



**BUILDING FOR ABC SUPPLY COMPANY, INC.**

The property is located at 2325 North Travis Street; between Pelton Street and Lamberth Road; ABC Supply Company is the tenant. 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 2000. A Specific Use Permit to allow outside storage & wholesale distributing of siding, guttering & roofing materials in a C-2 (General Commercial) District was granted in 2005. Site plan approval for an accessory building was granted at the March 19, 2013 Planning and Zoning Commission Meeting, but the building was never built.

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 (Exterior Insulation Finishing System) and the east elevation of the building will be metal siding.

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

**REPLAT – CONSENT AGENDA ITEM**

**THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND WESTWOOD PROFESSIONAL SERVICES, (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 5100 N. TRAVIS STREET, BEING 2.960 ACES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, ALSO BEING LOT 13, BLOCK F, AUSTIN LANDING ADDITION, PHASE ONE, AS FOLLOWS:**

***PLANNING AND ZONING COMMISSION***

**REPLAT APPROVAL OF AUSTIN LANDING, PHASE ONE, BLOCK F, LOT 13**

The property is located at 5100 North Travis Street between Liberty Hill Trail and Kreager Road. The owners would like to replat (1) one commercial lot containing 2.960 acres to develop a road (Wisteria Lane) to the Austin Landing, Phase 2A development.

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

**FINAL PLAT – CONSENT AGENDA ITEM**

**THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND WESTWOOD PROFESSIONAL SERVICES, (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 4600-5300 BLOCKS N. TRAVIS STREET, BEING 29.943 ACES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO.**

**REPLAT – AUSTIN LANDING, PHASE ONE, BLOCK F, LOT 13  
5100 N. TRAVIS  
(STONEHOLLOW HOMES)**

**FINAL PLAT – AUSTIN LANDING, PHASE 2A  
4600-5300 BLK. N. TRAVIS  
(STONEHOLLOW HOMES)**

**42 AND ALL OF LOT 13, BLOCK F, AUSTIN LANDING ADDITION, PHASE ONE, AS FOLLOWS:  
*PLANNING AND ZONING COMMISSION*  
FINAL PLAT APPROVAL OF AUSTIN LANDING, PHASE 2A**

The property is located in the 4600-5300 Blocks of North Travis Street between North Creek Drive and Kreager Road. The Preliminary Plat of Austin Landing, Phase 2A was approved at the October 21, 2014, Planning and Zoning Commission Meeting. The owners would like to plat Austin Landing, Phase 2A into (70) seventy lots for residential development.

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

**REPLAT – CONSENT AGENDA ITEM  
THE REQUEST OF WALT DERONDE (OWNER), GREG EDWARDS ENGINEERING SERVICES, INC. (ENGINEER) AND COX LAND SURVEYING COMPANY (SURVEYORS) CONCERNING THE PROPERTY IN THE 1900 BLOCK OF CREEKSIDE AVENUE AND THE 3700 BLOCK OF WEST PARK AVENUE, BEING 1.860 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 ALSO BEING ALL OF LOTS 3 & 4, PARK PLAZA ADDITION, AS FOLLOWS:  
*PLANNING AND ZONING COMMISSION*  
REPLAT APPROVAL OF LOTS 3 & 4, PARK PLAZA ADDITION.**

The property is located in the 1900 Block of Creekside Avenue and the 3700 Block of West Park Avenue; the northwest corner of Creekside Avenue and West Park Avenue in the Pebblebrook Subdivision off of FM 1417 South (Heritage Parkway). The owner would like to replat the property into (5) five lots for residential development.

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

**REPLAT – CONSENT AGENDA ITEM  
THE REQUEST OF AMERISTATE BANK (OWNERS), VILBIG & ASSOCIATES, PLLC (ENGINEER) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK E. LAMBERTH ROAD, 2500 BLOCK MASTERS STREET AND THE 2400-2500 BLOCKS LOY LAKE ROAD, BEING 8.633 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND PART OF LOT 4, BLOCK 1 OF DR. J.H. CARRAWAY'S SUBDIVISION AND ALSO BEING ALL OF LOT 2 OF THE REPLAT OF LOT 3, BLOCK 1, DR. J.H. CARRAWAY'S SUBDIVISION, AND LOTS 1 & 2, AMERISTATE CENTRAL PLAZA, A REPLAT OF LOTS**

**REPLAT – LOTS 3 & 4, PARK PLAZA ADDN.  
1900 BLK. CREEKSIDE AVE.  
& 3700 BLK. W. PARK AVE.  
(WALT DERONDE)**

**REPLAT – AMERISTATE BANK ADDN., A REPLAT OF PART OF LOT 4, BLK. 1, DR. J.H. CARRAWAY'S SUBDIVISION AND A REPLAT OF THE REPLAT OF LOT 3, BLOCK 1 AND A REPLAT OF AMERISTATE CENTRAL PLAZA.  
700 BLK. E. LAMBERTH RD.,  
2500 BLK. MASTERS ST. &  
THE 2400-2500 BLKS. LOY LAKE RD.  
(AMERISTATE BANK)**

1&2, BLOCK 1, DR. J.H. CARRAWAY'S SUBDIVISION,  
AS FOLLOWS:

**PLANNING AND ZONING COMMISSION**

REPLAT APPROVAL OF AMERISTATE BANK  
ADDITION, A REPLAT OF PART OF LOT 4, BLOCK 1,  
DR. J.H. CARRAWAY'S SUBDIVISION AND A REPLAT  
OF THE REPLAT OF LOT 3, BLOCK 1 AND A REPLAT  
OF AMERISTATE CENTRAL PLAZA.

The property is located in the 700 Block E. Lamberth  
Road, 2500 Block Masters Street and the 2400-2500  
Blocks Loy Lake Road between Lamberth Road and  
Peyton Street. The owners would like to replat the  
property into (6) six lots for commercial development.

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

**TEMPORARY USE PERMIT**

THE REQUEST OF SERAJ ALI (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**

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.

TUP – SNOW CONE STAND  
1802 E. HOUSTON  
(SERAJ ALI)

**Walter Cole, 1809 E. Lamar, Sherman, TX**

Mr. Cole appeared to represent Mr. Ali and answer  
any questions. The property is located at 1802 East  
Houston Street, the southeast corner of Houston and  
Carr Streets. The property is zoned a C-1 (Retail  
Business) District, but is being used as residential.  
The snow cone stand has been at this location since  
2008, but under different ownership.

Mr. Cole explained he sold the property to Mr. Ali. "I  
have had the snow cone stand for the last seven  
years; he has bought the entire half block that I  
owned, plus the snow cone business and will be  
running it." 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 Temporary Use  
Permit.

**ACTION TAKEN.**

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

VOTING AYE: GILBERT, THORPE, ELLIOTT,

PATTERSON AND VANDERVEER.  
VOTING NAY: NONE  
MOTION CARRIED

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

**SPECIFIC USE PERMIT**

THE REQUEST OF CRISTOBAL & FAVIAN MADRID  
(OWNERS) AND SALOMON RIVERA (APPLICANT)  
CONCERNING THE PROPERTY AT 1908 EAST  
LAMAR STREET, BEING LOT 1, BLOCK 1, EASTSIDE  
BUSINESS PARK, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL  
UNDER ORDINANCE NO. 2280, SECTION 8,  
SUBSECTION (5) (A) TO ALLOW AUTOMOBILE  
SALES IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – AUTOMOBILE SALES  
1908 E. LAMAR  
(CRISTOBAL & FAVIAN  
MADRID)

**Nelson Rivera, 1908 E. Lamar, Sherman, TX**

Mr. Rivera appeared to represent the request for  
Salomon Rivera and answer any questions. The  
property is located at 1908 East Lamar Street between  
Dewey Avenue and Wanda Drive. The property is  
zoned a C-1 (Retail Business) District and was  
granted a Specific Use Permit to allow automobile  
sales at the February 7, 2011, City Council Meeting.  
The Specific Use Permit was voided after it  
discontinued for a period of sixty (60) consecutive  
days. The property has not been used for automobile  
sales since 2012, therefore requiring approval of a  
new Specific Use Permit.

Mr. Rivera explained they have owned a business in  
Dallas for the past six years and they would like to  
relocate to Sherman to be closer to family and  
friends. They had seen the Staff Review Letter and  
would abide by the Recommendations.

Commission Member Thorpe asked if they would be  
doing auto sales or repair.

Mr. Rivera explained they would be doing auto sales  
and small repairs on the vehicles.

Commission Member Thorpe asked if all the repairs  
would be happening outside in the parking lot.

Mr. Rivera explained there is a small cover in the back  
corner; it will be just small repairs, major repairs will  
be done at a different location.

**Regina Gonzalez, 107 S. Burdette, Sherman, TX**

Ms. Gonzalez explained they live within two hundred  
feet of this location. “There is already a mechanic  
shop in the area and if they are trying to sell cars;

there are not many businesses in the neighborhood. We have children in the neighborhood and the car sales would increase the traffic and the kids would not be able to play freely outside the home. We live right next to them, so that is my concern.”

An unknown citizen from the audience had the same concerns as Ms. Gonzalez.

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

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the Specific Use Permit to allow automobile sales subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, BARTON, THORPE, ELLIOTT, VANDERVEER, DAVIS AND PATTERSON.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF JESSE HOLT (OWNER), RUSSELL BRITT, UNITED BILT HOMES (REPRESENTATIVE) AND DATA LAND SERVICES (SURVEYORS) CONCERNING THE PROPERTY AT 502 E. CENTENNIAL STREET, BEING 0.778 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*  
ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-2 (HEAVY MANUFACTURING) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – M-2 TO R-1  
502 E. CENTENNIAL  
(JESSE HOLT)

Raechelle Holt, 502 E. Centennial, Sherman, TX and  
Korey Lincoln, United Bilt Homes, 4200 N. Highway  
75, Sherman, TX

Ms. Holt and Mr. Lincoln appeared to represent the request and answer any questions. The property is located at 502 East Centennial Street between South Branch and South First Streets. The property has been zoned an M-2 (Heavy Manufacturing) District for a number of years because of the proximity of being near the railroad tracks. The owner would like to rezone the property to an R-1 (One Family Residential) District to build a single family home on the lot.

Ms. Holt explained “this is her grandmother’s house, it is an old house and it just really needs to be rebuilt. The foundation has pretty well crumbled and we have had to tear down the garage because it has been deemed unsafe by several contractors, it is ready to collapse and there is mold in the house.”

Chairman Gilbert explained this is a house that is in a nonconforming use and you are requesting a down zone from a manufacturing district to residential.

Ms. Holt explained they want to rebuild, it has been a house, we’ve added on to it.

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

**ACTION TAKEN.**

Motion by Commission Member Barton to approve the zone change to an R-1 (One Family Residential) District. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, BARTON, THORPE, ELLIOTT, VANDERVEER, DAVIS AND PATTERSON.

VOTING NAY: NONE

MOTION CARRIED

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

**VARIANCE**

THE REQUEST OF CUPID INVESTMENTS INC. (OWNER), GREG PIERSON (REPRESENTATIVE) AND SARTIN AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3107 NORTH HAVEN DRIVE, BEING LOT 1, BLOCK C, NORTH HAVEN ADDITION, A REPLAT OF LOTS 1-25, BLOCK 1, REPLAT LOTS 1-17, BLOCK B AND LOTS 1-9, 13 & 14, BLOCK C, TURTLE CREEK NORTH ADDITION, SECTION FOUR AND ALL OF LOT 1-14, BLOCK 2 OF BLOCK TWO, TURTLE CREEK NORTH, SECTION FOUR REPLAT, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

VARIANCE TO ORDINANCE NO. 2280, SECTION 6.1.1 SUBSECTION (1) TO ALLOW A 24’ FRONT SETBACK IN LIEU OF 25’ REQUIRED IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Greg Pierson, Superintendant Cupid Homes, 715 S. Sam Rayburn Freeway, Sherman, TX

Mr. Pierson appeared to represent the request and answer any questions. The property is located at 3107 North Haven Drive, between Idlewood Drive and Avendale Court. A new residential house was built on the lot in 2014, it was discovered by the surveyor at closing that one of the corners of the house was built

VARIANCE – FRONT  
SETBACK  
3107 NORTH HAVEN DR.  
(CUPID INVESTMENTS, INC.)

over the (25) twenty-five foot setback requirement, therefore requiring approval of a variance to allow a (24) twenty-four foot front setback.

Mr. Pierson explained “when they originally built the house, we had the house staked, but the third pin noted on the survey was not marked for it, so when we pulled the string line and the City came out to measure to make sure we were within the setback, we all measured, we thought we were within it, but when the final survey happened, we were hanging over a foot due to that third pin and the curve in the front property line.”

Darry Gorse, 3110 North Haven Drive, Sherman, TX

Mr. Gorse explained he lives right across the street. He asked if they were doing this for the whole neighborhood or just this one house.

Chairman Gilbert explained this request is just for this one house.

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

**ACTION TAKEN.**

Motion by Commission Member Patterson to approve the variance to allow a 24’ front setback. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF WALT DERONDE (OWNER), GREG EDWARDS ENGINEERING SERVICES, INC. (ENGINEER) AND COX LAND SURVEYING COMPANY (SURVEYORS) CONCERNING THE PROPERTY IN THE 1900 BLOCK OF CREEKSIDE AVENUE, BEING 0.878 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND BEING PART OF LOT 3, PARK PLAZA ADDITION, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1 TO R-1  
1900 BLK. CREEKSIDE AVE.  
(WALT DERONDE)

Greg Edwards, 1621 Amanda Ct., Ponder, TX

Mr. Edwards appeared to represent the request and



answer any questions. The property is located in the 1900 Block of Creekside Avenue, the northwest corner of Creekside Avenue and West Park Avenue in the Pebblebrook Subdivision off of FM 1417 South (Heritage Parkway). The property is zoned a C-1 (Retail Business) District. The owner would like to rezone the property to an R-1 (One Family Residential) District to build single family homes on the lots.

Mr. Edwards explained “the owner is requesting to rezone the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for construction of comparable housing that is in the Pebblebrook subdivision and immediately across the street.”

Commission Member Thorpe asked if there would only be one home on the lot.

Mr. Edwards explained they are replatting the property into five lots for five homes on the lots.

Edgar De Guevara, 1813 Southridge Lane, Sherman, TX

Mr. De Guevara explained they are planning five houses on the lots, which way are they going to be facing, because anybody that is familiar with that area knows Park Avenue is the major in and out of the development; if the houses are going to face Park Avenue it will create traffic problems.

Commission Member Vanderveer explained the houses will face Creekside Avenue.

Mr. De Guevara was concerned with traffic coming out onto Park Avenue; “that is the only exit we have besides Moore Street which is in pretty bad shape right now.”

Mr. Edwards provided the replat and site plan showing how the lots would be laid out with the houses on the lots. He explained the residential traffic would generate less traffic than commercial.

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

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the zone change to an R-1 (One Family Residential) District. Second by Commission Member Elliott.

VOTING AYE: GILBERT, BARTON, THORPE, ELLIOTT, VANDERVEER, DAVIS AND PATTERSON.  
VOTING NAY: NONE  
MOTION CARRIED

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

**EXCEPTION & SITE PLAN**

THE REQUEST OF JEFF JEFFERS (OWNER) CONCERNING THE PROPERTY LOCATED AT 3319 TEXOMA PARKWAY, BEING LOTS 7-11, BLOCK 2, REDICK ADDITION, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW A 4' WAINSCOT EFIS (EXTERIOR FINISH INSULATION SYSTEM) WITH METAL SIDING EXTERIOR FACADE ON THE FRONT AND THE FIRST 19 ½ FEET OF THE SIDES IN LIEU OF THE REQUIRED MASONRY, BRICK, STONE, EFIS (EXTERIOR FINISH INSULATION SYSTEM) OR CONCRETE LAP SIDING FOR A STORAGE BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

***PLANNING AND ZONING COMMISSION***

SITE PLAN APPROVAL FOR A STORAGE BUILDING FOR JEFF'S AUTO SALES.

EXCEPTION – EXTERIOR FINISH  
SITE PLAN – ACCESSORY BUILDING  
3319 TEXOMA PARKWAY  
(JEFF JEFFERS)

(TABLED)

An email was received from Kelly Bickerstaff representing Mr. Jeffers requesting this item be tabled until the March meeting.

**ACTION TAKEN.**

Motion by Commission Member Thorpe to table the request. Second by Commission Member Patterson.

VOTING AYE: GILBERT, BARTON, THORPE, ELLIOTT, VANDERVEER, DAVIS AND PATTERSON.  
VOTING NAY: NONE  
MOTION CARRIED

THE REQUEST WAS TABLED.

**ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 5:25 p.m.

ADJOURNMENT

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY