

STATE OF TEXAS

§

November 19, 2013

COUNTY OF GRAYSON

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BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on November 19, 2013.

MEMBERS PRESENT: CHAIRMAN DON HICKS
COMMISSION MEMBERS: VICE-CHAIRMAN GILBERT,
BARTON, THORPE, KRECK, SCHEIBMEIR AND OLMSTEAD

MEMBERS ABSENT: MORGAN AND DUTTON

CALL TO ORDER

Chairman Hicks called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 22, 2013 Meeting and the Special Called Training Seminar of October 30, 2013. Motion by Commission Member Kreck to approve the Minutes as written. Second by Commission Member Olmstead. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Hicks appointed the members of the Board of Adjustments: HICKS, BARTON, GILBERT, AND KRECK AND THORPE.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5 & 6)

Consent Agenda items are considered to be routine and non-controversial items. The Commission reviewed the Consent Agenda. Commission Member Olmstead moved to approve the Consent Agenda, as presented subject to the Staff Review Letters. Second by Commission Member Kreck. All present voted AYE.

CONSENT AGENDA

Chairman Hicks explained Item #5 had been withdrawn.

THE COMMISSION FOUND THE REQUESTS CONFORM TO THE INTENT OF THE ORDINANCE.

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WALT DERONDE (OWNER), GREG EDWARDS ENGINEERING SERVICES (ENGINEER) AND COX LAND SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2200-2300 BLOCKS PEGGEY'S COVE, 2200-2300 BLOCKS SOUTHRIDGE LANE AND THE 3400-3500 BLOCKS DARTMOUTH LANE, BEING 8.663 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING & ZONING COMMISSION

PRELIMINARY & FINAL
PLAT - PEBBLEBROOK
SOUTH, PHASE II
2200-2300 BLKS
PEGGEY'S COVE, 2200-
2300 BLKS
SOUTHRIDGE LANE &
3400-3500 BLKS
DARTMOUTH LANE
(WALT DERONDE)

PRELIMINARY AND FINAL PLAT APPROVAL OF PEBBLEBROOK SOUTH, PHASE II

(WITHDRAWN)

The owner of the property sent in a letter withdrawing the request.

THE REQUEST WAS WITHDRAWN.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF MELISSA DINGLE D.C. (OWNER) AND METAL MASTERS, ROGER BROWN (GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 3405 LOY LAKE ROAD, BEING 0.7 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS; *PLANNING AND ZONING COMMISSION* SITE PLAN APPROVAL FOR AN ATTACHED CARPORT FOR THE CHIROPRACTOR’S OFFICE.

SITE PLAN – ATTACHED CARPORT 3405 LOY LAKE RD. (MELISSA DINGLE D.C.)

The property is located at 3405 Loy Lake Road between Gallagher Drive and Pecan Grove Road; Melissa Dingle's Chiropractor Office. Dr. Dingle would like to construct a 20'x40' carport attached to the building by a breezeway. She had seen the Staff Review Letter and would abide by the Recommendations.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION & VARIANCE

THE REQUEST OF BMW PROPERTIES, INC. (OWNER), CESAR VALLES ORTIZ (TENANT/BUYER) AND SARTIN AND ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1208 E. PECAN STREET, BEING LOT 3, BLOCK 33, J.R. MCELROY’S REPLAT OF BLOCK 33 OF CHAFFIN’S ADDITION, AS FOLLOWS: *BOARD OF ADJUSTMENTS* EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.2, SUBSECTION (1) TO ALLOW A 17’ FRONT SETBACK FOR AN ADDITION TO AN EXISTING NON-CONFORMING STRUCTURE IN LIEU OF THE REQUIRED 25’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT

EXCEPTION – ADDITION TO NON-CONFORMING STRUCTURE & VARIANCE – FRONT SETBACK 1208 E. PECAN (CESAR VALLES ORTIZ)

Cesar Valles Ortiz, 1208 E. Pecan, Sherman, TX and Mike Brendel, 1208 E. Pecan, Sherman, TX

Mr. Ortiz and Mr. Brendel appeared to represent the request and answer any questions. The property is located at 1208 E. Pecan Street between Vaden and Lee Streets. Mr. Ortiz explained he is requesting the exception and variance to get in compliance with the current ordinance so that he can construct a 25'x29' addition to the existing house, which has a 17' front setback from the front porch to the front property line in lieu of the required 25', making the structure existing nonconforming. Mr. Brendel explained “Mr. Ortiz plans to extend the driveway to

accommodate four parking spaces; one space for each bedroom after the addition is complete. He is going to add a concrete drive down the right side of the property.” He had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Director of Developmental Services explained “if the house would have been 25’ from the front property line we could have issued the permit to add on to the house, but since it is a non-conforming building, we couldn’t issue the permit to add on to it. If he gets this tonight, he will be conforming.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exception or variance.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception and variance to allow a 17’ front setback for an addition to an existing non-conforming structure in lieu of the required 25’ in an R-1 (One Family Residential) District. Second by Commission Member Barton.

VOTING AYE: HICKS, BARTON, GILBERT, AND KRECK AND THORPE.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:08 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY