

STATE OF TEXAS §

July 18, 2017

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 July 18, 2017.

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

MEMBERS ABSENT: DOWNTAIN

CALL TO ORDER

Chairman Mahone 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 June 20, 2017 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 Mahone appointed the members of the Board of Adjustments: MAHONE, GILBERT, PATTERSON, ELLIOTT AND VANDERVEER.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 7 & 9)

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 MENDI SALEJESKI (OWNER), BWG ARCHITECTURE (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 712 SOUTH WILLOW STREET, BEING 0.725 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, ALSO BEING LOTS 16 THRU 24, BLOCK 11, W. ELLIOTT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

REPLAT APPROVAL OF LOT 16R, BLOCK 11, W. ELLIOTT'S

REPLAT – LOT 16R,
BLK. 11, W
ELLIOTT'S
ADDITION, A
REPLAT OF LOTS 16-
24, BLKS. 11, W.
ELLIOTT'S ADDN.
712 S WILLOW
(MENDI SALEJESKI)

ADDITION, BEING A REPLAT OF LOTS 16-24, BLOCK 11 OF W. ELLIOTT'S ADDITION.

The property is located at 712 South Willow Street; the northwest corner of Willow and Odneal Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat nine lots into one lot, change the zoning on the property to an R-2 (Multi-Family Residential) District to construct 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF MACK BROILES (OWNER), J.C. SILD HOLDINGS, (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 603 AND 613 NORTH WALNUT STREET, BEING 0.674 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALSO BEING ALL OF LOTS 6 AND 7 AND PART OF LOT 3, BLOCK 5, G.W. BOND'S SUPPLEMENT NO. 2 ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 6 & 7 AND A PORTION OF LOT 3, BLOCK 5, G.W. BOND'S SUPPLEMENT NO. 2 ADDITION.

The property is located at 603 and 613 North Walnut; the northwest corner of Pacific and Walnut Streets and is zoned a C-1 (Retail Business) District. The owner would like to replat two lots and a portion of a lot into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS) AND WINKELMANN & ASSOCIATES, INC. (ENGINEERS/SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 6000-6100 BLOCKS OF U.S. HIGHWAY 75 NORTH AND THE 3000-3200 BLOCKS OF F.M. 691, BEING 17.035 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DAVID HARRISON SURVEY, ABSTRACT NO. 587, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF DR. SWAMY ADDITION, PHASE 1, LOTS 1-8, BLOCK A

The property is located in the 6000-6100 Blocks of North U.S. Highway 75 and the 3000-3200 Blocks of FM 691; the southeast corner of FM 691 and U.S. Highway 75. The property is zoned a C-2 (General Commercial) District and is located in the O-1 (75 & 82) Overlay District and the O-1.3 (FM

REPLAT – LOTS 6 & 7 AND A PORTION OF LOT 3, BLOCK 5, W.W. BOND'S SUPPLEMENT NO. 2 ADDITION 603 & 613 N. WALNUT (MACK BROILES)

PRELIMINARY PLAT – DR. SWAMY ADDITION, PHASE 1, LOTS 1-8, BLOCK A 6000-6100 BLKS. N. U.S. HIGHWAY 75 & 3000-3200 BLKS. FM 691 (ONE GANESHA LTD)

Highway 691) Overlay District. The owner would like to plat the property into (8) eight 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.

ZONE CHANGE & SITE PLAN

THE REQUEST OF MENDI SALEJESKI (OWNER), BWG ARCHITECTURE (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 712 SOUTH WILLOW STREET, BEING LOTS 16-24, BLOCK 11, W. ELLIOTT'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- SITE PLAN APPROVAL FOR WILLOW STREET APARTMENTS

ZONE CHANGE – R-1 TO R-2

SITE PLAN – WILLOW STREET APTS. 712 S. WILLOW (MENDI SALEJESKI)

(TABLED)

Bruce Green, BWG Architecture, PO Box 923, Van Alstyne, TX

Mr. Green appeared to represent the request and answer any questions. The property is located at 712 South Willow Street; the northwest corner of Willow and Odneal Streets.

Mr. Green explained “the property is zoned an R-1 (One Family Residential) District and the owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District and replat nine lots into one lot to construct an apartment complex on the lot. The apartment complex will be a two-story, 14,638 square foot, masonry, 19 single-unit apartment building. Forty parking spaces will be provided and a six foot tall masonry fence will surround the apartment complex. There is a convenience store to the west; St. Vincent Apartments to the east; R-2 (Multi-family Residential) District is south and the R-1 (One Family Residential) District is to the north of this property.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained “I’ve noted a few things on the Staff Review Letter: the building is not to exceed a height of 45’, parking for 39 spaces, you have 40; the perimeter fence, could you tell us about the masonry fence, will it be the same as on the building.”

Mr. Green explained “that’s what I thought we were going to do, but after talking to him the other day, he said he wanted to use CMU, concrete masonry block.”

Scott Shadden, Director of Developmental Services explained “split face concrete blocks would probably meet

the ordinance. The setback for the fence would need to be 25' off of Willow Street.”

Chairman Mahone stated “on the site plan it shows the fence on the property line.”

Mr. Green responded “that is correct, so that would not work.”

Mr. Shadden explained “the R-2 (Multi-family Residential) District might not be too terrible right there, but the density, you might have to work on that some more.”

Commission Member Vanderveer explained “on the Staff Review Letter it states the side yard setback shall be 7’.”

Mr. Green explained “we will have to move the building over a foot.”

Mr. Shadden explained “after we reviewed the site plan more, this one will not work, I would recommend that you table this until you get a site plan that will work better on this site, even if they approve the zoning, they couldn’t approve the site plan, so you might want to hold off on the zoning so that you could take it all at one time.”

Mr. Green agreed to table the request.

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

ACTION TAKEN.

Motion by Vice-Chairman Patterson to table the request at 712 South Willow Street. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF JOE & JOYCE KELSOE (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 706 CLAY LANE, BEING LOT 51, BLOCK 3, WASHINGTON PLACE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 3’ SETBACK FROM THE MAIN STRUCTURE FOR A DETACHED ACCESSORY BUILDING IN LIEU OF THE REQUIRED 6’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK FROM
MAIN STRUCTURE
706 CLAY LANE
(JOE & JOYCE
KELSOE)

Joe Kelsoe, 706 Clay Lane, Sherman, TX

Mr. Kelsoe appeared to represent the request and answer

any questions. The property is located at 706 Clay Lane in the Washington Place subdivision at the southwest corner of FM 1417 (Heritage Parkway) and Washington Street.

Mr. Kelsoe explained “I would like to construct a 10’ x 20’ x 10’ high metal storage building, 3’ from the home; the distance to the house to an extreme drop-off requires the three foot to be able to put it on solid ground. The change in grade is approximately ten foot.” Mr. Kelsoe provided pictures showing the drop-off in his backyard toward the creek. “If the creek overflows, it comes halfway in the backyard, so it would be useless to put anything in that area because it would flood.”

Mr. Shadden asked Mr. Kelsoe if there was a reason he did not want to put it up against the house.

Mr. Kelsoe explained “I don’t feel comfortable with it up against the house because of water run-off and I need access in case something needs to be done to the house in a particular time, I’m just not comfortable with it right up against the house.”

Mr. Shadden explained “the ordinance does allow when you have an unique lot due to terrain, size and that type of thing to grant a variance on the setback.”

Chairman Mahone asked “what type of foundation the building would have.”

Mr. Kelsoe explained “it would have steel skids. The building will not be visible from the street.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow a 3’ setback from the main structure for a detached accessory building at 706 Clay Lane.

Second by Commission Member Gilbert.

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

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 5:15 p.m.

ADJOURNMENT

CHAIRMAN

PLANNING & ZONING COMMISSION MINUTES – JULY 18, 2017

SECRETARY
