

STATE OF TEXAS

§

March 22, 2022

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on March 22, 2022.

MEMBERS PRESENT:

CHAIRMAN MAHONE
VICE CHAIRMAN DOWNTAIN
COMMISSION MEMBERS: SIMS, DAVIS, MANLEY,
WHITAKER AND BLAGG

ALTERNATE:

NONE

MEMBERS ABSENT:

NONE

STAFF PRESENT:

ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES,
KERRI TURNER, DEVELOPMENT SERVICES
COORDINATOR AND WAYNE LEE, DIRECTOR OF
ENGINEERING.

CITY ATTORNEY:

RYAN PITTMAN

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 22, 2022, regular meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Mr. Rae stated, "There will be a legal training March 23, 2022, from 11:00 A.M. to 1:00 P.M. It will be a joint meeting with City Council."

ANNOUNCEMENTS

Mr. Rae stated, "We have our Comprehensive Plan public meeting on Monday, March 28, 2022, in the Municipal Ballroom from 5:00 P.M. to 7:00 P.M. Everyone is welcome to give feedback on how the City of Sherman should grow."

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CITIZEN COMMENTS

There were no citizen comments.

CITIZEN COMMENTS

Commission Member Davis moved to move on to the next item. Second by Commission Member Manley. All present voted AYE.

CONSENT AGENDA (ITEMS 11, 12, 13, 14, 16, 20, 21, 23, 24, 25, 26, 30 & 31)

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Items on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Whitaker. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KAREN AND BILLY DIXON (OWNERS) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 371 MITCHELL ROAD, BEING 11.445 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF THE DIXON ADDITION, IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located at 371 Mitchell Road between FM 1417 and Woodard Lane in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two (2) 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 TOMMIE AND TAMMY RHODES (OWNERS) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 415 VALLEY RANCH ROAD, BEING 10.048 ACRES AND BEING PART OF THE WILLIAM WATKINS SURVEY, ABSTRACT NO. 1325, AND BEING ALL OF 5.00-ACRE TRACT 34 AND A 5.00 ACRE TRACT 34.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF THE RHODES ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located at 415 Valley Ranch Road between Reynolds Road and Pumping Jack Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two (2) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

CONSENT AGENDA

FINAL PLAT – DIXON
ADDITION
371 MITCHELL RD.
(KAREN AND BILLY
DIXON)

FINAL PLAT –
RHODES ADDITION
415 VALLEY RANCH
RD.
(TOMMIE AND
TAMMY RHODES)

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF JCMR SHERMAN, LLC (OWNER), CHIPOTLE MEXICAN GRILL (TENANT), R.E.D. ARCHITECTURE & PLANNING, THOMAS LAPENS (REPRESENTATIVE/ARCHITECT) AND KIMLEY-HORN AND ASSOCIATES, INC. (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 875 NORTHCREEK DRIVE, BEING BLOCK 1, LOT 6, SHERMAN TOWN CENTER, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A DRIVE-THRU LANE FOR CHIPOTLE RESTAURANT.

SITE PLAN –
CHIPOTLE DRIVE-
THRU
875 NORTHCREEK
DR.
(JCMR SHERMAN,
LLC)

The property is located at 875 Northcreek Drive, the northwest corner of East Northcreek Drive and North Loy Lake Road. The owner is requesting site plan approval of a drive-thru for the Chipotle restaurant. 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 MICHAEL LEE OAKLEY (OWNER), FRANK D. MAY, FDM EQUITIES, LLC (DEVELOPER) AND VILBIG AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY IN THE 1800 BLOCK IDA ROAD (FM HIGHWAY 697), BEING 57.300 ACRES IN THE G.B. PILLIAM SURVEY, ABSTRACT NO. 963, THE WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 958 AND THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF OLD ORCHARD ESTATES SUBDIVISION.

PRELIMINARY PLAT
–
OLD ORCHARD
ESTATES
SUBDIVISION
1800 BLK. IDA RD.
(MICHAEL LEE
OAKLEY)

The property is located in the 1800 Block Ida Road between South Dewey Avenue and East Leslie Lane and is adjacent to Sherman's Extra Territorial Jurisdiction (ETJ). The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 293 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF TOBAR PROPERTIES (OWNER), MARIO TOBAR (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4100 BLOCK SISTRUNK DRIVE AND COX STREET AND THE 2700 BLOCK

PRELIMINARY PLAT
–
SIHUAPILAPA
ESTATES
4100 BLOCK
SISTRUNK DR. &

LEACREST DRIVE, BEING 2.805 ACRES IN THE J. HENDRIX SURVEY, ABSTRACT 503, ALSO BEING ALL OF LOTS 1 THRU 5, BLOCK 31, HILLTOP ESTATES SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL FOR SIHUAPILAPA ESTATES, BEING A REPLAT OF LOTS 1 THRU 5, BLOCK 31, HILLTOP ESTATES.

The property is located in the 4100 block of Sistrunk Drive and Cox Streets and the 2700 Block of Leacrest Drive between Dripping Springs Road and Harriet Drive and is adjacent to Sherman's Extra Territorial Jurisdiction (ETJ). The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 23 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HMI-SHERMAN 2 LLC (OWNER), KIMLEY-HORN AND ASSOCIATES, INC. (SURVEYOR/ENGINEER) AND LENNAR HOMES (DEVELOPER) 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

PRELIMINARY PLAT APPROVAL FOR LUELLA CROSSING PHASES 1 & 2 IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located in the 200-600 Blocks Luella Road in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like plat the property into 428 residential lots and six (6) HOA (Homeowners Association) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF M & G HOMEBUILDERS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 620 AND 622 SOUTH FIRST STREET, BEING 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF MORA ON FIRST ADDITION.

The property is located at 620 and 622 South First Street between East King and East Odneal Streets and is zoned

COX ST. & THE 2700 BLK. LEACREST DR. (TOBAR PROPERTIES)

PRELIMINARY PLAT –
LUELLA CROSSING
PHASES 1 & 2
200-600 BLKS.
LUELLA RD.
(HMI-SHERMAN 2 LLC)

PRELIMINARY PLAT –
MORA ON FIRST
ADDITION
620 & 622 S. FIRST
ST.
(M & G
HOMEBUILDERS)

an R-1 (One Family Residential) District. The owner would like to plat the property into one (1) 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 HERIBERTO MUNOZ GARCIA (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY AT 1530 EAST LAMAR STREET BEING 0.295 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NUMBER 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL GARCIA LAMAR ADDITION.

PRELIMINARY PLAT

–
GARCIA LAMAR
ADDITION
1530 E. LAMAR ST.
(HERIBERTO
MUNOZ GARCIA)

The property is located at 1530 East Lamar, the southwest corner of East Lamar Street and South Loving Avenue and is zoned an R-1 (One Family Residential) District. The owner would like to plat the 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF BROGAN H. VICKREY (OWNER), AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 214 NORTH HARRISON AVENUE, BEING 0.454 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT 963, ALSO BEING ALL OF LOTS 7 AND 8, AND THE NORTH ONE-HALF OF LOT 9, BLOCK 33, OF THE REPLAT OF COLLEGE PARK ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF BROGAN'S ADDITION, BEING A REPLAT OF LOTS 7 AND 8, AND THE NORTH ONE-HALF OF LOT 9, BLOCK 33 OF THE REPLAT OF COLLEGE PARK ADDITION.

REPLAT –
BROGAN'S
ADDITION
214 N. HARRISON
AVE.
(BROGAN H.
VICKREY)

The property is located at 214 North Harrison Avenue, the southwest corner of East Pecan Street and North Harrison Avenue. The owner would like to replat the property into two 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 RICCI ALVARADO (OWNER), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2400 SOUTH FIRST

FINAL PLAT –
ALVARADO-VELA
ADDITION

STREET, BEING 0.859 ACRES IN THE ROBERT THOMPSON SURVEY, ABSTRACT 1200, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF ALVARADO-VELA ADDITION.

2400 S. FIRST ST.
(RICCI ALVARADO)

The property is located at 2400 South First Street, west of the intersection at East Ida Road and South First Street. The owner would like final plat approval of Alvarado-Vela Addition. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOSE ANTONIO MENJIVAR (OWNER), AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 511 NORTH BURDETTE AVENUE, BEING 0.241 ACRES IN THE CHARLES CARTER SURVEY, ABSTRACT 229, ALSO BEING ALL OF LOT 51 AND THE NORTH 30' OF BELMONT ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 51 AND THE NORTH 30' OF BELMONT ADDITION.

REPLAT –
BELMONT ADDITION
511 N. BURDETTE
AVE.
(JOSE ANTONIO
MENJIVAR)

The property is located at 511 North Burdette Avenue between East Monroe Avenue and East Mulberry Street and is zoned R-1 (One Family Residential) District. The owner would like to replat all of one lot and part of another into one property 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 RONNY GUERRERO, BEL AIR VILLAGE SFR, LLC (OWNER), MICHAEL CARLISLE, KIMLEY-HORN (SURVEYOR) CONCERNING THE PROPERTY IN THE 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

PRELIMINARY PLAT APPROVAL FOR BEL AIR VILLAGE MULTIFAMILY PHASE 1.

PRELIMINARY PLAT
–
BEL AIR VILLAGE
MULTIFAMILY
PHASE 1
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 preliminary 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF AMERISTATE BANK (OWNER), RON WESTERVELT (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY AT 702 EAST LAMBERTH ROAD, BEING 0.54 ACRES, AND BEING PART OF LOT 4, BLOCK 1 OF THE DR. J.H. CARRAWAY SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL FOR NGUYEN'S ADDITION, A REPLAT OF PART OF LOT 4, BLOCK 1 OF DR. J.H. CARRAWAY SUBDIVISION.

REPLAT –
NGUYEN'S
ADDITION
702 E. LAMBERTH
RD.
(AMERISTATE
BANK)

The property is located at 702 East Lamberth Road, the southeast corner of East Lamberth Road and Masters Street and is zoned C-1 (Retail Business) District. The owner would like to plat the property into one (1) lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT AND ZONE CHANGE

THE REQUEST OF ROBERTO MERAZ (OWNER), LISSETH LARA (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 600 BLOCK OF NORTH FRISCO ROAD, BEING 0.826 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING ALL OF LOTS 1 THRU 4, BLOCK 1, LAS CASITAS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. REPLAT APPROVAL OF LOTS 1 THRU 4, BLOCK 1, OF LAS CASITAS 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 LAS
CASITAS ADDITION

ZONE CHANGE – R-1
TO R-2
600 BLK. OF N.
FRISCO RD.
(ROBERTO MERAZ)

(ZONE CHANGE
WITHDRAWN)

An email was received from Roberto Meraz on Wednesday March 9, 2022, requesting to withdraw the zone change request.

Lisbeth Lara, 3264 Dripping Springs, Sherman, TX

Ms. Lara appeared to represent the request and answer any questions. This item was tabled at the February 22, 2022 meeting. The property is located in the 600 Block of North Frisco Road between North Broughton and North Throckmorton Streets and is zoned an R-1 (One Family Residential) District.

Ms. Lara explained, "We would like to Replat four (4) lots into five (5) lots for residential development of single-family

homes. The homes will be one-story, four-bedroom, 2.5 bathrooms and a two-car garage.

The easement has been voided. We spoke with the surveyor, and everything should be good on the easement.”

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

Ms. Lara replied, “yes, they had seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the replat of Lots 1 thru 4, Block 1, of Las Casitas Addition in the 600 Block of North Frisco Road subject to the Staff Review letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

TEMPORARY USE PERMIT

THE REQUEST OF SERAJ ALI (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

RENEW A TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT FOR A ONE-YEAR PERIOD.

TUP – SNOW CONE
STAND
1802 E. HOUSTON
ST.
(SERAJ ALI)

Seraj Ali, 1113 Lakota Pl., Carrollton, TX

Mr. Ali appeared to represent the request and answer any questions. This item was tabled at the February 22, 2022, meeting. The property is located at 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property is zoned a C-1 (Retail Business) District. The snow cone stand has been at this location since 2008.

Mr. Ali explained, “We would like to open a snow cone stand.”

Chairman Mahone asked Mr. Rae, “Were there staff comments on the parking?”

Mr. Rae replied, "Last year when this came up, there were a few comments on parking. We have since updated our zoning ordinance to require two parking spaces for snow cone stands. I did speak with Mr. Ali about parking. The challenge is the parking for the restaurant on the same property does not have enough parking. They have the parking double stacked so the parking toward the back does not count because you cannot park there and get out. I spoke with Mr. Ali about that, and they need to figure that out."

Chairman Mahone asked, "How many parking spaces does the restaurant require?"

Mr. Rae replied, "There are 24 seats in the restaurant and that requires six parking spaces."

Chairman Mahone asked, "Does the snow cone stand require two additional spaces?"

Mr. Rae replied, "That's correct."

Chairman Mahone asked, "Do we look at them together because they are on the same lot?"

Mr. Rae replied, "yes."

Mr. Ali stated, "I currently have eight parking places."

Chairman Mahone replied, "What Mr. Rae is saying is that those eight parking spaces do not count because they are stacked. That is only four parking spaces."

Commission Member Davis added, "You cannot park in the back spots and get out."

Mr. Ali replied, "You can exit on the front side."

Chairman Mahone asked, "Is there a driveway there?"

Mr. Ali replied, "yes."

Mr. Rae stated, "The challenge with that is that the other side of that parking is just grass."

Chairman Mahone stated, "If people are driving through the grass, it is not really a driveway."

Chairman Mahone said, "Let's talk about this other section of parking where you have two spots to the left of the snow cone stand. Are you planning to pour a driveway there?"

Mr. Ali replied, "yes."

Chairman Mahone asked Mr. Rae, "Could he fix this issue by adding four spaces next to the snow cone stand and four next to the restaurant?"

Mr. Rae replied, "If he could add four parking spaces by the snow cone stand, that would work."

Chairman Mahone asked Ryan Pittman, City Attorney, "Do we have any issue with advertising the two spots? Can we allow him to add two more parking spaces?"

Mr. Pittman replied, "If the applicant is willing to propose that and agree to comply, he can modify his request to allow that, and you can move forward. I don't think there is a notice issue in terms of the legal notice required under state law. The question would be whether you're approving what he has shown you in his application, which I understand to be this drawing. If you approve that and there is some conflict between what that says and the Staff Review Letter. If the applicant verbally modifies that request, then you can make that part of what you are approving, also subject to the Staff Review Letter. That would be one path, or you could ask him to bring another drawing back to show you where those other two spots would go."

Chairman Mahone said, "You have four spaces that count, are you willing to add two more spots next to the snow cone stand? That would get you into compliance."

Mr. Ali stated, "I will put two up top and two in front of the snow cone stand."

Chairman Mahone stated, "For the record he is showing two parking spots in front of the snow cone stand facing Carr Street and two spots that are on the Houston Street side of the snow cone stand."

Peter Tracy, 700 South Valentine Street, Sherman, TX

Mr. Tracy stated, "I am familiar with this area and when you park in one of those eight spaces, you cannot get out. There is a handwritten sign there that says there is additional parking pointing out into the open field. There needs to be shown evidence that they are going to put a driveway that will get you to the parking lot. The address is Houston Street, but the access is Carr Street. I have concerns with the taco stand parking."

Chairman Mahone stated, "He will not get his Temporary Use Permit until the concrete is poured and the drive is inspected."

Mr. Rae replied, "That is correct."

Mr. Lee stated, "He needs to submit a right-of-way permit for the new driveway, and we will make sure the parking lot will work."

Chairman Mahone asked Mr. Ali, “Do you understand that part?”

Mr. Ali replied, “yes sir.”

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

Mr. Ali replied, “yes, they had seen the Staff Review Letter and would abide by the Recommendations.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Temporary Use Permit renewal and site plan under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District for a one-year period at 1802 East Houston Street subject to the Staff Review letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF FRHP LINCOLNSHIRE, LLC (OWNER), CAMPING WORLD (TENANT), TRISHA MOLLEN (APPLICANT), AND BO GREEN, SYMONDS FLAGS & POLES, INC. (CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING LOT 1, BLOCK 43R OF THE REPLAT OF BLOCK 43R, LOT 1 SOUTH SIDE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (6)(C) TO ALLOW A 130' TALL FLAGPOLE IN LIEU OF THE ALLOWED 100' IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Bo Green, Symonds Flags & Poles, 250 W. Airport Freeway, Irving, TX

Mr. Green appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the tenant. The property is zoned an M-1 (Light Manufacturing) District.

VARIANCE – 130'
TALL FLAGPOLE
2005 S. SAM
RAYBURN FWY.
(FRHP
LINCOLNSHIRE, LLC)

(DENIED)

Mr. Green explained, "Camping World would like to install a 130' tall flagpole to fly a 40' by 80' American Flag to keep in proportion with all their other locations. It is like a signature or landmark of Camping World."

You had requested the distance from Wilson Street to the flagpole, and I have it here on a drawing. It is 170' from Wilson Street."

Chairman Mahone asked, "Was that in our packet?"

Mr. Rae replied, "no, we did not receive that."

Mr. Green stated, "I brought five copies"

Chairman Mahone replied, "We can take that for the record."

Chairman Mahone said, "You have 200' to the west property line. Is that 170' to the north property line?"

Mr. Green replied, "to Wilson Street, yes sir."

Chairman Mahone asked, "Is that to Wilson Street or the property line."

Mr. Green replied, "to the property line."

Chairman Mahone asked, "Are we looking at 200' to the power lines?"

Mr. Green replied, "correct."

Chairman Mahone asked, "What is the hardship in using a 100' flagpole?"

Mr. Green replied, "We do 130' flagpoles at all the Camping World locations across the country. This is to keep in line with everything we have done for them in the past and in the future. It is the Camping World signature. That is what Mr. Lemonis (Marcus Lemonis, CEO of Camping World) wants."

Chairman Mahone asked, "If he was not able to do a 100' flagpole, what would he do with Camping World."

Mr. Green replied, "We would go down to the 100' flagpole if that is all you all are going to allow. Mr. Lemonis wants the 130' flagpole, that is why we are applying for this variance."

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

Mr. Green 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 Davis to deny the Variance under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flagpole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District at 2005 South Sam Rayburn Freeway. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE AND REPLAT

THE REQUEST OF EVOLUTION REALTY LLC (OWNER), JACOB CRAFT (REPRESENTATIVE), SIAS DRAFTING & DESIGN (DRAFTING AND DESIGN) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1321 AND 1327 EAST TUCK STREET, BEING 0.321 ACRES AND BEING PART OF LOTS 1, 2 AND 3, BLOCK 4, MILDRED HEIGHTS ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 50' WIDE LOT IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR RESIDENTIAL DWELLINGS IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF TUCK STREET, SECOND ADDITION, BEING A REPLAT OF PART OF LOTS 1, 2, AND 3, BLOCK 4 MILDRED HEIGHTS ADDITION.

Jacob Craft, 1817 Bonner St., McKinney, TX

Mr. Craft appeared to represent the request and answer any questions. The property is located at 1321 and 1327 East Tuck Street at the northwest corner of East Tuck and North Luckett Streets.

Mr. Craft explained, "We would like to replat the property into two 50' lots for residential development. Austin College owns 1327 East Tuck, and we own 1321 East Tuck. We are only replatting 1327 East Tuck to clean up the metes and bounds."

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

Mr. Craft replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

VARIANCE – LOT
WIDTH
REPLAT – TUCK
STREET, SECOND
ADDITION
1321 AND 1327 E.
TUCK ST.
(EVOLUTION
REALTY LLC)

Board of Adjustments

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50' wide lot in lieu of the required 60' lot width for residential dwellings in an R-1 (One-Family Residential) District at 1321 and 1327 East Tuck Street. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Planning and Zoning

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve the replat of Tuck Street, Second Addition, being a replat of part of Lots 1, 2, and 3, Block 4 Mildred Heights Addition at 1321 and 1327 East Tuck Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, 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 AND SITE PLAN

THE REQUEST OF DAVID ASHLEY (OWNER), DEVON LEWIS (PROSPECTIVE BUYER), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND D2L DESIGNS LLC (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 1604 SOUTH TRAVIS STREET, BEING 0.943 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF BLOCK B OF STAPLES ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

An email was received from Devon Lewis on Wednesday, March 16, 2022, withdrawing the request.

The property is located at 1604 South Travis Street, the southwest corner of West Staples and South Travis Streets.

ZONE CHANGE AND
SITE PLAN – R-1 TO
R-2
1604 S. TRAVIS ST.
(DAVID ASHLEY)

(WITHDRAWN)

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

THE REQUEST WAS WITHDRAWN.

VARIANCE AND REPLAT

THE REQUEST OF ROBERT AND KELLIE LAPRELLE (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 403 WEST BELDEN STREET, BEING 0.624 ACRES IN THE J.B MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING ALL OF LOTS 4 AND 5, BLOCK 1, R.E. SHANNON SECOND ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(2) TO ALLOW A 2' SETBACK FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 5' AND A VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 5' SETBACK FROM THE MAIN STRUCTURE FOR AN ACCESSORY BUILDING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 4 & 5, BLOCK 1, R. E. SHANNON SECOND ADDITION.

VARIANCE – SIDE
SETBACK &
SETBACK FROM
MAIN STRUCTURE
REPLAT – LOT 4 & 5,
BLK 1, R.E.
SHANNON 2ND ADDN
403 WEST BELDEN
STREET
(ROBERT AND
KELLIE LAPRELLE)

Robert LaPrelle, 403 W. Belden St., Sherman, TX

Mr. LaPrelle appeared to represent the request and answer any questions. The property is located at 403 West Belden, the northwest corner of North Alexander and West Belden Streets. The property is zoned an R-1 (One-Family Residential) District.

Mr. LaPrelle explained, "We would like a 2' side yard setback and a 5' setback from the main structure for an existing non-conforming building to get the property in compliance with current ordinances so that I can get a building permit to build a new garage on the east side of the property by Alexander Street."

Mr. Rae stated, "The house is built on two lots and Mr. LaPrelle is platting it into one lot."

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

Mr. LaPrelle 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 replat.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2' setback from the side property line in lieu of the required 5' and a variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 5' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District at 403 West Belden Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

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 replat of Lots 4 & 5, Block 1, R. E. Shannon Second Addition at 403 West Belden Street subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, 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 LAURI AND CHARLES HARRELSON (OWNERS) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2834 REX CRUSE DRIVE, BEING LOT 1, BLOCK ONE OF SLEEPY HOLLOW ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 4' SETBACK FROM THE MAIN STRUCTURE FOR AN ACCESSORY BUILDING IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK FROM
MAIN STRUCTURE
2834 REX CRUSE
DRIVE
(LAURI AND
CHARLES
HARRELSON)

Lauri Harrelson, 2834 Rex Cruse Dr., Sherman, TX

Ms. Harrelson appeared to represent the request and answer any questions. The property is located at 2834 Rex Cruse Drive, near the southwest corner of West Idlewood and Rex Cruse Drives. The property is zoned an R-1 (One-Family Residential) District.

Ms. Harrelson explained, "We would like a 4' setback from the main structure for an existing storage building."

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

Ms. Harrelson 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.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) to allow a 4' setback from the main structure for an accessory building in lieu of the required 6' in an R-1 (One-Family Residential) District at 2834 Rex Cruse Drive subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF JEFF AND LAURA HILL (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2525 NANTUCKET DRIVE, BEING LOT 6 AND THE NORTH 53 FEET OF LOT 5, BLOCK 1, OF THE CANYON CREEK ADDITION SECTION 2B, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(4) TO ALLOW AN ACCESSORY BUILDING 42' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK FROM
FRONT PROPERTY
LINE
2525 NANTUCKET
DRIVE
(JEFF AND LAURA
HILL)

Laura Hill, 2525 Nantucket Dr., Sherman, TX

Ms. Hill appeared to represent the request and answer any questions. The property is located at 2525 Nantucket Drive between Vancouver Place and West Lamberth Road. The property is zoned an R-1 (One-Family Residential) District.

Ms. Hill explained, "We have a lot and a half which makes our property wide and shallow. We would like a 42' setback from the front property line for a detached garage. It will not be a metal building. We will make a nice-looking building."

Commission Member Davis asked, "Can you do forward facing garages in that area?"

Ms. Hill replied, “yes, there are other forward-facing garages.”

Phillip Shuster, 2544 Sherwood Dr., Sherman, TX

Mr. Shuster stated, “I am not familiar with any other forward-facing garages in that area. There are some in my area on the other side, but not on your block.”

Ms. Hill replied, “down on the circle of Nantucket, there are.”

Mr. Shuster stated, “I would just like to eliminate the industrial look of a front facing garage door. That would be my only objection.”

Linda Jones, 2540 Sherwood Dr., Sherman, TX

Ms. Jones stated, “I was just concerned about it being a business in the neighborhood. If there are going to be trailers parked out there for a business, that is not acceptable.”

Chairman Mahone asked Ms. Hill, “Are you going to run a business out of this location.”

Ms. Hill replied, “no. We just want to park another vehicle and our four-wheeler in the garage.”

Chairman Mahone asked, “Is there an ordinance requiring her to use brick?”

Mr. Rae replied, “no.”

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

Ms. Hill 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.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(4) to allow an accessory building 42' from the front property line in lieu of the required 60' in an R-1 (One-Family Residential) District at 2525 Nantucket Drive subject to the Staff Review Letter. Second by Commission Member Manley.

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

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 WESTAR INVESTMENTS, LLC (OWNER), HENRY MARROQUIN (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4600 AND 4608 WEST HOUSTON STREET, BEING 5.003 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO 625, ALSO BEING ALL OF LOT 3C, BLOCK ONE OF THE REPLAT OF LOT 3, BLOCK ONE OF SEASONS WEST ADDITION, AND ALL OF LOT 5, BLOCK ONE, OF THE AMENDED PLAT OF SEASONS WEST ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- A. REPLAT APPROVAL SEASONS WEST ADDITION, PHASE FOUR BEING A REPLAT OF LOT 5, BLOCK ONE, AMENDED PLAT OF SEASONS WEST ADDITION, PHASE ONE AND LOT 3C, BLOCK ONE, REPLAT OF LOT 3, BLOCK ONE OF SEASONS WEST ADDITION.
- B. ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.

REPLAT – SEASONS
WEST ADDN. PHASE
4

ZONE CHANGE &
SITE PLAN – C-1 TO
C-2

4600 AND 4608 W.
HOUSTON ST.
(WESTAR
INVESTMENTS, LLC)

Ron Westerville, 1716 Davy Ln., Denison, TX and Henry Marroquin, 1206 E. Wells, Sherman, TX

Mr. Westerville and Mr. Marroquin appeared to represent the request and answer any questions. The property is located at 4600 and 4608 West Houston between Meyers Drive and Seasons West Avenue. The property is zoned a C-1 (Retail Business) District.

Mr. Westerville explained, "I am requesting replat approval for Seasons West Addition. I had purchased .07 acres of property from Seasons West and needed to replat it to make it more rectangular."

Mr. Marroquin explained, "The owner is requesting a zone change and site plan approval for contractor's offices. There will be offices in the front, roughly 600 to 800 square feet, with warehouses, roughly 1400 square feet, in the back. We will be making the existing building all one height with garage doors in the back and on the side. It currently faces Houston Street. We are going to build it to face the west side with the offices on the front."

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

Mr. Westerville and Mr. Marroquin 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 replat, zone change or site plan.

Board of Adjustments

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve the replat of Seasons West Addition, Phase four being a Replat of Lot 5, Block One, Amended Plat of Seasons West Addition, Phase One and Lot 3C, Block One, Replat of Lot 3, Block One of Seasons West Addition; the zone change and site plan under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District. at 4600 and 4608 West Houston subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, 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 BR ESTATES AT HWY 82, LLC (OWNER), MCF INVESTMENTS, LLC (PROSPECTIVE BUYER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2500-2700 BLOCKS EAST HIGHWAY 82, BEING 19.172 ACRES IN THE SAMUEL MCGLOTHLIN SURVEY, ABSTRACT NO. 811, 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 RECREATIONAL VEHICLE (RV) RESORT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.

Matt Moore, 301 S. Coleman, Prosper, TX

Mr. Moore appeared to represent the request and answer any questions. The property is located in the 2500-2700 Blocks East Highway 82 between North Frisco and Baker Roads. The property is zoned a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Mr. Moore explained, “The perspective buyer is requesting a Specific Use Permit to allow a luxury Recreational Vehicle (RV) Resort. We have a main point of access off the Highway 82 frontage road and an emergency exit on the back side of Baker Road.”

Chairman Mahone asked, “Will this be gated?”

**SUP & SITE PLAN –
TRAVEL TRAILER
RESORT
2500-2700 BLKS E.
HWY 82
(BR ESTATES AT
HWY 82, LLC)**

Mr. Moore replied, "The rear access would be gated, but not the main access."

Chairman Mahone asked, "Do you intend to hook up to City of Sherman sewer and water?"

Mr. Moore replied, "yes."

Chairman Mahone asked, "If you were completely full, how many Recreational Vehicles would be there?"

Mr. Moore replied, "We have 121 lots on the conceptual site plan. 76 lots are standard and 45 lots are pull through lots."

Chairman Mahone asked, "Is there a community building and pool?"

Mr. Moore replied, "yes, there is amenities center."

Commission Member Davis asked, "Is this permanent or temporary residency?"

Mr. Rae replied, "People using the Recreational Vehicle (RV) park cannot be in the park more than 90 days, so you can't just move spots and start over. Rent is daily and weekly, no monthly charges. That is what is in our ordinance."

Mr. Moore stated, "The main drives will be paved, and the pads will be gravel."

Mr. Rae replied, "We spoke to them in the development meeting that all the spaces would need to be asphalt or concrete."

Chairman Mahone asked Mr. Moore, "Are you okay with that?"

Mr. Moore replied, "yes."

Mr. Rae stated, "Before they can get a building permit, they will need to plat the lot as one."

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 Specific Use Permit or site plan.

Board of Adjustments

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 Recreational Vehicle (RV) Resort in a C-2 (General Commercial) District/ O-1 (75 & 82) Overlay District in the 2500-2700 Blocks East Highway 82 subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

TEMPORARY USE PERMIT AND SITE PLAN

THE REQUEST OF MAHMOUD ALSALEM, ARM PETROLEUM (OWNER) AND MARIELA DIAZ (REPRESENTATIVE) CONCERNING THE PROPERTY AT 106 NORTH SUNSET BOULEVARD, BLOCK 1, LOT 1 OF THE WESTWOOD VILLAGE REPLAT BLOCK 2, AS FOLLOWS:
BOARD OF ADJUSTMENTS
TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A STORAGE CONTAINER IN THE PARKING LOT IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP & SITE PLAN –
STORAGE
CONTAINER
106 N. SUNSET
BLVD.
(MAHMOUD
ALSALEM, ARM
PETROLEUM)

Mariela Diaz, 202 Cotton View Ln., Red Oak, TX

Ms. Diaz appeared to represent the request and answer any questions. The property is located at 106 North Sunset Boulevard, the northwest corner of North Sunset Boulevard and West Houston Street. The property is zoned a C-1 (Retail Business) District.

Ms. Diaz explained, “We are requesting a Temporary Use Permit to allow a storage container at our convenience store and gas station. We are reorganizing the store and adding more inventory. With that we are adding shelves and we need to figure out how to organize our inventory and equipment we have replaced and added. Until we get that figured out, we need somewhere to store things.”

Mr. Rae stated, “The Temporary Use Permit is good for six months.”

Ms. Diaz stated, “We may not need it for the six months.”

Chairman Mahone asked, “What are the dimensions of the storage container?”

Ms. Diaz replied, “The container size is 10’ by 15’. It is not blocking any parking and is right beside the dumpster.”

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

Ms. Diaz 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 Temporary Use Permit or site plan.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Manley to approve the Temporary Use Permit and site plan under Ordinance No. 2280, Section 8, Subsection (4) to allow a storage container in the parking lot in a C-1 (Retail Business) District at 106 North Sunset Boulevard subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

SITE PLAN - PLANNED DEVELOPMENT

THE REQUEST OF RONNY GUERRERO, BEL AIR VILLAGE SFR, LLC (OWNER) AND MICHAEL CARLISLE (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 121.2 ACRES IN THE G-0329 DUNMAN SHEROD SURVEY, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR BEL AIR VILLAGE SINGLE FAMILY PHASE 2 AND PHASE 3.

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 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) between Highway 75 and Luella Road. The property is zoned PD (Planned Development).

Mr. Carlisle explained, “We would like Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.”

Chairman Mahone asked Mr. Rae, “Why is this not a consent item?”

Mr. Rae replied, “We determined that planned developments have such unique regulations, to take them off consent and bring them in front of the Planning and Zoning Commission so that you can review it in more detail.”

Chairman Mahone asked, “Has this been reviewed by Halff Associates, Inc. who is contracted by the City of Sherman?”

SITE PLAN – BEL AIR VILLAGE SINGLE FAMILY, PHASE 2 & PHASE 3

300-1000 BLKS E. FM 1417 (VIETNAM VETERANS PKWY.) (RONNY GUERRERO, BEL AIR VILLAGE SFR, LLC)

Mr. Rae replied, "Halff Associates, Inc. has reviewed this and provided their concurrence letter."

Chairman Mahone read from the letter provided by Halff Associates Inc., "Our review finds that the site plan is in conformance with the approved Planned Development."

Commission Member Davis asked, "Is the open space and detention allowed to be combined?"

Mr. Carlisle replied, "Our intention is a regional detention pond for the entire development that will be a wet pond or other amenities we are considering. It is more of a flood plain recommendation."

Mr. Rae added, "The developer created the regulation for this flood plain."

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 site plan.

Planning and Zoning
ACTION TAKEN.

Motion by Commission Member Davis to approve the Site plan for Bel Air Village Single Family Phase 2 and Phase 3 at 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) subject to the Staff Review Letter. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, 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 6:08 p.m.

OTHER BUSINESS

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – MARCH 22, 2022

CHAIRMAN



ACTING SECRETARY