

STATE OF TEXAS §
COUNTY OF GRAYSON §

June 21, 2022

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 June 21, 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 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the May 17, 2022, regular meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Mr. Rae stated, "Next month we will have the Capital Improvements Advisory Committee (CIAC) meeting at 4:00 P.M. prior to the July 19, 2022, Planning and Zoning Commission meeting to go over the impact fee update."

ANNOUNCEMENTS

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CITIZEN COMMENTS

There were no citizen comments.

CITIZEN COMMENTS

CONSENT AGENDA ITEMS (12, 13, 17, 18, 19, 20, 21, 22, 24 & 25)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Items on

the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Whitaker. All present voted AYE.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JAMES GLENN HIDALGO (OWNER) AND VILBIG AND ASSOCIATES, INC (CONSULTING ENGINEER/SURVEYOR) CONCERNING THE PROPERTY IN THE 4000-4300 BLOCKS WINTER WAY, BEING 15.040 ACRES, ALSO BEING PART OF THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 1, BLOCK 1 OF TEXOMA CHRISTIAN SCHOOL ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF THE PRESERVE (PHASE 4).

The property is located in the 4000-4300 Blocks Winter Way between Seasons West Avenue and South FM 1417 (Heritage Parkway) and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 45 lots for residential development: 43 residential lots, one lot of open space and one detention basin 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 FRANCISCO VELA & CINDY AGUILAR (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2400 SOUTH FIRST STREET, BEING 0.648 ACRES AND BEING PART OF THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200, AND BEING LOT 1 OF ALVARADO-VELA ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT VELA-AGUILAR ADDITION.

The property is located at 2400 South First Street at the intersection of South First Street and East Ida Road 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 QT LLC SOUTH (OWNERS), COREY VAUGHAN (REPRESENTATIVE), TOMMY VILBIG (ENGINEER) AND BOWMAN CONSULTING GROUP, LTD

PRELIMINARY PLAT
– THE PRESERVE
(PHASE 4)
4000-4300 BLKS
WINTER WAY
(JAMES GLENN
HIDALGO)

REPLAT – VELA-
AGUILAR ADDITION
2400 S. FIRST ST.
(FRANCISCO VELA &
CINDY AGUILAR)

FINAL PLAT – QT
1915 ADDITION
2801 TEXOMA PKWY.
(QT LLC SOUTH)

(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2801 TEXOMA PARKWAY, BEING 2.9654 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT OF QT 1915 ADDITION.

The property is located at 2801 Texoma Parkway, the northeast corner of U.S. Highway 82 and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JNPHM DEVELOPMENT, LLC (DEVELOPER) AND UNDERWOOD SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY), BEING 15.974 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT OF STONE CREEK FLATS.

The property is located in the 900 Block South FM 1417 (Heritage Parkway) between West Center Street and Brookstone Drive. The property is zoned an R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into two lots for a multifamily 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 RONNY GUERRO (OWNER) AND KIMLEY-HORN & ASSOCIATES (SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS FM 1417 (VIETNAM VETERANS PARKWAY), BEING 119.806 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF BEL-AIR VILLAGE PHASE 2 (SINGLE FAMILY).

The property is located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway) between Luella Road and Highway 75. The property is zoned PD (Planned Development). The owner would like to plat the property into

FINAL PLAT –
STONE CREEK
FLATS
900 BLK. S. FM 1417
(HERITAGE PKWY.)
(SSCGC HOLDINGS,
LLC)

PRELIMINARY PLAT
–
BEL-AIR VILLAGE
PHASE 2 (SINGLE
FAMILY)
300-1000 BLKS. FM
1417 (VIETNAM
VETERANS PKWY.)
(RONNY GUERRO)

575 lots for residential development: 561 residential lots and 14 homeowners association (HOA) 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 – CONSENT AGENDA ITEM

THE REQUEST OF AJH ENTERPRISES, LTD (OWNER), CROSS ENGINEERING CONSULTANTS, INC (ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING CONCERNING THE PROPERTY LOCATED IN THE 300-1200 BLOCKS WEST HIGHWAY 82, BEING 133.157 IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF THE HILLS OF SHERMAN.

PRELIMINARY PLAT
–
THE HILLS OF
SHERMAN
300-1200 BLCKS. W.
HWY. 82
(AJH ENTERPRISES,
LTD)

The property is located in the 300-1200 Blocks West Highway 82 between Rex Cruse Drive and North Hickory Street. The property is zoned an R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District. It is located in the O-1 (75 & 82) Overlay District. The owner would like to plat the property into 294 lots for commercial and 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.

PRELIMINARY PLAT AND SITE PLAN – CONSENT AGENDA ITEM

6000-6400 BLOCKS SOUTH HIGHWAY 75 & 100-200 BLOCKS AKERS ROAD
THE REQUEST OF JAMESTOWN SQUARE (OWNER), DBA ARCHITECTS (ARCHITECT) AND CALEB JONES KIMLEY-HORN & ASSOCIATES (SURVEYOR/ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 6000-6400 BLOCKS SOUTH HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD, BEING 54.445 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. PRELIMINARY PLAT APPROVAL JAMESTOWN SQUARE, BLOCK A, LOTS 1-7.
- B. SITE PLAN APPROVAL OF JAMESTOWN SQUARE MULTI-FAMILY DEVELOPMENT, PHASE ONE, BLOCK A, LOT 4.

PRELIMINARY PLAT
- JAMESTOWN
SQUARE, BLOCK A,
LOTS 1-7
SITE PLAN –
JAMESTOWN
SQUARE MULTI-
FAMILY
DEVELOPMENT,
PHASE ONE,
BLOCK A, LOT 4
6000-6400 BLKS. S.
HWY. 75 AND 100-
200 BLKS. AKERS
RD.
(JAMESTOWN
SQUARE)

The property is located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, the northeast corner of Highway 75 and Akers Road and is zoned R-1 (One Family Residential) District, C-1 (Retail Business)

District and R-2 (Multi-Family Residential) District and is located in the O-1.1 (FM 1417) Overlay District. The owner would like to plat the property into seven (7) lots for residential and commercial development. The owner is also requesting site plan approval for Phase One of the Jamestown Square multi-family development in the proposed Block A, Lot 4 of the Jamestown Square Preliminary Plat. 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 ROBERT TESCH INVESTMENTS, LLC (OWNER), CHARLIE MOUSSA (DEVELOPER) AND PACHECO KOCH (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4001 OB GRONER ROAD, BEING 13.564 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL BAKERSFIELD ADDITION LOT 1, BLOCK 1.

PRELIMINARY PLAT
–
BAKERSFIELD
ADDITION LOT 1,
BLOCK 1
4001 OB GRONER
RD.
(ROBERT TESCH
INVESTMENTS, LLC)

The property is located at 4001 OB Groner Road near the intersection of West OB Groner Road and South FM 1417 (Heritage Parkway) and is in the O-1.1 (F.M. Highway 1417) Overlay District. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for a multi-family 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 ACEPACK, INC. (OWNER), PANN S. SRIBHEN AND PSA ENGINEERING (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1815 SOUTH SAM RAYBURN FREEWAY, BEING 12.69 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF ACEPACK WAREHOUSES RENOVATIONS.

PRELIMINARY PLAT
–
ACEPACK
WAREHOUSES
RENOVATIONS
1815 S. SAM
RAYBURN FWY.
(ACEPACK, INC.)

The property is located at 1815 South Sam Rayburn Freeway at the intersection of South Sam Rayburn Freeway and West Park Avenue and is in the O-1.2 (Sam Rayburn) Overlay District. The property is zoned an M-2 (Heavy Manufacturing) 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WILLIAM SMITH (OWNER) AND COX LAND SURVEYING CO. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 111 BARBARA LANE, BEING 6.794 ACRES IN THE JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789, IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF BARBARA LANE ESTATES PHASE TWO.

FINAL PLAT –
BARBARA LANE
ESTATES PHASE
TWO
111 BARBARA LN.
(WILLIAM SMITH)

The property is located at 111 Barbara Lane near the intersection of Brown Road and Barbara Lane in Sherman's Extra Territorial Jurisdiction (ETJ). 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.

VARIANCE AND REPLAT

THE REQUEST OF M & G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 515 NORTH EAST STREET, BEING PART OF J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 3, BLOCK 9, G.W. BOND'S SECOND ADDITION, CONTAINING 0.133 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 48' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF COVAS ADDITION.

REPLAT - COVAS
ADDN.
VARIANCE – LOT
WIDTH
515 N. EAST ST.
(M & G HOME
BUILDERS, LLC)

Martin Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 515 North East Street near the southwest corner of East Pacific and North East Streets and is zoned an R-1 (One-Family Residential) District.

Mr. Covarrubias explained, "We would like to plat the property into one lot for residential development. We are also requesting a Variance to allow a 48' lot width in lieu of the required 60'. 50' lots are average around this area."

Chairman Mahone asked, "Are you planning on building a single-family home?"

Mr. Covarrubias replied, "yes."

Commission Member Sims asked, “How many bedrooms is this house going to have?”

Mr. Covarrubias replied, “three.”

Chairman Mahone asked, “Will you have three parking spaces?”

Mr. Covarrubias replied, “yes, with the garage and the driveway.”

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

Mr. Covarrubias 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 Variance or Replat.

ACTION TAKEN.

Board of Adjustments

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 48’ lot width in lieu of the required 60’ in an R-1 (One-Family Residential) District at 515 North East Street subject to the Staff Review letter. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Manley to approve the Replat of Covas Addition at 515 North East Street 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.

VARIANCE AND REPLAT

THE REQUEST OF M & G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 922 SOUTH MONTGOMERY STREET, BEING PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING THE SOUTH 26 FT. OF

REPLAT - EILEEN’S
ADDN.
VARIANCE – LOT
WIDTH
922 S.
MONTGOMERY ST.

LOT 4, THE NORTH 24 FT. OF LOT 5, BLOCK 6 OF ROBERT A KING'S ADDITION, CONTAINING 0.161 ACRES, AS FOLLOWS:

(M & G HOME BUILDERS, LLC)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF EILEEN'S ADDITION.

Martin Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 922 South Montgomery Street near the northwest corner of South Montgomery and East Spring Streets and is zoned an R-2 (Multi-Family Residential) District.

Mr. Covarrubias explained, "We would like to plat the property into one lot for residential development. We are also requesting a Variance to allow a 50' lot width in lieu of the required 60'."

Mr. Rae asked, "Are you building a single-family home?"

Mr. Covarrubias replied, "yes."

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

Mr. Covarrubias 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 Variance or Replat.

ACTION TAKEN.

Board of Adjustments

Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' lot width in lieu of the required 60' in an R-2 (Multi-Family Residential) District at 922 South Montgomery Street subject to the Staff Review letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Manley to approve the Replat of Covas Addition at 922 South Montgomery Street 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.

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF LUKE SCHEIBMEIR (OWNER), COLLEEN
BOWLING (TENANT), AND DAVID FITE SURVEYING
(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT
1817 GLENWAY DRIVE, BEING LOT NINE (9), BLOCK ONE
(1) OF THE PEPPERTREE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO
ALLOW AN EARLY LEARNING & TUTORING CENTER
(SCHOOL NURSERY, KINDERGARTEN, OR DAYCARE FOR
CHILDREN) IN AN R-1 (ONE-FAMILY RESIDENTIAL)
DISTRICT.

SUP AND SITE PLAN
– EARLY LEARNING
& TUTORING
CENTER
1817 GLENWAY DR.
(LUKE SCHEIBMEIR)

Colleen Bowling, 1817 Glenway Dr., Sherman, TX

Ms. Bowling appeared to represent the request and answer
any questions. The property is located at 1817 Glenway
Drive between North Grant and North Ridgeway Drives. The
owner is requesting a Specific Use Permit and Site Plan
approval to allow an Early Learning & Tutoring Center
(School Nursery, Kindergarten, or Daycare for Children) in
an R-1 (One-Family Residential) District.

Ms. Bowling explained, “We rented the home to operate
Bright Idea Learning Tutoring and Early Learning Center for
early childhood through twelfth grade.

The business has been in existence and established in this
community for 4 years. We have outgrown our old space
and are moving into this new address and adding an Early
Learning Center to the business.

We will be running a preschool in the daytime hours and
tutoring in the after-school hours Monday-Friday. The
preschool will house no more than twelve students and will
have the same holidays as Sherman Independent School
District and will operate from 7:30 A.M. to 5:30 P.M. The
tutoring is typically in the evening hours and in the summer.
This allows us to utilize the space for both purposes.

We will have minimal traffic as parents drop off and pick up
rather than park and stay. This is a central location that
meets the requirements for the preschool and enhances
education in our growing community.

I am a certified reading specialist, and my friend is a dyslexia
therapist. She has been tutoring out of her home. I have just

joined her and am going through child-care licensing get that squared away so that the pre-school can open in August 2022.”

Chairman Mahone asked, “How many employees do you expect to have in this building?”

Ms. Bowling answered, “We have five tutors, and the preschool will have three, but they will not be there all of the time. Right now, we have a maximum of four there at one time when we are tutoring.”

Chairman Mahone asked, “What are their parking requirements?”

Mr. Rae replied, “The property has the number of parking spaces for residential use.”

Chairman Mahone stated, “It looks like you have enough parking for four vehicles if you use the garage.”

Ms. Bowling agreed.”

Mr. Rae stated, “Our ordinance for a nursery, kindergarten or daycare states one parking space per every 1.5 employee.”

Commission Member Davis asked, “Do you have eight employees?”

Ms. Bowling replied, “no, we have four.”

Chairman Mahone clarified, “You said you would have four at one time, how many altogether?”

Ms. Bowling replied, “eight. They have shifts. We would only have four at one time.”

Chairman Mahone asked, “What is Staff’s view on parking?”

Mr. Rae replied, “It would be based off the number of total employees.”

Chairman Mahone stated, “That comes to 5.3 parking spaces.”

Mr. Lee stated, “They would need 6 spaces.”

Chairman Mahone stated, “I am looking at this neighborhood and thinking this is going to create a parking problem.”

Ms. Bowling stated, “There is street parking and parking in the field.”

Chairman Mahone stated, “Parking is required to be on the property.”

Commission Member Manley stated, "It is possible that you could have twelve cars dropping off at 7:30 A.M. and twelve cars picking up at 5:30 P.M."

Ms. Bowling replied, "They are usually staggered."

Commission Member Davis stated, "There is tutoring until 8:00 P.M."

Ms. Bowling replied, "at times."

Chairman Mahone asked Ms. Cotton, "Is it a problem that the Staff Review Letter quotes parking for a residence and not a business?"

Ms. Cotton replied, "No, that can be clarified today."

Commission Member Blagg asked for an Executive Session.

Chairman Mahone announced, "The Planning & Zoning Commission will now hold a closed Executive Session pursuant to the Texas Open Meetings Act at Section 551.001 to consult with the City Attorney."

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 5:23 p.m.

ADJOURNMENT

RECONVENE

The Executive Session closed, and the meeting reconvened at 5:32 p.m.

RECONVENE

Brenda Ashley, 249 Thornwood Ln., Van Alstyne, TX

Ms. Ashley stated, "I am the owner of 1821 Glenway Drive. I see this as creating a problem for current residents when you have parents all dropping off and picking up at the same time. Would you like to have your neighbor operating a business like this next door to you?"

Ms. Bowling replied, "We have the parents sign a contract stating they will drop off and pick their children quickly and efficiently. We want to be an asset to the neighborhood and not disrupt the flow of anything going on."

Chairman Mahone stated, "If this Specific Use Permit is granted, you will have to abide by the parking requirement of 1 space per every 1.5 employees."

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

Ms. Bowling 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 Blagg to approve the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Early Learning & Tutoring Center (School Nursery, Kindergarten, or Daycare for Children) in an R-1 (One-Family Residential) District at 1817 Glenway Drive subject to the Staff Review Letter; the stipulation that the Specific Use Permit is tied to the applicant; and the condition that the applicant must renew the Specific Use Permit one year from the date of this approved ordinance. Second by Commission Member Sims.

VOTING AYE: MAHONE, SIMS, WHITAKER AND BLAGG.

VOTING NAY: DAVIS AND MANLEY.

MOTION CARRIED.

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

PRELIMINARY PLAT AND SPECIFIC USE PERMIT

THE REQUEST OF W.W. COLLINS HOLDINGS, LP (OWNER), FRANK SU, MERITAGE HOMES OF TEXAS (PROSPECTIVE BUYER), JOHNSON VOLK CONSULTING (ENGINEER/SURVEYOR) AND KIMLEY-HORN AND ASSOCIATES (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2000-2300 BLOCKS WEST CENTER STREET, BEING 67.25 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT 625, AS FOLLOWS:

PRELIMINARY PLAT
– WEST CENTER
TRACT
SUP – PATIO HOMES
2000-2300 BLKS W.
CENTER ST.
(W.W. COLLINS
HOLDINGS, LP)

PLANNING AND ZONING COMMISSION

- A. PRELIMINARY PLAT OF WEST CENTER TRACT.
- 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.

Frank Su, 8840 Cypress Waters, Coppell, TX 76092

Mr. Su appeared to represent the request and answer any questions. The property is located in the 2000-2300 Blocks West Center Street between West Center and West Houston Streets and is zoned R-1 (One-Family Residential) District.

Mr. Su explained, “We would like to plat the property into 233 lots for residential development. We are also requesting a Specific Use Permit and Site Plan approval to allow Patio homes in an R-1 (One-Family Residential) District. This will be done in two phases.

The project has seven acres of open space dedicated to the City of Sherman in addition to the required open space for the Patio Homes. There will also be a playground and trails that go throughout the open space area. The homes will range from 1700 to 2500 square feet with garages.

There will be two main ingresses and egresses, one off Houston Street and one off of Center Street. There is also a connection on Cascade Drive.

There are two green areas on the west side of the property that are drainage outlets that come from the Parkhaven Addition onto this property. We are calculating the stormwater drainage of that. Our property sits lower than the Parkhaven Addition, so the drainage runs west to east. Our property is accepting that and calculating storm waters will go to the existing creek area and out to the detention basin.”

Mr. Lee agreed, “The natural land flows west to east.”

Commission Member Blagg asked, “How does the land dedication work?”

Mr. Lee replied, “They will plat the property as a designated lot and then work up paperwork with the City of Sherman to dedicate that lot to the City of Sherman.”

Mr. Rae clarified, “The calculations for open space are not including that dedication.”

Commission Member Blagg asked, “If a landowner donates land to the City of Sherman, is it required to be used as park?”

Mr. Lee replied, “It depends on how it is dedicated in the wording.”

Gary Davidson, 409 S. Glacier, Sherman, TX

An email was received from Mr. Davidson on June 21, 2022 at 7:26 A.M. stating, “Kerri, I have been to see you at your office several times concerning the proposed zoning change for the West Center Tract. I so appreciate your accommodation to me and willingness to try and answer my questions. I haven’t had all of my questions answered, however, and have been told that I will probably have to wait until the June 21 meeting to find out the answers. From what I have been able to find out about the proposed zoning change and planned development, I can say that I am definitely opposed to it. I believe that the R-1 designation should stand and not be altered. The existing neighborhoods and neighborhoods currently in development that abut this tract would be negatively impacted by the population density of the planned patio home community. Those of us who inhabit lots immediately contiguous to the development would inherit not one, but at least two back fence neighbors. Congested streets and overburdened park areas should not be the reasonable expectation of those who have homes and those who are building homes in the Park Haven community. I strongly urge the members of the Planning and Zoning Commission

to deny the request to amend in any way the current zoning designation for this tract.

Thank you very much.”

John Gaddy, 2501 W. Center St., Sherman, TX

An email was received from Mr. Gaddy on June 15, 2022, at 12:00 P.M. stating, “I feel that the addition of over 300 Patio homes would greatly affect the infrastructure of the existing neighborhoods. This increase would cause more problems for Sory Elementary in the form of traffic and enrollment. Also, I am concerned with the amount of water that flows from and onto this property. I have provided a video of a 2-inch rain from behind my house.

On August 16, 2016, a request was presented for a specific use permit at 600-800 blocks of Parkhaven Addition to build 50 Patio Homes with 50 ft. fronts. You heard from several homeowners against this request. I read 19 pages from your minutes of the meeting, and I don’t believe they have changed minds.

The city of Sherman is growing, and we want it to be done right. Please adhere to the existing requirements for an R-1 neighborhood.

Thanks

John Gaddy”

Chairman Mahone asked, “How many extra homes are you able to get into this area with Patio Home size lots verses a regular 6,000 square foot lot?”

Mr. Su replied, “Patio Home lot minimums are 40’ wide and a regular lot is 60’ wide. We are doing 50’ wide lots, so we are going to do the maximum sized Patio Home lots. That allows us to do the open space and keep the creek that is already there. The basic 60’ lot requires no open space. I do not know the exact number of lot difference.”

Everett Mitchell, 401 Glacier Dr., Sherman, TX

Mr. Mitchell stated, “This is directly behind my house. I think they should keep the lot the way it is. I don’t mind homes like the ones that are there now, but small lots will ruin the neighborhood and take away from the value of my house.”

Ben Dever, 2413 W. Cascade Dr., Sherman, TX

Mr. Dever stated, “I am here to petition to deny the request for Patio Homes to be built adjacent to the Parkhaven Addition and to disallow the use of Cascade Drive to interconnect any new housing developments. This is below the housing standards of the established Parkhaven Addition that would unavoidably be compromised should this zoning request be allowed. Baker Park is known for the quality it represents. It is one of the most well-established neighborhoods featuring massive trees, classically styled brick homes, full size yards and quiet streets. These neighborhoods should be distinct and separate. The current proposal will further exacerbate the traffic load on Baker Park Drive and turn Cascade Drive from a quiet dead-

end street into a noisy primary thoroughfare for up to 500 cars each day in front of our homes. We are asking that you uphold the current R-1 (One-Family Residential) District standards and deny these Patio Homes/Cluster Houses to be directly attached to our regularly spaced neighborhood.”

Gary Davidson, 409 S. Glacier Dr., Sherman, TX

Mr. Davidson stated, “I am here in opposition to the Patio Homes as well. I would like to know what is going to happen to the easement behind our homes. I would like to know if the new lots will come right up to my lot or if these dissimilar communities will be walled off or separated.”

Kris West, 2609 W. Biscayne Dr., Sherman, TX

Mr. West stated, “I am concerned about the strain on the school district. I would like to know about the Homeowner Association (HOA). I am concerned with the street connection of Cascade Drive to FM 1417 and the traffic cutting through. I would like to know what the price point will be on the homes.”

Scott Fuhrman, 2508 Calgary Dr., Sherman, TX

Mr. Fuhrman stated, “I am not thrilled about what this is going to do to the value of our homes. I question why we must use Cascade Drive because of the safety of the children and older people. They don’t make neighborhoods like Parkhaven anymore, don’t take that away from us.”

John Getty, 2501 W. Center St., Sherman, TX

Mr. Getty stated, “This is way too many homes. I am very concerned with the infrastructure with the existing neighborhood. Sory Elementary doesn’t have room now for the existing students. I am concerned about the water that flows from Parkhaven Addition to this property. We already have a road that people cannot get to because of the flooding. I am requesting that you leave the R-1 (One-Family Residential) District standards as they are and turn down the Patio Homes.”

Pam Minor, 2122 W. Houston, Sherman, TX

Ms. Minor stated, “We are concerned with the traffic. We have trouble getting out of our driveway as it is. Traffic is always backed up. There are no homes from our house to Sory Elementary and we would like to have that considered.”

Martha Dorman, 2600 W. Biscayne Dr., Sherman, TX

Ms. Dorman stated, “My concern is drainage. The development to the west of Baker Park went through and we were assured the drainage would be addressed. It has turned that part of Baker Park and Cascade Drive into a river. We wonder what is going to happen when they come in and raise the existing dirt four to six feet behind the existing homes and run that water in a ditch. It goes onto the existing landowners. I want to make sure that the engineer does look at the drainage for this property and that

it will not drain onto these homes. How full will the detention pond stay?”

Jim McHugh, 2500 W. Cascade Dr., Sherman, TX

Mr. McHugh stated, “I have concerns about this many homes using Cascade Drive as one of the accesses. I hope that you deny this request.”

Nancy Sims, 2509 W. Cascade Dr., Sherman, TX

Ms. Sims stated, “Can you tell me where Cascade Drive enters the picture? Will Cascade Drive be connected to FM 1417? I am concerned about people speeding off FM 1417 down Cascade Drive. We were told that was a flood plain and that it would never be built on.”

Chairman Mahone asked Mr. Lee, “Is there plans for Cascade Drive to connect to FM 1417?”

Mr. Lee replied, “There is no direct connection. They must go through four 90 degree turns to get to FM 1417 through the Estates of Baker Park.”

Chairman Mahone asked, “This connection of Cascade Drive into the neighborhood, is that something that is required by engineering?”

Mr. Lee replied, “Our ordinance says new neighborhoods will connect to roads that were stubbed out and there was plan for circulation. We have a waterline stubbed out into the neighborhood at that point, so the developer was probably asked to connect.”

Mr. Su replied to the citizen comments, “We are not impacting the easement.

There will be a Homeowners Association (HOA) formed by us and taken over by the homeowners that purchase here.

The homes are currently valued at \$400,000.00.

The quality of the homes is very similar to what is being built today by Highland Homes next door. We build quality products.

As for drainage, our site does sit lower than the Parkhaven Addition. We are not planning on raising our property. The overflow of the detention pond overflows to the City of Sherman’s sewer.

We do have fences around the property and there will be walls on Houston and Center Streets. They will be masonry on the public side and fences around the entire property.”

Chairman Mahone asked Mr. Lee, “Is there in inspection after they have done their grading?”

Mr. Lee replied, "Yes, but the homebuilders sometimes change that. Engineering is done once the developer does their final grading."

Mr. Rae stated, "The flooding that is happening to the west of the Estates of Baker Park, the drainage has not been put in yet. It has only been graded."

Mr. Lee agreed, "They have not finished their final grading, nor have they put the underground storm sewer in."

Commission Member Manley asked, "Has a traffic study been done for Cascade Drive? Do you have any concerns about the capacity of Cascade Drive to handle this extension?"

Mr. Lee replied, "There has not been a traffic study requested on this development. Their primary access is on Highway 56 and the secondary access is off Center Street. Cascade is an intermediate connection. Most traffic will go to Highway 56 and Center Street."

Commission Member Blagg asked, "What is the setback for these homes?"

Mr. Rae replied, "Patio Homes have a front setback of 20', side setback of 5' and a rear setback of 10'. They cannot have more than a 2500 square foot house."

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

Mr. Su 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 or Site Plan.

ACTION TAKEN.

Motion by Commission Member Manley to approve the Preliminary Plat of West Center Tract and the 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 in the 2000-2300 Blocks West Center Street 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.

VARIANCE

THE REQUEST OF AUSTIN COLLEGE (OWNER) AND DAVID TURK (REPRESENTATIVE), CONCERNING THE PROPERTY LOCATED AT 715 NORTH PORTER STREET, BEING 29.79 ACRES IN THE JB MCANAIR SURVEY, ABSTRACT 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (5) TO ALLOW TWO (2) 80' TALL STADIUM LIGHTS AND TWO (2) 100' TALL STADIUM LIGHTS IN LIEU OF THE ALLOWED 35' TALL HEIGHT RESTRICTION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

David Turk, 900 N. Grand Avenue, Sherman, TX

Mr. Turk appeared to represent the request and answer any questions. The property is located at 715 North Porter, the northeast corner of North Porter and East Brockett Streets.

Mr. Turk explained, "We are requesting two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District at the football field at Jerry Apple Stadium. They are different heights because Porter Street sits lower and to get over the stadium, we need the extra height on that side of the field. These lights are LED (light-emitting diode) lights. We have to meet a certain foot count and these lights are designed and directed to maintain that foot count.

There is currently no lighting on this field. There is currently no schedule for night games, but as we are rejuvenating the field, it is time to put in the lights."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (5) to allow two (2) 80' tall stadium lights and two (2) 100' tall stadium lights in lieu of the allowed 35' tall height restriction in an R-1 (One-Family Residential) District at 715 North Porter Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF FRANCISCO ACEVEDO (OWNER), BRIGIDA GONZALEZ (TENANT) AND UNDERWOOD

VARIANCE –
STRUCTURE HEIGHT
715 N. PORTER ST.
(AUSTIN COLLEGE)

ZONE CHANGE – M-1
TO C-2

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.

SUP & SITE PLAN –
AUTOMOTIVE TIRE
SHOP
817 S.
MONTGOMERY ST.
(FRANCISCO
ACEVEDO)

(TABLED)

Brigida Gonzalez, 817 S. Montgomery St., Sherman, TX

Mr. Gonzalez appeared to represent the request and answer any questions. 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.

Ms. Gonzalez explained, “There is already a tire shop at this location. We are purchasing the tire shop business, not the building, and would like to continue the business as Cocho's Tire Shop. We are in the process of getting the Certificate of Occupancy.”

Chairman Mahone asked, “Are you currently operating the business there?”

Ms. Gonzalez replied, “yes, we still have the permit from the previous owner, and I am here to get the permit (Certificate of Occupancy) in my name.

Chairman Mahone asked, “What kind of business is this?”

Ms. Gonzalez replied, “It is a new and used tire shop. There are a lot of used tires that we are still cleaning up.”

Chairman Mahone asked, “How long have you been operating there?”

Ms. Gonzalez replied, “a month.”

Commission Member Davis asked, “Where are you performing the work?”

Ms. Gonzalez replied, “outside, in the front.”

Chairman Mahone asked, “Do you have bays that you pull the cars into?”

Ms. Gonzalez replied, “No we don't.”

Chairman Mahone asked, “Is that permissible?”

Mr. Rae replied, “no, not to do the work in the front yard. My understanding from what I had seen at the property was that the work happens around back under a covered area.”

Chairman Mahone asked, “Are there covered areas in the back?”

Ms. Gonzalez replied, “no.”

Chairman Mahone said, “It looks like mostly residential houses around you and behind you there is a driveway. Is that driveway your driveway?”

Ms. Gonzalez replied, “yes, it’s a driveway with an empty lot in the back.”

Mr. Rae stated, “I drove around back, and I saw that there were a lot of cars parked in this area and that is where it looks like there is work being done on cars.”

Chairman Mahone asked, “Are you working underneath the roof in the back?”

Ms. Gonzalez replied, “no, nothing in the back. Everything is in the front facing Montgomery Street.”

An anonymous email was received June 10, 2022 at 9:54 A.M.

“This email is regarding the tire shop located on S. Montgomery St. I would like to anonymously express my concerns toward this building in my neighborhood and the side businesses I have been told they’re running through the shop. I have lived on Montgomery for about 3 years now and I have found woman’s underwear and other pieces of clothing behind my fence on my property and hear/see traffic going through the same alley I found the clothing. All of them park behind the tire shop. The owner once bragged about dropping a bunch of cats off in the neighborhood which caused a huge infestation. In my opinion the shop is better torn down and replaced with homes. Again, I would like to give this information anonymously and thank you for your time.”

An anonymous email was received June 9, 2022 at 11:16 A.M.

“I wish to remain anonymous. The tire shop on Montgomery St is lowering our property value. The last one here drew in prostitutes, drugs and drinking. It’s undesirable to look at. Replace it with some more new homes instead. There’s been little girls’ clothes and panties found out in the back behind our fences. There’s more traffic back there. It’s an eyesore from all the junk that’s kept back. Please help brighten our

neighborhood and make a new positive change by tearing this building down and replace with new neighbors.”

An anonymous email was received June 9, 2022, at 11:17 A.M.

“It is undesirable to look at. They bring lots of stray cats. It brings down properties value. Doesn’t fit in to the area.”

Chairman Mahone asked, “Are there a lot of cats in the area?”

Ms. Gonzalez replied, “The neighbor in the back has a lot of cats.”

Chairman Mahone asked, “Are there any other businesses going on at this location?”

Ms. Gonzalez replied, “yes, next to us is a cabinet shop. It is in the same building, but it is separate.”

Chairman Mahone asked, “Are you renting a portion of the building?”

Ms. Gonzalez replied, “yes, the bigger portion.”

Commission Member Blagg asked, “Do we know when the M-1 (Light Manufacturing) District zone change was granted?”

Mr. Rae replied, “It was rezoned from C-1 (Retail Business) District and C-2 (General Commercial) District to M-1 (Light Manufacturing) District in 2002. I think the Certificate of Occupancy was a church before this. Montgomery is predominantly an R-1 (One-Family Residential) District all the way from downtown to Douglass Avenue. There are multiple platted lots in the property, and we have added in our Staff Review Letter that it would all need to be replatted as one lot as part of the Specific Use Permit.”

Commission Member Davis asked, “How long have you been working with this current owner?”

Ms. Gonzalez replied, “about a month.”

Commission Member Davis stated, “A couple of the letters we received address drugs, drinking and prostitution going on at this location. Have you seen anything going on that seems out of the ordinary? Is anyone hanging out drinking in the evenings?”

Ms. Gonzalez replied, “no. We have been cleaning a lot.”

Chairman Mahone asked, “Does City Staff have any comments about the operation happening out front?”

Mr. Rae replied, "We were not aware that would be happening. We hadn't seen that happening. There are a lot of tires stored outside, which is not permitted. There are signs that are not permitted."

Mr. Lee added, "The parking in back is actually the City of Sherman right-of-way."

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

Ms. Gonzalez replied, "no, we have not seen the Staff Review Letter. My address is wrong."

Commission Member Davis stated, "A lot of what is on the Staff Review Letter may cause you issues. You cannot store tires or work on cars outside."

Ms. Gonzalez replied, "but there is already a permit in place to do this."

Mr. Rae replied, "That is non-conforming. That is why we asked you to get a Zone Change and Specific Use Permit, to bring this to conforming status."

Commission Member Sims stated, "We need to get her a Staff Review Letter to review."

Chairman Mahone asked Ms. Cotton, "Is this grounds for tabling?"

Ms. Cotton replied, "You want to give her the opportunity to review that letter to see if she is going to be able to accommodate the City of Sherman requests."

Chairman Mahone asked Ms. Gonzalez, "Would you like time to review this letter and come back to the next meeting?"

Ms. Gonzalez asked, "What are the chances of being able to do this if I put in a sliding door?"

Mr. Rae replied, "We don't know. We don't know how you would operate your business. We don't know how it has been operated in the past. From what I can see when I go out there is that they are using the back entrance to access it, but you are telling us something different, so we don't know."

Ms. Gonzalez stated, "There is a storage in the back that someone else is using and we have no access to the back."

Mr. Rae replied, "We weren't aware of that."

Chairman Mahone stated, "It sounds like there are more than two businesses. It sounds like there are at least three."

Commission Member Davis stated, "If you table this you will have time to figure out what you can or cannot do."

Ms. Gonzalez requested to table the request.

Mr. Rae requested a meeting with Ms. Gonzalez to discuss this business.

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

ACTION TAKEN.

Motion by Commission Member Sims to table the Zone Change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and the 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. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED

VARIANCE AND FINAL PLAT

THE REQUEST OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (OWNERS) AND MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES, INC (REPRESENTATIVE/ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3800 BLOCK WEST HOUSTON STREET, BEING 43.369 ACRES IN THE W.M. THOMPSON SURVEY, ABSTRACT 1210 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR RESIDENTIAL DWELLINGS IN THE HIDDEN MEADOWS, PHASE 1 SUBDIVISION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:

BLOCK D, LOT 5 – 50.00'

BLOCK C, LOT 32 – 43.22'

BLOCK E, LOT 19 – 42.29'

BLOCK E, LOT 20 – 39.48'

PLANNING AND ZONING COMMISSION
FINAL PLAT OF HIDDEN MEADOWS.

VARIANCE – LOT
WIDTHS
FINAL PLAT –
HIDDEN MEADOWS
3800 BLK. W.
HOUSTON ST.
(LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION,
LTD)

Michael Carlisle, 260 E. Davis St., Ste. 100, McKinney, TX

Mr. Carlisle appeared to represent the request and answer any questions. The property is located in the 3800 block of West Houston Street between Ridgeview Road and North

Friendship Road and is zoned an R-1 (One-Family Residential) District.

Ms. Carlisle explained, "We would like to plat the property into 149 lots for residential development: 145 residential Lots and 4 homeowners association (HOA) lots. We are requesting a Variance for the lot widths of the lots that are in the knuckles to keep a typical lot size."

Bill Hackathorn, 437 Ridgeview Rd., Sherman, TX

Mr. Hackathorn stated, "I do not have a problem with the Variances. The Final Plat could be a problem. We have heard several different things about a street being built between these houses and our street that causes concern. We have questions and concerns with a sewage line coming from the Plat down Ridgeview Road. Will the houses on the west side of Ridgeview Road that are currently on septic systems be able to connect to that sewer line? We have concerns with the traffic coming down Houston Street and whether we will be able to get off our street."

Victoria Dryden, 204 Ridgeview Rd., Sherman, TX

Ms. Dryden stated, "We have been told they are going to demolish all the trees. Ridgeview Road is small cannot handle the water that runs off. Where is the entrance and exit to Hidden Meadows?"

Ajay Anderson, 433 Ridgeview Rd., Sherman, TX

Mr. Anderson stated, "My concern is Ridgeview Road. Do you know that this is a proposed emergency exit or entrance?"

Sonia Cramer, 406 Ridgeview Rd., Sherman, TX

Ms. Cramer stated, "I share the sentiment about a thoroughfare coming down Ridgeview Road that would access the Plat. I live on the westside of Ridgeview Road and those homes are older established homes 1.4-acre to 2-acre lots and we would like to keep the integrity of that neighborhood by not clustering homes right there."

Chairman Mahone asked, "Does anyone else see on the Plat any connection to Ridgeview Road?"

Commission Member Manley replied, "no, I see a utility easement access."

David Dryden, 204 Ridgeview Rd., Sherman, TX

Mr. Dryden stated, "How will emergency access only on Ridgeview Road be promised to us. Will there be a gate that is not accessible to the residents? Will there be an access gate that only the fire department will have access to? Is there going to be a homeowner's association (HOA)? What kind of borders are they going to have?"

Richard Hobbs, 201 & 205 Ridgeview Rd., Sherman, TX

Mr. Hobbs stated, “We oppose any access to Ridgeview Road from any direction.”

Jeff Cramer, 406 Ridgeview Rd., Sherman, TX

Mr. Cramer stated, “I have the same concerns regarding access and utility easements on Ridgeview Road.”

Debra Cantrell, 3801 Houston St., Sherman, TX

Ms. Cantrell stated, “We are surrounded by this community coming in. What kind of fencing will they be required to do? Is there going to be a 12’ perimeter.”

Julie Morgan, 409 Ridgeview Rd., Sherman, TX

Ms. Morgan stated, “We live right by the creek where the drainage easement is, and I am curious how we are going to keep from getting flooded. I am also concerned about the Ridgeview Road access.”

Chris Morgan, 409 Ridgeview Rd., Sherman, TX

Mr. Morgan stated, “We are concerned with drainage and Ridgeview Road. The wooded area is very pretty and we don’t want to lose that. They have torn out a lot of trees.”

Rudy Garza, 413 Ridgeview Rd., Sherman, TX

Mr. Garza stated, “I am opposed to any right-of-way access to Ridgeview Road.”

Mr. Carlisle replied, “We will not have continuous traffic from the subdivision to Ridgeview Road. What we have planned and what is shown in our engineering plans is a swing gate with a Knox Box (a small wall-mounted safe that holds building keys for fire departments, emergency medical services and police) which will be controlled by the fire department to allow emergency access.”

Mr. Lee added, “This will also provide emergency access to Ridgeview Road if Highway 56 is blocked. Ridgeview is not currently up to code for emergency access.”

Mr. Carlisle continued to explain, “There is one access point in phase one on Highway 56. There is one proposed access point in phase two on Highway 56.

Fencing will be just like any other neighborhood, board on board residential fence.

A homeowner’s association (HOA) will be set up by the developer or homebuilder then eventually be turned over to the homeowners.

The primary footprint of our proposed detention pond is on that 4.2-acre lot where the current swell goes from the main property over to the east toward Ridgeview Road. We tried to move that out of sight the best we could by pushing it away from Ridgeview Road. The drainage easement that goes to the east and winds is the existing channel.”

Commission Member Blagg asked, “How much of that property is going through that drainage easement?”

Mr. Carlisle replied, “The majority of phase one. There are perimeter lots that are not going there, but we are matching existing flows at all of our outpour points. There is a small area to the north of the outfall that we are over detaining for to account for that.”

Chairman Mahone asked, “Will the residents on the west side of Ridgeview would gain access to the City of Sherman sewer because of this development?”

Mr. Lee replied, “They would have to submit engineered plans to run sewer up Ridgeview Road because it is just going down that one lot where the drainage is. There is the ability to do that, but someone would have to engineer a new sewer line.”

Mr. Rae explained, “The Final Plat would be on the Consent Agenda if it weren’t for the Variances. Everything else would need to follow the ordinances that we have. The developer is permitted by right to develop subject to our ordinances and their Final Plat submission currently complies with our ordinances.

We are required by state law to send out notices for the Variances to residents within 200’.”

Commission Member Manley asked, “Is there any way to address their concerns with drainage that is not caused by this development.”

Commission Member Davis replied, “They cannot shed more water or allow more water to flow than is there now. That means when they are developing this place, and a 5” rain comes, you may get a dirty road, but when it is done and the houses are there, no more water is supposed to run on your property than what it would be now.”

Mr. Lee stated, “If that detention pond starts silting up and water starts coming over the road, engineering needs to be notified so that we can let the homeowner’s association (HOA) know that they need to clean out their detention pond.”

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

Ms. Carlisle replied, “yes, we have seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Board of Adjustments

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60' lot width for residential dwellings in the Hidden Meadows, Phase 1 Subdivision in an R-1 (One-Family Residential) District:

Block D, Lot 5 – 50.00'

Block C, Lot 32 – 43.22'

Block E, Lot 19 – 42.29'

Block E, Lot 20 – 39.48'

in the 3800 block of West Houston Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Davis to approve Final Plat of Hidden Meadows in the 3800 block of West Houston 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.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for a Recess at 7:28 P.M.

RECESS

RECONVENE

The meeting reconvened at 7:33 P.M.

RECONVENE

SPECIFIC USE PERMIT AND FINAL PLAT

THE REQUEST OF KIRK ALLEN, THREE OAKS DEVELOPMENT & CONSTRUCTION (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-400 BLOCKS EAST SHERMAN STREET, BEING 50.908 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, 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.

SUP – PATIO HOMES
FINAL PLAT – THREE
OAKS ADDITION
SECTION 2
300-400 BLKS E.
SHERMAN ST.
(KIRK ALLEN)

FINAL PLAT APPROVAL OF THREE OAKS ADDITION SECTION 2.

Kirk Allen, 1313 W. Washington St., Sherman, TX

Mr. Allen appeared to represent the request and answer any questions. The property is located in the 300-400 Blocks East Sherman Street between South East and South Crockett Streets and is zoned R-1 (One-Family Residential) District.

Mr. Allen explained, “We would like to plat the property into 82 lots for residential development. We are also requesting a Specific Use Permit and Site Plan approval to allow Patio homes in an R-1 (One-Family Residential) District. This is phase two and we are including a lot of open space by the creek with trails.

We have two access points to the subdivision at Alamo Road and San Jacinto Way, we will extend Montgomery Street further down and tie phase one to phase two at Goliad Street.”

Mr. Rae explained, “We have been working with Mr. Allen on this project. The City of Sherman currently owns property where the police shooting range used to be. We have been working with Mr. Allen on dedicating land and maybe some capitol on building a park here. We have also been talking with Lennar Homes of Texas Land and Construction on the south side of Post Oak Creek about dedicating some land as well for this park. We are planning on connecting to South Travis Street as well, if Mr. Allen does dedicate that property and contribute some to the park.”

Mr. Allen stated, “We want this to happen. This is to make something better in south Sherman. I am buying lots to the north and am trying to revitalize the area.”

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

Mr. Allen replied, “yes, we have seen the Staff Review Letter and would abide by the Recommendations.”

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

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 Patio Homes in an R-1 (One-Family Residential) District and the Final Plat of Three Oaks Addition Section 2 in the 300-400 Blocks East Sherman Street 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.

VARIANCE, ZONE CHANGE, SPECIFIC USE PERMIT AND
SITE PLAN

THE REQUEST OF DANIEL AND KARI WILLS (OWNERS),
REX HUDDLESTON (PROSPECTIVE BUYER), KENT
HUGHLETT (ARCHITECT) AND PRESTON TRAIL LAND
SURVEYING (SURVEYOR) CONCERNING THE PROPERTY
AT 4500 FRISCO ROAD, BEING 1.873 ACRES IN THE W.F
PATTERSON SURVEY, ABSTRACT NO. 969, A REPLAT OF
MIDWAY MALL PART OF BLOCK 4, AS FOLLOWS:

VARIANCE –
PARKING
ZONE CHANGE – M-1
TO C-2
SUP & SITE PLANT
MINI-WAREHOUSE
4500 FRISCO RD.
(DANIEL AND KARI
WILLS)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. ORDINANCE NO.
2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW NINE (9)
PARKING SPACES IN LIEU OF THE REQUIRED 19 SPACES
FOR A MINI-WAREHOUSE.

PLANNING AND ZONING COMMISSION

ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280,
SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING)
DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO
ALLOW AN INDOOR STORAGE (MINI-WAREHOUSE) IN A C-
2 (GENERAL COMMERCIAL) DISTRICT.

Kent Hughlett, 177 Timberbrook Cir., Denison, TX

Mr. Hughlett appeared to represent the request and answer
any questions. The property is located at 4500 Frisco Road
between Texoma Parkway and Fallon Drive.

Mr. Hughlett explained, "The owner is requesting a Zone
Change from an M-1 (Light Manufacturing) District to a C-2
(General Commercial) District; a Specific Use Permit and
Site Plan approval to allow an Indoor Storage (Mini-
warehouse) in a C-2 (General Commercial) District; and a
Variance to allow nine (9) parking spaces in lieu of the
required 19 spaces for a Mini-warehouse.

There is an existing building on this property that is now
vacant and will be remodeled to add storage units.

There is existing paving on the property where we are going
to develop the back of the property to add three more
buildings for self-storage.

We will fence off the property and have a gate at the front.

We will have no need for water. There will be no offices or
staff onsite. Everything is done online."

Mr. Rae said, “Mr. Chairman, if you make a motion to approve, I ask that you add a condition that the freestanding sign be removed or moved to be conforming. It is currently on the property line. I have spoken to the applicant about that sign.”

Mr. Hughlett stated, “There are some flagpoles we may want to leave temporarily.”

Mr. Rae replied, “Only if they are on your private property. If they are in the public right-of-way, they would need to be removed.”

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

Mr. Hughlett replied, “yes, we have seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Board of Adjustments

Motion by Commission Member Davis to approve the Variance under Ordinance No. Ordinance No. 2280, Section 8, Subsection (5)(a) to allow nine (9) parking spaces in lieu of the required 19 spaces for a Mini-warehouse at 4500 Frisco Road subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Davis to approve the Zone Change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District and the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Indoor Storage (Mini-warehouse) in a C-2 (General Commercial) District at 4500 Frisco Road subject to the Staff Review Letter and the condition that the freestanding sign be removed or moved to be conforming. Second by Commission Member Sims.

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.

OTHER BUSINESS

CONSIDER ZONING ORDINANCE UPDATES

OTHER BUSINESS

Rob Rae, Development Services Director represented the item.

Mr. Rae explained, "The Planning and Zoning Subcommittee has been meeting once a month to go over the updates of the zoning ordinance. We are on month four. Each month we handled something different. The first month was Section 7: Signs, Accessory buildings, etc.; the second meeting was Overlay Districts; our third meeting was the Manufacturing Districts and the Blalock Industrial Park; and our last meeting was the Commercial Districts.

Staff and the Planning and Zoning Subcommittee felt that we are good on the recommended changes for the Commercial Districts and Manufacturing Districts to bring them to the Planning and Zoning Commission for review. We are not ready for the Overlay Districts or Section 7.

For the Commercial Districts, we have CO (Commercial Office) District, C-1 (Retail Business) District and C-2 (General Commercial) District. We are recommending a new commercial district and that would be Neighborhood Commercial. The purpose of this district is designed for a limited range of service and light retail land uses, which are located at intersections of thoroughfares in the vicinity of residential neighborhoods. The permitted uses have not been finalized but an example of this would be grocery stores, convenience stores and restaurants, but not tattoo parlors, smoke shops or things like that. Westwood Village at Archer Drive and Highway 56 would be a good example of an appropriate place to have Neighborhood Commercial District because it is smaller scale and focused on serving the neighborhoods around it, not the larger community.

What we are recommending for regulations and setbacks are:

- Minimum Lot Area of 10,000 square feet,
- Lot width of 50'
- Front and rear setbacks of 25'
- Side setback 0'
- Building setback to adjacent residential and thoroughfares would be 25'

If City Council were to adopt this, there would be nothing zoned this, and the applicant would have to make that request for the zone change. Setbacks and permitted uses are the most important things for us to consider.

Next, we have Commercial Zoning Districts. Our recommended changes to the regulations and setbacks of

the CO (Commercial Office) District, C-1 (Retail Business) District and C-2 (General Commercial) District are:

- Minimum Lot Area: Increase from 5,000 square feet to 10,000 square feet.
- Lot Width: No Change (50')
- Front Setback: No Change for C-0 & C-1 (25'); increase from 15' to 25' for C-2
- All rear setbacks for all commercial districts increase from 10' to 25'.
- No change on the side setbacks (0').
- The building setback adjacent to residential we recommend increasing that from 15' to 60'.

The reason for that increase is that 60' is about the size of a collector roadway so if you were on one side of the street and you had a collector roadway in between, you would have a little bit of a gap. If you had a commercial property that is backing up to a house you would have a little more separation for their buildings, so there would be the residential lot, the gap of 60' and then they could have their building area. They could put parking in that area, but no structures. We could discuss if dumpsters could be in that setback area.

If you are familiar with our zoning ordinance, our permitted uses are described in each district. What we are recommending is that table be removed, and all of our zoning districts refer to our Matrix of Permitted Uses, which we currently have. Our attorneys are recommending that as well to limit confusion and make it clearer.

Our recommendations for other regulations are:

- Floor-Area Ratio (FAR) for the CO (Commercial Office) District increase from 0.5 to 1.0,
- C-1 (Retail Business) District to remain unchanged (0.5)
- C-2 (General Commercial) District decrease from 1.0 to 0.5.

Floor-Area Ratio (FAR) controls density for commercial and non-residential areas. If you have a 1-acre lot and your Floor-Area Ratio (FAR) is 0.5, then you could only have a floor area of half an acre. You can go vertical on that.

We added a regulation to for the Commercial Districts that the building area is not to be larger than 50 % of the lot area.

We recommend height regulations for CO (Commercial Office) District and C-1 (Retail Business) District increase from 35' to 50' and C-2 (General Commercial) District remain unchanged at 35'.

We have 3 designations in the Manufacturing Districts: M-1 (Light Manufacturing) District, M-1.5 (Medium

Manufacturing) District and M-2 (Heavy Manufacturing) District. The changes that we are recommending in all Manufacturing Districts are:

- Minimum lot area of 10,000 square feet
- Lot width minimum of 50 square feet
- Front setbacks increase from 15' to 25'
- No change to the rear or side setbacks
- Building setback adjacent to residential increase from 15' to 60', making sure there is a buffer between manufacturing and residential.

Permitted uses for the Manufacturing District will refer to the Matrix of Permitted Uses Table.

Our recommendations for Other Regulations for the Manufacturing District are:

- Floor-Area Ratio (FAR): No Change (1.5)
- Impervious Cover: Added regulation to not allow the Impervious Cover area to be larger than 80% of the lot. This includes buildings, concrete, parking areas, and driveways.
- The recommended height regulations for M-1 (Light Manufacturing) District remains unchanged at 100'
- M-1.5 (Medium Manufacturing) District is reduced from 200' to 150'
- M-2 (Heavy Manufacturing) District remains unchanged at 150'

We are recommending phasing out the M-1.5 (Medium Manufacturing) District. The only M-1.5 (Medium Manufacturing) District we have in the City of Sherman are Texas Instruments and Finisar and on the east side of Highway 75, which we anticipate from meeting with developers that will change. They can still exist, but the language would say zoning or rezoning to M-1.5 (Medium Manufacturing) District would not be permitted after a certain date.

We are recommending a big change to the Blalock Zoning District. The Blalock Zoning District was originally established in 1962 with a minor update in 2001. It is antiquated. We met with the subcommittee in May 2022 and met with SEDCO (Sherman Economic Development Corporation) staff in June 2022 to go over the Blalock Zoning District. As you know SEDCO is the primary driver for attracting new industrial manufacturing businesses and they own a lot of land in the Blalock Industrial Park. They were a key part in these update recommendations.

Currently the Blalock Industrial Park is separated into tracts: 1, 2, 3, 4.1, 5. There are multiple tracts that have legal descriptions for each of those tracts with different regulations. It is extremely confusing.

We are recommending removal of the tracts and having consistent regulations throughout the district.

Permitted Uses will be referred to the Matrix of Permitted Uses Table.

Regulations and setbacks:

- The minimum lot area currently varies between 5 acres and 25 acres depending on the tract and we recommend that it be consistent at a minimum of 5 acres. That would be a less regulating change.
- The maximum lot coverage varies between 25% and 50% and we recommend it be consistent at 50% which is less regulating.
- On the setbacks, we are recommending the following:
 - 200' from U.S. Highway 75
 - 100' from F.M. 1417
 - 50' from all other roadways
 - 25' from side and rear setbacks not adjacent to public roadways

The current setbacks in Blalock Industrial Park range from 55.7' to 400'.

Commission Member Manley asked, "Is there a setback from a residential district in the Blalock Industrial Park?"

Mr. Rae replied, "I will check on that language. If there is no language pertaining to that and if you all agree, I will add that language for a 60' buffer."

Mr. Rae continued, "Other Regulation recommendations on screening are:

- No fences in the front, rear or side yards adjacent to a public roadway. This was Staff's, Planning and Zoning Subcommittee's and SEDCO's opinion. SEDCO wants Blalock Industrial Park to look clean and nice.
- No chain link fences visible from a public roadway, including barbed wire.
- Mechanical, utility, and service facilities screened on 3 sides and not visible from the public roadway
- Freight and loading docks shall be screened from the public roadway

Parking is currently one parking space per every two employees, we are recommending providing one space for every 400 square feet of office floor area and one space for every 1000 square feet of manufacturing floor area. That is consistent with our current ordinance. We have added that a parking study may be conducted to prove less parking is required and that may be approved administratively from City Staff.

There is limited information in Blalock Industrial Park for signs. We do want to have specific regulations for signs in Blalock Industrial Park outside our sign ordinance.

The sign recommendation is:

- One freestanding monument signs is permitted per lot
- Lots larger than 10 acres, a sign can be up to 300 square feet in sign face, 15' high, and 50' setback.
- Lots smaller than 10 acres, a sign can be up to 150 square feet in sign face, 10' high, and 25' setback.
- Directional signs
 - One sign per driveway entrance, a sign can be up to 32 square feet in sign face and 15' setback
- Wall signs
 - One wall sign is permitted for each wall face. A sign can be up to 600 square feet in sign face and not more than 20% of the wall face.
- Temporary Signs
 - One temporary sign is allowed for up to 30 days in one calendar year. It cannot exceed 64 square feet in sign face. A sign permit is not required for a temporary sign.

We would enforce the temporary sign ordinance through complaints. The 30 days can be spread out over time. We would advise that no permit is needed and explain our ordinance.”

Mr. Rae asked the Planning and Zoning Commission, “Are we going the right direction with these recommendations? Is there anything we need to consider differently on these recommendations?”

The Planning and Zoning Commission agreed that the recommendations are going in the right direction.

Commission Member Blagg asked, “Will the updates cause a lot of non-conforming buildings. Will existing buildings be grandfathered in?”

Mr. Rae replied, “There are a lot on non-conforming things now in the City of Sherman. There is language both from the State of Texas that controls and regulates existing, non-conforming structures and the City of Sherman has language as well that protects them as long as they don't change their use or expand their business.”

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 8:28 p.m.

ADJOURNMENT

CHAIRMAN



ACTING SECRETARY