

STATE OF TEXAS

§

April 18, 2017

COUNTY OF GRAYSON

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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 April 18, 2017.

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

MEMBERS ABSENT: VELLOTTI

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 March 21, 2017 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Patterson. All present voted AYE.  
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEM 5, 8, 12, 13 & 15)

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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LAUREN WHITNEY SCHEIBMEIR AND RAYMOND AND PATSY HARMAN (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 3213 AND 3217 REDBUD TRAIL, BEING 1.536 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION, AS FOLLOWS;  
*PLANNING AND ZONING COMMISSION*

REPLAT – LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION 3213 & 3217 REDBUD TRAIL (LAUREN WHITNEY SCHEIBMEIR AND RAYMOND AND

**REPLAT LOTS 11 & 12, BLOCK 7, BELVEDERE ESTATES ADDITION**

**PATSY HARMAN)**

The property is located at 3213 and 3217 Redbud Trail between Stephens Circle and Cypress Grove Road in West Sherman. The property is zoned an R-1 (One Family Residential District. The owner would like to replat the two lots by moving lot lines to enlarge one of the driveways. 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 GROVER & KATHLEEN TUGGLE AND ANN MOONEY (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2709 DOVER DRIVE AND 2702 YORKSHIRE DRIVE, BEING 0.8214 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING ALL OF LOTS 1 AND 16, BLOCK 4, WINDSOR PLACE ADDITION, AS FOLLOWS;  
*PLANNING AND ZONING COMMISSION*  
REPLAT APPROVAL OF TUGGLE REPLAT IN WINDSOR PLACE, BEING A REPLAT OF LOTS 1 AND 16, BLOCK 4, WINDSOR PLACE ADDITION.**

**REPLAT – TUGGLE  
REPLAT IN  
WINDSOR PLACE,  
BEING A REPLAT OF  
LOTS 1 & 16, BLOCK  
4, WINDSOR PLACE  
ADDITION  
2709 DOVER DR. &  
2702 YORKSHIRE  
DR.  
(GROVER &  
KATHLEEN TUGGLE  
& ANN MOONEY)**

The property is located at 2709 Dover Drive and 2702 Yorkshire Drive in West Sherman off West Lamberth Road. The property is zoned an R-1 (One Family Residential District. The owners would like to replat the two lots by moving lot lines to enlarge one of the 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.**

**REPLAT – CONSENT AGENDA ITEM**

**THE REQUEST OF FLANAGAN OUTDOOR POWER EQUIPMENT & SERVICES, INC. (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5209 TEXOMA PARKWAY, BEING 4.33 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS;  
*PLANNING AND ZONING BOARD*  
REPLAT APPROVAL OF CAJC ADDITION**

**REPLAT – CAJC  
ADDITION  
5209 TEXOMA  
PARKWAY  
(FLANAGAN  
OUTDOOR POWER  
EQUIPMENT &  
SERVICES, INC.)**

The property is located at 5209 Texoma Parkway between Fallon Drive and Woodlake Road. The applicant would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**REPLAT – CONSENT AGENDA ITEM**

THE REQUEST OF MIKE AND GINA ADAMS (OWNERS) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1711 AND 1715 NORTH WOODS STREET, BEING PART OF LOTS 7, 8, 9 AND 10 AND AN ABANDONED ALLEY IN BLOCK 3, W.M. SHANNON'S SUPPLEMENT, CONTAINING 0.762 ACRES, AS FOLLOWS:

***PLANNING AND ZONING BOARD***

REPLAT W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R

The property is located at 1711 and 1715 North Woods between Fairview Street and Texas Street. The property is zoned a C-1 (Retail Business) District. The owner would like the replat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**ZONE CHANGE & SITE PLAN**

THE REQUEST OF STANLEY BLYTHE (OWNER), QUIKTRIP (TENANT), JOHN PIMENTEL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6120 NORTH U.S. HIGHWAY 75, BEING 2.0689 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, 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 AND SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SITE PLAN APPROVAL FOR A QUIKTRIP CONVENIENCE STORE WITH GASOLINE SALES

**Stanley Blythe, 1105 Emerald Ct., Colleyville, TX and John Pimentel, QuikTrip Corporation, 1120 N. Industrial Blvd., Euless, TX**

Mr. Blythe and Mr. Pimentel appeared to represent the request and answer any questions. The property is located at 6120 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. 691.

Mr. Blythe explained "my parents have owned that property since 1958 and we are native Shermanites, graduated from Sherman, we're not a bunch of charlatans coming up from the south to reap the benefits of the retail market here in Sherman. We want to create a development at the entrance into Sherman that we, as a family, are very proud of and all of the people of Sherman will be proud of. That's one of the reason that we chose QuikTrip to be the cornerstone of our development, we felt like they're a class operation, they have been awarded many awards over the years."

REPLAT – W.M. SHANNON'S SUPPLEMENT, BLOCK 3, LOT 7R 1711 & 1715 N. WOODS (MIKE & GINAL ADAMS)

ZONE CHANGE – R-1 & SF-1 TO C-1

SITE PLAN – QUIKTRIP CONVENIENCE STORE WITH GASOLINE SALES 6120 N. U.S. HIGHWAY 75 (STANLEY BLYTHE)

Mr. Pimentel explained “this will be our first potential site in Sherman; we have been looking at Sherman for a while now. QuikTrip is a privately held company headquartered in Tulsa Oklahoma. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with 700 plus stores in eleven states. QuikTrip has been ranked on the list of Best Companies to Work for the last fourteen years by Fortune magazine, while being on Forbes top 100 companies. QuikTrip has never laid off an employee in the history of the company. QuikTrip contributes 5% of their net earnings to charitable organizations. We are a part of the national safety program; our employees are trained to be able to help youth that come in that feel endangered. We also contribute to the national honor program, we grant scholarships to military members who have been killed in action.”

“The convenience store will on U.S. Highway 75 and FM 691, the southwest corner, we would like to change the zoning on the property from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District to construct a 5,773 square foot, 24-hour QuikTrip Convenience Store with gasoline sales. We will have ten double-sided fueling stations for a total of twenty (20) pumps for retail motor fuel sales, which will operate twenty-four (24) hours a day, seven (7) days a week. The exterior finish on the building will be 100% masonry. Seventy-two (72) parking spaces will be provided. We will be conforming to the entire landscaping ordinance; actually we will go above some of the requirements.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the zone change and site plan at 6120 North U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**EXCEPTIONS & VARIANCES**

**THE REQUEST OF STANLEY BLYTHE (OWNER), QUIKTRIP (TENANT), JOHN PIMENTEL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6120 NORTH U.S. HIGHWAY 75, BEING 2.0689 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS:**

***BOARD OF ADJUSTMENTS***

**EXCEPTION & VARIANCES – SIGNS  
6120 N. U.S.  
HIGHWAY 75  
(STANLEY BLYTHE)**

- EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) (A) AND SECTION 7, SUBSECTION (14)(I) TO ALLOW A 439 SQUARE FOOT, 75' TALL FREESTANDING SIGN, 20' FROM THE PROPERTY LINE ALONG U.S. HIGHWAY 75 IN LIEU OF THE REQUIRED 100' SETBACK AND THE ALLOWED 300 SQUARE FOOT, 50' TALL FREESTANDING SIGN IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT.
- EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14) (I)(1) AND SECTION 6.8.5, SUBSECTION (11) TO ALLOW AN ADDITIONAL 154 SQUARE FOOT, 10' 10" TALL, MONUMENT SIGN ON THE PROPERTY LINE ALONG FM 691 IN LIEU OF ONE FREESTANDING SIGN PER DEVELOPMENT LOT AND THE ALLOWED 65 SQUARE FOOT, 12' TALL, 25' FROM THE PROPERTY LINE ALONG FM 691 IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT.

John Pimentel, QuikTrip Corporation, 1120 N. Industrial Blvd., Euless, TX

Mr. Pimentel appeared to represent the request and answer any questions. Mr. Pimentel explained “QuikTrip would like to erect two signs on the property: a 439 square foot, 75' tall freestanding pole sign, 20' from the property line along U.S. Highway 75; and a 154 square foot, 10' 10" tall monument sign on the property line along FM 691. The site where we would like the pole sign is at a low point on the highway, when you are headed north, it is not too bad as far as visibility, when you are headed south, you are not able to see the sign at 50', so by the time you see our sign, you would miss it at that point. It is important for QuikTrip customers to see the gas prices, when you make that decision, because we are not a destination business.”

Scott Shadden, Director of Developmental Services explained “this is a unique property because it is sitting in a hole at the intersection of Highway 75 and FM 691. A 75' sign, the top of it would be lower than a monument sign on the hill.”

Commission Member Thorpe asked about the pole sign, “are you just going to have the unleaded price on the sign?”

Mr. Pimentel responded “yes, sir, that is generally speaking of about 80% of what we sell, there will be more information on the monument sign.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exceptions or variances.

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the

exceptions and variances for the signs at the property located at 6120 N. U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

**ZONE CHANGE, SITE PLAN & EXCEPTION**

THE REQUEST OF CONCORD VILLAGE APARTMENTS (OWNERS), LISA HANKEY (REPRESENTATIVE), H&H DRAFTING AND DESIGN (DRAFTSMAN) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 820 NORTH SAM RAYBURN FREEWAY, BEING 3.647 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

***PLANNING AND ZONING COMMISSION***

R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT ZONING – 0.32 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ZONE CHANGE AND SITE PLAN APPROVAL FOR AN ADDITION OF A TRIPLEX AND OFFICE FOR CONCORD VILLAGE APARTMENTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN EXTENSION OF A 6' WOOD PRIVACY FENCE, IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL TO SURROUND THE DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

**Robert Minshew, 206 W. Belden, Sherman, TX and Lisa Hankey, 820 N. Sam Rayburn Freeway, Sherman, TX**

Mr. Minshew and Ms. Hankey appeared to represent the request and answer any questions. The property is located at 820 North Sam Rayburn Freeway, between Brockett and Birge Streets; Concord Village Apartments is the tenant.

Mr. Minshew explained “Concord Village Apartments owns this vacate tract of land which is located north of the existing apartment complex, it was purchased in 2001 from me, it was part of a tract with a house located on the lot on North Woods Street. A zone change from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District was approved by the Planning and Zoning Commission on August 16, 2011, but was denied at the City Council Meeting on this property. At that time, they were proposing a two-story, twelve bedroom apartment building with eight units. An exception to allow an addition to a 6' privacy fence in lieu of the required masonry perimeter wall to surround the development was denied at the August 16, 2011 Planning and Zoning Commission based on the

ZONE CHANGE – R-1  
(ONE FAMILY  
RESIDENTIAL)  
DISTRICT TO R-2  
(MULTI-FAMILY  
RESIDENTIAL)  
DISTRICT

EXCEPTION - FENCE  
820 N. SAM  
RAYBURN FREEWAY  
(CONCORD VILLAGE  
APARTMENTS)

opposition from the neighborhood, the proximity of the housing in the neighborhood and the ordinance that was in place.”

“The owner has redesigned the addition of the apartment complex and is requesting to rezone a 0.321 acre tract to the north for an addition to the existing apartment complex. The addition will be a single story triplex (2 - two bedroom apartments and 1 - one bedroom apartment) with an attached 593 square foot office for the apartment complex; for a total of 3,770 square feet. The exterior finish on the building will be brick. The parking is being rearranged so the cars will not be heading toward neighbors, even the headlights, they will be facing away from the neighbors.”

“She is trying to do everything she can do to accommodate the neighbors, I went and talked to them and one lady had a concern, she was afraid someone might get loose with a car and run through the wood fence into her yard. We have discussed that with Ms. Hankey and she agreed to build a steel rail in front of the fence where it adjoins her property where a car couldn’t run through it. They are also requesting an exception to allow the extension of a 6’ tall wood privacy fence in lieu of the required masonry perimeter wall. A wood fence is what everybody out there has in the back of their houses and beside their houses. A wood 6’ stockade fence is what everybody has and she wants to do the same thing.”

“She wants to move her office over to this area and put three additional units there and then she will convert the office that they have now to another room. It is a single story, it shouldn’t offend anybody and the rail should stop the only objection I got from people.” They had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Megan Flake, 921 N. Woods, Sherman, TX

Mrs. Flake asked “with the change, did you change where the parking lot is or only where the addition is going to be. I have the same concern, I have children in the backyard daily and I don’t want a car coming through the fence.”

Mr. Minschew agreed to do the steel fence adjacent to their property as well.

Mrs. Flake responded “that could be a possible compromise. My only other concern is the current wood fence that you have is not maintained, so adding a wood fence there might become a problem. The section where you are adding a wood fence is tree lined and has a chain link fence with thirty plus trees that are entwined with that fence. I’m obviously going to lose a lot of trees which was a big selling point to buying that home and will also affect the value of my property. I have no issues with the building design, I think it is a reasonable building; I just don’t want to lose all my mature trees. I am willing to compromise with the safety of

the fence going with the steel bar, but I don't want to lose the trees.”

Mr. Minshew explained they could build the wood fence up to the chain link fence and leave the trees alone.

Jordan Flake, 921 N. Woods, Sherman, TX

Mr. Flake explained my question is “we get this approved today and construction begins and they start knocking down trees, what do we do then. I'm concerned about all the trees along the fence line and with the construction time; do we have a timeline that construction will entail. Are you going to build a fence before construction begins because we have kids in the back yard?”

Mr. Minshew explained “we have no problem with the exception being approved that the wood fence being built on the south side of the existing fence; that will give you all the trees on the fence row.”

Mrs. Hankey explained “construction will begin within a year.”

Mr. Minshew explained they could build the fence before construction begins; that's not a problem. “We are flexible and we want to be good neighbors.”

Robert Strickland, 917 N. Woods, Sherman, TX

Mr. Strickland explained “our biggest concern is a safety issue, the kids in the backyard, our properties adjoin each other and that is what we were worried about with the older people coming through the fence. Also, the resale value of our house, we have owned our house for five years, it's a residential area and the apartment complex is back there in our backyard, there is no view or nothing behind us except the apartment complex.”

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change, site plan or exception.

***PLANNING AND ZONING COMMISSION***

**R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT ZONING – 0.32 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ZONE CHANGE AND SITE PLAN APPROVAL FOR AN ADDITION OF A TRIPLEX AND OFFICE FOR CONCORD VILLAGE APARTMENTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the zone change to an R-2 (Multi-family Residential) District and site plan at 820 North Sam Rayburn Freeway subject to Staff Review Letter. Second by Commission Member



Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

**BOARD OF ADJUSTMENTS**

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN EXTENSION OF A 6' WOOD PRIVACY FENCE, IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL TO SURROUND THE DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the exception to allow the extension of a 6' wood privacy fence and to set the wood fence 1' from the property line and add steel rails to protect the neighbors as discussed in lieu of the required masonry at 820 North Sam Rayburn Freeway subject to Staff Review Letter. Second by Commission Member Elliott.

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

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 CMH HOMES, INC. (OWNERS), GARY GARZA (REPRESENTATIVE) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 6220 TEXOMA PARKWAY BEING 5.44 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS;

***PLANNING AND ZONING COMMISSION***

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW MANUFACTURED HOME SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT.
- SITE PLAN APPROVAL FOR A 30' X 40' STORAGE BUILDING.

SUP & SITE PLAN –  
MANUFACTURED  
HOME SALES  
6220 TEXOMA  
PARKWAY  
(CMH HOMES, INC.)

**Lenny Wheeler, 5020 Texoma Parkway, Sherman, TX and Carl Dunn,**

Mr. Wheeler appeared to represent the request and answer any questions. The property is located at 6220 Texoma Parkway between FM 691 and Woodlake Road. The property is zoned a C-2 (General Commercial) District and also partially located in the O-1.3 (FM Highway 691) Overlay District. The property was approved for a Temporary Use Permit to allow a mobile home to be as an office for a period of one year in 1984 and a Specific Use Permit to allow manufactured home sales in 1993; the business closed for

more than 60 days so the Specific Use Permit went away. He received the Staff Review Letter and would abide by the Recommendations.

Mr. Wheeler explained they are looking to replacing the sales office and reopen the manufactured home sales business. They will have the office and twelve new houses on the lot. “We have been doing business with Clayton Homes for sixty years. We have a store across the street for Clayton Homes that is operating now.”

Mr. Dunn explained “the office will be a commercial building with stone underpinning and hardy board siding.”

Commission Member Thorpe asked if the storage building would conform to the ordinance.

Mr. Wheeler responded “yes it sure will.”

Vice-Chairman Patterson asked how many employees they would have.

Mr. Wheeler responded “six employees.”

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

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow manufactured home sales at 6220 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON, VANDERVEER, 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 STONEHOLLOW HOMES (OWNER) AND WESTWOOD PROFESSIONAL SERVICES (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4600-5300 BLOCKS OF NORTH TRAVIS STREET, BEING 25.235 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, ALSO BEING THE PROPOSED LOT 12, BLOCK D, AND LOTS 24, 25 AND 26, BLOCK H, AUSTIN LANDING, PHASE 3, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS: LOT 12, BLOCK D – 53.93’, LOT 24, BLOCK H – 54.16’, LOT 25, BLOCK H – 39.58’, AND LOT 26, BLOCK H – 44.34’ IN THE AUSTIN LANDING, PHASE 3 ADDITION IN LIEU

VARIANCE – LOT WIDTHS  
4600-5300 BLKS. N. TRAVIS  
(STONEHOLLOW HOMES)

OF THE REQUIRED SIXTY (60) FEET IN AN (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Richard Hovas, 2740 North Dallas Tollway, Plano, TX

Mr. Hovas appeared to represent the request and answer any questions. The property is located in the 4600-5300 Blocks of North Travis Street between North Creek Drive and Kreager Road. This the third phase of the Austin Landing Addition residential home development. The plat was previously approved at the September 20, 2016, Planning and Zoning Commission Meeting and the October 17, 2016, City Council Meeting. The owners are requesting a variance for the lot widths on four of the lots in the Austin Landing, Phase 3 Addition in lieu of the required 60':

Lot 12, Block D – 53.93'

Lot 24, Block H – 54.16'

Lot 25, Block H – 39.58'

Lot 26, Block H – 44.34'

He received the Staff Review Letter and would abide by the Recommendations.

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

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the variances on Lot 12, Block D – 53.93', Lot 24, Block H – 54.16', Lot 25, Block H – 39.58', and Lot 26, Block H – 44.34' in the 4600-5300 Blocks North Travis Street subject to the Staff Review Letter. Second by Commission Member Thorpe.

**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.**

**EXCEPTION & SITE PLAN**

**THE REQUEST OF SHRETEJAS, LLC, SUDHAKAR ALLADA (OWNER) AND ROBERT BOYD ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY IN THE 1400 BLOCK OF PARK PLACE, BEING LOTS 3 & 4, BLOCK 1, FAIRVIEW PARK PATIO HOMES REPLAT LOT 1-7, AS FOLLOWS;**

***BOARD OF ADJUSTMENTS***

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW CEMENT SIDING ON THREE SIDES OF TWO APARTMENT BUILDINGS IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**

***PLANNING AND ZONING BOARD***

**SITE PLAN APPROVAL FOR A MULTI-FAMILY APARTMENT COMPLEX**

**EXCEPTION – EXTERIOR FAÇADE (DENIED)**

**SITE PLAN – MULTI-FAMILY APARTMENT COMPLEX  
1400 BLOCK PARK PLACE  
(SHRETEJAS, LLC)**

**Sudhakar Allada, 10007 Stone Harbor Way, Irving, TX**

Mr. Allada appeared to represent the request and answer any questions. The property is located in the 1400 Block of Park Place off West Taylor Street. The property is zoned an R-2 (Multi-Family Residential) District. An exception to allow a 6' ornamental iron fence with landscaping, in lieu of required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District was approved April 19, 2011, by the Planning and Zoning Commission with the condition of planting and maintaining shrubs to create a minimum 6' solid screening prior to obtaining a Certificate of Occupancy Permit. The exception was amended to allow the planting of 4.5' Nellie Stevens or Red Tip Photinias with Pampas Grass to grow a minimum 6' tall along the ornamental iron fence at the January 22, 2013, Planning and Zoning Commission Meeting.

Mr. Allada explained “the project will consist of two three-story apartment buildings; one building will have 12 units, the second building will have 9 units, all units will have two bedrooms. I am also requesting an exception to allow siding on the sides and rear of the buildings in lieu of the required masonry or masonry veneer. Forty-two (42) parking spaces will be provided around the apartment complex. The variance I am requesting is kind of a cul-de-sac location, we are providing brick facing the cul-de-sac, the sides of the building are not visible from Park Place, I am requesting that they be cement siding.” He received the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained “there are some duplexes near this property that already have hardy board siding, but not this substantial.”

Mr. Allada explained he has an apartment complex to the west which already has a brick front and cement siding on sides and rear; “the variance I am proposing is in line with what I have there, they were built in 2013 or 2014.”

Commission Member Davis asked Mr. Allada “if this is approved, are you going to follow through on the shrubs and greenery around the fence that was approved in 2013.”

Mr. Allada responded “yes.”

Commission Member Davis responded “you were supposed be doing it when it was approved before; weren't you. I saw three Pampas Grass and did not see any other shrubs.”

Mr. Allada explained “we had all the shrubs in, but some of them died. We will replace them after construction.”

Mr. Shadden asked if he were going to irrigate them, “the last ones died from the drought. He did plant all the shrubs; we had many trips and discussions.”

Mr. Allada responded “yes.”

Commission Member Davis explained “I saw plant and maintain.” He asked if he is going to park up on the hill; McGee Street is probably thirty foot higher than Park Place. “Are you going to be using the alley?”

Mr. Allada explained “we will not be using the alley. The parking spaces will be at the same level as the apartment complex; there is a flat area on the top; that is where the building and the parking will be. There is a steep hill from Park Place, but once you pass that, you have a flat area, so one of the buildings might be higher than the other.”

Commission Member Vanderveer asked “if all access would be from Park Place not the alley; correct?”

Mr. Allada explained “no, but I might also ask Engineering about using the alley.”

Mr. Shadden explained “it was part of the agreement when he was approved for the exception for the fence that there would be no access to the alley.”

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

***BOARD OF ADJUSTMENTS***

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (6) TO ALLOW CEMENT SIDING ON THREE SIDES OF TWO APARTMENT BUILDINGS IN LIEU OF THE REQUIRED MASONRY OR MASONRY VENEER IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to deny the exception to allow cement siding on three sides of two apartment buildings in lieu of the required masonry in the 1400 Block of Park Place. Second by Commission Member Davis.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

***PLANNING AND ZONING BOARD***

**SITE PLAN APPROVAL FOR A MULTI-FAMILY APARTMENT COMPLEX**

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the site plan for a multi-family apartment complex in the 1400 Block of Park Place subject to the Staff Review Letter and providing an irrigation system and replacing the plants around the fence and no access to the alley. Second by Commission Member Davis.

**VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER,**

**PLANNING & ZONING COMMISSION MINUTES – APRIL 18, 2017**

**PATTERSON, 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  
5:48 p.m.**

**ADJOURNMENT**

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**CHAIRMAN**

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**SECRETARY**