



The property is located in the 5200 block of Texoma Parkway between Fallon Drive and Woodlake Road. The applicant would like to plat the property into two lots for commercial development.

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

**SITE PLAN – CONSENT AGENDA ITEM**

THE REQUEST OF CAJC CORPORATION (OWNERS), DAN MASSEY (APPLICANT), CLB ENGINEERS, INC. (ENGINEERS), NBS DRAFTING AND DESIGN (DRAFTING) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 5203 TEXOMA PARKWAY, BEING 2.27 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*  
SITE PLAN APPROVAL FOR MAC'S TAX & BOOKKEEPING SERVICE.

The property is located at 5203 Texoma Parkway between Fallon Drive and Woodlake Road. The applicant would like to construct a 1,688 square foot, brick veneer office building with an attached covered parking area for Mac's Tax and Bookkeeping Service; (13) thirteen parking spaces will be provided.

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

**REPLAT – CONSENT AGENDA ITEM**

THE REQUEST OF SEAN VANDERVEER (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCKS EAST PECAN AND NORTH MONTGOMERY STREETS, BEING PART OF LOT 10 AND ALL OF LOTS 11 & 12, BLOCK E, T.J. SHANNON SUPPLEMENT CONTAINING 0.43 ACRES, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*  
REPLAT APPROVAL OF VANDERVEER ADDITION, BEING A REPLAT OF A PART OF BLOCK E, T.J. SHANNON SUPPLEMENT ADDITION.

The property is located in the 200 blocks of East Pecan Street and North Montgomery Street; the southwest corner of Pecan and Montgomery Street. 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.

**EXCEPTION & SITE PLAN**

THE REQUEST OF JEFF JEFFERS (OWNER) CONCERNING THE PROPERTY LOCATED AT 3319

SITE PLAN – MAC'S  
TAX & BOOKKEEPING  
SERVICE  
5203 TEXOMA  
PARKWAY  
(CAJC CORPORATION,  
OWNERS; DAN  
MASSEY, APPLICANT)

REPLAT –  
VANDERVEER  
ADDITION, BEING A  
REPLAT OF A PART  
OF BLOCK E, T.J.  
SHANNON  
SUPPLEMENT  
ADDITION.  
200 BLK E. PEAN & N.  
MONTGOMERY  
(SEAN VANDERVEER)

EXCEPTION –  
EXTERIOR FAÇADE  
SITE PLAN – STORAGE

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.

BLDG.  
3319 TEXOMA  
PARKWAY  
(JEFF JEFFERS)

Jeff Jeffers, PO Box 1206, Pottsboro, TX

Mr. Jeffers appeared to represent the request and answer  
any questions. This item was tabled at the October 21,  
2014 and February 17, 2015, Planning and Zoning  
Commission Meetings. The property is located at 3319  
Texoma Parkway between Gallagher Drive and Frisco  
Road; Jeff's Auto Sales is the tenant.

Mr. Jeffers explained he would like to build a 50' x 60'  
metal building for Jeff's Auto Sales. The front of the  
building would have a 4' wainscot EFIS (Exterior Finish  
Insulation System) as well as the first 19 ½ feet of the  
sides to the first bay door; the remainder of the building  
would be metal.

Vice Chairman Patterson asked Mr. Jeffers what he  
planned to use for the wainscot.

Mr. Jeffers explained he has looked at materials that look  
like rock that are made out of concrete; they are 4'x8'  
panels. The first 19 ½ feet would be wrapped to the first  
garage door with the masonry material and the rest will be  
garage doors and metal. The front of the building will be  
150' off of Texoma Parkway, so it will not be that visible  
from the highway. He had seen the Staff Review Letter and  
would abide by the Recommendations.

Commission Member Vellotti stated when they discussed  
this at previous meetings, it was required that the entire  
area would need to be paved.

Mr. Jeffers explained the entire area from Texoma Parkway  
to the shop will be asphalt.

The Commissioners felt the front of the building should be  
the required masonry material.

Mr. Jeffers said "if there is no other way to approve the  
request; that is what we will do. I eventually want to move  
my office to the front of this building."

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 (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.

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the exception to allow a 4' high wainscot EFIS (Exterior Finish Insulation System) façade on the north and south sides for the first 19 ½ feet and full masonry on the front 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. Second by Commission Member Elliott.

VOTING AYE: PATTERSON, THORPE, DUTTON, ELLIOTT, AND VELLOTTI.

VOTING NAY: NONE  
MOTION CARRIED

**PLANNING AND ZONING COMMISSION**

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

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the site plan for a storage building for Jeff's Auto Sales subject to the Staff Review Letter. Second by Commission Member Elliott.

VOTING AYE: PATTERSON, THORPE, DUTTON, ELLIOTT, VELLOTTI, VANDERVEER AND DAVIS.

VOTING NAY: NONE  
MOTION CARRIED

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

**SITE PLAN MOBILE FOOD VENDOR**

THE REQUEST OF SHERMAN JM LLC, RICHARD RATLIFF (OWNERS) AND JEFF MURRAY (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1718 SOUTH ELM STREET, BEING PART OF LOTS 9-11 AND PART OF ELM STREET, SOUTHSIDE ADDITION REPLAT, AS FOLLOWS;

**BOARD OF ADJUSTMENTS**

SITE PLAN – MOBILE  
FOOD VENDOR  
1718 S. ELM  
(SHERMAN JM LLC,  
RICHARD RATLIFF,  
OWNERS; & JEFF  
MURRAY, APPLICANT)

**SITE PLAN APPROVAL AND PERMIT FOR A MOBILE FOOD VENDOR UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4.1)(A) IN AN M-2 (HEAVY MANUFACTURING) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.**

Jeff Murray, 186 Jim Lamb Road, Sherman, TX

Mr. Murray appeared to represent the request and answer any questions. The property is located at 1718 South Elm Street, the southwest corner of Lake and Elm Streets; 903 Brewers is the tenant. The applicant would like to operate a concession trailer (mobile food vendor), Saturdays 12 p.m. - 5 p.m. at this location.

Mr. Murray explained it is a self contained mobile food trailer, it is brand new, it hasn't been used yet; it is 16' x 8'. I would like to set up on the 903 Brewers property to sell food during their hours of operation. He had seen the Staff Review Letter and would abide by the Recommendations.

Vice-Chairman Patterson explained he saw where it is only going to be open on Saturdays 12 p.m. - 5 p.m.; it that correct.

Mr. Murray explained at this point, that is correct, but may open more times at a later date.

Scott Shadden, Director of Developmental Services explained they can operate the same hours as the business on the lot.

Jeremy Roberts, 1122 Fountain Creek, Pottsboro, TX

Mr. Roberts explained he is the owner of 903 Brewers. Our first year of business, we had 11,000 unique visitors, this year we are on pace for 20,000. We feel like we are really pulling more from the DFW area, we are starting to get more people from Houston and Austin, we are also seeing a wide range coming from Oklahoma City and Tulsa. Unfortunately, at all the other breweries there are food trucks and they come here and we look pretty silly, the City of Sherman doesn't allow food trucks, so we found someone that is willing to come on our property and sell food; nothing goes better with a good cold beer than a slider or tacos or something like that, so if I could have a truck on premise that I can trust to sell food to my people. We are open on Thursday nights and Saturdays. If we can get the revenue up for him then we are expecting to extend the hours to have him there. For those that come, there is no food, it is kind of disappointing and from other cities that come it is disappointing; we would like to have someone like Jeff that could be there to do this at our location.

Commission Member Thorpe explained on the Staff Review Letter it says there is "no outdoor seating allowed", I don't understand that, there is going to being

seating out there, Jeremy already has it. Is there any way we can address this now, so that we don't have a problem.

Mr. Shadden explained it is in the ordinance, to omit that he would have to request an exception.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan for the Mobile Food Vendor.

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the site plan for the Mobile Food Vendor subject to the Staff Review Letter. Second by Commission Member Vanderveer.

**VOTING AYE: PATTERSON, THORPE, DUTTON, ELLIOTT, AND VELLOTTI.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**SITE PLAN & EXCEPTIONS**

THE REQUEST OF SEAN VANDERVEER (OWNER), DAVID BACA STUDIO (ARCHITECT) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 220 E. PECAN STREET, BEING LOT 3, BLOCK 1, OF THE PROPOSED VANDERVEER ADDITION, BEING A REPLAT OF PART OF BLOCK E, T.J. SHANNON SUPPLEMENT, AS FOLLOWS:

**SITE PLAN –  
RESIDENTIAL  
DWELLING  
EXCEPTION –  
EXTERIOR FAÇADE  
EXCEPTION –  
RESIDENTIAL  
DWELLING IN CBD  
220 E. PECAN  
(SEAN VANDERVEER)**

***PLANNING AND ZONING COMMISSION***

**SITE PLAN APPROVAL TO ALLOW A RESIDENTIAL DWELLING IN THE CENTRAL BUSINESS DISTRICT.**

***BOARD OF ADJUSTMENTS***

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW A PREFINISHED AP PANEL AND STAINED WOOD AS A SIDING MATERIAL FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (6)(A) TO ALLOW A RESIDENTIAL DWELLING IN THE FIRST HALF OF THE FIRST FLOOR FACING A FRONT STREET IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

Commission Member Vanderveer abstained from this request because of a conflict of interest.

Jared Tredway, 505 N. McKown, Sherman, TX and Sean Vanderveer, 115 E. Wall, Sherman, TX

Mr. Tredway and Mr. Vanderveer appeared to represent the request and answer any questions. The property is located at 220 East Pecan Street; the southwest corner of Pecan and Montgomery Streets. The owner would like to construct a 2,150 square foot building to be used for single family occupancy. The exterior of the building will be masonry, pre-finished metal panels and ship lap wood siding. The dwelling will have four bedrooms and four parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Tredway explained “the Vanderveer’s would like to develop this building on this property and they would like to occupy the entire first floor as their private residence. The ordinance is currently written where a building in the Central Business District can have a residence on the back half of the first floor, so that is the request for the first part. The request for the AP panels is simply an aesthetic request, it is essentially a raised seam metal which you might see on a roof and this would be prefinished in a charcoal gray color, we want that because we like the way it looks. On the east side, there are a couple of areas that will have lap siding that would soften the appearance of the building.”

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

***PLANNING AND ZONING COMMISSION  
SITE PLAN APPROVAL TO ALLOW A RESIDENTIAL  
DWELLING IN THE CENTRAL BUSINESS DISTRICT.***

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the site plan for a residential dwelling in the Central Business District subject to the Staff Review Letter. Second by Commission Member Vellotti.

**VOTING AYE: VELLOTTI, DUTTON, THORPE, ELLIOTT, PATTERSON AND DAVIS.**

**ABSTAIN: VANDERVEER**

**VOTING NAY: NONE**

**MOTION CARRIED**

***BOARD OF ADJUSTMENTS***

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW A PREFINISHED AP PANEL AND STAINED WOOD AS A SIDING MATERIAL FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION

7, SUBSECTION (6)(A) TO ALLOW A RESIDENTIAL DWELLING IN THE FIRST HALF OF THE FIRST FLOOR FACING A FRONT STREET IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the exceptions to allow a prefinished AP panel and stained wood as a siding material for a residential dwelling and to allow a residential dwelling in the first half of the first floor facing a front street subject to the Staff Review Letter. Second by Commission Member Dutton.

VOTING AYE: PATTERSON, THORPE, DUTTON, ELLIOTT, AND VELLOTTI.

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 5:34 p.m.

ADJOURNMENT

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CHAIRMAN

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SECRETARY