

STATE OF TEXAS

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April 17, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on April 17, 2012.

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

MEMBERS ABSENT: NONE

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 March 20, 2012 Meeting. Motion by Commission Member Hicks 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, HICKS, MORGAN, TANKERSLEY AND BARTON.

BOARD OF  
ADJUSTMENTS

VARIANCE

THE REQUEST OF ROBERT MORRIS (OWNER) CONCERNING THE PROPERTY AT 508 E. SYCAMORE STREET, BEING LOT 11, BLOCK 4, KERR'S NURSERY ADDITION, AS FOLLOWS:

*BOARD OF ADJUSTMENTS*

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 9 1/2' FRONT SETBACK FOR A 20'X20' CARPORT IN LIEU OF 25' REQUIRED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FRONT  
SETBACK  
508 E SYCAMORE  
(ROBERT MORRIS)

Robert Morris, 508 E. Sycamore, Sherman, TX

Mr. Morris appeared to represent the request and answer any questions. The property is located at 508 East Sycamore between East and Broughton Streets. The owner would like to construct a 20'x20' steel carport, 9 1/2' from the front property line. Mr. Morris explained his mother-in-law recently moved in with his family, she is 65 years old and handicapped; the carport will be beneficial to her for accessibility to the car. Mr. Morris displayed pictures of other carports in the area. He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Davis explained from the pictures that were shown, one of the carports matched the roof of the house and looks like it was built with the house. He asked Mr. Morris if he had considered putting a pitched roof on the carport to tie into the house. He was not a fan of just

putting metal carport in front of the house.

After discussion, Mr. Morris agreed to construct a pitched roof carport.

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

One letter was received from:  
Mildred Jackson, 513 E. Sycamore, Sherman, TX  
Mrs. Jackson was in favor of the request.

**ACTION TAKEN.**

Motion by Commission Member Hicks to approve the variance to allow a 9 1/2' front setback subject to the carport having a pitched roof to match the house. Second by Commission Member Morgan.

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**VARIANCE**

**THE REQUEST OF DIANE CURRAN (OWNER) AND BRYAN ROCKWELL, BLUESTONE PARTNERS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2311 CHANDLER COURT, BEING LOT 31, BLOCK 3, WASHINGTON PLACE ADDITION, AS FOLLOWS:**

***BOARD OF ADJUSTMENTS***

**VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 15' REAR SETBACK FOR A SUN ROOM ADDITION IN LIEU OF 25' REQUIRED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**VARIANCE – REAR SETBACK  
2311 CHANDLER CT.  
(DIANE CURRAN)**

**Bryan Rockwell, Bluestone Partners, 2913 Overland Trail, Ste. 100, Sherman, TX**

Mr. Rockwell appeared to represent the request and answer any questions. The property is located at 2311 Chandler Court in the Washington Place Addition; west of FM 1417. The owner would like to construct a 620 square foot attached sunroom, 15' from the rear property line. Mr. Rockwell explained "this house backs up to Washington Street which was recently improved by raising and widened the street, with those improvements there is now a lot of road noise; this addition will add a buffer to reduce the noise. Also, people can look down into her house if they are walking on the sidewalk along Washington Street; the addition will add privacy so that they cannot look directly into her house." The addition will encroach into a 20' drainage and utility easement located at the rear of the property; an encroachment easement was granted by the City Council at the April 16, 2012, meeting. 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 variance.

Letters were received from:  
Windell & Linda Wright, PO Box 1062, Sherman, TX  
They were in favor of the request.

Ronald & Lisa Coleman, 2209 Covington Ct., Sherman, TX  
They wrote, “If this setback will push more water from the creek toward our house, we would like assurances from the City and the homeowner that they will be liable for any flood damage to our property.”

Chairman Davis asked Mr. Rockwell if he would like to address the drainage or additional water runoff issue.

Mr. Rockwell explained “the creek runs east of this property and runs under Washington Street, there could be some runoff, but it would go directly from that property to the creek; we do not see an issue with that.”

**ACTION TAKEN.**  
Motion by Commission Member Morgan to approve the variance subject to the Staff Review Letter. Second by Commission Member Tankersley.

**VOTING AYE: DAVIS, HICKS, MORGAN, TANKERSLEY AND BARTON.**  
**VOTING NAY: NONE**  
**MOTION CARRIED**

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

**TEMPORARY USE PERMIT**  
**THE REQUEST OF CHARLES E. ANDERSON (OWNER) AND SHAWN DAVIS (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR STREET, BEING 3.43 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;**  
***BOARD OF ADJUSTMENTS***  
**(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN A C-1 (RETAIL BUSINESS) DISTRICT.**

**TUP (RENEWAL) –  
SNOW CONE STAND  
1330 W. TAYLOR  
(SHAWN DAVIS)**

**Shawn Davis, 915 Western Hills, Sherman, TX**  
Mr. Davis appeared to represent the request and answer any questions. The property is located at 1330 West Taylor Street across from Fairview Park. In December 2010, the property was rezoned to a C-1 (Retail Business) District, but is still being used as residential, which requires

approval for a Temporary Use Permit. This is a renewal for the snow cone stand that has been in operation at this location since 1999.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit.

**ACTION TAKEN.**

Motion by Commission Member Hicks to approve the Temporary Use Permit. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

**VARIANCE**

THE REQUEST OF MARVIN SCHIAVONE (OWNER) CONCERNING THE PROPERTY AT 2912 CANTERBURY CIRCLE, BEING LOT 9, BLOCK 3, IDLEWOOD ACRES ADDITION, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 17' REAR SETBACK FOR AN ATTACHED PERGOLA IN LIEU OF 25' REQUIRED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT

VARIANCE – REAR SETBACK  
2912 CANTERBURY CIRCLE  
(MARVIN SCHIAVONE)

**Marvin Schiavone, 2912 Canterbury Circle, Sherman, TX**

Mr. Schiavone appeared to represent the request and answer any questions. The property is located at 2912 Canterbury Circle; south of Canterbury Drive between Ricketts and Dover Streets. The owner would like to build an attached 12'x39' pergola, 17' from the rear property line. Mr. Schiavone explained “there use to be a covered patio on the west side of the house where they are proposing the pergola; an ice storm damaged the patio cover so it came down. The pergola will be built out of red cedar and will cover more area; it will be attached to the roof line.”

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

Commission Member Thorpe asked Mr. Shadden “since he is replacing a structure that has already come down, does he have to come back before the board.”

Mr. Shadden, Director of Developmental Services explained yes, he would, because it is larger.

Mr. Schiavone was not sure the original cover was approved by the board.

**ACTION TAKEN.**

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

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**REPLAT, EXCEPTION & VARIANCE**

THE REQUEST OF JOHN & ALICIA MCCAMPBELL AND DGR DEVELOPMENT GROUP, LTD (OWNERS), KEN ARNOLD (PROSPECTIVE BUYER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 2941 OVERLAND TRAIL AND 2505 SILVERADO TRAIL, BEING LOTS 10 & 11, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

REPLAT APPROVAL LOTS 10 & 11, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW A 6' PRIVACY FENCE ABOVE A RETAINING WALL ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(3) TO ALLOW A 9'7" SIDE STREET SETBACK FOR A DETACHED POOL HOUSE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**Marshall Sartin, Sartin and Associates, 109 S. Travis,**

**Ken Arnold, 2941 Overland Trail, Sherman, TX and**

**Kyle Boothe, 2913 Overland Trail, Ste. 100, Sherman, TX**

Mr. Sartin, Mr. Arnold and Mr. Boothe appeared to represent the request and answer any questions. The property is located at 2941 Overland Trail and 2505 Silverado Trail; the northeast corner of Overland and Silverado Trails. Mr. Arnold recently purchased the property and would like to replat the two lots into one lot, remove the existing wrought iron fence and erect a 6' privacy fence above the retaining wall. He also would like to construct a pool house, 9'7" from the side street property line. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked "when a property is replatted into one lot; is the 25' setback put into play from the rear on the north side of the property."

REPLAT LOTS 10 & 11, BLK. 2, O'HANLON RANCH ADDN., PHASE 2

EXCEPTION – FENCE

VARIANCE – SIDE STREET SETBACK  
2941 OVERLAND TRL.  
(KEN ARNOLD)

Mr. Shadden explained “it will be 25’ from the main structure; accessory buildings will be 5’ off the rear setback or north property line.”

Mr. Arnold explained he has purchased the home now. “The existing retaining wall and wrought iron fence is on the property line and did not receive approval for that; so he would like to be approved for that and put up a 6’ wood fence on the retaining wall. He also is proposing to continue the retaining wall north along Silverado Trail and try to tether it down as much as I can and then continue the fence from west to east, then back south to include Lots 11 and 10.”

Commission Member Barton asked “how close to Overland Trail would the fence be.”

Mr. Arnold explained “it would be where the existing fence is now, which is the back corner of the house.”

Appearing from the audience:

Tom Bolin, 2608 Silverado Trail, Sherman, TX

Mr. Bolin explained “I do not know how far back the current 4’ fence is, but if they build it to 6’, the wood fence is going to seem awfully close to the street and with the pool house being that close to Silverado Trail; it will block the view and will look bad on the street. The fence now is very close to the sidewalk and if you put a retaining wall with a fence on top of that, it will huge.”

Mr. Arnold explained “the retaining wall now is 5’ at its highest point with a 4’ fence on top.” He plans to tie everything together with the same materials and try to stair-step it down as much as possible. “The rear of the lot has a slope and to put any type of fence would require a retaining wall and try to keep it no higher than it is already.”

Commission Member Hicks explained “there looks like there is a lot of room for the pool house to be moved over; is there a reason you need it to be that close to the property line.”

Mr. Arnold explained “aesthetically they were looking at it, trying to keep it over on that side because they had a view of the lake but he did not think the lake would be visible once it was all done.”

Kyle Boothe explained “there are some trees that are not shown on the site plan that they are working around to the east of the pool house; they wanted to keep the trees and have walking access to and from the pool house. The pool will have a waterfall feature on part of the pool, so being able to see that waterfall feature both from the back porch of the main house and the front porch of the pool house was the reasoning behind the request for the variance.” Mr.

Boothe explained “the fence is 55’-60’ back from Overland Trail and did not feel traffic visibility would be a problem at the corner of Overland and Silverado Trails. The fence will be board on board stained cedar fence with a cedar cap and trim on it. The retaining wall will be paver stone with multiple colors and textures.”

Commission Member Morgan asked the need to have an 11’ fence.

Mr. Boothe explained “they really just want a 6’ fence, the retaining wall is necessary because of the slope on the property.”

Mr. Arnold explained “the current retaining wall at its highest point is in the northwest corner of Lot 10 which is 5’ now, then there is a 4’ wrought iron fence on top. I am wanting to use the existing retaining wall to put a 6’ fence on top and once I start getting into the additional lot, we are wanting to stair-step it down so that it is not as intrusive.”

Commission Member Barber asked if they were building a house on the lot next door to this lot.

Commission Member Gilbert explained “there will be approximately 55’ from the back of the pool house to the lot that adjoins it to the north. If the retaining wall gets up above 5’, it could present an aesthetic issue in the street and neighborhood. As far as building a 6’ tall fence on top of a 5’ tall retaining wall; it is needed, otherwise you are going to be able to watch them swim in their backyard.”

Nancy Nichols, 2933 Overland Trail, Sherman, TX

Mrs. Nichols asked if the pool house would be taller than the fence and would you be able to see it over the fence if you are going down Silverado. She did not want to see a mastiff wall going down Silverado Trail.

Mr. Arnold explained “you will see the pool house over the fence.”

Mr. Boothe explained “the pool house has a 9’ plate height, the eve comes down 1’, the eve will be 1 ½ - 2’ taller than the fence. All you will be able to see is the roof of the pool house from the street.”

Marty Nichols, 2933 Overland Trail, Sherman, TX

Mr. Nichols asked if there was any way to see a picture of what this would look like before construction. He also wanted to know if this was just for his family or will there be a bunch of high school kids on the weekends.

Commission Member Gilbert explained “the building plan will have to be approved by the subdivision’s Architectural Control Committee and conform to the neighborhood

standards.”

Mr. Arnold explained “he and his wife will be the only ones living at this location; maybe some new grandbabies to entertain us sometimes.”

Commission Member Hicks asked if they would have any problems pulling out of their driveway.

Mr. Boothe explained “the driveway is located on the northeast side of the lot; it is not right up against the fence.”

Commission Member Gilbert explained “there currently is a house being constructed behind Mr. Arnold’s lot and the driveway was put on the north side of the property for that reason. As long as the fence and retaining wall is done to the standards of the subdivision, I don’t think there is any problem with it.”

Chairman Davis explained “I know Commission Member Gilbert was not on the Board of Adjustments tonight but you are familiar with the property and the height issue is appropriate for the fence.”

Commission Member Gilbert explained “yes, it is appropriate. If there was a height restriction on the retaining wall at its current level; could that be implemented by the Board of Adjustments?”

Mr. Shadden explained “that could be a condition.”

Mrs. Nichols explained “that would be very reassuring to know that it doesn’t go any higher than it currently is; the fact that it is going down will give me comfort that it is not going to be as massive as I was envisioning.”

No other citizens appeared before the Planning and Zoning Commission to discuss the Replat, exception or variance.

**PLANNING AND ZONING COMMISSION  
REPLAT APPROVAL LOTS 10 & 11, BLOCK 2, O’HANLON  
RANCH ADDITION, PHASE 2**

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the Replat subject to the Staff Review Letter. Second by Commission Member Barton.

**VOTING AYE: DAVIS, BARTON, HICKS, MORGAN,  
TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK  
VOTING NAY: NONE  
MOTION CARRIED**

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



**ACTION TAKEN.**

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW A 6' PRIVACY FENCE ABOVE A RETAINING WALL ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**ACTION TAKEN.**

**Motion by Commission Member Hicks to approve the exception subject to the Staff Review Letter and the retaining wall being no more than 5' tall. Second by Commission Member Barton.**

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

**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 7, SUBSECTION (1)(C)(3) TO ALLOW A 9'7" SIDE STREET SETBACK FOR A DETACHED POOL HOUSE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**Kyle Boothe explained "the Staff Review Letter states there is a 10' utility easement along Silverado Trail, so the pool house will be out of the easement."**

**ACTION TAKEN.**

**Motion by Commission Member Barton to approve a variance to allow a 10' side street setback for the detached pool house subject to the Staff Review Letter. Second by Commission Member Tankersley.**

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**PRELIMINARY & FINAL PLAT**

**THE REQUEST OF AG-POWER REAL ESTATE, INC. (OWNERS), JACK BARSİ (PROSPECTIVE BUYER) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4301 AND 4305 TEXOMA PARKWAY, BEING 3.87 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969 AND THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, AS FOLLOWS:**

**PRELIMINARY & FINAL  
PLAT – API ADDN.  
4301 & 4305 TEXOMA  
PARKWAY  
(AG-POWER REAL  
ESTATE, INC)**

**PLANNING AND ZONING COMMISSION  
PRELIMINARY AND FINAL PLAT APPROVAL OF API  
ADDITION**

**Marshall Sartin, Sartin & Associates, 109 S. Travis,  
Sherman, TX**

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 4301 and 4305 Texoma Parkway, just south of Frisco Road on the east side of Texoma Parkway; Ag-Power and Kym’s Cars are the tenants. The owner would like to plat the property into two lots for commercial 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 Preliminary and Final Plat.

**ACTION TAKEN.**

Motion by Commission Member Kreck to approve the Preliminary and Final Plat subject to the Staff Review Letter. Second by Commission Member Morgan.

VOTING AYE: DAVIS, BARTON, HICKS, MORGAN,  
TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK  
VOTING NAY: NONE  
MOTION CARRIED

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

**SPECIFIC USE PERMIT & EXCEPTION**

THE REQUEST OF AG-POWER REAL ESTATE, INC. (OWNERS), JACK BARSİ (PROSPECTIVE BUYER), DAVID BACA (ARCHITECT) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4305 TEXOMA PARKWAY, BEING 1.94 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969 AND THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION**  
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTO DEALERSHIP, BODY SHOP AND SERVICE DEPARTMENT IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**BOARD OF ADJUSTMENTS**  
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW ADOBE TEXTURE INSULATED WALL PANELS FOR THE EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY, BRICK, STONE, EFIS (EXTERIOR FINISH INSULATION SYSTEM) OR CONCRETE LAP SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – AUTO  
DEALERSHIP, BODY  
SHOP & SERVICE  
DEPT.

EXCEPTION –  
EXTERIOR FACADE  
4305 TEXOMA  
PARKWAY  
(AG-POWER REAL  
ESTATE, INC.)

**David Baca, 100 N. Travis, Ste. 500-A, Sherman, TX**

Mr. Baca appeared to represent the request and answer any questions. The property is located at 4305 Texoma Parkway just south of Frisco Road on the east side of Texoma Parkway; Kym's Cars is the tenant. A Specific Use Permit to allow the sale of farm equipment, feed store and automobile sales was granted at 4301 Texoma Parkway, which was included on this lot, at the August 9, 1999, City Council Meeting. The prospective buyer would like to open an auto dealership, body shop and service department at this location. They would like to construct an 11,250 square foot auto service center on the lot with adobe texture insulated wall panels as the exterior finish on the building. Mr. Baca explained the wall panel system will span from purling to purling on a pre-engineered steel building; it is basically a sandwiched panel that has a finished interior and exterior with insulation between the panels. The exterior of the wall panels have a textured finish that resembles stucco or EFIS but it is more durable. They had seen the Staff Review Letter and would abide by the Recommendations.

Jack Barsi, 3282 S. Hwy. 121, Bonham, TX

Mr. Barsi explained "they make another texture that is rougher like EFIS; it is like sandpaper, they have that available too. The only reason I wanted to use this structure is because I have another metal building that I have the regular insulation you put inside, you can rip and tear it down. This has the good foam insulation between the metal panels and much more durable system than EFIS. This is far more superior to any other metal buildings I have put up. You can also pick the color you want. It has a different texture on the inside but not with the big giant grooves. NUCOR Building Systems is the manufacturer."

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

***PLANNING AND ZONING COMMISSION***

**SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTO DEALERSHIP, BODY SHOP AND SERVICE DEPARTMENT IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**

**ACTION TAKEN.**

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

**VOTING AYE: DAVIS, BARTON, HICKS, MORGAN, TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK  
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 (1B) TO ALLOW ADOBE TEXTURE INSULATED WALL PANELS FOR THE EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY, BRICK, STONE, EFIS (EXTERIOR FINISH INSULATION SYSTEM) OR CONCRETE LAP SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**ACTION TAKEN.**

Motion by Commission Member Hicks to approve the exception. Second by Commission Member Morgan.

VOTING AYE: DAVIS, HICKS, MORGAN, TANKERSLEY 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 TEXOMA AREA PARATRANSIT SYSTEM, INC. (OWNERS) AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY AT 6104 TEXOMA PARKWAY, BEING 2.3 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:

**BOARD OF ADJUSTMENTS**

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW AN EXTENSION OF A METAL SIDING EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY, BRICK, STONE, EFIS (EXTERIOR FINISH INSULATION SYSTEM) OR CONCRETE LAP SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**PLANNING AND ZONING COMMISSION**

SITE PLAN APPROVAL FOR A SERVICE BAY EXPANSION.

EXCEPTION –  
EXTERIOR FAÇADE

SITE PLAN – SERVICE  
BAY EXPANSION  
6104 TEXOMA  
PARKWAY  
(TAPS)

**David Baca, 100 N. Travis, Ste. 500-A, Sherman, TX**

Mr. Baca appeared to represent the request and answer any questions. The property is located at 6104 Texoma Parkway; Texoma Area Paratransit System, Inc. (TAPS) is the tenant. The owners would like to construct a 3,600 square foot addition to the existing building to expand the service bay area, the exterior would be metal. Mr. Baca explained this is a small addition to the building and they would like to extend the metal siding with the same style and color. 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 exception and site plan.

**BOARD OF ADJUSTMENTS**

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW AN EXTENSION OF A METAL SIDING EXTERIOR FACADE IN LIEU OF THE

REQUIRED MASONRY, BRICK, STONE, EFIS (EXTERIOR FINISH INSULATION SYSTEM) OR CONCRETE LAP SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

**ACTION TAKEN.**

Motion by Commission Member Morgan to approve the exception to allow a metal siding exterior façade for the addition to the service bay. Second by Commission Member Barton.

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

VOTING NAY: NONE

MOTION CARRIED

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

**PLANNING AND ZONING COMMISSION  
SITE PLAN APPROVAL FOR A SERVICE BAY EXPANSION.**

**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, MORGAN, TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK

VOTING NAY: NONE

MOTION CARRIED

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

**SPECIFIC USE PERMIT**

THE REQUEST OF FIVE AND DIME CERTIFIED SALES, LLC (OWNER) AND JADE LAMANCE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2411 TEXOMA PARKWAY, BEING LOT 1, BLOCK 1, HELEN PERKINS 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 USED AUTOMOBILE SALES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – AUTOMOBILE SALES  
2411 TEXOMA PARKWAY  
(FIVE & DIME CERTIFIED SALES, LLC)

**Jade Lamance, 2411 Texoma Parkway, Sherman, TX**

Mr. Lamance appeared to represent the request and answer any questions. The property is located at 2411 Texoma Parkway between Baker Road and U.S. Highway 82; the lot north of Flamingo Bingo. The owner would like to construct a 25'x28' building to sell used automobiles; the exterior finish on the building will be hardy board siding. Mr. Lamance explained “there would not be any automobile repairs at this location.” He would like to construct the building to look like a general store and use cedar above the porch as an architectural detail. 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 Specific Use Permit and site plan.

**ACTION TAKEN.**

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

VOTING AYE: DAVIS, BARTON, HICKS, MORGAN, TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK  
VOTING NAY: NONE  
MOTION CARRIED

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

**REPLAT**

THE REQUEST OF ET JOINT VENTURE (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1603 U.S. HIGHWAY 75 NORTH, BEING LOT 4, BLOCK 1, CRESCENT OAKS PLAZA, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

REPLAT APPROVAL OF LOT 4, CRESCENT OAKS PLAZA ADDITION

REPLAT – LOT 4,  
CRESCENT OAKS  
PLAZA  
(ET JOINT VENTURE)

**Kyle Boothe, Bluestone Partners, 2913 Overland Trail, Ste. 100, Sherman, TX**

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 1603 U.S. Highway 75 North, between Texoma Parkway and East Taylor Street. The owners would like to replat the property into three lots for commercial 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 Barton to approve the Replat subject to the Staff Review Letter. Second by Commission Member Barber.

VOTING AYE: DAVIS, BARTON, HICKS, MORGAN, TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK  
VOTING NAY: NONE  
MOTION CARRIED

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

**SITE PLAN & VARIANCE**

THE REQUEST OF BARBARA WIBLE POWELL, MARGARET WIBLE BRIGGS AND MIKE WIBLE (OWNERS) AND DAVID SPEARS (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 3311 U.S. HIGHWAY 75 SOUTH, BEING 2 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

SITE PLAN APPROVAL FOR AN ADDITION TO AN ELEVATOR/SIGN SHOP.

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.4, SUBSECTION (7) TO ALLOW A 26' FRONT SETBACK IN LIEU OF 55.7' REQUIRED IN A C-2 (GENERAL COMMERCIAL) DISTRICT, BLALOCK COMMERCIAL OVERLAY DISTRICT AND O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

**David Spears, 301 N. Heritage Parkway, Apt. 24-F,  
Sherman, TX**

Mr. Spears appeared to represent the request and answer any questions. The property is located at 3311 U.S. Highway 75 South between the Travis Street exit off of Highway 75 South and F.M. 1417 East. A Specific Use Permit was granted to allow a telecommunication tower on the same lot at the November 1, 1999, City Council Meeting. The applicant would like to start a new business; elevator/sign sales. His plans include upgrading the building to meet the requirements of the Blalock Commercial Overlay District, adding columns, installing landscaping and screening. The existing building is located closer than the allowed setback so a variance is required. Mr. Spears explained "he is in the process of getting his patent and plans to manufacture/retail elevators and have an office at this location." There will be elevators on the outside of the building that will be in operation. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Barber asked who he will market the elevators to.

Mr. Spears explained "there are lots of interest; apartment owners, motel/hotels, both of which are waiting right now. As a matter of fact, Mr. Wible said he wanted to put one in Kelly Square."

Commission Member Thorpe stated "I would get his money first."

Mr. Spears explained "they could go in homes and could be set up in four hours after the foundation is in."

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

**SITE PLAN –  
ELEVATOR/SIGN SHOP**

**VARIANCE – FRONT  
SETBACK  
3311 HWY 75 S.  
(DAVID SPEARS)**

**PLANNING AND ZONING COMMISSION**

**SITE PLAN APPROVAL FOR AN ADDITION TO AN ELEVATOR/SIGN SHOP.**

**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: DAVIS, BARTON, HICKS, MORGAN, TANKERSLEY, BARBER, GILBERT, THORPE AND KRECK  
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 6.8.4, SUBSECTION (7) TO ALLOW A 26' FRONT SETBACK IN LIEU OF 55.7' REQUIRED IN A C-2 (GENERAL COMMERCIAL) DISTRICT, BLALOCK COMMERCIAL OVERLAY DISTRICT AND O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.**

**ACTION TAKEN.**

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

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

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**OTHER BUSINESS**

Commission Member Thorpe asked “if in the future they could put in 15-20 minutes after a meeting to ask staff questions and catch up with what is going on in the City. If I had some questions and maybe someone else could build on and inform myself a little bit. I just have some general questions I would like to run through staff and see what is going on.”

Chairman Davis explained “they may have to put it on the agenda.”

Mr. Shadden explained “if you have any specific questions you may call anytime.”

Commission Member Thorpe stated “I know, you know I am not afraid to do that, but it might help everybody else also if they might build on that, instead of me just asking a question out of the blue, I didn’t know how you wanted me to attack that.”

**OTHER BUSINESS**



**PLANNING & ZONING COMMISSION MINUTES – APRIL 17, 2012**

**Mr. Shadden explained “they could put it on the next meeting to talk about that.”**

**ADJOURNMENT**

**On Motion duly made and carried, the meeting adjourned at 6:20 p.m.**

**ADJOURNMENT**

**CHAIRMAN \_\_\_\_\_**

**\_\_\_\_\_  
SECRETARY**