





City of Terrell  
**Zoning Board of Adjustments**  
Tuesday, May 10, 2016 – 5:30 p.m.  
City Council Chambers  
Terrell City Hall  
201 E. Nash, Terrell, TX 75160

### **AGENDA**

<b>Gene Glaeser, Chairman</b>	<b>Stacey Browning, Vice Chairman</b>
<b>Bill Sweazea, Member</b>	<b>J. Gilbert Johnston, Member</b>
<b>Dawn Steil, Member</b>	<b>Valente Briones, Member</b>
<b>Thomas E. Brown, Member</b>	

1. Call to order.
2. Discuss and consider approval of the minutes of the March 8, 2016 Zoning Board of Adjustments meeting.

### **PUBLIC HEARINGS**

3. **VR 16-06:**
  - A. **VR 16-06:** Conduct a public hearing on a request by Gerald Templeman for a) a 3,750 square foot variance to the minimum 10,000 square foot lot size; b) a 50 foot variance to the minimum 100 foot lot width requirement; c) a 9 foot variance to the minimum 25 foot setback along N. Virginia Street; d) a 15 foot variance to the minimum 25 foot setback along E. College Street; and e) a 5 foot variance to the minimum 15 foot setback requirement along the south property line. The property is located at 309 N. Virginia Street, southwest corner of North Virginia Street and East College Street, Terrell, Texas, and is zoned Retail (R) District.
  - B. Discuss and consider VR 16-06.

4. **VR 16-07:**

A. Conduct a public hearing on a request by Monserrat Alderete for a variance to allow the two enclosed parking spaces required for the single-family residence to be provided in an existing non-conforming carport. The property, located at 112 McCoulskey Street, is zoned Single-Family 7.5 (SF-7.5).

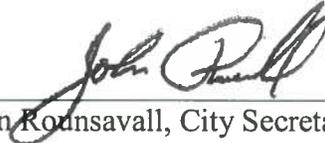
B. Discuss and consider VR 16-07.

5. Hear remarks from visitors.

6. Adjourn.

**POSTED AT CITY HALL BULLETIN BOARD:** Friday, May 6, 2016 at 9:30 a.m.

**ATTEST:**

  
\_\_\_\_\_  
John Rounsavall, City Secretary



City of Terrell  
**Zoning Board of Adjustments**  
 Tuesday, March 8, 2016 ~ 5:30  
 City Hall – Council Chambers  
 201 E. Nash Street, Terrell, TX 75160

**MINUTES**

<b>Present:</b>	<b>Chairman</b> Gene Glaeser <b>Member</b> Valente Briones <b>Member</b> J. Gilbert Johnston	<b>Vice-Chairman</b> Stacey Browning <b>Member</b> Dawn Steil
<b>Absent:</b>	<b>Member</b> Bill Sweazea (excused)	<b>Member</b> Thomas Brown
<b>Staff:</b>	<b>Mike Sims, Assistant City Manager</b> <b>Greg Shumpert, City Attorney</b> <b>Bobby Phillips, Building Inspector</b> <b>Gina Dominguez, Administrative Clerk</b>	
<b>Guests:</b>	<b>Consultant</b> Monica Heid	<b>Consultant</b> Drew Brawner

**1. Call to order.**

*Chairman Gene Glaeser called the meeting of the Zoning Board of Adjustments to order at 5:30 p.m.*

**2. Welcome and swear in new board members; member absence.**

*City Attorney, Greg Shumpert gave the oath of office to new Board Member J. Gilbert Johnston. Bill Sweazea's absence was excused.*

**3. Discuss and consider appointment of new officers.**

*Chairman Gene Glaeser opened the floor for Nominations for Officers.*

*Gene Glaeser was reappointed Chairman on a motion from Commissioner Stacey Browning which carried unanimously.*

*Commissioner J. Gilbert Johnston made a motion, and Commissioner Dawn Steil seconded, nominating Stacey Browning as Vice-Chair. The motion carried unanimously.*

**4. Discuss and consider approval of the May 21, 2015 Zoning Board of Adjustments meeting minutes.**

*Stacey Browning made a motion to approve the May 21, 2015 minutes as presented. Dawn Steil seconded and the motion carried unanimously.*

### Public Hearings

5. **VR 16-01: Conduct a public hearing on a request for: a) a 2,719 square foot variance to the minimum 10,000 square foot lot size; b) a 38.5 foot variance to the minimum 100 foot lot depth; c) a 10 foot variance to the minimum 25 foot front yard setback along Newton Street; and d) a 100% variance to the requirement for 100% masonry construction materials on the building exterior. The property is located at 305 Newton Street, Terrell, Texas, Lots 4B and 4C, Block 29, Original Town. The property is zoned Light Industrial (LI) district.**

*Bobby Phillips, Building Inspector, presented the staff report.*

*Mr. Robin Hollon and Mr. Don Archer were present to speak in favor of the request.*

*The public hearing was closed and Dawn Steil made a motion, seconded by Stacey Browning to approve the request as presented. The motion carried unanimously.*

6. **VR 16-02: Conduct a public hearing on a request to allow a carport structure between the front wall of the main building and the front property line and to permit reduced front and side setbacks and metal roofing materials to accommodate the structure at 204 Heath Street, Terrell, Texas, Lot 5, Block 160, Faulkner Addition. The property is zoned Single-Family Residential-7.5 (SF-7.5) district.**

*Bobby Phillips, Building Inspector, presented the staff report. The structure is in place and was built without a permit.*

*Ms. Rosi Juarez was present as applicant requesting approval to keep her carport structure.*

*Chairman Gene Glaeser recused himself due to owning property in the neighborhood of said request. A quorum of the members was still present.*

*After the public hearing was closed, J. Gilbert Johnston made a motion to deny the request and Dawn Steil seconded. The motion carried unanimously.*

*J. Gilbert Johnston made a motion, seconded by Dawn Steil, to allow applicant Rosi Juarez sixty (60) days from March 8, 2016 to remove the structure. The motion carried unanimously.*

7. **VR 16-03: Conduct a public hearing on the a request for the following variances: a) a 15 foot variance to the maximum 35 foot building height for a main building to allow a maximum height of 50 feet; and b) a 45 foot variance to the maximum 35 foot building height for architectural features to allow a maximum height of 80 feet. The property, which is currently vacant, is 255.68 acres out of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20 Terrell, Texas. The property is zoned Retail (R) district.**

*Mike Sims, Assistant City Manager, presented the staff report.*

*Mr. Charles Hodges of Hodges Architecture was present to speak in favor of request to accommodate the proposed development of a new retail center.*

*After the public hearing was closed; J. Gilbert Johnston made, and Dawn Steil seconded, a motion to approve the request as presented. The motion carried unanimously.*

8. **VR 16-04: Conduct a public hearing on a request for variances to the Sign Regulations: a) to allow properties separated from Interstate 20 and Spur 557 by a pad site, drainage way, or access road to be considered as having frontage on Interstate 20; b) to allow signs located anywhere on the property to be considered as on-premises signs; c) to reduce the number of allowable pylon/pole signs on the site to the following limits: three signs along Farm to Market Road 148; three signs along Interstate 20; two signs along County Road 305; six signs along Spur 557; d) to permit a 10 foot variance to the maximum 70 foot height for 14 major pylon/pole signs along Farm to Market Road 148, Interstate 20, County Road 305, and Spur 557 for a maximum height of 80 feet; e) to allow an increase in the total sign area for each of the 14 major pylon/pole signs from a maximum of 672 square feet, to a maximum of 1,000 square feet of total sign area; and f) to allow two of the 14 major pylon/pole signs to be constructed with digital electronic features. The property, which is currently vacant, is 255.68 acres out of the J. C. Hale Survey, Abstract No. 202, Kaufman County, Texas, generally located at the northwestern intersection of FM 148 and Interstate 20 Terrell, Texas. The property is zoned Retail (R) district.**

*Mike Sims, Assistant City Manager, presented the staff report.*

*Mr. Charles Hodges of Hodges Architecture was present to speak in favor and to describe the reasons for the request.*

*A letter was presented to the Board on behalf of Mr. Danny Stephens, who opposed the request but was not in attendance at the meeting.*

*The public hearing was closed, and a motion was made by J. Gilbert Johnston and seconded by Dawn Steil to approve the request as presented. The motion carried unanimously.*

- 9. VR 16-05: Conduct a public hearing on a request for a variance to the exterior construction and design requirements for accessory building at 509 Kings Creek, Terrell, TX, Lot 6, Block M, Kings Creek Estates. The property is zoned Single-Family Residential-7.5 (SF-7.5) district.**

*Bobby Phillips, Building Inspector, presented the staff report.*

*Mr. Robin Hall was present to speak in favor of request.*

*Following the public hearing, J. Gilbert Johnston made, and Valente Briones seconded, a motion to approve the request for the variance with the exception of requiring masonry requirement on the front building elevation. Three members voted in favor of the motion: J. Gilbert Johnston, Valente Briones and Gene Glaeser. Dawn Steil voted in opposition and Stacey Browning abstained. The motion was approved on a majority vote. .*

#### **10. Visitor Remarks**

*There were no visitors present wishing to address the Board.*

#### **11. Adjourn.**

*Chairman Gene Glaeser adjourned meeting at 7:00 p.m.*

Approved as presented:

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Gene Glaeser, Chair

VR 16-06

Agenda Items 3.A. and 3.B.

**Variance Request, 309 N. Virginia Street,  
Lot 1A, Block 61, Original Town  
(VR 16-06)**

**Zoning Board of Adjustment:**

**March 8, 2016**

**Request:**

**Request by Gerald Templeman for multiple variances to the Zoning Ordinance for the construction of a contractor's office at 309 N. Virginia Street.**

**Background:**

The property at 309 N. Virginia is in the process of under for a Specific Use Permit to allow a contractor's office/shop under the existing Retail (R) zoning. The applicant's business, Templeman Electric, a contractor's office, is located across College Street, to the north of this site. He understands that the SUP prohibits overnight outside storage. He would like to expand his operation and build a structure on the subject property to alleviate some of the storage issues at the current location. The City Council is scheduled to review the request for an SUP at its May 17, 2016 meeting.

In order for the development to proceed as planned, the following variances are required:

1. 3,750 square foot variance to the minimum 10,000 square foot lot size
2. 50 foot variance to the minimum 100 foot lot width requirement
3. 9 foot variance to the minimum 25 foot (front) setback along N. Virginia Street
4. 15 foot variance to the minimum 25 foot (front) setback along E. College Street
5. 5 foot variance to the minimum 15 foot setback requirement along the south property line

**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

**Future Land Use Plan:**

Retail; uses include retail trade, personal and business services and establishments

**Technical Comments:**

The following is an explanation of each of the variances being requested:

1. The applicant has presented sketches of a site plan and building elevations for a proposed industrial building at the southwest corner of N. Virginia Street and E. College Street. The site, which has already been platted, is 6,250 SF in size (50' wide on Virginia Street x 125' deep along College Street). In the R District, a minimum lot size of 10,000 SF is required.
2. Minimum required lot dimensions are 100' (width) x 100' (depth). The lot is only 50' wide along Virginia Street. The lot depth requirement is met.
3. The proposed building will be located 16' from the property line along Virginia Street rather than 25' as required by Ordinance for a street frontage.
4. The proposed building will be located 15' from the property line on College Street rather than the minimum 25' required by Ordinance for a street frontage.
5. The proposed building will be located 10' from the south property line rather than 15' as required by the Ordinance for an interior lot line not adjacent to residential zoning.

A detailed site plan has not been prepared, but no variance is being requested for parking or landscaping and the building exterior will meet the masonry requirement.

**NOTE:** Because action on the SUP is still pending at the City Council, if the Board chooses to approve the request, it must be contingent upon approval of the SUP by the City Council. If the Council denies the SUP request, the variance will not apply.

**Hardship:**

The Zoning Ordinance states that in granting a variance, the ZBA must come to a finding of hardship based on the facts of the application and the following criteria:

1. "That literal enforcement of the ordinance will create an unnecessary hardship in the development of the property.
2. "That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district; and
3. "That the relief sought will not injure the permitted use of adjacent conforming property; and
4. "That the granting of a variance will be in harmony with the spirit and purpose of (the zoning) regulations."

The applicant's explanation of the hardship is included in the packet with this item for the Board's review and consideration.

**Staff Comments:**

The applicant will need to convince the Board that the variances being requested are consistent with the hardship criteria listed above. The property has already been platted as Lot 1A, Block 61 of the Original Town. The lot size and dimension requests are necessary to address conditions that are existing and are neither financial nor a result of an action taken by the applicant (they are not self-imposed). The proposed building will be 30' x 60' in size. The primary issue under consideration is whether the setbacks are appropriate.

**ZBA Action:**

The ZBA is the final approving body on a variance request. The appeal of a ZBA ruling must be presented to a district court, county court, or county court at law. No other municipal body has the authority to review a ZBA decision.

**Notification:**

Notification of the public hearing for this application was published in the official newspaper of the City of Terrell. Notification was also mailed to property owners within 200' of the boundaries of the tract.

**Attachments:**

Application

Applicant's list of variances and explanation of hardship

Notification map

Notification list

Site plan sketch

Front and side building elevation sketches

VR16-06

Fee \$ 100.00

**NOTICE OF APPEAL  
TO  
CITY OF TERRELL  
ZONING BOARD OF ADJUSTMENTS**

I hereby petition the City of Terrell to schedule a public hearing before the Zoning Board of Adjustment to consider a variance or special exception to certain requirements of the City's Zoning Ordinance.

This appeal concerns property described as follows:

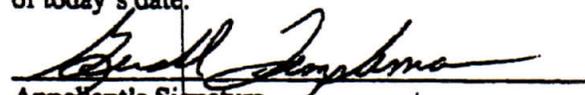
Address: 309 North Virginia  
Lot: 1A Block: 61 Subdivision: \_\_\_\_\_  
Other Description: Original town of Terrell  
Zoning District: R  
Current Use: Vacant  
Proposed Use: Commercial Building  
HOA Yes  No

The appeal concerns article, or paragraph, number: \_\_\_\_\_ of the Zoning Ordinance,  
which address: Section 26 Paragraph 26.4  
Section 37 paragraph 37.2

My request is for variance that will allow me to: Build a new  
30'x60' building  
See notes on next page

I feel that a variance is warranted in this case because: Templeman  
Electrical Service Inc., is an expanding locally  
owned business that has been operating in Terrell for 22 years  
and needs more covered space for equipment and inventory.

I certify that the above information and attached drawing are true and correct to the best of my knowledge and belief; and that I am the owner of the property in question, or have the owner's authority to make this appeal. And I understand that I will be notified by mail as to when the Board will meet to hear my request, said meeting being expected to occur within thirty (30) days of today's date.

  
Appellant's Signature

03/31/16  
Date of Signature

Gerald Templeman 205 E. College St., Terrell TX 75160  
Appellant's printed or typed name and address

972-563-5979/972-948-8198  
Appellant's phone number, etc.

3/31/16 8D  
\$100 check # 019961



## 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



**Templeman Electrical Service, Inc.**  
(972) 563-5979 • TECL# 28940

**Retail Specific Use**

1. 10,000 square feet required  
6,250 square feet provided  
3,750 square feet variance on lot size requested
2. 100' lot width required  
50' provided  
50' lot width variance requested

**Setbacks:**

3. Front  
25' Required  
16' Provided  
9' Variance requested
4. Side  
25' Required  
10' Provided  
15' Variance requested
5. Interior lot line  
15' Required  
10' Provided  
5' Variance requested

**Hardships**

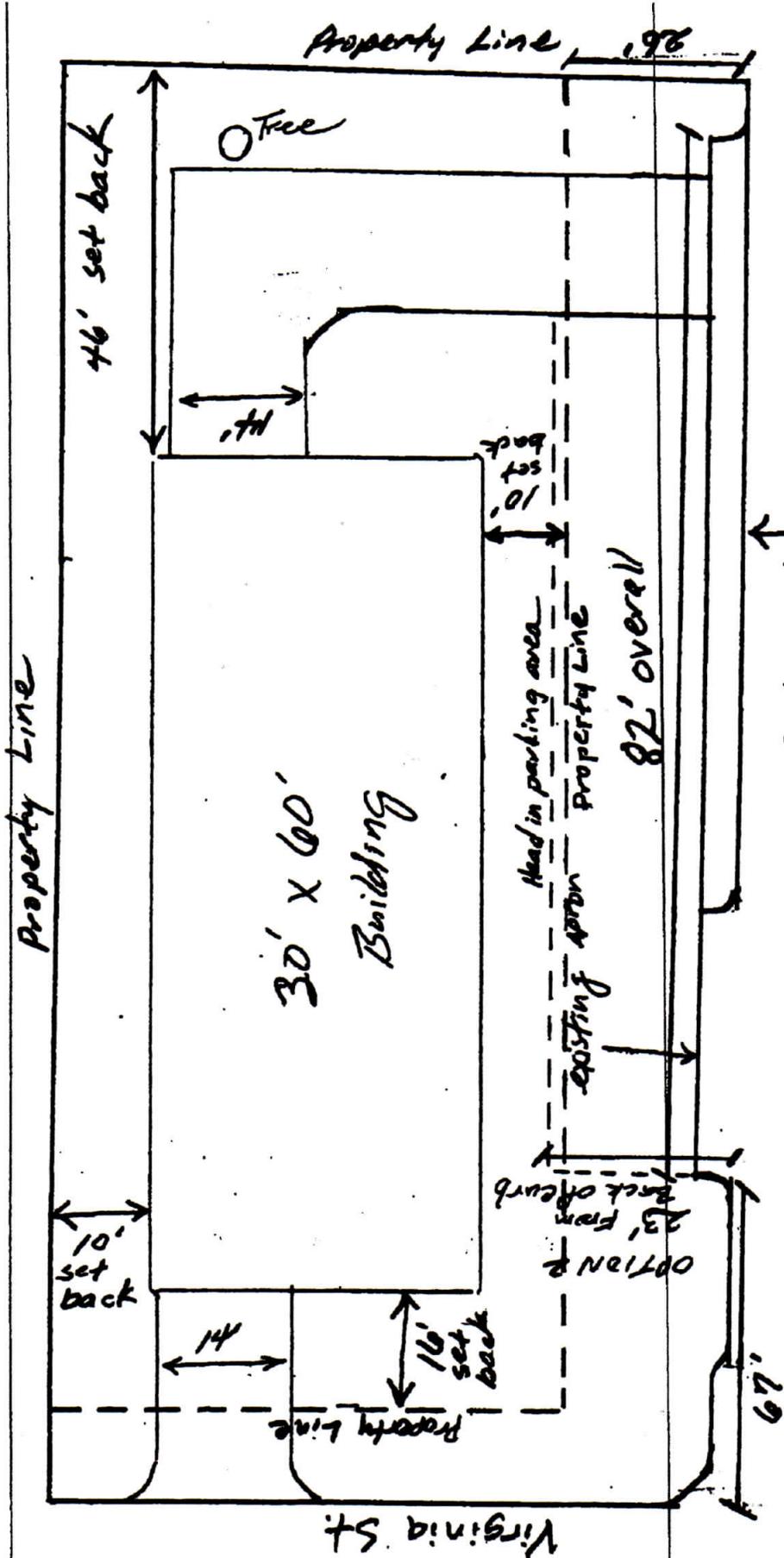
1. Without variances requested the building will not be of sufficient width to be operational.



VR 16-06

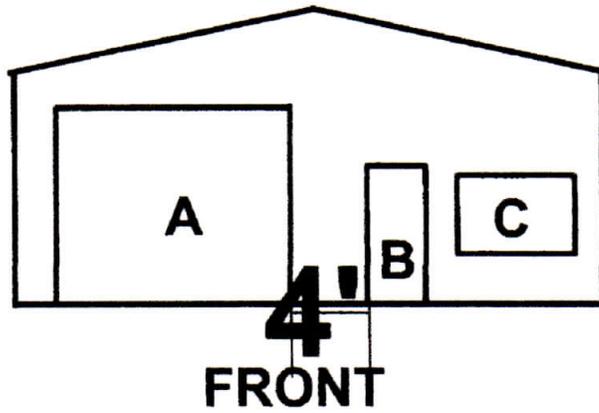
PROP_ID	file_as_na	addr_line1	addr_line2	addr_line3	addr_city	addr_state	zip
40216	SPERO JUANITA		304 GRIFFITH AVE		TERRELL	TX	75160
40218	CACAS CLAY		15595 LONGSPUR LN		TERRELL	TX	75160
40217	SPERO JUANITA		304 GRIFFITH AVE		TERRELL	TX	75160
40153	MOUNTAIN TOP PROPERTIES LP	& CLOUD TOP ENTERPRISES LLC	306 N FRANCES		TERRELL	TX	75160
40154	TEMPLEMAN GERALD A		205 E COLLEGE		TERRELL	TX	75160
40151	CASTANEDA JOSE REYES & MARIA GUTIERREZ		203 E COLLEGE ST		TERRELL	TX	75160
40152	FIRST CHRISTIAN CHURCH		405 N ADELAIDE		TERRELL	TX	75160
40160	MAHDAVI MEHDI & JACKIE		16622 ROLLING HILLS		FORNEY	TX	75126
40155	PHILLIPS JOE B		1210 GRIFFITH		TERRELL	TX	75160
40210	SMITH HARRY A JR		13695 CO RD 352		TERRELL	TX	75161
40215	BENJAMIN JEWEL A		304 N ADELAIDE		TERRELL	TX	75160
40201	PRIKRYL ROBERT		110 LARRY DR		HEATH	TX	75032
40202	LJ INVESTMENTS INC	% LARRY J ELKINS	P O BOX 190309		DALLAS	TX	75219
40204	ELKINS LARRY J		P O BOX 190309		DALLAS	TX	75219
40203	PRIKRYL ROBERT		110 LARRY DR		HEATH	TX	75032
40205	ELKINS LARRY J		P O BOX 190309		DALLAS	TX	75219
40214	HENNESSEY PETER F		329 WILLOW SPRINGS COURT		COPPELL	TX	75019
40212	CULPEPPER PAMELA & MAX		1500 CO RD 303		TERRELL	TX	75160
40209	TEMPLEMAN GERALD A		205 E COLLEGE		TERRELL	TX	75160
40211	GOMEZ PEDRO & MARIA		305 N VIRGINIA		TERRELL	TX	75160
40206	PRIKRYL ROBERT G & SHERRY L		110 LARRY DR		HEATH	TX	75087

309 N. Virginia



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

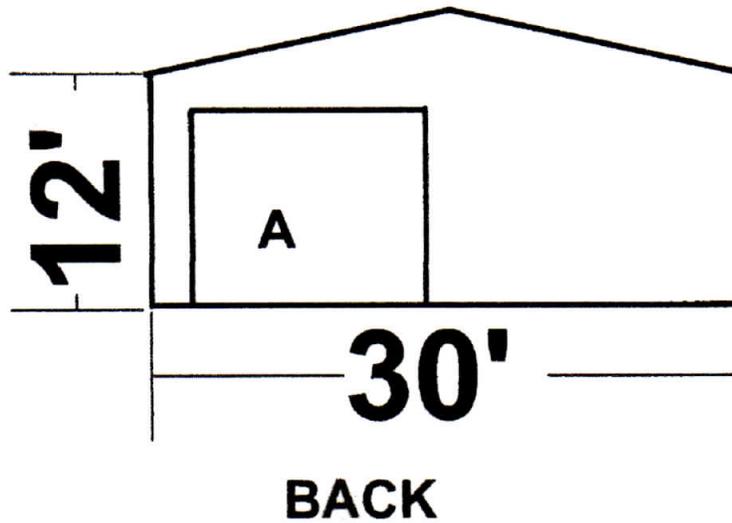
College St.



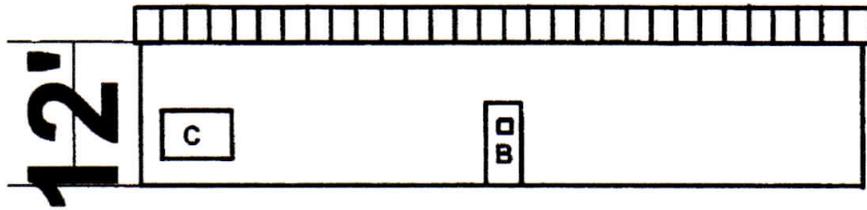
**A) 12' x 10'**  
**overhead**  
**door**

**B) 3' X 7'**  
**Entry door**

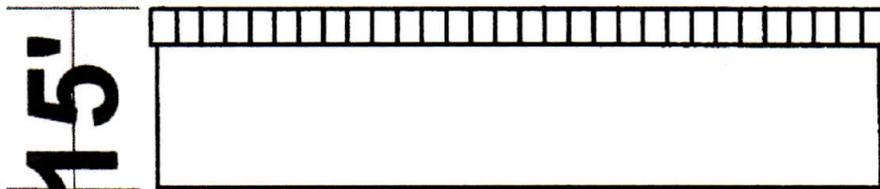
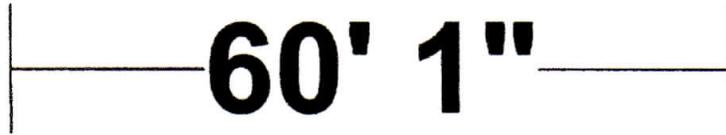
**C) 4' X 6'**  
**Window**



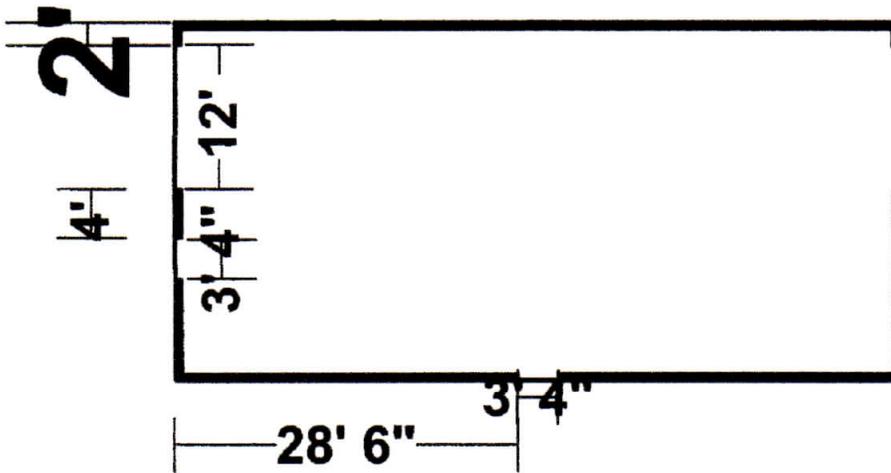
**Metal framed building on slab  
foundation with metal roof .  
Exterior Insulated Finish System**



**RIGHT SIDE**



**LEFT SIDE**



**FLOOR**

**VR 16-07**

Agenda Items 4.A. and 4.B.

**Variance Request, 112 McCoulskey,  
Lot 2, Block A, Gordon Addition  
(VR 16-07)**

**Zoning Board of Adjustment:**

**May 10, 2016**

**Request:**

**Request by Monserrat Alderete to allow an existing non-conforming carport to provide the two enclosed parking spaces required for a residential dwelling unit.**

**Background:**

The site is the location of a single-family home with an existing non-conforming carport on the north side of the lot. The applicant has enclosed the garage and is seeking a variance to allow the carport to satisfy the requirement for parking for the residence. To do so, the following variance must be approved:

1. Allow the existing nonconforming carport to fulfill the requirement for two enclosed parking spaces for a single-family dwelling.

**Existing Zoning and Land Use:**

Single-Family 7.5 (SF-7.5); single-family residential use

**Surrounding Zoning and Land Use:**

SF-7.5; single-family residential uses with a few vacant parcels

**Future Land Use Plan:**

Low Density Residential (Single-Family); single-family residential with a recommended minimum lot size of 7,500 square feet (4 units/acre)

**Technical Comments:**

The applicant has enclosed the garage on the home of the subject property and converted it to living space without benefit of plan review or a permit. The Zoning Ordinance requires two enclosed parking spaces for each single-family unit. The applicant is requesting that an existing non-conforming carport be allowed to satisfy this requirement. The structure was built many years ago to shelter a recreational vehicle. It is approximately 13.5' wide by approximately 38' deep. It has a flat roof and is open on three sides. The carport roof is set back about 1' from the property line of the adjacent lot.

Section 33.2.D of the Terrell Zoning Ordinance states:

“No required enclosed parking space, garage, carport, or other automobile storage space shall be converted into living space unless the required enclosed parking is provided elsewhere on the same lot which meets all other requirements of this ordinance such as, setbacks, exterior façade materials, etc.”

**Hardship:**

The Zoning Ordinance states that in granting a variance, the ZBA must come to a finding of hardship based on the facts of the application and the following criteria:

1. “That literal enforcement of the ordinance will create an unnecessary hardship in the development of the property.
2. “That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district; and
3. “That the relief sought will not injure the permitted use of adjacent conforming property; and
4. “That the granting of a variance will be in harmony with the spirit and purpose of (the zoning) regulations.”

The applicant’s explanation of hardship is included in the packet for the Board’s review and consideration.

**Staff Comments:**

Because the applicant enclosed the garage without submitting plans for review or permitting, there was no opportunity for staff to advise him of the requirements for enclosed parking spaces. The existing carport is in a deteriorating condition, is non-conforming as to setback, and does not appear to have paved access.

The applicant’s explanation of hardship indicates that there is another accessory building on the property that could serve as the required garage. Staff has visited the property and finds that the doors to the shed are only 6’ wide (too narrow for a vehicle) and that there is no paved access to the building. (photos attached)

The applicant will need to convince the Board that the variances being requested are consistent with the hardship criteria above. He has provided photos of other homes with no garage or with a carport; however, the properties in the photos are not in this neighborhood.

**ZBA Action:**

The ZBA is the final approving body on a variance request. The appeal of a ZBA ruling must be presented to a district court, county court, or county court at law. No other municipal body has the authority to review a ZBA decision.

**Notification:**

Notification of the public hearing for this application was published in the official newspaper of the City of Terrell. Notification was also mailed to property owners within 200’ of the boundaries of the tract.

**Attachments:**

Application

Applicant's explanation of hardship

Notification map

Notification list

Aerial map indicating the approximate location, dimensions of the carport

Staff's photos

Applicant's photos

NOTICE OF APPEAL  
TO  
CITY OF TERRELL  
ZONING BOARD OF ADJUSTMENTS

I hereby petition the City of Terrell to schedule a public hearing before the Zoning Board of Adjustment to consider a variance or special exception to certain requirements of the City's Zoning Ordinance.

This appeal concerns property described as follows:

Address: 112 McCoulskey Terrell Tx

Lot: 2 Block: A Subdivision: Gordon

Other Description: \_\_\_\_\_

Zoning District: SF 7.5

Current Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

HOA Yes  No

The appeal concerns article, or paragraph, number: \_\_\_\_\_ of the Zoning Ordinance, which address: \_\_\_\_\_

My request is for variance that will allow me to: Use the carport as the garage that's needed to pass the city ordinance.

I feel that a variance is warranted in this case because: Many houses on E McCoulskey street do not have a garage, and the majority of the houses without a garage have no carport.

I certify that the above information and attached drawing are true and correct to the best of my knowledge and belief; and that I am the owner of the property in question, or have the owner's authority to make this appeal. And I understand that I will be notified by mail as to when the Board will meet to hear my request, said meeting being expected to occur within thirty (30) days of today's date.

Monserrat Alderete  
Appellant's Signature

2-25-16  
Date of Signature

Monserrat Alderete 809 Lawrence Terrell Tx  
Appellant's printed or typed name and address

469-595-9291  
Appellant's phone number, etc.

7516c

City of Terrell,

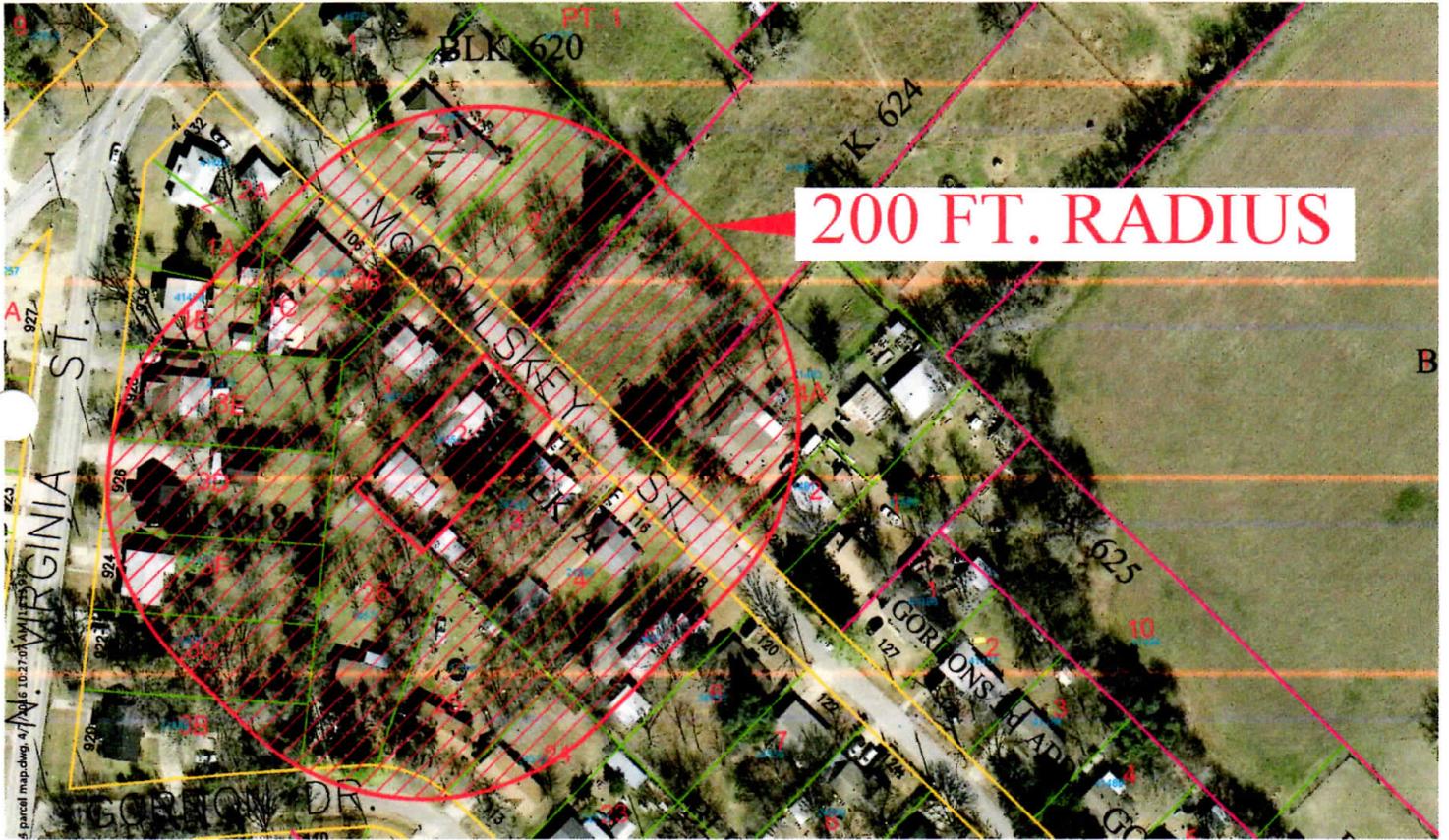
4-20-16

By enforcing the ordinance it will create an unnecessary hardship because it would mean that I would have to reconvert the room that is complete into a garage. I consider this unnecessary because I have an enclosed parking area for two vehicles in the back of the property along with a carport on the side of the house. By granting the variance it would not cause any harm to the adjacent properties because the enclosed area and the carport have been there since I purchased the property several years ago. I also believe that by granting the variance it will not cause any harm because the neighbor on one side of the property has neither a garage nor carport, meaning no parking area that conforms with the zoning ordinance. I also asked the next door neighbors if the change that I made to my house bothered them and they said no.

Sincerely,

Monserat Alderete

112 McCoulskey



PROP_ID	file_as_na	addr_line1	addr_line2	addr_line3	addr_city	addr_state	zip
41471	TUDOR PROPERTIES LLC		2 SHEFFIELD COURT		HEATH	TX	75032
41470	CHAPMAN MAX B & BEVERLY		113 W MOORE		TERRELL	TX	75160
41472	SOLIS RAUL R SR		928 N VIRGINIA		TERRELL	TX	75160
41473	CHAPMAN MAX B & BEVERLY		113 W MOORE		TERRELL	TX	75160
24578	SKIPWORTH PATRICIA T & JOHNNY		705 GRIFFITH AVE		TERRELL	TX	75160
41481	BAKER FLOYD		123 E MCCOULSKEY		TERRELL	TX	75160
41469	JAE HOLDINGS LLC		2005 MONARCH DR		FORNEY	TX	75126
24576	CDR CONTRACTING SERVICES LLC		107 WESTWOOD		MCKINNEY	TX	75070
24554	ALDERETE MONCERAT & KARLA		809 LAWRENCE		TERRELL	TX	75160
41467	AMAYA NARCISO & CLARA		106 E MC COULSKEY		TERRELL	TX	75160
41675	ABLES TONY & RUTH ANN		1500 N FRANCES		TERRELL	TX	75160
24556	HELTON JOHN W SR & LINDA L		P O BOX 1736		TERRELL	TX	75160
24557	ESPINO BALTAZAR		1129 PECAN AVENUE		WILLS POINT	TX	75169
41468	EASON PAUL & ALEJANDURA		930 N VIRGINIA ST		TERRELL	TX	75160
41485	ABLES TONY & RUTH ANN		1500 N FRANCES		TERRELL	TX	75160
41475	RANGEL PATRICIA		103 E MC COULSKEY		TERRELL	TX	75160
24577	RAMIREZ JAIME A		111 GORDON DRIVE		TERRELL	TX	75160
41466	GUZMAN ROSARIO		932 N VIRGINIA		TERRELL	TX	75160
24555	DIAZ JOSE R		114 E MC COULSKEY		TERRELL	TX	75160
24553	KALLAHER LAURA		110 E MC COULSKEY		TERRELL	TX	75160
41676	ABLES TONY & RUTH ANN		1500 N FRANCES		TERRELL	TX	75160
41484	ABLES TONY & RUTH ANN		1500 N FRANCES		TERRELL	TX	75160
41483	ROWE VERA MAE		121 E MC COULSKEY ST		TERRELL	TX	75160



# **Staff's Photos**



April 22, 2016 at 3:44:38 PM



April 22, 2016 at 3:45:43 PM



April 22, 2016 at 3:46:19 PM

# **Applicant's Photos**





