

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF IBRAHIM ABU SARRIS FAMILY, LP (OWNERS), AARON COLE (DEVELOPER), HOMEYER ENGINEERING, INC. (CIVIL ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3600 BLOCK LOY LAKE ROAD AND THE 900 BLOCK E. PECAN GROVE ROAD, BEING 3.127 ACRES IN THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL SHERMAN CARWASH ADDITION.

PRELIMINARY & FINAL PLAT – SHERMAN CARWASH ADDITION 3600 BLK. LOY LAKE RD. & 900 BLK. E. PECAN GROVE RD. (IBRAHIM ABU SARRIS FAMILY, LP)

The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive. The owner would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF IBRAHIM ABU SARRIS FAMILY, LP (OWNERS), AARON COLE (PROSPECTIVE BUYER), HOMEYER ENGINEERING, INC. (CIVIL ENGINEER), BATES MARTIN ARCHITECTS (ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3603 LOY LAKE ROAD, BEING 1.569 ACRES IN THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, 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 CROSS ROADS EXPRESS CAR WASH IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP & SITE PLAN – CROSS ROADS EXPRESS CAR WASH 3603 LOY LAKE ROAD (IBRAHIM ABU SARRIS FAMILY, LP)

Brad Mann, 1135 South Loop 288, Denton, TX

Mr. Mann appeared to represent the request and answer any questions. The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive.

Mr. Mann explained he owns the Wash Factory in Denton, Texas; “this will be my fifth location. We have them in Denton, McKinney, Crossroads and now Sherman. I have been in the carwash business since 2010 and I look at towns where there is a tremendous need and Sherman, Texas has been on my list for four or five years. This site lays out a carwash exactly the way I want a carwash to be built. I like to have car washes on an acre and a half or more, where it can handle high traffic. A lot of the car washes wash between three to five hundred cars per day. What I have found with car washes, if there is empty land around us; it gets developed quickly due to the amount of the large circle of people the car wash will draw.”

The car wash will have ride-thru tunnels providing stacking for 40

cars and twenty-one vacuum spaces. The exterior finish will be concrete tilt wall panels with a stucco finish and stone veneer. The lot will be landscaped with trees (Live Oak, Chinese Pistachio), shrubs and Bermuda grass. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if he was the same company that was here previously about the car wash.

Mr. Mann explained he was a consultant on that project, “so I was very aware of Andrus Family coming up; I was the one that put the whole thing together. My concern back then was the road wasn’t ready and the distance from Denton, but yes, I was very aware of what they submitted.”

Commission Member Vanderveer asked if this was similar.

Mr. Mann explained it is similar; “the entrance is one lane in off of Loy Lake Road, two lanes opening up to three, three automated pay stations, enter to the car wash and exit to Pecan Grove Road.”

Vice-Chairman Patterson asked if there would be a traffic light at Pecan Grove Road and Loy Lake Road.

Clint Philpott, City Engineer explained “Loy Lake Road widening is under construction now and a traffic light will be added before it is finished.”

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

ACTION TAKEN.

Motion by Commission Member Elliott to approve the Specific Use Permit and site plan to allow a Cross Roads Express Car Wash located at 3603 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Mahone.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 500 BLOCK EAST NORTHCREEK DRIVE, BEING 1.029 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS)

ZONE CHANGE

**– C-1 TO R-1
500 BLK. E.
NORTHCREEK
DR.
(YOUNG
ENTERPRISES,
LP)**

DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Daniel Worrell, 2509 Remuda Drive, Sherman, TX

Mr. Worrell appeared to represent the request and answer any questions. The property is located in the 500 block of East Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to rezone the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for residential development of single family homes in the proposed Magnolia Village Subdivision. 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.

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 for the property located in the 500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-500 BLOCKS EAST NORTHCREEK DRIVE, BEING 12.00 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, ALSO BEING THE PROPOSED LOT 4, BLOCK A, LOTS 9, 10, 11, & 18, BLOCK B, AND LOTS 14, 15, 16 & 17, BLOCK C, MAGNOLIA VILLAGE, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS: LOT 4, BLOCK A, – 51.73’, LOT 9, BLOCK B, – 42.80’, LOT 10, BLOCK B, – 42.79’, LOT 11, BLOCK B, – 41.95’, LOT 18, BLOCK B, – 56.84’, LOT 14, BLOCK C, – 43.22’, LOT 15, BLOCK C, – 41.67’, LOT 16, BLOCK C, – 31.84’, LOT 17, BLOCK C, – 56.72’ IN THE MAGNOLIA VILLAGE ADDITION IN LIEU OF THE REQUIRED SIXTY (60) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
LOT WIDTHS
300-500 BLKS.
E.
NORTHCREEK
DR.
(YOUNG
ENTERPRISES,
LP)

Daniel Worrell, 2509 Remuda, Sherman, TX

Mr. Worrell appeared to represent the request and answer any questions. The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners are requesting a variance for the lot widths on nine of the lots in the proposed Magnolia Village Subdivision for residential development.

Lot 4, Block A,– 51.73’
Lot 9, Block B, – 42.80’
Lot 10, Block B, – 42.79’
Lot 11, Block B,– 41.95’
Lot 18, Block B, – 56.84’
Lot 14, Block C, – 43.22’
Lot 15, Block C, – 41.67’
Lot 16, Block C, – 31.84’
Lot 17, Block C, – 56.72’

Mr. Worrell explained “we feel this is the best way to lay out the neighborhood and those lots are some of the bigger lots in the development; that is why we are requesting the variance.”

They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked Scott Shadden, Director of Developmental Services “with regard to the lot sizes being less than 60’ in width; is that not pretty typical, do we see that more often where we have cul-de-sac lots that more shaped like pie or triangle where they have smaller frontage and are angled out towards the back.”

Mr. Shadden explained “we have these around town and these lots have a larger building area than the 60’ x 100’ lots.”

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

A letter was received from Earl McKinney, 4803 Hilre Dr., Sherman, TX

Mr. McKinney wrote “This street is already overcrowded at times, 60’ is plenty wide for any lot.”

ACTION TAKEN.

Motion by Commission Member Patterson to approve the variance to allow the following lot widths; Lot 4, Block A,– 51.73’, Lot 9, Block B, – 42.80’, Lot 10, Block B, – 42.79’, Lot 11, Block B,– 41.95’, Lot 18, Block B, – 56.84’, Lot 14, Block C, – 43.22’, Lot 15, Block C, – 41.67’, Lot 16, Block C, – 31.84’, Lot 17, Block C, – 56.72’ in the Magnolia Village Addition in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District for the property located in the 300-500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE

FINAL PLAT –
MAGNOLIA
VILLAGE
300-500 BLKS.

300-500 BLOCKS EAST NORTHCREEK DRIVE, BEING 12.00 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

E. NORTHCREEK DR. (YOUNG ENTERPRISES, LP)

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF MAGNOLIA VILLAGE**

Kevin Ware, 2104 Twin Creeks Circle, Pilot Point, TX

Mr. Ware appeared to represent the request and answer any questions. The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to plat the property into 44 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Ware explained “one of the biggest issues has been with floodplain, so we have been working with Mr. Philpott and the City to determine a pathway for this. We have completed a hydraulic analysis of everything on the Northcreek side and moving up past Hilre Drive. As part of that, we have designed a series of detention ponds that will include Wer Control Structures which will now decrease the size of the floodplain. Our initial estimate is around 850 cubic feet per second of water that is coming into the system and based on these detentions and the model that we have completed thus far we have it down to 775 cubic feet coming out on the back end of this from the detention pond itself. We are trying to slow down the water, decrease the size of the water shed in the floodplain to allow this and another development around the area. There will be a series of detention ponds starting at Hilre Drive crossing Northcreek Drive going south.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat for the property located in the 300-500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF DAVID HENRY (OWNER), ANDRE LAUB (APPLICANT/TENANT) AND LAURA DANIEL, DREAM TO LIFE DESIGNS (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 3412 WEST HOUSTON, BEING 1.47 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

VARIANCE – PARKING LOT

SUP & SITE PLAN – AUTOMOBILE SALES 3412 W. HOUSTON

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN ASPHALT MILLING

SURFACE IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT TO PROVIDE A DURABLE AND DUSTLESS SURFACE IN A C-1 (RETAIL BUSINESS) DISTRICT.

(DAVID HENRY)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT.

Andre Laub, 313 Vessels Dr., Howe, TX

Mr. Laub appeared to represent the request and answer any questions. The property is located at 3412 West Houston Street between FM 1417 and Swan Ridge Drive and is zoned a C-1 (Retail Business) District.

Mr. Laub explained he would like to open an automobile sales business “North Texas Car Corral” at this location. “I do not plan to have a big inventory of cars, only five to ten cars. The office building will be updated to hardy board siding on the front and sides; replace the doors and paint. I am requesting a variance to allow the surface of the parking area to be asphalt milling, which is ground up asphalt instead of the gravel that is there now. The milled asphalt will be solid after it is has been rolled. It is not going to be a huge parking area because it is not going to be very big. I don’t own the property so I don’t want to spend a lot of money on something I don’t own.” 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 variance, Specific Use Permit or site plan.

Chairman Gilbert felt it would be an improvement to the property, getting some of these buildings cleaned up, but he felt they needed to condition the proposed use to make sure there is not any outside storage of tires or any mechanical work or anything like that done on the property; strictly cleaned up and used as a car lot.

Mr. Laub explained he only wants to have five or ten cars parked there and use the building for an office; “I’m not looking to work on cars. I’m planning on purchasing the property if this works out as I think it will; then I will be willing to invest in the property.”

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN ASPHALT MILLING SURFACE IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT TO PROVIDE A DURABLE AND DUSTLESS SURFACE IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow an asphalt milling surface to be maintained and in good repair in lieu of the required concrete or asphalt for a period of three years for the property located at 3412 West

Houston Street subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District for the property located at 3412 West Houston Street subject to the Staff Review Letter and no outside storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF RANDY DERZAPF (OWNER), CELLARMAN'S AMERICAN PUB, INC. (TENANT) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 2130 TEXOMA PARKWAY, BEING ALL OF LOT 1 AND PART OF LOT 2, BLOCK 5, SHERMAN BUSINESS CENTER REPLAT, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (7) TO ALLOW A 1' SIDE STREET SETBACK ON A CORNER LOT FOR AN ADDITION TO CELLARMAN'S AMERICAN PUB IN LIEU OF THE REQUIRED 10' IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A RETAIL BREW PUB IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
- SITE PLAN APPROVAL FOR A GRAIN SILO AND BUILDING ADDITION TO CELLARMAN'S AMERICAN PUB

VARIANCE –
SIDE STREET
SETBACK

SUP- RETAIL
BREW PUB

SITE PLAN –
GRAIN SILO &
BUILDING
ADDITION
2130 TEXOMA
PARKWAY
(RANDY
DERZAPF)

Randy Derzapf, 4720 U.S. Highway 82, Bells, TX

Mr. Derzapf appeared to represent the request and answer any questions. The property is located at 2130 Texoma Parkway, the southwest corner of Peyton Street and Texoma Parkway, Cellarman's American Pub is the tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Derzapf explained he would like to construct a brewery

addition to the existing restaurant building and add a galvanized grain silo on the lot along Peyton Street. The exterior of the addition will be a hardy board white stucco finish with dark cedar trim to match the existing restaurant. “The brewery will allow us to produce craft beer and sodas for our customer’s onsite; it will have a clear view of our brew equipment to get the whole experience of our brew process. The variance request is for the grain silo which will be next to the patio area of the restaurant and an addition to the back of the restaurant.” He had seen the Staff Review Letter and would abide by the Recommendations.

Vice Chairman Patterson asked if the grain silo was decorative or some other use.

Mr. Derzapf explained “the working galvanized grain silo will contain grain for the brewing process. A truck will come into our loading zone behind our building and pipe it in from there. We will probably do it early in the morning and it probably will only be filled once every four months.”

Vice-Chairman Patterson was concerned about the noise from the grain silo when it is in use.

Mr. Derzapf explained “the silo will be pretty quiet, it will only run about thirty minutes, one or two times a week.”

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

A letter was received from:

James Melton, Jr., 6805 Timothy Dr., Plano, TX

He wrote “Very much opposed to a 1’ setback on Peyton. May be his side, but it is my front street. Grain silo also vote no.”

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (7) TO ALLOW A 1’ SIDE STREET SETBACK ON A CORNER LOT FOR AN ADDITION TO CELLARMAN’S AMERICAN PUB IN LIEU OF THE REQUIRED 10’ IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the variance to allow a 1’ side street setback on a corner lot for additions to Cellarman’s American Pub as per the site plan presented in lieu of the required 10’ in a C-2 (General Commercial) District for the property located at 2130 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A RETAIL BREW PUB IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
- SITE PLAN APPROVAL FOR A GRAIN SILO AND BUILDING ADDITION TO CELLARMAN’S AMERICAN PUB

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan for a retail brew pub in a C-2 (General Commercial) District and site plan approval for a grain silo and building addition to Cellarman’s American Pub per the site plan presented at tonight’s meeting for the property located at 2130 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF MLJ REAL ESTATE, LP (OWNERS), HONDA-POLARIS DEALERSHIP (TENANT), EDEN CONSULTING, CHUCK COOLEY (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 325 WEST U.S. HIGHWAY 82, BEING 3.85 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, 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 SALES, PARTS AND SERVICE FOR MOTORSPORTS VEHICLES FOR A HONDA-POLARIS DEALERSHIP IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP & SITE PLAN – SALES, PARTS & SERVICE FOR MOTORSPORT VEHICLES
325 W. U.S. HIGHWAY 82
(MLJ REAL ESTATE, LP)

Chuck Cooley, 5854 Buchanan St., Ft. Worth, TX

Mr. Cooley appeared to represent the request and answer any questions. The property is located at 325 West U.S. Highway 82 between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District.

Mr. Cooley explained “the owner purchased the Honda-Polaris dealership that is currently in Sherman on Texoma Parkway. He would like to move the business to this proposed location. The proposed site will accommodate a new Honda-Polaris motorsports dealership, offering sales, parts and service for motor-sports vehicles. The larger of the two existing metal buildings will be demolished and replaced with a new 76’ x 195’ metal building for their showroom and service department. The remaining existing metal building will be expanded for storage and make ready for the motor-sports vehicles. Both buildings will

be clad in stacked stone veneer with cement siding. A large covered porch with cedar posts and standing seam metal roof will wrap three sides of the building. New concrete driveways, curbs and parking will be installed. The existing oil well in the southeast corner will remain. There will be a dirt test track to try out the bikes before you buy them. The owner loves to have new ways to bring people into the dealership. The dealerships in Whitesboro valet dealerships to the metroplex; he has turned the dealership model on its head and he wants to do that with his motorcycles.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the test track; “we are not going to start having races.”

Mr. Cooley explained “the track is not big enough for that; you can just putt around. He wants this to be a weekend destination kind of like Harley does.”

Joan Swalwell, 4200 Beverly, Dallas, TX

Ms. Swalwell explained she owns the property with the house next door to this location. She wanted more information on the project and if anything would be happening to Hickory Street located between the properties.

Mr. Cooley showed Ms. Swalwell a copy of the site plan and explained the project.

Commission Member Vanderveer asked Mr. Cooley about the overflow parking area on the site plan; “it says it is crushed stone.”

Mr. Shadden explained “it would need to be improved to concrete or asphalt.”

Mr. Cooley agreed; “if we need that we will improve it, we were just showing what it is now.”

Emerson Swalwell, 3673 Asbury, Dallas, TX

Mr. Swalwell was concerned about the noise level from the bikes on the dirt track.

Mr. Shadden explained “if the noise is out of hand, you may call the Police Department to get it quieted down.”

Mr. Cooley explained “there will only be one or two bikes on the track at a time. You come in and want to buy a bike, you take a lap or two on the track before you buy it. It’s not a race track; it’s a way to draw people in on the weekends.”

Mr. Shadden asked if he would be fine with the condition that there are no scheduled events on the track.

Mr. Cooley responded “absolutely.”

Mr. Cooley had a question about an encroachment easement with

the pipelines that run through the property.

Mr. Shadden explained “he would need to get an encroachment from whomever the easement belongs to; the utility company, the City or whomever; that would be separate from this.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 325 West U.S. Highway 82 subject to the Staff Review Letter and the bike track to be used for test purposes only; no scheduled events or races, overflow parking must be concrete or asphalt and the noise level must follow City Ordinance. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF JOHN MABARY (OWNER), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY LOCATED 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 SUBDIVISION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C) TO ALLOW A COVERED PARKING STRUCTURE ON THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 5’ AND TO ALLOW A 4’ SETBACK FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6’ IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR EDWARD JONES – MABARY OFFICE.

VARIANCE –
REAR
SETBACK &
FROM MAIN
STRUCTURE

SITE PLAN –
EDWARD
JONES –
MABARY
OFFICE
701 E.
LAMBERTH
(JOHN
MABARY)

David Baca, 100 N. Travis, Ste. 500A, 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 was recently rezoned to a C-1 (Retail Business) District and partially located in the O-1 (75 & 82) Overlay District.

Mr. Baca explained “the owners would like to construct a 2,072 square foot one-story office for an Edward Jones Financial Office for John Mabary. The exterior finish on the building will be brick

vener and stone. Parking will be provided for nine cars. They also would like to construct a covered parking structure for four cars on the rear property line and four foot from the main office building. The parking structure will be metal with brick columns. The drive in the rear of the property is a private drive and private access easement will be needed from the owners of the property to the north.” 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 variance or site plan.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C) TO ALLOW A COVERED PARKING STRUCTURE ON THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 5’ AND TO ALLOW A 4’ SETBACK FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6’ IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve a variance to allow a covered parking structure on the rear property line in lieu of the required 5’ and to allow a 4’ setback from the main structure in lieu of the required 6’ in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 701 East Lamberth Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR EDWARD JONES – MABARY OFFICE.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for an Edward Jones – Mabary Office at 701 East Lamberth Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

AMENDING FINAL PLAT

THE REQUEST OF WEST CANYON CREEK PROPERTIES, LTD (OWNERS), CITY OF SHERMAN (DEVELOPER) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2700- 2800 BLOCKS OF SHADY OAKS LANE AND THE 3300-3600 BLOCKS CANYON CREEK DRIVE, BEING 105.102 ACRES IN THE JAMES H. VADEN

AMENDING
FINAL PLAT-
WEST CANYON
CREEK
ESTATES,
SECTION 3
2700-2800

**SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDING FINAL PLAT APPROVAL OF WEST CANYON CREEK
ESTATES, SECTION 3**

**BLKS. SHADY
OAKS LANE &
3300-3600
BLKS. CANYON
CREEK DR.
(WEST
CANYON
CREEK
PROPERTIES,
LTD)**

**Jim Riley, 4144, 4144 North Central Expressway, Ste. 1100
Dallas, TX**

Mr. Riley appeared to represent the request and answer any questions. The property is located in the 2700-2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks of Canyon Creek Drive in West Sherman; the property was formerly the County Farm, which was annexed into the City in 2003. The purpose of this amended plat is to correct errors in the dimension of Tract 1 and Tract 5 of West Canyon Creek Estates, Section 3, according to the Plat Records of Grayson County, Texas recorded in Volume 23, Page 172, on August 31, 2016. They had seen the Staff Review Letter and would abide by the Recommendations.

Sylvia Hema, 2709 Shady Oaks Lane, Sherman, TX

Ms. Hema explained “Shady Oaks Lane is a pretty narrow street; I have street concerns there and I am trying to understand why the park and the housing developments are together. Most of us all live on at least an acre lots in that area. We are real concerned about the density that could keep coming in and if we approve the smaller lots then the whole area, all of Carriage Estates is acre lots as well.

Mr. Philpott explained “we will expand Canyon Creek Drive all the way to Lamberth Road. We have a part of Shady Oaks Lane that we are expanding and repaving for the increased traffic to the proposed park. Right now, on the plat there are only a few areas that are existing lots, the rest of it is large tracts to be subdivided at a later date. The lots that were platted before still exist for residential development. The City’s intent is to build a park on some of the larger lots.”

Chairman Gilbert explained “the City ordinance requires a lot to be 6,000 square feet and those lots meet or exceed those requirements.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the amended plat subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 20, 2016

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:15 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY