

STATE OF TEXAS §
COUNTY OF GRAYSON § April 19, 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 April 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 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission will review the March 22, 2022, regular meeting minutes at the May 17, 2022, Planning and Zoning Commission Meeting.

APPROVE MINUTES

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 11, 12, 14, 16, 20, 22, 23, 25, 27 AND 30)

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

CONSENT AGENDA

Commission Member Blagg stated, "I would like to ask that we break the consent agenda into two blocks: 11, 12, 14, 16, 20, 22, 23, 25 AND 27 in one block so that I can abstain from voting on item 30."

Chairman Mahone asked Aliceson Cotton, City Attorney, "Is it okay that we break the consent agenda into two blocks?"

Ms. Cotton replied, “yes, there is no issue with that. We had a prior discussion.”

CONSENT AGENDA (ITEMS 11, 12, 14, 16, 20, 22, 23, 25 AND 27)

The Commission reviewed the Consent Agenda items 11, 12, 14, 16, 20, 22, 23, 25 AND 27. Commission Member Manley moved to approve the Items on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Sims. All present voted AYE.

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

CONSENT AGENDA (ITEM 30)

The Commission reviewed the Consent Agenda item 30. Commission Member Manley moved to approve the Item 30 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Sims. Chairman Mahone, Commission Member Davis, Commission Member Sims, Commission Member Manley and Commission Member Whitaker voted AYE. Commission Member Blagg abstained from voting on this item.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF CHAPMAN TILLET CONSTRUCTION, LLC (OWNER) AND WILLIAM DAVIS FINNEY, DATA LAND SERVICES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-500 BLOCKS OF SCHNEIDER ROAD, BEING 23.071 ACRES IN THE JEREMIAH MCDANIEL SURVEY, ABSTRACT NO. 774, AND THE R. M WILLIAMSON SURVEY, ABSTRACT NO. 1300, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL FOR SCHNEIDER FARM SUBDIVISION IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located in the 100-500 Blocks of Schneider Road between Harrell Road and Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like final plat approval of the Schneider Farm Subdivision 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 JAMES MATHIS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5920 TEXOMA

FINAL PLAT –
SCHNEIDER FARM
SUBDIVISION
100-500 BLKS OF
SCHNEIDER RD.
(CHAPMAN TILLET
CONSTRUCTION,
LLC)

FINAL PLAT –
MATHIS ADDITION
5920 TEXOMA PKWY.
(JAMES MATHIS)

PARKWAY, BEING 0.559 ACRES IN THE JAMES B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF MATHIS ADDITION.

The property is located at 5920 Texoma Parkway between Woodlake Road and FM 691. The property is zoned a 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHAWN AND DANA MACDONALD (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2412, 2450 AND 2500 NORTH TRAVIS STREET, BEING 5.281 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF SHAWN MACDONALD ADDITION.

PRELIMINARY PLAT
- SHAWN
MACDONALD
ADDITION
2412, 2450 AND 2500
N. TRAVIS ST.
(SHAWN AND DANA
MACDONALD)

The property is located at 2412, 2450 and 2500 North Travis Street, the southwest corner of West Lamberth Road and North Travis Street and is zoned a C-1 (Retail Business) District. The owner would like to plat the property into 3 lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HERIBERTO GARCIA (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 501 SOUTH GRIBBLE STREET, BEING 0.209 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF GARCIA GRIBBLE ADDITION.

FINAL PLAT –
GARCIA GRIBBLE
ADDITION
501 S. GRIBBLE ST.
(HERIBERTO
GARCIA)

The property is located at 501 South Gribble Street between East Cherry and East King Streets. The property is zoned an 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 WORMINGTON RV LLC (OWNER) HP INVESTMENTS (DEVELOPER) AND CHANEY ENGINEERING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2112 SOUTH TRAVIS STREET, BEING 1.352 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF TRAVIS STREET DOLLAR GENERAL ADDITION.

The property is located at 2112 South Travis Street, between West Wilson Avenue and Meadowview Lane and is zoned a C-1 (Retail Business) 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 SCOTT WEISMANN III (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY AT 6350 THERESA DRIVE, BEING 8.418 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL FOR GARSON RETREAT.

The property is located at 6350 Theresa Drive, the southwest corner of FM 691 (Grayson Drive) and Theresa Drive and zoned an 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF FRONTERA MHC, LLC (OWNER), MARLEY PHILLIPS (DEVELOPER/REPRESENTATIVE), BOWMAN (CONSULTING FIRM) AND SPOONER AND ASSOCIATES LAND SURVEYORS (SURVEYOR) CONCERNING THE PROPERTY AT 2708 EAST LAMAR STREET, BEING 113.414 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF LOT 1, BLOCK 1 FRONTERA.

The property is located at 2708 East Lamar Street near Bethany Road in east Sherman. The owner would like to plat the property into (1) one lot for a 409-unit manufactured

FINAL PLAT –
TRAVIS STREET
DOLLAR GENERAL
ADDITION
2112 S. TRAVIS ST.
(WORMINGTON RV
LLC)

FINAL PLAT -
GARSON RETREAT
6350 THERESA DR.
(SCOTT WEISMANN
III)

PRELIMINARY PLAT
– FRONTERA
2708 E. LAMAR ST.
(FRONTERA MHC,
LLC)

housing 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 RONNY GUERRERO, BEL AIR VILLAGE SFR, LLC (OWNER), MICHAEL CARLISLE, KIMLEY-HORN (SURVEYOR) CONCERNING THE PROPERTY AT 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 4.936 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL FOR BEL AIR VILLAGE MULTIFAMILY PHASE 1.

FINAL PLAT –
BEL AIR VILLAGE
MULTIFAMILY
PHASE ONE
300-1000 BLKS E.
FM 1417 (VIETNAM
VETERANS PKWY)
(RONNY
GUERRERO, BEL
AIR VILLAGE SFR,
LLC)

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) between Highway 75 and Luella Road. The owner is requesting final plat approval of a planned development 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF ACEPACK INC. (OWNER) AND PANN S. SRIBHEN, PSA ENGINEERING (REPRESENTATIVE/ENGINEER) CONCERNING THE PROPERTY AT 1815 SOUTH SAM RAYBURN FREEWAY, BEING 12.69 ACRES, LOTS 9 - 11, SOUTHSIDE ADDITION (REPLAT), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF A WAREHOUSE FOR MANUFACTURING AND COMMERCIAL USE.

SITE PLAN –
WAREHOUSE
1815 S. SAM
RAYBURN FWY.
(ACEPACK INC)

The property is located at 1815 South Sam Rayburn Freeway, the northeast corner of South Sam Rayburn Freeway and West Park Avenue and is zoned M-2 (Heavy Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District. The owner is requesting site plan approval of a warehouse for manufacturing and commercial use. 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 CARBET PROPERTIES LLC (OWNER), JACOB TUDOR (REPRESENTATIVE), MCMANUS & JOHNSON CONSULTING ENGINEERS, LLC (ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2000-

FINAL PLAT –
PEBBLEBROOK,
PHASE 4
2000-2300 BLKS W.
MOORE ST.

2300 BLOCKS OF WEST MOORE STREET, BEING 37.441 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF PEBBLEBROOK, PHASE 4.

(CARBET
PROPERTIES LLC)

The property is located in the 2000-2300 blocks West Moore Street, south of Park Avenue. The property is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 133 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 SPECIFIC USE PERMIT

THE REQUEST OF CITY OF SHERMAN (OWNER), CHRISTOPHER PICKERING (REPRESENTATIVE), FORREST UNTERBRINK, ENERTECH (GRADUATE ENGINEER), NATHAN ROSS, VALMONT STRUCTURES (PROFESSIONAL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2600 WEST TRAVIS STREET, BEING 10 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

VARIANCE & SUP –
COMMUNICATION
TOWER IN BLALOCK
INDUSTRIAL PARK
2600 W. TRAVIS ST.
(CITY OF SHERMAN)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(1) TO ALLOW A 79' TALL MONOPOLE TOWER IN THE BLALOCK INDUSTRIAL PARK.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) AND SECTION 7, SUBSECTION (15)(C)(2) TO ALLOW A COMMUNICATION TOWER.

Rob Rae, Development Services, Sherman, TX

Mr. Rae appeared to represent the request and answer any questions. The property is located at 2600 West Travis Street at the southwest corner of Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park.

Mr. Rae explained, "This is a City of Sherman project. Dale Shumaker is here from Enertech to answer any technical questions you may have.

The police department is planning to construct a 79' tall communication tower for the purpose of the police and emergency services only. There will be no cell tower antennas. There will be no colocation at this location on this tower."

Chairman Mahone asked, "Does this serve as their dispatch center?"

Mr. Rae replied, "That is correct."

Chairman Mahone asked, "What is the height requirement that requires a variance?"

Mr. Rae replied, "Currently our tower ordinance does not permit towers in the Blalock Industrial Park. It only specifies towers like this in C-1 (Retail Business) District, C-2 (General Commercial) District, M-1 (Light Manufacturing) District, M-1.5 (Medium Manufacturing) District and M-2 (Heavy Manufacturing) District. That tower is not specified in the Blalock Industrial Park. The height requirement for structures in the Blalock Industrial Park is 100' tall."

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

Mr. Rae 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 Specific Use Permit.

ACTION TAKEN.

Board of Adjustments

Motion by Commission Member Manley to approve the variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1) to allow a 79' tall monopole tower in the Blalock Industrial Park at 2600 West Travis Street subject to the Staff Review letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Davis to approve the Specific Use Permit under Ordinance No. 2280, Section 8, Subsection (5)(a) and Section 7, Subsection (15)(c)(2) to allow a communication tower at 2600 West Travis 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.

VARIANCE

THE REQUEST OF CECI BATES VENTURES (OWNER), SCOTT BATES (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING

VARIANCE – SIDE
YARD SETBACK

THE PROPERTY AT 4719 INDIO LANE, BEING LOT 2, BLOCK "C", AMENDED PLAT OF MAGNOLIA VILLAGE, AS FOLLOWS:

4719 INDIO LANE
(CECI BATES
VENTURES)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 2.7' SIDE YARD SETBACK FOR AN EXISTING RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 6.1' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Scott Bates, 155 Red Bird Ln., Pottsboro, Tx

Mr. Bates appeared to represent the request and answer any questions. The property is located at 4719 Indio Lane between East Northcreek and Carneros Drives. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a variance to allow a 2.7' side yard setback in lieu of the required 6.1' for an existing structure.

Mr. Bates explained, "There were two sets of survey pins marking the property line between Lot 2 and Lot 3. This caused the side yard setbacks for two homes to be off. The houses have 10.3' between them, which is what is required by the easement. We built the house off the original survey, went through all the inspections. Upon getting the final survey to sell the home on Lot 2, the house was over the boundary line of the easement that was added later. The electrical is following that original pin as well."

Chairman Mahone asked, "These pins are 2'6" apart?"

Mr. Bates replied, "yes."

Commission Member Manley stated, "That 10' easement is an electrical easement so there is buried electrical cable."

Mr. Bates said, "yes, Mr. Rae has asked us to have ONCOR come and check the easement."

Commission Member Davis said, "According to the math here he is short. Is this a patio home?"

Chairman Mahone asked, "The description says in lieu of the 6.1', is that a typo?"

Mr. Rae replied, "yes, that is a typo, it should be in lieu of a 5' side yard setback."

Commission Member Manley asked, "Do you know where the electrical conduit is in relation to the corner of the foundation of the house?"

Mr. Bates replied, "yes, we had Texas 811 come out and do a dig test and verify that the line was dead center of both properties and completely serviceable. I would be here with a letter from ONCOR, but they are so backed up in their variance department we just couldn't get it in time."

Mr. Rae replied, “We have requested that encroachment easement agreement from ONCOR as part of the requirements.”

Chairman Mahone asked, “Could this variance be subject to receiving that encroachment agreement?”

Ms. Cotton replied, “yes.”

Mr. Lee asked, “How far are these homes at the narrowest point?”

Mr. Bates replied, “10.3’.”

Commission Member Manley asked, “What does the encroachment agreement state?”

Mr. Lee replied, “That would be ONCOR giving them a letter acknowledging that the building is encroaching into their easement and they will allow that. We want a copy of that letter.”

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

Mr. Bates 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.

ACTION TAKEN.

Motion by Commission Member Manley to approve the variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 2.7’ side yard setback for an existing residential dwelling in lieu of the required 5’ for patio homes in an R-1 (One-Family Residential) District at 4719 Indio Lane subject to the Staff Review letter, the condition that an encroachment agreement is received by City Staff from ONCOR and verification that the buildings are at least 10’ apart. Second by Commission Member Davis.

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 AMENDMENT

THE REQUEST OF OWNER’S MANUAL FOR LIFE, MASTERKEY EDUCATION FACILITY (OWNER) AND JARROD PARMAN, BLUESTONE PARTNERS, LLC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 106

SUP AMENDMENT –
PRESCHOOL
106 N. SUNSET
BLVD.

NORTH SUNSET BOULEVARD, BEING LOT 3, BLOCK 1, SECOND REPLAT PART OF BLOCK 2, WESTWOOD VILLAGE, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDMENT TO THE SPECIFIC USE PERMIT AND SITE PLAT APPROVAL TO ALLOW AN EDUCATIONAL FACILITY/PRESCHOOL IN A C-1 (RETAIL BUSINESS) DISTRICT.

(MANUAL FOR LIFE,
MASTERKEY
EDUCATION
FACILITY)

Jarrold Parham, 4708 N. FM. 1417, Sherman, Tx

Jarrold Parham appeared to represent the request and answer any questions. The property is located at 106 B North Sunset Boulevard, the northeast corner of Archer Drive and West Houston Street. The property is zoned a C-1 (Retail Business) District.

Mr. Parham explained, "The owner is requesting an amendment to the Specific Use Permit and site plan approval to allow an Educational Facility/Preschool with a playground next to the existing building. There will be a 5' wrought iron fence surrounding it."

Chairman Mahone said, "We addressed this item last summer. The only thing that has changed is that you are adding a playground and that is what is requiring this amendment."

Chairman Mahone asked, "What kind of fencing will be around this project?"

Mr. Parham replied, "5' tall."

Chairman Mahone said, "The site plan says 4' tall."

Mr. Parham replied, "It is going to be 5' tall, I don't know why it says 4'."

Mr. Rae asked, "Will it be around the entire fence line?"

Mr. Parham replied, "yes."

Mr. Rae stated, "You are not allowed above 4' tall in the front of the building."

Commission Member Davis asked, "Where is the front of this building?"

Mr. Parham replied, "The front of the building is north."

Mr. Rae stated, "The address is off of Sunset Boulevard. This site and the gas station have the same address. 106 A North Sunset Boulevard is the gas station, and 106 B North Sunset Boulevard is this property. Technically, it fronts Houston Street."

Chairman Mahone asked Mr. Rae, “Do you want them to only have a 4’ tall fence?”

Mr. Rae replied, “That is the way I would look at the ordinance. I believe that is why it is on the plans as 4’ tall. I had not heard about the 5’ tall fence.”

Mr. Parham replied, “I think we originally had the 5’ tall fence but were told it had to be a 4’ tall, so we brought it down to 4’ tall.”

Mr. Rae stated, “On these other fence lines, it can be above 4’ tall, just not on the front property line.”

Kent Hughlett, 177 Timberbrook Circle, Denison, TX

Mr. Hughlett stated, “I can give some clarification, I used to own that building. All the parking and entrances are in the front of that building. This is all at the back of the building. There are no entrances or exits on that side of the building.”

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

Mr. Parham 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 amendment or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Amendment to the Specific Use Permit and site plan to allow an Educational Facility/Preschool in a C-1 (Retail Business) District at 106B North Sunset Boulevard. 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.

SITE PLAN

THE REQUEST OF SERAJ ALI AND PIPLANI SANDEEP (OWNERS), MARIA CAZAREZ (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1914 EAST LAMAR STREET, BEING LOT 2, BLOCK 1, EAST SIDE BUSINESS PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A TIRE SHOP, GIFT SHOP, OFFICE AND CANDY SHOP.

**SITE PLAN – TIRE SHOP, GIFT SHOP, OFFICE & CANDY SHOP
1914 E. LAMAR ST.
(SERAJ ALI & PIPLANI SANDEEP)**

(TABLED)

Maria & Everardo Cazarez, 3611 New Copeland Rd., Tyler, Tx

Mrs. Cazarez appeared to represent the request and answer any questions. The property is located at 1914 East Lamar Street, the southwest corner of East Lamar Street and Wanda Drive. The property is zoned a C-1 (Retail Business) District.

Ms. Cazarez explained, "We are requesting site plan approval for a tire shop, gift shop, office and candy shop. We would also like to extend the top part of the building 4' upward using metal studs.

The tire shop already exists. Where the mechanic shop is, we are going to remove the overhead doors and convert it to a gift shop, office and candy store. It is just cosmetic work to make it look nice. We will put in glass doors so that the gift shop, office and candy store will have their own individual entrances. The tire shop that is already there, we are not going to do anything to it."

Chairman Mahone said, "In 1976, the City Council approved a drainage easement. Can you explain that to me?"

Mr. Rae replied, "In 1976, City Council approved the construction of an open bay carwash over a drainage easement where the proposed candy shop would be located."

Chairman Mahone asked, "Is that the east end of the building?"

Mr. Rae replied, "yes."

Chairman Mahone asked, "Is it still open bay? Has somebody done something since then?"

Mr. Rae showed where the location of the drainage easement on the plat and stated, "There are three box culverts that go underneath the property."

Chairman Mahone clarified, "At this time Staff is recommending denial because they want to close in a building that is going to be over a drainage easement."

Chairman Mahone asked Ms. Cazarez, "Do you see how that may be a problem for you in the future? If the City of Sherman had to work on those culverts, they could tear down that part of the building then you would be stuck with a building that had a hole in it or a wall missing."

Mr. Cazarez said, "We are going to cap off the drain on the outside of the building. In the future if they go to work on it, they can do whatever on the outside of the building. It is just a drain in one of those bays."

Commission Member Davis said, "It is under your building."

Mr. Cazarez replied, "We will go outside and cap it off."

Commission Member Davis explained, "You cannot cap that off. That is an easement. It is not your pipe to cap."

Mr. Cazarez replied, "We do not have a use for that drain."

Chairman Mahone replied, "The City of Sherman does."

Commission Member Davis explained, "We are not worried about the little drain. There is a big pipe under there for sewer or water. If there is problem, the City of Sherman will have to bulldoze that side of the building so they can get under there to that pipe."

Mr. Cazarez asked, "Can we do that now before we do the building? Whatever we have to do. We are just trying to open."

Mr. Lee stated, "It is not a storm sewer, it's three box culverts for run off. It looks like the buildings are around 15' off the property line and this easement is between 12' and 32' off the property line. It was an open bay carwash."

Chairman Mahone said, "Between the time City Council allowed the open bay carwash built over the easement to now, someone has closed it in and now I see you are trying to improve this enclosed building that was not done properly to begin with. The open bay carwash was approved to be built over the culvert and then somebody else came in later and, without approval, closed that in which is what you are dealing with now."

Ms. Cazarez asked, "Can we do anything with that drainage before we actually move forward with this?"

Mr. Lee replied, "You would have to move the box culverts from underneath the building and get the easement abandoned. That would cost a lot."

Ms. Cazarez asked, "So we can't do anything with this building besides have a carwash or leave it as it is?"

Chairman Mahone replied, "You could redo your plan to take away a portion of the building so that the end of the building is not over the box culverts."

Ms. Cazarez asked, "What do we need to remove, the candy shop?"

Chairman Mahone replied, "I am not saying you have to remove the whole candy shop; I am saying you need to figure out where the box culverts are under you shop and come up with a plan not to encroach on those culverts."

Mr. Lee stated, "The easement should be overlayed on the site plan drawing."

Chairman Mahone stated, "Looking at this, you have a lot of building that is not going to be approved because of this easement. This is only a small piece of your building. You might want to go back to the drawing board and figure out a way to not encroach on that easement."

Ms. Cazarez asked, "Would it work to go back and figure out where this pipe is and fix new plans?"

Mr. Cazarez added, "Like make the candy shop smaller?"

Chairman Mahone replied, "I cannot tell you exactly what to do, but I do think that would be a solution."

Ms. Cazarez stated, "We have been waiting for this since December, so we need to try to move forward. Is that something we can do, have it to present to the City of Sherman and move forward?"

Chairman Mahone asked Mr. Rae, "Can they come up with a plan B on this?"

Mr. Rae stated, "The options would be, based off this site plan, to deny it and they could go back to the drawing board; they could request to table it, in that case they would have to come back next month and give us a site plan no matter what; or they could request to withdraw the item. Those are the options for site plan approval."

Chairman Mahone clarified, "We can act on it now, you could request we table it and come up with a new plan, or you can request to withdraw it altogether and submit on your own timeline."

Mr. Rae added, "To be on the agenda for next month, you have to submit by the deadline."

Ms. Cazarez replied, "We will start working on it tomorrow."

Commission Member Blagg asked, "Do you have plans for the whole building?"

Ms. Cazarez replied, "It is just going to be the front. We are going to put stucco, ceramic tile, and paint it."

Mr. Cazarez asked, "Can we work on the rest of the building except the candy shop?"

Chairman Mahone said, "The Staff Review Letter, number 8, states, 'No improvement of portion of structure that lies over existing Drainage Easement will be permitted'."

Commission Member Manley stated, "I don't know why we would approve a site plan that contradicts the Staff Review Letter."

Chairman Mahone agreed, "I agree, I don't think that works. If we approve the site plan, we are approving this drawing. If they come back with a plan making the building shorter, the public needs to see what that looks like."

Ms. Cazarez replied, "We will start working on the plans tomorrow."

Chairman Mahone asked, "Are you asking us to table this?"

Ms. Cazarez replied, "yes."

Mr. Cazarez stated, "Last time I brought my plans, they lost it. Where is all my stuff? I had to resubmit all my plans and everything."

Ms. Cazarez added, "It has been a hassle with all of this."

Commission Member Davis asked, "Would you prefer to withdraw?"

Ms. Cazarez replied, "no. We will just have to move forward with this. Tomorrow I am going to start working on this site plan. We already have a contract with the owners. If we see where that sewer is, can Mr. Cazarez work where he needs to work? Mr. Cazarez can do other stuff while we wait."

Commission Member Davis asked, "Do you want to withdraw or table? That is where we are at."

Chairman Mahone stated, "We don't work for the City of Sherman, we are volunteers. We don't have anything to do with the paperwork, what they have accepted or lost."

Ms. Cazarez asked, "If you vote now, could you do some sort of consideration? Do we have to bring the new site plan in to move forward or do we have to table it?"

Commission Member Manley asked, "If we vote now, are they locked out for a year if we deny it?"

Ms. Cazares stated, "We are just going to go fix it and bring it back next month."

Commission Member Manley asked, "Are you asking us to table it?"

Ms. Cazarez replied, "yes."

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

ACTION TAKEN.

Motion by Commission Member Manley to table the site plan approval for a tire shop, gift shop, office and candy shop in a C-1 (Retail Business) District at 1914 East Lamar Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE REQUEST WAS TABLED

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF RUBEN ALVAREZ, ZULA INVESTMENTS, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE/ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5116 TEXOMA PARKWAY, BEING 0.722 ACRES AND BEING PART OF D.C SHELP SURVEY, ABSTRACT NO.1097, 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 MEETING HALL (EVENT CENTER) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**SUP & SITE PLAN –
EVENT CENTER
5116 TEXOMA PKWY.
(RUBEN ALVAREZ,
ZULA INVESTMENTS,
LLC)**

Kent Hughlett, 177 Timber Brook Cir., Denison, Tx

Mr. Hughlett appeared to represent the request and answer any questions. The property is located at 5116 Texoma Parkway, near the northwest corner of Fallon Drive and Texoma Parkway and is zoned a C-2 (General Commercial) District.

Mr. Hughlett explained, “We would like a Specific Use Permit to allow an event center for weddings and quinceaneras. We are going to put a small addition on the side to increase the seating and add some storage. The remodeled facility will seat about 120 people.”

Chairman Mahone asked, “Do they have parking requirements for this location and is Staff satisfied with the parking?”

Mr. Rae replied, “yes. A meeting hall, in our ordinance requires one space per every 400 square feet.”

Commission Member Davis stated, “It looks like you are putting some pavement or asphalt down.”

Mr. Hughlett replied, “yes, and there is an old billboard we have to take down.”

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 Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a meeting hall (event center) in a C-2 (General Commercial) District 5116 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Blagg.

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.

REPLAT, ZONE CHANGE AND SITE PLAN

THE REQUEST OF ARTHUR NUNEZ, MALACHI 310 CONSTRUCTION, LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 620 AND 624 EAST KING STREET, BEING 0.29 ACRES AND BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1, OF THE TEXOMA RENTALS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. REPLAT APPROVAL OF MALACHI ADDITION.

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

REPLAT – MALACHI
ADDITION
ZONE CHANGE AND
SITE PLAN – R-1 to
R-2
620 AND 624 E. KING
ST.
(ARTHUR NUNEZ,
MALACHI 310
CONSTRUCTION,
LLC)

(WITHDRAWN)

Arthur Nunez, 1100 Primrose Dr., Sanger, TX

Mr. Nunez appeared to represent the request and answer any questions. The property is located at 620 and 624 East King Street, the southwest corner of East King and South Throckmorton Streets.

Mr. Nunez explained, “We are requesting a zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and to plat the property into one (1) lot to build two (2) 2076 square feet single-family homes. We plan to keep the homes single family and rent them out.

There is a sewer line issue. We had gotten quotes to run the sewer across the road. That would cost \$80,000.00 to \$100,000.00. A zone change to an R-2 (Multi-Family Residential) District would allow us to connect the sewer from the alley way to both properties and build two single-family properties without having to make the \$80,000.00 to

\$100,000.00 expense to bust up the road, add the sewer line and redo the road.”

Chairman Mahone asked, “Is this one plat with two single-family homes?”

Mr. Nunez replied, “correct.”

Chairman Mahone asked, “Do you want to rezone to multi-family to keep it as one plat instead of making two plats?”

Mr. Nunez replied, “correct. It is currently 2 lots.”

Commission Member Davis asked, “Why can’t he just tap onto the sewer line?”

Mr. Lee replied, “We do not allow service lines to cross other properties.”

Commission Member Davis stated, “If we approve it as R-2 (Multi-Family Residential) District, you can do duplexes or whatever you want.”

Chairman Mahone asked, “Is there any condition we can put on this?”

Mr. Rae replied, “only if it is a Specific Use Permit.”

Chairman Mahone asked, “Can parking be on the easement?”

Mr. Lee replied, “yes.”

Mr. Rae added, “They have already started construction on the house next to the alley. When I met with the developer of this property, they were going to put the two houses together with a breezeway to make it as one structure. With that they could technically have two families in there. Since that wasn’t the intention of what they were wanting to do, I recommended that he go through the zone change process to make it seem more legitimate with the zoning.

If the commission has any issues with the zone change, you could recommend them to come back to do a Specific Use Permit for a duplex in an R-1 (One-Family Residential) District. That would get them where they need to be and allow the Planning and Zoning Commission to add conditions. It would add the ability for them to only have two units, not three or four on that property.”

Commission Member Manley asked Mr. Nunez, “Would you be willing to withdraw this request and apply next month for a Specific Use Permit that we could approve with conditions?”

Mr. Nunez replied, “We request to withdraw this item.”

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change or replat.

THE REQUEST WAS WITHDRAWN.

ZONE CHANGE AND CONCEPTUAL SITE PLAN

THE REQUEST OF JAMESTOWN SQUARE, LLC (OWNER), COPE EQUITIES (DEVELOPER), KIMLEY-HORN (ENGINEER/SURVEYOR), DBA ARCHITECTS (ARCHITECTS), CALEB JONES (REPRESENTATIVE), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD, BEING 20.123 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN C-1 (RETAIL BUSINESS) DISTRICT AND SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE &
CONCEPTUAL SITE
PLAN – M-1.5 & SF-1
TO R-2
6000-6400 BLKS OF S.
U.S. HWY. 75 AND
100-200 BLKS OF
AKERS RD.
(JAMESTOWN
SQUARE, LLC)

Jonathon Kirby, Kimley Horn & Associates, 13755 Noel Rd., Dallas, TX

Ms. Kirby appeared to represent the request and answer any questions. The property is located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, the northeast corner of Highway 75 and Akers Road.

Mr. Kirby explained, “The owner would like to update the zoning of Tract 2 from C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District for a multi-family development. The boundaries are a bit different from the original survey which caused some of the zoning to be off. Through some engineering and investigation, there is a stream that is a jurisdictional stream. We do not want to disturb that stream. We added a storm water detention pond as well.”

Mr. Rae stated, “The requirements of our overlay district is that the detention pond be screened. As a multi-family development, it requires screening.”

Paulette Chambers, 309 Forest Creek Dr., Sherman, TX

Ms. Chamber asked, “Where is the Akers Cemetery in relation to this project? Will it be surrounded?”

Mr. Kirby replied, “yes, the cemetery will be surrounded with the development, but we will be improving the access. There will be a dedicated right-of-way access to the cemetery.”

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

Mr. Kirby 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 zone change or conceptual site plan.

ACTION TAKEN.

Motion by Commission Member Manley to approve zone change and conceptual site plan under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District in the 6000-6400 Blocks of South U.S. Highway 75 and the 100-200 Blocks of Akers Road 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.

ZONE CHANGE

THE REQUEST OF JAMESTOWN SQUARE, LLC (OWNER), COPE EQUITIES (DEVELOPER), KIMLEY-HORN (ENGINEER/SURVEYOR), DBA ARCHITECTS (ARCHITECTS), CALEB JONES (REPRESENTATIVE), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD, BEING 20.392 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248; AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT AND SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Jonathon Kirby, Kimley Horn & Associates, 13755 Noel Rd., Dallas, TX

Mr. Kirby appeared to represent the request and answer any questions. The property is located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, the northeast corner of Highway 75 and Akers Road.

Mr. Kirby explained, “The owner would like to update the zoning of Tract 3 from M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District for 62 single-family homes. We are cleaning up some survey boundaries.”

ZONE CHANGE – M-1.5 & SF-1 TO R-1
6000-6400 BLKS OF
S. U.S. HWY 75 &
THE 100-200 BLKS
OF AKERS RD.
(JAMESTOWN
SQUARE, LLC)

Mr. Rae stated, “I had requested that they change their zoning to R-1 (One-Family Residential) District rather than SF-1 (Single-Family Residential) District. You all know that those zoning districts are essentially the same in our ordinance. We have a lot more R-1 (One-Family Residential) District and SF-1 (Single-Family Residential) District is not used as frequently. It was Staff’s opinion to make that R-1 (One-Family Residential) District to be consistent around the City of Sherman.”

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

Mr. Kirby 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 zone change.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road 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.

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF MLJ REAL ESTATE, LP (OWNERS), SHANE MARQUEZ, XFACTOR CARS (TENANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 3908 TEXOMA PARKWAY, BEING 0.648 ACRES AND 1.279 ACRES IN THE SAMUEL MCGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, 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 AUTOMOBILE REPAIR SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Shane and Jennifer Marquez, 405 Sunshine Trl., Bells, TX

Mr. and Mrs. Marquez appeared to represent the request and answer any questions. The property is located at 3908 Texoma Parkway between Gallagher Drive and North Frisco Road and is zoned a C-2 (General Commercial) District.

SUP & SITE PLAN –
AUTO REPAIR SHOP
3908 TEXOMA
PARKWAY
(MLJ REAL ESTATE,
LP)

Ms. Marquez explained, “We would like a Specific Use Permit to allow an automobile repair shop. We have had our auto repair shop in Bells, Texas for 10 years and would like to move it to Sherman to be closer to the dealerships we have contracts with. We don’t keep parts and there will be not tires.”

Commission Member Manley asked, “Is the screened fencing sufficient?”

Mr. Rae replied, “It depends. If they are storing disabled vehicles, that will not be sufficient. If they are just working on cars coming in one day that will be gone the same day, that screening is not going to be an issue.”

Mr. Marquez replied, “There will not be disabled cars stored here, just what comes in and goes out. That will not be a storage yard, just a parking area.”

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

Mr. and Ms. Marquez 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 or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an automobile repair shop in a C-2 (General Commercial) District at 3908 Texoma Parkway 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.

VARIANCE AND SITE PLAN

THE REQUEST OF HOWARD AKIN, RESIDENCES OF SHERMAN (OWNER) AND GLEN CALVERT, PRIME ARCHITECT DESIGN, LLC (ARCHITECTS), CONCERNING THE PROPERTIES LOCATED 4601 NORTH TRAVIS STREET, BEING PART OF 22.3 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW 614 PARKING SPACES IN LIEU

VARIANCE -
PARKING
SITE PLAN –
RESIDENCES OF
SHERMAN
4601 N. TRAVIS ST.
(HOWARD AKIN)

(SITE PLAN
TABLED)

OF THE REQUIRED 760 IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL OF RESIDENCES OF SHERMAN

Glen Calvert, 3300 Rigsby Ln., Celina, TX and Justin Lecker, 2595 Dallas Pkwy., Frisco, TX

Mr. Calvert and Mr. Lecker appeared to represent the request and answer any questions. The property is located at 4601 North Travis Street between Forest Creek Drive and East Northcreek Drive. The property is zoned an R-2 (Multi-Family Residential) District.

Mr. Calvert explained, "We are requesting site plan approval for a multi-family development for the Residences of Sherman. The complex will have a total of 371 units: 257 one-bedroom units, 96 two-bedroom units and 18 three-bedroom units with green space and hike trails throughout the development.

We are also requesting a variance to allow 614 parking spaces in lieu of the required 760.

We are doing this in two phases of multi-family buildings. We are doing the top phase first which includes the clubhouse and four buildings then we will move to the back side. We are still working with hydrology on the back side. We would like to permit all of it, or part of it with the option to permit all of it."

Chairman Mahone asked, "Is parking based on the number of units?"

Mr. Rae replied, "Our requirement is two parking spaces per unit and one per bedroom. One-bedroom and two-bedroom units require two parking spaces and three-bedroom units require three parking spaces."

Chairman Mahone asked, "You are asking for 80% of the required parking, can you explain why you think the difference is okay?"

Mr. Calvert replied, "There is availability to park in the flood zone as long as it is concreted."

Mr. Lee agreed, "yes."

Mr. Calvert stated, "We could get the parking closer to 90%, maybe 100%, of the required parking spaces."

Mr. Lee stated, "It cannot be in the flood way, just the extended flood plain."

Chairman Mahone asked Ms. Cotton, "For the variance, we can change that 614 parking spaces to a higher number, but

does that cause a problem for the site plan if the site plan doesn't show those spaces?"

Ms. Cotton replied, "Generally, I like to see the site plans accurate."

Mr. Calvert stated, "If we go in two phases, the first phase will be parked at that, and we would adjust the second phase to get the rest of the parking."

Chairman Mahone stated, "The problem is, from our perspective, is that we have to advertise to the public, so they have a chance to review the site plan."

Commission Member Sims stated, "There is only one way in and one way out."

Mr. Rae stated, "This site plan was approved. It was a conceptual site plan and zone change. The exit was on the last submittal with that turn-around because that street doesn't currently have a turn-around. Our solid waste department is not great with having to drive down and back all the way out. If you had a gate on the east side of the circle, then the residents of that street and the trash trucks that are servicing that street could get around without a problem. You would be adding a benefit to them by adding a second entrance."

Barry Hanie, 512 Carneros Dr., Sherman, TX

Mr. Hanie said, "Are you aware of the wetland in that area? I know because I see it every day. I am concerned about the outfall from the storm sewer in my backyard."

Chairman Mahone replied, "Engineering would deal with that."

Mr. Lecker replied, "It is a stream that runs through there that connects to those wetlands and is jurisdictional waters."

Gerald Kenney, 404 Carneros Dr., Sherman, TX

Mr. Kenney said, "Mr. Hanie is right. There is a wetland back there. There is a year-round pond there. There are geese and all kinds of wildlife. The parking is also a concern. If there is not enough parking, people are going to park on the street and in front of my house."

Jenny Kenney, 404 Carneros Dr., Sherman, TX

Ms. Kenney said, "I would like to know how many stories the apartments are going to be, and I would like to see a drawing of them."

Mr. Rae replied, "35' tall."

Paulette Chambers, 309 Forest Creek Dr, Sherman TX

Ms. Chamber said, “I would like to know where Forest Creek Drive is in relation to this project.”

Bill Whitecoff, 308 Colonial Cir., Sherman, TX

Mr. Whitecoff said, “Will Forest Creek Drive be extended into the property?”

Mr. Lecker replied to Mr. Hanie and Mr. Kenney, “We have done a study on the jurisdictional waters. We are trying to avoid that natural feature.”

Mr. Calvert replied to Mr. Whitecoff, “There will be a gate at Forrest Creek Drive for emergency entrance and exit only.”

Mr. Lee stated, “On the national wetlands map, it shows a couple of ponds that are manmade which has a different connotation. The main creek shows up and is actual flood plain.”

Commission Member Davis asked Mr. Rae, “Can you amend a Staff Review Letter?”

Mr. Rae replied, “Currently the Staff Review Letter states the number of parking spaces that is required unless a variance is granted. If you grant something different than what they have requested or what is required, the Staff Review Letter covers that.”

Commission Member Manley stated, “650 parking spaces gets you to 1.75 parking spaces per unit and 1.5 parking spaces per bedroom.”

Chairman Mahone said, “If we make that change to the variance, we cannot act on the site plan.”

Mr. Rae stated, “One option would be to approve a variance of the number of parking spaces and potentially deny the site plan and allow them to come back with a revised site plan. In that case it would just be a consent agenda item if they met all our other ordinances.”

Chairman Mahone stated, “We could deny or table it.”

Mr. Calvert said, “I would like to table the site plan.”

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

Mr. Moore 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 or site plan.

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Manley to approve the variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 650 parking spaces in lieu of the required 760 in an R-2 (Multi-Family Residential) District at 4601 North Travis Street subject to the Staff Review Letter. Second by Commission Member Davis.

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.

Planning and Zoning

ACTION TAKEN.

Motion by Commission Member Davis to table the site plan approval of Residences of Sherman at 4601 North Travis 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.

THIS ITEM WAS TABLED

VARIANCE, PRELIMINARY PLAT AND SITE PLAN

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JNPHM DEVELOPMENT, JOE GILBERT (PROSPECTIVE BUYER), BACA ARCHITECTURE (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 900 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY), BEING 15.199 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW 488 PARKING SPACES IN LIEU OF THE REQUIRED 528 IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(D)(3) TO ALLOW A 6' WROUGHT IRON FENCE IN LIEU OF THE ALLOWED 4' IN A FRONT YARD IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF TRAILS OF 1417.

SITE PLAN APPROVAL THE TRAILS ON 1417 APARTMENT COMPLEX

VARIANCE –
PARKING
VARIANCE – FENCE
HEIGHT
PRELIMINARY PLAT
– TRAILS OF 1417
SITE PLAN – THE
TRAILS ON 1417
APARTMENT
COMPLEX
900 BLKS S. FM 1417
(HERITAGE PKWY)
(SSCGC HOLDINGS,
LLC)

Clay Gilbert, 801 E. Taylor St., Jessie Bullard, 100 N. Travis St. Sherman, TX and Bill Majors, 4 Timbercreek Rd., Sherman, TX

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

Mr. Gilbert explained, "We would like preliminary plat approval of Trails of 1417 and site plan approval of a multi-family development for The Trails on 1417. The complex will have eleven (11) apartment buildings, six (6) nine-space garages, three (3) storage buildings, one (1) clubhouse building, one (1) maintenance building, a basketball court and a swimming pool. There will be 132 one-bedroom units and 132 two-bedroom units. They are requesting a variance to allow 488 parking spaces in lieu of the required 528. We are also requesting a variance to allow a 6' wrought iron fence in the front in lieu of the allowed 4'. The 6' wrought iron fence would allow us to be consistent with the two properties to the south of this project."

Commission Member Manley asked, "Is there only one entrance and exit?"

Mr. Bullard replied, "yes. It is a typical big loop."

Heidi Seymore, 3303 Sandstone Dr., Sherman, TX

Ms. Seymore said, "My question is about the property line and the tree line on the City of Sherman's Easement. We bought our property with the advertisement that it had a park view with privacy. We are hoping that the trees on the City of Sherman's side would remain. We want Sherman to grow, we just want to keep those trees. The same developer that is doing this property bought the property behind my home. I didn't want to wait until they are behind our home taking down trees to say something. I wanted to say something now."

Mr. Rae explained, "The City of Sherman owns that corridor. The plan for the right-of-way that the City of Sherman does own is to have a hiking and bike trail that goes from FM 1417 to West Moore Street. It is in the planning stages to have that done."

Mr. Majors stated, "SSCGC Holdings LLC dedicated a 100' right-of-way to the City of Sherman three years ago. That 100' easement is the ONCOR easement that Ms. Seymore is speaking of. There are no trees in the ONCOR right-of-way. Any trees that are being cut are north of the ONCOR right-of-way and therefore north of the City of Sherman's ownership. There are no trees in the right-of-way."

Mr. Gilbert replied, "Anything east of the creek line will remain natural green space."

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

Mr. Gilbert 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, preliminary plat or site plan.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis approve the variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 488 parking spaces in lieu of the required 528 in an R-2 (Multi-Family Residential) District and the variance under Ordinance No. 2280, Section 7, Subsection (13)(d)(3) to allow a 6' wrought iron fence in lieu of the allowed 4' in a front yard in an R-2 (Multi-Family Residential) District in the 900 Block South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Whitaker.

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.

Planning and Zoning

ACTION TAKEN.

Motion by Commission Member Davis to approve the preliminary plat of Trails of 1417 and the site plan of The Trails on 1417 apartment complex in the 900 Block South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Blagg.

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.

ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF HMI-SHERMAN 2 LLC (OWNER), KIMLEY-HORN AND ASSOCIATES, INC. (ENGINEER) AND WALKER, WARREN, AND JORDAN SURVEYING AND MAPPING (SURVEYOR) CONCERNING THE PROPERTY IN THE 200-600 BLOCKS LUELLA ROAD, BEING 96.173 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

ZONE CHANGE – R-A
TO R-1
SPECIFIC USE
PERMIT AND SITE
PLAN – PATIO
HOMES
200-600 BLKS
LUELLA RD.

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

(HMI-SHERMAN 2
LLC)

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW 441 PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT

Michael Carlisle, Civil Engineer, 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 200-600 Blocks Luella Road, south of FM 1417 (Heritage Parkway) and west of Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ).

Mr. Carlisle explained, "The Luella Crossing Tract is a proposed patio home community on approximately 96 acres. Luella Crossing is anticipated to include 441 patio home lots with a minimum 10% amenitized open space. The owner is requesting a zone change from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District and a Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District prior to annexation. Construction on phase one would start later this year and phase two would start immediately after finishing phase one. We are proposing a 6' trail throughout the wooded area by the creek."

Mr. Rae stated, "We would recommend no less than 8' wide trails but would prefer 10' wide trails."

Mr. Lee said, "That is a multi-use trail."

Commission Member Blagg asked, "Is the open space provided acceptable?"

Commission Member Manley asked, "How much open space are you providing?"

Mr. Carlisle replied, "14.6 acres and what is required is 9.4 acres."

Mr. Rae explained acceptable open space, "Pools, tennis courts, walks or anything similar to these are allowed. Unacceptable open space would be 1. difficult to maintain, 2. security or safety concern or 3. unreasonable financial burden to the homeowner's association. Adjacency is 15% or more of the site's boundary adjacent to a park land. Accessibility is defined with pedestrian connections between the development and the park land. Usability is the park land immediately adjacent to the development suitable for use by residents and the design provides visual to the pedestrian connection to the parkland."

Peter Tracy, 700 S. Valentine St., Sherman, TX

Mr. Tracy said, “If you go over 6’ wide on the trails, you need to put some sort of barricade in front of that trail because what you will find is people with 4-wheelers and dirt bikes utilizing it.”

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

Mr. 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 zone change, Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Manley to approve the zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District and the Specific Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District in the 200-600 Blocks Luella Road subject to the Staff Review Letter and annexation to the City of Sherman. 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 QUIKTRIP SOUTH, LLC (OWNER), COREY VAUGHAN (REPRESENTATIVE), VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) AND 1519 SURVEYING & ENGINEERING (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY AT 2801 TEXOMA PARKWAY, BEING 3.115 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 6.13.1, SUBSECTION (4)(B) TO ALLOW PAINTED METAL COLUMNS ON A DIESEL CANOPY IN LIEU OF THE REQUIRED MASONRY, MASONRY VENEER, OR CONCRETE SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

VARIANCE – METAL
COLUMNS
2801 TEXOMA PKWY
(QUIKTRIP SOUTH,
LLC)

Corey Vaughan, 1120 N. Industrial Blvd., Euless, TX and
Tommy Vilbig, 517 W. Woodard St. Denison, TX

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

Mr. Vaughan explained, “QuikTrip is asking for a variance to allow painted metal columns on the diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding. The metal columns are easier to maintain and keep clean than the brick for long term maintenance. The columns will match the building.”

Mr. Rae stated, “All of the other gas canopies in the O-1 (75 & 82) Overlay District have had to comply with this regulation, but we do not have very many diesel canopies.”

Commission Member Davis asked, “Are these canopies taller than the canopies in the front?”

Mr. Vilbig stated, “The diesel canopies are slightly shorter. They have a 16’ tall clearance to fit the trucks under them. The front canopy design is 17’ tall so you can see the building better.”

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

Mr. Vaughan 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.

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance under Ordinance No. 2280, Section 7, Subsection 6.13.1, Subsection (4)(b) to allow painted metal columns on a diesel canopy in lieu of the required masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 2801 Texoma Parkway subject to the Staff Review Letter. Second Commission Member Whitaker.

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.

ZONE CHANGE

THE REQUEST OF BARTON CAPITAL LTD (OWNER), JACOB CRAFT (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 200 BLOCK WEST PARK AVENUE,

ZONE CHANGE – M-1
TO R-1
200 BLK. W. PARK
AVE.

BEING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 31 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40, AND 41 OF SOUTH SIDE ADDITION, AS FOLLOWS:

(BARTON CAPITAL LTD)

PLANNING AND ZONING COMMISSION
ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280,
SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING)
DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL)
DISTRICT.

Josh Craft, 7924 Kodak Dr., Plano, TX

Mr. Craft appeared to represent the request and answer any questions. The property is located in the 200 block West Park Avenue between South Elm and South Crockett Streets.

Mr. Craft explained, "We are requesting a zone change from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District for residential development of eight (8) 1475 square foot single family homes. The homes will have a driveway and two-car garage in the rear. We will add concrete, 12' wide, to the alley across the back of the homes."

Commission Member Davis asked, "Are the lots 50' wide?"

Mr. Craft replied, "yes."

Mr. Rae explained, "It is currently platted that way and they are not requesting any change on the plat."

Chairman Mahone stated, "There are a lot of narrow lots around there. This is not out of character."

Jason Woodward, ChristmasDesigners.com, LLC, 215 W Park Ave., Sherman, TX 75090

A letter was received from Mr. Woodward on April 19, 2022 at 10:32 A.M. that stated, "To Whom it May Concern, It has come to our attention that Sherman's City Council is planning on considering a zoning change for the property located on the 200 block of West Park Avenue. As a business that will be directly affected by a zoning change, I want to voice my opposition to this possible change. Below are the issues that I'd like to bring up regarding the zoning change:

- Our business operates out of the 65,000 square foot warehouse that is directly across the street from this property. We receive a large number of shipping containers into our loading dock area that is directly in the center of the 200 block of Park Ave location as well as hundreds of incoming and outgoing shipments. The Holiday Season is the busiest freight traffic time for our business operations and would be the most inconvenient disturbance for any residential development.
- We never know when our business will have to move into extended hours, which means we'll be potentially operating

until midnight. This will include late night truck deliveries and large order pickups.

- Park Avenue is designated as a hazardous freight route and Douglass Distributing uses this route for all their fuel, natural gas, and oil truck shipments that have also doubled with their success in business.

- Park Avenue has been widened just past the 200 block and became a major thoroughfare for other corporations and is a designated hazardous route making it a less desirable location as a residential zoned property.

- The property on the north side of our building is now residential and we are continuously fighting blocked driveways and a difficult to navigate street due to residents parking in the street. This same situation will create even more of a negative impact on Park Avenue if residential buildings are allowed.

Operating our business at this location has been a great business decision for us and we enjoy the easy access for our freight carriers. But it is not an area that is safe to zone for residential development. It would be a poor planning decision to put residents in a location that would require them to live and commute in the middle of such a busy and potentially dangerous freight route.

Sincerely,

Jason Woodward

Chief Operations Officer, Christmas Designers.”

Mr. Woodward also came to the Planning and Zoning Commission meeting and added, “We have to use the entire street when we receive semi-trucks. If anybody parks on this street, we cannot receive product. Visitors will come to the homes and park on Park Avenue. Park Avenue is a very narrow road and needs to be widened. The semi-trucks have to go up and over the curb and sometimes block Park Avenue to get to our dock.”

Diana Buskirk, 1106 W. Grant Dr., Sherman, TX

Ms. Buskirk said, “This property backs up to my mom’s driveway. My concern is that the alley is not very wide. I do not see how they are going to put a street down the middle of that alley.”

Chairman Mahone replied, “It is already platted now for an alley. They are going to improve it.”

Ms. Buskirk asked, “How many houses are going in there?”

Commission Member Davis replied, “There are eight houses.”

Mr. Lee added, “They will be required to put in a 12’ wide concrete alley. There is a 16’ wide of right-of-way.”

Mr. Craft replied, “We are going to improve the area behind where Ms. Buskirk’s mother lives.

In terms of the semi-trucks going down Park Avenue, it is our understanding Park Avenue is going to be expanded.”

Mr. Lee responded, “It is on the Master Plan to be a four-lane divided road.”

Mr. Woodard said, “Our concern is when people park on Park Avenue.”

Mr. Lee replied, “If it becomes an issue, the City of Sherman would look into signing it ‘No Parking’. When it becomes a four-lane boulevard, we will not allow parking.”

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

Mr. Craft 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 zone change.

ACTION TAKEN.

Motion by Commission Member Manley to approve the zone change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District in the 200 block West Park Avenue 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.

OTHER BUSINESS

There was no other business came before the board.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:54 p.m.

OTHER BUSINESS

ADJOURNMENT

CHAIRMAN



ACTING SECRETARY