



City of Terrell
Zoning Board of Adjustments
Thursday, February 26, 2015 ~ 5:15
City Hall ~ Council Chambers
201 E. Nash, Terrell, TX 75160

AGENDA

vacant – Chairman
Valente Briones
Gene Glaeser
Dawn Steil

Thomas E. Brown– Vice Chairman
Stacey Browning
Tom Aldinger

1. Call to order.
2. Welcome and swear in new board members.
3. Discuss and consider appointment of a new chairman.
4. Discuss and consider approval of the September 30, 2014 Zoning Board of Adjustments meeting minutes.

Public Hearing

5. Conduct a public hearing to discuss and consider a request for variance to Planned Development PD6-R (Ord. No. 2585) regarding Sign Restrictions within the planned development in order to erect a fifty feet tall multi-tenant pylon sign on property located east of F.M. 148 and south of Spur 557, being Lot 1, Block 1, of the Terrell Market Center/Medical Plaza Addition; City of Terrell, Kaufman County, Texas. (V-15-01)
6. Hear remarks from visitors.
7. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD – Monday, February 23, 2015 at 5:00 p.m.

ATTEST:

John Rounsavall, City Secretary

City of Terrell
Zoning Board of Adjustments
Tuesday, September 30, 2014 ~ 5:30
City Hall – Council Chambers
201 E. Nash Street, Terrell, TX 75160

MINUTES

Present: Tom Aldinger, Valente Briones, Gary Weems, and Gene Glaeser

Absent: Karen Jones (Excused) & Thomas Brown (Excused)

Staff: Terry Capehart, Omaira Renteria

1. Call to order.

Acting Chairman Gene Glaeser called the meeting of the Zoning Board of Adjustments to order at 5:31 p.m.

2. Discuss and consider approval of the August 21, 2014 Zoning Board of Adjustments meeting minutes.

Gary Weems made and Tom Aldinger seconded a motion to approve the August 21, 2014 minutes as presented. The motion carried unanimously.

Public Hearing

3. Conduct a public hearing to discuss and consider a request for a variance to Section 20.4.B.3 (Area Regulation) Townhouse (TH) District and to Planned Development PD-4 - Ordinance No. 2232, to allow construction of two new homes to be built on Lots 27 & 28 Tower Place Addition, located at 300 & 302 Tower Cir, City of Terrell, Kaufman County, Texas. (V-14-03)

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

Tom Norton, property owner was present and was in favor of the request.

Gary Weems made and Tom Aldinger seconded a motion to approve the variance request. The motion carried unanimously. Motion approved.

4. Hear remarks from visitors.

No visitor remarks.

5. Adjourn.

Meeting was adjourned at 5:36 p.m.

Approved as presented:

Karen Jones, Chairman



Agenda Item 3
Case V- 15-01

Zoning Board of Adjustment Public Hearing:

February 26, 2015

Owner/Applicant:

Terrell Market Center, LLC..

Location:

East of F.M. 148 between Spur 557 and I-20; City of Terrell, Kaufman County, Texas.

Request:

Variance to Article IV.e.iii.1. Development Standards – Ordinance No. 2585

Current Zoning:

Planned Development 6R

Background:

The subject property is being developed for a new planned development with multiple tenants including retail businesses, restaurants, hotels, medical offices, hospital facilities among the many permitted uses. The Planned Development 6R (Ordinance No. 2585) calls for each individual pad site to have a monument sign only. The developer is limiting the height of the monument signs to ten (10') feet in order to have a more consistent and attractive development. The Ordinance allows for several pylon signs with a maximum height of thirty (30') feet along each roadway frontage that are to be constructed by the developer only and are to provide spaces on the signs for the various tenants. These signs are intended to provide advertising and directional information for the entire development and not for single businesses. As such, the developer is requesting that the pylon signs be allowed to be increased to a height of fifty (50') feet in order to accommodate more tenant signs as well as provide better visibility to traffic on Interstate 20 and Spur 557. A Pylon sign has a masonry base like a monument sign and the single supporting pole is covered by decorative materials and is not visible as in the case of a pole sign.

Notification:

Notices were sent to three (3) property owners within two hundred feet (200') of the request as required by State Law. Two comment forms were returned prior to the posting of the agenda one favoring the request and one opposed to the request.

Attachments:

Buffer Map
Notification List
Comment Forms

BUFFER MAP



NOTIFICATION LIST

OWNER	ADDRESS	ADDR_CITY	ADDR_ST	ADDR_ZIP
MANI SULTANALI & FAIRSHARE ENTERPRISES LAND LLC	4044 CREEK VALLEY BLVD	CARROLLTON	TX	75010
NOORANI ABDUL RASHID & DAR ENTERPRISES LLC	4044 CREEK VALLEY BLVD	CARROLLTON	TX	75010
TERRELL TRADING CO INC	4044 CREEK VALLEY BLVD	CARROLLTON	TX	75010
TERRELL TRADING CO INC	4044 CREEK VALLEY BLVD	CARROLLTON	TX	75010
TERRELL TRADING CO INC	4044 CREEK VALLEY BLVD	CARROLLTON	TX	75010
BAYLOR HEALTH CARE SYSTEMS	3600 GASTON AVE SUITE 150	DALLAS	TX	75246
TERRELL 80/20 LTD	8350 N CENTRAL EXPRESSWAY SUITE M1020	DALLAS	TX	75206

This will be a part of the public record.

RE: *East of F.M. 148 and South of Spur 557, being Lot 1, Block 1, of the Terrell Market Center/Medical Plaza Addition*

As a property owner within 200 feet of the property that is the subject of the above referenced case I am in

Favor
 Opposition

for the following reasons:

Interior Retail Tenants Need Exposure
to Traffic on FM148

Name: George Dyer

Address: 8350 W. Central - M 1020 - Dallas, Tx

Signature: 

Please return to:

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

This will be a part of the public record

Danny Stephens
307 W. Moore Ave.
Terrell, Texas 75160

February 12, 2015

TO: Mr. Terry Capehart
City of Terrell

RE: Public Hearing on February 26, 2015

It is my opinion that if the city enforces State of Texas regulations pertaining to the overall height of off premise signs in our city's commercial corridor (I-20 and Spur 557), that we should adhere to those same restrictions for the proposed multi tenant pylon sign being currently considered. The State limits signs to 42 feet 6 inches overall height. Therefore I believe the request for a sign of 50 feet height should be denied and the overall height of this sign capped at 42 ft. 6 inches.

Thank you



Danny Stephens