Commission:

March 29, 2016

Request:

Change in zoning to Multi-Family (MF) District to allow the construction of attached housing units

Existing Zoning and Land Use:

Retail (R); vacant

Surrounding Zoning and Land Use:

Multi-family to the north (duplex); Retail to the east (vacant) and south (single-family residential). I'm looking at a Google image); Single-family to the west (single-family residential and single-family with business). There are several vacant parcels in the nearby area.

Background:

The owner of the property would like to construct 6 to 8 attached single-story housing units. The applicant intends to build all of the units on the same lot. He has constructed similar homes nearby at 101-107 Dallas Street. Development in this manner will require a replat of the property and most likely variances to the Zoning Ordinance.

Comprehensive Plan:

The Future Land Use Plan designates this site as Medium Density Residential, which is intended for single-family housing at a somewhat higher density (maximum 8 units/acre) than Low Density Residential (4.5 to 6 units/acre). Duplexes and townhomes are mentioned as transitional uses that can be used to buffer single-family from higher intensity uses, roadways, or denser Planned Developments and as a means of diversifying the housing stock in the community.

Technical Issues:

The Zoning Ordinance contains certain criteria that must be considered in the review of a request for a change in zoning as follows:

1. The proposed change should be appropriate in the immediate vicinity, in the general area, and in the City as a whole;
2. The change must be supported by existing streets, utilities, and public schools or plans for their construction;
3. The change should be considered in the context of the amount of vacant land available and under development nearby and elsewhere in the City for similar uses and how the proposal will affect those areas and the City in general;
4. Any other public health, safety, moral or general welfare factors associated with the proposed rezoning.

Some unique features of this request include:

1. The property currently exists as 4 lots and will need to be replatted in order for the development to take place. There are likely to be variances required.
2. The current zoning places Retail adjacent to Single-family with no separation. Multi-family is sometimes seen as a good transitional development form between these two incompatible land uses. Attached housing (a quadraplex) has been developed to the north across the street from this property.

Financial Considerations:

The required application fee has been paid and all taxes on the property are current.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the owners of property within 200' of the subject location as required by law.

P&Z Action:

The Planning and Zoning Commission may recommend:

1. Approval of the request as presented;
2. Approval subject to additional or modified conditions (see "Staff Recommendation" below); or
3. Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Staff Recommendation:

Approval subject to the following conditions:

1. A maximum of 8 dwelling units may be specified.
2. Buildings may be limited to a single story in height.

Attachments:

1. Application
2. Applicant's statement
3. Notification map
4. Notification list
5. Illustrative floor plans and building elevations for the proposed units

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

City of Terrell Zoning Application

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

Property Owner Information:

Owner: David & Skylin Brown Phone No.: 972-524-8002 Fax No.: _____
Cell No.: 214-709-3054 E-Mail: dbrown3761@classienet.net
Address: 1016 S. Catherine St. Terrell, TX. 75160
Owner Signature: David Brown

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

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

Existing Property Information:

Lot: 3A, 4A, 4B & 4C Block: 90 (PID 31706)
Subdivision: Moore & Nash Addition No. of Lots: 4
Survey abstract & acreage: _____
Address: _____

Current zoning district (Please note chart below): RETAIL

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

Application Request:

Zone Change Specific Use
Use or Zoning Requested: MF-22
Reason for Request: _____

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

Office Use Only:

Complete Application
 \$200.00 Fee check # 2080 / 2/4/16
 Proof of Ownership
 Surveyed Plat
 Comprehensive Site Plan (for PD or SUP)

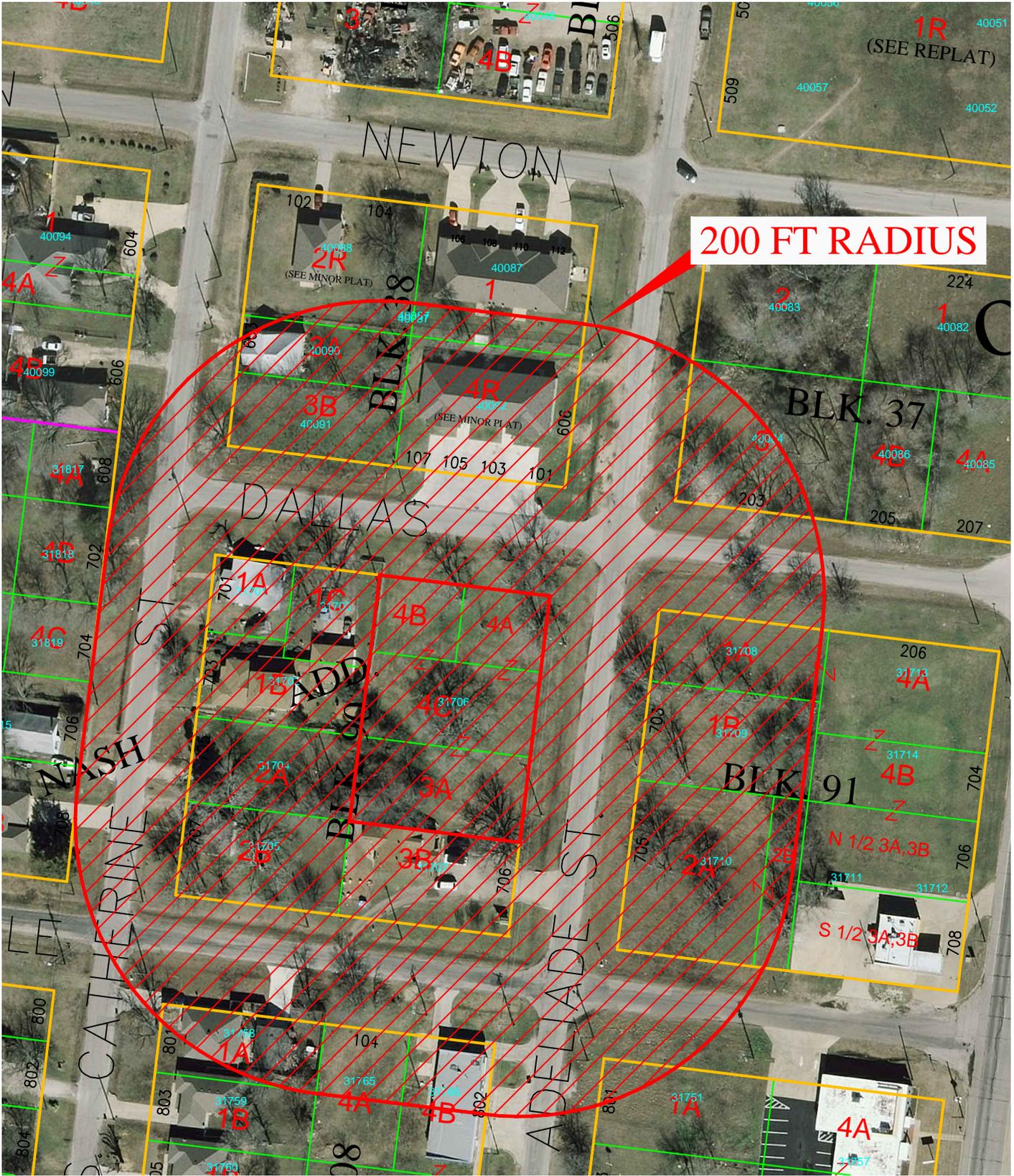
Received By: G. DOMINGUEZ
Filing Date: 2/4/16
Planning & Zoning Date: _____
1st City Council Date: _____
2nd City Council Date: _____

To Whom It May Concern,

My name is David Brown, and I would like to build an apartment complex of approx. 6-8 units. The units will be one story and of high quality. I don't have the plans of yet because I wanted to make sure the property can be rezoned. I've built apartments before at 101 thru 107 Dallas St., Terrell, Texas. These apartments will be of the same or better quality, and will definitely be pleasing to the eye. I've enclosed a copy of an apartment that I like. Mine will probably be different, but look as good or better.

Sincerely,

David Brown

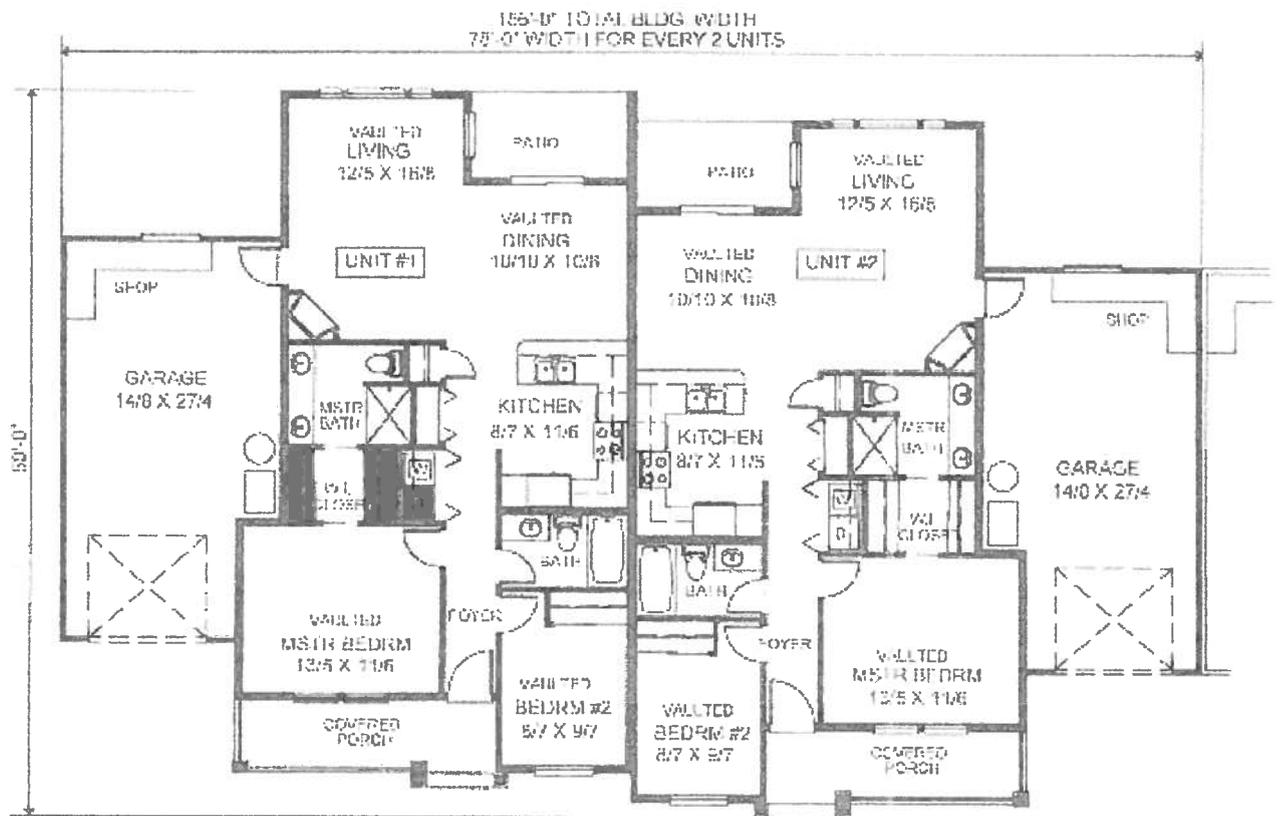


200 FT RADIUS

PARCEL_ID	OWNERSHIP	ADDR_1	ADDR_2	ADDR_3	ADDR_CITY	ADDR_ST	ADDR_ZIP
40091	ELRAY & MAURINE ADKINS TRUST		1793 HAMPTONS COURT		BONITA	CA	91902
40088	COX ANITA MARIE		104 NEWTON E		TERRELL	TX	75160
40087	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
40087	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
40090	WILHITE MONNIE	% JOHNNIE A STATON	1211 E TERRELL		FT WORTH	TX	76104
40092	BROWN DAVID		1016 S CATHERINE		TERRELL	TX	75160
40087	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
31751	WARREN KELLY		11301 STRAIT LANE		DALLAS	TX	75259
31818	DERROW ARTHUR REE	%DORIS JEAN JONES	605 N MOORE ST		DALLAS	TX	75203
31819	JONES DORIS JEAN		605 N MOORE ST		DALLAS	TX	75203
31815	BELL CAIN & LAURA	% MR & MRS DANNY GREEN	706 S CATHERINE		TERRELL	TX	75160
31816	CHAMBERS EARL		15179 CO RD 4052		KEMP	TX	75143
31758	FURLOUGH KEITH JR		801 S CATHERINE ST		TERRELL	TX	75160
31765	STOCKS JOHN A & GLENDA J		P O BOX 864		KAUFMAN	TX	75142
31766	SHARIF SAMI		401 W MOORE AVE		TERRELL	TX	75160
31759	ROSS LINDA		803 S CATHERINE ST		TERRELL	TX	75160
31708	HOLMES JOHNNIE C		308 FM RD 148		TERRELL	TX	75160
31709	WILLIAMS PHYLLIS R		4917 LAS LOMAS DR		MESQUITE	TX	75150
31710	OKUMBOR DAVID & HARVEY PHILIPPA I		18 KESTREL COURT		HEATH	TX	75032
31701	DAVIS IRESTENE		701 S CATHERINE		TERRELL	TX	75160
31703	LEWIS CAROL D		703 S CATHERINE		TERRELL	TX	75160
31706	LOCHHEAD RANDY A ETAL		P O BOX 798		TERRELL	TX	75160
31702	LEWIS JOYCE ABNEY		703 S CATHERINE		TERRELL	TX	75160
31704	WILLIE BARBARA		1415 S ROCKWALL		TERRELL	TX	75160
31705	NEAL MADALYN		707 S CATHERINE ST		TERRELL	TX	75160
31707	JONES TERRIE		706 S ADELAIDE ST		TERRELL	TX	75160
40084	BRYANT HERMAN	% HAZEL M LYONS	724 REGALWOOD DR		DeSOTO	TX	75115



4 UNITS SHOWN



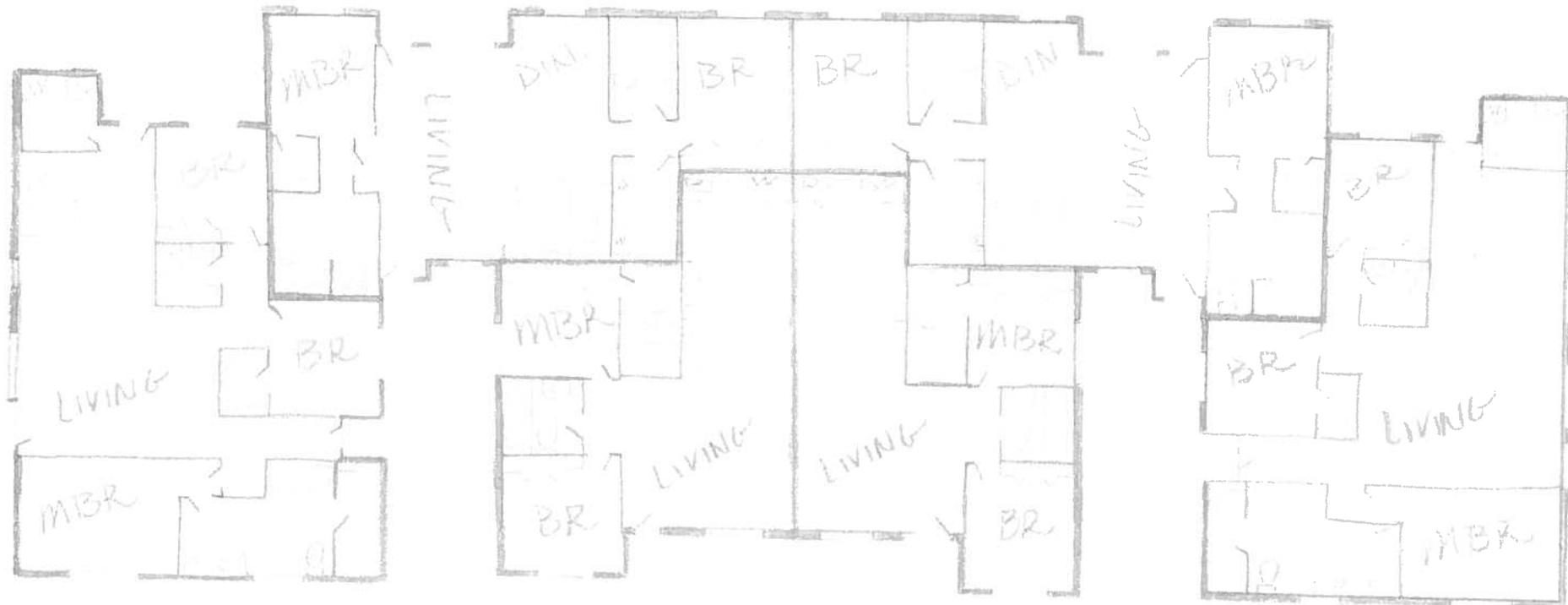
FLOOR PLAN

UNIT #1 & 2 SHOWN
UNIT #3 & 4 ARE MIRRORED

Bldg. Width = 156'-0"
Depth = 50'-0"
(Inc. porch)
Total Sq. Ft. = 1,063 / unit
4 units shown

Building Designs By Stockton
residential • multi-family • marketing
Toll Free # 1-800-368-0821
E-MAIL: stockton@wa-nel.com
Web Site: <http://www.stocktondesign.com>

4-2926



* 6 to 8 units

1

From: David Brown

ZC 16-07



Agenda Items 9A. and 9.B.

**Rezone from SF-6 to MF for attached housing units
Lot 1, Block 89,
Moore and Nash Addition, Terrell, Texas,
East of Frances Street, between Newton Street
and Temple Street
(ZC 16-07)**

Planning and Zoning Commission:

March 29, 2016

Request:

Change in zoning to Multi-Family (MF) District to allow the construction of attached housing units

Existing Zoning and Land Use:

Single-family-6 (SF-.6); vacant except for a portion of a driveway serving the property to the north

Surrounding Zoning and Land Use:

Single-Family-6 (SF-6) in all four directions; in the block between Temple Street and Newton Street, about two-thirds of the property is developed for single-family residential uses and the remainder is vacant. There is one vacant lot between this property and the land involved in ZC 16-08.

Background:

The owner would like to construct a single-story duplex on this property. The plan would be to construct both units on a single lot. The Zoning Ordinance defines a multiple-family dwelling as three or more units on a single lot designed to be occupied by three or more families living independently of one another, and includes, triplexes, quadraplexes or traditional apartments. The Townhome (TH) District allows duplexes but requires them to be constructed on separate lots. The applicant in this case intends to build both of the units on the same lot. Since the ordinance doesn't contain a definition that addresses this specific situation, staff recommended that the request be structured as a rezoning to MF based on the specifics of the application.

Comprehensive Plan:

The Future Land Use Plan designates this site property as Low Density Residential, which is intended for detached housing units on lots of approximately 7,500 SF (4.5 - 6 units/acre). The proposed housing type is consistent with the description of the Medium Density Residential category, which specifically mentions duplexes (and townhomes) as transitional uses to buffer single-family from roadways or higher intensity development or as part of or near to a Planned Developments as a means of diversifying the housing stock in the community.

Technical Issues:

The Zoning Ordinance contains certain criteria that must be considered in the review of a request for a change in zoning as follows:

1. The proposed change must be appropriate in the immediate vicinity, in the general area, and in the City as a whole;
2. The change must be supported by existing or proposed plans for providing streets, utilities, and public schools;
3. The change should be considered in the context of the amount of vacant land available and under development nearby and elsewhere in the City for similar development, and how the proposal will affect those areas;
4. Any other public health, safety, moral or general welfare factors associated with the proposal.

There are some unique features associated with this property:

1. The property currently exists as a single lot located in the middle of a block.
2. To develop the property as planned will likely require variances
3. If this property and the property under consideration in ZC 16-08 are both approved, they will be surrounded by other properties zoned SF-6. To create a condition such as this would be considered spot zoning, which is the approval of zoning for a piece of property that is incompatible with the zoning and use of surrounding properties and the City's Comprehensive Plan. Spot zoning is illegal in Texas.

Financial Considerations:

The required application fee has been paid and all taxes on the property are current.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the owners of property within 200' of the subject location as required by law.

P&Z Action:

The Planning and Zoning Commission may recommend:

1. Approval of the request as presented;

2. Approval subject to additional or modified conditions; see “Staff Recommendation” below; or
3. Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Staff Recommendation:

Recommend denial due to spot zoning.

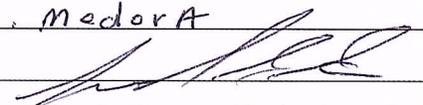
Attachments:

1. Application
2. Applicant’s statement
3. Notification map
4. Notification list
5. Illustrative floor plans and building elevations for the proposed units

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

City of Terrell Zoning Application

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

Property Owner Information:	
Owner: <u>Leonard Lancaster</u> Phone No.: <u>972-551-1487</u> Fax No.: _____	
Cell No.: <u>469-632-3061</u> E-Mail: <u>LLANCAS25@YQHOO.COM</u>	
Address: <u>717 S. Madora</u>	
Owner Signature: 	
<i>If the property owner is represented by an authorized agent, please complete the following:</i>	
Agent: _____ Phone No.: _____ Fax No.: _____	
Cell No.: _____ E-Mail: _____	
Address: _____	
Agent Signature: _____	
Existing Property Information:	
Lot: <u>1</u> Block: <u>89</u>	
Subdivision: <u>MOORE and NASH BLOCK 89</u> No. of Lots: <u>1</u>	
Survey abstract & acreage: <u>0.234 ACRES</u>	
Address: <u>605 S. Frances</u>	
Current zoning district (Please note chart below): _____	
(A) (1F1, 1F2) (2F) (GR) (MF)	Agriculture One-Family Dwelling District Two-Family Dwelling District General Residence Multi-Family
(R) (CA) (C) (LI) (PD)	Retail Central Area District Commercial Light Industrial Planned Development
Application Request:	
<input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Specific Use	
Use or Zoning Requested: <u>MF #12</u>	
Reason for Request: <u>Build affordable multi-family low income housing units in this neighborhood.</u>	
<i>The Municipal Development Department will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Terrell, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning & Zoning Commission meetings are held on the 4th Monday of each month at 5:15 p.m. Applications are due thirty (30) days prior to the meeting date.</i>	
Office Use Only:	
<input checked="" type="checkbox"/> Complete Application <input checked="" type="checkbox"/> \$200.00 Fee <input type="checkbox"/> Proof of Ownership <input type="checkbox"/> Surveyed Plat <input type="checkbox"/> Comprehensive Site Plan (for PD or SUP)	Received By: <u>G. Dominguez</u> Filing Date: <u>1/19/16</u> Planning & Zoning Date: _____ 1 st City Council Date: _____ 2 nd City Council Date: _____

There is only one home owner
in this block six owner have
rental units ten are vacant heirs
or investment property i will
build a unit that will mirror the
one home owner in this block.

PARCEL_ID	OWNERSHIP	ADDR_1	ADDR_2	ADDR_3	ADDR_CITY	ADDR_ST	ADDR_ZIP
• 40091	ELRAY & MAURINE ADKINS TRUST		1793 HAMPTONS COURT		BONITA	CA	91902
• 40088	COX ANITA MARIE		104 NEWTON E		TERRELL	TX	75160
• 40090	WILHITE MONNIE	% JOHNNIE A STATON	1211 E TERRELL		FT WORTH	TX	76104
• 40095	BETHLEHEM BAPTIST CHURCH		P O BOX 945		TERRELL	TX	75160
• 40096	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
• 40098	WILSON ALLIE		600 S FRANCES		TERRELL	TX	75160
• 40099	LEWIS ULLA EST	% CHARLES H LEWIS	606 S CATHERINE		TERRELL	TX	75160
• 40094	GREEN DELL		602 ST JAMES		TERRELL	TX	75160
• 40097	WILLIE GILBERT		P O BOX 451		TERRELL	TX	75160
• 31812	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
• 31817	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
• 31820	WILLIE GILBERT		P O BOX 451		TERRELL	TX	75160
• 31818	DERROW ARTHUR REE	%DORIS JEAN JONES	605 N MOORE ST		DALLAS	TX	75203
• 31821	DETURK CELESTIA JOYCE		115 E ASH ST		DEMING	NM	88030
• 31819	JONES DORIS JEAN		605 N MOORE ST		DALLAS	TX	75203
• 31813	THOMAS STEPHANIE		P O BOX 2081		TERRELL	TX	75160
• 31815	BELL CAIN & LAURA	% MR & MRS DANNY GREEN	706 S CATHERINE		TERRELL	TX	75160
• 31814	RHODES BURNEST & DALENE		8042 KAREN LN		TERRELL	TX	75160
• 31816	CHAMBERS EARL		15179 CO RD 4052		KEMP	TX	75143
• 31701	DAVIS IRESTENE		701 S CATHERINE		TERRELL	TX	75160
• 31702	LEWIS JOYCE ABNEY		703 S CATHERINE		TERRELL	TX	75160
• 40412	ST LUKE CME CHURCH		712 S FRANCES		TERRELL	TX	75160
• 40409	WILLIE GILBERT L JR		812 E GRUBB DR		MESQUITE	TX	75149
• 40408	COOPER ROBERT		608 S FRANCES		TERRELL	TX	75160
• 40104	HOFFMAN ALICE & ROBERT RUSSEAU	2222 NO ST AUGUSTINE RD	#2105		DALLAS	TX	75227
• 40103	BURNETT RITA & KIRK WILLIS		14325 CO RD 342		TERRELL	TX	75160
• 40037	MENDOSA BRENDA D		703 S ROCKWALL		TERRELL	TX	75160
• 40411	WILLIE BARBARA		1415 S ROCKWALL		TERRELL	TX	75160

26 Letters

ZC-1607



Get the Living by the Plan

Plan Number 79110 | Order Code 01WEB

FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse Plan](#)



Plan Number: 79110

- 2460 Total Living Area
- 1230 Main Level
- 6 Bedrooms
- 4 Full Bath(s)
- 2 Car Garage
- 53' Wide x 71'4" Deep

Available Foundation Types

- Crawlspace
- Slab

Order Code: 01WEB

- 1 Set \$750.00
- 5 Sets \$845.00
- 8 Sets \$895.00
- Reproducible Set \$1,045.00
- PDF File \$945.00
- CAD File \$1,545.00

Right Reading (True) Reverse

\$150.00
All sets will be Readable
Reverse copies Turn around
time is usually 3 to 5 business
days

• Additional Sets \$40.00



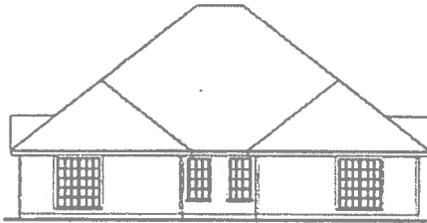
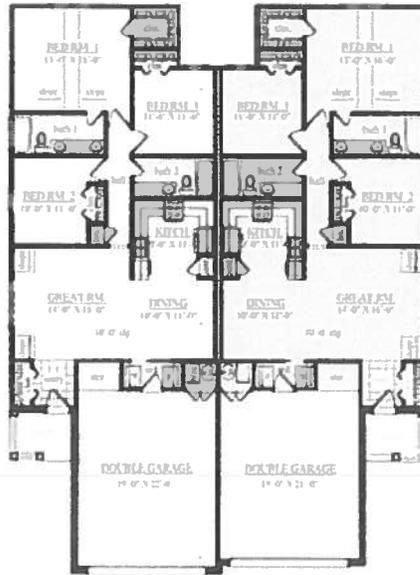
Plan Number 79110 | Order Code 01WEB | Front Elevation

FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526

[Click Here to Mirror Reverse](#)

 Printer-Friendly Page
Add this plan to your My Plans collection.



[Click Here to Mirror Reverse Image Rear Elevation](#)
Note that some rear elevations are copied directly from the construction documents
Image quality may be compromised

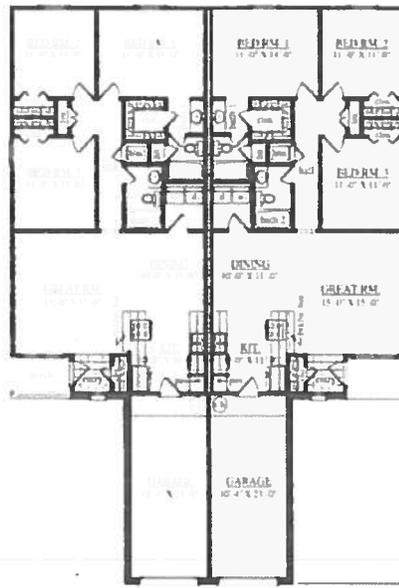
[Order This Plan](#)

 Printer-Friendly Page
Add this plan to your My Plans collection

Tell A Friend about this plan and receive a special discount promo code.

[More Multi-Family Plans by this Designer](#)

Reminders



Plan Number 79110 | Order Code 01WEB | First Floor Plan
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)



TM

Search
plans

Home plans Duplex plans
Small apartments

[Previous page](#)

All standard shipping is FREE! See [shipping information](#) for details.

Duplex plan J1024-14d

2 bedroom duplex with a garage per unit and open living area.



**2 bedroom / 1
bath**

Living area =
2040 sq. ft.

Other = 700 sq.
ft.

Total = 2740 sq.
ft.

Living area per
unit: 1020 sq. ft.

Width: 40'-0"
Depth: 35'-0"

Choose plan option:

- 5 Sets - **\$525.00**
- 5 Sets w/ material list - **\$600.00**
- [PDF file](#) - **\$625.00**
- [CAD files](#) - **\$950.00**



NEWTON
DELADE

ZC 16-08



Agenda Items 10.A. and 10.B.

**Rezone from SF-6 to MF for attached housing units
Lot 2A, Block 89,
Moore and Nash Addition, Terrell, Texas,
East of Frances Street, between Newton Street
and Temple Street
(ZC 16-08)**

Planning and Zoning Commission:

March 29, 2016

Request:

Change in zoning to Multi-Family (MF) District to allow the construction of attached housing units

Existing Zoning and Land Use:

Single-family-6 (SF-6); vacant except for a portion of a driveway serving the property to the north

Surrounding Zoning and Land Use:

Single-Family-6 (SF-6) in all four directions; in the block between Temple and Newton Street, including the lots fronting on Francis Street and the lots fronting on Catherine Street, about two-thirds of the property is developed for single-family residential uses and the remainder is vacant. There is one vacant lot between this property and the land involved in ZC 16-07.

Background:

The owner would like to construct a single-story duplex on this property. The plan would be to construct both units on a single lot. The Zoning Ordinance defines a multiple-family dwelling as three or more units on a single lot designed to be occupied by three or more families living independently of one another, and includes, triplexes, quadraplexes or traditional apartments. The Townhome (TH) District allows duplexes but requires them to be constructed on separate lots. The applicant in this case intends to build both of the units on the same lot. Since the ordinance doesn't contain a definition that addresses this specific situation, staff recommended that the request be structured as a rezoning to MF based on the specifics of the application.

Comprehensive Plan:

The Future Land Use Plan designates this site property as Low Density Residential, which is intended for detached housing units on lots of approximately 7,500 SF (4.5 - 6 units/acre). The proposed housing type is consistent with the description of the Medium Density Residential category, which specifically mentions duplexes (and townhomes) as transitional uses to buffer single-family from roadways or higher intensity development or as part of or near to a Planned Developments as a means of diversifying the housing stock in the community.

Technical Issues:

The Zoning Ordinance contains certain criteria that must be considered in the review of a request for a change in zoning as follows:

1. The proposed change must be appropriate in the immediate vicinity, in the general area, and in the City as a whole;
2. The change must be supported by existing or proposed plans for providing streets, utilities, and public schools;
3. The change should be considered in the context of the amount of vacant land available and under development nearby and elsewhere in the City for similar development, and how the proposal will affect those areas;
4. Any other public health, safety, moral or general welfare factors associated with the proposal.

There are some unique features associated with this request:

1. The property currently exists as a single lot located in the middle of a block.
2. To develop the property as planned will likely require variances
3. If this property and the property under consideration in ZC 16-08 are both approved, they will be surrounded by other properties zoned SF-6. To create a condition such as this would be considered spot zoning, which is the approval of zoning for a piece of property that is incompatible with the zoning and use of surrounding properties and the City's Comprehensive Plan. Spot zoning is illegal in Texas.

Financial Considerations:

The required application fee has been paid and all taxes on the property are current.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the owners of property within 200' of the subject location as required by law.

P&Z Action:

The Planning and Zoning Commission may recommend:

1. Approval of the request as presented;

2. Approval subject to additional or modified conditions; see “Staff Recommendation” below; or
3. Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Staff Recommendation:

Recommend denial due to spot zoning.

Attachments:

1. Application
2. Applicant’s statement
3. Notification map
4. Notification list
5. Illustrative floor plans and building elevations for the proposed units

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

City of Terrell Zoning Application

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

Property Owner Information:

Owner: STEPHANIE THOMAS Phone No.: 972-551-3466 Fax No.: _____
Cell No.: 214-335-3670 E-Mail: stephaniethomasrn@yahoo.com
Address: P.O. Box 2081 Terrell, Texas 75160
Owner Signature: [Signature]

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

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

Existing Property Information:

Lot: 2A Block: 89
Subdivision: MOORE & NASH No. of Lots: 1
Survey abstract & acreage: _____
Address: S. FRANCES

Current zoning district (Please note chart below):

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

Application Request:

Zone Change Specific Use

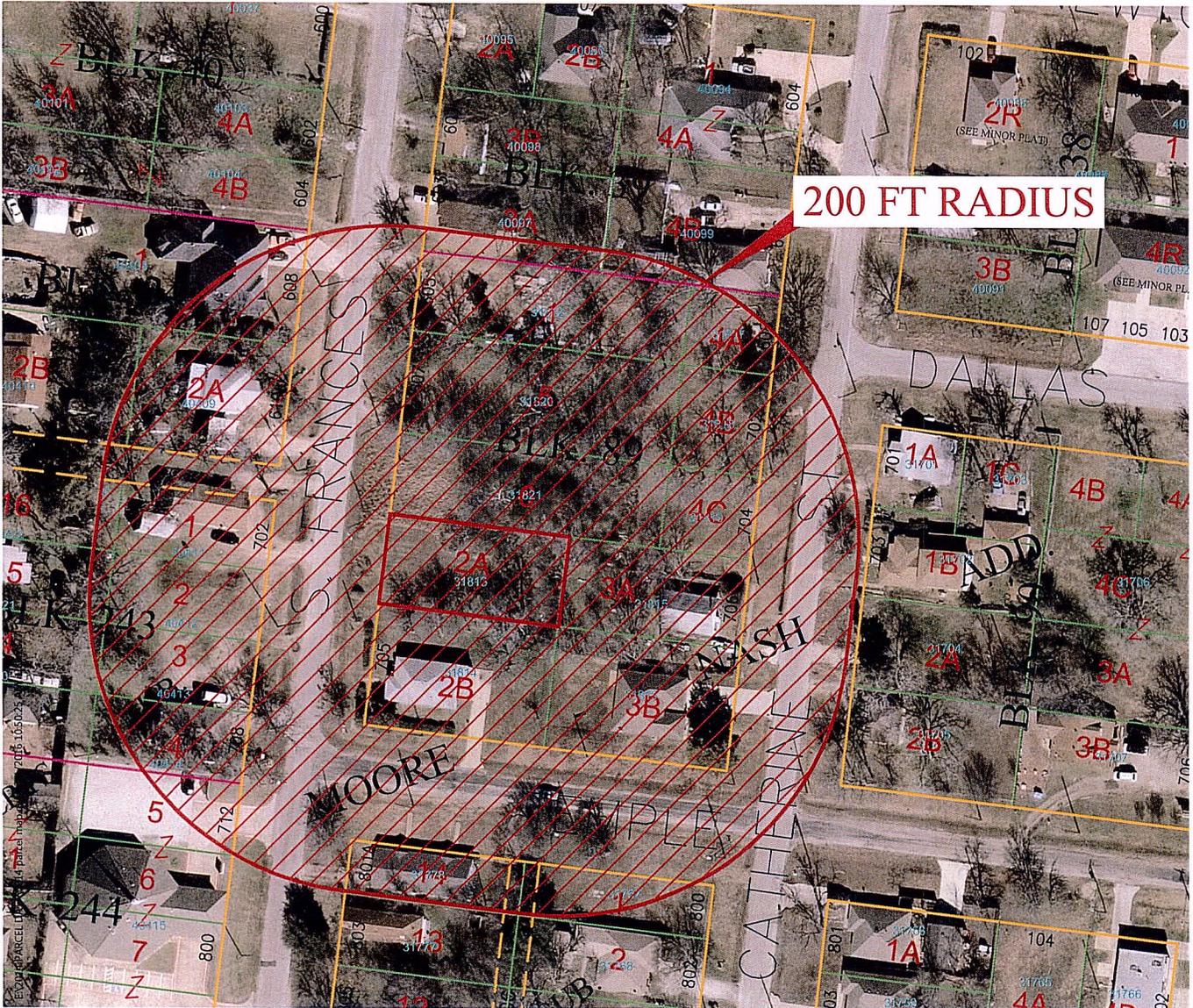
Use or Zoning Requested: MF ~~TH~~ 12
Reason for Request: Build affordable multi-family low income housing units in this neighborhood.

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

Office Use Only:

<input type="checkbox"/> Complete Application	Received By: _____
<input type="checkbox"/> \$200.00 Fee	Filing Date: _____
<input type="checkbox"/> Proof of Ownership	Planning & Zoning Date: _____
<input type="checkbox"/> Surveyed Plat	1 st City Council Date: _____
<input type="checkbox"/> Comprehensive Site Plan (for PD or SUP)	2 nd City Council Date: _____

There is only one home owner
in this block six owner have
rental units ten are vacant heirs
or investment property i will
build a unit that will mirror the
one home owner in this block.



PARCEL_ID	OWNERSHIP	ADDR_1	ADDR_2	ADDR_3	ADDR_CITY	ADDR_ST	ADDR_ZIP
31778	LLOYD CHESTER L		P O BOX 187		TERRELL	TX	75160
31767	GALBREATH DARNELL		300 E TEMPLE		TERRELL	TX	75160
40099	LEWIS ULLA EST	% CHARLES H LEWIS	606 S CATHERINE		TERRELL	TX	75160
40097	WILLIE GILBERT		P O BOX 451		TERRELL	TX	75160
31812	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
31817	LANCASTER LEONARD		717 S MEDORA		TERRELL	TX	75160
31820	WILLIE GILBERT		P O BOX 451		TERRELL	TX	75160
31818	DERROW ARTHUR REE	%DORIS JEAN JONES	605 N MOORE ST		DALLAS	TX	75203
31821	DETURK CELESTIA JOYCE		115 E ASH ST		DEMING	NM	88030
31819	JONES DORIS JEAN		605 N MOORE ST		DALLAS	TX	75203
31813	THOMAS STEPHANIE		P O BOX 2081		TERRELL	TX	75160
31815	BELL CAIN & LAURA	% MR & MRS DANNY GREEN	706 S CATHERINE		TERRELL	TX	75160
31814	RHODES BURNES & DALENE		8042 KAREN LN		TERRELL	TX	75160
31816	CHAMBERS EARL		15179 CO RD 4052		KEMP	TX	75143
40415	ST LUKE CME CHURCH		712 S FRANCES		TERRELL	TX	75160
40415	ST LUKE CME CHURCH		712 S FRANCES		TERRELL	TX	75160
40422	WILLIAMS-BEY ALICE E	% MILDRED EDWARDS	711 S MEDORA		TERRELL	TX	75160
40421	DUKES DONALD & JOHNSON JEFF		6004 FOREST CREEK COURT		ARLINGTON	TX	76016
40420	GRIFFIN AMANDA		2095 RAINS CO RD 4525		POINT	TX	75472
40414	YOUNG LULA M		708 S FRANCES ST		TERRELL	TX	75160
40413	FRAZIER LUCILLE K		4920 PALO DURO LN		DALLAS	TX	75216
40412	ST LUKE CME CHURCH		712 S FRANCES		TERRELL	TX	75160
40410	BURNS GLORIA J		707 S MEDORA		TERRELL	TX	75160
40409	WILLIE GILBERT L JR		812 E GRUBB DR		MESQUITE	TX	75149
40408	COOPER ROBERT		608 S FRANCES		TERRELL	TX	75160
40411	WILLIE BARBARA		1415 S ROCKWALL		TERRELL	TX	75160

21 Letters

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FamilyHomePlans.com

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[Click Here to Mirror Reverse Plan](#)



Plan Number: 79110

2460 Total Living Area
1230 Main Level
6 Bedrooms
4 Full Bath(s)
2 Car Garage
53' Wide x 71'4" Deep

Available Foundation Types:
Crawlspace
Slab

Order Code: 01WEB

- 1 Set: \$750.00
- 5 Sets: \$345.00
- 8 Sets: \$895.00
- Reproducible Set: \$1,045.00
- PDF File: \$945.00
- CAD File: \$1,545.00

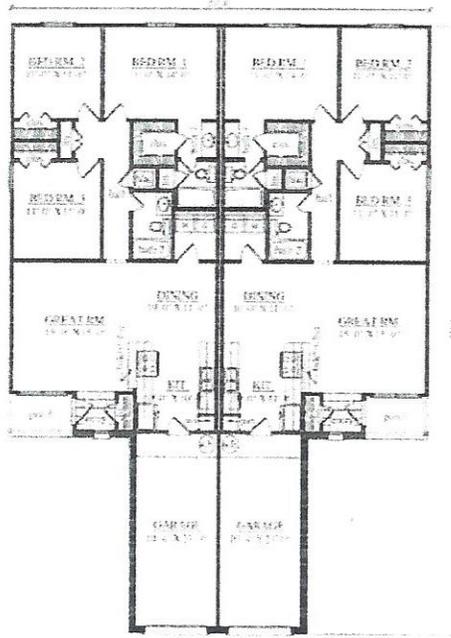
- Right Reading (True) Reverse: \$150.00
All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.

- Additional Sets: \$40.00



Plan Number 79110 | Order Code 01WEB | Front Elevation
FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)



Plan Number 79110 | Order Code 01WEB | First Floor Plan
FamilyHomePlans.com
U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)

ZC 16-09

Agenda Items 11.A. and 11.B.

**Specific Use Permit for a Contractor's Office/Shop, Lot 1A,
Block 61, Original Town, Terrell, Texas,
Southwest corner, North Virginia Street
at East College Street
(ZC 16-09)**

Planning and Zoning Commission:

March 29, 2016

Request:

Specific Use Permit for a contractor's office/shop with no outdoor storage including vehicles

Existing Zoning and Land Use:

Retail (R); vacant except for a concrete slab

Surrounding Zoning and Land Use:

Retail (R) in all directions; uses in the surrounding area are of a retail/commercial nature,

Comprehensive Plan:

The Future Land Use Plan designates this site as Retail. This land use category includes activities such as restaurants, grocery stores, retail shops, hardware stores, and offices as well as entertainment activities. Retail uses are less intensive than the uses that would be expected in the Commercial or Industrial land use categories.

Background and Request:

The applicant's business, an electrical contractor's office, is located across College Street, to the north of this site. He would like to expand his operation and build a structure on this lot. The Zoning Ordinance permits a use of this sort in a Commercial (C) or Light Industrial (LI) District as a use by right, or in the Retail (R) District by Specific Use Permit. Because of the additional uses that Commercial or Light Industrial zoning might bring to the area and because all of the surrounding property is zoned Retail, staff advised the applicant to seek the Specific Use Permit.

Issues:

In the approval of a Specific Use Permit, the Zoning Ordinance says that the P&Z and City Council should evaluate each request based on the Site Plan and other information submitted to determine whether the proposed use will be compatible with surrounding properties and land uses. Specifically, the use is to:

1. Be consistent with the goals, objectives and policies in the Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations;
2. Meet the supplemental standards in the Zoning Ordinance and the SUP regulations; and
3. Be compatible with, preserve the character of, and mitigate the impacts on adjacent development and neighborhoods.

In the case of an application for an SUP, the P&Z may recommend, and the City Council may approve, conditions that are reasonably necessary to assure compliance with the criteria above.

Technical Issues:

1. Outside storage including the storage of vehicles, is prohibited as part of a contractor's office/shop in the Retail District ,where this use is allowed by Specific Use Perm only. In the Commercial and Light Industrial Districts, the outside storage limitations are less restrictive. The Zoning Ordinance defines outside storage as keeping, displaying or storing goods, materials, merchandise or equipment outside a building for more than 24 hours (or overnight). The applicant is aware of these restrictions.
2. The applicant intends to file a request with the ZBA for several variances if the SUP is approved, including a variance to allow the use of metal construction materials instead of masonry.

Financial Considerations:

The required application fee has been paid and all taxes on the property are current.

Notification:

A public hearing notice for this application was published in the official newspaper of the City of Terrell and mailed to the owners of property within 200' of the subject location as required by law.

P&Z Action:

The Planning and Zoning Commission may recommend:

1. Approval of the request as presented;
2. Approval subject to additional or modified conditions; see "Staff Recommendation" below; or
3. Denial.

Final approval of the application requires a public hearing and action from the City Council. Notification will be published to confirm the City Council public hearing date.

Staff Recommendation:

Approval subject to the following:

1. A site plan for the property must be approved in accordance with the requirements of Section 31B.4, Site Plan, within the Specific Use Permit requirements of the Zoning Ordinance.

Attachments:

1. Application
2. Applicant's statement
3. Notification map
4. Notification list
5. Illustrative building elevations
6. Illustrative site plan of the proposed development

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

City of Terrell Zoning Application

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

Property Owner Information

Owner: Gerald Templeman Phone No.: 972-563-5979 Fax No.: 972-563-9512

Cell No.: 972-948-8198 E-Mail: gerald@templemanelectric.com

Address: 205 East College Street, Terrell TX 75160

Owner Signature: _____

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

Agent: _____ Phone No.: _____ Fax No.: _____

Cell No.: _____ E-Mail: _____

Address: _____

Agent Signature: _____

Existing Property Information

Lot: 1A Block: 61

Subdivision: Original town of Terrell, TX No. of Lots: _____

Survey abstract & acreage: 0.143 acres

Address: 309 North Virginia Street, Terrell TX 75160

Current zoning district (Please note chart below): R

(AG)	AGRICULTURE	(NS)	NEIGHBORHOOD SERVICES,
(SF-16, SF-10,	SINGLE-FAMILY RESIDENTIAL	(R)	RETAIL
SF-7.5, SF-6)		(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		

Application Request

Zone Change

Specific Use

Use or Zoning Requested: C

Reason for Request: Expanding locally owned business that has been operating in Terrell for 22 years.

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

Office Use Only

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

Received By: Gina D
 Filing Date: 2/18/16
 Planning & Zoning Date: 3/22/16
 1st City Council Date: _____
 2nd City Council Date: _____



Templeman Electrical Service, Inc.

(972) 563-5979 • TECL# 28940

Drew Brawner, AICP
Kimley-Horn
12750 Merit Drive #1000,
Dallas, TX 75251

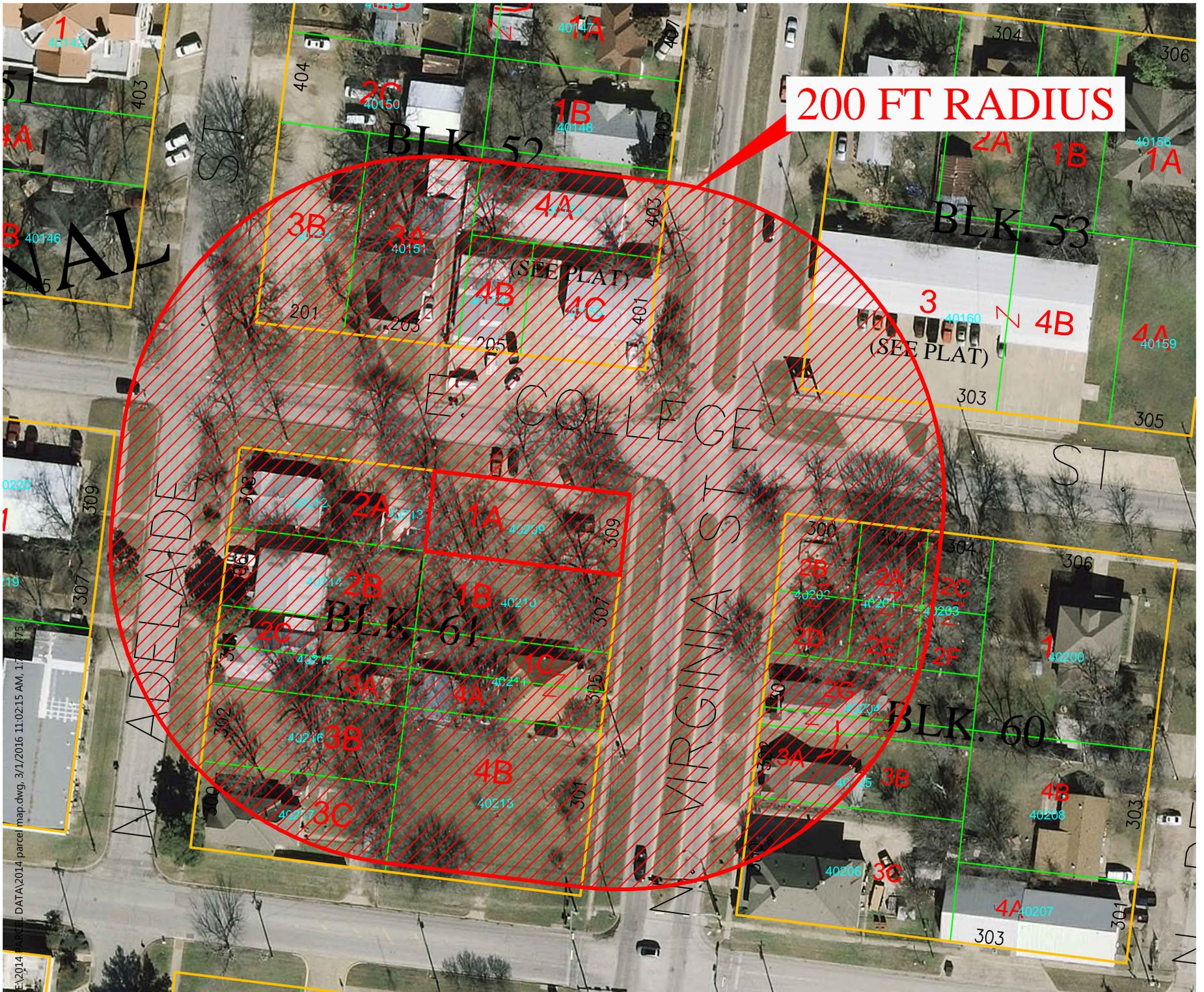
February 26, 2016
Gerald Templeman
309 N Virginia
Terrell TX 75160

The property at 309 North Virginia will be used to construct a 30' x 60' building to be used as electrical parts warehouse, equipment storage and small office space. Templeman Electrical Service Inc., is an expanding locally owned business that has been operating in Terrell TX., for the past 22 years. Currently we do not have enough space to store all of our electrical parts, equipment or trailers that we use on job sites. At this time we have to rent equipment and store trailers at a remote location.

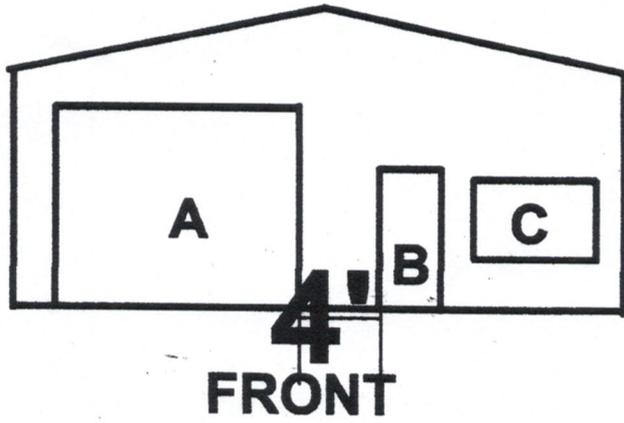
Thank you,

Gerald Templeman

200 FT RADIUS



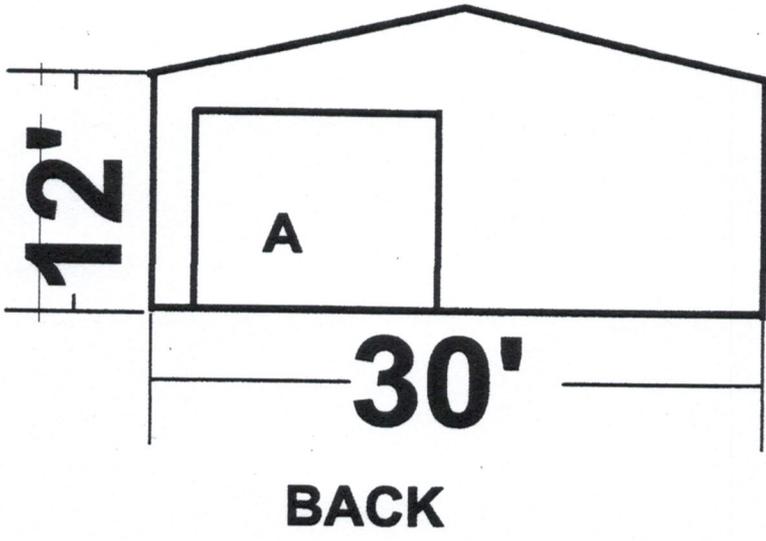
<u>PARCEL_ID</u>	<u>OWNERSHIP</u>	<u>ADDR_1</u>	<u>ADDR_2</u>	<u>ADDR_3</u>	<u>ADDR_CITY</u>	<u>ADDR_ST</u>	<u>ADDR_ZIP</u>
40204	ELKINS LARRY J		P O BOX 190309		DALLAS	TX	75219
40205	ELKINS LARRY J		P O BOX 190309		DALLAS	TX	75219
40203	PRIKRYL ROBERT		110 LARRY DR		HEATH	TX	75032
40201	PRIKRYL ROBERT		110 LARRY DR		HEATH	TX	75032
40202	LJE INVESTMENTS INC	% LARRY J ELKINS	P O BOX 190309		DALLAS	TX	75219
40206	PRIKRYL ROBERT G & SHERRY L		110 LARRY DR		HEATH	TX	75087
40215	BENJAMIN JEWEL A		304 N ADELAIDE		TERRELL	TX	75160
40211	GOMEZ PEDRO & MARIA		305 N VIRGINIA		TERRELL	TX	75160
40212	CULPEPPER PAMELA & MAX		10224 LINKWOOD		DALLAS	TX	75238
40209	TEMPLEMAN GERALD A		205 E COLLEGE		TERRELL	TX	75160
40214	HENNESSEY PETER F		329 WILLOW SPRINGS COURT		COPPELL	TX	75019
40210	SMITH HARRY A JR		13695 CO RD 352		TERRELL	TX	75161
40160	MAHDAVI MEHDI & JACKIE		16622 ROLLING HILLS		FORNEY	TX	75126
40152	FIRST CHRISTIAN CHURCH		405 N ADELAIDE		TERRELL	TX	75160
40151	CASTANEDA JOSE REYES & MARIA GUTIERREZ		203 E COLLEGE ST		TERRELL	TX	75160
40154	TEMPLEMAN GERALD A		205 E COLLEGE		TERRELL	TX	75160
40155	PHILLIPS JOE B		1210 GRIFFITH		TERRELL	TX	75160
40216	SPERO JUANITA		304 GRIFFITH AVE		TERRELL	TX	75160
40217	SPERO JUANITA		304 GRIFFITH AVE		TERRELL	TX	75160
40218	CACAS CLAY		15595 LONGSPUR LN		TERRELL	TX	75160



A) 12' x 10'
overhead
door

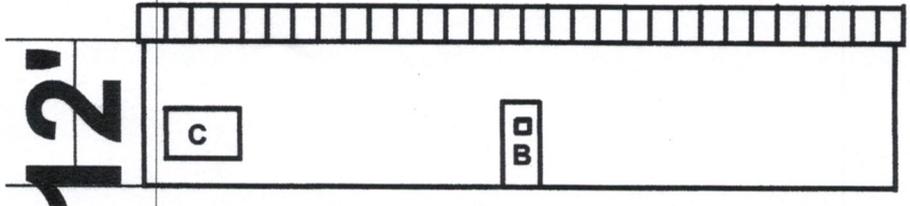
B) 3' X 7'
Entry door

C 4' X 6'
Window



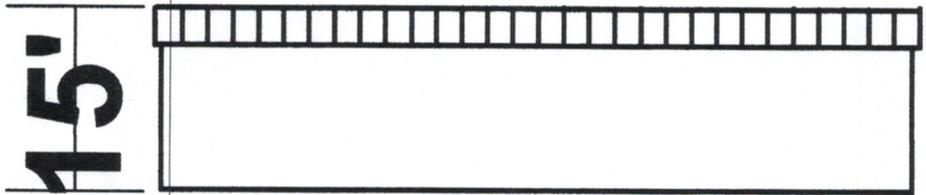
Metal framed building on slab foundation with metal roof .

Illustrative Building Elevations

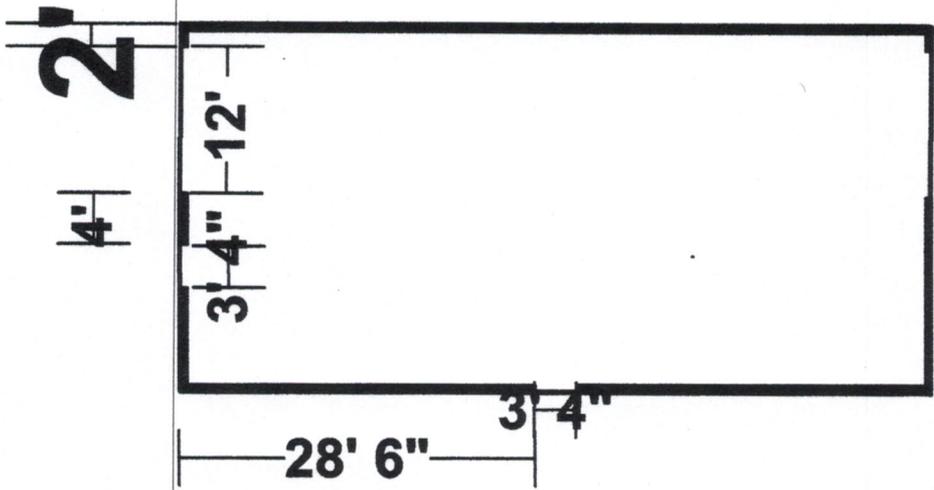


RIGHT SIDE

60' 1"

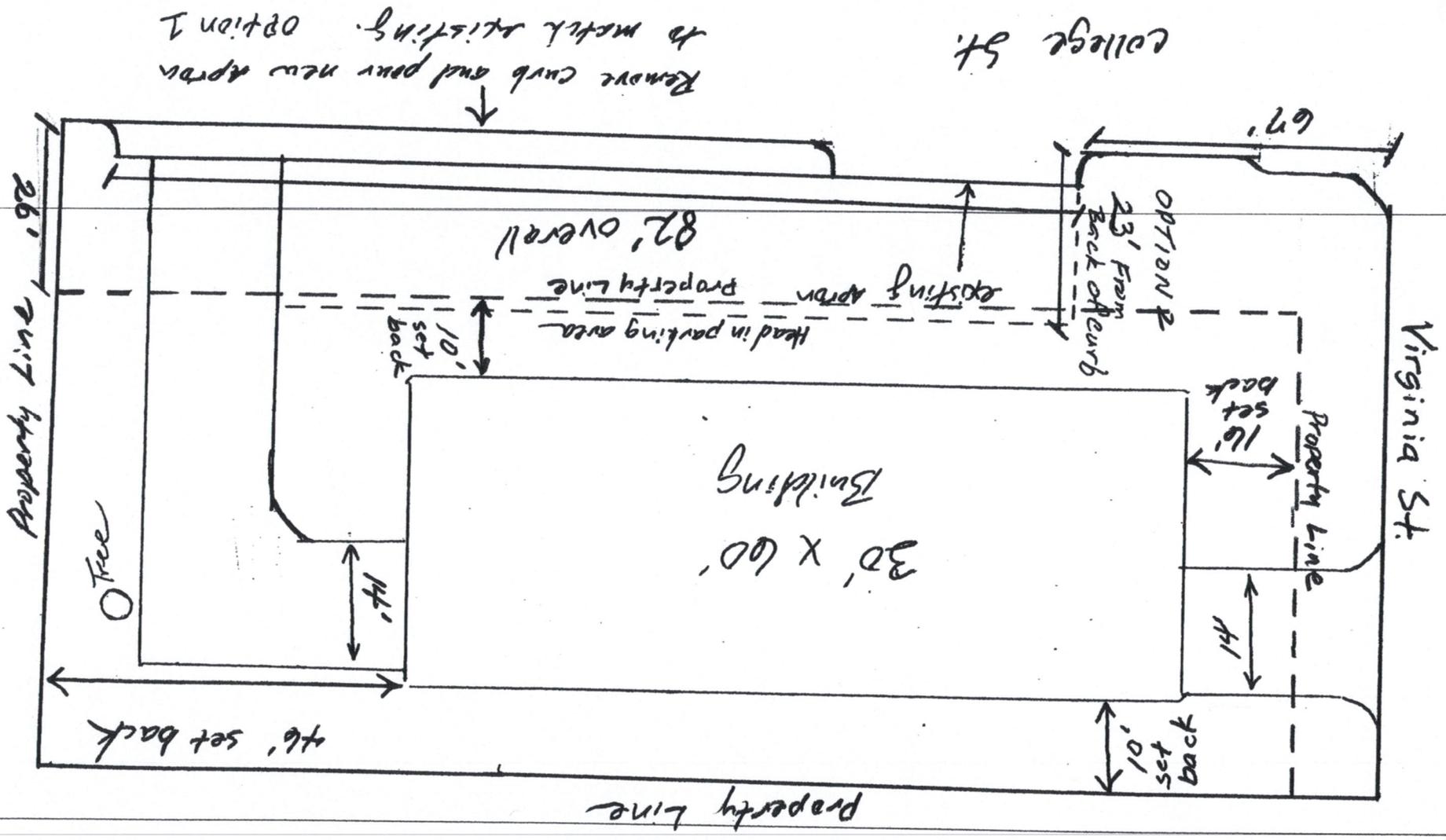


LEFT SIDE



FLOOR

309 N. Virginia



Remove curb and pour new apron to match existing. OPTION 1

College St.

Virginia St.

30' x 60' Building

Tree

14' set back

16' set back

10' set back

Head in parking area

existing apron

23' from Back of curb

OPTION P

46' set back

10' set back

41'

Property Line

Property Line

Property Line

82' overall

67'

26'

FP 16-03



Agenda Item No. 12.A.

Final Plat
**Lot 11, Block 1, Terrell Market Center/
Medical Plaza Addition**
(FP 16-03)

Planning and Zoning Commission:	March 29, 2016
Existing Use:	Under Development
Zoning:	Planned Development (PD-6R)
Proposed Use:	Fairfield Inn and Suites

Background:

The owner is proposing to plat a single lot in the Terrell Market Center, Ltd. tract in order to develop the property for a new Fairfield Inn and Suites hotel. A Construction Plat for the Terrell Market Center (TMC)/Medical Plaza Addition was approved by the City Council in November 2013. The plan is for the development of approximately 92 acres for retail, hotel, and hospital uses under Planned Development-6R zoning regulations. The first Final Plat approved for this development was for the Buc-ee's Travel Center. Each development thus far has provided sidewalks and cross-connecting drive aisles for emergency access, internal traffic, pedestrian circulation, and public access.

Primary access to the property will be off of F.M. 148 via a public access easement roadway called Walker Way with secondary access from Crossroads Parkway to Market Center Drive, which runs beside the proposed site. Signage, building design, landscaping, and lighting are all controlled by the Planned Development regulations and are approved by both the TMC developer and the City. Sidewalks are required on the Spur 557 and Market Center Drive sides of the property.

Drainage will flow to the existing detention pond on site. Water service for domestic, irrigation, and fire flow already exists adjacent to the site. The extension of an 8" waterline along Market Center Drive is required along with the addition of four fire hydrants. The developer is obligated to extend the 8" sanitary sewer main across the adjacent lot to serve this property and adjacent development.

The property was rezoned to a Planned Development (PD-6) in 2008; the zoning was revised in November 2013 to PD-6R.

Technical Issues:

1. The proposed plat meets all of the technical requirements of the Subdivision Regulations and the applicable Planned Development regulations.

Financial Considerations:

Application fees have been paid and all applicable taxes are current

Staff Recommendation:

Approval

Attachments:

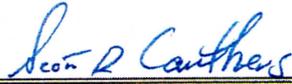
1. Application
2. Final Plat
3. Vicinity Map

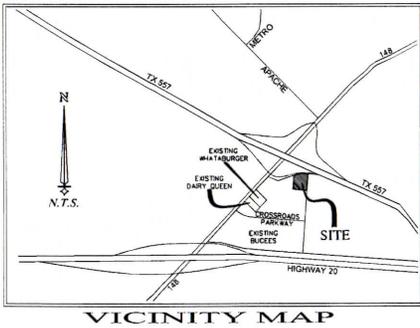
Municipal Development
Department
972-551-6606 phone
972-551-6677 fax

City of Terrell

Application for Plat Approval

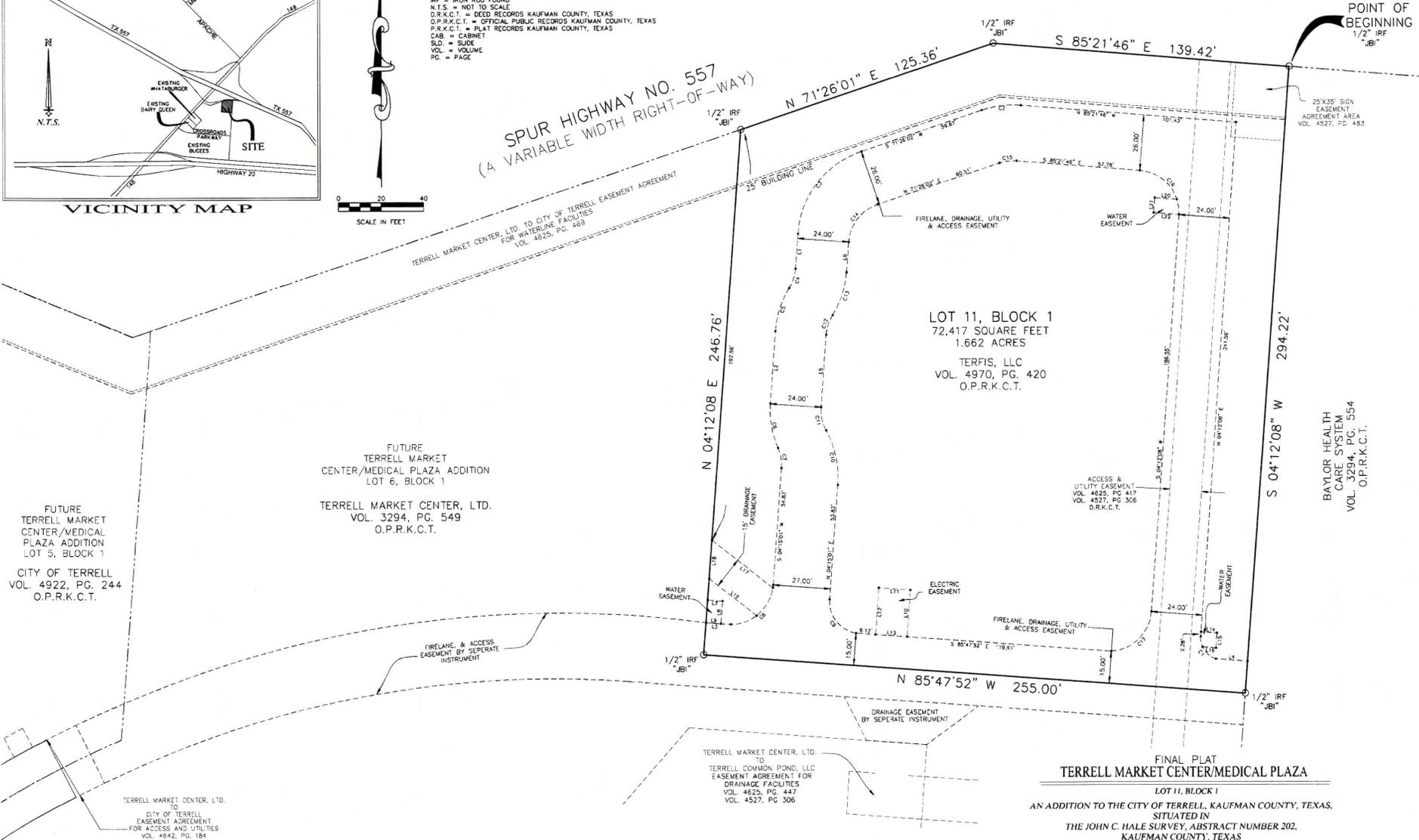
City of Terrell
201 E. Nash
P.O. Box 310
Terrell, TX 75160

Application Type:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Replat	<input type="checkbox"/> Amending
Plat Name:	TERRELL MARKET CENTER / MEDICAL PLAZA			
Existing Property Information:				
Legal Description:				
Lot: _____	11	Block: _____	1	
Subdivision: _____	Terrell Market Center / Medical Plaza	No. of Lots _____	1	
Survey abstract & acreage: _____	John C. Hale Survey Abstract Number 202			
Address: _____				
Present use & zoning district: _____	vacant lot -- PD 104GR			
<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	
Property Owner Information:				
Owner: _____	Terfis LLC	Phone No. _____	713-328-1136	Fax No. _____
Address: _____	7001 Corporate Dr Suite 300, Houston Tx 77036			
<i>If the property owner is represented by an authorized agent, please complete the following:</i>				
Agent/Developer: _____	Scott Caruthers	Phone No. _____	972-542-1222	Fax No. _____
Cell No. _____	214-986-9018	E-Mail _____	sdc@marshallgag.com	
Address: _____	207 E. Virginia Suite 216 McKinney Tx 75069			
Owner Signature: _____	Agent Signature: 			
Surveyor:				
Firm Name: _____	Maddox Surveying & Mapping	Phone No. _____	972-564-4416	Fax No. _____
Contact: _____	Brian Maddox	E-Mail _____	bmaddox@maddoxsurvey.com	
Address: _____	PO Box 2109 Forney Tx 75126			
Land Planner/Engineer:				
Firm Name: _____	Marshall Gage LLC	Phone No. _____	972-542-1222	Fax No. _____
Contact: _____	Scott Caruthers	E-Mail _____	sdc@marshallgag.com	
Address: _____	207 E. Virginia Suite 216 McKinney Tx 75069			
Office Use Only:				
Application Date: _____	Fee Paid: _____	Received By: _____		



LEGEND:
 C.M. = CONTROL MONUMENT
 IRF = IRON ROD FOUND
 N.T.S. = NOT TO SCALE
 D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY, TEXAS
 O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
 P.R.K.C.T. = PLAT RECORDS KAUFMAN COUNTY, TEXAS
 CAB = CABINET
 SLD = SUIDE
 VOL. = VOLUME
 PG. = PAGE

**SPUR HIGHWAY NO. 557
 (A VARIABLE WIDTH RIGHT-OF-WAY)**



FUTURE
 TERRELL MARKET
 CENTER/MEDICAL
 PLAZA ADDITION
 LOT 5, BLOCK 1
 CITY OF TERRELL
 VOL. 4922, PG. 244
 O.P.R.K.C.T.

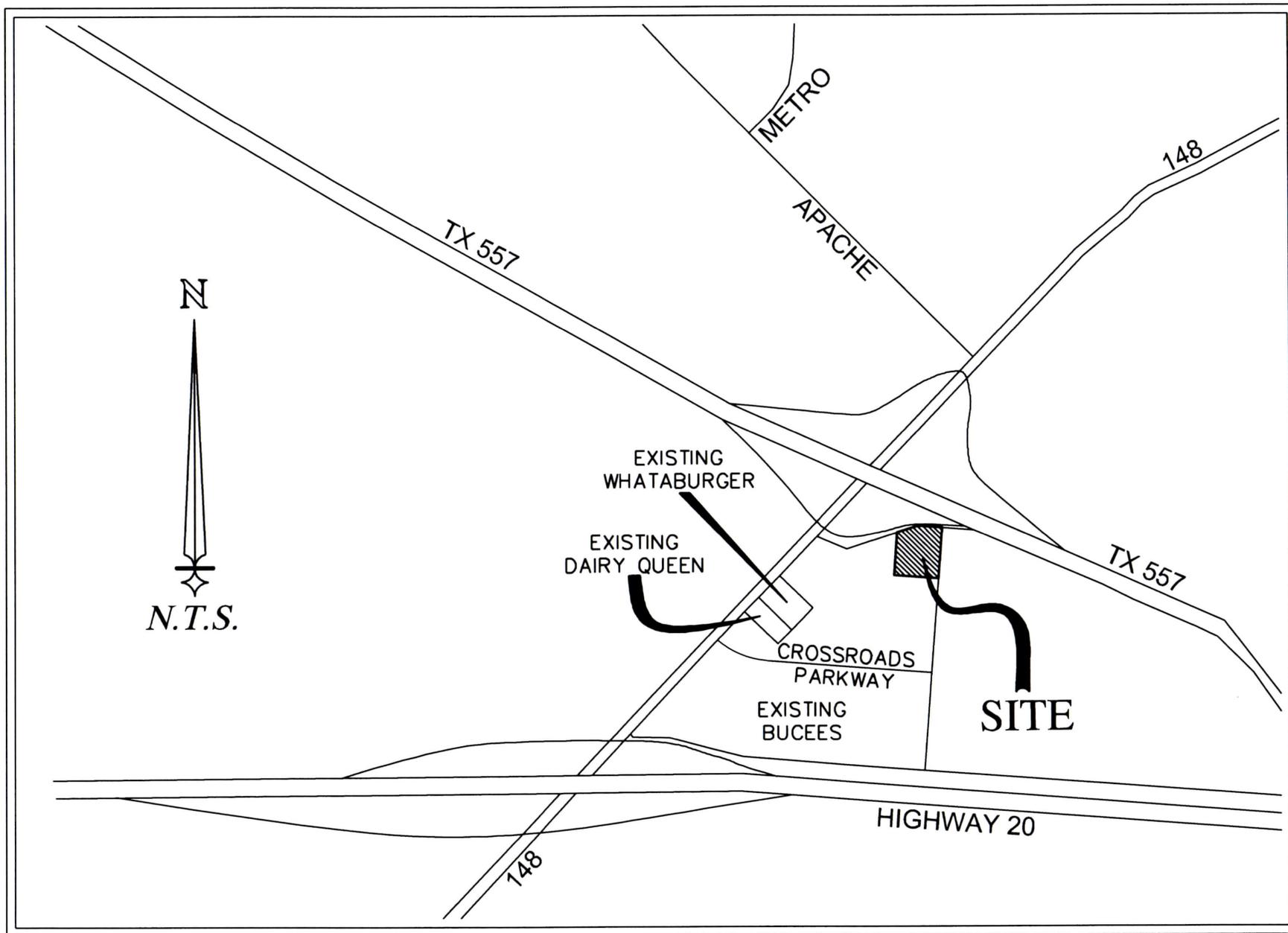
FUTURE
 TERRELL MARKET
 CENTER/MEDICAL PLAZA ADDITION
 LOT 6, BLOCK 1
 TERRELL MARKET CENTER, LTD.
 VOL. 3294, PG. 549
 O.P.R.K.C.T.

LOT 11, BLOCK 1
 72,417 SQUARE FEET
 1.662 ACRES
 TERFIS, LLC
 VOL. 4970, PG. 420
 O.P.R.K.C.T.

**FINAL PLAT
 TERRELL MARKET CENTER/MEDICAL PLAZA**
 LOT 11, BLOCK 1
 AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS,
 SITUATED IN
 THE JOHN C. HALE SURVEY, ABSTRACT NUMBER 202,
 KAUFMAN COUNTY, TEXAS
 CONTAINING 1.662 ACRES TOTAL

- ACCORDING TO MAP NO. 4825702000 D, DATED JULY 3, 2012, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X".
- THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

OWNER	ENGINEER	SURVEYOR
Terfis, LLC 7001 Corporate Drive, Ste 300 Houston, TX 77036	Marshall Gage LLC 207 E. Virginia, Suite 216 McKinney, TX 75066 Phone: (972) 564-1222	Maddox Surveying & Mapping, INC. P.O. Box 2109 Forney, Texas 75126 Phone: (972) 564-4416 FIRM REG NO. 10013200



VICINITY MAP

CP 15-07



Agenda Item 13.A.

Acceptance of Public Improvements Crossroads at Terrell, Phase 1A (CP 15-07)

Planning and Zoning Commission:	March 29, 2016
Existing Zoning:	Retail (R)
Existing Use:	Under development
Proposed Use:	Restaurant and Retail Pad Sites
Background:	

The City of Terrell Subdivision Regulations (Ord. No. 2568), Section 6.9.b. (see below) require the Planning and Zoning Commission to consider a recommendation from the City Engineer to accept on behalf of the City the public improvements that have been constructed by a developer for dedication to the City. For the City to accept such improvements, the developer's engineer prepares an Affidavit of Completion with an attached legal description of the public improvements to be dedicated along with another affidavit affirming that all contractors, vendors, and vested parties have been paid in full for the construction of the public improvements and that no liens exist. Once the City Engineer has inspected the construction and reviewed the associated documents and is satisfied that the work has been performed and completed in accordance with the approved civil engineering plans, he then prepares a recommendation to the P&Z for consideration of the satisfactory completion of the public improvements. After the P&Z approves the recommendation, the City Engineer will issue a Letter of Satisfactory Completion to the developer, who then provides maintenance bonds to the City as surety for the construction work.

The project under consideration is the public infrastructure associated with the development of the Crossroads at Terrell, Phase 1A. The property is located West of FM 148, between Spur 557 and IH-20. The P&Z approved the Construction Plat for this development in July of 2015, and this action is the next step in the sequence of development entitlements for the project. Final plats for each individual pad site will continue to be presented as lots are sold or leased for development. Approval of the final plat for the public improvements associated with this development (FP 16-04) is another action item on the agenda.

Technical Issues:

1. The City Engineer has examined all of the documents submitted, inspected the public infrastructure, and determined that the listed items are satisfactorily completed and is recommending acceptance of the public improvements.

Financial Considerations:

Affidavits of Final Bills Paid are complete. Maintenance Bonds have been submitted.

Staff Recommendation:

Approval

Attachments:

1. City of Terrell Subdivision Ordinance, Section 6.9, Inspection and Acceptance of Public Improvements
2. City Engineer's Letter of Acceptance
3. Construction Plat

City of Terrell Subdivision Ordinance, Section 6.9, Inspection and Acceptance of Public Improvements

6.9.b. Letter of Satisfactory Completion. The City will not deem required public improvements satisfactorily completed until the applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed sealed "as-built", or record, drawings of the property which indicate all public improvements and their locations, dimensions, materials and other information required by the City Engineer, and until all required public improvements have been completed. The "as-builts" shall also include a complete set of sealed record drawings of the paving, drainage, water, sanitary sewer and other public improvements, showing that the layout of the lines and grades of all public improvements are in accordance with engineering plans for the plat, and showing all changes made in the plans during construction, and containing on each sheet an "as-built" stamp bearing the signature and seal of the licensed professional engineer and the date. One reproducible drawing of the utility plan sheets containing the as-built information shall also be submitted. The engineer or surveyor shall also furnish the City with a copy of the approved final plat and the engineering plans, if prepared on a computer-aided design and drafting (CADD) system, in such a digital format (on disk) that is compatible with the City Engineer's CADD system. When such requirements have been met to the City Engineers satisfaction, the City Engineer (or designee) shall thereafter make a recommendation to the Planning and Zoning Commission for consideration of satisfactory completion of the public improvements. Once the Commission votes its approval of satisfactory completion, the City Engineer (or designee) shall issue a letter of satisfactory completion.

STATE OF TEXAS

COUNTY OF KAUFMAN

Letter of Satisfactory Completion

The undersigned City Engineer of the City of Terrell, Texas, hereby determines that the public improvements designated as the **Infrastructure Plans for Crossroads at Terrell Phase 1 A** have been satisfactorily completed and accepted by the City of Terrell, Texas, on this date.

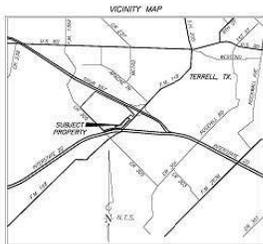
That the applicable affidavits of final bills paid and the maintenance bonds have been provided to the City of Terrell beginning the date of the execution of this Letter of Satisfactory Completion.

City Engineer

SUBSCRIBED AND SWORN TO before me on the ____ day of _____, 2016,
by _____, City Engineer.

Notary Public, State of Texas

CROSSROADS AT TERRELL SEPARATE INSTRUMENT SUMMARY						
EXHIBIT NO.	EXHIBIT TYPE	OWNER	CITY	ACRES	VOLUME	PAGE
81	FRANCHISE UTILITY	TERRELL 80/20 LTD.	CITY OF TERRELL	14,486	0.333	
82	FRANCHISE UTILITY	TERRELL 80/20 LTD.	CITY OF TERRELL	1,287	0.030	
83	FRANCHISE UTILITY	TERRELL 80/20 LTD.	CITY OF TERRELL	2,113	0.049	
84	ACCESS/UTILITY	TERRELL 80/20 LTD.	CITY OF TERRELL	11,659	0.272	
85	ACCESS/UTILITY	TERRELL 80/20 LTD.	CITY OF TERRELL	7,874	0.181	
86	ELECTRIC	TERRELL 80/20 LTD.	ONCOR ELECTRIC	550	0.013	
87	DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	501	0.011	
88	DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	701	0.016	
89	DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	1,307	0.030	
910	DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	601	0.014	
911	DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	600	0.014	
912	DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	600	0.014	
913	DETENTION & DRAINAGE	TERRELL 80/20 LTD.	CITY OF TERRELL	101,738	2.336	
914	ELECTRIC	TERRELL 80/20 LTD.	ONCOR ELECTRIC	7,000	0.161	



ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48027R001A DATED JULY 2, 2012, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AND IN ZONE "X" AREAS DETERMINED TO BE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SCALED FROM S&B MAP. IT IS NOT A DETERMINATION BY THIS SURVEY AS TO AN INDICATION OF WHETHER OR NOT THE SUBJECT PROPERTY WILL ACTUALLY EXPERIENCE FLOODING.

LINE TABLE		CURVE TABLE		TANGENT LINE TABLE		EXERCISE CURVE TABLE	
LINE	DISTANCE	CURVE	DELTA	LINE	DISTANCE	CURVE	DELTA
L1	1807.9321 W	C1	378.907°	L10	807.1913 W	C8	171.105°
L2	1465.902 W	C2	274.956°	L11	1465.902 W	C9	127.816°
L3	542.922 E	C3	47.25233°	L12	643.9038 W	C10	232.931°
L4	1885.941 E	C4	41.2124°	L13	1885.941 E	C11	230.911°
L5	1443.901 E	C5	37.862°	L14	507.1913 E	C12	248.911°
L6	532.922 E	C6	184.917°	L15	113.9038 W	C13	113.9038°
L7	542.922 W	C7	378.907°	L16	1465.902 W	C14	438.911°
L8	307.9321 W			L17	307.9321 W	C15	232.931°
L9	1465.902 W			L18	607.9321 W	C16	232.931°
L10	807.1913 W			L19	542.922 E	C17	68.251°
L11	1465.902 W			L20	607.9321 W	C18	438.911°
L12	542.922 E			L21	1465.902 W	C19	46.251°
L13	1885.941 E			L22	1465.902 W	C20	46.251°
L14	1443.901 E			L23	1443.901 E	C21	758.911°
L15	507.1913 E			L24	1465.902 W	C22	232.931°
L16	113.9038 W			L25	1465.902 W	C23	232.931°
L17	307.9321 W			L26	1465.902 W	C24	232.931°
L18	607.9321 W			L27	1465.902 W	C25	232.931°
L19	542.922 E			L28	1465.902 W	C26	232.931°
L20	607.9321 W			L29	1465.902 W	C27	232.931°
L21	1465.902 W			L30	1465.902 W	C28	232.931°
L22	1465.902 W			L31	1465.902 W	C29	232.931°
L23	1443.901 E			L32	1443.901 E	C30	232.931°
L24	1465.902 W			L33	1465.902 W	C31	232.931°
L25	1465.902 W			L34	1465.902 W	C32	232.931°
L26	1465.902 W			L35	1465.902 W	C33	232.931°
L27	1465.902 W			L36	1465.902 W	C34	232.931°
L28	1465.902 W			L37	1465.902 W	C35	232.931°
L29	1465.902 W			L38	1465.902 W	C36	232.931°
L30	1465.902 W			L39	1465.902 W	C37	232.931°
L31	1465.902 W			L40	1465.902 W	C38	232.931°
L32	1465.902 W			L41	1465.902 W	C39	232.931°
L33	1443.901 E			L42	1465.902 W	C40	232.931°
L34	1465.902 W			L43	1465.902 W	C41	232.931°
L35	1465.902 W			L44	1465.902 W	C42	232.931°
L36	1465.902 W			L45	1465.902 W	C43	232.931°
L37	1465.902 W			L46	1465.902 W	C44	232.931°
L38	1465.902 W			L47	1465.902 W	C45	232.931°
L39	1465.902 W			L48	1465.902 W	C46	232.931°
L40	1465.902 W			L49	1465.902 W	C47	232.931°
L41	1465.902 W			L50	1465.902 W	C48	232.931°
L42	1465.902 W			L51	1465.902 W	C49	232.931°
L43	1443.901 E			L52	1465.902 W	C50	232.931°
L44	1465.902 W			L53	1465.902 W	C51	232.931°
L45	1465.902 W			L54	1465.902 W	C52	232.931°
L46	1465.902 W			L55	1465.902 W	C53	232.931°
L47	1465.902 W			L56	1465.902 W	C54	232.931°
L48	1465.902 W			L57	1465.902 W	C55	232.931°
L49	1465.902 W			L58	1465.902 W	C56	232.931°
L50	1465.902 W			L59	1465.902 W	C57	232.931°
L51	1465.902 W			L60	1465.902 W	C58	232.931°
L52	1465.902 W			L61	1465.902 W	C59	232.931°
L53	1465.902 W			L62	1465.902 W	C60	232.931°
L54	1465.902 W			L63	1465.902 W	C61	232.931°
L55	1465.902 W			L64	1465.902 W	C62	232.931°
L56	1465.902 W			L65	1465.902 W	C63	232.931°
L57	1465.902 W			L66	1465.902 W	C64	232.931°
L58	1465.902 W			L67	1465.902 W	C65	232.931°
L59	1465.902 W			L68	1465.902 W	C66	232.931°
L60	1465.902 W			L69	1465.902 W	C67	232.931°
L61	1465.902 W			L70	1465.902 W	C68	232.931°
L62	1465.902 W			L71	1465.902 W	C69	232.931°
L63	1465.902 W			L72	1465.902 W	C70	232.931°
L64	1465.902 W			L73	1465.902 W	C71	232.931°
L65	1465.902 W			L74	1465.902 W	C72	232.931°
L66	1465.902 W			L75	1465.902 W	C73	232.931°
L67	1465.902 W			L76	1465.902 W	C74	232.931°
L68	1465.902 W			L77	1465.902 W	C75	232.931°
L69	1465.902 W			L78	1465.902 W	C76	232.931°
L70	1465.902 W			L79	1465.902 W	C77	232.931°
L71	1465.902 W			L80	1465.902 W	C78	232.931°
L72	1465.902 W			L81	1465.902 W	C79	232.931°
L73	1465.902 W			L82	1465.902 W	C80	232.931°
L74	1465.902 W			L83	1465.902 W	C81	232.931°
L75	1465.902 W			L84	1465.902 W	C82	232.931°
L76	1465.902 W			L85	1465.902 W	C83	232.931°
L77	1465.902 W			L86	1465.902 W	C84	232.931°
L78	1465.902 W			L87	1465.902 W	C85	232.931°
L79	1465.902 W			L88	1465.902 W	C86	232.931°
L80	1465.902 W			L89	1465.902 W	C87	232.931°
L81	1465.902 W			L90	1465.902 W	C88	232.931°
L82	1465.902 W			L91	1465.902 W	C89	232.931°
L83	1465.902 W			L92	1465.902 W	C90	232.931°
L84	1465.902 W			L93	1465.902 W	C91	232.931°
L85	1465.902 W			L94	1465.902 W	C92	232.931°
L86	1465.902 W			L95	1465.902 W	C93	232.931°
L87	1465.902 W			L96	1465.902 W	C94	232.931°
L88	1465.902 W			L97	1465.902 W	C95	232.931°
L89	1465.902 W			L98	1465.902 W	C96	232.931°
L90	1465.902 W			L99	1465.902 W	C97	232.931°
L91	1465.902 W			L100	1465.902 W	C98	232.931°
L92	1465.902 W			L101	1465.902 W	C99	232.931°
L93	1465.902 W			L102	1465.902 W	C100	232.931°
L94	1465.902 W			L103	1465.902 W	C101	232.931°
L95	1465.902 W			L104	1465.902 W	C102	232.931°
L96	1465.902 W			L105	1465.902 W	C103	232.931°
L97	1465.902 W			L106	1465.902 W	C104	232.931°
L98	1465.902 W			L107	1465.902 W	C105	232.931°
L99	1465.902 W			L108	1465.902 W	C106	232.931°
L100	1465.902 W			L109	1465.902 W	C107	232.931°
L101	1465.902 W			L110	1465.902 W	C108	232.931°
L102	1465.902 W			L111	1465.902 W	C109	232.931°
L103	1465.902 W			L112	1465.902 W	C110	232.931°
L104	1465.902 W			L113	1465.902 W	C111	232.931°
L105	1465.902 W			L114	1465.902 W	C112	232.931°
L106	1465.902 W			L115	1465.902 W	C113	232.931°
L107	1465.902 W			L116	1465.902 W	C114	232.931°
L108	1465.902 W			L117	1465.902 W	C115	232.931°
L109	1465.902 W			L118	1465.902 W	C116	232.931°
L110	1465.902 W			L119	1465.902 W	C117	232.931°
L111	1465.902 W			L120	1465.902 W	C118	232.931°
L112	1465.902 W			L121	1465.902 W	C119	232.931°
L113	1465.902 W			L122	1465.902 W	C120	232.931°
L114	1465.902 W			L123	1465.902 W	C121	232.931°
L115	1465.902 W			L124	1465.902 W	C122	232.931°
L116	1465.902 W			L125	1465.902 W	C123	232.931°
L117	1465.902 W			L126	1465.902 W	C124	232.931°
L118	1465.902 W			L127	1465.902 W	C125	232.931°
L119	1465.902 W			L128	1465.902 W	C126	232.931°
L120	1465.902 W			L129	1465.902 W	C127	232.931°
L121	1465.902 W			L130	1465.902 W	C128	232.931°
L122	1465.902 W			L131	1465.902 W	C129	232.931°
L123	1465.902 W			L132	1465.902 W	C130	232.931°
L124	1465.902 W			L133	1465.902 W	C131	232.931°
L125	1465.902 W			L134	1465.902 W	C132	232.931°
L126	1465.902 W			L135	1465.902 W	C133	232.931°
L127	1465.902 W			L136	1465.902 W	C134	232.931°
L128	1465.902 W			L137	1465.902 W	C135	232.931°
L129	1465.902 W			L138	1465.902 W	C136	232.931°
L130	1465.902 W			L139	1465.902 W	C137	232.931°
L131	1465.902 W			L140	1465.902 W	C138	232.931°
L132	1465.902 W			L141	1465.902 W	C139	232.931°
L133	1465.902 W			L142	1465.902 W	C140	232.931°
L134	1465.902 W			L143	1465.902 W	C141	232.931°
L135	1465.902 W			L144	1465.902 W	C142	232.931°
L136	1465.902 W			L145	1465.902 W	C143	232.931°
L137	1465.902 W			L146	1465.902 W	C144	232.931°
L138	1465.902 W			L147	1465.902 W	C145	232.931°
L139	1465.902 W			L148	1465.902 W	C146	232.931°
L140	1465.902 W			L149	1465.902 W	C147	232.931°
L141	1465.902 W			L150	1465.902 W	C148	232.931°
L142	1465.902 W			L151	1465.		

FP 16-04



Agenda Item 14.A.

Final Plat

Lot 1, Block 1; Lots 1R & 2, Block 2; Lots 1R & 2, Block 3, Crossroads at Terrell, Phase 1A (FP 16-04)

Planning and Zoning Commission:	March 29, 2016
Existing Zoning:	Retail (R)
Existing Use:	Under development
Proposed Use:	Restaurant and Retail Pad Sites

Background:

The owner is proposing to plat the rights-of-way, access, drainage, utility, and franchise easements for the first phase of a multi-phase project. Phase 1A is the plat for 14 acres of a 255-acre development. The property was rezoned to Retail in 2012.

The developer has installed two public streets which can be extended in subsequent phases. Drainage is managed through a detention pond on site as part of this phase. Water and sewer are available to the lots or the ability to extend mains to serve end users has been developed as part of this phase.

Primary access to this phase will be off of FM 148 via public roadways called Crossroads Parkway and American Way. Fire lanes and cross access between lots are provided with this plat. Signage, building design, landscaping, sidewalks, and lighting will conform to the Zoning Ordinance and any variances granted.

Technical Issues:

1. The proposed plat meets all of the technical requirements of the Subdivision Regulations and the applicable Planned Development regulations.

Financial Considerations:

Application fees have been paid and all applicable taxes are current.

Staff Recommendation:

Approval

Attachments:

1. Final Plat

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

City of Terrell

Application for Plat Approval

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

Application Type:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Replat	<input type="checkbox"/> Amending
Plat Name:				
Existing Property Information:				
Legal Description: Lot: <u>1 Blk 1, Lot 1R & 2, Blk 2, Lot 1R & 2, Blk 3</u> Block: _____				
Subdivision: <u>Crossroads at Terrell, Phase 1-A</u> No. of Lots <u>5</u>				
Survey abstract & acreage: <u>John C. Hale Survey A-202</u>				
Address: <u>F.M. 148 @ Crossroads Drive, City of Terrell, Kaufman County, Texas</u>				
Present use & zoning district: <u>Commerical</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	
Property Owner Information:				
Owner: <u>Cross Roads at Terrell 2015, LP</u> Phone No. <u>214/361-2350</u> Fax No. _____				
Address: <u>8350 N. Central Expressway, Suite M-1020, Dallas, Texas 75206</u>				
If the property owner is represented by an authorized agent, please complete the following:				
Agent/Developer: <u>Oakridge Investments</u> Phone No. <u>214-361-2350</u> Fax No. _____				
Cell No. <u>214-632-3259</u> E-Mail <u>jallen@oakridgeinvestments.com</u>				
Address: <u>8350 N. Central Expressway, Suite M-1020, Dallas, Texas 75206</u>				
Owner Signature: <u></u> Agent Signature: _____				
Surveyor:				
Firm Name: <u>Summit Surveying</u> Phone No. <u>903/561-9544</u> Fax No. _____				
Contact: <u>Joe W. Clark, RPLS</u> E-Mail <u>jwsummit@tyler.net</u>				
Address: <u>2040 Deerbrook Drive, Tyler, Texas 75703</u>				
Land Planner/Engineer:				
Firm Name: <u>Adams Engineering</u> Phone No. <u>817/328/3200</u> Fax No. _____				
Contact: <u>Rob Adams, PE</u> E-Mail <u>rob.adams@adams-engineering.com</u>				
Address: <u>8951 Cypress Waters Blvd., Suite 150, Dallas, Texas 75019</u>				
Office Use Only:				
Application Date: _____ Fee Paid: _____ Received By: _____				

LINE	BEARING	DISTANCE
L1	N07°19'34"W	25.00'
L2	N82°40'26"E	20.00'
L3	S07°19'34"E	25.00'
L4	N23°45'17"W	30.00'
L5	N65°14'43"E	20.00'
L6	S23°45'17"E	35.00'
L7	N63°54'48"W	30.00'
L8	N45°30'26"E	42.41'
L9	S63°54'48"E	35.00'
L10	N41°33'57"W	30.00'
L11	N45°59'09"W	30.00'
L12	S41°33'57"E	30.00'
L13	N43°00'51"E	100.61'
L14	N45°59'09"W	30.00'
L15	N43°00'51"E	20.00'
L16	S45°59'09"E	30.00'
L17	N43°00'51"E	125.80'
L18	N45°59'09"W	30.00'
L19	N43°00'51"E	20.00'
L20	S45°59'09"E	30.00'
L21	N43°00'51"E	141.80'
L22	N01°25'03"W	14.28'
L23	N45°59'09"W	4.97'
L24	S45°59'09"E	3.36'
L25	N85°34'57"E	14.00'
L26	N43°00'51"E	75.62'
L27	S39°22'01"W	114.43'
L28	S43°00'51"W	66.81'
L29	S01°25'03"E	28.56'
L30	S44°09'02"W	80.00'
L31	S44°09'02"W	4.39'
L32	N45°59'09"W	234.34'
L33	S86°34'57"W	28.00'
L34	S43°00'51"W	397.02'
L35	N84°26'15"E	48.11'
L36	N43°00'51"E	583.85'
L37	N39°22'01"E	114.43'
L38	N45°59'09"W	272.13'
L39	N45°59'09"W	52.18'
L40	S84°26'15"W	9.86'
L41	S84°26'15"W	25.00'

CURVE	DELTA	RADIUS	CHORD	LENGTH
C1	1°11'05"	990.00	N83°50'42"E 20.47'	20.47'
C2	15°16'16"	990.00	N74°27'34"E 263.09'	263.87'
C3	12°46'12"	990.00	N59°16'53"E 220.19'	220.65'
C4	1°11'05"	990.00	N44°01'28"E 22.77'	22.77'
C5	4°50'28"	990.00	N45°26'06"E 83.62'	83.65'
C6	3°38'50"	262.00	N41°11'26"E 16.68'	16.68'
C7	3°38'50"	322.00	N41°11'26"E 20.49'	20.50'
C8	41°25'23"	1025.00	N63°43'33"E 742.69'	789.12'
C9	41°25'23"	1025.00	N63°43'33"E 725.01'	741.05'
C10	3°38'50"	297.00	N41°11'26"E 18.90'	18.91'
C11	7°45'09"	1050.00	N46°53'26"E 141.96'	142.07'
C12	08°37'05"	1050.00	N55°04'33"E 157.78'	157.93'
C13	25°03'10"	1050.00	N71°54'40"E 455.47'	459.11'

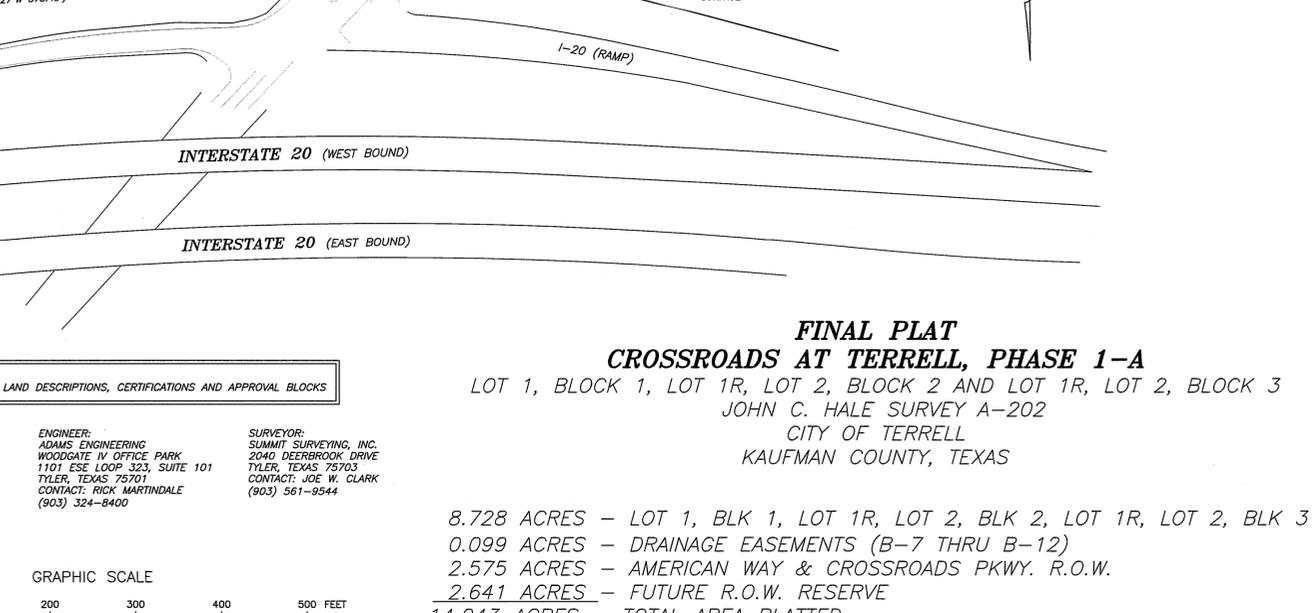
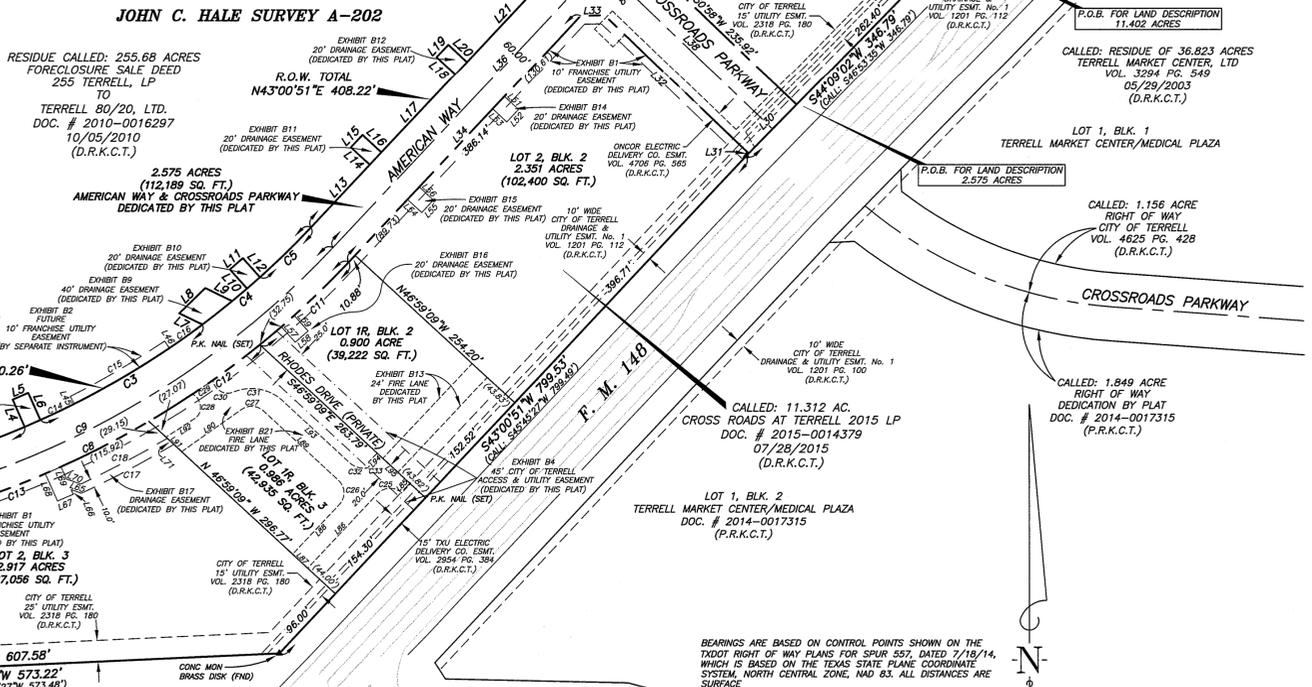
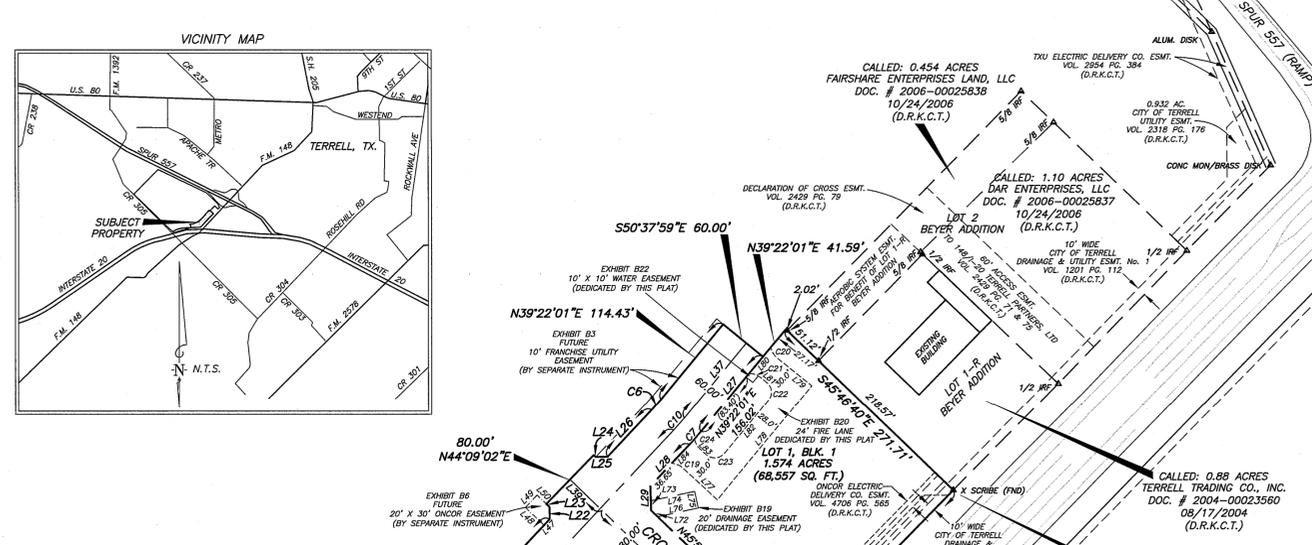
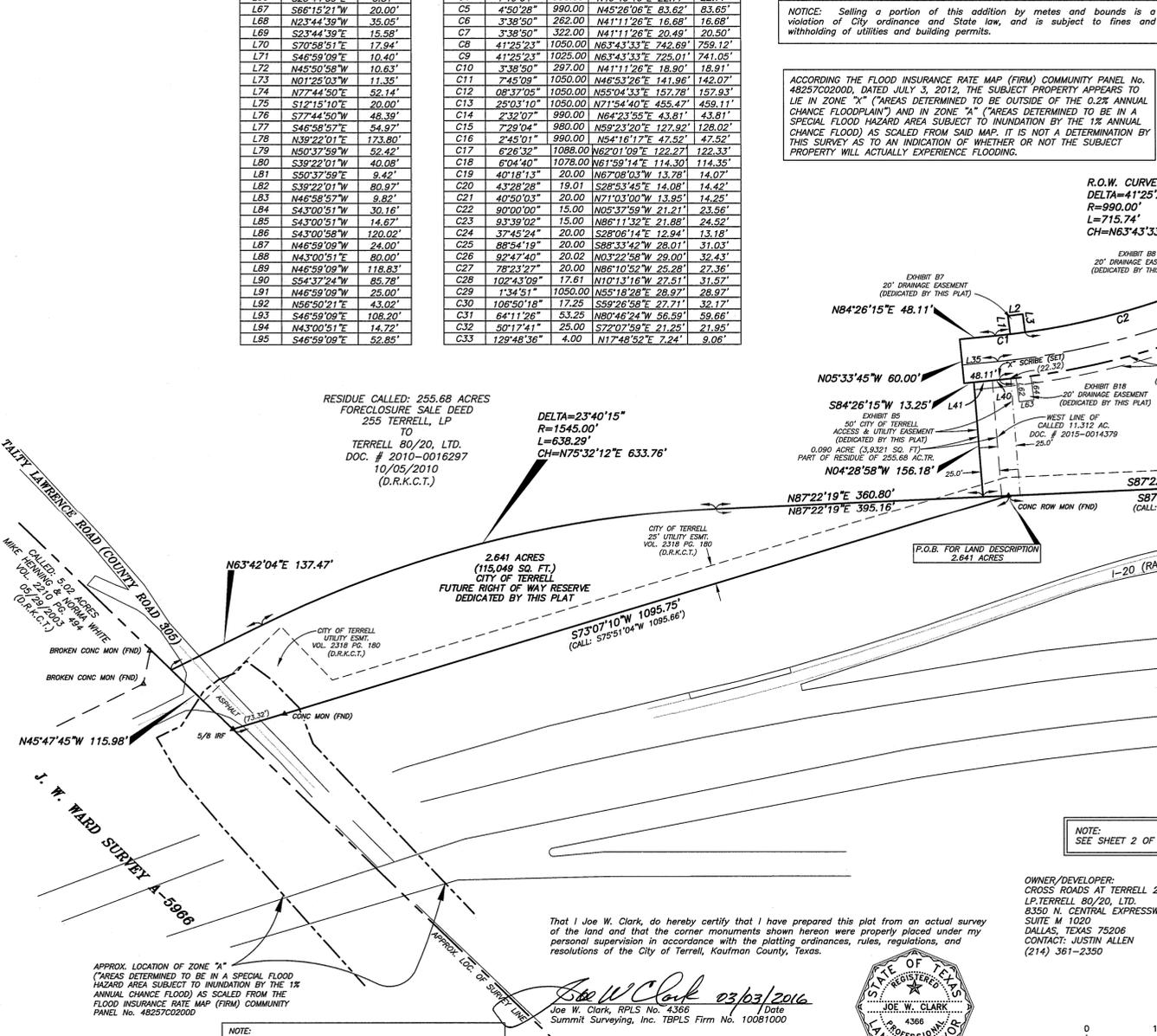
LINE	BEARING	DISTANCE
L45	N26°52'08"W	10.00'
L46	S34°21'12"E	10.00'
L47	S43°00'51"W	10.01'
L48	N45°59'09"W	30.01'
L49	N43°00'51"E	20.00'
L50	S45°59'09"E	15.04'
L51	N46°59'09"W	22.50'
L52	N43°00'51"E	20.00'
L53	S46°59'09"E	22.50'
L54	S45°59'09"E	22.50'
L55	N43°00'51"E	20.00'
L56	N46°59'09"W	22.50'
L57	S41°33'57"E	24.28'
L58	N48°26'03"E	20.00'
L59	N41°33'57"W	24.28'
L60	S07°19'34"E	32.65'
L61	N82°40'26"E	20.00'
L62	N07°19'34"W	32.65'
L63	N70°48'51"W	12.88'
L64	S23°44'39"E	5.81'
L65	S86°15'21"W	20.00'
L66	N23°44'39"W	35.05'
L67	S23°44'39"E	10.01'
L68	S70°58'51"E	17.94'
L69	S46°58'57"E	54.97'
L70	S70°58'51"E	17.94'
L71	S46°59'09"E	10.40'
L72	N45°59'09"W	10.63'
L73	N01°25'03"W	11.35'
L74	N74°44'50"E	52.14'
L75	S17°15'10"E	20.00'
L76	S77°44'50"W	48.39'
L77	S46°58'57"E	54.97'
L78	N39°22'01"E	173.80'
L79	N50°37'59"W	52.42'
L80	S39°22'01"W	40.08'
L81	S50°37'59"E	9.42'
L82	S39°22'01"W	80.87'
L83	N46°58'57"W	9.82'
L84	S43°00'51"W	30.16'
L85	S43°00'51"W	14.67'
L86	S43°00'59"W	120.02'
L87	N46°59'09"W	24.00'
L88	N43°00'51"E	80.00'
L89	N46°59'09"W	118.63'
L90	S84°26'15"W	95.29'
L91	N46°59'09"W	25.00'
L92	N86°50'21"E	43.02'
L93	S46°59'09"E	108.20'
L94	N43°00'51"E	14.72'
L95	S46°59'09"E	52.85'

EXHIBIT No.	EASEMENT TYPE	GRANTEE	SQ. FT.	ACRES	DEDICATION
B1	FRANCHISE UTILITY	CITY OF TERRELL	14,487	0.333	DEDICATED BY THIS PLAT
B2	FRANCHISE UTILITY	CITY OF TERRELL	1,287	0.030	FUTURE DEDICATION
B3	FRANCHISE UTILITY	CITY OF TERRELL	2,113	0.049	FUTURE DEDICATION
B4	ACCESS/UTILITY	CITY OF TERRELL	11,859	0.272	DEDICATED BY THIS PLAT
B5	ACCESS/UTILITY	CITY OF TERRELL	7,874	0.181	DEDICATED BY THIS PLAT
B6	ELECTRIC	ONCOR ELECTRIC	550	0.013	FUTURE DEDICATION
B7	DRAINAGE	CITY OF TERRELL	501	0.011	DEDICATED BY THIS PLAT
B8	DRAINAGE	CITY OF TERRELL	701	0.016	DEDICATED BY THIS PLAT
B9	DRAINAGE	CITY OF TERRELL	1,307	0.030	DEDICATED BY THIS PLAT
B10	DRAINAGE	CITY OF TERRELL	601	0.014	DEDICATED BY THIS PLAT
B11	DRAINAGE	CITY OF TERRELL	600	0.014	DEDICATED BY THIS PLAT
B12	DRAINAGE	CITY OF TERRELL	600	0.014	DEDICATED BY THIS PLAT
B13	FIRE LANE	CITY OF TERRELL	3,660	0.084	DEDICATED BY THIS PLAT
B14	DRAINAGE	CITY OF TERRELL	450	0.010	DEDICATED BY THIS PLAT
B15	DRAINAGE	CITY OF TERRELL	450	0.010	DEDICATED BY THIS PLAT
B16	DRAINAGE	CITY OF TERRELL	485	0.011	DEDICATED BY THIS PLAT
B17	DRAINAGE	CITY OF TERRELL	2,042	0.047	DEDICATED BY THIS PLAT
B18	DRAINAGE	CITY OF TERRELL	650	0.015	DEDICATED BY THIS PLAT
B19	DRAINAGE	CITY OF TERRELL	1,047	0.024	DEDICATED BY THIS PLAT
B20	FIRE LANE	CITY OF TERRELL	7,314	0.168	DEDICATED BY THIS PLAT
B21	FIRE LANE	CITY OF TERRELL	11,488	0.264	DEDICATED BY THIS PLAT
B22	WATER	CITY OF TERRELL	83	0.002	DEDICATED BY THIS PLAT

CURVE	DELTA	RADIUS	CHORD	LENGTH
C1	1°11'05"	990.00	N83°50'42"E 20.47'	20.47'
C2	15°16'16"	990.00	N74°27'34"E 263.09'	263.87'
C3	12°46'12"	990.00	N59°16'53"E 220.19'	220.65'
C4	1°11'05"	990.00	N44°01'28"E 22.77'	22.77'
C5	4°50'28"	990.00	N45°26'06"E 83.62'	83.65'
C6	3°38'50"	262.00	N41°11'26"E 16.68'	16.68'
C7	3°38'50"	322.00	N41°11'26"E 20.49'	20.50'
C8	41°25'23"	1025.00	N63°43'33"E 742.69'	789.12'
C9	41°25'23"	1025.00	N63°43'33"E 725.01'	741.05'
C10	3°38'50"	297.00	N41°11'26"E 18.90'	18.91'
C11	7°45'09"	1050.00	N46°53'26"E 141.96'	142.07'
C12	08°37'05"	1050.00	N55°04'33"E 157.78'	157.93'
C13	25°03'10"	1050.00	N71°54'40"E 455.47'	459.11'
C14	2°32'07"	990.00	N84°23'55"E 43.81'	43.81'
C15	7°29'04"	990.00	N59°23'20"E 122.92'	128.02'
C16	2°45'01"	990.00	N54°16'17"E 47.52'	47.52'
C17	6°26'32"	1088.00	N62°01'09"E 122.27'	122.33'
C18	6°04'40"	1078.00	N61°59'14"E 114.30'	114.35'
C19	4°08'13"	20.00	N67°08'03"W 13.78'	14.07'
C20	4°32'28"	19.01	S28°53'45"E 14.08'	14.42'
C21	4°50'03"	20.00	N01°10'00"W 13.99'	14.26'
C22	90°00'00"	15.00	N05°37'59"W 21.21'	23.56'
C23	93°39'02"	15.00	N86°11'32"E 21.88'	24.52'
C24	37°45'24"	20.00	S28°06'14"E 12.94'	13.18'
C25	88°54'19"	20.00	S86°33'42"W 28.01'	31.03'
C26	92°47'40"	20.02	N03°22'58"W 29.00'	32.43'
C27	78°23'27"	20.00	N85°10'50"W 25.28'	27.38'
C28	102°43'09"	17.61	N16°13'16"W 23.81'	31.57'
C29	1°34'51"	1050.00	N55°18'28"E 28.97'	29.97'
C30	106°50'18"	17.25	S59°26'58"E 27.71'	32.17'
C31	64°11'26"	53.25	N80°46'24"W 56.59'	59.66'
C32	50°17'41"	25.00	S72°07'59"E 21.25'	21.95'
C33	129°48'36"	4.00	N17°48'52"E 7.24'	9.08'

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.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 4825700200, DATED JULY 3, 2012, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE "A" (AREAS DETERMINED TO BE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SCALED FROM SAID MAP. IT IS NOT A DETERMINATION BY THIS SURVEY AS TO AN INDICATION OF WHETHER OR NOT THE SUBJECT PROPERTY WILL ACTUALLY EXPERIENCE FLOODING.



REVISIONS	DATE	BY
ADD LOT 1R & LOT 2 BLK 3	02/25/16	JWC
ADD DRAINAGE EASEMENTS, REVISE OWNER CERT	02/29/16	JWC
ADD FIRE LANE - LOTS 1, 1R, BLK 3	03/02/16	JWC
	03/03/16	JWC

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

FINAL PLAT
CROSSROADS AT TERRELL, PHASE 1-A
 LOT 1, BLOCK 1, LOT 1R, LOT 2, BLOCK 2 AND LOT 1R, LOT 2, BLOCK 3
 CITY OF TERRELL
 KAUFMAN COUNTY, TEXAS

8.728 ACRES - LOT 1, BLK 1, LOT 1R, LOT 2, BLK 2, LOT 1R, LOT 2, BLK 3
 0.099 ACRES - DRAINAGE EASEMENTS (B-7 THRU B-12)
 2.575 ACRES - AMERICAN WAY & CROSSROADS PKWY. R.O.W.
 2.641 ACRES - FUTURE R.O.W. RESERVE
 14.043 ACRES - TOTAL AREA PLATTED

SHEET 1 OF 2

11.402 acres
(Includes Crossroads Parkway and American Way Right of Ways)

Right of Way Dedication
Crossroads Parkway and American Way

STATE OF TEXAS
COUNTY OF KAUFMAN:

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, Cross Road at Terrell 2015, LP, and Terrell 80/20, Ltd, the owners of the above described property, do hereby adopt this plat designating the tract as Crossroads at Terrell, Phase 1-A, 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, if any, for the purposes indicated; THAT no buildings or fences 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 of particular utilities, with all uses being subordinate to that of the City of Terrell;

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 with 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at all 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, Texas.

Visibility, Access and Maintenance Easements

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) if any are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

Fire Lanes

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the paving standards for fire lanes of the City of Terrell's TCS and adopted Fire Code, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Access Easements

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Terrell, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

STATE OF TEXAS
COUNTY OF KAUFMAN

KNOW ALL MEN BY THESE PRESENTS:

THAT Cross Road at Terrell 2015, LP, and Terrell 80/20, Ltd, owners of the land shown on the plat, and designated herein as Crossroad at Terrell, Phase 1-A, an addition in the City of Terrell and whose name is subscribed hereon, and does hereby dedicate to the Public the use of all Streets, Alleys, Parks, and Easements, if any, shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND, THIS THE ___ DAY OF _____, 2016

Cross Road at Terrell 2015, LP
A Texas limited partnership

Terrell 80/20, Ltd.
A Texas limited partnership

By: _____
George Allen
Cross Road at Terrell 2015, LP, General Partner
Terrell 80/20, Ltd., General Partner
8350 N. Central Expressway, Suite M 1020
Dallas, TX 75206

STATE OF TEXAS

Before me, the undersigned authority in and for the State of Texas, on this day personally appeared George Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand this the ___ day of _____, 2016

Notary Public in and for the State of Texas.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS
COUNTY OF _____

Sovereign Bank (the lienholder) The legal and equitable holder of the liens and security interests created by that certain Deed of Trust, Security Agreement, Assigns of Leases, Assigns of Rents, and Financing Statement dated August 17, 2015, executed by Cross Road at Terrell 2015, LP, (owners) filed for record on August 24, 2015 in the Official Public Records of Kaufman County, Texas, under Document No. 2015-0015926 covering and affecting the land therein described and hereby consents to the Plat and the Dedications and Restrictions created hereby and for the same consideration the lienholder also subordinates all of its said liens and security interest covering or affecting said land or any part thereof to the plat, except only insofar as the lienholder hereby consents to the plat and the dedications and restrictions created hereby and subordinates its said liens and security interests to said plat, all of said liens and security interest shall remain in full force and effect and remain of first dignity and priority as security for the payment of the indebtedness held by the lienholder thereby secured.

Sovereign Bank

By: _____

STATE OF TEXAS

Before me, the undersigned authority in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand this the ___ day of _____, 2016

Notary Public in and for the State of Texas.

All that certain tract or parcel situated in the John C. Hale Survey Abstract No. 202, City of Terrell, Kaufman County, Texas, and being a part of a called 11.312 acre tract as described in a deed from Terrell 80/20, Ltd. to Cross Roads At Terrell 2015, LP, dated July 28, 2015 and recorded in Document No. 20150014379 in the Deed Records of Kaufman County, Texas and being a part of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, LP. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in said Deed Records, and being more particularly described as follows:

BEGINNING at an "X" scribe in concrete (found) for a southeast ell corner of said 11.312 acre tract, same being the south corner of a called 0.88 acre tract as described in a deed to Terrell Trading Company, Inc., dated August 17, 2004 and recorded in Document No. 2004-00023560 in said Deed Records and being in the northwest right of way line of F.M 148;

THENCE South 44 deg. 09 min. 02 sec. West with a southeast line of said 11.312 acre tract and the northwest right of way line of said F.M 148, a distance of 346.79 feet to a 1/2" inch iron rod with cap "Summit" (set) for an angle corner in same;

THENCE South 43 deg. 00 min. 51 sec. West continuing with a southeast line of said 11.312 acre tract and the northwest right of way line of said F.M 148, a distance of 799.53 feet to a concrete monument with brass disk (found) for a southeast corner of said 11.312 acre tract and being at the intersection of said northwest right of way line with the north right of way line of Interstate Highway No. 20;

THENCE South 87 deg. 22 min. 19 sec. West with the south line of said 11.312 acre tract and the north right of way line of Interstate Highway No. 20, at a distance of 573.22 feet pass a concrete monument (found) for an angle corner in said north right of way line, continuing the south line of said 11.312 acre tract, at a distance of 582.57 feet pass a 1/2" inch iron rod with cap "Summit" (set) for the southwest corner of same and continuing across said 255.68 acre tract for a total distance of 607.58 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner;

THENCE North 04 deg. 28 min. 58 sec. West continuing across said 255.68 acre tract, a distance of 156.18 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in a western south line of said 11.312 acre tract;

THENCE South 84 deg. 26 min. 15 sec. West with said south line, a distance of 13.25 feet to a 1/2" inch iron rod with cap "Summit" (set), for the westernmost southwest corner of said 11.312 acre tract;

THENCE North 05 deg. 33 min. 45 sec. West with a west line of said 11.312 acre tract, a distance of 60.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for the westernmost northwest corner of same;

THENCE with the north and the northwest line of said 11.312 acre tract as follows:

- North 84 deg. 26 min. 15 sec. East a distance of 48.11 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left,
- Along said curve to the left, having a Delta of 01 deg. 11 min. 05 sec., a Radius of 990.00 feet, a Chord which bears North 83 deg. 50 min. 42 sec. East - 20.47 feet, and an Arc length of 20.47 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 07 deg. 19 min. 34 sec. East a distance of 25.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 82 deg. 40 min. 26 sec. East a distance of 20.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 07 deg. 19 min. 34 sec. East a distance of 25.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a non-tangent curve to the left,
- Along said curve to the left, having a Delta of 15 deg. 16 min. 16 sec., a Radius of 990.00 feet, a Chord which bears North 74 deg. 27 min. 34 sec. East - 263.09 feet, and an Arc length of 263.87 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 23 deg. 45 min. 17 sec. West a distance of 35.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 66 deg. 14 min. 43 sec. East a distance of 20.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 23 deg. 45 min. 17 sec. East a distance of 35.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a non-tangent curve to the left,
- Along said curve to the left, having a Delta of 12 deg. 46 min. 12 sec., a Radius of 990.00 feet, a Chord which bears North 59 deg. 16 min. 53 sec. East - 220.19 feet, and an Arc length of 220.65 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 63 deg. 54 min. 48 sec. West a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 45 deg. 30 min. 25 sec. East a distance of 42.41 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 63 deg. 54 min. 48 sec. East a distance of 35.00 feet to a 1/2" inch iron rod with cap "Summit" (set) and being the beginning of a non-tangent curve to the left,
- Along said curve to the left, having a Delta of 01 deg. 19 min. 04 sec., a Radius of 990.00 feet, a Chord which bears North 49 deg. 40 min. 19 sec. East - 22.77 feet, and an Arc length of 22.77 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 41 deg. 33 min. 57 sec. West a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 48 deg. 26 min. 03 sec. East a distance of 20.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 41 deg. 33 min. 57 sec. East a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a non-tangent curve to the left,
- Along said curve to the left, having a Delta of 04 deg. 50 min. 28 sec., a Radius of 990.00 feet, a Chord which bears North 45 deg. 26 min. 06 sec. East - 83.62 feet, and an Arc length of 83.65 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 100.61 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 46 deg. 59 min. 09 sec. West a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 20.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 46 deg. 59 min. 09 sec. East a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 125.80 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 46 deg. 59 min. 09 sec. West a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 20.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 46 deg. 59 min. 09 sec. East a distance of 30.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 141.80 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 01 deg. 25 min. 03 sec. West a distance of 14.28 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 45 deg. 50 min. 58 sec. East a distance of 4.97 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 44 deg. 09 min. 02 sec. East a distance of 80.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 45 deg. 50 min. 58 sec. East a distance of 3.38 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 88 deg. 34 min. 57 sec. East a distance of 14.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 75.62 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left,
- Along said curve to the left, having a Delta of 03 deg. 38 min. 50 sec., a Radius of 262.00 feet, a Chord which bears North 41 deg. 11 min. 26 sec. East - 16.68 feet, and an Arc length of 16.68 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,
- North 39 deg. 22 min. 01 sec. East a distance of 114.43 feet to a 1/2" inch iron rod with cap "Summit" (set) for the northernmost corner of said 11.312 acre tract;
- THENCE South 50 deg. 37 min. 59 sec. East with a northwest line of said 11.312 acre tract, a distance of 60.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for a northern interior ell corner of same;
- THENCE across said 11.312 acre tract as follows:
 - South 39 deg. 22 min. 01 sec. West a distance of 114.43 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
 - Along said curve to the right, having a Delta of 03 deg. 38 min. 50 sec., a Radius of 322.00 feet, a Chord which bears South 41 deg. 11 min. 26 sec. West - 20.49 feet, and an Arc length of 20.50 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
 - South 43 deg. 00 min. 51 sec. West a distance of 66.81 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
 - South 01 deg. 25 min. 03 sec. East a distance of 28.56 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,
 - South 45 deg. 50 min. 58 sec. East a distance of 235.92 feet to the PLACE OF BEGINNING and containing 2.575 acres (112,189 sq. ft.) of land.

THENCE South 45 deg. 46 min. 40 sec. East with the northeast line of said 11.312 acre tract, at a distance of 2.02 feet pass a 5/8 inch iron rod with cap (found) for the west corner of a called 0.454 acre tract as described in a deed to Fairshare Enterprises Land, LLC, dated October 24, 2006 and recorded in Document No. 2006-00025838 in said Deed Records, continuing with the northeast line of said 11.312 acre tract and with the southwest line of said 0.454 acre tract, at a distance of 53.14 feet pass a 1/2" inch iron rod (found) for the south corner of said 0.454 acre tract, same being the west corner of the aforementioned 0.88 acre tract, continuing with said northeast line and with the southwest line of said 0.88 acre tract for a total distance of 271.71 feet to the PLACE OF BEGINNING and containing 11.402 acres (496,669 sq. ft.) of land, of which 2.575 acres (112,189 sq. ft.) is within the right of way of Crossroads Parkway and American Way.

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE PRESENTS:

That I Joe W. Clark, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of the City of Terrell, Kaufman County, Texas.

Joe W. Clark 03/03/2016
Joe W. Clark, RPLS No. 4366 Date
Summit Surveying, Inc. TBPLS Firm No. 10081000



ENGINEER'S CERTIFICATE

KNOW ALL BY THESE PRESENTS:

That I, the undersigned, a Registered Professional Engineer in the State of Texas do hereby certify that proper engineering consideration has been given to this plat.

G. Robert Adams, PE Date
Registered Professional Engineer No. 86184

APPROVED BY: Planning and Zoning Commission, City of Terrell, Texas

Signature of Chairperson Date of Action

APPROVED BY: City Council, City of Terrell, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary Date

REVIEWED FOR TECHNICAL CORRECTNESS BY:

Municipal Development Department Date

City Engineer Date

All that certain tract or parcel of land situated in the John C. Hale Survey Abstract No. 202, City of Terrell, Kaufman County, Texas, and being a part of a called 11.312 acre tract as described in a deed from Terrell 80/20, Ltd. to Cross Roads At Terrell 2015, LP, dated July 28, 2015 and recorded in Document No. 20150014379 in the Deed Records of Kaufman County, Texas and being more particularly described as follows:

COMMENCING at an "X" scribe in concrete (found) for a southeast ell corner of said 11.312 acre tract, same being the south corner of a called 0.88 acre tract as described in a deed to Terrell Trading Company, Inc., dated August 17, 2004 and recorded in Document No. 2004-00023560 in said Deed Records and being in the northwest right of way line of F.M 148;

THENCE South 44 deg. 09 min. 02 sec. West with the southeast line of said 11.312 acre tract and the northwest right of way line of said F.M 148, a distance of 346.79 feet to a 1/2" inch iron rod with cap "Summit" (set) for an angle corner in same, from the PLACE OF BEGINNING of the herein described right of way;

THENCE South 44 deg. 09 min. 02 sec. West continuing with the southeast line of said 11.312 acre tract and the northwest right of way line of said F.M 148, a distance of 80.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in same, from which another 1/2" inch iron rod with cap "Summit" (set) at an angle corner in said common line, bears South 44 deg. 09 min. 02 sec. West - 4.39 feet;

THENCE across said 11.312 acre tract as follows:

- North 45 deg. 50 min. 58 sec. West to a distance of 234.34 feet a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 88 deg. 34 min. 57 sec. West to a distance of 28.00 feet a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 43 deg. 00 min. 51 sec. West to a distance of 397.02 feet a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 41 deg. 25 min. 23 sec., a Radius of 1,050.00 feet, a Chord which bears South 63 deg. 43 min. 33 sec. West - 742.69 feet, and an Arc length of 759.12 feet to an "X" scribe in concrete (set) for corner at the end of said curve,
- South 84 deg. 26 min. 15 sec. West at a distance of 9.86 feet pass an interior ell corner of said 11.312 acre tract, and continuing with the westernmost south line of said 11.312 acre tract for a total distance of 48.11 feet to a 1/2" inch iron rod with cap "Summit" (set) for the westernmost southwest corner of same,

THENCE North 05 deg. 33 min. 45 sec. West with a west line of said 11.312 acre tract, a distance of 60.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for the westernmost northwest corner of same;

THENCE North 84 deg. 26 min. 15 sec. East with the north line of said 11.312 acre tract, a distance of 48.11 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left;

THENCE intermittently along the north and northwest line of said 11.312 acre tract and along said curve to the left, having a Delta of 41 deg. 25 min. 23 sec., a Radius of 990.00 feet, a Chord which bears North 63 deg. 43 min. 33 sec. East - 700.26 feet, and an Arc length of 715.74 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the end of said curve;

THENCE North 43 deg. 00 min. 51 sec. East continuing intermittently along the northwest line of said 11.312 acre tract, a distance of 408.22 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in same;

THENCE with the northwest line of said 11.312 acre tract as follows:

- North 01 deg. 25 min. 03 sec. West a distance of 14.28 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 45 deg. 50 min. 58 sec. West a distance of 4.97 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 44 deg. 09 min. 02 sec. East a distance of 80.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 45 deg. 50 min. 58 sec. East a distance of 3.38 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 88 deg. 34 min. 57 sec. East a distance of 14.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- North 43 deg. 00 min. 51 sec. East a distance of 75.62 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the left,
- Along said curve to the left, having a Delta of 03 deg. 38 min. 50 sec., a Radius of 262.00 feet, a Chord which bears North 41 deg. 11 min. 26 sec. East - 16.68 feet, and an Arc length of 16.68 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,
- North 39 deg. 22 min. 01 sec. East a distance of 114.43 feet to a 1/2" inch iron rod with cap "Summit" (set) for the northernmost corner of said 11.312 acre tract;

THENCE South 50 deg. 37 min. 59 sec. East with a northwest line of said 11.312 acre tract, a distance of 60.00 feet to a 1/2" inch iron rod with cap "Summit" (set) for a northern interior ell corner of same;

THENCE across said 11.312 acre tract as follows:

- South 39 deg. 22 min. 01 sec. West a distance of 114.43 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right,
- Along said curve to the right, having a Delta of 03 deg. 38 min. 50 sec., a Radius of 322.00 feet, a Chord which bears South 41 deg. 11 min. 26 sec. West - 20.49 feet, and an Arc length of 20.50 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 43 deg. 00 min. 51 sec. West a distance of 66.81 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner,
- South 01 deg. 25 min. 03 sec. East a distance of 28.56 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and,
- South 45 deg. 50 min. 58 sec. East a distance of 235.92 feet to the PLACE OF BEGINNING and containing 2.575 acres (112,189 sq. ft.) of land.

Right of Way Dedication
Future Right of Way Reserve

All that certain tract or parcel of land situated in the John C. Hale Survey Abstract No. 202, City of Terrell, Kaufman County, Texas, and being a part of a called 255.68 acre tract as described in a Foreclosure Sale Deed from 255 Terrell, LP. to Terrell 80/20, Ltd., dated October 5, 2010 and recorded in Document No. 2010-0016297 in the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument (found) for an angle corner in the north right of way line of Interstate Highway No. 20, same being in the south line of a called 11.312 acre tract as described in a deed from Terrell 80/20, Ltd. to Cross Roads At Terrell 2015, LP, dated July 28, 2015 and recorded in Document No. 20150014379 in said Deed, and being South 87 deg. 22 min. 19 sec. West a distance of 573.22 feet from a concrete monument with brass disk (found) for a southeast corner of said 11.312 acre tract at the intersection of said north right of way line of Interstate Highway No. 20 with the northwest right of way line of F. M. 148,

THENCE South 73 deg. 07 min. 10 sec. West with a south line of said 255.68 acre tract and the north right of way line of said Interstate Highway No. 20, a distance of 1,095.75 feet to a 5/8 inch iron rod with cap ("DCA") (found) for a southwest corner of said 255.68 acre tract on the southwest side of Talty Lawrence Road (County Road No. 305) a gravel road;

THENCE North 45 deg. 47 min. 45 sec. West with the southwest line of said 255.68 acre tract, a distance of 115.98 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner in same;

THENCE North 63 deg. 42 min. 04 sec. East crossing said Talty Lawrence Road (County Road No. 305) and across said 255.68 acre tract, a distance of 137.47 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner and being the beginning of a curve to the right;

THENCE continuing across said 255.68 acre tract and along said curve to the right, having a Delta of 23 deg. 40 min. 15 sec., a Radius of 1545.00 feet, a Chord which bears North 75 deg. 32 min. 12 sec. East - 633.76 feet, and an Arc length of 638.29 feet to a 1/2" inch iron rod with cap "Summit" (set) for corner at the end of said curve;

THENCE North 87 deg. 22 min. 19 sec. East continuing across said 255.68 acre tract, passing a 1/2" inch iron rod with cap "Summit" (set) for the southwest corner of said 11.312 acre tract at a distance of 385.82 feet and continuing for a total distance of 395.16 feet to the PLACE OF BEGINNING and containing 2.641 acres (115,049 sq. ft.) of land.

APPROVED BY: Planning and Zoning Commission, City of Terrell, Texas
Signature of Chairperson Date of Action
APPROVED BY: City Council, City of Terrell, Texas
Signature of Mayor Date of Approval
ATTEST:
City Secretary Date
REVIEWED FOR TECHNICAL CORRECTNESS BY:
Municipal Development Department Date
City Engineer Date

FINAL PLAT
CROSSROADS AT TERRELL, PHASE 1-A
LOT 1, BLOCK 1, LOT 1R, LOT 2, BLOCK 2 AND LOT 1R, LOT 2, BLOCK 3

JOHN C. HALE SURVEY A-202
CITY OF TERRELL
KAUFMAN COUNTY, TEXAS

OWNER/DEVELOPER:
CROSS ROADS AT TERRELL 2015,
LP, TERRELL 80/20, LTD.
8350 N. CENTRAL EXPRESSWAY,
SUITE M 1020
DALLAS, TEXAS 75206
CONTACT: JUSTIN ALLEN
(214) 361-2350

ENGINEER:
ADAMS ENGINEERING
WOODGATE IV OFFICE PARK
1101 ESE LOOP 323, SUITE 101
TYLER, TEXAS 75703
CONTACT: