

ORDINANCE NO. 2636

AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, AMENDING ORDINANCE NO. 2585 (PLANNED DEVELOPMENT-6R); ON THAT CERTAIN CALLED 36.823 ACRE TRACT OF LAND; BEING LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, TERRELL MARKET CENTER/MEDICAL PLAZA ADDITION, CITY OF TERRELL, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ARTICLE I.

WHEREAS, the Planning and Zoning Commission of the City of Terrell, Texas, held a public hearing on March 31, 2015, on a request to amend Ordinance No. 2585 (Planned Development 6R); on the certain called 36.823 acre tract of land; being Lot 1, Block 1 and Lot 1, Block 2, Terrell Market Center/Medical Plaza Addition, City of Terrell, Kaufman County, Texas and recommended approving a zone change on this property; and

WHEREAS, the City Council of the City of Terrell, Texas, held a public hearing on April 21, 2015, on a request to amend Ordinance No. 2585 (Planned Development 6R); on that certain called 36.823 acre tract of land; being Lot 1, Block 1 and Lot 1, Block 2, Terrell Market Center/Medical Plaza Addition, City of Terrell, Kaufman County, Texas; and

WHEREAS, the City Council has determined that all notice requirements have been given in compliance with the laws and ordinances of the City of Terrell; and

WHEREAS, the City Council of the City of Terrell, Texas, has determined that it would be in the best interest of the citizens of Terrell to amend Ordinance No. 2585 (Planned Development 6R); on that certain called 36.823 acre tract of land; being Lot 1, Block 1 and Lot 1, Block 2, Terrell Market Center/Medical Plaza Addition, City of Terrell, Kaufman County, Texas.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Terrell, Texas:

THAT Ordinance No. 2585 (Planned Development 6R), be and is hereby amended by Ordinance No. 2636 by the inclusion of a new Exhibit G as delineated herein; on that certain 36.823 acre tract of land; ; being Lot 1, Block 1 and Lot 1, Block 2, Terrell Market Center/Medical Plaza Addition, City of Terrell, Kaufman County, Texas.

ARTICLE II

All ordinances or part of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ARTICLE 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 of 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.

ARTICLE IV

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

PASSED AND APPROVED this the 21st day of April, 2015.

PASSED AND ADOPTED this the 5th day of May, 2015.

APPROVED:

Hal Richards, Mayor

ATTEST:

John Rounsavall, City Secretary

APPROVED AS TO FORM:

Mary Gayle Ramsey, City Attorney

EXHIBIT G

AMENDMENT TO PLANNED DEVELOPMENT DISTRICT (PD-6R) TERRELL MARKET CENTER TERRELL, TEXAS

On the prior Exhibit A of the Planned Development (PD-6R) Ordinance No. 2585, the language of **Section IV. Development Standards - e.iii.1. Signage and Graphics** shall be replaced in its entirety with the below standards for pylon signs:

IV. Development Standards

e. Signage and Graphics

iii. Pylon Signs

1. Along IH 20, pylon signs shall be constructed at a height not to exceed fifty (50') feet. Along FM 148, pylon signs shall be constructed at a height not to exceed thirty (30') feet. Along Spur 557, pylon signs shall be constructed at a height not to exceed thirty (30') feet. The face area of a pylon sign shall not exceed 700 square feet per face excluding the sign base. The base area for a pylon sign shall not exceed 150 square feet per face area.

