

STATE OF TEXAS §

December 13, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on December 13, 2022.

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMISSION MEMBERS: DAVIS, SIMS, MANLEY,
WHITAKER AND BLAGG

ALTERNATE: NONE

MEMBERS ABSENT: VICE CHAIRMAN DOWNTAIN

STAFF PRESENT: ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES,
KERRI TURNER, DEVELOPMENT SERVICES
COORDINATOR, WAYNE LEE, DIRECTOR OF
ENGINEERING AND LAUREN MARLOW, DEVELOPMENT
SERVICES ADMINISTRATIVE ASSISTANT

CITY ATTORNEY: ALICESON COTTON

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 15, 2022, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

APPROVE MINUTES

MOTION CARRIED.

ANNOUNCEMENTS

Chairman Mahone announced, "The Zoning Ordinance has changed and was updated as of December 5, 2022."

ANNOUNCEMENTS

APPOINT BOARD OF ADJUSTMENT

Chairman Mahone announced, "The City Council appointed the following people to the Board of Adjustments at the December 12, 2022 meeting: myself [Mr. Mahone], Mr. Downtain, Mr. Davis, Mrs. Sims and Mr. Manley. Mr. Whitaker and Mr. Blagg will be alternates. We as a Board need to appoint the Chairman, Vice Chairman, and acting Secretary of the Board of Adjustments. Staff recommends the officers of Board of Adjustment be consistent with officers of the Planning and Zoning Commission: myself [Clay Mahone] Chairman; David Downtain Vice Chairman and Rob Rae acting Secretary."

BOARD OF
ADJUSTMENT

Motion by Commission Member Sims to approve the Appointed Board of Adjustment. Second by Commission Member Manley. All present voted AYE.

MOTION CARRIED.

CITIZEN COMMENTS

CITIZEN COMMENTS

A citizen commented, "Just to clarify on Item 11, I understand this is not a Zoning Change this is a Replat."

Chairman Mahone stated, "That is correct."

A citizen commented, "The Meyers Commercial Addition is implying it will be Commercial."

Chairman Mahone stated, "They may be implying that, but the zoning will not be changed at this time. The only thing we can consider is a Replat. It will not change the zoning and will still be Residential."

A citizen commented, "So the Board will not rubber stamp it automatically as a commercial?"

Chairman Mahone stated, "No, that can't happen tonight. The only thing we can consider is a Replat. It will not change the zone at all and will still be Residential."

A citizen commented, "Can they take the word Commercial out?"

Chairman Mahone stated, "Not at this time."

Cindy Green, 200 Ridgeview Rd, Sherman, TX

An email was received from Ms. Green on December 9, 2022 at 2:21 p.m. stating, "It has come to my attention that the residents on Ridgeview Rd were supposed to object to the rezoning on our street at the intersection of highway 56 and Ridgeview Rd. I do object. The school that is close and traffic that has increased on our street causes safety issues to all citizens. There is a school zone sign on our corner that complicates traffic patterns also. The lack of city sewage would cause difficulty for a large business. Thank you. Cynthia Greene."

David & Victoria Dryden, 204 Ridgeview Rd, Sherman, TX

A letter was received from Mr. and Ms. Dryden on December 13, 2022 at 8:43 a.m. stating, "We are opposed to the zoning change request at 120 Ridgeview Road in Sherman for the following reasons.

1. We have not been notified as to what type of commercial property this is to be changed to.
2. This property is at the corner of a one-way street into our neighborhood that currently has minimal traffic in and out. Allowing a commercial business to be operated there will congest our ability to get in and out safely.

3. Commercial property directly adjacent to residential will bring down property values for Ridgeview and desecrate the original design intent and beauty.

4. The majority of residents on the street are already in fear of increased traffic and congestion on Ridgeview due to the 'emergency egress/ingress only' street already approved for the new 300-home neighborhood being built adjacent to and immediately west. As evidenced by the outrage and concern expressed at the zoning meeting a few months ago, few believe this access road will remain for emergency use only as promised.

We hope that the committee agrees and will not allow the zoning change and will keep it as residential as was its original design and intent. Instead, create plans for the inevitable growth westward that will allow for commercial and residential to exist harmoniously instead of the current checker boarding approach.

Respectfully,
David and Victoria Dryden”

CONSENT AGENDA (ITEMS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22)

CONSENT AGENDA

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

An email was received by M&G HomeBuilders on December 12, 2022, at 4:15 p.m. requesting to withdraw Item 16.

Item 16 was withdrawn.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approved Items 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21 and 22 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Sims. All present voted AYE.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF MATT AND THERESA PETRY (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2118 PLAINVIEW ROAD IN SHERMAN’S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 13.866 ACRES IN THE JAMES L. ATCHISON SURVEY, ABSTRACT NO. 21, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF PETRY FARMS, LOTS 1, 2, 3, AND 4, BLOCK A.

PRELIMINARY PLAT
- PETRY FARMS,
LOTS 1, 2, 3, AND 4,
BLOCK A
2118 PLAINVIEW RD
(MATT AND
THERESA PETRY)

The property is located at 2118 Plainview Road, south of the La Cima Road and Plainview Road intersection in Sherman’s Extra Territorial Jurisdiction (ETJ). The owner

would like to plat the property into 4 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF EARNHARTBUILT, LLC (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400 BLOCK OF WEST LAMBERTH ROAD, BEING 4.121 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING ALL OF LOT 6, BLOCK 8 TURTLE CREEK SOUTH ADDITION, SECTION 3, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF EARNHARTBUILT'S 8TH ADDITION

REPLAT –
EARNHARTBUILT'S
8TH ADDITION
1400 BLOCK OF
WEST LAMBERTH
ROAD
(EARNHARTBUILT,
LLC)

The property is located at 1400 Block West Lamberth Road between Meadows Lane and Rex Cruse Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LESLIE AND SUSAN MCCONNELL (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5202 WILDER TRAIL, BEING 2.481 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AND BEING ALL OF LOT 8 OF FRIENDSHIP RANCH ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF MCCONNELL ADDITION

REPLAT -
MCCONNELL
ADDITION,
5202 WILDER TRAIL
(LESLIE AND SUSAN
MCCONNELL)

The property is located at 5202 Wilder Trail between North Friendship Road and Longhorn Trail and is zoned SF-1 (Single Family Residential) District and partially located in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into one lot 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 JON AND LAVONDA BROWN (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1022 BROWN ROAD IN SHERMAN'S EXTRA TERRITORIAL

FINAL PLAT –
BROWN'S DRIPPING
SPRINGS ADDITION

JURISDICTION (ETJ), BEING 3.959 ACRES IN THE JOHN MCCLLENHAN SURVEY, ABSTRACT NO. 789, AS FOLLOWS:

1022 BROWN ROAD
(JON AND LAVONDA BROWN)

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BROWN'S DRIPPING SPRINGS ADDITION.

The property is located at 1022 Brown Road near the Southeast intersection of Dripping Springs Road and Brown Road in Sherman's ETJ (Extra Territorial Jurisdiction). The owner would like to plat the property into 2 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF WANDA LOUISE MEYERS ESTATE (OWNER), KENNETH MEYERS (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 120 RIDGEVIEW ROAD, BEING 1.951 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AND BEING ALL OF LOT 1 OF TIMBER VIEW ESTATES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF MEYERS COMMERCIAL ADDITION.

REPLAT –
MEYERS
COMMERCIAL
ADDITION
120 RIDGEVIEW
ROAD
(WANDA LOUISE MEYERS ESTATE)

The property is located at 120 Ridgeview Road, the northwest corner of Ridgeview Road and Highway 56 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential and 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SEDCO (SHERMAN ECONOMIC DEVELOPMENT CORPORATION) (OWNER), KENT SHARP (REPRESENTATIVE), AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 305-405 BLOCKS WEST PROGRESS DRIVE, BEING 21.880 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AND BEING ALL OF LOT 3 OF THE REPLAT OF LOTS 2R & THREE, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF SHERMAN III ADDITION.

REPLAT – SHERMAN
III ADDITION
305-405 BLOCKS
WEST PROGRESS
DRIVE
(SEDCO - SHERMAN
ECONOMIC
DEVELOPMENT
CORPORATION)

The property is located in the 305-405 Blocks West Progress Drive, the northwest corner of Howe and West Progress Drives and is located in the BIP (Blalock Industrial Park). The owner would like to plat the property into 2 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 & PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KENNETH AND MARY LAWRENCE (OWNERS), FIDEI ARCHITECTURE (ARCHITECT) AND WINDROSE LAND SERVICES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5005 NORTH FM 1417 (HERITAGE PARKWAY), BEING 2.354 ACRES IN THE A. HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:

- PLANNING AND ZONING COMMISSION
- A. Site Plan approval of Texoma Vet Hospital
 - B. Preliminary Plat approval of Texoma Vet Hospital

The property is located at 5005 North FM 1417 (Heritage Parkway) near the Southeast corner of FM 1417 (Heritage Parkway) and Plainview Road and is zoned C-2 (General Commercial) District/0-1.1 (FM Highway 1417) Overlay District. The owner is requesting Site Plan approval of Texoma Vet Hospital. The owner is also requesting to plat the property into 1 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF M&G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1002 SOUTH MONTGOMERY STREET, BEING 0.289 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING ALL OF LOT 7 AND THE NORTH 40 FT. OF LOT 8, BLOCK ONE, WAKEFIELDS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LIAM'S ADDITION.

The property is located 1002 South Montgomery Street, the southwest corner of South Montgomery and East Spring Streets and is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot 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 HMI – SHERMAN 2, LLC (OWNER), LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DEVELOPER) AND KIMLEY-HORN AND ASSOCIATES,

SITE PLAN &
PRELIMINARY PLAT
– TEXOMA VET
HOSPITAL
5005 NORTH FM 1417
(HERITAGE
PARKWAY),
(KENNETH AND
MARY LAWRENCE)

REPLAT –
LIAM'S ADDITION
1002 SOUTH
MONTGOMERY
STREET
(M&G HOME
BUILDERS, LLC)

FINAL PLAT –
LUELLA CROSSING
PHASE 2

INC. (SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 200-600 BLOCKS LUELLA ROAD, BEING 48.487 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LUELLA CROSSING PHASE 2.

200-600 BLOCKS
LUELLA ROAD
(HMI – SHERMAN 2,
LLC)

The property is located at 200-600 Blocks Luella Road, near the southwest corner of FM 1417 and Luella Road and is zoned R-1 (One Family Residential) District. The owner would like to plat the property into 222 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 M & G HOMEBUILDERS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 620 AND 622 SOUTH FIRST STREET, BEING 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF MORA ON FIRST ADDITION

FINAL PLAT –
MORA ON FIRST
ADDITION
620 AND 622 SOUTH
FIRST STREET
(M & G
HOMEBUILDERS)

(WITHDRAWN)

The property is located at 620 and 622 South First Street between East King and East Odneal Streets and is zoned R-1 (One-Family Residential) District.

An email was received from M & G Homebuilders on December 13, 2022 at 4:15 p.m. requesting to withdraw this item.

THIS ITEM WAS WITHDRAWN.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DOUBLE D MACHINING, INC. (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2513 SOUTH FIRST STREET, BEING 1.400 ACRES IN THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF DOUBLE D MACHINING ADDITION.

PRELIMINARY PLAT
– DOUBLE D
MACHINING
ADDITION
2513 SOUTH FIRST
STREET
(DOUBLE D
MACHINING, INC.)

The property is located at 2513 South First Street near the southeast corner of South First Street and East Ida Road and is zoned M-1 (Light Manufacturing) District. The owner would like to plat the property into 1 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOHN AND MARY RALEIGH (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5211 OB GRONER ROAD, BEING 9.991 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF RALEIGH ACRES, LOTS 1 AND 2, BLOCK A.

FINAL PLAT -
RALEIGH ACRES,
LOTS 1 AND 2,
BLOCK A
5211 OB GRONER
ROAD
(JOHN AND MARY
RALEIGH)

The property is located at 5211 OB Groner Road between South Friendship Road and Rolling Hills Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 2 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF DHESI INVESTMENT, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 310 NORTH CARL STREET, BEING 0.217 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AND ALSO BEING PART OF LOTS 2, 3, AND 4, BLOCK E, GREENMOUNT 2ND ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF DHESI ADDITION, LOT 2R, BLOCK E.

REPLAT –
DHESI ADDITION,
LOT 2R, BLOCK E
310 NORTH CARL
STREET
(DHESI
INVESTMENT, LLC)

The property is located at 310 North Carl Street between West Mulberry and West Pecan Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF DJT AND JJT HOLDINGS LLC (OWNERS), THOMAS JOSEPH ALTLAND (PARTNER/MEMBER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2111 TEXOMA PARKWAY, BEING 0.969 ACRES IN THE SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808, AND BEING PART OF LOT 6, AND ALL OF LOTS 7 & 8, BLOCK 7, HIGHLAND PARK ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF RENDEZVOUS ADDITION.

REPLAT –
RENDEZVOUS
ADDITION
2111 TEXOMA
PARKWAY
(DJT AND JJT
HOLDINGS LLC)

The property is located at 2111 Texoma Parkway between East Mildred and East Peyton Streets and is zoned C-2

(General Commercial) District. The owner would like to plat 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ELAINE BRAUM (OWNER), BILLY DUCKWORTH (REPRESENTATIVE), SHERMAN CROSSROADS, LTD (DEVELOPER) AND A & W SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3120 SOUTH HIGHWAY 75 (SAM RAYBURN FREEWAY), BEING 4.474 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND ALSO BEING LOTS 2 AND 3, BLOCK 2, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF SHERMAN CROSSROADS, PHASE II.

REPLAT - SHERMAN
CROSSROADS,
PHASE II
3120 SOUTH
HIGHWAY 75 (SAM
RAYBURN FREEWAY
(ELAINE BRAUM)

The property is located at 3120 South Highway 75 (Sam Rayburn Freeway), the Southwest corner of South Highway 75 and West Travis Street and is in the BIP (Blalock Industrial Park). The owner would like to plat the property into 3 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF RONNY GUERRERO (OWNER) AND MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 105.109 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BEL-AIR VILLAGE WEST.

FINAL PLAT - BEL-
AIR VILLAGE WEST
300-1000 BLOCKS
EAST FM 1417
(VIETNAM
VETERANS
PARKWAY)
(RONNY GUERRERO)

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), the southeast corner of Highway 75 and FM 1417 (Vietnam Veterans Parkway) and is zoned PD (Planned Development)/C-2(General Commercial) District/R-1 (One Family Residential) District. The owner would like to plat the property into 4 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.

SPECIFIC USE PERMIT & VARIANCE

THE REQUEST OF REESE AND LORIBETH SHAFFER (OWNERS), NBS DRAFTING AND DESIGN (ARCHITECTURAL DESIGNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 2.29 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 3-R, BLOCK ONE OF THE REPLAT OF LOTS 2 & 3, BLOCK ONE OF CHIEF'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE AND OUTDOOR RECREATIONAL VEHICLE (RV) STORAGE IN A C-1 (RETAIL BUSINESS) DISTRICT/0-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

BOARD OF ADJUSTMENT

- B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW 6 PARKING SPACES IN LIEU OF THE REQUIRED 22 FOR A MINI-WAREHOUSE IN A C-1 (RETAIL BUSINESS) DISTRICT 0-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

The property is located at 920 South FM 1417 (Heritage Parkway) at the northwest corner of FM 1417 and Quail Run Road and is zoned C-1 (General Commercial) District.

Reese Shaffer, 920 S Heritage Pkwy Sherman, TX and Nathan Gray, NBS Drafting and Design 303 West Houston Sherman, TX

Mr. Shaffer explained, "We are requesting approval for a Specific Use Permit and Site Plan to allow a Self Storage (Mini-Warehouse) and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District and a Variance for 6 parking spaces in lieu of the required 22 to help the growing population in Sherman and specifically Heritage Parkway. The current storage facilities in the Sherman are currently full. This facility will ease the burden on families for their need for storage."

Chairman Mahone asked, "Could you tell us about the Recreational Vehicle (RV) storage?"

Mr. Shaffer explained, "The Recreational Vehicle (RV) storage is simply parking spaces up to 45' long. The property is uncovered parking with concrete parking spaces that are lined out and numbered."

Chairman Mahone asked, "Is this a utility easement? Is it underground or overhead?"

Mr. Shaffer explained, "That is overhead transmission lines with nothing underneath. We talked to Oncor and they stated they did not want anything parked underneath. We told them they would have full access. The pole that sits on

SPECIFIC USE
PERMIT – MINI-
WAREHOUSE / RV
STORAGE
VARIANCE -
PARKING
920 SOUTH FM 1417
(HERITAGE
PARKWAY)
(REESE AND
LORIBETH
SHAFFER)

the property will be open with nothing around it making it easy access at all times.”

Commission Member Davis asked, “What type of fencing will you have?”

Mr. Shaffer explained, “The front along Quail Run is going to be screened fencing so you can’t see through it. What we want to do is follow suit with the apartments and use wrought-iron and the same kind of pattern to create some uniformity in that area so when people drive by it all flows.”

Commission Member Davis stated, “Number 7 on the Staff Review Letter requires masonry screening.”

Mr. Shaffer stated, “Correct, on the part facing Quail Run and on the back.”

Chairman Mahone asked Mr. Rae, “Item 13 talks about the encroachment agreement for the electrical company. It also talks about Recreational Vehicle (RV) trailer parking and masonry screening wall. Is that specifically to screen the Recreational Vehicles (RV)?”

Mr. Rae replied, “The side along Quail Run, anything visible from the main thoroughfares.”

Mr. Shaffer stated, “There will be masonry screening along Quail Run. The rest would try to be uniform with what is going behind this building to keep the same look in the area.”

Curtis Gander, 4005 Belmont Blvd Sherman, TX

Mr. Gander asked, “Are these new approaches that haven’t been poured yet?”

Commission Member Sims and Chairman Mahone replied, “Yes.”

Mr. Gander stated, “My concern is that my house is elevated with a 6’ foot fence, and this is going to be my view in my backyard. I have one request that when this is built there could be trees and bushes buffering my view so that I won’t be looking at Recreational Vehicles (RV) from my porch. My main concern is the aesthetic and the view I am going to have off my back door. They just put in another approach so now there will be three (3) approaches on Quail Run. I am not sure if that can be looked at or if it has been looked at for traffic management.”

Mr. Shaffer replied, “As far as the view from his back yard goes, I can add some trees or bushes there. To address the traffic issue, there will be a one (1) way in and one (1) way out. They will be able to come out and hit that crossover so there won’t be a need to make any adjustments. The entrance off Heritage Parkway comes to my private

Christian school and there is an entrance that is private use only for myself and maintenance guys.”

Commission Member Manley asked, “Is there going to be any staff for the mini storage?”

Mr. Shaffer replied, “No, sir.”

Commission Member Manley stated, “It will be unmanned, and the idea is the customer would drive around to their storage unit temporarily park and unload their vehicle and leave.”

Mr. Shaffer agreed, “Yes, sir and it will not be twenty-four-hour access either. The hours are 6:00 a.m. to 9:00 p.m.”

Mr. Gander stated, “Just to clarify, is the parking next to Quail Run for Recreational Vehicles (RV)?”

Mr. Shaffer replied, “Trailers or Recreational Vehicles (RV) can be parked there.”

Mr. Gander asked, “Is that permanent parking or are they required to move once and a while?”

Mr. Shaffer stated, “It is just a storage. They will store it and move it when they want to use it.”

Commission Member Manley asked Mr. Rae, “What is the height requirement for the masonry screen wall?”

Mr. Rae replied, “It can’t be over ten (10) feet. I am not sure how tall Recreational Vehicles (RV) are, but they would be required to be screened.”

Chairman Mahone asked Mr. Shaffer, “You do understand that Mr. Shaffer about the screening of the Recreational Vehicles (RV)?”

Mr. Rae asked Mr. Shaffer, “How tall is a Recreational Vehicle (RV)?”

Mr. Shaffer replied, “Twelve feet tall.”

Mr. Rae asked, “And our max height for a fence is ten (10) feet. I don’t think it was a terrible idea by the resident of Belmont to have some natural screening.”

Commission Member Davis replied, “Well that will be twenty years before it is twelve feet tall.”

Mr. Gander stated, “You can plant twelve-foot trees. I just planted a twelve-foot tree in my backyard two (2) weeks ago.”

Chairman Mahone asked Mr. Shaffer, “Would you consider using foliage in addition to the masonry screening to screen to the full twelve-feet?”

Mr. Shaffer replied to Chairman Mahone, “I would sir.”

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

Mr. Shaffer replied, “Yes, they had seen the Staff Review Letter and would abide by the Recommendations.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit, Site Plan, or Variance.

ACTION TAKEN.

Planning and Zoning

Motion by Commission Member Davis to approve the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District/0-1.1 (FM Highway 1417) Overlay District at 920 South FM 1417 (Heritage Parkway) subject to the Staff Review letter and subject to trees and/or shrubs that will achieve sight and noise obstruction along the frontage of Quail Run. Second by Commission Member Sims.

VOTING AYE: MAHONE, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG

VOTING NAY: NONE.

MOTION CARRIED.

Board of Adjustment

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 6 parking spaces in lieu of the required 22 for a Mini-Warehouse in a C-1 (Retail Business) District 0-1.1 (FM Highway 1417) Overlay District subject to the Staff Review letter. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE & REPLAT

THE REQUEST OF FRANK VENTURA, HABITAT FOR HUMANITY (OWNER), BACA STUDIOS (ARCHITECT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR)

VARIANCE – LOT
WIDTH

CONCERNING THE PROPERTY LOCATED AT 1015 SOUTH FIRST STREET, BEING 0.152 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT 963, AND BEING PART OF LOT 4, BLOCK 2, WD FITCH ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 47.44' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

C. REPLAT APPROVAL OF HABITAT SOUTH FIRST ADDITION.

REPLAT - HABITAT
SOUTH FIRST
ADDITION
1015 SOUTH FIRST
STREET
(FRANK VENTURA,
HABITAT FOR
HUMANITY)

The property is located at 1015 South First Street at the northeast corner of South First and East Spring Streets and is zoned R-1 (One-Family Residential) District.

Clay Gilbert 2210 Norwood Sherman, TX

Mr. Gilbert explained, "We would like to Plat the property into a 47.44' wide lot for residential development."

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

Mr. Gilbert replied, "Yes, they had seen the Staff Review Letter and would abide by the Recommendations."

No other citizens appeared before the Planning and Zoning Commission to discuss the Replat or Variance.

ACTION TAKEN.

Board of Adjustment

Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 47.44' Lot Width in lieu of the required 60' in an R-1 (One-Family Residential) District at 1015 South First Street subject to the Staff Review letter. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Manley to approve the Replat approval of Habitat South First Addition subject to the Staff Review letter. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG

VOTING NAY: NONE.

MOTION CARRIED.

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF MATTHEW GRYNWALD (OWNER), HONEY GOEL (REPRESENTATIVE), KOHINOOR RAHMAN, FK + ARCHITECT, LLC (REPRESENTATIVE/ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2131 NORTH LOY LAKE ROAD, BEING 5.439 ACRES IN THE J.B MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE &
SITE PLAN - C-2 TO
R-2
2131 NORTH LOY
LAKE ROAD
(MATTHEW
GRYNWALD)

(TABLED)

The property is located at 2131 North Loy Lake Road between East Peyton Street and Cottonwood Drive.

Kohinoor Rahman FK + Architect, LLC and Honey Goel 4602 Boulder Dr Parker, TX

Mr. Rahman explained, "We are requesting a Zone Change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District and Site Plan approval for a three-story, 168-unit apartment complex consisting of 84 one-bedroom and 84 two-bedroom units."

Chairman Mahone stated, "Do you think you can comply with the parking regulations?"

Mr. Rahman replied to Chairman Mahone, "Yes."

Mr. Rae stated to Chairman Mahone, "They are requesting to be under the new Ordinance. They comply with all the new parking regulations."

Mr. Goel stated, "I just want to mention that on the agenda item it states 5.439 acres and there are actually two (2) lots. There is 0.7 acres just north of that plat making the total acres 6.22."

Robin Phillips, 1126 South Crockett Sherman, TX

Mrs. Phillips stated, "I am here to represent the Greater Texoma Association of Realtors Board. I'm on the Executive Board and have the full support of the Executive Board for my comments. We are at the corner of Loy Lake Road and Peyton Street. That is our Board office. We have the railroad easement also. Our objection to this is the impact of additional traffic along those roads which are narrow and the density this would bring to the area. I'm going to pull up my 2022 Future Use Land Map and if you zoom in on where this is located, it's in red and says Regional Commercial. It's my understanding that this is supposed to be a guidance to the Planning and Zoning Commission and any other boards

on what is the best use of this land. Our statements is that this is not the best use.

Realtors are all about growth. We want the right kind of growth. We want growth that does not negatively impact traffic. When you pull out of our office on to Peyton Street, we have access on Loy Lake Road and on Peyton Street. Domino's is right there at the corner. If you're pulling out onto Loy Lake Road, it is nearly impossible to turn left. I was leaving the office today about 3:00 p.m. and I needed to turn left onto Peyton Street. I pulled out blocking traffic so that I'd have a chance to go left, and I was five cars deep right there at 3:00 p.m. I probably should have gone right but it wasn't convenient. Our request is that you deny this. Is it appropriate to require a traffic impact study for this because of the impact it would have on the narrow roadways? I'm just looking at this, but I don't see how you widen those roads to do anything more than what they are as two lanes. Also, my notes say that the site plan is eighteen parking spaces short than what's needed. With the amount of density, would there not need to be an additional dumpster site?"

Chairman Mahone asked Mr. Lee, "Mr. Lee can you educate us on when a traffic study would be required or is one required as part of the Staff Review Letter?"

Mr. Lee replied, "We don't have any current ordinance that triggers a Traffic Impact Analysis. We will be changing that to anything that is one hundred units or more. Normally when we have a predevelopment meeting, we will mention we would like a study done if it is a hundred units or more. I do not recall whether we mentioned it or not in our predevelopment meeting with this applicant."

Mr. Rahman replied, "I'd like to mention is this is currently zoned commercial and if the owner wanted to build a commercial property there, it would be more traffic than this proposal. The parking count we currently offer is 1.5 parking spaces per bedroom. That is more than the required parking. We were not asked for a Traffic Impact Analysis, but if needed then we can do that."

Chairman Mahone asked Mr. Lee, "Is the requirement for a trash dumpster imposed by engineering?"

Mr. Lee replied, "No, that is the Solid Waste department."

Commission Member Davis asked Mr. Lee, "Is there any change to the street coming to Loy Lake Road or Peyton in the foreseeable future that you are aware of?"

Mr. Lee replied, "No sir."

Chairman Mahone requested an Executive Session and stated, "The Planning & Zoning Commission will now hold

a closed executive session pursuant to the Texas open meetings act at section 551.001 to consult with the city attorney.”

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 5:48 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 5:56 p.m.

Mr. Rae stated, “Staff is concerned that the legal notice that was posted for this Zone Change is not correct. We posted a legal notice for 5.439 acres when in fact it is 6.226 acres. We would recommend that the Commission table this item until next month so that we can properly repost so that the legal notification is correct.”

Chairman Mahone asked Mr. Rahman, “Essentially do you understand what he’s saying about this? This description has to be posted to the public. If we move forward on this, that could be an issue for you that it was not posted properly. That was our oversight. I apologize for that.”

Mr. Rahman replied, “No problem.”

Mr. Goel asked Mr. Rae, “Was the legal notice because of an oversight?”

Mr. Rae stated, “It was an oversight on Staff’s part.”

Mr. Goel replied, “The reason I ask is because we are under due diligence of the land, and we must give them notification today. I don’t know if the Planning and Zoning Commission could consider the Site Plan and look at it. Nothing would change in terms of how it is laid out.”

Chairman Mahone states, “That is a question I would defer to our City Attorney about the legality of posting this issue.”

Ms. Cotton replied, “I think it is definitely a potential issue that we noticed an incorrect legal description of the property we are acting on as that could effect your decision tonight or the legitimacy of it making it valid later.”

Chairman Mahone states, “This is an unfortunate situation for you guys. My fear is if we move forward and approve having the legal description not posted correctly opens you up to some potential issues.”

Mr. Goel asked Chairman Mahone, “Is there anything you can do on a contingency basis?”

Chairman Mahone stated, “no. The public has to be notified. There are stringent requirements for notifying the public of

Executive Session

ADJOURNMENT

RECONVENE

what's going to be discussed tonight and unfortunately there was an oversight made and wasn't posted correctly. The public wasn't notified correctly."

Mr. Goel replied, "Okay, thank you."

ACTION TAKEN.

Planning and Zoning

Motion by Commission Member Whitaker to Table the Zone Change and Site Plan under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District at 2131 North Loy Lake Road. Second by Commission Member Sims.

VOTING AYE: MAHONE, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.

VOTING NAY: NONE.

MOTION CARRIED.

THIS ITEM WAS TABLED.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF JEJE HOLDING, LLC (OWNERS), WILLIAM BAIN (TENANT), AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 701 WEST HOUSTON STREET, BEING 0.086 ACRES IN THE J.B MCNAIR SURVEY, ABSTRACT NO. 763, 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 LOAN OFFICE IN A C-1 (RETAIL BUSINESS) DISTRICT.

**SPECIFIC USE
PERMIT & SITE PLAN
– LOAN OFFICE
701 W HOUSTON
STREET
(JEJE HOLDING, LLC)**

The property is located at 701 West Houston between North Woods Street and North Sam Rayburn Freeway and is zoned C-1 (Retail Business) District.

William Bain 11810 Oak Ridge Dr Oklahoma

Mr. Bain explained, "We are requesting a Specific Use Permit and Site Plan approval for a loan production office while a new, full-service bank is built. There will be two full-time employees and traffic will be limited to scheduled appointments with customers and customers dropping off paperwork. I have spoken to Scott Adams, who owns Tracks and he said that we could have three parking spaces to the west of this building. This will be in addition to the two 9' by 20' parking spaces shown on the Site Plan."

Chairman Mahone asked Mr. Bain, "How many square feet is this building?"

Mr. Bain replied, "It is under 500 square feet."

Chairman Mahone asked Mr. Lee, "Is this property in the flood way?"

Mr. Lee replied, "yes."

Commission Member Manley stated, "If he is in the floodway then so is Tracks."

Mr. Bain replied, "Yes that is exactly right. Our elevation is higher than Tracks. I have some documentation from 2013 to prove that this building was not subject to any other flooding that had happened in the past during the flood protection plan to Post Oak Creek. Those buildings and residences were removed based upon their consistent flooding; this building was not one of them listed nor was it removed."

Commission Member Davis stated, "We've also had a new floodplain adjustment since then."

Mr. Lee added, "That was effective September 1, 2022."

Mr. Bain replied, "The flood zone itself runs all the way over across the street to Italian Affair. It runs to their front door and goes across the parking lot of the shopping area across to Wannaburger then curves back around and hits the donut shop. We are a higher elevation than Tracks. All their property is directly in a flood zone and backs up to that same water way."

Chairman Mahone stated, "So we have a note from staff that recommends denial. The note states, 'does not recommend approval of the Specific Use Permit due to the location within the Post Oak Creek floodway'. On the Staff Review Letter under engineering number nine, 'recommend denial because of FEMA floodplain.' Do you have the Staff Review Letter?"

Mr. Bain replied, "I'm assuming the owner did, but I did not get one myself."

Chairman Mahone replied, "Item number ten (10) says all requirements of the floodplain ordinance shall be followed on the comments from engineering. Even if we approve this you still must comply with the Staff Review Letter."

Mr. Bain replied, "Of course, yes sir."

Commission Member Manley stated, "What if there was a time limit placed on this?"

Chairman Mahone replied, "Do you expect this to be a temporary location?"

Mr. Bain replied, "It would be a temporary basis. First Texas National Bank is wanting to open a bank as soon as they can. We bought the lot behind Taco Cabana, off Loy Lake

Road, but I don't know where they are at on the building process."

Commission Member Sims asked, "Do you know if they've applied with the commission to be a full bank?"

Mr. Bain replied, "Yes, we are state certified. We have been approved."

Commission Member Sims asked Mr. Bain, "Do you have the approval letter?"

Mr. Bain replied to Commission Member Sims, "I do not have that approval letter. As a loan office I don't have to have the approval from Office of the Comptroller of the Currency, we can open. I do not have the approval letter from the Office of the Comptroller of the Currency for the new bank.

Commission Member Davis asked, "Are you a bank or a loan office?"

Commission Member Sims states, "You must have a loan production office before you can apply to be a full bank. Legend Bank did the exact same thing. You must be established to apply. My question is how do they have the approval if they don't have a loan production office?"

Mr. Bain stated, "I am the loan office. I have been working out of my house. It does not matter where our location is. It's established that we are in Sherman, Texas. I have been working for a couple months out of my home in Oklahoma."

Commission Member Sims stated, "The reason I am asking is if you are going to put a time limit on this, it is a whole process, and he is going to be up against the wall in a year if that is delayed at all."

Chairman Mahone asked Commission Member Sims, "Are you saying a year might be too short?"

Commission Member Sims replied, "I don't know where they are in the process, that is why I asked."

Chairman Mahone asked Mr. Bain, "It is customary on Specific Use Permits depending on the situation for us to tie that to a specific timeline and to a specific applicant. Are you okay with that?"

Mr. Bain replied, "Yes."

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

Mr. Bain replied, "Yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a loan office in a C-1 (Retail Business) District at 701 West Houston Street subject to the Staff Review letter and subject to the Specific Use Permit being tied to First Texas National Bank and an expiry of one year. Second by Commission Member Blagg.

VOTING AYE: MAHONE, SIMS, MANLEY, WHITAKER AND BLAGG.

VOTING NAY: COMMISSION MEMBER DAVIS.

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF DAVID AND MIGNON PLYLER (OWNERS), JERED TREDWAY HD DESIGN + BUILD, (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1102 SOUTH CROCKETT STREET, BEING 0.357 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND ALSO BEING LOT 1, BLOCK 3, B.H. MOORE'S HEIRS ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENT

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (6.3)(1) TO ALLOW A 6' SIDE YARD SETBACK FOR A KITCHEN ADDITION TO THE EXISTING STRUCTURE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
1102 SOUTH
CROCKETT STREET
(DAVID AND MIGNON
PLYLER)

The property is located at 1102 South Crockett Street, the southwest corner of Middleton and Crockett Streets and is zoned R-1 (One Family Residential) District and is located in Heritage Row, Sherman's Historic Preservation District.

Jared Treadway, 505 N McKown Ave, Sherman, TX

Mr. Treadway explained, "We are requesting a 6' side yard setback for a kitchen addition to the existing structure on the north side of the home along Middleton Street. Because of the generous right-of-way along Middleton Street, along with the 54' setback from Crockett Street, we feel comfortable considering and requesting this reduced setback."

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

Mr. Treadway replied, "Yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 8, Subsection (6.3)(1) to allow a 6' side yard setback for a kitchen addition to the existing structure in an R-1 (One-Family Residential) District at 1102 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:21 p.m.

CHAIRMAN



ACTING SECRETARY