
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, December 17, 2024, at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

1. **CALL TO ORDER**

Bookmarked at 00:05:19

Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR NOVEMBER 19, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:06:25

The Planning and Zoning Commission reviewed the minutes of the November 19, 2024, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:06:53

4. **CITIZEN COMMENTS**

Bookmarked at 00:08:01

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12 AND 13)**

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

Bookmarked at 00:08:52

Commission Member Blagg recused himself from Item 6.

Commission Member Manley pulled Item 7 and 10 for discussion.

Items 6, 7 and 10 were pulled off the Consent Agenda for discussion.

The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Items 8, 9, 11, 12 and 13 on the Consent Agenda as presented. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * **700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-005605)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Meadows Business Park

Bookmarked at 00:10:02

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Final Plat located in the 700 Block North FM 1417 (Heritage Parkway). Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

7. * 533 EAST BROCKETT STREET (Project No. 24-006027)

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Rockins Addition.

Bookmarked at 00:11:59

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Final Plat provided by the applicant during the public hearing located at 533 East Brockett Street. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

8. * 808 WEST ELLIS STREET (Project No. 24-006028)

The request of Ruben Rodriguez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 808 West Ellis Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 9, Block 5, Exstein's Maple Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of R & R Addition.

9. * 3100 BLOCK TEXOMA PARKWAY (Project No. 24-006029)

The request of Sherman NEC Texoma & LP (Owner) and John Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being a part of the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Sherden Mall, Ph. 2.

10. * 1771 HARRELL ROAD (Project No. 24-006035)

The request of Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1771 Harrell Road, consisting of 177.318 acres being in the Charles Lynenburg Survey, Abstract No. 73 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Cedar Creek Ranch.

Bookmarked at 00:14:19

Planning and Zoning Commission

Motion by Vice Chairman Downtain to table the Final Plat located at 1771 Harrell Road. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

11. * 208 NORTH HARRISON AVENUE (Project No. 24-006039)

The request of Habitat for Humanity of Grayson County (Owner), Laurie Mealy (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 208 Harrison Avenue, consisting of 0.272 acres being a Replat of Lot 10 and the "called" South One-Half of Lot 9, Block 33 of the Replat of College Park Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Habitat 46 Addition.

12. * **1312 WEST SHEPHERD DRIVE (Project No. 24-006047)**

The request of Ryan Stoll (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1312 West Shepherd Drive, consisting of 1.535 acre in the C.S. Dale Survey, Abstract No. 356 and located in the R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of 1312 West Shepherd Addition.

13. * **5585 SOUTH FANNIN AVENUE (Project No. 24-006048)**

The request of Justin and Mary Eastwood (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5585 South Fannin Avenue, consisting of 2.94 acres being a Replat of Lot 3, Fannin Road Estates being a part of the John F. Moody Survey, Abstract No. 796 and locating in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Eastwood on Fannin Road.

14. **592 LUELLA ROAD (Project No. 24-005600)**

TABLED FROM NOVEMBER 19, 2024

The request of HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 73.391 acres, being a portion of the S. Dunman Survey, Abstract No. 329 and the W. Bailey Survey, Abstract No. 64, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of HMI Sherman No. 1.

Bookmarked at 00:16:09

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Final Plat located at 592 Luella Road. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Final Plat located at 592 Luella Road. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

15. **301 WEST TRAVIS STREET (Project No. 24-005349)**

TABLED FROM NOVEMBER 19, 2024

The request of TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) concerning the property located at 301 West Travis Street, consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

Bookmarked at 00:22:24

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Site Plan and Specific Use Permit located at 301 West Travis Street. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located at 301 West Travis Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

16. 500 BLOCK EAST LAMBERTH ROAD (Project No. 24-005351)

TABLED FROM NOVEMBER 19, 2024

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) concerning the property located in the 500 Block East Lamberth Road, consisting of 2.233 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 0.57 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

Bookmarked at 00:26:22

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Site Plan and Specific Use Permit located in the 500 Block East Lamberth Road. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located in the 500 Block East Lamberth Road. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located in the 500 Block East Lamberth Road. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

17. 3600 BLOCK STEEPLE CHASE DRIVE (Project No. 24-005561)

WITHDRAWN FROM NOVEMBER 19, 2024

The request of Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located in the 3600 Block Steeple Chase Drive, consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 0.55 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

Bookmarked at 00:39:20

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located in the 3600 Block Steeple Chase Drive. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located in the 3600 Block Steeple Chase Drive. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

18. 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 24-005821)

The request of Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410.

Bookmarked at 00:43:00

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Zone Change located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway). Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

19. 3117 NORTHGATE DRIVE (Project No. 24-005822)

The request of City of Sherman (Owner) concerning the property located at 3117 Northgate Drive, being a replat of Progress Park One Northgate Drive Phase Four, Block 1, Lot 5, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 5' front setback in lieu of the required 25' for a monument sign in the Blalock Industrial Park.

Bookmarked at 00:46:53

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 3117 Northgate Drive. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

20. 2605 NANTUCKET DRIVE (Project No. 24-005823)

The request of Mickey Weiss (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2605 Nantucket Drive, being Lot 6, Block 3, Canyon Creek Addition, Section 2-B and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 15'.8" rear setback in lieu of the required 20' for a garage addition.

Bookmarked at 00:50:22

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 2605 Nantucket Drive. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

21. 100 BLOCK NORTH CLEVELAND AVENUE (Project No. 24-005826)

The request of Jinal and Harsiddh Patel (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, being the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-4 (Single Family Residential) District.

Bookmarked at 00:52:06

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Zone Change located in the 100 Block North Cleveland Avenue Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

22. 400 NORTH SUNSET BOULEVARD (Project No. 24-005833)

The request of Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (Surveyor) for the property located at 400 North Sunset Boulevard consisting of 12.131 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

Bookmarked at 00:53:45

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter and being tied to Sherman Independent School District located at 400 North Sunset Boulevard. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

23. 1831 TEXOMA PARKWAY (Project No. 24-005835)

The request of Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District
- B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District.

Bookmarked at 00:57:31

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change, Site Plan and Specific Use Permit subject to the Staff Review Letter located at 1831 Texoma Parkway. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, SIMS, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

24. 3230 NORTHGATE DRIVE (Project No. 24-005840)

The request of Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor) concerning the property located at 3230 Northgate Drive, consisting of 143.038 acres being in the Elizabeth Jones Survey, Abstract 625 and currently in the Blalock Industrial Park Planned Development, as follows:

Board of Adjustment

Public Hearing and Variance under Section 2.3.5(b) to allow a 0.50' side setback in lieu of the required 50' for a monument sign.

Bookmarked at 01:02:45

Board of Adjustment

Motion by Commission Member Sims to table the Variance located at 3230 Northgate Drive. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

25. ADJOURNMENT

Bookmarked at 01:27:25

Chairman Mahone adjourned the meeting at 6:25 p.m.



ACTING SECRETARY



CHAIRMAN

Marlow, Lauren

From: Planning
To: [REDACTED] Planning
Subject: RE: Information to be given the planning and zoning commission hearing Wednesday January 22nd, 2025 at 5:00PM

From: [REDACTED]
Sent: Tuesday, January 21, 2025 9:48 AM
To: Planning
Subject: Information to be given the planning and zoning commission hearing Wednesday January 22nd, 2025 at 5:00PM

Hello City of Sherman Planning and Zoning,

My name is [REDACTED]

I received a letter in the main (See first attached pic), and it's in regards to the property that's in front of me where the owner has been building a huge structure against code.

I'm 100% against the way it is now, and it is literally is touching my property line. The City has been out and talked to my neighbor multiple times, and in my opinion it needs to be tore down completely. Several other neighbors agree.

I attached a google map pic (see second attached pic) and my property is the green rectangle, and the structure they built is all the red in the pic.

Whatever the city codes or rules are I want those followed to the letter of the law. If they need to tear it down so be it. If I ever wanted to do anything to my fence up front they have the structure up against my fence, and an RV which they hooked to water and septic inches away as well.

The whole thing is a mess and they need to be held accountable. See the last attached pic for how high the structure is, and how it's basically touching my property line (red arrows).

I would like to remain a 'concerned citizen' only, and I don't want my name mentioned. A few my other neighbors are a bit scared of the situation as well.

Sean, who lives on the property (which Jay Lewis owns), runs all over the neighborhood and feels he can just trespass on properties. He knows I'm rarely at my property, so I'm always scared something will be broken into or missing. My property and vehicles were already vandalized once, and Sherman PD had to come to the scene. I have spent 5 years cleaning up the mess that was there when I bought it, and since then they (Sean and Jay) have brought in multiple RV's and trailers with zero fence to hide anything. The building they have floods, so instead of being in it, they live in the multiple RV's which I know is not legal according to code.

They (Sean and Jay) were also caught by the City stealing water (from what I heard), and they just run pipes and water to wherever they want on the weekends.

I actually engaged the City on putting a new water main for my building, and I have no idea what they (Sean and Jay) have run through the front of the property I don't own.

I'm completely against giving them any variance to keep that unauthorized structure in place.

I just don't want bad blood and weirdness as today, so I try to just ignore and leave them alone in general.

Please call me if it's easier to speak about it. [REDACTED]

I have also verbally spoken with Larry over in development services on multiple occasions about this. I know the property in question has had multiple complaints over the years. Something has to be done.

I planned at some point to replace that front fence area, and I don't need any drama later on (right now that un-engineered structure they built gives zero room to do any work). An RV and huge metal covering are literally touching my fence and property line today.

This situation needs to be handled now or you can expect more metal structures, RV's with people living in them, and other miscellaneous junk sitting over there moving forward.

Thank you,

(I would like to remain a concerned citizen and anonymous)

[REDACTED]
[REDACTED]
[REDACTED]



2701 S 1st St

Google

1st St





Marlow, Lauren

From: Planning
Subject: RE: 2701 S First Street

From: [REDACTED]
Sent: Tuesday, January 21, 2025 12:28 PM
To: Planning
Subject: 2701 S First Street

To Whom It May Concern:

I am opposed to the structure built at 2701 S First Street. I understand it will not be the prettiest structure, however I am concerned with it being built up against the adjoining property line. Unfortunately I did not get to voice my concern for the property rezoning at the south end of South First Street and we keep making exceptions to the ordinances. These ordinances are there for a reason. But to the matter at hand, again the proper distance needs to be maintained between property lines. I know there is a meeting on the 22nd and I would like to make sure my voice is heard to the planning and zoning board.

Sincerely,
Concerned Citizen

Marlow, Lauren

From: Planning
Subject: RE: 3311 Gallagher

From: ijhorstman@verizon.net
Sent: Monday, January 20, 2025 4:30 AM
To: Planning
Subject: Re: 3311 Gallagher

I have lived at 3809 Melrose Trail since 2005 and have seen my neighborhood and the streets to and from it become more and more crowded. Before holidays and at eight am and three pm weekdays, the traffic from Sam's and the two schools becomes increasingly problematic.

We have no more basic requirements such as police, fire department, grocery stores, and restaurants—just more people.

I strongly oppose the building of (another) multi family residence in my neighborhood.

Sincerely,
Iris Horstman

[Sent from the all new AOL app for iOS](#)