

STATE OF TEXAS §

December 19, 2017

COUNTY OF GRAYSON §

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 December 19, 2017.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: GILBERT, DAVIS, DOWNTAIN,
BRIDGES AND ADAMS

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone 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 November 21, 2017 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, GILBERT, DAVIS, ELLIOTT AND ADAMS.

BOARD OF
ADJUSTMENTS

VICE-CHAIRMAN ELECTION

Chairman Mahone asked for nominations for the Vice-Chairman of the Planning and Zoning Commission.

VICE-CHAIRMAN
ELECTION

ACTION TAKEN.

Motion by Commission Member Gilbert to nominate Commission Member Eric Elliott as Vice-Chairman of the Planning and Zoning Commission. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

CONSENT AGENDA (ITEMS 6, 8, 12 & 14)

Consent Agenda items are considered to be routine and non-controversial items.

CONSENT AGENDA

An email was received from Underwood Drafting and Surveying on December 13, 2017 requesting to withdraw Item 12 "Final Plat – Chen Addition (1523 and 1609 Texoma Parkway).

The Commission reviewed the Consent Agenda. Commission Member Downtain moved to approve the Consent Agenda Items 6, 8 and 14, subject to the Staff Review Letters. Second by Vice-Chairman Elliott. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JEFFREY & LAURA HILL (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 2320 SHADY OAKS LANE, BEING ALL OF LOT 4 OF THE OAKS OF NORWOOD ADDITION, CONTAINING 4.417 ACRES IN THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 120, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 4, OAKS OF NORWOOD ADDITION.

REPLAT – LOT 4,
OAKS OF NORWOOD
ADDITION
2320 SHADY OAKS
LN.
(JEFFREY & LAURA
HILL)

The property is located at 2320 Shady Oaks Lane between Norwood Street and West Lamberth Road. The owners would like to replat the property into two (2) 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 6.8384 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL NO. 2

FINAL PLAT –
SHERMAN
CROSSROADS
MEDICAL NO. 2
2800-3600 BLKS. S.
U.S. HIGHWAY 75
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The Final Plat was approved at the September 18, 2017, City Council Meeting, the following changes have been made to the plat: the road on the east is now City right-of-way and Medical Drive does not continue to U.S. Highway 75. The owners would like to plat the property into two lots for commercial 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523 AND 1609 TEXOMA PARKWAY, BEING 1.572 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF CHEN ADDITION

FINAL PLAT – CHEN
ADDITION
1523 & 1609 TEXOMA
PARKWAY
(SHOU-HUNG CHEN
& TAO-MIN CHEN)

(WITHDRAWN)

An email was received email from Underwood Drafting and Surveying on December 13, 2017 requesting to withdraw the request.

The property is located at 1523 and 1609 Texoma Parkway, between Highway 75 and Broughton Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into two lots for future development.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JNPHM DEVELOPMENT, LLC (DEVELOPER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 6.423 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF THE BROOKS ON HERITAGE PARKWAY ADDITION

FINAL PLAT – THE
BROOKS ON
HERITAGE
PARKWAY ADDITION
1305 S. FM 1417
(HERITAGE
PARKWAY)
(SSCGC HOLDINGS,
LLC)

The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. The property is zoned an R-2 (Multi-Family Residential) District and also located in the O-1.1 (FM 1417 Overlay) District. The prospective buyer would like to plat the property into one lot for residential development of an apartment complex (The Brooks on Heritage Parkway). 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.

ZONE CHANGE & SITE PLAN

THE REQUEST OF JUD CORP LLC (OWNERS) AND UMA CHANDAR (REPRESENTATIVE) CONCERNING THE PROPERTY AT 5215 KNOLLWOOD ROAD, BEING 0.77 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

SITE PLAN APPROVAL OF A COMMERCIAL STRIP CENTER.

ZONE CHANGE – SF-
1 TO C-1
SITE PLAN –
COMMERCIAL STRIP
CENTER
5215 KNOLLWOOD
RD.
(JUD CORP, LLC)

Uma Chandar, 10891 Pike Lake Drive, Frisco, TX

Mr. Chandar appeared to represent the request and answer any questions. The property is located at 5215 Knollwood Road at the curve going back to Travis Street; behind the Northside on Travis Street Apartments.

Mr. Chandar explained they would like to change the zoning on the property to a C-1 (Retail Business) District to construct a 2,900 square foot retail/office strip center. Parking will be available for sixty-seven (67) spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District and site plan for a commercial retail center at 5215 Knollwood Road subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) AND CURTIS GROUP ARCHITECTS, LTD (ARCHITECT) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 3.0170 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND ALSO BEING LOT 1, BLOCK 1, OF THE PROPOSED SHERMAN CROSSROADS MEDICAL NO. 2 ADDITION AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO ALLOW A MEDICAL OFFICE BUILDING (CROSSROADS MEDICAL OFFICE BUILDING) IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

EXCEPTION & SITE PLAN –
CROSSROADS
MEDICAL OFFICE
BUILDING
2800-3600 BLKS. S.
U.S. HIGHWAY 75
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Ste. 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street

extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the October 17, 2016, City Council Meeting. Site plan approval was granted for the Crossroads Emergency Room and Davita Medical Office Building at the November 7, 2016 City Council Meeting. An exception to allow 202 parking spaces in lieu of the required 206 spaces were approved at the September 18, 2017, City Council Meeting.

Mr. Riley explained “this project was approved in September; we have modified the adjacent roadways and that is why we are back. Initially, we had Medical Drive, which is our north drive extending all the way to U.S. Highway 75, now we are not going to do that; TXDOT had an issue with that being too close to the exit ramp off Highway 75. We had a private drive on the east side, now that is going to be a continuation of what we call *Crossroads Boulevard*, about a month ago we were approved for a plat for Crossroads Boulevard going all the way to FM 1417 (Heritage Parkway), south of Travis Street and now this is going to be a continuation of Crossroads.”

The second phase of this development is to construct a 41,056 square foot two-story medical office building north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception and site plan to allow a medical office building (Crossroads Medical Office Building) in the Blalock Industrial Park/Blalock Commercial Overlay District for the property in the 2800-3600 Blocks of South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF JAMES HIDALGO (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4909 BELLO VISTA COURT, BEING LOT 4, BLOCK 2, REPLAT OF LOT 2, BLOCK 2, DOS LAGOS EAST ADDITION, AND A REPLAT OF LOT 1, BLOCK 2, OF THE AMENDED REPLAT OF LOT 1, BLOCK 2, DOS LAGOS EAST ADDITION, AS FOLLOWS;

VARIANCE – FRONT SETBACK
4909 BELLO VISTA CT.
(JAMES HIDALGO)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 29' FRONT SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE PLATTED 40' SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

James and Melissa Hidalgo, 2826 Rex Cruse Drive, Sherman, TX

Mr. and Mrs. Hidalgo appeared to represent the request and answer any questions. The property is located at 4909 Bello Vista Court in the Dos Lagos Subdivision in northeast Sherman and is zoned an R-1 (One Family Residential) District.

Mr. Hidalgo explained “they are requesting a variance to allow a 29' front setback for a residential dwelling in lieu of the platted 40' setback. The setback for the City of Sherman is 25' from the front property line; I lined the house up with the house next door and it was a little further back; we didn't realize there was a 40' platted setback until we got the final survey; the house is finished.”

Scott Shadden, Director of Development Services explained “this subdivision was platted many years ago and they were putting the setback lines on the plats at that time. The City's regulations for single family homes are 25'; they set this one at 29'. The permit was issued by the City and when they got to closing, the final survey showed the platted setback of 40', so to be sure their paper work is clear and they can close on the house, they need a variance on the setback or move the house.”

Commission Member Davis asked “how many houses were around this house; will this be eyesores to the rest of the neighborhood.”

Mr. Hidalgo explained “this house is in the back of a cul-de-sac; we own the lot next door.”

Commission Member Gilbert asked if they still had plan review or an architectural review in the neighborhood.

Mr. Hidalgo explained “it has been gone for quite a while.”

Mr. Shadden explained “property owners were notified within 200' and there were no objections.”

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

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the variance to allow a 29' front setback for a residential dwelling in lieu of the platted 40' setback in an R-1 (One Family Residential) District for the property at 4909 Bello Vista Court. Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF CUPID INVESTMENTS, INC. (OWNER) AND RON BARTON (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1924 ELIZABETH STREET, BEING LOT 22, BLOCK 3, MILAN HEIGHTS ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' FENCE ON THE PROPERTY LINE IN LIEU OF THE PERMITTED 4' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
1924 ELIZABETH
(CUPID
INVESTMENTS, INC.)

Ron Barton, 715 South Sam Rayburn Freeway, Sherman, TX

Mr. Barton appeared to represent the request and answer any questions. The property is located at 1924 Elizabeth Street, the southwest corner of Elizabeth and Hoard Streets and is zoned an R-1 (One Family Residential) District.

Mr. Barton explained “I am requesting an exception to allow a six foot privacy fence in lieu of a four foot fence; a six foot fence will not provide privacy along Hoard Street. We built the fence even with the side of the house, which is around 10' from the side street property line.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden asked if he was agreeable to allowing the fence to be 10 or 11 foot from the property line.

Mr. Barton agreed for the fence to be even with the house.

Commission Member Davis asked if they were addressing the setback or the height of the fence.

Mr. Shadden explained “if the fence is within twenty-five feet of the property line, it would be 4' for the maximum height, it's his side yard, the property across the street faces the street, which makes it a front facing street in that block.”

No other citizens appeared before the Planning and Zoning

Commission to discuss the exception.

A letter was received from:

Sherman Housing Authority, 1601 N. Hoard, Sherman, TX

“The fence has already been installed, but I have no objection to it.”

BOARD OF ADJUSTMENTS

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6’ fence, 10’ from the side street property in lieu of the permitted 4’ in an R-1 (One Family Residential) District for the property at 1924 Elizabeth Street subject to the Staff Review Letter.

Second by Commission Member Adams.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF 1002 N WALNUT, LLC (OWNERS) 903 BREWERS (TENANTS) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1002 NORTH WALNUT STREET, BEING THE WEST 38’ OF LOT 1 AND LOTS 2, 3, 4 AND 6, BLOCK 1, JF EVANS ADDITION AND A PART OF THE JB MCANAI SURVEY, ABSTRACT NO. 763 FOR A TOTAL OF 2.184 ACRES, AS FOLLOWS:

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A BREWERY AND RETAIL/EVENT CENTER IN A C-1 (RETAIL BUSINESS) DISTRICT.

David Baca, 100 N. Travis, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 1002 North Walnut Street, bound by Piner Evans, Hill and Walnut Streets; the former Lee Elementary School. 903 Brewers would like to build and operate a brewery (alcoholic beverage manufacturing) on this property. The one-story metal brewery will be approximately 8,100 square foot. A grain silo will be built next to the brewery and a pavilion. The existing three-story, 22,206 square foot building will be renovated for retail and an event center; parking will be provided for ninety-one spaces.

Mr. Baca explained “I think this is a big deal for the City of Sherman, it’s in a prominent location at the former Lee Elementary School, which sets on a precipice overlooking Highway 75, and I think it’s a great location for the brewery and also the fact that this is going to be a destination place,

SUP & SITE PLAN –
BREWERY &
RETAIL/EVENT
CENTER
1002 N. WALNUT
(1002 N. WALNUT,
LLC)

it pulls it out from being in an anonymous location and pulling it into the forefoot of the community.”

“We are seeking the Specific Use Permit because they are wanting to put the brewery on the site as well, so that would be a manufacturing facility, we did an image of what that would look like on the property. Also with the parking, one of the things we are still working through within the existing facility is what exactly to put in the buildings, but are sure there will be some tasting rooms, but there may also be some sort of meeting rooms, but we don’t know exactly how that is going to come to past just yet.”

“One of the things the owner wanted to do with this property is to maintain it and not pave the whole site. This is within a residential community on three sides, they want it to be a destination where people can come and hang out for the afternoon or evening. The other idea they really wanted to underscore was the connection to downtown. One of the things they want to do is when they have events where you would have parking that would go beyond the capacity of what we could support here, which we are showing ninety-one spaces on the site, for the vast majority of the time that would never be full, but for special events it could be and so what they are proposing is to use the City owned parking lots in the downtown area and provide free valet or shuttle parking back and forth to the event. They want to tie the downtown area in as well with that so people are not just going to the one location just off the highway, but really experiencing a bigger part of Sherman as well.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone said, “It will be nice to not have that building empty.”

Mary Gaines, 127 E. Hill, Sherman, TX

“I think this is going to be wonderful and I hope and pray everyone will be happy with what they are doing. The building has been empty for a long time and has posed a security threat. It will make us feel a lot (more) secure in the neighborhood.”

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

A letter was received from:

Number One RWM LTD, PO Box 758, Sherman, TX

“I have no objection to this request.”

**PLANNING & ZONING COMMISSION
ACTION TAKEN.**

Motion by Commission Member Davis to approve the Specific Use Permit and site plan approval to allow a brewery and retail/event center in a C-1 (Retail Business) District subject to the Staff Review Letter

for the property at 1002 North Walnut Street. Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

AMENDED ZONE CHANGE & SITE PLAN

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JNPHM DEVELOPMENT, LLC (DEVELOPER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 0.645 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDED ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

AMENDED ZONE CHANGE & SITE PLAN – R-1 TO R-2
1305 S. FM 1417
(HERITAGE PARKWAY)
(SSCGC HOLDINGS, LLC)

Commission Member Gilbert abstained from this request because of a conflict of interest.

Chris Noah, Preston Trail Land Surveying, 83493 N. S.H. 289, Pottsboro, TX

Mr. Noah appeared to represent the request and answer any questions. The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. This is an amendment to a zone change that was approved in 2002 by Ordinance No. 4978 to include 32.560 acres within the R-2 (Multi-Family Residential) District. Site plan approval was granted for an apartment complex (The Brooks on Heritage Parkway) at this location at the November 21, 2017, Planning and Zoning Commission Meeting. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Noah explained “this is a request to rezone a forty foot strip of land between two proposed developments: a single family development and a multi-family development, both of these developments have been through the approval process. As we did the final surveying, we realized that the south boundary of the multi-family zoning district was forty feet further north than we originally believed, so this is a request to clean up that forty foot strip between these two projects.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District for

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 19, 2017

the property located at 1305 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

ABSTAIN: GILBERT

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 5:27 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY