

STATE OF TEXAS §
COUNTY OF GRAYSON §
November 17, 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 November 17, 2015.

MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: DAVIS, ELLIOTT, VANDERVEER,
MAHONE, VELLOTTI AND ADAMS

MEMBERS ABSENT: THORPE AND PATTERSON

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 October 20, 2015 Meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 9, 10, 11, 16, 17 & 18)

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

CONSENT AGENDA

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

REPLAT – CONSENT AGENDA ITEM

**THE REQUEST OF BARBARA BROWN (OWNER), KYLE BOOTHE, BLUESTONE PARTNERS, LLC (CONTRACTOR/REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4009 AND 4015 TEXOMA PARKWAY, BEING LOTS 1 & 2, BLOCK 1, STATE HIGHWAY 91 NORTH ADDITION, CONTAINING 2.431 ACRES, AS FOLLOWS;
*PLANNING AND ZONING COMMISSION***

REPLAT – LOTS 1 AND 2, STATE HIGHWAY 91 NORTH ADDN. 4009 & 4015 TEXOMA PARKWAY (BARBARA BROWN, OWNER)

REPLAT OF LOTS 1 AND 2, STATE HIGHWAY 91 NORTH ADDITION.

The property is located at 4009 and 4015 Texoma Parkway between Gallagher and Frisco Road; formerly used as a motor sports facility. The owner would like to Replat the property into one lot 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 BARBARA BROWN (OWNER), KYLE BOOTHE, BLUESTONE PARTNERS, LLC (CONTRACTOR/REPRESENTATIVE) AND JWB DESIGN STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 4009 AND 4015 TEXOMA PARKWAY, BEING LOTS 1 & 2, BLOCK 1, STATE HIGHWAY 91 NORTH ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE/WAREHOUSE, RETAIL, SHOWROOM BUILDING

The property is located at 4009 and 4015 Texoma Parkway between Gallagher and Frisco Road; formerly used as a motor sports facility. The property is zoned a C-2 (General Commercial) District. The owner would like to construct an office/warehouse, retail, showroom building. The building will be used by an HVAC supply company and will have a shell space available for another tenant. Each side of the building is approximately 10,000 square foot total with about 2,000 square foot being air conditioned office/showroom space and 8,000 square foot being used for warehouse space. The exterior finish will be brick and stucco. 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF RISK FAMILY PARTNERSHIP LTD (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2810 TEXOMA PARKWAY, BEING 5.21 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF RISK ADDITION

The property is located at 2810 Texoma Parkway,

SITE PLAN – OFFICE/WAREHOUSE, RETAIL, SHOWROOM BLDG. 4009 & 4015 TEXOMA PARKWAY (BARBARA BROWN, OWNER)

FINAL PLAT – RISK ADDN. 2810 TEXOMA PARKWAY (RISK FAMILY PARTNERSHIP LTD., OWNER)

north of U.S. Highway 82. The owner would like to plat the property into two lots for commercial development. He had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DATAVAULT JOINT VENTURE (OWNER), CRANNELL, CRANNELL & MARTIN ENGINEERING (ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2945 FALLON DRIVE, BEING 6 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 ALSO BEING A PART OF LOT 5, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION, AS FOLLOWS;
**PLANNING AND ZONING COMMISSION
PRELIMINARY AND FINAL PLAT APPROVAL OF THE REPLAT OF A PART OF LOT 5, BLOCK ONE, MIDWAY INDUSTRIAL PARK ADDITION.**

REVISED PRELIMINARY & FINAL PLAT OF THE REPLAT OF A PART OF LOT 5, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION
2945 FALLON DR.
(DATAVAULT JOINT VENTURE, OWNER)

The property is located at 2945 Fallon Drive across from Cooper B-Line in northeast Sherman. The Preliminary and Final Plat was approved by the Planning and Zoning Commission at the October 20, 2015 Meeting; the owner would like to amend the replat of Lot 5 of the Midway Industrial Park Addition for industrial 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 DATAVAULT JOINT VENTURE (OWNER), JOE PASSANISI (REPRESENTATIVE), CRANNELL, CRANNELL & MARTIN ENGINEERING (ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2945 FALLON DRIVE, BEING 6 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 ALSO BEING A PART OF LOT 5, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDITION, AS FOLLOWS;
**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR MIDWAY INDUSTRIAL PARK WAREHOUSE NO. 2**

REVISED SITE PLAN –
FALLON DRIVE
WAREHOUSE
NO 2
2945 FALLON DR.
(DATAVAULT JOINT VENTURE, OWNER)

The property is located at 2945 Fallon Drive across from Cooper B-Line in northeast Sherman. The property is zoned an M-1 (Light Manufacturing) District. The owner would like to construct a 6,000 square foot, one-story warehouse; the exterior finish

will be metal and sixteen (16) parking spaces will be provided. The Planning and Zoning Commission approved the site plan at the October 20, 2015 Meeting, however the plat has been amended and the owner would like to revise the site plan to fit on the revised plat. They had seen the Staff Review Letter and would abide by the Recommendations.

A letter was received from Danny Fuller, City of Sherman Fire Marshal

“I have met with Joe Passanisi representative for Datavault. The 2945 Marshal project will be required to have a 24’ fire lane around the entire exterior of the proposed building.

In my conversations with Mr. Passinsini he stated the building will have a minimum of 24’ side walls of engineered metal. This will require a sprinkler system designed for high piled storage.

The 24’ wall brings up a concern of the collapse zone of the building in the case of an incident. Safe distance for first responders is one and one-half times the height from the building. So my recommendation is for the building to have a 36’ setback from the fire lane on the north, west, and south sides.

I understand this will be a hardship on the developer and would consider alternatives from the developer.”

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

VARIANCE

THE REQUEST OF 87TH ST. PARTNERS LLC, AL DENSON (OWNER) AND BILLY HUGHES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1905 RIDGECREST LANE, BEING LOT 7, 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.

Billy Hughes, 2765 Harriet Dr., Sherman, TX

Mr. Hughes appeared to represent the request and answer any questions. The property is located at 1905 Ridgcrest Lane in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). Mr. Hughes explained “we would like to build seven houses on Ridgcrest Lane, the very last street in the Pebblebrook subdivision. We are trying to keep all the

VARIANCE– REAR SETBACK
1905 RIDGECREST
(87TH ST. PARTNERS, LLC,
OWNER)

houses close to the same square footage and unfortunately the lots were not big enough to allow us to build the house we have planned on each lot, so we are requesting a 20' rear setback. The houses will back up to an open field.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District. Second by Commission Member Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF 87TH ST PARTNERS LLC, AL DENSON (OWNER) AND BILLY HUGHES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1921 RIDGECREST LANE, BEING LOT 3, 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
1921 RIDGECREST
(87TH ST. PARTNERS, LLC,
OWNER)

Billy Hughes, 2765 Harriet Dr., Sherman, TX

Mr. Hughes appeared to represent the request and answer any questions. The property is located at 1921 Ridgcrest Lane in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). The owner would like to construct a new residential dwelling on the lot, 20' 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 Vanderveer to approve a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District. Second by Commission Member Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER,
VELLOTTI AND DAVIS.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE

THE REQUEST OF 87TH ST PARTNERS LLC, AL
DENSON (OWNER) AND BILLY HUGHES
(REPRESENTATIVE) CONCERNING THE PROPERTY
AT 1925 RIDGECREST LANE, BEING LOT 2, 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
1925 RIDGECREST
(87TH ST. PARTNERS, LLC,
OWNER)

Billy Hughes, 2765 Harriet Dr., Sherman, TX

Mr. Hughes appeared to represent the request and
answer any questions. The property is located at 1925
Ridgecrest Lane in the Pebblebrook subdivision off
South FM 1417 (Heritage Parkway). The owner would
like to construct a new residential dwelling on the lot,
20' 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 Vanderveer to
approve a 20' rear setback for a residential dwelling in
lieu of the required 25' in an R-1 (One Family
Residential) District. Second by Commission Member
Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER,
VELLOTTI AND DAVIS.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE

THE REQUEST OF 87TH ST PARTNERS LLC, AL
DENSON (OWNER) AND BILLY HUGHES
(REPRESENTATIVE) CONCERNING THE PROPERTY
AT 1929 RIDGECREST LANE, BEING LOT 1, BLOCK
A, PEBBLEBROOK PHASE 3A, A REPLAT OF
PEBBLEBROOK, PHASE III, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE– REAR SETBACK
1929 RIDGECREST
(87TH ST. PARTNERS, LLC,
OWNER)

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 23' REAR SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Billy Hughes, 2765 Harriet Dr., Sherman, TX

Mr. Hughes appeared to represent the request and answer any questions. The property is located at 1929 Ridgecrest Lane in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). The owner would like to construct a new residential dwelling on the lot, 23' 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 Vanderveer to approve a 23' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District. Second by Commission Member Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF RISK FAMILY PARTNERSHIP LTD (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2810 TEXOMA PARKWAY, BEING 5.21 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) AND SECTION 6.5, SUBSECTION (5)(D) TO ALLOW A METAL FACADE IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A 30' X 40' BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Marshall Sartin, 109 S. Travis, Sherman, TX and Naif Risk, 102 S. Crockett Sherman, TX

EXCEPTION – EXTERIOR
FAÇADE
SUP & SITE – AUTOMOBILE
SALES
2810 TEXOMA PARKWAY
(RISK FAMILY PARTNERSHIP
LTD, OWNER)

Mr. Sartin and Mr. Risk appeared to represent the request and answer any questions. The property is located at 2810 Texoma Parkway, north of U.S. Highway 82. At the December 18, 2012, Planning & Zoning Commission Meeting, a Specific Use Permit and site plan approval was granted to allow used automobile sales in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. An exception was approved 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 at the January 22, 2013 Planning and Zoning Commission Meeting.

Mr. Sartin explained “the owner would like to construct a 30’ x 40’ metal building to be used for automobile repair. The building will be behind the existing structures and will not be visible from Texoma Parkway.”

Mr. Risk explained “Chad Norton would like to use the proposed building for automobile repair; he currently has the automobile sales building located at the front of the lot. That building has hardy-board siding on the front of the building. There are currently three buildings on the lot; this building will sit behind the other buildings and will be pretty far off the road. We will asphalt the parking lot and patch the holes.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Elliott asked Mr. Risk about the dismantled vehicles that are located in the back of the lot now; will those be removed?

Mr. Risk explained “they will be removed, the building is one thing that is going to help, if we get a bigger building, we can function better.”

Commission Member Mahone asked if the Specific Use Permit is just for the proposed building or is it for the entire lot.

Scott Shadden, Director of Developmental Services explained “it is just for this building; the existing upholstery shop is a permitted use in the zoning district.”

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

BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) AND SECTION 6.5, SUBSECTION (5)(D) TO ALLOW A METAL FACADE IN

LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A 30' X 40' BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the exception to allow a metal facade in lieu of the required masonry requirements for a 30' x 40' building in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan to allow automobile sales in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, ADAMS AND MAHONE.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF BRYAN LUCKETT (OWNER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 3111 SOUTH U.S. HIGHWAY 75, BEING LOTS 1 & 2, BLOCK 1, BRYAN LUCKETT 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 A CONSTRUCTION, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR SHOP AND YARD (CRANE SERVICE) AND TRUCK REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT, O-1.2 (SAM RAYBURN) OVERLAY DISTRICT AND BLALOCK COMMERCIAL OVERLAY DISTRICT.

SUP – CRANE SERVICE &
TRUCK REPAIR
3111 S HWY 75
(BRYAN LUCKETT, OWNER)

Marshall Sartin, 109 S. Travis, Sherman, TX and Bryan Lockett, 4375 CR 4400, Commerce, TX

Mr. Sartin and Mr. Lockett appeared to represent the request and answer any questions. The property is located at 3111 U.S. Highway 75 South between Travis Street and East FM 1417. A Specific Use Permit to allow a construction, equipment sales, service, rental and repair shop and yard (crane service) in a C-2 (General Commercial) District and O-1.1 (Sam Rayburn) Overlay District was granted at the October 6, 2008, City Council Meeting, however the Specific Use Permit went away once the use ceased for more than sixty days. An exception was approved at the October 21, 2008 Planning and Zoning Commission Meeting to allow metal siding on the rear wall of an existing building in lieu of the requirement for exterior wall finishes to be masonry, masonry veneer, or concrete siding.

Mr. Lockett explained he would like to continue the original use of the property for the crane service and also allow a small trucking company to park six trucks on the east side of the building and use part of the office space in the building. “Occasionally they will pull a truck in the east overhead door to perform routine maintenance.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the truck repair would be inside the existing building.

Mr. Lockett responded “that is correct.”

Chairman Gilbert asked if this is an existing business.

Mr. Lockett explained “we have used this property for quite some time, we keep our cranes there; it is our Sherman location. We have a gentleman that has some trucks, we are going to allow him to park on that yard behind the building and he will do some of his maintenance inside the building, entering from the door in the rear of the building.”

Chairman Gilbert asked what triggered the need for the Specific Use Permit.

Mr. Shadden explained “the man with the trucks wanted to put utilities in his name, he applied for a Certificate of Occupancy Permit. Also, the building had been leased to DIRECTV; they had the last Certificate of Occupancy Permit on file.”

Commission Member Vanderveer asked if he had seen the Staff Review Letter and was aware the gravel would have to become concrete or asphalt.

Mr. Luckett responded “we are prepared for that.”

Chairman Gilbert was concerned with the number of trucks that would be parked on the lot.

Mr. Luckett explained “this gentleman has a small trucking business; he has a total of six trucks.”

Commission Member Vellotti asked about the screening adjacent to the residential property behind the lot.

Mr. Luckett explained “right now there is a row of cedar trees on that property line; the trees are tall and thick and you can’t see the houses from my property.”

Mr. Shadden explained the board has an option of approving a green screen as well; that has been done in the past.

Commission Member Vanderveer stated if they approve a green screen and some of the trees die, then they will have to be replaced with a 6’ tree or fence.

Mr. Shadden responded “that is correct.”

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

A letter was received from:

Lucien & Wanda Hines, 1415 E. FM 1417, Sherman, TX
They wrote: “I have no protest. I think anything that happens out south of town will be an asset to the area.”

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow a construction, equipment sales, service, rental and repair shop and yard (crane service) and truck repair in a C-2 (General Commercial) District, O-1.2 (Sam Rayburn) Overlay District and Blalock Commercial Overlay District subject to the Staff Review Letter, limiting the number of trucks to six (6), and maintaining a six (6) foot green screen or solid fence adjacent to residential. Second by Commission Member Davis.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, ADAMS AND MAHONE.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF NORTHSTAR BANK OF TEXAS (OWNERS), HOYTE RIDLEHUBER (PROSPECTIVE BUYER), BEN DYE (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2125 LITTLE LANE, BEING 0.852 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1 TO R-1
2125 LITTLE LANE
(NORTHSTAR BANK OF TEXAS, OWNER)

Ben Dye, 3409 S. FM 131, Denison, TX

Mr. Dye appeared to represent the request and answer any questions. The property is located at 2125 Little Lane between Taylor Street and Lamberth Road. Mr. Dye explained the prospective buyer would like to rezone the property to an R-1 (One Family Residential) District to construct a new home on the lot. 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 zone change.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District. Second by Commission Member Davis.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, ADAMS AND MAHONE.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF LOS HERMANOS PARTNERSHIP LLC (OWNER), FIRST UNITED METHODIST CHURCH (TENANT) AND NORTH STAR SIGNS (APPLICANT/CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 118 WEST PECAN STREET, BEING 0.215 ACRES IN J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 8, BLOCK C OF T.J. SHANNON SUPPLEMENTAL ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION – SIGN
118 W PECAN
(LOS HERMANOS PARTNERSHIP LLC, OWNER)

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(B)(5) TO ALLOW A WALL SIGN TO PROJECT 24” FROM THE BUILDING OVER THE SIDEWALK IN LIEU OF THE PERMITTED 18” IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Mike Kluss, 115 S. Travis, Sherman, TX

Mr. Kluss appeared to represent the request and answer any questions. The property is located at 118 West Pecan Street between Travis and Crockett Streets in the Central Business District. Mosaic is a modern worshipping community of First United Methodist Church located at 118 W. Pecan Street. They would like to erect a sign on the building projecting off the wall 24". Mr. Kluss explained "the scrolls that are made for the sign are 24", so by filling it up, it looks more portioned on the building. A scroll will also be on the top and bottom, so there will be no wind swing or anything since it is over the sidewalk. The sign will be very secure; it will be lagged into the wall of the building." 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 exception.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow a wall sign to project 24” from the building over the sidewalk in lieu of the permitted 18” in a C-1 (Retail Business) District/Central Business District. Second by Commission Member Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Appoint Subcommittee to review the O-1.1 (F.M. Highway 1417) Overlay District and the General Zoning Ordinance.

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District. The staff has asked Kimley-Horn to review the ordinance. The subcommittee will review the suggested updates and make a recommendation to the Planning and Zoning Board and City Council.

APPOINT SUBCOMMITTEE TO REVIEW O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT & GENERAL ZONING ORDINANCE

PLANNING & ZONING COMMISSION MINUTES – NOVEMBER 17, 2015

Chairman Gilbert appointed Kyle Patterson, Eric Elliott and himself.

OTHER BUSINESS

Consider Cancellation of the December 22, 2015 Regular Planning and Zoning Commission and Board of Adjustments Meeting.

**CONSIDER CANCELLING
DECEMBER 22, 2015
MEETING**

The regular Planning and Zoning Commission and Board of Adjustments Meeting in December fall during the week of Christmas; the City Council has cancelled their meeting on December 21, 2015.

ACTION TAKEN.

Motion by Commission Member Vanderveer to cancel the December 22, 2015 regular meeting. Second by Commission Member Elliott.

VOTING AYE: GILBERT, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, ADAMS AND MAHONE.

VOTING NAY: NONE

MOTION CARRIED

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:31 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY