

STATE OF TEXAS §
September 22, 2009
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 September 22, 2009.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: DAVIS, MORGAN, HICKS,
TANKERSLEY, BARTON, AND JACOBS

MEMBERS ABSENT: PLYLER AND ATHERTON

CALL TO ORDER
Chairman Sofey 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 August 18, 2009 Meeting. Motion by Commission Member Jacobs 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, TANKERSLEY, SOFEY, JACOBS AND MORGAN.

BOARD OF
ADJUSTMENTS

VARIANCE
THE REQUEST OF NANCY C. JOHNSON (OWNER) CONCERNING THE PROPERTY LOCATED AT 2627 NORTH WOODS STREET, BEING LOT 5 OF M.J. TURNER ADDITION'S SECOND REPLAT OF BLOCKS 4 & 5, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 12' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' FOR AN ATTACHED ACCESSORY BUILDING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR
SETBACK
2627 N. WOODS
(NANCY C. JOHNSON)

Robert Minshew, 320 N. Travis, Sherman, Texas
Mr. Minshew appeared to represent the request and answer any questions. The property is located at 2627 North Woods Street, the southeast corner of Woods and McLain Streets. The applicant constructed a cover over the patio and attached it to the existing storage building, which made it a part of the main structure. The storage building is located 12' from the rear property line.

Letters were received from Robert and Gail Reid, 2605 N. Woods in favor of the request.

No other citizens appeared before the Planning and

Zoning Commission to discuss the variance.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ANNA HINKLE (OWNER) AND RALPH RENSHAW (CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 301 WEST MCGEE STREET, BEING LOT 16, BLOCK 4, W.M. SHANNON’S ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 3’ REAR YARD SETBACK IN LIEU OF THE REQUIRED 25’ FOR AN ATTACHED GARAGE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR SETBACK
301 W. MCGEE
(ANNA HINKLE)

Ralph Renshaw, 1205 S. Crockett, Sherman, Texas

Mr. Renshaw appeared to represent the request and answer any questions. The property is located at 301 West McGee Street, the northwest corner of McGee and Shannon Streets. The applicant would like to construct an attached cover to the house and an existing garage which would make it a part of the main structure. The garage is located 3’ from the rear property line.

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

A letter was received from Joyce Griffis, PO Box 533, Sherman, Texas in favor of the request.

Board of Adjustments

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF JOE BROWN, HOME PLACE PARTNERS, LP, (OWNERS) AND ROBERT ARANSON

VARIANCE – SIDE STREET SETBACK
1304 N. TRAVIS

(TENANT) CONCERNING THE PROPERTY LOCATED AT 1304 NORTH TRAVIS STREET, BEING LOT 1 AND PART OF LOT 2, BLOCK 1, F.P. DAVIS SUBDIVISION, AS FOLLOWS;

(HOME PLACE PARTNERS)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(3) TO ALLOW A 3' SIDE YARD SETBACK ON A CORNER LOT IN LIEU OF THE REQUIRED 25' FOR A 6' PRIVACY FENCE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Robert Aranson, 1304 N. Travis, Sherman, Texas

Mr. Aranson appeared to represent the request and answer any questions. The property is located at 1304 North Travis Street, the northwest corner of Sycamore and Travis Streets. The applicant explained after looking at the setback he felt 3' would be too close to the street and would agree to a 5 or 6 foot setback instead of the 3' from the side street property line to allow for traffic view coming off the alley. He also agreed to a 45 degree angle at the corner of the alley. He 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 variance.

Letters were received from:

Benjamin & Judy Merrill, 1221 Preston Dr., Sherman, Texas

They had no objection to a privacy fence on the property; they were only concerned with the setback distance. "An alley runs from Belden to Sycamore. The residences on Travis and Preston have access to the alley. It is heavily used. My concern is that the traffic on Sycamore (also heavily used) and the traffic coming from the alley will not have an adequate line of site if there is only a 3' setback. One wreck has occurred there previously. Shrubbery was removed to improve the situation. If a fence is placed too close to the street, it will negate the remedy."

Charles & Shirley Nichols, 1315 Preston Dr., Sherman, Texas

Mr. & Mrs. Nichols were concerned about blocking the view of traffic exiting and entering the alley. "I feel the view of Sycamore Street will be obstructed and the entering and exiting at the alley will become unsafe. Could the fence be modified? Perhaps a 45° angle would allow a better view; otherwise, I would not be in favor of this change to allow the fence."

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Morgan to approve the variance for the fence with a 5' setback and a 45 degree angle at the corner of the alley subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DAVIS, TANKERSLEY, SOFEY, JACOBS

AND MORGAN.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

**SPECIFIC USE PERMIT, SITE PLAN, EXCEPTION &
VARIANCES**

THE REQUEST OF KYLE BOOTHE, BLUESTONE PARTNERS, LLC (OWNERS) CONCERNING THE PROPERTY LOCATED AT 505 F.M. 1417 NORTH (HERITAGE PARKWAY), BEING 2.8 ACRES IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8 (5)(A) TO ALLOW AN ASSISTED LIVING/MEMORY CARE, INDEPENDENT LIVING AND MEDICAL OFFICE FACILITY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13) TO ALLOW A LANDSCAPED AREA ON THE NORTH SIDE ADJACENT TO A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED WOOD, STONE, BRICK, CONCRETE BLOCK OR OTHER PERMANENT MATERIAL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (5)(I) TO ALLOW A 31' FRONT YARD SETBACK FOR A COVERED PARKING AREA IN LIEU OF THE REQUIRED 40' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (10) TO ALLOW TWO 65 SQUARE FOOT FACE AREA SIGNS IN LIEU OF ONE PERMITTED 65 SQUARE FOOT SIGN IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (5)(I) TO ALLOW A 2' FRONT YARD SETBACK FOR A SIGN IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

Kyle Boothe, Bluestone Partners, Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 505 F.M. 1417 North (Heritage Parkway North). The building, formerly a nursing home, has been vacant for a number of years. The owners would like to renovate, upgrade and maintain the

SUP & SITE PLAN – ASSISTED LIVING/MEMORY CARE, INDEPENDENT LIVING & MEDICAL OFFICE FACILITY

VARIANCE – FRONT YARD SETBACK FOR COVERED PARKING

VARIANCE – TWO SIGNS

VARIANCE – FRONT YARD SETBACK FOR SIGN

EXCEPTION – SCREENING (TABLED)

505 FM 1417 NORTH (KYLE BOOTHE, BLUESTONE PARTNERS, LLC)

facility as a fully operational assisted living, memory care and independent living senior community. Some of the amenities proposed include an internet café, media room, workout room, small spa, several dining rooms, and library. They would like to demolish the existing covered parking structure and construct a covered parking structure with a 31' front yard setback, repave the parking lot, install landscaping and signage with a waterfall feature. They are currently finalizing all details to start the project and have developed a relationship with a management company based in San Antonio, Texas to run the facility. They had seen the Staff Review Letters and would abide by the Staff Review Recommendations.

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

Danny Fuller, Fire Marshal

Mr. Fuller submitted a letter with some deficiencies that needed to be addressed; the fire alarm and suppression systems must be upgraded to current standards. Including but not limited to: clear access to current FDC location, approval of stand pipe suppression system, and approval of updated fire alarm system.

***PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 8 (5)(A) TO
ALLOW AN ASSISTED LIVING/MEMORY CARE,
INDEPENDENT LIVING AND MEDICAL OFFICE FACILITY IN
AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE
O-1.1 (FM 1417) OVERLAY DISTRICT.***

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Specific Use Permit and site subject to the Staff Review Letters. Second by Commission Member Morgan.

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

VOTING NAY: NONE

MOTION CARRIED

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

Mr. Boothe explained the signs would be v-shaped so they would be visible going down both sides of the highway. The sign would also include a water feature, lighting and will be landscaped. The existing sign would be taken down.

Mr. Boothe explained they would like to plant trees and shrubs that would grow 3-4 feet in height on the north side of the property in between the Sherman Church of the Nazarene which is located next door to this property. A chain link fence is located between the properties now. The church sent Bluestone Partners an email requesting they

erect a chain link or wrought iron fence that would create an openly visual barrier between the properties instead of the landscaped screening. He explained they would like to be good neighbors and a wrought iron fence would be a possibility, they only received the email that day, so he felt they would talk to the church more to determine what would work for both parties. Mr. Boothe agreed to table the exception to give them time to meet with the church.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (5)(I) TO ALLOW A 31' FRONT YARD SETBACK FOR A COVERED PARKING AREA IN LIEU OF THE REQUIRED 40' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the variance to allow a 31' front yard setback for a covered parking area. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

MOTION CARRIED

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (10) TO ALLOW TWO 65 SQUARE FOOT FACE AREA SIGNS IN LIEU OF ONE PERMITTED 65 SQUARE FOOT SIGN IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the variance to allow two 65 square foot face area signs. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

MOTION CARRIED

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

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (5)(I) TO ALLOW A 2' FRONT YARD SETBACK FOR A SIGN IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the variance to allow a 2' front yard setback for a sign. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

MOTION CARRIED

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13) TO ALLOW A LANDSCAPED AREA ON THE NORTH SIDE ADJACENT TO A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED WOOD, STONE, BRICK, CONCRETE BLOCK OR OTHER PERMANENT MATERIAL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the exception for a 4' wrought iron fence. The motion died for the lack of a Second.

ACTION TAKEN.

Motion by Commission Member Jacobs to table the exception to allow a landscaped area on the north side adjacent to a residentially zoned property to give them time to work something out with the church and submit a more detailed plan. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED

EXCEPTION

THE REQUEST OF ISRAEL ALEMAN (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 4608 AND 4609 WEST POND ROAD (A PRIVATE ROAD), BEING LOTS 6 & 7, BLOCK 1, SEASONS WEST ADDITION, PHASE ONE, A REPLAT OF A PORTION OF LOTS 2 & 3, BLOCK 1, ALEMAN ADDITION AS FOLLOWS;

PLANNING AND ZONING COMMISSION

EXCEPTION UNDER ORDINANCE NO. 2684, SECTION 12, SUBSECTION (B) TO BUILD A PRIVATE DRIVE IN LIEU OF THE 24' PRIVATE ROAD AS SHOWN ON THE PLAT FOR LOTS 6 & 7, BLOCK 1, SEASONS WEST ADDITION.

EXCEPTION – PRIVATE DRIVE
4608 & 4609 WEST POND RD
(ISRAEL ALEMAN)

(TABLED)

Tommy Tumlinson, 1300 Old Ida Road, Sherman, Texas

Mr. Tumlinson appeared to represent the request and answer any questions. The property is located at 4608 and

4609 West Pond Road (a private drive) in the Seasons West Subdivision. The owner would like to construct a 12' private drive instead of the 24' private road which is shown on the plat for access to Lots 6 & 7 in the Seasons West Addition; there is currently no access to those two lots. Cost was the major factor for the request.

Danny Fuller, Fire Marshal

Mr. Fuller submitted a letter explaining a 12' drive would not allow fire department apparatus to pass other vehicles or obstructions. Therefore, the road/drive must be a minimum 24' width and meet current City of Sherman street specification. He recommended the request be denied. He explained it was a safety concern. Mr. Fuller explained there are some alternatives they would be willing to discuss with Mr. Aleman.

Lisa Whitfield, Engineering & Development Coordinator

She explained all city services would stop at Windy Hill Road, they will have to bring their trash to Windy Hill Road; it will be just like a driveway.

Mr. Tumlinson agreed to table the request.

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

ACTION TAKEN.

Motion by Commission Member Davis to table the request to allow time to work with the Fire Marshal. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

ABSTAIN: HICKS

MOTION CARRIED

THE REQUEST WAS TABLED.

FINAL PLAT

THE REQUEST OF SHERMAN HILLS COUNTRY CLUB, LTD AND ARTISAN DEVELOPMENT COMPANY, INC. (OWNERS), WALT DERONDE (REPRESENTATIVE), GREG EDWARDS ENGINEERING SERVICES, INC. (ENGINEERS) AND COX LAND SURVEYING COMPANY (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 1900 BLOCK OF RIDGECREST LANE, BEING 1.23 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND 0.02 ACRES OF PEBBLEBROOK ADDITION, PHASE III, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF PEBBLEBROOK, PHASE 3A, BEING 1.23 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND BEING A REPLAT OF 830.1 SQUARE FEET OR 0.02 ACRES OF PEBBLEBROOK, PHASE III.

FINAL PLAT –
PEBBLEBROOK,
PHASE 3A
1900 BLK.
RIDGECREST LN
(SHERMAN HILLS
COUNTRY CLUB, LTD
& ARTISAN
DEVELOPMENT
COMPANY, INC.)

Greg Edwards, 1621 Amanda Ct., Ponder, Texas

Mr. Edwards appeared to represent the request and answer any questions. The property is located in the 1900 Block of Ridgecrest Lane in and adjacent to the Pebblebrook subdivision. The owners would like to plat the property into seven 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 Final Plat.

ACTION TAKEN.

Motion by Commission Member Tankersley to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Hicks.

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

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 JOHN ROMAN & JAMES BECK (OWNERS) AND BRAD BUTLER (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED AT 1109 NORTH BRENTS AVENUE, BEING LOT 9, BLOCK 2, COLLING ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8 (5)(A) TO ALLOW A DUPLEX IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP & SITE PLAN –
DUPLEX

1109 N. BRENTS
(JOHN ROMAN &
JAMES BECK)

(DENIED)

Brad Butler, 226 N. 2nd St., Princeton, Texas

Mr. Butler appeared to represent the request and answer any questions. The property is located at 1109 North Brents Avenue, between Richards and Dugan Streets. The applicant would like to construct a two story, three bedrooms per side duplex on the lot. The exterior finish will be brick with hardy board siding. Six off-street parking spaces will be provided in front of the duplex. Mr. Butler explained he had changed the parking layout for the duplex since he submitted his request. He constructed a duplex at 1015 and 1017 North Brents and this would be similar. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Davis if any other duplexes existed on that block.

Mr. Butler explained he drove down Brents Avenue and there were eight duplexes in the same area.

Chairman Sofey explained “they recently changed the ordinance to require a Specific Use Permit for duplexes; parking is one of the main concerns with duplexes; but their intent was not to create a parking lot look in that area, of course you have to have the parking requirements but not at the expense if it is not compatible with the neighborhood.”

Commission Member Davis explained he drove by the site and it looked like everything in that block was single family homes; the next block to the south had duplexes but this block did not.

Chairman Sofey felt the intent of the ordinance was to create a more compatible aesthetic where it fits in with the neighborhood. He explained he is not opposed to the duplex, it was more the nature of the parking setup.

Commission Member Jacobs felt it was changing too much of the character of the neighborhood, “squeezing too much onto the lot and that is against what they tried to accomplish with changing the duplex ordinance especially parking in the front; that takes on more of a commercial nature.”

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

Letters were received from:

Ruby Flowers, 1105 N. Brents, Sherman, Texas

“I, Ruby D. Flowers am the resident living at 1105 N. Brents Ave., Sherman, Texas, and I am protesting the rezoning of the property on the 1100 block of Brents Ave. I do not want a multi-family home built next to my house; however, I have no problem with a single-family home being built next to mine.”

Teresa Wright, 1106 N. Brents, Sherman, Texas

Ms. Wright was opposed to the allowance of a duplex in the 1100 block of North Brents. “I do not mind single family.”

ACTION TAKEN.

Motion by Commission Member Jacobs to deny the Specific Use Permit and site plan. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

SPECIFIC USE PERMIT & SITE PLAN

SUP & SITE PLAN –

THE REQUEST OF EARL S. KEESE, SR. (OWNER) AND STUART A. MANNING, AAMCO TRANSMISSIONS (PROSPECTIVE BUYER) CONCERNING THE PROPERTY AT 4114 TEXOMA PARKWAY, BEING 0.50 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8 (5)(A) TO ALLOW AUTOMOTIVE AND HEAVY VEHICLE REPAIR, TRANSMISSIONS, BRAKES, MUFFLERS, SHOCKS, OIL & LUBE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

AUTOMOTIVE & HEAVY VEHICLE REPAIR, TRANSMISSIONS, BRAKES, MUFFLERS, SHOCKS, OIL & LUBE
4114 TEXOMA PARKWAY
(EARL S. KEESE, SR.)

Mrs. Stuart Manning, 2439 Flowing Wells Rd., Pottsboro, Texas and Hershel Hogenson, 334 Terry Lane, Pottsboro, Texas

Mrs. Manning and Mr. Hogenson appeared to represent the request and answer any questions. The property is located at 4114 Texoma Parkway, between Gallagher Drive and Frisco Road. The applicant would like to operate an automotive and heavy vehicle repair, which includes transmissions, brakes, mufflers, shocks, oil and lube at this location. The building will be upgraded to masonry or equivalent on three sides of the exterior and remodel the interior. An existing garage door facing the front will be widened. 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 Specific Use Permit and site plan.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF EUFRACIO ALEMAN, JR. (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF NORTH FRIENDSHIP ROAD, BEING 16.3 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 AND THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF ALEMAN FRIENDSHIP ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

FINAL PLAT – ALEMAN FRIENDSHIP ADDN. (ETJ)
700 BLK. N. FRIENDSHIP RD.
(EUFRACIO ALEMAN, JR.)

(TABLED)

A letter was received from Underwood Drafting and Surveying to remove this item from the agenda.

OTHER BUSINESS

Chairman Sofey explained the Zoning & Development Review Subcommittee would meet soon to discuss the Comprehensive Plan.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:00 p.m.

ADJOURNMENT

CHAIRMAN _____

SECRETARY