

STATE OF TEXAS §

November 20, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on November 20, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 16, 2018 regular meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Commission Member Wood. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 5, 9, 10, 11, 12, 13 & 15)

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

CONSENT AGENDA

A member of the audience, John Papaila, 2909 Wellington Drive requested Item #5 "Preliminary Plat approval of Heritage Crossing" located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 9, 10, 11, 12, 13 and 15 subject to the Staff Review Letters. Second by Commission Member DOWNTAIN. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LETICIA & JULIO CESAR TOBAR (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 714 SOUTH CROCKETT STREET, BEING 0.273 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING THE SOUTH 48' OF LOT 30 AND THE NORTH 8' OF THE ALLEY, BLOCK 10, HARE & RANDOLPH ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE TOBAR ADDITION, BEING A REPLAT OF THE SOUTH 48' OF LOT 30 AND THE NORTH 8' OF THE ALLEY, BLOCK 10 OF THE HARE AND RANDOLPH ADDITION

REPLAT- TOBAR
ADDITION, A
REPLAT OF THE
SOUTH 48' OF LOT
30 AND THE NORTH
8' OF THE ALLEY,
BLOCK 10 OF THE
HARE & RANDOLPH
ADDITION
714 S. CROCKETT
ST.
(LETICIA & JULIO
CESAR TOBAR)

The property is located at 714 South Crockett Street between John Blaine and West Tennessee Street. The owners would like to Replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS), DR. ARSHAD KHALIL, M.D. (PROSPECTIVE BUYER), KISS DEVELOPMENT (DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2415 AND 2429 SWAMY DRIVE, BEING LOT 4 OF DR. SWAMY ADDITION, LOTS 1-7, BLOCK A, DR. SWAMY ADDITION AND LOT 3R OF THE REPLAT OF LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION, CONTAINING 2.433 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE SHOPS OF GRAYSON ADDITION, BEING A REPLAT OF LOT 4 OF DR. SWAMY ADDITION, LOTS 1-7, BLOCK A AND LOT 3R OF THE REPLAT OF LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION

REPLAT – THE
SHOPS OF
GRAYSON
ADDITION, A
REPLAT OF LOT 4
OF DR. SWAMY
ADDITION, LOTS 1-7,
BLOCK A AND LOT
3R OF THE REPLAT
OF LOTS 2 & 3,
BLOCK A, DR
SWAMY ADDITION
2415 & 2429 SWAMY
DRIVE
(ONE GANESHA,
LTD)

The property is located at 2415 and 2429 Swamy Drive; the southeast corner of North Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owners would like to plat two lots into one lot for commercial development. He 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 2017 GK ASSOCIATES, LLC, DR.

REPLAT – LOT 6,
BLOCK A, DR.

MANDEEP SINGH, M. D. (OWNERS), DEAN GILBERT (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2416 AND 2500 SWAMY DRIVE, BEING LOT 6, BLOCK A, DR. SWAMY ADDITION, CONTAINING 2.714 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 6, BLOCK A, DR. SWAMY ADDITION

SWAMY ADDITION
2416 & 2500 SWAMY
DRIVE
(2017 GK
ASSOCIATES, LLC)

The property is located at 2416 and 2500 Swamy Drive; the southeast corner of North Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owners would like to plat one lot into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF THE CITY OF SHERMAN AND SCOTT ADAMS (OWNERS), AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 106 NORTH WOODS STREET AND 118 AND 128 KESSLER BOULEVARD, BEING 0.801 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1, 2 AND 3, PARKVIEW ADDITION AND ADJOINING TRACT TO THE SOUTH

REPLAT – LOTS 1, 2,
& 3, PARKVIEW
ADDITION AND
ADJOINING TRACT
TO THE SOUTH
106 N. WOODS, 118
AND 128 KESSLER
BLVD.
(SCOTT ADAMS &
CITY OF SHERMAN)

The property is located at 106 North Woods Street, 118 and 128 Kessler Boulevard between West Houston Street and Kessler Boulevard and is zoned a C-1 (Retail Business) District. The owners would like to replat the property into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3100-3600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 21.5528 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL SHERMAN CROSSROADS, PHASE II

FINAL PLAT –
SHERMAN
CROSSROADS,
PHASE II
3100-3600 BLOCKS
SOUTH U.S.
HIGHWAY 75
(SHERMAN
CROSSROADS, LTD)

The property is located in the 3100-3600 blocks of South U.S. Highway 75; the northwest corner of Highway 75 and West F.M. 1417; just south of the new West Travis Street extension. This is the second phase of the Sherman Crossroads development; and the owners would like to plat the property into three lots for commercial development and dedicate a new street, "Crossroads Boulevard". 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 DANNY AND MELVA BARNES (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2789 LUELLE ROAD, BEING 5.326 ACRES IN THE JEREMIAH MCDANIEL SURVEY, ABSTRACT NO. 774, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BARNES SUBDIVISION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT –
BARNES
SUBDIVISION (ETJ)
2789 LUELLE RD.
(DANNY & MELVA
BARNES)

The property is located at 2789 Luella Road in the City of Sherman's Extra Territorial Jurisdiction, southeast of Sherman, off State Highway 11. The owners would like to plat the property into two lots. 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.

PRELIMINARY PLAT

THE REQUEST OF SAPPHIRE GROUP, LLC (OWNERS) AND WINKELMANN & ASSOCIATES, INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1600-1800 BLOCKS NORWOOD STREET AND THE 2700-3000 BLOCKS OF WEST MCGEE STREET, BEING 48.380 ACRES IN THE BACON FIELDING SURVEY, ABSTRACT NO. 120, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF HERITAGE CROSSING

PRELIMINARY PLAT -
HERITAGE
CROSSING
1600-1800 BLKS.
NORWOOD ST. &
2700-3000 BLKS. W.
MCGEE ST.
(SAPPHIRE GROUP,
LLC)

Dean Plunk, Winkelmann & Associates, Inc, 9270 Hillcrest Plaza, Dallas, TX; Barry Boothe, 2501 Remuda Drive, Sherman, TX and Danny Taliaferri, 741 Whiting Road, Sherman, TX

Mr. Plunk, Mr. Boothe and Mr. Taliaferri appeared to represent the request and answer any questions. The property is located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street in northwest Sherman. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Boothe explained “the land will be developed as single family homes. It is part of the City of Sherman expansion plan of the major thoroughfares off of Taylor Street, it basically crosses FM 1417 (Heritage Parkway) and connects with West McGee Street to the west, the right of way has already been obtained and will continue on to our property which is between Norwood Street and West McGee Street. The plat contains eight-two lots.”

John Papaila, 2909 Wellington Drive, Sherman, TX

Dr. Papaila explained “I am all for growth, this is a proactive move, however the details of it may need to be addressed. A lot of the planning is based on aerial photos and they are not necessarily up to date. I have five acres and just for the road alone, not counting any easements for the road, they will be taking approximately fifteen to twenty percent of my land, which would be about three quarters of an acre. In that area that you don’t see, I have built a little golf course area and that is the area they are planning to go through. The road expansion is what will be going through my property; they are going to put a bridge and go through my property. The way they have it platted right now, the end of the road goes through my property; if they would just consider adjusting it ten feet, the bridge would not take up as much of my property.”

Clint Philpott, Director of Engineering explained “where Washington and Taylor extension goes through their development exits to the southwest corner of their property; his property is the next adjacent lot. Part of this development, we have hired an engineering firm to do the design of the road itself and we are coordinating with Winkelmann and Associates making sure the road and their development works together. Dr. Papaila’s concerns will be addressed with the engineers to see what the options are to see if we can push it further west, if so, we will get back with the developer to see what we can work out. It is going to come down to moving it; what does that do to the bridge to see if it is doable or not. This is a Preliminary Plat, so we have some time.”

Commission Member Davis asked the Developer if the City determines that they could move it; “have you looked at that.”

Mr. Boothe explained “it just takes time and money to pay someone to redesign it; it would not be a full redesign but we may even lose a lot or two. We have worked long and hard to get it where it is to fit as many lots as possible. I don’t know how the Engineer would work around his issue without adjusting our plat.”

Scott Shadden, Director of Development Services explained “it is normal to make minor adjustments before the final plat.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Preliminary Plat of Heritage Crossing located in the 1600-1800 blocks of Norwood Street and the 2700-000 blocks of West McGee Street subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & EXCEPTION

THE REQUEST OF TOBAR PROPERTIES, LLC (OWNERS), NBS DRAFTING & DESIGN (DRAFTSMAN) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 511 NORTH EAST STREET, BEING PART OF LOTS 3, 6 AND 7, BLOCK 9, BOND'S 2ND ADDITION, CONTAINING 0.3334 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL FOR A FOURPLEX UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' WOOD PRIVACY FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Juan Lopez, 515 Fairhaven Dr., Allen, TX

Mr. Lopez appeared to represent the request and answer any questions. The property is located at 511 North East Street between the railroad tracks and Pacific Street and is zoned an R-1 (One Family Residential) District. The owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District to construct a fourplex on the lot; each unit will be approximately 854 square foot with two bedrooms. Parking will be provided for two cars. They are also requesting an exception to allow a six foot wood privacy fence in lieu of the required masonry perimeter wall. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Lopez explained "Tobar Properties would like to build a fourplex on this lot. They are willing to provide the masonry fence."

Chairman Mahone explained "they are asking for an exception to allow a wood privacy fence in lieu of the masonry fence that is required."

Mr. Lopez explained "they did request that, but they told

ZONE CHANGE – R-1
TO R-2

EXCEPTION –
SCREENING
(WITHDRAWN)

511 N. EAST ST.
(TOBAR
PROPERTIES, LLC)

me they would comply with the masonry wall.”

Chairman Mahone asked Mr. Lopez if he is withdrawing the request for the exception for the masonry wall.

Mr. Lopez responded “yes.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District and site plan approval for a fourplex at 511 North East Street subject to the Staff Review Letter. Second by Vice- Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4100-4300 BLOCKS OF QUAIL RUN ROAD, BEING 10.264 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF THE PRESERVE, PHASE II

FINAL PLAT – THE PRESERVE, PHASE II

SUP – PATIO HOMES

4100-4300 BLKS.
QUAIL RUN RD.
(WESTAR HOME BUILDERS, LLC)

SPECIFIC USE PERMIT

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4100-4300 BLOCKS OF QUAIL RUN ROAD, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

- TRACT 1: BEING 2.060 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING THE PROPOSED LOTS 39-49, BLOCK 11, THE PRESERVE, PHASE II.
- TRACT 2: BEING 1.513 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING THE PROPOSED LOTS 10-18, BLOCK 14, THE PRESERVE, PHASE II.

Chairman Mahone explained these two requests will be

considered together.

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

Mr. Hake appeared to represent the request and answer any questions. The property is located in the 4100-4300 Blocks of Quail Run Road between South FM 1417 (Heritage Parkway) and Swan Ridge Drive and is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into forty-two (42) lots for residential development and request a Specific Use Permit to allow patio homes on twenty-one (21) lots in The Preserve, Phase II Addition. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Hake explained “for the Specific Use Permit request, there is a fair amount of grade across the site and we would like to reduce the front setback requirement from a 25’ to 20’ to give a little more room for a back yard. The intention is to build patio homes, the same style as the rest of the development just smaller front yards.”

Mr. Shadden explained “we need to consider both of these items in one vote because the Specific Use Permit requires the plat.”

Chairman Mahone asked about the side yards setbacks.

Mr. Hake explained “the side yards would be six foot on each side.”

John Payne, 802 Swan Ridge Drive, Sherman, TX

Mr. Payne explained he is the President of the Preserve Homeowner’s Association which is west of this development. “We are happy to see the development, but we have some concerns, if it is a patio home, how will it affect the look of the community of Country Ridge and the Preserve which have very comparable housing; we would like to see what they would look like once they are built. Is there a way to dictate even with the patio homes that they have to be single family homes.”

Chairman Mahone explained “patio homes are single family homes, it just allows them to have a smaller setback; single standalone homes.”

Mr. Payne was also concerned with traffic; “how is it going to flow, is Hummingbird Lane going to be an outlet for that community. Also, access onto Quail Run Road because right now there is no crossing, will they have to go down and do a “U” turn.”

Mr. Hake presented the plat to Mr. Payne. He explained “there is not enough room for a median break on Quail Run Road.”

Mr. Payne explained “all the traffic will have to turn out of the community, turn right and do a “U” turn, which will cause a huge traffic issue.”

Mr. Philpott explained “they will review the civil engineered plans for the development to see if there is room to create a break in the median on Quail Run Road.”

Mr. Payne asked if they planned on joining The Preserve Homeowner’s Association (HOA) so that the homes will be built to their specifications.

Mr. Hake explained “the Developer does not have any intentions of joining the HOA at this time.”

Commission Members Sims and Wood were also concerned about traffic issues.

Commission Member Sims explained “Quail Run is the only way into their subdivision; it is extremely busy and you add all the cars from the subdivision that will making a “U” turn to get out of there.”

Mr. Payne explained “on the west side of the development, there is a new subdivision going in and Quail Run is getting more traffic as it is.”

Mr. Philpott explained “the Quail Run development that is going to the west; the plan for that is to go all the way to Friendship Road with four lanes, so it will alleviate some traffic as that happens, along with Swan Ridge. We are trying to work with that developer to coordinate that similar to Taylor Street so that it all works and flows accordingly. We will take a look there to see if we can help with the traffic issues. As far as a light at FM 1417 (Heritage Parkway) that would be up to TXDOT and their procedures. As this develops we will continue to push for them to relook at that intersection.”

Paul Reya, 711 Swan Ridge Drive, Sherman, TX

Mr. Reya was concerned with the patio homes and screening between the properties. “Will they share the same fence line on the rear property line? If they are not going to be a part of the HOA, then I don’t think they should be able to share the back fence.”

Mr. Hake explained “you would either share the fence on the property line or build back to back fences.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the Final Plat of the Preserve, Phase II and Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District on Tract 1: Being 2.060 acres in the Elizabeth Jones Survey, Abstract No. 625; also being the proposed Lots 39-49, Block 11, The

Preserve, Phase II.

Tract 2: Being 1.513 acres in the Elizabeth Jones Survey, Abstract No. 625; also being the proposed Lots 10-18, Block 14, The Preserve, Phase II subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS), BRAUM'S (DEVELOPER), BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR), KIMLEY HORN (CIVIL ENGINEER) AND ELLIOTT ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 3120 SOUTH U.S. HIGHWAY 75, BEING THE PROPOSED LOT 2, BLOCK 1, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- VARIANCE UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (G) TO ALLOW A 33' SETBACK ON THE SOUTH PROPERTY LINE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.
- SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO ALLOW A BRAUM'S ICE CREAM AND DAIRY IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

VARIANCE -
SETBACK

SITE PLAN -
BRAUM'S ICE
CREAM & DAIRY
3120 SOUTH U.S.
HIGHWAY 75
(SHERMAN
CROSSROADS, LTD)

Gordon Pulius, 16135 Preston Rd. #107, Dallas, TX

Mr. Pulius appeared to represent the request and answer any questions. The property is located at 3120 South U.S. Highway 75; the northwest corner of Highway 75 and West FM 1417 (Heritage Parkway). Braum's Ice Cream and Dairy would like to construct a 6,300 square foot restaurant with drive thru; the exterior facade will be brick with stone accents. Parking will be provided for fifty-six (56) spaces. They are also requesting a variance to allow a 33' foot setback on the south property line in lieu of the required 55.7'. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Pulius explained "this will be a second location."

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the variance to allow a 33' setback on the south property line and site plan for Braums' Ice Cream

and Dairy in the Blalock Industrial Park/Blalock Commercial Overlay District at 3120 South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

CONSIDER APPOINTING A SUBCOMMITTEE TO CONSIDER A PLANNED UNIT DEVELOPMENT ORDINANCE.

APPOINT
SUBCOMMITTEE
FOR PLANNED UNIT
DEVELOPMENT
ORDINANCE

Mr. Shadden explained this subcommittee would meet to hear a presentation and hopefully come up with a draft ordinance to present to the Planning and Zoning Board and make recommendation to the City Council to adopt a planned use development ordinance which would be for large mixed use developments.

Chairman Mahone appointed the following people for the Planned Unit Development Subcommittee: Clay Mahone, Eric Elliott and Shawn Davis.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:43 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY