

STATE OF TEXAS §

January 14, 2020

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 14, 2020.

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

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 December 17, 2019 regular meeting. Motion by Commission Member Sims 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: ELLIOTT, DAVIS, MAHONE, DOWNTAIN AND WOOD.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEM 10)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Vice-Chairman Elliott moved to approve the Consent Agenda as presented 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 MATTHEW PETZ (OWNER) AND CBG SURVEYING TEXAS, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 59 AND 101 BLUEBONNET LANE, BEING ALL OF LOTS 8 & 9, BLOCK 1, PRESTON MEADOWS SUBDIVISION, CONTAINING 2.926 ACRES IN THE ROBERT ATCHISON SURVEY, ABSTRACT NO. 28 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL BLUEBONNET PETZ ADDITION, BEING A REPLAT OF ALL OF LOTS 8 & 9, BLOCK 1 OF THE

REPLAT
BLUEBONNET PETZ
ADDITION, A
REPLAT OF ALL OF
LOTS 8 & 9, BLOCK
1, OF PRESTON
MEADOWS
SUBDIVISION (ETJ)
59 & 101
BLUEBONNET LANE

PRESTON MEADOWS SUBDIVISION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

(MATTHEW PETZ)

The property is located at 59 and 101 Bluebonnet Lane near State Highway 289 west of Highway 56 in the City of Sherman's Extra Territorial Jurisdiction. The owner recently purchased the property next door to his and he would like to move the lot lines enlarging one of the 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.

TEMPORARY USE PERMIT & SITE PLAN

THE REQUEST OF MEREDITH OFFUTT (OWNER), MATT OFFUTT (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2625 DRIPPING SPRINGS ROAD, BEING 9.485 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW TWO DWELLINGS ON ONE LOT FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

TUP – TWO DWELLINGS ON ONE LOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT 2625 DRIPPINGS SPRINGS RD. (MEREDITH OFFUTT)

Matt Offutt, 1721 W. McGee, Sherman, TX

Mr. Offutt appeared to represent the request and answer any questions. The property is located at 2625 Dripping Springs Road between Frisco Road and Cox Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Offutt explained his parents would like to construct a new home at this location and live in the existing home while it is under construction. The existing home will be demolished after construction is complete. 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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Temporary Use Permit to allow two dwellings on one lot for a period of one year in an R-1 (One Family Residential) District located at 2625 Dripping Springs Road subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION , SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF 6M HOLDINGS, LTD (OWNERS), SUNBELT RENTALS, INC. (TENANT), DUSTIN TIPPETTS (REPRESENTATIVE), UPI BUILDERS (CONTRACTORS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910 SOUTH SAM RAYBURN FREEWAY, BEING 9.27 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (7)(C) TO ALLOW A CHAIN LINK FENCE IN LIEU OF THE PERMITTED WOOD, STONE, BRICK OR CONCRETE BLOCK IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AMENDMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW HEAVY EQUIPMENT SALES AND RENTALS WITH A WASH BAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

Dustin Tippetts, Sunbelt Rentals, 3021 CR 3313, Greenville, TX and Bruce Clay, UPI Builders, LLC 5008 Fuqua St., Houston, TX

Mr. Tippetts and Mr. Clay appeared to represent this request. The property is located at 910 South Sam Rayburn Freeway between Center Street and Stone Creek Drive; Sunbelt Rentals is the tenant. The property is zoned an R-1 (One Family Residential) District and C-2 (General Commercial) District. A Specific Use Permit to allow heavy equipment sales for Grayson County Equipment in a C-2 (General Commercial) District was approved July 21, 1997 by Ordinance No. 4626.

Mr. Tippetts explained, “Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway from Six Mango and before that it was Texoma Tractor. There is an existing 5,200 square foot showroom and retail building for the heavy equipment sales and rentals and they would like to construct a 20' x 40' wash bay to clean the heavy equipment. We would also like to erect a chain link fence to protect and secure the building and heavy equipment.”

Chairman Mahone asked if there was a reason they needed a chain link fence instead of wood, stone or brick.

Mr. Tippetts explained, “UPI is the builder and contractor; this is what they planned and approved through our corporate office.”

**EXCEPTION –
SCREENING**

**SUP AMENDMENT–
HEAVY EQUIPMENT
SALES & RENTALS**

**SITE PLAN – WASH
BAY**

**910 SOUTH SAM
RAYBURN FREEWAY
(6 M HOLDINGS,
LTD)**

(TABLED)

Chairman Mahone explained, “typically when someone is asking for an adjustment they have some sort of reasoning. I understand why you would want to put up a fence, but I do not see why it would need to be chain link. Have you already put up the fence?”

Mr. Tippetts explained, “the poles are in, he started the fence but there is no chain link up.”

Scott Shadden, Director of Developmental Services explained, “I met with the Engineers on this project, we discussed the Staff Review Letter and they were in agreement with that and had no problem with the Staff Review Letter at that time. The wash bay and fence was started without any permits, it was red tagged and a certified letter was sent to stop work. All service bays have to be screened from the highway.”

Chairman Mahone asked, “will the wash bay be screened in some other way than the chain link fence.”

Mr. Tippetts explained, “the wash bay is under a metal awning so you will not be able to see the wash bay from the highway.”

Mr. Shadden stated, “all buildings in the overlay district have to be masonry; that’s part of the Staff Review Letter.”

Commission Member Manley stated, “on drawing S-1 it appears it is a CMU block wall, not a metal wall; is that correct.”

Mr. Tippetts responded “I was told metal.”

Commission Member Downtain explained, “the pictures show metal.”

Mr. Shadden explained, “the picture is a similar building in another location.”

Mr. Tippetts explained, “UPI is the contractor and I was told he would be here as well.”

Mr. Bruce Clay arrived and explained he is the Engineer representing UPI Builders and Sunbelt Rentals. Mr. Clay had some exhibits to present to the board. “UPI started construction of the wash bay and fence. They are basically trying to add a wash bay to the existing building. We found out the City wants them to put in a paved parking area for the equipment, also an on-water separator for the wash bay. They have a small shed that is used as a wash bay, it is a metal frame building that is approximately 1,000 square feet; it will be seen from the highway, but we are planning to stucco that front of the building to meet the overlay district requirements. The fence will be about ten feet away from the

property line, I measured it myself and it is about thirty feet away from the property line.”

Chairman Mahone explained. “I can understand why you would want a fence but I don’t understand why you need a fence that is chain link. The ordinance allows wood, stone, brick or concrete block and you are asking for an exception to have a chain link instead.”

Mr. Clay stated, “actually we are not, it was put up before the drawings got approved, so they are willing to put up a fence that complies with the code.”

Chairman Mahone stated, “you are not asking for an exception for the fence.”

Mr. Clay responded, “no, we have not submitted any plans of yet. The contractor erected some things that were not approved by the City and no engineering plans whatsoever, that is when they brought us in to present plans for approval prior to doing anymore construction.”

Chairman Mahone asked if they are willing to comply with the existing ordinance and make that fence wood, stone, brick or concrete.

Mr. Clay responded, “yes.”

Chairman Mahone explained, “that brings us to the Specific Use Permit amendment for heavy equipment sales and rentals; that has already been at that location for quite some time; is that correct.”

Mr. Shadden responded, “yes, the heavy equipment sales.”

Chairman Mahone stated, “so the new part is the wash bay”.

Mr. Shadden explained, “they are amending their request to build the wash bay. The Overlay District has been put in place, when you upgrade or change something, then you bring it up to the Overlay District requirements.”

Mr. Clay explained, “the wash bay will be an extension of the existing building, the wash bay is an open, basically like a metal shed. The drawings that were presented to you were not correct; I have new drawings. We are an Engineering firm that is consulting.”

Chairman Mahone stated, “we don’t have a correct representation of what you are trying to build.”

Mr. Clay explained, “we just have a preliminary sketch of the wash bay addition. We plan to remove the existing gravel road and proposing to put concrete paving to store the heavy equipment. There is a mobile building that will be

moved. Landscaping will be added in front of the fence to shield some of the equipment.”

Mr. Shadden asked if the fence would be even with the front of the building.

Mr. Clay explained, “the fence will be a minimum of ten feet from the property line; it will be behind the front of the building.”

Mr. Shadden explained, “we have not reviewed the new site plan that you presented tonight.”

Chairman Mahone asked if they could act on this request since there was a different site plan advertised to the public.

Mr. Shadden explained, “everything needs to be clarified and come back to the board when everything is ready to present your request and Staff has time to review it prior to the meeting.”

Chairman Mahone asked Mr. Clay if they would like to table the request to give you time to finalize your plans.

Mr. Clay responded, “we would like to table for a future date.”

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

A letter was received from:

SSCGC Holdings, LLC, 4 Timber Creek, Sherman, TX

“I am writing on behalf of SSCGC Holdings, LLC, the owner of Stone Creek Golf Club and the adjacent property to oppose the requested variance of a chain link fence in the Sam Rayburn Overlay District. SSCGC has a sizable investment along Highway 75. This variance will undermine the efforts to upgrade and bring high-quality development to the "Gateway of Sherman".

“This property is in plain sight of the highway. SSCGC Holdings, the City of Sherman, TXDOT and other parties have made, and will continue to make, significant investments in this corridor. SSCGC Holdings believe that all future development should comply with the current standards in the overlay district, which does not allow chain link fencing. Furthermore, the equipment should be stored in the "down" position.”

ACTION TAKEN.

Motion by Commission Member Downtain to table the request for a Specific Use Permit Amendment and site plan approval to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay)

District at 910 South Sam Rayburn Freeway. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, ELLIOTT, DAVIS, WOOD AND MANLEY
VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

TEMPORARY USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1301 AND 1305 SARATOGA DRIVE, BEING LOTS 20 AND 21, BLOCK 4 OF HERITAGE FARMS ESTATES, AS FOLLOWS:

TUP – MODEL HOMES
1301 & 1305 SARATOGA DR. (WYLDEWOOD HOMES)

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW TWO MODEL HOMES FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 1301 and 1305 Saratoga Drive off Quail Run Road in the Heritage Farms Estates subdivision. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, “we are requesting a Temporary Use Permit to allow a sales office and model home for a period of one year on these lots; there will be two different homes.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked, “what happens after one year.”

Mr. Pike explained, “if we sell out of lots we will sell the model homes; if not we will ask to renew the Temporary Use Permit.”

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the request for a Temporary Use Permit to allow two model homes for a period of one year in an R-1 (One Family Residential) District at 1301 and 1305 Saratoga Drive subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS AND ELLIOTT.
VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4016 BELMONT BOULEVARD, BEING LOT 1, BLOCK 4 OF HERITAGE FARMS ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONSTRUCTION OFFICE AND PARKING LOT FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 4016 Belmont Boulevard off Quail Run Road in the Heritage Farms Estates subdivision. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, “we are requesting a Temporary Use Permit for a period of one year to allow a construction office and parking lot. The construction office is basically a two-car garage with an office. We will store our golf cart used to show homes and the office will be used for the contractors. Eventually, we would like to build a two bedroom house on the same lot and utilize that detached garage. We will use the parking around it for the model homes; that keeps the parking off the street.” 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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Temporary Use Permit to allow a construction office and parking lot for a period of one year in an R-1 (One Family Residential) District at 4016 Belmont Boulevard subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

**TUP –
CONSTRUCTION
OFFICE & PARKING
LOT
4016 BELMONT
BLVD.
(WYLDEWOOD
HOMES)**

EXCEPTION & SITE PLAN

THE REQUEST OF BLUESTONE PARTNERS, LLC (OWNERS) AND KYLE BOOTHE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4708 NORTH FM 1417, BEING PART OF LOT 5, BLOCK 1, NORTHWEST ADDITION, CONTAINING 1.78 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (4) TO ALLOW SIDING ON THE SOUTH AND WEST ELEVATIONS FOR AN OFFICE ADDITION IN LIEU OF THE REQUIRED 85% MASONRY REQUIRED ON ALL ELEVATIONS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE ADDITION FOR BLUESTONE PARTNERS

EXCEPTION –
FACADE

SITE PLAN – OFFICE
ADDITION FOR
BLUESTONE
PARTNERS
4708 N. FM 1417
(HERITAGE
PARKWAY)
(BLUESTONE
PARTNERS)

Kyle Boothe, 2414 Westhaven Ct., Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 4708 North FM 1417 (Heritage Parkway). The property is zoned a C-2 (General Commercial) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Boothe explained, “Bluestone Partners, LLC has been at this location for five or six years now and they would like to expand by adding fifteen offices and a large meeting room in the rear of the existing building. The expansion will add 3,474 square feet of office, including a new entrance on the north side of the building. The entry will incorporate limestone masonry, matching the existing building storefront glazing and a gabled, covered patio. The siding will be painted to match the existing building, landscaping and new parking will be added for forty-four (44) spaces. We are requesting an exception to allow siding on the south and west elevations of the addition; it currently is about fifty percent siding and fifty percent stone.” 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 exception or site plan.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for the exception to allow siding on the south and west elevations for an office addition in lieu of the required 85% masonry required on all elevations in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District at 4708 North FM 1417 (Heritage Parkway). Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for an office addition for Bluestone Partners located at 4708 North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & VARIANCE

THE REQUEST OF GLOBITECH INCORPORATED (OWNERS), JONATHAN PAYNE, TEAGUE, NALL AND PERKINS (ENGINEERS/REPRESENTATIVE) AND 3RD GENERATION ENGINEERING (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 200 WEST F.M. 1417 (HERITAGE PARKWAY), BEING LOT 1R, BLOCK 1 OF THE REPLAT OF NORTHGATE TECHNOLOGY PARK ADDITION AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, 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 IMPROVEMENTS WITH A 10' REAR SETBACK IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN & VARIANCE - REAR SETBACK FOR GLOBITECH POWER GENERATION FACILITY & IMPROVEMENTS 200 W. FM 1417 (HERITAGE PARKWAY) (GLOBITECH INC.)

Jonathan Payne, 505 Wichita Trail, McKinney, TX and Mark Fisher, 7107 Gateridge Drive, Dallas, TX

Mr. Payne 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. Payne explained this project is to improve the quality and reliability of the power system serving the GlobiTech Facility. We had previous site plan approval on this project a couple of years ago, but we have revised the plan. 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. There will be two buildings, the power generation building

and a substation control building, both will face Howe Drive. There will be a chain link fence, retaining wall and a small portion of the spare transformer located within the setback area requiring a variance.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, “we have several occupants in that area that have chain link fences, but also have setbacks that are less than 55.7 feet.”

Mr. Shadden explained, “we have a few less than 55.7’ setback, this is unique because of the terrain.”

Commission Member Davis asked about the noise levels of the generators.

Mr. Fisher explained, “I am the Electrical Engineer for the project. This facility will operate in the event of utility outages and during peak load on the system; which is about 200 hours per year. We had a noise study done for the facility going in on the north side of FM 1417 (Heritage Parkway) and we will be below the ambient levels at 1417. We will be vectoring the noise up along with the exhaust to minimize the noise pressure at 1417 and it should not be startling or disruptive to the area.”

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

A letter was received from:

William J. Harkinson, Sherman Crossroads, LTD, 4455 LBJ Freeway, Ste. 812, Dallas, TX

“Sherman Crossroads is an approximately 130-acre, mixed use commercial development located across FM 1417 from GlobiTech. We have found GlobiTech to be a very compatible and cooperative neighbor to our project. We see no adverse impact to us whatsoever from this planned use and would enthusiastically support their request for the reduction of the rear setback requirement from the required 55.7 feet to the requested 10’.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the request for site plan and variance approval for a Globitech Power Generation Facility and improvements with a 10’ 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 Commission Member Davis.

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

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 MEDISTAR CORPORATION (OWNERS), MARK JANG (REPRESENTATIVE), KAIM ASSOCIATES, INC. (ARCHITECT), KRG CIVIL ENGINEERS, INC. (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2022 NORTH HIGHWAY 75, BEING 2, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, A REPLAT OF PART OF LOT 1, BLOCK 2, 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 INPATIENT HOSPITAL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT

SUP & SITE PLAN –
INPATIENT
HOSPITAL
2022 N. HIGHWAY 75
(MEDISTAR CORP)

Kelly Gomez, KRG Civil Engineers, 2150 South Central Expressway, Ste. 200, McKinney, TX

Mr. Gomez appeared to represent the request and answer any questions. The property is located at 2022 North Highway 75 between Taylor Street and Lamberth Road. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Gomez explained, “Medistar Corporation would like to build a 9,300 square foot addition to convert the existing Red River ER to a specialty hospital. The project will consist of a new patient medical-surgical wing housing four medical patient rooms, which includes: 1 patient isolation room, a MRI suite and holding area and ancillary support spaces. A dietary kitchen has been provided to warm meals, which will be catered and pre-plated by a third-party food service vendor. The existing building will contain the 24-hour emergency center (triage and 7 treatment rooms), pharmacy, lab, and radiology and administration spaces. The new construction will be single-story, steel frame construction with masonry cladding. A new walkway connector will connect the existing building and the new addition to enable the hospital to be a continuous building.” 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 Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit and site plan approval to allow an inpatient hospital in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 2022 North Highway 75 subject to the Staff Review Letter. Second by Commission Member Downtain.

PLANNING & ZONING COMMISSION MINUTES – JANUARY 14, 2020

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

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
5:48 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY