

STATE OF TEXAS §
COUNTY OF GRAYSON §

April 17, 2018

BE IT REMEMBERED THAT A Special Called Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on April 17, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE
 COMMISSION MEMBERS: DAVIS, ADAMS, DOWNTAIN,
 BRIDGES AND SIMS

MEMBERS ABSENT: VICE-CHAIRMAN ELLIOTT

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the March 27, 2018 special called meeting and the March 28, 2018 Planning and Zoning Commission and Board of Adjustments Training Workshop. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, ADAMS AND BRIDGES.

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 9, 13 & 20)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Adams moved to approve the Consent Agenda Items as written subject to the Staff Review Letters. Second by Commission Member Bridges. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HAROLD DEANE MUNAL (OWNER), KRG CIVIL ENGINEERS, INC. (ENGINEER) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 3000-3100 BLOCKS EAST LAMAR STREET AND THE 200-500 BLOCKS BETHANY ROAD, BEING 41.858 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT

FINAL PLAT –
BETHANY ROAD
ESTATES II (ETJ)
3000-3100 BLKS. E.
LAMAR ST & 200-500
BLKS. BETHANY RD.
(HAROLD DEANE

NO. 61, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

**FINAL PLAT APPROVAL OF BETHANY ROAD ESTATES II
IN THE CITY OF SHERMAN'S EXTRATERRITORIAL
JURISDICTION (ETJ)**

MUNAL)

The property is located in the 3000-3100 Blocks of East Lamar Street and the 200-500 Blocks of Bethany Road in east Sherman, just outside the City Limits in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat this property into eleven (11) 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.**

FINAL PLAT – CONSENT AGENDA ITEM

**THE REQUEST OF JIMMY D. HAWKINS AND EDDIE
BALLARD (OWNERS/DEVELOPERS) AND UNDERWOOD
DRAFTING AND SURVEYING (SURVEYOR) CONCERNING
THE PROPERTY LOCATED AT 527 SOUTH RUSK STREET,
BEING 0.451 ACRES IN THE SAMUEL BLAGG SURVEY,
ABSTRACT NO. 56, AS FOLLOWS:**

PLANNING AND ZONING COMMISSION

**FINAL PLAT APPROVAL OF HAWKINS-BALLARD
ADDITION**

**FINAL PLAT –
HAWKINS-BALLARD
ADDITION
527 S. RUSK ST
(JIMMY D. HAWKINS
& EDDIE BALLARD)**

The property is located at 527 South Rusk Street, the northeast corner of Rusk and King Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat this property into two (2) 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 SHERMAN ECONOMIC DEVELOPMENT
CORPORATION AND THE CITY OF SHERMAN (OWNERS),
MARK SCHULMAN (DEVELOPER), VILBIG AND
ASSOCIATES (CIVIL ENGINEER) AND HELVEY-WAGNER
SURVEYING, INC. (SURVEYOR) CONCERNING THE
PROPERTY LOCATED IN THE 100-200 BLOCKS OF EAST
FM 1417 (VIETNAM VETERAN'S PARKWAY) AND THE 3700
BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 13.215
ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT
NO. 329, AS FOLLOWS**

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL MBG SHERMAN ADDITION

**FINAL PLAT – MBG
SHERMAN ADDITION
100-200 BLKS. E. FM
1417 (VIETNAM
VETERAN'S
PARKWAY) & 3700
BLK. S. HWY 75
(MARK SCHULMAN)**

The property is located in the 100-200 Blocks of East FM 1417 (Vietnam Veteran's Parkway) and the 3700 Block of South U.S. Highway 75; the southeast corner of U.S. Highway 75 and East FM 1417 (Vietnam Veteran's

Parkway). The owners would like to plat the property into (5) five 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.

SPECIFIC USE PERMIT

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), ED SNODGRASS, BENCHMARK DESIGN GROUP, LLC (CIVIL ENGINEERS), SCHUELER GROUP, BILL CHESTER (REPRESENTATIVE) AND FEDEX FREIGHT (TENANT) CONCERNING THE PROPERTY LOCATED AT 1426 WEST FM 1417 (HERITAGE PARKWAY), BEING 23.115 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (4) TO ALLOW THE OFFICE AREA TO BE TILT PANEL CONSTRUCTION AND THE DISTRIBUTION AREA ARCHITECTURAL METAL PANELS IN LIEU OF THE REQUIRED MASONRY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (7)(D)(II) TO ALLOW OVERHEAD DOORS ON THE WEST ELEVATION FACING SOUTH FM 1417 (HERITAGE PARKWAY) IN LIEU OF THE REQUIRED SCREENING IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.
- EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (7) TO ALLOW A SECURITY FENCE 1' OFF THE EAST, WEST AND SOUTH PROPERTY LINES AND 45' OFF THE FRONT (NORTH) PROPERTY LINE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR FEDEX FREIGHT IN PROGRESS PARK II

Bill Chester and Joe Cannava, Shuler Group, 3000-G Henkle Dr., Cincinnati, OH; Ed Snodgrass, Benchmark Design Group, 2026-B Republic Dr., Tyler, TX, and Brian Rolens, FedEx, 9766 Castlerock, Frisco, TX

Mr. Chester, Mr. Cannava, Mr. Snodgrass and Mr. Rolens appeared to represent the request and answer any questions. The property is located at 1426 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Flanary Road; it is zoned an M-1 (Light Manufacturing) District and also located in the O-1.1 (FM Highway 1417) District.

EXCEPTION –
EXTERIOR FAÇADE

EXCEPTION –
OVERHEAD DOORS

EXCEPTION – FENCE

SITE PLAN – FEDEX
FREIGHT
1426 W. FM 1417
(HERITAGE
PARKWAY)
(SEDCO & FEDEX
FREIGHT)

Mr. Chester explained “FedEx Freight would like to build a new freight truck terminal including an office area (5,818 sq. ft.), warehouse area (19,250 sq. ft.), service area (2,080 sq. ft.) and lube shed (182 sq. ft.) for a total of 27,340 square foot on 23 acres in south Sherman. Eighty parking spaces will be provided. They would like to start construction in August of this year after all the approvals have been obtained.”

Mr. Cannava explained “the office area of the facility will be tilt-wall construction and the dock portion will be pre-finished metal panels. The panels will be flat with a tongue and groove system, so you won’t see the fastening; from a distance it is almost going to look like tilt wall, especially with the earth tone color selections that FedEx has chosen. The panels are not reflective at all, instead of a four foot tilt wall panel; they are twenty-four inch panels that overlap. The front office portion will look like tilt wall or precast panels that are stacked and placed on site and will be painted.”

Scott Shadden, Director of Developmental Services explained “they designed this to comply with the O-1.1 (FM 1417 Overlay) District and it does.”

Mr. Cannava explained “we will be putting up an earthen berm along Flanary Road to screen the overhead doors on the west side of the building, so they will not be visible when you are driving down FM 1417 (Heritage Parkway). We are also requesting an exception to allow a 6' chain link security fence to surround the facility. If we had to move the fence in, it would reduce the parking width and cause headaches maneuvering throughout the facility.” 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 exceptions, variance and site plan.

BOARD OF ADJUSTMENTS

ACTION TAKEN.

Motion by Commission Member Bridges to approve the exceptions to allow the office area to be tilt panel construction and the distribution area architectural metal panels in lieu of the required masonry; to allow overhead doors on the west elevation facing South FM 1417 (Heritage Parkway) in lieu of the required screening and to allow a security fence 1' off the east, west and south property lines and 45' off the front (north) property line subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, BRIDGES, AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

**PLANNING & ZONING COMMISSION
ACTION TAKEN.**

Motion by Commission Member Davis to approve the site plan for FedEx Freight at 1426 West FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF MICHAEL SHELLEY (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1103 NORTH LESLIE AVENUE, BEING 0.258 ACRES IN THE JB MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE, 2' FROM THE SIDE STREET PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION - FENCE
1103 N. LESLIE
(MICHAEL SHELLEY)

Michael Shelley, 1103 N. Leslie, Sherman, TX

Mr. Shelley appeared to represent the request and answer any questions. The property is located at 1103 North Leslie Avenue, the northeast corner of Leslie Avenue and Easy Street; it is zoned an R-1 (One Family Residential) District.

Mr. Shelley explained "I would like to erect a six foot (6') privacy fence with a top plate, 2' from the Easy Street property line to keep my dogs in. We are still sixty-two feet off the intersection of Leslie Avenue and Easy Street." He had seen the Staff Review Letter and would abide by the Recommendations.

Reba Hopson, 1203 N. Leslie Ave., Sherman, TX

Ms. Hopson explained she has lived in the neighborhood for over twenty-two years and had some concerns with the traffic. "It is usually a quiet street, but if there is an accident at Sam Rayburn and Travis Street, people start veering off to get around; so we can go from one car going by my house an hour to one every twenty feet apart speeding through the neighborhood, that happens occasionally, sometimes twice a month. I have asked the Sherman Police Department to monitor the stop sign at the corner where Mr. Shelley lives; people are running the stop sign all the time; if you sit there all day, there would probably be two to three dozen people running that stop

sign, which is a safety issue also.”

“Several years ago there used to be a young girl running in our neighborhood. There are City Ordinances that state if there is a sidewalk, there is a law that you have to use the sidewalk, if there is not a sidewalk; people are allowed to walk in the street against oncoming traffic. This young girl would always turn left at the stop sign and go down Easy Street, there is currently some pretty tall bushes along there that are probably two foot from that curb, when she turned that corner to run, a car lost attention, they ran into her and knocked her up against the shrubbery. She was abiding by the law, she was running in the street against traffic, but because something was that close to that side street, she had nowhere to go. I can see if you put a solid fence there; there really won't be anywhere to go because those bushes do not go all the way down the street; those are some of my concerns.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow a 6' privacy fence, 2' from the side street property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District subject to the Staff Review Letter and the fence as submitted. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS AND ACTION TAKEN.

BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF CHARLES E. ANDERSON (OWNER) AND TRAVIS BACA (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR STREET, BEING 3.43 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP – SNOW CONE
STAND
1330 W. TAYLOR
(TRAVIS BACA)

Carrie Baca, 1804 Redbud Trail, Sherman, TX

Mrs. Baca appeared to represent the request and answer any questions. The property is located at 1330 West Taylor

Street across from Fairview Park. In December 2010, the property was rezoned to a C-1 (Retail Business) District, but is still being used as residential, which requires approval for a Temporary Use Permit. Travis Baca began leasing the snow cone stand in 2014 and would like to continue the operation of the stand that has been at this location since 1999. She had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District at 1330 West Taylor Street subject to the Staff Review Letter. Second by Commission Member Bridges.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF SPIRIT MASTER FUNDING III LLC (OWNERS), RGB EYE ASSOCIATES (TENANT), KARYN JONES (REPRESENTATIVE) AND SIGNS NOW DALLAS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 1625 NORTH U.S. HIGHWAY 75, BEING LOT 4A1, BLOCK 1, CRESCENT OAKS PLAZA, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N) TO ALLOW A 427 SQUARE FOOT WALL SIGN ON THE WEST ELEVATION IN LIEU OF THE PERMITTED 300 SQUARE FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION - SIGN
1625 N. HIGHWAY 75
(RGB EYE
ASSOCIATES)

(TABLED)

An email from Karyn Jones was received April 16, 2018 requesting to table the request until the next meeting.

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

ACTION TAKEN.

Motion by Commission Member Davis to table the request at 1625 North U.S. Highway 75. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SPECIFIC USE PERMIT

THE REQUEST OF WESTWOOD VILLAGE RETAIL LLC (OWNERS) LACINDA HOLLIS, HOLLIS UNLIMITED (TENANT/REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 220 NORTH SUNSET BOULEVARD, SUITE A, BEING LOT 1, BLOCK 1 AND PART OF BLOCK 2, OF THE SECOND REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION, 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 RESALE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – RESALE SHOP
220 N. SUNSET,
SUITE A
(HOLLIS UNLIMITED)

LaCinda Hollis, 220 N. Sunset, Suite A, Sherman, TX

Ms. Hollis appeared to represent the request and answer any questions. The property is located at 220 North Sunset Boulevard, Suite A; next to the Dollar General Store at Westwood Village Shopping Center. The property is zoned a C-1 (Retail Business) District. Hollis Unlimited was formed in June 2015, providing new and used merchandise at discount prices; they would like to open a resale shop at this location, selling new and used furniture, home decor, seasonal, small appliances and consignment.

Mrs. Hollis explained they have been at the Westwood Village Shopping Center for about two years. They would like to move to a bigger location for their store front and warehouse. She had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Shadden when the ordinance changed requiring a Specific Use Permit for a resale shop.

Mr. Shadden explained within the last five years.

Commission Member Davis asked Ms. Hollis if they have stuff outside the store front.

Ms. Hollis explained “we take it out occasionally for the day, but bring it back in when we close; it doesn’t stay outside.”

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

A letter was received from:

DM & AJ LLC, 1111 Bentbrook Lane, Sherman, TX

“The Hollis’ are good people. Anything they do will help that shopping center. The owners of the shopping center (unfortunately) don’t give crap about it.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a resale shop in a C-1 (Retail Business) District at 220 North Sunset Boulevard, Suite A subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS, BRIDGES AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF VANDERVEER GROUP LLC (OWNERS) AND SEAN VANDERVEER (REPRESENTATIVE), CONCERNING THE PROPERTY LOCATED AT 124 NORTH WALNUT STREET, BEING LOTS 8 & 10, BLOCK 3, OTP SHERMAN, 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 EVENT CENTER/VENUE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

SUP – EVENT
CENTER
124 N. WALNUT
(VANDERVEER
GROUP LLC)

Sean Vanderveer, 113 N. Travis, Sherman, TX

Mr. Vanderveer appeared to represent the request and answer any questions. The property is located at 124 North Walnut Street; the former Roberts, Sanford and Taylor Building. The property is zoned a C-2 (General Commercial) District and also located in the Central Business District.

Mr. Vanderveer explained “we would like to open an event center for weddings and other things to provide a preserved, historical space for events and community gatherings in Downtown Sherman. The building has been vacant for over three decades and it is time to bring life back to it. The 2,243 square foot interior space and 5,316 square foot courtyard will utilize three of the eight rooms with the primary entrance on Walnut Street. The very south room will be enclosed, the part that you enter through will be a garden, there will be no roof on it in the beginning, there are plans later on to cover that part, the windows will be open to allow air.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Adams asked Mr. Vanderveer what type of events they would be targeting.

Mr. Vanderveer explained “we have had a couple of people take photos in there, professional photographers and every time they say, have you ever considered having weddings in here; we have clients right now that we could

line up. We went to a wedding a while back in Quinlan, I told my wife if they could do it, it's time for us to do it. We have also had two high schools in the past, smaller high schools ask about having their prom in the building."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow an event center in a C-2 (General Commercial) District/Central Business District at 124 North Walnut Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS, BRIDGES AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

AMENDED ZONE CHANGE

THE REQUEST OF 1305 S FM 1417 LP (OWNERS), JOE GILBERT (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDED 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.

- TRACT 1 – 0.011 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625
- TRACT 2 – 0.070 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. This is an amendment to a zone change that was approved in 2002 by Ordinance No. 4978 to include 32.560 acres and January 15, 2018 by Ordinance 6097 to include 0.645 acres within the R-2 (Multi-Family Residential) District. Site plan approval was granted for an apartment complex (The Brooks on Heritage Parkway) at this location at the November 21, 2017, Planning and Zoning Commission Meeting.

Mr. Gilbert explained "this is the site for phase two of the apartment project, the original zoning for the tract had a master plan with a cul-de-sac on the eastern boundary; we are just going straight across, cleaning up what was a

ZONE CHANGE –

R-1 TO R-2

1305 S. FM 1417

(HERITAGE

PARKWAY)

(1305 S FM 1417 LP)

curved line for the zoning.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the amended zone change from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District at 1305 South FM 1417 (Heritage Parkway). Second by Commission Member Bridges.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, ADAMS, BRIDGES AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF SSCGC HOLDINGS LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2600-2700 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 48.617 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL FOR THE BLUFFS AT STONE CREEK UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT AND R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1
& R-1 TO R-2
2600-2700 BLKS. S.
HIGHWAY 75
(SSCGC HOLDINGS
LLC)

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers appeared to represent the request and answer any questions. The property is located in the 2600-2700 blocks of South U.S. Highway 75, part of the Stone Creek Golf Course.

Mr. Magers explained “you should have in your packet a support letter from the principles of Sherman Crossroads Development. This property is contiguous with Sherman Crossroads and when this property was zoned it was prior to the Blalock Overlay District being established, prior to the retail development south of us and as the letter points out that it is deed restricted to no residential. We are asking to allow the five hundred feet in front of Highway 75 to remain commercial, but the back to be rezoned to an R-2 (Multi-Family Residential) District for future development.” He had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning

Commission to discuss the zone change.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from a C-1 (Retail Business) District and R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District in the 2600-2700 Blocks of South Highway 75 subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, BRIDGES, SIMS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2932 PRESTON CLUB DRIVE, BEING LOT 21, BLOCK 1, PRESTON CLUB, THE CLASSICS SUBDIVISION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 19' 8" FRONT SETBACK AND A 16' 8" REAR SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 2932 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District.

Mr. Miller explained "when the City of Sherman annexed Preston Club they annexed a large area as agriculture, inside the area is a residential subdivision which is Preston Club, we own some of the lots in the subdivision. My understanding is now anytime we want to build or remodel, they will have to come before the board and get a zoning change; it would make sense to me to maybe be grandfathered in because most of the neighborhood is ninety percent built out. We are here to request a zone change from agriculture to an R-1 (One Family Residential)

ZONE CHANGE – R-A
TO R-1

VARIANCE – FRONT
& REAR SETBACKS

2932 PRESTON
CLUB DRIVE
(ROSSIE REALTY
LLC)

District.”

Mr. Shadden explained “that is correct, when you are annexed into the City it comes in as an R-A (Single Family Agricultural) District, however we have these before us tonight and Staff will be bringing before you in the near future a request for the rest of the subdivision to be an R-1 (One Family Residential) District and exceptions for the existing setbacks to be approved. This is in line with what the City’s request will be and the Master Plan. They had their plans in place when it was annexed. “

Mr. Miller explained “we are so glad the City annexed the area.”

Mr. Knight explained “we received approval from the Home Owners Association for the setbacks prior to the annexation; now it is out of compliance with what Sherman would typically allow. We are currently constructing a new residential dwelling on the lot, 19’ 8” from the front property line and 16’ 8” from the rear property line; so we are requesting a variance.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Miller explained “they own twenty-four lots in the Preston Club Development and have been building on those lots for the last two years. When we were annexed, we were under the impression that it would not take effect until the utilities were taken over by the City.”

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Adams to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 2932 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 19’ 8” front setback and a 16’ 8” rear setback in lieu of the required 25’ in an R-1 (One Family Residential) District at 2932 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE
MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3218 PRESTON CLUB DRIVE, BEING LOT13R, BLOCK 11, PRESTON CLUB , THE LEGENDS, PHASE 1, REPLAT LOTS 11, 12 & 13, BLOCK 11, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 23' 5" FRONT SETBACK AND A 12' 7" REAR SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 3218 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 23' 5" from the front property line and 12' 7" from the rear property line. They had seen the Staff Review Letter and would abide by the Recommendations.

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 3218 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Bridges.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE
MOTION CARRIED

ZONE CHANGE – R-A
TO R-1

VARIANCE – FRONT
& REAR SETBACKS

3218 PRESTON
CLUB DRIVE
(ROSSI REALTY LLC)

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 23' 5" front setback and a 12' 7" rear setback in lieu of the required 25' in an R-1 (One Family Residential) District AT 3218 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3315 PRESTON CLUB DRIVE, BEING LOT 12, PRESTON CLUB, THE LEGENDS, PHASE 3, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE –
R-A TO R-1
3315 PRESTON
CLUB DRIVE
(ROSSI REALTY LLC)

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 3315 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot. They had seen the Staff Review Letter and would abide by the Recommendations.

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

A letter was received from:

William & Sharon White, 2004 Evergreen, Idabel, OK 74745

"We support this completely."

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 3315 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS

AND DOWNTOWN.
VOTING NAY: NONE
MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5010 BUFFALO RIDGE TRAIL, BEING LOT 8, BLOCK 1, PRESTON CLUB, THE CLASSICS, PHASE TWO, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 6' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7'5" IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 5010 Buffalo Ridge Trail in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 6' from the side property line. They had seen the Staff Review Letter and would abide by the Recommendations.

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 5010 Buffalo Ridge Trail subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTOWN.

VOTING NAY: NONE

MOTION CARRIED

ZONE CHANGE –
R- A TO R-1
VARIANCE – SIDE
SETBACK
5010 BUFFALO
RIDGE TRAIL
(ROSSI REALTY,
LLC)

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 6' side yard setback in lieu of the required 7' 5" in an R-1 (One Family Residential) District at 5010 Buffalo Ridge Trail subject to the Staff Review Letter. Second by Commission Member Bridges.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & VARIANCE

THE REQUEST OF ROSSI REALTY LLC (OWNER) JOSH KNIGHT (GENERAL CONTRACTOR) AND CBG SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3323 PRESTON CLUB DRIVE, BEING LOT 10, PRESTON CLUB, THE LEGENDS, PHASE 3, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 6' 3" SIDE YARD SETBACK IN LIEU OF THE REQUIRED 6' 5" IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Andrew Miller, Rossi Realty, 138 Country View Circle, Pottsboro, TX and Josh Knight, 5100 W. Eldorado, McKinney, TX

Mr. Miller and Mr. Knight appeared to represent the request and answer any questions. The property is located at 3323 Preston Club Drive in the Preston Club Subdivision off U.S. Highway 82 West. The property was annexed into the City, May 22, 2017 as an R-A (Single Family Agricultural) District. The owner is currently constructing a new residential dwelling on the lot, 6' 3" from the side property line in lieu of the required 6' 5". They had seen the Staff Review Letter and would abide by the Recommendations.

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

A letter was received from:

William & Sharon White, 2004 Evergreen, Idabel, OK 74745

"We totally agree."

ZONE CHANGE –
R- A TO R-1
VARIANCE – SIDE
SETBACK
3323 PRESTON
CLUB DRIVE
(ROSSI REALTY,
LLC)

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District at 3323 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES, SIMS AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Adams to approve the variance to allow a 6' 3" side yard setback in lieu of the required 6' 5" in an R-1 (One Family Residential) District at 3323 Preston Club Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

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 at
5:59 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY