

- 11 p.m. Sunday thru Thursday. They will be utilizing the existing structure, a temporary electric pole with low voltage LED lighting; outside loud speakers will not be used. Signs will be placed twenty-five (25) days prior to opening and removed ten (10) days after each showing. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Dutton asked about parking; “what’s your plan for that? I’ve driven by several times and it seems that a lot of people are crossing over the street right there.”

Mr. LeBlanc explained they have about fifty-six (56) parking spots, we can utilize all the area where the snow cone stand is, since he is through and all the way up to the Anderson’s house, they allow us to use that, I can get between 55-60 cars in there. We do have people that choose to park across the street at the Splash and walk through the park. We have parking attendants and security watching the traffic for anyone that is crossing the street. We have a security person that walks the parking lot at Splash too, to make sure there is no vandalism. Most of the kids parents drop them off for an hour and then they will come back to pick them up; we have a place up front for drop-offs, so they don’t cross the street.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit and site plan.

ACTION TAKEN.

Motion by Commission Member Barton to approve the renewal of the Temporary Use Permit to allow a Haunted House from October 2nd through November 14th, 2015 and February 12th and 13th, 2016 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Dutton.

VOTING AYE: PATTERSON, BARTON, DUTTON, ELLIOTT 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 THE CITY OF SHERMAN (OWNERS) CONCERNING THE PROPERTY AT 2200 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 2, HALIBURTON ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW AN ELEVATED WATER STORAGE TANK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**SUP – ELEVATED
WATER STORAGE
TANK
2200 S FM 1417
(HERITAGE
PARKWAY)
(CITY OF
SHERMAN)**

Mark Gibson, City of Sherman, Director of Utilities, 220 W. Mulberry, Sherman, TX

Mr. Gibson appeared to represent the request and answer any questions. The property is located at 2200 South FM 1417 (Heritage Parkway) between Park Avenue and Steeple Chase Drive.

Mr. Gibson explained “the City of Sherman is planning to construct a water storage tank at this site. It will be a concrete pedestal tank with a steel tank on top. The tank will be approximately 135-150 foot tall; it will mirror the Gallagher tank in height. The tank itself is a 1.5 million gallon tank, but it could be as big as 2 million gallons, depending on what we evaluate and what factors we have to consider. It is basically 9 foot in diameter with 40’ diameter columns, 135-150 foot tall.”

“In the packet, we presented a plat of the property showing the property and a site plan with the Booster Pump Station. One reason we chose the Booster Pump Station site is the City does own the property, it is in our surface water zone where we need the tank and it has the infrastructure in place to serve the tank, we don’t have to build any water lines to or from the tank. We own the property, which is a terrific advantage, and it is in a growth area for the City of Sherman; we figure there will be growth to the west. The tank site, as it sits now is a quarter of a mile from the nearest housing development; there is a pump station on site with a ground storage tank. The sketch I presented in the packet, there were two places to put the tank, there were some hard choices to put the tank, but the picture I gave you was the wrong one, so I gave you a supplemental one (included in the minutes), the tank will actually be on the west end of the property instead of the east end. The tank will be similar to the tank in Prosper (picture attached) with the City of Sherman logo on it.

Commission Member Davis explained “you said everything is proposed for that tank but then you said probably, it there a chance this could change.”

Mr. Gibson explained “the only thing that would change would be the size of the tank; we may be looking at 2 million gallons instead of 1.5 million. If that happens the tank itself will be a little thicker; it will sit in the same place and have pretty much the same footprint.

Commission Member Vanderveer asked if this was the last one to pair up.

Mr. Gibson explained this tank will be paired with the Gallagher tank. It will also allow us to take the Gallagher tank out of service when we are doing a lot of modifications to the water service. The tank on Gallagher is a 2 million gallon tank; it is a different type of tank, it’s a legs tank with elliptical on top. We think this is a lot cleaner tank and a lot more modern looking; a development could go around it.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow an elevated water storage tank in an R-1 (One Family Residential) District. Second by Commission Member Davis.

VOTING AYE: PATTERSON, BARTON, DUTTON, ELLIOTT, DAVIS 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 5:11 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY