

The property is located in the 3200 Block of U.S. Highway 75 North; the northeast corner of Highways 75 and 82. The owner would like to replat the property into two 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.

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF DGR DEVELOPMENT GROUP, LTD (OWNERS) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2600 BLOCK OF WEST LAMBERTH ROAD, 2400-2600 BLOCKS REMUDA DRIVE, 3100-3200 BLOCKS BANDERA DRIVE AND THE 3100 BLOCK OVERLAND TRAIL, BEING 11.23 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- PRELIMINARY PLAT APPROVAL OF O'HANLON RANCH ESTATES, PHASE 4.
- FINAL PLAT APPROVAL OF O'HANLON RANCH ESTATES, PHASE 4

**PRELIMINARY & FINAL PLAT – O'HANLON RANCH ESTATES, PHASE 4
2600 BLK. W. LAMBERTH RD., 2400-2600 BLKS. REMUDA DR., 3100-3200 BLKS. BANDERA DR. & 3100 BLK. OVERLAND TRL. (DGR DEVELOPMENT GROUP, LTD)**

The property is located in the 2600 Block of West Lamberth Road, 2400-2600 Blocks Remuda Drive, 3100-3200 Blocks Bandera Drive and the 3100 Block Overland Trail. This is the fourth phase of the O'Hanlon Ranch Estates subdivision which first developed in 2000. The owners would like to plat the property into 29 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 HALE SOUTHMAYD CORPORATION (OWNERS), JOHN ROMAN (REPRESENTATIVE) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 4601 W. HIGHWAY 56, BEING 7.537 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HALE INDUSTRIAL PARK ADDITION IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION (ETJ)

**FINAL PLAT – HALE INDUSTRIAL PARK ADDITION
4601 W. HWY. 56 (ETJ)
(HALE SOUTHMAYD CORPORATION)**

The property is located at 4601 W. Highway 56 between FM 1417 (Heritage Parkway) and Friendship Road, in the City of Sherman's Extraterritorial Jurisdiction. The owners would like to plat 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.

EXCEPTION & SITE PLAN

THE REQUEST OF HOYTE RIDLEHUBER (OWNER), HOYTE ICE COMPANY LLC (PROPOSED TENANT) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1609 E. LAMAR STREET, BEING LOT 5 AND THE EAST 50' OF LOT 4, BLOCK 41, COLLEGE PARK ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(B) TO ALLOW A METAL EXTERIOR FAÇADE ON A ICE VENDING MACHINE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ICE VENDING MACHINE.

EXCEPTION –
EXTERIOR FAÇADE

SITE PLAN – ICE
VENDING MACHINE
1609 E. LAMAR
(HOYTE RIDLEHUBER)

Ryan Johnson, 123 N. Crockett, Ste. 200, Sherman, TX

Mr. Johnson appeared to represent the request and answer any questions. The property is located at 1609 East Lamar Street; the northeast corner of Lamar Street and Cleveland Avenue. The owner would like to place a self-contained ice vending machine on the lot; ice is produced on site, on-demand with filtered water and ultra violet disinfecting system. The exterior finish on the vending machine is a smooth metal and the owner is requesting an exception to the masonry requirements. An improved parking surface will be provided as well as eight parking spaces. The business will be open 24/7, 365 days per year. 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 or site plan.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(B) TO ALLOW A METAL EXTERIOR FAÇADE ON A ICE VENDING MACHINE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the exception to allow a metal exterior facade. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ICE VENDING MACHINE.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the site plan for an ice vending machine subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: HICKS, MORGAN, BARTON, GILBERT, DUTTON, AND SCHEIBMEIR.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, VARIANCE & SITE PLAN

THE REQUEST OF 75/82 SHERMAN CROSSING LTD (OWNERS), HERB GOODMAN (REPRESENTATIVE), BLUESTONE PARTNERS (GENERAL CONTRACTOR), UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) AND GALE SIGN CONSULTANTS (SIGN CONTRACTOR) CONCERNING THE PROPERTY LOCATED IN THE 3200 BLOCK OF U.S. HIGHWAY 75 NORTH, BEING LOT 1R, BLOCK 1 OF THE SHERMAN CROSSINGS ADDITION, CONTAINING 8.139 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE TO ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) AND SECTION 6.8, SUBSECTION (5)(B)(1) TO ALLOW A FREESTANDING MULTI-TENANT SIGN ON THE PROPERTY LINE IN LIEU OF 5' REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75&82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ASPEN DENTAL AND RIB CRIB.

EXCEPTION & VARIANCE – MULTI-TENANT SIGN SITE PLAN – ASPEN DENTAL & RIB CRIB 3200 BLK. U.S. HWY. 75 N. (75/82 SHERMAN CROSSING LTD)

Commission Member Olmstead arrived at the beginning of this request; 5:10 p.m.

Herb Goodman, Goodman Real Estate Solutions, 6607 Missy Dr., Dallas, TX

Mr. Goodman appeared to represent the request and answer any questions. The property is located in the 3200 Block of U.S. Highway 75 North; the northeast corner of Highways 75 and 82. The owner would like to erect a 30' tall 10'x10' freestanding multi-tenant sign on the north property line with a 55' front setback. They would also like to construct a 7,200, one story retail center for Aspen Dental and Rib Crib Restaurant. The exterior will be brick and EFIS (Exterior Finish Insulation System) and seventy parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Goodman explained “they would like to add a pole sign sharing the sign with Jimmy John’s; the land owner is the same land owner as the Jimmy John’s group. The sign would be on the property line between Aspen Dental’s north wall and Jimmy John’s south wall, it will be sitting on

the corner of a concrete island; the fire lane is next to it.” Mr. Goodman explained “the pole sign needed to be out of the driveways, it couldn’t be any closer to the freeway to meet the setback; we wanted to reduce sign clutter, both lots were eligible for a sign, so we tried to kill a bunch of birds with one stone by having one sign for three tenants properly located so it does not interfere with anybody else’s buildings, that was the optical spot to put it.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exception, variance or site plan.

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE TO ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) AND SECTION 6.8, SUBSECTION (5)(B)(1) TO ALLOW A FREESTANDING MULTI-TENANT SIGN ON THE PROPERTY LINE IN LIEU OF 5’ REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75&82 OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the exception and variance to allow a freestanding multi-tenant sign on the property line. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ASPEN DENTAL AND RIB CRIB.

ACTION TAKEN.

Motion by Commission Member Barton to approve the site plan for an Aspen Dental and Rib Crib subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: HICKS, MORGAN, BARTON, GILBERT, DUTTON, SCHEIBMEIR AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHERMAN COLLISION REPAIR, LLC (OWNERS), TERRY MOORE (GENERAL CONTRACTOR/REPRESENTATIVE) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1317 S. SAM RAYBURN FREEWAY, BEING 0.58 ACRES IN THE SAMUEL BLAGG

**EXCEPTION –
EXTERIOR FAÇADE
VARIANCE – SIDE &
REAR SETBACK**

**SITE PLAN –
ADDITIONS TO**

**SURVEY, ABSTRACT NO. 56, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (4)(B) AND SUBSECTION (5)(B)(1) TO ALLOW A METAL EXTERIOR FAÇADE IN LIEU OF THE REQUIRED MASONRY WITH A 2' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 5', AND A 4' REAR SETBACK IN LIEU OF THE REQUIRED 15' FOR ADDITIONS TO EXISTING BUILDINGS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR ADDITIONS TO EXISTING BUILDINGS.**

**EXISTING BUILDINGS
1317 S. SAM RAYBURN
FRWY.
(SHERMAN COLLISION
REPAIR, LLC)**

Terry Moore, 85515 N. SH 289, Pottsboro, TX,

Mr. Moore appeared to represent the request and answer any questions. The property is located at 1317 S. Sam Rayburn Freeway between Olive and Dulin Streets. A Specific Use Permit to allow automobile sales and repair was approved in 2007.

The property has two metal buildings located on the lot and the owner would like to construct a 50'x16'x16' addition on the north building, four foot from the rear property line. They are also requesting an exception to allow a metal facade to match the existing building. On the south building, they would like to construct a 24'x24' canopy for additional workspace sheltered from the weather, two foot from the side property line.

Mr. Moore explained “they are requesting an exception for a metal finish on the north building because it is at the rear of the property, it will come up over the existing building, four foot, but it is at the rear of the existing sixty foot building, so it will not be visible from Sam Rayburn Freeway; the overall height of the addition will be sixteen feet. The owner plans to put EFIS on the south and west walls of the addition on the south building to tie everything into the existing building which has the EFIS exterior finish.”

Chairman Hicks asked why they were not putting EFIS on the four foot addition over the roof of the existing building that faces the highway.

Mr. Moore explained “it is on the roof and it is so far back from the highway that you can't see it, I'm kind of opposed to wasting someone's money, I don't think it will look that bad to have a metal façade the same color and that distance from the highway.”

Chairman Hicks explained “one of the variances you are requesting is for a two foot setback for the addition on the south side; when was that slab poured.”

Mr. Moore explained “it was poured in 2006 to put an addition on at that time, but the ownership changed, so it didn’t happen.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exception, variance or site plan.

A letter was received from:

James & Sandra Utley, PO Box 1335, Sherman, TX
Mr. and Mrs. Utley had no objection to the request.

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (4)(B) AND SUBSECTION (5)(B)(1) TO ALLOW A METAL EXTERIOR FAÇADE IN LIEU OF THE REQUIRED MASONRY WITH A 2’ SIDE YARD SETBACK IN LIEU OF THE REQUIRED 5’, AND A 4’ REAR SETBACK IN LIEU OF THE REQUIRED 15’ FOR ADDITIONS TO EXISTING BUILDINGS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the exception and variance to allow a metal exterior façade in lieu of the required masonry with a 2’ side yard setback in lieu of the required 5’, and a 4’ rear setback in lieu of the required 15’ for additions to existing buildings in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District subject to the Staff Review Letter. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR ADDITIONS TO EXISTING BUILDINGS.

ACTION TAKEN.

Motion by Commission Member Barton to approve the site plan for additions to existing buildings subject to the Staff Review Letter. Second by Commission Member Dutton.

VOTING AYE: HICKS, MORGAN, BARTON, GILBERT, DUTTON, SCHEIBMEIR AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF PROMISE LAND CHURCH OF SHERMAN (OWNERS) AND POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. (ENGINEERS/SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1908 SOUTH DEWEY AVENUE, BEING 5.885 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, 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 CHURCH IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**SUP & SITE PLAN –
CHURCH
1908 S. DEWEY
(PROMISE LAND
CHURCH OF
SHERMAN)**

**Arlyn Samuelson, Pogue Engineering & Development Co.,
Inc. 1512 Bray Central Dr., Ste. 100, McKinney, TX,**

Mr. Samuelson appeared to represent the request and answer any questions. The property is located at 1908 South Dewey Avenue in front of the Sherman Municipal Airport between Oak Park and FM 697. Promise Land Church of Sherman would like to construct a 5,927 square foot church, the exterior will be brick with stone veneer and 23 parking spaces will be provided.

Mr. Samuelson explained “Promise Land is a non-denominational church that has been located in various lease spaces in Sherman for the last seven years, growing to a point where it is time to find a new home. This property is ideal; there are a couple of churches located across Dewey Avenue and five churches located within a quarter a mile.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Olmstead asked if the thirty five feet height restriction in the Staff Review Letter was because of the airport.

Scott Shadden, Director of Developmental Services explained “the R-1 (One Family Residential) District restricts the height to thirty five feet. It is a potential hazard in front of the airport by having any structure there because of the high concentration of people; but it does not prohibit it. They will still have to get approval from the Federal Aviation Administration (FAA) before they build; if they do not get the approval, then they couldn’t proceed.”

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 Olmstead to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Barton.

PLANNING & ZONING COMMISSION MINUTES – AUGUST 20, 2013

**VOTING AYE: HICKS, MORGAN, BARTON, GILBERT,
DUTTON, SCHEIBMEIR AND OLMSTEAD.
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 5:41 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY