

STATE OF TEXAS §
COUNTY OF GRAYSON §
September 22, 2015

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 September 22, 2015.

MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: THORPE, DAVIS, ELLIOTT,
VELLOTTI, PATTERSON AND VANDERVEER

MEMBERS ABSENT: DUTTON AND BARTON

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 August 18, 2015 Meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Thorpe. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, THORPE, ELLIOTT, PATTERSON AND VELLOTTI.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 5 & 10)

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

CONSENT AGENDA

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF J.R. PATEL (OWNER) AND SARTIN AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 401 SOUTH SAM RAYBURN FREEWAY, BEING 3.37 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND LOTS 7, 8 & 9, BLOCK 1 OF MCBRIDE’S ADDITION, AS FOLLOWS;

PRELIMINARY & FINAL PLAT – TRAVELERS INN ADDITION
401 S. SAM RAYBURN FREEWAY
(J.R. PATEL)

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF TRAVELERS INN ADDITION, BEING PART OF A REPLAT OF LOTS 7, 8 & 9, BLOCK 1, OF MCBRIDE’S ADDITION.

The property is located at 401 S. Sam Rayburn Freeway

between Cherry and Center Streets. The applicant would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF NEM CREED CANYON APARTMENTS LP (OWNERS), CREED CANYON PARTNERS, LTD, MATTHEW LOONEY (APPLICANT), H&H DRAFTING AND DESIGN (DRAFTSMAN) AND KRG CIVIL ENGINEERS, INC. (ENGINEERS) CONCERNING THE PROPERTY IN THE 100 BLOCK EAST CANYON GROVE ROAD AND THE 4100 BLOCK NORTH TRAVIS STREET, BEING LOT 1, BLOCK 1, CREED CANYON ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CREED CANYON COMMERCIAL DEVELOPMENT.

**SITE PLAN – CREED CANYON COMMERCIAL DEVELOPMENT
100 BLK. E. CANYON GROVE RD. & 4100 BLK. N. TRAVIS (NEM CREED CANYON APTS., LP)**

The property is located in the 100 block of East Canyon Grove Road and the 4100 block of North Travis Street; the northeast corner of Travis and Canyon Grove Road.

The applicant would like to construct two buildings on the site. Building One is an 8,250 square foot building which will target medical, dental and restaurant users. Building Two is an 1,800 square foot building that will be leased to a local coffee and restaurant and will have a drive thru lane and an outdoor dining area. The two projects will provide 63 parking spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

EXCEPTION

THE REQUEST OF JENNIFER NEES (OWNER) AND HMH LIFESTYLES LP, BRUCE FRENCH (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 922 SOUTH CORMORANT DRIVE, BEING LOT 1, BLOCK 8, THE PRESERVE, PHASE 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW A 6' PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**EXCEPTION – FENCE
922 S. CORMORANT
(JENNIFER NEES)**

Bruce French, HMH Lifestyles, LP, 9001 Airport Freeway, Ste. 400, NRH, Texas

Mr. French appeared to represent the request and answer any questions. The property is located at 922 South Cormorant Drive, the northwest corner of South Cormorant

Drive and Quail Run Road in The Preserve Subdivision, off South FM 1417 (Heritage Parkway). The owner would like to erect a six (6) foot tall wood fence on the side street property line. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked if the proposed fence would block the line of site for traffic.

Mr. French explained “it allows the homeowner to have more usable back yard and does not impair any site lines. Quail Run Road dead-ends at this house and when the road extends, the next row of lots will back up to this lot and there will be no impairment to the further intersection when it is constructed to the west.”

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

ACTION TAKEN.

Motion by Commission Member Thorp to approve the exception to allow a 6’ privacy fence on the property line on a corner lot in lieu of the permitted 4’ in height extending closer than 25’ to a front line street in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF HMH LIFESTYLES LP (OWNERS) AND BRUCE FRENCH (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4513 WEST CORMORANT DRIVE, BEING LOT 1, BLOCK 9, THE PRESERVE, PHASE 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW A 6’ PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4’ IN HEIGHT EXTENDING CLOSER THAN 25’ TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
4513 W. CORMORANT
(HMH LIFESTYLES,
LP)

Bruce French, HMH Lifestyles, LP, 9001 Airport Freeway, Ste. 400, NRH, Texas

Mr. French appeared to represent the request and answer any questions. The property is located at 4513 West Cormorant Drive, the northeast corner of West Cormorant Drive and Seasons West Avenue in The Preserve Subdivision, off South FM 1417 (Heritage Parkway). The

owners would like to erect a six (6) foot tall wood fence on the side street property line. “Mr. French explained the adjacent two lots have a six foot fence as well.” 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 exception.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the exception to allow a 6’ privacy fence on the property line on a corner lot in lieu of the permitted 4’ in height extending closer than 25’ to a front line street in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF FIRST NATIONAL BANK OF TOM BEAN (OWNERS) AND RONNIE BRIDGES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4600 WEST HOUSTON STREET, BEING LOT 3C, BLOCK 1, SEASONS WEST ADDITION, REPLAT OF LOT 3, BLOCK 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY FOR UP TO 4 YEARS OR OCCUPANCY WHICHEVER OCCURS FIRST IN A C-1 (RETAIL BUSINESS) DISTRICT.

**EXCEPTION –
EXTERIOR FACADE
4600 W. HOUSTON
(FIRST NATIONAL
BANK OF TOM BEAN)**

Ronnie Bridges, First National Bank of Tom Bean, PO Box 98, Tom Bean, TX

Mr. Bridges appeared to represent the request and answer any questions. The property is located at 4600 West Houston Street, between FM 1417 and Friendship Road; Sherman Roofing was the former tenant.

Sherman Roofing was located on this lot when it was annexed into the City limits of Sherman on October 2, 2006 as a SF-1 (Single Family Residential) District and June 21, 1997 as an R-1 (One Family Residential) District. The property was rezoned to a C-1 (Retail Business) District in 2011, and an exception was approved at the August 16, 2011, Planning and Zoning Commission Meeting to allow existing building finishes (metal) up to four (4) years or occupancy, whichever occurs first. The property has not been occupied

since Sherman Roofing was the tenant. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Bridges explained “this property was a foreclosed property; that is how the bank acquired the property. The property is for sale, so rather than doing the masonry work to it and then trying to sell it, we are requesting the exception. I recently have had different people approach me to purchase the property. Rather than putting \$95,000 to brick it, just to have someone else come in that wants to take out part of the warehouse.”

Scott Shadden, Director of Developmental Services explained “the agreement was when the four years ran out they would put masonry on the buildings, the four years has ran out and now they want an extension for four more years because they haven’t sold it.”

Chad Cole, 212 Windy Hill, Sherman, TX

Mr. Cole explained he is on the board of the Homeowner’s Association for the Seasons West Addition. We did not know what this meant, so I am just trying to understand what it means for us. It sounds like it is the old Sherman Roofing facility.

Chairman Gilbert explained “the property was annexed into the City of Sherman as an R-1 (One Family Residential) District and so they had to come for a zone change and that triggered the masonry requirement. It was initially outside the city limits, it was brought into the city limits, they got the zone change and that triggered the masonry requirement. Previously, four years ago, the Planning and Zoning Board allowed them the exception for up to four years or until occupancy, whichever came sooner.”

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the exception to allow existing building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way for up to 4 years or occupancy whichever occurs first in a C-1 (Retail Business) District subject to the Staff Review Letter. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF 2700 S TRAVIS LLC (OWNERS), MONTICELLO ASSET MANAGEMENT (APPLICANT) BRYAN HULL, HULL ASSOCIATES, LLC (REPRESENTATIVE) AND DAVID PETREE, (SURVEYOR) CONCERNING THE PROPERTY AT 2700 SOUTH TRAVIS STREET, BEING 5.2721 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3 SUBSECTION (6) TO ALLOW HARDY BOARD SIDING ON THE UPPER FLOOR FAÇADE OF BUILDING 10 OF CAMELOT APARTMENTS TO MATCH THE EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT/SAM RAYBURN OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO REBUILD A SIX UNIT APARTMENT BUILDING (BLDG #10) FOR CAMELOT APARTMENTS.

EXCEPTION –
EXTERIOR FAÇADE

SITE PLAN – BLDG
10, CAMELOT APTS.
2700 S. TRAVIS
(2700 S TRAVIS LLC)

Bryan Hull, Hull Associates, LLC, 600 Wentworth Dr., Richardson, TX

Mr. Hull appeared to represent the request and answer any questions. The property is located at 2700 South Travis Street, between Wilson Avenue and FM 1417 East; Camelot Apartments is the tenant.

Mr. Hull explained Building 10 of the Camelot Apartments was consumed by fire on February 10, 2015. The owners would like to rebuild the 8,000 square foot six-unit, three bedroom apartment building to match the existing buildings on the lot. The existing buildings have brick masonry on the lower level facades and board-on-board wood veneer on the upper floor facades. They are requesting an exception to allow hardy board siding to match the board-on-board siding on the new building upper floor. We want to keep the site exactly the way it is, landscaping and parking; we have never had a parking problem with this complex. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “you will need eighteen (18) parking spaces for the six-unit, three bedroom apartment building; each parking space will need to be 9’ x 20’. You can certainly have more than what is required. The requirement is one space per bedroom; you will have to ask for an exception if the requirement cannot be met. Prior to a Certificate of Occupancy Permit being granted, you will need to have the parking spaces meet the ordinance.”

Mr. Hull explained they have not done a tabulation on the number of parking spaces; we have never had a parking problem.

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 6.3 SUBSECTION (6) TO ALLOW HARDY BOARD SIDING ON THE UPPER FLOOR FAÇADE OF BUILDING 10 OF CAMELOT APARTMENTS TO MATCH THE EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT/SAM RAYBURN OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow hardy board siding on the upper floor façade of Building 10 of Camelot Apartments to match the existing building finishes in lieu of the required masonry or masonry veneer in an R-2 (Multi-Family Residential) District/Blalock Commercial Overlay District/Sam Rayburn Overlay District subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO REBUILD A SIX UNIT APARTMENT BUILDING (BLDG #10) FOR CAMELOT APARTMENTS.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan approval to rebuild a Six Unit Apartment Building (Bldg. #10) for Camelot Apartments subject to the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON, VANDERVEER, DAVIS 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 5:32 p.m.

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – SEPTEMBER 22, 2015

CHAIRMAN

SECRETARY