

STATE OF TEXAS

§

December 20, 2011

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on December 20, 2011.

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

MEMBERS ABSENT: HICKS AND KRECK

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 November 22, 2011 Meeting. Motion by Commission Member Tankersley 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, BARTON, BARBER, MORGAN, AND TANKERSLEY

BOARD OF
ADJUSTMENTS

VARIANCE

THE REQUEST OF CAM SHERMAN, LLC (OWNERS), TEXOMA HEALTHCARE (TENANT) AND TODD BASS, NORTH TEXAS SERVICES (SIGN CONTRACTOR/REPRESENTATIVE) CONCERNING THE PROPERTY AT 1000 U.S. HIGHWAY 82 EAST, BEING PART OF BLOCK A, TOWN NORTH ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(A) TO ALLOW A 5' FRONT SETBACK IN LIEU OF THE REQUIRED 40' FOR A 50 SQUARE FOOT MONUMENT SIGN IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

VARIANCE – SIGN
SETBACK
1000 HWY 82 E.
(CAM SHERMAN, LLC)

Todd Bass, North Texas Services, 4408 Texoma Parkway, Sherman, TX

Mr. Bass appeared to represent the request and answer any questions. The property is located at 1000 U.S. Highway 82 East, the southeast corner of U.S. Highway 82 East and Loy Lake Road, behind Golden Corral Restaurant; Texoma Healthcare Center is the tenant. Mr. Bass explained the existing pole sign was damaged by a semi-truck and they would like to replace it with a 50 square foot brick monument sign. The existing sign was 36 square foot and 12' tall, the proposed sign is a little larger, but will only be 5.5' high. 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 variance.

ACTION TAKEN.

Motion by Commission Member Barton to approve the variance subject to the Staff Review Letter. Second by Commission Member Barber.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF LDG DEVELOPMENT (OWNERS) AND LEVI WILD, 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 7, SUBSECTION (14)(H) TO ALLOW A 12' X 6' MONUMENT SIGN IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION - SIGN
3621 STEEPLECHASE
DR
(LDG DEVELOPMENT)

(WITHDRAWN)

A request was received from Levi Wild, Sanchez & Associates to withdraw the request until the January 17, 2012 meeting.

ZONE CHANGE & SITE PLAN

THE REQUEST OF BEN DYE (OWNER), NATHAN GRAY, NBS DRAFTING AND DESIGN (ARCHITECT) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 2612 WEST LAMBERTH ROAD, BEING 7.53 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120 AND THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540, AS FOLLOWS:

PLANNING AND ZONING BOARD

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF1- (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-O (OFFICE) DISTRICT.

ZONE CHANGE & SITE
PLAN – SF-1 TO C-O
2612 W. LAMBERTH
(BEN DYE)

Ben Dye, 604 Legend Lane, Sherman, TX

Mr. Dye appeared to represent the request and answer any questions. The property is located at 2612 West Lamberth Road; between Norwood Drive and Shady Oaks Lane. The owner would like to change the zoning to a C-O (Office) District and construct a single story, 10,500 square foot professional office building. Mr. Dye explained “the building will have a Jackson Hole Lodge look with stone, cedar beams, wood ceilings and stamped concrete; it will be a good addition to the area.” 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 zone change and site plan.

ACTION TAKEN.

Motion by Commission Member Barber to approve the zone change and site plan subject to the Staff Review Letter. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

CONCEPT PLAN, PRELIMINARY & FINAL PLAT

THE REQUEST OF WESTFIELD ESTATES, LP (OWNER), JOHN SZABUNIEWICZ (REPRESENTATIVE), ROGER ALLRED (GENERAL CONTRACTOR) AND HARLAN LAND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SHADY OAKS LANE, BEING 111.64 ACRES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

CONCEPT PLAN OF WEST CANYON CREEK ESTATES

PLANNING AND ZONING COMMISSION

PRELIMINARY & FINAL PLATS – WEST CANYON CREEK ESTATES, SECTION 1, BEING 1.626 ACRES IN THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1288

CONCEPT PLAN – WEST CANYON CREEK ESTATES
PRELIMINARY & FINAL PLAT – WEST CANYON CREEK ESTATES, SECTION 1
(WESTFIELD ESTATES, LP)

(WITHDRAWN)

A request was received from Dr. John Szabuniewicz to withdraw the request to allow more time to provide additional information.

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:09 p.m.

ADJOURNMENT

CHAIRMAN _____

SECRETARY