

AGENDA

Planning and Zoning Commission

5:30 PM - Thursday, April 23, 2026

City Council Chambers, 201 E. Nash Street, Terrell, TX



Board Members

Jorge Vargas, Chairman

Susan Bar-Sela, Commissioner

Kimberly Cheney, Commissioner

Stephanie Garcia, Commissioner

Debra Kelley, Commissioner

Lori Lindsey, Commissioner

Xan Spencer, Commissioner

Kelsey Wyble, Commissioner

Danny Stephens, Commissioner

**Chris Snapp, City Engineer & Municipal
Development Director**

**Janna Wampler, Business Development Manager &
Planning and Zoning Coordinator**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will conduct a meeting at 5:30 p.m. on Thursday, April 23, 2026, at Terrell City Hall located at 201 East Nash Street. The meeting is open to the public in the Council Chambers.

If you choose not to attend in person and you wish to submit public comments, email support@cityofterrell.org and title the email "Public Comment". All public comments submitted by 8:00 a.m. on THURSDAY, APRIL 23, 2026 will be provided to the Planning and Zoning Commission Members and recorded into the minutes for the THURSDAY, APRIL 23, 2026 Planning and Zoning Commission.

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1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO AMERICAN FLAG AND TEXAS FLAG.

4. HEAR REMARKS FROM VISITORS.

This time is set aside on the agenda to invite any person to address the Commission on issues not subject to a public hearing. Routine administrative matters are best discussed with the appropriate City Staff before bringing them to the Commission. Prior to the meeting, please complete a "Citizen Participation Form" and present it to City Staff. In accordance with the Texas Open Meetings Act, Section 551.042, the Commission cannot discuss, consider, or take action on matters not listed on the agenda. Speakers should limit their comments to 3 minutes and are asked to speak into the microphone provided, identifying themselves for the record. The total amount of time set aside for this place on the agenda is 15 minutes. Comments of a personal nature directed at the Commission or Staff are inappropriate.

5. ADOPTION OF MINUTES

- 5.1. Discuss and consider the approval of minutes from the meeting on 6 - 10 March 26th, 2026
[Planning and Zoning Commission - Mar 26 2026 - Minutes - Pdf](#)

6. BUSINESS ITEMS

- 6.1. Discuss and Consider Appointment Planning & Zoning Commission Chairman
- 6.2. Discuss and Consider Appointment Planning & Zoning Commission Vice-Chairman

7. PUBLIC HEARING

- 7.1. Conduct a Public Hearing and Consider a Zone Change from Agriculture (A) to Executive Estates (EE) on approximately 41.473 acres of land situated in Oak Point Estates, Block A, Lots 1-15, Block B, Lots 1-17, John C. Hale Survey, Abstract No. 202, City of Terrell, Kaufman County, Texas. The property is identified as Kaufman County Appraisal District Property IDs 224061 – 224077 and 224046 – 224060, and is generally located along Chippewa Court and Osage Lane, Terrell, Texas (Case No. ZC 26-10). 11 - 17
- [Oak Point Staff Report - ZC 26-10](#)
[ZC 26-10 Oak Point Location Map](#)
[ZC 26-10 Oak Point Zoning Map](#)
[ZC 26-10 Oak Point FLU Map](#)
[Oak Point - Abutting Landowners](#)
[Oak Point -Buffer Map](#)
[ZC 26-10 - RF Opposed](#)

8. CONSENT AGENDA

- 8.1. Discuss and Consider a Final Plat for approximately 5.25 acres to be divided into Lot 1 and 2, Block 1, being part of the Thomas F. Smith Survey, Abstract 493, Section 5, in the City of Terrell ETJ, Kaufman County, Texas. Also known as 5450 County Road, Terrell Texas and further identified as Kaufman County CAD; Property ID 51845 (A26-0024-FP). 18 - 23
- [Agenda - 5450 Cty Rd 237A -ETJ - A26-0024](#)
- 8.2. Discuss and Consider a Final Plat for 10.787 acres, 71 Residential lots and 1 Non-Residential lot, being part of the L. Pearce Survey (Abstract 373), in the City of Terrell, Kaufman County, Texas. Further described as the Northspur Development Phase 1B.1, and identified as Kaufman County CAD; Property ID 42612 & 10908. (A26-0017-FP). 24 - 29
- [Agenda - Northspur Ph 1B.1 - A26-0017](#)
- 8.3. Discuss and Consider a Final Plat for a 174 residential lots and 1 non-residential lots in the L. Pearce Survey, Abstract 373, and the E. Spivey Survey, Abstract 495, as Northspur Development Phase 1D, situated on 26.758 acres of land, in the City of Terrell, Kaufman County, Texas. Further identified as Kaufman County CAD; Property ID 42612 & 10908. (A26-0022-FP). 30 - 35
- [Agenda - Northspur Ph 1D - A26-0022](#)

- 8.4. Discuss and Consider a Construction Plat for approximately 3.729 acres 36 - 41
being all of Lot 2R1 and 2R2, Block A, in the Home Depot at Terrell
Addition, in the City of Terrell, Kaufman County, Texas. Further
identified as Kaufman County CAD; Property ID 53890. (A25-0043-CP).
[Agenda - Caliber Collision - A25-0043](#)
- 8.5. Discuss and Consider a Final Plat for approximately 0.382 acres and 42 - 46
being a replat of Lot 4A & 4B of Block 294 of the Revised Map of the
City of Terrell, an Addition to the City of Terrell, in the City of Terrell,
Kaufman County, Texas. Further identified as Kaufman County CAD;
Property ID 40556 and 40557. (A26-0026-FP).
[Agenda - 405.407 Emily St - A26-0026](#)
- 8.6. Discuss and Consider a Construction Plat for approximately 0.6040 47 - 51
acres of Lot 4, Block 329, of the William W. Rayel Survey, Abstract 418,
in the City of Terrell, Kaufman County, Texas. Further identified as
Kaufman County CAD; Property ID 40696. (A25-0079-CP).
[Agenda - 702 N. Frances - A25-0079](#)
- 8.7. Discuss and Consider a Final Plat for approximately 27.680 acres being 52 - 58
a replat of Lot 4, Block 1, Crossroads at Terrell, Phase 3-A and a portion
of a called 60.700 acre tract in the John C. Hale Survey, Abstract 202, in
the City of Terrell, Kaufman County, Texas. Further identified as
Kaufman County CAD; Property ID 214395 & 234361. (A26-0016-FP).
[Agenda Item - Crossroads Ph 4B - A26-0016](#)
- 8.8. Discuss and Consider a Construction Plat for approximately 3.5 acres of 59 - 63
the Airport Addition, Block D, Lot 1, in the City of Terrell, Kaufman
County, Texas. Also known as 1000 Airport Road, Terrell, Texas and
further identified in Kaufman County CAD; Property ID 18198. (A26-
0032-CP)
[Agenda - 1000 Airport Road - A26-0032](#)

9. ADJOURN.

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Planning and Zoning Commission is a true and correct copy of said NOTICE, which has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the Terrell City Hall, Terrell, Texas, a place convenient and readily accessible to the General Public and on the website at cityofterrell.org, and which has been continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened. Posted Friday, April 17, 2026 – 5:00 p.m.

Dawn Steil, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 972-551-6600 for further information. Braille is not available.

The Planning and Zoning Commission Reserves the Right to Adjourn into Executive Session to Seek Legal Counsel on a Matter Which the Canon of Legal Ethics Demands to Preserve the Attorney-Client Privilege Pursuant to Section 551.071(2) of the Texas Government Code.