

STATE OF TEXAS §
 July 21, 2015
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on July 21, 2015.

MEMBERS PRESENT: CHAIRMAN GILBERT,
COMMISSION MEMBERS: VICE-CHAIRMAN PATTERSON,
THORPE, BARTON, DAVIS, AND VANDERVEER

MEMBERS ABSENT: ELLIOTT, DUTTON AND VELLOTTI

CALL TO ORDER

Chairman Gilbert called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 16, 2015 Meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Patterson. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, BARTON, THORPE, PATTERSON AND VANDERVEER.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 7, 10 & 12)

Consent Agenda items are considered to be routine and non-controversial items. The Commission reviewed the Consent Agenda. Commission Member Thorpe moved to approve the Consent Agenda, as presented subject to the Staff Review Letters. Second by Commission Member Vanderveer. All present voted AYE.

CONSENT AGENDA

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF BALL DPF, LLC AND DENNIS HALIBURTON (OWNERS), CHANCE FINCH (APPLICANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 401 NORTH WALNUT AND 311 EAST MULBERRY STREETS, BEING 1.844 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BALL DPF ADDITION

FINAL PLAT – BALL DPF ADDITION
401 N. WALNUT & 311 E. MULBERRY (BALL DPF, LLC & DENNIS HALIBURTON)

The property is located at 401 North Walnut Street and 311 East Mulberry Street; the northeast corner of Walnut and Mulberry Streets. The owners would like to replat the

property into three lots for commercial development.

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

SITE PLAN – CONSENT AGENDA ITEM

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

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN AUTOMOBILE SALES OFFICE FOR JEFF'S AUTO SALES.

SITE PLAN – AUTO
SALES OFFICE
3319 TEXOMA
PARKWAY
(JEFF JEFFERS)

The property is located at 3319 Texoma Parkway between Gallagher Drive and Frisco Road; Jeff's Auto Sales is the tenant. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District. An exception to allow a 4' high wainscot EFIS (Exterior Finish Insulation System) facade on the north and south sides for the first 19 1/2 feet and full masonry on the front of a 50' x 60' storage building for Jeff's Auto Sales was approved at the March 17, 2015, Planning and Zoning Commission Meeting.

The owner would like to construct a 25' x 50' office with an attached porch to the proposed storage building. The exterior of the building will meet the masonry requirements. The existing office will be removed after construction has been completed.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF BARBARA BROWN (OWNER) ENTERPRISE RENT-A-CAR (TENANT), JON FLANSBURG (REPRESENTATIVE) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4119 TEXOMA PARKWAY, BEING 0.59 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CAR WASH FOR ENTERPRISE RENT-A-CAR.

SITE PLAN – CAR
WASH
4119 TEXOMA
PARKWAY
(BARBARA BROWN,
OWNER;
ENTERPRISE RENT-
A-CAR, TENANT)

The property is located at 4119 Texoma Parkway, the southeast corner of Texoma Parkway and Frisco Road. The property is zoned a C-2 (General Commercial) District. The owners would like to construct a 26' x 21' car wash area with overhead canopy for Enterprise Rent-a-Car for hand washing their vehicles.

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

VARIANCE

THE REQUEST OF AL DENSON (OWNER) AND BILLY HUGHES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1909 RIDGECREST LANE, BEING LOT 6, BLOCK A, PEBBLEBROOK PHASE 3A, A REPLAT OF PEBBLEBROOK, PHASE III, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 21' REAR SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR
SETBACK
1909 RIDGECREST
(AL DENSON)

Paul Pritchett, 251 Queens Dr., Pottsboro, TX

Mr. Pritchett appeared to represent the request and answer any questions. The property is located at 1909 Ridgecrest Lane in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). The owner would like to construct a new home on the lot, twenty-one (21) foot from the rear property line. He had seen the Staff Review Letter and would abide by the Recommendations.

Cheri Browder, 1920 Ridgecrest, Sherman, TX

Mrs. Browder explained she has lived at 1920 Ridgecrest Lane for fifteen years. “There is no room on that property for anything, not a house; there is a creek there, I don’t know what you are building, but it is going to go down to the creek.”

Mr. Pritchett explained “Billy Helvey (Surveyor) is doing the site plans for the homes, so before anything will be built, the site plan will be in place to know where everything will be located.”

Mrs. Browder explained “the City ordinance is twenty-five feet from the property line, so if you move it for him, then the next person, and the next person, and the city ordinances go away.”

Mr. Pritchett explained they have seven lots in a row, out of the seven lots are two lots that the plans are requesting a variance.

Mrs. Browder stated “but sometime in the future someone will come to request another variance and another.”

Mr. Pritchett explained “Mr. Helvey will be putting the site plan together and at that time we will know how everything will fit on the lot.”

Scott Shadden, Director of Developmental Services explained “the variance is for the rear setback, not the front.”

Commission Member Vanderveer explained “the 60’ x 110’ lot had to be approved by the Planning and Zoning Commission, correct? So, when you buy the lot, you know there is a 25’ setback on the front and back and that you are limited to 60’ x

110', I'm assuming or you should."

Mr. Pritchett stated "the variance is for the back."

Chairman Gilbert explained "considering this is proposed construction, you are asking for a variance, the home has not been built yet, occasionally we have situations where things work on paper and you get them laid out on the lot and they would be off a foot or two. In this situation you know and you are requesting that there be a reduction in the setback prior to starting the homes. There is a separate zoning for patio homes, which reduces the side yard, front and rear yard setbacks; that might be something to consider."

Mr. Pritchett explained "that would be something to relate to Mr. Denson, but the plans he has picked out already with the setback; he has plans that he wants to put on all seven lots."

Chairman Gilbert asked if the land behind these lots undeveloped?

Mr. Pritchett believed it was, "but I actually have not been out there, I've looked at the plat, I was called at the last minute to represent the request."

Mrs. Browder explained "it is a cattle field out there; somebody owns that whole tract and has cattle on it."

Commission Member Barton asked if they plan on putting the same size house on all the lots.

Mr. Pritchett explained "the homes will all be built at the same time and will be approximately 1,700 – 1,900 square feet."

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the variance to allow a 21' rear setback for a residential dwelling 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.

VARIANCE

THE REQUEST OF AL DENSON (OWNER) AND BILLY HUGHES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1913 RIDGECREST LANE, BEING LOT 5, BLOCK A, PEBBLEBROOK PHASE 3A, A REPLAT OF PEBBLEBROOK, PHASE III, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20' REAR SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR SETBACK
1913 RIDGECREST
(AL DENSON)

Paul Pritchett, 251 Queens Dr., Pottsboro, TX

Mr. Pritchett appeared to represent the request and answer any questions. The property is located at 1913 Ridgecrest Lane in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). The owner would like to construct a new home on the lot, twenty (20) foot from the rear property line.

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

ACTION TAKEN.

Motion by Commission Member Barton to approve the variance to allow a 20' rear setback for a residential dwelling subject to the Staff Review Letter. Second by Commission Member Patterson.

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.

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF BALL DPF, LLC (OWNERS), CHANCE FINCH (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 401 NORTH WALNUT STREET, BEING 1.334 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING THE PROPOSED LOT 2, OF BALL DPF ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN AND ZONE CHANGE APPROVAL FROM A C-2 (GENERAL COMMERCIAL) DISTRICT AND M-2 (HEAVY MANUFACTURING) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT AND A SPECIFIC USE PERMIT TO ALLOW A PLANT FOOD FORMULATION FACILITY UNDER ORDINANCE NO. 2280, SECTION 12, AND SECTION 8, SUBSECTION (5)(A) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND CENTRAL BUSINESS DISTRICT.

ZONE CHANGE – C-2 & M-2 TO C-2

SUP & SITE PLAN – PLANT FOOD FORMULATION FACILITY
401 N. WALNUT
(BALL DPF, LLC)

Chance Finch, 401 N. Walnut, Sherman, TX

Mr. Finch appeared to represent the request and answer any

questions. The property is located at 401 North Walnut Street, the northeast corner of Walnut and Mulberry Streets; Ball DPF, LLC is the owner/tenant. The property is zoned a C-2 (General Commercial) District and M-2 (Heavy Manufacturing) District and partially located in the Central Business District. A Specific Use Permit to allow a recycling center was approved May 16, 1994 by Ordinance 4337.

The owners are purchasing additional property to the east of the existing facility and they are requesting a zone change from a C-2 (General Commercial) District and M-2 (Heavy Manufacturing) District to include all of the property in a C-2 (General Commercial) District and also a Specific Use Permit to allow a plant food formulation facility to include the additional lot.

Nature's Source® has been manufacturing high efficiency plant food products for horticultural professionals and home gardeners since 1994 and is manufactured at this location by Ball DPF, LLC. The facility is a zero waste discharge manufacturing facility, Ball DPF, LLC makes a variety of Nature's Source brand plant food formulations. All Nature's Source plant foods are based on oilseed extract, which is a natural product. The oilseed extract Ball DPF receives is a by-product from manufacturers that mill seeds to extract food and feed ingredients. During the manufacturing process, Ball DPF also finds valuable uses for the waste it creates. Filter sludge, which results from plant food manufacturing, is pressed to remove as much liquid phase as possible. The extracted liquid is re-sold as a registered 1-1-1 plant food product in the state of Texas. Material is then offered to local growers and cattlemen as livestock feed.

Mr. Finch explained "we would like to subdivide the property for future development up front and sell that front part off. The back side that was owned by Daniels Plant Food that went up for tax sale some months ago, that's when Dennis Halliburton picked it up that tract of land. We negotiated with him to pick up the tank farm area; he wants to keep the building that was a part of the existing tract. We want to recondition the tanks for multi-use."

One letter was received from:

Cirila Mitchell, 1458 Cedar Mills, Gordonville, TX

"They were opposed to the zoning change because:

1. Storage tanks were to be removed per Officials conducting Sheriff's Sale Auction – anyone whom purchases the property, storage tanks/building.
2. Stormwater removed from storage tank field – simply flush down town creek."

Commission Member Davis asked if they were putting new tanks in or refurbishing the existing tanks.

Mr. Finch explained "they will be refurbished, what we can

refurbish, the tank inspection is yet to come.”

Commission Member Thorpe asked about the shipping containers; “was that part of the old business or is that still part of the existing business.”

Mr. Finch explained “that is still part of the existing business; that is one of the reasons we want to parcel off the front part of the property. We have plans in the first part of 2016 to construct a warehouse along the fence line on that piece of property. The storage containers that are out there now are a temporary storage fix.”

Commission Member Vanderveer asked if he could define temporary “because the containers have been there a while.”

Mr. Finch explained “it could be another sixteen months.”

Commission Member Patterson asked what was stored in the tanks.

Mr. Finch explained “they are dormant now and have been for about a decade. I have been with the company about four years now and the prior plant food company opted not to buy those tracts at the time. They were used for oilseed extract, primarily, before that corn seed liquor, that kind of stuff, all non-hazardous, nonflammable materials. We plan to store oilseed extract. We are organically based constitutes, I don’t foresee us ever storing hazardous materials as long as Ball owns the company. We are also a zero waste discharge facility as well.”

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change, Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Thorp to approve the zone change from a C-2 (General Commercial) District and M-2 (Heavy Manufacturing) District to a C-2 (General Commercial) District and Specific Use Permit and site plan to allow a plant food formulation facility in a C-2 (General Commercial) District and Central Business District subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF RIDLEHUBER PARTNERS LTD (OWNER)
AND ROD TATCHIO (ARCHITECT) CONCERNING THE

**ZONE CHANGE – C-1
TO C-2**

PROPERTY LOCATED AT 2407 N. TRAVIS STREET, BEING 1.85 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN AND ZONE CHANGE APPROVAL FROM A C-1 (RETAIL BUSINESS) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT AND A SPECIFIC USE PERMIT TO ALLOW AUTO ACCESSORY SALES, INSTALLATION AND REPAIRS UNDER ORDINANCE NO. 2280, SECTION 12, AND SECTION 8, SUBSECTION (5)(A) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**SUP & SITE PLAN –
AUTO ACCESSORY
SALES,
INSTALLATION &
REPAIRS
2407 N. TRAVIS
(RIDLEHUBER
PARTNERS, LTD)**

Ben Dye, 3409 FM 131, Denison, TX & Rod Tatchio, 2605 Westridge Trail, Sherman, TX

Mr. Tatchio and Mr. Dye appeared to represent the request and answer any questions. The property is located at 2407 N. Travis Street between Pelton Street and Lamberth Road. The property was zoned a C-1 (Retail Business) District in 2003.

Mr. Tatchio explained “Hoyte would like to change the zoning to a C-2 (General Commercial) District and construct a 9,625 square foot automobile accessory sales, installation and repair facility at this location. The exterior finish on the building will be stone and EFIS (Exterior Finish Insulation System) with fourteen bays with overhead doors facing north and south. Thirty-five parking spaces will be provided. There will be no outside storage of damaged vehicles. He had seen the Staff Review Letter and would abide by the Recommendations. He has agreed to a 20’ right of way easement to help in the expansion of Travis Street in the front of his property. The facility will create eight new jobs with a payroll of \$380,000 and will add \$500,000 to the tax base for Sherman.”

Commission Member Thorpe asked if there are plans to expand Travis Street.

Clint Philpott, City Engineer explained “TXDOT does have plans to expand Travis Street in 2016 or 2017 to start the right of way process and design process to expand that road.”

Mr. Tatchio explained “we have been working with the City Engineer and have moved the whole plan back twenty extra feet; that does not show on the site plan yet.”

Commission Member Thorpe asked about water detention on the Staff Review Letter.

Mr. Philpott explained “on the stormwater detention, we talked about that and if they agreed to the twenty foot of right of way, since they back up to the creek, we would waive the detention pond.”

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change, Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan to allow auto accessory sales, installation and repairs in a C-2 (General Commercial) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHANE BREM (OWNER) AND BUB MOORE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2408 N. TRAVIS STREET, BEING 0.952 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN AND ZONE CHANGE APPROVAL FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT AND A SPECIFIC USE PERMIT TO ALLOW A CONTRACTOR'S OFFICE UNDER ORDINANCE NO. 2280, SECTION 12, AND SECTION 8, SUBSECTION (5)(A) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

ZONE CHANGE – R-1 TO C-2

SUP & SITE PLAN – CONTRACTOR'S OFFICE
2408 N. TRAVIS
(SHANE BREM)

Shane Brem, 4316 Peachtree, Denison, TX & Bub Moore, 732 N. McKown, Sherman, TX

Mr. Brem and Mr. Moore appeared to represent the request and answer any questions. The property is located at 2408 North Travis Street between Pelton Street and Lamberth Road. There was an existing house on the lot when the owner purchased the property in 2014, it has since been demolished.

Mr. Brem explained they would like to change the zoning on the property from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and also request a Specific Use Permit to allow a Contractor's Office at this location. They would like to construct a 40' x 50' showroom for Texoma Roofing & Construction; the exterior will be stucco with rock wainscot. Six parking spaces will be provided on a concrete drive. "The building will be directly across the street from ABC Supply with hopes of teaming up with them, allow their customers to come in, we already are doing that currently, we're just tired of working out of our truck. We would like to solidify ourselves in the community with a location where our customers feel more comfortable with using Texoma Roofing."

Mr. Moore wanted to emphasize a Contractor's Office, he explained "for eight years they have conducted business out

of a truck or a kitchen table, if you will, and we wanted to have something more concrete, something visual. We love the thought of Travis Street being expanded. We feel this is a good location where customers see a place of business and can stop in and discuss business, roof options, along those lines. We plan on being in this area for the next forty or fifty years, doing this type of work, so we would like to have a nice office to work out of in the middle of Sherman in a busy location.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Brem explained “we do not plan to store materials out in the open or plan on junking the lot up; we usually return the leftover roofing materials to ABC on their lot across the street, everything else is disposed of properly.”

Chairman Gilbert asked Mr. Shadden if they could put something in the Specific Use Permit to make sure the lot is kept in a professional manner.

Mr. Shadden explained “they could put a condition on the Specific Use Permit not to allow outside storage.”

Mr. Moore explained they would agree to that as well.

Commission Member Vanderveer asked if the Travis Street expansion would take away from their front setback.

Mr. Moore responded that it would not at all, “this is a very deep lot.”

Mr. Brem explained “the lot is almost a full acre and we plan to build maybe a 2,000 square foot office, parking will be in the back.”

Chairman Gilbert asked if they would be keeping their trailers on site.

Mr. Brem explained “if they are there, it is temporarily. Most of our subs carry their own trailer. I do own one trailer, but it is always being used, so it just goes from house to house. If it does stay, it would be for a day at the most.”

Mr. Moore explained they have a lot in Denison that they can store trailers as well.

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change, Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and Specific Use Permit and site plan to allow a Contractor’s Office in a C-2 (General Commercial) District subject to the Staff Review Letter and

the condition there be no outside storage allowed. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

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

CONCEPTUAL MASTER PLAN

THE REQUEST OF SHERMAN CROSSROADS LTD (OWNERS) AND JEFF CARROLL, CARROLL ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 130.48 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

CONCEPTUAL MASTER PLAN FOR SHERMAN CROSSROADS IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

CONCEPTUAL
MASTER PLAN –
SHERMAN
CROSSROADS
2800-3600 BLKS. S.
U.S. HWY. 75
(SHERMAN
CROSSROADS, LTD)

Jeff Carroll, Carroll Architects, 750 E. Interstate 30, Rockwall, TX

Mr. Carroll appeared to represent the request and answer any questions. The property is located in the 2800-3600 blocks South U.S. Highway 75; the Northwest corner U.S. Highway 75 and West FM 1417 (Heritage Parkway). The property is located in the Blalock Commercial Overlay District which was created in 2010 to create a regional image for retail/commercial developments within and around the Blalock Commercial Overlay District. The District consist of highway frontage in the Blalock Industrial Park at FM 1417 (Heritage Parkway) and nearby tracts that form the south gateway to the city.

The owners are requesting a conceptual master plan for the Sherman Crossroads. The master plan includes retail sites including a movie theater, hotel and medical center. The site plan is conceptual and will require a more detailed site plan approval before construction.

Mr. Carroll explained “the development group wanted to put together a master plan concept that is basically a selling tool. Everything on the plan is under the existing ordinance except one piece, the hotel. We know everything has to come back for approval. They actually have an agreement with the industrial group, they have actually come up with their own development plan that they both agreed to. In that agreement, we have derived at a concept that works under the zoning ordinance where the southern portion is kind of quick, fast where people come and go, the middle portion, they are going to shop longer, possibly see a movie and then the north portion, the medical area, they might possibly spend

the night in the hospital or something, once that gets developed. The developers can now go out and pursue big box users, all the different retail aspects and everything else that is under the ordinance. This plan will show how all the pieces need to come together. We are showing offices, the surgical center is on the north end, showing the existing detention pond that will be developed on the entire 130 acres.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “this is a conceptual site plan, saying we agree with the idea, if you do, then they have to come back with any use that is not a permitted use going through the whole process with the Planning and Zoning Commission and City Council for approval. The agreement between the Industrial Group has nothing to do with the City; that is a private agreement.”

Mr. Carroll knew the hotel is not a permitted use in the ordinance and that they would have to come back and get special approval.

Jeff Watson, Globitech, 200 W. FM 1417 (Heritage Parkway), Sherman, TX

Mr. Watson explained “Globitech is in support of this conceptual site plan, we’ve worked with the prospective owners and this site plan is in consensus with all the discussions and agreements that we have been involved in.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Conceptual Master Plan for Sherman Crossroads.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Conceptual Master plan for Sherman Crossroads in Blalock Industrial Park/Blalock Commercial Overlay District subject to the Staff Review Letter. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ERVIN SASSER (OWNER) AND TIM GRAY (APPLICANT) CONCERNING THE PROPERTY AT 1706 NORTH BINKLEY STREET, BEING LOTS 1, 2, 3, THE SOUTH 44’ OF LOT 4 AND THE NORTH 16’ OF LOT 5, BLOCK 2, MAXEY’S 4TH ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2,

VARIANCE – FRONT SETBACK

1706 N. BINKLEY (ERVIN SASSER, OWNER; TIM GRAY, APPLICANT)

(TABLED)

SUBSECTION (1) TO ALLOW A 16' FRONT SETBACK FOR A CARPORT IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Tim Gray, 1706 N. Binkley, Sherman, TX and Ervin Sasser, 1707 Oakhill Dr., Sherman, TX

Mr. Gray and Mr. Sasser appeared to represent the request and answer any questions. The property is located at 1706 North Binkley Street between Texas and Fairview Streets. The applicant would like to construct a 20' x 24' carport, 16' from the front property line. Mr. Gray explained “the carport will be 3' from the side property line; I think you have to be 6'.”

Mr. Shadden explained “we did not know about the 3' side yard setback; it would need to be advertised and he would have to come back for the variance request for the front and side setback. You may want to table this until next month.”

Chairman Gilbert explained the front setback request was all that was notified to the neighbors and advertised in the newspaper, we didn't know about the side yard setback so we have to go back through the process. We can table it and come back next month.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:53 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY