

STATE OF TEXAS §

February 20, 2018

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 February 20, 2018.

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

MEMBERS ABSENT:

CALL TO ORDER

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

CALL TO ORDER

RECOGNITION OF COMMISSION MEMBER GILBERT

Chairman Mahone presented a plaque to Outgoing Commission Member Gilbert in recognition and appreciation for his service on the board. Mr. Gilbert served on the Planning and Zoning Commission from February 21, 2012 to February 21, 2018 and was Chairman July 8, 2014 to May 2, 2017.

**RECOGNITION OF
OUTGOING
COMMISSION
MEMBER GILBERT**

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the January 16, 2018 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**

CONSENT AGENDA (ITEMS 7, 8, 9, 12, 15, 16, 17 & 18)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Vice-Chairman Elliott moved to approve the Consent Agenda Items as written subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT

REPLAT –

PROGRESS PARK

CORPORATION AND SOUTHEASTERN FREIGHT LINES, INC. (OWNERS), AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3117 AND 3209 NORTHGATE DRIVE, BEING ALL OF LOT 1, NORTHGATE BUSINESS PARK, PHASE 2 AND ALL OF LOT 1, BLOCK 1, PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE 3, CONTAINING 29.8652 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE FOUR, LOTS 4, 5 & 6, BLOCK 1.

ONE, NORTHGATE DRIVE, PHASE FOUR, LOTS 4, 5 & 6, BLOCK 1
3117 & 3209 NORTHGATE DRIVE (SEDCO & SOUTHEASTERN FREIGHT LINES, INC.)

The property is located at 3117 and 3209 Northgate Drive, off FM 1417 between U.S. Highway 75 and Flanary Road in the Progress Park I industrial area. The owners would like to replat the property into three lots for industrial 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 SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), CITY OF SHERMAN (PROSPECTIVE BUYER), EIKON CONSULTING GROUP (ARCHITECT) AND MICHAEL TUBIOLO (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3117 NORTHGATE DRIVE, BEING A 7.7109 ACRE TRACT OF LAND IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING A PART OF LOT 1, BLOCK 1, PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE 3, AND IN TRACT 4.1 IN THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR FIRE STATION #4

SITE PLAN – FIRE STATION #4
3117 NORTHGATE DRIVE (SEDCO & CITY OF SHERMAN)

Sherman Fire Station #4 was built in 1968 and has not undergone any significant renovations or improvements during that period. In order to better access/serve the south/southwest part of the City and its projected growth, the plan is to relocate Station #4 to a new seven acre site on Northgate Drive, north of F.M. 1417, in Blalock Industrial Park. The property is located at 3117 Northgate Drive, off FM 1417 between U.S. Highway 75 and Flanary Road in Progress Park I industrial area. Fire Station #4 will be a one-story, 12,606 square foot building, the exterior finish on the building will be brick veneer and insulated metal panels; twenty-one (21) 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF NORBERTO & LISA GALARZA (OWNERS)

REPLAT - CARRIAGE HOUSE ESTATES.

AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2214 CARRIAGE ESTATES ROAD, BEING 1 ACRE IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, ALSO BEING A PORTION OF LOTS 2 & 3 OF CARRIAGE HOUSE ESTATES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CARRIAGE HOUSE ESTATES LOT 3R, BEING A REPLAT OF PART OF LOTS 2 & 3 IN THE CARRIAGE HOUSE ESTATES.

LOT 3R, A REPLAT OF PART OF LOTS 2 & 3, CARRIAGE HOUSE ESTATES 2214 CARRIAGE ESTATES RD. (NORBERTO & LISA GALARZA)

The property is located at 2214 Carriage Estates Road just off West Lamberth Road in northwest Sherman. The property was annexed into the City December 7, 2015, and is zoned an R-A (Single Family Agricultural) District. The owners would like to replat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

A letter was received from:

Judy Statham Fry, 2006 Carriage Estates Road, Sherman, TX

“I live at 2006 Carriage Estates Road, which is within 200 feet of the lot that is requested to be replat. The houses located within Carriage Estates subdivision are all built on a minimum of one acre lots, are single family homes with a minimum of 2,000 square feet. If this replat results in less than a one acre lot and/or dwelling less than 2,000 square foot then I am very much opposed to this replat. This subdivision is almost completely built out with just a few lots that are vacant. Having a lot with less than the one acre minimum would certainly not be in the best interests of this subdivision.”

“I will be out of town when the public meeting will be held. Please use this letter as my notification of opposing this replat.”

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF 1417 LAND HOLDINGS LLC (OWNERS), 300 SHERMAN, LP (DEVELOPER), GREG EDWARDS ENGINEERING SERVICES, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4700-5200 BLOCKS OF QUAIL RUN ROAD AND CORMORANT DRIVE, BEING 20.429 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF QUAIL RUN, PHASE TWO

FINAL PLAT – QUAIL RUN, PHASE 2 4700-5200 BLKS. QUAIL RUN RD. & CORMORANT DR. (1417 LAND HOLDINGS, LLC)

The property is located in the 4700-5200 Blocks of Quail Run Road and Cormorant Drive. The property is zoned an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District. The owners would like to plat the

property into eighty-four (84) lots for single-family residential development with two open space lots. 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 TRACY AND DEBRA CALVERLEY (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3412 WEST HOUSTON STREET, BEING 1.475 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CALVERLEY ADDITION

FINAL PLAT –
CALVERLEY ADDN.
3412 W. HOUSTON
(TRACY & DEBRA
CALVERLEY)

The property is located at 3412 West Houston Street between Ridgeview Road and Swan Ridge Drive and is zoned a C-1 (Retail Business) District. 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF BONNIE GIGLIO (OWNERS/DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1000 BLOCK OF RIDGEVIEW DRIVE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING A PART OF THE WINFRED BAILEY SURVEY, ABSTRACT NO. 64 AND BEING ALL OF LOTS 40, 41 & 42 AND PART OF LOT 43 OF HIGHLAND MEADOWS ESTATES ADDITION, CONTAINING 8.260 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF POND MEADOWS, BEING A REPLAT OF LOTS 40, 41, 42 AND PART OF LOT 43 OF HIGHLAND MEADOWS ESTATES ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

REPLAT – POND
MEADOWS, A
REPLAT OF
HIGHLAND
MEADOWS
ESTATES ADDN.
1000 BLK.
RIDGEVIEW DR.
(ETJ)
(BONNIE GIGLIO)

The property is located in the 1000 block of Ridgeview Drive in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to replat the property 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DANNY JOE TOLLISON (OWNER), KENNETH & MARY WISE (APPLICANT/DEVELOPER) AND

FINAL PLAT – WISE
ADDN.
4400 BLK. LESLIE

UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4400 BLOCK OF LESLIE LANE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING 1.108 ACRES IN THE WILLIAM H. PULLIAM, ABSTRACT NO. 958, AS FOLLOWS:

LN.
(DANNY JOE
TOLLISON)

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF WISE ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located in the 4400 block of Leslie Lane in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to replat the property into one lot 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 YOUNG ENTERPRISES LP (OWNERS), AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK OF HILRE DRIVE AND THE 4900 BLOCK OF KNOLLWOOD ROAD, BEING A PART OF THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273 AND BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 1, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS:

REPLAT – LOTS 1, 2 & 3, BLK. 1, REPLAT OF BLKS. 2-9, NORTH CREEK ADDN., SECTION 1 & ALL OF BLK. 1 OF REPLAT OF NORTH CREEK ADDN., SECTION 1
200 BLK. HILRE DR. & 4900 BLK. KNOLLWOOD RD.
(YOUNG ENTERPRISES, LP)

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 1, 2 & 3, BLOCK 1, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE.

The property is located in the 200 block of Hilre Drive and the 4900 block of Knollwood Road; the northeast corner of Hilre Drive and Knollwood Road. The property is zoned a C-1 (Retail Business) District and the owners are requesting a zone change to an SF-1 (Single Family Residential) District and to Replat the property into five lots for residential development; one lot being a detention pond area. 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 S&P TEXOMA REAL ESTATE (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-400 BLOCKS RIDGEVIEW ROAD, BEING 19.568 ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, ALSO BEING LOTS 1-15, RIDGEVIEW COURT ESTATES, AS

REPLAT –
REIDGVIEW COURT
ESTATES
100-400 BLKS.
RIDGEVIEW ROAD
(S&P TEXOMA REAL
ESTATE)

FOLLOWS:

**PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF RIDGEVIEW COURT ESTATES**

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1522 NORTH BROUGHTON STREET, BEING 0.386 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 2 AND 3, BLOCK 1, OF THE PROPOSED CHEN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- SITE PLAN APPROVAL FOR TWO DUPLEXES.

This item was removed from the agenda by Donny Chen at 5:19 pm on February 7, 2018

EXCEPTION

THE REQUEST OF JOSE & MARIA GUAJARDO (OWNERS), KARL MARSHALL (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2905 CATHLEEN LANE, BEING LOT 6, BLOCK 2, WILSONWOOD ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (4) TO ALLOW TWO DWELLINGS ON ONE ACRE LOT IN LIEU OF THE PERMITTED ONE-FAMILY DWELLING PER LOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

This item was removed from the agenda by Karl Marshall and Jose & Maria Guajardo at 3:38 pm on February 19, 2018

A letter was received from:

Michael & Mary Menke, 2916 Wilsonwood Way, Sherman, TX
“No, we do not want two houses on one lot. The (CCR’s) Homeowner’s Association, Covenants, Conditions and Restrictions were clear when we purchased.”

VARIANCE

THE REQUEST OF HARRY AND ALERA REYNOLDS (OWNERS) AND H&H DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 420 NORTH GRAND AVENUE, BEING LOT 7 AND THE NORTH 30’ OF LOT 8, BLOCK 22, COLLEGE PARK

ZONE CHANGE – C-2 TO R-2
1522 N. BROUGHTON ST.
(SHOU-HUNG CHEN & TAO-MIN CHEN)

(REMOVED FROM AGENDA)

EXCEPTION – TWO DWELLINGS ON ONE LOT
2905 CATHLEEN LN.
(JOSE & MARIA GUAJARDO)

(REMOVED FROM AGENDA)

VARIANCE – SIDE SETBACK (SOUTH PROPERTY LINE)
420 N. GRAND AVE.
(HARRY & ALERA REYNOLDS)

ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 5' SIDE YARD SETBACK (SOUTH PROPERTY LINE) FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 9' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Harry Reynolds, 1100 Patricia, Sherman, TX

Mr. Reynolds appeared to represent the request and answer any questions. The property is located at 420 North Grand Avenue between Pacific Street and Mulberry Street and is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District.

Mr. Reynolds explained they would like to construct a 4,368 square foot residential dwelling on the lot; the building will be three bedrooms, three and a half bathrooms and the exterior finish will be stone. "I do not have enough room on the north side of the house for a decent driveway; I would like to move it a little bit so that I could have enough room. There are railroads tracks located on the north side of the property. An existing metal carport and garage will remain on the property for parking." He 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 variance.

Commission Member Davis asked if he could build a skinnier house.

Mr. Reynolds explained "my wife does not want to."

Chairman Mahone asked if he knew how close he would be to his neighbor's house.

Mr. Reynolds did not know.

Mrs. Reynolds explained "they have a paved driveway on our side of their house."

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the variance to allow a 5' side yard setback (south property line) for a residential dwelling in lieu of the required 9' in an R-1 (One Family Residential) District/College Park Overlay District at 420 North Grand Avenue subject to the Staff Review Letter. Second by Commission Member Gilbert.

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.

ZONE CHANGE & EXCEPTIONS

THE REQUEST OF GERARADO AND JEMIMA ANGUIANO AND JESUS PACHECO (OWNERS) CONCERNING THE PROPERTY LOCATED AT 205, 209 AND 211 EAST JONES STREET, BEING PART OF LOT 7, BLOCK 14, ORIGINAL TOWN PLAT (OTP), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW AN EXISTING BUILDING WITH EXISTING BUILDING FINISHES FOR A DUPLEX IN LIEU OF THE REQUIRED MASONRY IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN EXISTING 6' WOOD FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

ZONE CHANGE – C-1 TO R-2 (BOARD GRANTED A SUP TO ALLOW DUPLEX)

EXCEPTION – EXTERIOR FAÇADE (DIED FOR LACK OF MOTION)

EXCEPTION - FENCE (DIED FOR LACK OF MOTION)

205, 209 & 211 E. JONES ST. (GERARADO & JEMINMA ANUIANO & JESUS PACHECO)

Jemima Anguiano, 209 E. Jones, Sherman, TX

Mrs. Anguiano appeared to represent the request and answer any questions. The property is located at 205, 209 and 211 East Jones Street between Walnut and Montgomery Streets. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District.

Mrs. Anguiano explained the building was used as a duplex until 2009 when it was switched over to a single family residence. “We would like to use it as a duplex again to rent out one side to a family member. There are two bedrooms per side and parking is available for four cars. The existing finish on the building is wood siding. We would like to combine the lot that is next to the duplex; there is an existing wood privacy fence surrounding the entire property.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained “it is pretty well surrounded by commercial zoning.”

Commission Member Bridges commented “there is no residence at 205 East Jones and you are not building one.”

Mrs. Anguiano responded “no.”

Scott Shadden, Development Services Director explained “if there is a concern with multi-family in the middle of commercial zoning, the board does have an option to grant a

Specific Use Permit to allow a duplex in a commercial district to be used as a residence; that way if they ever cease the duplex, that would end and it would go back as commercial; it's just an option.”

Commission Member Gilbert asked Mr. Shadden if he knew the history of this building; “has it been used as a residence before in the past ten or thirty years.”

Mr. Shadden explained “I believe it was originally built as a duplex and they did convert it to a single family dwelling, they converted the electric meters to one meter, so they were trying to go back to two meters for a duplex, we couldn't approve that, because they lost the nonconforming duplex, so that's why we are here today.”

Commission Member Davis asked “what is on either side of the property; a house or a business.”

Mrs. Anguiano responded “houses.”

Commission Member Adams commented “this area is all zoned C-1 (Retail Business) District with residential property on it.”

Commission Member Gilbert explained “if the Specific Use Permit is permitted; then the two requirements with the Board of Adjustments would not be needed, because those are only required in R-2 (Multi-family Residential) District zoning.”

Mr. Shadden explained “the board could add any conditions they wanted to, such as the masonry finish or wood fence; the property is in the Central Business District, close to our downtown.”

Commission Member Davis asked Mrs. Anguiano if she was just wanting to make this a duplex, leave the fence, rent it and go on; not change nothing, not going to update it or make it look nicer, newer or nothing like that.

Mrs. Anguiano responded “yes, it is going to stay as it is; we might paint the outside to make it look better.”

Chairman Mahone asked what the procedure was for a Specific Use Permit; “would they have to come back to another meeting.”

Mr. Shadden explained “they could do it in a motion.”

Commission Member Gilbert asked “on the area that is zoned a C-1 (Retail Business) District but there are existing residences; was that part of a master plan for a zone change for an area considered for future development.”

Mr. Shadden explained at the time, “I think you could build

houses in a commercial district.”

Commission Member Adams asked if they could address the empty lot at 205 East Jones; “you have the empty lot at 205 and the duplex at 209 and 211 East Jones Street; it’s all a part of this request.”

Mr. Shadden explained “you could make a motion to allow the existing structure to be used as a duplex as a Specific Use Permit and what type of screening you would want.”

Vice-Chairman Elliott explained “then 205 East Jones would stay as it is.”

Mr. Shadden explained “it would still be commercial.”

Chairman Mahone explained it looks like 205 East Jones is surrounded by a wood fence.

Mrs. Anguiano explained “the entire property is surrounded by a wood fence; 205, 209 and 211 East Jones Street.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the a Specific Use Permit to allow a Two-Family Dwelling (Duplex) in a C-1 (Retail Business) District/Central Business District at 205, 209 and 211 East Jones Street subject to the Staff Review Letter. Second by Commission Member Adams.

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.

ZONE CHANGE & EXCEPTION

THE REQUEST OF R2 CONCEPTS, LLC (OWNERS), ALEJANDRO H. PENA, JR. (DESIGNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCKS OF WEST LAKE STREET AND WEST FOREST AVENUE AND THE 1700 BLOCK OF SOUTH ELM AND SOUTH CROCKETT STREETS, BEING ALL OF BLOCK 6, OF THE REPLAT OF BLOCKS FOUR, FIVE, SIX, FIFTEEN, SEVENTEEN, TWENTY-NINE, THIRTY, THIRTY-ONE, FORTY AND FORTY-ONE OF SOUTHSIDE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – M-1 TO R-2

EXCEPTION – EXTERIOR FAÇADE

200 BLK. W. LAKE & W. FOREST AVE. & 1700 BLK. S. ELM & S. CROCKETT (R2 CONCEPTS, LLC)

RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' WOOD PRIVACY FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Chris Noah, Preston Trail Land Surveying, LLC, 83493 N. State Highway 289, Suite 5, Pottsboro, TX

Mr. Noah appeared to represent the request and answer any questions. The property is located in the 200 block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets. The property is a vacant block bounded by West Lake Street on the north, South Crockett Street on the east, West Forest Avenue on the south and South Elm Street on the west. The block is split by an existing 16' east-west alley with eight lots facing north to West Lake Street and eight lots facing south to West Forest Avenue. The property is currently zoned an M-1 (Light Manufacturing) District.

Mr. Noah explained “this is Block Six of the Southside Addition that was originally platted in 1891 and Replated in 1932 to the current configuration, which is sixteen lots. It was historically residential lots; I have a map from 1922 which shows sixteen houses, an aerial photo from 1955, also showing residential use. It was zoned an M-1 (Light Manufacturing) District in 1988; it's currently surrounded by residential zoning on the southeast corner, the east side, the northeast corner, there is a mix of commercial on the north, R-1 (One Family Residential) District to the northwest and M-2 (Heavy Manufacturing) District to the west and south. It has been a vacant lot since at least 1995.”

“The current owners would like to develop the block to build two-story duplexes on the existing lots; each unit would have three bedrooms with three parking spaces (a one car garage and two parking spaces in the driveway). The exterior finish on the buildings will be stucco. They are requesting a wood fence to enclose each lot.” They had seen the Staff Review Letter and would abide by the Recommendations. Mr. Noah explained the owners are here, if you would like to ask any questions.

Chairman Mahone asked the owners to talk to them about the wood fence in lieu of the required masonry.

Ronnie Malone, 1681 Enterprise Road, Sherman TX and Ricky Hines, 507 Preston Drive, Pottsboro, TX

Mr. Malone provided new pictures of the fence they would like to erect; “it will be a six foot fence with masonry columns.”

Chairman Mahone asked if the duplexes would be single car garages.

Mr. Malone responded “yes. I did notice on the garages, they are 19’ 6”, we need to make that 20’ for a parking spot; we will take care of that.”

Mr. Shadden explained “that will become part of the building plans; it is not a question for the board.”

Commission Member Davis what have they done in the past with duplexes in this magnitude with fences.

Mr. Shadden explained “they have not had any duplexes come before the board; it has been mostly apartments.”

Commission Member Davis explained “you are wanting to fence every yard; is that correct.”

Mr. Malone explained “we are fine with putting a fence with columns down the east and west side, the houses face north and south, the fence would be between the houses.”

Commission Member Gilbert explained he has seen the wood fence with brick columns in residential developments and it’s a nice look; better than a brick wall.

Commission Member Davis asked if the alley was going to be an alley or is it going to just be a sixteen foot opening.

Mr. Malone explained “it would be a sixteen foot opening; I don’t really want to gravel it.”

Commission Member Davis commented “the single car driveways, you are wanting to park three cars in; there are going to be cars all over the road.”

Mr. Malone explained “from the road to the front of the garage is forty foot and then you have twenty feet in the garage.”

Commission Member Davis explained “you have the room, but if the car in the garage wants to leave first, you think they are parking in the driveway. I was just wondering if there might be room for something in the back.”

Mr. Malone responded “that’s true.”

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

Letters were received from:

Harvey & Linda Kimsey, 1705 S. Travis, Sherman, TX

“I am against the rezoning because of increased traffic.”

Jason Kimsey, 1705 S. Travis, Sherman, TX

“I am against the rezoning:

- There is commercial zoning on three sides of that block.

- Residential zoning will add traffic and kids, which we have enough trouble with now.
- Residential zoning will make a problem with marketing my property, which is on the north side of the block requesting the zone change.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from an M-1 (Light Manufacturing) District to an R-2 (Multi-family Residential) District in the 200 Block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets subject to the Staff Review Letter. Second by Commission Member Bridges.

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

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the exception to allow a 6’ wood privacy fence with masonry columns spaced (24’) twenty-four foot on center or less in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District in the 200 Block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets subject to the Staff Review Letter. Second by Vice-Chairman Member Elliott.

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 JACOB & KORI ZWAAGSTRA (OWNERS) CONCERNING THE PROPERTY LOCATED AT 204 LAUREL CREEK DRIVE, BEING LOTS 17 AND 18, BLOCK 1, REPLAT OF LOTS 7-13 & LOTS 17 & 18, BLOCK 1, LAUREL CREEK ADDITION, SECTION ONE, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6’ WOOD FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4’ IN HEIGHT EXTENDING CLOSER THAN 25’ TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
204 LAUREL CREEK
DRIVE
(JACOB & KORI
ZWAAGSTRA)

Kori and Jacob Zwaagstra, 204 Laurel Creek Drive, Sherman, TX

Mr. and Mrs. Zwaagstra appeared to represent the request and answer any questions. The property is located at 204 Laurel Creek Drive, the northwest corner of Laurel Creek Drive and Shenandoah Circle and is zoned an R-1 (One Family Residential) District.

Mrs. Zwaagstra explained they would like to erect a six foot fence on the property line along the Shenandoah Circle property line for a secure area for their children and dog. Their back yard is a wooded area with a drop off (gully). They would like to place the fence one foot off the rear property line next to their neighbor's property. They had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden asked if they could put a forty-five degree angle, ten foot in each direction across the southwest corner of the property for visibility.

Mr. Zwaagstra responded "yes."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' wood fence on the property line on a corner lot subject to maintaining a 10' line of sight triangle at the southwest corner of the property in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 204 Laurel Creek Drive subject to the Staff Review Letter. Second by Commission Member Gilbert.

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.

ZONE CHANGE

THE REQUEST OF YOUNG ENTERPRISES LP (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK OF HILRE DRIVE AND THE 4900 BLOCK OF KNOLLWOOD ROAD, BEING LOTS 1, 2 & 3, BLOCK 1, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – C-1
TO SF-1
200 BLK. HILRE DR.
& 4900 BLK.
KNOLLWOOD RD.
(YOUNG
ENTERPRISES, LP)

Todd Young, 3103 Bandera Drive, Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located in the 200 block of Hilre Drive and the 4900 block of Knollwood Road; the northeast corner of Hilre Drive and Knollwood Road. The property is zoned a C-1 (Retail Business) District and the owners are requesting a zone change to an SF-1 (Single Family Residential) District for residential development.

Mr. Young explained “we acquired about thirty-five acres in this area a couple of years ago; we are doing some commercial and residential developments there; this tract of land was part of that purchase. It is directly south of Knollwood Liquor Store, we own land to the south and west of it. We thought we could do some affordable type housing on these lots, there is a subdivision right there next to it with similar type homes. We plan to build four homes that range from 1,250 to 1,500 square feet with front entry garages.” They had seen the Staff Review Letter and would abide by the Recommendations.

Brandon Boehm, 229 Hilre Drive, Sherman, TX

Mr. Boehm explained “my biggest concern is the creek that runs down there, it is their drainage for the entire neighborhood. My wife and I and the neighbors are concerned that the water can get out of the neighborhood. In that part of town, all the water starts at Home Depot, runs down to our neighborhood and drains through there; we just want to make sure the water has a way out.”

Todd Young explained “we have engineered a detention pond; a detention pond holds water and services the whole area. We plan to have another detention pond for the overflow; that’s the long term plan.”

Monica Boehm, 229 Hilre Drive, Sherman, TX

Mrs. Boehm explained “we weren’t even asked when the apartments moved in and now there is going to be more traffic, we have elderly people living in our neighborhood, they are dying off, unfortunately, and now there are kids there; it’s just going to be more of a headache. I have grandkids that come to see me every day. I don’t like it. We’ve been out there, not even in the road and they don’t know how to drive, they think it’s a dog gone speed zone; so I have deep concerns here, more traffic, we already have people from Knollwood, then the apartments and there is nothing stopping these people; all you are doing is adding more people.”

Bill Cline, 4908 Hara Lane, Sherman, TX

Mr. Cline was concerned with the water issue. “I was just out taking pictures of the pond and it is almost full already; we have had about two inches of rain in the last day and we have another week of it to come. I am concerned because my house backs up to that creek and the water is coming up quite well already; but it hasn’t gotten over to the house yet.

We had all the rain in 2015, it didn't get to us, but there wasn't anything holding it back either. I just want to make sure the water doesn't get up to my house."

Clint Philpott, Director of Engineering explained "we have been working with this developer for probably a year on that specific problem of flooding in that area and also downstream. That area is not currently mapped as a floodplain, but we actually hired a hydraulic engineer to figure out where the floodplain was and they actually spent quite a bit of money making sure what they were doing was improving the drainage in that area. They are oversizing that detention, so that it is a regional pond, we have approved the construction plans, the construction is actually not done yet. There will be a WER downstream that controls water, but it's not increasing that area; what they are doing will better protect those homes on the backside of that creek."

Mr. Young thought "all the land to the south that we are replatting, we will be dealing with that and it will probably be a good time to notify all the homeowners that is really the heart of the detention pond engineering and how all of this will work, obviously the goal is to improve the flooding issues and what we've got, the study and the preliminary concept plan is supposed to do that. We are not quite there yet, with this process, I am just replatting some lots for residential, but the south will be a master site plan including a floodplain study and we will more than happy to share with any of the homeowners in that area."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-1 (Retail Business) District to an SF-1 (Single Family Residential) District in the 200 Block of Hilre Lane and the 4900 Block of Knollwood Road subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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.

ZONE CHANGE, VARIANCE & EXCEPTION

THE REQUEST OF KS & D R3, LLC (OWNERS), TERRIN BERTHOLF (REPRESENTATIVE), AUSTIN HOOVER (DESIGNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1200 NORTH EAST STREET, BEING 0.316 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 1 & 2, BLOCK 2, KERR'S BLOOMFIELD ADDITION AND A 40'X145' TRACT OF LAND, AS FOLLOWS:

**ZONE CHANGE – R-1
TO C-O**

**VARIANCE – FRONT
& SIDE SETBACK**

EXCEPTION - FENCE

1200 N. EAST ST.

PLANNING AND ZONING COMMISSION

(KS & D R3, LLC)

ZONE CHANGE AND SITE PLAN APPROVAL FOR ST. JAMES OFFICE SUITES UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-O (OFFICE) DISTRICT.

BOARD OF ADJUSTMENTS

- **VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3 ½, SUBSECTION (1) TO ALLOW A 3'3" FRONT SETBACK IN LIEU OF 25' REQUIRED AND A 3'8" SIDE YARD SETBACK IN LIEU OF THE REQUIRED 10' FOR AN EXISTING BUILDING AND PATIO SCREEN IN A C-O (OFFICE) DISTRICT.**
- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW AN 8' FENCE, 5' FROM THE VERNON HOLLAND MEMORIAL DRIVE PROPERTY LINE IN LIEU OF 25' REQUIRED AND 25' FROM EAST STREET PROPERTY LINE IN LIEU OF 6' FENCE PERMITTED IN A C-O (OFFICE) DISTRICT.**

Commission Member Downtain abstained from this requests because of a conflict of interest.

Terrin Bertholf, 1532 S. Montgomery, Sherman, TX

Mr. Bertholf appeared to represent the request and answer any questions. The property is located at 1200 North East Street; the northwest corner of Vernon Holland Memorial Drive and East Street and is zoned an R-1 (One Family Residential) District. The building used to be used as a church but has been vacant for a while.

Mr. Bertholf explained “the property is located three lots east of the Evergreen Street Business Park and is cattycorner to the Parks and Recreation Office and within a block from the temporary Sherman Library and the Fred Douglas School.”

“The property at 1200 North East Street is functionally beyond its means as a church at this time as it doesn’t have any parking capacity at all onsite to accommodate the congregation on Sunday, Wednesday’s or any other church gatherings; currently there is no improved parking on the site at all, only street parking. The owner would like turn the 2,935 square foot existing building into St. James Office Suites. Capital improvements that we propose will benefit the property and neighborhood both aesthetically as well as having minimal impact to traffic, maybe four or five cars. As a professional office suite, there would not be any noise pollution or any other pollutants that would be added to the area. The building will have minimal, but well maintained landscaping.”

“St. James Offices Suites will be a multi-tenant professional office with four offices, a common area, two interior parking spaces and five improved (concrete) exterior parking spaces in alignment with the City’s parking standards. When the property was functioning as a church, it was functioning with a Specific Use Permit and that did not convey to the new

owner. The capital improvements would dramatically improve the property and its use for thirty or forty years.”

“Currently, the setbacks of the property are not in line with today’s standards. The two exceptions are for the setback on the southern wall with a short distance and make a forty-five degree angle to the northwest to accommodate a security gate for ingress/egress with the interior parking which is integral to the overall plan. There would be a motorized gate that will slide east and west along that southern side of the building for safety concerns with vehicles. The exterior of the building will be a dark gray similar to the Grayson County Appraisal District building. We are requesting an eight foot fence around the property for security reasons. The fence is setback enough that it would not inhibit any traffic visuals.” He had seen the Staff Review Letter and would abide by the Recommendations.

Sherry Scott Potter, 417 E. Evergreen, Sherman, TX

“Mr. David that got up and left has been in that neighborhood causing trouble for the elderly members of the neighborhood. She is sitting right back there, she has lived there all her life and he had no problem putting trailers and piles of sand on her property. Now, he wants to butt a fence up to her property, that gentleman that works at Tyson has paid out of his pocket to build to keep the man off of his land.”

Tony Scott, 417 E. Evergreen, Sherman, TX

“Is the fence going to be open at all, that you could see it from the street or will it be an enclosed structure? Are you doing this for parking, will you be removing the huge concrete slab that use to be there. There is a lot of old concrete there prior to me, that was for the old church before they expanded to the new Methodist Church, if they take that out; that will allow for more parking.”

“While they were remodeling the parsonage to the north, there was a lot of conflict going on. The neighborhood is all small houses, I see a six foot fence, but eight foot I don’t; it would be awfully overpowering and I don’t want the look of a stockade in the area and he has been very difficult to deal with during the remodeling. Every day, we would be picking up beer cans or bottles. To have a completely enclosed structure, I’m just nervous about it, particularly in a school zone; I don’t know why it needs to be hidden. If you want to fence it, that is all well and good, but have access where you can see what is going on. Totally private, it is going to be a business; I’m not understanding why it needs to be that way in that small of neighborhood. If it is going to fit in, then I think it needs to fit in more modestly, rather than a big eight foot fence around it, act like you are hiding something back there. There are other businesses, you can see into any of them, anytime you want, they are visible; I just don’t understand the need for total privacy, right there on that corner.”

Mr. Bertholf responded “the structure will be enclosed and there will be all new and improved parking.” He showed Mr. Scott the site plan where the fence would be located. “The existing concrete will remain and will not be fenced inside the office building. Parking will be provided for seven spaces; which is ample for the offices. The slab will be addressed at a later date; it is not affecting what we are doing right now.”

Sterling James Jackson, 412 E. Evergreen, Sherman, TX

“I live directly behind this property and they are talking about fencing up to my fence. You put an eight foot fence up to my property, it will not look good up against my house; it’s not going to be a nice place to be. I know he wants to make it look nice, you can put up a fence, but why does it have to be eight feet tall, why, it don’t make sense. When we first met this man, he said he was just going to make a two bedroom apartment there and he and his wife lived out of town and they would come in on weekends. I was trying to get along with him nicely, but he has not been honest and truthful.”

Commission Member Gilbert explained “they have a right to put up an eight foot tall fence in the back of their property; that is permitted by ordinance. They are requesting to put the fence up closer to East Street. Is there a necessity to put up an eight foot fence that close to Vernon Holland Drive, you could achieve the same goal by putting it on a twenty-five foot setback and you wouldn’t have to ask for the exception?”

Scott Shadden explained to Mr. Jackson “you would be permitted to put up an eight foot fence in your back yard as well if you wanted to.”

Mr. Bertholf explained “they are trying to have the motorized gate sliding east and west along the south wall, that way it would not be swinging into where people are pulling in and out of parking. It also helps in safely pulling in and out of the street to be able to back out of the parking lot, make your way around and have the gate swing open. If we put a swinging gate on it, it would cover several doors, as well as the door that the interior parking would be. If we put it further back, there is no way we could do a sliding gate.”

Bettye Jackson, 412 E. Evergreen, Sherman, TX

She was concerned with the eight foot fence; “why does he need an eight foot fence anyway. He brings a whole lot of junk from somewhere, I don’t know; there’s steel, half a truck, and all that stuff is in that corner. He wants to put an eight foot fence up there because he doesn’t want anyone to see what he is doing.”

Martha Avila, 411 Vernon Holland Memorial Drive, Sherman, TX

Mrs. Avila wanted to know how this would affect their

property.

Chairman Mahone explained “it would not affect your property specifically, it will not change the zoning on your property. They are requesting a zone change for their lot where the church is located on the corner for an office.”

Mr. Shadden explained “they are asking for an office use only, not commercial sales or retail.”

Commission Member Gilbert asked if it would possible for the gate to slide back in a different location, if it were a twelve foot gate or a twelve foot driveway, you could have two twelve foot sections that close, where they wouldn’t have to encroach on that front setback.

Mr. Bertholf explained “one of the purposes of the fence to be located at the current location is for the interior parking, if we were to park a trailer or something, it will not encroach on the parking.”

Commission Member Davis asked if a six foot tall fence would be an option.

Commission Member Gilbert explained “maybe you could step it up to eight foot, the six foot would be somewhat of a concession for some disgruntled neighbors.”

Mr. Bertholf stated “the six foot would only be on Vernon Holland Memorial Drive.”

Commission Member Davis explained “that is correct; you can go eight foot on the back of the property. An eight foot tall fence is big up against a street.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the zone change from an R-1 (One Family Residential) District to a C-O (Office) District at 1200 North East Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

ABSTAIN: DOWNTOWN.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the

PLANNING & ZONING COMMISSION MINUTES – FEBRUARY 20, 2018

variance to allow a 3'3" front setback in lieu of 25' required and a 3'8" side yard setback in lieu of the required 10' for an existing building and patio screen and an exception to allow an 6' fence, 5' from the front and side property lines in lieu of 25' required in a C-O (Office) District at 1200 North East Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, GILBERT, DAVIS AND ELLIOTT

ABSTAIN: DOWNTOWN.

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 6:25 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY