

STATE OF TEXAS

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June 19, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on June 19, 2012.

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

MEMBERS ABSENT: TANKERSLEY AND BARBER

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 May 22, 2012 Meeting. Motion by Commission Member Thorpe 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, BARTON AND THORPE.

BOARD OF
ADJUSTMENTS

VARIANCE

THE REQUEST OF JUDY DOLLINS (OWNER) AND BRYAN ROCKWELL, BLUESTONE PARTNERS, LLC (CONTRACTOR/REPRESENTATIVE) CONCERNING THE PROPERTY AT 3208 BANDERA DRIVE, BEING LOT 3, BLOCK 3, O'HANLON RANCH ADDITION, PHASE 3, AS FOLLOWS:

VARIANCE – REAR
SETBACK
3208 BANDERA DR
(JUDY DOLLINS)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 19' REAR SETBACK IN LIEU OF 25' REQUIRED FOR NEW RESIDENTIAL CONSTRUCTION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Bryan Rockwell, Bluestone Partners, LLC, 2930 Overland Trail, Ste. 100, Sherman, TX

Mr. Rockwell appeared to represent the request and answer any questions. The property is located at 3208 Bandera Drive in the O'Hanlon Ranch Addition, Phase 3. The owner would like to construct a single family residence at this location, 19' from the rear property line. Mr. Rockwell explained Ms. Dollins has reduced the size of the house to fit the lot better but it still would require a variance for a 19' rear setback. She has chosen this lot because she likes the location in O'Hanlon Ranch and it is close proximity to where her son's future home will be located.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF JOHN SHOULDERS (OWNER) CONCERNING THE PROPERTY AT 3520 TEXOMA PARKWAY, BEING LOT 6A, BLOCK 1, REDICK ADDITION, REPLAT LOT 6, BLOCK 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

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

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE/STORAGE BUILDING.

EXCEPTION –
EXTERIOR FAÇADE

SITE PLAN –
OFFICE/STORAGE
BLDG
3520 TEXOMA
PARKWAY
(JOHN SHOULDERS)

Commission Member Kreck arrived during this request; 5:04 p.m.

Curry Vogelsang, 1705 Crescent, Sherman, TX

Mr. Vogelsang appeared to represent the request and answer any questions. The property is located at 3520 Texoma Parkway between Gallagher and Frisco Roads. The property was replatted into two commercial lots in 2005. Presently, there are three existing metal buildings located on the lot and the owner would like to construct a metal office/storage building between the buildings. “The property to the west of this property is railroad property with 30-40’ trees that have grown up; so there is a screen if that ever develops as residential. This building that is being proposed is in the middle of other existing warehouses. The property to the north is a metal building with a stone front. The property to the south is a used car dealer with a mobile home for an office that has been dressed up a little bit.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Hicks asked if the building to the north was required to upgrade the front of the building.

Scott Shadden, Director of Developmental Services

thought the owner made the improvements on his own.

Commission Member Barton asked if the building that fronts Texoma Parkway was metal.

Mr. Vogelsang explained it was, the existing buildings on the property are all metal.

Commission Member Thorpe asked “if the building cannot be seen from Texoma Parkway, he would not need this request; is that correct.”

Mr. Shadden explained “it is zoned commercial, now you have to put masonry on new buildings on the sides visible from the road in a commercial district.”

Commission Member Hicks asked “what would trigger that for existing buildings.”

Mr. Shadden explained a Specific Use Permit or zone change request.

Appearing from the audience:

Fred LeVay, Whistle Stop Car Wash, 3605 Texoma Parkway, Sherman, TX

Mr. LeVay explained “if the ordinance is in place to have a better façade, Texoma Parkway is in a condition that needs to have it as nice as possible.” He was concerned about a fourth warehouse, “they are crammed in there now, the access in there is very minimal. It has been from time to time an active retail, which gets people in and out of there and it is a very skinny access, I am concerned with more access in there if the warehouses become more retail; it will be a sheet metal retail center. There are a lot of buildings on the lot already, and if you put another building in there, it is going to be jammed, what determines how many buildings you can put on a lot. We do not approve of this exception.”

Mr. Shadden explained “as long as he can meet setback and parking requirements he would be ok. A storage facility requires one parking space per 1,000 square foot of building. When someone applies for a Certificate of Occupancy Permit, we check the parking requirement. The question tonight is for the request to allow a metal building or to require a masonry façade.”

Chairman Davis explained “I support upgrading Texoma Parkway but this request is a little bit different, the building is not visible from Texoma Parkway, if it was on the front, I think we would all require masonry.”

Chairman Davis asked Mr. Shadden if an auto body shop would require a Specific Use Permit.

Mr. Shadden explained yes, it would unless there is a

Specific Use Permit in place. If a Specific Use closes for more than 60 days the use goes away.

Commission Member Hicks explained “if the owner rents it out to someone that requires a Specific Use Permit then we could require they put the stone or masonry on the building then.”

Commission Member Thorpe asked “what that would accomplish; we should just require it now.”

Commission Member Hicks explained “they could require it on the building fronting Texoma Parkway.”

Mr. Vogelsang explained “the dog grooming building to the north made improvements to the front of the building but not on the sides. Driving up and down Texoma Parkway, this may be an asset looking at some of the dilapidated buildings.”

Commission Member Barton asked “if someone goes in there with a business without applying for a Specific Use Permit and you find out about it, what happens.”

Mr. Shadden explained “when they come to get the electric meter changed, we ask them what is going to be in there. A Specific Use Permit can be conditional, you can put those type of conditions on that permit when they apply for it; you don’t have to, but you can.”

Chairman Davis explained “if the building in front is used for storage now and someone wants to rent it out for a business that requires a Specific Use Permit; that will trigger an opportunity to require material on the building.”

Mr. Shadden explained “the building in the back, not being as visible, the board would have the leeway, I wish Mr. Shoulders was here because I don’t want to put words in his mouth, but he could put the masonry on the front building instead of the second one; he would get more benefit out it as well as the public; that’s an option, we are not requiring it and he is not offering that.”

Chairman Davis felt “everyone is concerned about upgrading Texoma Parkway and as these issues come up to enhance the visual attraction of Texoma Parkway versus putting a little building back where no one will hardly see it.”

Commission Member Hicks explained “the front building will come up at some point and we will get a shot at it.”

No other citizens appeared before the Planning and Zoning Commission to discuss the exception and site plan for an office/storage building.

BOARD OF ADJUSTMENTS

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

ACTION TAKEN.

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

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

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 AN OFFICE/STORAGE BUILDING.

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, HICKS, MORGAN, BARTON, KRECK, THORPE AND GILBERT.

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 AZIZ HASSAN (OWNER) CONCERNING THE PROPERTY LOCATED AT 1504 WEST HOUSTON STREET, BEING LOT 1A OF THE OASIS ADDITION, REPLAT OF LOT 1, BLOCK 1, 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 SERVICE OIL AND LUBE CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP & SITE PLAN –
AUTO SERVICE OIL &
LUBE CENTER
1504 W. HOUSTON
(AZIZ HASSAN)

Aziz Hassan, 18 Links Estates, Denison, TX

Mr. Hassan appeared to represent the request and answer any questions. The property is located at 1504 West Houston Street between Tolbert Street and Sunset Boulevard. Site plan approval was granted June 10, 1997 for an auto care facility and an exception was granted June 9, 1998 to allow overhead doors facing a major thoroughfare. The property is located in the floodplain and

the building was constructed with a water-proofing system to protect it in case of flood. The business has been vacant for a number of years, therefore requiring approval for a Specific Use Permit to operate as an auto care facility. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if the business would be auto repair.

Mr. Hassan explained it would be oil, lube, brake repair, tune up and state inspection. There will be no outside storage.

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 Barton.

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

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY & FINAL PLAT

THE REQUEST OF RODOLFO REYNOSO (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 2000 BLOCK OF WEST HOUSTON STREET, BEING 9.98 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY & FINAL PLAT APPROVAL OF REYNOSO ADDITION.

PRELIMINARY & FINAL
PLAT – REYNOSO
ADDITION
2000 BLK. W.
HOUSTON
(RODOLFO REYNOSO)

Bob Maret, Underwood Drafting and Surveying, 3404 Interurban Road, Denison, TX and Rodolfo Reynoso, 2011 W. Houston, Sherman, TX

Mr. Maret and Mr. Reynoso appeared to represent the request and answer any questions. The property is located in the 2000 Block of West Houston Street; between Binkley Park Drive and Arapaho East. The owner would like to divide the property into two lots for commercial and residential 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 Morgan to approve the Preliminary and Final Plat subject to the Staff Review Letter. Second by Commission Member Hicks.

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

VOTING NAY: NONE
MOTION CARRIED

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

PRELIMINARY & FINAL PLAT

THE REQUEST OF T.J. THOMASON ENTERPRISES, INC. (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 5800 BLOCK OF U.S. HIGHWAY 75 NORTH, BEING 4.42 ACRES IN THE A.C. SMITH SURVEY, ABSTRACT NO. 1561, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY & FINAL PLAT APPROVAL OF THOMASON ADDITION.

PRELIMINARY & FINAL PLAT – THOMASON ADDITION
5800 BLK. U.S. HWY 75 N.
(T.J. THOMASON)

Bob Maret, Underwood Drafting and Surveying, 3404 Interurban Road, Denison, TX

Mr. Maret appeared to represent the request and answer any questions. The property is located in the 5800 Block of U.S. Highway 75 North; the northeast corner of Blue Flame Road and U.S. Highway 75 North. A double-sided billboard is currently located on the lot and the owner would like to divide 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 Hicks to approve the Preliminary and Final Plat subject to the Staff Review Letter. Second by Commission Member Kreck.

VOTING AYE: DAVIS, BARTON, HICKS, MORGAN, 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

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – JUNE 19, 2012

at 5:27 p.m.

CHAIRMAN _____

SECRETARY