

PLANNING & ZONING COMMISSION MINUTES – JULY 11, 2016 SPECIAL CALLED MEETING

F.M. 691 and S.H. 289 in the City Limits of the City of Sherman, Texas; Providing for the Following Findings of Fact; Enactment; Provisions, including Purpose; Scope; Definition; Prohibitions; Waiver; Appeals Process; and Enforcement, including Criminal Fines not to exceed \$2,000.00 and Civil Penalties not to exceed \$1,000.00 per Violation; Providing for an Effective Date; Providing for Severability; Providing for a Repealer Clause; Finding and Determining that the Meeting at which This Ordinance is Passed was Noticed and is Open to the Public as Required by Law.”

Mr. Shelby explained the development around highways offers significant economic opportunities for the city and its citizens. A temporary moratorium will allow time for the Planning and Zoning Commission and the City Council to recommend and implement Overlay Districts along F.M. Highway 691 and State Highway 289.

Chairman Gilbert asked if there had been any notice given to the property owners or is that the next step.

Scott Shadden, Developmental Services Director explained there have not been any notices sent at this point. There would be letters sent out and signs set out when it goes before the Planning and Zoning Commission after the subcommittee meets and considers a recommendation to adopt an Overlay District and forward it to the City Council.

Mr. Shelby explained there has been one plat approved through the Planning and Zoning Commission; the plat for Legend Bank on F.M. 691.

Mr. Shadden explained the City Council and City Manager wants to make sure they have more stringent requirements on F.M. 691 and also on State Highway 289. We do not have any current projects going at this time.

Mr. Shelby explained the developer that owns the bank is aware of the proposed moratorium and is actually for it; the bank is going to look nice and they want everything else to look nice also.

Mr. Shadden explained the moratorium will be for (90) ninety days or less to allow time to adopt an ordinance. No one has applied for permits in either one of these locations. It is my understanding the bank is in favor of the moratorium; they have not submitted any plans or applied for any permits at this time.

Commission Member Mahone asked if this would affect sales of properties and if someone is able to apply for an exception during this ninety day time period.

Mr. Shelby explained they are still able to buy or sell property; this will not affect that, but they cannot apply for any exceptions to develop.

Chairman Gilbert explained to read between the lines, there is a

PLANNING & ZONING COMMISSION MINUTES – JULY 11, 2016 SPECIAL CALLED MEETING

bank that wants to develop on F.M. 691 just off of U.S. Highway 75 and part of that is a bigger master plan for the southwest side of Highway 75; so I think the City is just trying to get a step ahead and make sure if this property owner sells off two acres adjoining this bank, the development will be just as nice.

Mr. Shelby explained there is no action for the board to take, so if there are no more questions, we will go on to the next item on the agenda.

No other citizens appeared before the Planning and Zoning Commission to discuss the temporary moratorium on building permits for new construction or modifications within 500 feet of F.M. 691 and S.H. 289 inside the City Limits of Sherman.

OTHER BUSINESS

APPOINT SUBCOMMITTEE TO CONSIDER OVERLAY DISTRICTS FOR F.M. HIGHWAY 691 AND STATE HIGHWAY 289.

Chairman Gilbert appointed himself, Kyle Patterson and Sam Thorpe to the subcommittee to consider Overlay Districts for F.M. 691 and State Highway 289.

**APPOINT
SUBCOMMITTEE
FOR F.M. 691 &
S.H. 289
OVERLAY
DISTRICT
REQUIREMENTS**

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 11:08 a.m.

ADJOURNMENT

CHAIRMAN

SECRETARY