

STATE OF TEXAS §

November 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 November 17, 2020.

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

ALTERNATE: NONE

MEMBERS ABSENT: COMMISSION MEMBER WOOD

STAFF PRESENT: ROB RAE, INCOMING DIRECTOR OF DEVELOPMENTAL SERVICES, SCOTT SHADDEN, DIRECTOR OF DEVELOPMENTAL SERVICES, PATSY REEVES, DEVELOPMENTAL SERVICES COORDINATOR, WAYNE LEE, DIRECTOR OF ENGINEERING, CHRISTOPHER ARMSTRONG, ASSISTANT CITY ENGINEER,

CITY ATTORNEY: BOB ROEDER

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 20, 2020 regular meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Vice-Chairman Downtain. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Rob Rae, Director of Development Services informed the board the next Planning and Zoning Commission Meeting will be December 15, 2020, moved up a week because of the Christmas Holidays.

DECEMBER 15, 2020
MEETING

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 11 & 17)

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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF MICHAEL STERRY (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2213 SOUTH CROCKETT STREET, BEING 0.329 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MEADOW VIEW ADDITION.

FINAL PLAT –
MEADOW VIEW
ADDITION
2213 SOUTH
CROCKETT STREET
(MICHAEL STERRY)

The property is located at 2213 South Crockett Street between Wilson Avenue and Mercer Street. The property was annexed into the City June 30, 1986 by Ordinance 3950 as an R-1 (One Family Residential) District. The existing building on the lot has been used as a beauty shop, retail clothing sales, office, barbershop, thrift shop and retail fresh produce. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS LTD (OWNERS) AND A & W SURVEYORS, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 3100-3500 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 8.938 AND BEING LOT 6, BLOCK 2, SHERMAN CROSSROADS, PHASE II, LOTS 1R-1 AND 6, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF SHERMAN CROSSROADS PHASE II, LOTS 25, 26 & 27, BLOCK 2

REPLAT SHERMAN
CROSSROADS,
PHASE II, LOTS 25,
26 & 27, BLOCK 2
3100-3500 BLOCKS
SOUTH U.S.
HIGHWAY 75
(SHERMAN
CROSSROADS, LTD)

The property is located in the 3100-3500 blocks of South U.S. Highway 75; the southeast corner of FM 1417 (Heritage Parkway) and U.S. Highway 75. The property is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owners would like to Replat the property into (4) four lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT

THE REQUEST OF MICHAEL S. COOK (OWNER), JIM HENDRICKSON (APPLICANT), FREDDY'S FAST CASH (PROPOSED TENANT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2201 TEXOMA PARKWAY, SUITE 100, BEING LOT 6, BLOCK 9, HIGHLAND PARK ADDITION AND A PORTION OF THE 25 FOOT WIDE FORMER RIGHT-OF-WAY ABANDONED BY RESOLUTION NO. 580, 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 CREDIT ACCESS BUSINESS (LOAN OFFICE) (FREDDY'S FAST CASH) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – CREDIT
ACCESS BUSINESS
(LOAN OFFICE)
2201 TEXOMA
PARKWAY, SUITE
100
(FREDDY'S FAST
CASH)

Michael Cook, 6908 Echo Canyon Drive, McKinney, TX

Mr. Cook appeared to represent the request and answer any questions. The property is located at 2201 Texoma Parkway, Suite 100; the northeast corner of Texoma Parkway and Peyton Street; formerly Payless Shoes. The property is zoned a C-2 (General Commercial) District.

Mr. Cook explained the building has been divided into two units, repaired the parking lot and restriped it. Freddy's Fast Cash Inc. is a licensed Credit Access Business in the State of Texas. They would like to open a loan office at 2201 Texoma Parkway, Suite 100. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked about access from the neighboring property to the north. Do you have any plans to put a curb between the two properties?

Mr. Cook responded the property to the north abuts to my property; there is a small curb on the north side of my building.

Rob Rae, Director of Developmental Services explained it is possible for the traffic from the business to the north to access your parking lot; do you understand that.

Mr. Cook responded, yes.

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 Credit Access Business (Loan Office) for Freddy's Fast Cash in a C-2 (General Commercial) District subject to the Staff Review Letter at 2201 Texoma Parkway, Suite 100 Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, SIMS, DAVIS AND WHITAKER.
VOTING NAY: NONE
MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 15.983 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF WASHINGTON MEADOWS, PHASE I

FINAL PLAT – WASHINGTON MEADOWS, PHASE I 900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (WYLDEWOOD HOMES)

(WITHDRAWN)

Tim Pike (Applicant) withdrew this request 11/11/2020, 11:18 a.m.

THE REQUEST WAS WITHDRAWN.

FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 21.132 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF WASHINGTON MEADOWS, PHASE II

FINAL PLAT – WASHINGTON MEADOWS, PHASE II 900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (WYLDEWOOD HOMES)

(WITHDRAWN)

Tim Pike (Applicant) withdrew this request 11/11/2020, 11:18 a.m.

THE REQUEST WAS WITHDRAWN.

VARIANCE

THE REQUEST OF WYLDEWOOD HOMES (OWNERS) AND TIM PIKE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4016 BELMONT BOULEVARD, BEING LOT 1, BLOCK 4, HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES, NO. 10, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 23' REAR SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR SETBACK 4016 BELMONT BLVD.

(WYLDEWOOD HOMES)

(WITHDRAWN)

Tim Pike (Applicant) withdrew this request 11/10/2020, 7:30 a.m.

THE REQUEST WAS WITHDRAWN.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF BUTTERFLY PROPERTIES V LLC (OWNERS), MONICA BROWN (APPLICANT), AMBIENCE COMMUNITY SERVICES, LLC (TENANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 222 SOUTH ELM STREET, BEING LOTS 2 & 4, BLOCK 1, A.R. LOVING 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 AN INTELLECTUAL AND DEVELOPMENTAL DISABILITIES FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
- SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING FOR AMBIENCE COMMUNITY SERVICES, LLC

SUP –
INTELLECTUAL &
DEVELOPMENTAL
DISABILITES
FACILITY

SITE PLAN –
ACCESSORY BLDG.

222 SOUTH ELM
STREET
(AMBIENCE
COMMUNITY
SERVICES, LLC)

Tom Rhodes and Monica Brown, 222 S. Elm St., Sherman, TX

Mr. Rhodes and Ms. Brown appeared to represent the request and answer any questions. The property is located at 222 South Elm Street; the northwest corner of Elm and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Rhodes explained Ambience Community Services, LLC provides various services and support to individuals with Intellectual and Developmental disabilities and their families in the North Texas Region. They provide residential group home and day programming services. They are committed to collaborating with the individuals they serve and their families to achieve goals and independence in the community. They are requesting a Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility for day habilitation and training. We are also requesting site plan approval for a 12' x 36' metal accessory building on the north side of their existing building. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Rhodes provided pictures of the existing building, the front is brick and three sides of the building are metal.

Chairman Mahone asked Rob Rae if there were any concerns with the existing building.

Mr. Rae explained, “the existing building is currently nonconforming to the standards that we have. The new building will need to be constructed to the current standards.”

Chairman Mahone explained to Mr. Rhodes “the new building would need to meet the masonry requirements or

an exception would need to be approved to allow a metal building. An exception could not be approved tonight because it would need to be advertised.”

Mr. Rhodes explained, “the building is mostly going to be used for storage.”

Commission Member Davis explained the Staff Review Letter states, “the existing building would need to be brought up to masonry as well.”

Mr. Rae responded, “not the existing building; it is currently nonconforming.”

Commission Member Davis stated, “since they are asking for something now, doesn’t it have to be brought up to conformance now.”

Mr. Rae responded, “I do not believe so in this case.”

Mr. Rhodes explained, “the new building would be considered an accessory building so it wouldn’t require the main building to be brought up to code.”

Commission Member Davis explained, “the Specific Use Permit is for the building that is not in compliance.”

Mr. Rae explained, “the Specific Use Permit is for the use of the building and the accessory use. The site plan approval is for the accessory building, because it is on Elm Street and located in the Central Business District, it requires site plan approval and part of that site plan approval is for this new additional building. I believe they want to use the new building as a classroom.”

Mr. Rhodes responded, “it would be for overflow possibly but mostly for storage. The building will have metal siding on four sides with one door, no bathroom, no kitchen, two walls; that is all it will be.”

Chairman Mahone explained, “even if your site plan for the accessory building is approved tonight, it would still have to conform to the ordinance; therefore, it could not be metal.”

Mr. Rhodes stated, “it says concrete lap siding; that would be approved.”

Chairman Mahone responded, “yes.”

Chairman Mahone asked if the clients would live at the site or stay overnight.

Ms. Brown responded, “no.”

Commission Member Davis asked what the hours would be.

Ms. Brown responded, “Monday through Friday, 8 a.m. – 4:30 p.m.”

Commission Member Manley asked if the parking spaces were paved.

Mr. Rhodes responded, “parking is available on two sides of the building; there is ample parking.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility in a C-2 (General Commercial) District/Central Business District and site plan approval for an accessory building subject to the Staff Review Letter at 222 South Elm Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, DAVIS, SIMS AND WHITAKER

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF MICHAEL STERRY (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2213 SOUTH CROCKETT STREET, BEING 0.329 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, 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.

ZONE CHANGE – R-1
TO C-1
2213 SOUTH
CROCKETT ST.
(MICHAEL STERRY)

Michael Sterry, 241 Country Club Dr., Heath, TX

Mr. Sterry appeared to represent the request and answer any questions. The property is located at 2213 South Crockett Street between Wilson Avenue and Mercer Street. The property was annexed into the City June 30, 1986 by Ordinance 3950 as an R-1 (One Family Residential) District. The existing building on the lot has been used as a beauty shop, retail clothing sales, office, barbershop, thrift shop and retail fresh produce.

Mr. Sterry explained, “I have a small 640 square foot wood frame building; it has been empty for ten years. I would like to lease the building for an office and to do that I need to change the zoning on the property to comply with current

zoning regulations.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if there was something in the building now, “I see a flag flying.”

Mr. Sterry explained, “that is an RV feather flag.”

Mr. Sterry explained, “the property is adjacent to the RV Park, which I own and there is a cemetery on the north side. The Staff Review Letter states “a minimum 6’ solid screening is required adjacent to residentially zoned property. I am not opposed to a chain link fence, but I do not think a solid wood fence would look very good. Right now, there is a chain link fence that comes up the side of the building and goes to the cemetery; it divides the parking lot from a grass area.”

Chairman Mahone explained, “you would have to apply for an exception for that.”

Mr. Sterry responded, “I understand. I took some measurements in the parking lot today and I have to comply with the Fire Code and access. If cars are parked in a parking space, how much distance to the edge of the car to the back of the driveway is mandatory.”

Chairman Mahone explained he would need to talk to the Fire Marshal regarding the Fire Codes.

Mr. Sterry explained, “I am prepared to redo the driveway, but I need to make sure everything will be approved.”

Mr. Rae explained, “the Fire Marshal signs off on the Certificate of Occupancy Permit, even if it is approved tonight, you would still need to contact the Fire Marshal.”

Chairman Mahone explained, “the parking lot shows three parking spaces and you would be able to move the parking around after the meeting to meet Fire Codes.”

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

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 at 2213 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Whitaker

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

VOTING NAY: NONE

MOTION CARRIED.

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

ZONE CHANGE

THE REQUEST OF STONEHOLLOW HOMES (OWNERS), SPIRARS ENGINEERING & SURVEYING (CIVIL ENGINEER/SURVEYOR) AND LAUREN HELMBERGER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 4.040 ACRES IN THE E. JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1
TO R-1
200 BLK. SOUTH FM
1417 (HERITAGE
PARKWAY)
(STONEHOLLOW
HOMES)

Lauren HelMBERger, 765 Custer Road, Ste. 100, Plano, TX

Ms. HelMBERger appeared to represent the request for Stonehollow Homes and answer any questions. The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. Estates at Baker Park is a proposed single-family development located on 46.925 acres of land. A 4.04 acre tract is zoned a C-1 (Retail Business) District and the owners are requesting to rezone the property to an R-1 (One Family Residential) District to be included in the Estates at Baker Park a proposed 165 lot, single-family development. She had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Shannon Cain, 2605 W. Cascade, Sherman, TX

Mrs. Cain asked with the change to commercial,” is there any access to the commercial property through Baker Park Drive or is it strictly to FM 1417 (Heritage Parkway).”

Chairman Mahone explained, “they are changing a small portion of the property to an R-1 (One-Family Residential) District.”

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

A Letter was received from”

William & Diana Tyner, 310 Baker Park Drive, Sherman, TX

“We are in favor of rezoning to R-1 (One-Family Residential) District.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District in the 200 Block of South FM 1417 (Heritage

Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF STONEHOLLOW HOMES (OWNERS), SPIRARS ENGINEERING & SURVEYING (CIVIL ENGINEER/SURVEYOR) AND LAUREN HELMBERGER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING THE PROPOSED LOTS 14-27, BLOCK B; LOTS 3-16 & LOTS 19-34, BLOCK C; LOTS 1-22, BLOCK D; LOTS 1-7 & LOTS 17-23, BLOCK E; LOTS 2-10, BLOCK G AND LOTS 1-7, BLOCK H OF THE PROPOSED ESTATES OF BAKER PARK, 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/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

SUP – PATIO HOMES
200 BLK. SOUTH FM
1417 (HERITAGE
PARKWAY)
(STONEHOLLOW
HOMES)

(TABLED)

Lauren Helmberger, 765 Custer Road, Ste. 100, Plano, TX

Ms. Helmberger appeared to represent the request and answer any questions. The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. Estates at Baker Park is a proposed single-family residential development located on 46.925 acres of land. The owners are requesting to plat the property into 165 lots, rezone a portion of the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District. In addition, they are requesting a Specific Use Permit to allow patio homes on 96 lots in the single-family residential development, roughly 58% of the development. She had seen the Staff Review Letter and would abide by the Recommendations.

Ms. Helmberger explained, “the patio home lots will be 50’ wide and they plan to have 5’ setbacks on the side of the lots. We are keeping consistent with the R-1 (One-Family Residential) District setbacks, 25’ setbacks from the front and rear property lines.”

Commission Member Davis asked if the whole neighborhood would be patio homes.

Ms. Helmberger explained, “the only patio home lots are internally in the subdivision; 96 lots will be 50’ wide lots for patio homes, the rest will be 60’ wide lots on the exterior of

the subdivision for a total of 165 lots. Calgary Drive and Cascade Drive will be extended through the development. We tried to put a 200' buffer from the existing homes on Baker Park Drive to respect the existing zoning in place and push all the 50' lots closer internally in the subdivision. All the Lot and Block Numbers for the Specific Use Permit for the patio homes are the same even though we removed two lots from the original Preliminary Plat due to Floodplain and extending Calgary Drive. We took the western, eastern and northern property lines and we offset 200' and anything within that 200' we put a buffer to abide by the existing R-1 (One-Family Residential) District compliant with 60' lots. Our lots are actually 62.5 feet to put Stonehollow's product on the lots and to respect the R-1 (One-Family Residential) District requirements."

Chairman Mahone explained, "200' from the existing homes, anything in that area would be the same lot requirements with patio homes in the middle of the development."

Ms. Helmberger responded, "correct and adjacent to the multi-family sites."

Appearing from the audience:

Chris West, 2609 W. Biscayne, Sherman, TX

"I am opposed to garden homes being connected to my neighborhood due to the traffic and parking situation that causes. This has been asked for before, not in the same spot but in that neighborhood on Baker Park Drive and it was not approved last time. I bought in this neighborhood to get away from patio homes. I'm opposed to it."

Mrs. Shannon Cain, 2605 W. Cascade, Sherman, TX

"As Mr. West stated, the established neighborhood in Baker Park has a certain look to it. We came in different phases of this board about two years ago for this same issue in a different area with a different builder wanting to put patio homes, wanting to squeeze down the lot sizes and our neighborhood was opposed to that. We have an established neighborhood that is well kept, it has appropriate size lots, we don't allow overnight parking, we don't have squeezed in houses, it is a certain size house that is built in that area. That may sound kind of rude to come across that way, but growing up in a neighborhood that had very, very small lots, that had cars parked all over the place and in their yards. I bought in this neighborhood with my husband because it was a dream neighborhood for me to live in Sherman from the neighborhood I grew up in Sherman. I do not want to see this neighborhood changed, we have fought for this before, Planning and Zoning Board listened to our concerns of our neighborhood and voted that down. We are here again asking the same thing, to please not allow patio homes in this neighborhood, not allow anything less than 60' wide lots."

Nancy Sims, 2509 W. Cascade, Sherman, TX

“I have lived at this address since 1986. The lot is 100’x150’. This neighborhood is a perfect neighborhood, it is quiet, there is not much traffic, and kids can run, play, and have a great time. There are a lot of people that are retiring now that have lived in that neighborhood for a long time. The last thing we want is and want to see happen is increased traffic. I understand by law you only send out notices to people within 200’, but I think this room would be full if everyone in our subdivision knew what people are wanting to do. I don’t have any issue with patio homes, that’s fine, but you are encroaching into an area that we have paid high dollar taxes, some of the highest taxes in Sherman to live here and now it looks to me that there are only two ways in and out of Baker Park Drive and then one entryway off FM 1417 (Heritage Parkway), unless I am looking at it wrong. The amount of traffic that is going to cause is going to be a nightmare and plus my granddaughter just finished going to Sory Elementary School and I know for a fact that they are bulging at the seams. I know we are getting a new school and they might have a few new vacancies, but they were turning down students last year because they were to capacity. People that live in this size home, they are probably going to be young couples starting out with small children; I don’t know how they are going to go to Sory, which would be the school district; I don’t know how Sory is going to fit that many kids into an existing school that is already to capacity. My main concern is the increase in traffic and where do people park.”

Ms. Helmberger explained, “one of the items on the Staff Review Letter was that we needed to connect Calgary Drive to our subdivision; so that is a City requirement.”

Casey Milks, River Ranch Apts., 303 S. FM 1417 (Heritage Parkway), Sherman, TX

“Will the subdivision back up to our apartment complex or the Villas.”

Chairman Mahone responded, “the Villas.”

Gary Baker, 2700 W. Cascade, Sherman, TX

“My lot is 100’ x 150’ and it looks like they are going to tack another house on the other side of my neighbor, which is already going to look funny. I agree they are going to have to do at least 60’. I do not agree with patio homes and it will cause a lot of traffic there. My backyard floods really bad so if you put more houses there, it will be a lot worse unless there is some kind of runoff somehow. My pool floods, I spend days cleaning my pool. I don’t see how it is going to help. I’m opposed to it.”

Mr. Shannon Cain, 2605 W. Cascade, Sherman, TX

“I have been a resident of Sherman since 1987 and have lived in that neighborhood for 16 years now. I can attest that has been a well-established neighborhood, everybody

knows each other, it is quiet, we all take care of each other. That is one of the reasons I am speaking, there is opposition and concerns and we all understand Sherman presents opportunities; that is a great thing, we do not want to stifle that, but we also want to talk about our concerns. I agree with what I have heard here, there is a great point made by Gary a moment ago. That is a top of a hill; water is always going to run downhill. We talk about the streets channeling that water, I live on Cascade, right behind me is a large creek and we are already having erosion issues back there; I'm wondering how that is going to be handled. There are properties being effected back there right now. My neighbor to the west is about to lose his back yard to it. That all runs down to a creek that is on Highway 56 that is already flooding time to time. I know that is something that comes along a little later, they get the clearance here and then they worry about the drainage issue.”

“Secondly the parking, I do wonder about that, it is a number of people, are there going to be any type of regulations with this development, if there is not parking on the road. Are emergency vehicles going to be able to navigate through those roads to be able to get where they need to be or are they going to be dealing like they are in some other neighborhoods, where there is double parking on both sides of the road and they can't get through. When Baker Park Drive was connected to Center Street, that created a short cut for everyone, there are people coming down that road all hours of the day and night, that is the way it ought to be, but we wish they would slow down. I wonder if this is going to be used as a short cut as well. I do not know what the benefit of being able to cut through in that neighborhood; that is one of those traffic issues. I also think wherever this neighborhood and the flow of traffic connects into Cascade that is fundamentally change the experience of those homeowners. I believe both of the homeowners on Cascade that abut this have sent in letters and I just want you to consider what they are concerned with. This is a situation that young families are going to take advantage of; I have a situation where I can move into a good school and a great town, but the question becomes will that actually come true for them, what will be their experience when they actually live here. We want Sherman to be a place of opportunities, but we also want it to be a place where the people have invested in this neighborhood for the last thirty years have an investment that is rock solid, not something that is changed on them later on.”

Martha Dorman, 2600 W. Biscayne, Sherman, TX

“The one thing that I would like to address is the traffic pattern this is going to create on Baker Park Drive. Right now, it ends at Calgary Drive; it does not show the development that is currently under development on the east side of Baker Park Drive, where Stonehollow has bought some of those lots on Brossard Drive right now. There is going to be four streets with forty or fifty homes

that are going to empty onto Baker Park Drive. When we came as a neighborhood, all fifty homeowners against having 40' lots in there and ya'll allowed 50' lots, we were under the impression that there would be an exit onto Center Street. Due to the flooding of the overall subdivision, a study was done, all of a sudden, a house was built there and the only entrance and exit for that part of the neighborhood is onto Baker Park Drive. Now you are going to cut through Cascade and Calgary, I walk out there every morning and every evening, this is the new cut through to avoid the traffic light at FM 1417 (Heritage Parkway) and Highway 56. When the new high school opens up, I'm sure this will become a bigger raceway for people that are wanting to get away from the high school because of all the construction that is going to be taking place on FM 1417 (Heritage Parkway). That really concerns us in the neighborhood. We would like to see more entrances into this area beyond FM 1417 (Heritage Parkway) and less onto Baker Park Drive."

"In addition, it is a standard size lot, I like the others bought into this neighborhood when I came here twenty some years ago, I waited for a house to open up because we have 100' wide lots that we have invested in a nice neighborhood; it is a very sought after neighborhood. It seems like the message that is coming to us that you don't want the City to grow with larger homes, so I'm greatly opposed even though there is going to be a buffer and having patio homes in that area. Where it was approved before on Brossard, there are some lots in there that are less than 50' lots, which is sad they could have used that to not set those houses on the 10' setback line from the street and made a really nice entrance into their subdivision."

"In addition, the flooding has become an issue and there are some houses at Cascade and Baker Park Drive that are flooding. We were told that you would address that. I live in an established neighborhood that backs up to Calgary, now the developer has come in there resized the height in the drainage on that lot of which now ya'll say that is not a problem, that is a City matter and you need to take that up in court with that developer, builder or home owner. Right now, one gentleman is suffering with his garage flooding and his air conditioner floods because that builder came in and graded all of those lots to flow onto people that are on Baker Park Drive and ya'll are getting us no help. We are having to go in and build a retaining wall to keep washing away and being flooded."

"Also, I thought it was the neighborly thing to do to have fences to share a common fence with your neighbor behind even though I see these houses going in, the new trend is to put fence on fence, well there are people in this audience that can attest that does not work. The fence that went up behind me is four foot behind the property line and created a dead space, so even though these are nice homes and

they are going to back up to existing homes, there is no guarantee they will remain a nice neighborhood that we are used to. I wish you would consider that especially the traffic pattern and how that empties onto Baker Park Drive and we see a better quality of larger type lot and not these patio homes.”

Ms. Helmberger understood a lot of their concerns. “I want to reiterate a couple of points. As far as access to this subdivision, Cascade Drive and Calgary Drive were stubbed out for future development here. On FM 1417 (Heritage Parkway) and due to spacing requirements and the onramp to FM 1417 (Heritage Parkway) and Highway 56 intersection hampers our access points. Our southern border we are adjacent to City Property not Center Street so we do not have an option of connecting to Center Street. We would be open to alternative access points; this is an odd shape of land and we are working with the best that we can.”

“As far as drainage concerns, I was not aware that anyone’s house was flooding, but I do know the hill they are referring to, we have not done extensive grading analysis but Texas Law prohibits lot to lot drainage without a drainage easement so we are already addressing the fact that we will have to add some retaining walls, easements to those rear lots or we are having to push what we call a city and drive down rover so we can ensure there is no lot to lot drainage and we are not flooding anyone’s house. I cannot speak to the creek that is running through the Baker Park Development, but all of our drainage is going down south, draining underneath Center Street. We will be detaining on our property, so we will not be releasing any more than existing flows at this time, currently that is where the flood study is taking us. I think we will be helping neighbors adjacent to Cascade Drive.”

“As far as the parking issue, zoning requirements are one space per bedroom. We will have a two-car garage and two spaces in the driveway. We will limit the houses to four bedrooms.”

“I understand everyone’s concerns that is why we have the 200’ buffer for lots adjacent to the existing houses. There is a market out there for this product that people do want these smaller homes whether they are young starting a family or getting older and want less maintenance.”

Commission Member asked if they will have a Homeowner’s Association Agreement where they do not allow on street parking.

Ms. Helmberger responded, “we are going to have a HOA. We are allowing ample parking on the lot. The houses will be a maximum four bedrooms.”

Mr. Rae explained, “they might not know until the homeowner buys the lots how many bedrooms it might be.”

Commission Member Manley asked, “if they have looked out what the development would look like if all the lots conformed with the lot requirements.”

Ms. Helmberger responded, “we have considered that option. At the end of the day the property is zoned R-1 (One-Family Residential) District and if that is what we need to do, we will do that. Stonehollow has seen this need for a slightly smaller product; that is why we are asking for this.”

Commission Member Manley asked if she knew how many fewer homes would be in this subdivision if they were all conforming.

Vice-Chairman Downtain responded, “it would be twenty something.”

Ms. Helmberger responded, “15-20 lots less.”

Commission Member Manley asked Mr. Rae “if they were not asking for the Specific Use Permit would all other aspects of this proposal be conforming.”

Mr. Rae responded, “that is correct. Fifteen homes generates about 150 car trips a day, however that is distributed. Each home generates about 10 trips per day.”

Commission Member Davis state, “I understand Stonehollow sees a need for this, but you might have an area that does not fit the neighborhood.”

Ms. Helmberger explained, “there is a subdivision to the south of this on FM 1417 (Heritage Parkway) that are smaller lots. We understand there are bigger lots adjacent to us but we was not trying to pick a random spot where we would be surrounded by estate lots.”

Commission Member Davis explained, “you are requesting well over half of the lots for patio homes.”

Chairman Mahone stated, “60% seems too much.”

Ms. Helmberger asked, “if you approved 30% would we come back with a new layout.”

Chairman Mahone was concerned, “if we limit the number then perhaps your Specific Use Permit has potential of passing but you would have to come back anyway.”

Mr. Rae asked if she would like to table the request to give time to go back to the drawing board.

Ms. Helmberger responded, “yes, we would prefer that. We would like to table the request.”

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

Letter received from”

William & Diana Tyner, 310 Baker Park Drive, Sherman, TX

“We are not in favor of this. We would like to keep the uniform look of the housing area.”

ACTION TAKEN.

Motion by Commission Member Downtain to table the request to allow patio homes in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District in the 200 block of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: MANLEY

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND SPIRARS ENGINEERING INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 46.925 ACRES IN THE E. JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS WIDTHS IN LIEU OF THE REQUIRED 60’ LOT WIDTH FOR A RESIDENTIAL DWELLING FOR THE PROPOSED ESTATES AT BAKER PARK ADDITION:

LOT 9, BLOCK A – 50.87’

LOT 10, BLOCK A – 41.58’

LOT 24, BLOCK A – 41.90’

LOT 25, BLOCK A – 45.58’

LOT 26, BLOCK A – 54.41’

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF ESTATES AT BAKER PARK.

EXCEPTION – LOT WIDTH

PRELIMINARY PLAT – ESTATES AT BAKER PARK 200 BLK. SOUTH FM 1417 (HERITAGE PARKWAY) (STONEHOLLOW HOMES)

(TABLED)

Lauren Helmberger, 765 Custer Road, Ste. 100, Plano, TX

Ms. Helmberger appeared to represent the request and answer any questions. The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. The property is zoned an R-1 (One Family Residential) District and C-1 (Retail Business) District. The owners would like to plat the property into (167) one-hundred-sixty-seven lots for

residential development. They are requesting an exception on five lots located in the cul-de-sacs to be less than the required 60' wide.

Ms. Helmberger requested this item be tabled.

No other citizens appeared before the Planning and Zoning Commission to discuss the exception or Preliminary Plat.

Letter received from

William & Diana Tyner, 310 Baker Park Drive, Sherman, TX

“We are not in favor of this. For uniformity 60 foot lot widths should be required.”

ACTION TAKEN.

Motion by Commission Member Sims to table the request for a Preliminary Plat of the Estates at Baker Park and the exceptions in the 200 block of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION & REPLAT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), CITY OF SHERMAN, WAYNE LEE (APPLICANT) AND JONES CARTER (CIVIL ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY IN THE 4700-5000 BLOCKS NORTH TRAVIS STREET AND 5004 AND 5008 KNOLLWOOD ROAD, BEING 6.359 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 46.86' LOT WIDTH IN LIEU OF THE REQUIRED 60' LOT WIDTH ON THE PROPOSED LOT 4R (5008 KNOLLWOOD ROAD) OF THE FINAL PLAT OF NORTH CREEK ADDITION, SECTION 5 AND REPLAT OF LOTS 4 & 5, NORTH CREEK ADDITION, SECTION 4 IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF NORTH CREEK ADDITION, SECTION 5 AND REPLAT OF LOTS 4 & 5, NORTH CREEK ADDITION, SECTION 4

EXCEPTION – LOT WIDTH

FINAL PLAT - NORTH CREEK ADDITION, SECTION 5 AND REPLAT OF LOTS 4 & 5, NORHT CREEK ADDITION, SECTION 4 4700-5000 BLK. NORHT TRAVIS ST. & 5004 & 5008 KNOLLWOOD ROAD (YOUNG ENTERPRISES)

Wayne Lee, City of Sherman Director of Engineering, 220 W. Mulberry, Sherman, TX

Mr. Lee appeared to represent the request and answer any questions. The property is located in the 4700-5000 blocks North Travis Street and 5004 and 5008 Knollwood Road between Liberty Hill Trail and Northcreek Drive. The property is zoned an R-2 (Multi-Family Residential) District

and C-1 (Retail Business) District. The owners and the City of Sherman would like to extend Hilre Drive west to Travis Street to help reduce some of the traffic issues along Northcreek Drive. They are requesting a Replat of the property to dedicate right-of-way for the Hilre Drive extension and three lots. The lot at 5008 Knollwood Road requires an exception to allow a 46.86' lot width in lieu of the required 60' on the proposed Lot 4R of the Final Plat of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4. He had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for an exception to allow a 46.86' lot width in lieu of the required 60' lot width on the proposed Lot 4R (5008 Knollwood Road) of the Final Plat of North Creek Addition, Section 5 and Replat of Lot s4 & 5, North Creek Addition, Section 4 in an R-2 (Multi-Family Residential) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Final Plat approval of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4 in the 4700-5000 blocks of North Travis Street and 5004 and 5008 Knollwood Road subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY, WHITAKER AND DAVIS

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 75/82 SHERMAN CROSSING LTD (OWNERS), TRACTOR SUPPLY (TENANT), ONYX CREATIVE (ARCHITECT) AND AARON BLUE, (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101,

SUP – OUTDOOR DISPLAYS

SITE PLAN – GREENHOUSE/

BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF SHERMAN CROSSING 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 OUTDOOR DISPLAYS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT
- SITE PLAN APPROVAL FOR A GREENHOUSE/CANOPY, ENCLOSED FEED STORAGE AREA AND CUSTOMER PICKUP DRIVE-THRU AREA FOR TRACTOR SUPPLY.

CANOPY,
ENCLOSED FEED
STORAGE AREA &
CUSTOMER PICKUP
DRIVE THRU
3201 NORTH U.S.
HIGHWAY 75, STE.
101
(75/82 SHERMAN
CROSSING, LTD)

(WITHDRAWN)

An email was received from Aaron Blue, Onyxcreative, 25001 Emery Rd., Ste. 400, Cleveland, OH requesting to withdraw the request. 11/16/2020, 8:26 p.m.

THE REQUEST WAS WITHDRAWN.

OTHER BUSINESS

Chairman Mahone explained we need to appoint a subcommittee to review the patio home ordinance at the request of the City Council. Chairman Mahone appointed: CLAY MAHONE, SHAWN DAVIS AND TRISH WOOD.

ADVISORY
COMMITTEE

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:22 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY