

RESOLUTION NO. 19 - 15

A RESOLUTION OF THE CITY OF COMMERCE, TEXAS, RELATING TO AUTHORIZING THE APPROVAL OF A VARIANCE FROM SECTION 2.6(B)(1) OF THE SUBDIVISION ORDINANCE OF THE CITY OF COMMERCE, TEXAS; GRANTING AUTHORITY TO THE MAYOR TO EXECUTE SAID RESOLUTION AND AUTHORIZING CITY SECRETARY TO AUTHENTICATE MAYOR'S SIGNATURE TO SAID RESOLUTION; AND, AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL OTHER INSTRUMENTS REQUISITE IN IMPLEMENTING SAID RESOLUTION AND AUTHORIZING CITY SECRETARY TO AUTHENTICATE CITY MANAGER'S SIGNATURE.

A regular meeting of the City Council of the City of Commerce, Texas, was held in Commerce, Texas, at City Hall, on the 19th day of March 2019, at 6:00 p.m.; a majority of council members being present and constituting a quorum, the following resolution was adopted:

WHEREAS, a letter regarding a variance request, attached hereto and marked exhibit "A", has been submitted by Ajay Sheladia, Bal Munkund, Inc., regarding the replat of all of lots 7, 8, 9, & 13, and parts of lots 3, 4, 10, & 11 of Block 14, Acres 2.026, Mott's Map, Old Town of City of Commerce, David Anders Survey, A-31 Hunt County, Texas, known as 708 Sycamore Street;

WHEREAS, the request is for approval of a variance from Section 2.6(B)(1) of the Subdivision Ordinance of the City of Commerce, Texas;

WHEREAS, Section 1.11 – Variances of the Subdivision Ordinance of the City of Commerce, Texas, provides the ability for the Planning and Zoning Commission to recommend a variance to the regulations of the Subdivision Ordinance of the City of Commerce, Texas, to the City Council, and the City Council may approve such variances;

WHEREAS, the notice pursuant to Section 2.6 of the Subdivision Ordinance of the Code of Ordinances of the City of Commerce, Texas, has been published in the official newspaper and given to adjacent property owners;

WHEREAS, the Planning and Zoning Commission of the City of Commerce, Texas, conducted a public hearing on the 26th day of February 2019, at 5:30 p.m. in accordance with Section 2.6 of the Subdivision Ordinance of the Code of Ordinances of the City of Commerce, Texas;

WHEREAS, after conducting a public hearing on said variance request, wherein public comment was received and considered on the said application, and all other prerequisites relating thereto, and after consideration of the grounds for the variance request, the Planning and Zoning Commission unanimously voted to recommend approval of the variance request as reflected in the minutes of the meeting attached hereto, marked exhibit "B", and made a part hereof as if copied herein verbatim; and,

WHEREAS, the City Council, after having reviewed the action of the Planning and Zoning Commission and its recommendation, as well as having complied with all prerequisites of the Subdivision Ordinance of the City of Commerce, Texas, relative to the approval of such variances, deems it in the best interest and general welfare of the City of Commerce, Texas, that said variance request should be authorized for said property.

THEREFORE, BE IT RESOLVED, that this request for variance is approved and the Mayor of the City of Commerce, Texas, be authorized and he is hereby authorized to execute this resolution;

BE IT FURTHER RESOLVED, that the City Secretary be authorized, and she is hereby authorized to attest to the signature of the Mayor to this resolution;

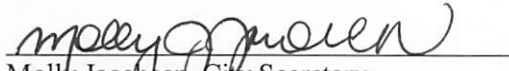
BE IT FURTHER RESOLVED, that the City Manager be authorized, and he is hereby authorized to execute the agreement and any and all instruments requisite in implementing said resolution;

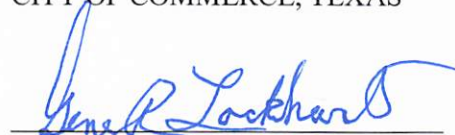
BE IF FURTHER RESOLVED, that the City Secretary be authorized, and she is hereby authorized to attest to the signature of the City Manager to any and all instruments requisite in implementing this resolution;

PASSED BY THE GOVERNING BODY of the City of Commerce, Texas, at a regular meeting of the City Council of the City of Commerce, Texas, on the 19th day of March 2019.

ATTEST:

CITY OF COMMERCE, TEXAS


Molly Jacobsen, City Secretary


Gene Lockhart, Mayor Pro-Tem

(Seal)

APPROVED AS TO FORM:


Charles Anderson, City Attorney

I, Molly Jacobsen, City Secretary of the City of Commerce, Texas, do hereby certify that the above is a true and correct copy of a resolution and that the same has not been repealed and is in full force and effect.

(Seal)


Molly Jacobsen, City Secretary

Exhibit A - pg 1 of 3

Variance for the re-plat request for 708 Sycamore Street, Commerce, Texas 75428

From: Ajay Sheladia owner of Bal Mukund, Inc.

To: Commerce Planning and Zoning Commission & Commerce City Council:

I am Ajay Sheladia, the owner of the property located at 708 Sycamore Street, Commerce, Texas 75428. The subject property consists of four individual lots plus four partial lots which were sold to me as one piece of property. I have submitted a re-plat request for the subject property to combine all the lots into one continuous tract of land.

The City Planning Department recently advised that when previous owners purchased and resold the property, they did not take the appropriate steps to replat the four partial lots when they were divided and resold. As a result of their failure to perform, the City has requested I provide letters from the property owners who own the remainder of the four partial lots which were sold as part of a large piece of property to me.

My real estate broker and her property manager have attempted to contact the property owners by mail and in person, but unfortunately, the feedback has been as follows: one of the adjacent properties listened, but wants to know why she needs to sign anything for property she does not own. Another shouted from behind the door to go away and never come back. The next one is a rental.

I am requesting a variance to the requirement to provide letters from these four adjacent property owners, since, as established above, my attempts to contact the property owners has been unsuccessful. This delay is causing an unreasonable hardship and difficulty in being able to move forward with my multi-family development plans for 708 Sycamore which will provide new 2 bedroom one bath living units at \$800 a month which are truly needed in Commerce for the town residents.

Your consideration is greatly appreciated.

Sincerely,



Ajay Sheladia



Plat/Replat Application

Exhibit A - page 2 of 3

Project Name: Single unit New Constructed Residential

Location Information

Address: 708 S. Y Canyon Commerce TX

Survey Name/Abstract No./Subdivision Name:

Lot, Block: Lot 1 Block 14 Addition Name: Harri Addition

Number of Acres: 2.026 Number of Lots: 1

Geographic ID Number R- _____ R- _____

Geographic ID Number R- _____ R- _____

Submittal Type

- | | | |
|---|--|---|
| ☐ Amending Plat | ☐ Minor Replat - Non-Residential | ☐ Plat Final |
| ☐ Development Plat | ☒ Minor Replat - Residential | ☐ Replat Preliminary |
| ☐ Minor Plat | ☐ Plat Preliminary | ☐ Replat Final |

Owner/Application Information

Owner Name: AJAY SHELDADIA Applicant Name: AJAY SHELDADIA

Company: BALMUKUND INC Company: _____

Address: 825 CRESTVIEW DR. Address: _____

City, State, Zip: COPPELL TX. 75019 City, State, Zip: _____

Phone: 817-703-9128 Phone: _____

Email: ajaysheldadia@gmail.com Email: _____

- ☐ I will represent the application myself; or
- ☒ I hereby designate Phil M. Carl (applicant above) to act as my agent for submittal, processing, representation, and/or presentation of this application. The designee shall be the primary contact person for this application.

I hereby certify that I am the owner of the property and certify that the information provided within this application is true and correct. By signing below, I agree that the City of Commerce is authorized and permitted to provide information contained within this application, including email address, to the public and in response to a Public Information Request.

Owner Signature: [Signature] Date: 12/12/2018

OWNER'S CERTIFICATE

I, **Bal Mukund**, do hereby certify that I am the owner of this 2.026 acre tract in the City of Commerce, Hunt County, Texas and do hereby dedicate to the City of Commerce the streets, alleys, rights of way, easements, other public areas as shown hereon. And I do hereby dedicate all utility improvements as shown on the engineering plans for this subdivision if any.

SAL MURKUND

STATE OF TEXAS
COUNTY OF HUNT

This instrument was acknowledged before me, a Notary Public, on this _____ day of _____, 2019, by **SAL MURKUND**

Notary Public, State of Texas

CERTIFICATE OF CITY COUNCIL

APPROVED by the City Council of Commerce, Texas on the _____ of _____, 2019.

Mayor _____ attested by: _____ City Secretary

CERTIFICATE OF CITY PLANNING AND ZONING

APPROVED by the Commerce Planning and Zoning Commission on the _____ day of _____, 2019.

Chairman _____ attested by: _____ Secretary

KNOW ALL MEN THESE PRESENTS:

That I, **John Cooper**, Registered Professional Land Surveyor in the State of Texas certify that this plat was prepared from an actual survey on the ground and that the corners, boundaries, and areas herein were placed or found under my supervision.

Dated July 9, 2019

Signed: *John Cooper*
John Cooper, R.P.L.S. No. 5226

STATE OF TEXAS
COUNTY OF HUNT

This instrument was acknowledged before me, a Notary Public, on this _____ day of _____, 2019, by **John Cooper**.

John Cooper
Notary Public, State of Texas

CERTIFICATE OF CITY MANAGER

Additional: Original town, part of block 14

Location: North side of Sycamore Street East of Locust Street

I hereby certify that all requirements of the "Subdivision and Development Ordinance" concerning subdivision and/or control of information and data to the City Manager for his diagnosis required for Final Plat approval have been complied with for the above referenced subdivision.

City Manager for his diagnosis: _____

Date: _____

FIELD NOTES FOR 2.026 ACRES
ALL OF LOTS 7, 8, 9, & 13, AND
PART OF LOTS 3, 4, 10, & 11,
AND ALL IN BLOCK 14
MOTT'S MAP, OLD TOWN
CITY OF COMMERCE
DAVID ANDERS SURVEY, A-31
HUNT COUNTY, TEXAS

Cooper Land Surveying, Inc.
2004 Texas Hwy. 11 East
P.O. Box 307
Sulphur Springs, Texas 76483
(903) 439-1218
Fax # 903-439-0035
Firm # 10016009

All that certain tract or parcel of land situated in the David Anders Survey, A-31, located about 14.64 miles N85°30'E from the City of Greenville, Hunt County, Texas, being all of Lots 7, 8, 9, & 13, and being part of Lots 3, 4, 10, & 11 of Block 14 according to Mott's Map of 1914, Old Town Commerce, and being all of that certain tract 1, a 1.219 acre tract, tract 3, and tract 4 as described in a deed from Jeremy Joseph McDaniel and Sherry McDaniel to Bal Mukund, Inc. dated June 10, 2016, recorded in Doc. # 2016-7533, Official Public Records of Hunt County, Texas, and being more fully described as follows:

BEGINNING at a 1/2 rebar found on the most Southerly South East corner of said Tract 1, a 1.219 acre tract, being on the South West corner of a lot described in a deed to HNW Properties, LLC, dated December 10, 2014, recorded in Doc. # 2014-15298, Official Public Records, and being on the North boundary line of Sycamore Street;

THENCE S89°36'20"W along the South boundary line of said 1.219 acre tract and North boundary line of said Sycamore Street a distance of 96.23 feet to a 1/2 rebar set for an angle corner;

THENCE N88°59'10"W along the North boundary line of said Sycamore Street a distance of 181.82 feet to a 1/2 rebar set for a corner, being on the East boundary line of a 0.19 acre tract aka Lot 6 of said Block 14 as described in a deed to Joseph L. Shipman, dated March 11, 2004, recorded in Vol. 1136, page 432, Official Public Records, and being on the South West corner of said Tract 4 of said Doc. # 2016-7533, Official Public Records;

THENCE N1°43'14"W along the West boundary line of said Tract 4, Doc. # 2016-7533, a distance of 195.17 feet to a 1/2 rebar set for a corner, being on the North East corner of Lot 5 of said Block 14, and being on the South boundary line Lot 4 of said Block 14, as described in a deed to Vernon W. Kizer, dated June 26, 2001, recorded in Vol. 766, page 440, Official Public Records;

THENCE S89°27'30"E along the North boundary line of said Tract 4 of said Doc. # 2016-7533, and the South boundary line of said Lot 4 a distance of 68.90 feet to a found 1/2 rebar for a corner, being on the South boundary line of said Lot 4 of said Block 14;

THENCE N1°29'03"E a distance of 163.17 feet to a found 1/2 rebar for a corner, being on the South boundary line of Lot 3 of said Block 14 as described in a deed to J. Bryon H. Henson and wife Marilyn K. Henson, dated October 29, 1980, recorded in Vol. 861, page 630, Deed Records;

THENCE N81°14'19"E along the South boundary line of said Lot 3 a distance of 39.92 feet to a 1/2 rebar set for a corner, being on the most Easterly East corner of said Lot 3, and being on the West boundary line of the Blocklands Rail Road, aka a St. Louis & Southwestern Rail Road;

THENCE S89°43'44"E along the said Rail Road Right-of-Way a distance of 68.20 feet to a 1/2 rebar set for a corner, being on an internal corner of said rail road right-of-way, being on the most Northerly North East corner of said 1.219 acre tract, a found 1/2 rebar bears S44°37'18"E a distance of 5.59 feet;

THENCE S42°30'00"E along the East boundary line of said 1.219 acre tract and the West right-of-way of said rail road a distance of 275.13 feet to a 1/2 rebar set for a corner, being on the most Easterly South East corner of said 1.219 acre tract, and being on the North boundary line of Lot 11, of said Block 14 as described in a deed to Christopher Winton, dated August 1, 2016, recorded in Doc. # 2013-15101 Official Public Records;

THENCE S87°04'10"W along the South boundary line of said 1.219 acre tract a distance of 98.58 feet to a 1/2 rebar set for a corner, being on an internal angle corner of said 1.219 acre tract and being on the North West corner of said HNW Properties, LLC, Doc. # 2014-15298;

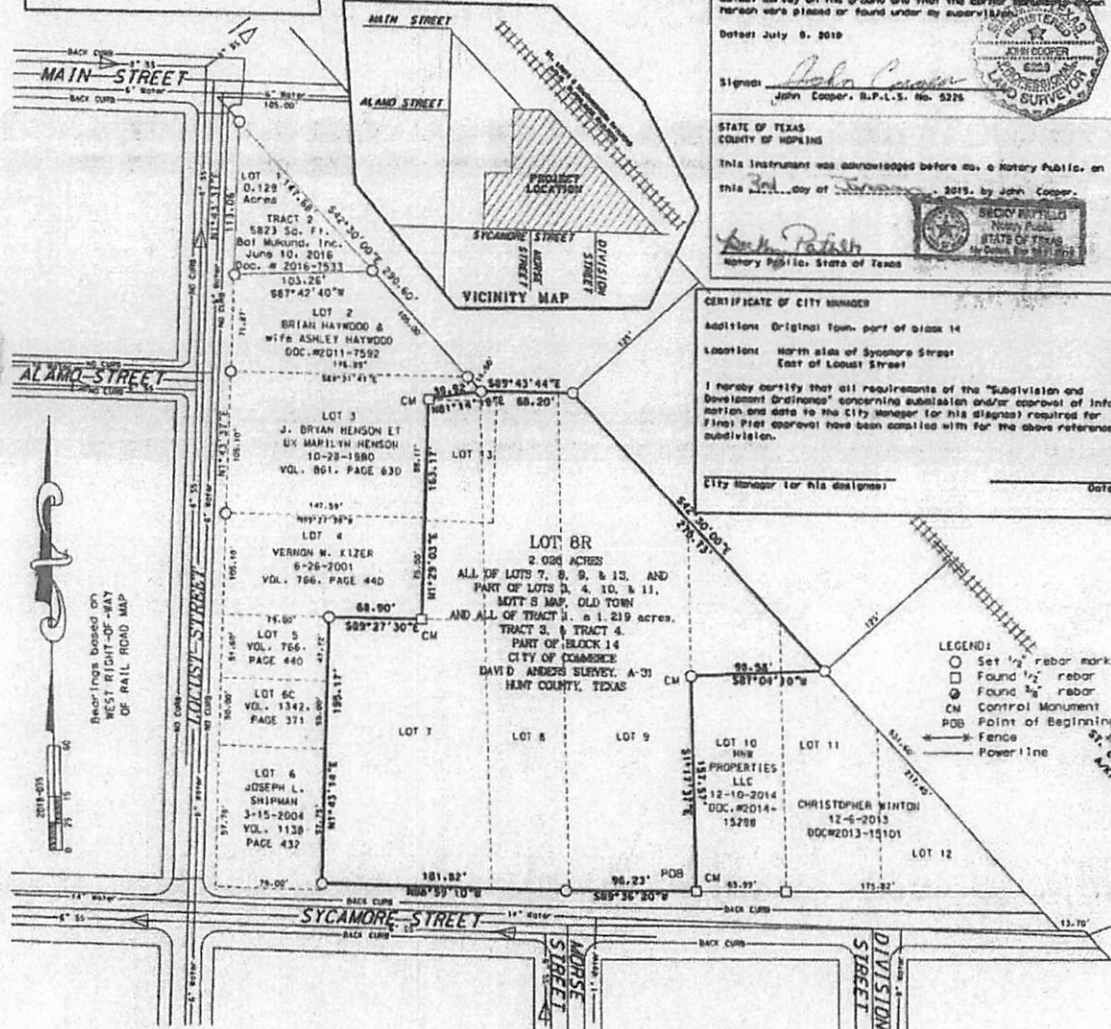
THENCE S11°17'37"E along the East boundary line of said 1.219 acre tract and the West boundary line of the said HNW Properties, LLC boundary line a distance of 157.57 feet to the PLACE OF BEGINNING, and containing 2.026 acres of land.

- LEGEND:
- Set 1/2 rebar marked with "Cooper" cap
 - Found 1/2 rebar
 - Found 3/8 rebar
 - Control Monument
 - POB Point of Beginning
 - Fence
 - Powerline

REPLAT OF
ALL OF LOTS 7, 8, 9, & 13, AND
PART OF LOTS 3, 4, 10, & 11,
ALL IN BLOCK 14
MOTT'S MAP, OLD TOWN
CITY OF COMMERCE
DAVID ANDERS SURVEY, A-31
HUNT COUNTY, TEXAS

DATE: JULY 9, 2018
REVISED JANUARY 3, 2019

Exhibit A - page 3 of 3





MINUTES

Planning and Zoning Commission

February 26, 2019 - 5:30 p.m.

Commerce City Hall

1119 Alamo Street, Commerce, TX 75428

"Exhibit B"
page 1 of 4

Members Present: Carolyn Trezevant, Jonathan Myers, Terry Harris, Thomas Deaton, Michelle Martinez, Henry Ross, Gary Thompson

Members Absent: None

City Staff Present: Anna Holt

Others Present: Nick Woodall, Phil Milford, Rusty Umstead, Ajay Sheladia, Don and Jaqueline Morton, Roy and Cecile Moody, Dennis Anderson, Willie Blow, Alton Biggs, Harry Wade, Suzanne Giossi

1. Call to Order:

Chairwoman Trezevant called the meeting to order at 5:30 p.m.

2. Public Hearing and Consideration of a Request by Nick Woodall, Pangea Real Estate, LLC., for a Change in Zoning from R10 Single Family Dwelling District to A2 Apartment Dwelling District for 1) Property ID: 213538, Legal Description: S3620 Indian Creek Addition #6, Lot 1, Acres .319; 2) Property ID: 213539, Legal Description: S3620 Indian Creek Addition #6, Lot 2, Acres .34; 3) Property ID: 213540, Legal Description: S3620 Indian Creek Addition #6, Lot 3, Acres .344; 4) Property ID: 213541, Legal Description: S3620 Indian Creek Addition #6, Lot 4, Acres .327; and 5) Property ID: 213542, Legal Description: S3620 Indian Creek Addition #6, Lot 5, Acres .428, located on Washington Street, Commerce, TX 75428:

City Staff Anna Holt initiated the conversation stating that her department had received an application requesting the rezoning of five lots along Washington Street just south of Charity Road across from the Commerce ISD Administration Building. The subject lots were recently purchased by Pangea Real Estate, and the rezone is a request for all five lots to be rezoned from R10 Single-Family Dwelling District to A2 Apartment Dwelling District. Ms. Holt shared that the idea behind the rezone request is to achieve a more developable property which would allow the developer to combine all five lots into one lot permitting the developer to build his development across all five lots – if the rezone request is approved, the developer would come back with a replat request to combine all five lots into one lot. Ms. Holt stated that as the reviewing City Staff, she had evaluated the rezone request along with the subject lots, and based on zoning context, recommended denial of the rezone request since the surrounding properties are primarily single-family use. She indicated that City Staff has previous experience with Pangea Real Estate and likes the project along with the fact that the developer is enjoyable to work with, and the quality of their work is pristine, so again, the recommendation of denial is based solely on zoning context.

Chairwoman Trezevant stated that in the past, the Planning and Zoning Commission has denied rezoning on properties – one on Charity Road where Mack Doster wanted to build duplexes, and some of the Commission's concern was that adjacent areas were R10 Single-Family. The other denial was to Sue Davis who wanted to build a duplex at the corner of Charity and either Arapaho or Choctaw – that was denied because of surrounding properties being R10 and drainage concerns.

Chairwoman Trezevant asked the applicant, Nick Woodall, to speak. Mr. Woodall stated that the proposed project for the subject property is not a giant apartment complex at all explaining that the project consists of little mini dorms like those built out on Highway 11, and they look like a little cottage house. Mr. Woodall indicated that he did not build big apartment complexes at all and commented that the members had pictures of the mini dorms. Mr. Woodall stated that he felt that the project would be a good buffer zone as they would look like little homes tucked into the trees across from the Commerce ISD building. Mr. Woodall stated that the lots are unusual in shape which is why he would ultimately come back for a replat because the lots are very long and very narrow making it hard to even put a house with a garage on some of the lots.

Member Deaton wanted to know if the proposed structures compared to any homes recently built along Charity Road. Mr. Woodall responded that the structures he plans to build are what he calls a cottage bungalow style like the ones he built on Highway 11 close to the City Park. Member Martinez asked if the intent of the project is to provide housing for college students. Mr. Woodall replied that it was explaining that each mini dorm is comprised of four bedrooms, four closets, and four bathrooms, and the students would share the central area of kitchen, dining, and living room. Each bedroom has its own thermostat. Mr. Woodall continued that they use all local contractors.

Chairwoman Trezevant commented that she had previously toured one of Mr. Woodall's mini dorm homes when they were first building on Highway 11 [Maple Street] and found that they were attractive and well built. Mr. Woodall stated that they have had a good response from the college students saying that they really have enjoyed them and appreciate the design with a lot of privacy but flexibility of design. Chairwoman Trezevant asked if the all the mini dorms on Highway 11 were occupied. Mr. Woodall replied that there were all occupied except for one house which only has one occupant currently because the other three students dropped out of school, and that's the only reason they left – all of the homes were full when they first started.

Member Harris asked Mr. Woodall if the site plan was the final layout. Mr. Woodall responded that it was not – just an initial proposal of what the architect came up with. Member Harris commented that one lot didn't appear to have anything on it. Mr. Woodall stated that it could be the case that the lot is being used for off-street parking with the architect taking the drainage into consideration. Member Deaton asked who is responsible for maintaining the mini dorms. Mr. Woodall replied that he is responsible.

Chairwoman Trezevant opened the public hearing at 5:42 p.m.

Don Morton of 2633 Charity Road asked if Mr. Woodall was going to have all the drainage from his project drain off into the creek stating that there is already a drainage issue with the creek which is slowly washing his property away, and he is going to have to replace fencing this year on the southwest corner and west part of his property. Mr. Morton stated that the previous owner of his property was a concrete man, and he lined the creek with broken up giant pieces of concrete which the creek is now washing away. Mr. Morton wanted to know who will be responsible for maintaining the drainage ditch and is Mr. Woodall's property going to drain into the creek. Mr. Morton stated that Mr. Woodall's property didn't currently drain off into the creek, but down Washington Street. Mr. Woodall responded that he understood since he lives on the Sabine Creek and has the same situation. Mr. Woodall stated that the way he understood the property to drain is towards the street as opposed to the other way, but if that wasn't the case, he would have the engineer look at it. Mr. Morton continued to state that the proposed home is a dormitory style which is not single-family, and he is totally against the rezoning of the property. He stated that he does not want multi-family dwellings or dormitory style homes built in his area.

Cecile Moody of 2619 Charity Road stated that it's very quiet on Charity Road and didn't feel that the proposed project would be fitting for the area along with the amount of traffic the mini dorms would create compounded by the already existing traffic caused by CISD, and she is against the rezone. Dennis Anderson of 2616 Charity Road stated that he is against the proposed rezone, and the zone should remain single-family. Willie Blow of 2624 Charity Road stated because of the amount of water and traffic along Washington Street and the surrounding single-family properties, the proposed rezone doesn't fit in. Alton Biggs of 2006 Creekview Drive stated that he is against the rezone. Harry Wade of 2628 Charity stated that he is against the rezone. Suzanne Giossi of 2701 Charity Road stated that she spends a lot of time taking care of her home and a lot of money paying property taxes and considering the density, noise, and water issues along with traffic and wear and tear on the roads and poor road maintenance, she is against the rezone.

Chairwoman Trezevant closed the public hearing at 6:01 p.m.

Member Martinez clarified that the applicant is requesting the subject lots to be rezoned to a multi-family zone and is not classifying the proposed structures as single-family. Member Martinez stated that there are things that should be considered such as the property owners that are there right now, the current zoning, and whether or not the property owners would suffer any loss or lose any enjoyment in their homes and properties. She continued to say that the property owner's concerns about drainage and putting more impact on that area with building the proposed type of homes should be also considered. Member Martinez stated that it's a great project but not sure if it's a great project for that specific area. Taking all these things into consideration, even with the CISD building close by, she felt like the proposed project would have a heavy impact on that area. Member Martinez made a motion to recommend denial seconded by Member Ross, and the vote carried unanimously.

3. Public Hearing and Consideration of a Request by Ajay Sheladia, Bal Munkund, Inc., for Approval to Replat All of Lots 7, 8, 9, & 13, and Parts of Lots 3, 4, 10, & 11 of Block 14, Acres 2.026, Mott's Map, Old Town of City of Commerce, David Anders Survey, A-31 Hunt County, Texas, located at 708 Sycamore Street, Commerce, TX 75428:

Ms. Holt stated that the request is for a replat of the subject property combining all the lots into one lot for a multi-family development. The replat consists of four whole lots and four partial lots. Ms. Holt indicated that there was a second item on the agenda concerning the replat consisting of a variance request. She explained that when the four partial lots were sold off and added to the four whole lots, the four partial lots didn't go through the appropriate replatting process, so the property owners owning the remainder of the four partial lots are required to approve the replat since their property is essentially being replatted as well. It was Ms. Holt's understanding that the applicant had pursued obtaining the needed approval from the four property owners but hasn't been successful. She continued to explain that the Commerce Subdivision Ordinance includes a provision to permit the request of a variance to the requirement of having these property owners approve the replat – the Subdivision Ordinance governs the replat process. Ms. Holt stated that she notified the applicant of the provision, and as a result, the applicant has requested the variance via letter which was provided in the members' agenda packets. Ms. Holt closed that she recommended approval of the replat conditional on the approval of the requested variance for which approval was also recommended.

Chairwoman Trezevant asked the developer to speak. Phil Milford, the property owner's builder, stated that the proposed plan is to build multiple smaller single-story apartment buildings. Mr. Milford stated that, effectively, the subject property has been one lot for some time, but that the City had informed him the property needed to be appropriately replatted. Rusty Umstead, the property owner's Realtor, stated they had attempted to contact the four property owners. She said that one property owner didn't understand why they had to sign anything; a second one told them to go away and never come back; and, the remaining two property owners she hasn't been able to get any response from.

Chairwoman Trezevant opened the public hearing at 6:20 p.m. Being no public present to speak on the matter, the public hearing was closed at 6:21 p.m.

Member Martinez made a motion to recommend approval of the replat conditional on the approval of the requested variance seconded by Member Thompson, and the vote carried unanimously.

4. Public Hearing and Consideration of a Request by Ajay Sheladia, Bal Munkund, Inc., for Approval of a Variance from Section 2.6(B)(1) of the City of Commerce Subdivision Ordinance Relating to the Request for Approval to Replat of All of Lots 7, 8, 9, & 13, and Parts of Lots 3, 4, 10, & 11 of Block 14, Acres 2.026, Mott's Map, Old Town of City of Commerce, David Anders Survey, A-31 Hunt County, Texas, located at 708 Sycamore Street, Commerce, TX 75428:

Chairwoman Trezevant opened the public hearing at 6:23 p.m. Being no public present to speak on the matter, the public hearing was closed at 6:24 p.m.

Member Martinez made a motion to recommend approval of the requested variance seconded by Member Thompson, and the vote carried unanimously.

5. **Adjourn:**

Member Ross made a motion to adjourn seconded by Member Harris, and the vote carried unanimously. The meeting adjourned at 6:25 p.m.

Carolyn Trezevant
Chairwoman Carolyn Trezevant

Anna M. Holt
Anna M. Holt, Development Specialist

March 26, 2019
Date