

THE COMMISSION FOUND THE REQUESTS CONFORM TO THE INTENT OF THE ORDINANCE.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JEAN KENDALL ERHARDT REVOCABLE INTERVIVOS 2001 TRUST, JOHN O. RAUCH, TRUSTEE AND JOHN O. RAUCH (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1511 AND 1519 SOUTH TRAVIS STREET, BEING THE NORTH ½ OF LOT 10 AND ALL OF LOTS 11-14, BLOCK 59, SOUTHSIDE ADDITION, AS FOLLOWS:

PLANNING & ZONING COMMISSION

REPLAT APPROVAL OF THE NORTH ½ OF LOT 10 AND ALL OF LOTS 11-14, BLOCK 59, SOUTHSIDE ADDITION

The property is located at 1511 and 1519 South Travis Street between Olive and Lake Street. The owner would like to replat the property into two lots for residential development.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF DAN ENDRESEN (OWNER), CASEY HOGENSON AND MIKE DELONG (TENANTS) AND H&H DRAFTING AND DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY AT 1704 E. LAMAR STREET, BEING LOT 1, BLOCK 1, LAMAR PLAZA ADDITION, A REPLAT OF PART OF BLOCK 2, J.P. LOVING'S 2ND ADDITION, AS FOLLOWS:

PLANNING & ZONING COMMISSION

SITE PLAN APPROVAL FOR U-FILL WATER, LLC, A PURIFIED WATER DISPENSING KIOSK

The property is located at 1704 East Lamar Street; the southeast corner of Lamar and Harrison. The owner would like to place a U-Fill Water, LLC, water kiosk on the lot. The kiosk will house a reverse osmosis filtering system providing customers with purified drinking water. Customers will be able to fill their own water containers for consumption.

The owners would like to construct a 20' x 8' building, the exterior will have a stone finish with a metal roof; fourteen (14) parking spaces will be provided.

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

VACATION OF PLAT – CONSENT AGENDA ITEM

THE REQUEST OF CHRISTOPHER & WENDY VELLOTTI (OWNER) AND SARTIN AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2000 BLOCK BAKER RIDGE ROAD, BEING 18.49 ACRES IN THE

REPLAT – THE NORTH ½ OF LOT 10 AND ALL OF LOTS 11-14, BLOCK 59, SOUTHSIDE ADDITION
1511 & 1519 S. TRAVIS
(JEAN KENDALL ERHARDT REVOCABLE INTERVIVOS 2001 TRUST, JOHN O. RAUCH, TRUSTEE AND JOHN O. RAUCH, OWNER; UNDERWOOD DRAFTING & SURVEYING, SURVEYORS)

SITE PLAN – U-FILL WATER, LLC
1704 E. LAMAR
(DAN ENDRESEN, OWNER; CASEY HOGENSON AND MIKE DELONG, TENANTS; & H&H DRAFTING AND DESIGN, DRAFTSMAN)

VACATION OF PLAT – DEVIN CARTER ADDITION (ETJ)
2000 BLK. BAKER RIDGE RD.

HENRY KATTENHORN SURVEY, ABSTRACT NO. 671, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
VACATION OF PLAT - DEVIN CARTER ADDITION IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SHERMAN (ETJ).

(CHRISTOPHER & WENDY VELLOTTI, OWNERS AND SARTIN & ASSOCIATES, SURVEYORS)

The property is located in the 2000 block of Baker Ridge Road off East U.S. Highway 82, in the City of Sherman's extraterritorial jurisdiction. Devin Carter Addition was platted into five (5) lots and recorded in Volume 18, Pages 76 and 77 of the Plat Records of Grayson County, May 5, 2006. The property was never developed. Mr. Vellotti has purchased all the lots in the subdivision and would like to vacate the plat to turn it back into one lot to build his family's future home.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF VFW POST #2772 (OWNERS), TEXOMA DEVELOPMENT INC. (DEVELOPER), TODD YOUNG, BLUESTONE PARTNERS (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1707 BAKER DRIVE, BEING 3.135 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY AND FINAL PLAT APPROVAL V.F.W. – SHERMAN ADDITION.

PRELIMINARY & FINAL PLAT – V.F.W. – SHERMAN ADDITION 1707 BAKER DRIVE. (VFW POST #2772, OWNER; TEXOMA DEVELOPMENT, INC., DEVELOPER; TODD YOUNG, BLUESTONE PARTNERS, REPRESENTATIVE; UNDERWOOD DRAFTING & SURVEYING, SURVEYOR)

The property is located at 1707 Baker Drive, the northwest corner of Baker Drive and Frisco Road. The owner would like to plat the property into two lots for commercial development.

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

AMENDED SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF DARYL ELLISON (OWNER), NATIONAL AUTO REPAIR COLLISION CENTER (TENANT), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND SARTIN AND ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 300 EAST SYCAMORE STREET, BEING 2.09 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDED SITE PLAN APPROVAL FOR A SHOP/OFFICE FOR AUTO COLLISION REPAIR/BODY SHOP FOR NATIONAL AUTO REPAIR COLLISION CENTER.

AMENDED SITE PLAN – NATIONAL AUTO REPAIR COLLISION CENTER 300 E. SYCAMORE (DARYL ELLISON, OWNER; NATIONAL AUTO REPAIR COLLISION, TENANT; NBS DRAFTING & DESIGN, DRAFTSMAN; SARTIN & ASSOCIATES, SURVEYOR)

The property is located at 300 East Sycamore Street, the southwest corner of Sycamore and North Branch Street. The property is zoned an M-1 (Light Manufacturing)

District. Site plan approval was granted for a shop and office for National Auto Collision Repair at the December 17, 2013, Planning and Zoning Commission Meeting.

The amended site plan includes switching the building around to construct a shop and office for National Auto Collision Repair. The structure will be a 10,575 square foot prefabricated metal building with a covered parking area; it will contain two paint booths, a paint mixing room, two frame machines and a wash bay with sand pit.

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

SITE PLAN

THE REQUEST OF VFW POST #2772 (OWNERS), TEXOMA DEVELOPMENT INC. (DEVELOPER), TODD YOUNG, BLUESTONE PARTNERS (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 2612 N. FRISCO ROAD, BEING 1.577 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION TO ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) AND SECTION 6.8, SUBSECTION (4)(B) TO ALLOW METAL PANELS WITH STONE WAINSCOT ON THREE SIDES AND METAL PANELS ON THE REAR AS THE EXTERIOR FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR FASTENAL.**

EXCEPTION –
EXTERIOR FAÇADE
SITE PLAN –
FASTENAL
2612 N. FRISCO RD.
(VFW POST #2772,
OWNERS; TEXOMA
DEVELOPMENT INC.,
DEVELOPER; TODD
YOUNG, BLUESTONE
PARTNERS,
REPRESENTATIVE;
AND UNDERWOOD
DRAFTING AND
SURVEYING,
SURVEYORS)

Todd Young, Bluestone Partners, 2913 Overland Trail, Ste. 100, Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located at 2612 North Frisco Road between Baker Drive and East U.S. Highway 82. The project includes constructing a 10,000 square foot building for Fastenal. Mr. Young explained the front elevation will be all stucco and stone up 3 or 4 feet. He explained they would like to go all metal along the sides and the back. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks explained “the description and site plan shows a stone wainscot on the sides; do you want to put metal siding on the sides.”

Mr. Young explained “we are applying to go the sides and the back, it is just a misstatement.”

Commission Member Morgan explained they had a similar issue on Texoma Parkway with a car repair business; “we wouldn’t let them do it along the sides, we didn’t have an issue with the back.”

Mr. Young explained “this building will be sandwiched between a storage facility which is all cement block and the VFW building; it is cattycornered behind Bob Utter Ford. You might be able to see the back of the building from Highway 82 overpass; it is pretty nonvisible from the back side.”

Chairman Hicks asked “how far up the building will the stone be. Are the walls ten foot walls?”

Mr. Young stated “it would be 4 feet. The eave height is fifteen foot; the panels will be “R” panel to match the stone color which will be more of a grey color.”

Chairman Hicks asked about the existing building on the lot.

Mr. Young explained “that was an old Boy Scout Building; we plan to update it and utilize it as storage. We were going to demolish the building, but it contains asbestos.”

Chairman Thorpe asked if there would be any outside storage of containers.

Mr. Young explained “the only outside container would be the trash dumpster.”

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

BOARD OF ADJUSTMENTS

EXCEPTION TO ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) AND SECTION 6.8, SUBSECTION (4)(B) TO ALLOW METAL PANELS WITH STONE WAINSCOT ON THREE SIDES AND METAL PANELS ON THE REAR AS THE EXTERIOR FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Barton to approve the exception to allow metal panels with stone wainscot on both sides and the rear in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

***PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR FASTENAL.***

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF BLAIR WEAVER (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3715, 3803 AND 3807 MERRIMAC DRIVE, BEING LOTS 4, 5 AND 6, BLOCK F, PECAN GROVE VILLAGE ADDITION, CONTAINING 0.609 ACRES, AS FOLLOWS:

PLANNING & ZONING COMMISSION

REPLAT APPROVAL OF LOTS 4, 5 AND 6 BLOCK F, PECAN GROVE VILLAGE ADDITION

REPLAT - LOTS 4, 5 AND 6 BLOCK F, PECAN GROVE VILLAGE ADDITION 3715, 3803 & 3807 MERRIMAC DRIVE (BLAIR WEAVER, OWNER; UNDERWOOD DRAFTING & SURVEYING, SURVEYOR)

Blair Weaver, 1705 E. Pecan Grove Rd., Sherman, TX

Mr. Weaver appeared to represent the request and answer any questions. The property is located at 3715, 3803 and 3807 Merrimac Drive in the Pecan Grove Village Addition behind Dillingham Middle School. Mr. Weaver explained he would like to replat three lots into two larger lots for residential development. He explained there is a drainage easement on the east side of the property which makes it hard to build a house. He had seen the Staff Review Letter and would abide by the Recommendations.

Jerry Smith, 3713 Melrose Trail, Sherman, TX

Mr. Smith was concerned if the property would be apartments or townhomes or anything like that.

Chairman Hicks explained it is not changing the zoning on the property; it is just making three lots into two lots to construct single family residential homes on the lots.

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

ACTION TAKEN.

Motion by Commission Member Morgan to approve the replat plan subject to the Staff Review Letter. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

PRELIMINARY & FINAL PLAT

The request of Baptist General Convention of Texas (Owners), The Stainback Organization (Developer) and Kimley-Horn and Associates, Inc. (Engineer/Surveyors) concerning the property located in the 2200-2300 blocks N. F.M. 1417 (Heritage Parkway), being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of O’Hanlon Ranch Shopping Center, Lots 1, 2 & 3, Block A

Larry Thomas, Texas Baptist Mission Foundation, a subsidiary of Baptist General Convention of Texas, 283 Cheyenne, Fairview, TX and Mallory Martin, Kimley-Horn and Associates, Inc. 12100 Wickchester, Houston, TX

Mr. Thomas and Ms. Martin appeared to represent the request and answer any questions. The property is located in the 2200-2300 blocks of N. FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and West Lamberth Road. The owner would like to plat the property into three lots for commercial development.

Mr. Thomas explained Baptist General Convention of Texas raises money for capital projects for Student Baptist Ministries around the State. “The property was given to us by an organization called (CIOS) Christ is our Savior Foundation in Waco, they are a very small organization; they have no real estate expertise and they gave it to use with a donor designation to the Christian Women’s Golf Course. They train women who have been homeless or abused to gain confidence and get skills in a Christian environment.”

“We try to be good stewards of what we are given and we try to be good neighbors. I live in Fairview, Texas, which is next to Allen and shop at a Walmart Neighborhood Store and find it very comfortable with less traffic and noise than if I go to the busier Kroger or Tom Thumb.”

Mallory Martin explained the property will be separated into three lots. A Walmart Neighborhood Market will be on Lot 2, the Fueling Station will be on Lot 3, the corner lot; Lot 3, the remaining lot to the north will be developed in the future.

Helen Vargus, 298 Carriage Estates Road, Sherman, TX

Mrs. Vargus was concerned with the traffic flow and safety at the FM 1417 (Heritage Parkway) and Lamberth Road corner.

Bruce Butler, 2504 Sedalia Circle, Sherman, TX

Mr. Butler wanted to know the borders of the lots in the addition. Will Lot 1 have its northern border on Overland Trail?

PRELIMINARY & FINAL PLAT – O’HANLON RANCH SHOPPING CENTER, LOTS 1, 2 & 3, BLOCK A

2200-2300 BLKS. N. FM 1417 (HERITAGE PARKWAY) (BAPTIST GENERAL CONVENTION OF TEXAS, OWNERS; THE STAINBACK ORGANIZATION, DEVELOPER; KIMLEY-HORN AND ASSOCIATES, INC, ENGINEER/SURVEYOR)

Chairman Hicks explained “yes, basically the road that cuts in to go to Fusion Bible Church off Overland Trail, that corner will be the northwest corner of that lot and going down to FM 1417 (Heritage Parkway).”

Marty Nichols, 2933 Overland Trail, Sherman, TX

Mr. Nichols asked if anything could be built 25’ from Overland Trail on this property. “I live on Overland Trail, my concern is when I step out to my driveway; will I see anything at that northwest corner at this time or ten years from now.”

Scott Shadden, Developmental Services Director explained “it would be twenty-five foot with or without the plat. It could be something that is allowed in a C-1 (Retail Business) District.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Preliminary or Final Plat.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the Preliminary and Final Plat subject to the Staff Review Letter. Second by Commission Member Barton.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS & SITE PLAN

THE REQUEST OF BAPTIST GENERAL CONVENTION OF TEXAS (OWNERS), MALLORY MARTIN, KIMLEY-HORN AND ASSOCIATES, INC. (ENGINEER/SURVEYORS/REPRESENTATIVE) AND THE STAINBACK ORGANIZATION (DEVELOPER), CONCERNING THE PROPERTY LOCATED AT 2206 AND 2210 N. F.M. 1417 (HERITAGE PARKWAY), BEING 5.832 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION TO ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW 168 OFF-STREET PARKING SPACES IN LIEU OF 195 REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417) OVERLAY DISTRICT.
- EXCEPTION TO ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) TO ALLOW TWO 83 SQUARE FOOT FREESTANDING SIGNS IN LIEU OF ONE 65 SQUARE FOOT FREESTANDING SIGN PERMITTED PER DEVELOPMENT LOT IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417) OVERLAY

EXCEPTION – OFF STREET PARKING
EXCEPTION – 2 SIGNS
SITE PLAN – WALMART NEIGHBORHOOD MARKET & FUELING STATION
2206 & 2210 N. FM. 1417 (HERITAGE PARKWAY)
(BAPTIST GENERAL CONVENTION OF TEXAS, OWNERS; THE STAINBACK ORGANIZATION, DEVELOPER; MALLORY MARTIN, KIMLEY-HORN & ASSOCIATES, INC, ENGINEER/SURVEYOR/ REPRESENTATIVE)

DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A WALMART NEIGHBORHOOD MARKET AND FUELING STATION

Mallory Martin and Scott Johnson, Kimley-Horn & Associates, Inc., 12012 Wickchester Lane, Ste. 500, Houston, TX, and Ty Holcomb, RHA Architects, 211 N. Record, Dallas, TX

Ms. Martin, Mr. Johnson and Mr. Holcomb appeared to represent the request and answer any questions. The property is located at 2206 and 2210 N. FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and West Lamberth Road. The property was zoned a C-1 (Retail Business) District in 1987.

Ms. Martin explained the project includes constructing a Walmart Neighborhood Market with a Pharmacy (approximately 41,323 square foot) and a Fueling Station (approximately 8,982 square foot), providing associated parking areas and landscaped areas. The exterior of the building will be masonry with stone accents. “We are seeking exceptions from the required parking spaces from 195 spaces to 168 spaces and also to allow two 65 square foot freestanding signs on one lot. The development has frontage on FM 1417 (Heritage Parkway) and Lamberth Road and we are requesting the signs be placed on FM 1417 (Heritage Parkway) and Lamberth Road and foregoing the placement of a freestanding sign on the fueling station lot.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Hicks asked if this Walmart Neighborhood Market would have a garden center or is this just grocery, pharmacy and such.

Ms. Martin explained “this Walmart would only have grocery and a pharmacy. The sign variance has been revised so that they are only sixty-five square feet, so the variance is only for the two signs as requested and that is in lieu of putting a sign on the fueling station lot, so we would not put a sign on that lot.”

Commission Member Morgan asked “why the request for less parking.”

Ms. Martin explained “the required parking for Walmart standard is one space for every two hundred fifty square feet; that is what has worked for them all over the country and they have done studies to determine their peak needs for traffic and parking.”

Scott Johnson explained “the standard Walmart is asking for is four spaces per one thousand square foot, sometimes it says one per every two hundred fifty square feet which is the standard for retail establishments, but we are requesting four spaces per one thousand square foot.”

Commission Member Morgan asked if this would be upkept like a Super Walmart or would it be landscaped to look nicer. “There is a lot of concern because this is a newly developed area. We are familiar with a Walmart Super Center as opposed to a Walmart Neighborhood Market.”

Ms. Martin presented pictures of the landscaping. The landscaped islands all have trees in them; the detention pond will be landscaped.

Chairman Hicks asked about the screening in the back.

Ms. Martin explained “there will be an eight foot screen along the property line between the church and Walmart as well as a ten foot screen wall for the truck dock area. The wall will be an eight foot concrete stamped wall (pictures attached).”

Ty Holcomb explained “there is an eight foot screened wall at the property line and we realized the lot sloped down so the church is really on a high side and the truck well is screened with a ten foot masonry wall to match the building. All this will be on the west side of the building.”

Ms. Martin explained “the detention pond will be along Lamberth Road and it will have landscaping around it.”

Commission Member Thorpe asked the hours of operation.

Mr. Holcomb explained “the zoning typically allows a twenty-four hour store whether or not Walmart proceeds with that, usually they zero in on that as they go along.”

Chairman Hicks asked about the signs; “now they will be sixty-five square foot instead of eighty-three square foot.”

Mr. Holcomb explained “they reduced the signs to sixty-five square feet so it meets the ordinance if we had one, if we had one on our fuel lot, it would meet the ordinance, but having one on the fuel lot doesn’t really help anybody.”

Chairman Hicks explained “you are foregoing one sign on that lot to put two on the other lot. The signs will be on Lamberth Road and FM 1417 (Heritage Parkway).”

Mr. Holcomb explained “that is correct; both signs will be monument signs. Mr. Holcomb presented an elevation of the signs and Walmart Neighborhood Market. The building will have a stucco finish with stone accents. This Walmart is roughly a third of the Walmart Supercenter. The columns on the Fueling Station have been changed to wrap the columns similar to the color and materials of the building. The Fueling Station will have six pumps.”

Marty Nichols, 2933 Overland, Sherman, TX

Mr. Nichols explained he is against the request “I don’t really want a Walmart there, at the end of the day, it is still a Walmart, it is very nice and I like Walmart, I do a lot of business there and I really like Walmart, but I just don’t want it in my neighborhood, specifically on my block. The trash, almost all Walmart’s, the trash is an issue, so if it is built, I hope they will consider a wall on Overland Trail on that side to keep the trash in. The crime that comes with it, if you read the police blotter in the paper weekly, shoplifting is a problem. Certainly not the twenty-four hours, if it is there, no twenty-four hours, please; nothing good happens after midnight. Property values, I have never heard their property value went up when a Walmart, even as nice as this is, very nice, but I have never heard anyone say that it went up. If we had known that this was going to happen two years ago when we built, we would have thought long and hard about building on Overland Trail or in O’Hanlon.”

Helen Vargus, 298 Carriage Estates, Sherman, TX

Mrs. Vargus explained she lives just outside of Sherman City Limits, “but Lamberth Road and FM 1417 (Heritage Parkway) is my exit into the City of Sherman to shop. We are really concerned about the traffic at FM 1417 (Heritage Parkway) those cars fly through there. We have had at least one fatality at the corner of FM 1417 (Heritage Parkway) and Lamberth in the last fifteen months, another one at Taylor Street and FM 1417 (Heritage Parkway) within the last fifteen months or so, over the weekend a sixteen year old had an accident at Taylor and FM 1417 (Heritage Parkway). Are we going to have another traffic light at the corner for people to dump out on FM 1417 (Heritage Parkway) or how is that going to work? Coming out onto Lamberth could be a problem also because often times people don’t stop; we have that problem with the church on Sundays, people pull out in front of us as we are trying to get home without stopping because there are no stop signs there. I am concerned there could be some accidents there. Think about what is going to happen with the traffic there; you may have to reduce the speed because there will be more cars trying to get out there.

Jeff Watson, 1910 Monte Cristo Way, Sherman, TX

“I have a couple of concerns, one is I don’t think a variance should be granted for additional signage. They have a Walmart sign plastered on the front of their building, they have one on the canopy for the gas station and now they want an additional sign. I don’t think anybody is going to mistake that it is a Walmart. In terms of the parking spaces, they are requesting eighty-six percent of the parking spaces that Sherman requires. If you look at Sherman’s current parking lot and some of the local grocery stores at peak hours, a lot of parking spots are full. I’m concerned that traffic could back up on FM 1417 (Heritage Parkway) while people are trying to find a parking space at this facility. I request that the variances not be granted. I don’t

know if a traffic study has been completed for this project but it would seem to me that there is going to be a significant increase in traffic in that area. It will make it much more difficult for people in O’Hanlon and other neighborhoods to pull out on FM 1417 (Heritage Parkway) and I think it will require some significant capital investment to improve the roads in that area and I believe the City of Sherman should not bear that cost, that Walmart should pay a portion of.”

Andrew Bossen, 2809 Goodnight Circle, Sherman, TX

I agree with everything everyone has said, the safety, if it is open after midnight, this is a residential neighborhood, not a C-2 (General Commercial) District, the rules may say it could be open twenty-four hours, in my opinion it does not need to be open twenty-four hours, nothing good happens midnight till five. The exterior appearance may meet the requirements; it does not meet the current level of buildings in the surrounding area, therefore the office buildings on Overland Trail that Kyle Boothe owns, those are very nice, one hundred percent brick, the building across from that, that Nat McClure owns, it’s all masonry, it sets a new standard in my opinion in the neighborhood based on new construction and this does not meet the standard. I agree with the concern over property values, Walmart is a great place, but it does not accentuate the property values in the area, it may help commercial development. Walmart is being very smart, if they develop this area, they are gonna be the go to commercial area, if they were developed in the Brookshire’s area perhaps down on Washington, there is a lot more space, the City would then have more area for commercial development, Walmart could be a flagship and then there would be other commercial aspects there. If Walmart is allowed to move there they would be the go-to place, everyone will spend their money there; there isn’t as much room for development, so other stores can’t benefit from the Walmart draw. So if they are going to come, make where they would draw and increase the tax base for the whole City by making them go to a place where there is bigger areas down by Washington and FM 1417 (Heritage Parkway), there is not as many cross streets in and out Overland Park, there’s big areas where Brookshire’s potentially suppose to go, a bigger area for development or commercial usage. I agree the traffic issue is going to be a big issue. Sherman is trying to compete with Allen and a lot of surrounding areas, if one of the nicer areas is allowed to have a Walmart, that plays a lot of roles where you develop inside the City or are you going to go outside the City. I love O’Hanlon, I love Sherman, I’m glad to be here, but that is something to consider.”

Nancy Nichols, 2933 Overland Trail, Sherman, TX

“If this goes through, if they are going to put up a screen wall for the church then they should be as considerate to put up a screen wall for us on Overland because certainly I

don't want to look out my driveway and see those parking lots or part of the facility. So if they are going to do that, then give me a screen wall just like they are going to do for the church."

Jason Griffin, 2805 Goodnight Circle, Sherman, TX

"I have mixed emotions with this whole Walmart piece; we definitely need a new grocery store in the area. I am concerned about traffic, architectural detail. I visited a new Grand Opening of a Walmart in Plano, completely different elevation, nice cast stones, and nice arches, very similar to the Boothe Office Buildings. What studies have the City of Sherman done so far; I know there have been a couple of traffic studies because I have seen the black rubberized pneumatic that you drive over, they have been seen in the street, I don't know if Walmart has done that, has the City of Sherman done any of that study, do we have the results, what is going on with the road, with the increased traffic, what has the City thought about that. If it's done right, if it's going to come, you might as well be a team and work together for everyone to be happy."

Nicole Griffin, 2805 Goodnight Circle, Sherman, TX

"I agree, if it is a closed done deal, then that's a different story, but if it has not closed, and if there is a way to move it to another location like the Washington/FM 1417 (Heritage Parkway) intersection and where it could be a flagship store, a retail center, we wouldn't have to deal with neighborhoods being affected, wouldn't have to deal with families affected by the noise of the trucks, the trash blowing around, crime. We live by Pecan Grove Park, I don't know if Walmart will carry alcohol, but I assume they will sell beer at least, I don't like the idea of that being that close to a park, especially with the hours of operation. So I think everyone in here would like for it to be considered to be moved. If we don't have a say so, then I like for them to let us know. If it is a done deal, then there needs to be an inlet to get into Canyon Creek, the speed limit being 60 mph, turning into Canyon Creek with all the traffic, there needs to be an inlet going into Walmart, the one lane road with a turn in will back up traffic. There was a wreck right behind our house just this last weekend, someone turning into Canyon Creek going to Shakespeare in the Park, big wreck; it is not working right now, I can only imagine what it is going to be with that much traffic."

Joe Shadid, 2901 Canyon Creek, Sherman, TX

"I'm building a house in O'Hanlon, I don't live there yet but I walk through the neighborhood quite a bit and there are a lot of children in this area. What everyone has said, it really does concern me with the safety. This is not as nice as some of the other people have said, it does not look as nice as some of the other stores in the area and I think it will diminish the neighborhood. I think there are a lot of things we need to think about."

Jim Cabe, 2300 San Miquel, Sherman, TX

“Part of my backyard will be the entrance on FM 1417 (Heritage Parkway) from what I saw, my concern is traffic. San Miguel is a street you can enter FM 1417 (Heritage Parkway) from Lamberth, that is the only way in and out and if there is much congestion there at the intersection, it could make it hard for residents to leave their neighborhood. If they widen the road, is it going to impact my side? I have trees that help with the noise, they don’t belong to me but I would hate see them removed; it is a good buffer, I’m not able to control that, but it would make our problems a lot more with the noise and lights; that is my concern.”

Charlie Blanton, 2510 Silverado Trl., Sherman, TX

“We had the good fortune of moving from Denison to Sherman this spring and soon we realized there would be a cost associated with that, houses are more expensive here, there are deed restrictions we faced here that we didn’t face in the Denison area, but we felt it was worth it because it is a nice area, it’s a nice residential area and we are going to have to earn it to live here. When I think about the two variances that Walmart is asking here first, the signage, I’m glad they are pulling back the signage a little bit, but they are still asking for double from what we currently allow. I’m sorry but I don’t think anyone is ever going to drive down FM 1417 (Heritage Parkway) and Lamberth and say what is that massive store there that Walmart is on, I won’t stop because there is not a massive sign there. I see no reason to double the current requirements for signage. The second issue is parking. The current Master Plan requires more land for parking than building floor area. I don’t think anyone has ever been in a Walmart parking lot and had a pleasant experience; they’re jammed packed, there are people everywhere, there are dangers for kiddos, there are dangers for people with mobility issues, they are not safe. I think it is a really small cost for them to follow the current requirements we have for them. I’m opposed to the plan, but if you vote for it, the one thing that I would ask is you make them pay for part of the cost of doing this, make them earn for being in our City the way we have to buy homes there. Being a low cost leader is a great business model, but being a low cost builder in our City is not in the best interest of our City.”

Sue Raasch, 2617 Riata, Sherman, TX

“I was happy to hear that it’s a monument sign; is it going to be chartreuse and is it going to be out in the street with a big ole banner of chartreuse, or is it going to be rock, stone, nice Walmart sign.”

Tom Bolin, 2608 Silverado Trl., Sherman, TX

“My concern is more of the Walmart we have now, trucks park there twenty-four hours a day, seven days a week, they are inside their semis sleeping, I’m hoping that is not part of this. In the neighborhood currently, I enjoy going outside at night seeing the stars, I’m hoping they will be

having down lighting, not lighting up the sky like you use to see. Those are my two concerns and also the traffic flow.”

Chairman Hicks explained one concern was about trash blowing around and asked Ms. Martin for a rebuttal.

Ms. Martin explained “there is routine maintenance at Walmart sites that would be in charge of cleaning that up, as well as giraffe or something like that with their operating procedures.”

Chairman Hicks explained as far as the wall, “it is required on the west side of the property because it butts up to residentially zoned property, the lot north of Walmart is zoned C-1 (Retail Business) District and does not require a wall or buffer there.”

Mr. Johnson explained “the best thing to do is to get to know your store manager and work with him to work out any issues.”

Mr. Holcomb explained “as far as the traffic issues we have done a traffic study and have been working with City Staff and will be working with TXDOT to work out any traffic issues. The location, Walmart is very good at looking for real estate, working with brokers and knowing what is available; they feel this is the best location for their development.”

“They will be using LED lighting, all down lights; there is no spill over onto adjacent sites. The times of operation will be determined as the store opens to see if it is feasible to be open twenty-four hours a day.”

Ms. Martin did not anticipate any overnight parking of eighteen wheelers on the property at the Neighborhood Market and they do not allow truck idling.

Scott Shadden explained “truck parking would not be permitted in the parking lot.”

Ms. Martin explained “the landscaping will be above code, we are not doing the bare minimum on that. We are going with a nicer eight foot screen wall; it will be a nicer material than what is required.”

Chairman Hicks explained “the only issues we are dealing with are to allow two signs and reduce the number of parking spaces. The fewer parking spaces are being replaced with green space according to what their plan is. I think the sign variance makes a lot of sense; if they did the way the City said they had to do it, the neighborhood would probably hate that, having a sign right at the corner of the Fueling Station.”

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

BOARD OF ADJUSTMENTS

EXCEPTION TO ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) TO ALLOW TWO 83 SQUARE FOOT FREESTANDING SIGNS IN LIEU OF ONE 65 SQUARE FOOT FREESTANDING SIGN PERMITTED PER DEVELOPMENT LOT IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the exception to allow two 65 square foot freestanding signs in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District with the understanding no signage will be allowed on the corner of FM 1417 (Heritage Parkway) and Lamberth Road in the future (Lot 1 of the O’Hanlon Ranch Shopping Center Addition) and subject to the Staff Review Letter. Second by Commission Member Barton.

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

VOTING NAY: NONE

MOTION CARRIED

BOARD OF ADJUSTMENTS

EXCEPTION TO ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW 168 OFF-STREET PARKING SPACES IN LIEU OF 195 REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow 168 off-street parking spaces in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District subject to the Staff Review Letter. Second by Commission Member Gilbert.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A WALMART NEIGHBORHOOD MARKET AND FUELING STATION

ACTION TAKEN.

Motion by Commission Member Morgan to approve the site plan subject to the columns on the fueling station being upgraded to masonry and subject to the Staff Review Letter. Second by Commission Member Barton.

PLANNING & ZONING COMMISSION MINUTES – JUNE 17, 2014

**VOTING AYE: HICKS, GILBERT, BARTON, THORPE,
MORGAN AND DUTTON**

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 6:54 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY