STATE OF TEXAS §

February 22, 2011

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on February 22, 2011.

MEMBERS PRESENT: CHAIRMAN LAWRENCE DAVIS
COMMISSION MEMBERS: BARTON, HICKS, PLYLER AND MORGAN

MEMBERS ABSENT: TANKERSLEY, BARBER, ATHERTON AND JACOBS

CALL TO ORDER

<u>CALL TO ORDER</u>
Chairman Davis called the meeting to order at 5:00 p.m.

APPROVE MINUTES

<u>APPROVE MINUTES</u>
The Planning and Zoning Commission reviewed the minutes of the January 18, 2011 Meeting. Motion by Commission Member Morgan to approve the Minutes as written. Second by Commission Member Hicks. All present voted AYE.
MOTION CARRIED.

BOARD OF ADJUSTMENTS

<u>BOARD OF ADJUSTMENT</u>
The members of the Board of Adjustment: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.

TUP (RENEWAL) – SNOW CONE STAND 1802 E. HOUSTON (WALTER M. COLE)

<u>TEMPORARY USE PERMIT</u>
THE REQUEST OF WALTER M. COLE (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOTS 1 & 3, BLOCK 16 OF THE CHRISTIAN COLLEGE ADDITION AS FOLLOWS;
BOARD OF ADJUSTMENTS
(RENEW) 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.

<u>Walter M. Cole, 1809 E. Lamar, Sherman, TX</u>
Mr. Cole appeared to represent the request and answer any questions. The property is located at the southeast corner of East Houston and Carr Street. Mr. Cole is requesting renewal of the Temporary Use Permit for the snow cone stand that has been at this location for the past three years. 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 Temporary Use Permit.

<u>One letter was received from Vision Bank, NA, PO Box 669 Ada, OK. They had no objections to the request.</u>

ACTION TAKEN.
BOARD OF ADJUSTMENTS

Motion by Commission Member Morgan to approve the Temporary Use Permit subject to the Staff Review Letter. Second by Commission Member Plyler.

VOTING AYE: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION – SIGNS
220 E. FM 1417
(GARCHA CORP.)

<u>EXCEPTION</u>
THE REQUEST OF GARCHA CORPORATION (OWNER), CANAM TRUCK PLAZA, LLC (TENANT) AND GURWINDER JASWAL (REPRESENTATIVE) CONCERNING THE PROPERTY AT 220 EAST F.M. 1417, BEING 13.41 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) & (3) TO ALLOW A 342 SQUARE FOOT ADDITIONAL FREESTANDING DIGITAL SIGN FOR A TOTAL OF THREE FREESTANDING SIGNS, IN LIEU OF ONE PERMITTED NOT TO EXCEED 300 SQUARE FOOT IN A C-1 (RETAIL BUSINESS) DISTRICT, C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT.

<u>Nathan Sherman, Canam Truck Plaza, LLC, 220 E. FM 1417, Sherman, TX</u>
Mr. Sherman appeared to represent the request and answer any questions. The property is located at 220 East F.M. 1417; Canam Truck Plaza is the tenant. The tenants currently have five freestanding signs on the property, they would like to remove two of them and use the existing poles for a 50' tall, 342 square foot double-sided freestanding digital sign at the southwest corner of the lot for visibility on Highway 75. The two signs to be removed will be along FM 1417; the price board sign and the Cat Scale sign will remain. 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 exception.

ACTION TAKEN.
Motion by Commission Member Plyler to approve the exception subject to the Staff Review Letter. Second by Commission Member Barton.

VOTING AYE: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION – FRONT SETBACK
500 N. HIGHLAND
(THPH-WNJ)

(TABLED)

<u>EXCEPTION</u>
THE REQUEST OF SHERMAN/GRAYSON HOSPITAL, LLC (OWNERS), TEXAS HEALTH PRESBYTERIAN HOSPITAL – WNJ (TENANT) AND DAVID WATKINS, ASCENSION GROUP ARCHITECTS, LLP (ARCHITECTS) CONCERNING THE PROPERTY AT 500 NORTH HIGHLAND AVENUE, BEING BLOCK 3, WHITE ROCK ADDITION AND BLOCK 17, GREENMOUNT 1ST ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 15' FRONT SETBACK IN LIEU OF REQUIRED 25' FOR AN ADDITION TO THE EMERGENCY ROOM CANOPY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT WITH A SPECIFIC USE PERMIT FOR A HOSPITAL.

<u>The applicant sent in a written request to table this item.</u>

ACTION TAKEN.
Motion by Commission Member Morgan to table the exception. Second by Commission Member Hicks.

VOTING AYE: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.
VOTING NAY: NONE
MOTION CARRIED
THE REQUEST WAS TABLED.

SITE PLAN –
WAREHOUSE ADDN.
200 FM 1417 W
(GLOBITECH)

<u>SITE PLAN</u>
THE REQUEST OF GLOBITECH INC. (OWNER), TERRY KLUESNER AND ROCKY VALENTINE (REPRESENTATIVES) CONCERNING THE PROPERTY LOCATED AT 200 F.M. 1417 WEST, BEING LOT 1 IN THE NORTHGATE TECHNOLOGY PARK AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR PHASE II, A WAREHOUSE ADDITION TO THE EXISTING BUILDING IN THE BLALOCK INDUSTRIAL PARK.

<u>Terry Kluesner, Globitech, Inc. 200 FM 1417 W., Sherman, TX and Chris Schmitt, Teague, Nall & Perkins, 200 N. Travis, Ste. 500, Sherman, TX</u>
Mr. Kluesner and Mr. Schmitt appeared to represent the request and answer any questions. The property is located at 200 West F.M. 1417; GlobiTech is the tenant. Mr. Kluesner explained because of continued growth, they would like to construct an addition to the facility for warehouse storage. They were approved for an addition to the existing building for gas bottle storage a few months ago, but they have determined they can accommodate that elsewhere in the facility; the warehouse storage is more pressing at this time. The addition will match the existing structure design. Mr. Schmitt explained the detention pond is located on the back of the lot; there is a lot of room there

and he did not foresee any problems for modifications that would be needed for this addition. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Hicks to approve the site plan subject to the Staff Review Letter. Second by Commission Member Barton.

VOTING AYE: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SUP & SITE PLAN – CLIMATE CONTROLLED STORAGE FACILITY 4312 TEXOMA PKWY (CHRIS MARTIN)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF CHRIS MARTIN (OWNER) CONCERNING THE PROPERTY AT 4312 TEXOMA PARKWAY, BEING LOT 1, SIDNEY HEIGHTS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW THE CONVERSION OF THE SELF SERVICE PORTION OF AN EXISTING CARWASH INTO A CLIMATE CONTROLLED STORAGE FACILITY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

Chris Martin, 3871 Lakeview Ct., , Addison, TX
Mr. Martin appeared to represent the request and answer any questions. The property is located at 4312 Texoma Parkway, near Frisco Road; Caribbean Car Spa is the tenant. The owner would like to convert five self service bays of the carwash into a climate controlled storage facility and add an additional 3,600 square foot in the rear; the automated carwash bay will remain. The exterior will be split phase block, two of the bays will be filled in, the first and fifth bay; the center bays will be glass with the entrance on the front to look like a store front; there will be some additional block added to match the existing building. 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 Specific Use Permit and site plan.

ACTION TAKEN.
Motion by Commission Member Barton to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Morgan.

VOTING AYE: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SUP & SITE PLAN – TRUCK & AUTOMOTIVE REPAIR & SALES 3924 TEXOMA PKWY (JOHN CHUNG & CERMA AUTO BROKERS)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF JOHN CHUNG (OWNER), CERMA AUTO BROKERS (TENANT) AND DEANNA D. SHOARS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3924 TEXOMA PARKWAY, BEING 0.71 ACRES IN THE S.M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811 AND THE H. 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 TRUCK AND AUTOMOTIVE REPAIR AND SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Deanna D. Shoars, Cerma Auto Brokers, 105 Texoma Terrace, Denison, TX
Ms. Shoars appeared to represent the request and answer any questions. The property is located at 3924 Texoma Parkway, between Gallagher and Frisco Road. The applicant would like to operate a truck and automotive repair and sales business at this location. Services include: general automotive sales (trucks and classic cars), auto detailing, light repairs including A/C service, electrical repairs, radiator service, windshield services, diesel engine services and stereo services. In the past, the property has been used as automobile repair and sales, but it has not been used for that use for more than sixty days. Ms. Shoars explained the front of the building is wood now; they plan to stucco that portion of the building, the rest of the building is block. 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 and site plan.

One letter was received from BGM Enterprises, 3908 Texoma Parkway, Sherman, TX. They had no objections to the request.

ACTION TAKEN.
Motion by Commission Member Morgan to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Hicks.

VOTING AYE: DAVIS, PLYLER, MORGAN, HICKS AND BARTON.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:21 p.m.

ADJOURNMENT

CHAIRMAN ____________________

____

SECRETARY