

STATE OF TEXAS

§

March 22, 2011

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on March 22, 2011.

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

MEMBERS ABSENT: PLYLER

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 22, 2011 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written. Second by Commission Member Morgan. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

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

BOARD OF
ADJUSTMENTS

EXCEPTION

THE REQUEST OF SHERMAN/GRAYSON HOSPITAL, LLC (OWNERS), TEXAS HEALTH PRESBYTERIAN HOSPITAL – WNJ (TENANT) AND DAVID WATKINS, ASCENSION GROUP ARCHITECTS, LLP (ARCHITECTS) CONCERNING THE PROPERTY AT 500 NORTH HIGHLAND AVENUE, BEING BLOCK 3, WHITE ROCK ADDITION AND BLOCK 17, GREENMOUNT 1ST ADDITION, AS FOLLOWS:

EXCEPTION – ER
CANOPY
500 N. HIGHLAND
(THPH-WNJ)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 9'1" FRONT SETBACK IN LIEU OF REQUIRED 25' AND SECTION 7, SUBSECTION (11) TO ALLOW A PROJECTION 7" FROM THE PROPERTY LINE IN LIEU OF REQUIRED 3 ½', FOR AN ADDITION TO AN EMERGENCY ROOM CANOPY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT WITH A SPECIFIC USE PERMIT FOR A HOSPITAL.

David Watkins, Ascension Group Architects, 1250 E. Copeland Rd, Ste. 500, Arlington, TX and Glen Jackson, Director of Plant Operations, THPH-WNJ, 1409 Lakewood, Sherman, TX

Mr. Watkins and Mr. Jackson appeared to represent the request and answer any questions. The property is located at 500 North Highland Avenue, Texas Health Presbyterian Hospital – WNJ is the tenant. The owners would like to convert the emergency department walk up entrance canopy to a drive thru canopy within 9'1" from the property

line along Highland Avenue; the canopy would project 7” from the property line. The new canopy is a requirement from the Texas Department of State Health Services so that incoming patients are protected from inclement weather. The new canopy will prevent public auto and ambulance traffic from occupying the same canopy; they would like to highlight that there are two separate entrances, one for ambulance and one for the public. The location of the hospital prevents meeting the setback requirements. They will also be adding four Emergency Room parking spaces. They had seen the Engineering Comments and would abide by the Recommendations.

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

ACTION TAKEN.

BOARD OF ADJUSTMENTS

Motion by Commission Member Jacobs to approve the exception subject to the Engineering Comments. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF STEEPLECHASE FARMS SUMMIT, LP (OWNERS) AND J. MARTIN SANCHEZ, SANCHEZ & ASSOCIATES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3621 STEEPLECHASE DRIVE, BEING LOT 2, BLOCK W, ESTATES OF PEBBLEBROOK, PHASE 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6’ ORNAMENTAL IRON FENCE WITH COLUMNS EVERY 50’ AND LANDSCAPING, IN LIEU OF REQUIRED MASONRY PERIMETER WALL TO SURROUND THE DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Martin Sanchez, Sanchez & Associates, 220 E. Virginia St., McKinney, TX

Mr. Sanchez appeared to represent the request and answer any questions. The property is located at 3621 Steeplechase Drive; southeast of Verizon on FM 1417 South, the road to the project has not been developed. The apartment complex was approved for a site plan at the November 16, 2010, Planning and Zoning Commission Meeting. Mr. Sanchez explained they would like to erect a decorative ornamental iron fence with columns located every fifty feet, in addition to the ornamental iron fence; they propose to install enhanced landscaping in the

**EXCEPTION – FENCE
3621 STEEPLECHASE
DR.
(STEEPLCHASE
FARMS SUMMIT, LP)**

northeast corner of the development in lieu of a masonry perimeter wall surrounding the complex. “Looking at the other multi-family apartment complexes along F.M. 1417, they have the same ornamental iron fence, so they would like to be consistent with those complexes. This tract is set off F.M. 1417 300’ to the east, there will be a general commercial/retail office between the apartments and F.M. 1417. The ornamental iron fence will have a softer feel to it rather than a masonry wall.” The adjacent property is zoned C-1 (Retail Business) District, R-2 (Multi-Family Residential) District and an R-1 (One Family Residential) District. The landscaping will be planted inside the wrought iron fence; it is a year round landscaping with Nellie R. Stevens growing up 10-15’ tall with a large wing span. The Pampas Grass will grow tall with blooms in the spring; it will be trimmed back in the winter. They had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Director of Developmental Services asked how tall the landscaping would be Day One.

Mr. Sanchez explained “the Nellie R. Stevens will be 20 gallons, so it is actually taller than me and the Pampas Grass will be my height, 5’10”, 5’11”, 6’2” if I’m at my ideal weight.”

Commission Member Barton asked why they did not want to go with the masonry fence.

Mr. Sanchez explained there are two reasons; the location of the site, off of FM 1417 300 feet, the solid masonry wall, you are looking up to a hill and you really can’t see the community and it just does not have the feel we typically try to create in these communities; the second is long term maintenance, taking care of the area, when you have a solid wall you really don’t know what is going on, on the other side, it could be trash, weeds, graffiti, all sorts of things, where the ornamental fence still creates that sense of privacy and sense of this side is different from that side, etc., but we really like to use landscaping to soften the whole edge.”

Commission Member Jacobs asked Mr. Sanchez if he would be willing to place enhanced landscaped screening adjacent to residentially zoned property.

Mr. Sanchez explained they could include the enhanced landscaping of Nellie R. Stevens and Pampas Grass along the entire east boundary to buffer between the residential developments.

Scott Shadden asked if he would be willing to take the landscaping to the west on the north side of the tract to help screen the residential.

Mr. Sanchez explained “that would not be a problem, we

can revise those exhibits to illustrate with the same kind of density they are proposing near the residential areas; it will be pretty dense and look really nice when we get done. We plan on planting vegetation all the way around the complex but they will be a mixture of larger trees, Buford Hollies above and beyond what is code compliant.”

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the exception subject to extending the enhanced landscaping by planting and maintaining Nellie R. Stevens and Pampas Grass to create a minimum 6’ solid screening along the east fence line that abuts and is adjacent to any Residential Districts and extend 80’ west along the north side from the northeast corner of the property, prior to obtaining a Certificate of Occupancy Permit. Second by Commission Member Morgan.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF JOHN ABRAMS & ESTATE OF HELEN ABRAMS (OWNERS), JORGE ONTERVES (APPLICANT) AND MARY ANN KAUFMAN (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2012 SOUTH TRAVIS STREET, BEING 1.023 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW AUTOMOBILE REPAIR AND TIRE SALES AND SERVICE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

John Abrams, 181 Old Shawnee Trail Drive, Gordonville, TX, Jorge Onterves, 918 S. Montgomery, Sherman, TX and Mary Ann Kaufman, 354 Grigg Rd., Sherman, TX

Mr. Abrams, Mr. Onterves and Ms. Kaufman appeared to represent the request and answer any questions. The property is located at 2012 South Travis Street; between Wilson and Cottage Streets. Ms. Kaufman explained Mr.

EXCEPTION –
EXTERIOR FINISHES

SUP – AUTO REPAIR &
TIRE SALES &
SERVICE
2012 S. TRAVIS
(JOHN ABRAMS &
ESTATE OF HELEN
ABRAMS)

(TABLED)

Onterves would like to open an automobile repair with tire sales and service at this location; he currently has a location on East Lamar. The exterior of the existing building is metal and they are requesting to leave the building as is. Mr. Abrams explained the cost of upgrading the exterior of the building is the major reason for the exception; the building is at least fifty years old. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jacobs asked if they had explored any alternative finishes for the building.

Ms. Kaufman explained they have not.

Commission Member Barton asked Mr. Shadden if hardy board siding would be allowed as an exterior finish on the building.

Mr. Shadden explained yes, it would. The request for the Specific Use Permit requires upgrading the exterior finish of the building.

Appearing from the audience:

J.B. Moody, 2013 S. Travis, Sherman, TX

Mr. Moody explained he lives across the street from the building. "I understand that the interior of the building is about to fall apart, the bathrooms don't work; there are going to have to be lots of changes and if he puts a tire store in there, I have seen some of the tire people that take care of their places and it is going to look like a junk yard, I don't appreciate that in my front door. I would definitely say no to it."

Barbara & Stephen Carter, 2021 S. Travis, Sherman, TX

Mr. and Mrs. Carter explained they live directly across the street from this property. They were concerned with traffic issues, there are no sidewalks in the area, and he was concerned with children playing and the possibility of getting hurt. "I do not see anything good coming out of this, perhaps if the building was on the other side of the property; that might make a difference, but it is right there on my front door. I do not want anyone beating on a fender at 2 a.m. or a Saturday."

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

A letter was received from Robyn & David Raggio, 112 E. Cottage, Sherman, TX

Mr. & Mrs. Raggio were opposed to the request. "The majority (over 90%) of the neighborhood is residential. The noise, particulate pollution and impact on traffic due to customer parking is very undesirable."

Mr. Abrams explained the majority of the traffic will be coming in what they consider to be the back of the building along Travis Street.

Commission Member Morgan explained with this property being on the south end of Travis Street and they have required the other buildings in the area to abide by the ordinance; it is really hard to give an exception especially with Travis Street being a major entrance into Sherman.

Chairman Davis explained he understood that it is not cost effective to upgrade the building. He asked if they were interested at looking into putting hardy plank siding on the building.

Mr. Abrams explained he would definitely look into it, but he only owns half of it now, the other half is in an estate.

Chairman Davis asked if he would be willing to table the request to allow time to look into hardy plank siding to see if that would be a workable solution.

Mr. Abrams was willing to table the request.

ACTION TAKEN.

Motion by Commission Member Morgan to table the request. Second by Commission Member Jacobs.

VOTING AYE: DAVIS, JACOBS, HICKS, BARBER, TANKERSLEY, MORGAN AND BARTON.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION & SITE PLAN

THE REQUEST OF GRAYSON BIBLE BAPTIST CHURCH (OWNERS), PASTOR EDDY JOHNSON (REPRESENTATIVE) AND BWG ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4400 U.S. HIGHWAY 82 EAST, BEING 11.802 ACRES IN THE WILLIAM H. BROGDEN SURVEY, ABSTRACT NO. 92, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (6)(C)(II) TO NOT REQUIRE A TEN (10) FOOT BUFFER STRIP, LANDSCAPED AND IRRIGATED ADJACENT TO THE HIGHWAY RIGHT-OF-WAY IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/75&82 OVERLAY DISTRICT/FM 1417 OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CARETAKER'S QUARTERS FOR GRAYSON BIBLE BAPTIST CHURCH

**EXCEPTION –
LANDSCAPING**

**SITE PLAN –
CARETAKER'S QTRS.
4400 HWY. 82 E.
(GRAYSON BIBLE
BAPTIST CHURCH)**

Bruce Green, 209 S. Lyons, Tom Bean, TX

Mr. Green appeared to represent the request and answer any questions. The property is located at 4400 U.S. Highway 82 East; the southwest corner of Highway 82 East

and FM 1417 NE, Grayson Bible Baptist Church is the tenant. The owners would like to construct a 3,205 square foot Caretaker's Quarters just south of the church. The building will have a total of six bedrooms; three on each side, parking will be provided for six spaces. They are requesting an exception to the ten foot buffer strip, landscaped and irrigated along FM 1417 NE because it is in a ten foot drainage ditch below Highway 1417; they propose landscaping closer to the proposed building. They had seen the Staff Review Letter and Engineering Comments and would abide by the Staff Recommendations.

Scott Shadden explained this request comes in because it is not zoned residential, it is manufacturing; it is permitted as a caretaker's quarters on site, they could not rent it out to the public, it is specifically for caretakers. The irrigation comes in for landscaping because it is in the Overlay District.

Commission Member Barton explained it shows on the site plan to be a duplex.

Mr. Green explained it will be where the interns for the church live and take care of the property; there will be someone there all the time.

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

ACTION TAKEN.

BOARD OF ADJUSTMENTS

Exception Under Ordinance No. 2280, Section 6.8.1 Subsection (6)(C)(li) To Not Require A Ten (10) Foot Buffer Strip, Landscaped And Irrigated Adjacent To The Highway Right-Of-Way In An M-1 (Light Manufacturing) District/75&82 Overlay District/Fm 1417 Overlay District.

Motion by Commission Member Morgan to approve the exception subject to the Staff Review Letter and Engineering Comments. Second by Commission Member Hicks.

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

VOTING NAY: NONE

MOTION CARRIED

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

ACTION TAKEN.

PLANNING AND ZONING COMMISSION

Site Plan Approval For A Caretaker's Quarters For Grayson Bible Baptist Church

Motion by Commission Member Barber to approve the site

plan subject to the Staff Review Letter and Engineering Comments. Second by Commission Member Tankersley.

VOTING AYE: DAVIS, JACOBS, HICKS, BARBER, TANKERSLEY, MORGAN AND BARTON.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF STEGAR PROPERTIES, LLC (OWNERS), MICHAEL BATES, BATES ARCHITECT, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 323 SOUTH SAM RAYBURN FREEWAY, BEING 0.59 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2 SUBSECTION (6)(C)(2) TO NOT REQUIRE A TEN (10) FOOT BUFFER STRIP, LANDSCAPED AND IRRIGATED ADJACENT TO THE HIGHWAY RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/SAM RAYBURN OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO A CONVENIENCE/GAS STORE - SHERMAN QUICK TRACK

EXCEPTION –
LANDSCAPING

SITE PLAN –
CONVENIENCE/GAS
ADDITION
323 S. SAM RAYBURN
FRWY.
(STEGAR
PROPERTIES, LLC)

**Michael Bates, Bates Architect, Inc. 1300 N. Locust,
Denton, TX**

Mr. Bates appeared to represent the request and answer any questions. The property is located at 323 South Sam Rayburn Freeway; between Jones and Cherry Street. This is an existing building used as a gas station in the past. The owner would like to add 580 square foot to the north and east side of the existing structure providing new restrooms and coolers for the convenience store. A new entry will rise above the exterior walls; the exterior façade will be updated by constructing a new façade of plaster and stone. The existing canopy and pumps will remain the same. The owner is requesting to be allowed to have a five foot landscape strip due to the current configuration of the property, currently the distance from the property line to the concrete pavement of the gas filling pump is five feet. Low shrubs will be added within this space to provide a visual barrier from the right-of-way to the concrete. They had seen the Staff Review Letter and Engineering Comments and would abide by the Recommendations.

Scott Shadden explained the property goes all the way to Jones Street so there is a landscape or green area there.

Mr. Bates explained they could landscape a 5' strip in front of the building and a 10' buffer strip going north to Jones Street.

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

ACTION TAKEN.

BOARD OF ADJUSTMENTS

Exception Under Ordinance No. 2280, Section 6.8.2 Subsection (6)(C)(2) To Not Require A Ten (10) Foot Buffer Strip, Landscaped And Irrigated Adjacent To The Highway Right-Of-Way In A C-2 (General Commercial) District/Sam Rayburn Overlay District.

Motion by Commission Member Tankersley to approve the exception subject to the Staff Review Letter and Engineering Comments. Second by Commission Member Morgan.

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

VOTING NAY: NONE

MOTION CARRIED

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

ACTION TAKEN.

PLANNING AND ZONING COMMISSION

Site Plan Approval For An Addition To A Convenience/Gas Store - Sherman Quick Track

Motion by Commission Member Hicks to approve the site plan subject to the Staff Review Letter and Engineering Comments. Second by Commission Member Barber.

VOTING AYE: DAVIS, JACOBS, HICKS, BARBER, TANKERSLEY, MORGAN AND BARTON.

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 JOSE D. GUERRERO (OWNER) AND KEVIN D. MCKIBBAN (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 916 NORTH BROUGHTON STREET, BEING LOTS 10 & 11, BLOCK 3, W.P. CARTERS 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 AUTOMOBILE REPAIR AND TIRE SALES AND SERVICE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP & SITE PLAN –
AUTOMOBILE REPAIR
& TIRE SALES &
SERVICE
916 N. BROUGHTON
(JOSE D. GUERRERO)

Jose D. Guerrero, 825 E. Cherry, Sherman, TX and Kevin McKibban, 928 Gibbons Rd., Sherman, TX

Mr. Guerrero and Mr. McKibban appeared to represent the request and answer any questions. The property is located

at 916 North Broughton Street; a vacant lot between College and Richards Streets. Martin Luther King Park is located to the north of the property. The owner is proposing to construct a 1,800 square foot concrete block building to be used for automobile repair and tire sales and service. Six parking spaces will be provided on a concrete surface, a 6' wood privacy fence will surround the building. All vehicles will be located inside the fenced area while they are being repaired. They had seen the Staff Review Letter and Engineering Comments and would abide by the Recommendations.

Commission Member Tankersley was concerned with the business being next to the park, “the residents that are in the area going out for a nice stroll on a Saturday morning, you will be walking by and hearing a tire shop going all the time; that should be a peaceful place, I know trains roll through there every once in a while. They have done so much work on the park for the people in the area; I would hate to increase the noise.”

Commission Member Jacobs agreed; he was not going to be able to vote for a Specific Use Permit.

Commission Member Morgan explained he takes his kids to the karate studio a couple of lots down, he asked if you have ever been over there when the trains go by; they go by frequently, there are at least two trains going by in an hour. A train is significantly louder than a tire shop; the train crossing is there as well so they have to blow their horn there.

Mr. McKibban explained there is a large space in between the walking trail and their lot.

Commission Member Barber explained he works right on the railroad track and they come through there all day long.

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

ACTION TAKEN.

Motion by Commission Member Morgan to approve the Specific Use Permit and site plan subject to the Staff Review Letter and Engineering Comments. Second by Commission Member Barton.

VOTING AYE: DAVIS, HICKS, BARBER, MORGAN AND BARTON.

VOTING NAY: JACOBS AND TANKERSLEY

MOTION CARRIED

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

REPLAT

REPLAT PART OF LOT

THE REQUEST OF JOSEPH J. MUELLER (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5100 MARSHALL STREET, BEING 11.22 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
A REPLAT OF PART OF LOT 4, BLOCK 1 OF MIDWAY INDUSTRIAL PARK ADDITION.

4, BLOCK 1, MIDWAY INDUSTRIAL PARK ADDN.

5100 MARSHALL ST
(JOSEPH J. MUELLER)

Marshall Sartin, Sartin & Associates, 109 S. Travis, Sherman, TX, Elizabeth Music, Mueller Construction, 2101 Mayfield Circle, Corinth, TX and Larry Mueller, Mueller Construction, 2511 Scissortail, Calera, Ok

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 5100 Marshall Street, north of Fallon Drive; Mueller Construction is the tenant. The owner would like to replat the property into two lots for manufacturing development. 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 Replat.

ACTION TAKEN.

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

VOTING AYE: DAVIS, JACOBS, HICKS, BARBER, TANKERSLEY, MORGAN AND BARTON.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF ET JOINT VENTURE (OWNERS), KYLE BOOTHE, BLUESTONE PARTNERS (REPRESENTATIVE) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1701 U.S. HIGHWAY 75 NORTH, BEING LOT 3, BLOCK 1, CRESCENT OAKS PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A MEDICAL OFFICE - VEIN CENTER OF NORTH TEXAS

SITE PLAN – VEIN CENTER OF N. TX
1701 HWY 75 N.
(ET JOINT VENTURE)

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 1701 U.S. Highway 75 North; a vacant lot south of Taylor Street. The owner would like to construct a 9,066 square foot one story medical office for The Vein Center of North Texas. The exterior finish will be EFIS, stone and brick veneer. Parking will be provided for 46 spaces. They had seen the Staff

Review Letter and Engineering Comments and would abide by the Recommendations.

Rick Adamson, 1911 Bethany Dr., Sherman, TX

Mr. Adamson explained he owns property adjacent to this request. He wanted to know if they would be taking the railroad trussle down where dirt is being removed near Texoma Parkway. Years ago, they had offered to give right-of-way for a road back there from East Street to Texoma Parkway to this property; he wanted to let everyone know that is still an option.

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

ACTION TAKEN.

Motion by Commission Member Morgan to approve the site plan subject to the Staff Review Letter and Engineering Comments. Second by Commission Member Hicks.

VOTING AYE: DAVIS, JACOBS, HICKS, BARBER, TANKERSLEY, MORGAN 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 6:18 p.m.

ADJOURNMENT

CHAIRMAN _____

SECRETARY