

STATE OF TEXAS §

August 21, 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 August 21, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 17, 2018 regular meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Vice-Chairman Elliott. 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 5, 9, 11 & 15)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Vice-Chairman Elliott moved to approve the Consent Agenda Items subject to the Staff Review Letters. Second by Commission Member Davis All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF A LIGHTHOUSE FOR KIDS (OWNERS) REESE & LORIBETH SHAFFER (REPRESENTATIVES) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), BEING PART OF LOTS 2 AND 3, BLOCK 1, CHIEF'S ADDITION, CONTAINING 4.606 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT – LOTS 2 & 3, BLOCK 1, CHIEF'S ADDITION
920 S. FM 1417
(HERITAGE PARKWAY)
(A LIGHTHOUSE FOR KIDS)

REPLAT APPROVAL OF LOTS 2 & 3, BLOCK 1, CHIEF’S ADDITION.

The property is located at 920 South FM 1417 (Heritage Parkway) between Houston Street and Quail Run Road; the Crisis Center Resale Shop was the former tenant. The property was zoned a C-1 (Retail Business) District, May 16, 1994 by Ordinance 4338. The owners would like to plat the property into two (2) lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ISD (OWNERS) TEAGUE, NALL & PERKINS (CIVIL ENGINEER/SURVEYOR) MIKE WILSON (REPRESENTATIVE) AND VLK ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 2900 BLOCK OF WEST O. B. GRONER ROAD, BEING 94.76 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF SHERMAN HIGH SCHOOL.

**PRELIMINARY PLAT
– SHERMAN HIGH
SCHOOL
2900 BLOCK W. O.B.
GRONER ROAD
(SHERMAN ISD)**

The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to plat the property into two lots to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman. 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 CABLE ONE, INC. (OWNERS), ALAN NELSON, NELSON & MORGAN ARCHITECTS, INC (ARCHITECTS/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3806 TEXOMA PARKWAY, BEING LOT 1 BLOCK 1, REDICK ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CABLE ONE WAREHOUSE AND STORAGE BUILDING.

**SITE PLAN – CABLE
ONE WAREHOUSE &
STORAGE BUILDING
3806 TEXOMA
PARKWAY
(CABLE ONE, INC)**

The property is located at 3806 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned a C-2 (General Commercial) District. Cable One is proposing a Head End Room and Warehouse north of their existing facility on Texoma Parkway. The Head End Room is similar in design and function to a data processing center with

racks containing video feed and distribution equipment. The facility will also serve as a warehouse and service facility for technical services and equipment calibration and repair used in the distribution and broadcasting of video services throughout the Sherman and Grayson County area. It will serve as a dispatch location for Cable One Service Technicians to report daily to receive work orders and service equipment.

The building will consist of an 8,045 square foot pre-engineered metal building and a 1,800 square foot covered storage area in the rear behind the primary structure. The covered storage will be used to shelter company service vehicles during off duty times. The facade facing Texoma Parkway and on the sides will consist of pre-finished architectural panels and masonry veneer. Fifteen (15) parking spaces will be provided. 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 JEANNETTE GIARRAPUTO SCOTT, JAMES A. GIARRAPUTO AND CAROL GIARRAPUTO BUTLER (OWNERS), GEORGE SCOTT (DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1909 AND 1915 NORTH CROCKETT STREET, BEING LOTS 2, 3 AND 4, BLOCK 16, SHANNON HEIGHTS ADDITION, CONTAINING 0.486 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE CROCKETT ADDITION, A REPLAT OF LOTS 2, 3 & 4, OF SHANNON HEIGHTS ADDITION.

The property is located at 1909 and 1915 North Crockett Street between Taylor Street and Dexter Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into two (2) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF HOLIDAY MOTORSPORTS (OWNERS), ALVIN CHILDRESS (REPRESENTATIVE) AND COX LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY 4612 TEXOMA PARKWAY, BEING 2.698 ACRES IN THE W F PATTERSON SURVEY, ABSTRACT NO. 969 AND THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

REPLAT – THE CROCKETT ADDITION, A REPLAT OF LOTS 2, 3 & 4, SHANNON HEIGHTS ADDITION 1909 & 1915 N. CROCKETT ST. (JEANNETTE GIARRAPUTO SCOTT, JAMES A GIARRAPUTO & CAROL GIARRAPUTO BUTLER)

SUP & SITE PLAN – NEW & PRE-OWNED MOTORCYCLE/ATV/UTV SALES, PARTS & ACCESSORIES SALES, SERVICE & REPAIR 4612 TEXOMA PARKWAY (HOLIDAY

UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW NEW AND PRE-OWNED MOTORCYCLE/ATV/UTV SALES, PARTS AND ACCESSORIES SALES, SERVICE AND REPAIRS IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

MOTORSPORTS)

Commission Member Davis abstained from this request because of a conflict of interest.

Alvin Childress, 816 Walden Road, Collinsville, TX

Mr. Childress appeared to represent the request and answer any questions. The property is located at 4612 Texoma Parkway between Frisco Road and Fallon Drive; Haverty's Furniture was the former tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Childress explained "Holiday Motorsports is a powersports dealership offering new and preowned ATVs, motorcycles and UTVs. They recently purchased the property at 4612 Texoma Parkway and would like to move their motorsports business currently located at 3908 Texoma Parkway to this location; we have outgrown our current location. We would like to be the largest showroom north of Dallas, south of Oklahoma City for that type of business. We would like to remodel the interior of the building to have a service and parts department for maintenance and customization of the vehicles and also erect a metal fence to match the building in the rear of the property. They had seen the Staff Review Letter and would abide by the Recommendations."

"We have been at our current location for approximately fourteen months and it is growing every day. We currently have eleven employees and plan to have twenty plus at the new location."

Commission Member Adams asked where they plan to have the service and repairs portion of their business; where do you plan on doing that and how is that going to work with the property."

Mr. Childress explained "on the inside of the building, we plan to put up a wall to separate the service and repair from the showroom portion of the building. Repairs are a smaller avenue that what you would have with your car, we will have oil change or a quick lube service. Everything will be inside the building, as far as tires and things like that, broken down vehicles, you won't see any of that stuff, everything will be gone to auction, the tires are picked up weekly, so it will all be below the fence level, where it will be out of site. Everything that is brought in crates and immediately placed and taken out of the crates as fast as we can build them; we try to get them out of site, everything will be below the fence."

No other citizens appeared before the Planning and Zoning

Commission to discuss the Specific Use Permit or site plan.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow new and pre-owned motorcycle/ATV/UTV sales, parts and accessories sales, service and repairs in a C-2 (General Commercial) District at 4612 Texoma Parkway. Second by Commission Member Adams.

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

VOTING NAY: NONE

ABSTAIN: DAVIS

MOTION CARRIED

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

SPECIFIC USE PERMIT, SITE PLAN & EXCEPTIONS

THE REQUEST OF REMINGTON SHERMAN AUTOMOTIVE LLC (OWNERS), BRETT EDMONSON, THE RATLIFF GROUP, LLC (REPRESENTATIVE) AND NCA PARTNERS (ARCHITECT) CONCERNING THE PROPERTY AT 600 EAST LAMBERTH ROAD, BEING PART OF LOTS 6-8 AND ALL OF LOTS 4 AND 5, BLOCK 4, DR. J.H. CARRAWAY'S SUBDIVISION AND A .75 ACRE TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, CONTAINING 5.855 ACRES, 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 TWO-SIDED DIGITAL BILLBOARD IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(M)(3) TO ALLOW A 672 SQUARE FOOT BILLBOARD IN LIEU OF THE PERMITTED 300 SQUARE FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.
- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(M)(5) TO ALLOW A 1,667 FOOT RADIAL SEPARATION BETWEEN BILLBOARDS IN LIEU OF THE PERMITTED 2,000 FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP – BILLBOARD
EXCEPTION –
SQUARE FOOTAGE
EXCEPTION -
SEPARATION
600 E. LAMBERTH
(REMINGTON
SHERMAN
AUTOMOTIVE, LLC)

(TABLED)

An email was received August 9, 2018 at 10:20 a.m. from Brett Edmonson requesting to table the request.

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

Letters were received from:

William & Mindy Brandt Trust, 2408 E. Solano Dr., Phoenix, AZ

“**NO** Vote! The proposed exception is more than two times the approved size. We are not in favor of approving the request by Remington Sherman Automotive LLC. The overlay district is there for a reason. Please deny the request and maintain the existing 300 foot billboard ordinance.”

Sherman Dev LTD PTN No 3, 306 W. 7th St., Ste. 901, Ft. Worth, TX

“We oppose the changes to the current ordinance requested in the Special Use Permit. We feel there is no need to change the restrictions in the current ordinance.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Adams to table the request at 600 East Lamberth Road. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF YOUNG ENTERPRISES LP (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 529 SOUTH MONTGOMERY STREET, BEING 0.1728 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 22’ 8” FRONT SETBACK FOR A SINGLE FAMILY DWELLING IN LIEU OF THE REQUIRED 25’ IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK
529 S.
MONTGOMERY
(YOUNG
ENTERPRISES, LP)

(WITHDRAWN)

Todd Young, 5414 N. FM 1417 (Heritage Parkway), Sherman, TX sent an email 8/21/18 at 3:26 p.m. withdrawing the request.

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

THE REQUEST WAS WITHDRAWN.

SPECIFIC USE PERMIT, SITE PLAN & EXCEPTIONS

THE REQUEST OF SHERMAN ISD (OWNERS) TEAGUE, NALL & PERKINS (CIVIL ENGINEER/SURVEYOR) MIKE WILSON (REPRESENTATIVE) AND VLK ARCHITECTS

SUP & SITE PLAN –
SHERMAN HIGH
SCHOOL
EXCEPTIONS -

(ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 2900 BLOCK OF WEST O. B. GRONER ROAD, BEING 94.76 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

HEIGHT
2900 BLK. W. O.B.
GRONER RD.
(SHERMAN ISD)

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (5) TO ALLOW A THREE-STORY (3), 75' TALL HIGH SCHOOL IN LIEU OF THE 35 FOOT, TWO-STORY (2) PERMITTED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (5) TO ALLOW STADIUM LIGHTING TO BE 90' TALL IN LIEU OF THE 35 FOOT, TWO-STORY(2) PERMITTED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A HIGH SCHOOL (GRADES 9-12) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT

Tom Rutledge, TNP, 6620 Cedar Crest, NRH, TX, Clint Schiver, VLK Architects, 2821 W. 7th Street, Ste. 300, Ft. Worth, TX and Tyson Bennett, SISD, 2701 Loy Lake Rd., Sherman, TX

Mr. Rutledge, Mr. Schiver and Mr. Bennett appeared to represent the request and answer any questions. The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Street Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman. The main building will be approximately 425,000 square foot, a separate fieldhouse and indoor practice facility, comprising 85,000 square foot, separate concession/restroom buildings for the Junior Varsity Football/Soccer field, and baseball/softball fields. In addition to these athletic fields, there will be three practice fields and a four court competition tennis complex. The Junior Varsity Football field will seat 1,000 spectators.

The main building consists of classrooms, fine arts and athletic spaces, career and technology spaces, cafeteria and an 825 seat auditorium, all arranged around a central outdoor courtyard area. The classroom portion of the main building will be three stories, while the balance of the main building is one or two stories in height.

The exterior will be brick veneer and glass with areas of architectural metal panels and translucent wall panels. The architectural metal panels will cover approximately 25% of the solid exterior wall surfaces on the main building and approximately 30% of the solid wall surfaces on the fieldhouse/indoor practice building.

Mr. Rutledge explained they had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked about the exception for the three stories, 75' tall building.

Mr. Rutledge explained “because of the residential zoning in an R-1 (One Family Residential) District, we talked to Staff and this was the best option. With a school district and State Laws, it states that you can build a school in any zoning district. The advice was to go through a Specific Use Permit instead of rezoning the property. We have the design of the building with a three story component to that; so that is the reason for the exception on the height of the building.”

“The exception for the stadium lighting to be 90' tall is for the competition fields, the football field; the softball fields will all have lights for night time use. The lights have been determined by the Light Manufacturer. Some stadium lights depending how they are placed because of the size of the stadium, if the lights get further away from the field, then they have to go higher, so you do find some that get 110' high. The heights of the lights are pretty standard; we are just trying to comply with the zoning. The lights will be directional, they are turned down, we are not adjacent to any residential at this time, we know there is future residential to the north, so what we require for them to do is a photo metric study, so you have zero foot candle at the property line, you will always have ambient light, but nothing that bleeds over to the adjacent property.” Mr. Rutledge showed the board where the lights would be located on the property.

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

An email was received from:

Walter DeRonde, 1600 Shady Oaks Place, Corinth, TX

“I have never seen a site plan. The request for 90' stadium lighting relates to lighting around the 3 story school or a new football stadium??”

“Since I own approximately 60 acres of land zoned and platted for single family residential, multi-family and commercial use which is directly adjacent to the Sherman ISD property, it would be nice to know where the lighting is to be located and whether any consideration has been given to its impact on its neighbors.”

“90' lighting should probably be visible to satellites circumventing the earth and sounds more appropriate for a high security prison than an institution of higher learning.”

“I sold the property to Sherman ISD and have shared all of

my plans and engineering for the adjacent property. To this point in time, I have not seen a site plan. There have been several promises of exchanges of information and utility studies with my engineer, but nothing received as of this date from the Sherman ISD or its representatives.”

“I obviously support the school, but question the variance for 90' stadium lighting primarily because of a total lack of information.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exceptions to allow a three-story (3), 75' tall high school in lieu of the 35 foot, two-story and to allow stadium lighting to be 90' tall in lieu of the 35 foot, two-story permitted in an R-1 (One Family Residential) District in the 2900 block of West O.B. Groner Road subject to the Staff Review Letter.
Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District in the 2900 block of West O.B. Groner Road subject to the Staff Review Letter.
Second by Commission Member Davis.

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.

VARIANCE

THE REQUEST OF LUIS AND ASHLEY LOPEZ (OWNERS) AND TLC POOLS AND SPA, MATT SMITH (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4700 CAMP VERDE CIRCLE, BEING LOT 1, BLOCK B, REPLAT OF AUSTIN LANDING ADDITION, PHASE ONE, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1 & 3) TO ALLOW A 15' SIDE STREET SETBACK FOR A SWIMMING POOL IN LIEU OF THE REQUIRED 25' AND A 1' SEPARATION FOR A DETACHED PERGOLA FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6' IN AN SF-1 (SINGLE FAMILY RESIDENTIAL)

VARIANCE – SIDE STREET SETBACK & SEPARATION BETWEEN MAIN STRUCTURE 4700 CAMP VERDE CIRCLE (LUIS & ASHLEY LOPEZ)

DISTRICT.

Matt Smith, TLC Pools and Spas, 5631 Texoma Parkway, Sherman, TX and Luis Lopez, 4700 Camp Verde Circle, Sherman, TX

Mr. Smith and Mr. Lopez appeared to represent the request and answer any questions. The property is located at 4700 Camp Verde Circle, the northwest corner of Camp Verde Circle and Northcreek Drive in the Austin Landing Subdivision. The property is zoned an SF-1 (Single Family Residential) District.

Mr. Smith explained “Mr. Lopez would like to construct a swimming pool, 15’ from the side street property line and a detached pergola, 1’ from the residential dwelling. The 25’ foot setback based on the size of the yard would limit the size of the pool. I think it would be safer if they could look out and see pool, the only other place we could go would be north around the house. The pool will be located out of any utility easements and will be surrounded by a six foot privacy fence.”

“The pergola will be detached and located 1’ from the house; it will be made out of cedar wood. They had seen the Staff Review Letter and would abide by the Recommendations.”

Chairman Mahone asked Scott Shadden, Director of Developmental Services if they could attach the pergola to the house; is that an option.

Mr. Shadden explained “if it were attached, it would need to be located 25’ from the rear property line or a variance would need to be approved.”

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

A letter was received from:

Kathi Bowden, 214 W. Northcreek Dr., Sherman, TX

“I have no objection to the construction of a swimming pool, where the Lopez family wants to build.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 15’ side street setback for a swimming pool in lieu of the required 25’ and a 1’ separation for a detached pergola from the main structure in lieu of the required 6’ in an SF-1 (Single Family Residential) District located at 4700 Camp Verde Circle 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.

ZONE CHANGE & SITE PLAN

THE REQUEST OF JOE L. & GLONDA HIX (OWNERS), JIM TAYLOR, CPA (PROSPECTIVE BUYER) DEAN GILBERT, JR. (REPRESENTATIVE) AND NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 2621 MASTERS STREET, BEING PART OF LOT 3, BLOCK 2, DR. J H CARRAWAY'S ADDITION, AS FOLLOWS:

**ZONE CHANGE – R-1
TO C-O (OFFICE)
2621 MASTERS
(JOE L. & GLONDA
HIX)**

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-O (OFFICE) DISTRICT.
- SITE PLAN APPROVAL FOR A FINANCIAL OFFICE FOR TAYLOR & COMPANY.

Chairman Mahone stated a request was received from Mr. Taylor prior to the meeting to pull the site plan; they will come back next month with a revised site plan. They would like to move forward with the zone change.

Jim Taylor, 505 W. Crawford, Denison, TX

Mr. Taylor appeared to represent the request and answer any questions. The property is located at 2621 Masters Street between Lamberth Road and U.S. Highway 82.

Mr. Taylor explained he would like to change the zoning from an R-1 (One Family Residential) District to a C-O (Office) District. "The plan is to build an office building for my business use. I would like to table the site plan because some issues have come up with some significant changes, but I would like to proceed with the zone change. He had seen the Staff Review Letter and would abide by the Recommendations."

Chairman Mahone asked Mr. Shadden if a site plan is required for the zone change.

Mr. Shadden explained "the site plan can be conceptual, but what they have shown along with the surrounding property being zoned C-1 (Retail Business) District and master planned commercial, it will be fine to go ahead with the zone change."

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

Commission Member Sims asked "are you going to have an entrance to the facility from Masters Street or will you only be using the private drive."

Mr. Taylor explained "that was part of the issues that have arisen that we are going to have to work through that are

unknown at this time. We will come back with a site plan at a later date.”

ACTION TAKEN.

Motion by Commission Member Adams to approve the zone change from an R-1 (One Family Residential) District to a C-O (Office) District located at 2621 Masters Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF SHANNON BAILEY (OWNER) AND MARK DEAL & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 501 NORTH HOLLY AVENUE, BEING THE SOUTH 65 FOOT OF LOT 1, BLOCK 2, WESTWOOD 3RD ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6’ PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4’ IN HEIGHT EXTENDING CLOSER THAN 25’ TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT .

EXCEPTION - FENCE
501 N. HOLLY AVE.
(SHANNON BAILEY)

Shannon Bailey, 1514 Lakewood Dr., Sherman, TX

Mr. Bailey appeared to represent the request and answer any questions. The property is located at 501 North Holly Avenue, the northeast corner of Holly Avenue and Hillcrest Drive.

Mr. Bailey explained “we recently purchased the house and would like to replace a 4 foot chain link fence with a six foot privacy fence along the Hillcrest Drive property line primarily to secure and protect our dog, which is athletic enough to get over a 4’ fence. He had seen the Staff Review Letter and would abide by the Recommendations. I have some photos showing the site line for traffic; I don’t think the fence will affect the site line at the stop sign at Holly and Hillcrest.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6’ privacy fence on the property line on a corner lot in lieu of the permitted 4’ in height extending closer than 25’ to a front line street in an R-1 (One Family Residential) District

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located at 501 North Holly Avenue subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, ELLIOTT, DAVIS, ADAMS 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 5:42 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY