

ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR TWO PORTABLE CLASSROOM BUILDINGS AT DILLINGHAM INTERMEDIATE SCHOOL.

The property is located at 1701 Gallagher Drive between Versaille Drive and Marseille Lane; Dillingham Intermediate School is the tenant. A growing enrollment at the Dillingham Intermediate School has prompted the Sherman ISD to move in two portable classrooms for the 2014-2015 school year. 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 & SITE PLAN

THE REQUEST OF ADNAN KNAISH (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 604 S. SAM RAYBURN FREEWAY, BEING 0.74 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW USED AUTOMOBILE SALES AND REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

**SUP & SITE PLAN –
AUTOMOBILE SALES &
REPAIR
604 S. SAM RAYBURN
FRWY.
(ADNAN KNAISH)**

Adnan Knaish, 1103 Arbor Park Dr., Allen, TX

Mr. Knaish appeared to represent the request and answer any questions. The property is located at 604 South Sam Rayburn Freeway between Lamar and Center Streets. The property was zoned a C-2 (General Commercial) District in 1964. The building was damaged by the 2007 flood and has been vacant since that time. The owner would like to bring the structure up to its original state to be used for automobile sales and repair. Mr. Kanaish explained he will be doing minor repairs on the vehicles. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Patterson asked if the existing building would be renovated or demolished.

Mr. Kanaish explained he plans to fix the building up.

Commission Member Thorpe asked Scott Shadden if the ordinance still requires that all vehicles are to be operating.

Scott Shadden, Developmental Services Director explained he can't have any dismantled vehicles, wrecks or parts stored outside according to the Staff Review Letter.

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the Specific Use Permit and site plan to allow used automobile sales and repair subject to the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, DUTTON, ELLIOTT, PATTERSON, VELLOTTI AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF SHERMAN COMMONS LP (OWNERS), ACADEMY SPORTS AND OUTDOORS (TENANT), TONY RIVERA (MANAGER OF CONSTRUCTION & FACILITIES) AND CHRIS MITCHELL (STORE DIRECTOR) CONCERNING THE PROPERTY LOCATED AT 3939 N. U.S. HIGHWAY 75, BEING LOT 4, BLOCK A, SHERMAN COMMONS ADDITION, REPLAT BLOCKS A, B & D, 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 COMMERCIAL AMUSEMENT CENTER FOR AN INDOOR ARCHERY LANE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

SUP & SITE PLAN –
COMMERCIAL
AMUSEMENT CENTER -
INDOOR ARCHERY
LANE
3939 N. U.S. HWY 75
(ACADEMY SPORTS &
OUTDOORS)

Chris Mitchell, Academy Sports & Outdoors, 3939 N. U.S. Highway 75, Sherman, TX

Mr. Mitchell appeared to represent the request and answer any questions. The property is located at 3939 N. U.S. Highway 75 in the Sherman Commons Shopping Center; Academy Sports and Outdoors is the tenant. In 2005, the property was zoned a C-1 (Retail Business) District and Academy Sports and Outdoors was granted site plan approval for a retail center and a Specific Use Permit to allow boat sales. Mr. Mitchell explained “Academy Sports and Outdoors proposes to construct and operate an indoor archery range within the store's building to allow customers the opportunity to try out and test its archery products; it will not be a lane where the public can come in and pay to shoot. It will be supervised and have specific rules in place, associates have to be present and minors have to be accompanied by an adult.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the Specific Use Permit and site plan to allow a commercial amusement center for an indoor archer lane subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: GILBERT, THORPE, DUTTON, ELLIOTT,
PATTERSON, VELLOTTI AND VANDERVEER
VOTING NAY: NONE
MOTION CARRIED

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

TEMPORARY USE PERMIT, SITE PLAN AND EXCEPTION

THE REQUEST OF SEAN VANDERVEER (OWNER)
CONCERNING THE PROPERTY AT 118 E. WALL STREET,
BEING 0.138 ACRES IN THE J.B. MCANAIR SURVEY,
ABSTRACT NO. 763 AND LOTS 8 & 10, BLOCK 3,
ORIGINAL TOWN PLAT (OTP SHERMAN), AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT, SITE PLAN APPROVAL AND
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 8,
SUBSECTION (4) (A) TO ALLOW THE OPERATION OF A
FARMER'S MARKET FOR RETAIL AND WHOLESALE OF
AGRICULTURAL PRODUCTS WITH A SALES AREA OF
4,000 SQUARE FEET IN LIEU OF 500 SQUARE FEET FOR A
PERIOD OF ONE YEAR IN A C-2 (GENERAL COMMERCIAL)
DISTRICT/CENTRAL BUSINESS DISTRICT.

TUP, SITE PLAN &
EXCEPTION –
FARMER'S MARKET
118 E WALL
(SEAN VANDERVEER)

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

Sean Vanderveer, 118 E. Wall Street, Sherman, TX

Mr. Vanderveer appeared to represent the request and
answer any questions. The property is located at 118 East
Wall Street between Travis Street and Walnut Streets in
downtown Sherman; it was formerly the Roberts, Sanford
and Taylor Building. The owner would like to open a
Farmer's Market in the heart of downtown allowing for
locally grown food to be purchased by citizens. A 4,000
square foot area will be used for pop up tents with folding
tables for vendors. A porta-toilet will be provided for
restroom facilities.

Mr. Vanderveer presented the board a picture of the
proposed final plan of the farmer's market. He explained
"the final plan will take quite a bit longer to complete, but
we would like to get it started, we have quite a few farmers
interested who would like to get into a farmer's market
here in Sherman. The room of the structure is 4,000 square
feet and if we were doing 500 square feet that would only
allow five farmers in a 10x10 space on average so that
would be hard to justify; that is the reason we are asking

for the exception. We just want to get started on a temporary basis to make sure it goes before we put up a lot more money into it. We have had a lot of interest from citizens and farmers also.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained “this is an existing structure and it hasn’t been occupied in many years and if I understand correctly it has all four walls that are existing, part of the structure has a roof but part of it doesn’t so basically it will be an open area inside these walls with tents set up for the farmer’s market and other things like that.”

Mr. Vanderveer explained “yes, that is what they are looking for now.”

Chairman Gilbert explained “then your plan is to move forward with the renovation and you want to put a roof on the building in the future.”

Mr. Vanderveer responded “yes, the farmer’s market will be confined to one room in the building.”

Chairman Gilbert explained “I’ve seen farmer’s markets and trades days and the sort where it is actually on the street curb but this will be confined within the building.”

Mr. Vanderveer responded “yes, the farmer’s market will be confined to one room in the building.”

Commission Member Thorpe asked if vendors will set up and tear down after each market.

Mr. Vanderveer responded “correct, the tents and tables will go away in between and the structure will be relocated.”

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

A letter was received from:

Grayson County College Foundation, Inc. 6101 Grayson Dr., Denison, TX 75020

They wrote: “Grayson College has no objections for the property to be used as a farmer’s market.”

ACTION TAKEN.

Motion by Commission Member Patterson to approve the Temporary Use Permit, site plan and exception to allow the operation of a farmer’s market for retail and wholesale of agricultural products with a sales area of 4,000 square feet in lieu of 500 square feet for a period of one year subject to the Staff Review Letter. Second by Commission Member Thorpe.

PLANNING & ZONING COMMISSION MINUTES – SEPTEMBER 16, 2014

**VOTING AYE: GILBERT, THORPE, DUTTON, PATTERSON
AND VELLOTTI**

VOTING NAY: NONE

ABSTAIN: VANDERVEER

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 5:15 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY