

STATE OF TEXAS §

March 27, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Special Called Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 27, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

WELCOME NEW COMMISSION MEMBER SIMS

Chairman Mahone welcomed new Commission Member Leigh Ann Sims to the Planning and Zoning Commission.

**WELCOME NEW
COMMISSION
MEMBER LEIGH ANN
SIMS**

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 20, 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, DOWNTAIN, DAVIS, ELLIOTT AND ADAMS.

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 13, 14, 16 & 19)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Adams moved to approve the Consent Agenda Items as written subject to the Staff Review Letters. Second by Commission Member Bridges. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), BROOKSTONE ESTATES DEVELOPMENT JOINT VENTURE (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING

**FINAL PLAT –
BROOKSTONE
ESTATES ADDITION
1400-1600 BLKS. S.
FM 1417 (HERITAGE**

(SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400-1600 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 23.466 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BROOKSTONE ESTATES ADDITION

PARKWAY)
(SSCGC HOLDINGS, LLC)

The property is located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), between Quail Run Road and Park Avenue; north of the Pebblebrook subdivision. The owner would like to plat the property into (87) eighty-seven 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF SHERMAN (OWNERS), MARK SCHULMAN (DEVELOPER) AND VILBIG AND ASSOCIATES (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-200 BLOCKS OF EAST FM 1417 (VIETNAM VETERAN'S PARKWAY) AND THE 3700 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 22.330 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL MOVIE BOWL GRILLE – SHERMAN

PRELIMINARY PLAT – MOVIE BOWL GRILLE – SHERMAN 100-200 BLKS. E. FM 1417 (VIETNAM VETERAN'S PARKWAY) & 3700 BLK. S. U.S. HIGHWAY 75 (MARK SCHULMAN)

The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). The owners would like to plat the property into (5) five 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) AND CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 4100-4300 BLOCKS QUAIL RUN ROAD, BEING 26.656 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF QUAIL RUN ADDITION (NAMED CHANGED TO THE PRESERVE, PHASE II)

PRELIMINARY PLAT – QUAIL RUN ADDITION (NAME CHANGED TO THE PRESERVE, PHASE II) 4100-4300 BLKS. QUAIL RUN ROAD (WESTAR HOME BUILDERS, LLC)

The property is located in the 4100-4300 Blocks of Quail Run Road off South FM 1417 (Heritage Parkway). The owner would like to plat the property into (98) ninety-eight 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 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. MCANAI 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)

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. 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 S&W-AL LLC (OWNERS), ORSCHELN'S FARM & HOME (TENANT), JAKE LONG, GLOVE CON, INC. (REPRESENTATIVE), 21 DESIGN GROUP (CIVIL ENGINEER/SURVEYOR) AND PW ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2725 NORTH U.S. HIGHWAY 75, BEING LOT 5, BLOCK 1 OF THE TEXOMA CROSSING ADDITION, REPLAT LOT 5 & 5A, 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 FARM EQUIPMENT SALES, SERVICE, REPAIRS, FEED STORE WITH OUTDOOR STORAGE /DISPLAYS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP – FARM
EQUIPMENT SALES,
SERVICE, REPAIRS
FEED STORE WITH
OUTDOOR
STORAGE/DISPLAYS
2725 N. U.S.
HIGHWAY 75
(S&W-AL LLC)

Ron Volske, 2725 N. Highway 75, Sherman, TX

Mr. Volske appeared to represent the request and answer any questions. The property is located at 2725 North U.S. Highway 75, the southeast corner of Highways 75 and 82; formerly Gander Mountain. The property is zoned a C-2 (General Commercial) District and is located in the O-1 (75 & 82 Overlay) District.

Mr. Volske explained Orscheln's Farm and Home sells a variety of small farm implements, farm equipment parts,

animal feed, seed, tools, hardware, clothing, plumbing, electrical, etc., similar to Tractor Supply. They would like to utilize approximately 17,181 square foot of the existing parking lot for an outdoor storage/display area and bulk storage and some of the rear of the building for bulk storage (mulch, feed, seed, etc.) Items in these areas will be purchased within the store and picked up outside. Some of these items include 3-point hitch items, trailers, mowers, fencing, cattle fencing, cattle panels, roll fencing and Quikrete under cover. In addition, items are expected to be displayed in a similar fashion under the store's front canopy. Minor modifications to the store's exterior are planned for the purpose of esthetics, signage and a flag pole. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated he has a new site plan; what is different.

Mr. Volske explained the flag pole has been added.

Scott Shadden, Developmental Services Director asked what would be displayed on the flag pole.

Mr. Volske explained “a United States flag would be flown; it will be thirty foot tall. We would also like to fly a Texas flag; right now we will just have one pole.”

Mr. Shadden stated “no advertising could be on the flag pole.”

Commission Member Bridges asked if the storage area on the side of the building where there are parking spaces, there is a lot of traffic, will your people be going where the cars travel back and forth.

Mr. Volske explained “the items planned there will be the full line of trailers that they sell, there will be traffic out there and there is a gate where there is a fenced area; we will store significant items in there; we will have to come off that loading dock in the back to come in with a forklift through the gate to stock things in that area. We only have one truck a week, so it will be light traffic.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a farm equipment sales, service, repairs, feed store with outdoor storage/displays in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District at 2725 North U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ELLIOTT,
BRIDGES, SIMS AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF LYNN & KIM VESSELS (OWNERS)
CONCERNING THE PROPERTY AT 4103 WEST LAMBERTH
ROAD, BEING LOT 1, REPLAT TRACT 3, WEST CANYON
CREEK ESTATES, SECTION 3, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO.
2280, SECTION 7, SUBSECTION (13)(H)(2)(3) AND SECTION
6.2, SUBSECTION (6) TO ALLOW A 5' STONE COLUMN
AND CEDAR RAIL FENCE WITH A 6' WROUGHT IRON
GATE ON THE FRONT PROPERTY LINE ALONG
LAMBERTH ROAD IN LIEU OF THE PERMITTED 3' IN
HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE
STREET WITH A SPECIAL SETBACK IN AN R-1 (ONE
FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE - FENCE
4103 W. LAMBERTH
RD.
(LYNN & KIM
VESSELS)

Lynn Vessels, 4103 W. Lamberth, Sherman, TX

Mr. Vessels appeared to represent the request and answer
any questions. The property is located at 4103 West
Lamberth Road, west of the new park off West Canyon
Creek. The property is zoned an R-1 (One Family
Residential) District.

Mr. Vessels explained he is in the process of building a
new home at this location and would like to erect a (5') five
foot stone column and cedar rail fence with a (6') six
foot wrought iron gate on the front property line along
Lamberth Road for aesthetics and security. "The fence will
be setback off the pavement approximately 20' and there is
a new right-of-way dedication for future expansion of
Lamberth Road. I think it is about 15-20 feet back from the
existing fence row. Once I turn the corner to the rear of the
property, I will do away with the stone columns and it will
just be cedar post, cedar rail from the front of the house to
the rear and across the back. The fence will be a three
strand wood fence. The gate in the front will be an electric
gate, swinging in. The fence will have stone columns for
the gates to be mounted and then it will come out to
another stone column, once it turns across the front, it will
be a thirty-two foot span between stone columns with
wood cedar post in between; you will be able to see
through the three rails." 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 exception or variance.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Exception and Variance to allow a 5' stone column and cedar rail fence with a 6' wrought iron gate on the front property line along Lamberth Road in lieu of the permitted 3' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District at 4103 West Lamberth Road subject to the Staff Review Letter and the fence as submitted. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF SHERMAN TAX LLC (OWNER) AND SAM THORPE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 122 SOUTH RICKETTS STREET, BEING THE SOUTH 75' OF LOTS 23-24, BLOCK 3, G Y GRAY'S 2ND ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) AND (5)(D) TO ALLOW A 6' PRIVACY FENCE, 14' FROM THE LAMAR STREET PROPERTY IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET WITH A SPECIAL SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE - FENCE
122 S RICKETTS
(SHERMAN TAX LLC)

Sam Thorpe, 516 W. Belden Street, Sherman, TX

Mr. Thorpe appeared to represent the request and answer any questions. The property is located at 122 South Ricketts Street, the northwest corner of Ricketts and Lamar Streets and is zoned an R-1 (One Family Residential) District.

Mr. Thorpe explained "I would like to make a little bit bigger backyard for the new owner of this property. I would like to come out thirteen feet from the side of the house where the house and the carport come together; there will be fifty one feet from where the fence will start to Ricketts Street and the south property line will be about thirty-four feet from Lamar; there is a twenty foot setback easement on Lamar. The fence will be a (6') six foot cedar privacy fence, fourteen foot (14') from the side street (Lamar) property line." 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 exception or variance.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Exception and Variance to allow a 6' privacy fence, 14' from the Lamar Street property in lieu of the permitted 4' in height extending closer than 25' to a front line street with a special setback in an R-1 (One Family Residential) District at 122 South Ricketts Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, 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 ADVANCED BINARY LLC (OWNERS), CHARLES MALEC (REPRESENTATIVE) AND BROHARD ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 5615 NORTH FM 1417 (HERITAGE PARKWAY), BEING 3 ACRES IN THE JOHN GOODE SURVEY, ABSTRACT NO. 468, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND ACCESSORIES IN THE EXISTING BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

SUP – AUTOMOBILE SALES & ACCESSORIES
5615 N. FM 1417
(HERITAGE PARKWAY)
(ADVANCED BINARY LLC)

Charles Malec, 5615 N. FM 1417 (Heritage Parkway), Sherman, TX

Mr. Malec appeared to represent the request and answer any questions. The property is located at 5615 North FM 1417 (Heritage Parkway), near FM 691; formerly Mr. L's Restaurant. The property is zoned a C-1 (Retail Business) District and is located in the O-1.1 (FM Highway 1417) District.

Mr. Malec explained “Advanced Binary LLC proposes to revitalize and repurpose this location by restoration of the existing building structure and landscaping. The business would be indoor automotive sales (primarily classic cars) and automotive accessories in the existing building. As a modern internet-based operation, the business will attract sales from all over the United States.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there would be any storage outside.

Mr. Malec explained “there might be display vehicles on occasion outside.”

Chairman Mahone asked Mr. Shadden if there were any guidelines that tells us what the difference between display and storage or any timelines.

Mr. Shadden explained “in the Staff Review Letter, we have that no wrecks or dismantled vehicles can be on the lot outside; you could limit the number that could be outside if you wanted to; I like a good full parking lot, a lot of sales tax and taxes come to the City.”

Mr. Malec explained “the building has been vacant for ten years, it has been looted and in pretty bad shape.”

Commission Member Bridges stated you are primarily internet based; do you have any brick and mortar anywhere?

Mr. Malec explained “we are currently in Dallas, we will be moving our operations to Sherman. Once we are in full operation, we plan to have between 5-10 employees, all hired from the area. The location we have in Dallas is too small and real estate is on fire; we were fortunate to find this location.”

Mr. Shadden asked “will this would be operated like the Gas Monkey where they do burn outs all day.”

Mr. Malec explained “there will not be banners hanging everywhere; it is a high end deal, it is not low budget car buying.”

Commission Member Davis asked about the chain link fence; “does it have to come down if it’s a business.”

Mr. Malec asked if they could keep the chain link fence for a little while; “eventually we would like to put up a wrought iron fence.”

Chairman Mahone asked his time frame for that.

Mr. Malec responded “a year would be fair; the fence is in good shape right now, but we don’t want to put more on our backs than I have to.”

Commission Member Downtain asked if the existing fence could be cleaned up.

Mr. Malec explained “I have started that process.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow automobile sales and accessories in the existing building in a C-1

(Retail Business) District/O-1.1 (FM 1417 Overlay) District at 5615 North FM 1417 (Heritage Parkway) subject to the Staff Review Letter and to replace the chain link fence with a wrought iron fence within eighteen months from now. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF TIMOTHY AND LORI MONSON (OWNERS) AND WYLDEWOOD HOMES (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 3519 HANAN STREET, BEING LOT 32, BLOCK D, PEBBLEBROOK SOUTH, PHASE III, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY 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
3519 HANAN ST.
(TIMOTHY & LORI
MONSON)

Timothy Monson, 3519 Hanan Street, Sherman, TX and Al Denson, 4091 Ward Neal Rd., Bells, TX

Mr. Monson and Mr. Denson appeared to represent the request and answer any questions. The property is located at 3519 Hanan Street, the northeast corner of Peggey's Cove and Hanan Street and is zoned an R-1 (One Family Residential) District.

Mr. Monson explained he is requesting an exception to allow a six foot privacy fence on the Peggey's Cove property line. "This is a new house and the fence was installed by the builder; the fence was required by the mortgage company to be installed before we could close on the property." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis wanted to talk to the builder; "why are we asking for this after the fence has already been installed."

Mr. Denson explained "when he bought the house he used Wells Fargo Mortgage and the appraiser came out, they were ready to move, they had already moved out of their place, they had a set closing day. Two days before, Wells Fargo called and asked why the fence was not put up. I told them they did not buy a fence, they bought the house and there is no fence, he is going to put his fence in when he is done. Wells Fargo explained they included a fence in

the appraisal so they cannot close on the house unless you put the fence in. We told them we haven't permitted the fence and that is two days from now, I don't know how we are going to get it; the owners stated they have to be in our house; so we put up the fence."

Vice-Chairman Elliott asked why they put up a six foot fence versus a four foot fence.

Mr. Denson explained "we matched the neighborhood; the two streets that abut to our neighborhood, when you turn in, we matched all those houses."

Vice-Chairman Elliott asked if they were made aware at the time of what the requirements were.

Mr. Denson explained "we were made aware that we would have to file for a variance to erect a six foot tall fence instead of a four foot tall fence. I told the City we would naturally comply, we want to honor you guys, we enjoy building in Sherman, so we want to honor you but at the same time I have a client who is going to be homeless or stuck in an RV, so I didn't have a choice and we want to keep everybody happy."

Commission Member Davis explained "you did have a choice; you could put up a four foot fence to be in compliance."

Mr. Denson explained "I complied with everything that was around me and there are a bunch of houses that are around me and beside me; I made our neighborhood look like the neighborhood that is already there. I told the person that I spoke to at the City if I didn't get the variance that I could change within thirty days. If the fence was not in the appraisal, this would not have happened."

Commission Member Adams asked what is the intent of the four foot fence requirement on a corner lot?

Mr. Shadden explained "I believe if there was a house behind you with a front yard and they were trying to back out of their driveway so that they could see to get out is a reasonable explanation we thought about over the years."

Commission Member Bridges explained "the homes in this neighborhood are backyard to backyard, so there are no visibility issues. I'm very familiar with the neighborhood and the entire neighborhood both sides of the home are six foot fences."

Mr. Shadden explained "it is labeled a front facing street because of the houses across the street not on the same side. We may need to amend that definition some time."

Chairman Mahone felt it was a reasonable request that we

have seen before, but we have recently seen several ask for it after the fact, so that is obviously a concern.

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the exception to allow a 6' privacy 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 at 3519 Hanan Street subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, 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 WYLDEWOOD HOMES LLC (OWNERS) AND AL DENSON (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3525 BALLAM STREET, BEING LOT 1, BLOCK C, PEBBLEBROOK SOUTH, PHASE II, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY 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
3525 BALLAM ST.
(WYLDEWOOD
HOMES LLC)

Al Denson, Wyldewood Homes, 4091 Ward Neal Rd., Bells, TX

Mr. Denson appeared to represent the request and answer any questions. The property is located at 3525 Ballam Street, the northeast corner of Peggey's Cove and Ballam Street and is zoned an R-1 (One Family Residential) District.

Mr. Denson explained he is now asking for permission for an exception to allow a six foot privacy fence on the Peggey's Cove property line. 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.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow a 6' privacy 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 at 3525 Ballam Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ZNZI HOMES LLC (OWNERS), CHRIS NOAH, PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND SULLIVAN HOME PLANS (DESIGNER) CONCERNING THE PROPERTY AT 2913 PRESTON CLUB DRIVE, BEING LOT 2, BLOCK 6, PRESTON CLUB THE CLASSICS, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.1, SUBSECTION (1) & (4) TO ALLOW A 5' SIDE YARD SETBACK AND A 25' FRONT SETBACK IN LIEU OF THE REQUIRED SETBACKS IN AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT.

Chris Noah, Preston Trail Land Surveying, 83493 N. S.H. 289, Suite 5, Pottsboro, TX

Mr. Noah appeared to represent the request and answer any questions. The property is located at 2913 Preston Club Drive off West U.S. Highway 82 in the Preston Club Subdivision. The property was annexed into the City, May 22, 2017 and is zoned an R-A (Single Family Agricultural) District.

Mr. Noah explained “this is an existing platted lot in the Preston Club subdivision. The owner would like to construct a new residential dwelling on the lot, 5' from the side property lines and 25' from the front property line. In discussion with City Staff, in regards to the zoning setbacks, the R-A (Single Family Agricultural) District has a minimum lot area of two acres, 200 foot frontage and minimum setback of thirty foot in the front and twenty-five in the rear with a side setback of at least fifty feet, so that is not practicable for a lot of this size or many of the other lots out there that are already platted and recently annexed. After further discussion we were told we could use the R-1 (One Family Residential) District setbacks, which is what we used to develop our site plan, but we need to request a variance on the side for five foot instead of six foot required.”

Mr. Shadden explained “this was newly annexed; the six foot is the minimum side yard setback in an R-1 (One Family Residential) District. It is my understanding that there are a lot of close setbacks out there.”

VARIANCE –
SETBACKS
2913 PRESTON
CLUB DR.
(ZNZI HOMES LLC)

Mr. Noah explained “the setbacks prior to the annexation were five foot side yard setbacks and twenty foot front per the homeowner’s association deed restrictions. The house will be a two-story, 3,024 square foot under roof.”

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

Letters were received from:

David & Peggy Blair, 2920 Preston Club Drive, Sherman, TX
“The front of the neighborhood (off Hwy. 82) has houses shoved up against each other. I am (we are) opposed to having this property across from us, looking so crowded! I can imagine how my neighbors would feel, having tis house up against them. We prefer the rural look! That lot is too small for any house!”

John & Tawnee Hammett, 2909 Preston Club Drive, Sherman, TX

“Please consider this property as a greenway in the Preston Club neighborhood. Either neighbor of this property would be willing to purchase this lot from the new owner to keep a home off this small property. We are not able to attend the next public hearing but wanted to share our concern. Also, we have seen the blueprint of this home. We do appreciate the angle of the placement if there has to be a home here. Specifically, that the house does not sit 5.0’ in distance from the backyard to the front of the driveway (14.8’ from property line). The angle is okay. Thank you for your consideration and for looking out for our community.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 5’ side yard setback and a 25’ front setback in lieu of the required setbacks in an R-A (Single Family Agricultural) District at 2913 Preston Club Drive. Second by Commission Member Adams.

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

VOTING NAY: NONE

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

SPECIFIC USE PERMIT

THE REQUEST OF SHERMAN LOFTS LLC (OWNERS), HANNA MARTIN (APPLICANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 225 NORTH TRAVIS STREET, SUITE 300, BEING LOT 1 AND PART OF LOT 2, 11, 12, BLOCK D, TJ SHANNON SUPPLEMENT, AS FOLLOWS

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

**SUP – PERMANENT
MAKEUP (TATTO
STUDIO)
225 N. TRAVIS, STE.
300
(SHERMAN LOFTS
LLC)**

UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW MICRO-BLADING, PERMANENT MAKE-UP (TATTOO STUDIO) IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Hanna Martin, 5295 N. Travis, Sherman, TX

Ms. Martin appeared to represent the request and answer any questions. The property is located at 225 North Travis Street, Suite 300; the southeast corner of Travis and Pecan Streets; Travis Lofts. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District.

Ms. Martin explained she would like to open a micro-blading, permanent makeup (Tattoo Studio) at this location. She has been in business (The Beauty Bar) at this location for two years and would like to offer another service; micro-blading. She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked what micro-blading was.

Ms. Martin explained “it’s not with a tattoo gun, it’s with a very fine blade that is dipped in ink and it scratches open the first layer of your skin; it’s temporary, it will last one to two years.”

Commission Member Bridges explained “it’s eyebrows that don’t wash off.”

Chairman Mahone asked since its makeup, I’m assuming it’s only on the face, so you won’t be doing any other types of tattoos.

Ms. Martin responded “that is correct; just eyebrows.”

Sean Vanderveer, 113 N. Travis, Sherman, TX

Mr. Vanderveer explained he has no problem with the request but ask that the board continue the historical precedence of limiting to her and if she leaves the business the Specific Use Permit goes away, so that no one else can move in and do it or some other type of tattoo establishment.

Chairman Mahone agreed they have done that in the past, tying it to the specific business owner, are you agreeable to that.

Ms. Martin agreed.

Chairman Mahone, it’s only makeup, it’s only from the head up and it’s only for you, are you in agreement to that.

Ms. Martin agreed.

No other citizens appeared before the Planning and Zoning

Commission to discuss the Specific Use Permit.

Letters were received from:

Thomas Shields, 402 W. Lamar, Sherman, TX

“As property owner I would not want a tattoo studio in downtown.”

Los Hermanos Partnership, LLC, 402 W. Lamar, Sherman, TX

“We do not want a Tattoo Parlor downtown.”

ACTION TAKEN.

Motion by Commission Member Bridges to approve the Specific Use Permit to allow micro-blading, permanent make-up (Tattoo Studio) in a C-1 (Retail Business) District/Central Business District at 225 North Travis Street, Suite 300 subject to the Staff Review Letter and limited to Hanna Martin. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT, SITE PLAN & EXCEPTION

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF SHERMAN (OWNERS), MARK SCHULMAN (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER/SURVEYOR) AND HODGES ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 100-200 BLOCKS OF EAST FM 1417 (VIETNAM VETERAN’S PARKWAY) AND THE 3700 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 22.330 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT, SITE PLAN APPROVAL AND EXCEPTION UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2)(J) AND ORDINANCE NO. 2280 SECTION 8, SUBSECTION (5)(A) TO ALLOW A MOVIE THEATER/BOWLING ALLEY/ARCADE (COMMERCIAL AMUSEMENT CENTER) IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT/ O-1.1 (FM 1417 OVERLAY) DISTRICT, C-1 (RETAIL BUSINESS) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP , SITE PLAN & EXCEPTION – MOVIE THEATER, BOWLING ALLEY, ARCADE (COMMERCIAL AMUSEMENT CENTER

100-200 BLKS. E. FM 1417 (VIETNAM VETERAN’S PARKWAY) (MARK SCHULMAN)

David Vilbig, 517 W. Woodard St., Denison, TX and Mark Schulman, 4565 Lake Shore Drive, Waco, TX

Mr. Vilbig and Mr. Schulman appeared to represent the request and answer any questions. The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417

(Vietnam Veteran's Parkway).

Mr. Vilbig explained a portion of this property is in the Blalock Overlay District and the Blalock Industrial Park, as well as the C-1 (Retail Business) District and C-2 (General Commercial) District and both Overlay Districts. “The Blalock Overlay does not allow movie theaters, so that is what the exception is for. We have the developer here and site plans and color elevations.” He had seen the Staff Review Letter and would abide by the Recommendations.

Jeffrey Bates, 209 Arizona, Sherman, TX

Mr. Bates wanted to see the site plan for the development. He was concerned with fencing, trash and traffic. “Right now we have two gas stations, a Jack in the Box, and a motel that generate a lot of trash that ends up in our neighborhood; is there going to be any type of fencing around the property to keep the trash contained. Also is there going to be any traffic improvements at FM 1417 (Heritage Parkway) and South Dakota such as a traffic light.”

Mr. Vilbig explained “the trash issue is an ongoing issue, there will be a convenience store at the corner and two out parcels with probably some restaurants there, the Movie Bowl Grille itself will have an entertainment facility, there will be people and it will generate trash. The problem with his location is this project is south of his property and the winds are usually from the south and it’s an ongoing problem and there is not much we can do about it, but the operators will make sure to keep the sites as clean as they can. As far as the traffic goes, we are working with City Staff to have a Traffic Impact Analysis going right now. Next month, we will have the Final Plat; we will have a traffic impact analysis to work with the City Engineer to talk about the driveways, entrances and to get TXDOT a copy of it.”

Peter Tracy, 705 Valentine, Sherman, TX

“I brought this up at the City Council Meeting and I believe this is the current location of Fire Station #4 and that is being relocated. The concern I raised at City Council is the fact that there is going to be considerable traffic at this location and you are moving the Fire Station from directly across from two housing additions to the west side of Highway 75 and a concern I had is: has a request been put into the Federal Highway Commission and the State Commission to be able to have a light controller for the Fire Station to come through that Interstate 75, because when they come along and someone has a green light, they don’t care if it is a Fire Truck or not, they are going to go. There is the ability to have the Fire Department regulate the light when they come up that will change that they can come through without being inhibited. Is the City doing something to request to get that light controlled by the Fire Department when they have to make an

emergency run through there and also on FM 1417 (Heritage Parkway) where the station is going to be relocated, will there be a warning light on FM 1417 (Heritage Parkway) to warn traffic that the fire truck is entering the intersection.”

Clint Philpott, Director of Engineering explained “after the City Council Meeting when you brought that up, we had a discussion with the Fire Department and nothing is set in stone, they are working to figure out those issues. They tested a system for the light ability to turn them all red at Highways 82 and 75; it’s a matter of budget money on those types of systems; it is definitely a concern that they are looking into before we get to the point where everything is open and running for business.”

Tom Debner, 622 Midway Acres, Howe, TX

“Are any of these entertainment businesses open twenty-four hours a day, seven days a week?”

Mr. Schulman explained “no sir, we do not stay open twenty-four hours a day, seven days a week; any component of it. We might have a school lock in, but that would be a special occasion.”

“We are excited about being in the City of Sherman for this high level of entertainment project. To address the concerns about the trash, we keep our places exceptionally clean at all times. As far as the restaurants it is our agreement that they have to maintain that high quality. We don’t want popcorn buckets running down the street into the neighborhoods.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the a Specific Use Permit, site plan and exception to allow a movie theater/bowling alley/arcade (commercial amusement center) in the Blalock Industrial Park/Blalock Commercial Overlay District/ O-1.1 (FM 1417 Overlay) District, C-1 (Retail Business) District and C-2 (General Commercial) District in the 100-200 blocks of East FM 1417 (Vietnam Veteran’s Parkway) and 3700 Block South U.S. Highway 75 subject to the Staff Review Letter.

Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

ZONE CHANGE & SITE PLAN

THE REQUEST OF LEGEND BANK NA (OWNERS), TODD YOUNG, YOUNG ENTERPRISES, (REPRESENTATIVE) LEGEND BANK (TENANT), CONDUIT ARCHITECTURE + DESIGN LLC (ARCHITECT) AND FREEMAN-MILLICAN, INC. (ENGINEER/PLANNER) CONCERNING THE PROPERTY LOCATED AT 3608 FM HIGHWAY 691, BEING LOT 1, LEGEND BANK ADDITION, 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 FOR LEGEND BANK.

ZONE CHANGE – R-A TO C-1

SITE PLAN – LEGEND BANK

3608 FM 691 (LEGEND BANK NA)

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

Todd Young, 3113 Bandera Drive, Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located at 3608 FM Highway 691 between Highway 75 and Loy Lake Road; it is zoned an SF-1 (Single Family Residential) District and also located in the O-1.3 (FM Highway 691) District.

Mr. Young explained “Legend Bank is a north Texas bank; they are a full service bank. They purchased a lot on FM Highway 691 next to where QuikTrip will be going to the west to construct to construct a 6,965 square foot bank with three drive-thru lanes.” 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.

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District and site plan for Legend Bank at 3608 FM Highway 691 subject to the Staff Review Letter.

Second by Commission Member Downtain.

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

VOTING NAY: NONE

ABSTAIN: SIMS

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF 75/82 SHERMAN CROSSING LTD (OWNER), LAURA MEYERS (APPLICANT), TRACTOR SUPPLY (TENANT) AND OXFORD ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R1, BLOCK 1, SHERMAN CROSSING ADDITION, REPLAT LOT 1R, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(B) TO ALLOW AN OVERHEAD DOOR FACING THE FRONT OF RESIDENTIALLY ZONED PROPERTY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION –
OVERHEAD DOOR
3201 N. U.S.
HIGHWAY 75,
STE. 101
(TRACTOR SUPPLY)

Laura Meyers, 5401 Virginia Way, Brentwood, TN

Ms. Meyers appeared to represent the request and answer any questions. The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of Highways 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

Ms. Meyers explained “Tractor Supply would like to install a new overhead door on the backside (east) of their building facing Loy Lake Road. The door will be 10' x 10' painted white; cement bollards painted yellow will be installed. The current location of the overhead door on the south side will be removed and infilled with masonry and painted to match the current exterior color (white); the bollards will remain.” 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.

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow an overhead door facing the front of residentially zoned property in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 3201 North U.S. Highway 75, Suite 101 subject to the Staff Review Letter. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE

ZONE CHANGE – C-2
TO R-2
SITE PLAN –
DUPLEXES
EXCEPTION – FENCE

PROPERTY LOCATED AT 1522 NORTH BROUGHTON STREET, BEING 0.558 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOT 2, BLOCK 1, OF THE PROPOSED CHEN ADDITION, AS FOLLOWS:

1522 N. BROUGHTON
(SHOU-HUNG CHEN
& TAO-MIN CHEN)

(TABLED)

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 FOUR DUPLEXES.

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.

Danny Chen, 2008 Post Oak Dr., Sherman, TX

Mr. Chen appeared to represent the request and answer any questions. The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street.

Mr. Chen explained “I would like to rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct four duplexes on the lot. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit. We are also requesting an exception to allow a 6' wood privacy fence to surround the development in lieu of a masonry fence.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Shadden if there were any duplexes in this area.

Mr. Shadden explained the Sherman Housing Authority is next door to this property and there are duplexes across the street.

Commission Member Davis asked if the duplexes would face Broughton Street.

Mr. Chen explained “the duplexes will face each other, two on each side with a shared driveway down the middle. The side of the duplexes will face Broughton Street.”

Commission Member Davis asked about parking.

Mr. Chen explained “parking will be provided for two parking spaces in the driveway, double stacked parking and there will also be a garage for each unit for a total of three parking spaces for each unit for. The duplexes will have three bedrooms per unit.”

Commission Member Davis asked on the south end of the

property, what does it back up to, the Housing Authority. Is there an existing fence between the properties?

Mr. Chen responded there is a fence between the Sherman Housing Authority and his property.

Chairman Mahone explained in the past, they have asked for masonry columns with the wood fence, most people seem to be agreeable to that.

Commission Member Downtain explained “the site plan shows the parking complies, it really is not very functional when they are trying to double stack the cars, how would you back the first vehicle out to turn around, my concern would be the fire lane would be utilized for parking.”

Commission Member Davis explained “I wouldn’t pull up to the end of the parking space at the back of the house and walk back around to go in, I’d park right there in that 100’ x 25’ driveway at an angle and walk into my house.”

Mr. Chen explained originally “the fire lane was all the way down to the end of the property but when I spoke to the Fire Marshal, he said it was fine to be 100’.”

Mr. Shadden explained the request may need to be tabled to revise the site plan for the parking. “It would take a lot of scissoring to get out of the end parking spaces; there is nowhere to back to, cut it to get out to the street, it’s going to take three people to get one car out.”

Mr. Chen agreed.

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to table the request at 1522 North Broughton Street. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:29 p.m.

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – MARCH 27, 2018

CHAIRMAN

SECRETARY