

STATE OF TEXAS §

July 17, 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 July 17, 2018.

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

MEMBERS ABSENT: ADAMS

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 19, 2018 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Wood. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND WOOD.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 9, 10, 12 & 13)

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

CONSENT AGENDA

Chairman Mahon explained Item #9 "Final Plat approval of Lot 1, Block A, Golden Owens Addition" located at 5011 North U.S. Highway 75 was withdrawn from the agenda.

A member of the audience requested Item #13 "Preliminary Plat approval of McAnair Estates" located in the 2800-3100 blocks of North Hickory Street be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve Consent Agenda Items 6, 10 and 12, subject to the Staff Review Letters. Second by Vice-Chairman Elliott. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ERIKA LOPEZ (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 600 - 700 BLOCKS OF NORTH FRIENDSHIP ROAD, BEING 2.976 ACRES IN THE JOSEPH DEAVER SURVEY, ABSTRACT NO. 359, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF ERIKA LOPEZ ADDITION IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION.

FINAL PLAT – ERIKA LOPEZ ADDITION (ETJ)
600-700 BLKS. N. FRIENDSHIP RD.
(ERIKA LOPEZ)

The property is located in the 600-700 Blocks of North Friendship Road, the northwest corner of Friendship Road and Elliott Road in the City of Sherman’s extra territorial jurisdiction (ETJ). The owners would like to plat the property into two (2) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF GO PROPERTIES 7 LLC (OWNERS), PARAMOUNT HEALTHCARE (DEVELOPER) KEEN SURVEYING, LLC (SURVEYOR) AND JM CIVIL ENGINEERING (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 5011 NORTH U.S. HIGHWAY 75, BEING 5.161 ACRES IN THE BROWN AND RICKETTS SURVEY, ABSTRACT NO. 1553, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF LOT 1, BLOCK A, GOLDEN OWENS ADDITION.

FINAL PLAT – LOT 1, BLOCK A, GOLDEN OWENS ADDITION
5011 N. U.S. HIGHWAY 75
(GO PROPERTIES 7 LLC)

(WITHDRAWN)

An email was received from Rodney Owens, RLI Construction, Tuesday, July 17, 2018 at 6:07 a.m. withdrawing the request.

The property is located at 5011 North U.S. Highway 75; the northeast corner of Fallon Drive and Highway 75. The owners would like to plat the property into one lot for commercial development of a nursing home. They had seen the Staff Review Letter and would abide by the Recommendations.

THE REQUEST WAS WITHDRAWN.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LAZY L ENTERPRISES (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 400 BLOCK OF EAST BROCKETT STREET, BEING ALL OF LOT 3 AND PART OF LOTS 4-6, BLOCK 2, G.W. BOND’S SUPPLEMENT NO. 2 ADDITION, CONTAINING 0.465 ACRES, AS FOLLOWS:

REPLAT – COLLEGE PARK ESTATES ADDITION, BEING A REPLAT OF LOT 3 AND PARTS OF LOTS 4, 5 AND 6, OF BOND’S 2ND ADDN.
400 BLK. E.

**PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF COLLEGE PARK ESTATES
ADDITION, BEING A REPLAT OF LOT 3 AND PARTS OF
LOTS 4, 5 AND 6, OF BOND'S 2ND ADDITION**

**BROCKETT ST.
(LAZY L
ENTERPRISES)**

The property is located in the 400 block of East Brockett Street, the northeast corner of Brockett and Branch Streets. The owner would like to plat the property into three 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 SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), SHERMAN RE, LLC, AN OHIO LIMITED LIABILITY COMPANY (DEVELOPER), BENCHMARK DESIGN GROUP, LLC, ED SNODGRASS (CIVIL ENGINEER) AND THOMPSON & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1426 WEST FM 1417 (HERITAGE PARKWAY), BEING 23.115 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:**

**FINAL PLAT –
FLANARY ROAD
BUSINESS ADDN.
1426 W. F.M. 1417
(HERITAGE
PARKWAY)
(SEDCO)**

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF FLANARY ROAD BUSINESS
ADDITION.**

The property is located at 1426 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Flanary Road; it is zoned an M-1 (Light Manufacturing) District and also located in the O-1.1 (FM Highway 1417) District. The owner would like to plat the property into one lot for development of FedEx Freight. 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.

**EXCEPTIONS & SITE PLAN
THE REQUEST OF YELLOW EQUIPMENT & TRMS (OWNERS), YRC FREIGHT (TENANT), SHAW SERVICES, LLC (CONTRACTOR/REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 211 DORSETT DRIVE, BEING 5 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329 AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:**

**SITE PLAN –
EQUIPMENT &
TERMINAL BUILDING
FOR YRC FREIGHT**

**EXCEPTIONS -
FAÇADE, PARKING
LOT & SCREENING**

- PLANNING AND ZONING COMMISSION**
- **SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR AN EQUIPMENT & TERMINAL BUILDING FOR YRC FREIGHT IN THE BLALOCK INDUSTRIAL PARK.**
 - **EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV,**

**211 DORSETT
(YELLOW
EQUIPMENT &
TRMS)**

- SECTION 410 (2) (M) TO ALLOW “PBR” TYPE PANELS ON THE SIDES OF THE FREIGHT TERMINAL BUILDING AND STUCCO FINISH ON OFFICE VIEWABLE FROM THE STREET FOR YRC FREIGHT IN THE BLALOCK INDUSTRIAL PARK.
- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) AND ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW A GRANITE PARKING LOT IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT IN THE BLALOCK INDUSTRIAL PARK.
 - EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (H & L) TO ALLOW A 6’ ENVIROSCREEN FENCE ON THE PROPERTY LINE IN LIEU OF THE REQUIRED 55.7’ SETBACK IN THE BLALOCK INDUSTRIAL PARK.

Craig Foley, HBC Strategies, 165 Middle Street, Suite 1101, Lake Mary, FL

Mr. Foley appeared to represent the request and answer any questions. This item was tabled at the June 19, 2018, Planning and Zoning Commission Meeting. The property is located at 211 Dorsett Drive between Howe Drive and U.S. Highway 75 in the Blalock Industrial Park; YRC Freight is the tenant.

Mr. Foley explained “the building at 211 Dorsett Drive was damaged beyond repair by a windstorm over a year ago. My client had their insurance company involved and the building was demolished in 2017. After reviewing the Staff Review Letter, to put back what was there, we decided we would ask for the exceptions to allow "PBR" type panels on the sides and stucco on the office for the exterior finish of the building; to allow granite topping compacted over existing hard gravel parking lot and to allow a 6' EnviroScreen fence on the property line on the Dorsett Drive side and 100' back on either side to obscure view of property from the street. We would like to rebuild a 10,602 square foot building on the existing foundation. The front of the building will be stucco. There is an existing chain link fence around the property and they would like to add a screen to the fence to keep dust out and improve the appearance of the property. The existing gravel parking lot will be improved with granite, which would be dust free. They had seen the Staff Review Letter and would abide by the Recommendations.”

Commission Member Davis asked what the building was made out of when it blew down, metal?

Mr. Foley explained “it was reinforced masonry with metal welded to the top of it. The windstorm apparently broke the masonry and metal loose and the reason for putting PBR panels back is it's an improvement because the engineering requirements for windstorm rating have changed three times since then, so now the American

Institute of Steel Construction (AISC) rating is much higher and the PBR panel addresses that.

Commission Member Davis asked what a PBR panel was, “just what I think of, a Monitor building metal panel.”

Mr. Foley explained “it is a purlin building rib panel, it has a larger flange, basically from an engineering prospective it ties into a complete metal building as opposed to having two different surfaces that interlock together and then a strong wind could break the wall links; which is what we believe occurred.”

Commission Member Davis understood how it was going to be put together, but wanted to know what the exterior was going to look like. “The insurance probably paid for masonry, is that right.”

Mr. Foley could not answer that.

Chris Masoner, YRC, 10990 Roe, Overland Park, KS

Mr. Masoner did not think insurance got addressed either way; “we had a scheduled value under our policy.”

Mr. Foley presented an elevation showing the building from the street view. “The office portion facing the street will be stucco and the sides will be metal.”

Chairman Mahone stated he understood the previous building was metal on the outside walls.

Mr. Foley thought the outside walls were concrete block.

Mr. Masoner explained “they were cinder block.”

Chairman Mahone asked about the screening, “in the packet there is a picture of the screening showing a sign or logo on the screening; is that correct?”

Mr. Foley responded “yes, that is a picture of their lettering; that does not have to be there.”

Scott Shadden, Developmental Services Director

He explained “the sign could not be on the front property line.”

Mr. Foley asked if a blank section of screening would be acceptable.

Mr. Shadden explained “if the exception is granted, the screening whatever color they approve.”

Mr. Masoner stated “I do not think they had a preference on the color of the screening.”

No other citizens appeared before the Planning and Zoning

Commission to discuss the exceptions or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan and exceptions to allow “PBR” type panels on the sides of the Freight Terminal Building and stucco on the front of the office; to allow a granite parking lot; and to allow a solid natural color 6’ Enviroscreen fence on the property lines for YRC Freight in the Blalock Industrial Park at 211 Dorsett Drive. Second by Commission Member Sims.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF CHARLES E. ANDERSON (OWNER), BRAD AND KRISTI TRAVIS, HATCH & KRAVENS SLAUGHTERHOUSE (TENANTS) AND JOHN LEBLANC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1400 WEST TAYLOR STREET, BEING A 1.6890 ACRE TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM SEPTEMBER 28TH THROUGH OCTOBER 31ST, 2018 AND FEBRUARY 9TH THROUGH 16TH, 2019 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

TUP (RENEWAL)
HAUNTED HOUSE
1400 W. TAYLOR ST.
(HATCH & KRAVENS
HAUNTED
SLAUGHTERHOUSE)

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor Street across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow the Hatch & Kravens Slaughterhouse Haunted House attraction were granted in 2007-2010 and 2012-2017.

Mr. LeBlanc explained they would like to open a haunted slaughterhouse, September 28th thru October 31st, 2018 and February 9th thru 16th, 2019 for a Valentine's Show. Optional Alternate dates for rain-outs and Grayson and Austin College nites (if needed) will be October 11th and 25th, 2018. Hours of operation will be Friday and Saturday, 8 p.m. - 12 a.m., Sunday thru Thursday, 8 p.m. - 11 p.m. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed thirty (30) days prior to opening and removed ten (10) days after each showing. No changes in the requests from prior years.

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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Wood to approve the Temporary Use Permit to allow a Haunted House from September 28th thru October 31st, 2018 and February 9th thru 16th, 2019 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District at 1400 West Taylor Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF LUIS AND ASHLEY LOPEZ (OWNERS) CONCERNING THE PROPERTY AT 4700 CAMP VERDE CIRCLE, BEING LOT 1, BLOCK B, REPLAT OF AUSTIN LANDING ADDITION, PHASE ONE, 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 SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

**EXCEPTION – FENCE
4700 CAMP VERDE
CIRCLE
(LUIS & ASHLEY
LOPEZ)**

Luis Lopez, 4700 Camp Verde Circle, Sherman, TX

Mr. Lopez appeared to represent the request and answer any questions. The property is located at 4700 Camp Verde Circle, the northwest corner of Camp Verde Circle and Northcreek Drive in the Austin Landing Subdivision.

Mr. Lopez explained “we live on a corner lot and plan to begin construction on a swimming pool. We would like to replace a four foot wrought iron fence with a six foot wood privacy fence to enclose our swimming pool for privacy and safety. The fence will be an extension of a board on board cedar fence stopping in the side of the house; the wrought fence will continue to the front of the house.” 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.

Letters received from:

Diane & Don Geddings, 202 W. Northcreek Drive, Sherman,

TX

“Our neighbors are requesting zoning at their home; my husband and I have no problem at all with this.”

Kathi Bowden, 214 W. Northcreek Drive, Sherman, TX

“I give my total permission and support for them to construct a 6 foot fence on their property. No reservations.”

ACTION TAKEN.

Motion by Commission Member Davis 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 SF-1 (Single Family Residential) District at 4700 Camp Verde Circle subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF LAZY L ENTERPRISES (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 400 BLOCK OF EAST BROCKETT STREET, BEING ALL OF LOT 3 AND PART OF LOTS 4-6, BLOCK 2, G.W. BOND’S SUPPLEMENT NO. 2 ADDITION, CONTAINING 0.465 ACRES, 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-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

ZONE CHANGE – C-2
TO R-1
400 BLK. E.
BROCKETT ST.
(LAZY L
ENTERPRISES)

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers appeared to represent the request and answer any questions. The property is located in the 400 block of East Brockett Street, the northeast corner of Brockett and Branch Streets.

Mr. Magers explained they would like to plat the property into three lots and down zone the property to an R-1 (One Family Residential) District for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District in the 400 block of East Brockett Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3100 BLOCKS OF NORTH HICKORY STREET, BEING 48.07 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF MCANAI ESTATES.

PRELIMINARY PLAT
– MCANAI
ESTATES
2800-3100 BLKS. N.
HICKORY ST.
(WESTAR HOME
BUILDERS, LLC)

Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX

Mr. Hake appeared to represent the request and answer any questions. The property is located in the 2800-3100 blocks of North Hickory Street between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 219 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Roger Banks, 2902 N. Ricketts, Sherman, TX

Mr. Banks voiced his concerns with drainage issues.

James McDonald, 2901 N. Ricketts, Sherman, TX

Mr. McDonald voiced his concerns with drainage issues, easements and illegal dumping.

Whitney Redden, 3001 N. Ricketts, Sherman, TX

Mrs. Redden voiced her concerns with drainage, privacy and property values.

Marvin Keller, 2909 Yorkshire, Sherman, TX

Mr. Keller voiced his concerns with easements, drainage and traffic.

Clint Philpott, Director of Engineering

Mr. Philpott explained “once the Preliminary Plat is approved, full engineering plans will be required, onsite

detention will be required which should take care of any additional flow of water they are creating, they cannot allow any additional flow than what is there currently. Some of the areas that back up to the farmland will actually benefit from this development as far as drainage goes, it will then go to a street, into a storm sewer and into the creek. They will have to comply with the City of Sherman Storm Drainage Ordinance.”

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

An email was received from:

Bob Crocker, 2910 N. Ricketts, Sherman, TX

“This is regarding the Westar Home Builders, Cross Engineering Consultants, and Underwood Drafting and Surveying request for property at 2800-3100 of North Hickory Street in the J.B. McAnair Survey, Abstract No. 763 and part of the proposed McAnair Estates.”

“I do not have a strong objection to the proposed subdivision but would like to verify that a couple of concerns have been looked at. Here are those concerns.

1. Traffic on McLain St. between Travis and Woods will increase. Traffic on Ricketts between Lamberth will also increase. This looks like a lot of homes sardined together so it will create a lot of traffic through residential neighborhoods. I would like to see a street directly between Travis and Hickory near the proposed northernmost street "A". I do not feel that Hickory is an adequate connection because it only allows access from a one-way access road and thus won't address the majority of the traffic.
2. Water pressure or volume is sometimes not as good as I'd like. Will these additional water customers affect the water pressure and volume?
3. Leaving existing trees in place. I'm particularly interested in the trees just east of my house on Ricketts where the proposed pond will be. Please leave the existing trees in place as much as possible. In general, I think that clear cutting of native trees is a bad idea and ask that we retain trees wherever possible.
4. Drainage of that land comes across Ricketts and runs between my and my neighbor's house. I'm concerned that adding houses and streets will increase the runoff and cause Ricketts street to flood or cause excessive erosion.
5. Green space is valuable to neighborhoods and wildlife. Please consider having some areas that can be designated as small parks or open play areas so that people can enjoy being outdoors with enough elbow room to actually enjoy it. I think that would enhance the livability of the subdivision and thus make the houses more valuable.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Preliminary Plat of McAnair Estates located in the 2800-3100 blocks of North Hickory Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3100 BLOCKS OF NORTH HICKORY STREET, BEING 3.556 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING LOTS 1-28, BLOCK 1 OF THE PROPOSED MCANAIR ESTATES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**SUP – PATIO HOMES
2800-3100 BLKS. N.
HICKORY ST.
(WESTAR HOME
BUILDERS, LLC)**

Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee St., McKinney, TX

Mr. Hake appeared to represent the request and answer any questions. The property is located in the 2800-3100 blocks of North Hickory Street between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. McAnair Estates is a proposed residential development with 219 lots.

Mr. Hake explained “the owner is requesting a Specific Use Permit to allow patio homes on twenty-eight lots along the north property line in the proposed McAnair Estates development. The balance of the lots will remain sixty foot lots. They had seen the Staff Review Letter and would abide by the Recommendations.”

No 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 patio homes for Lots 1-28, Block 1 of the proposed McAnair Estates located in the 2800-3100 blocks of North Hickory Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

PLANNING & ZONING COMMISSION MINUTES – JULY 17, 2018

**VOTING AYE: MAHONE, ELLIOTT, DAVIS, DOWNTAIN,
WOOD AND SIMS.
VOTING NAY: NONE
MOTION CARRIED**

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

ADJOURNMENT

**On Motion duly made and carried, the meeting adjourned
at 5:44 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY