

Wickchester, Houston, TX

Ms. Martin explained that was a typo; the ADA spaces were not added in, there are seven ADA parking spaces, so there should be 168 parking spaces.

Commission Member Barton moved to approve the Consent Agenda Item #11 “2206 & 2210 N. FM 1417 (Heritage Parkway -_Amended site plan approval for the Walmart Neighborhood Market and Fueling Station.” as presented subject to the Staff Review Letters. Second by Commission Member Patterson. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF MICHAEL L. MOORE (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1715 EAST KING STREET, BEING LOTS 1 & 2, BLOCK 2, J.C. LINNSTAEDT ADDITION, CONTAINING 0.327 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF MICHAEL MOORE ADDITION, A REPLAT OF LOTS 1 & 2, BLOCK 2, J.C. LINNSTAEDT ADDITION.

REPLAT – OF MICHAEL MOORE ADDITION, A REPLAT OF LOTS 1 & 2, BLOCK 2, J.C. LINNSTAEDT ADDN. 1715 E. KING (MICHAEL L. MOORE)

(MOVED TO MAY MEETING)

The owner, Michael Moore sent in a request to move this item to the May Planning and Zoning Commission Meeting.

AMENDED SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF HERITAGE SHERMAN 2014. LP BY KMS RETAIL, INC. (OWNERS), MALLORY MARTIN, KIMLEY-HORN AND ASSOCIATES, INC. (ENGINEER/SURVEYORS/REPRESENTATIVE) AND RAYMOND HARRIS & ASSOCIATES (ARCHITECTS) CONCERNING THE PROPERTY LOCATED AT 2206 & 2210 N. F.M. 1417 (HERITAGE PARKWAY), BEING LOTS 2 & 3, BLOCK A, O’HANLON RANCH SHOPPING CENTER LOTS 1, 2 AND 3, BLOCK A, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDED SITE PLAN APPROVAL FOR THE WALMART NEIGHBORHOOD MARKET AND FUELING STATION

AMENDED SITE PLAN – WALMART NEIGHBORHOOD MARKET AND FUELING STATION 2206 & 2210 N. FM 1417 (HERITAGE PARKWAY) (HERITAGE SHERMAN 2014. LP BY KMS RETAIL, INC.)

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. Site plan approval was granted for a Walmart Neighborhood Market and Fueling Station at the June 17, 2014 Planning and Zoning Commission Meeting as well as exceptions to allow 168 off-street parking spaces in lieu of the 195 required and to allow two 83 square foot freestanding signs in lieu of 65 square foot 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). An exception was also granted at the January 20, 2015 meeting to not require a screening device 100' from the rear (west) property line to allow visibility of the adjacent Church sign.

The project includes constructing a Walmart Neighborhood Market building (approximately 41,323 square foot) and a Fueling Station, providing associated parking areas and landscaped areas. The exterior of the building will be masonry with stone accents. The site plan has been revised to include a 740 square foot kiosk with 4 fuel pumps; the previous approved site plan included a 192 square foot kiosk with 6 fuel pumps.

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:

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

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.

Glenda Hunter, 1814 E. May, Sherman, TX
Mrs. 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 for the past thirteen years; this is the fourteenth year. She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if there had been any complaints against the snow cone stand.

Scott Shadden, Director of Developmental Services responded no, there have not been any complaints.

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 to allow a snow cone stand May through September in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE
MOTION CARRIED

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

SITE PLAN

THE REQUEST OF KAISER ALUMINUM FABRICATED PRODUCTS (OWNERS), DANA MANN (REPRESENTATIVE), COFFMAN ENGINEERS (ENGINEERS) AND ROBERT KASBERGER APPLIED SERVICES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4300 SOUTH U.S. HIGHWAY 75, BEING 45.923 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR AN EXPANSION OF THE ALUMINUM EXTRUSION PRESS FACILITIES FOR KAISER ALUMINUM FABRICATED PRODUCTS FOR A NEW PRESS LINE BUILDING IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN – NEW
PRESS LINE BLDG.
4300 S. HWY. 75
(KAISER ALUMINUM)

Kyle Jackson, 4300 S. Highway 75, Sherman, TX

Mr. Jackson appeared to represent the request and answer any questions. The property is located at 4300 South U.S. Highway 75 in the Blalock Industrial Park; Kaiser Aluminum Fabricated Products is the tenant. Mr. Jackson explained Kaiser Aluminum is expanding their aluminum extrusion press facilities by adding a new press line building to the west of the current building. The press line building will be approximately 56,000 square feet. They will also have another quality assurance and shipping building approximately 6,500 square foot. The press line building will house the press and associated equipment, restrooms, offices, conference rooms, maintenance shop and die shop. The building will have an insulated metal wall panel exterior finish. He 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 Elliott to approve the site plan subject to the Staff Review Letter. Second by Commission Member Thorpe.

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

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 MICHAEL L. MOORE (OWNER)

SUP & SITE PLAN –
GROUND MOUNTED

CONCERNING THE PROPERTY AT 1715 EAST KING STREET, BEING LOTS 1 & 2, BLOCK 2, J.C. LINNSTAEDT ADDITION, AS FOLLOWS:

SOLAR PANELS
1715 E. KING
(MICHAEL L. MOORE)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW THE INSTALLATION OF GROUND MOUNTED SOLAR PANELS IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

(MOVED TO MAY MEETING)

The owner, Michael Moore sent in a request to move this item to the May Planning and Zoning Commission Meeting.

(RENEW) TEMPORARY USE PERMIT

(RENEW) TUP –
SNOW CONE STAND
1330 W. TAYLOR
(TRAVIS BACA)

THE REQUEST OF CHARLES E. ANDERSON (OWNER) AND TRAVIS BACA (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR STREET, BEING 3.43 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, 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 A C-1 (RETAIL BUSINESS) DISTRICT.

Theresa Baca, 802 W. Bells Blvd., Bells, TX

Mrs. Baca appeared to represent the request and answer any questions. The property is located 1330 West Taylor Street across from Fairview Park. In December 2010, the property was rezoned to a C-1 (Retail Business) District, but is still being used as residential, which requires approval for a Temporary Use Permit. Mrs. Baca explained this is the second year they have operated the snow cone stand, but the previous owners had the stand at this location since 1999. She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if there had been any complaints against the snow cone stand.

Scott Shadden, Director of Developmental Services responded no, there have not been any complaints.

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 to allow a snow cone stand May through September in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Barton.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF IPENEMA INVESTMENTS LTD. (OWNER) AND TODD BASS, NORTH TEXAS SERVICES (SIGN CONTRACTOR/REPRESENTATIVE) CONCERNING THE PROPERTY AT 1111 N. TRAVIS STREET, BEING ALL OF LOTS 12, 14 & A PART OF LOT 13, J.F. EVANS ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) (A & D) TO ALLOW A FREESTANDING SIGN WITH A 3' FRONT SETBACK IN LIEU OF 25' REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

**VARIANCE – SIGN
SETBACK
1111 N. TRAVIS
(IPENEMA
INVESTMENTS LTD)**

Todd Bass, North Texas Services, 1602 E. Houston, Sherman, TX

Mr. Bass appeared to represent the request and answer any questions. The property is located at 1111 North Travis Street; the southeast corner of Travis and Kerr Streets, Sherman Bazaar is the tenant. Mr. Bass explained they are requesting a 3 foot setback from the front property line on an existing sign pole. “There was a Family Dollar Store at this location in the past, the sign we are requesting is the exact same sign that the Family Dollar had, so we are not increasing the size of the sign, but we are requesting to use the same pole. A couple of reasons for that are cost, but the main reason is there is no place to set it back without it going in the middle of the parking lot and still be visibly seen down the street. Almost all the signs down there are along that same line. The existing sign pole is twenty-one (21) feet off of the curb; the edge of the sign will be three (3) feet from the property line.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the owner had seen the Staff Review Letter stating the sign in the back of the property will have to come down before this sign can be approved for a permit.

Mr. Bass responded “yes, the only reason it has not been taken down before is, we wanted to see if we would be approved for a variance for this sign first; if not we would use the other sign.”

Commission Member Vanderveer asked if the top of the sign would set on top of the pole.

Mr. Bass explained “the previous sign sled down over the existing pole; we are going to do the same thing, basically sandwich the pole. Instead of going with your standard double faced sign where you have a hole in the middle of it

and you just slide it over the pole, with a LED sign, you basically sandwich two single faced signs.”

Commission Member Vanderveer asked, so this is an LED sign.

Mr. Bass responded “yes, it is a LED sign, same size.”

Commission Member Vanderveer asked if the sign would be brightness controlled at night.

Mr. Bass explained “yes, it would dim at night automatically.”

Mr. Shadden explained “there is a line in the ordinance that states it cannot be confused with a traffic signal, like green, red or yellow flashing. He asked if the ends of the sign would be boxed in where the two panels go.”

Mr. Bass responded “yes; that will be enclosed to stop any birds from nesting or weather getting in there, they also look a lot better when they are enclosed.”

Chairman Gilbert asked if he thought there would be any safety concerns with the sign.

Mr. Bass did not think there were any safety concerns with the LED sign; “there are LED signs already in the area and I do not know of any problems. No matter where you put an LED sign, a lot of it has to do with programming. I don’t know if you have any ordinances in place that deal with programming of signs, how long they are suppose to be up, how many times they can flash and things of that nature; all that is done with programming and that can be an issue.”

Mr. Shadden asked “if he would consider going with the digital billboard transition times and display times; I believe it is eight seconds and two seconds for the transition.”

Mr. Bass explained he would turn that all in to the owner and tell him these are the rules and regulations; it would be up to them.

Mr. Shadden explained “the motion could be made subject to that, and if they didn’t do that, then it would be a violation. In our billboard ordinance, there is a display time, I could be off a few seconds, but I think it is eight seconds that each message has to display and they can’t transition faster than two seconds. So if you made a motion subject to complying with the transition, display times and brightness of our digital billboards that would cover a lot of ground.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the

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variance subject to the Staff Review Letter and subject to complying with the transition, display times and brightness that are in the digital billboard sign ordinance. Second by Commission Member Thorpe.

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

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 5:25 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY