



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

AGENDA

Gene Glaeser – Chairman	Vice Chairman -
Stacey Browning	J. Gilbert Johnston
Dawn Steil	Valente Briones
Thomas Earl Brown	

1. Call to order.
2. Welcome and swear in new board members.
3. Discuss and consider appointment of new officers.
4. Discuss and consider approval of the minutes of the May 21, 2015 Zoning Board of Adjustments meeting.

Public Hearings

5. **VR 16-01:**
 - A. 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.
 - B. Discuss and consider VR 16-01.

6. VR 16-02:

- A. Conduct a public hearing on a request to allow for 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.
- B. Discuss and consider VR 16-02.

7. VR 16-03:

- A. 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.
- B. Discuss and consider VR 16-03.

8. VR 16-04:

- A. 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.
- B. Discuss and consider VR 16-04.

9. VR 16-05:

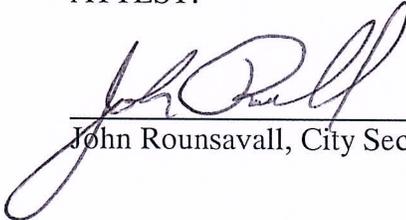
- A. Conduct a public hearing on a request for a variance to the exterior construction and design requirements for accessory building at 509 Kings Creek, Terrell, TX, Lot 6, Block M, Kings Creek Estates. The property is zoned Single-Family Residential-7.5 (SF-7.5) district.
- B. Discuss and consider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

10. Hear remarks from visitors.

11. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD – Tuesday, March 1, 2016 at 12:00 p.m.

ATTEST:



John Rounsavall, City Secretary



ORDINANCE NO. 2357

AN ORDINANCE OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, AMENDING CHAPTER 13: ZONING, SECTION 16-100 BOARD OF ADJUSTMENT, SUBSECTION 16-110: ORGANIZATION; AND SUBSECTION 16-111: AUTHORITY OF THE BOARD, SUBPARAGRAPH (c) OF THE REVISED CODE OF ORDINANCES OF THE CITY OF TERRELL, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION I.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS THAT THE REVISED CODE OF ORDINANCES OF THE CITY OF TERRELL, CHAPTER 13: ZONING, SECTION 16-100 BOARD OF ADJUSTMENT, SUBSECTION 16-110 ORGANIZATION; AND SUBSECTION 16-111: AUTHORITY OF THE BOARD, SUBPARAGRAPH (c) BE AMENDED TO READ AS FOLLOWS:

Section 16-100: Board of Adjustment

16-110: Organization

The board of adjustment will consist of at least seven (7) members each to be appointed by the city council for a term of two (2) years and removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose place becomes vacant for any cause, in the manner as the original appointment was made. Each case before the board of adjustment must be heard by at least four (4) of the members.

Term Limitations - No person shall serve more than three (3) consecutive terms as a member of the board of adjustment.

Absences - Members with three (3) consecutive unexcused absences per calendar year from regular or posted meetings shall forfeit the unexpired portion of their term.

16-111: Authority of the Board

- (c.) The concurring vote of four (4) of the members of the board is necessary to:
- (1.) reverse an order, requirement, decision, or determination of an administrative official;
 - (2.) decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance; or

- (3.) authorize a variation from the terms of a zoning ordinance.

Section II.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section III.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections to this Ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section IV.

This Ordinance will take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

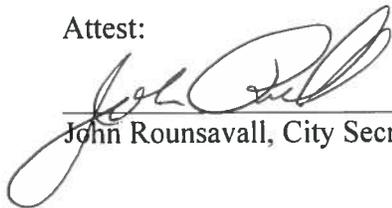
PASSED AND APPROVED on first reading on this the 11th day of December, 2007.

PASSED AND ADOPTED on second reading on this the 8th day of January, 2008.



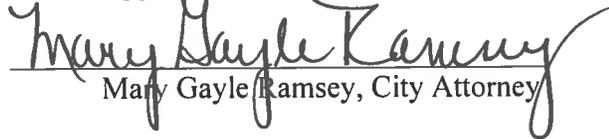
Hal Richards, Mayor

Attest:



John Rounsavall, City Secretary

Approved as to Form:



Mary Gayle Ramsey, City Attorney

**City of Terrell
Boards and Commissions**

Member	Contact Information	Term Count	Appointed Re-Appointed	Term Expiration	Attendance Record	
					Present	Absent
					1/1/2012	12/31/2012
Zoning Board of Adjustments						
Stacey Browning Appointed 10/21/14 to replace Rev. Gary Weems who termed out 03/2014	121 Lexington Terrell, Texas 75160 M: 214-207-7007 EM: m.s.browning@aol.com	1	10/21/2014	Oct-16	0	0
J. Gilbert Johnston Orig. Appt. Date - 1/5/2016 to replace Tom Aldinger who resigned 10/13/15 to serve on P&Z	605 Griffith Ave. Terrell, TX 75160 T: 205-531-3973 EM: jgilbertjohnston@hotmail.com	1	1/5/2016	Jan-18	0	0
Dawn Steil Appointed 12/2/2014 to replace Karen Jones who termed out 03/2014	14 Griffith Court Terrell, Texas 75160 C: 214-546-9501 W: 972-563-5703 EM: dawn@terrelltexas.com	1	12/2/2014	Dec-16	0	0
Valente Briones Appointed March 20, 2012 to 1st Term (Replaced Kathy Russell, who termed out 1/2012)	606 N. Catherine St. Terrell, TX 75160 972-524-0442	2	6/3/2014	Jun-16	3	0
Gene Glaeser Appointed April, 2011 CHAIRMAN	PO Box 1255 Terrell, TX 75160 H: 972-551-1868 C: 214-862-1112 EM: gglaeser@yahoo.com	2	11/17/2015	Nov-17	3	1
Bill Sweazea Appointed 2/2/2016 Filled Vacant Seat	308 Laurel Trail Drive Terrell, TX 75160 H: 972-524-1222 C: 214-385-5237 EM: billsweazea@gmail.com	1	2/2/2016	Feb-18	0	0
Thomas Earl Brown Appointed 2/1/2011	515 College Mound Rd. Terrell, Texas 75160 C: 469-230-6008 tbbrown78@yahoo.com	3	3/3/2015	Mar-17	3	1
(3) Terms: 2 years Quorum: 4 members Ordinance 2357						
Request Reappointment Needs Replacement						

City of Terrell
Zoning Board of Adjustments
Thursday, May 21, 2015 ~ 5:30
City Hall – Council Chambers
201 E. Nash Street, Terrell, TX 75160

MINUTES

Present: Tom Aldinger, Valente Briones, Stacey Browning, Thomas Brown and Gene Glaeser

Absent: Dawn Steil (Excused)

Staff: Terry Capehart, Omaira Renteria

1. Call to order.

Chairman Gene Glaeser called the meeting of the Zoning Board of Adjustments to order at 5:33 p.m.

2. Discuss and consider approval of the February 26, 2015 Zoning Board of Adjustments meeting minutes.

Stacey Browning made and Thomas Brown seconded a motion to approve the February 26, 2015 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 37.D.4 of the Comprehensive Zoning Ordinance (Ord. No. 2612) in order to utilize alternative exterior facade materials on an accessory structure exceeding 240 sq. ft. in size; located at 113 Jackson Street, being Lot 7, Block B, Phase 1-B The Terraces Addition; City of Terrell, Kaufman County, Texas. (V-15-02)

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

Morgan Denson was present representing a neighboring property and is for the request.

Thomas Brown made and Stacey Browning seconded a motion to approve the request. The motion carried unanimously.

4. Conduct a public hearing to discuss and consider a request for a variance to Section 18.4.F.2 of the Comprehensive Zoning Ordinance (Ord. No. 2612) in order to utilize a swing garage design; located on Birdsong Street, and will apply up to five lots; being Blocks A, B & C; Glen Haven, Phase 3 Addition; City of Terrell, Kaufman County, Texas. (V-15-03)

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

Lisa VanDareer, property owner was present representing in favor of the request.

Nona Smith, Pamela Robinson, Morgan Denson, Patricia Lewis were present representing neighboring properties and are all against the request.

Chris Womack, neighboring property owner was present and was for the swing garage design and against the house plan design if the value would decrease in the neighborhood as the others stated.

Thomas Brown made and Stacey Browning seconded a motion to deny the request on all requested lots. The motion carried unanimously.

5. Hear remarks from visitors.

No visitor remarks.

6. Adjourn.

Meeting was adjourned at 6:20 p.m.

Approved as presented:

Gene Glaeser, Chairman

VR 16-01

Agenda Items 5.A. and 5.B.

**Variance Request, 305 Newton Street,
Lots 4B and 4C, Block 29, Original Town
(VR 16-01)**

Zoning Board of Adjustment:

March 8, 2016

Request:

Request by Robin Hollon for multiple variances to the Zoning Ordinance for the construction of an industrial building at 305 Newton Street.

Request:

A request by Robin Hollon for the following variances for the construction of an industrial building:

1. 2,719 SF variance to the minimum 10,000 SF lot size;
2. 38.5' variance to the minimum 100' lot depth;
3. 10' variance to the minimum 25' front yard setback along Newton Street; and
4. 100% variance to the requirement for 100% masonry on new non-residential structures

Existing Zoning and Land Use: of

Light Industrial (LI); vacant

Surrounding Zoning and Land Use:

Light Industrial (LI); properties to the north, east, and south are vacant; property to the west is developed for commercial and industrial uses

Technical Comments:

The following is an explanation of each of the variances:

1. The applicant has presented sketches of a site plan and building elevations for a proposed industrial building at the northwest corner of Newton Street and South Delphine Street. The site is 7,281 SF in size (62.5' on Delphine Street x 116.5' on Newton Street). In the LI district, a minimum lot size of 10,000 SF is required. This property is 2,719 SF smaller in size than the minimum 10,000 SF.
2. Minimum required lot dimensions are 100 (width) x 100' (depth). required and has a depth that is 38.5' less than the minimum 100'.

3. The proposed building will be located 15' from the property line on Newton Street rather than the minimum 25' required by Ordinance.
4. The applicant wants to construct a 3,200 SF industrial building (80' wide x 40' deep) using 100% metal exterior materials as opposed to the 100% masonry required by the ordinance for all new non-residential buildings. The applicant has presented a series of pictures of buildings on Virginia Street, Delphine Street, and Dallas Street to demonstrate that there are similar structures in the area.

A detailed site plan has not been prepared, but according to the sketch for the property, the required setback on Delphine Street and the side and rear setback will be met and no variance is being requested for parking or landscaping.

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."

Staff Comments:

The property has already been platted as Lots 4B and 4C 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 property will need to be replatted prior to development to combine the lots. The replatting will create a parcel that will actually come closer to meeting the minimum requirements of the district.

The applicant will need to convince the Board that the variances being requested are consistent with the hardship criteria listed above.

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

Survey drawing

Site plan sketch

Front and side building elevation sketches

Photographs of properties/buildings on Virginia Street, Delphine Street, Dallas Street

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:

LT4C - 305 Newton

Address: _____

Lot: 4B + 4C Block: 29 Subdivision: ORIGINAL TOWN

Other Description: _____

Zoning District: LT. INDUSTRIAL

Current Use: RAW LAND

Proposed Use: STORAGE / RETAIL / LT. INDUSTRIAL

HOA Yes No

The appeal concerns article, or paragraph, number: _____ of the Zoning Ordinance,

which address: lot size, set backs + exterior wall

My request is for variance that will allow me to: 40 FOOT WIDE BUILDING

I feel that a variance is warranted in this case because: _____

IT WILL MATCH SET BACK OF BUILDING ON ADJOINING PROPERTY

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.

Robin Hollon
Appellant's Signature

12-14-15
Date of Signature

ROBIN HOLLON
Appellant's printed or typed name and address

214 549-7881
Appellant's phone number, etc.

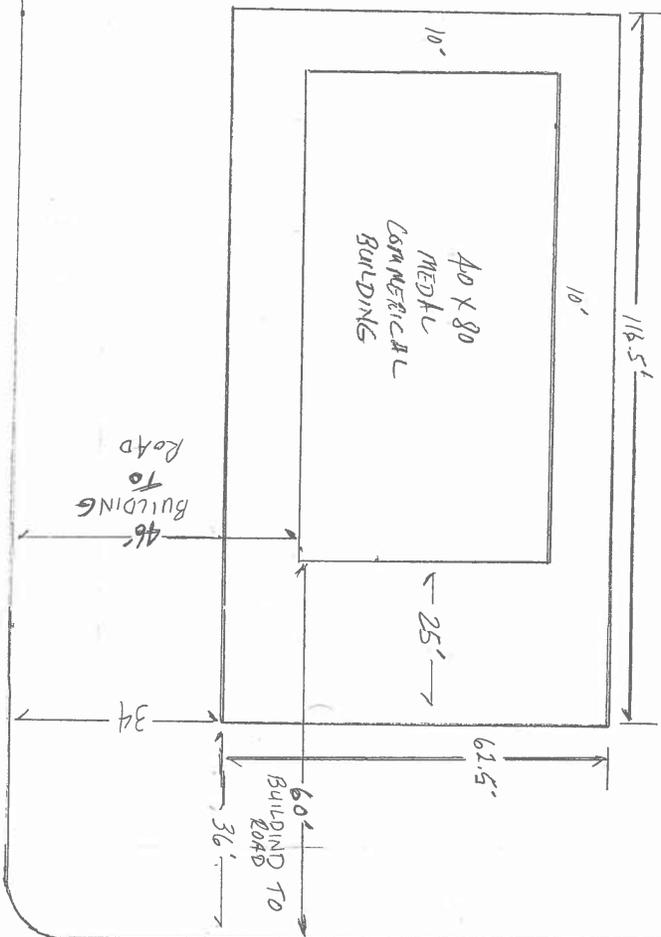
S. VIRGINIA



- REQUEST FOR VARIANCE
1. BUILDING SET BACK ON W. NEWTON
 2. ALL METAL EXTERIOR

Robin Hollon 214 549-7881
SCALE 1" = 20'

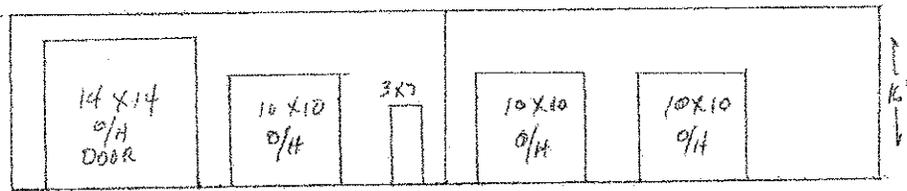
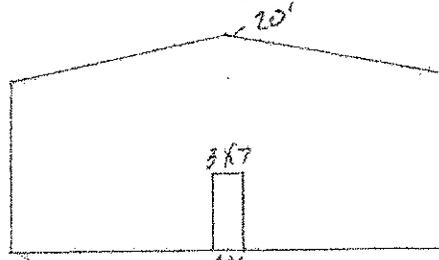
W. NEWTON



S. DELPHINE

ROBIN HOLLOW 214 549-7881
SCALE 3/32 = 1" FT

FRONT + SIDE ELEVATION



NEWTON STREET
ELEVATION

PARCEL_ID	OWNER	ADDR_1	ADDR_2	ADDR_3	CITY	ST	ZIP
40074	MILLER GERALD G & LINDA		200 EASTSHORE DR		WILLS POINT	TX	75169
40073	MARONEY GEORGE		306 NEWTON		TERRELL	TX	75160
40071	DYE FELICIA		1114 CHERRYWOOD		GARLAND	TX	75040
40075	CLEMONS MARK		10501 ESTATE LN		TERRELL	TX	75160
40072	COBB ARLEE		7750 N HWY 34		TERRELL	TX	75160
40077	CLEMONS JOHNNY L		1520 N FRANCES ST		TERRELL	TX	75160
40076	EFENEY WILLIAM M		1406 S LAKESHORE DR		ROCKWALL	TX	75087
40081	LOCHHEAD CASH LOGAN		19272 FM RD 429		TERRELL	TX	75160
40079	THOMAS STEPHANIE		P O BOX 2081		TERRELL	TX	75160
40058	ALDAK HOLDINGS LLC		10426 BUFFALO WAY		FORNEY	TX	75126
40059	JACKSON VERSIE MAE	C\O JC JACKSON	508 MT OLIVE		TERRELL	TX	75160
40060	EFENEY WILLIAM M		1406 S LAKESHORE DR		ROCKWALL	TX	75087
40062	HARDEN STEVEN V		11912 CO RD 316		TERRELL	TX	75160
40061	EFENEY WILLIAM M		1406 S LAKESHORE DR		ROCKWALL	TX	75087
40064	HOLLON ROBIN		P O BOX 1481		TERRELL	TX	75160
40063	HOLLON ROBIN		P O BOX 1481		TERRELL	TX	75160
40065	PIONEER CONCRETE OF TEXAS	% RYAN & CO	THREE GALLERIA TOWER	13155 NOEL RD 12TH FLR LB-71	DALLAS	TX	75240
40070	UNION PACIFIC RR CO	PROPERTY TAX DEPT	1400 DOUGLAS STREET STOP 1640		OMAHA	NE	68179

Date: 03:34 PM CST, 12/09/2015

From: Sandra <smajorh@sbcglobal.net>

To: monica.cox@century21.com

Subject: Delphine

509 S. Virginia



Sent from my iPhone

Date: 03:33 PM CST, 12/09/2015

From: Sandra <smajorh@sbcglobal.net>

To: "monica.cox@century21.com" <monica.cox@century21.com>

Subject:

509 S. Virginia



Sent from my iPhone

Date: 03:34 PM CST, 12/09/2015

From: Sandra <smajorh@sbcglobal.net>

To: monica.cox@century21.com

Subject:

509 S. Virginia



Sent from my iPhone

Date: 03:36 PM CST, 12/09/2015
From: Sandra <smajorh@sbcglobal.net>
To: monica.cox@century21.com
Subject: Delphine

303 Dallas



Sent from my iPhone

Date: 03:35 PM CST, 12/09/2015

From: Sandra <smajorh@sbcglobal.net>

To: monica.cox@century21.com

Subject: Delphine

405 S. Virginia



Sent from my iPhone

Date: 03:35 PM CST, 12/09/2015

From: Sandra <smajorh@sbcglobal.net>

To: monica.cox@century21.com

Subject: Delphine

400 Delphine



Sent from my iPhone

Date: 03:34 PM CST, 12/09/2015

From: Sandra <smajorh@sbcglobal.net>

To: monica.cox@century21.com

Subject: Delphine

501 S. Virginia



Sent from my iPhone

Delphine Street



601 S. Virginia



VR 16-02

Agenda Items 6.A. and 6.B.

**Variance Request, 204 Heath Street,
Lot 5, Block 160, Faulkner Addition
(VR 16-02)**

Zoning Board of Adjustment:

March 8, 2016

Request:

Request by Rosi Juarez for multiple variances to the Zoning Ordinance for the construction of a carport structure at 204 Heath Street.

Request:

A request by Rosi Juarez for the following variances for a carport structure:

1. Allow a carport/accessory structure between the front building wall and the front property line;
2. 22' variance to the 25' minimum front yard for the carport portion of the structure;
3. 9.25' variance to the 25' front yard for the covered walkway portion of the structure;
4. 3.75' setback along the east property line; and
5. Allow the use of corrugated metal as a roofing material.

Existing Zoning and Land Use:

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

Surrounding Zoning and Land Use:

SF-7.5; residential uses

Technical Comments:

The subject carport has already been constructed. The variances, if granted, would permit the structure to remain in its current location and condition. The following is an explanation of each of the variances:

1. The ordinance prohibits an accessory structure between the front wall of the building and the front property line. The structure is currently located within that area.
2. The SF-7.5 district requires a 25' front yard. At its closest point, the carport portion of the existing structure is located slightly more than 3' from the front property line, so a 22' variance would be required.

3. The covered walkway portion of the structure is located slightly more than 15.75' from the front property line, so a 9.25' variance would be required for that portion of the structure.
4. The structure is located slightly more than 3.75' from the east property line. This area is actually considered front yard, but for purposes of comparison, the standard setback in a side yard under SF-7.5 zoning is 7'.
5. The structure has a flat roof made of corrugated metal material. The Exterior Construction and Design Standards in the Zoning Ordinance state that any accessory in the front or side yard must be constructed of materials that match the main structure. In the SF-7.5 district, a roof must be constructed of architectural asphalt shingles, slate, or tile.

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."

Staff Comments:

Because the applicant built the carport without submitting plans for review or permitting, it violates several of the provisions of the Zoning Ordinance. There are no similar structures in the neighborhood. There is a concrete pad underneath the carport cover, but the driveway approach appears to be either unpaved or in a deteriorated state, and there is rutting in the yard where vehicles have used this unpaved area to access the new carport slab and cover.

The applicant will need to convince the Board that the variances being requested are consistent with the hardship criteria above

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

Notification map

Notification list

Aerial map indicating the approximate location of the structure

Photographs of the structure and the property in question

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: 204 Heath

Lot: 5 Block: _____ Subdivision: _____

Other Description: _____

Zoning District: _____

Current Use: Residence

Proposed Use: Residence

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: Keep carport built to protect car from falling pecans and large twigs on huge pecan tree in front yard.

I feel that a variance is warranted in this case because: Purchased home 07/15 with no garage and huge pecan tree damages car when pecans and twigs fall on it.

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.

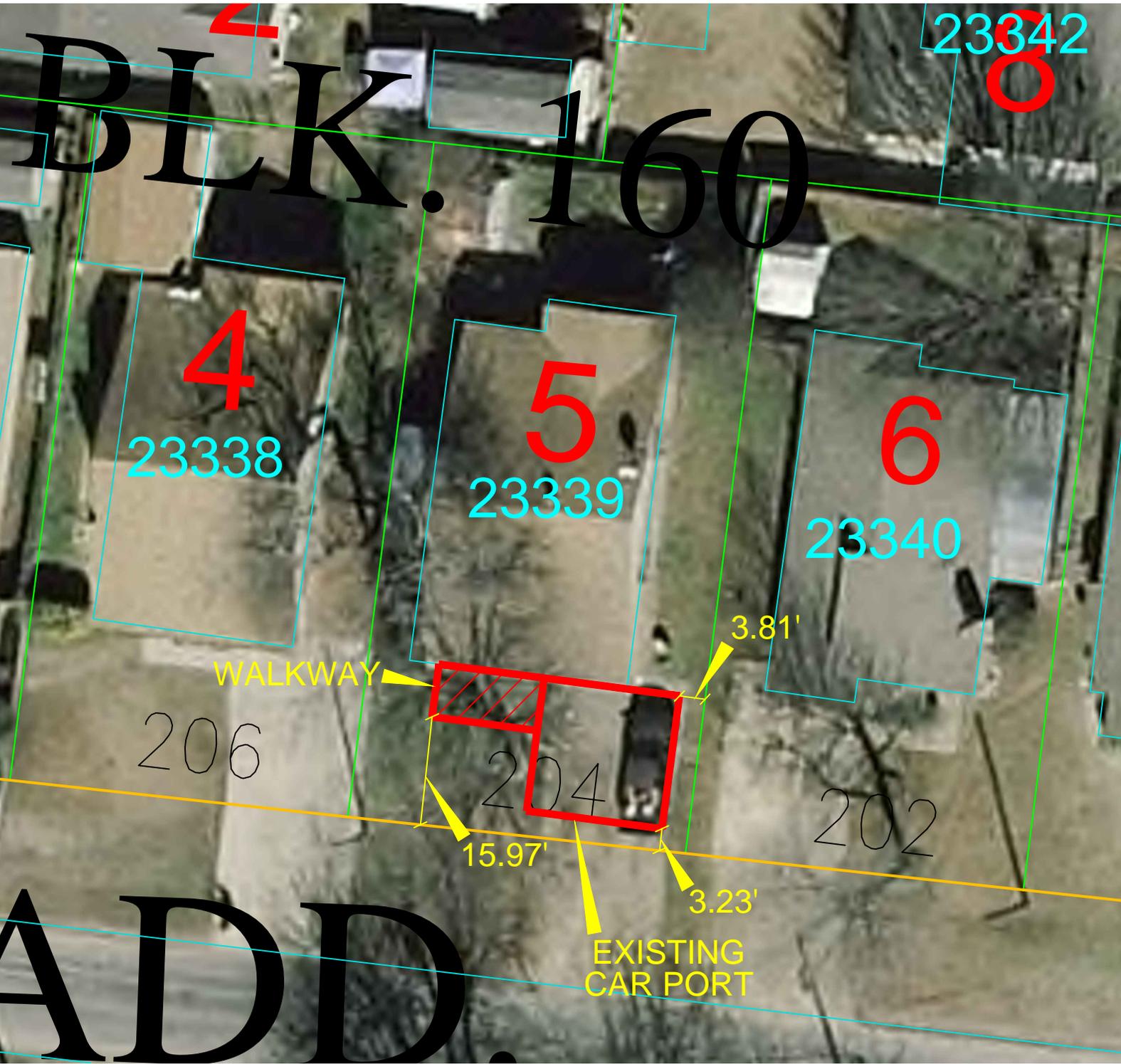
Rosi Suarez
Appellant's Signature

11-18-15
Date of Signature

Rosi Suarez 204 Heath St.
Appellant's printed or typed name and address

713-818-5328
Appellant's phone number, etc.

PROP_ID	OWNER	ADDR_1	ADDR_2	ADDR_3	ADDR_CITY	ADDR_ST	ADDR_ZIP
33313	FEDERAL NATIONAL MORTGAGE ASSOC		14221 DALLAS PARKWAY #100		DALLAS	TX	75254
33328	GONZALEZ MARIO & LIDIA		905 MORRIS		TERRELL	TX	75160
54870	WILLIAMS KENNETH L & SHERRY L		301 HEATH		TERRELL	TX	75160
33320	HALCO REAL ESTATE HOLDINGS LLC		5601 GRANITE PARKWAY	STE 300	PLANO	TN	75024
33319	MC GRADY BESSIE L REVOCABLE TRUST		307 TALTY RD		TERRELL	TX	75160
33318	LLOYD CHESTER L		P O BOX 187		TERRELL	TX	75160
33317	LLOYD CHESTER L		P O BOX 187		TERRELL	TX	75160
33316	WOOLVERTON JEFFREY L & ELIZABETH		520 TIMBERSIDE DR		TERRELL	TX	75161
33315	REYES ISMAEL & AGUSTINA		903 N FRANCES		TERRELL	TX	75160
33314	HOTTINGER PATSY RUTH		905 N FRANCES ST		TERRELL	TX	75160
33308	TAWAKONI PROPERTIES LLC		306 E COLLEGE ST		TERRELL	TX	75160
33307	AVALANCHE HOLDING CO LLC	%JENNIFER GLOVER	832 NASH		ROCKWALL	TX	75087
33306	CRISMAN CHRISTOPHER J & AMBER ENNIS		914 N FRANCES ST		TERRELL	TX	75160
33301	PICKENS JAMES M		10430 COMANCHE ST		WILLS POINT	TX	75169
23343	DENSON MORGAN D		#3 BIRDSONG COURT		TERRELL	TX	75160
23342	ROMERO GENARO & JUANA		907 N FRANCES		TERRELL	TX	75160
23341	HERNANDEZ IRMA		P O BOX 166		ELMO	TX	75118
23340	CONE KURT C		202 HEATH ST		TERRELL	TX	75160
23338	TUGGLE BILLY H		206 HEATH		TERRELL	TX	75160
23337	WAGES JOE C & MARGARET H		208 HEATH		TERRELL	TX	75160
23336	EAST JIMMY WAYNE		900 MORRIS ST		TERRELL	TX	75160
23335	BAKER MICHEAL GLEN & ISHMAEL ANGELA RENEE	% EUGENE E & BETTY J GLAE	P O BOX 1255		TERRELL	TX	75160
33335	NORMAN DENNIS D		304 HEATH		TERRELL	TX	75160













August 26, 2015 at 3:24:15 PM

VR 16-03

Agenda Item 7.A. and 7.B.

**Variance Request, 255 Acres,
Northwest Corner, Interstate 20 and FM 148
(VR 16-03)**

Zoning Board of Adjustment:

March 8, 2016

Request:

Request by Crossroads at Terrell 2015, LP for variances to the building height limits for future retail construction on 255.68 acres, northwest corner of FM 148 and Spur 557.

Request:

A request by Crossroads at Terrell 2015, LP for variances to allowed increased building height as follows:

1. 15' variance to the maximum 35' height limit for a main structure to allow a maximum height of 50'; and
2. 45' variance to the maximum 35' height for architectural features to allow a maximum height of 80'.

Existing Zoning and Land Use:

Retail (R); vacant

Surrounding Zoning and Land Use:

Roadways form the northern (Spur 557), southern (IH-20 and CR 305) and eastern boundaries (FM 148) of the site. Property to the east is zoned Planned Development (PD). Property to the south and west is zoned Agricultural (AG). The area is developed with a mix of commercial activities.

Technical Comments:

The applicant plans to develop the site for a variety of buildings and business activities, including retail and commercial uses. He feels the additional building height is necessary in order to attract the appropriate tenants and so that it is easier for patrons, particularly those traveling on the major roadways, to find these businesses.

1. The Zoning Ordinance limits building height in the Retail District to two stories and 35'. A 50' building height could conceivably accommodate up to three stories.

2. Additional height is being requested to allow prominent architectural features to be constructed at a height of up to 80'. The Zoning Ordinance does not distinguish between the height for architectural features and the height for the main building.

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."

Staff Comments:

Staff has been working with the applicant for several months to determine the best approach for development of this site. These variances are being requested for purposes of attracting business to the property, particularly to allow flexibility for the construction of prototype buildings for major tenants.

The subject property is zoned Retail at the present time. The City of Terrell Retail District regulations contemplate much smaller lots with much smaller buildings, appropriate within the context of a 140-year-old community. The building height variance allows front facades and visual elements at a scale that is appropriate to the land area involved. This 255-acre tract is the only site in the City with visibility spanning both Spur 557 and IH-20. The elevation of IH-20 above this site, the heights of the adjacent Fairfield Inn and proposed medical buildings nearby will work to obscure small front facades in this development. The proposed building heights are consistent with the scale and character of existing and potential development in the surrounding area.

The proposed variance will also improve roadway safety. The traveling public will be better served by applying appropriate standards to this large-scale development. Taller building fronts and architectural features will allow drivers to locate their destinations more quickly, reducing the potential for traffic delays and accidents on the adjacent roadways (IH-20 and Spur 557), which will carry more traffic as the community continues to grow.

The applicant will need to convince the Board that the variances for additional building height are consistent with the hardship criteria listed above.

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

Notification map

Notification list

Illustrative site plan

Building elevation concepts

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: 255 Acres out of the JC Hale Survey, Abstract 202, Kaufman County, Texas

Lot: _____ Block: _____ Subdivision: Branch Carter Subdivision

Other Description: _____

Zoning District: _____ Retail (R) under Ordinance No. 2451

Current Use: _____ Agricultural _____

Proposed Use: _____ Assorted retail uses _____

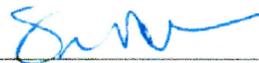
HOA Yes No

The appeal concerns article, or paragraph, number: 26.3 of the Zoning Ordinance, which address: _____ Maximum Height _____

My request is for variance that will allow me to: _____ Increase Maximum Building Height to fifty (50) feet and eighty (80) feet including architectural elements _____

I feel that a variance is warranted in this case because: While the property is currently zoned Retail (R), critical retail big box retail users require heights for building and architectural features greater than the current thirty-five (35) foot limitation. The property cannot be developed with those users without obtaining such a height variance.

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

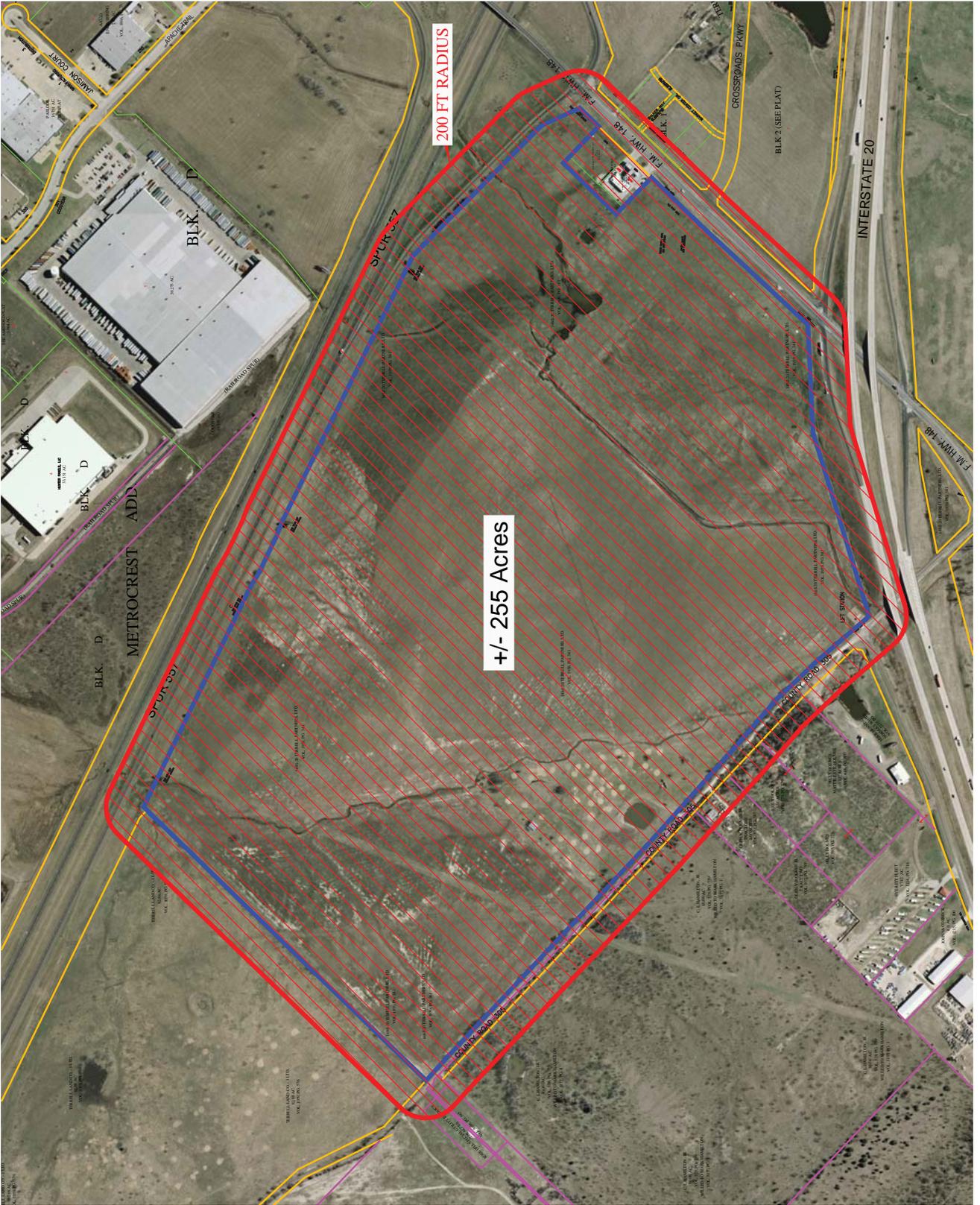
1/29/15
Date of Signature

George Allen, Terrell 80/20 Ltd, 8350 N. Central Expressway, #M1020, Dallas, Texas 75206

Appellant's printed or typed name and address

(214) 361-2350

Appellant's phone number, etc.



+/- 255 Acres

200 FT RADIUS

PARCEL ID	OWNER	ADDR_1	ADDR_2	ADDR_3	CITY	ST	ZIP
7655	TERRELL MARKET CENTER LTD		8350 N CENTRAL EXPWY	STE M-1020	DALLAS	TX	75206
7655	TERRELL MARKET CENTER LTD		8350 N CENTRAL EXPWY	STE M-1020	DALLAS	TX	75206
9941	AP DUPONT LIMITED PARTNERSHIP		12770 COIT RD STE 970		DALLAS	TX	75251
9940	AP DUPONT LIMITED PARTNERSHIP		12770 COIT RD STE 970		DALLAS	TX	75251
177761	ROSE HILL SPECIAL UTILITY DISTRICT		P O BOX 190		KAUFMAN	TX	75142
175952	MANJI SULTANALI & FAIRSHARE ENTERPRISES LAND LLC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
18997	TERRELL TRADING CO INC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
18997	TERRELL TRADING CO INC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
18998	TERRELL TRADING CO INC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
16562	HENNIG MIKE & NORMA J WHITE		4171 LAWSON RD		MESQUITE	TX	75181
16558	HOLMES GLEN VIEW JR		11325 CO RD 305		TERRELL	TX	75160
16557	HOLMES BILLY		11259 CO RD 305		TERRELL	TX	75160
16556	HOLMES BILLY		11259 CO RD 305		TERRELL	TX	75160
16555	HAMILTON MARK DAVID ET AL	% MARK DAVID HAMILTON EXECUTOR	12215 CROSS CREEK DR		DALLAS	TX	75243



CROSSROADS AT TERRELL, TERRELL TEXAS

10107-02 02-24-2016

VR 16-04

Agenda Item 8.A. and 8.B.

**Variance Request, Northwest Corner,
Interstate 20 and FM 148:
(VR 16-04)**

Zoning Board of Adjustment:

March 8, 2016

Request:

**Request by Crossroads at Terrell
2015, LP for variances to the sign
regulations for future retail
construction on 255.68 acres,
northwest corner of FM 148 and
Spur 557**

Request:

A request by Crossroads at Terrell 2015, LP for variances to allow variances to the Sign Regulations as follows:

1. 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 for purposes of these variances;
2. Allow signs located anywhere on the property to be considered as on-premises signs;
3. 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;
4. Permit a 10' variance to the maximum 70' height for 14 major pylon/pole signs along Farm to Market Road 148, Interstate 20, County Road 305, and Spur 557 as described above for a maximum height of 80';
5. Allow an increase in the total sign area for each of the 14 major pylon/pole signs from a maximum of 672 SF to a maximum of 1,000 SF of total sign area; and
6. Allow two of the 14 major pylon/pole signs to be constructed with digital electronic features.

Existing Zoning and Land Use:

Retail (R); vacant

Surrounding Zoning and Land Use:

Roadways form the northern (Spur 557), southern (IH-20 and CR 305) and eastern boundaries (FM 148) of the site. Property to the east is zoned Planned Development (PD). Property to the south and west is zoned Agricultural (AG). The area is developed for a mix of commercial uses.

Technical Comments:

The applicant plans to develop the site for a variety of buildings and activities, including retail and commercial uses. He feels the modified sign requirements are necessary to attract appropriate tenants and to direct customers to the site. An explanation of each of the requests is as follows:

1. The first variance is related to additional flexibility for signs on properties along Interstate 20 and Spur 557 in the Sign Regulations. This request for additional flexibility is related to the requests for additional sign height and area below. Sign height and sign area are more limited in other locations in the city.
2. The second request would allow these major pylon/pole signs to advertise users, products, or services within the overall 255-acre development that are not located on the same lot as the sign. Under normal circumstances, a sign advertising users, products, or services that are located on a different lot than the sign would be considered an off-premises sign and would be prohibited.
3. The offer to reduce the total number of major pylon/pole signs to 14 is a trade-off for the proposed increase in height and sign area. The total number of signs is typically based on the linear distance of a property along the roadway. The request specifies the number of major pylon/pole signs along the four roadways that form the boundaries of the tract. As stated, the request would not affect the developer's future plans for monument signage.
4. There are special provisions in the Sign Regulations that apply a 70' height limit for signs along Interstate 20 and Spur 557. Elsewhere in the city, signs are limited to 30' unless a variance has been granted or a Planned Development has been approved with more flexible signage standards. The applicant is requesting a height limit of 80' for the 14 major pole/pylon signs along Interstate 20, Spur 557, Farm to Market Road 148, and County Road 305.
5. The Sign Regulations allow up to 672 SF of total area for signs along Interstate Highway 20 and Spur 557. The applicant is asking that the maximum sign area be increased to 1,000 SF per sign and that the increase in area be allowed for all 14 major pylon/pole signs
6. This variance would allow up to two of the major pylon/pole signs to include an electronic component. The applicant has not specified exactly what that electronic components might include, but one possibility might be a changeable message sign.

Issues:

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.”

Staff Comments:

Staff has been working with the applicant for several months to determine the best approach for development of this site. The application states that these variances are being requested for purposes of attracting appropriate businesses to the property.

The City of Terrell Sign Ordinance, as written, allows the developer to subdivide this property into numerous parcels, each with rights to signage, including large pylon/pole signs. Under current regulations, 30 signs, each 70’ in height, could ultimately be located on the 255-acre tract, which is the only site in the City with visibility spanning both Spur 557 and IH-20. Neither the developer nor the City is interested in creating conditions of that sort. The requested variances allow for better identification of major destinations on a very large tract located near fast-moving traffic. By limiting the total number of large pole signs on the site, drivers will be able to locate their destinations more efficiently and the potential for visual clutter that would occur with a large number of 70’ signs will be reduced.

In this situation, the traveling public is not well-served by applying current small-scale standards to a large-scale lot. Somewhat higher/larger signs and a reduced number of total allowable pole signs lessens the hardship to the that would be associated with a large number of signs that could create confusion and potential traffic delays and hazards.

Finally, for reference, other signs in this general area are allowed to be taller than 70’ For example, the Buc-ee's location is in a Planned Development that permits a maximum sign height of 100 feet.

The applicant will need to prove to the Board that the variances being requested are consistent with the hardship criteria listed above.

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

Notification map

Notification list

Metes and bounds description of property

Illustrative site plan with sign concepts

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: 255 Acres out of the JC Hale Survey, Abstract 202, Kaufman County, Texas

Lot: _____ Block: _____ Subdivision: Branch Carter Subdivision

Other Description: _____

Zoning District: Retail (R) under Ordinance No. 2451

Current Use: Agricultural

Proposed Use: Assorted retail uses

HOA Yes No

The appeal concerns article, or paragraph, number: _____ of the Zoning Ordinance, which address: Ordinance 1905, Section 21, E

My request is for variance that will allow me to: Define properties separated from Spur 557 or IH 20 by a pad site, drainage way and/or access road as adjacent to IH20 and/or IH20; define a sign located anywhere on the tract as on-premises regardless of future property subdivision. limit total major pylon signs to fourteen (14), increase the height limitation to eighty (80) feet, and increase the total sign area to one thousand feet (1,000). Of the fourteen (14) major pylon signs with heights up to eighty (80) feet, three (3) may be located along FM 148, (3) may be located along IH20, two (2) may be located along CR 305, and six (6) may be located along Spur 557. Two (2) of the major pylon signs may constructed with digital electronic features such as currently constructed at other first class shopping centers in the Dallas-Fort Worth Metroplex.

I feel that a variance is warranted in this case because: Critical retail big box retail users require highly visible sign panels on multiple major pylon signs. The property cannot be developed with those users without obtaining such a sign variance.

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.

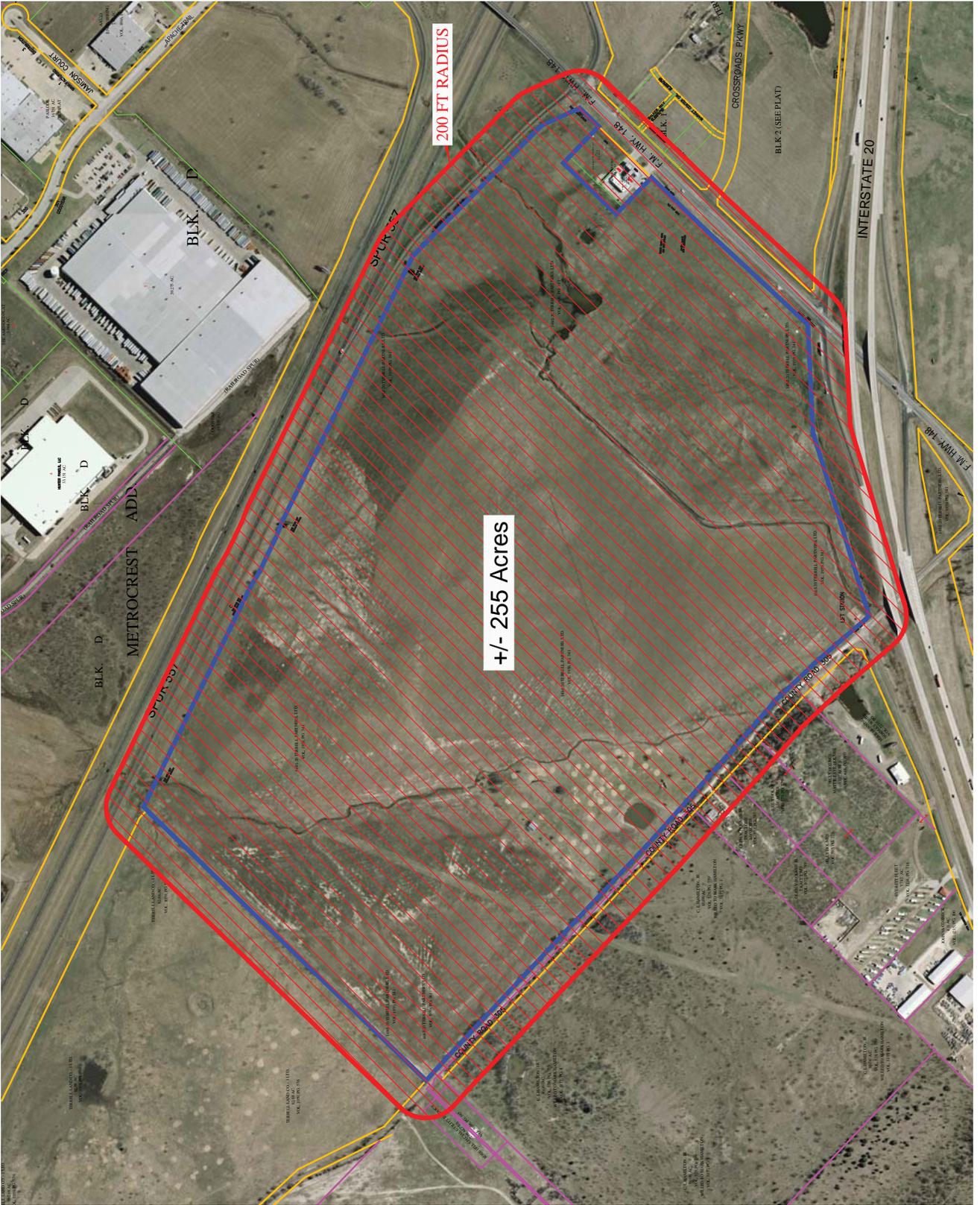
Appellant's Signature

11/28/15
Date of Signature

George Allen, Terrell 80/20 Ltd, 8350 N. Central Expressway, #M1020, Dallas, Texas 75206

Appellant's printed or typed name and address

(214) 361-2350 Appellant's phone number, etc.



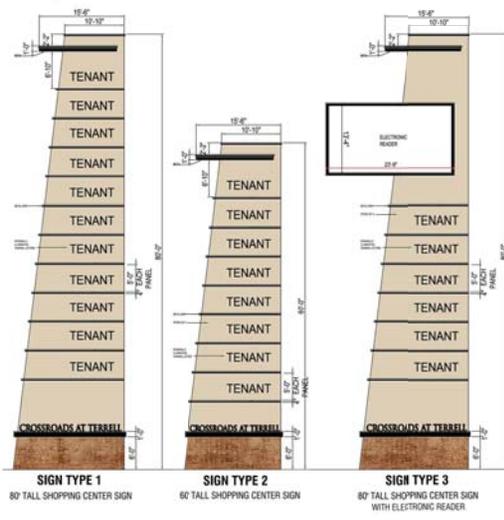
+/- 255 Acres

200 FT RADIUS

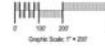
PARCEL ID	OWNER	ADDR_1	ADDR_2	ADDR_3	CITY	ST	ZIP
7655	TERRELL MARKET CENTER LTD		8350 N CENTRAL EXPWY	STE M-1020	DALLAS	TX	75206
7655	TERRELL MARKET CENTER LTD		8350 N CENTRAL EXPWY	STE M-1020	DALLAS	TX	75206
9941	AP DUPONT LIMITED PARTNERSHIP		12770 COIT RD STE 970		DALLAS	TX	75251
9940	AP DUPONT LIMITED PARTNERSHIP		12770 COIT RD STE 970		DALLAS	TX	75251
177761	ROSE HILL SPECIAL UTILITY DISTRICT		P O BOX 190		KAUFMAN	TX	75142
175952	MANJI SULTANALI & FAIRSHARE ENTERPRISES LAND LLC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
18997	TERRELL TRADING CO INC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
18997	TERRELL TRADING CO INC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
18998	TERRELL TRADING CO INC		4044 CREEK VALLEY BLVD		CARROLLTON	TX	75010
16562	HENNIG MIKE & NORMA J WHITE		4171 LAWSON RD		MESQUITE	TX	75181
16558	HOLMES GLEN VIEW JR		11325 CO RD 305		TERRELL	TX	75160
16557	HOLMES BILLY		11259 CO RD 305		TERRELL	TX	75160
16556	HOLMES BILLY		11259 CO RD 305		TERRELL	TX	75160
16555	HAMILTON MARK DAVID ET AL	% MARK DAVID HAMILTON EXECUTOR	12215 CROSS CREEK DR		DALLAS	TX	75243



MAJOR SIGN PROPOSED ELEVATIONS



MASTER SIGNAGE PLAN



Small text block containing project details and notes.

VR 16-05

Agenda Items 9.A. and 9.B.

**Variance Request, 509 Kings Creek,
Lot 6, Block M, Kings Creek Estates
(VR 16-05)**

Zoning Board of Adjustment:

March 8, 2016

Request:

**Request by Robin Hall for
variances to the Zoning Ordinance
for a proposed accessory building,
509 Kings Creek Drive, Terrell,
Texas**

Request:

A request by Robin Hall for the following variance for the construction of an industrial building:

1. 100% variance to the masonry exterior requirement for accessory buildings in excess of 240 square feet.

Existing Zoning and Land Use:

Single-Family 7.5 (SF-7.5)

Surrounding Zoning and Land Use:

Single-family Residential-7.5 (SF-7.5t) to the east, west, and south; right-of-way for Interstate 20 to the north

Technical Comments:

1. The proposed 900 SF building will be constructed in the rear yard using 100% metal materials. The Zoning Ordinance requires accessory buildings in excess of 240 SF to be constructed of 100% masonry materials.

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."

Staff Comments:

The applicant has presented sketches of a site plan and building elevations for a proposed accessory structure (workshop) to be located in the rear yard of the lot. The building will be 900 SF in size (30' x 30'). The lot is 20,800 SF; the home including garage is approximately 2,900 SF.

The workshop will be located 23' from the rear wall of the home, and set back from the rear fence (60'). Setbacks from the side lot lines (30' from the west property line, 40' from the east property line) will exceed the requirements of the SF-7.5 district.

The roof is relatively flat, so total building height will not exceed the 14.5' limit recently approved by ordinance. The applicant's sketch shows overhead doors on the east and west sides and a standard walk-through door on the south side. The building will be accessed using an existing concrete slab.

The applicant will need to convince the Board that the variances for a reduced setback and metal exterior building materials are consistent with the hardship criteria listed above.

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

Survey drawing

Site plan sketch

Building elevation sketches

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: 509 Kings Creek Drive
Lot: 6 Block: M Subdivision: Kings Creek Estates Sec. One Phase Two
Other Description: _____
Zoning District: SF 7.5
Current Use: Single Family Home
Proposed Use: SF Home with a 900 SQ.FT. Shop
HOA Yes No

The appeal concerns article, or paragraph, number: 37.3 of the Zoning Ordinance,
which address: Minimum Exterior Construction Standards
D.4. Detached accessory buildings more than (240) SQ.FT. OF
Floor Area.

My request is for variance that will allow me to: enjoy a 24 Gauge steel
building that's 900 SQ.FT.; Dark ^{charcoal} Gray to match our
brick; Our shop will be 9ft. tall with sloped roof-3/12

I feel that a variance is warranted in this case because: We bought our home
knowing we could build a steel accessory building
like 90% of our neighbors; Our shop will NOT BE
VISIBLE TO THE PUBLIC. It's in our rear yard.

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.

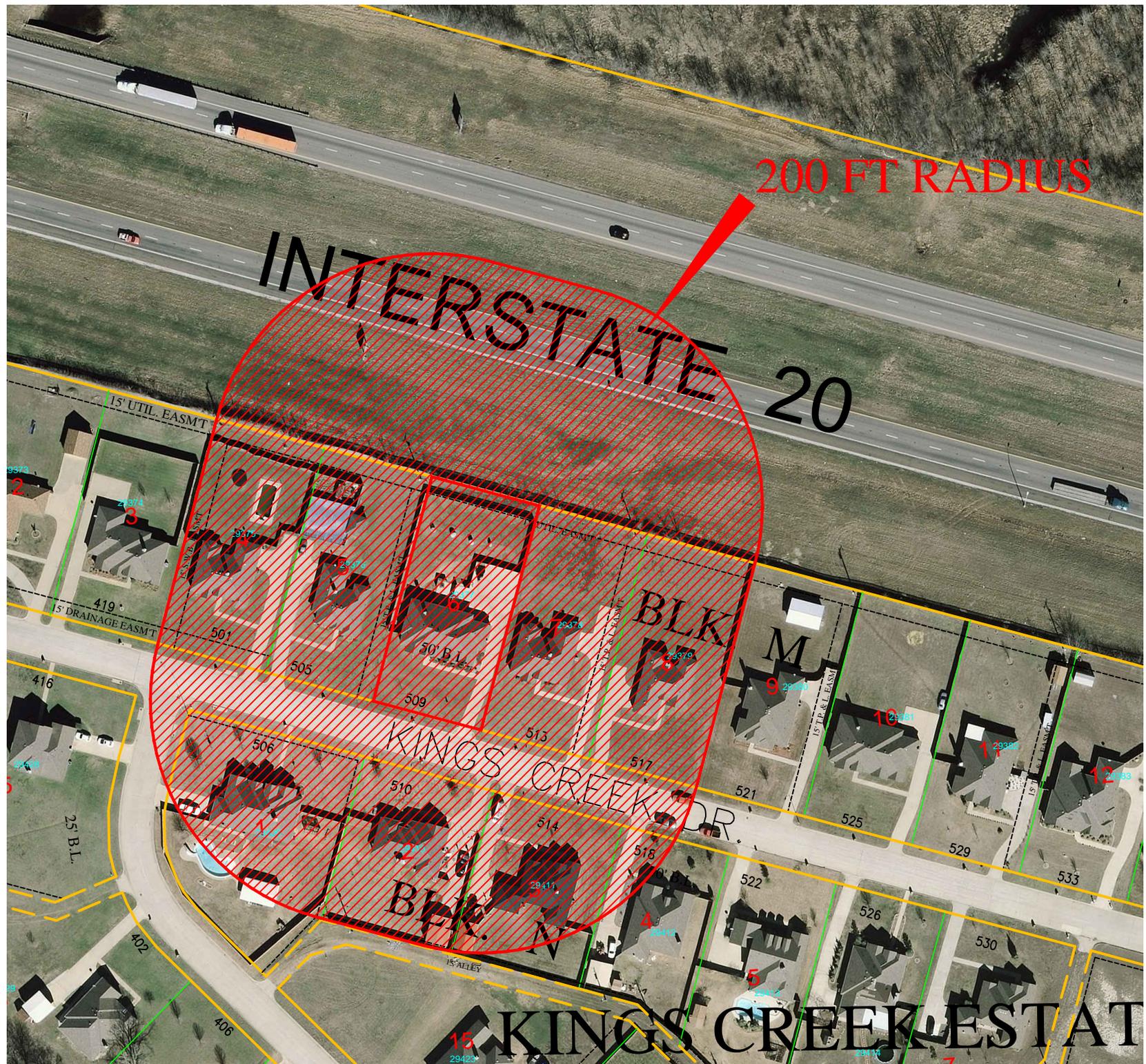
Robin Hall
Appellant's Signature

2/17/16
Date of Signature

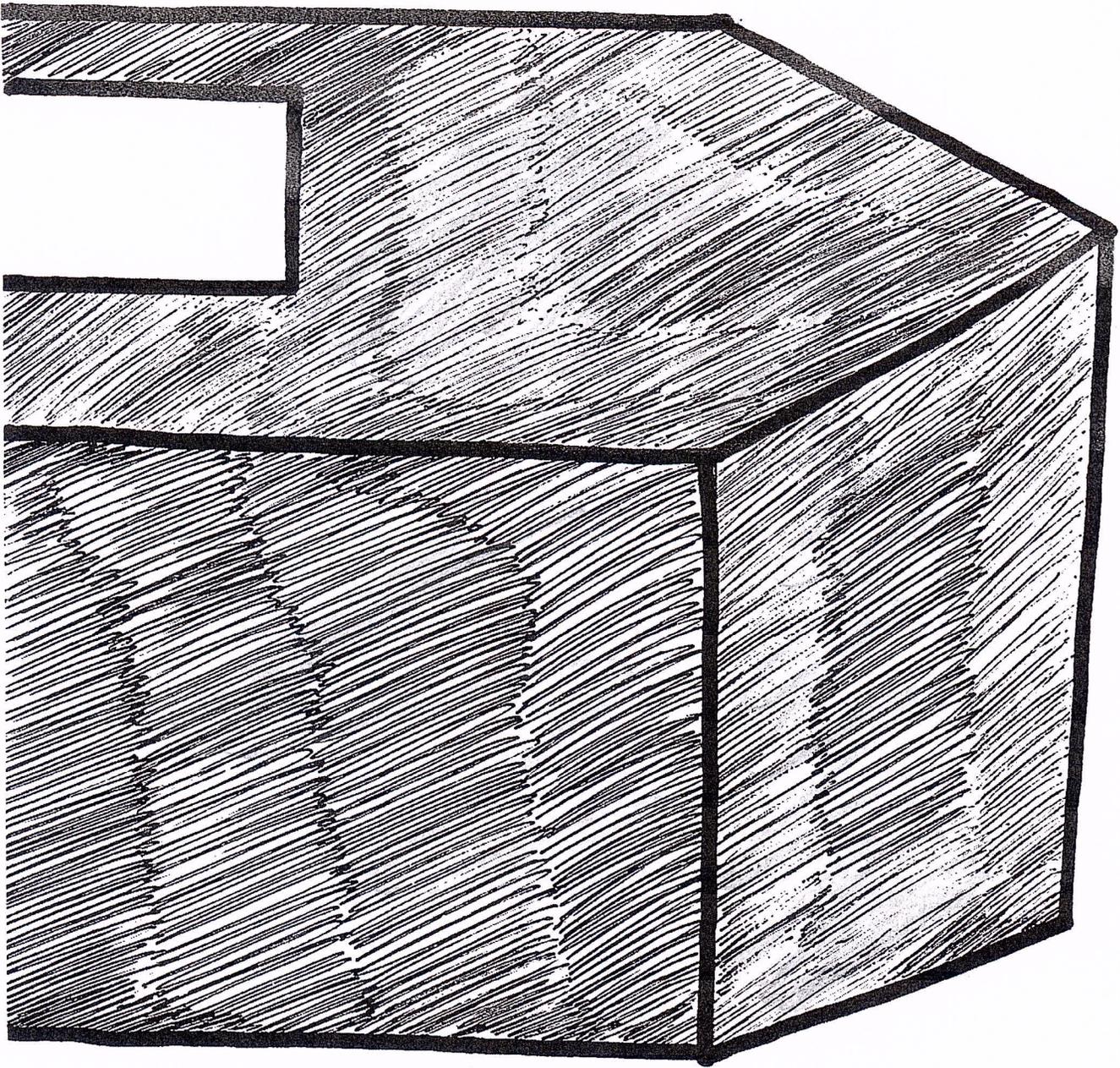
Robin Hall
Appellant's printed or typed name and address

972-375-5206
Appellant's phone number, etc.

app. rec'd : 2/17/16
pt. \$100 ck # 2663

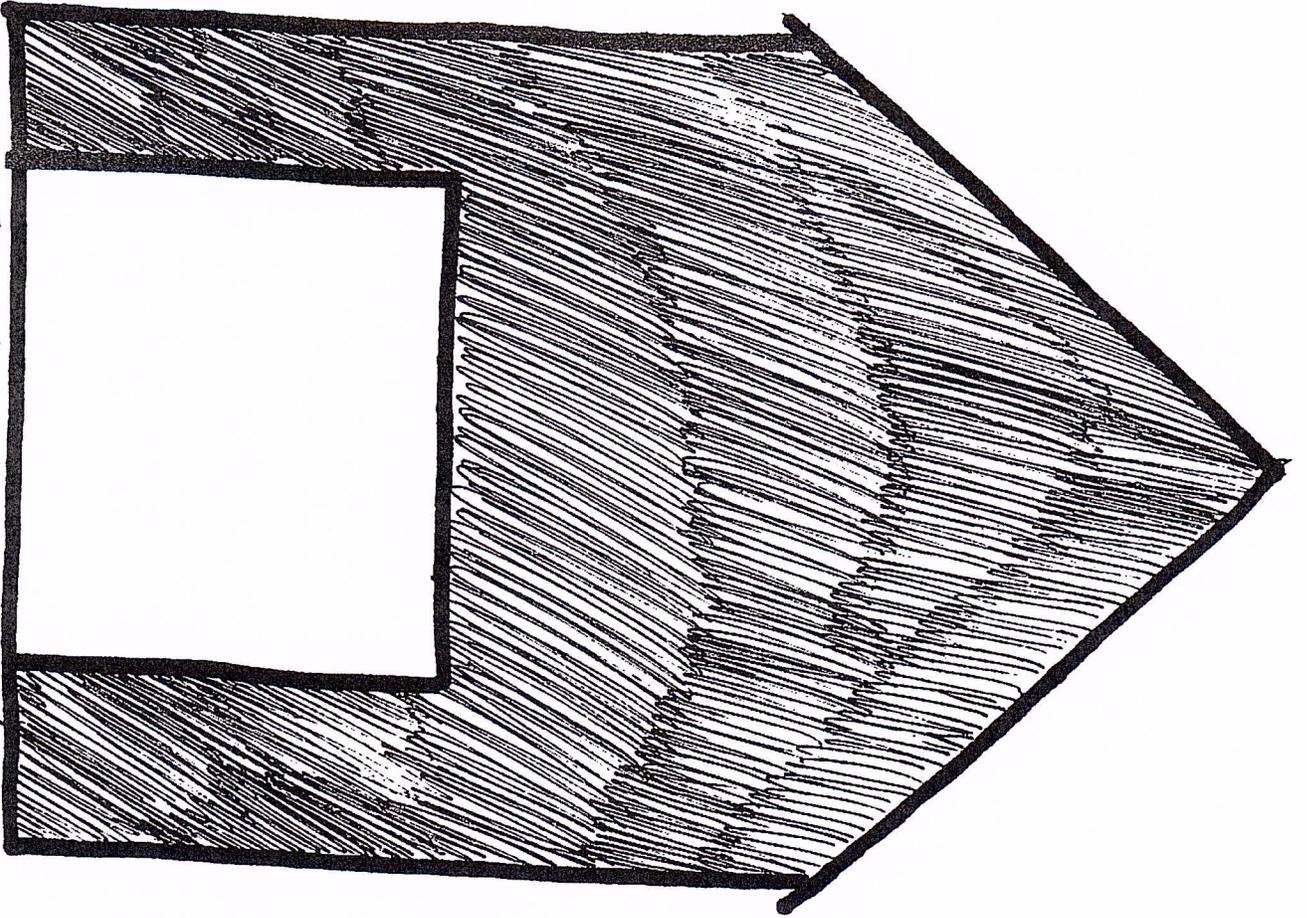


PARCEL ID	OWNER	ADDR_1	ADDR_CITY	ADDR_ST	ADDR_ZIP
29374	DITTA ROCHELL C	419 KINGS CREEK DRIVE	TERRELL	TX	75160
29412	SHEPHERD PLACE HOMES INC	620 ROWLETT ROAD	GARLAND	TX	75043
29411	KENNEDY CHARLES	514 KINGS CREEK DR	TERRELL	TX	75161
29410	WILLIAMS HORACE M	510 KINGS CREEK DR	TERRELL	TX	75160
29409	LAY JODY LYNN & KATHY JEAN	506 KINGS CREEK DR	TERRELL	TX	75160
29380	CASTRO ROBERT W & JUDY L	521 KINGS CREEK DR	TERRELL	TX	75161
29379	JORDAN JONI	517 KINGS CREEK	TERRELL	TX	75160
29378	KEENAN DONNELLE	325 BOIS D ARC PMB #21	FORNEY	TX	75126
29377	HALL MICHAEL H & ROBIN J	509 KINGS CREEK	TERRELL	TX	75161
29376	DYE CLAUDINE & ANNA M DYE & RAY DYE	505 KINGS CREEK DR	TERRELL	TX	75161
29375	SNOWTON JOEL J & DIANA D	501 KINGS CREEK DR	TERRELL	TX	75161

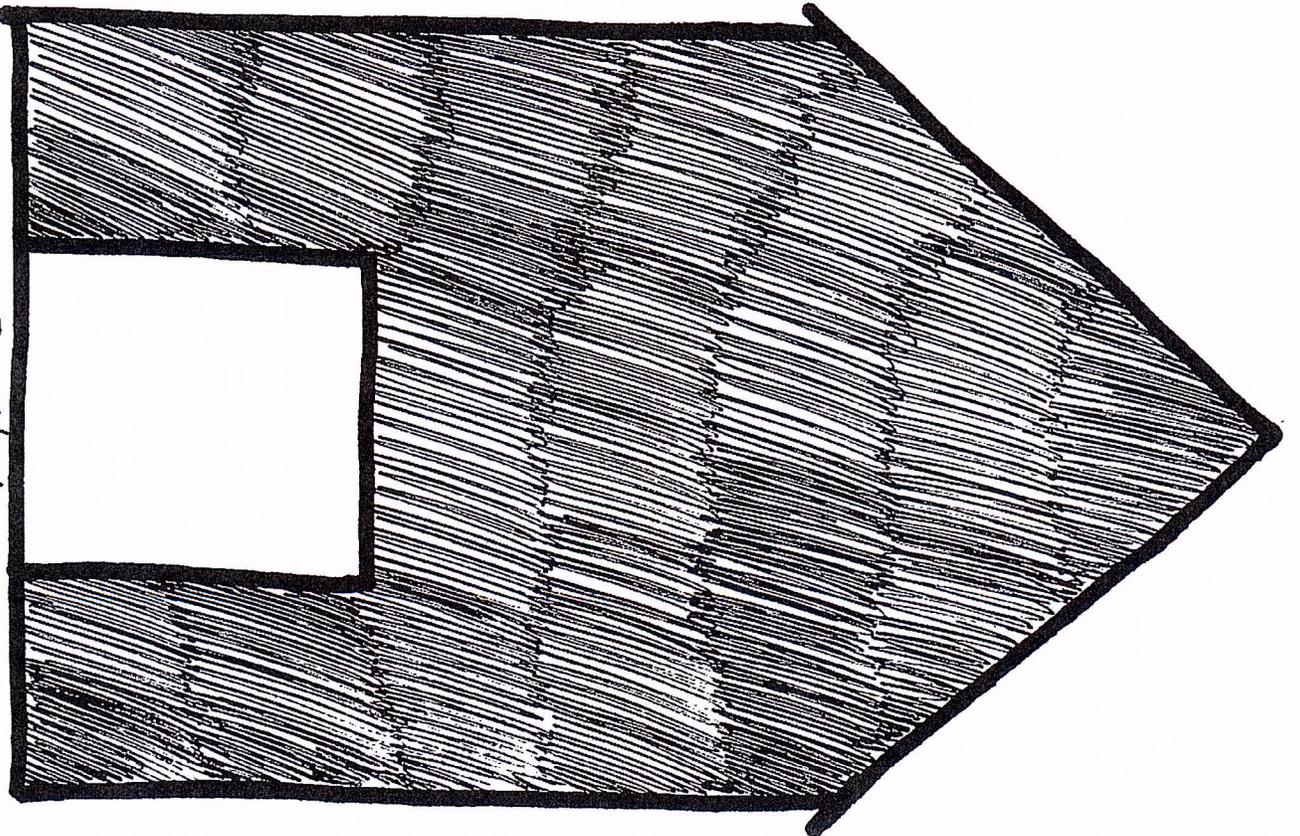


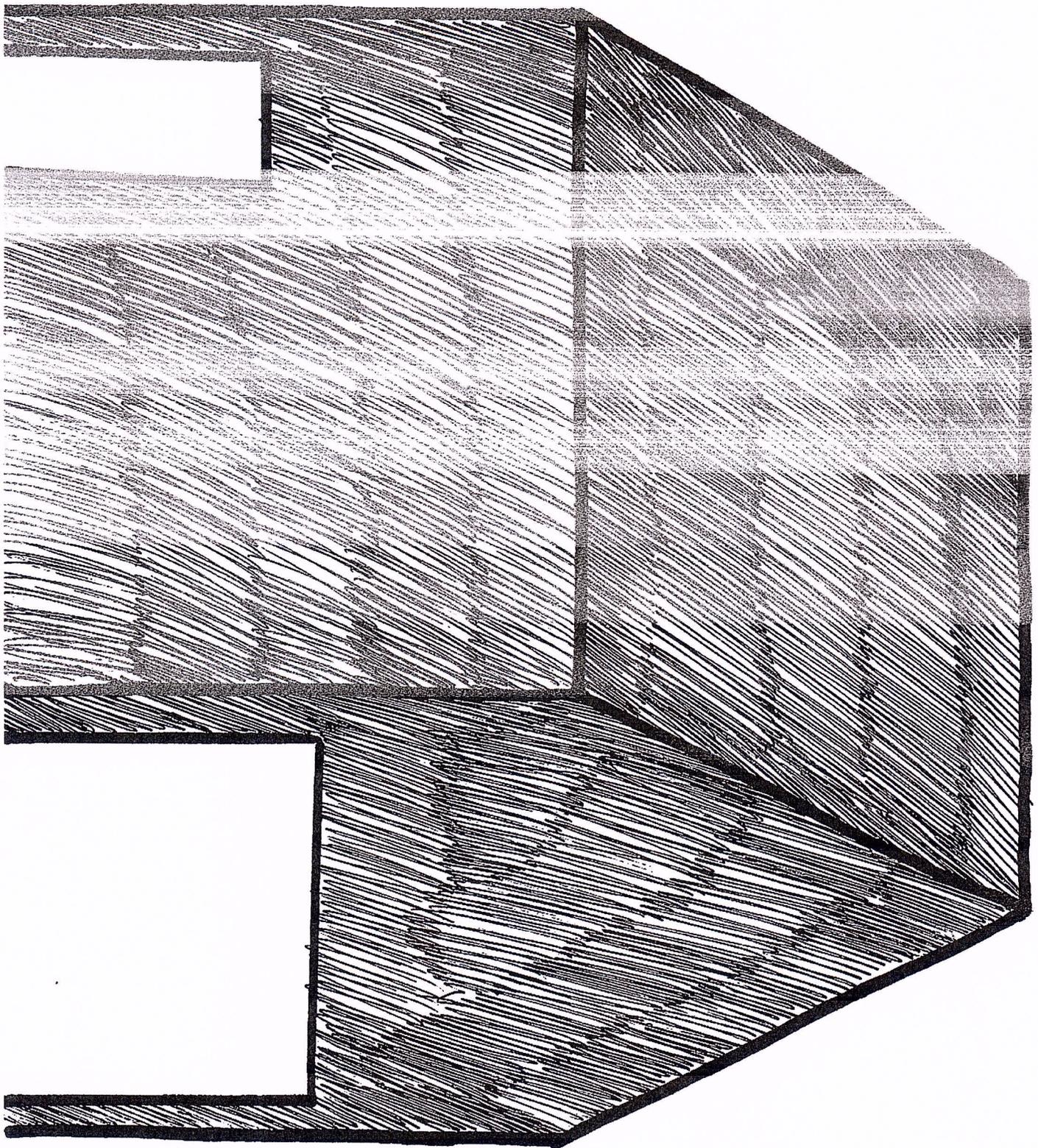
- The color of this building is Charcoal including trim & doors.
- Slab: 6" - 2 ft. footings
- Roof Height: 3/12
- Wall Height: 9'
- Front Overhead Door: 16' x 8'
- Rear Overhead Door: 6' x 6'
- Framing Walls: 2x4
- Ceiling: 2x8
- Insulation: 3 1/2" thick walls & ceilings

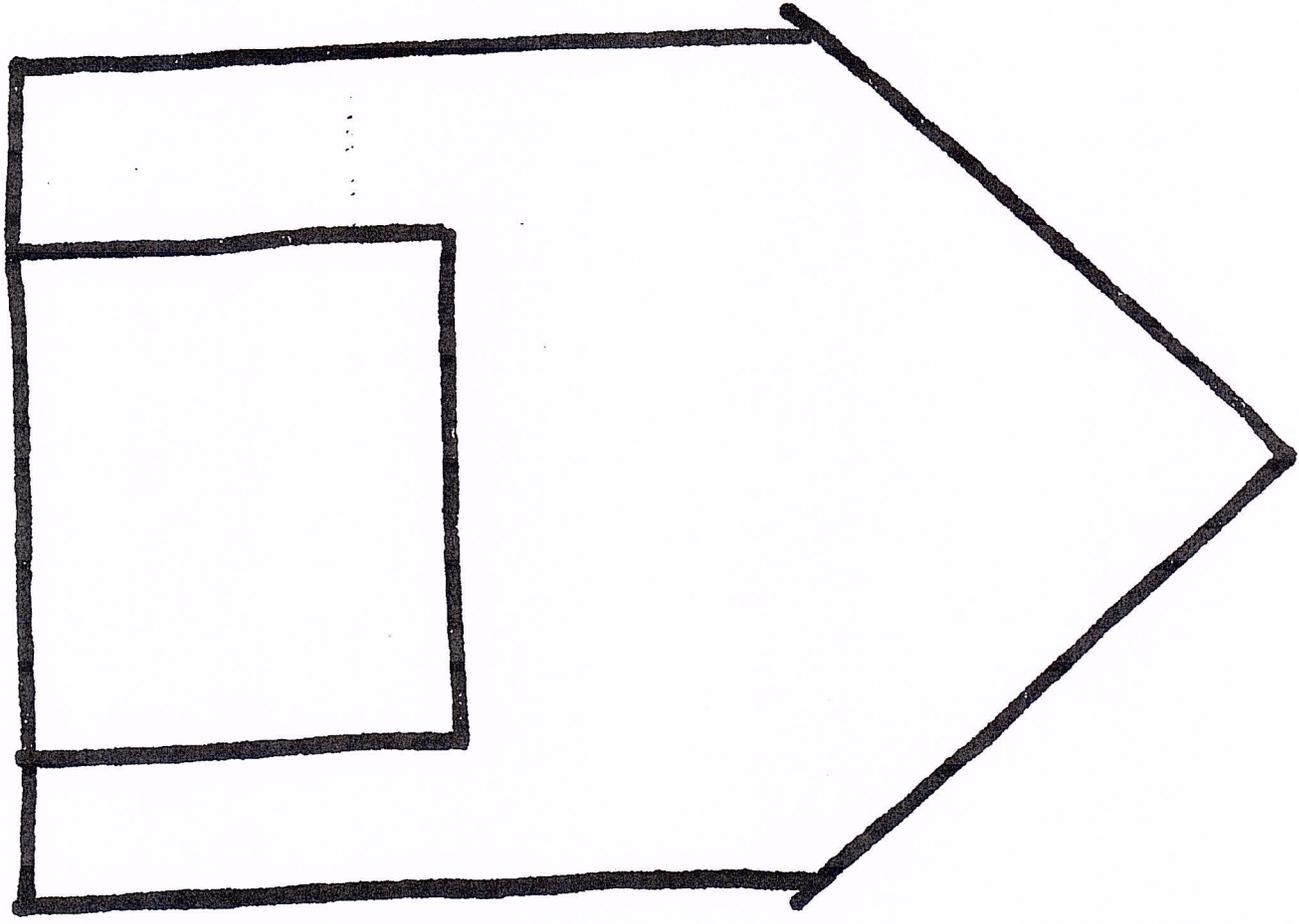
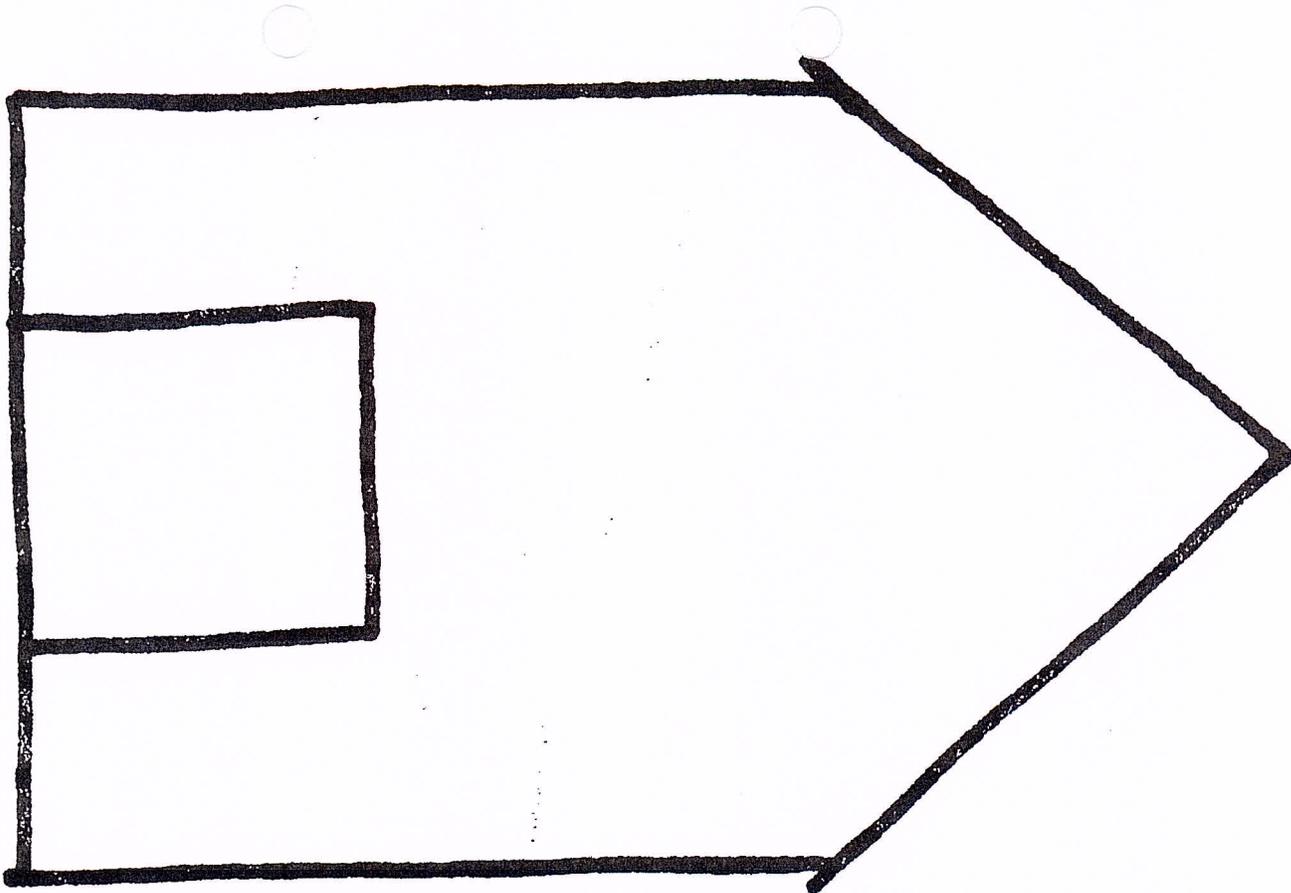
FRONT VIEW

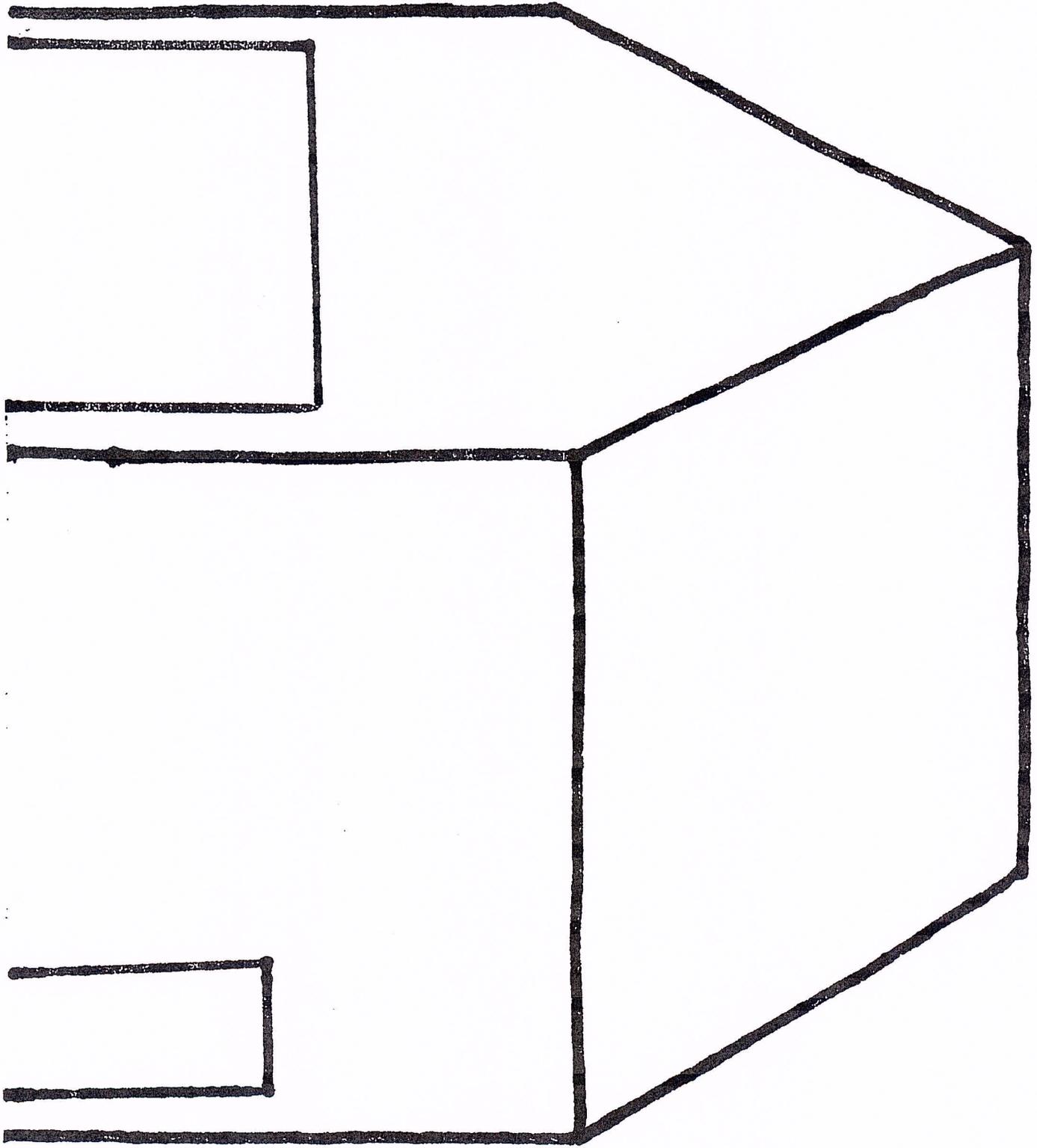


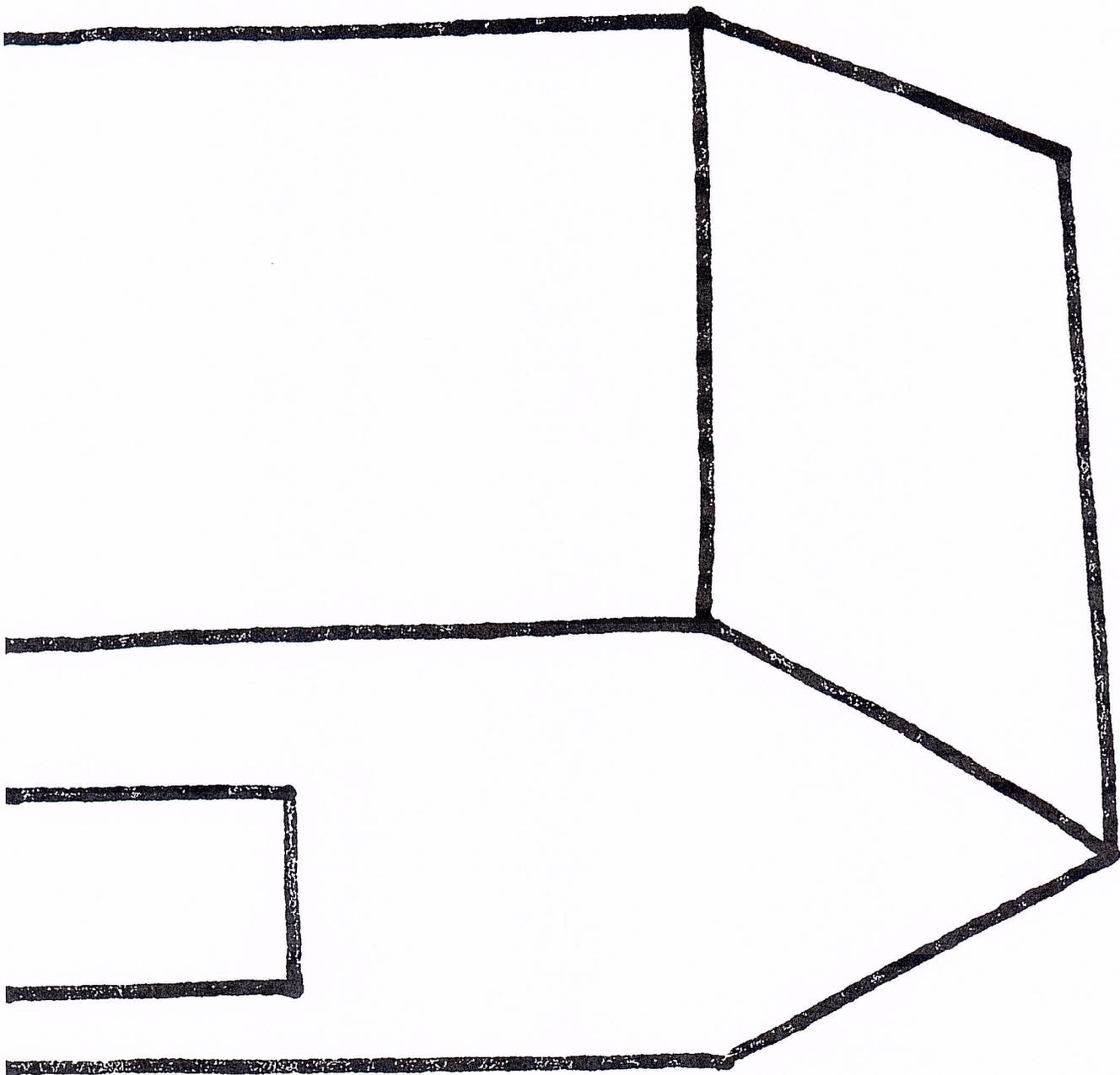
REAR VIEW



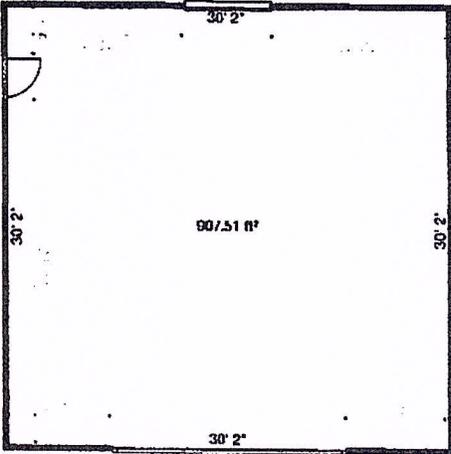






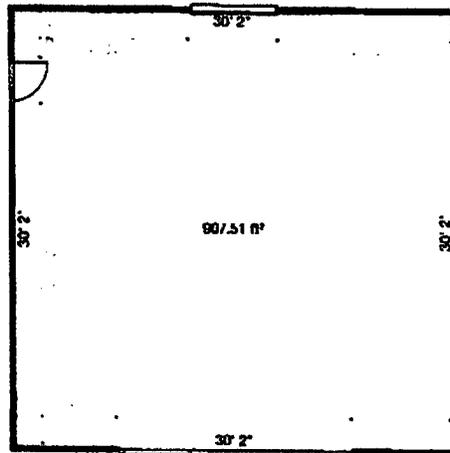


Garage



Floor 1

Garage



Floor 1