



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 Davis. All present voted AYE.

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

**VACATION OF PLAT – CONSENT AGENDA ITEM**

THE REQUEST OF LAZY L. ENTERPRISES (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 600 BLOCK OF EAST CARTER STREET AND 802 NORTH THROCKMORTON STREET, BEING LOTS 1R, 2R, & 3R, AUSTIN PARK ADDITION, PHASE II, BEING A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 4, W.P. CARTER’S ADDITION, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

VACATION OF REPLAT – AUSTIN PARK ADDITION, PHASE II, BEING A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 4, W.P. CARTER’S ADDITION.

VACATION OF PLAT – AUSTIN PARK ADDITION, PHASE II, BEING A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 4, W.P. CARTER’S ADDITION 600 BLK. E. CARTER & 802 N. THROCKMORTON (LAZY L. ENTERPRISES)

The property is located in the 600 block of East Carter Street, also addressed as 802 North Throckmorton Street; the northwest corner of Throckmorton and Carter Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The property was replatted from four lots to three lots, December 8, 2014, recorded in Volume 22, Pages 179 and 180 in Grayson County Plat Records. The owner is requesting to vacate that replat. 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 SERAJ ALI AND AMYNAH S. ALI (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1802 EAST HOUSTON STREET AND 1809 EAST LAMAR STREET, BEING ALL OF LOTS 1, 3, 5 AND 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS;

***PLANNING AND ZONING COMMISSION***

REPLAT APPROVAL OF CHRISTIAN COLLEGE ADDITION, BLOCK 16, LOT 1R, BEING ALL OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION.

REPLAT – CHRISTIAN COLLEGE ADDITION, BLOCK 16, LOT 1R, BEING ALL OF LOTS 1, 3, 5 & 7, BLK. 16, CHRISTIAN COLLEGE ADDITION 1802 E. HOUSTON & 1809 E. LAMAR (SERAJ ALI & AMYNAH S. ALI)

The property is located at 1802 East Houston Street and 1809 East Lamar Street and is zoned a C-1 (Retail Business) District but has been partly used as residential in the last few years. The owner would like to replat four lots into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

A call was received from:  
Annette Morrison Catts, 5 Dogwood Drive, Waynesville, MO

Mrs. Catts owns the property at 115 North Carr Avenue; she was opposed to the replat of the property at 1802 East Houston Street and 1809 East Lamar Street. She cited concerns with the zoning on the property being a C-1 (Retail Business) District next to the R-1 (One Family Residential) District and mixed land use.

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

**REPLAT – CONSENT AGENDA ITEM**

THE REQUEST OF SHREETEJAS, LLC (OWNERS) AND WILLIAM DAVIS FINNEY (SURVEYOR) CONCERNING THE PROPERTY IN THE 1400 BLOCKS OF PARK PLACE, BEING LOTS 3 & 4 OF THE REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7, AS FOLLOWS;

***PLANNING AND ZONING COMMISSION***

REPLAT APPROVAL OF LOT 3 & 4 OF THE REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7.

REPLAT – LOTS 3 & 4 OF THE REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7  
1400 BLK. PARK PLACE  
(SHREETEJAS, LLC)

The property is located in the 1400 Block of Park Place, off West Taylor Street and is zoned an R-2 (Multi-Family Residential) District. The owner would like to replat two lots into one lot to build an apartment complex on the lot. 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 SHERMAN ISD (OWNERS) AND SCOTT CONRAD, DIRECTOR OF MAINTENANCE AND OPERATIONS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2201 EAST LAMAR STREET, BEING 51 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

***PLANNING AND ZONING COMMISSION***

SITE PLAN APPROVAL FOR TWO (2) PORTABLE CLASSROOM BUILDINGS FOR SHERMAN HIGH SCHOOL

SITE PLAN – 2 PORTABLE CLASSROOM BUILDINGS  
2201 E. LAMAR  
(SHERMAN ISD)

The property is located at 2201 East Lamar Street at the Sherman High School facility. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a Senior High School. Approval has been granted in the past for a portable classroom building for the high school by the Planning and Zoning Commission at their June 14, 2005 and the June 21, 2016 regular meetings.

Sherman ISD wishes to add additional classroom space at the High School by adding two portable buildings on the north side of the building. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**PRELIMINARY PLAT – CONSENT AGENDA ITEM**

THE REQUEST OF BARTON CAPITAL, LTD (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4700 BLOCK MARSHALL STREET AND THE 3800-3900 BLOCKS OF DRIPPING SPRINGS ROAD, BEING 17.112 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND THE E. CANTON SURVEY, ABSTRACT NO. 221, AS FOLLOWS:  
*PLANNING AND ZONING COMMISSION*  
PRELIMINARY PLAT APPROVAL OF SWEETWATER SPRINGS SUBDIVISION

PRELIMINARY PLAT  
– SWEETWATER  
SPRINGS  
SUBDIVISION  
4700 BLK.  
MARSHALL ST. &  
3800-3900 BLKS.  
DRIPPING SPRINGS  
RD.  
(BARTON CAPITAL,  
LTD)

The property is located in the 4700 block of Marshall Street and the 3800-3900 blocks of Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District.

The owners would like to plat the property into sixty (60) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**REPLAT – CONSENT AGENDA ITEM**

THE REQUEST OF EMR REAL ESTATE LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 833 WEST PECAN STREET AND 407 NORTH RICKETTS STREET, BEING 0.717 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOTS 1-4, BLOCK A, GREEN MOUNT 2<sup>ND</sup> ADDITION, AS FOLLOWS;  
*PLANNING AND ZONING BOARD*  
REPLAT OF LOTS 1 THRU 4, BLOCK A, GREEN MOUNT 2<sup>ND</sup> ADDITION

REPLAT – LOTS 1  
THRU 4, BLK. A,  
GREENMOUNT 2<sup>ND</sup>  
ADDITION  
833 W. PECAN & 407  
N. RICKETTS  
(EMR REAL ESTATE,  
LLC)

The property is located at 833 West Pecan Street and 407 North Ricketts Street; the northeast corner of Pecan and Ricketts Streets and is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**SPECIFIC USE PERMIT & SITE PLAN**

THE REQUEST OF SHERMAN HOTELS, LLC (OWNER), GRAY ROCK LLC (CIVIL ENGINEER AND LANDSCAPE ARCHITECT) AND EJES, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4344 LOY LAKE ROAD, BEING LOT 2, BLOCK 1, AMERISTATE PLAZA, 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 MARRIOTT COURTYARD HOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

SUP & SITE PLAN –  
MARRIOTT  
COURTYARD HOTEL  
4344 LOY LAKE RD.  
(SHERMAN HOTELS,  
LLC)

Jeremy Stone and Ashwin Thakkar, Sherman Hotels, LLC,  
118 N. 7<sup>th</sup> Street, Durant, OK

Mr. Stone and Mr. Thakkar appeared to represent the request and answer any questions. The property is located at 4344 Loy Lake Road, north of Sherman Town Center. A Specific Use Permit to allow a Marriott Courtyard Hotel was approved at the June 6, 2011 and the November 16, 2015, City Council Meetings, but construction was never started. Variances were granted at the May 17, 2011 Planning and Zoning Commission Meeting to allow a five story, 62' tall hotel, to allow a 28' rear setback and a 37' side setback from residentially zoned property.

Mr. Thakkar explained they are proposing a five-story, 62' tall, 117-room Marriott Courtyard Hotel; parking will be provided for 119 spaces with 6 handicaps accessible. The hotel will be on the west side of the lot. "We plan to replat the property into two lots. The design for the building and the layout location has remained the same; we have not modified anything from the previous ordinance." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the design still meets the variances granted in 2011 for the 28' rear setback and the 37' side setback.

Mr. Stone responded "yes."

Commission Member Vanderveer explained "we received a letter from an adjacent property owner, your drive is only going to your facility; you are not sharing a drive or anything of that nature?"

Mr. Stone explained "the driveway will only go to the hotel."

Commission Member Vanderveer asked if they had read the Staff Review Letter regarding the drive approach.

Mr. Stone responded "yes."

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

A letter was received from:

Clay Embry, Central Freight Lines, Inc. 5200 E. Loop 820  
South, Ft. Worth, TX.

"I believe the site plan is the same plan previously reviewed in 2015. We are concerned that the entry/exit shown on the plan in the southeast section of the property. The proposed driveway will be in close proximity to our own drive. It is our opinion that this close proximity could present a safety hazard for traffic in the area. It is our request that the approval of the site plan be delayed until this concern is adequately addressed."

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the Specific Use Permit and site plan to allow a Marriott Courtyard Hotel in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 4344 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**VARIANCE**

**THE REQUEST OF DONALD & LORETTA BERTRAND (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 613 PATRICIA DRIVE, BEING LOT 7, BLOCK 4, CRUTCHFIELD 2<sup>ND</sup> ADDITION, AS FOLLOWS;**

***BOARD OF ADJUSTMENTS***

**VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW AN ATTACHED CARPORT ON THE FRONT AND SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 25' FROM THE FRONT PROPERTY AND 6' 1" FROM THE SIDE PROPERTY LINE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**VARIANCES –  
FRONT SETBACK  
(APPROVED 10')**

**SIDE SETBACK  
(DENIED)  
613 PATRICIA  
(DONALD &  
LORETTA  
BERTRAND)**

**Donald Bertrand, 613 Patricia, Sherman, TX**

Mr. Bertrand appeared to represent the request and answer any questions. The property is located at 613 Patricia Drive between East Lamar Street and East Wells Avenue and is zoned an R-1 (One Family Residential) District.

Mr. Bertrand explained “I would like to erect an attached 24' x 29' metal carport to the sidewalk on the front of the existing home; the sidewalk is approximately 30' from the house. My driveway is about 2' from the neighbor’s property on the side. I would like to get permission to cover the driveway.”

Commission Member Gilbert asked if this would typically be a 25' front yard setback; “this would be 25' outside of what is allowed.”

Scott Shadden, Director of Developmental Services responded “yes.”

Chairman Mahone asked Mr. Bertrand about the other four homes in the area that have the same exact carports as stated in his narrative. “Also, you have submitted a picture of one similar to what you are proposing.”

Commission Member Patterson explained “the other carport does not go all the way to the sidewalk.”

Mr. Bertrand explained “I would not have to go all the way to the sidewalk. The carport will be 24’ wide.”

Commission Member Patterson asked “of the four carports that were mentioned in your letter, 520, 523, 524 and 525 Hillside; how many go all the way to the sidewalk.”

Mr. Bertrand responded “I did not see any that go all the way to the sidewalk.”

Commission Member Vanderveer asked if the bulk of the carports were for a single car.

Mr. Bertrand responded “double.”

Commission Member Davis asked Mr. Shadden if there was any information on the existing carports in the same area.

Mr. Shadden explained “the one he sent a picture of; we do not have a permit on it or a variance granted for the carport. 523 Hillside did not have a permit, 520 Hillside, no permit. The comparisons do not have permits; I don’t know how long they have been there.”

Chairman Mahone felt “the carport being right on the sidewalk would be a safety concern, especially if there are children riding bicycles, it doesn’t take much for them to veer off the sidewalk.”

Mr. Bertrand was thinking “5’ from the sidewalk back would still be plenty of room; that’s a good safety distance.”

Chairman Mahone asked Mr. Shadden “so none of the existing carports that we can tell are permitted.

Mr. Shadden responded “no.”

Chairman Mahone asked Mr. Shadden if he knew of any other carports in the area.

Mr. Shadden explained “there is one on Valentine that is 25’ from the property line; it complied. 925 Holiday received a variance for a 10’ setback for a carport and they did get a permit.”

Mr. Bertrand asked if he could be allowed to have a carport to get two vehicles under, because his garage is a single car garage and the porch extends; he asked for a 10’ variance from the front property line.

Chairman Mahone asked Mr. Shadden if he would have to come back if the variance request was changed.

Mr. Shadden explained “you can grant less than what he asked for, but you could not grant any closer to the property line; he asked for zero so he couldn’t get any closer anyway.

He has concrete all the way to the property line on the side.”

Commission Member Gilbert asked if the requirement is 10% of the lot on the side; that’s where the 6’ 1” comes into play. “There looks like there is some distance from the edge of the house to the property line.”

Mr. Bertrand thought it was 6’ from the house to the property line on the side.

Commission Member Patterson explained “according to the survey it looks like the concrete is on the property line; it looks like the driveway has been added onto.”

Mr. Bertrand explained “the driveway was widened.”

Chairman Mahone asked if the carport would still be viable if it was farther away from the side property line.

Mr. Bertrand explained “yes, it would still be, because I can go into my yard.”

Mr. Mahone explained “so what he is asking, if he brings it off the property line, he can extend it the other way to compensate the same width.”

Mr. Shadden explained “anywhere you park has to be paved; you are talking about taking the carport to the concrete that is right in front of the house.”

Mr. Bertrand explained “where the front door is at the edge of the house, the brick, I was going to come to the edge of the front door on the south side of the brick and go out and concrete; it is kind of at an angle but it still covers the concrete.”

Mr. Shadden explained “so you do that and line it up with the edge of the house on the side.”

Mr. Bertrand explained “I would have to go at an angle because there used to be a tree right there.”

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

Commission Member Patterson asked if there were any masonry requirements for this zoning.

Mr. Shadden explained there are not in an R-1 (One Family Residential) District.

Commission Member Vanderveer explained “I would like it to get off the sidewalk; if 10’ is what has been granted in the area; I think that is fair here, I would also like for the carport to line up with the house to get further off the property line.”



Commission Member Gilbert agreed, he would be agreeable to 10' from the front as well and comply with the side setback.

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the variance to allow an attached carport 10' from the front property line in lieu of the required 25', to deny the side setback and that the carport remain open in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Gilbert.

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

VOTING NAY: DAVIS

MOTION CARRIED

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

**EXCEPTION & SITE PLAN**

THE REQUEST OF S&W AL, LLC (OWNERS), TEXAS ROADHOUSE (TENANT), MIKE, MARNELL, AMERITECH FACILITY SERVICES (REPRESENTATIVE) AND CARROLL ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2773 N. U.S. HIGHWAY 75, BEING LOT 5A, BLOCK 1, TEXOMA CROSSING ADDITION, REPLAT LOTS 5 & 5A, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW BUILDING FINISHES OF BRICK WAINSCOT WITH CEDAR LAP SIDING TO MATCH THE EXISTING BUILDING FACADE FOR A "TO GO" ADDITION FOR TEXAS ROADHOUSE IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

***PLANNING AND ZONING COMMISSION***

SITE PLAN APPROVAL FOR A "TO GO" ADDITION FOR TEXAS ROADHOUSE RESTAURANT.

EXCEPTION –  
EXTERIOR FAÇADE

SITE PLAN – "TO  
GO" ADDITION

2773 N. U.S.  
HIGHWAY 75  
(S&W AL, LLC)

**Mike Marnell, Ameritech Facility Services, 3637 N. Hwy. 377, Ste. B, Waxahachie, TX**

Mr. Marnell appeared to represent the request and answer any questions. The property is located at 2773 U.S. Highway 75 North, between Lamberth Road and U.S. Highway 82; Texas Roadhouse is the tenant. They would like to add a "To Go" addition for take-out orders for their customer's to conveniently pick up. They are also requesting an exception to match the existing exterior facade which is cedar with a brick wainscot.

Mr. Marnell explained "they would like to add a 10' x 70' addition to the north side of the restaurant for a "to go" area, the room will have a counter for customers to pick up their orders; the exterior finish will match the existing 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 exception and site plan.

**BOARD OF ADJUSTMENTS**

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW BUILDING FINISHES OF BRICK WAINSCOT WITH CEDAR LAP SIDING TO MATCH THE EXISTING BUILDING FACADE FOR A “TO GO” ADDITION FOR TEXAS ROADHOUSE IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

**PLANNING AND ZONING COMMISSION**

SITE PLAN APPROVAL FOR A “TO GO” ADDITION FOR TEXAS ROADHOUSE RESTAURANT.

**ACTION TAKEN.**

Motion by Commission Member Patterson to approve the exception to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for a “To Go” Addition for Texas Roadhouse at 2773 North U.S. Highway 75 in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District subject to Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

**PLANNING AND ZONING COMMISSION**

SITE PLAN APPROVAL FOR A “TO GO” ADDITION FOR TEXAS ROADHOUSE RESTAURANT.

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the site plan for a “To Go” Addition for Texas Roadhouse Restaurant at 2773 North U.S. Highway 75 subject to Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, PATTERSON, VANDERVEER, DAVIS, DOWNTAIN AND BRIDGES.

VOTING NAY: NONE

MOTION CARRIED

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

**SITE PLAN & EXCEPTION**

THE REQUEST OF TYSON FRESH MEATS INC, (OWNERS) AND JIM CASSTEVENS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4700 SOUTH U.S. HIGHWAY 75, BEING 73.76 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION**

**SITE PLAN –  
STORAGE BUILDING**

**EXCEPTION –  
EXTERIOR FACADE  
4700 S. U.S.  
HIGHWAY 75  
(TYSON FRESH**

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR A STORAGE BUILDING FOR TYSON FRESH MEATS IN THE BLALOCK INDUSTRIAL PARK.

MEATS, INC.)

EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (M) TO ALLOW PAINTED “R” TYPE PANELS ON A STORAGE BUILDING FOR TYSON FRESH MEATS IN LIEU OF THE REQUIRED MASONRY IN THE BLALOCK INDUSTRIAL PARK.

Jim Casstevens, 4700 S. U.S. Highway 75, Sherman, TX

Mr. Casstevens appeared to represent the request and answer any questions. The property is located at 4700 South U.S. Highway 75 in the Blalock Industrial Park; Tyson Fresh Meats is the tenant. They would like to add a 60' x 120' storage building on the back of the building; the exterior finish on the building will be "R" type panels.

Mr. Casstevens explained “we would like to construct a 60' x 100' storage building on the west side of the plant; the exterior of the building will be “R” type panels. The building will not be seen from Highway 75 and there is an earth berm which blocks the view on Howe Drive.”

Mr. Shadden explained “this building will be lower than the roof of the main building and will not be visible from Highway 75.”

Chairman Mahone asked what the façade is on the main building.

Mr. Casstevens explained “the main building has concrete tilt wall panels.”

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

**ACTION TAKEN.**

Motion by Commission Member Bridges to approve the exception to allow “R” type panels on a storage building and site plan approval for the storage building at 4700 South U.S. Highway 75 subject to the Staff Review Letter.

Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, PATTERSON, VANDERVEER, DAVIS, DOWNTAIN AND BRIDGES.

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 5:31 p.m.

ADJOURNMENT

**PLANNING & ZONING COMMISSION MINUTES – MAY 16, 2017**

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**CHAIRMAN**

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**SECRETARY**