

between Pelton Street and Lamberth Road; ABC Supply Company is the tenant. In 2000, the property was granted a zoned change to a C-2 (General Commercial) District and a Specific Use Permit to allow construction equipment sales, service, rental and repair. In 2005, they were granted a Specific Use Permit to allow outside storage & wholesale distributing of siding, guttering & roofing materials in a C-2 (General Commercial) District. The owner would like to demolish two existing canopies and replace them with a 10,000 square foot accessory building to be used as a warehouse and distribution of building supplies. The exterior finish on three sides of the building will be EIFS/Stucco and the east elevation of the building will be metal siding. 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 DGR DEVELOPMENT GROUP LTD AND DEAN GILBERT, INC. (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 2908 AND 2912 SEDALIA TRAIL, BEING LOT 22, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2 AND LOT 21, BLOCK 2 OF THE REPLAT OF LOTS 18, 20 AND 21, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2, CONTAINING 0.59 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 22, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2 AND LOT 21, BLOCK 2 OF THE REPLAT OF LOTS 18, 20 AND 21, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2.

The property is located at 2908 and 2912 Sedalia Trail in the O'Hanlon Ranch Addition off F.M. 1417 North (Heritage Parkway). The owner would like to Replat two lots into one 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF VICTORY LIFE CHURCH (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4100 NORTH TRAVIS STREET, BEING 7.38 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A MEDIA ROOM ADDITION FOR VICTORY LIFE CHURCH.

The property is located at 4100 N. Travis Street, north of U.S. Highway 82; Victory Life Church is the tenant. The property is zoned an R-1 (One Family Residential) District.

REPLAT LOT 22, BLK. 2, O'HANLON RANCH ADDITION PHASE 2 AND LOT 21, BLK. 2 OF THE REPLAT OF LOTS 18, 20 & 21, BLK. 2, O'HANLON RANCH ADDITION, PHASE 2

**2908 & 2912 SEDALIA TRL.
(DGR DEVELOPMENT GROUP LTD & DEAN GILBERT, INC.)**

**SITE PLAN – MEDIA ROOM ADDN.
4100 N. TRAVIS
(VICTORY LIFE CHURCH)**

Victory Life Church recently purchased the property and would like to construct a media room addition to the front of the existing church building.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF ISIDORO LOPEZ (OWNER) AND FRANK LEAL (REPRESENTATIVE) CONCERNING THE PROPERTY AT 804 E. LAMAR STREET, BEING LOTS 1, 2, 3, AND THE WEST 22 FEET OF LOT 4, BLOCK A, H.M. SUMNER'S FIRST 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 TIRE SALES AND SERVICE IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – TIRE SALES &
SERVICE
804 E. LAMAR
(ISIDORO LOPEZ)

Isidoro Lopez 516 Spalding Rd., Whitesboro, TX, Frank Leal, 907 S. Hub, Sherman, TX and Luis Erives, 1415 W. Shields, Sherman, TX

Mr. Lopez, Mr. Erives and Mr. Leal appeared to represent the request and answer any questions. The property is located at 804 E. Lamar Street, the southeast corner of Maxey and Lamar and is zoned a C-1 (Retail Business) District. The owner would like to lease the building to Mr. Erives for a tire sales and service business in the existing building, which was formerly used as a church. Mr. Leal explained the tires will be stored inside the building and no cars will remain overnight. 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.

ACTION TAKEN.

Motion by Commission Member Barber to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: HICKS, BARTON, MORGAN, TANKERSLEY, GILBERT AND BARBER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF GRAYSON COUNTY (OWNERS), TEXOMA REGIONAL BLOOD CENTER (TENANTS), STACY BRADDOCK (REPRESENTATIVE) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 3911 TEXOMA PARKWAY,

EXCEPTION –
EXTERIOR FACADE
SITE PLAN –
ACCESSORY
BUILDINGS
3911 TEXOMA

BEING 1.17 ACRES IN THE SAMUEL MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW A METAL EXTERIOR FAÇADE FOR AN ACCESSORY BUILDINGS FOR THE TEXOMA REGIONAL BLOOD CENTER MOBILE UNIT IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A NEW ACCESSORY BUILDING FOR THE TEXOMA REGIONAL BLOOD CENTER MOBILE UNIT AND RELOCATION OF EXISTING ACCESSORY BUILDING.

PARKWAY
(TEXOMA REGIONAL
BLOOD CENTER)

Stan Rose, Chairman of Board of Trustees, Texoma Regional Blood Center, 3507 Ransom Circle, Denison, TX

Mr. Rose appeared to represent the request and answer any questions. The property is located at 3911 Texoma Parkway; Texoma Regional Blood Center is the tenant. The owners would like to construct a metal building for their mobile unit and relocate an existing carport on the lot. Mr. Rose explained “they have two mobile buses; one they have a bus barn for already, the new bus which they just acquired cost \$265,000 and they do not want it to set out, so they would like to erect another bus barn right beside the existing bus barn and move a small carport to the backside, out of the view. The buildings are not visible from Texoma Parkway; you have to come into the parking lot to really see the buildings.” They will concrete the area around the buildings for the mobile units. They had spoken to the Fire Marshal and a fire lane will be marked on the property as he requested. 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 exception and site plan.

One letter was received from:

Discount Wheel and Tire, 4001 Texoma Parkway, Sherman, TX in support of the request.

“We support the Texoma Regional Blood Center in their wishes to erect a building to house their new bus. It’s exciting to see the progress they are making and their service in our community. We have no objections to the style and type of building they wish to construct. Texoma Regional Blood Center has been wonderful neighbors for 18 yrs. and I’m proud of their progress and service.”

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW A METAL EXTERIOR FAÇADE FOR AN ACCESSORY BUILDINGS FOR THE TEXOMA REGIONAL BLOOD CENTER MOBILE UNIT IN

LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the exception subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: HICKS, BARTON, MORGAN, TANKERSLEY, AND GILBERT

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A NEW ACCESSORY BUILDING FOR THE TEXOMA REGIONAL BLOOD CENTER MOBILE UNIT AND RELOCATION OF AN EXISTING ACCESSORY BUILDING.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the site plan subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: HICKS, BARTON, MORGAN, TANKERSLEY, GILBERT AND BARBER

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT & SITE PLAN

THE REQUEST OF LAER TRAMS CO. LLC (OWNER) AND BRUCE FRENCH, HISTORYMAKER HOMES (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 917 SWAN RIDGE DRIVE, BEING LOT 2, BLOCK 11, THE PRESERVE, PHASE I, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A MODEL HOME SALES CENTER FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

TUP – MODEL HOME SALES CENTER
917 SWAN RIDGE DR.
(HISTORYMAKER HOMES)

Bruce French, 9001 Airport Freeway, Suite 400, NRH, TX

Mr. French appeared to represent the request and answer any questions. The property is located at 917 Swan Ridge Drive in the Country Ridge Estates Subdivision off F.M. 1417 South (Heritage Parkway). The property is zoned an R-1 (One Family Residential) District. HistoryMaker Homes would like to construct a model home on the lot to be used as a sales center for a period of one year. Mr. French explained there are sixty seven lots under contract in The

Preserve and they would like to start construction of a model home to be used as a sales center. The home will be converted back to a residential home once the model home is no longer in use. The driveway to the garage will be poured to meet the requirement for two off-street parking spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

Some of the Commissioners were concerned with only two parking spaces on the lot.

Clay Barnett, City Engineer explained providing off-street parking is a requirement of the Staff Review Letter.

Commissioner Barber suggested they use the lot next door to develop as a parking lot for the model home to solve the off-street parking issue.

Scott Shadden, Director of Developmental Services explained they would need approval from the Planning and Zoning Board to use the lot next door for a parking lot.

Vice-Chairman Gilbert explained there will be more traffic from the contractors building the home than from the public, he did not see an issue with traffic or parking.

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

One Letter was received from:

Howard & Diane Donner, 920 Swan Ridge, Sherman, TX

Mr. & Mrs. Donner were against the request, they wrote: "Don't want office across the street from me to draw traffic, it is a residential area. We are against anything but a residential home. We bought this house because it was in a residential area. Too much traffic and there is no parking but on the street. NO, NO, NO!"

ACTION TAKEN.

Motion by Commission Member Barton to approve the Temporary Use Permit and site plan to allow a model homes sales center for a period of one year subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: HICKS, BARTON, MORGAN, TANKERSLEY, AND GILBERT.

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

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – MARCH 19, 2013

at 5:25 p.m.

CHAIRMAN

SECRETARY