

STATE OF TEXAS §

September 22, 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 September 22, 2020.

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMISSION MEMBERS: WOOD, DAVIS, SIMS, MANLEY
AND WHITAKER

ALTERNATE: NONE

MEMBERS ABSENT: VICE-CHAIRMAN DOWNTAIN

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:02 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the August 18, 2020 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Chairman Mahone explained the City Council passed the Impact Fee Ordinance at last night's meeting. The Capital Improvements Advisory Committee was involved in the impact fee study.

IMPACT FEES

Rob Rae, Director of Development Services informed the board "the City Council had the public hearing on the Impact Fee Study and the ordinance. They voted to approve the ordinance. The impact fees for a single family will be \$2,500; the other important thing that was discussed last night was the effective date, which will be June 7, 2021, which will give enough time for development to get their plans ready for their plats so that they do not have to pay impact fees until that point. There were also a few reductions that were part of the ordinance; this is what is important in what the Capital Improvements Advisory Committee discussed earlier. In Service Area 3, impact fees are reduced by 75% for residential, across the whole City impact fees were reduced by 75% for recreational, religious and non-profit uses, in addition for dining, other retail, any type of commercial that generates sales tax will also have a reduction. Since the effective date is June 7, 2021, we will not be collecting any impact fees until after that date, anything that has a final plat before that date has a year grace period to get their development in order."

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: DAVIS, MAHONE, WOOD, MANLEY AND SIMS.

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 7,8, 12 12 & 13)

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

CONSENT AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KRITT CONCRETE LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 800 BLOCK OF BAKER PARK DRIVE, BEING 9.994 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

FINAL PLAT – PARKHAVEN ESTATES, PHASE II 800 BLK. BAKER PARK DRIVE (KRITT CONCRETE LLC)

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF PARKHAVEN ESTATES, PHASE II.

The property is located in the 800 block of Baker Park Drive between West Center Street and Brossard Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 40 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 4615 NORTH TRAVIS STREET, BEING LOT 1R OF THE REPLAT OF LOT 1, BLOCK 6 & LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 & 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS;

SITE PLAN – EXPANSION TO ACE STORAGE 4615 NORTH TRAVIS STREET (YOUNG ENTERPRISES)

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN EXPANSION TO ACE STORAGE

The property is located at 4615 North Travis Street; the southeast corner of Northcreek Drive and Travis Street. The property is zoned a C-1 (Retail Business) District. The

owners of Ace Storage are requesting site plan approval to expand the self-storage facility. The expansion involves adding six buildings, 39,025 square foot to the east of the lot. The exterior facades facing any street will be veneered in painted fiber-cement board and batten siding. The facade facing Northcreek Drive will have a stone wainscot to match the existing buildings as well as the colors and materials. Nineteen (19) parking spaces will be added. 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 WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND MDJ ENGINEERING, LLC (CIVIL ENGINEER) CONCERNING THE PROPERTY IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 37.11 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF WASHINGTON MEADOWS

PRELIMINARY PLAT – WASHINGTON MEADOWS 900 BLK. NORTH FM 1417 (HERITAGE PARKWAY) (WYLDEWOOD HOMES)

The property is located in the 900 block of North FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The property was zoned an R-1 (One Family Residential) District at the September 8, 2020 City Council Meeting. The owners would like to plat the property into (136) one-hundred-thirty-six lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 4615 NORTH TRAVIS STREET, BEING LOT 1R OF THE REPLAT OF LOT 1, BLOCK 6 & LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 & 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN EXPANSION TO ACE STORAGE

REPLAT FULLER-WEEMS ADDITION, A REPLAT OF LOTS 1 & PART OF LOT 2, BLK. 1, FULLER'S 2ND ADDITION 16 & 60 TEE TAW CIRCLE (ETJ) (MICHAEL & BRENDA FULLER & RUDY & CYNTHIA WEEMS)

The property is located at 16 and 60 Tee Taw Circle in southwest Sherman off W.D. Hill Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to Replat two lots to enlarge one of the 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

THE REQUEST OF LOS HERMANOS PARTNERSHIP, LLC (OWNERS), THE WRECK ROOM (PROPOSED TENANT) AND CHARLES WHITE (APPLICANT) CONCERNING THE PROPERTY AT 700 EAST HOUSTON STREET, BEING LOTS 19-24, BLOCK 10, CHAFFIN'S 1ST ADDITION, AS FOLLOWS: *PLANNING AND ZONING COMMISSION* SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A COMMERCIAL AMUSEMENT CENTER (THE WRECK ROOM) IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – COMMERCIAL AMUSEMENT CENTER (THE WRECK ROOM) 700 EAST HOUSTON STREET (LOS HERMANOS PARTNERSHIP, LLC)

Charles White, 700 E. Houston St., Sherman. TX

Mr. White appeared to represent the request and answer any questions. The property is located at 700 East Houston Street; the southeast corner of Houston and Throckmorton Streets. The property is zoned a C-1 (Retail Business) District.

Mr. White explained he is requesting a Specific Use Permit to allow a commercial amusement center for The Wreck Room, “a place where people can go to get rid of their frustrations. Customers will be able to break multiple items inside the building. It is a great way to get rid of tension and some aggression in a safe environment. When I was on the Volunteer Fire Department in Louisiana, we had two cars on a trailer that we would take to festivals and fairs and that is how we raised money for our fire department was to allow people to come up, put all the safety equipment on and we would allow you to bang on a car. It was a lot of fun, people enjoyed it and it made a lot of money for our fire department. I work for some other organizations and some of those are autistic organizations and we have set up small functions for them to go in and break items and it helps them with their developmental programs and I thought this would be a great idea. This is something we could use for entertainment purposes, because there is not a whole lot to do in this area.”

“There are no tenants currently in the building at this time; the last tenant was an appliance repair and flea market. I plan to use the whole building, it is sectioned off into different warehouse sections with bay doors, two of the big sections will be for storage of items I will be collecting to be broken. The main area I am going to use is the main first walk through, it will be the waiting room and gear up section and the main warehouse will be the stations for breaking items. Everything will be contained inside the building.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone wanted to point out a couple of things on the Staff Review Letter. “Item #12 points out you must provide Liability Insurance in the amount of \$2,000,000 and Item #13 The trash dumpster will need to be located inside the main building area and screened.”

Mr. White did not have a problem with the liability insurance. “As far as the trash dumpster, I have an alleyway behind the building and I would like to put up a privacy fence to keep the general public from using it; is there any problem with using the alley.”

Rob Rae, Director of Developmental Services explained “the concern we have with the dumpster and the type of use you will be doing there is making sure that none of the items that get demolished are going outside of the building. As long as that is contained in a dumpster and not outside of the dumpster and collected on a regular basis.”

Mr. White explained “I have already spoken to the Sanitation Department; we have worked out a pick up program and what will go in the dumpster. Most of it will be small broken items and it will be picked up once a week unless it is overfilled and then I would schedule a pickup. We are going to have private groupings; we are only expecting 10-30 people on a Friday night for parties. I am not expecting a lot of trash to accumulate in a single week that would not be held in a regular dumpster, but if there were, I could call to arrange for a special pickup.”

Mr. Rae asked if it would be a regular size commercial dumpster.

Mr. White responded, “correct, just a regular receptacle.”

Chairman Mahone explained, “I think we would like to avoid seeing a mini landfill above the dumpster.”

Mr. White responded, “absolutely.”

Commission Member Davis asked if there would be beat up cars or anything else, giant you will be beating up outside the building.

Mr. White explained, “I have a car coming that will be inside the building. I have already arranged to handle all the fluids and the stuff I do not need on the car; I just need the shell. I have spoken with Ellis Auto, they will meet my needs, the car will be inside and once it has been pummeled enough where it is not fun anymore, we will transfer another one from them; they will be my point of contact for any vehicles that are in there. There will be nothing outside; everything will be contained inside the building.”

Chairman Mahone stated, “there would be a one for one swap when you switch out the car.”

Mr. White responded, “correct.”

Commission Member Davis asked if he had seen the item in the Staff Review Letter about the parking lot needing to be concrete or asphalt.

Mr. White explained, “I have a rock parking lot. They are talking anywhere from \$30,000 to \$40,000 to pave or asphalt the parking lot. I spoke with the owner of the building; he says he is not coming off that. At this time, I do not have the means to do it; I am hoping there is a means for a variance to give me time. I have a one-year lease, after that year I can decide if I am going to purchase the building or do something else at that point. It does say I could have up to a year to make amendments and do all that too. Item #15 - Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.”

Commission Member Davis explained, “that is what you are applying for if you do not do anything it goes away.”

Chairman Mahone explained, “that is the Specific Use Permit, which means if we approve your request and you did not make any progress within a year, then you would have to come back for resubmission. I just wanted to point out Engineering has noted that the drive approaches are non-conforming and they would have to be brought into compliance.”

Wayne Lee, Director of Engineering explained, “they are probably greater than thirty feet wide, I think we have a limit of twenty-four feet wide.”

Chairman Mahone explained, “that is something you could work out with the Engineering Department.”

Commission Member Wood asked, “is there was anything inside the building that will help with the sound; I think there are some residential adjacent to the property.”

Mr. White responded, “the inside of the building has been spray foamed insulated, not that it is 100% sound barrier. Our hours will be from 3:00 p.m. to 10 p.m. Our neighbors are a church behind us, which we will be closed on Sundays and Mondays and across the street from us is the Food Kitchen, which will be moving across the street soon.”

Commission Member Wood asked if they would be providing safety equipment.

Mr. White explained, “I will provide safety glasses, requiring anyone that signs a waiver to wear closed toe shoes, telling everyone to dress appropriately for what you are doing. We will have hard hats, earplugs, gloves and aprons for

anybody that feels they need more equipment to wear. This is also a 12 and up event. We are not allowing anybody under the age of 12 in the main floor to break anything; it is an age appropriate activity.”

Peter Tracy, 700 S. Valentine, Sherman, TX

“My concern is a safety issue, you say you are going to have fluids and all that kind of stuff removed from the vehicles. What about the glass and the taillights?”

Mr. White explained, “all glass would be removed; the only thing I want is the main shell. We are not allowing any personal items that could smash, fly; all items are solid items.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a commercial amusement center (The Wreck Room) in a C-1 (Retail Business) District at 700 East Houston Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: DAVIS, MAHONE, MANLEY, WHITAKER, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF V-PROP, LLC (OWNERS), LYNN VESSELS (REPRESENTATIVE), HIGHLAND HOMES (GENERAL CONTRACTOR) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 2700, 2704, 2708, 2712, 2716, 2720 2724 AND 2728 HILLVIEW LANE, BEING LOTS 1-8, BLOCK 3 OF THE FINAL PLAT OF BLOCK 2 & BLOCK 3, WEST CANYON CREEK ESTATES, SECTION 3, AND 2700, 2703, 2710 AND 2711 FAWNWOOD COURT, BEING LOTS 1-4, BLOCK 4, AMENDED PLAT OF WEST CANYON CREEK ESTATES, SECTION 3, LOTS 1-5, BLOCK 1 & TRACTS 1-5 & CANYON CREEK DRIVE, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

SUP – PATIO HOMES
2700, 2704, 2708,
2712, 2716, 2720,
2724 & 2728
HILLVIEW LANE AND
2700, 2703 2710 &
2711 FAWNWOOD
COURT (V-PROP,
LLC)

Lynn Vessels, 4103 W. Lamberth Rd., Sherman, TX and
Cody Rutledge,

Mr. Vessels and Mr. Rutledge appeared to represent the request and answer any questions. The properties are located at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane and 2700, 2703, 2710 and 2711 Fawnwood Court between Shady Oaks Lane and Pecan Grove Park. The properties are zoned an R-1 (One Family Residential) District.

Mr. Vessels explained, “I am requesting a Specific Use Permit to allow patio homes on twelve (12) lots for smaller setbacks for residential development and adhere to the deed restrictions, which do not allow front facing garages and require a minimum 2,300 square foot living are. The smaller setbacks on the sides will provide adequate room for garage access and turn around room. The homes will have a 2/1 split, three-car garage attached to the main structure.” He had seen the Staff Review Letter and would abide by the Recommendations.”

Mr. Rae explained, “the development has a deed restriction that limits what they can do to enter the garages that are perpendicular to the front of the street and the reason for the patio home request is so they have a smaller side yard setback to be able to provide the turn into the garage. The private developer set the deed restrictions.”

Mr. Vessels explained, “the deed restrictions have been amended for the floor plan I provided, that is the only way a garage can front the street. All garage doors will face away from Canyon Creek Drive. The front facing garages will only be for the 2/1 split garages connected by a breezeway and the front facing garage will be 25’ back from the front of the house; so the garage doors will not be seen.”

Cody Rutledge, 5601 Democracy Dr., Ste. 300, Plano, TX
Mr. Rutledge explained, “I am a representative for Highland Homes and we have been working with Lynn Vessels to make sure we meet the deed restrictions. We came up with a floor plan that will meet the requirements.” He provided a site plan that shows how the homes will be laid out. “The reason we are asking for a Specific Use Permit is that the City requires ten percent of the lot width on the sides. Several of our lots are 88’ wide, so that would put us at 8.5’ on the sides, we are looking to gain an additional two feet; so we need 7.5’ on the sides. That would allow us to push the home to the right or left to maximize the width of the driveway, so essentially, you are backing out of the garage and you have an additional two-foot ease of backing in and out of your garage.”

Commission Member Davis asked if this was a true patio home.

Chairman Mahone thought a patio home was just smaller setbacks.

Mr. Vessels explained, “the home I presented is the maximum; there will be some homes that do not have the garage on the side.”

Mr. Rae explained, “there are two ways to the zoning ordinance that allows for changes in setbacks. One is through patio home designation and the other is a variance. If they went for the variance, they would need a variance for each lot, patio homes allows them to do it for the whole development. The intention is not to build patio homes.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane and 2700, 2703, 2710 and 2711 Fawnwood Court subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: DAVIS, MAHONE, MANLEY, WHITAKER, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF V PROP LLC (OWNERS), HIGHLAND HOMES, CODY RUTLEDGE (REPRESENTATIVE) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 2700 AND 2710 FAWNWOOD COURT, BEING LOTS 1 & 2, BLOCK 4, AMENDED PLAT OF WEST CANYON CREEK ESTATES, SECTION 3, LOTS 1-5, BLOCK 1 & TRACTS 1-5 & CANYON CREEK DRIVE, AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

TUP – MODEL HOME
& PARKING LOT
2700 & 2710
FAWNWOOD CT
(V PROP, LLC)

Cody Rutledge, 5601 Democracy Dr. Ste. 300, Plano, TX

Mr. Rutledge appeared to represent the request and answer any questions. The properties are located at 2700 and 2710 Fawnwood Court between Shady Oaks Lane and Deerwood Court near Pecan Grove Park. The properties are zoned an R-1 (One Family Residential) District.

Mr. Rutledge explained, “we would like to construct a 4,213 square foot model home on the property at 2700 Fawnwood

Court to house a sales team and model example of the homes they will be constructing for their customers. The home will be four bedrooms, three bath, and two-car garage with another one-car garage attached by a breezeway. Upon completion of the development, they will return the home to a spec home to be sold. The garage will be converted back into a usable garage, we also take out the landscaping where the driveway will be located, pour the driveway and it is a livable home. We do not pour the driveway because of curb appeal. We are also requesting a Temporary Use Permit to allow parking on the lot next door at 2710 Fawnwood Court for the model home.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the Temporary Use Permit to allow a model home and parking lot in an R-1 (One-Family Residential) District at 2700 and 2710 Fawnwood Court subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, MANLEY, WOOD AND SIMS

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 EDGAR WAYNE MCCARLEY TRUST (OWNERS), ALEMAN ROOFING AND CONSTRUCTION (PROPOSED TENANT), ANTHONY ALEMAN (REPRESENTATIVE), KENT HUGHLETT (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 310 WEST U.S. HIGHWAY 82, BEING 1.56 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 A CONTRACTOR’S OFFICE/WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- SITE PLAN APPROVAL FOR AN OFFICE/WAREHOUSE.

**SUP –
CONTRACTOR’S
OFFICE/
WAREHOUSE**

**SITE PLAN – OFFICE/
WAREHOUSE
ADDITION
310 WEST U.S.
HIGHWAY 82
(WAYNE MCCARLEY)**

Kent Hughlett, 529 S. Crockett St., Sherman, TX

Mr. Hughlett appeared to represent the request and answer any questions. The property is located at 310 West U.S. Highway 82, the southwest corner of Hickory Street and U.S.

Highway 82. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Hughlett explained, “Aleman Roofing would like to move their office to this location so they are requesting a Specific Use Permit to allow a Contractor's Office at this location. They would like to construct a 7,900 square foot, brick veneer office/warehouse building between the existing buildings. Twenty-five (25) parking spaces will be provided.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Davis asked if they would be updating the existing buildings.

Mr. Hughlett explained, “one is stucco and one is brick.”

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 Manley to approve the request for a Specific Use Permit to allow a Contractor’s Office/Warehouse in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District and site plan approval for an office/warehouse at 310 West U.S. Highway 82 subject to the Staff Review Letter. Second by Commission Member Whitaker

VOTING AYE: DAVIS, MAHONE, WOOD, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED.

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

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHERMAN CHURCH OF GOD (OWNERS), WENDY FERGUSON (PROSPECTIVE BUYER), FERGUSON RV PARK (PROPOSED TENANT), RON D. BEARD & ASSOCIATES (ARCHITECT) AND NORTH TEXAS SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 3551 EAST U.S. HIGHWAY 82, BEING 10.586 ACRES IN THE SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS:

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-1 (RETAIL BUSINESS) DISTRICT.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TRAVEL TRAILER PARK IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ZONE CHANGE – R-1 TO C-1

SUP – TRAVEL TRAILER PARK

SITE PLAN – FERGUSON RV PARK 3551 EAST U.S. HIGHWAY 82 (SHERMAN CHURCH OF GOD)

- **SITE PLAN APPROVAL FOR FERGUSON RV PARK**

Wendy Ferguson, 146 CR 915, Anna, TX

Ms. Ferguson appeared to represent the request and answer any questions. The property is located at 3551 East U.S. Highway 82, the northwest corner of between Skaggs Road and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District and located in the O-1 (75 & 82) Overlay District.

Ms. Ferguson explained, “we are requesting a zone change to a C-1 (Retail Business) District and Specific Use Permit to allow a travel trailer park for Ferguson RV Park. It will be a beautiful RV Park surrounded by trees. The proposed park will have 75-95 total sites. Amenities include a playground, pool, bark park, fire pit, game areas and a lodge with a clubhouse, office, laundry and bath area. The exterior of the clubhouse/office will be hardi-plank siding with a composition roof. We own two RV Parks in Oklahoma.” She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked, “is this was an RV Park where you plant trees, build a porch and stay for years.”

Ms. Ferguson responded, “no, this is not residential.”

Chairman Mahone asked, “what time restrictions do you have on people camping there.”

Ms. Ferguson explained, “it is not a permanent residency. There is no mail to be delivered. If we got snowbirds coming in, it could be 5-6 months, but nothing longer than that, it is not permanent residency. If there were construction workers that came in, we would allow them to stay.”

Chairman Mahone asked Mr. Rae if there were any ordinances regarding length of stay at RV Parks.

Mr. Rae explained, “we met with Ms. Ferguson and the Developers; there is currently an ordinance outside of the zoning ordinance regarding RV Parks. The time limit for stay is (90) ninety days and they can only charge either daily or weekly rates, no monthly rates for spaces.”

Chairman Mahone asked Ms. Ferguson if she understood that.

Ms. Ferguson responded, “I do.”

Commission Member Manley asked how the sewage would be handled.

Ms. Ferguson responded, “septic.”

John Sharker, 224 Glendola, McKinney, TX

Mr. Sharker explained, “the onsite sewage facility would be a direct injection or an aeration system; it will be in a designated area. One of the people from here in Sherman will probably design the system for us and it will be shown on a site plan where it will discharge.”

Ms. Ferguson explained there is more acreage to the west for the sewage facility.

Mr. Sharker explained, “on the west side there is a low-lying area that will be attached to that section.”

Ms. Ferguson explained, “the pads will be concrete, there will be a fire lane and all lanes will be concrete.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a zone change from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District and Specific Use Permit and site plan approval to allow a Travel Trailer Park (Ferguson RV Park) at 3551 East U.S. Highway 82 subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: DAVIS, MAHONE, WOOD, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ANTHONY & CHERY SCOTT (OWNERS) AND MARSHALL SARTIN (SURVEYOR) CONCERNING THE PROPERTY AT 711 SOUTH FIRST STREET, BEING LOTS 5 & 6, BLOCK 9, W. ELLIOTT’S ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20’ REAR SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**VARIANCE – REAR SETBACK
711 SOUTH FIRST ST.
(ANTHONY & CHERY SCOTT)**

Chery Scott, 417 Evergreen, Sherman, TX

Mrs. Scott appeared to represent the request and answer any questions. The property is located at 711 South First Street between Wells and Odneal Streets. The property is zoned an R-1 (One Family Residential) District.

Mrs. Scott explained, “we are requesting a variance for a 20' rear setback for the existing two-story building that was built as a hobby shop in 2018. We plan to convert the building to a residential dwelling. The metal building is approximately 2,400 square foot. Parking will be provided for two spaces. There are two more metal buildings that match this one in the area.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Rae explained, “when the building was built it was zoned an R-1 (One-Family Residential) District, but it was not built as a residential building, the use at that time was for a hobby shop.”

Commission Member Manley asked if she was aware of Item #13 - Privately owned and maintained 12' wide asphalt or concrete improvements to rear access must be constructed prior to building permits being issued.

Mrs. Scott explained, “they would be creating two concrete parking spaces in the front of the building.”

Mr. Rae explained, “on the plans that you have, they indicate parking in the rear, but if parking was provided in the front they would not need to pave the alley.”

Mrs. Scott explained, “it was my understanding that we would need to create an 18'x20' parking area to the front and that is not a problem.”

Mr. Rae asked, “how many bedrooms will the building have.”

Mrs. Scott responded, “there is only going to be one, but because of the size of the building, I agree to provide two parking spots.”

Mr. Rae explained, “two is the minimum, a parking space is 9'x20 and if that is provided in the front, they would not need to pave the alley.”

Commission Member Davis asked who her neighbors were.

Mrs. Scott responded, “I own all the property around the building and the whole block. There are empty lots and one green 1901 building. There are no more neighbors on the block other than my cousin; he owns a house next door.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for a variance to allow a 20' rear setback in lieu of the required 25' in an R-1 (One-Family Residential) District at 711 South First Street subject

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to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, SIMS, MANLEY AND DAVIS

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 5:51 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY