

STATE OF TEXAS §  
April 20, 2010  
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on April 20, 2010.

MEMBERS PRESENT: CHAIRMAN LAWRENCE DAVIS  
COMMISSION MEMBERS: PLYLER, BARTON,  
TANKERSLEY, HICKS AND MORGAN

MEMBERS ABSENT: ATHERTON AND JACOBS

**CALL TO ORDER**

Chairman Davis called the meeting to order at 5:00 p.m.

**CALL TO ORDER**

**RECOGNITION OF OUTGOING CHAIRMAN**

Chairman Davis presented outgoing Chairman Jason Sofey a plaque for his service on the Planning and Zoning Commission. Mr. Sofey served on the Commission from November 8, 2005 to January 25, 2010; serving as Chairman June 5, 2007 to January 25, 2010.

**RECOGNITION OF  
JASON SOFEY**

**APPROVE MINUTES**

The Planning and Zoning Commission reviewed the minutes of the March 16, 2010 Meeting. Motion by Commission Member Hicks to approve the Minutes as written. Second by Commission Member Barton. All present voted AYE.  
MOTION CARRIED.

**APPROVE MINUTES**

**BOARD OF ADJUSTMENT**

The members of the Board of Adjustment: DAVIS, PLYLER, MORGAN, TANKERSLEY AND HICKS.

**BOARD OF  
ADJUSTMENTS**

**TEMPORARY USE PERMIT**

THE REQUEST OF GLENDA HUNTER (OWNER) CONCERNING THE PROPERTY AT 1803 EAST MAY STREET, BEING LOTS 1 & 3, BLOCK 3, MILAN HEIGHTS ADDITION AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

TEMPORARY USE PERMIT (RENEWAL) UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**TUP – SNOW CONE  
STAND  
1803 E MAY  
(GLENDA HUNTER)**

**Robert Hunter, 1814 E. May, Sherman, Texas**

Mr. Hunter appeared to represent the request and answer any questions. The property is located at 1803 East May Street at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location for eleven years.

No other citizens appeared before the Planning and

Zoning Commission to discuss the Temporary Use Permit.

**ACTION TAKEN.**

Motion by Commission Member Morgan to approve the Temporary Use Permit. Second by Commission Member Hicks.

**VOTING AYE: MORGAN, DAVIS, PLYLER, TANKERSLEY AND HICKS.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**VARIANCE**

**THE REQUEST OF BLUESTONE PARTNERS, LLC (OWNERS) CONCERNING THE PROPERTY AT 2605 CREEKBEND CIRCLE, BEING LOT 1, BLOCK 1, CREEKBEND WEST ADDITION AS FOLLOWS:**

***BOARD OF ADJUSTMENTS***

**VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 10’ SIDE STREET SETBACK IN LIEU OF THE REQUIRED 25’ ON A SPECIAL BUILDING SETBACK STREET AND SECTION 6.2, SUBSECTION (1) TO ALLOW A 10’ REAR YARD SETBACK IN LIEU OF THE REQUIRED 25’ FOR A SINGLE FAMILY DWELLING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**VARIANCE – SIDE STREET & REAR SETBACK  
2605 CREEKBEND CIRCLE  
(BLUESTONE PARTNERS, LLC)**

**Kyle Boothe, Bluestone Partners, 2414 Westhaven Ct., Sherman, TX**

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 2605 Creekbend Circle; the northwest corner of West Washington Street and Creekbend Circle. Washington Street is a major thoroughfare street so the setback requirement is 25 foot from the Washington Street property line on a corner lot instead of 10 foot. The owner would like to construct a single family residence 10’ from the Washington Street property line and 10’ from the rear property line.

Commission Member Morgan was concerned with granting a variance on Washington Street since the City is in the process of widening that street and it is a major thoroughfare.

Mr. Boothe explained from Washington Street there is still 15-20 feet to the property line.

Commission Member Hicks explained on the plat map, “it shows to have a 10 foot building line from the property line.”

Scott Shadden, Director of Developmental Services explained even though the plat has a 10 building line,

Washington Street has been a major thoroughfare for some time, the more stringent requirement would take effect; which is the requirement for a special setback street, which requires a 25 foot setback for future development. The surveyor put the building line on the plat but the requirement for the major thoroughfare setback would be more stringent.

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

A letter was received from:

Tommy & Sheila Crone, 2601 Creekbend Circle, Sherman, TX

Mr. & Mrs. Crone wrote: “I am against the request to change the side street setback from the required 25 ft. and a 10 ft. rear yard from the required 25 ft. Please enforce the required Zoning & Planning pertaining to the above mentioned property.”

**ACTION TAKEN.**

Motion by Commission Member Morgan to approve the variance. Second by Commission Member Hicks.

VOTING AYE: MORGAN, DAVIS, PLYLER, TANKERSLEY AND HICKS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BLUESTONE PARTNERS, LLC (OWNERS) CONCERNING THE PROPERTY AT 2606 CREEKBEND CIRCLE, BEING LOT 14, BLOCK 1, CREEKBEND WEST ADDITION AS FOLLOWS:

*BOARD OF ADJUSTMENTS*

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 10’7” SIDE STREET SETBACK IN LIEU OF THE REQUIRED 25’ ON A SPECIAL BUILDING SETBACK STREET AND SECTION 6.2, SUBSECTION (1) TO ALLOW AN 18’ REAR YARD SETBACK IN LIEU OF THE REQUIRED 25’ FOR A SINGLE FAMILY DWELLING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE STREET & REAR SETBACK  
2606 CREEKBEND CIRCLE  
(BLUESTONE PARTNERS, LLC)

Kyle Boothe, Bluestone Partners, LLC, 2414 Westhaven Ct., Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 2606 Creekbend Circle; the southwest corner of West Washington Street and Creekbend Circle. The owner would like to construct a single family residence 10’7” from the Washington Street property line and 18’ from the rear property line. Washington Street is a major thoroughfare street so the setback requirements are 25 foot from the Washington

Street property line.

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

A letter was received from:

Tommy & Sheila Crone, 2601 Creekbend Circle, Sherman, TX

Mr. & Mrs. Crone wrote: “I am against changing the required setback on the side street from 25 feet to 10 ft. 7 inches and an 18 ft. rear yard setback changed from 25 feet. Planning & Zoning should not grant this request. Please maintain the City Zoning & Planning requirements for this above mentioned property.”

**ACTION TAKEN.**

Motion by Commission Member Morgan to approve the variance. Second by Commission Member Hicks.

**VOTING AYE: MORGAN, DAVIS, PLYLER, TANKERSLEY AND HICKS.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**VARIANCE**

THE REQUEST OF DAVID AND FRANKIE SPROWL (OWNERS) AND WILLIE STEELE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2603 SILVERADO TRAIL, BEING LOT 1, BLOCK 1 OF THE REPLAT OF LOTS 1 & 2, BLOCK 1, O’HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(1) TO ALLOW AN 8’ PRIVACY FENCE IN THE SIDE YARD IN LIEU OF THE PERMITTED 6’ FENCE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FENCE  
2603 SILVERADO TRAIL  
(DAVID & FRANKIE SPROWL)

Council Member Willie Steele, Sitescape, 400 W. Houston Sherman, TX

Council Member Steele appeared to represent the request and answer any questions. The property is located at 2603 Silverado Trail; the northeast corner of Silverado and Sedalia Trails. A single family residence is under construction at this time. The owner would like to erect an 8’ privacy fence in the side yard of the property.

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

**ACTION TAKEN.**

Motion by Commission Member Tankersley to approve the variance. Second by Commission Member Plyler.

**VOTING AYE: MORGAN, DAVIS, PLYLER, TANKERSLEY**

AND HICKS.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HENDRICKS COMMERCIAL PROPERTIES, LLC (OWNERS), KRIS HASKINS (REPRESENTATIVE) AND ABC SUPPLY COMPANY INC. (TENANT) CONCERNING THE PROPERTY LOCATED AT 2325 NORTH TRAVIS STREET, BEING 7.849 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING FOR ABC SUPPLY COMPANY, INC.

SITE PLAN –  
ACCESSORY  
BUILDING  
2325 N. TRAVIS  
(HENDRICKS  
COMMERCIAL  
PROPERTIES, LLC)

Dan Baroni, ABC Supply Company, 1 ABC Parkway, Beloit, WI

Mr. Baroni appeared to represent the request and answer any questions. The property is located at 2325 North Travis Street; ABC Supply Company is the tenant. The owner would like to demolish two existing canopies which use to be car wash bays and replace them with a 10,000 square foot accessory building. The exterior finish on three sides of the building will be EIFS/Stucco and the east elevation of the building will be metal siding. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

**ACTION TAKEN.**

Motion by Commission Member Barton to approve the site plan subject to the Staff Review Letter. Second by Commission Member Morgan.

VOTING AYE: MORGAN, DAVIS, PLYLER, TANKERSLEY HICKS AND BARTON.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF SPAVINAW DEVELOPMENT (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 3112 AND 3116 RIVERCREST DRIVE, BEING ALL OF LOT 4, BLOCK B, NORTH HAVEN ADDITION AND ALL OF LOT 2-R OF THE REPLAT OF LOTS 1-3, BLOCK B, NORTH HAVEN ADDITION, AS FOLLOWS:

*PLANNING AND ZONING COMMISSION*

REPLAT APPROVAL OF LOT 4, BLOCK B, NORTH HAVEN

REPLAT LOT 4,  
BLOCK B, NORTH  
HAVEN ADDITION &  
LOT 2-R OF THE  
REPLAT OF LOTS 1-3,  
BLOCK B, NORTH  
HAVEN ADDITION  
3112 & 3116  
RIVERCREST DR.  
(SPAVINAW

ADDITION AND LOT 2-R OF THE REPLAT OF LOTS 1-3,  
BLOCK B, NORTH HAVEN ADDITION.

DEVELOPMENT, LLC)

Marshall Sartin, Sartin & Associates, Inc. 109 S. Travis,  
Sherman, TX

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 3112 and 3116 Rivercrest Drive in the North Haven subdivision. The owners would like to replat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

**ACTION TAKEN.**

Motion by Commission Member Tankersley to approve the Replat subject to the Staff Review Letter. Second by Commission Member Barton.

VOTING AYE: MORGAN, DAVIS, PLYLER, TANKERSLEY  
HICKS AND BARTON.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:44 p.m.

ADJOURNMENT

CHAIRMAN \_\_\_\_\_

\_\_\_\_\_  
SECRETARY