

STATE OF TEXAS §

May 22, 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 May 22, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT  
COMMISSION MEMBERS: DAVIS, ADAMS, DOWNTAIN,  
TRISH WOOD AND SIMS

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 April 17, 2018 regular meeting. Motion by Vice-Chairman Elliott 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, ELLIOTT, DOWNTAIN, DAVIS AND ADAMS.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 16 & 20)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Davis 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF REMINGTON SHERMAN AUTOMOTIVE, LLC (OWNERS), BRETT EDMONSON (REPRESENTATIVE) AND NCA PARTNERS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 600 EAST LAMBERTH ROAD, BEING LOTS 4-7 AND PART OF LOT 8, BLOCK 4, DR. J H CARRAWAY'S SUBDIVISION, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*  
SITE PLAN APPROVAL FOR SHERMAN CHEVROLET

SITE PLAN –  
SHERMAN  
CHEVROLET  
SHOWROOM &  
SERVICE BUILDING  
REMODEL  
600 E. LAMBERTH  
RD.  
(REMINGTON)

**SHOWROOM AND SERVICE BUILDING REMODEL.**

**SHERMAN  
AUTOMOTIVE, LLC)**

The property is located at 600 East Lamberth Road, the southeast corner of Lamberth Road and U.S. Highway 75; Ramey Chevrolet is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District.

Remington Sherman Automotive, LLC recently purchased the business and would like to remodel the showroom and service building. The sales building expansion includes: enclosing the east porch/breezeway (1,260 square foot) for a customer waiting area along with management offices; a new covered structure (1,860 square foot) attached to the existing building to provide covered drop-off area for customer vehicles for service; enclose the west porch/breezeway to provide new offices and waiting area for new/used car sales customers. The service building will include an expansion (8,501 square foot) to enlarge the shop for more service stalls and the southwest corner of the building will be renovated to include new offices. The parking lot will be upgraded for inventory, customer and employee parking as well as service parking. 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 DOUGLASS DISTRIBUTING LTD (OWNERS), BLAIR WEAVER (REPRESENTATIVE), AND NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 710 AND 742 EAST HIGHWAY 82, BEING LOT 2, BLOCK 1, 82-75 ADDITION, AS FOLLOWS:**

***PLANNING AND ZONING COMMISSION***

**SITE PLAN APPROVAL FOR COMET CLEANERS AND A CONVENIENCE STORE.**

**SITE PLAN – COMET  
CLEANERS & A  
CONVENIENCE  
STORE  
710 & 742 E.  
HIGHWAY 82  
(DOUGLASS  
DISTRIBUTING)**

The property is located at 710 and 742 East Highway 82, between Highway 75 and Loy Lake Road. The property is zoned a C-1 (Retail Business) District and is also located in the O-1 (75 & 82 Overlay) District. Comet Cleaners is currently located at 710 East Highway 82 and they would like to relocate to a new lease space to be built at 742 East Highway 82; the east end of the strip center. Once the lease space has been completed, Comet Cleaners will move to their new location and the former space will be renovated and an addition will be added for a convenience store. The additions will match the existing building which is a stucco finish. 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.**

**EXCEPTION**

THE REQUEST OF SPIRIT MASTER FUNDING III LLC (OWNERS), RGB EYE ASSOCIATES (TENANT), KARYN JONES (REPRESENTATIVE) AND TURNER SIGN SYSTEMS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 1625 NORTH U.S. HIGHWAY 75, BEING LOT 4A1, BLOCK 1, CRESCENT OAKS PLAZA, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N) TO ALLOW A 412 SQUARE FOOT WALL SIGN ON THE WEST ELEVATION IN LIEU OF THE PERMITTED 300 SQUARE FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION - SIGN  
1625 N. HIGHWAY 75  
(RGB EYE  
ASSOCIATES)

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

Mr. Sofey appeared to represent the request and answer any questions. This item was tabled at the April 17, 2018 Meeting. The property is located at 1625 North U.S. Highway 75 between Texoma Parkway (S.H. 91) and Taylor Street; RGB Eye Associates is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District.

Mr. Sofey explained RGB Eye Associates would like to erect a 412 square foot wall sign on the west elevation of the building. The existing sign was 300 square foot, they would like to reconfigure the sign to change some of the branding on it, it will eliminate some of the language on the sign; it will not cover more than twenty percent of the wall. The sign will have backlit LED illumination.

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

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the exception to allow a 412 square foot wall sign on the west elevation at 1625 North Highway 75. Second by Vice-Chairman Elliott.

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

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 SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS), DREAM TO LIFE DESIGNS (DESIGNER/DRAFTSMAN) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1522 NORTH BROUGHTON STREET, BEING 0.558 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOT 2,

ZONE CHANGE – C-2  
TO R-2

SITE PLAN – THREE  
DUPLEXES

EXCEPTION – FENCE

**BLOCK 1, OF THE PROPOSED CHEN ADDITION, AS FOLLOWS:**

**1522 N. BROUGHTON  
(SHOU-HUNG CHEN  
& TAO-MIN CHEN)**

***PLANNING AND ZONING COMMISSION***

- **ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**
- **SITE PLAN APPROVAL FOR THREE DUPLEXES.**

***BOARD OF ADJUSTMENTS***

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

**Danny Chen, 2008 Post Oak Dr., Sherman, TX**

Mr. Chen appeared to represent the request and answer any questions. The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street.

Mr. Chen explained this item was tabled at the March 27, 2018, Planning and Zoning Commission Meeting. "I would like to rezone the property to an R-2 (Multi-Family Residential) District to construct three duplexes on the lot. At the March Meeting, the concern was the parking, so we eliminated one of the duplexes. We now have twenty-two parking spaces; there will not be any stacked parking. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit."

"We are also requesting an exception to allow a 6' wood privacy fence to surround the development in lieu of a masonry fence. We have agreed to replace the fence on the east side of the property between this property and the Sherman Housing Authority property." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked "would you consider a brick column and wood privacy fence with steel post."

Chairman Mahone explained we approved a fence with brick columns a few months ago with 24 foot centers.

Mr. Chen agreed to the brick columns with wood panels on metal posts.

Commission Member Downtain asked if they would have a dumpster on the property for trash.

Mr. Chen thought the trash would be picked up on Broughton Street; "the tenants should furnish the trash cans."

Commission Member Adams explained "Item #12 on the Staff Review Letter states trash shall be picked up on

Brought Street.”

Vice-Chairman Elliott stated “in theory on trash day and recycling day there could be twelve bins lined up on Broughton Street; what are our options on that, can you require a dumpster.”

Clint Philpott, Director of Engineering explained “they would need to coordinate that with Solid Waste to see if they could have a commercial account for a dumpster and to see if the driveway is capable of handling a trash truck.”

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

*Planning and Zoning Commission*

**ACTION TAKEN.**

Motion by Commission Member Adams to approve the zone change from a C-2 (General Commercial) District to an R-2 (Multi-family Residential) District and site plan for three duplexes at 1522 North Broughton Street subject to the Staff Review Letter.

Second by Commission Member Downtain.

**VOTING AYE: MAHONE, SIMS, DAVIS, ELLIOTT, ADAMS, WOOD AND DOWNTAIN.**

**VOTING NAY: NONE**

**MOTION CARRIED**

*Board of Adjustments*

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the exception to allow a 6’ privacy fence with brick columns every 24 foot, wood fence with metal post in lieu of the required masonry perimeter wall at 1522 North Broughton Street subject to the Staff Review Letter. Second by Commission Member Downtain.

**VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, AND ADAMS.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**AMENDED SITE PLAN & EXCEPTION**

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) AND CURTIS GROUP ARCHITECTS, LTD (ARCHITECT) CONCERNING THE PROPERTY AT 204 MEDICAL DRIVE, BEING LOT 1, BLOCK 1, SHERMAN CROSSROADS MEDICAL NO. 2 ADDITION AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

- AMENDED SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO ALLOW A MEDICAL OFFICE BUILDING (CROSSROADS MEDICAL OFFICE BUILDING) IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.
- AMENDING A PREVIOUSLY APPROVED EXCEPTION UNDER ORDINANCE NO. 2280 SECTION 6.4, SUBSECTION (4) AND SECTION 6.8.4, SUBSECTION (9) TO ALLOW 196 PARKING SPACES IN LIEU OF THE REQUIRED 206 SPACES FOR A MEDICAL OFFICE BUILDING IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

**Jim Riley, Brockett/Davis/Drake, Inc., 4144 North Central Expressway, Ste. 1100, Dallas, TX**

Mr. Riley appeared to represent the request and answer any questions. The property is located at 204 Medical Drive in the Sherman Crossroads Development at the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District.

Site plan approval was granted for a Medical Office Building and an exception to allow 202 parking spaces in lieu of the required 206 spaces at the September 18, 2017 City Council Meeting.

Mr. Riley explained “we have amended the site plan to include a covered drop-off on the 41,056 square foot two-story medical office building north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer.”

They are also requesting an amendment to a previously approved exception; they were approved for 202 parking spaces and they are requesting to allow 196 parking spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Riley explained they are actually requesting the parking to be 192 parking spaces.

AMENDED SITE  
PLAN – MEDICAL  
OFFICE BUILDING

AMENDED  
EXCEPTION -  
PARKING  
204 MEDICAL DRIVE  
(HERITAGE  
DEVELOPMENT  
PARTNERS, LLC)

Chairman Mahone explained “the packet we received stated you are requesting an exception for 196 parking spaces.”

Scott Shadden, Director of Developmental Services explained “the request tonight is for 196.”

Mr. Riley explained “we can find four parking spaces on the lot. We initially had an island in front of the doorway; we lost four spaces for the driveway itself. We will come back for an amendment, if we can’t find the four spaces.”

Mr. Philpott explained “the site plan shows 196 parking spaces.”

Chairman Mahone explained “I count 196 parking spaces on the site plan.”

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

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the amended site plan for a medical office building and exception to allow 196 parking spaces in lieu of the previously approved 202 at 204 Medical Drive in the Blalock Industrial Park subject to the Staff Review Letter and the fence as submitted. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

**SPECIFIC USE PERMIT**

THE REQUEST OF STONEHOLLOW HOMES LLC (OWNERS) LEO BOWLER (REPRESENTATIVE) AND TPS CUSTOM HOMES (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 604 WEST NORTHCREEK DRIVE, BEING LOT 21, BLOCK O, AUSTIN LANDING, PHASE 2A-1, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AMENITY CENTER INCLUDING COMMUNITY CLUBHOUSE, POOL AND PLAYGROUND IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

SUP – AMENITY CENTER  
604 W. NORTHCREEK DRIVE  
(STONEHOLLOW HOMES, LLC)

**Ryan Hayes, Stonehollow Homes, 3875 FM 121, Van Alstyne, TX**

Mr. Hayes appeared to represent the request and answer any questions. The property is located at 604 West

Northcreek Drive; the southwest corner of Northcreek Drive and Sephora Drive in the Austin Landing Subdivision off North Travis Street.

Mr. Hayes explained “Stonehollow Homes would like to construct a 2,570 square foot brick with stone accents amenity center within its community to be used by residents of the master planned community, Austin Landing. The clubhouse will include a main living area with fireplace, men's and ladies restrooms, kitchen, library, workout room and covered open space overlooking a swimming pool and playground area. There will be sidewalks throughout and a fence around the pool area. The amenity center will be in the middle of the development when the whole project is completed; right now it is toward the back of the subdivision.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Adams asked what the plan was for parking.

Mr. Hayes explained “to the west of this property along Northcreek Drive, we own all the land that goes to Plainview Road, our plan is to have a parking lot across the street from the amenity center. The lot is not platted at the moment; it will be part of another phase in the future.”

Mr. Shadden explained “you will have to come back for a Specific Use Permit for a parking lot in an SF-1 (Single Family Residential) District. They are agreeing to put parking in, but the lot for parking will need to be platted and the request in before we could issue a Certificate of Occupancy Permit for the Amenity Center.”

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

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the Specific Use Permit to allow an Amenity Center in an SF-1 (Single Family Residential) District at 604 West Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

**ZONE CHANGE & EXCEPTION**

THE REQUEST OF THE CITY OF SHERMAN CONCERNING THE PROPERTIES LOCATED IN THE PRESTON CLUB SUBDIVISION, BEING:

ZONE CHANGE – R-A  
TO R-1  
EXCEPTION –  
EXISTING



- PRESTON CLUB, THE CLASSICS SUBDIVISION, LOTS 1-28, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-4, BLOCK 3, LOTS 1-3, BLOCK 4, LOTS 1-6, BLOCK 5 AND LOTS 1-5, BLOCK 6
- PRESTON CLUB, THE CLASSICS, PHASE TWO – LOTS 1-19
- PRESTON CLUB, THE CLASSICS, PHASE TWO, REPLAT LOTS 13 & 14, – LOTS 13-R AND 14-R
- PRESTON CLUB, THE CLASSICS, PHASE THREE – LOTS 1-39, BLOCK 1, LOTS 1-29, BLOCK 2
- PRESTON CLUB, THE CLASSICS, PHASE FOUR – LOTS 1-2, BLOCK 1, LOTS 1-37, BLOCK 2, LOTS 1-24, BLOCK 3, LOTS 1-24, BLOCK 4, LOTS 1-2, BLOCK 5 AND LOT 1, BLOCK 6
- PRESTON CLUB, THE LEGENDS SUBDIVISION, PHASE ONE, LOTS 1-25, BLOCK 11 AND LOTS 1-3, BLOCK 13,
- PRESTON CLUB, THE LEGENDS PHASE 1, REPLAT LOTS 11, 12 & 13, BLOCK 11 – LOTS 11-R AND 13-R
- PRESTON CLUB, THE LEGENDS SUBDIVISION, PHASE TWO, LOTS 1-12, BLOCK 10
- PRESTON CLUB, THE LEGENDS, PHASE 3 – LOTS 1-15
- NORTHERN CHALLENGE, PHASE 1, LOTS 1-2, BLOCK A, LOTS 1-12, BLOCK B, LOTS 1-5, BLOCK C, LOTS 1-13, BLOCK D AND LOT 1, BLOCK E,  
AS FOLLOWS:

SETBACKS ON  
EXISTING  
STRUCTURES  
PRESTON CLUB  
SUBDIVISION  
(CITY OF SHERMAN)

***PLANNING AND ZONING COMMISSION***

**ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

***BOARD OF ADJUSTMENTS***

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW EXISTING SETBACKS ON EXISTING STRUCTURES IN THE PRESTON CLUB SUBDIVISION IN LIEU OF THE REQUIRED SETBACKS IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

Scott Shadden, Developmental Services Director explained “the Preston Club Subdivision is located in northwest Sherman off West U.S. Highway 82. It was annexed into the City of Sherman May 22, 2017 as an R-A (Single-Family Agricultural) District. Normally as we annex it would come in as farmland and then it would be developed, but this property was already developed and then came into the City. It has come to our attention that a lot of the houses are close to the property lines and the zoning for an R-A (Single Family Agricultural) District requires a two and a half acre lot, so that makes every one’s lot nonconforming for the setbacks. This request is to zone the development an R-1 (One Family Residential) District, which the homes are and to allow any existing structures to remain to have its setbacks. We would like to make everything legal so if the properties are ever sold, the lender will have this

process to fall back on; it makes the existing nonconforming setbacks to be conforming.”

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

*Planning & Zoning Commission*

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District in the Preston Club Subdivision. Second by Commission Member Wood.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

*Board of Adjustments*

**ACTION TAKEN.**

Motion by Vice-Chairman Member Elliott to approve the exception to allow existing setbacks on existing structures in the Preston Club Subdivision. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF LOS HERMANOS PARTNERSHIP LLC (OWNER) AND TRACE CALVERLEY, NORTH STAR SIGNS & GRAPHICS (APPLICANT/TENANT) CONCERNING THE PROPERTY LOCATED AT 316 WEST LAMAR STREET, BEING LOT 11 AND PART OF LOT 9, BLOCK 1, A R LOVING ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(A)(2) TO ALLOW AN 83 SQUARE FOOT FREESTANDING SIGN, 4' 3" FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 25' TO A STREET WITH A SPECIAL SETBACK IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

Tom Shields, 514 N. Elm, Sherman, TX and Trace Calverley, North Star Signs & Graphics, 316 W. Lamar, Sherman, TX

Mr. Shields and Mr. Calverley appeared to represent the request and answer any questions. The property is located at 316 West Lamar Street between Rusk and Elm Streets. The property is zoned a C-2 (General Commercial) District and is also located in the Central Business District.

EXCEPTION – SIGN IN CBD

VARIANCE – FRONT SETBACK

316 W. LAMAR (LOS HERMANOS PARTNERSHIP, LLC)

Mr. Shields explained “Mr. Calverley and his wife just moved here from McKinney and are excited to be opening up a new business, North Star Signs and Graphics soon.”

Mr. Calverley explained “for the last nineteen years, he and his wife have operated a business of this kind in McKinney. We were an integral part in helping McKinney grow and had a very good visual presence with many of the businesses moving into the area. We decided to relocate to Sherman two years ago and have plans to get our business going here; we saw the need for a business like ours here visually and to help businesses grow. We found the property at 316 West Lamar and we are asking to be allowed to change out the sign cabinet on an existing pole to advertise their business (Northstar Signs & Graphics); the sign will be located 4' 3" from the Lamar Street property line. The sign will be backlit by LED, there will not be any moving graphics. The lower portion of the sign faces the road and the higher part goes toward the building, the sign will not interfere with foot traffic on the sidewalk. 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 or variance.

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the exception and variance to allow an 83 square foot freestanding sign, 4' 3" from the front property line at 316 West Lamar Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

**VARIANCE**

THE REQUEST OF ZAKAIH US LLC (OWNERS) AND KELVIN HOANG (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3412 HANAN STREET, BEING LOT 33, BLOCK E, PEBBLEBROOK SOUTH, PHASE 3, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 21' REAR SETBACK IN LIEU OF THE REQUIRED 25' AND A 5' SIDE SETBACK IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Armando Lozano, Garrett Construction, 3412 Hanan Street, Sherman, TX

VARIANCE – REAR & SIDE SETBACKS  
3412 HANAN ST.  
(ZAKAIH US LLC)

(DENIED)

Mr. Lozano appeared to represent the request and answer any questions. The property is located at 3412 Hanan Street in the Pebblebrook subdivision in southwest Sherman off South FM 1417 (Heritage Parkway).

Mr. Lozano explained “we would like to construct a new residential dwelling on the lot, 21' from the rear property line and 5' from the side property lines. The lot narrows in at the back of the lot, The house will 2,768 square foot and will be worth \$255,000.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained “the lot goes from 54' to roughly 48' in the back, it is fairly rectangular. Are you building this home or are you the developer because it looks like every lot is the same way.”

Mr. Lozano explained “we plan to rezone the additional thirty-two lots for patio homes, but right now they would like to start this one.”

Chairman Mahone explained “what happens when you rezone the rest of the lots for patio homes and you have this one lot that is different.”

Mr. Lozano stated “I will redo the plans.”

Chairman Mahone asked if he was going to wait until the rest of the lots were rezoned for patio homes.

Mr. Lozano responded “however you want me to.”

Chairman Mahone stated “it seems like it is the cart before the horse.”

Mr. Shadden explained “the standard lot width is sixty foot and the developer asked for a variance to allow these lots to be less than sixty foot so that they could build smaller homes, so here we are tonight. When you get a certain number of patio homes, there is a green area required which kind of wipes out the savings.”

Chairman Mahone explained “I could not consider what may or may not happen in the future, only what is now. That lot does not seem to be any different than any of the other lots.”

Commission Member Davis asked if he was the developer of the area, because “it looks like the lots are identical, smaller size.”

Mr. Lozano explained “I am working with the other builders to request for patio homes.”

Chairman Mahone explained “at this point it is zoned a certain way, if we granted this one, it makes sense we

grant others because we have set a precedent and I don't think that fits the intent of the ordinance or the ability to make adjustments. In the future if they are successful in changing the zoning, then you would not need a variance; it seems like they would do that first. We cannot guess what will or will not happen in the future; all we can see is this lot. Would this be the first house on that little section?"

Mr. Lozano responded "yes, on that little section; right across the street they are already there."

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

**ACTION TAKEN.**

Motion by Commission Member Davis to deny the request for the variance to allow a 21' rear setback in lieu of the required 25' and a 5' side setback in lieu of the required 6' in an R-1 (One Family Residential) District at 3412 Hanan Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

**EXCEPTION & VARIANCE**

THE REQUEST OF HOMES BY JLS OF TEXOMA (OWNERS) AND YOUNG ENTERPRISES, DANIEL WORRELL (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4730 DRY CREEK ROAD, BEING LOT 20, BLOCK C, MAGNOLIA VILLAGE, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) AND SECTION 7, SUBSECTION (G) TO ALLOW A 9 SQUARE FOOT SUBDIVISION SIGN WITH A 5' FRONT SETBACK IN LIEU OF THE PERMITTED 1 ½ SQUARE FOOT SIGN WITH THE REQUIRED 25' SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION - SIGN VARIANCE – FRONT SETBACK  
4730 DRY CREEK ROAD  
(JLS OF TEXOMA)

**Todd Young, 3113 Bandera, Sherman, TX**

Mr. Young appeared to represent the request and answer any questions. The property is located at 4730 Dry Creek Road, the southwest corner of East Northcreek Drive and Dry Creek Road in the Magnolia Village Subdivision.

Mr. Young explained "we would like to erect a 9 square foot subdivision sign for the subdivision, 5' from the front property line on this lot and the lot across the street (4733 Dry Creek Road). We have worked out a design to follow

the look of all of our houses. The 9 square feet is the medallion. We may only put up one sign right now based on visibility because we do not want to have any problems with traffic visibility turning onto Northcreek Drive. The sign will be angled at the corner. There will still be homes on these lots as well.” 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 or variance.

**ACTION TAKEN.**

Motion by Vice-Chairman Elliott to approve the exception and variance to allow a 9 square foot subdivision sign with a 5’ front setback in lieu of the permitted 1 ½ square foot sign with the required 25’ in an R-1 (One Family Residential) District at 4730 Dry Creek Road. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

**EXCEPTION & VARIANCE**

THE REQUEST OF HOMES BY JLS OF TEXOMA (OWNERS) AND YOUNG ENTERPRISES, DANIEL WORRELL (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4733 DRY CREEK ROAD, BEING LOT 19, BLOCK B, MAGNOLIA VILLAGE, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) AND SECTION 7, SUBSECTION (G) TO ALLOW A 9 SQUARE FOOT SUBDIVISION SIGN WITH A 5’ FRONT SETBACK IN LIEU OF THE PERMITTED 1 ½ SQUARE FOOT SIGN WITH THE REQUIRED 25’ SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION - SIGN  
VARIANCE – FRONT  
SETBACK  
4733 DRY CREEK  
ROAD  
(JLS OF TEXOMA)

**Todd Young, 3113 Bandera, Sherman, TX**

Mr. Young appeared to represent the request and answer any questions. The property is located at 4733 Dry Creek Road, the southeast corner of East Northcreek Drive and Dry Creek Road in the Magnolia Village Subdivision.

Mr. Young explained “this sign would be across the street from the other sign.” 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 or variance.

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the exception and variance to allow a 9 square foot subdivision sign with a 5' front setback in lieu of the permitted 1 ½ square foot sign with the required 25' in an R-1 (One Family Residential) District at 4733 Dry Creek Road. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

**VARIANCE**

THE REQUEST OF DSH CONSTRUCTION LLC (OWNERS) AND JEFFREY GROUND (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1508 FAIRWAY DRIVE, BEING LOT 3, BLOCK 2, DIAMOND TEE ESTATES, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 25' FRONT SETBACK IN LIEU OF THE PLATTED 30' AND A 22' REAR SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FRONT & REAR SETBACKS  
1508 FAIRWAY DR.  
(DSH CONSTRUCTION LLC)

**Jeffrey Ground, 4108 Dundee Ct. Colleyville, TX**

Mr. Ground appeared to represent the request and answer any questions. The property is located at 1508 Fairway Drive off South Dewey Avenue.

Mr. Ground explained “we have an irregular shaped lot and would like to construct a new residential dwelling 25' from the front property line and 22 from the rear property line. A portion of the lot in the front has a twenty-five foot setback and as it goes into the cul-de-sac it changes to a thirty foot setback; we would like it to continue with a twenty-five foot setback. We are also requesting a twenty-two foot rear setback. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Mr. Ground if they owned the remaining vacant lots in the development.

Mr. Ground explained they do own the remainder of the lots; we should be able to meet the setback requirements just fine on those lots.

Commission Member Davis asked the square footage of the house.

Mr. Ground did not know off hand.

Mr. Shadden explained there is a three car garage on the site plan.

Mr. Ground explained “even without the three car garage the front setback requirement would still be needed.”

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

**ACTION TAKEN.**

Motion by Vice-Chairman Elliott to approve the variance to allow a 25’ front setback in lieu of the platted 30’ and a 22 rear setback in lieu of the required 25’ in an R-1 (One Family Residential) District at 1508 Fairway Drive subject to the Staff Review Letter. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

**VARIANCE**

THE REQUEST OF COPELAND ENTERPRISES PAINTING LLC (OWNERS) AND JEFFREY GROUND (REPRESENTATIVE) CONCERNING THE PROPERTY AT 432 ROBERTS RUN, BEING LOT 29, BLOCK 1, PRESTON CLUB, THE CLASSICS, PHASE 3, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 25’ FRONT SETBACK IN LIEU OF THE PLATTED 30’, 19’ REAR SETBACK IN LIEU OF THE REQUIRED 25’ AND 7.5’ SIDE SETBACK IN LIEU OF THE REQUIRED 15’ IN AN R-A (SINGLE FAMILY AGRICULTURAL) DISTRICT.

VARIANCE – FRONT,  
REAR & SIDE  
SETBACKS

432 ROBERTS RUN  
(COPELAND  
ENTERPRISES  
PAINTING LLC)

**Jeffrey Ground, 4108 Dundee Ct. Colleyville, TX**

Mr. Ground appeared to represent the request and answer any questions. The property is located at 432 Roberts Run in the Preston Club Subdivision off West U.S. Highway 82. The property was annexed into the City on May 22, 2017 as an R-A (Single-Family Agricultural) District.

Mr. Ground explained “we would like to construct a residential dwelling 19’ from the front property line. This is an irregular shaped lot with a drainage easement at the rear of the property.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if this was a part of the previous approved zone change and exception in the Preston Club Subdivision.



Mr. Shadden explained “the previously approved zone change to an R-1 (One Family Residential) District in the Preston Club Subdivision still has to go to the City Council for approval and the exception was for existing structures. If the zone change is approved the setback will be ten percent of the lot width. He is caught up in a time warp.”

Chairman Mahone explained “at this time we do need to vote on the variances for the setbacks.”

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

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the variance to allow a 25’ front setback in lieu of the platted 30’, 19’ rear setback in lieu of the required 25’ and 7.5’ side setback in lieu of the required 15’ in an R-A (Single Family Agricultural) District at 432 Roberts Run subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

**SPECIFIC USE PERMIT**

THE REQUEST OF CRUTCHFIELD HEIGHTS BAPTIST CHURCH (OWNERS), MASTERKEY MINISTRIES OF GRAYSON COUNTY (TENANT) AND JULIE RICKEY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 600 SOUTH DEWEY AVENUE, BEING LOTS 3-10, BLOCK 4, JC LINNSTEAD ADDITION, 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 PRESCHOOL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP - PRESCHOOL  
600 S. DEWEY AVE.  
(MASTERKEY  
MINISTRIES)

**Julie Rickey, MasterKey Ministries, 2115 Oak Creek Drive, Sherman, TX**

Ms. Rickey appeared to represent the request and answer any questions. The property is located at 600 South Dewey Avenue between King Street and Wells Avenue; Crutchfield Heights Baptist Church is the tenant. MasterKey Ministries would like to open a preschool for three and four year olds in the existing church building.

Ms. Rickey explained “the new board members are here with her tonight and we are representatives of Crutchfield Heights Baptist Church. We have been trying for a long time to get into the area that greatly needs to be served in

the Sherman community. According to the 2015 data, there are 768 three and four year olds from low income families. Currently, the Sherman school district provides early childhood education for those that qualify for 295 children. Of these students, only 32 spaces are available for full day bilingual Headstart. MasterKey has recognized that children that come from homes that have limited resources and experience instability need educational support before school, during school, and in the summer in order for them to break the generational poverty of their family. MasterKey has two of these components (After School and Summer) and has been planning for three years to implement the third at a temporary site (a new building for MasterKey is the strategic plan) and this site would be accessible for the low income community. The Bilingual preschool would serve 48 three and four year olds. Seventy-five percent of the children would qualify for childcare subsidies. MasterKey's program will be academically strong and will be working on strong accreditation from the state. It will also be a preparation for vulnerable children and the program will work smoothly for children to be enrolled in SISD kindergarten at the right time.”

“Presently, MasterKey partners with Sherman ISD and has received commitment from SISD superintendent, Dr. David Hicks, to coordinate programs. This will include referrals and the sharing of assessments of students in MasterKey's program.”

“We plan to lease the building from Crutchfield Heights Baptist Church as a facility so that we can have a full day preschool for forty-eight children. Parents will enter the parking lot of the facility from Wells Avenue, drop off their children, and exit on East King Street at 8:00 a.m. Children will be picked up at 2:30 p.m. using the same travel pattern. This will allow for smooth traffic flow and will avoid the Crutchfield Elementary early morning drop-off zone that is on Dewey Avenue. There is an area for stacking of cars in the back of the building.” She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if this is a school or a daycare.

Ms. Rickey explained “we have to be under State Licensing as a daycare, but it is an academic program specifically for a school, but it will only be for 3 or 4 year old children.”

Chairman Mahone asked Mr. Philpott if he could give any information about the traffic along the school.

Mr. Philpott explained “they have crossing guards there for the elementary school. As any elementary school from the time from 7:45 a.m. to 8:05 a.m. it can be crazy. You

definitely want to have signage.”

Ms. Rickey explained “their pickup time will be at 2:30 p.m. so they will not interfere with traffic, school will start at 7:30 a.m.”

**Cynthia Koenig, 1609 E. Wells Ave., Sherman, TX**

Ms. Koenig explained “there is the church parking lot, two houses and mine is the third house on Wells Avenue. I understand there is an elementary school there, in my mind as I have seen the traffic, as I’m pulling out, I thought they have it together, these people know the pickup and the drop off, they have some sort of routine because I have lived there for over a year and maybe one time to exit on Wells to Highway 11, Dewey Avenue did I have a short wait. As a neighbor, when I am going to leave at the drop off time or pickup time, I just go up a block and a half to Grand Avenue; I have never found it to be an issue for me leaving or coming back to my home. The church has a very large parking lot; there is a lot of room behind that building to maneuver their vehicles. I feel that having this kind of offering to our community, I was so excited to find out that a Pre-K school was going to go in there because it is so important for our community that I immediately did think about cars in my mind that as a neighbor that will live with this day in and day out; I have no problem at all with that issue.”

Ms. Rickey explained “the church is operational; they are not operational the times that we will be there. Full enrollment will be 48 children.”

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

**A letter was received from:**

**Michael Moore, 1715 E. King Street, Sherman, TX**

“We reside at 1715 E. King Street right across from this location. We have major concerns with traffic flow if there is to be a preschool or day care at this location. There is already issues which are of high concern with the traffic flow at this location as is, during school let out; there is speeding up and down King Street and no marked parking spaces or traffic lights. This location has posted signs stating no thru traffic or parking allowed, and it happens anyway. I have seen some close calls in this parking lot and on the street. It is a miracle there has been no injuries or fatalities. I have seen children dart out from behind cars and nearly struck by oncoming traffic. This location in my opinion would at a minimum need exit and entrance signs with striping to help out with traffic flow.”

***Planning and Zoning Commission***

**ACTION TAKEN.**

Motion by Commission Member Adams to approve the Specific Use Permit to allow a Preschool in an R-

1 (One Family Residential) District at 600 South Dewey Avenue subject to the Staff Review Letter and limited 48 students. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

**EXCEPTION & SITE PLAN**

THE REQUEST OF FIRST UNITED BANK (OWNERS), TAYLOR COLEMAN (REPRESENTATIVE), CALICHI DESIGN GROUP (CIVIL ENGINEERS), DCI ENGINEERS (STRUCTURAL ENGINEERING), GENSLER (ARCHITECT) AND LATERRA STUDIO (LANDSCAPE ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 401 EAST TAYLOR STREET, BEING PART OF BLOCK 1, INDEPENDENCE SQUARE, SECTION 1 AND LOTS 1 & 2, BLOCK 2 OF THE SECOND REPLAT OF INDEPENDENCE SQUARE SECTION 1, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW WOOD SIDING AND TIMBER BEAMS AND COLUMNS IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

***PLANNING AND ZONING COMMISSION***

SITE PLAN APPROVAL FOR FIRST UNITED BANK.

EXCEPTION –  
FAÇADE  
SITE PLAN – FIRST  
UNITED BANK  
401 E. TAYLOR  
STREET  
(FIRST UNITED  
BANK)

**Austin Hahn, Chicago, IL and Taylor Coleman, 5420 LBJ Freeway, Suite 1100, Dallas, TX**

Mr. Hahn and Mr. Coleman appeared to represent the request and answer any questions. The property is located at 401 East Taylor Street, the northeast corner of Taylor and Highway 75 and is zoned a C-1 (Retail Business) District.

Mr. Coleman explained “the current plan is to take down the existing building at 401 East Taylor Street. The site to the east will be utilized for temporary buildings while the current structure is demolished and the new structure is being erected. First United Bank would like to construct a new two-story bank with spaces for retail/commercial banking and corporate offices. The project is approximately 35,000 square foot and will be built from exposed heavy timber beams and columns, pitched metal roof, cut limestone, rain water collection cisterns and native landscaping. Parking will be provided for 144 spaces.” Mr. Coleman presented the board examples of the wood siding and limestone. “The wood siding is a high end wood product, it is actually charred to seal it and protect from insects and weathering, it last for 30-50 years, so it is not your typical wood or fiber board.” They had

seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Sims asked which way the drive thru would be entered into.

Mr. Coleman responded “the south.”

Mr. Hahn explained “the headlights will face north and we actually incorporated a berm on the landscaping to block the headlights so the vehicles that are coming south aren’t looking into headlights.”

Commission Member Sims asked “how many are you allowed to stack there, how many will fit before you start backing onto Independence Drive and that close intersection to Taylor Street.”

Mr. Hahn explained “you would have five vehicles times five lanes; twenty-five cars. We also have parking for 204 spaces. We are proposing an ATM on the lot across the street and additional parking.”

Mr. Hahn asked about Item #5 on the Staff Review Letter “The monument sign along Taylor Street and Independence Drive shall have a 25’ setback from the front and side property lines and out of the utility easement.”

“I would expect that would be an action item at a future meeting, we are noting this but not necessarily accepting it; we are not agreeing to this setback at this point, we understand it.”

Mr. Shadden explained “the Staff Review Letter is actually just quoting the ordinance, just making you aware of it; you might want to check the ordinance, there may be several other things as well. You cannot address them tonight because they are not on the agenda.”

Mr. Hahn asked about Item #14 “Privately owned and maintained detention in accordance with City criteria is required.”

“Our Engineering plans and calculations provide that detention per the ordinance and I would like to make a note the client is interested in paying in lieu of fee if it would be accepted by the City and not providing detention.”

Mr. Philpott explained “once you submit your civil plans we will take a look at the detention; they will need to prove to us that they do not need detention.”

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

*Planning and Zoning Commission*

**ACTION TAKEN.**

Motion by Commission Member Downtain to approve the site plan for First United Bank at 401 East Taylor Street subject to the Staff Review Letter.

Second by Commission Member Wood.

**VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.**

**VOTING NAY: NONE**

**MOTION CARRIED**

*Board of Adjustments*

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the exception to allow wood siding and timber beams and columns in lieu of the required masonry in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 401 East Taylor Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

**VOTING AYE: MAHONE, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**SITE PLAN & VARIANCE**

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND GLOBITECH INC. (OWNERS), JUSTIN WALTON, TEAGUE, NALL AND PERKINS (ENGINEERS/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 200 WEST F.M. 1417 (HERITAGE PARKWAY), BEING LOT 1 IN THE NORTHGATE TECHNOLOGY PARK AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK AND 2.002 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

SITE PLAN AND VARIANCE APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) AND (2)(G)(2) FOR A GLOBITECH POWER GENERATION FACILITY AND CHAIN LINK FENCE WITH A 13' REAR SETBACK IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK.

**SITE PLAN –  
GLOBITECH POWER  
GENERATION  
FACILITY**

**VARIANCE – REAR  
SETBACK  
200 W. FM 1417  
(HERITAGE  
PARKWAY)  
(SEDCO &  
GLOBITECH INC.)**

**Justin Walton, TNP, 825 Watters Creek Blvd. Suite M300, Allen, TX and Mark Fisher, 200 W. FM 1417 (Heritage Parkway), Sherman, TX**

Mr. Walton and Mr. Fisher appeared to represent the request and answer any questions. The property is located at 200 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant. The property is located in Tract 2 of the Blalock Industrial Park.

Mr. Walton explained “this project is to improve the quality and reliability of the power system serving the GlobiTech Facility. During 2017, GlobiTech experienced 15 utility outages and were told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. The generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The equipment will be natural gas fueled engine generators and will operate less than 200 hours per year. The proposed layout has chain link fencing and a small portion of the spare transformer located within the setback area requiring a variance. A natural screening abuts the TXDOT facility; we do have proposed screening along Howe Drive.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Fisher explained “we have looked at the Blalock Industrial Park requirements and we will meet them as far as noise.”

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

*Planning and Zoning Commission*

**ACTION TAKEN.**

Motion by Commission Member Davis to approve the site plan and variance for a GlobiTech Power Generation Facility and chain link fence with a 13’ rear setback in lieu of the required 55.7’ in the Blalock Industrial Park at 200 West FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, ADAMS, WOOD AND SIMS.

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  
6:46 p.m.

ADJOURNMENT

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CHAIRMAN

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SECRETARY