

AGENDA

Planning and Zoning Commission

5:30 PM - Thursday, September 24, 2026

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



Board Members

Lori Lindsey, Chairman

Xanberlyn Spencer, Vice-Chairman

Susan Bar-Sela, Commissioner

Kimberly Cheney, Commissioner

Stephanie Garcia, Commissioner

Debra Kelley, Commissioner

Danny Stephens, Commissioner

Kelly Walker, Commissioner

Chris Snapp, City Engineer & Municipal
Development Director

Katie Baker, Municipal Development

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will conduct a meeting at 5:30 p.m. on Thursday, September 24, 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, SEPTEMBER 24, 2026 will be provided to the Planning and Zoning Commission Members and recorded into the minutes for the THURSDAY, SEPTEMBER 24, 2026 Planning and Zoning Commission.

Page

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE TO AMERICAN FLAG AND TEXAS FLAG.

- 3.1. [Pledge of Allegiance](#)
[Pledge to the Texas Flag](#)

4 - 5

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 approval of minutes from the August 27, 2026 meeting. 6 - 8
[Planning and Zoning Commission - Aug 27 2026 - Minutes](#)

6. PUBLIC HEARING

- 6.1. Conduct a Public Hearing and Consider a request for a Specific Use Permit to allow to allow Use #343 – Salvage, Reclamation or Recycling of Materials. The property is located at 0 Gardner, and identified as Lot 1, 2 PP# MN000-0220-00, Block 101, Moore & Nash Addition, City of Terrell, Kaufman County, Texas. This property is further identified as Kaufman County Appraisal District Property ID 31734. (Case No. SUP 26-3200) 9 - 13
[Agenda Item 6.1](#)
- 6.2. Conduct a Public Hearing and Consider a request for a Zone Change from from Agriculture (AG) and Highway Corridor to Light Industrial (LI) on 8.5304 acres of land located in the Thomas F. Smith Survey, Abstract No. 493, City of Terrell, Kaufman County, Texas. The property is identified as Kaufman County Appraisal District Property ID 29943, 29946, 29947, 29948, 29957, 29958 and 29959 Terrell, Kaufman County, Texas. (ZC 26-3201) 14 - 55
[Agenda Item 6.2](#)

7. CONSENT AGENDA

- 7.1. Discuss and Consider a Final Plat on approximately 50.332 acres, 56 - 62 known as Northspur Phase 1B.2, 146 Residential lots and 4 non-residential lots, lots within the J.B., White Survey (Abstract 580), D. Harris Survey (Abstract 199), J. Eaton Survey (Abstract 147), L. Pearce Survey (No. 373), E. Spivey Survey (No. 495) and W. Boles Survey (Abstract 55), City of Terrell, Kaufman County, Texas, as Kaufman County CAD; Property ID 42612. (A26-0058-FP).

[Agenda - A26-0058-FP - Northspur Ph 1B.2-FP](#)

- 7.2. Discuss and Consider a Construction Plat on approximately 2.297 63 - 75 acres, situated Midland Heights Addition, Recorded In Cabinet 4, Slide 308 of the Plat Records, in the City of Terrell, Kaufman County, Texas, as Kaufman County CAD; Property ID 31626. (A26-0052-CP).

[Agenda - Casita Juarez - A26-0052-CP](#)

8. 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 three (3) business days prior to the date and time said meeting was convened. Posted Friday, September 18, 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.