

STATE OF TEXAS

§

July 19, 2022

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 July 19, 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 AND WAYNE LEE, DIRECTOR OF
ENGINEERING.

CITY ATTORNEY:

ALICESON COTTON

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:07 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 21, 2022, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

APPROVE MINUTES

MOTION CARRIED.

ANNOUNCEMENTS

There were no announcements.

ANNOUNCEMENTS

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DAVIS, SIMS, MANLEY AND WHITAKER.

BOARD OF
ADJUSTMENTS

CITIZEN COMMENTS

There were no citizen comments.

CITIZEN COMMENTS

CONSENT AGENDA (ITEMS 13, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28)

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

CONSENT AGENDA

Mr. Rae stated, "Staff would request that we pull item number 21 from the Consent Agenda. The applicant had sent us a revised Site Plan yesterday. You should each have

a copy. It is the Denny's restaurant located on Highway 75. Staff has reviewed this Site Plan and it conforms to all our ordinances. Staff recommends approval."

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve Items 13, 15, 16, 19, 20, 22, 23, 24, 25, 26, 27 and 28 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Manley. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF GRAYSON CHIN BAPTIST CHURCH (OWNER), REVEREND KHEN CHUM (REPRESENTATIVE), J. VOLK CONSULTING (ENGINEER) AND COPLEY LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 527 SOUTH WILLOW STREET AND 909 EAST KING STREET, BEING PART OF THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AND BEING ALL OF LOTS 1, 2, 3 & 4 AND A 20' ALLEY IN BLOCK 4, W. ELLIOTT'S ADDITION CONSISTING OF 0.685 ACRES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF GRAYSON CHIN BAPTIST CHURCH
ADDITION.

REPLAT – GRAYSON
CHIN BAPTIST
CHURCH ADDITION
527 S. WILLOW ST.
AND 909 E. KING ST.
(GRAYSON CHIN
BAPTIST CHURCH)

The property is located at 527 South Willow Street and 909 East King Street between South Maxey and South Hazelwood Streets and is zoned R-1 (One Family Residential) District. The owner would like to plat the property into one lot for commercial development to be used as a church parking lot. 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 HANNAH AND DANIEL JUAREZ (OWNERS) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 407 EAST COLLEGE STREET, BEING 0.161 IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF JUAREZ ADDITION.

FINAL PLAT –
JUAREZ ADDITION
407 E. COLLEGE ST.
(HANNAH AND
DANIEL JUAREZ)

The property is located at 407 East College Street between North Branch and North East 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.

FINAL PLAT & SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF TEXAS INSTRUMENTS INCORPORATED (OWNER), PATRICK BRAUN, PACHECO KOCH (REPRESENTATIVE) AND RINGLEY & ASSOCIATES, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 501 WEST SHEPHERD DRIVE, BEING 559.333 ACRES IN THE M.G. FELERS SURVEY, ABSTRACT 427, THE C.S. DALE SURVEY, ABSTRACT NO. 356, THE WILLIAM MARTIN SURVEY, ABSTRACT 765, THE HEIRS OF SHERROD DUNMAN SURVEY, ABSTRACT NO. 329, THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE JAMES A. FOSTER SURVEY, ABSTRACT NO. 418, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. FINAL PLAT OF TEXAS INSTRUMENTS SHERMAN ADDITION.

B. SITE PLAN APPROVAL TEXAS INSTRUMENTS SHERMAN ADDITION.

The property is located at 501 West Shepherd Drive between Farmington Road and Highway 75 and is zoned M-1.5 (Medium Manufacturing) District /O-1 (75 & 82) Overlay District. The owner would like to plat the property into one lot for commercial development. The owner is also requesting Site Plan approval for Texas Instruments Sherman Addition. 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 RUSSELL SPEARS, POST OAK LIQUIDATING TRUST (OWNERS), BRAD TIDWELL, OAK VIEW CAPITAL PARTNERS (DEVELOPER) AND UNDERWOOD SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2100 - 2200 BLOCKS NORTH TRAVIS STREET, BEING 8.93 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOT 2 OF THE REPLAT OF LOT 3, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION 3, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF LOT 2 OF INDEPENDENCE SQUARE ADDITION, SECTION 3.

The property is located in the 2100 - 2200 Blocks North Travis Street between East Taylor Street and East Lamberth Road and is zoned C-1 (Retail Business) District/O-1 (75 & 82) Overlay District. The owner would like to plat the property into two lots for commercial development. They

FINAL PLAT & SITE
PLAN – TEXAS
INSTRUMENTS
SHERMAN ADDITION
501 W. SHEPHERD
DR.
(OF TEXAS
INSTRUMENTS
INCORPORATED)

REPLAT - LOT 2 OF
INDEPENDENCE
SQUARE ADDITION,
SECTION 3
2100 - 2200 BLKS. N.
TRAVIS ST.
(RUSSELL SPEARS,
POST OAK
LIQUIDATING
TRUST)

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 (OWNER), KENT SHARP (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3231 NORTHGATE DRIVE, BEING 11.111 ACRES AND ALSO BEING LOTS 1 AND 2, BLOCK 1 NORTHGATE BUSINESS PARK, PHASE 1, AS FOLLOWS: PLANNING AND ZONING COMMISSION REPLAT OF 903 BREWER'S ADDITION.

REPLAT - 903
BREWER'S
ADDITION
3231 NORTHGATE
DR.
(SEDCO)

The property is located at 3231 Northgate Drive, the intersection of Northgate Drive and West FM 1417 and is zoned BIP (Blalock Industrial Park)/O-1.1 (F.M. Highway 1417) Overlay 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HICKERY HILL LLC (OWNER), TAYLOR BLANCHARD, LINESIGHT DEVELOPMENT (DEVELOPER) AND SPIARS ENGINEERING (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3400-4000 BLOCKS WEST LAMBERTH ROAD, BEING 105.999 ACRES IN THE RALSTO W. ADAMS SURVEY, ABSTRACT NO. 18 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, AS FOLLOWS: PLANNING AND ZONING COMMISSION PRELIMINARY PLAT APPROVAL OF HICKORY HILL.

PRELIMINARY PLAT
– HICKORY HILL
3400-4000 BLOCKS
W. LAMBERTH RD.
(HICKERY HILL LLC)

The property is located in the 3400-4000 Blocks West Lamberth Road, between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development). The owner would like to plat the property into 218 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 TIMBER REALTY MANAGEMENT LLC (OWNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 602 SOUTH CHARLES STREET, BEING PART OF THE G.B. PILANT SURVEY, ABSTRACT NO. 963 AND BEING ALL OF

REPLAT – KING
STREET ADDITION
602 S. CHARLES ST.
(TIMBER REALTY
MANAGEMENT LLC)

LOT 5 AND THE NORTH 25 FT. OF LOT 6, C.L. STOWES ADDITION, CONSISTING OF 0.321 ACRES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF KING STREET ADDITION.

The property is located at 602 South Charles Street, the southwest corner of East King and South Charles 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF H. BLUME LOE JR. (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2450 NORTH FRISCO ROAD, BEING 2.814 ACRES IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. MCGLOTHLIN SURVEY, ABSTRACT NO. 808, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF USOW SHERMAN ADDITION.

FINAL PLAT – USOW
SHERMAN ADDITION
2450 N. FRISCO RD.
(H. BLUME LOE JR.)

The property is located at 2450 North Frisco Road between East James Street and Baker Drive 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 WUI DEVELOPMENTS LLC (OWNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 252 AND 268 ROBERTS RUN, BEING PART OF THE J.M. THOMAS SURVEY, ABSTRACT NO. 1234 AND BEING ALL OF LOTS 17 AND 18, BLOCK 1, PRESTON CLUB THE CLASSICS-PHASE THREE, CONSISTING OF 0.798 ACRES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 17 & 18, BLOCK 1, PRESTON CLUB THE CLASSICS – PHASE THREE.

REPLAT – LOTS 17 &
18, BLOCK 1,
PRESTON CLUB THE
CLASSICS – PHASE
THREE
252 AND 268
ROBERTS RUN
(WUI
DEVELOPMENTS
LLC)

The property is located at 252 and 268 Roberts Run between Preston Club Drive and North Highway 289 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development and dedicate 0.152 acres of the property for right-of-way purposes. 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 WUI DEVELOPMENTS LLC (OWNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 112 AND 128 ROBERTS RUN, BEING PART OF THE DANIEL BICKENBACK SURVEY, ABSTRACT NO. 128 AND BEING ALL OF LOTS 8 AND 9, BLOCK 1, PRESTON CLUB THE CLASSICS-PHASE THREE, CONSISTING OF 0.452 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 8 & 9, BLOCK 1, PRESTON CLUB THE CLASSICS – PHASE THREE.

REPLAT – REPLAT
APPROVAL OF LOTS
8 & 9, BLOCK 1,
PRESTON CLUB THE
CLASSICS – PHASE
THREE.
112 AND 128
ROBERTS RUN (WUI
DEVELOPMENTS
LLC)

The property is located at 112 and 128 Roberts Run between Preston Club Drive and North Highway 289 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development and dedicate 0.155 acres of the property for right-of-way purposes. 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 BERANEA CRUZ (OWNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 912 AND 916 SOUTH GRIBBLE STREET, BEING PART OF THE G.B PILANT SURVERY, ABSTRACT NO. 963 AND BEING ALL OF LOTS 2 AND 3 OF OPEL ADDITION, CONSISTING OF 2.170 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF OPEL ADDITION, PHASE TWO.

REPLAT – OPEL
ADDITION, PHASE
TWO
912 AND 916 S.
GRIBBLE ST.
(BERANEA CRUZ)

The property is located at 912 and 916 South Gribble Street between East Thomas and East Turley Streets 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOHN ADCOCK (OWNER), CHARLIE MOUSSA, PREMIER MULTIFAMILY DEVELOPMENT (DEVELOPER) AND PACHECO KOCH CONSULTING ENGINEERS (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4001 OB GRONER ROAD, BEING 13.564 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

FINAL PLAT –
BAKERSFIELD
ADDITION LOT 1,
BLOCK 1
4001 OB GRONER
RD.
(JOHN ADCOCK)

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BAKERSFIELD ADDITION LOT
1, BLOCK 1.

The property is located at 4001 OB Groner Road near the northwest corner of West OB Groner Road and South FM 1417 (Heritage Parkway) and is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for a multi-family 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.

ZONE CHANGE AND SUP

THE REQUEST OF FRANCISCO ACEVEDO (OWNER),
BRIGIDA GONZALEZ (TENANT) AND UNDERWOOD
DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE
PROPERTY AT 817 SOUTH MONTGOMERY STREET, LOTS 3
– 5, BLOCK 1, YOUNGS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. ZONE CHANGE APPROVAL UNDER ORDINANCE NO.
2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING)
DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.

B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION
(5)(A) TO ALLOW AN AUTOMOTIVE TIRE SHOP IN A C-2
(GENERAL COMMERCIAL) DISTRICT.

ZONE CHANGE – M-1
TO C-2
SUP – TIRE SHOP
817 S.
MONTGOMERY ST.
(FRANCISCO
ACEVEDO)

(WITHDRAWN)

This item was tabled at the May 17, 2022, Planning and
Zoning Meeting. The property is located at 817 North
Montgomery between East Odneal and East Spring Streets.
The owner is requesting a Zone Change from an M-1 (Light
Manufacturing) District to a C-2 (General Commercial)
District and a Specific Use Permit and Site Plan approval to
allow an Automotive Tire Shop in a C-2 (General
Commercial) District.

A letter was received from Brigida Gonzalez on July 13, 2022,
requesting to withdraw this request.

THE REQUEST WAS WITHDRAWN.

REPLAT

THE REQUEST OF UBER GALAVIZ AND NORBERTO
GALARZA (OWNERS) AND SURDUKAN SURVEYING INC.
(SURVEYOR) CONCERNING THE PROPERTY AT 810 EAST
HOUSTON STREET, BEING 0.164 ACRES IN THE J.B.
MCANAI SURVEY, ABSTRACT NO. 763 AND BEING LOTS
19 AND 20, BLOCK 11, CHAFFIN'S FIRST ADDITION, AS
FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CHAFFIN'S FIRST ADDITION,
BLOCK 11, LOT 19R.

REPLAT – CHAFFINS
1ST ADDN.
810 E. HOUSTON ST.
(UBER GALAVIZ AND
NORBERTO
GALARZA)

(WITHDRAWN)

The property is located at 810 East Houston Street between South Willow and South Maxey Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 1 lot for residential development.

An email was received from Uber Jr Galaviz on July 13, 2022, at 11:22 A.M., requesting to withdraw this request.

THE REQUEST WAS WITHDRAWN.

ZONE CHANGE & VARIANCE

THE REQUEST OF AXALT DENISON TX HOLDINGS, LLC (OWNER), CHRISTOPHER WYATT (REPRESENTATIVE) AND CBG SURVEYING TEXAS LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1016 EAST CHERRY STREET, BEING A PORTION OF LOT 3, BLOCK 2 OF HAZELWOOD AND VADEN ADDITION, AS FOLLOWS: PLANNING AND ZONING COMMISSION

A. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW 24' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Christopher Wyatt, 1016 E. Cherry St., Sherman, TX

Mr. Wyatt appeared to represent the request and answer any questions. The property is located at 1016 East Cherry Street between South Hazelwood and South Vaden Streets.

Mr. Wyatt explained, "I had purchased this property over a year ago as a single-family residence. It has been totally remodeled and I am trying to sell it. I am requesting a Zone Change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and a Variance to allow 24' from the front property line in lieu of the required 25' for an existing home."

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

Mr. Wyatt replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations. I need to pour a driveway that is asphalt or concrete, right now it is gravel."

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

ACTION TAKEN.

Planning and Zoning

Motion by Commission Member Davis to approve the Zone Change approval under Ordinance No. 2280, Section 12,

ZONE CHANGE – C-1
TO R-1
VARIANCE –FRONT
SETBACK
1016 E. CHERRY ST.
(AXALT DENISON TX
HOLDINGS, LLC)

from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 1016 East Cherry 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.

Board of Adjustments

Motion by Commission Member Davis to approve the Variance under Ordinance No. Ordinance No. 2280, Section 6.3, Subsection (1) to allow 24' from the front property line in lieu of the required 25' in an R-1 (One-Family Residential) District at 1016 East Cherry Street 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.

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF PAAGE LTD (OWNER), JOE JOHNSON, HBJ ARCHITECTS (REPRESENTATIVE), AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3601 NORTH TRAVIS STREET, BEING LOT ONE (1), BLOCK ONE (1) OF CONVEY ADDITION CONSISTING OF 6.624 ACRES AND ALSO BEING 4.71 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT 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 WHOLESALE CONSTRUCTION AND BUILDING MATERIAL SALES AND OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

SUP & SITE PLAN –
WHOLESALE
CONSTRUCTION
AND BUILDING
MATERIAL SALES
AND OUTDOOR
STORAGE
3601 N. TRAVIS ST
(PAAGE LTD)

(NO ACTION)

No one appeared to represent the request and answer any questions. The property is located at 3601 North Travis Street between Highway 82 and Atkinson Drive.

Mr. Rae stated, "I did receive an email from the architect stating they had a personal issue that had come up and could not make it, but the property owners would be here."

Chairman Mahone said, "We cannot request to table the item, so our only options are to approve, deny, or take no action."

Ms. Cotton replied, "correct."

Commission Member Manley asked, “Is the Staff recommendation correct on this?”

Mr. Rae replied, “yes. I have communicated those recommendations to the applicant. The Site Plan doesn’t show the required parking. The location of the outdoor storage is not consistent with what they are showing on the Site Plan verses what they are showing screened for the outdoor storage. Those are the questions I have based on what has been submitted.”

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

NO ACTION WAS TAKEN ON THIS REQUEST.

PRELIMINARY PLAT, SUP, SITE PLAN AND ZONE CHANGE
THE REQUEST OF LLOYD PLYLER CONSTRUCTION LLP (OWNER), TERRIN BERTHOLF, B & H DEVELOPMENT, LLC (PROSPECTIVE BUYER/REPRESENTATIVE) AND MANHARD ENGINEERING (SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED AT 2305 AND 2615 GRAYSTONE DRIVE, BEING 19.95 ACRES IN THE SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

- A. PRELIMINARY PLAT APPROVAL EVERGREEN PARKS SUBDIVISION.
- B. 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.
- C. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Terrin Bertholf, 118 W. Chestnut, Denison, TX

Mr. Bertholf appeared to represent the request and answer any questions. The property is located at 2305 and 2615 Graystone Drive between North Frisco Road and Village Drive.

Mr. Bertholf explained, “We are requesting to plat the 19.95-acre property into 99 lots for residential development with 18% open space, 12% will be amenitized; a Specific Use Permit for Patio Homes with lots between 40' and 50' wide and homes that are 1200 - 2500 square feet; and a Zone Change from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

The development will include 34,000 square feet of parks spread across three different pocket parks, a one-acre wet pond with a fountain, and interconnected walking trails surrounding and connecting the parks and pond. We would like to plant a thick hedgerow of evergreen trees along the

PRELIMINARY PLAT
– EVERGREEN
PARKS
SUP & SITE PLAN –
PATIO HOMES
ZONE CHANGE – C-2
TO R-1
2305 & 2615
GRAYSTONE DR.
(LLOYD PLYLER
CONSTRUCTION
LLP)

northern and western boundaries that serve as a natural green barrier to the railroad and surrounding properties.

I am aware of concerns that the neighboring community has regarding the developments impact on traffic and had a Traffic Impact Analysis (TIA) done. The Traffic Impact Analysis (TIA) analyzed and concluded that there were no improvements required for a development of this size and that the traffic would be minimal. Per Staff Review Letter, I am required to widen Graystone Drive from a 19' wide road to a 24' wide road along the front edge of my development. I believe it is in the best interest of this development and the neighboring community that I pay to widen Graystone Drive past the boundary of this development to Village Drive."

Mr. Rae stated, "The City of Sherman has six pre-selected traffic engineering firms that we recommend to the developer, and they did use one of the pre-selected firms."

Commission Member Manley stated, "It does not appear that the Traffic Impact Study (TIA) did not do any analysis on the railway and how often trains go by."

Mr. Bertholf replied, "The train passes by that location four times a day, within 24 hours."

At the intersection of the railroad, the road is 33' wide and it tapers down to 19'. We are going to widen that 19' wide approach to 24' on that north side up to the railroad crossing."

Mr. Lee stated, "This is a rural road, and we did request that it be widened to at least 24'."

Commission Member Davis said, "I do not see any housing plans, are you building, developing and selling, or is this buy a lot and come build on it?"

Mr. Bertholf replied, "I will develop horizontally on the site and the lots will be sold to national homebuilders that are quality builders. I have about six national homebuilders looking at this project now. I am interviewing builders and Homeowner's Associations (HOA) who will be the best fit for the area. The homes will be similar to those in The Reserve on Gateway Drive with a mix of one-story and two-story homes."

Sherry Sipe, 2516 Village Dr., Sherman, TX

A letter was received July 2022 from Ms. Sipe stating, "The same traffic hazards involving this proposed community of 99 garden homes still apply and remain the same as when John Berthkis sought to allow the development of a mobile home park on the same property and was denied."

Thad A. Thompson, 3706 Heatherbrook Ln., Sherman, TX

A letter was received on July 6, 2022, from Mr. Thompson stating, "During my business career I was a Certified Professional Property Appraiser. I have prepared thousands of appraisals both for valuation and specific use properties.

The subject property is a 19.95 acre plot bounded on the east by Cedar Park Village, a subdivision of 50 plus homes (100 vehicles and 200 plus people), on the west by the BNSF (Burlington Northern Santa Fe) railroad track and Frisco Road, and on the south by Graystone Drive (approximately 300 yards). The traffic flow is mostly via Graystone Drive.

It is my understanding the development is to be 99 patio homes with two streets intersecting with Graystone Drive approximately 100 yards apart. The traffic flow would be as follows: Traffic coming from Cedar Park Village would have the right-of-way over the eastmost exit, both would have the right-of-way over the west exit, all would have to yield to the traffic on Frisco Road and the train. Due to the close proximity of the two streets and the way the traffic flows, for all intents and purposes, there is only one entrance and exit."

Alec & Mary Anderson, 2512 Village Dr., Sherman, TX

A letter was received on July 18, 2022, from Mr. and Mrs. Anderson stating, "Dear Commissioners,

We were told that this development is probably the best that we would ever get on this property. This leads us to this question, 'Why are low-income seniors, first time buyers, etc., not deserving of a better location?' The situation on Graystone Street has not changed. The railroad crossing is blocked several times per day. If you add 99 patio homes on the property, that means up to 200 more vehicles. When the crossing is blocked those cars will be coming through our subdivision. The only other option is to take North Baker Road which is now a gravel road.

One concern we have is that there are no sidewalks in our subdivision. It will not be safe to walk on the street anymore due to the increase in traffic.

Another concern is, 'What is in place to stop someone from buying all these homes and then leasing them out?'

Lastly, a question for the developer, 'Do you think that a tree line by the tracks will stop the noise from the train horns, or stop the children from your development from playing on or near the tracks?' We think a wall barrier would be more sufficient.

We are not against the development. We just want the City of Sherman and the developer to respect the people that live in our subdivision. Build something that doesn't destroy our property values. Allow us to continue to have a peaceful and save community/environment.

Thank you for your time.”

Thad Thompson, 3706 Heatherbrook Ln., Sherman, TX

Mr. Thompson stated, “I wrote a letter concerning the traffic problem. I don’t feel this property is suited for a high-density population of cars and people. I am glad Mr. Bertholf addressed the problem at the neck of the railroad. I would like to know if they are building 99 speculative houses or if they will be built on an as-sold basis. We would like a board fence between the properties.”

Charles Marino, 2607 Village Dr., Sherman, TX

Mr. Marino stated, “Approximately two years ago, you had shot this project down. The reason was the railroad track. You are trying to box children into a very small area next to the trains. My question would be ‘if it wasn’t good enough two years ago, why is it good enough now?’.”

David Cortinas, 3808 Crimsonwood Dr., Sherman, TX

Mr. Cortinas stated, “At the risk of offending some of my neighbors, this is not a bad deal. There are a couple of issues that I would like to address. First, the train may only go through there four times, but many times it stops. We need to find out how long it stops at that intersection. They say it stops eight to ten minutes, but I have seen it longer than 45 minutes. The bridge at that railroad track narrows and only one vehicle can get through at a time, so it would have to be widened through the railroad track for two cars to pass through. It may be in the best interest of all for that to be widened more the 24’.

I would like to know what types of homes are going to be built and that they are not putting in a lending predatory business. \$300,000.00-\$400,000.00 is expensive even for those that make a decent living.”

Mr. Bertholf replied, “In regard to the maximum traffic on this road, after the development is in, our Traffic Impact Analysis (TIA) show less than 100 vehicles going down Graystone Drive during peak hours.

Regarding fencing, all the homes will be required to have a fence.

As far as what happened two years ago, that was a very different scenario in that it was mobile homes, and they were not lots that people would own and occupy. That was a rental scenario where he was renting out plots of dirt.

There will be no bottle neck at the train track. The train track crossing is 30’ wide and tapers down to 19’. We are going to widen it to 24’ on our side and two cars or semi-trucks can pass on the train track at the same time.

Regarding price point, starter homes are in the \$300,000.00 range. It is not predatory; it is just where the homes are priced.

Regarding speculative homes verses built as sold homes, that is contingent on which builder we select and how they structure their deals. Most times, builders do both.”

Mr. Thompson asked, “If I came in and offered to buy a whole row, would you sell it to me.”

Mr. Bertholf replied, “Most of the time, Homeowner’s Associations (HOA) have rules prohibiting investors coming in and buying up large quantities of homes. We are still interviewing Homeowner’s Associations (HOA) and trying to iron all of that out. Our goal is that this is feasible ownership and multiple people owning these properties and not a rental neighborhood.”

Chairman Mahone asked Mr. Rae, “This is a Preliminary Plat, once he comes back with the Final Plat, will we see all of that again?”

Mr. Rae replied, “yes, this is the first step. If approved through Planning and Zoning and City Council, the developer will have their engineer do more detailed work.”

Chairman Mahone stated, “For the people in the neighborhood, you will have a chance to see in more detail what those homes could be.”

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

Mr. Bertholf 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 Preliminary Plat, Specific Use Permit, Site Plan or Zone Change.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Preliminary Plat of Evergreen Parks Subdivision; Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in an R-1 (One-Family Residential) District; and the Zone Change under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District at 2305 and 2615 Graystone Drive 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.

PRELIMINARY PLAT, SUP, SITE PLAN AND ZONE CHANGE
THE REQUEST OF SUZZANE M. SHIPP (OWNER), JAMES HADDOCK, STRAND PLANNING AND LANDSCAPE ARCHITECTURE (REPRESENTATIVE), JUSTIN CHRIST, S2 LAND DEVELOPMENT (DEVELOPER) AND PIERCE-MURRY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3100-3500 BLOCKS DRIPPING SPRINGS ROAD, BEING 24.25 ACRES IN THE EUSTACIA CANTON SURVEY, ABSTRACT NO. 221 AND THE JOHN HENDRIX SURVEY, ABSTRACT 503, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. PRELIMINARY PLAT APPROVAL OF SWEETWATER SPRINGS PHASE 3.
- B. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN A R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
- C. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN MH (MANUFACTURED HOUSING) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PRELIMINARY PLAT
- SWEETWATER
SPRINGS PHASE 3
SUP & SITE PLAN –
PATIO HOMES
ZONE CHANGE – MH
TO R-1
3100-3500 BLKS
DRIPPING SPRINGS
RD.
(SUZZANE M. SHIPP)

(TABLED)

The property is located in the 3100-3500 Blocks Dripping Springs Road between Marshall Street and Dripping Springs Road. The owner is requesting to plat the property into 127 lots for residential development; a Specific Use Permit for Patio Homes; and a Zone Change from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District.

An email was received from Kyle Bradley, S2 Land Development, on Tuesday July 19, 2022, at 2:15 P.M. requesting to table this item.

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

ACTION TAKEN.

Motion by Commission Member Manley to table the Preliminary Plat approval of Sweetwater Springs Phase 3; the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Patio Homes in a R-1 (One-Family Residential) District; and the Zone Change approval under Ordinance No. 2280, Section 12, from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.
MOTION CARRIED.

THIS ITEM WAS TABLED

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF GREGG HOLBROOK (OWNER), BAYLEE KOWERT (APPLICANT) AND HELVEY-WAGNER SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY AT 5615 NORTH FM 1417 (HERITAGE PARKWAY), BEING 3.00 ACRES IN THE JOHN GOODE SURVEY, ABSTRACT NO. 468, 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 MONTESSORI SCHOOL, AGES 3-12 IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT.

SUP & SITE PLAN –
MONTESSORI
SCHOOL
5615 N. FM 1417
(HERITAGE PKWY.)
(GREGG
HOLBROOK)

Baylee Kowert, 5615 N. FM 1417 (Heritage Pkwy), Sherman, TX

Ms. Kowert appeared to represent the request and answer any questions. The property is located at 5615 North FM 1417 (Heritage Parkway) between Grayson Drive and Plainview Road.

Ms. Kowert explained, “We would like a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Montessori School, ages 3-12 in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District. We will be subleasing space within the Leap of Faith Church. We are requesting use as a private school for children gathered primarily for educational purposes with Montessori curriculum. We will be serving children ages 3 through 12, Monday through Friday, 7:00 am to 6:00 pm through December 2022 for the duration of the lease.

Our space at Leap of Faith Church and Health & Human Services (HHS) limits us to 30 students in each classroom and three classrooms.”

Chairman Mahone asked, “How many staff will you have?”

Ms. Kowert replied, “Three teachers, a director, and one part time staff, so five total staff.”

Commission Member Davis asked, “I see that you are leased to the end of 2022, are you moving?”

Ms. Kowert replied, “yes, we are currently seeking properties that would allow for a full expansion.”

Commission Member Davis asked if they had seen the Staff Review Letter.

Ms. Kowert 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 or Site Plan.

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Montessori School, Grades 3-12 in a C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District at 5615 North FM 1417 (Heritage Parkway) subject to the Staff Review letter. Second by Commission Member Davis.

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.

TEMPORARY USE PERMIT AND SITE PLAN

THE REQUEST OF TEXAS INSTRUMENTS INCORPORATED (OWNER) AND ZANE BROADHEAD (REPRESENTATIVE) CONCERNING THE PROPERTY AT 6412 SOUTH HIGHWAY 75, BEING 3.673 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT IN AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.

TEMPORARY USE
PERMIT AND SITE
PLAN –
CONCRETE BATCH
PLANT
6412 S. HWY. 75
(TEXAS
INSTRUMENTS
INCORPORATED)

Alejandro Granados, 3535 Travis St., Dallas, TX

Mr. Granados appeared to represent the request and answer any questions. The property is located at 6412 South Highway 75 between West FM 1417 and West Shepherd Drive.

Mr. Granados explained, “We would like approval for a Temporary Use Permit and Site Plan approval to allow a Concrete Batch Plant in an M-1.5 (Medium Manufacturing) District/ O-1 (75 & 82) Overlay District for the development of Texas Instruments Incorporated. The area of the concrete batch plant will be 400’ by 400’ and enclosed with a fence that will be 6’ tall, 600’ by 600’ and gated.”

Chairman Mahone asked, “Do you expect to be using this for two years?”

Mr. Granados replied, “yes. We requested it through July 2024.”

Mr. Rae added, “This is a large project.”

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

Mr. Granados 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 Temporary Use Permit or Site Plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an M-1.5 (Medium Manufacturing) District/ O-1 (75 & 82) Overlay District at 6412 South Highway 75 subject to the Staff Review letter. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, MANLEY AND WHITAKER.

VOTING NAY: NONE.

MOTION CARRIED.

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

ZONE CHANGE AND SITE PLAN

THE REQUEST OF DP CAPSTONE LLC (OWNER), AUSTIN HOOVER (REPRESENTATIVE), HD DESIGN BUILD (DESIGNER) AND SARTIN SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 715 NORTH ELM STREET, BEING LOT 18, L.C. CHAPMAN'S ADDITON, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1
TO R-1
SITE PLAN – SINGLE
FAMILY HOME
715 N. ELM ST. (DP
CAPSTONE LLC)

Austin Hoover, 1513 N. Wharton St., Sherman, TX

Mr. Hoover appeared to represent the request and answer any questions. The property is located at 715 North Elm Street between West College and West Brockett Streets.

Mr. Hoover explained, “We are requesting a Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District to build a single-family home. There is currently a structure built by the previous owner who had a Specific Use Permit. That Specific Use Permit has expired and upon seeking the advice of the Development Services Department, we are requesting the Zone Change to complete the project.”

Chairman Mahone asked, “Are you going to complete this as originally intended?”

Mr. Hoover replied, “yes. I have met with the City of Sherman’s building official in framing inspector and they both approve the existing structure.”

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

Mr. Hoover 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 Zone Change or Site Plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 715 North Elm Street subject to the Staff Review letter. Second by Commission Member Manley.

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.

SITE PLAN

THE REQUEST OF SARA REAL ESTATE LLC (OWNER), ANDREW ACEDO (REPRESENTATIVE) AND RTMDESIGN (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2815 NORTH HIGHWAY 75, BEING LOT 2, TEXOMA CROSSING ADDITION IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 783, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL OF DENNY’S RESTAURANT.

SITE PLAN –
DENNY’S
RESTAURANT
2815 N. HWY. 75
(SARA REAL
ESTATE LLC)

Andrew Acedo, 7224 Brady Oaks, Ft. Worth, TX

Mr. Acedo appeared to represent the request and answer any questions. The property is located at 815 North Highway 75 between East Highway 82 and East Lamberth Road and is zoned C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Chairman Mahone commented, “This was a Consent Agenda item, but now we are going to review it as the Site Plan was recently amended.”

Mr. Rae replied, “We received a revision yesterday.”

Mr. Acedo explained, “We would like Site Plan approval for a Denny’s Restaurant. We will demolish the old Mexican restaurant (El Chico) and build a Denny’s. The reason for the revision was that the parking was all at the back of the building, so we moved the building toward the back of the property and put the parking at the front for the customers to be able to park and enter at the front of the restaurant.”

Mr. Rae stated, “This new revision is much improved. Both Site Plans conformed to our ordinance, it was just a preference to the building placement.”

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

Mr. Acedo 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 Site Plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Site Plan of Denny’s Restaurant at 2815 North Highway 75 subject to the Staff Review letter. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARINACES

THE REQUEST OF CAMPING WORLD RV SALES, LLC (OWNER), JEREMY FRIESEN (REPRESENTATIVE) AND CEI ENGINEERING ASSOCIATES, INC (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING 13.59 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT 667, AS FOLLOWS:

BOARD OF ADJUSTMENTS

A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.13.3, SUBSECTION (5)(A)(1) TO ALLOW A 10’ SETBACK FROM THE HIGHWAY RIGHT-OF-WAY IN LIEU OF THE ALLOWED 40’ IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) TO ALLOW TWO FREESTANDING SIGNS IN LIEU OF THE ALLOWED ONE FREESTANDING SIGN IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

C. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(B)(11) TO ALLOW AN OFF-PREMISES

**VARIANCES –
SETBACK, 2 SIGNS &
OFF-PREMISES
ADVERTISING
2005 S. SAM
RAYBURN FWY.
(CAMPING WORLD
RV SALES, LLC)**

(DENIED)

ADVERTISING SIGN IN LIEU OF THE REGULATION THAT NO OFF-PREMISES ADVERTISING IS ALLOWED IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Jeremy Friesen, 212 E. Virginia St., McKinney, TX

Mr. Friesen appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of South Sam Rayburn Freeway and West Wilson Avenue and is zoned M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

Mr. Friesen explained, “We would like to update and repair the existing Recreational Vehicle (RV) park sign that was damaged in a storm. We are requesting a Variance to allow a 10’ setback from the highway in lieu of the allowed 40’; a Variance to allow two freestanding signs in lieu of the allowed one freestanding sign; and a Variance to allow an off-premises advertising sign in lieu of the regulation that no off-premises advertising is allowed in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

We discovered these deficiencies when we applied for the sign permit. We are in this situation because at one time both the Wormington RV Park, LLC property and the Camping World property was owned by one individual. That is the reason there are two signs on this property.

I am here to update that sign that has existed since the year 2000 on that spot. It was installed and met all zoning requirements at that time. Rather than going through the cost of removing the sign, we are requesting the three Variances.

The Lazy L RV Park sign and the Camping World sign are on the Camping World Property.”

Chairman Mahone asked, “Are you telling me there currently is no connection between Camping World and Lazy L RV Park?”

Mr. Friesen replied, “That is correct. The two properties were owned by the same individual and sold to different people through the years.”

Commission Member Davis asked, “How long has this been separated?”

Commission Member Sims replied, “It is not split, maybe they have a lease for this sign on Camping World’s property.”

Mr. Rae stated, “In 2018, Camping World went through the process of expanding their parking lot and Platting this

property. That is when this started the RV park and Camping World being split.”

Mr. Friesen added, “The common owner, William Lee, owned both the RV park and ran it as a RV park and RV sales and service, so there were always two businesses on that property. There were always two signs advertising both businesses. In 2018, Camping World purchased that property from William Lee.

We have owned the RV park since around 2010. There was an agreement through the sale of the RV park that the sign could continue to be on that piece of property that was leased back to us.”

Commission Member Sims asked, “Is there a lease for that sign?”

Mr. Friesen replied, “There was with William Lee. I do not know if that lease is with Camping World and transferred through the various surveys.”

Commission Member Sims asked, “Could you have an issue with Camping World?”

Mr. Friesen replied, “I could, but I have discussed this with them, and you can see in your packet an authorization from Camping World stating they have no problem with the sign continuing to exist.”

Commission Member Davis asked, “Why can they not repair an existing sign if they are not changing anything?”

Mr. Rae replied, “Typically, they can. The issue is when the permit was issued in the year 2000, the setbacks were 25’ from the property line and the sign is placed 10’ off the property line. From Staff’s standpoint, it was placed incorrectly.”

Commission Member Davis asked Mr. Friesen, “Were you aware that the sign was misplaced?”

Mr. Friesen replied, “I was not until I tried to reface the sign.”

Mr. Rae continued, “The second concern that came up, as part of the Specific Use Permit issued in the year 2018 to Camping World, was part of the Staff Review Letter comments regarding the two signs that do not conform to our ordinance. A requirement of Camping World’s Specific Use Permit was to make that property conforming to our ordinance. Technically Camping World would be in violation of their Specific Use Permit, and it can be revoked.

The third concern is that the sign is in the floodway. That is probably the biggest issue for us.”

Chairman Mahone stated, “Regardless, he has a problem fixing this sign now that it should not even be there as of 2018.”

Mr. Rae added, “If anyone came in for a sign permit at that location, it would not be granted.”

Mr. Friesen responded, “I am not aware of any of the comments regarding Camping World’s Staff Review Letter. I just want to fix my sign.”

Mr. Rae replied, “yes, but your sign affects their conforming to their requirements.”

Commission Member Sims stated, “Your lease should state that if they have any issues with your sign, they should be required to tell you.”

Mr. Friesen replied, “I do not have a lease with Camping World.”

Chairman Mahone stated, “This sign is 10’ x 30’, which is the size of a billboard. It is on Camping World’s property. Who is to say they don’t just turn it into a different sign or another Camping World sign?”

Commission Member Manley asked, “Would Camping World have to come back if they decided to reface the sign?”

Mr. Rae replied, “If you grant the Variance, then they could turn it into a different sign or another Camping World sign.”

Mr. Friesen replied, “I have documentation that states we own that postage stamp and the sign. I do not have that to produce to you now, but that is my understanding. Perhaps there were some handshakes between William Lee and others and maybe the paperwork is not what my understanding is.”

Commission Member Sims asked, “Do you need more time to get the paperwork caught up for that?”

Mr. Friesen asked, “Do you need a lease or a survey showing ownership of that postage stamp?”

Chairman Mahone replied, “That would be a good start. My main issue with this is that it is on Camping World’s property. They did not comply in 2018 and there have been numerous other times they have not complied. I know that you think you have an agreement with them and if I saw something legal, I would be a lot more comfortable with it.”

Commission Member Sims added, “If we grant this, it goes to Camping World.”

Mr. Friesen asked, “What if I request to table this and come back with paperwork showing ownership of that sign’s property?”

Commission Member Sims stated, “Regardless, it is still in the floodway.”

Mr. Friesen said, “I spoke with Mr. Rae and asked if we should even attend with this being in the floodway. I spoke with the City Attorney, Ryan Pittman, and no one had a specific answer. They do not know what to do with this being in the floodway.”

Mr. Rae replied, “If it were a new sign, it would not be approved at all. Since it is an existing sign, we are not sure what the process is for granting a Variance for something that is in the floodway.”

Ms. Cotton stated, “We cannot trump those other laws that might hinder that.”

Chairman Mahone asked, “If this were a new sign, we wouldn’t have the option to consider it because of existing laws?”

Mr. Rae agreed, “correct.”

Mr. Friesen replied, “A sign would be a great use of property that you could not put any other structure on.”

Mr. Lee stated, “The sign is not a FEMA (Federal Emergency Management Agency) defined structure to be in a flood plain, however, the flood plain management class that I started in that was conducted by the Region 6 director of FEMA (Federal Emergency Management Agency) said that leaving a shovel in the ground in the floodway is not allowed. The floodway is defined by moving water as opposed to backed up storage of water. The issue here is the floodway is being adopted by FEMA (Federal Emergency Management Agency) at this location that engulfs the sign this year. That is the new maps. When the sign was erected, it was not in the floodway, but was in the floodplain, and that sign would be allowed in the floodplain.

My interpretation of the FEMA (Federal Emergency Management Agency) rules is that if you are doing substantial repair which is 50% cost of the value, it has to meet all flood requirements. I doubt that refacing the sign is 50% of the cost of the entire sign, however, Engineering does recommend not approving the Variance because it is in the floodway.”

Mr. Friesen asked, “Has the floodway expanded?”

Mr. Lee replied, “correct.”

Commission Member Manley, "Is the risk of being in the floodway that moving water would knock the sign down and propel it somewhere?"

Mr. Lee replied, "yes."

Chairman Mahone stated, "Absent of proof that you have legal rights to this spot, this sign should not be there to have a discussion about."

Mr. Lee added, "and to parcel out a postage stamp or another lot where the sign is at, a whole Plat would have to be redone."

Mr. Friesen asked, "Would a lease agreement with Camping World be sufficient?"

Commission Member Davis replied, "That just proves that you are leasing the space from them."

Chairman Mahone added, "Leases can be challenged and broken."

Mr. Rae stated, "The concern is that once the Variances are granted, those are tied to that property. There are a lot of hypotheticals that come when granting that Variance."

Mr. Friesen asked, "Is there another mechanism that can happen to make that sign exist?"

Mr. Rae replied, "If the Camping World Plat had been done in a way that Lazy L RV Park could continue to have frontage on Highway 75, this may be a different discussion. They did not plat it that way, Lazy L RV Park does not have that frontage, the sign is not on Lazy L RV Park's property, that is the biggest issue for that existing sign."

Ms. Cotton stated, "I would like to reiterate that it looks like the sign was constructed in a way that did not conform to the permit that was received at the time with the setbacks and because it could have been asked to be removed at any point when that non-conforming nature was discovered. Even though there was a Staff or City approval of that permit, it does not override the City of Sherman's responsibility to enforce those setbacks. If you build something with a permit and the permit is wrong, the City can come back and say this does not conform to the rules that we have, and you must take it down."

Mr. Friesen asked, "Can we Replat to have frontage on Highway 75?"

Mr. Rae replied, "even if you Replatted, the sign would still be non-conforming."

Mr. Friesen stated, “it looks like I am faced with the cost to take down that sign.”

Commission Member Manley replied, “It would be Camping World’s responsibility to take down the sign. It is an unfortunate situation.”

Mr. Friesen said, “I am not here to ask for any negative repercussions for Camping World, they are my neighbor.”

Commission Member Blagg asked for an Executive Session

Chairman Mahone 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 6:31 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 6:43 p.m.

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

ACTION TAKEN.

Motion by Commission Member Davis to deny the Variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow a 10’ setback from the highway right-of-way in lieu of the allowed 40’ in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District; the Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow two freestanding signs in lieu of the allowed one freestanding sign in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District; and the Variance under Ordinance No. 2280, Section 7, Subsection (14)(b)(11) to allow an off-premises advertising sign in lieu of the regulation that no off-premises advertising is allowed in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST DOES NOT CONFORM TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for a Recess at 6:45 P.M.

ADJOURNMENT

RECONVENE

RECESS

RECONVENE

The meeting reconvened at 6:48 P.M.

RECONVENE

OTHER BUSINESS

CONSIDER ZONING ORDINANCE UPDATES.

OTHER BUSINESS

Mr. Rae explained, “We are on month eight of the Zoning Ordinance Updates. We are now on residential districts. We currently have four residential districts: R-A (Single-Family Agricultural) District, R-1 (One-Family Residential) District, SF-1 (Single-Family Residential) District, and R-2 (Multi-Family Residential) District.

What we are proposing is:

- R-A (Residential Agricultural) District – Existing
- R-E – Estate Residential
- R-12 – Single-Family Residential – Large Lot Single-Family
- R-6 – Formerly R-1
- R-5 – Single-Family Residential – Medium Density Single-Family
- R-4 – Patio Home Residential
- R-2F – Duplex Residential – Two-Family Residential
- R-TH – Townhome Residential – Small Lot Attached Residential
- MF-15 – Low Density Residential – 15 Units per Acre Max Density
- MF-30 – Formerly R-2MH (Manufactured Housing) District
- MH (Manufactured Housing) District - Existing

We have added new standards/regulations for all the residential districts for floor area minimums and maximums as well as building area. The only requirement that we currently have for floor area is on Patio Homes, we have a maximum of 2500 square feet, which is reflected in this proposal. In the College Park Overlay District, we have a minimum of 1,200 square feet. The building area pertains to buildings such as garages, barns, accessory buildings, etc., but not swimming pools.

You will notice that we are recommending getting rid of the 10% side yard setback.

The goal of this is to create more flexibility for developing in the City of Sherman.”

Chairman Mahone stated, “From Staff’s perspective, our current ordinance has a lot of calculating. We are trying to simplify the ordinance so that calculations are easier and it cuts down on the Specific Use Permits and Variances.”

Mr. Rae explained,
“R-A (Residential Agricultural) District

The R-A (Residential Agricultural) District we currently have is for properties further out of the city. Anything annexed into the city is automatically zoned R-A (Residential Agricultural) District. We are proposing to keep that the same. This is a low-density use of land

- Lot Area: 2 Acres
- Lot Width: 200'
- Front Setback: 40'
- Rear Setback: 25'
- Side Setback: 20' (25' on corner lot)
- Floor Area: not less than 800 square feet
- Building Area %: not to exceed 40%
- Building Height: 45'
 - We have increased the height to accommodate towers and silos that have a taller height.

R-E (Estate Residential) District

This is a new zoning district.

- Lot Area: 1 Acre
- Lot Width: 150'
- Front Setback: 40'
- Rear Setback: 40'
- Side Setback: 20' (25' on corner lot)
- Floor Area: not less than 1,500 square feet
- Building Area %: not to exceed 20%
- Building Height: 45'
 - We decided to go a bit higher because some of these homes have higher pitches and we want to avoid people coming in for Variances.

With a Building Area of 20% the actual building area with setbacks is 23,144 square feet and that is a building area of 53%. They can go higher in stories and get more square footage.

R-12 (Single-family Residential) District

- Lot Area: 12,000 square feet
- Lot Width: 80'
- Front Setback: 25'
- Rear Setback: 25'
- Side Setback: 10' (15' on corner lot)
- Floor Area: not less than 1500 square feet
- Building Area %: not to exceed 40%
- Building Height: 40'

SF-1 (Single-Family Residential) District

There is no change to this district. There is discussion with our attorneys whether we can incorporate SF-1 (Single-Family Residential) District and R-1 (One-Family Residential) District into the proposed R-6. We are trying to think through how we can make it to where all of the 60' lots are in one district. The only difference in R-1 (One-Family Residential)

District and SF-1 (Single-Family Residential) District is that SF-1 (Single-Family Residential) District does not allow for a Specific Use Permit for duplexes.

R-6 – Formerly R-1 (One-Family Residential) District

- Lot Area: 6,000 square feet
- Lot Width: 60'
- Front Setback: 20'
- Rear Setback: 20'
- Side Setback: 6' (15' on corner lot)
- Floor Area: not less than 800 square feet
- Building Area %: not to exceed 45%
- Building Height: 35'."

Commission Member Blagg asked, "Would duplexes be allowed in R-6 (Single-Family Residential) District?"

Mr. Rae replied, "Currently R-1 (One-Family Residential) District is allowed to apply for a Specific Use Permit for duplexes. In the future, I think we will go away from allowing Specific Use Permits for duplexes and encourage rezoning to a duplex zoning district."

Mr. Rae continued to explain, "R-5 and R-4 would be two Patio Home lot designations. We are seeing the majority of our Patio Home requests are for 50' wide lots. Right now, our Patio Home ordinance allows for 40' wide lots to 50' wide lots, 55' wide on the corner, but nothing larger.

R-5 – Single-Family Residential – Medium Density Single-Family

- Lot Area: 5,000 square feet
- Lot Width: 50'
- Front Setback: 20'
- Rear Setback: 15'
- Side Setback: 5' (15' on corner lot)
- Floor Area: not greater than 3,000 square feet
- Building Area %: not to exceed 50%
- Building Height: 35'

R-4 – Patio Home Residential

- Lot Area: 4,000 square feet
- Lot Width: 45'
- Front Setback: 10' (Building) 20' (Garage)
- Rear Setback: 15'
- Side Setback: 5' (15' on corner lot)
- Floor Area: not greater than 2,500 square feet
- Building Area %: not to exceed 55%
- Building Height: 35'."

Commission Member Manley asked, "Right now we see a mixture of what you are proposing to be R-4, R-5, and R-6. Could they have one development that is zoned with three different zoning areas? Is there an issue with that?"

Mr. Rae replied, "If they wanted to do 40', 50', and 60' wide lots, it would be better to zone those as R-4 and do all those in one district to be consistent. There may be situations where a phase of their development is R-6 to allow for that. I would not envision it to be a checkerboard of lots being zoned differently. We would like to avoid that."

Commission Member Blagg commented, "I do think there should be a minimum Floor Area for these 40' and 50' wide lots."

Mr. Rae replied, "That could be added."

Commission Member Blagg, "Can we require garages?"

Mr. Rae replied, "I have not gotten to the parking portion of the ordinance, but we may consider that. I do think that considering garage space is a good recommendation."

Commission Member Blagg stated, "I appreciate that we are trying to be flexible, but I do think garages should be required and that 800 square feet is too small for a home. I am not sure what you want from us."

Mr. Rae replied, "This is just a draft, and I would like to know if Staff is going in the right direction and if you, as a Board, think we need to adjust."

Commission Member Davis and Commission Member Sims both agreed that 800 square feet is too small.

Commission Member Davis asked, "Can we address cul-de-sacs for those that have a wide rear property line and a small frontage so that they do not have to come for a Variance every time?"

Mr. Rae replied, "We are working with the attorneys that are going to help us revise the process for requesting Variances and how we interpret lot widths and things like that. We do not want to bring as many Variances to the Planning and Zoning Commission. That is one of the goals of this update."

Commission Member Manley stated, "I know that I heard that 800 square feet is too small. I do not think that 800 square feet is too small and that it has a place somewhere."

Commission Member Sims stated, "I agree, but on the bigger lot sizes, I think it is too small."

Chairman Mahone also agreed with Commission Member Manley.

Mr. Rae continued to explain, "With R-4 and R-5, open space would still be required. We have considered this open space for districts other than R-4 and R-5. Would that be something

the Planning and Zoning Commission would be interested in?”

Chairman Mahone replied, “I think it definitely should be required for R-4 and R-5 and maybe with the R-6.”

Mr. Rae stated, “City Council has been requesting us to remove Patio Homes as a Specific Use Permit and go in the direction of Patio Home Zoning.”

Mr. Rae continued to explain, “The next is the R-2F. This is the same standard we currently have except we are lowering the front and rear setbacks:

R-2F – Duplex Residential – Two-Family Residential

- Lot Area: 6,000 square feet
- Lot Width: 60’
- Front Setback: 20’
- Rear Setback: 20’
- Side Setback: 6’ (15’ on corner lot)
- Floor Area: not less than 800 square feet/unit
- Building Area %: not to exceed 65%
- Building Height: 40’

R-TH – Townhome Residential – Small Lot Attached Residential

- Lot Area: 2,500 square feet
- Lot Width: 25’
- Front Setback: 20’
- Rear Setback: 20’
- Side Setback: 0’ (15’ on corner lot)
- Floor Area: not less than 800 square feet
- Building Area %: not to exceed 65%
- Building Height: 40’

The townhome district allows for lots to be divided on the walls of the townhome units. We have had a few developers come in wanting to do this but can’t and have had to rezone to R-2 (Multi-Family Residential) District.

Right now, our minimum setback between buildings is 10’. We also want to make sure we are following fire code on distances between buildings.

If a developer wanted to come in and do a build-to-rent lot and are platting all the units on one lot, we would recommend the MF-15. If they came in to do a townhome development or even duplex to rent, we would recommend the MF-15. If they are selling the individual units and platting individual lots, we recommend the R-TH (Townhome Residential) District.

MF-15 – Low Density Residential – 15 Units per Acre Max Density

- Lot Area: 5 acres

- Lot Width: 60'
- Front Setback: 25'
- Rear Setback: 25'
- Side Setback: 25'
- Floor Area: not less than 800 square feet/unit
- Building Area %: not to exceed 50%
- Building Height: 35'
- Density: 15 units/acre

MF- 30 – Formerly R-2

- Lot Area: 5 acres
- Lot Width: 85'
- Front Setback: 25'
- Rear Setback: 25'
- Side Setback: 25'
- Floor Area: N/A
- Building Area %: not to exceed 50%
- Building Height: 50'
- Density: 30 units/acre."

Commission Member Blagg commented, "I think open space is necessary. We want someplace for people to congregate and not just stack them in."

Mr. Rae replied, "I think that is a good comment. We should require open space depending on the number of lots in the development. If the subdivision is all separated lots and there are over 25 lots, they should provide 5% open space."

The Planning and Zoning Commission agreed.

Commission Member Manley asked, "For the larger lots, is there a way to prevent the developer from raising the whole thing and leaving some existing vegetation, trees specifically."

Mr. Rae replied, "We currently do not have a tree preservation ordinance. Most of the larger cities do have a preservation ordinance. That will come later in this zoning ordinance update. It will be included in a tree ordinance in a separate section."

Mr. Rae continued to explain the proposed updates, "Right now our multi-family density is 34.8 units per acre. Most developers cannot get close to that due to our parking ordinance. For MF-30, we are going to lower the density a bit, but we are going to make the parking less restrictive. The challenge is that if we are overparked, you have a lot of extra concrete, a lot more impervious surface and less opportunity for green space.

Nothing is changing for the MH (Manufactured Housing) District

- Lot Area: 3,600 square feet
- Lot Width: 60'

- Front Setback: 25'
- Rear Setback: 10'
- Side Setback: 10'
- Floor Area: N/A
- Building Area %: N/A
- Building Height: 35'

That is all the proposed residential zoning ordinances in a summary. There is no action to be taken, this is just review. You will take action in September 2022 and then to City Council in October 2022, that is what we are shooting for. The Comprehensive Plan is set to go to Planning and Zoning in September 2022 and so both the Comprehensive Plan and Zoning Ordinance Updates will go to City Council in October 2022. We may consider doing a separate work session for those so you all will have more time and we do not have to worry about Planning and Zoning items as well.”

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:26 p.m.

ADJOURNMENT

CHAIRMAN



ACTING SECRETARY

