

STATE OF TEXAS §

May 19, 2020

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 May 19, 2020.

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

MEMBERS ABSENT: WOOD

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 17, 2020 regular meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 7, 9, 15, 18, 19, 20, 22 & 24)

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

CONSENT AGENDA

A letter was received from the owner of the property for Item #20 "Site plan approval for an addition to a Convenience Store/Fueling Station" withdrawing the request.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 7, 9, 15, 18, 19, 22 and 24 subject to the Staff Review Letters. Second by Commission Member Vice-Chairman Elliott. All present voted AYE. All present voted AYE.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF HEARRELL ENTERPRISES, INC. (OWNERS), CURATE STUDIOS (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3200 EAST U.S. HIGHWAY 82, BEING 1.812 ACRES IN THE FLEMING JENNINGS SURVEY, ABSTRACT NO. 638, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR FAMILY OF FAITH CHURCH.

**SITE PLAN – FAMILY OF FAITH CHURCH
3200 EAST U.S. HIGHWAY 82
(HEARRELL ENTERPRISES, INC.)**

The property is located at 3200 East U.S. Highway 82 between Baker Drive and Skaggs Road. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. Family of Faith Church would like to construct a 4,000 square foot church at this location. The church will have approximately (70) seventy seats and parking 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF NASCOGA FEDERAL CREDIT UNION (OWNERS), 4U CREDIT UNION (TENANT), EIKON CONSULTING GROUP (CIVIL ENGINEER/ARCHITECT), ROBERT STENGELE, PE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1901 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 7R, BLOCK 1, PARK PLAZA ADDITION, REPLAT LOTS 6 & 7, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR 4U CREDIT UNION WITH DRIVE-THRU.

**SITE PLAN – 4U CREDIT UNION WITH DRIVE-THRU
1901 SOUTH FM 1417 (HERITAGE PARKWAY)
(NASCOGA FEDERAL CREDIT UNION)**

The property is located at 1901 South FM 1417 (Heritage Parkway); the northeast corner of FM 1417 (Heritage Parkway) and West Park Avenue. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

The project consists of a 4,794 square foot building for a 4U Credit Union with drive thru. The exterior finishes will be brick and stone veneer with a standing seam metal roof. Parking will be provided for 45 spaces. 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 G&S INVESTING, LLC (OWNERS), VILBIG & ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) AND RAUHAUS FREEDENFELD & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY AT 2103 WEST HOUSTON STREET, BEING 1.013 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR LANGE VETERINARY HOSPITAL.

**SITE PLAN – LANGE VETERINARY HOSPITAL
2103 W. HOUSTON ST.
(G&S INVESTING, LLC)**

The property is located at 2103 West Houston Street between Binkley Park Drive and Arapaho East Trail; Lange Veterinary Hospital is the tenant. The property is zoned a C-2 (General Commercial) District.

Grayson and Samantha Riddels would like to construct an 11,037 square foot Lange Veterinary Hospital at this location. The exterior facade will be stone, lap siding, exposed wood with a standing seam metal roof. Parking will be provided for 49 spaces. 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 RODGER RAWLINS (OWNER), RICHARD RAWLINS (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1410 SOUTH CROCKETT STREET, BEING 0.373 ACRES IN THE SAM BLAGG SURVEY, ABSTRACT NO. 56, ALSO BEING LOT 2, BLOCK 6, B.H. MOORE HEIRS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF RAWLINS ADDITION, A REPLAT OF PART OF LOT 2, BLOCK 6, B. H. MOORE HEIRS ADDITION.

**REPLAT RAWLINS ADDITION, A REPLAT OF PART OF LOT 2, BLK. 6, B.H. MOORE HEIRS ADDITION
1410 S. CROCKETT ST.
(RODGER RAWLINS)**

The property is located at 1410 South Crockett Street between Hester and Olive Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two 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 TY AND SAIRA OSMANI (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 405 AND 415 SOUTH DEWEY AVENUE, BEING 1.949 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

**FINAL PLAT – OSMANI ADDITION
405 & 415 S. DEWEY AVE.
(TY & SAIRA OSMANI)**

FINAL PLAT APPROVAL OF OSMANI ADDITION.

The property is located at 405 and 415 South Dewey Avenue; the southeast corner of East Cherry Street and Magnolia Street. The property is zoned a C-1 (Retail Business) District. The owner would like to Replat the property into one lot 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF TY AND SAIRA OSMANI (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 415 SOUTH DEWEY AVENUE, BEING 1.949 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO A CONVENIENCE STORE/FUELING STATION.

**SITE PLAN –
ADDITION TO
CONVENIENCE
STORE/FUELING
STATION
415 S. DEWEY AVE.
(TY & SAIRA
OSMANI)**

(WITHDRAWN)

An email was received, May 14, 2020 from the owner, Ty Osmani withdrawing the request.

The property is located at 405 and 415 South Dewey Avenue; the southeast corner of East Cherry Street and Magnolia Street. The property is zoned a C-1 (Retail Business) District. The owner recently purchased the property to the north of the existing building and demolished the building. He is in the process of replatting the property into one lot and he would like to construct a 1,620 square foot addition to the existing building. The exterior facade will be EIFS (Exterior Insulation Finishing System), stone veneer with a metal roof. They had seen the Staff Review Letter and would abide by the Recommendations.

THE REQUEST WAS WITHDRAWN.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF TJ THOMASON ENTERPRISES, INC. (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 5800 BLOCK NORTH U.S. HIGHWAY 75, BEING 4.074 ACRES IN THE A.C. SMITH SURVEY, ABSTRACT NO. 1561 AND BEING LOT 1, BLOCK 1, THOMASON ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 1, BLOCK 1, THOMASON ADDITION.

**REPLAT – LOT 1,
BLK. 1, THOMASON
ADDITION
5800 BLK. NORTH
U.S. HIGHWAY 75
(TJ THOMASON
ENTERPRISES, INC.)**

The property is located in the 5800 block of North U.S. Highway 75; the northeast corner of Highway 75 and Blue Flame Road. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owner would like to Replat 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHANE BREM (OWNER), TEXOMA ROOFING (TENANT), CLINT BUTTRILL (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2408 NORTH TRAVIS STREET, BEING 1 ACRE IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING FOR TEXOMA ROOFING.

**SITE PLAN –
ACCESSORY
BUILDING FOR
TEXOMA ROOFING
2408 N. TRAVIS ST.
(SHANE BREM)**

The property is located at 2408 North Travis Street between Pelton Street and Lamberth Road; Texoma Roofing is the tenant. The property is zoned a C-2 (General Commercial) District. A Specific Use Permit was approved in 2015 to allow a contractor's office. Texoma Roofing would like to construct a 30' x 70' metal accessory building to be used for storage. 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.

TEMPORARY USE PERMIT

THE REQUEST OF RIVERSIDE EAST HOMEBUILDERS (OWNERS), COLEEN GRAY-TURNER (REPRESENTATIVE) AND NO. 10 DESIGN GROUP (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910 GAMBEL DRIVE, BEING LOT 3, BLOCK A, QUAIL RUN, PHASE 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A MODEL HOME FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**TUP – MODEL HOME
910 GAMBEL DR.
(RIVERSIDE EAST
HOMEBUILDERS)**

Wendell Stephens, 3045 Blackburn Rd., Ft. Worth, TX

Mr. Stephens appeared to represent the request and answer any questions. The property is located at 910 Gambel Drive off Quail Run Road in the Quail Run, Phase One Addition. The property is zoned an R-1 (One Family Residential) District.

Mr. Stephens explained “we have about seventy lots in the Quail Run Subdivision off FM 1417 (Heritage Parkway) and we are requesting a Temporary Use Permit to allow a model home. The home is under construction for a single-family dwelling and we would like to use it for a model home. The model home is a 2,694 square foot, two-story home with the garage converted into two offices and a display area.”

Scott Shadden, Director of Developmental Services explained, “they permitted for a single family home because that is what is it going to end up anyway; until they receive approval for the model home.” 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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow a model home for a period of one year in an R-1 (One-Family Residential) District located at 910 Gambel Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF DAVID PIERCE (OWNER) CONCERNING THE PROPERTY AT 2207 GALLAGHER DRIVE, BEING A PART OF LOTS 12-15, BLOCK 2, REDICK ADDITION, CONTAINING 1.57 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TAXIDERMISTRY STUDIO IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**SUP – TAXIDERMISTRY
STUDIO
2207 GALLAGHER
DR.
(DAVID PIERCE)**

David Pierce, 2207 Gallagher Dr., Sherman, TX

Mr. Pierce appeared to represent the request and answer any questions. The property is located at 2207 Gallagher Drive between Texoma Parkway and Frisco Road; Spirit Ink, LP is the tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Pierce explained, “I would like to use a portion of the building for Trophy Shed Taxidermy, LP. I have never operated a taxidermy business. There are two accredited taxidermy schools in Texas and I attended one of those schools. It is something I have wanted to do most of my adult life. There really are no State Licensing or State Inspections. I will operate in an area where it is compatible where I am operating with my neighbors, there is no State Regulatory Agencies; there are no license for a Taxidermist in the State of Texas.”

“As far as chemical disposal, waste and that sort of thing, there is nothing that is going to be used in that shop that is not biodegradable or nothing that would not be permitted by

our City Sanitation Department would take in a dumpster. Most of the large animals that I would take in would be caped out; I would have a head cape only. On the smaller animals, there would be some carcasses to be removed; it is not my intent to put those in a dumpster. I have talked to Dan Hale at Heavenly Pet Creations in Pottsville and arranged a contract agreement with him that I would keep any small animal carcasses frozen and at such time he would come by and pick them up to dispose of them properly. Recently we have had more dumpster visitors in that area because of the relocation of the tent city and it would not be my intent for someone to hold an animal carcass up on KXII and make that be an issue; I would never do that.”

“If I am approved, it is my intent to move in chest and upright freezers and depending on the growth of the business maybe looking into an in-house cooler for more storage capacity.” 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 Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a taxidermy studio in a C-2 (General Commercial) District located at 2207 Gallagher Drive subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF LCA PROPERTIES, LLC (OWNERS), TODD KOFKY (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4114 TEXOMA PARKWAY, BEING 0.499 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969, 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 REPAIR INCLUDING TRANSMISSION, PERFORMANCE TUNING, ENGINE REPAIR, BRAKES, STEERING, SUSPENSION, OIL CHANGE AND ALIGNMENTS IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – AUTOMOBILE REPAIR
4114 TEXOMA PARKWAY
(LCA PROPERTIES, LLC)

Todd Kofsky, 565 Cleve Cole Rd., Denison, TX

Mr. Kofsky appeared to represent this request and answer any questions. The property is located at 4114 Texoma Parkway between Gallagher Drive and Frisco Road. The property is zoned a C-2 (General Commercial) District. The property has been approved for Specific Use Permits to allow automotive repair in 2009 and 2018 and a billboard in 2002.

Mr. Kofsky explained, “I purchased the building in March of this year and found out the Specific Use Permit for automobile repair had expired last September. I am requesting a new Specific use Permit to allow automotive repair including transmission, performance tuning, engine repair, brakes, steering/suspension, oil change and alignments. I currently have a business A&B Automotive, which is located at 576 U.S. Highway 69, Denison Texas.” He had seen the Staff Review Letter and would abide by the Recommendations.

“We have an area in the back of the property for storage, it has a gate and is fenced; we will not leave any cars in front, that is for customer parking and when they are picking up their vehicles. We are not a tire shop; we will not be having tires unless they are already on the vehicle.”

Vice-Chairman Elliott explained “there is really no outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts allowed, so you really need to store your cars inside that are being worked on or are inoperable for any amount of time.”

Mr. Kofsky explained, “we have 0.5 acres, a big portion behind the building, we could probably store forty or fifty cars, if they are waiting to be worked on, but we will not leave any vehicles parked overnight in front of the building. If they are to be worked on next, then they will be stored behind the gate.”

Mr. Shadden asked if the gate was solid.

Mr. Kofsky responded, “it is a solid gate, yes; it is not a chain link fence.”

Mr. Shadden asked if they would be visible from the street or adjacent properties.

Mr. Kofsky responded, “yes that is correct. There is a chain link fence on the side of the building; Bob Utter Bargain Center is on the side and there is an empty warehouse building on the other side. That side of the building is not visible from the street, it has a chain link fence, but the gate where it is facing the street is not visible. It does not show any vehicles.”

Mr. Shadden asked about adjacent properties.

Mr. Kofsky explained, “it is possible on the side, Bob Utter Tow Yard is right next door and it is a shared fence line between both our properties.”

Mr. Shadden explained, “we do not want it to be a salvage or wrecking yard.”

Mr. Kofsky responded, “I know, there is ivy covering that side, but it is a chain link fence.”

Chairman Mahone asked if he could put up a solid screen as a part of that fence or replace the fence. “Is there anything you could do to obstruct the visibility of those cars in the back from the adjacent properties?”

Mr. Kofsky explained, “it depends where you are looking from, if it is from Texoma Parkway, I would say there is no visibility of any vehicles in the back behind the fence line.”

Brandon LaShelle, 4114 Texoma Parkway, Sherman, TX

Mr. LaShelle explained, “I am part owner with Mr. Kofsky. As far as dismantled vehicles, that is not something that we have, I know previously you have had some issues, because I have seen cars sitting in front of the building for long months. We are a clean operation; we take care of the vehicles as soon as someone brings them in. If it is something we cannot fix, we remove it right away.”

Mr. Kofsky explained, “we are not a salvage yard or wrecking yard. We will only have cars that are waiting for service. There will not be any dismantled or junk vehicles.”

Mr. Shadden asked if they would be doing paint and bodywork.

Mr. Kofsky responded, “no.”

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 repair including transmission, performance tuning, engine repair, brakes, steering, suspension, oil change and alignments in a C-2 (General Commercial) District at 4114 Texoma Parkway subject to the Staff Review Letter. Second by Commission Vice-Chairman Elliott.

VOTING AYE: MAHONE, DAVIS, DOWNTAIN, SIMS, ELLIOTT AND MANLEY

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, VARIANCE & SPECIFIC USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE), DAVID VILBIG, VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND AMAZING CONSTRUCTION (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1300 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOTS 2-6, BLOCK 6, HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13) TO ALLOW AN 11.2' MASONRY FENCE SURROUNDING A MINI-WAREHOUSE FACILITY IN LIEU OF THE ALLOWED 8' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE FACILITY (AFFORDABLE STORAGE) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

Tommy Vilbig, 517 W. Woodard, Denison, TX and Michael Postar, 3110 Frankford Ave., Lubbock, TX

Mr. Vilbig and Mr. Postar appeared to represent the request and answer any questions. The property is located at 1300 South FM 1417 (Heritage Parkway) between Quail Run Road and Park Avenue. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Vilbig explained, “the prospective buyer would like to construct a mini-warehouse facility (Affordable Storage) with approximately 550 units (82,400 square foot rentable) They will be both climate controlled and non-climate controlled units. The exterior will be stone and EIFS (Exterior Insulation Finishing System) surrounded by a masonry wall for screening.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked, “why do you need the exception to allow an 11.2' masonry wall instead of the allowed 8'. Could you tell me why that is needed?”

Mr. Vilbig explained, “it is for increased screening and security. It will provide screening from the property and FM 1417 (Heritage Parkway).”

Mr. Postar explained, “the screening fence is all the way around the development. The buildings are single sloping, everything slopes inward so all the water drains in so the high side which is the backside. I have done this on fourteen

EXCEPTION & VARIANCE – FENCE

**SUP & SITE PLAN –
MINI-WAREHOUSE
FACILITY
1300 SOUTH FM 1417
(HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES)**

different properties, it is common cookie cutter type of thing and it works very well next to all the neighborhoods. It keeps everything secure, we do brick all the way around, and it looks amazing. It is a very low impact use, so very few cars come in daily and it is nice next to neighborhoods.”

Chairman Mahone asked, “is the wall built structurally out of brick or does it have a brick façade attached.”

Mr. Postar explained, “it is a brick façade into the metal buildings and it is attached straight to it.”

Chairman Mahone stated, “the outside of the buildings become the brick wall.”

Mr. Postar responded, “yes, that is correct.”

Mr. Shadden explained, “this has been done on other warehouse facilities between Travis Street and North Highway 75; it looks very nice. It is the full height of the building.”

Mr. Postar explained, “this is a Class A facility. All lighting and security cameras will be inside the development.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception, variance and site plan to allow an 11.2’ masonry fence surrounding a mini-warehouse facility in lieu of the allowed 8’ in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 1300 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a Mini-Warehouse Facility (Affordable Storage) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 1300 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

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

ZONE CHANGE, EXCEPTION & VARIANCE

THE REQUEST OF ULISES A. HENRIQUEZ LOPEZ (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1201 SOUTH MONTGOMERY STREET, BEING THE WEST 89.2 FEET OF LOT 1, BLOCK 6, JONES & WAINRIGHTS ADDITION, 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-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION, VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.2, SUBSECTION (1) TO ALLOW AN EXISTING NONCONFORMING STRUCTURE LOCATED ON THE SIDE STREET PROPERTY LINE IN LIEU OF THE REQUIRED 10' AND 1.2' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Ulises A. Henriquez Lopez, 921 S. Hub St., Sherman, TX

Mr. Lopez appeared to represent the request and answer any questions. The property is located at 1201 South Montgomery Street; the southeast corner of Montgomery and Rosedale Streets. The property is zoned a C-1 (Retail Business) District and the owner is requesting a zone change to an R-1 (One Family Residential) District. The existing one story metal building is approximately 1,705 square foot, is located 1.2 foot from the front property line, and protrudes across the property line on the north side. An encroachment easement was approved by Resolution 6607 at the March 16, 2020, City Council Meeting. He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Lopez explained, "I would like to use the building as my home; it will have three bedrooms and parking will be provided."

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

Board of Adjustments

ACTION TAKEN.

ZONE CHANGE – C-1 TO R-1

EXCEPTION – NONCONFORMING STRUCTURE

VARIANCE - SETBACKS 1201 S. MONTGOMERY ST. (ULISES A HENRIQUEZ LOPEZ)

Motion by Commission Member Davis to approve the request for an exception and variance to allow to allow an existing nonconforming structure located on the side street property line in lieu of the required 10' and 1.2' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District at 1201 South Montgomery Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Manley to approve the zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 1201 South Montgomery Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF WESTAR HOME BUILDERS LLC (OWNERS), HIGHLAND HOMES (PROSPECTIVE BUYER) AND CODY RUTLEDGE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 914 SONGBIRD LANE, BEING LOT 17, BLOCK 14 OF THE PROPOSED PRESERVE ADDITION, PHASE II, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A MODEL HOME FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

TUP – MODEL HOME
914 SONGBIRD LN.
(WESTAR HOME BUILDERS, LLC)

Ron Westervelt, 2410 Loy Lake Rd., Denison, TX

Mr. Westervelt appeared to represent the request and answer any questions. The property is located at 914 Songbird Lane off Quail Run Road in The Preserve Addition, Phase II. The property is zoned an R-1 (One Family Residential) District.

Mr. Westervelt explained, “Highland Homes is requesting a Temporary Use Permit to allow a model home for a period of one year. The model home will be a 3,075 square foot, two-story home with the garage converted into two offices and

a display area.” 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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Temporary Use Permit to allow a Model Home for a period of one year in an R-1 (One-Family Residential) District at 914 Songbird Lane subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF CARL BUSSEY (OWNER), SHEARER DESIGN & ASSOCIATES (REPRESENTATIVE) AND RHODES SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 329 WEST TENNESSEE STREET, BEING PART OF LOT 4 AND ALL OF LOT 5, BLOCK D, ED MOORE’S FAIRGROUND ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

**SUP – DUPLEX
329 W. TENNESSEE
ST.
(CARL BUSSEY)**

Charlie Shearer, 415 W. Main St., Denison, TX

Mr. Shearer appeared to represent the request and answer any questions. The property is located at 329 West Tennessee Street, the northeast corner of Tennessee and Rusk Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Shearer explained, “the owner is requesting a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District. The Duplex will be approximately 1,966 square feet, three-bedroom, two-bath, one-car garage on each side. We will move the building to conform to the driveway standards.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there were any other duplexes in the area.

Rob Rae, Incoming Director of Developmental Services explained, “there is a duplex on the lot to the east on Tennessee Street.”

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 request for a Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District at 329 West Tennessee Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DAVID, DOWNTAIN, ELLIOTT, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID CONFORM TO THE INTENT OF THE ORDINANCE.

TEMPORARY USE PERMIT

THE REQUEST OF MAYFIELD MCCRAW (OWNER) AND SAM HOSCH, ZACHRY CORPORATION (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 5901 SOUTH U.S. HIGHWAY 75, BEING 35 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT FOR TXDOT U.S. HIGHWAY 75 RECONSTRUCTION PROJECT (PROJECT CONTROL # 0047-02-150) FOR A PERIOD NOT TO EXCEED THREE YEARS IN AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

TUP – CONCRETE
BATCH PLANT
5901 SOUTH U.S.
HIGHWAY 75
(MAYFIELD
MCCRAW)

Mayfield McCraw, 3765 CR 2135, Telephone, TX and Sam Hosch, 86 Beach Hill Circle, Pottsboro, TX

Mr. McCraw and Mr. Hosch appeared to represent the request and answer any questions. The property is located at 5901 South U.S. Highway 75 between FM 1417 and Akers Road, across from Texas Instruments. The property is zoned an M-1.5 (Medium Manufacturing) District. Site plan approval was granted to Zachry Construction for a construction office and yard, heavy equipment, storage and repair for the U.S. Highway 75 Reconstruction project at the February 18, 2020, Planning and Zoning Commission Meeting.

Mr. Hosch explained, “the site would contain the concrete batch plant operation, which will be utilized to produce concrete for the job site. The yard will have a Pug-mill Mixer, which is designed to mix gravel, limestone, and other aggregate material together to make stabilized road base. The southeast side of the yard site will have the crusher for crushing the concrete salvaged from the project for reuse.”

“The yard site will be temporary only during the TXDOT project. Once the project is complete, the entire yard including all the equipment will be removed from the site.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Hosch explained, “we plan to complete the project in three years; we are pursuing another location as well. The floodplain is a major factor in the location of the batch plant. The site plan we submitted keeps us out of the floodplain. There is some property in town closer to the project, but most of it is in the floodplain. We have worked on some ideas to try to locate there; Engineering has submitted to FEMA and we are waiting for a response from them.”

Chairman Mahone asked if the other site is approved; “would you have two locations running or would you choose just one.”

Mr. Hosch responded, “we would prefer the other location if FEMA approves everything before we set up the batch plant. We are not going to set up the batch plant twice; it is too expensive to do that. We intend to start paving in September. We still have to get through permitting with (TCEQ) Texas Commission on Environmental Quality.”

Mr. Shadden asked if the other site is adjacent to the project.

Mr. Hosch responded, “yes it is. We had full intentions in going in that location. I think the grading plan for that site has already been approved by the City before it went to FEMA; we are at their mercy at this point. Once they approve it, we still have a three-month permitting process with TCEQ. Once we get set up on this site, we are not moving.”

Mr. Shadden explained, “this one could end in three years or when the project is finished or another site is secured before this one is started.”

Mr. Hosch explained, “it would cost us about \$120,000 to set the plant up. To set it up and move it to another site is not feasible.”

Mr. Shadden asked his plan if the cemetery next door is having a funeral during the day; “what are you going to do.”

Mr. Hosch explained, “we could accommodate that if we need to work with the cemetery to not run during those hours; that is not a problem.”

Chairman Mahone asked if he had a timeline for FEMA approval.

Mr. Hosch explained, “typically it is three to six months; all bets are off at this point because of the COV-19 pandemic.”

Chairman Mahone asked when the three years would start.

Mr. Shadden explained, “the three years starts at the approval date.”

Mr. Hosch explained, “the paving would not go until the end; as soon as the paving is done, we can pull the concrete plant out. There is a possibility the plant could leave mid-project if we are not paving here. All the phases for power would stay.”

Mr. Shadden asked if the other project was on the west side of the highway.

Mr. Hosch responded, “yes; I think it is part of the golf course property.”

Chairman Mahone asked if he had seen the Staff Review Letter.

Mr. Hosch responded, “yes. Is temporary fencing allowed for the screening; similar to what you would see on a construction site?”

Mr. Shadden explained, “the screening adjacent to the cemetery are the cedar trees. Are you going to maintain those and not take them down; that could be the screen.”

Mr. Hosch responded, “correct. There is no other activity around us.”

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

A letter was received from:

Elliott Bradley, Bradco Interest, Inc., 1700 Redbud Blvd., Ste. 115, McKinney, TX

“I am the President and owner of Bradco Interests, Inc., Managing Joint Venture of the Technology Corridor/ 50 Joint Venture that owns the 50-acre adjoining tract. As you know, we have owned the property for over 20 years and have witnessed substantial change in the corridor in the past two decades.”

“As owner of the adjoining tract south of the subject tract, I SUPPORT the proposed usage for a three year period. I believe the site provides TXDOT with the best available location, access and onsite improvements as they engage in the reconstruction of Highway 75 from FM 1417 to SH 82.”

“I therefore urge the Board of Adjustments to approve the Temporary Use Permit for TXDOT’s usage of the 35-acres.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Temporary Use Permit to allow a

concrete batch plant for TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in an M-1.5 (Medium Manufacturing) District/O-1 (75 & 82) Overlay District at 5901 South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF DENISE EVANS AND BRIANNA CHAPIN (OWNERS) AND TIM PIKE, WYLDEWOOD HOMES (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 729 BLANTON DRIVE, BEING LOT 1, BLOCK 1, SUNSET CROSSING, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (5)(A) AND (13) TO ALLOW A 3' SETBACK FROM THE WASHINGTON STREET PROPERTY LINE FOR A 6' FENCE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE – FENCE
729 BLANTON DR.
(DENISE EVANS &
BRIANNA CHAPIN)

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

Tim Pike, 3402 Ballam St., Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 729 Blanton Drive; the southeast corner of Blanton Drive and West Washington Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception and variance to erect a six foot privacy fence, 3' from the the Washington Street property line.

Mr. Pike explained, “this house is on a corner lot and the new homeowner would like a fence for their dogs; a four-foot fence is not sufficient.”

Chairman Mahone asked if the fence would cause any obstruction for the drivers at the Blanton and Washington Street intersection.

Mr. Pike explained, “they are only bringing it up twenty-feet on the side of the house. I do not think it will obstruct traffic view.” 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 Sims to approve the request for an Exception and Variance to allow a 3’ setback from the Washington Street property line for a 6’ fence in lieu of the required 25’ in an R-1 (One Family Residential) District at 729 Blanton Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DAVIS, MAHONE, ELLIOTT AND SIMS.

VOTING NAY: DOWNTAIN

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF WYLDEWOOD HOMES (OWNERS) AND TIM PIKE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4032 BELMONT BOULEVARD, BEING LOT 1, BLOCK 3, HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, AS FOLLOWS;

EXCEPTION &
VARIANCE – FENCE
4032 BELMONT
BLVD.
(WYLDEWOOD
HOMES)

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTIONS (13)(H) TO ALLOW A 2’ SETBACK FROM THE ASCOT AVENUE PROPERTY LINE FOR A 6’ PRIVACY FENCE IN LIEU OF THE REQUIRED 25’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 3402 Ballam St., Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 4032 Belmont Boulevard; the southeast corner of Belmont Boulevard and Ascot Avenue. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception and variance to erect a six-foot privacy fence, two foot from the Ascot Avenue 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 Vice-Chairman Elliott to approve the request for an Exception and Variance to allow a 2’ setback from the Ascot Avenue property line for a 6’ privacy fence in lieu of the required 25’ in an R-1 (One Family Residential) District at 4032 Belmont Boulevard subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DAVIS, MAHONE, DOWNTAIN, ELLIOTT 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 TOBAR PROPERTIES (OWNER), NBS DRAFTING AND DESIGN, NATHAN GRAY (DRAFTSMAN) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 1201, 1203 AND 1205 SOUTH FIRST STREET, BEING LOTS 6R, 7R AND 8R, BLOCK 4 OF THE REPLAT OF LOTS 1 AND 2, BLOCK 4, W.D. FITCH ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

Mario Tobar, 635 Preston Meadows Rd., Sherman, TX and Nathan Gray, 303 W. Houston, Sherman, TX

Mr. Tobar and Mr. Gray appeared to represent the request and answer any questions. The property is located at 1201, 1203 and 1205 South First Street; the southeast corner of First and Kentucky Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Gray explained, “Tobar Properties recently replatted the property into three lots and they would like to construct three duplexes on the lots. The duplexes will be approximately 1,238 square foot, three bedroom, 2 bath, 1 car garage with two parking spaces in the driveway per unit.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there were any other duplexes in the area.

Mr. Tobar stated, “there are some on Kentucky Street.”

Mr. Gray had a question about the detention requirement.

Chairman Mahone explained, “you may get that clarified with the Engineering Department.”

Commission Member Sims stated, “you are going to stack your parking spaces; one behind the other.”

Mr. Gray explained, “there would be a one-car garage and two in the driveway.”

Commission Member Davis stated, “they will be parking in the street; 7:00 a.m. if I want to leave for work and there are

SUP – THREE
DUPLEXES
1201, 1203 & 1205 S.
FIRST ST.
(TOBAR
PROPERTIES)

(TABLED)

two people behind me, they are not behind me they are parked in the street. Do you have the ability for parking somewhere else?”

Chairman Mahone explained, “it has been the experience of the board that these kind of parking setups do not really work out for practicality for the neighborhood. I would like to see a better parking plan or layout.”

Commission Member Downtain explained, “even if you changed it to two bedrooms per unit would help.”

Mr. Shadden explained, “you might end up having to improve the alley and add some rear parking. You probably need to check with Engineering to see it that is feasible.”

Chairman Mahone asked if they could come up with an alternate parking plan. “Would you be opposed to tabling the request to revise your plan?”

Mr. Gray agreed to table the request.

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

ACTION TAKEN.

Motion by Commission Member Sims to table the request for a Specific Use Permit to allow three duplexes in an R-1 (One-Family Residential) District at 1201, 1203 and 1205 South First Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

THE REQUEST WAS TABLED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:08 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY _____