

STATE OF TEXAS

§

December 15, 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 December 15, 2020.

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

ALTERNATE: NONE

MEMBERS ABSENT: NONE

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, AND CHRISTOPHER
ARMSTRONG, ASSISTANT CITY ENGINEER,

CITY ATTORNEY: RYAN PITTMAN

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 November 17, 2020 regular meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Vice-Chairman Downtain. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Chairman Mahone informed the audience there was a letter circulated referring to the Estates at Baker Park and if anyone is at the meeting tonight, that item would not be discussed at tonight's meeting because it is not on the agenda.

Rob Rae stated the neighborhood association sent a letter that the item would be discussed tonight and that is not the case.

ESTATES AT BAKER
PARK

ANNOUNCEMENTS

Chairman Mahone informed the board the next Planning and Zoning Commission Meeting will be January 12, 2021, moved up a week because of the Martin Luther King Holiday.

JANUARY 12, 2021
MEETING

ANNOUNCEMENTS

Chairman Mahone stated “tonight we are going to say good-bye to Mr. Scott Shadden, he has worked for the City of Sherman for forty years. He is a tremendous asset to our City, he has taught me a lot in the small time that I have spent on this board. I really appreciate you and all you have done for the City.”

Judge Bill Magers commended Scott Shadden on the job he has done for the City. “As a Mayor for the City of Sherman, he made our lives come true; he can make it happen. Two things he has done for the City that has impacted our City; the College Park Overlay District and Blalock Industrial Park revamp. Sherman Crossroads is going in, it doesn’t happen without Scott Shadden, The millions of dollars in vertical development that is taking place in East Sherman in an area from 1990 to 2000 had zero property tax increase. With that, I think it is appropriate that Scott be thanked for the financial impact he has had on the City. I appreciate all that he has done for the City of Sherman and Grayson County.”

Chairman Mahone presented Scott Shadden a plaque for his many years of Guidance, Exceptional Leadership and Unconditional Commitment as the Secretary of the Planning and Zoning Commission from August 1994 to December 15, 2020. Mr. Shadden is retiring in January 2021.

Mr. Shadden thanked all the staff, City Council, Commissioners and everyone I have worked with over the years, the citizens and everyone that has come in with great ideas to make Sherman a better place.

ANNOUNCEMENTS

Chairman Mahone informed the Board, “this will be Trish Wood’s last meeting; she has served on the board for three years and has had a lot of great ideas and input on the Planning and Zoning Commission.”

APPOINT BOARD OF ADJUSTMENTS

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

CONSENT AGENDA (ITEMS 9, 17 & 22)

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

Chairman Mahone explained Item #9 “Ladd Estates #1 Addition was withdrawn from the agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 17 and 22 subject to the Staff Review Letters. Second by Commission Member Whitaker. All present voted AYE. All present voted AYE.

**PLAQUE
PRESENTATION TO
SCOTT SHADDEN**

**RECOGNITION OF
OUTGOING
COMMISSION
MEMBER TRISH
WOOD**

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ROBERT LADD HOLTON (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1744 LADD ROAD, BEING 6.0 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF LADD ESTATES #1 ADDITION IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT – LADD ESTATES #1 ADDITION (ETJ) 1744 LADD ROAD (ROBERT LADD HOLTON)

(WITHDRAWN)

Ladd Holton sent an email 12/14/2020, 10:45 a.m. withdrawing the request.

The property is located at 1744 Ladd Road in east off State Highway 11 in the City of Sherman Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into four lots for residential development.

THE REQUEST WAS WITHDRAWN.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF FIRST UNITED BANK & TRUST (OWNERS), DEAN GILBERT (REPRESENTATIVE) AND ALL AMERICAN SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 2007 AND 2011 TEXOMA PARKWAY, BEING 5.583 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL APPROVAL OF LOTS 1 & 2, BLOCK A, FIRST UNITED BANK ADDITION

FINAL PLAT – LOTS 1 & 2, BLOCK A, FIRST UNITED BANK ADDITION 2007 & 2011 TEXOMA PARKWAY (FIRST UNITED BANK & TRUST)

The properties are located at 2007 and 2011 Texoma Parkway between Grand Avenue and Texoma Drive; First United Bank and an Office Building. The property is zoned a C-2 (General Commercial) District. The owner would like to plat the property into two lots to sell 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF 680 INVESTMENT PROPERTIES, LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4805 NORTH FM 1417 (HERITAGE PARKWAY), BEING 4.250 ACRES IN THE ALFRED HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF GLITZY GIRLZ ADDITION

FINAL PLAT – GLITZY GIRLZ ADDITION 4805 NORTH FM 1417 (HERITAGE PARKWAY) (680 INVESTMENT PROPERTIES, LLC)

The property is located at 4805 North FM 1417 (Heritage Parkway) between U.S. Highway 82 and Plainview Road, Glitzy Girlz is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1.1 (FM 1417) Overlay District. The owners 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.

SPECIFIC USE PERMIT

THE REQUEST OF LENNIE & LISA LUNDERVOLD (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1318 NORTH LUCKETT STREET, BEING LOT 2R, BLOCK 5, REPLAT MILDRED HEIGHTS ADDITION, BLOCK 5, LOTS 1R & 2R, 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 PRESCHOOL IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

SUP – PRESCHOOL
1318 N. LUCKETT ST.
(LENNIE & LIA
LUNDERVOLD)

Lennie & Lisa Lundervold, 413 Carneros Dr., Sherman, TX

Mr. and Mrs. Lundervold appeared to represent the request and answer any questions. The property is located at 1318 North Lockett Street between Dorchester and Tuck Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mrs. Lundervold explained she would like to open a State Licensed Preschool with a maximum of ten children at this location. “I have twenty years of experience working with children in an early childhood setting. I have never owned my own but I have worked in centers. The hours of operation will be Monday thru Friday, 8:30 a.m. to 3:30 p.m. with morning and afternoon sessions. No one will be living in the home; we live nearby.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked how children would be dropped off; “will they dropped off at the street or in the driveway.”

Mrs. Lundervold explained “there is a really long driveway; enough for three to four cars. They will not be all pulling in at the same time. Children will be dropped off quickly.”

Mr. Lundervold asked if they could have a sign for the Preschool.

Rob Rae, Director of Development Services explained “they would need approval of an exception for any signage because it is in a residential area.”

Commission Member Davis asked how many employees they would have.

Mrs. Lundervold responded “just me, if I am sick, the preschool will be closed. I will not be parking a car in the driveway; my husband will drop me off and pick me up.”

Commission Member Manley stated “due to the restrictions of using the driveway for drop off and pickup would you be okay if the Specific Use Permit limited the number of children to ten.”

Mrs. Lundervold responded, “that would be fine.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow a preschool in an R-1 (One-Family Residential) District/College Park Overlay District limiting the number of children to a maximum of ten and subject to the Staff Review Letter at 1318 North Lockett Street. Second by Commission Member Whitaker.

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

VOTING NAY: DAVIS AND DOWNTAIN

MOTION CARRIED

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

PLANNED DEVELOPMENT

THE REQUEST OF TPJ PROPERTIES LTD & HERITAGE RANCH LAND HOLDINGS, LTD (OWNERS), RYAN JOHNSON (REPRESENTATIVE), COVENANT DEVELOPMENT (DEVELOPER), NORRIS DESIGN (PLANNER/LANDSCAPE ARCHITECT), JHP (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) AND 600-1900 BLOCKS WEST U.S. HIGHWAY 82, BEING 439 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 AND THE URIAH BURNS SURVEY, ABSTRACT NO. 121, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
PLANNED DEVELOPMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.11, FOR HERITAGE RANCH PLANNED DEVELOPMENT

PLANNED DEVELOPMENT – HERITAGE RANCH PLANNED DEVELOPMENT 3500-4500 BLKS. NORTH FM 1417 (Heritage Parkway) & 600—1900 BLKS. W. HIGHWAY 82 (TPJ PROPERTIES LTD & HERITAGE RANCH LAND HOLDINGS, LTD)

Ryan Johnson, 5523 W. Houston, Sherman, TX

Mr. Johnson appeared to represent the request and answer any questions. The properties are located in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and the 600-

1900 blocks West U.S. Highway 82' on the north side of U.S. Highway 82 between Travis Street and FM 1417 (Heritage Parkway). The properties are zoned an R-A (Single Family Agricultural) District, R-1 (One Family Residential) District and C-1 (Retail Business) District.

Mr. Johnson explained, "The Heritage Ranch Planned Development is a multi-use development and community encompassing approximately 439 acres. The Planned Development offers a potential future mix of commercial and residential opportunities complimented with areas set aside as parks, lakes and open space amenities. The development is located within the growing northwest quadrant of Sherman having Highway 82 as its southern boundary and being less than a mile from Highway 75 to the east. The site is bound by FM 1417 (North Heritage Parkway) on the west and connected to North Travis to the east."

"It is a balanced and integrated community from a master plan standpoint. It offers multiple residential types, commercial, retail, entertainment, park and open green space with pedestrian trail amenities. These locations and alignments relate to future roadways and possible divisions of land use types. It is the desire that these locations will correspond to a well-planned and pedestrian connected community."

"The commercial/retail development will be approximately 105 acres, the entertainment area will be 112 acres, the residential area will be 138 acres and the park and open area will be 60 acres." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, "Item #10 on the Staff Review Letter states Proposed development lies within Airport Airspace Map for North Texas Regional Airport (NTRA). Verify development is a compatible with NTRA airspace. Have you contacted the Grayson County Airport to verify the development is compatible with NTRA airspace?"

Mr. Johnson responded, "yes, we did several years ago when we first started this development."

Commission Member Davis asked about the park/open space.

Mr. Johnson explained, "features such as pedestrian shade structures, tables, pedestrian benches and walking paths with the possibility that some or all of the park and open space around the future lakes could be co-developed with the City of Sherman Parks Department for use of citizen and flood retention similar to Pecan Grove West and East Parks."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Heritage Ranch Planned Development subject to the Staff Review Letter in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and 600-1900 blocks of West U.S. Highway 82. Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, MANLEY, SIMS, DAVIS 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 JOSE MENJIVAR (OWNER) AND JAMES GREEN (REPRESENTATIVE/GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 405 WEST MCLAIN DRIVE, BEING LOT 1, BLOCK 1, PAUL D. CRAVENS 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 DUPLEX IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

**SUP - DUPLEX
405 W. MCLAIN DR.
(JOSE MENJIVAR)**

James Green, PO Box 12, Denison, TX

Mr. Green appeared to represent the request and answer any questions. The property is located at 405 West McLain Drive Street between Woods and Hickory Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Green explained, “the owner would like to construct a two-bedroom, 2 bath per side duplex on the property. Parking will be provided for two cars per side for a total of four spaces. There is a duplex located next door and a fourplex on the other side.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 405 West McLain Street. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SPECIFIC USE PERMIT

THE REQUEST OF RFJ AUTO PROPERTIES, LLC (OWNERS) AND ALAN KAINRAD, DIAMOND K CONTRACTORS (REPRESENTATIVE/GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 2500 TEXOMA PARKWAY, BEING 5.919 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN EXISTING METAL BUILDING FOR AN AUTOMOBILE RESTORATION CENTER IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOBILE RESTORATION CENTER WITH PAINT BOOTH IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Commission Member Davis abstained from this request because of a conflict of interest. Chairman Mahone appointed Paul Manley as an alternate on the Board of Adjustments.

Alan Kainrad, 1909 Keyes Rd., Sherman, TX , Shawn Fort, 5558 FM 1571, Lone Oak, TX and Chase Fort, 2138 Mossbrook Dr., Royse City, TX

Mr. Kainrad, Shawn Fort and Chase Fort appeared to represent the request and answer any questions. The property is located at 2500 Texoma Parkway, the corner of Texoma Parkway and East U.S. Highway 82; the Texoma Hyundai Dealership. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Mr. Kainrad explained, “Texoma Hyundai would like to renovate an existing metal building that is located in the rear of the property to restore used cars for wholesale sales. Restoration of the vehicles will include automobile repair including light paint and bodywork. The cars are coming off an auction, they are in good shape but need light changes made to be sold.”

“The building is a metal building; it is quite large; it is away from the highway and is not visible from Texoma Parkway or Highway 82. There are many metal buildings along that stretch of highway that are visible. The interior of the building will be renovated; the exterior will remain as is.” They had seen the Staff Review Letter and would abide by the Recommendations.

EXCEPTION –
FAÇADE

SUP - AUTOMOBILE
RESTORATION
CENTER WITH PAINT
BOOTH
2500 TEXOMA PKWY.
(RFJ AUTO
PROPERTIES, LLC)

Shawn Fort explained, “the center is a restoration center with a paint booth; it really is a lot less than that. My brother is going to be the operator, he will purchase cars throughout the Country, they will come to this facility, they go through an inspection station, if there are any mechanical defects, they will be sent back out to auction, we won’t be turning any wrenches or replacing any parts at this facility. If they pass immediate inspection, they will go on to the limited finishing station, the paint booth, we won’t be painting cars, it will just be touch up, minor cosmetic touch up. Once they complete that, they will go to the detailing station for full detail and then to a photo booth and placed up for sale at our Texoma facility or other dealerships. We plan to employ thirty employees at this facility.”

Chairman Mahone asked, “approximately how many cars do you plan to have in that building at a time.”

Chase Fort explained, “there will be constant rotation inside the building, anywhere from 15-20 cars inside at any given point or time. Outside the building, we expect 150-200 cars. There will be a quick turn on the cars to control our expenses.”

Chairman Mahone asked if they have adequate parking for 150-200 cars.

Shawn Fort responded, “there are several existing parking canopies onsite for the cars.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Manley to approve the exception to allow an existing metal building for an automobile restoration center in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 2500 Texoma Parkway. Second by Vice-Chairman Downtain.

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

VOTING NAY: NONE

ABSTAIN: DAVIS

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow an automobile restoration center with paint booth in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District subject to the

Staff Review Letter at 2500 Texoma Parkway. Second by Vice-Chairman Downtain.

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

VOTING NAY: NONE

ABSTAIN: DAVIS

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY IN THE 2400-2700 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), AS FOLLOWS;

ZONE CHANGE – R-A & M-1 TO C-1
2400-2700 BLKS.
SOUTH FM 1417
(HERITAGE PARKWAY)
(ARC STX HOLDINGS, LLC)

PLANNING AND ZONING COMMISSION

- TRACT 1 - ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE-FAMILY AGRICULTURAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT, BEING 46.339 ACES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625
- TRACT 2 - ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT, BEING 21.799 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625.

Robert Tesch, 6950 TPC Pkwy., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School. A portion of the property (46.339 acres) was annexed into the City Limits of Sherman at the December 7, 2020, City Council Meeting as an R-A (Single-Family Agricultural) District. Another portion of property (21.799 acres) is zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Tesch explained, “Tesch Development and Management Company has 40 plus years of experience identifying, planning, entitling and developing various mixed use sites in the Houston, Austin and DFW area. We are requesting to rezone the subject property, the entire tract (68.1 acres) to a C-1 (Retail Business) District to create a mixed-use development. The property is well suited for a variety of things, the uses being proposed are Commercial Retail, Multi-Family with two types (apartments and build to rent

single-story units) and a self-storage facility. We have done market studies showing a strong demand for a variety of residential rental including traditional apartments, as well as self-storage, commercial/retail/office uses with a close proximity to schools and work.” They had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Larry Boring, 2714 S. Rolling Hills, Sherman, TX

“I would like to speak out against the multi-family request, we have enough apartments up and down FM 1417 (Heritage Parkway) already to choke a hog. The traffic is so bad that people are coming out of the apartments and using the middle lane as a yield. Every time I drive up and down there it looks like I am going to get hit. If we could keep it to single-family homes; that would be the best thing to have there.”

Mr. Tesch appreciated the speaker’s comments. “We did do market studies, this is one of those properties that is so prime with the proximity to jobs on Highway 75 and everything that is ideal for multi-family rental. There is a continuing and growing need in Sherman for multi-family.”

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 zone change from an R-A (Single-Family Agricultural) District and M-1 (Light Manufacturing) District to a C-1 (Retail Business) District subject to the Staff Review Letter in the 2400-2700 blocks of South FM 1417 (Heritage Parkway). Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, MANLEY, DAVIS, SIMS 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 ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 2602 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 3.545 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO

SUP – STORAGE FACILITY
2602 S. FM 1417
(HERITAGE PARKWAY)
(ARC STX HOLDINGS)

ALLOW A STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

Robert Tesch, 6950 TPC Dr., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located at 2602 South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School.

Mr. Tesch explained, “we did a similar project in Princeton, we are requesting a Specific Use Permit to allow a storage facility on 3.55 acres of the development. The storage facility will include eighteen buildings, three hundred twenty units (320) with an overall 49,000 square foot. Screening will be provided abutting the residential. Based on the market study there is a need for this type of use.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, “the building elevation shows lap siding. This property is located in the O-1.1 (FM Highway 1417) Overlay District, which I thought requires masonry.”

Mr. Tesch explained, “it wasn’t their intention to get into the materials at this point, but we will certainly meet whatever is required for the building materials.”

Rob Rae explained, “they will need to meet the requirements in the O-1.1 (FM Highway 1417) Overlay District, which requires masonry materials.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow a storage facility in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 2602 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, 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 ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC,

SUP – SHERMAN HEIGHTS APARTMENTS

(PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 2610 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 13.022 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

2610 S. FM 1417
(HERITAGE
PARKWAY)
(ARC STX
HOLDINGS)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW SHERMAN HEIGHTS APARTMENTS (276 UNITS) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

Robert Tesch, 6950 TPC Dr., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located at 2610 South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School.

Mr. Tesch explained, “we are requesting a Specific Use Permit to allow apartments, Sherman Heights Apartments is not necessarily the name of the apartments. The complex will include 114 one-bedroom units, 126 two-bedroom units and 36 three-bedroom units for a total of 276 units. The complex will have ten buildings, (5) 28,185 square foot, (1) 25,707 square foot, (1) 56,472 square foot, (2) 36,336 square foot, (1) 46,995 square foot, a clubhouse and pool. Parking will be provided for 588 spaces.” He had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Bill Magers, #4 Timber Creek, Sherman, TX

“I am confused, we have property on FM 1417 (Heritage Parkway) and Center Street that is zoned C-1 (Retail Business) District. You have C-1 (Retail Business) District zoning, but you have R-2 (Multi-Family Residential) District in a commercial district.”

Rob Rae responded, “that is correct, you can do that with a Specific Use Permit.”

Mr. Magers stated, “what I am trying to get down to from a zoning prospective, because there is R-2 (Multi-Family Residential) District up and down FM 1417 (Heritage Parkway). If we have C-1 (Retail Business) District, we can change that with a Specific Use Permit. I am trying to understand why in an R-2 (Multi-Family Residential) District designation and a C-1 (Retail Business) District designation. If there is an opportunity here, this is first time I have heard of this, y’all have typically done C-1 (Retail Business) District and R-2 (Multi-Family Residential) District.”

Rob Rae explained, “this is not a new deal, R-2 (Multi-Family Residential) District has been allowed as a Specific Use

Permit in a C-1 (Retail Business) District. It is a similar situation for duplexes in an R-1 (One-Family Residential) District.”

Larry Boring, 2714 S. Rolling Hills, Sherman, TX

“It is going to be hard enough to get out on FM 1417 (Heritage Parkway) now with the high school, I am not opposed to the high school, but if you put another 600 units of people on that corner, you are just asking for it. I’m not sure how far off of FM 1417 (Heritage Parkway) these apartments are going to be located; are they going to be coming to the back yards of the houses on Rolling Hills.”

Commission Member Davis explained, “there is a large tract of land between the apartments and the houses on Rolling Hills that is outside the City.”

Mr. Boring explained, “I know there is going to be some construction along FM 1417 (Heritage Parkway), I don’t know if it is going to be two or four lanes or just keep the middle turning lane. You can see where we are going to have a traffic problem. We also have a dumping problem. The more apartments that you build in that area, it seems like there is more dumping. I have the Precinct 1 Commissioner on speed dial for reporting dumping. Maybe the apartments could have an area when people move out and want to throw away their couches and easy chairs they would have a place on their grounds maybe to put it instead of dumping it in our neighborhood.”

Commission Member Manley asked if the City had done a traffic study in the area.

Wayne Lee, Director of Engineering explained, “TXDOT is in the process of designing plans for FM 1417 (Heritage Parkway) from their current project from Highway 56 to O.B. Groner Road that would turn it into a four lane with median. The funding has not been setup for construction, but they will be asking for that in the near future.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow apartments in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 2610 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Whitaker

VOTING AYE: MAHONE, WOOD, 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 ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 2610 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 13.022 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW SHERMAN HEIGHTS APARTMENTS (276 UNITS) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

**SUP – MULTI-FAMILY
DEVELOPMENT
2500 S. FM 1417
(HERITAGE
PARKWAY)
(ARC STX
HOLDINGS)**

Robert Tesch, 6950 TPC Dr., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located at 2610 South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School.

Mr. Tesch explained, “we are requesting a Specific Use Permit to allow a Multi-Family Development, single-story buildings for a total of 329 units; 104 - one bedroom units, 158 - two bedroom units and 67 - three bedroom units. The market study called for a variety for rent residential developments and we have reached out to WRW Capital.” He had seen the Staff Review Letter and would abide by the Recommendations.

Will Hancock, WRW Capital, 13300 Rivertail Rd., Frisco TX

Mr. Hancock explained, “the project is a Build to Rent and is very similar to single-family homes where every rooftop is separate from itself with the exception of the one-bedroom units. Every unit has a back yard, separate entrance on the front, the rear yard is fenced. The whole goal of this project is to bring affordability you get with traditional apartments without the same stigma attached to it. The recent pandemic brings all this to mind, people are looking for space to be separate from one another; this gives them that ability while still being affordable.”

Chairman Mahone asked about the one-bedroom units, are they like duplexes.

Mr. Hancock responded, “correct. The project will operate similar to a multi-family, it has all the amenities, green space, parks, pool, playgrounds; all those are typical amenities you see in this type of product, the difference is it is all aggregated into one. People can come and do a

traditional lease; it gives you the affordability to not be a single family. These will all be constructed Certificate of Occupancy batches of twenty units at a time and go through that series of construction.”

Commission Member Manley asked if there would be one owner.

Mr. Hancock responded, “correct, one owner and one tax parcel. They could not be fabricated into individual units and sold off. It is more or less a horizontal apartment complex. Rather than stacking everyone on top of each other, we spread it out over 40 acres. We have the number of units spelled out on the site plan, sixty percent are two-bedrooms and the rest are split between one and three-bedrooms. The homes are slab construction with the same building standards as multi-family. We have different elevations so it doesn’t look like a barracks or like an apartment; every unit will have slight variations so they do not repeat each one. Water is master metered, trash receptacles, everything like a traditional multi-family development; but you don’t have the same issues. Our target area is the teachers across the street, the single parents that want that availability to have a dog and backyard and don’t want to have people above them.”

Commission Member Davis stated, “forty or fifty years down the road, there is this community, how long have these been going, this is fairly new to me.”

Mr. Hancock responded, “these started in the 1980’s in a suburb of Phoenix, AZ and they are still standing, the people that built the original ones are still the owners of them today. They are built for longevity. Our goal is, we’re not a merchant developer where we build them and sell them, our goal is to amass a portfolio of this type of product because long term it is easier than owning a single-family rental over here and over there, you have a scalability of keeping that continuity. You also have standards where you don’t have to worry about this one-person motive versus the other; this is all maintained by one commercial contract. These stay clean and crispy. All streets are private, one property, and one value. That is a big goal of ours, to save taxes; you don’t have to go to each individual parcel.”

Commission Member Davis asked Rob Rae, when these impact fees start going, what would happen to this place.

Rob Rae explained, “it would be treated the same as a multi-family property, so it would be charged per unit, multi-family has a little bit lower rate than single family; they would probably get a little bit of a discount on the impact fee.”

Commission Member Davis stated, “I hate this word but convince me Sherman is not getting a mobile home park on concrete.”

Mr. Hancock explained, “these are built to the same or higher building standards than what you see in a traditional single family house.”

Commission Member Davis explained, “I see 900 square foot homes, the biggest one you have is 1,140 square foot. Y’all go belly up and you say, see you later Sherman, we are stuck with little bitty places.”

Mr. Hancock explained, “the reason for being smaller is to have single people, teachers, police who may not have the ability to afford living in a 2,200 square foot home and don’t want to maintain that. These have hard surface counter tops, things like granite fixtures, large ceilings. The problem with mobile home communities is the people actually own the structure, so they choose not to maintain it and there is not a lot you can do, but these are all owned by us, it is maintained by us, very similar to multi-family. In the event something were to occur, people are still going to live there just like a normal apartment complex. You have the ability to have a one-bedroom for less than \$1,000 a month with your own back yard.”

Commission Member Davis stated, “or you have a place like the old mall that just looks bad. It is in a part of town with a lot of growth and out of town will see as an influence on Sherman across from the high school and the stadiums and everything going on out there.”

Mr. Hancock stated, “we definitely took that into our design as well. It is the last thing we want to have is something like that project. You should have some sample elevations with different style homes.”

Chairman Mahone explained, “the Staff Review Letter states all finishes shall be masonry veneer unless an exception is approved. These elevations look like they have siding.”

Mr. Hancock responded, “it is a hardy siding made out of concrete. The elevations I submitted are from a competitor, we don’t have any built in Texas, ours are in Arizona and they are all stucco. A competitor of ours have built these homes in the DFW area as well as Colorado. There are some in Grand Prairie, McKinney and some are under construction in Arlington, Celina and Ft. Worth.”

Commission Member Manley asked about screening.

Mr. Hancock explained, “when we first talked about this a perimeter wall with masonry columns and something that connects it with either wood or wrought iron.”

Rob Rae explained, “if they didn’t do what the Staff Review Letter states then they would have to come back for an exception.”

Commission Member Wood asked if the private streets would be appropriate for emergency vehicles.

Mr. Hancock responded, “yes, they will still meet the fire code and we have talked to the Fire Marshal.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow a Multi-Family Development in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 2500 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED.

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

EXCEPTION & FINAL PLAT

THE REQUEST OF M&G HOMEBUILDERS, LLC (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1103 NORTH BROUGHTON STREET, BEING 0.239 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 ALSO BEING THE WEST 104 FOOT OF LOTS 21-24, BLOCK 7 OF W.P. CARTER’S ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50’ LOTS IN LIEU OF THE REQUIRED 60’ LOT WIDTHS FOR RESIDENTIAL DEVELOPMENT IN THE PROPOSED MORA’S ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MORA’S ADDITION, A REPLAT OF THE WEST 104 FT. OF LOTS 21 THRU 24, BLOCK 7 OF THE W.P. CARTER’S ADDITION.

EXCEPTION – LOT WIDTH

FINAL PLAT – MORA’S ADDITION, A REPLAT OF THE WEST 104 FT. OF LOT 21-24, BLOCK 7, W.P. CARTER’S ADDITION
1103 N. BROUGHTON ST.
(M&G HOMEBUILDERS, LLC)

(TABLED)

Martin, Covarrubias sent an email 12/11/2020, 4:38 p.m. requesting to table the request.

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

ACTION TAKEN.

Motion by Commission Member Sims to table the request at 1103 North Broughton Street. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION & FINAL PLAT

THE REQUEST OF M&G HOMEBUILDERS, LLC (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 1014 EAST EPSTEIN STREET, BEING 0.367 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50' LOTS IN LIEU OF THE REQUIRED 60' LOT WIDTHS FOR RESIDENTIAL DEVELOPMENT IN THE PROPOSED M&G HOME BUILDERS EPSTEIN STREET ADDITION, LOTS 1 & 2 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF M&G HOME BUILDERS EPSTEIN STREET ADDITION, LOTS 1 & 2

EXCEPTION – LOT WIDTH

**FINAL PLAT – M&G HOME BUILDERS EPSTEIN ADDITON, LOTS 1 & 2
1014 E. EPSTEIN ST.
(M&G HOMEBUILDERS, LLC)**

Martin, Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 1014 East Epstein Street between Hazelwood and Vaden Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Covarrubias explained, “I would like to plat the property into two 50' lots for residential development. The intention is to build two single-family residences. There are lots across the street that are 50' wide. It looks like that is the average size lots for that part of the City. The lot had a house on the lot, but it has been demolished.”

“I have a question about the Staff Review Letter regarding #4 “Dedicate a 10' Private Sanitary Sewer Easement on South end of Lot 1 to serve Lot 2 with sanitary sewer.” Based on the map, It looks like there is sewer for that Lot on the east part of Lot 1 that actually ends at Lot 1.” Mr. Covarrubias provided a copy of the map. “We have the sewer line at the front and back of Lot 1 so we would have a sewer line to tap into for Lots 1 and 2.” He had seen the Staff Review Letter and would abide by the Recommendations.

Wayne Lee stated, “we would have to verify that.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow two 50’ lots in lieu of the required 60’ lot widths for residential development at 1014 East Epstein Street. Second by Vice-Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of M&G Home Builders Epstein Street Addition, Lots 1 & 2 at 1014 East Epstein Street. Second by Vice-Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF FIRST UNITED BANK & TRUST (OWNERS) AND J. SCOTT CRAIN, TEXOMA MFG, LLC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 401 EAST TAYLOR STREET, BEING LOT 1, BLOCK 1, FIRST UNITED BANK SHERMAN ADDITION, A REPLAT OF PART OF BLOCK 1, INDEPENDENCE SQUARE, SECTION 1, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(D), SECTION 6.8, SUBSECTION (5) AND SECTION 7, SUBSECTION (14)(I)(1) & (3) TO ALLOW A 391 SQUARE FOOT LED DIGITAL SIGN FREESTANDING SIGN WITH A 10’ FRONT SETBACK FROM TAYLOR STREET IN LIEU OF THE ALLOWED 300 SQUARE FOOT, 25’ FROM THE TAYLOR STREET PROPERTY LINE AND A 68 SQUARE FOOT MONUMENT SIGN WITH A 6’ SETBACK FROM THE TAYLOR STREET PROPERTY LINE AND 14’ FROM THE INDEPENDENCE STREET PROPERTY LINE IN LIEU OF THE ALLOWED ONE FREESTANDING SIGN PER DEVELOPMENT LOT, 25’ SETBACK IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

EXCEPTION & VARIANCE – SIGNS
401 E. TAYLOR ST.
(FIRST UNITED BANK & TRUST)

(MONUMENT SIGN APPROVED
DIGITAL SIGN DENIED)

Commission Member Sims abstained from this request because of a conflict of interest. Chairman Mahone

appointed Paul Manley as an alternate on the Board of Adjustments.

Scott Crain, Texoma MFG, 3324 N. 1st Ave., Durant, OK

Mr. Crain appeared to represent the request and answer any questions. The property is located at 401 East Taylor Street, the northeast corner of Taylor Street and U.S. Highway 75; First United Bank is under construction at this location. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Crain explained, “First United Bank is requesting exceptions and variances to add a 9'x19' digital sign to an existing 10' x 22' freestanding pole sign for a total square footage of 391 square foot, located 10' from the Taylor Street property line. They are also requesting a 68 square foot monument sign at the corner of Taylor and Independence Drive, 6' from the Taylor Street property line and 14' from the Independence Drive property line.”

Commission Member Davis stated, “you are wanting to add to the existing pole sign. What information is going to be coming across the digital sign?”

Mr. Crain responded, “that is correct. Bank information and maybe community messages, such as events and school closings.”

Commission Member Davis stated, “that is in a busy section for community messages to be seen.”

Commission Member Manley asked, “if the feeling is the existing sign is difficult to see.”

Mr. Crain explained, “the existing sign is for First United Bank and we are changing those faces out with a new logo and colors. This request is to more add the digital portion to the sign.”

Commission Member Manley wanted to be clear, “you are asking for two variances to add digital to an existing sign, so it will be larger than allowed and add a second sign.”

Rob Rae explained, “because their sign and setback is not conforming and they make any changes to the sign; that is what they need to get a variance for because their setback is not conforming to the current ordinance.”

Chairman Mahone stated, “if they did not want to add that LED screen they would be fine with the sign as it is.”

Rob Rae stated, “they would be able to reface using the existing cabinet. They can't add the digital sign without a variance on the setback.”

Commission Member Davis asked, “how many square foot is the existing sign.”

Mr. Crain responded, “220 square foot, the new portion would be 171 square foot; 391 square foot total. I think the sign is 45’ tall. If you go down the highway, you see signs that are bigger than that; they look smaller because they are higher.”

Commission Member Davis stated, “the sign is 15’ closer than the other signs. You are 10’ instead of 25’.”

Mr. Crain stated, “the sign is not getting closer; the sign is not changing the setback. The digital sign underneath the existing sign is going to be smaller.”

Chairman Mahone stated, “in the past we have had concerns with LED signs especially on main thoroughfares. I can’t remember anything we have granted on main thoroughfares since I have been on the board. I can only think of one that we have granted that was much smaller than this one.”

Mr. Crain explained, “the closest thing to it is McAlister’s, there is a 10’x30’ digital and this is 2/3 smaller than that on Highway 75, way down the highway.”

Commission Member Wood explained, “that is a billboard.”

Mr. Crain stated, “it got changed to a LED digital; it was a static board.”

Vice-Chairman Downtain stated, “the Chevrolet Dealership at the corner; they came back with revisions for their sign.”

Chairman Mahone stated, “we denied it. I don’t remember what size it was.”

Commission Member Wood stated, “it was a full billboard.”

Mr. Crain explained, “this won’t be used for any outside advertising, just bank related and community information.”

Commission Member Manley recalled another bank farther north that applied for an exception to the sign variance due to it being in a valley and surrounded by trees; “it was approved for that reason.”

Mr. Crain explained, “this one is surrounded by trees also. You really won’t see it that much because the sign is going to be running north and south, so when you are going down the highway it will be parallel to the highway. I don’t think they are wanting to reach highway traffic.”

Vice-Chairman Downtain stated, “the sign is 26’ from the ground to the sign for the traffic coming to the intersection that is a good thing.”

Commission Member Davis stated, “at the end of the day it is still Taylor Street, not Taylor Highway. Will you be doing a sign on Highway 75?”

Mr. Crain responded, “no, I’m not.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained, “391 square feet; that is an additional 91 square feet that is not already there, part of which will be digital, otherwise the sign is the same as what they have, just being rebuilt in the same spot.”

Commission Member Wood asked if it would be feasible to reduce the size of the sign to the allowed 300 square foot total.

Chairman Mahone explained, “the existing is 220 square feet; that would only give you 80 square feet for the digital.”

Rob Rae explained, “it that happened, the variance would not be on the size of the face because they would be fulfilling that requirement, but they would still need the variance on the setback.”

Chairman Mahone explained they would still need approval for the additional sign.

Mr. Crain explained, “we are doing a 6x12 locally now and aesthetically that would be a big huge lighted sign and a smaller sign and I don’t think people would be able to read much on it.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the freestanding monument sign and the 10’ setback only on the big sign and deny the digital billboard at 401 East Taylor Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS AND WOOD.

VOTING NAY: MANLEY

ABSTAIN: SIMS

MOTION CARRIED

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

Mr. Crain wanted clarity on the request. “You brought up a sign that did not exceed 300 square foot would be approved.”

Chairman Mahone explained, “it did not include the LED digital sign in his motion. His motion is basically the sign that used to be there without the digital sign.”

Mr. Crain asked, “if they added a digital to the existing sign and did not exceed 300 total square foot, we could get a permit without a variance.”

Rob Rae explained, “it does not sound like Commissioner Davis motion approved that.”

Chairman Mahone explained, “his motion was everything you wanted except the digital sign.”

Rob Rae wanted clarification. “If the applicant comes into our office and applies since he has been given a variance on the 10’ setback, technically they are permitted to have 300 square foot of sign facing, now that they have the setback variance, they would be able to have that 300 square foot; they would be able to build a bigger sign.”

Chairman Mahone stated, “that was his understanding but it could not be bigger or digital”.

Rob Rae asked if that was something, they would be able to enforce as an office.

Mr. Pittman, City Attorney explained, “they would have to come back for an exception to allow an LED sign because that is an addition to what is there today because that would be a modification.”

Rob Rae explained, “their setback is based on their existing nonconforming sign, if they change that sign in any way they would have to come back through the same process to get an exception for that or a variance. They would not be able to come in and get a permit for more sign face without moving it 25’ back.”

EXCEPTION & SPECIFIC USE PERMIT

THE REQUEST OF LAMBERTH CROSSING JOINT VENTURE (OWNERS) AND D2L DESIGNS, LLC (DESIGNER) CONCERNING THE PROPERTY AT 2708 WEST LAMBERTH ROAD, BEING LOT 17, THE GARDENS AT O’HANLON RANCH, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO NOT REQUIRE A 6-FOOT MASONRY PERIMETER WALL FOR O’HANLON RANCH LUXURY TOWNHOMES IN A C-O (OFFICE).

PLANNING AND ZONING COMMISSION

**EXCEPTION –
SCREENING**

**SUP - TOWNHOMES
2708 W. LAMBERTH
RD.
(LAMBERTH
CROSSING JOINT
VENTURE)**

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW O'HANLON RANCH LUXURY TOWNHOMES IN A C-O (OFFICE) DISTRICT.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 2708 West Lamberth Road, the southeast corner of Lamberth Road and Shady Oaks Lane. The property is zoned a C-O (Office) District.

Mr. Gilbert explained, "I would like to construct O'Hanlon Ranch Luxury Townhomes. The proposed project consists of two buildings, four units per building for a total of eight units, two-bedrooms per unit for a total of sixteen bedrooms. We plan to build them to the same quality as the surrounding neighborhood. The exterior of the buildings will be brick with stone accents, composition shingles and metal accents. Sixteen parking spaces will be provided. It will be targeted to young professionals and senior citizens who want low maintenance. The townhomes will be offered for sale individually in units, it would have a common wall with their neighbor. There will be a townhouse association that would be responsible for everything outside. The owners of the property would pay their dues and the managing company would take care of maintenance. There has been one successful project for townhomes in Denison. Mr. Green built it in the early 1990's; this would be a similar concept. There are condominium's at the lake that are called Sunset Condominiums and it would be a similar concept but a smaller scale. It is our intent to build something extremely nice and attract people that want to live in an upscale area with very nice accommodations but without any outside maintenance."

Chairman Mahone asked, "what makes this different from a fourplex."

Mr. Gilbert explained, "the townhomes will not be for rent, they will be for sale and because the association is put in place. Someone is individually buying a unit. They would have to do townhome transfer documents, association and they would be responsible for all things interior for the maintenance."

Vice-Chairman Downtain asked, "if the townhome covenants have a required ratio that can be rental versus owner occupied."

Mr. Gilbert explained, "their intention is to sell all of them. We do not have an association yet, it is too early. I talked with ten or twelve of the neighbors in the community of O'Hanlon and backing up to Shady Oaks and they have expressed that they do not want those to be rental property and I concur. They will more than likely be too expensive to

appeal to an investor to buy and lease it out. I think we can put some language in there to restrict from rental property but I am a little bit of a guinea pig with this project. There is not a successful project in Sherman that is a townhouse; there is not even a townhome ordinance in place. So if these don't sell and nobody wants one before we let them go to the bank we will put a tenant in there.”

“We are also requesting an exception to not be required to provide a 6' masonry perimeter wall surrounding the development. There is currently not an ordinance that applies to townhomes; the ordinance has been put in place for R-2 (Multi-Family Residential) District. I don't think it would be aesthetically appealing to have a masonry wall around it. We want it to look like a very nice home.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley asked if any of the homes around there have wood fences.

Mr. Gilbert explained, “there is an existing wood privacy fence along the whole back of the property. It doesn't really layout well to fence the majority of the property. I have had a conversation with some of the neighbors that we back up to and one positive feedback that I got was they would like me to plant some trees between the fence and the fire lane as a buffer. These are two story, we did that because of the size of space we had to work with; it also provides a real nice elevation. We are going to limit the number of windows on the back of the buildings, also plant some live screening along the wood privacy fence.”

Chairman Mahone asked how tall were the buildings.

Mr. Gilbert responded, “30'.”

Vice-Chairman Downtain asked if the buildings would have a sprinkler system.

Mr. Gilbert responded, “yes they will.”

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

A letter was received from:

Min Zhang, 2524 Naperton Dr., Plano, TX

“Exception shall not be granted. Deny request for multi-family unit.”

An email was received from:

Todd Young, 3113 Bandera Dr., Sherman, TX

“Joe Gilbert called me and asked if I would send you an email of support for his townhome project over by O'Hanlon Ranch. I am a homeowner in O'Hanlon and I am in full

support of his project. He has sent me plans and specs of the proposed project and I don't foresee any issues with it in regards to zoning or master plan. Based on site plan and elevations it looks like he has taken into account the traffic flow and any issues with that as well as matching the finished look to surrounding properties. Just wanted to pass that along as support. Hope it helps. Thanks.”

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to not require a 6-foot masonry perimeter wall for O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District at 2708 West Lamberth Road. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Specific Use Permit to allow O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District subject to the Staff Review Letter at 2708 West Lamberth Road. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

BREAK

Chairman Mahone called for a short break at 7:04 p.m. We will be back at 7:10 p.m.

RESUME

Chairman Mahone called the meeting back to order at 7:13 p.m.

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), DFD ARCHITECTS, INC. (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2151 WEST MOORE STREET, BEING 13.466 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

BREAK

RESUME PUBLIC HEARING

ZONE CHANGE – R-1 TO R-2

SITE PLAN – THE GROVE APARTMENT COMMUNITY

EXCEPTION – SCREENING 2151 W. MOORE ST.

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- SITE PLAN APPROVAL THE GROVE APARTMENT COMMUNITY.

(SSCGC HOLDINGS, LLC)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN 8' WROUGHT IRON FENCE AND 8' PRIVACY FENCE WITH MASONRY COLUMNS EVERY 30' IN LIEU OF THE REQUIRED 6' MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 2151 West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, "we are requesting a zone change to an R-2 (Multi-Family Residential) District to construct The Grove Apartment Community. The project consists of 192 units, twelve apartment buildings, six garages, twelve carports, a clubhouse and pool. There will be fifty percent two-bedrooms and fifty percent one-bedrooms. We have more than enough parking, 441 parking spaces will be provided. The exterior of the buildings will be stone veneer with lap siding."

"We have spoken to the Flores Family to the north of the project and they do not have any problem with the zone change request. A power line easement is located to the north of the property as well as a solar panel farm, and an electrical substation across the street. We will be coming back in the future for a Preliminary Plat for future development."

"The property is off FM 1417 (Heritage Parkway) and likely to be a residential area in the future on Moore Street; it is unlikely that it will be commercially zoned. We think the best use for the site is lower density apartment complex. We are half of the density allowed with our proposed site plan and it is only a two-story project. There is a lot of green space."

"We are also requesting an exception to allow an 8' wrought iron fence and 8' privacy fence with masonry columns every 30' in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District." 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 Specific Use Permit.

An email was received from:

William Beeghly, TX CREI Corp., PO Box 489, Sherman, TX

“I wanted to express my enthusiasm for development project on West Moore Street near West Park Avenue. I understand Joe Gilbert Construction is wanting to develop Townhome units, multifamily and single family residential units in that area. Additional housing is much needed in that area, and townhome units may offer lower cost housing for families moving into the area.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for The Grove Apartment Community subject to the Staff Review Letter at 2151 West Moore Street. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow an 8’ wrought iron fence and 8’ privacy fence with masonry columns every 30’ in lieu of the required 6’ masonry perimeter wall in an R-2 (Multi-Family Residential) District at 2151 West Moore Street. Second by Vice-Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF WORMINGTON ESTATES, LLC (OWNER) AND JEREMY FRIESEN (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 402 SOUTH CROCKETT STREET, BEING THE EAST PART OF LOT 1, BLOCK 1, DICKERMAN’S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(A) TO ALLOW A NATURAL LANDSCAPE SCREEN IN LIEU OF THE REQUIRED 6’ SCREENING DEVICE ABUTTING RESIDENTIAL IN A C-O (OFFICE) DISTRICT.

**EXCEPTION –
SCREENING
402 S. CROCKETT
ST.
(WORMINGTON
ESTATES, LLC)**

Jeremy Friesen, 212 E. Virginia, McKinney, TX

Mr. Friesen appeared to represent the request and answer any questions. The property is located at 402 South Crockett Street; the southwest corner of Cherry and Crockett Streets. The property is zoned a C-O (Office) District and located in the Heritage Row Historical District. The property was rezoned to a C-O (Office) District, July 8, 2002 and was used as a law office for the past several years. A Specific Use Permit to allow a Wedding and Party Event Venue with living quarters was approved January 7, 2019. An exception was approved December 18, 2018 to allow off premise parking with the condition of having a lease agreement in place.

Mr. Friesen explained, “we are requesting an exception to allow landscaping in lieu of the required 6' screening device adjacent to residentially zoned property. The residential lot next to us is a vacant lot owned by the Episcopal Church across the street, it has been vacant for a long time, they are very much in favor of the current landscaping plan and would prefer to not have a large six-foot screen. On the other side of the vacant lot is a law office, it also adjoins that vacant lot and does not have a six foot screen. The reason we are seeking to not have the six foot screen is our business is wedding event center and there will be weddings in the first floor of the center, there is a wraparound porch and to maintain openness for the landscaping to be highlighted rather than a large screening. We are seeking the landscaping that is there and not require a six-foot fence or hedges that are fast growing, but we would prefer not to have a six-foot screen.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Rob Rae if they had the option to tell them they do not have to have a screen at all since the request is for a landscape screen.

Rob Rae explained, “they could grant less strenuous, not more, but the City Attorney can answer that.”

Mr. Pittman explained, “the only request before you tonight is the living landscape screen in lieu of the required six-foot screen.”

Mr. Friesen wanted the board to vote on the six-foot living screen and come back later if necessary.

Commission Member Davis asked, “which side of the property will the living screen be located.

Mr. Friesen explained, “the screen will adjoin the vacant lot to the south.”

Chairman Mahone asked if the natural screen that is there six feet.

Mr. Friesen responded, “it is not six feet yet. They are fast growing Hollies; they grow up to thirty feet tall. I will not let them grow that tall, but that plant has the ability to do that. We planted them closer than what is recommended so they can fill in faster. They should grow up to six feet within two seasons. We would like to see the openness of the property if allowed. We have been working on the property for a while and this is the last item before we receive our Certificate of Occupancy Permit.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to allow a natural landscape screen in lieu of the required 6’ screening device abutting residentially zoned property in a C-O (Office) District at 402 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNERS), TIM PIKE (REPRESENTATIVE), MDJ ENGINEERING, LLC (CIVIL ENGINEER) 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;

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 WASHINGTON MEADOWS, PHASE 1 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:

LOT 3, BLOCK A – 53.20’

LOT 4, BLOCK A – 54.44’

LOT 6, BLOCK B – 59.76’

LOT 3, BLOCK E – 56.03’

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF WASHINGTON MEADOWS, PHASE I

EXCEPTION – LOT WIDTHS

FINAL PLAT – WASHINGTON MEADOWS, PHASE I 900 BLK. N. FM 1417 (HERITAGE PARKWAY) (WYLDEWOOD HOMES, LLC)

Tim Pike, 518 Bledsoe Rd., Gunter, TX

Mr. Pike appeared to represent the request and answer any questions. 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.

Mr. Pike explained, “we would like to plat the property into (57) fifty-seven lots for residential development. We are also requesting an exception for less than 60’ lot widths on four of the lots. In the original plat, we did not count for wider turn radius, the Engineering Department commented in the Staff Review Letter, so we made the adjustments, but there are four lots that are not quite wide enough to meet the 60’ wide lots.” 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 Final Plat.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow Lot 3, Blocks A – 53.20’, Lot 4, Block A – 54.44’, Lots 6, Block B – 59.76’ and Lot 3, Block E – 56.03’ width in lieu of the required 60’ for a residential dwelling for the proposed Washington Meadows, Phase I in an R-1 (One-Family Residential) District in the 900 block of North FM 1417 (Heritage Parkway). Second by Vice-Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of Washington Meadows, Phase I subject to the Staff Review Letter in the 900 block of North FM 1417 (Heritage Parkway). Second by Commission Member Whitaker.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNERS), TIM PIKE (REPRESENTATIVE), MDJ ENGINEERING, LLC (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY

EXCEPTION – LOT WIDTH

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;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW LOT 10, BLOCK D OF THE PROPOSED WASHINGTON MEADOWS, PHASE II, A 55.12' LOT WIDTH IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT. **PLANNING AND ZONING COMMISSION**

FINAL PLAT APPROVAL OF WASHINGTON MEADOWS, PHASE II

FINAL PLAT –
WASHINGTON
MEADOWS, PHASE I
900 BLK. N. FM 1417
(HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES, LLC)

Tim Pike, 518 Bledsoe Rd., Gunter, Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. 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.

Mr. Pike explained, “we would like to plat the property into (77) seventy-seven lots for residential development. We are also requesting an exception to allow one lot to 55.12' wide in lieu of the required 60'.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley thought they could make a minor adjustment on the lot line to the east to get it to sixty feet wide. The lot to the east seems to be eighty feet wide.

Navin Kumar, Civil Engineer, 2770 Main St., Frisco, TX

“If we do that, the lot adjoining the other side will not be sixty feet, either way we would have to ask for a variance.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to allow Lot 10, Block D of the proposed Washington Meadows, Phase II , a 55.12' lot width in lieu of the required 60' for a residential dwelling in an R-1 (One-Family Residential) District in the 900 block of North FM 1417 (Heritage Parkway). Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Vice-Chairman Downtain to approve the Final Plat of Washington Meadows, Phase II subject to the Staff Review Letter in the 900 block of North FM 1417 (Heritage Parkway). Second by Commission Member Davis.

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

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 7:37 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY