



Planning and Zoning Commission Regular Meeting

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



PLANNING & ZONING COMMISSION

Notice of Regular Meeting
Tuesday, July 28, 2015 ~ 5:30 p.m.
City Hall ~ Council Chambers
201 E. Nash, Terrell, Texas 75160

AGENDA

Chairman	Jerry Yates	Vice-Chairman	Joe Hood
Commissioner	Bruce Bryant	Commissioner	Stephanie Elswick
Commissioner	Vickie Anderson	Commissioner	Bruce Loflin
Commissioner	Kathy Russell	Commissioner	Carolyn Fairley
Commissioner	Vacant		

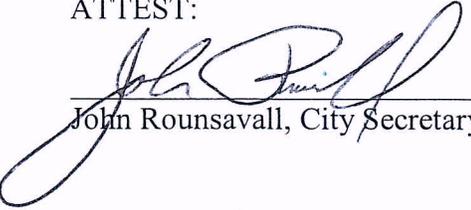
1. Call to order.
2. Hear remarks from visitors.
3. Discuss and consider approval of the Planning and Zoning Commission meeting minutes of June 23, 2015.

ACTION ITEM

4. Discuss and consider approval of the Terrell Police Station Construction Plat, being Lot 1, Block A, Terrell Police Station Addition; located at 1100 State Hwy. 34 N; City of Terrell, Kaufman County, Texas. (PL-15-05)
5. Discuss and consider approval of the Steelway International Construction Plat; being Lot 1, Block A, Steelway International Addition; located at 2996 Temtex Blvd; City of Terrell, Kaufman County, Texas. (PL-15-06)
6. Discuss and consider approval of the Crossroads at Terrell Phase 1-A Construction Plat, being Lot 1, Block 1; Lot 1, Block 2; & Lot 1, Block 3, Crossroads at Terrell Phase 1-A Addition; located west of F.M. 148 between Spur 557 and I-20; City of Terrell, Kaufman County, Texas. (PL-15-07)
7. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD Thursday, July 23, 2015 at 5:00 p.m.

ATTEST:


John Rounsavall, City Secretary



Planning & Zoning Commission Meeting

Tuesday, June 23, 2015 ~ 5:30 p.m.

City Hall Council Chambers

201 E. Nash ~ Terrell, Texas ~ 75160

MINUTES

Present: Carolyn Fairley, Jerry Yates, Bruce Bryant, Bruce Loflin, Vickie Anderson and Kathy Russell

Absent: Stephanie Elswick (Excused)

Staff: Terry Capehart, Omaira Renteria, Melody Backus, Gina Dominguez

1. Call to order.

Chairman Jerry Yates called the regular meeting of the Planning and Zoning Commission to order on June 23, 2015 at 5:33 p.m.

2. Hear remarks from visitors.

No public visitors spoke.

3. Discuss and consider approval of Planning and Zoning Commission meeting minutes of June 23, 2015.

Commissioner Bruce Bryant made and Commissioner Kathy Russell seconded motion to approve the June 23, 2015 meeting minutes. The motion carried unanimously.

ACTION ITEM

4. Conduct a public hearing to discuss and consider approval of the Carl's Jr. Final Plat, being Lot 4, Block 1, Terrell Market Center/Medical Plaza Addition: located at 1241 F.M. 148; City of Terrell, Kaufman County, Texas. (PL-15-04)

Terry Capehart, Municipal Development Director, gave the staff report.

Larae Tucker, Representative present to speak in favor of the request.

Commissioner Joe Hood made and Commissioner Kathy Russell seconded motion to approve the request. The motion carried unanimously.

5. Adjourn.

Chairman Jerry Yates adjourned meeting at 5:45 p.m.

Approved as presented:

Jerry Yates, Chairman



Agenda Item No. 4

Terrell Police Station Addition Construction Plat PL-15-05

Planning and Zoning Commission Meeting: July 28, 2015

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

Proposed Use: New Terrell Police Station Facility

Location: Located at 1100 State Highway 34 N.(new SH 34), being all of a certain called 7.072 acre tract of land out of the Wilson Fogleman Survey, Abstract No. 164, described as Lot 1, Block A, Terrell Police Station Addition, City of Terrell, Kaufman County, Texas.

Owner: City of Terrell

Agent/Surveyor: Texas Heritage Surveying, LLC.

Background:

The City of Terrell is in the process of developing a city owned tract of land approximately 7 acres in size in order to construct a new Police Station facility located on the northeast corner of the intersection of Rose Street and the new State Highway 34. After many months of design and civil engineering the construction plat is ready to move forward for approval in the first step in creating a lot of record required by State Law and the City of Terrell's Subdivision Regulations.

Primary access will be off of Rose Street with both a public entrance and a restricted entrance for police only. Both entrances serve as designated fire lanes which traverse around the building and join together on the north side of the facility and exit onto State Highway 34 approximately 450 feet north of the Rose Street intersection. In addition to the fire lane easement which is designated by this plat twenty feet (20') of right-of-way will be dedicated in order to provide sufficient width to Rose Street which currently does not meet the thoroughfare standards for a Type "E" Minor Collector in accordance with the adopted Thoroughfare Plan.

A fifteen feet (15') wide water line easement has been created by this plat running from Rose Street then along Highway 34 approximately 450 feet then turning east on the north side of the main building and then looping back to Rose Street at the rear of the building essentially parallel and adjacent to the designated fire lane. Various stub outs on the water easement are designed to accommodate the placement of fire hydrants at the required spacing. Likewise, a fifteen feet (15') wide sewer easement has been created running from Rose Street to the rear of the building across the property where it will cross the northern lot line in order to connect to an existing sewer line offsite. This portion of the offsite sewer easement will be filed as a separate instrument rather than by this plat. All of the adjacent properties to the north and east of the proposed site are also owned by the city but are undeveloped lands.

Issues:

1. Although the zoning designation is Single-Family 7.5 (SF-7.5) police stations are allowed by right in every district.
2. The proposed plat meets all of the technical requirements of the Subdivision Regulations.

Financial Considerations:

Project is exempt from fees and taxes.

Notification:

None required.

Staff Recommendation:

Approval

Attachments:

1. Construction Plat



Agenda Item No. 5

Steelway International Addition Construction Plat PL-15-06

Planning and Zoning Commission Meeting: July 28, 2015

Existing Zoning: Light Industrial (LI)

Proposed Use: Steel Manufacturing and Fabrication Facility

Location: Located at 2996 Temtex Blvd., being all of a certain called 12.379 acre tract of land out of the J. C. Hale Survey, Abstract No. 202, described as Lot 1, Block A, Steelway International Addition, City of Terrell, Kaufman County, Texas.

Owner: Steelway International, LLC.

Agent/Surveyor: Maddox Surveying and Mapping, INC.

Background:

The applicant is in the process of developing a tract of land approximately 12 acres in size in order to construct a new steel fabrication and light manufacturing facility to move their current business located in Athens, Texas to Terrell. The project is located in the Metro East Industrial Park that was developed by the Terrell Economic Development Corporation who deeded the subject parcel to the Steelway Corporation in August, 2014.

The original legal description was Lot 3 PT, Block B, Metro East Addition Phase 1 and by this plat will become Lot 1, Block A, Steelway International Addition. Primary access will be off of the cul-de-sac and the eastern termination of Temtex Boulevard which will be a twenty-four feet wide fire lane access and water easement. The fire lane easement terminates into a modified hammerhead configuration that allows a fire truck to safely turn around to exit the site as well as approach the buildings. The fire lanes are located at a distance from the buildings that does not meet the current International Fire Code requirements, however, the applicant submitted a variance request to the Fire Department for consideration which has been approved by both the Fire Chief and Fire Marshal.

The water easement continues off of the termination of the fire lane and continues to the northern property line then turns east to connect with an existing water line and easement thus creating a water supply loop serving the subject property with adequate fire and water flow.

Issues:

1. Variance for fire lane easement has been approved by the fire department.
2. The proposed plat meets all of the technical requirements of the Subdivision Regulations.

Financial Considerations:

None.

Notification:

None required.

Staff Recommendation:

Approval

Attachments:

1. Construction Plat



Agenda Item No. 6

Crossroads at Terrell Addition Construction Plat PL-15-07

Planning and Zoning Commission Meeting: July 28, 2015

Existing Zoning: Retail (R) District

Proposed Use: Crossroads at Terrell Retail Shopping Center

Location: Located on the west side F.M. between Spur 557 and I-20, being all of a certain called 13.854 acre tract of land out of the J. C. Hale Survey, Abstract No. 202, described as Lot 1, Block 1; Lot 1, Block 2; and Lot 1 Block 3, Crossroads at Terrell Addition, City of Terrell, Kaufman County, Texas.

Owner: Terrell 80/20, LTD.

Agent/Surveyor: Summit Surveying, Inc.

Background:

The applicant is in the process of developing a tract of land approximately 14 acres in size in order to create retail pad sites along the western frontage of F.M. 148. There will be initially three pad sites platted as separate lots and blocks each being separated from each other and adjacent parcels by dedicated roadway rights-of-way or access easements. There is an internal dedicated street to be named American Way that will traverse parallel to F.M. 148 but behind the subject lots in order to provide roadway frontage to the area behind the development which is also owned by the developer. The entire development consists of approximately 255 acres which will be developed in phases as businesses come in.

Crossroads Parkway and American Way will be dedicated as public roadways by the final plat. A private access easement to be called Rhodes Drive connects American Way to the F.M. 148 frontage. The primary access into this project will be via Crossroads Parkway with secondary egress by way of Rhodes Drive. The intersection of Crossroads Parkway and F.M. 148 will be a controlled intersection. An existing access easement which was filed by separate instrument creates a 60 feet wide access easement on the far north part of the subject property as part of Lot 2 of the Beyer Addition that will also connect American Way to the F. M. 148 frontage at some point in the future when American Way is extended.

Various other small easements meant to serve the property to the west of American Way are designated to be filed as separate instruments at some point in the future when development demands the utilities and serve only as references in this plat.

Issues:

1. The proposed plat meets all of the technical requirements of the Subdivision Regulations.

Financial Considerations:

None.

Notification:

None required.

Staff Recommendation:

Approval

Attachments:

1. Construction Plat

DEEDS GRANTED:

1. The State of Texas, County of Tarrant, State of Texas, do hereby certify that the following is a true and correct copy of the original as recorded in the Public Records of Tarrant County, Texas, on the 14th day of August, 1925, at 10:30 o'clock A.M. The original is on file in the Public Records of Tarrant County, Texas, at the County Clerk's Office, Fort Worth, Texas.

Consent of Tarrant County, Texas

Be it remembered that on the 14th day of August, 1925, the County of Tarrant, State of Texas, do hereby certify that the following is a true and correct copy of the original as recorded in the Public Records of Tarrant County, Texas, on the 14th day of August, 1925, at 10:30 o'clock A.M. The original is on file in the Public Records of Tarrant County, Texas, at the County Clerk's Office, Fort Worth, Texas.

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RECORDING COMMISSIONER

JOHN C. HALE, Recording Commissioner

Notary Public in and for the State of Texas, my commission expires on the 14th day of August, 1925, at 10:30 o'clock A.M. The original is on file in the Public Records of Tarrant County, Texas, at the County Clerk's Office, Fort Worth, Texas.



NOTARY PUBLIC

Notary Public in and for the State of Texas, my commission expires on the 14th day of August, 1925, at 10:30 o'clock A.M. The original is on file in the Public Records of Tarrant County, Texas, at the County Clerk's Office, Fort Worth, Texas.

Witness my hand this 14th day of August, 1925.

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**CONSTRUCTION PLAT
CROSSROADS AT TERRELL, PHASE I-A
LOT 1, BLOCK 1, AND LOT 1, BLOCK 3
JOHN C. HALE SURVEY A-202
CITY OF TERRELL,
KAUFMAN COUNTY, TEXAS**