

East; Bob Utter Ford is the tenant. The project includes constructing a 16' x 25' open air canopy for new vehicle delivery. The canopy will have EFIS (Exterior Finish Insulation System) columns with a metal roof. 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 SHREETEJAS LLC (OWNER) AND DATA LAND SERVICES (SURVEYORS) CONCERNING THE PROPERTY IN THE 1400 BLOCK PARK PLACE, BEING LOTS 3 & 4, BLOCK 1, FAIRVIEW PARK PATIO HOMES REPLAT, LOTS 1-7, CONTAINING 0.742 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 3 & 4, BLOCK 1, FAIRVIEW PARK PATIO HOMES, REPLAT LOTS 1-7.

REPLAT LOTS 3 & 4,
BLOCK 1, FAIRVIEW
PARK PATIO HOMES,
REPLAT LOTS 1-7.

1400 BLOCK PARK
PLACE
(SHREETEJAS, LLC)

The property is located in the 1400 Block of Park Place, across from Fairview Park and is zoned an R-2 (Multi-Family Residential) District. The owner would like to Replat two lots by moving lot lines for multi-family residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

One Letter was received from:

Helen R. Jump, 1009 W. McGee, Sherman, TX

Ms. Jump wrote: "As an owner of property within 200 ft. of property in the 1400 Block Park Place, Lots 3 & 4, Block 1, Fairview Park Patio Homes, I oppose the replat of the lots up for review. There are already apartments in that area creating noise and litter. To replat the lots in question would allow more population in that area creating even more noise and litter. I also have to keep all my gates locked to keep people from that area out of my yard. More people will mean more problems."

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF RIDLEHUBER PARTNERS LTD (OWNERS), HOYTE DODGE (TENANT) AND NATHAN GRAY, NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 2300 N. HIGHWAY 75, BEING LOT 4 OF THE REPLAT OF LOTS 2, 3, 4 & 5, LAMBERTH 75 ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 30'X40' PHOTO SHOP FOR HOYTE DODGE CHRYSLER JEEP PRE-OWNED VEHICLES.

SITE PLAN – PHOTO
SHOP
2300 N. HWY. 75
(HOYTE DODGE)

The property is located at 2300 U.S. Highway 75 North, between Taylor Street and Lamberth Road; Hoyte Dodge

Chrysler Jeep is the tenant. The project includes constructing a 30' x 40' photo shop to photograph their pre-owned vehicles for internet marketing. The building will have a stucco finish to match the existing buildings, a 16' x 8' overhead door at each end of the building with a metal roof. 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.

RENEW TEMPORARY USE PERMIT

THE REQUEST OF GLENDA HUNTER (OWNER) CONCERNING THE PROPERTY AT 1803 E. MAY STREET, BEING LOTS 1 & 3, BLOCK 3, MILAN HEIGHTS ADDITION 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 AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

RENEW TUP – SNOW
CONE STAND
1803 E MAY
(GLENDA HUNTER)

Robert Hunter, 1814 E. May, Sherman, TX

Mr. Hunter appeared to represent the request and answer any questions. The property is located at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location since 1998.

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

ACTION TAKEN.

Motion by Commission Member Kreck to approve the Temporary Use Permit. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF AMERICAN REALTY CAPITOL OPERATING PARTNERSHIP, LP (OWNERS), FEDEX GROUND PACKAGE HANDLING FACILITY (TENANT), VORTEX ENGINEERING & ARCHITECTURE, INC. (ENGINEER/ARCHITECT) AND ROBERT W. JONES, II (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3221 NORTHGATE DRIVE, BEING LOT 3, BLOCK 1, NORTHGATE BUSINESS PARK, PHASE ONE AND IN TRACT 4.1, BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

SITE PLAN – OFFICE &
PARKING LOT ADDN.
3221 NORTHGATE DR.
(FEDEX GROUND)

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410(2)(J) FOR AN OFFICE AND PARKING LOT ADDITION FOR FEDEX GROUND IN THE BLALOCK INDUSTRIAL PARK.

Mary Burns, Project Manager Vortex Engineering & Architecture, Inc., 2394 Patterson Road, Ste. 201, Grand Junction, CO

Ms. Burns appeared to represent the request and answer any questions. The property is located at 3221 Northgate Drive in the Blalock Industrial Park; FedEx Ground is the tenant. The project includes constructing a 575 square foot office addition to the existing facility, adding 20 employee parking spaces and 13 FedEx Home Delivery van parking spaces. The exterior of the addition will be metal panels with a stucco finish to match the existing building. 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 site plan.

ACTION TAKEN.

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

VOTING AYE: HICKS, BARTON, TANKERSLEY, DUTTON, GILBERT, THORPE AND KRECK

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 5:10 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY