

STATE OF TEXAS §

September 19, 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 September 19, 2017.

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

MEMBERS ABSENT: NONE

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 August 22, 2017 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes with the following exception of changing the word "saying" to "seeing" on page 9 "Commission Member Vanderveer explained "at some point when you buy a property you know the size, you know the shape, you know the potential, I know we keep saying seeing this over and over, but at some point you have to understand what you have to work with and you work within it." Second by Commission Member Bridges. 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, 8, 9, 10, 13 & 14)

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

CONSENT AGENDA

Chairman Mahone asked if anyone would like to remove any of the items from the consent agenda.

A member of the audience, Ronald Huff requested that Item #8 "520 W. Birge Street & 900 Block N. Sam Rayburn Freeway - Replat approval of part of Block 2, Birge's Addition, being the east 15' of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge's Addition" be removed from the consent agenda.

Mr. James Aston requested that Item #10 "2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road -

Final Plat approval of RMT Visions Addition, being a replat of Lot 59, Western Acres Installment Four and a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 be removed from the consent agenda.

Chairman Mahone removed items 8 & 10 from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Downtain moved to approve the Consent Agenda with the exception of Items 8 & 10 subject to the Staff Review Letters. Second by Commission Member Vanderveer. All present voted AYE.

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

**SITE PLAN – CONSENT AGENDA ITEM**

THE REQUEST OF 75/82 SHERMAN CROSSING, LTD (OWNERS), TRACTOR SUPPLY (TENANT) AND BRETT WILSON, SEESE CONSTRUCTION AND MANAGEMENT, LLC (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R, BLOCK 1 SHERMAN CROSSING ADDITION REPLAT OF LOT 1R, AS FOLLOWS;

***PLANNING AND ZONING COMMISSION***

SITE PLAN APPROVAL FOR A PROPANE DISPENSING TANK FOR TRACTOR SUPPLY

SITE PLAN –  
PROPANE  
DISPENSING TANK  
FOR TRACTOR  
SUPPLY  
3201 N. HWY. 75,  
STE. 101  
(75/82 SHERMAN  
CROSSING, LTD)

The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of Highways 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Tractor Supply would like to install a propane dispensing tank on the south side of the building inside the chain link fence; crash bollards will be installed inside the fence surrounding the propane tank. 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.

**FINAL PLAT – CONSENT AGENDA ITEM**

THE REQUEST OF JACK GURLEY (OWNER), 44-40 BUILDERS, LLC (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 10409 EAST HIGHWAY 56 AND THE 100 BLOCK OF MITCHELL ROAD, BEING 7.671 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

***PLANNING AND ZONING BOARD***

FINAL PLAT APPROVAL OF TRAILS END SUBDIVISION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT –  
TRAILS END  
SUBDIVISION (ETJ)  
10409 E. HWY. 56 &  
100 BLK. MITCHELL  
RD.  
(JACK GURLEY)

The property is located at 10409 East Highway 56 and the 100 block of Mitchell Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat the property into five lots. He had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF BARTON CAPITAL, LTD (OWNER), KJE ENVIRONMENTAL & CIVIL ENGINEERING (CIVIL ENGINEER) 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*

FINAL PLAT APPROVAL OF SWEETWATER SPRINGS SUBDIVISION

FINAL PLAT –  
SWEETWATER  
SPRINGS  
SUBDIVISION  
4700 BLK.  
MARSHALL ST. &  
3800-3900 BLKS.  
DRIPPINGS 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-one (61) 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF CUPID INVESTMENTS, INC. (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1004 EAST EPSTEIN STREET, BEING 0.37 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

FINAL PLAT APPROVAL OF EPSTEIN AT HAZELWOOD ADDITION

FINAL PLAT –  
EPSTEIN AT  
HAZELWOOD  
ADDITION  
1004 E. EPSTEIN  
(CUPID  
INVESTMENTS, INC.)

The property is located at 1004 East Epstein Street; the southeast corner of Epstein and Hazelwood Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into two lots for residential development. He 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 & EXCEPTION

THE REQUEST OF JOBABY, LLC, DEREK IRVIN (OWNER), MADELYN GREENWOOD (REPRESENTATIVE) AND

EXCEPTION –  
EXTERIOR FAÇADE

**UNDERWOOD DRAFTING & SURVEYING (SURVEYOR)  
CONCERNING THE PROPERTY AT 19325 WEST U.S.  
HIGHWAY 82, BEING 2.893 ACRES IN THE J.M. HAMBRIGHT  
SURVEY, ABSTRACT NO. 538, AS FOLLOWS;**

***BOARD OF ADJUSTMENTS***

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8,  
SUBSECTION (4)(B) TO ALLOW EXISTING BUILDING  
FINISHES IN LIEU OF THE REQUIRED MASONRY IN A C-1  
(RETAIL BUSINESS) DISTRICT.**

***PLANNING AND ZONING COMMISSION***

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

**ZONE CHANGE – R-A  
TO C-1  
19325 W. U.S. HWY.  
82  
(JOBABY, LLC)**

**Derek Irvin, 19325 W. U.S. Highway 82, Sherman, TX and  
Madelyn Greenwood, 19311 W. U.S. Highway 82, Sherman,  
TX**

Mr. Irvin and Ms. Greenwood appeared to represent the request and answer any questions. The property is located at 19325 West U.S. Highway 82, the northeast corner of Reynolds Lane and West U.S. Highway 82.

Mr. Irvin explained the property has been used as commercial since 1975 when it was a gas station and a western wear store. The property was annexed into the City in 2011 as an R-A (Single Family Agricultural) District and he would like to change the zoning on the property to a C-1 (Retail Business) District. Ms. Greenwood would like to lease one of the existing buildings on the lot for a hair salon and permanent makeup and the State requires that be done in a commercial zone; not residential. There are four existing buildings on the property and the exterior finish on the three of the buildings is concrete block; the other building has half brick with cedar siding on the top. They had seen the Staff Review Letter and would abide by the Recommendations.

Clint Philpott, Director of Engineering explained whenever an area is annexed into the City; the default zoning is the R-A (Single Family Agricultural) District.

Scott Shadden, Director of Developmental Services explained Ms. Greenwood's request started a chain of events which requires the property to be zoned commercial and they are requesting the exception to use the existing buildings as they are.

Chairman Mahone explained the building that Ms. Greenwood will be using does not have masonry.

Mrs. Greenwood explained half of it is cedar siding with brick at the bottom.

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

***Board of Adjustments***

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the exception to allow existing building finishes in lieu of the required masonry in a C-1 (Retail Business) District subject to the Staff Review Letter for the property at 19325 West U.S. Highway 82. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

***Planning & Zoning Commission***

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District subject to the Staff Review Letter for the property at 19325 West U.S. Highway 82. Second by Commission Member Vanderveer.

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

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 JOBABY, LLC, DEREK IRVIN (OWNER), MADELYN GREENWOOD (PROSPECTIVE TENANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 19311 WEST U.S. HIGHWAY 82, BEING 2.893 ACRES IN THE J.M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, 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 TATTOO STUDIO (PERMANENT MAKE-UP) IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP & SITE PLAN –  
TATTOO STUDIO  
(PERMANENT  
MAKEUP)

19311 W. U.S. HWY.  
82  
(JOBABY, LLC)

**Madelyn Greenwood, 19311 W. U.S. Highway 82, Sherman, TX**

Mrs. Greenwood appeared to represent the request and answer any questions. The property is located at 19311 West U.S. Highway 82, the northeast corner of Reynolds Lane and West U.S. Highway 82. The property was annexed into the City on October 24, 2011 as an R-A (Single Family Agricultural) District and has been used as a commercial use. There are four existing buildings and the applicant is requesting a Specific Use Permit to allow a tattoo studio for permanent makeup for her business in one of the buildings at this location.

Ms. Greenwood explained she has been doing permanent

makeup for a year in Denison and “I just recently wanted to move to Sherman to do a hair salon and permanent makeup studio. My sister-in-law and some other ladies will be doing hair and I will be the only one doing permanent makeup.” She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Bridges asked if there is a hair salon currently in place in business there right now.

Ms. Greenwood responded “yes, a hair salon.”

Commission Member Bridges asked “are you just adding to that group of people that are there.”

Ms. Greenwood responded “yes, there is a separate room that we have blocked off to begin working in for makeup.”

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

**ACTION TAKEN.**

Motion by Vice-Chairman Vanderveer to approve the Specific Use Permit and site plan to allow a tattoo studio for permanent makeup subject to the Staff Review Letter and limiting it to Madelyn Greenwood (Salon Thairapy) for the property at 19311 West U.S. Highway 82. Second by Vice-Chairman Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

**REPLAT**

THE REQUEST OF SOFEY CONSTRUCTION & DESIGN, LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 520 WEST BIRGE STREET AND THE 900 BLOCK OF NORTH SAM RAYBURN FREEWAY, BEING PART OF THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND BEING THE EAST 15 FEET OF LOT 10 AND ALL OF LOTS 11, 12, 13 AND 14, AND A PART OF LOT 15, BLOCK 2 OF BIRGE'S ADDITION, CONTAINING 4.196 ACRES, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

REPLAT APPROVAL OF PART OF BLOCK 2, BIRGE'S ADDITION, BEING THE EAST 15' OF LOT 10, ALL OF LOTS 11, 12, 13 AND 14, AND A PART OF LOT 15, BLOCK 2, OF BIRGE'S ADDITION.

**Jason Sofey, 116 W. Lamar, Sherman, TX**

Mr. Sofey appeared to represent the request and answer any questions. The property is located at 520 West Birge Street

REPLAT – PART  
BLOCK 2, BIRGE'S  
ADDITION  
520 W. BIRGE & 900  
BLK. N. SAM  
RAYBURN FREEWAY  
(SOFEY  
CONSTRUCTION &  
DESIGN, LLC)

and the 900 block of North Sam Rayburn Freeway, the southwest corner of Birge Street and Sam Rayburn Freeway.

Mr. Sofey explained he recently purchased the property at 520 West Birge Street and the remaining property that surrounded it to the east and south. “I remodeled the home and put it up for sale; I wanted to move the eastern property line to give a buffer. Then the homeowners to the west asked to purchase some of the property to the east of them and were interested in the property to the south as well. I would like to replat the property into three lots to sell two of the lots and keep one.” He had seen the Staff Review Letter and would abide by the Recommendations.

Ron Huff, 1020 N. Leslie, Sherman, TX

Mr. Huff explained he lives about two blocks from the property. Mr. Huff was concerned with the property being in the floodplain and what might need to be done if any construction is done there and how much is that going to cost; “how much are we going to pay for that being done there. That is one of my concerns with any further development; I know there is an ordinance in the City about floodplain and I hope that is something that is going to be looked at. The other issue is traffic, if you ever come down Birge Street to the access road; it is really dangerous to see oncoming traffic. There was a traffic study device there just recently; I think that is a serious problem there.”

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the Replat of part of Block 2, Birge’s Addition, being the east 15’ of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge’s Addition for the property at 520 West Birge Street and the 900 block of North Sam Rayburn Freeway. Second by Vice-Chairman Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF RMT VISIONS, INC. AND THE WILLIAM O’DONNELL TRUST, JOHN O’DONNELL, TRUSTEE (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY IN THE 2700-2800 BLOCKS SOUTH FRIENDSHIP ROAD AND 5200 WEST MEADOWRIDGE ROAD, BEING A 37.856 ACRE TRACT IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115 AND ALL OF LOT 59 OF WESTERN ACRES INSTALLMENT FOUR, CONTAINING 39.030 ACRES, AS FOLLOWS;

*PLANNING AND ZONING COMMISSION*

FINAL PLAT APPROVAL OF RMT VISIONS ADDITION, BEING A REPLAT OF LOT 59, WESTERN ACRES INSTALLMENT

FINAL PLAT – RMT VISIONS ADDITION 2700-2800 BLKS. S. FRIENDSHIP RD. & 5200 W. MEADOWRIDGE RD. (RMT VISIONS, INC. & WILLIAM O’DONNELL TRUST)

**FOUR AND A 37.856 ACRE TRACT IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115.**

William O'Donnell, 5200 W. Meadowridge Road, Sherman, TX  
Mr. O'Donnell appeared to represent the request and answer any questions. The property is located in the 2700-2800 blocks of South Friendship Road and 5200 West Meadowridge Road between FM 1417 (Heritage Parkway) and Friendship Road. The property is zoned an R-1 (One Family Residential) District.

Mr. O'Donnell explained he lives at 5200 West Meadowridge Road and along with the owner of the other property would like to replat Lot 59 of the Western Acres Addition, Installment Four and a 37.856 acre tract in the Jason Stamps Survey for a total of three lots. They had seen the Staff Review Letter and would abide by the Recommendations.

James Aston, 5320 W. Meadowridge Road, Sherman, TX

Mr. Aston explained "this property is located at my back fence. My concern is wastewater; right now the northeast corner of my front yard has a round bare spot on my side and my neighbor's side; I'm on the downhill side, there's no grass growing. There is a crepe myrtle tree that the trunk should be an ash brown color, it's not, it's a deep mahogany color and the arborist I have talked to say it is because of stress on the root system. I have talked to Mr. Barnett at the County twice and nobody has showed up to take a look. If the septic system has a problem, the City has been making them put in an aerobic system, the old septic systems as long as they are maintained will outlast those aerobics. Rumors are that the property is going to have more houses at my back fence, which is fine, but what is going to happen with the wastewater, is it going to be aerobic or are they going to put sewer lines in, we already have a sewage problem out there at my place. Who do I have to see to get out there and look at it, check the soil?"

Mr. Philpott explained "Clay Barnett is not with the City anymore, he is with Grayson County and they regulate the septic systems for all of the City of Sherman, but if you give me your name and phone number, I will contact you and come out to look at it."

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the Final Plat of RMT Visions Addition, being a replat of Lot 59, Western Acres Installment Four and a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 for the property in the 2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road. Second by Commission Member Adams.

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

**VOTING NAY: NONE**

**MOTION CARRIED**



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

**VARIANCE & SPECIFIC USE PERMIT**

THE REQUEST OF MOE HOSPITALITY, LLC (OWNERS) AND ANIL RAM, ADR-DESIGNS, LLC (REPRESENTATIVE/ ARCHITECT) CONCERNING THE PROPERTY AT 811 GRAHAM DRIVE, BEING LOT 3, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5)(C) TO ALLOW A FIVE (5) STORY, 61' TALL RESIDENCE INN MARRIOTT HOTEL AND A FOUR (4) STORY, 56' TALL HOTEL 2 IN LIEU OF THE 45 FOOT, THREE (3) STORY PERMITTED IN A C-1 (RETAIL BUSINESS) DISTRICT.

***PLANNING AND ZONING BOARD***

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

Doug Bradley and Manny Singh, 438 Cave River Drive, Murphy, TX, Anil Ram, ADR Designs, LLC, 601 Saddle Hill Drive, Grand Prairie, TX

Mr. Bradley, Mr. Singh and Mr. Ram appeared to represent the request and answer any questions. The property is located at 811 Graham Drive in the Sherman Town Center Addition, Section Two behind Central Freight. The property is zoned a C-1 (Retail Business) District. The owners would like to construct two hotels and an event center at this location. The event center will be a one-story, 6,220 square foot building, the Residence Inn Marriott will be a five story, 81,618 square foot building with 120 rooms and the second hotel will be a four-story, 47,075 square foot building with 77 rooms. The exterior finish on all the buildings will be brick with stone accents. Parking will be provided for 284 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Bradley explained they owned the Hampton Inn and Suites in Denison. “The project that we have, we bought the land in Sherman Town Center about four years ago and have been waiting until we thought the time was right. MOE Hospitality is based in the DFW Metroplex and is one of the fastest growing and respected hotel management and ownership companies in the region. Our company has successfully built and operated hotels in the Hilton, Marriott, Hyatt, Best Western, IHG and Choice Hotels. We currently specialize in best in class properties in the Hyatt, Hilton and Marriott Brands in the North Texas area. We are currently operating hotels in Las Colinas, Ft. Worth, Garland, Plano, and Dallas.”

“We have been working on the project for five years, it will be two hotels and an event center; it will be a multimillion dollar investment. There have been quite a few hotels built in

**VARIANCE – HEIGHT**

SUP & SITE PLAN – 2  
HOTELS & EVENT  
CENTER  
811 GRAHAM DR.  
(MOE HOSPITALITY,  
LLC)

Denison, it has been over a decade since any new hotels have been built in Sherman; we feel like there is a real need for new product here.”

“The project includes an event center, a Residence Inn by Marriott with 120 rooms and the second hotel that will be at the back of the property will be approximately 77 rooms; we are in negotiations with that brand right now, what we are looking at is something very new to the market, a revolutionary brand, it is part of your major players, one of your flagship brands and hospitality. We believe the addition of these two new hotels and the event center will make the Sherman Town Center even more of a destination, it will bring more customers to the restaurants, it will help Sherman recapture some of the lost tax revenue and generate new revenue for the City.”

“The event center will be 6,200 square feet of first class meeting, event and conference space with state of the art audio/visual and meeting facilities. It will feature a ballroom that can be divided into three separate spaces or can be utilized as one venue. It will have pre-event space and full kitchen facilities. The capacity will be up to 400 people, banquet style, 600 theater style; quite a bit of capacity, a lot of the events that are being held outside of Sherman can be recaptured to the City.”

“The Residence Inn by Marriott will have 120 extended stay, luxury apartment-like accommodations. Projects in this market have become a favorite of today’s business travelers with new companies and projects coming to the Grayson Country area. The hotel will be made with materials that are masonry and stone, a lot of the hotels now are made with EFIS (exterior finish insulation system).”

“The second hotel will be built in the second phase. The event center will be in front, the Residence Inn and then the second hotel. There will be 284 parking spaces. The two hotels will enhance the Town Center with 197 hotel rooms and meeting space.” They had seen the Staff Review Letter and would abide by the Recommendations but had a question on the location of the trash dumpster location.

Mr. Shadden explained “the main building area is the area defined by building setbacks from the front, rear and side property lines. The trash dumpster cannot be right up against the property line and will need to be enclosed.”

Mr. Bradley explained “it will be built inside an enclosure and will match the material of the building.”

Commission Member Bridges asked if they would start the event center and the first hotel simultaneously and then the second hotel will follow.

Mr. Bradley responded “yes, and the land is already clear, it

was purchased four years ago. The great thing about our property is it actually is a part of the Sherman Town Center original tract and it faces into the Town Center right by JC Penney, so you are really creating more of an environment for the destination by having those hotels and the event center; who wouldn't want to stay within the region if you have immediate available shops and restaurants you can walk to, you have a theater, restaurants and retail shops."

**Manny Singh**

Mr. Singh explained he is the owner of this project and in 2011, he did the Hampton Inn and Suites in Denison; we sold the project last year. This property was purchased in 2014.

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

***Board of Adjustments***

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the variance to allow a five (5) story, 61' tall Residence Inn Marriott Hotel and a four (4) story, 56' tall Hotel 2 in lieu of the 45 foot, three (3) story permitted in a C-1 (Retail Business) District for the property at 811 Graham Drive.

Second by Commission Member Elliott.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

***Planning and Zoning Commission***

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow two hotels and an event center in a C-1 (Retail Business) District for the property at 811 Graham Drive. Second by Commission Member Davis.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**EXCEPTION**

**THE REQUEST OF COURTNEY AND STEVEN MITCHELL (OWNERS) AND COURTNEY MITCHELL PHOTOGRAPHY (TENANT) CONCERNING THE PROPERTY LOCATED AT 217 SOUTH TRAVIS STREET, BEING PART OF LOT 4, BLOCK 8, ORIGINAL TOWN PLAT, AS FOLLOWS;**

***BOARD OF ADJUSTMENTS***

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(B)(5) TO ALLOW AN AWNING TO PROJECT 4'3" OVER THE SIDEWALK IN LIEU OF THE**

**EXCEPTION –  
AWNING & WALL  
SIGN  
217 S. TRAVIS  
(COURTNEY &  
STEVEN MITCHELL)**

PERMITTED 4’ AND A WALL SIGN TO PROJECT 2’9” FROM THE BUILDING OVER THE SIDEWALK IN LIEU OF THE PERMITTED 18” IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Steven Mitchell, 1000 Yorkshire Drive, Sherman, TX

Mr. Mitchell appeared to represent the request and answer any questions. The property is located at 217 South Travis Street between Jones and Lamar Streets; Glass Works was the former tenant. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District.

Mr. Mitchell explained his wife would like to open a photography studio at this location. “The building originally had a cable type awning on the front of the building after looking at historical photos and we would like to install one back on the front of the building; it would project 4’ 3” over the sidewalk. The prefab metal wall sign would project 2’ 9” off the wall.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

**ACTION TAKEN.**

Motion by Vice-Chairman Patterson to approve the exception to allow an awning to project 4’3” over the sidewalk in lieu of the permitted 4’ and a wall sign to project 2’9” from the building over the sidewalk in lieu of the permitted 18” in a C-1 (Retail Business) District/Central Business District for the property at 217 South Travis Street. Second by Commission Member Vanderveer.

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.

ZONE CHANGE

THE REQUEST OF BARTON CAPITAL, LTD (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1714 NORTH WOODS STREET, BEING THE NORTH 15’ OF LOT 17 AND THE SOUTH 45’ OF LOT 15, BLOCK B, MAXEY ADDITION, AS FOLLOWS:

*PLANNING AND ZONING BOARD*

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

ZONE CHANGE – C-1 TO R-1  
1714 N. WOODS (HERITAGE DEVELOPMENT PARTNERS, LLC)

Ron Barton, 715 S. Sam Rayburn Freeway, Sherman, TX

Mr. Barton appeared to represent the request and answer any questions. The property is located at 1714 North Woods Street between Texas and Fairview Street. The property was zoned a C-1 (Retail Business) District at the May 20, 1966, City Council Meeting.

Mr. Barton explained they would like to change the zoning to an R-1 (One Family Residential) District to construct a 1,200 square foot home on the lot. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked Scott Shadden if changing the zoning on this lot in the middle of the block, “does that hurt anyone one on either side, they are being used as houses but they are zoned commercial.”

Mr. Shadden explained “if the houses went away, they could not rebuild as houses being zoned commercial.”

Commission Member Vanderveer commented “he could in theory have a house in the middle of commercial.”

Mr. Shadden responded “he could, he is ok with that and everyone within 200’ received letters.”

Mr. Barton explained “if there was a plan to do commercial in that whole area it would make a difference, but there are single family residences all up and down there.”

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

**ACTION TAKEN.**

Motion by Commission Member Gilbert to approve the zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property at 1714 North Woods Street. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

**ZONE CHANGE**

THE REQUEST OF YOUNG ENTERPRISES (OWNERS), TODD YOUNG (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 112 WEST STAPLES STREET, BEING A PART OF BLOCK B, STAPLES ADDITION, CONTAINING 6,292 SQUARE FEET OF LAND, AS FOLLOWS:

***PLANNING AND ZONING BOARD***

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

ZONE CHANGE – C-1  
TO SF-1  
112 W. STAPLES  
(YOUNG  
ENTERPRISES)

**BUSINESS) DISTRICT TO AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.**

**Todd Young, Young Enterprises, PO Box 517, Sherman, TX**

Mr. Young appeared to represent the request and answer any questions. The property is located at 112 West Staples Street between Travis and Crockett Streets.

Mr. Young explained they are requesting a zone change on the property to an SF-1 (Single Family Residential) District for the construction of a new home; “the lot is in between two churches.” 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 Downtain to approve the zone change from a C-1 (Retail Business) District to an SF-1 (Single Family Residential) District for the property at 112 West Staples Street. Second by Commission Member Davis.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**EXCEPTION**

**THE REQUEST OF MB SHERMAN TOWN CENTER, LP (OWNERS), CINEMARK USA, INC. (TENANT) AND MEGAN AUDERER, CHANDLER SIGNS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3310 TOWN CENTER STREET, BEING LOTS 1, 3 & 4, BLOCK 4, SHERMAN TOWN CENTER, AS FOLLOWS:**

***BOARD OF ADJUSTMENTS***

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N)(1) TO ALLOW TOTAL WALL SIGNAGE ON THE EAST ELEVATION OF THE CINEMARK BUILDING TO BE 435 SQUARE FOOT IN LIEU OF THE ALLOWED 300 SQUARE FOOT IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.**

**EXCEPTION – SIGN  
3310 TOWN CENTER  
STREET  
(CINEMARK)**

**Deborah Mottz, Chandler Signs, 3201 Manor Way, Dallas, TX**

Ms. Mottz appeared to represent the request and answer any questions. This item was tabled at the August 22, 2017, Planning and Zoning Commission Meeting. The property is located at 3310 Town Center Street between U.S. Highway 82 and Northcreek Drive; Cinemark Theaters is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District.

Ms. Mottz explained “Cinemark Theaters has done an interior

renovation of all their auditoriums featuring large recliners to improve the movie watching experience. They would like the residents of Sherman and surrounding areas to be aware of the upgrades, so they are requesting an exception to allow signage on the east elevation of the building to be 435 square foot in lieu of the allowed 300 square foot.”

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

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the exception to allow total wall signage on the east elevation of the Cinemark Building to be 435 square foot in lieu of the allowed 300 square foot in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property at 3310 Town Center Street.  
Second by Commission Member Elliott.

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 6:06 p.m.

ADJOURNMENT

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CHAIRMAN

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SECRETARY