

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN COMMONS, LP (OWNER), EARNEST LAW, TBI CHICKEN, LLC (REPRESENTATIVE), COWBOY CHICKEN (PROSPECTIVE TENANT) AND LANDRY ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 3811 NORTH U.S. HIGHWAY 75, SUITE 200, BEING LOT 5, BLOCK A, SHERMAN COMMONS ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A PATIO ADDITION TO AN EXISTING BUILDING FOR COWBOY CHICKEN

SITE PLAN – PATIO
ADDITION FOR
COWBOY CHICKEN
3811 N. US
HIGHWAY 75, STE.
200
(SHERMAN
COMMONS, LP,
OWNER)

The property is located in the Sherman Commons Shopping Center, the northeast corner of Highway 75 and Loy Lake Road; formerly occupied by the University of Gymnastics. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82) Overlay District.

Cowboy Chicken was founded in 1981 by Phil and Jeanette Sanders focusing on perfecting the taste of chicken cooked on a rotisserie stacked with hickory wood. In 2003, Phil Sanders sold the company and the North Dallas location to Malcolm Menter and Sean Kennedy. The duo continued serving the same delicious chicken and signature dishes.

Cowboy Chicken would like to open a restaurant at this location and add a 15' x 15' patio for outside dining on the west side of the existing building. 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 MB SHERMAN TOWN CENTER LP (OWNER), CHICK-FIL-A INC.(TENANT), BURGER ENGINEERING (CIVIL ENGINEER) AND MAYSE & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY AT 3500 NORTH U.S. HIGHWAY 75, BEING LOT 6B, BLOCK 3, SHERMAN TOWN CENTER ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A CENTERLINE KITCHEN ADDITION AND MULTI-LANE ORDER POINT FOR CHICK-FIL-A RESTAURANT

SITE PLAN –
CENTERLINE
KITCHEN ADDN &
MULTI-LANE
ORDER POINT FOR
CHICK-FIL-A
3500 N. US
HIGHWAY 75
(MB SHERMAN
TOWN CENTER LP,
OWNER)

The property is located at 3500 North U.S. Highway 75 in the Sherman Town Center Addition between Loy Lake Road and U.S. Highway 82; Chick-fil-A is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82) Overlay District.

Chick-fil-A would like to construct a 580 square foot building addition, remove 10 parking spaces to add a multi-lane order point and menu station. The building expansion will be for an addition of a centerline kitchen to increase the speed of service and the multi-lane order point and menu station will provide increased stacking and circulation remediation. The

restaurant will have a total of 152 seats and 49 parking spaces will be provided. The exterior finish will match the existing building. 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 GF PARTNERS LTD AND COLONIAL USA PETROLEUM MARKETING INC, (OWNERS), SHERMAN PASSPORT (TENANT), DUNCAN KIM, BEAR DESIGN-BUILD, INC. (ARCHITECT), MJR ENGINEERING, INC. (ENGINEER) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2007 WEST TAYLOR STREET, BEING A PART OF BLOCK 3, WESTERN HILLS ADDITION, SECTION 5 AND CONTAINING 1.176 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN EXTERIOR RENOVATION OF THE SHERMAN PASSPORT GAS/CONVENIENCE STORE

SITE PLAN –
EXTERIOR
RENOVATION
SHERMAN
PASSPORT
GAS/CONVENIENCE
STORE
2007 W. TAYLOR
(COLONIAL USA
PETROLEUM
MARKETING INC.,
OWNER)

The property is located at 2007 West Taylor Street, the northeast corner of Taylor and North FM 1417 (Heritage Parkway); Sherman Passport is the tenant. The property is zoned a C-2 (General Commercial) District and is located in the O-1.1 (FM Highway 1417) Overlay District.

Sherman Passport is an existing convenience store and fueling station. They would like to demolish the existing convenience store and renovate a 5,054 square foot existing building to be used as the convenience store; the existing gas pumps and canopy will remain. The exterior finish will be EIFS (Exterior Insulation Finishing System), brick and stone veneer with a standing seam metal roof and canopy. A 10' landscaped buffer strip will be provided along FM 1417 (Heritage Parkway) and seventy (70) parking spaces. 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOHN & DELLA SKERKIS (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 747 PLEASANT HOME ROAD, BEING 17.241 ACRES IN THE LEONARD REED SURVEY, ABSTRACT NO. 1029, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF PLEASANT HOME ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

FINAL PLAT –
PLEASANT HOME
ADDITION (ETJ)
747 PLEASANT
HOME RD.
(JOHN & DELLA
SKERKIS,
OWNERS)

The property is located at 747 Pleasant Home Road in west Sherman off South Friendship Road, in the City of Sherman Extra Territorial Jurisdiction (ETJ). The owner would like to

plat the property into two lots. 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 S&P TEXOMA REAL ESTATE, LLC (OWNERS), TEAGUE NALL & PERKINS (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-400 BLOCKS RIDGEVIEW ROAD, BEING 19.568 ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF RIDGEVIEW COURT ESTATES

FINAL PLAT –
RIDGEVIEW COURT
ESTATES
100-400 BLKS.
RIDGEVIEW RD
(S&P TEXOMA
REAL ESTATES,
LLC, OWNER)

The property is located in the 100-400 Blocks of Ridgeview Road; the northeast corner of Ridgeview Road and West Houston Street. The owner would like to plat the property into sixteen lots for residential 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ALCOHOLIC SERVICES OF TEXOMA INC. (OWNER) AND HELVEY AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE, BEING LOT 2, BLOCK 1, HELEN PERKINS ADDITION CONTAINING 6.33 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION

REPLAT LOT 2,
BLK. 1, HELEN
PERKINS ADDN.
2407 TEXOMA
PARKWAY & 1515
BAKER DR.
(ALCOHOLIC
SERVICES OF
TEXOMA INC.,
OWNER)

The property is located at 2407 Texoma Parkway and 1515 Baker Drive; the northeast corner of Texoma Parkway and Baker Drive. The owner would like to replat the property into three 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.

VARIANCE

THE REQUEST OF WILLIAM P. LEE (OWNER), RV-MAX (TENANT) AND TOMMY BELL, BARNETT SIGNS, INC. (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING ALL OF BLOCK 32 OF THE REPLAT OF BLOCKS 4-6, 15-17, 29-31 AND 40-41 OF THE SOUTHSIDE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.2,

VARIANCE– FRONT
SETBACK
2005 S. SAM
RAYBURN FRWY.
(WILLIAM P. LEE,
OWNER)

SUBSECTION (5) TO ALLOW A 2' FRONT SETBACK FOR AN ELECTRONIC MESSAGE CENTER ADDITION TO AN EXISTING FREESTANDING SIGN FOR A TOTAL FACE AREA OF 224 SQUARE FOOT IN LIEU OF THE REQUIRED 40' FRONT SETBACK IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.2. (SAM RAYBURN) OVERLAY DISTRICT.

Tommy Bell, Barnett Signs, 4250 Action Dr., Mesquite, TX

Mr. Bell appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway; RV-Max is the tenant.

Mr. Bell explained this is an existing nonconforming sign, it is 264 square feet and they would like to add an electronic message center to the existing freestanding sign which is located 2' from the front property line. "When we found out this was nonconforming, we wanted to come up with a compromise, we are proposing to remove a 10'x10' section of the sign and go back with a 5'x10' display, decreasing the square footage of the sign by 42 square feet. This electronic message center will meet all the guidelines as far as motion and how often it can change." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer was concerned with setting a precedent allowing a number of electronic signs in the same area. "Can we have ten businesses in a row that have these digital boards that are all changing at different times?"

Chairman Gilbert stated "if you are concerned about a precedent being set for allowing this setback, I think it is important to consider that a good portion of the sign is being reduced."

Commission Member Vanderveer asked if it would only display messages related to this business.

Mr. Bell responded "yes, normally you cannot advertise off premise."

Scott Shadden, Director of Developmental Services explained that is correct.

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve a 2' front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40' front setback in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF DELMAR HILL (OWNER), CHINIQUA HILL (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL FOR A DAYCARE/PRESCHOOL/EDUCATIONAL DEVELOPMENT CENTER UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

**ZONE CHANGE – R-1 TO C-1
SITE PLAN - DAYCARE
1211 BLANTON DR.
(DELMAR HILL, OWNER)**

(WITHDREW)

The owner, Delmar Hill, sent in a written request to withdraw the request for a zone change at 1211 Blanton Drive.

THE REQUEST WAS WITHDRAWN.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF DANNY GORDON, JEFF BROWN AND TOMMY ALTLAND (OWNERS) AND TATCHIO & ASSOCIATES (ARCHITECT), CONCERNING THE PROPERTY AT 2111 TEXOMA PARKWAY, BEING PART OF LOT 6 AND ALL OF LOT 7, BLOCK 7, HIGHLAND PARK 1ST ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OUTDOOR DINING ADDITION TO THE RENDEZVOUS CLUB

Thomas Altland, 1122 N. Leslie, Sherman, TX

Mr. Altland appeared to represent the request and answer any questions. The property is located at 2111 Texoma Parkway between Mildred and Peyton Streets; The Rendezvous Club is the tenant. The property is zoned a C-2 (General Commercial) District.

**SITE PLAN – RENDEZVOUS CLUB
OUTDOOR DINING ADDN.
2111 TEXOMA PARKWAY
(DANNY GORDON, JEFF BROWN & TOMMY ALTLAND, OWNERS)**

Mr. Altland explained they would like to cover a 550 square foot outdoor dining area over an existing concrete patio located on the west side of the building. The cover will have brick columns and an "R" panel metal roof; parking will remain the same. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if the part that is going to face Texoma Parkway going to be metal.

Mr. Altland explained "it will be brick columns, 4'x4' beams that will be bricked in with a metal roof. We are going to get the brick as close to the existing building as possible."

Cindy Carroll, 2106 Loy St., Sherman, TX

Mrs. Carroll explained she has lived in the area for twenty years, "this club sits adjacent to my back yard; it is

approximately six foot between the building and my privacy fence. I have had issues since 2006 or 2008 with noise coming from within the club. A lot of times, the back door is left open, the sound comes out, sometimes the door doesn't have to be open; you can hear nothing but drums and bass. My bedroom is on the back of the house, closest to that area and you can't sleep. After 10 p.m., it is my understanding that there is an amount of noise that could be considered against the law at that time of the night, especially when it is backed to a residential area. I was reading the paper Sunday and saw where this patio is going to be built. I question even though it is at the front of the building, when you cover a patio and you have a lot of people out, and I assume at a club that they drink and sometimes get noisy, to me that is going to increase the level of noise for a residential area. On top of that, I can't see them not piping music out to the patio for those who are dining and drinking to hear the music, so therefore it is right out there for me."

"I understand that your board can only accept what is presented to you, as everyone is within their rights on this, but I would hate for them to spend all that money building that patio and get shut down because of the noise level. I will be calling the police every time I'm woken up, and I'm not the only one that is going to be calling the police. The noise had improved over the last six months, but I don't think this is going to improve at all. I just wanted to be heard by those that are here and let them know how we feel about the situation."

Mr. Atland explained they took ownership of the club in 2006 and "I know the noise in 2006 was probably a little bit more, we had a DJ at that time and we did until 2010. Now they do not have DJ's, they do have bands and it is not as loud. I know that the back door does echo when you open it, that is the opposite side of the building that we are trying to put the patio. I think covering the patio will echo the sound out to Texoma Parkway. There are speakers outside now, but the music is never turned up."

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

Commission Member Thorpe stated "just something to consider is putting up some type of barrier to block off the sound."

Mr. Atland agreed.

Chairman Gilbert explained "here on the Planning and Zoning Board we just look at zoning issues, site plans, setbacks, the type of material used on construction, those types of items, we really don't have anything to do with the noise or enforcing any type of noise ordinance, but we do appreciate you coming before the board to voice your concerns and maybe you two could work together to improve that situation."

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for an outdoor dining addition to the Rendezvous Club subject to the Staff Review Letter. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF DEVIN SQUERI (OWNER) CONCERNING THE PROPERTY AT 4406 WEST HOUSTON STREET, BEING 1.112 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND LOT 4, BLOCK 1, ALEMAN ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (6) TO ALLOW A 5’ CONCRETE AND STUCCO FENCE IN THE FRONT YARD IN LIEU OF THE PERMITTED 3’ DECORATIVE FENCE WITH OPENINGS NOT LESS THAN FIFTY (50) PERCENT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
FENCE
4406 W. HOUSTON
(DEVIN SQUERI,
OWNER)

(DENIED)

Devin Squeri, 2026 Spindletop Trail, Frisco, TX

Mr. Squeri appeared to represent the request and answer any questions. The property is located at 4406 West Houston Street between Swan Ridge Drive and Seasons West Avenue. The owner would like to erect a five foot high concrete and stucco fence, twenty-five foot from the front property line to block the noise and view of the bar and salvage yard across the street. He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Squeri explained “the front view of the house looks over West Houston Street and straight across is Dorothy’s Bumper Club. It’s a bar, that’s not a problem, but things happen in bars especially in the evenings, there are events that are really not appropriate for kids to be viewing, obviously people are having alcohol. What I want to do is basically build a barrier out twenty-five foot setback from the highway to block the view. I have noticed on West Houston, Seasons West that is right next door has a significantly large solid stone wall on the street. There are two properties with solid fencing, so there are other people in the area that have done that. The fence will be very nice, it will have a concrete base, stucco finish with top caps; it will be a nice looking wall.”

Commission Member Vanderveer asked how long he has owned the house.

Mr. Squeri responded “about four months.”

Commission Member Vanderveer explained “so you bought it since Dorothy’s was there and you knew it was there when you bought it and knew it would be your front view.”

Mr. Squeri responded “yes, absolutely. The house was in pretty bad disorder, there were monster shrubs, bushes and trees in the front; it had a knocked down fence, so it really did not look like it was going to be a big deal; it blocked everything, but when we cleaned that out to give a nice presentation of the house; it was not what we bargained for. I did go around to all the neighbors to discuss this with them and none of them had any problem with it.”

Mr. Shadden asked if he planned to put it all the way to the survey stake.

Mr. Squeri responded “yes, twenty-five feet back from the road; it is actually further back than the Seasons West sign.”

Mr. Shadden asked on his property, you plan to just set it inside your property line.

Mr. Squeri responded “it is inside my line, but theirs is even closer to the road.”

Mr. Shadden explained “the highway right-of-way comes up to your line, at some point they could widen the highway right up to your property line.”

Clay Barnett, Director of Public Works/Engineering explained “they are planning to widen the right-of-way there.”

Commission Member Vanderveer explained that would change the safety issue at that point, because it gets that wall a lot closer to traffic.

Mr. Squeri explained the same thing could be true for a three foot fence.

Commission Member Vanderveer explained “a five foot solid fence is more dangerous to hit at that point than a three foot decorative fence or a natural hedgerow; that is my concern especially if they plan on widening the road.”

Mr. Squeri asked if there were any set plans for that.

Mr. Barnett explained they are discussing it.

Chairman Gilbert explained “we appreciate your private property rights and wanting to put a wall in your front yard but we have to make sure it is not a safety concern and we also consider the aesthetics and I don’t know that there is any setback that could be a compromise or that we could condition it on that it would be safe. I guess I don’t have a clear picture of you wanting to put it on your front property line; is there enough room for you to put it back ten or twenty

feet.”

Mr. Squeri responded he could probably set it back five or ten feet, if we go back too far we are going to be right on top of the house.

Commission Member Vanderveer stated “I think if you start pushing it back, there is still the solid wall issue.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request. Second by Commission Member Thorpe.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

EXCEPTION & SITE PLAN

THE REQUEST OF ALCOHOLIC SERVICES OF TEXOMA INC. (OWNER), DAVID BACA STUDIO (ARCHITECT) AND HELVEY AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1521 BAKER DRIVE, BEING PROPOSED LOT 2R, BLOCK 1, REPLAT OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION, CONTAINING .575 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW ARCHITECTURAL RIBBED METAL SIDING ON THE SOUTH AND WEST FACADES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CALLIE MEDICAL CLINIC

David Baca, David Baca Studio, 100 N. Travis, Ste. 500A, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 1521 Baker Drive between Texoma Parkway and Frisco Road.

Mr. Baca explained the owner would like to construct a 4,248 square foot, one story medical office (Callie Clinic) at this location. They are requesting an exception to allow architectural ribbed metal siding on the south and west facades of the building; the other sides will be brick veneer. He explained “McDonald’s has the same architectural metal ribbed siding on their building. What we are doing at the entry

**EXCEPTION –
EXTERIOR
FAÇADE
SITE PLAN –
CALLIE MEDICAL
CLINIC
1521 BAKER DR.
(ALCOHOLIC
SERVICES OF
TEXOMA INC.,
OWNER)**

is trying to lighten it up and bring a focal point to it rather than taking masonry to the top of the glass. We look at it as an extension of the glass front wall. It is similar to the Grayson Appraisal District 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 or site plan.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW ARCHITECTURAL RIBBED METAL SIDING ON THE SOUTH AND WEST FACADES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CALLIE MEDICAL CLINIC

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow architectural ribbed metal siding on the south and west facades in lieu of the required masonry requirements for a medical office building in a C-2 (General Commercial) District. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CALLIE MEDICAL CLINIC

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for Callie Medical Clinic. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TCV APTS LLC (OWNER) AND JOE GILBERT (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1918, 1922, 1926, 1930 AND 1934 CREEKSIDE AVENUE, BEING LOTS 3-1 THRU 3-5, BLOCK 1, REPLAT LOTS 3 & 4, PARK PLAZA ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2684, SECTION 12 (F) TO

**VARIANCE -
SIDEWALKS
1918-1934
CREEKSIDE AVE.
(TCV APTS LLC,
OWNER)**

NOT REQUIRE SIDEWALKS IN AN R-1 (ONE FAMILY RESIDENTIAL).

Chairman Gilbert abstained from this request because of a conflict of interest.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located 1918, 1922, 1926, 1930 and 1934 Creekside Avenue; the northwest corner of Park and Creekside Avenues in the Pebblebrook Subdivision. Mr. Gilbert explained he was hired as a General Contractor to build five houses on the lots in the Pebblebrook subdivision. “As you enter Pebblebrook on Park Avenue, these five lots on the left, it is the first street you come to called Creekside Avenue and these five lots face Creekside Avenue. We are asking for an exception not to build sidewalks as required by the developer’s ordinance.”

“The reason is twofold: #1 on this portion of the subdivision there are not any existing sidewalks, to the north is a retirement community and across the street is existing houses, to the west is undeveloped retail property, there could be a sidewalk at some point; but my point is there is not any existing sidewalks to the property on the other side of these properties. Basically, we do not want to build a sidewalk that doesn’t connect to anything. Secondly, is the aesthetics of these five lots, they sit high and we are going to have really slanted driveways and if we build a sidewalk there, we’ll have to flatten that sidewalk out so it would create a situation where we drag our bumper whenever we try to get up into the garage. The reason for this request is we didn’t want to build a sidewalk when there are not any sidewalks next to us on any of the residential lots that are adjoining us.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked “why is part of the neighborhood with no sidewalks; were they grandfathered in, did they get an exception; why don’t they have a sidewalk?”

Mr. Gilbert thought the sidewalk ordinance changed since the subdivision was first developed. “Where these five lots are located is next to the early phase of the development, which did not require sidewalks.”

Commission Member Thorpe asked if sidewalks had to have a pitch.

Clay Barnett stated they had to meet Americans with Disabilities Act (ADA) requirements; they are basically flat.

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

ACTION TAKEN.

Motion by Commission Member Elliott to approve the variance

not to require sidewalks at 1918, 1922, 1926, 1930 and 1934 Creekside Avenue and forward the request to the City Council. Second by Commission Member Mahone.

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

ABSTAIN: GILBERT

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Clay Barnett, Director of Public Works and Engineering provided information on the Transportation Plan Update.

At the 2015 Budget Planning Meeting, the City Council identified the development and management of the FM 1417 Corridor as priority. In May 2015, a contract was approved with Kimley-Horn and Associates, Inc. for transportation and planning services. “We gave a brief update on December 7, 2015 and a Transportation Summit was given last week to the City Council.”

Thoroughfare planning is a legislative act that cities can do to preserve right-of-way, determine alignment, and to set design standards for City streets. The plan is typically updated every 5 to 10 years, mainly because of growth. The current plan is an update to the Thoroughfare Plan that was included in the Comprehensive Master Plan that was approved in 2009.

Changes included in the new plan are an updated thoroughfare plan map, new standard cross sections, technical analysis for the sizing of roads in undeveloped areas, changes to the northwest sector, and the Taylor Street realignment which will tie into McGee on the west side of FM 1417 (Heritage Parkway) and tie back into Washington Street at the west end. It includes a roundabout, you yield to get onto a roundabout and once you are on a roundabout, there is no yielding; you simply exit at your desired location. Roundabouts vary in size, this one will be very small, it will be a four-lane roundabout. They are used in place of a traffic signal to minimize delays with a traffic signal. We updated the bike and pedestrian plan. We are forwarding this to you so that you can make a recommendation to the City Council. Mr. Barnett added that the plan is to provide continuous roadways to move traffic.

Commission Members discussed the plan and expressed their concern about cost of the plan, entrances and exits to the roundabout and would there be a Bridge over 1417?

Chairman Gilbert asked about the Roundabout, its location and safety. Has there been a Cost Analysis of the roundabout? The cost of the roundabout and the big curve through the

**TRANSPORTATION
PLAN
RECOMMENDATION
TO CITY COUNCIL**

Little property, it seems it would be expensive and who would pay for that? Would it influence the development of the Little Property and will this be a future burden. The Master Plan affects future development and the perpetual maintenance of center of roundabout would be expensive and the expense of crossing creeks.

Chairman Gilbert stated his 3 Primary concerns were: 1, the roundabout; 2, the proposed divided median all the way to 289; and 3, the cost and that there may be a more effective way to implement the plan.

Appearing from the audience:

Ron Aycocock, 220 E. Houston, Sherman, TX

Mr. Aycocock explained he has gone through the roundabout in Waco, “at the time it was built it was ok, it is so congested on that circle now the cars are bumper to bumper. The population that Sherman has now would be fine for a roundabout, but if you have a large population; it will stay congested.”

ACTION TAKEN.

Motion by Sam Thorpe to recommend to the City Council to move forward as presented with the concerns reflected in the minutes. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Chairman Gilbert provided an update from the Subcommittee reviewing the O-1.1 (F.M. Highway 1417) Overlay District and the General Zoning Ordinances.

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 asked Kimley-Horn to review the ordinance and make recommendations.

At the November 17, 2015 regular meeting, Chairman Gilbert appointed Kyle Patterson, Eric Elliott and himself to serve on the subcommittee. The subcommittee met January 6th and 12th, 2016 to review the recommendations and ordinances and suggested changes in a Draft Ordinance to be reviewed at the next Planning and Zoning Commission Meeting.

Items in the update include:

- Increasing the district from 300 to 500 feet from the right of way along FM 1417
- More defined Building Standards, materials, colors, architectural features
- Detention area screening

**UPDATE FROM
SUBCOMMITTEE
REVIEWING THE O-
1.1 (F.M. HIGHWAY
1417) OVERLAY
DISTRICT &
GENERAL ZONING
ORDINANCE**

PLANNING & ZONING COMMISSION MINUTES – JANUARY 19, 2016

- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

The Subcommittee recommends that the draft ordinance be set on the next Planning and Zoning Commission Agenda for public hearing and a recommendation to the City Council for adoption.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:45 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY