

STATE OF TEXAS

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May 22, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on May 22, 2012.

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

MEMBERS ABSENT: TANKERSLEY

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 April 17, 2012 Meeting. Motion by Commission Member Barton to approve the Minutes as written. Second by Commission Member Thorpe. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

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

BOARD OF
ADJUSTMENTS

TEMPORARY USE PERMIT

THE REQUEST OF GLENDA HUNTER (OWNER) CONCERNING THE PROPERTY AT 1803 EAST MAY STREET, BEING LOTS 1 & 3, BLOCK 3, MILAN HEIGHTS ADDITION 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 AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

TUP – SNOW CONE
STAND
1803 E, MAY
(GLENDA HUNTER)

Robert Hunter, 1810 E. May Sherman, TX

Mr. Hunter appeared to represent the request and answer any questions. The property is located at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location since 1998.

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

ACTION TAKEN.

Motion by Commission Member Barber to approve the Temporary Use Permit. Second by Commission Member Morgan.

VOTING AYE: DAVIS, HICKS, MORGAN, BARTON AND

BARBER.
VOTING NAY: NONE
MOTION CARRIED

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

MOBILE FOOD VENDOR PERMIT

THE REQUEST OF DANNY HARVEY, TIMOTHY HARVEY, DARREN ROBISON AND ERIC ROBISON (OWNERS) AND MICHELLE EUBANK (APPLICANT) CONCERNING THE PROPERTY AT 2402 SOUTH TRAVIS STREET, BEING 4.46 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

BOARD OF ADJUSTMENTS

SITE PLAN APPROVAL AND PERMIT FOR A MOBILE FOOD VENDOR UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4.1)(A) IN A C-1 (RETAIL BUSINESS) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT.

Michelle Eubank, 119 S. Dickson, Colbert, OK and Danny Harvey, 2402 S. Travis, Sherman, TX

Ms. Eubank and Mr. Harvey appeared to represent the request and answer any questions. The property is located at 2402 South Travis Street between Wilson Street and FM 1417 East; Danny's Paint and Body is the tenant. Ms. Eubank would like to open a fully equipped concession stand. Hours of operation will be Monday thru Friday 8 a.m. – 4 p.m. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Davis asked Ms. Eubank if she could comply with the food vendor's ordinance.

Ms. Eubank explained she could.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan and permit for a mobile food vendor.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the site plan and permit for a mobile food vendor subject to the Staff Review Letter. Second by Commission Member Hicks.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF ADAM & LAURA LECRONE (OWNERS) AND SITE-SCAPE (APPLICANT) CONCERNING THE

**SITE PLAN & PERMIT -
MOBILE FOOD
VENDOR PERMIT
2402 S. TRAVIS
(MICHELLE EUBANK)**

**EXCEPTION – FENCE
1100 N. WOODS
(ADAM & LAURA)**

PROPERTY LOCATED AT 1100 NORTH WOODS STREET,
BEING 0.36 ACRES IN THE J. B. MCANAIR SURVEY,
ABSTRACT NO. 763, AS FOLLOWS;

LECRONE)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7,
SUBSECTION (13) (H), TO ALLOW AN 8' PRIVACY FENCE
IN THE SIDE YARD IN LIEU OF THE PERMITTED 6' IN AN
R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Willie Steele, Sitescape, PO Box 2465, Sherman, TX

Mr. Steele appeared to represent the request and answer
any questions. The property is located at 1100 North
Woods Street between Birge and Belden Streets. The
owners currently have an 8' fence across the back of the
property and they would like to extend it to the side yard
replacing an existing 6' fence.

Sandra Robinson, 1018 N. Woods, Sherman, TX

Mrs. Robinson explained the LeCrone's told them they
would speak to them about the fence but they haven't; they
were just wondering why. They wanted to know if they as
neighbors had become a problem to them or the dogs.

Mr. Steele explained it was his understanding they wanted
to extend the fence because they had one across the back
and they installed a pool a couple of years ago; it had
nothing to do with the neighbors.

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

One letter was received from Nadene Dean, 1121 N. Woods,
Sherman, TX, in favor of the request.

ACTION TAKEN.

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

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

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 DEAN GILBERT, SR. AND DEAN
GILBERT, JR. (OWNERS) AND EVERGREEN
PRESBYTERIAN MINISTRIES, INC., (TENANT)
CONCERNING THE PROPERTY LOCATED AT 422 AND 424
NORTH RUSK STREET, BEING 0.283 ACRES IN THE J.B.
MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

SUP & SITE PLAN –
CENTER FOR ADULTS
422 & 424 N. RUSK
(EVERGREEN
PRESBYTERIAN
MINISTRIES)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION

(5)(A) TO ALLOW A PRODUCTION, TRAINING AND ARTS CENTER FOR ADULTS WITH DEVELOPMENTAL DISABILITIES IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Dean Gilbert, Sr. 803 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 422 and 424 North Rusk Street between Washington and Mulberry Streets; formerly a real estate office. Evergreen Presbyterian Ministries has enjoyed a proud history of providing excellent services and supports to individuals with developmental disabilities since 1959. Evergreen began when a Presbyterian minister, a handful of staff and four young men who had both developmental and intellectual disabilities moved to an abandoned schoolhouse out in the pinewoods of Northwest Louisiana in a community called Evergreen. Since its inception, Evergreen has grown to serve over 1,000 individuals in six states: Louisiana, Texas, Arkansas, Oklahoma, Tennessee and Kentucky. Evergreen offers a wide range of community-based services designed to not only meet basic needs but also teach life skills and help each client reach his or her own personal potential. Evergreen adapts its services and supports to fit the unique needs of each individual, and the amount and range of services depends on the needs of each client. They live in their own homes or apartments, are encouraged and supported in their vocational endeavors and are enabled to make their own life choices each day. All of Evergreen's efforts are designed to help people with developmental disabilities become a contributing, participating "part of society" rather than living "apart from society." Mr. Gilbert explained they will have regular business hours during the day; there will be no overnight stay. He explained Evergreen Ministries have rented from them for about ten years on Lamberth Street and they have not had any problems. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Davis explained the clients are picked up by vans and delivered to their location in the morning and picked up in the evening to return to their homes.

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

VOTING AYE: DAVIS, HICKS, MORGAN, BARTON BARBER, KRECK, THORPE AND GILBERT.

VOTING NAY: NONE
MOTION CARRIED

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

SITE PLAN

THE REQUEST OF UCR ASSET SERVICES AND SHERMAN COMMONS, LP (OWNERS) AND VILBIG AND ASSOCIATES, PLLC (ENGINEERS) CONCERNING THE PROPERTY IN THE 4100 BLOCK OF U.S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK A, SHERMAN COMMONS ADDITION, REPLAT BLOCKS A, B & D, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR THE SHERMAN COMMONS, PHASE 1, RETAINING WALL MITIGATION.

SITE PLAN –
RETAINING WALL
MITIGATION
4100 BLK HWY 75 N
(UCR ASSET
SERVICES)

David Vilbig, Vilbig and Associates, 10132 Monroe Dr.,
Dallas, TX

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 4100 Block of U.S. Highway 75 North in the Sherman Commons subdivision. The new owners would like to remove some failing retaining walls along the U.S. Highway 75 frontage north of the existing U.S. 75 exit driveway and along the north line of the development. The walls will be replaced with landscaped grass slopes. Removal of the walls will require the removal of some existing parking spaces. The owner intends to add some new parking spaces between the existing Kohl's store and the proposed Joann's Fabrics which was formerly Circuit City; they will still have 49 parking spaces over the required on the lot. "The remaining retaining walls that are on the entrance drives and back to the south, they are not going to replace those right now; the bridge work at Loy Lake, which TXDOT will be adding a bridge and it may be with some modifications at the intersection that we can eliminate the retaining walls entirely; we are working with TXDOT and the City of Sherman to do that." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if runoff would be affected.

Mr. Vilbig explained there is an existing inlet and they will replace that inlet to handle runoff.

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 Barber.

VOTING AYE: DAVIS, BARTON, HICKS, MORGAN,

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**BARBER, GILBERT, THORPE AND KRECK
VOTING NAY: NONE
MOTION CARRIED**

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

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

ADJOURNMENT

**On Motion duly made and carried, the meeting adjourned
at 5:20 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY