

STATE OF TEXAS §

January 16, 2018

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 January 16, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: GILBERT, DAVIS, DOWNTAIN
AND BRIDGES

MEMBERS ABSENT: ADAMS

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 December 19, 2017 regular meeting. Motion by Commission Member Bridges 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, DAVIS, ELLIOTT AND DOWNTAIN.

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 5, 6, 7, 9 & 10)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Gilbert moved to approve the Consent Agenda Items as written subject to the Staff Review Letters. Second by Commission Member Downtain. All present voted AYE.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DRAKE HANTLA (OWNER) AND COX LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF FARMINGTON ROAD, BEING 1.389 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY & FINAL PLAT APPROVAL OF DRAKE HANTLA ADDITION IN THE CITY OF SHERMAN'S EXTRA

PRELIMINARY &
FINAL PLAT –
DRAKE HANTLA
ADDITION (ETJ)
700 BLK.
FARMINGTON RD.
(DRAKE HANTLA)

TERRITORIAL JURISDICTION.

The property is located in the 700 block of Farmington Road in the City of Sherman's extra territorial jurisdiction. The owner would like to plat the property into one lot 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 SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523 AND 1609 TEXOMA PARKWAY, BEING 1.572 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF CHEN ADDITION

The property is located at 1523 and 1609 Texoma Parkway, between Highway 75 and Broughton Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into three lots for future 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), BROOKSTONE ESTATES DEVELOPMENT JOINT VENTURE (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400-1600 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 23.466 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF BROOKSTONE ESTATES ADDITION, PHASE II

The property is located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), between Quail Run Road and Park Avenue; north of the Pebblebrook subdivision. The owner would like to plat the property into (86) eighty-six 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 GARY AND KAREN WHITE (OWNERS)

**FINAL PLAT – CHEN ADDITION
1523 & 1609 TEXOMA PARKWAY
(SHOU-HUNG CHEN & TAO-MIN CHEN)**

**PRELIMINARY PLAT – BROOKSTONE ESTATES ADDITION, PHASE II
1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)
(SSCGC HOLDINGS, LLC)**

REPLAT – GEO RAMBLER

AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 606 WEST OXFORD DRIVE AND 2706 NORTH WOODS STREET, BEING ALL OF LOT 2 AND PART OF LOT 10, BLOCK 2, BROOKWOOD ADDITION AND 2.186 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, FOR A TOTAL OF 2.402 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF GEO RAMBLER ADDITION, A REPLAT OF LOT 2, BLOCK 2, BROOKWOOD ADDITION AND ADJOINING FOUR TRACTS

ADDITION, A
REPLAT OF LOT 2,
BLOCK 2,
BROOKWOOD
ADDITION AND
ADJOINING FOUR
TRACTS
2706 N. WOODS &
606 W. OXFORD
(GARY & KAREN
WHITE)

The property is located at 2706 North Woods Street and 606 West Oxford Drive in northwest Sherman between Ricketts and Woods Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF 1417 LAND HOLDINGS LLC (OWNERS), 300 SHERMAN, LP (DEVELOPER), GREG EDWARDS ENGINEERING SERVICES, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4500-4600 BLOCKS OF QUAIL RUN ROAD AND THE 4600 BLOCK OF CORMORANT DRIVE, BEING 17.492 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF QUAIL RUN, PHASE ONE

FINAL PLAT – QUAIL
RUN, PHASE ONE
4500-4600 BLKS.
QUAIL RUN RD. &
4600 BLK.
CORMORANT DR.
(1417 LAND
HOLDINGS)

The property is located in the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into seventy-six lots for single family 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.

VARIANCE

THE REQUEST OF WESTAR INVESTMENTS, LLC (OWNERS) RON WESTERVELT (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2604 CALGARY DRIVE, BEING LOT 10, BLOCK 2, PARKHAVEN ADDITION, SECTION 5, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20' REAR SETBACK FOR A NEW RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED

VARIANCE – REAR
SETBACK
2604 CALGARY
(WESTAR
INVESTMENTS, LLC)

25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Ron Westervelt, 1716 Davy Lane, Denison, TX and Jim Hidalgo, 2826 Rex Cruse Drive, Sherman, TX

Mr. Westervelt and Mr. Hidalgo appeared to represent the request and answer any questions. The property is located at 2604 Calgary Drive between Baker Park Drive and Glacier Drive near Baker Park and is zoned an R-1 (One Family Residential) District.

Mr. Westervelt explained “we own several lots in the area and this is an irregular lot; we have tried several house plans on this lot, it is narrower than the others and it is not as long. We are required to build a certain size house because of deed restrictions. The covered porch is all that is going to be over the required setback.”

Chairman Mahone asked if he anticipated having any issues with any of the other lots.

Mr. Westervelt responded “I don’t, the other lot is a little bit wider.”

Chairman Mahone asked what the minimum square footage was.

Mr. Westervelt thought it was 2,600 square feet.

Chairman Mahone asked “if they took the porch off; would the house be 2,600 square feet.”

Commission Member Gilbert explained “the deed restrictions cover the heating and cooled area.”

Chairman Mahone explained “the piece of the house that extends within the twenty-five feet is not really relevant to the 2,600 square foot.’

Mr. Westervelt explained ‘no, but it is part of the plans.’ They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis explained “you meet the requirements; you are just asking for a porch on the back.”

Mr. Hidalgo explained “the house meets a minimum 2,200 square feet; all the other lots are 130’ deep and this lot is 120’ because it is on the elbow of the corner, so it makes a challenge to get the square footage of the living area. I’ve tried four or five houses on this lot to meet the setbacks; the back porch is the only thing that is over the setback.”

Commission Member Davis asked Mr. Shadden if the setback came off the concrete, roof or both; he could put a flat patio.

Scott Shadden, Development Services Director explained

“the setback comes off the wall, post or column. When you put the roof and the supporting structure down, you measure to that post.”

Commission Member Gilbert asked if they owned the lots next to this lot and directly behind it as well.

Mr. Westervelt explained “Mr. Hidalgo and another partner own the property behind it.”

Commission Member Gilbert asked if they had any objections.

Mr. Hidalgo responded “no and we own both on each side. This is one of the most challenging lots because it turns a corner and it is not quite as deep as the other ones.”

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

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the variance to allow a 20’ rear setback for a new residential dwelling in an R-1 (One Family Residential) District at 2604 Calgary Drive subject to the Staff Review Letter.

Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, AND DOWNTAIN.

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 5:10 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY