

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, June 23, 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 May 26, 2015.

ACTION ITEM

4. 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)
5. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD Thursday, June 18, 2015 at 5:00 p.m.

ATTEST:

John Rounsavall, City Secretary

Planning & Zoning Commission Meeting

Monday, May 26, 2015 ~ 5:30 p.m.

City Hall Council Chambers

201 E. Nash ~ Terrell, Texas ~ 75160

MINUTES

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

Absent: Joe Hood

Staff: Terry Capehart

1. Call to order.

Chairman Jerry Yates called the regular meeting of the Planning and Zoning Commission to order on May 26, 2015 at 5:41 p.m.

2. Hear remarks from visitors.

No public visitors spoke.

3. Discuss and consider approval of Planning and Zoning Commission meeting minutes of April 27, 2015.

Commissioner Bruce Bryant made and Commissioner Carolyn Fairley seconded motion to approve the April 27, 2015 meeting minutes. The motion carried unanimously.

PUBLIC HEARING

4. Conduct a public hearing to discuss and consider a request for a Zoning Change to grant a Specific Use Permit (SUP-31) for a funeral home to be located in an existing commercial building located on the east side of N Rockwall Street between Jackson and Brin Streets, being Lots A-C, Block 312, Terrell Revised Addition, City of Terrell, Kaufman County, Texas. (ZC-15-08)

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

Max Slayton, property owner present to speak in favor of the request.

Dale Martine, neighboring property owner spoke in favor of the request.

Nancy Feaster, neighboring property owner spoke against the request.

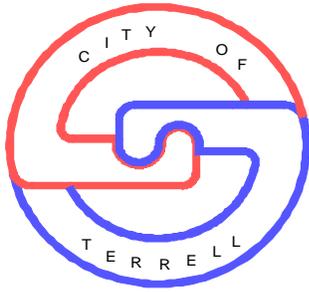
Commissioner Bruce Bryant made and Commissioner Stephanie Elswick seconded motion to approve the request. The motion carried unanimously.

5. Adjourn.

Chairman Jerry Yates adjourned meeting at 6:05 p.m.

Approved as presented:

Jerry Yates, Chairman



Agenda Item No. 4

Lot 4, Block 1, Terrell Market Center/Medical Plaza Addition Final Plat PL 15-04

Planning and Zoning Commission Meeting: June 23, 2015

Existing Zoning: Planned Development (PD-6R)

Proposed Use: Carl's Jr. Restaurant

Location: Located at 1241 F.M. 148 between Spur 557 and Interstate Highway 20, being all of a certain called 0.9803 acre (42,700 sq. ft.) tract of land being situated in the John C. Hale Survey, Abstract No. 202; as described in a deed to Terrell Market Center, Ltd. recorded in Volume 3294, Page 549 of the Deed Records of Kaufman County; described as Lot 4, Block 1, Terrell Market Center/Medical Plaza Addition, City of Terrell, Kaufman County, Texas.

Owner: Verdad Real Estate, Inc.

Agent/Surveyor: Yazel Peebles & Associates

Background:

The owner is proposing to plat a single lot of record out of the Terrell Market Center, Ltd. tract, in order to develop the property for a new Carl's Jr. Restaurant. The Terrell Market Center/Medical Plaza Addition Construction Plat was approved by the City Council in November 2013 for the development of approximately 92 acres for retail, hotel and hospital uses under Planned Development 6R zoning regulations. The first final plat for this development was for the Buc-ee's Travel Center and this is the third independent restaurant to be developed in the planned development. Each development thus far has provided sidewalks and cross connecting drive aisles for emergency access as well as for adequate internal traffic, service vehicles, pedestrian circulation and public convenience.

Due to the complex civil engineering required to develop this site a number of easements for utilities, drainage infrastructure, water lines, sewer lines were filed as separate instruments. Primary access will be off of F.M. 148 on a public access easement roadway called Walker Way with secondary access from Crossroads Parkway to Terrell Market Center Drive which runs behind the proposed restaurant. 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.

Issues:

1. The property was rezoned to a Planned Development (PD-6) in 2008 which was revised in November 2013 to PD-6R.
2. 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.

Notification:

None required.

Staff Recommendation:

Approval

Attachments:

1. Final Plat
2. Construction Plat for comparison

