

STATE OF TEXAS

§

September 21, 2010

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on September 21, 2010.

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

MEMBERS ABSENT: PLYLER, ATHERTON AND JACOBS

CALL TO ORDER

Chairman Davis 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 August 17, 2010 Meeting. Motion by Commission Member Morgan to approve the Minutes as written. Second by Commission Member Tankersley. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

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

BOARD OF
ADJUSTMENTS

EXCEPTION

THE REQUEST OF TIMOTHY AND MELODY HARRIS (OWNERS) CONCERNING THE PROPERTY LOCATED AT 1108 NORTH HOPSON STREET, BEING PART OF LOTS 25 & 27 AND ALL OF LOT 26, BLOCK 1, BIRGE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(D) TO ALLOW THE PERCENTAGE OF THE REQUIRED REAR YARD COVERAGE TO BE THIRTY-TWO (32) PERCENT IN LIEU OF THIRTY (30) PERCENT PERMITTED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – REAR
YARD COVERAGE
1108 N. HOPSON
(TIMOTHY & MELODY
HARRIS)

(TABLED)

Tim Harris, 1108 N. Hopson, Sherman, TX

Mr. Harris appeared to represent the request and answer any questions. The property is located at 1108 North Hopson Street between Easy and Belden Streets. He explained he has an existing two car garage and game room/shop detached from the house; he would like to construct a 21'x22' carport in the rear yard attaching the two existing accessory buildings on the lot; which would cover 32 percent of the rear yard.

Commission Member Barton asked if there were any setback issues with connecting the buildings.

Mr. Harris explained it will end up being closer than the five foot rule on the sides; the existing garage is located 2.68' from the side property line and he would like to line up the carport with the garage.

Scott Shadden, Director of Developmental Services explained he did not know the carport would be less than 5' off the side property line. State Law requires that you advertise any variances or exceptions fifteen days before the meeting; that was not done, so the board could not act on a variance request at this time.

Chairman Davis explained "it may be a situation that regardless of what we do tonight, you may not be able to build your garage without coming back before the Board for a variance. It may be in your best interest to table the request so that you can come back and get it all done at one time."

Mr. Harris agreed to table the request.

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

One letter was received from Robert & Ruth Minshew, PO Box 758, Sherman, Texas in favor of the request.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SITE PLAN

THE REQUEST OF JOEL PUGH, STEVIE B, LLC (OWNER), A TASTE OF SOUTHSIDE BBQ (TENANT) AND LLOYD HOLLOWAY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1834 TEXOMA PARKWAY, SUITE 200, BEING LOT 2, BLOCK A, SHELDON PAVILION REPLAT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL ENCLOSING TWO EXISTING STRUCTURES WITH A BREEZEWAY

Lloyd Holloway, 504 W. Belden, Sherman, TX

Mr. Holloway appeared to represent the request and answer any questions. The property is located at 1834 Texoma Parkway, Suite 200, just north of Taylor Street; a Taste of Southside BBQ is the tenant. The property is zoned a C-2 (General Commercial) District. The owners would like to enclose the breezeway connecting the

**SITE PLAN –
ENCLOSING 2
STRUCTURES
1834 TEXOMA
PARKWAY, STE. 200
(STEVIE B, LLC)**

restaurant and smokehouse to create a storage area. The exterior will match the existing buildings. 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 Hicks to approve the site plan subject to the Staff Review Letter. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF GREATER HARVEST NORTH CHURCH (OWNERS), WILLIAM C. NIBLET (PASTOR), TATCHIO & ASSOCIATES (ARCHITECT) AND JV CADD (BUILDING DESIGN) CONCERNING THE PROPERTY LOCATED AT 1100 WEST CENTER STREET, BEING 6.88 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDING SITE PLAN FOR GREATER HARVEST NORTH CHURCH

**AMENDING SITE PLAN
– CHURCH
1100 W. CENTER
(GREATER HARVEST
NORTH CHURCH)**

Pastor William C. Niblet, 1400 W. Shields, Sherman, TX

Pastor Niblet appeared to represent the request and answer any questions. The property is located at 1100 West Center Street between South Bryant and South Binkley Streets. The owners were granted site plan approval for a church, February 14, 2006. They would like to amend the site plan decreasing the size of the church from 12,000 square foot to 9,000 square foot. The exterior of the church will be brick, cast stone, Austin stone veneer with a metal roof. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Several of the Commissioners were concerned with the building being located in the floodplain.

Pastor Niblet explained the church pad has been built up 2.5' above the floodplain to comply with the City of Sherman Floodplain Ordinance.

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 Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF CUSTOM EXCELL BODIES, INC. (OWNER), J.W. CUSTOM MANUFACTURING COMPANY (TENANT) AND ROD TATCHIO, TATCHIO & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1701 TEXOMA DRIVE, BEING A TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, THE SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808 AND LOT 5 AND PART OF LOT 4 OF TEAGUE INDUSTRIAL PARK FOR A TOTAL OF 3.81 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 28’X96’ COVERED CANOPY WORK AREA

**SITE PLAN –
COVERED CANOPY
1701 TEXOMA DR.
(JW CUSTOM
MANUFACTURING)**

David Littrell, 4224 Dugan Chapel Road, Bells, TX

Mr. Littrell appeared to represent the request and answer any questions. The property is located at 1701 Texoma Drive; the southwest corner of Grand Avenue and Texoma Drive. The property is zoned an M-1 (Light Manufacturing) District. The owners would like to construct a 28’x96’ covered canopy for an outside covered work area. He has spoken to Danny Fuller regarding the fire lane access, they will be putting an entry only, north of the property off of Grand Avenue; it will be entry only and exiting on the south end. He had seen the Staff Review Letter and Memo from Danny Fuller and would abide by the Recommendations.

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. Second by Commission Member Hicks.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF RIDLEHUBER PARTNERS, LTD (OWNERS), HOYTE DODGE (TENANT) AND ROD TATCHIO,

**SITE PLAN –
ADDITION TO
SHOWROOM**

TATCHIO & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2300 U.S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK 1, INDEPENDENCE SQUARE ADDITION, SECTION 3, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A 1,500 SQUARE FOOT ADDITION TO AUTOMOBILE DEALERSHIP SHOWROOM

2300 HWY. 75 N.
(HOYTE DODGE)

Rod Tatchio, 2605 Westridge Trail, Sherman, TX

Mr. Tatchio appeared to represent the request and answer any questions. The property is located at 2300 U.S. Highway 75 North; Hoyte Dodge is the tenant. The property is zoned a C-1 (Retail Business) District/O-1 (75&82) Overlay District. The owners would like to construct a 1,500 square foot addition to the automobile dealership showroom. He explained they are enclosing an already covered porch area on the front of the car dealership, so it doesn't have any impact on the footprint of the building as it stands right now. They will be taking in 18' of the canopy, utilizing that space for showroom. They will be adding a branding arch on the front, independent of the structure, protruding out 3 1/2 or 4 feet. They had seen the Staff Review Letter and the Memo from Danny Fuller and would abide by the Recommendations.

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. Second by Commission Member Barton.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF TEXOMA AREA PARATRANSIT SYSTEM INC. (TAPS) (OWNERS) AND MALCOLM GAGE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 6100 TEXOMA PARKWAY, BEING A 4.311 ACRE TRACT IN THE J. B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 20'X20' BUS STOP CANOPY/GAZEBO

SITE PLAN- BUS STOP
CANOPY/GAZEBO
6001 TEXOMA
PARKWAY
(TAPS)

(TABLED)

No one appeared to represent the request.

ACTION TAKEN.

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

PLANNING & ZONING COMMISSION MINUTES – SEPTEMBER 21, 2010

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

OTHER BUSINESS

No other business came before the board.

ADJOURNMENT

**On Motion duly made and carried, the meeting adjourned
at 5:28 p.m.**

OTHER BUSINESS

ADJOURNMENT

CHAIRMAN _____

SECRETARY