

STATE OF TEXAS

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February 21, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on February 21, 2012.

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

MEMBERS ABSENT: MORGAN

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 January 17, 2012 Meeting. Motion by Commission Member Kreck 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, TANKERSLEY, HICKS, BARTON AND BARBER.

BOARD OF
ADJUSTMENTS

TEMPORARY USE PERMIT

THE REQUEST OF WALTER M. COLE (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOTS 1 & 3, BLOCK 16 OF THE CHRISTIAN COLLEGE ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

(RENEW) TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP – SNOW CONE
STAND
1802 E. HOUSTON
(WALTER M. COLE)

Walter M. Cole, 1809 E. Lamar, Sherman, TX

Mr. Cole appeared to represent the request and answer any questions. The property is located at the southeast corner of East Houston and Carr Street. The snow cone stand has been at this location since 2008. He 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 Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Tankersley to approve the Temporary Use Permit subject to the Staff Review Letter. Second by Commission Member Barber.

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

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

SITE PLAN

THE REQUEST OF 75/82 SHERMAN CROSSING, LTD (OWNERS) AND BRYAN M. BURGER, BURGER ENGINEERING, LLC (ENGINEERS) CONCERNING THE PROPERTY AT 3201 U.S. HIGHWAY 75 NORTH, BEING LOT 1R, BLOCK 1, SHERMAN CROSSING ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR ALDI GROCERY STORE.

SITE PLAN – ALDI
GROCERY STORE
3201 HWY 75 N.
(75/82 SHERMAN
CROSSING, LTD)

Bryan Burger, Burger Engineering, LLC, 17103 Preston Road, Ste. 180N, Dallas, TX

Mr. Burger appeared to represent the request and answer any questions. The property is located at 3201 U.S. Highway 75 North; the northeast corner of U.S. Highways 75 and 82. The property is zoned a C-1 (Retail Business) District and is also located in the O-1 (75 & 82) Overlay District. Mr. Burger explained Aldi, Inc. is requesting site plan approval for a 19,400 square foot grocery store. Aldi will occupy the northern end of the building and will provide 86 parking spaces in front of the lease space. The building façade will be upgraded to meet existing zoning ordinances. The furniture store and the clothing store will be relocated further south in the retail center to accommodate the grocery store.

Commission Member Kreck asked Mr. Burger if there was enough parking for the addition of the business.

Mr. Burger explained “yes, they are not doing any increase in square footage to the building, we are simply restriping what is out there; I think we lose five or six stalls, maybe.”

He 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 site plan.

ACTION TAKEN.

Motion by Commission Member Barber to approve the site plan subject to the Staff Review Letter. Second by Commission Member Kreck.

VOTING AYE: DAVIS, BARTON, HICKS, BARBER,
TANKERSLEY AND KRECK
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

SITE PLAN

THE REQUEST OF MIKE & SHELLY DANIEL, CLINT & MARCI BOND AND MICHAEL & AMY COCHRAN (OWNERS), MASTERKEY MINISTRIES OF GRAYSON COUNTY (TENANT) AND JULIE RICKEY (REPRESENTATIVE) CONCERNING THE PROPERTY AT 209 F.M. 1417 SOUTH (HERITAGE PARKWAY), BEING 0.91 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING FOR MASTERKEY MINISTRIES OF GRAYSON COUNTY.

**SITE PLAN –
ACCESSORY BLDG -
MASTERKEY
MINISTRIES OF
GRAYSON COUNTY
209 FM 1417 S.
(MIKE & SHELLY
DANIEL, CLINT &
MARCI BOND AND
MICHAEL & AMY
COCHRAN)**

Julie Rickey, Director Masterkey Ministries, 209 FM 1417 South, Sherman, TX

Ms. Rickey appeared to represent the request and answer any questions. The property is located at 209 F.M. 1417 South (Heritage Parkway); the southeast corner of F.M. 1417 and West Houston, Masterkey Ministries of Grayson County is the tenant. The property is zoned a C-1 (Retail Business) District and is also located in the O-1.1 (F.M. 1417) Overlay District. Ms. Rickey explained Masterkey Ministries of Grayson County has the opportunity to receive a grant from Home Depot for an accessory building to be used as a food pantry. The building will be a climate controlled building to store food year round. They currently supplement twenty to thirty families and they would like to increase that with this donation. The building’s façade will be upgraded to hardy board siding to meet the ordinance requirements. She 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 site plan.

ACTION TAKEN.

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

VOTING AYE: DAVIS, BARTON, HICKS, BARBER, TANKERSLEY AND KRECK

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Scott Shadden, Director of Developmental Services explained the board needed to elect a Vice-Chairman since some of the board members terms had expired and left the position vacant.

**ELECT VICE-
CHAIRMAN**

Chairman Davis asked for nominations or discussion.

ACTION TAKEN.

PLANNING & ZONING COMMISSION MINUTES – FEBRUARY 21, 2012

Motion by Commission Member Barber to nominate Don Hicks as Vice-Chairman.

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

VOTING NAY: NONE

MOTION CARRIED

ADJOURNMENT

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

ADJOURNMENT

CHAIRMAN _____

SECRETARY