

STATE OF TEXAS §

March 17, 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 March 17, 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 February 18, 2020 regular meeting and the February 26, 2020 Training Workshop. Motion by Commission Member Wood 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

CITIZEN'S REQUESTS

Chairman Mahone asked if there were any citizen's request to address the board on any of the items on the agenda other than the public hearing items.

CITIZEN'S REQUEST

CONSENT AGENDA (ITEMS 8, 12, 13 & 14)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items as presented subject to the Staff Review Letters. Second by Commission Member Sims. All present voted AYE. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF STONE CASTLE INVESTORS, LLC (OWNERS) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 515 BETHANY ROAD, BEING 2.301 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, ALSO BEING ALL OF LOT 5 OF BETHANY ROAD ESTATE NO. II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF BETHANY ROAD ESTATES, NO. II LOTS 5R-1 & 5R-2 IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located at 515 Bethany Road in northeast Sherman in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to replat the property into two 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF GEORGE HANCOCK (OWNER), PLAIN AND SIMPLE INVESTMENTS, LLC (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1493 FM 697, BEING 11 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HANCOCK RANCH IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located at 1493 FM 697 in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two 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.

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KIRK AND KARL ALLEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-400 BLOCKS EAST SHERMAN STREET, BEING 10.25 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL OF POST OAK PLACE IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

REPLAT BETHANY ROAD ESTATES, NO II, LOTS 5R-1 & 5R-2 (ETJ)
515 BETHANY RD.
(STONE CASTLE INVESTORS, LLC)

FINAL PLAT – HANCOCK RANCH (ETJ)
1493 FM 697
(GEORGE HANCOCK)

PRELIMINARY & FINAL PLAT – POST OAK PLACE (ETJ)
300-400 BLKS. E. SHERMAN ST.
(KIRK & KARL ALLEN)

The property is located in the 300-400 blocks of East Sherman Street in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into fifty-one lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF TOBAR PROPERTIES LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2701 DRIPPING SPRINGS ROAD, BEING 0.817 ACRES IN THE J. HENDRIX SURVEY, ABSTRACT NO. 503, ALSO BEING ALL OF LOT 6, BLOCK 31, HILLTOP ESTATES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 6, BLOCK 31, HILLTOP ESTATES.

REPLAT LOT 6,
BLOCK 31, HILLTOP
ESTATES
2701 DRIPPING
SPRINGS ROAD
(TOBAR
PROPERTIES, LLC)

The property is located at 2701 Dripping Springs Road; the southeast corner of Dripping Springs Road and Cox Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

TEMPORARY USE PERMIT (RENEWAL)

THE REQUEST OF SERAJ ALI (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOT 1R, BLOCK 16 OF THE REPLAT OF LOTS 1, 3, 5 & 7, BLOCK 16, CHRISTIAN COLLEGE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

RENEW TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP RENEWAL –
SNOW CONE STAND
1802 E. HOUSTON
ST.
(SERAJ ALI)

Seraj Ali, 1113 Lakota Place, Carrollton, TX

Mr. Ali appeared to represent the request and answer any questions. The property is located at 1802 East Houston Street, the southeast corner of Houston and Carr Streets. The property was zoned a C-1 (Retail Business) District in 1970. The snow cone stand has been at this location since 2008.

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

A letter was received from Aziz UL Hassan Family LP, 18 Links Estates, Denison, TX

“I'd like to open by firmly presenting an observation over the last few years. Traffic management is increasingly becoming a concern and the locals are baring the constrains of this state, especially during school seasons. The opening of this stand will undoubtedly exploit this issue as vehicles have been seen parked on the road next to the establishment just south of the proposed property.”

“Furthermore, I'd like to bring to light the vision we share for this intersection. Currently, we are executing a restructuring initiative with the goal of introducing a contagious, fresh image and a truly branded experience for our locals. In order to stimulate this behavior, we have acquired/are acquiring nearby properties to introduce upscale retail developments that we hope one day will flourish this intersection. A snow cone stand will only hinder this vision as properties tend to depreciate. I urge the good-natured people of Sherman to make the right decision.”

ACTION TAKEN.

Motion by Commission Member Wood to approve the Temporary Use Permit Renewal to allow a snow cone stand in a C-1 (Retail Business) District located at 1802 East Houston Street 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.

SPECIFIC USE PERMIT

THE REQUEST OF EISENHOWER TEXOMA LTD (OWNERS) AND ERINN TEAGUE, (TENANT/APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1735 TEXOMA PARKWAY, SUITE 105, BEING 5.34 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PERMANENT MAKEUP/MICRO-BLADING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**SUP – PERMANENT
MAKEUP/MICRO-
BLADING
1735 TEXOMA
PARKWAY, STE. 105
(EISENHOWER
TEXOMA LTD)**

Erinn Teague, 4246 Highway 69, Denison, TX

Ms. Teague appeared to represent the request and answer any questions. The property is located at 1735 Texoma Parkway, Suite 105 between Broughton Street and North Grand Avenue; Big Apple Salons. The property is zoned a C-2 (General Commercial) District.

Ms. Teague explained, “I would like to offer permanent makeup and micro-blading to my clients at the salon. I have been doing hair since 2001 and recently became certified to do permanent makeup. I took the certification in Dallas; it was a three-day course. It required testing on live models; which I have done. It also required taking blood borne pathogen training and I have completed that. I plan to continue my business at this location. She 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 Vice-Chairman Elliott to approve the Specific Use Permit to allow permanent makeup/micro-blading in a C-2 (General Commercial) District located at 1735 Texoma Parkway, Suite 105 subject to the Staff Review Letter and limited to Erinn Teague. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF DELMAR HILL (OWNER), CHINIQUA HILL (REPRESENTATIVE), LITTLE ZEBRA CHILD DEVELOPMENT CENTER (TENANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

RENEW SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A PRESCHOOL LEARNING CENTER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP RENEWAL –
PRESCHOOL
LEARNING CENTER
ADDITION
1211 BLANTON DR.
(DELMAR HILL)

Delmar & Chiniqua Hill, 1211 Blanton Drive, Sherman, TX

Mr. and Mrs. Hill appeared to represent this request and answer any questions. The property is located at 1211 Blanton Drive between Hunt and Belden Streets. The owner purchased the property in 2015 to open a licensed child care facility (Little Zebra Child Development Center) to be used for the care and educational development of young children from zero to five years of age. Hours of operation are 6 a.m. to 6 p.m., Monday through Friday. The maximum number of students are 15. They are a registered Child Care Home licensed by the Texas Department of Family and Protective Services.

At the February 16, 2016, Planning and Zoning Commission

Meeting, Mr. and Mrs. Delmar Hill requested a Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District. After hearing the opposition in regard to the incompatibility of the proposed use from the neighborhood, the Planning and Zoning Commission voted 8/0 to deny the Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District at 1211 Blanton Drive.

On February 23, 2016, Mr. Hill filed an appeal of the Planning and Zoning Commission's denial of the proposed Specific Use Permit as allowed by City Code. The City Council heard the appeal at the March 21, 2016 meeting and adopted Ordinance No. 5943 to allow a daycare/preschool/educational development center effective for one year, subject to reapplication in one year and the Staff Review Letter.

They reapplied to the February 21, 2017, Planning and Zoning Commission and the request was denied 3/2. They appealed to the City Council and was approved subject to the Staff Review Letter and a three-year expiration (Ord. 6014)

Mr. Hill explained, “We are requesting approval for an ongoing Specific Use Permit for Preschool for Little Zebra’s located at 1211 Blanton Drive. We are hoping to continue the Specific Use Permit without time limits. We have compiled with everything the City has asked us to do.”

Appearing from the audience:

Bill Snead, 1205 Blanton Drive, Sherman, TX

Mr. Snead stated, “there is no problem with the traffic, the traffic flows freely morning and evening. Everything is perfect.”

Charles Carey, 1700 W. Belden, Sherman, TX

Mr. Carey explained he is retired from the Highway Patrol Department; “I worked thirty-nine years before retiring. I have seen a lot of good and a lot of bad and too much sadness in my life. I love to see children playing and enjoying themselves. When they moved in the day care center, it was the greatest thing I saw, it’s a good asset for Sherman. Mrs. Hill is a teacher herself and she does a good job with those children. She brings in things for them to see such as boats, motorcycles, fire trucks, everything she can think of and they sit in the front yard and there are three or four adults behind them; watching the kids. It is a pleasure to see the kids enjoying themselves. The kids do not get mistreated, the children love her and they both love them like they are their own kids. I live across the street and I would like them to continue the daycare.”

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

Letters received:

Karen & Bert Bond, 2301 Canyon Creek Dr., Sherman, TX

“My husband and I have a 3-year-old grandson (Warren) who attends Little Zebras Pre-School at 1211 Blanton Drive. Compared to the other Sherman pre-schools that our 4 older grand children have attended this school is undoubtedly the best. I have been impressed by what Warren has learned: Respect, discipline, and good Christian values, along with all the regular school lessons. We have never had any problems with traffic or parking at the school. We support Little Zebras and hope it's allowed to remain in operation at its current location.”

Bo Bond, 1208 Western Hills Dr., Sherman, TX

“My name is Bo Bond, and my youngest son Warren Bond attends the Pre-School for Little Zebras located at 1211 Blanton Dr. in Sherman. He just turned 3, and has attended the school for almost a year now. Warren absolutely loves Mrs. Hill, her staff, and all his friends at the school. It's come to my family's attention that there may be some concerns with regards to the school, its location, and possible traffic issues. I hope my input below helps you resolve any possible concerns.”

“To our knowledge, there's never been a complaint against the school for street congestion or issues with traffic. The street doesn't seem to be a place for high traffic, and I've never personally witnessed any traffic congestion myself. My family lives in Western Hills, just two streets over, so we're certainly familiar with the streets in this area. Given the limited number of kids attending the school, and the fact that parents are dropping off (and picking up) their kids within a 1-2-hour window every morning and afternoon, we rarely even see another parent while dropping off (or picking up) our child. All of the teachers park their cars in the drive way, so there's no congestion there either. From what I've seen and witnessed every day, without exception, there are no traffic issues related to the Pre-School for Little Zebras.”

“My wife (Andrea Bond) and I absolutely love this school and what it's done for our son (as well as other kids we know and go to church with). Little Zebras has helped Warren become more independent and accountable, even at such a young age. He's has learned to respect others in his class, respect authority, control his tone and volume with others, how to play well with others, learned what teamwork is, prays for his friends and food every day, along with all the specific curriculum that will prepare him for kindergarten. We're truly blessed to have found a spot for our child at this school. My family fully supports Mrs. Hill and her staff, and needs this school to continue teaching and preparing our child in the God fearing way that they do. It is my request that you allow this school to continue to function in the same capacity that they've always functioned, and in an even great capacity

than before if possible. My wife and I appreciate your time and attention to this letter, and look forward to many great days ahead at the Pre-School for Little Zebras.”

Kimberly Donnell, 1806 Westside Dr., Sherman, TX 75092

“As a parent of a former and future Little Zebra, I wish to express my opinion in the matter of the zoning permit for Preschool for Little Zebras at 1211 Blanton Drive, Sherman, TX 75092 up for discussion at the March 17, 2020 meeting of the Planning and Zoning Commission, The opportunities generated by the location of the school, quality of preschool education, and love felt from the director and teachers for my child are top reasons for my love of the facility. The impact the Preschool for Little Zebras made on my family will be forever cherished.”

“Due to its unique location on a quiet neighborhood street with sidewalks, students at the Preschool for Little Zebras are given opportunities to explore their surroundings in a safe, controlled environment. There are multiple child care centers in the area that are on busy streets, even highways. This makes a walk down the street to learn about the changing of the seasons, where to find address numbers on homes, or different types of transportation up close impossible. It was on these walks that my daughter learned where to find our house number and eventually learned our address. It hadn't occurred to me that my 4-year old would need to know her address, but in an emergency, it can be priceless.”

“Access to the school is a great quality of Preschool for Little Zebras. Parking is not difficult and the size of the school makes it easy to get in and out. There was always a limited number of parents arriving to pick up and drop off, so the process was always quick. I always felt my daughter was safe with the doors locked, tucked away in a quiet neighborhood where the location doesn't stand out as a child care facility.”

“The quality of education at Preschool for Little Zebras is exceptional. Opportunities to learn are in every crevice of the facility - play activities inside and outside, dancing, creating art, story-telling, and praying. My daughter came home excited to tell me about a wide range of topics, some that ended up being a learning opportunity for me. One of the most valuable lessons my entire family learned from Mrs. Hill and her staff (more like family) is how to love one another. The Little Zebras are taught from the beginning that each one of them matters and to treat each other as such. They are given the chance to greet each other, serve one another, and lead prayer as part of their rotating weekly responsibilities - behaviors that can be built upon as they grow.”

“Preschool for Little Zebras is so much more than a preschool - it feels more like an extension of home, the location, home, and director create a learning environment

unrivaled by large centers in churches or large buildings. Please allow Mrs. Hill to keep all of our Little Zebras (current and future) at the current location and continue to learn in an organic environment that feels more like home than a child care center.”

Katie Dupuis, 2810 Windsor Dr., Sherman, TX

“Our son attends The Preschool for Little Zebras. The preschool is located on Blanton Drive, a two-lane residential street in Sherman. Of all the times we have either dropped off or picked up our son, there has never been congestion preventing throughput of traffic, regardless of time of day. I, as well as the other parents whose children attend the daycare, have always been able to get in and out quickly without delay, especially since we all come at varying times. I have never witnessed nor heard of any issues with congestion and do not anticipate any in the future.”

“Any zoning changes made in regards to the school have a significant impact to many children and parents that must be acknowledged. Specifically, our son has progressed drastically in his academic and social skills since he has become a "Zebra." He loves learning and is already beginning to read at age 3. He names his teachers and classmates individually with a loving smile on his face. And we are excited to enroll his sister in the same school later this year as a result.”

“I am so impressed at how prepared my children will be when it is time for them to enroll in Kindergarten because of the love and dedication showed by the preschool. Their contribution to this community should be supported in the years to come. Thank you for your consideration of this matter.”

David Dooley, 1727 N. Binkley, Sherman, TX

“Please continue the SUP for the Little Zebras Daycare. They really are one of the best, if not the best daycare in Sherman. They are very clean and strict about city policies. They even made me start parking the right direction in the street when picking my kid up, lol. Great establishment. Thank you for your consideration.”

Jessica Benivamonde, 2905 Cathleen Ln., Sherman, TX

“This letter is regarding the Pre-School for Little Zebras upcoming evaluation by the Planning & Zoning Committee. Pre-School for Little Zebras is an outstanding school that offers a great academic program, teaches the students good morals and most of all Mrs. Hill demonstrates love and compassion to every one of her little zebras. As a parent to a special needs child it is not easy to find someone willing to take on the responsibility of teaching your child or even trust that they will know how to handle a server meltdown.”

“In 2016 my husband and I were faced with the challenge of finding a local school that could teach an autistic child but a

phone call from Mrs. Hill changed our lives forever. She gave us hope after being declined by several schools claiming they did not feel comfortable or did not have the proper training to allow an autistic child in their classrooms. Pouring my heart out to a stranger letting all the emotions of a sad, terrified, helpless mother Mrs. Hill listened, understood and assured me that she could teach Christian (our son) since she had worked at Fred Douglas Early Childhood Center for years prior. Mrs. Hill was the answer to our prayers and will forever be a huge part of Christians life. Being Mrs. Hill's first student Christian spent a lot of one on one time with her for the first few months, but it was exactly what our nonverbal son needed. Christian quickly started reciting words and before we knew it, he was able to communicate with us again. Along with communicating he learned how to write his letter, spell his full name which is 20 letters long and could tell us all about the planets in the solar system before the age of 4. Christian graduated from Pre-School for Little Zebras last summer and is excelling as a kindergartner at Percy W Neblett Elementary School. His teachers continuously ask what school he attended before since they are amazed by how academically advanced, he is for his age.”

“I hope this letter gives clarity and insight into why Pre-School for Little Zebras is much needed and deserves a permanent place in our community.”

Becka Gudgel, S1328 W. Woodard, Denison, TX

“Please allow Preschool for Little Zebras to continue operating at 1211 Blanton Drive in Sherman. My son has been attending this preschool for about a year and a half now and has learned so much. Mrs. Hill and her staff are amazing and really prepare the kids for Kindergarten. They provide so many amazing experiences for the kids and my son is excelling here. I drop him off every morning around 7:30 and pick him up around 4:30. There is never any traffic or congestion on the street. There may be one or 2 other parents dropping off or picking up at the same time as me, but there is always plenty of parking. I have never seen an issue with traffic flow at this location. Thank you for your consideration!”

Cicily Stone, 301 N. FM 1417 (Heritage Parkway), Sherman, TX

“I am a current employee of Pre-School for Little Zebras owned and operated by Delmar and Chiniqua Hill. I have been an employee since August 2018. I am a certified teacher certified to teach grades 4th through 8th grade. I have an alternative teaching certification and because of limited classroom experience Pre-School for Little Zebras was the only facility that extended an employment opportunity to me. I am very grateful for the opportunity the Hills have given me. My previous job was in corporate America and although a decent salary it was just a job that lacked

substance. Over the last year and a half, I absolutely love my job and see it not as a job but a career.”

“Pre-School for Little Zebras is dedicated to shaping and developing well round cultured individuals. The curriculum follows the state of Texas' mandated preschool guidelines and one of the few facilities in the Sherman/Denison area that is a part of Texas Rising Star with a four-star rating. Each of the employees is dedicated to ensure that the two to five-year old children in our care receive the best education possible. Each employee of Pre-School for Little Zebras has obtained more than the recommended training ours mandated by the state.”

“Mr. and Mrs. Hill are dedicated to maintaining a safe environment for all the students, employees, and visitors arriving and departing from the Pre-School for Little Zebras. There is not a lot of congestion on the street, and the flow of traffic has not increased as a result of the business being in a residential area. Employees and students arrive and depart at staggered times of the day to avoid congestion. The Hills strongly encourage employees, parents, and visitors to utilize the driveway for parking, drop-offs, and pickups which limits the amount of parked cars on the street and it reduces the safety risk for all individuals.”

“This facility is a source of income for me and an opportunity for me to grow in my profession, and I hope the planning and zoning commission board takes my input into consideration. The facility is a tremendous asset to the community. Please grant the facility an ongoing permit.”

Chad & Haylea Dooley, 1027 W. Sycamore, Sherman, TX

“I am writing to inform you of how much I appreciate Preschool for Little Zebras, owned and operated by Chiniqua Hill. My twins are two and a half and have been attending Mrs. Hill's pre-school since August 2019. My twins enjoy waking up every day to go see Mrs. Hill and her enthusiastic staff. They warmly welcome them daily, and send them home with smiles and stories of their fun filled day.”

“When dropping my twins off, I always have a safe parking spot to unload them. There is not a flow of traffic with cars passing by which eases my concerns when unloading two small children. There also isn't any congestion with other parent(s) picking up their children. I have never struggled for a safe parking spot due to congestion.”

“As an educator myself, education and safety are on the forefront when it comes to raising my children. Since attending Mrs. Hill's school, my children have learned their numbers, shapes, colors, cultural songs, pledge of allegiance, character traits, and many other categories. My children are thriving in this atmosphere and are above the mainstream academic level since attending. Mrs. Hill and her staff are highly dedicated to keeping my children safe. I

feel confident leaving them with them on a daily basis. I do not feel as though there are safety issues with parking, inside, or in the backyard.”

“This is the best preschool I have seen in my eight years of education. I hope you and your staff take me seriously when I say this is the best atmosphere for my kids. I am highly satisfied with Pre-School for Little Zebras.”

Andrea Bond, Western Hills, Sherman, TX

“My name is Andrea Bond; my youngest son Warren Bond attends the Little Zebras pre-school located at 1211 Blanton Dr. Sherman. I cannot tell you enough how much this school means to us. My son Warren is the youngest of three children and the first one to attend School for Little Zebras. This is, by far, one of the greatest preschools in the area. When Warren comes home from school, you can tell he's had an awesome day. The teachers there show so much love and kindness and it shows up in the children that attend.”

“Warren has so many best friends there. At the age of 2 ½, Warren knew his ABC's, how to count to 20, and was completely potty-trained. He respects authority, has learned to control his tone and volume with others, and prays for his friends and food every day. To my knowledge, there is a waiting list to attend this school.”

“If there are concerns about the residential area, we have had absolutely no issue with traffic or parking. Parents drop off and pick up at different times. I live on Western Hills, just two blocks over, and this is not an area for high traffic.”

“I feel truly blessed to have found a spot for my child at this school. I highly recommend it to families with preschool aged children. We fully support Mrs. Hill and her staff. We need this school to continue teaching and preparing our child and other children for kindergarten. It is my request that you allow this school to continue. I appreciate your time and attention to this letter. I look forward to many great days ahead at the School for Little Zebras.”

Carolyn Spencer-Harris, 2401 Friendship Road, Sherman, TX

“This letter is addressed to the Planning and Zoning board in the City of Sherman regarding an On-Going Permit for the Little Zebras Pre School to remain at its current location of 1211 Blanton Drive, Sherman, TX.”

“My name is Carolyn Frances Spencer-Harris. I am a resident of Sherman, TX. I live at 2401 Friendship Rd. My concern today is to support the ongoing operation of this Pre-School asking the City of Sherman to allow the school to remain in the same location which is in the heart of our community, and, a location which is convenient for the families which use this facility as an educational start for their children.”

“This is a wholesome, Christian family operating this Pre School for young minds, and I know some of the children who attend this school. It would be a shame if you all were to take their privilege and convenience of the said location at 1211 Blanton Drive, Sherman, TX.”

“This school offers an organized, fun and wholesome curriculum and they teach more than academics. They teach social lessons regarding life as well as academia. I don't believe any of the parents are complaining about the locale and it would be a shame to force the school to relocate.”

“I anticipate you will allow them to remain in their current location. Thank you for allowing me a voice in this matter.”

Erie Williams, 309 W. King, Sherman, TX

“My name is Erie Williams and my kid attends Little Zebra Preschool. This school is so amazing, my kid loves being there and the staff. My child has been enrolled over a year now and she has blossomed, my child has learned so much, she can spell her name and recite her ABC's at age 3. My child will be ready for kindergarten upon graduating from little zebras. The streets are wide enough, there's not a lot of traffic during drop off or pick up. This school means so much to the community, and my family. I'm able to go to work and not have to worry about my child. Thank you for your time and allow Mrs. Hill to continue to be a blessing to our community.”

Ertha Cannon, 1209 N. Leslie Ave., Sherman, TX

“These people are outstanding members of our church. Chiniqua is an incredible singer who is a member of the women's choir, praise team and women's association. Her voice is unbelievably beautiful. When I back to Sherman, after being gone for 45 years, I returned to Greater New Hope Church which I had attended since birth. I came back to care for my mother, who died shortly thereafter. After hearing Chiniqua's soul inspiring voice, I asked her to sing at my mom's funeral, which she graciously accepted. My family members were impressed and deeply moved by her song, for which I will always be thankful. You can feel her love for God and others when she sings. She talks about the children that she cares for at the pre-school, the love they have for her and the joy she has for providing a well-rounded and nurtured experience for the kids. Delmar Hill is a respected member who is a deacon at the church. The pre-school is a vital resource for the children whose parents are busy working to provide for them. They have a place they can stay with trusted individuals and grow up safely. There can never be enough hands to help raise children, it takes a village. The amount of inconvenience it places on neighbors is outweighed by its importance to those children. This is not some wild drunken party, but small children gathering together and play in a safe environment.”

Carolyn R. Guess, 714 E. Rosedale St., Sherman, TX

“I am writing you on behalf of Delmar and Chiniqua Hill. They are the owners of the “Little Zebra’s Day Care.” Brother and Sister Hill are good and decent people. They are teaching the children in their care valuable life lessons. They teach academics as well as social skills.”

“It would be a great loss for us to lose their school. Please think positively toward them. They are genuinely trying to teach skills to the children that will help them have a positive impact in the future and in their lives.”

Daphne L. Wiley,

“I am writing today as a parent that has a child that attends preschool for Little Zebras. My son Julian has shown tremendous learning skills while attending Preschool for Little Zebras for the past two years. Preschool for Little Zebras and Mrs. Hill have allowed my child to grow and learn social skills as well. Mrs. Hill and her staff are excellent with our children and they are truly cultivating and creating strong future Sherman Bearcats!! The curriculum is Texas educationally based. So, as a concerned parent for the planning and zoning committee, I ask that you take into all consideration and allow preschool for little zebras to remain open and continue to be a pillar in our community. Thank you, and the kindest regards, a proud preschool for little zebras parent.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a Preschool Learning Center in an R-1 (One Family Residential) District at 1211 Blanton Drive subject to the Staff Review Letter and limited to Mr. and Mrs. Delmar Hill. Second by Commission Member Manley.

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

VOTING NAY: DAVIS

MOTION CARRIED

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

VARIANCE

THE REQUEST OF MICHAEL E. RAINEY (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 820 SOUTH CROCKETT STREET, BEING A PART OF BLOCK 12 OF THE HARE AND RANDOLPH ADDITION, CONTAINING 0.424 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 1’ SIDE YARD SETBACK

**VARIANCE – SIDE SETBACK
820 S. CROCKETT
(MICHAEL E. RAINEY)**

FOR AN ATTACHED GARAGE IN LIEU OF THE REQUIRED 8’6” IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Michael E. Rainey, 820 S. Crockett, Sherman, TX

Mr. Rainey appeared to represent the request and answer any questions. The property is located at 820 South Crockett Street between Tennessee and Moore Streets. The property is zoned an R-2 (Multi-Family Residential) District and located in the Historical Row District.

Mr. Rainey explained, “I currently have a deteriorated 2-car garage along the northern property line; I would like to replace it with a new garage in the same location. Due to the location of the driveway on the property, there is no other feasible location to construct a new building. The replacement building will be a one-story, two-car garage; approximately 630 square feet. Access to the garage will be through the existing driveway from South Crockett Street. The exterior will be LP Smart Side composite siding with a 50-year warranty. Paint colors and roofing will match the existing single-family dwelling. An insulated white, carriage house, double garage door with windows will be installed. “

Commission Member Davis asked if the building will be single-story and asked if it would have living quarters.

Mr. Rainey responded, “it will be a single-story; no living quarters.”

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 1’ side yard setback for an attached garage in lieu of the required 8’6” in an R-2 (Multi-Family Residential) District at 820 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SPECIFIC USE PERMIT

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

**EXCEPTION – FENCE
SUP – HEAVY
EQUIPMENT SALES
& RENTALS & WASH
BAY
910 S. SAM
RAYBURN FRWY.
(6M HOLDINGS, LTD)**

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 4' WOOD FENCE, 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 40' 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 AND WASH BAY WITH STUCCO AND METAL FINISHES AS SHOWN IN THE EXHIBIT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

Bruce Clay, 900 S. Sam Rayburn Freeway, Sherman, TX

Mr. Clay appeared to represent the request and answer any questions. The property is located at 910 South Sam Rayburn Freeway between Center Street and Gateway 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. Clay explained, “Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway. 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. They plan to stucco the front of the existing building, improve the parking lot, and erect a wood fence, 25' from the property line to protect the building and heavy equipment.” They had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Director of Developmental Services asked if they plan to stucco the existing building.

Mr. Clay responded, “yes, as it is shown on the drawings. The wash bay will be on the north side of the exiting building and the fence will be in line with the building.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for an exception to allow a 4' wood fence, 25' from the front property line at 910 South Sam

Rayburn Freeway subject to the Staff Review Letter.
Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow heavy equipment sales and rentals and wash bay with stucco and metal finishes as shown in the exhibit in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District at 910 South Sam Rayburn Freeway subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION AND VARIANCE

THE REQUEST OF STANLEY BLYTHE (OWNER) AND BRYAN WEISGERBER, CROSS ENGINEERING CONSULTANTS, INC. (REPRESENTATIVE/CIVIL ENGINEER), DAIRY QUEEN (TENANT) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5900 NORTH U.S. HIGHWAY 75, BEING 1.18 ACRES IN THE W.S. THURMAN SURVEY, ABSTRACT NO. 1265, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) (A) AND SECTION 7, SUBSECTION (14)(I) TO ALLOW A 379 SQUARE FOOT, 75' TALL FREESTANDING SIGN, 13' FROM THE PROPERTY LINE ALONG U.S. HIGHWAY 75 IN LIEU OF THE REQUIRED 100' SETBACK AND THE ALLOWED 300 SQUARE FOOT, 50' TALL FREESTANDING SIGN IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT.

EXCEPTION &
VARIANCE – SIGN
5900 NORTH U.S.
HWY. 75
(STANLEY BLYTHE)

(WITHDRAWN)

March 13, 2020 - A letter was received from the owner Stanley Blythe, 1105 Emerald Ct., Colleyville, TX to redraw the request.

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

SPECIFIC USE PERMIT

THE REQUEST OF VILLASENOR SANTOYO PROPERTIES, LLC (OWNERS), ALBERTO VILLASENOR (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1000 NORTH TRAVIS STREET, SUITES P AND S, BEING 4.296 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO EVENT CENTERS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

SUP – TWO EVENT
CENTERS
1000 N. TRAVIS, STE.
P & S
(VILLASENOR
SANTOYO
PROPERTIES, LLC)

Victor Garcia, 1000 N. Travis, Sherman, TX and Alberto Villaseñor, 1043 Hawkwood Way, Allen, TX

Mr. Garcia and Mr. Villaseñor appeared to represent the request and answer any questions. The property is located at 1000 North Travis Street, Suites P and S in the KAM KORNERS Shopping Center. The property is zoned a C-1 (Retail Business) District and also located in the O-1.2 (Sam Rayburn) Overlay District.

Mr. Garcia explained, “the owner purchased the property in November 2019 and it was sixty percent occupied at the time. They would like to operate two events centers; one in Suite P and the other in Suite S. The spaces are 2,752 square foot and 4,800 square foot. They would like to use them for banquet halls, birthday parties and other celebrations. Parking will be available in the parking lot; most of the events will be ongoing when the other businesses in the shopping center are closed.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden asked, “will there be any additional signage on the property. We have had a problem with the CBD signs along the highway; they have been told not to put the signs/banners up and they are not complying.”

Mr. Garcia stated, “I will let them know.”

Chairman Mahone asked, “will there be a kitchen onsite or will it mostly be food brought in.”

Mr. Garcia explained, “there will be a kitchen inside one of the lease spaces.”

Mr. Shadden explained, “they would need to renovate the space, install a grease trap, if you have cooking facilities, you will need vent-a-hoods and an ansul system; get with the Fire Marshal for those requirements. Will you be renting it out for private parties?”

Mr. Garcia responded, “yes, it will be private parties.”

Mr. Shadden asked, “will they be having dancers, like strippers; we don’t want a sexual oriented business at this location.”

Mr. Garcia responded, “no; it is family oriented.”

Mr. Shadden asked if they would be fine limiting it to family oriented parties.

Mr. Garcia responded, “yes.”

Commission Member Davis asked about the façade at the back of the building, “which looks like a back of a building with loading docks; are you leaving that or will you be renovating it.”

Mr. Garcia explained, “they will paint the back and the parking will be improved.”

Chairman Mahone asked about the sound system; “I assume you will have music or bands at times.”

Mr. Garcia responded, yes, “music and bands.”

Chairman Mahone asked, “are your familiar with the sound ordinances you will need to comply with.”

Mr. Garcia explained, “we will look into that and comply.”

Chairman Mahone asked Mr. Garcia if he had seen the Staff Review Letter especially item #2 “All illegal signage on the premises must be removed and in compliance with the sign ordinance.”

Mr. Garcia responded, “we will comply.”

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 two event centers in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District at 1000 North Travis Street, Suites P and S subject to the Staff Review Letter, limited to the current property owner (Villasenor Santoyo Properties, LLC) and only family oriented events. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID CONFORM TO THE INTENT OF THE ORDINANCE.

VARIANCES, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF DR. JAMES OLIN (OWNER) AND DANIEL WORRELL, (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED AT 823 NORTH TRAVIS STREET, BEING A PART OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, CONTAINING 94 X 150 FEET OF LAND, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCES UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (9) TO ALLOW THE FOLLOWING:

- PROPOSED LOTS 2 & 3 – 30’ LOT WIDTHS, 2820 SQ. FT. IN LIEU OF THE REQUIRED 40’ LOT WIDTH, 4,000 SQUARE FOOT FOR PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.
- PROPOSED LOT 4 – 35’ LOT WIDTH, 3290 SQ. FT. IN LIEU OF THE REQUIRED 40’ LOT WIDTH, 4,000 SQUARE FOOT FOR PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.
- PROPOSED LOTS 1-4 – TO ALLOW A 30’ FRONT SETBACK IN LIEU OF THE MAXIMUM 25’ FOR PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW ATTACHED PATIO HOMES IN A C-1 (RETAIL BUSINESS) DISTRICT.

Daniel Worrell, 2509 Remuda Dr., Sherman, TX

Mr. Worrell appeared to represent the request and answer any questions. The property is located at 823 North Travis Street; the southeast corner of Travis and College Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Worrell explained, “I would like to construct four attached townhomes on four proposed lots in the downtown Sherman area. I am requesting smaller lot widths and size variances to create small (1,200-1,600) square foot uniform units of 30’ widths with xeriscape back yards that will virtually eliminate maintenance but still provide enough room for pets and children to play. I am also requesting larger front setbacks in order to cut down on the slope of the proposed driveways to allow safer backing out and guest parking.” He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Worrell asked about the detention required on the lot.

Wayne Lee, Director of Engineering, explained “you are adding more impervious surface, that is part of our ordinances. I will be glad to discuss it with you.”

Commission Member Davis asked, “why are they calling this a patio home when it is actually a townhome.”

VARIANCES – LOT WIDTHS, FRONT SETBACK

SUP – ATTACHED PATIO HOMES
823 N. TRAVIS
(DR. JAMES OLIN)

Mr. Shadden explained, “they are attached with a fire wall, but they are on separate lots; each one will be individually owned.”

Commission Member Manley asked about the xeriscape yard.

Mr. Worrell explained, “it is low maintenance, less water usage. The idea is to sell these homes individually and they be affordable. You don’t have to mow the yard or have a large water bill to maintain the yard.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for variances to allow 30’ lot widths, 2820 square foot lots on Proposed Lots 2 and 3 and 35’ lot width, 3290 square foot on proposed Lot 4, and to allow a 30’ front setback on proposed Lots 1-4 at 823 North Travis Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Specific Use Permit to allow attached patio homes in a C-1 (Retail Business) District at 823 North Travis Street subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: DAVIS, MAHONE, DOWNTAIN, WOOD, 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 5:40 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY