

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF WESTFIELD ESTATES, A LIMITED PARTNERSHIP (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2700 BLOCK SHADY OAKS LANE, BEING 2.342 ACES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY AND FINAL PLAT APPROVAL OF WEST CANYON CREEK ESTATES, SECTION 3

PRELIMINARY & FINAL PLAT – WEST CANYON CREEK ESTATES, SECTION 3
2700 BLK. SHADY OAKS LANE
(WESTFIELD ESTATES, LP)

The property is located in the 2700 Block of Shady Oaks Lane off West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003. West Canyon Creek Estates, Section 1 consisting of five lots and Section 2, consisting of eight lots were filed May 16, 2014.

The owners would like to plat Section Three into six lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF C&M VILLAREAL FLP (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2931 FALLON DRIVE, BEING 2.0 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 AND PART OF LOT 5, BLOCK 1, MIDWAY INDUSTRIAL PARK, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF C&M ADDITION, A REPLAT OF PART OF LOT 5, BLOCK 1, MIDWAY INDUSTRIAL PARK.

REPLAT – C&M ADDITION, A REPLAT OF PART OF LOT 5, BLK. 1, MIDWAY INDUSTRIAL PARK
118 E WALL
(SEAN VANDERVEER)

The property is located at 2931 Fallon Drive across from Cooper B Line in northeast Sherman. The owners would like to plat the property into (2) two lots for development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF C&M VILLAREAL FLP (OWNERS), SARTIN AND ASSOCIATES, INC. (SURVEYOR) AND VILBIG & ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 2931 FALLON DRIVE, BEING 2.0 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 AND PART OF LOT 5, BLOCK 1, MIDWAY INDUSTRIAL PARK, AS FOLLOWS:

SITE PLAN – TEXAS DEPARTMENT OF CRIMINAL JUSTICE
2931 FALLON DR.
(C&M VILLAREAL, FLP)

**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL A PAROLE OFFICE FOR THE
TEXAS DEPARTMENT OF CRIMINAL JUSTICE.**

The property is located at 2931 Fallon Drive across from Cooper B Line in northeast Sherman. The owners would like to construct a 58' x 100', one-story stucco, brick and stone building for a parole office for the Texas Department of Criminal Justice; thirty-one parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT

THE REQUEST OF PEANUT PROCESSORS OF SHERMAN, INC. (OWNERS), KEVIN L. FINNERTY (PROSPECTIVE BUYER) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1916 GALLAGHER DRIVE, BEING ALL OF BLOCK 18 AND A PART OF BLOCK 17 OF THE REPLAT OF LOTS 20-27, BLOCK 11 AND ALL OF BLOCKS 12, 13, 14, 15 AND 16, TOWN NORTH ADDITION, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A FEED STORE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**

**SUP – FEED STORE
1916 GALLAGHER DR.
(PEANUT
PROCESSORS OF
SHERMAN, INC.)**

Kevin Finnerty, 13712 Spring Wagon Dr., Frisco, TX

Mr. Finnerty appeared to represent the request and answer any questions. The property is located at 1916 Gallagher Drive between Texoma Parkway and Versaille Drive; Peanut Processors was the former tenant. An exception was granted to allow a 6' chain link security fence topped with three strands of barbed wire to be placed on the front and side property lines at the August 13, 1991, Planning and Zoning Commission Meeting.

Mr. Finnerty explained he would like to open a feed store at this location. They import enzymes, yeast and yeast extracts, blended with concentrated molasses for animal feed, shipping to poultry, dairy, cattle and swine farmers. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked if this would be a retail outlet as well.

Mr. Finnerty explained “there may be to a certain extent, there might be some front end traffic, I wouldn’t estimate much, the possibility of local cattlemen in the area.”

Commission Member Thorpe asked how his product was delivered.

Mr. Finnerty explained “in containers, mainly containers; not a big volume, it’s pretty concentrated stuff. A lot of the suppliers are Land of Lakes, Purina Nutrition, Hypo Feed Mill, feed mills and mineral companies. When we disburse to other areas, it all goes out Less Than Truckload (LTL) in small trucks; not a lot of truck traffic. The feed is all dry, we run ribbon mixers, we have dust collectors; no product will be stored outside.”

Commission Member Thorpe asked if an odor would be produced by the process.

Mr. Finnerty explained “not really. We are currently in southern California and we live on top of each other out there, we have never had any issues with any local complaints with smell; if there is any smell it might be a yeast smell, but we have never had any issues with it. We will not have any hazardous materials.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit and site plan.

A letter was received from:

John Westhoff, Trustee Charles & Trina Gilchrist, 1250 Santa Fe Drive, Weatherford, TX

They wrote: “We are opposed to any specific use permit in the area requested.”

ACTION TAKEN.

Motion by Commission Member Patterson to approve the Specific Use Permit and site plan to allow a feed store in a C-2 (General Commercial) District subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: GILBERT, BARTON, THORPE, DUTTON, ELLIOTT, PATTERSON, VANDERVEER AND VELLOTTI
VOTING NAY: NONE
MOTION CARRIED

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

REPLAT, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF LAZY L ENTERPRISES (OWNERS) AND HELVEY AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 600 BLOCK OF E. CARTER STREET AND 802 N. THROCKMORTON, BEING LOTS 1-4, BLOCK 4, W.P. CARTER’S ADDITION, CONTAINING 0.3215 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- REPLAT APPROVAL OF AUSTIN PARK ADDITION, PHASE II, BEING A REPLAT OF LOTS 1-4, BLOCK 4, W.P. CARTER ADDITION.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

REPLAT –
AUSTIN PARK ADDN.,
PHASE II, BEING A
REPLAT OF LOTS 1-4,
BLK. 4, W.P. CARTER
ADDN.

SUP & SITE PLAN –
PATIO HOMES

600 BLK. E. CARTER
/802 N.
THROCKMORTON

**UNDER ORDINANCE NO. 2280, SECTION 8,
SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN
AN R-1 (ONE FAMILY RESIDENTIAL)
DISTRICT/COLLEGE PARK OVERLAY DISTRICT.**

**(LAZY L
ENTERPRISES)**

**Billy Helvey, Helvey & Associates, 222 W. Main, Denison,
TX**

Mr. Helvey appeared to represent the request and answer any questions. The property is located in the 600 block of East Carter Street also known as 802 North Throckmorton Street; the northwest corner. Mr. Helvey explained the owner would like to replat the property into three lots to construct patio homes on the lots. The lots will be smaller lots to accommodate the patio homes and will greatly increase the aesthetics of the neighborhood, as well as adding tax base to the City. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained “I noticed looking at the plat, the lots are (50) fifty foot wide, (45) forty-five foot wide and (45) forty-five foot wide ; are those size lots grandfathered.”

Scott Shadden, Development Services Director explained “the patio homes ordinance allows a (40) forty foot lot as long as they have 4,000 square feet.”

Chairman Gilbert stated “so they will be subject to the Specific Use Permit to allow the patio homes on the lots.”

Mr. Helvey explained “the patio homes will have a zero lot line on one side and ten foot on the other; parking will access from the front. The homes will be approximately 1,800 square foot per patio home.”

Barbara Elder, 702 E. College, Sherman, TX

Mrs. Elder explained she knows the neighbors next door to this property and she did not think this should be done; it will create too much traffic.

No other citizens appeared before the Planning and Zoning Commission to discuss the Replat or Specific Use Permit.

Chairman Gilbert addressed the concern about the traffic, “a lot owner can build a house on the lot; all this particular group wants to do is to build a specific size house on a specific size lot. We can’t control whether someone builds there; it is a residential lot. These will be single family homes.”

Commission Member Thorpe asked “if the owner wanted to put Austin College students in a four bedroom house, would they have to come back and ask for a Specific Use Permit or something similar.”

Mr. Shadden explained “you could have a rent house with

a family plus rent two additional bedrooms in any single family zone.”

A letter was received from:

Dr. Marjorie Hass, President Austin College, 900 N. Grand Ave., Sherman, TX

Dr. Hass wrote: “I am writing to express Austin College’s support of the request for the development of garden homes in the College Park Overlay District. The developer has previously replatted eight lots for garden home development in the same block. The College has a longstanding relationship with the developer and is confident that the re-development of this area will benefit the neighborhood and support our own efforts to improve the quality of housing surrounding the campus.”

ACTION TAKEN.

Motion by Commission Member Barton to approve the Replat and Specific Use Permit and site plan to allow patio homes in an R-1 (One Family Residential) District and College Park Overlay District subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: GILBERT, BARTON, THORPE, DUTTON, ELLIOTT, PATTERSON, VANDERVEER AND VELLOTTI
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION, VARIANCE & SITE PLAN

THE REQUEST OF JEFF JEFFERS (OWNER) CONCERNING THE PROPERTY LOCATED AT 3319 TEXOMA PARKWAY, BEING LOTS 7-11, BLOCK 2, REDICK ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW A METAL SIDING EXTERIOR FAÇADE ON THREE SIDES IN LIEU OF THE REQUIRED MASONRY, BRICK, STONE, EFIS (EXTERIOR FINISH INSULATION SYSTEM) OR CONCRETE LAP SIDING FOR A 50’X60’ STORAGE BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A GRAVEL SURFACE IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT TO PROVIDE A DURABLE AND DUSTLESS SURFACE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 50’X60’ STORAGE BUILDING FOR JEFF’S AUTO SALES.

Jeff Jeffers, 449 FM 996, Pottsboro, TX

Mr. Jeffers appeared to represent the request and answer any questions. The property is located at 3319 Texoma

EXCEPTION –
EXTERIOR FAÇADE
VARIANCE – PARKING
LOT
SITE PLAN – STORAGE
BUILDING
3319 TEXOMA
PARKWAY
(JEFF JEFFERS)

(TABLED)

Parkway between Gallagher Drive and Frisco Road; Jeff's Auto Sales is the tenant.

Mr. Jeffers explained he has five lots and he would like to construct a 50' x 60' garage/storage building with six bays, three on each side for Jeff's Auto Sales in the middle of the lots. The front of the building will be stucco and he would like the three remaining sides to be metal. He is also requesting to use an existing gravel surface for the parking lot; asphalt is located in front of the existing office. "My intention is to build a new office in the next year in front of this building and then it all will be asphalt, but right now it has brown gravel, it is not very dusty; there will be no traffic going from the office back to the shop, traffic will only go to the office. Cars are lined all the way from the office to the end of the lot; from Texoma Parkway to my shop is approximately (600) six-hundred foot." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained looking at the site plan from Texoma Parkway to your office is an asphalted driveway and then going around to the shop is gravel.

Mr. Jeffers explained "it is partly asphalted at the office. I have a mechanics garage back there too and to get to it we have to go all the way around those cars; if someone comes to get their car worked on, they come to the office and we take their car around there later. The new building will be (150) one hundred fifty foot from the front property line."

Chairman Gilbert explained the front of the building will be stucco and on the sides will be three doors.

Commission Member Thorpe asked if he had salvage cars at the back of the lot.

Mr. Jeffers explained he has cars that have been repoed, cars that are on-hold, and cars that are being worked on.

Commission Member Thorpe explained "typically all cars need to be running on the lot."

Mr. Jeffers said "all the cars do not run, there are a lot of them we are putting motors or transmissions in; they are all for sale, we sell a lot of cars off the back of the lot."

Chairman Gilbert felt with regards to the exception for the metal siding for the exterior façade, "that sort of exception usually runs with the property, so if we were to grant the exception and then you constructed a new building in a year or two for the new office, it would be prudent for the board to put some type of limit on that, where you would have to come back to the board if you build something new."

Mr. Jeffers agreed, “the next building will be brick.”

Chairman Gilbert stated “the variance for the gravel driveway would hold true as well; it would be the best interest of the board to consider that, putting some type of time limit on that, if he does build a new office and asphaltting the front of the property, he would have to come back before the board to get an exception on those items.”

Commission Member Thorpe explained they recently turned down a couple request for the exterior façade on Texoma Parkway and “I would be inclined to be consistent with what we have been doing.”

Chairman Gilbert stated “I understand why the ordinance is in place and why we want to protect the aesthetics of Texoma Parkway but traveling from southbound to northbound there are a couple of commercial buildings where this property will be set back and will not be visible, but it is definitely visible when you are heading from the north to the south. If you are putting three bays on each side, there is not much wall area left for the masonry requirement.”

Mr. Jeffers explained “the doors are twelve foot, so it is not going to leave a whole lot for the metal exterior.”

Commission Member Vanderveer felt an option would be to wrap around the corners of the building to the first bay door with the same material as the front, leaving only the back portion of the building as metal.

Mr. Jeffers thought that would look alright to wrap both sides to the first bay door. “As far as the gravel surface, to asphalt the parking lot would cost \$15,000 or more. I have a nice business there and I plan to keep it.”

Commission Member Barton asked if he had any estimates for the driveway for concrete versus asphalt.

Mr. Jeffers responded “no, but the asphalt is not for the whole parking lot, it is only from the driveway to the office or up to the storage building.”

Mr. Shadden informed the board they could grant the variance for the gravel parking lot with a time limit of one year when he plans to build the new office building.

Mr. Jeffers explained “I would like to pave the parking lot but I do not know that I could do it within a year or when I do the office.”

Mr. Shadden explained “you could table the request and show the board what you would do on the building, where you would put the masonry and get it more pinned down and also when you would pave the lot and how much; I

think it would help your cause.”

Commissioner Barton asked that he get estimates for concrete or asphalt for the parking lot also, “so you will know what it would cost.”

Mr. Jeffers explained “my lot is a good gravel lot now, it’s a good solid lot, it’s hard pressed; I’ve got a good lot, it’s not like they’re running in deep gravel trying to get around.”

Chairman Gilbert explained “there are too many unknown factors, if we were to grant some sort of exception, we need some exact figures, if you want to masonry just the sides and front versus the driveway, how it’s going to lay in there, what exactly you would like the exception on and to keep gravel; just a little more exact would help us make a good decision.”

Commission Member Barton explained “the more you leave open-ended the less likely it is to be granted; it’s the unknowns.”

Commission Member Vellotti felt “it’s the more you risk in time, you might not be able to do certain things in a year if we put a time limit on it.”

Chairman Gilbert explained “as far as the variance for the gravel surface where we require concrete or asphalt, we need to know exactly where that is, or are you talking about the whole lot; we don’t know where the highlighted area pertains to.”

Mr. Jeffers explained “that is just the only way to get back there, other than moving cars, which I can do, if I have to, I will just build me a straight line through there and put my asphalt.”

Chairman Gilbert explained that would be terrific; “if you would come in with a site plan for that area; you might be able to keep your gravel parking and just have asphalt in front of your office.”

Mr. Jeffers explained “I have asphalt in front of my office now.”

Commission Member Vanderveer explained “without dimension for the driveway, we don’t know where the gravel is going because he could gravel the whole thing as far as we understand, so we need to know some lengths and width.”

Commission Member Dutton explained “if it’s not on paper and defined where we can see it, we are not going to give a blanket exception.”

Commission Vanderveer asked “what the exception for the

gravel is for; is it his driveway or continue what he has.”

Mr. Jeffers asked if he could keep his gravel parking for his cars; “I’m grandfathered in on that, aren’t I or do I have to asphalt my whole lot.”

Chairman Gilbert explained when you build a new building, these things kick in.

Commission Member Barton explained “you could table the request for a month and gather up more information and we will talk about it again.”

Mr. Jeffers agreed and thanked the board.

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

A letter was received from:

John Westhoff, Trustee Charles & Trina Gilchrist, 1250 Santa Fe Drive, Weatherford, TX

They wrote: “We are opposed to any deviation from the current ordinances.”

ACTION TAKEN.

Motion by Commission Member Thorpe to table the request. Second by Commission Member Barton.

VOTING AYE: GILBERT, BARTON, THORPE, DUTTON, ELLIOTT, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT & SITE PLAN APPROVAL

THE REQUEST OF SHERMAN MONTESSORI PRESCHOOL, INC. (OWNERS) AND KAREN SCHUTH (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 618 WEST BELDEN STREET, BEING LOT 1, BELDEN STREET MONTESSORI SCHOOL ADDITION, A REPLAT OF THE EAST 20’ OF LOT 46 WITH A PORTION OF A 15’ ALLEY OF THE BIRGES-FAIRVIEW ADDITION FOR A TOTAL OF 0.66 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AMENDMENT AND SITE PLAN APPROVAL UNDER SECTION 8, SUBSECTION (5)(A) TO ALLOW ONE ADDITIONAL MODULAR CLASSROOM BUILDING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP & SITE PLAN –
ADDITION MODULAR
CLASSROOM
618 W. BELDEN ST.
(SHERMAN
MONTESSORI
PRESCHOOL, INC.)

(TABLED)

Karen Schuth, Montessori Preschool, Inc. sent a letter to table the request.

Julie Lollar, 1410 N. Lockhart, Sherman, TX

Ms. Lollar explained she owns two pieces of property by the Montessori Preschool. “I’m opposing them adding a building; you have a business running in a residential area. I know it has been there forever, but when a business grows, it’s time for the business to end. I don’t know if I will be able to make it back for the next meeting so I would like this on record so that you can consider that.”

Chairman Gilbert explained “if this item comes up again, you may send in a written notice if you are unable to attend the meeting.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit.

One letter was received from:

Mike DeLong, 1623 Yarborough, Sherman, TX

Mr. DeLong wrote: “I own the property at 613 W. Belden, just across the street from the Montessori Preschool. I would not be in favor of granting a request for an additional building that is going to increase the traffic in this residential neighborhood. It is difficult enough as it is for people to get in and out of their driveways that live close to the school. The traffic flow in this area bottlenecks when kids are being dropped off and picked up in that area. I think endorsing this plan adds additional traffic and risk to kids, parents and the people that live next to the school. It will also make it more difficult than it already is for people passing by that area to get through at those times as well.”

ACTION TAKEN.

Motion by Commission Member Barton to table the request. Second by Commission Member Elliott.

VOTING AYE: GILBERT, BARTON, THORPE, DUTTON,

ELLIOTT, PATTERSON, VANDERVEER AND VELLOTTI

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

PRELIMINARY & FINAL PLAT

THE REQUEST OF CHARLES AND ROSARIO FELLENBAUM (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2400 BLOCK OF NORWOOD DRIVE, BEING 5.23 ACRES IN THE BACON FIELDING SURVEY, ABSTRACT NO. 120, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF NORWOOD ADDITION

PRELIMINARY & FINAL PLAT – NORWOOD ADDN.

2400 BLK. NORWOOD DR.

(CHARLES & ROSARIO FELLENBAUM)

(TABLED)

Mr. Fellenbaum sent in a letter to table the request.

ACTION TAKEN.

Motion by Commission Member Elliott to table the Preliminary and Final Plat. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, BARTON, THORPE, DUTTON, ELLIOTT, PATTERSON, VANDERVEER AND VELLOTTI
VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF JOE GILBERT (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2904 SEDALIA TRAIL, BEING LOT 23, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

VARIANCE – REAR SETBACK
2904 SEDALIA TRAIL
(JOE GILBERT)

BOARD OF ADJUSTMENTS

VARIANCE TO ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 22' REAR SETBACK IN LIEU OF 25' REQUIRED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Chairman Gilbert abstained from this request because of a conflict of interest; Vice-Chairman Patterson took over.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 2904 Sedalia Trail in the O'Hanlon Ranch subdivision off North FM 1417 (Heritage Parkway). Mr. Gilbert explained he currently has a house under construction on this lot, the columns for an attached covered patio will be located twenty-two foot (22') from the rear property line. He explained he was going to try to brace the roof of the cover without extending into the setback, but it did not look right, so he is requesting a variance.

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

ACTION TAKEN.

Motion by Commission Member Barton to approve the variance to allow a 22' rear setback in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Dutton.

VOTING AYE: BARTON, THORPE, DUTTON AND PATTERSON
VOTING NAY: NONE
ABSTAIN: GILBERT
MOTION CARRIED

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

PLANNING & ZONING COMMISSION MINUTES – OCTOBER 21, 2014

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 5:52 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY