

STATE OF TEXAS §
October 18, 2016
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 October 18, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT AND VICE-CHAIRMAN PATTERSON.
COMMISSION MEMBERS: DAVIS, ADAMS, VANDERVEER, MAHONE AND ELLIOTT.

MEMBERS ABSENT: VELLOTTI AND THORPE

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 September 20, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7, 13 & 17)

Consent Agenda items are considered to be routine and non-controversial items.

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Patterson moved to approve the Consent Agenda as written subject to the Staff Review Letters. Second by Commission Member Vanderveer. All present voted AYE.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF J.P. HART LUMBER COMPANY, LLC (OWNERS/TENANT), ED SNODGRASS, BENCHMARK DESIGN GROUP, LLC (CIVIL ENGINEERS/REPRESENTATIVE), LLOYD PLYLER CONSTRUCTION (CONTRACTOR) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 407 PROGRESS DRIVE, BEING 37.64 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 AND BEING PART OF LOT 3, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION AND ALSO BEING A PART OF LOT 2R OF THE REPLAT OF LOTS 1 & 2, SHERMAN INDUSTRIAL

SITE PLAN –
HART LUMBER
COMPANY
407 PROGRESS
DR.
(J.P. HART
LUMBER
COMPANY, LLC)

DEVELOPMENT ADDITION IN TRACT 3 OF BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF HART LUMBER COMPANY IN THE BLALOCK INDUSTRIAL PARK.

Hart Lumber Company was founded in the 1930's and is headquartered in San Antonio, Texas. They currently serve the Dallas-Fort Worth, Austin, San Antonio, Houston and Rio Grande Valley areas. They have six plants in Texas providing building materials and supplies for residential and commercial building work throughout Texas.

Hart Lumber would like to expand their company into the City of Sherman, planning a \$5.5 million to \$6.5 million facility investment and up to 37 new jobs as part of the first phase of its expansion to the city. The property they would like to develop is located at 407 Progress Drive west of Howe Drive in the Blalock Industrial Park. They plan to construct a warehouse/office and two storage buildings on a thirty-seven acre tract east of Progress Rail. The exterior finish of the buildings will be textured insulated metal panels and wood trusses. 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 CHRISTOPHER & KATHERINE MARTIN (OWNERS) AND TATCHIO AND ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4312 TEXOMA PARKWAY, BEING LOT 1R, REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK 4 OF THE REPLAT OF MIDWAY MALL, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO MANDY'S MINI STORAGE FACILITY.

**SITE PLAN –
ADDITION TO
MANDY'S MINI
STORAGE
FACILITY
4312 TEXOMA
PARKWAY
(CHRISTOPHER &
KATHERINE
MARTIN)**

Mandy's Mini-Storage is located at 4312 Texoma Parkway between Gallagher Drive and Frisco Road. The owner would like to construct a 2,442 square foot, 10-unit storage building addition for their storage facility. The exterior finish will be split face block to match the material on the existing buildings. 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 TPJ PROPERTIES, LTD AND SDB PARTNERS LLC (OWNERS) AND TEAGUE, NALL & PERKINS, INC. (ENGINEER/ARCHITECT/SURVEYOR) CONCERNING THE PROPERTY IN THE 1700 BLOCK OF WEST U.S. HIGHWAY 82, BEING 3.770 ACRES IN THE URIAH BURNES SURVEY, ABSTRACT NO. 121 AND BEING ALL OF LOT 5, BLOCK 1 OF THE REPLAT OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT OF CARRUS MEDICAL PLAZA, BEING A REPLAT OF LOT 5 OF CARRUS MEDICAL PLAZA OF A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION AND A 1.364 ACRE TRACT OUT OF THE URIAH BURNS SURVEY, ABSTRACT NO. 121

The property is located in the 1700 Block U.S. Highway 75 between Rex Cruse Drive and Post Oak Crossing. The property is zoned an R-1 (One Family Residential) District and is located in the O-1 (75 & 82) Overlay District. The owners would like to replat the property into one lot for commercial development of a medical office building.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF THE CITY OF SHERMAN (OWNERS), FLEET MAINTENANCE (TENANT) AND KENT SWEAT (REPRESENTATIVE) CONCERNING THE PROPERTY AT 104 SOUTH RUSK STREET, BEING 1.15 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN 18'X40' ACCESSORY BUILDING FOR THE FLEET MAINTENANCE DEPARTMENT OF THE CITY OF SHERMAN.

The City of Sherman Service Center is located at 104 South Rusk Street, the southwest corner of Houston Street and Rusk Street. The property is zoned a C-1 (Retail Business) District and C-2 (General Commercial) District and is located in the Central Business District. The City of Sherman Fleet Maintenance Department would like to construct an 18' x 40' metal building at this location. The exterior finish of the building will be a stucco finish to match the existing building.

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

VARIANCE

THE REQUEST OF HITCHCOCK PROPERTIES, LLC (OWNERS), JONATHAN HITCHCOCK (REPRESENTATIVE), EASY LIFE REALTY (TENANT), HELVEY-WAGNER SURVEYING INC. (SURVEYOR) AND NORTH TEXAS SERVICES (SIGN CONTRACTOR/APPLICANT) CONCERNING THE PROPERTY AT 603 NORTH TRAVIS STREET, BEING A PART OF THE J.B.

REPLAT –
CARRUS
MEDICAL PLAZA,
BEING A REPLAT
OF LOT 5 OF
CARRUS
MEDICAL PLAZA
OF A REPLAT OF
LOT 2 OF POST
OAK CROSSING
EAST ADDITION
AND A 1.364
ACRE TRACT
OUT OF THE
URIAH BURNS
SURVEY,
ABSTRACT NO.
121
1700 BLKS. W.
U.S. HIGHWAY 82
(TPJ
PROPERTIES,
LTD & SDB
PARTNERS, LLC)

SITE PLAN –
ACCESSORY
BLDG. FOR
FLEET
MAINTENANCE
104 S. RUSK
(CITY OF
SHERMAN)

VARIANCE –
FRONT SETBACK
FOR SIGN
603 N. TRAVIS
(HITCHCOCK
PROPERTIES,
LLC)

MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 7, GEORGE W. BOND'S SUPPLEMENT (AKA BOND'S FIRST ADDITION), AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 7'2" FRONT SETBACK FOR A 4' TALL, 32 SQUARE FOOT LED MONUMENT SIGN IN LIEU OF THE REQUIRED 25' IN A C-1 (RETAIL BUSINESS) DISTRICT.

Todd Bass, North Texas Services, 1602 E. Houston, Sherman, TX

Mr. Bass appeared to represent the request and answer any questions. The property is located at 603 North Travis Street, the northeast corner of Pacific Street and North Travis Street; Easy Life Realty is the tenant. The property is zoned a C-1 (Retail Business) District.

Mr. Bass explained "the owner is requesting a variance to allow a 7'2" front setback off the Travis Street property line for a 4' x 8' LED monument sign. The twenty-five foot setback requirement would place the sign on the side of the building or on top of the building; there's not twenty-five feet in front of the building to place the sign." Mr. Bass provided pictures of other signs along Travis Street that meet the same setback they were requesting. Mr. Bass explained "the location they have picked out will not create any traffic issues on any corners or any parking issues." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis was concerned with the LED lighting of the sign creating a problem with traffic going down Travis Street. He asked if there was any chance the sign could go on a pole.

Mr. Bass explained he had not spoken to the owner about a pole type sign. "There are LED signs farther up Travis Street by Burger King; that one is on a pole, but there are LED signs on that same street. As far as the visibility causing an issue, the sign itself is not going to cause a visibility issue, there are other signs down there on the ground also that are even larger than this sign. As far as it being an LED sign, the City has put together some stipulations of what they can put on LED signs and how fast they can flash and things of that nature, which the customer will have to follow."

Commission Member Vanderveer did not have a concern with a monument sign but "the LED portion creates a problem when they are not dimmed at night; the lights are still in your face."

Vice-Chairman Patterson asked "why not just do a regular monument sign; why an LED sign?"

Mr. Bass explained "that is what the customer requested. There are settings on the signs that can help dim them down to help make them less distracting."

Commission Member Vanderveer stated “that is up to the customer.”

Mr. Bass explained “one of the things with an LED sign is no matter where it is at, up in the air or down on the ground, we are going to run into that; some are more distracting than others. They are all over town, in east Sherman, Sherman High School has one on the ground right near the highway; I haven’t heard of any complaints with that sign. Right down the road a church has a sign on the ground that is also an LED sign. I’m not saying you haven’t received any complaints, I don’t recall hearing about them.”

Commission Member Vanderveer asked if “a white LED sign is brighter than red, the Sherman High School’s sign is red LED.”

Mr. Bass stated “in my opinion, yes. I don’t know if this sign is full color or not. There’s a LED monument sign at Highway 75 and 82, it’s a busy intersection and to the best of my knowledge there have not been any traffic issues from people looking at that sign; not to say it couldn’t happen, I know that it could and I value your opinion. The sign at Dickey’s at the corner of Lamar and Sam Rayburn is right on the corner; in fact they are probably closer than the one I want to put up.”

Vice-Chairman Patterson stated “the sign at Dickey’s is a bright sign.” He asked Scott Shadden what is allowed to be advertised on the sign.

Scott Shadden, Director of Developmental Services explained “they may only advertise the business that is located on the property; no off-premise advertising. We have had complaints of people advertising off-premise on these type signs after hours.”

Commission Member Vanderveer stated “this being a real estate company, wouldn’t they have to advertise the homes that they are selling off-premise technically; or is that different.”

Mr. Shadden explained “that is the business on the property; they couldn’t be advertising a business at another location.”

Mr. Bass explained “most signs are supposed to have an automatic dimming switch; I’m not saying they don’t turn them off or they may be broken, it is the responsibility of the customer to make sure those items are working on the sign after they are installed.”

Chairman Gilbert explained “the sign itself and the monument sign is acceptable, but the fact that it has the LED distributing messages and things like that, it sounds like some of the board members have a concern about that being a hazard.”

Vice-Chairman Patterson asked Mr. Bass if he thought the owner would be acceptable to putting this sign on a pole, raising it up off the ground if they want LED.

Mr. Bass did not know what the owner would say to that, “I would have to speak to him about that. My concern is, if you could let me know what you feel you will accomplish by putting it on a pole, compared to where it is at as far as distraction.”

Vice-Chairman Patterson explained “I’m hoping by raising it up, it would be a little bit less distractive for traffic going up and down Travis, instead of sitting right there on the ground by the sidewalk, putting it on a pole may not help.”

Mr. Bass explained “I know there is less traffic on that street than there is on Highway 75 and Houston, and I know there are other LED’s situated in areas like that and I would love your feedback on what the problems have been on the sign at the corner of Highway 75 and Houston Street, being that it is brighter, it is larger, and closer to the road than what we’re requesting.”

Commission Member Elliott explained “we don’t get complaints about monument signs, but several of the one’s that you have mentioned, do get complaints and we kind of wish that wasn’t there and so we don’t want that to be the case down the road to say well we probably shouldn’t have done that because it is a distraction. I would really feel better about a monument sign in this situation.”

Mr. Bass asked “just a plain monument sign.”

Commission Member Davis explained “losing the LED.”

Mr. Bass stated “so your suggestion is to put in a lighted monument sign and I think your concern is the flashing LED lights.”

Chairman Gilbert explained “it would be perfectly acceptable if it was set back twenty-five feet from the property line, but this is only seven feet.”

Commission Member Elliott explained “that puts it right in your face being that close to the street.”

Mr. Bass asked “what precedent has been set for the other signs that have been approved.”

Mr. Shadden explained “it is whatever is in that neighborhood; there’s not a digital sign in that block area.”

Mr. Bass explained “there is one at the Highway 75 and Travis.”

Commission Member Mahone explained “that one is on a pole, not at the eye line of someone driving.”

Jonathan Hitchcock, 2713 Rivercrest, Sherman, TX

Mr. Hitchcock asked “instead of putting up a monument sign, could we put it on a pole in that spot. We just want the same opportunity to advertise our business like everybody else on the

road. We decided to do a digital sign versus just a standard sign to get as much advertising as possible.”

Mr. Shadden explained “that would be something we could consider, but not at this meeting because the adjacent property owners have been notified for a monument sign, not a pole sign. You could approve a shorter sign or one with a greater setback or smaller face area.”

Chairman Gilbert asked Mr. Hitchcock if they had any room to push the sign back; “could you push it back five or ten feet.”

Mr. Hitchcock responded “sure, but twenty-five foot puts it on the column of the building. We can put it anywhere between the sidewalk and the building; we prefer what is on the paper, but we will work with you on the location.”

Chairman Gilbert felt if they could push the sign back another ten foot; “that might be something we could consider.”

Mr. Hitchcock explained “we can work with whatever you approve with a monument, a pole, it doesn’t matter, we can put it on either thing; it’s setting in a box right now.”

Chairman Gilbert felt “with the setback and the proximity to the road, if you could push it back another ten foot, where we could hypothetically approve maybe a seventeen foot setback; that might be a compromise.”

Mr. Hitchcock asked “if the issue was being too close to the road. What about all the other signs that are that close to the road.”

Chairman Gilbert explained “it is a combination of the two with it being the digital LED and its proximity to the road.”

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

Letter received from:

Sam Thorpe, 516 W. Belden, Sherman, TX

“I don’t believe it fits the type of lighting for the downtown area. My biggest concern is that these turn into billboards and the proximity to the street will create a visual hazard. I have regrets for the one I voted for further down the street.”

ACTION TAKEN.

Motion by Commission Member Elliott to approve a variance to allow a 17’ front setback for a 4’ tall, 32 square foot LED monument sign at 603 North Travis Street subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC AND JRH SHERMAN, LLC (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY AT 115 AND 209 WEST TRAVIS STREET, BEING 3.0063 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2)(D) TO ALLOW LOT 1, BLOCK 1 OF THE PROPOSED SHERMAN CROSSROADS MEDICAL ADDITION TO BE 1.052 ACRES AND LOT 2, BLOCK 1 TO BE 2.00 ACRES IN LIEU OF REQUIRED LOT AREA NOT TO BE LESS THAN 25 ACRES IN THE BLALOCK INDUSTRIAL PARK.
- FINAL PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL ADDITION.

EXCEPTION – LOT SIZE
FINAL PLAT – SHERMAN CROSSROADS MEDICAL ADDN. 115 & 209 W. TRAVIS (HERITAGE DEVELOPMENT PARTNERS, LLC & JRH SHERMAN, LLC)

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Suite 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located at 115 and 209 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

Mr. Riley explained “the owners would like to plat the property into two lots for commercial development of two medical office buildings. These two developments want individual lots; they are small buildings, so they really wouldn’t fit on that twenty-five acre lot.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “this in compliance with the master plan they submitted and was approved for this area allowing the smaller lots along the highway for the medical district.”

John LaBonte, ActiTech, 301 W. FM 1417 (Heritage Parkway), Sherman, TX

Mr. LaBonte explained ActiTech is located west of this property and they reviewed the plat that shows an easement that has been abandoned; “to best of our knowledge that easement has not been abandoned.”

Mr. Shadden explained “the Engineering Department could take a look at the easement with you, but that is not part of this zoning request.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for an exception for the lot size and the Final Plat of Sherman Crossroads Medical Addition subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC AND JRH SHERMAN, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEER/SURVEYOR), YEATTS ARCHITECTURE, PLLC (ARCHITECT) AND THE BEECH GROUP (CONSTRUCTION MANAGER) CONCERNING THE PROPERTY AT 115 WEST TRAVIS STREET, BEING 2 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND BEING THE PROPOSED LOT 2, BLOCK 1 OF THE SHERMAN CROSSROADS MEDICAL ADDITION IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF CROSSROADS EMERGENCY ROOM IN THE BLALOCK INDUSTRIAL PARK.

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Suite 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located at 115 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

The owners would like to construct a one-story 8,715 square foot 24 hour emergency medical center on the lot. The exterior of the building will be plaster, brick and stone veneer. Parking will be provided for forty-four (44) spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

SITE PLAN –
CROSSROADS
EMERGENCY
ROOM
115 W. TRAVIS
(HERITAGE
DEVELOPMENT
PARTNERS, LLC &
JRH SHERMAN,
LLC)

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the site plan for the Crossroads Emergency Room at 115 West Travis Street subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC AND JRH SHERMAN, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEER/SURVEYOR), LONESTAR ARCHITECTURE (ARCHITECT) AND HARKINSON INVESTMENT CORPORATION (DEVELOPER) CONCERNING THE PROPERTY AT 209 WEST TRAVIS STREET, BEING 1.052 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND BEING THE PROPOSED LOT 1, BLOCK 1 OF THE SHERMAN CROSSROADS MEDICAL ADDITION IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF DAVITA MEDICAL OFFICE BUILDING IN THE BLALOCK INDUSTRIAL PARK.

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Suite 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located at 209 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

The owners would like to construct a one-story, 7,500 square foot medical office building on the lot. The exterior of the building will be brick and stone veneer. Parking will be provided for thirty-nine (39) spaces. They had seen the Staff Review

SITE PLAN –
DAVITA MEDICAL
OFFICE BLDG. 209
W. TRAVIS
(HERITAGE
DEVELOPMENT
PARTNERS, LLC &
JRH SHERMAN,
LLC)

Letter and would abide by the Recommendations.
No other citizens appeared before the Planning and Zoning Commission to discuss the site plan.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the site plan for the DaVita Medical Office Building at 209 West Travis Street subject to the Staff Review Letter. Second by Commission Member Vanderveer.
VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF GARY HARBISON (OWNER) AND MARK KERR (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 1614 NORTH LOCKHART STREET, BEING LOT 35, BLOCK D, MAXEY'S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 4 AND SECTION 6.2, SUBSECTION (1) FOR AN ADDITION TO AN EXISTING NONCONFORMING DWELLING TO ALLOW A 5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7'5" FOR AN ATTACHED CARPORT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION -
ADDITION TO
EXISTING
NONCONFORMING
DWELLING
VARIANCE – 5'
SIDE SETBACK
1614 N.
LOCKHART
(GARY
HARBISON)

Gary Harbison, 1614 N. Lockhart, Sherman, TX

Mr. Harbison appeared to represent the request and answer any questions. The property is located at 1614 North Lockhart Street between McGee and Texas Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Harbison explained he would like to construct an attached carport, 5' from the side property line, lining it up with the house which is located 5' from the property line; the requirement is 7'5". The carport will match the existing house with the gable roof and scalloped siding. 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 variance.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the exception and variance for an addition to an existing nonconforming dwelling to allow a 5' side yard setback in lieu of the required 7'5" for an attached carport in an R-1 (One Family Residential) District at 1614 North Lockhart Street subject to the Staff Review Letter. Second by Commission Member Davis.
VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND DAVIS.

VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION

THE REQUEST OF KEITH AND LUCERO BURGOS (OWNERS) AND NATHAN GRAY, NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY AT 308 NORTH CLEVELAND AVENUE, BEING LOT 8, BLOCK 28, COLLEGE PARK ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (4) TO ALLOW AN ADDITIONAL DWELLING ON ONE LOT IN LIEU OF THE PERMITTED ONE-FAMILY DWELLING PER LOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

EXCEPTION –
ADDITIONAL
DWELLING ON 1
LOT
308 N.
CLEVELAND
(KEITH &
LUCERO
BURGOS)

(DENIED)

Keith Burgos, 766 Mitchell Rd., Sherman, TX

Mr. Burgos appeared to represent the request and answer any questions. The property is located at 308 North Cleveland Avenue between Mulberry and Pecan Streets. The property is zoned an R-1 (One Family Residential) District and is also located in the College Park Overlay District.

Mr. Burgos explained he recently purchased the property at this location; “it has one dwelling with two-bedrooms and one bath with a detached garage in the back. We would like to convert the existing garage into additional living quarters for another single family home for rental property. The garage is currently 400 square feet and we understand we have to make it 1,200 square feet to be in compliance with the College Park Overlay District requirements. The site plan currently shows it to be 600 square feet so we are planning on building on top of the existing building, making it a two-story dwelling. The dwelling will have a hardy plank siding finish. Parking will be provided to fit three cars.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked the requirement for parking.

Mr. Shadden explained “the requirement is one space per bedroom with a minimum of two parking spaces.”

Mr. Burgos explained “it will be two or three bedrooms.”

Several of the Commission Members was concerned with setting a precedent of converting garages to dwellings in that area; having multiple homes on one lot.

Chairman Gilbert explained “they have had someone come before the board in the past wanting to put multiple residences on one lot and we had to deny that; we can’t do that.”

Mr. Burgos explained “317 North Grand Avenue right behind my

property has a garage unit that was built in 1960 and there are duplexes in the area as well. The lot is big; 50' x 170', there is plenty of space in the back and there is an entrance from the alley.”

Mr. Shadden explained “the duplexes that were built in that area were a big portion of the reason the College Park Overlay District was put into place to tighten up the restrictions.”

Commission Member Patterson understood there was plenty of room on the lot for two dwellings, “but the problem you run into to is: parking, trash pick-up and deliveries; if it was two lots, it would be different.”

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

A letter was received from:

Frances Neidhardt, 321 N. Grand, Sherman, TX

Mrs. Neidhardt wrote “I object to another dwelling being built as proposed on the lot at 308 N. Cleveland Avenue. My reason is that there is insufficient space for privacy (1) either on that lot or (2) for neighbors on nearby N. Cleveland or (3) across the alley for persons dwelling in the 300 block of N. Grand Avenue. That Grand Avenue block already is overloaded with apartments that back up on this alley for North Cleveland’s lot and others.”

ACTION TAKEN.

Motion by Commission Member Patterson to deny the request for an exception to allow an additional dwelling on one lot in an R-1 (One Family Residential) District/College Park Overlay District at 308 North Cleveland Avenue. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF TPJ PROPERTIES LTD (OWNERS), SDB PARTNERS LLC (PROSPECTIVE BUYERS) AND TEAGUE, NALL & PERKINS, INC. (ENGINEER/ARCHITECT/SURVEYOR) CONCERNING THE PROPERTY IN THE 1700 BLOCK OF WEST U.S. HIGHWAY 82, BEING 1.364 ACRES IN THE URIAH BURNES SURVEY, ABSTRACT NO. 121, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL 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
1700 BLKS. WEST
U.S. HIGHWAY 82
(TPJ
PROPERTIES,
LTD)**

Justin Walton, Teague, Nall & Perkins, 17304 Preston Rd., Suite 1340, Dallas, TX

Mr. Walton appeared to represent the request and answer any questions. The property is located in the 1700 Block U.S. Highway 75 between Rex Cruse Drive and Post Oak Crossing. The property is zoned an R-1 (One Family Residential) District and is located in the O-1 (75 & 82) Overlay District.

Mr. Walton explained “the owners are in the process of purchasing this property to accommodate parking for the Carrus Medical Office Building. They would like to rezone the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for commercial development of a medical office building.” 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 zone change and site plan.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District in the 1700 block of West U.S. Highway 82 subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF SDB PARTNERS LLC AND TPJ PROPERTIES, LTD (OWNERS), TEAGUE, NALL & PERKINS, INC. (ENGINEER/SURVEYOR) AND BWA ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 1724 WEST U.S. HIGHWAY 82, BEING LOT 5, BLOCK 1 OF THE REPLAT OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION AND ALSO INCLUDING 1.364 ACRES IN THE URIAH BURNES SURVEY, ABSTRACT NO. 121 , AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN ALUMINUM COMPOSITE PANEL SYSTEM AS ACCENT FEATURES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CARRUS MEDICAL OFFICE BUILDING

EXCEPTION –
EXTERIOR
FACADE
SITE PLAN –
CARRUS
MEDICAL OFFICE
BLDG.
1724 W. U.S. HWY
82
(SDB PARTNERS,
LLC & TPJ
PROPERTIES,
LTD)

Justin Walton, Teague, Nall & Perkins, 17304 Preston Rd., Suite 1340, Dallas, TX

Mr. Walton appeared to represent the request and answer any questions. This item was tabled at the September 20, 2016,

Planning and Zoning Commission Meeting. The property is located at 1724 West U.S. Highway 82 between Rex Cruse Drive and Post Oak Crossing; the lot east of Carrus Specialty Hospital. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

Mr. Walton explained “the owners would like to construct a 31,000 square foot, two-story medical office building at this location. The exterior finish will be stucco, brick veneer with an aluminum composite panel system for the front entry with a covered canopy. The aluminum composite panel system is an architectural feature to break up the different finishes on the building.” Parking will be provided for 155 spaces. 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 6.8, SUBSECTION (4)(B) TO ALLOW AN ALUMINUM COMPOSITE PANEL SYSTEM AS ACCENT FEATURES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the exception to allow an aluminum composite panel system as accent features in lieu of the required masonry requirements for a medical office building in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 1724 West U.S. Highway 82, subject to the Staff Review Letter.

Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CARRUS MEDICAL OFFICE BUILDING

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for Carrus Medical Office Building at 1724 West U.S. Highway 82, subject to the Staff Review Letter.

Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF JOHN MABARY (OWNER) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 701 EAST LAMBERTH ROAD, BEING 0.242 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 ALSO BEING PART OF LOT 1, BLOCK 2, DR. J.H. CARRAWAY’S ADDITION, AS FOLLOWS;

**ZONE CHANGE –
R-1 TO C-1
701 E.
LAMBERTH
(JOHN MABARY)**

PLANNING AND ZONING COMMISSION

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

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

Mr. Baca appeared to represent the request and answer any questions. The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. The property is zoned an R-1 (One Family Residential) District and partially located in the O-1 (75 & 82) Overlay District.

Mr. Baca explained “the owner would like to rezone the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for commercial development. Most everything around there is zoned a C-1 (Retail Business) District; there is just a small strip of residential that is left.” 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 zone change or conceptual site plan.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District at 701 East Lamberth Road, subject to the Staff Review Letter.
Second by Commission Member Vanderveer.

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

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 5:55 p.m.

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – OCTOBER 18, 2016

CHAIRMAN

SECRETARY