

STATE OF TEXAS

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August 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 August 21, 2012.

MEMBERS PRESENT: CHAIRMAN DON HICKS
COMMISSION MEMBERS: TANKERSLEY, MORGAN,
BARTON, GILBERT, AND DUTTON

MEMBERS ABSENT: KRECK, BARBER AND THORPE

CALL TO ORDER

Chairman Hicks called the meeting to order at 5:04 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 17, 2012 Meeting. Motion by Commission Member Morgan to approve the Minutes as written. Second by Commission Member Barton. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

WELCOME NEW CHAIRMAN

The board welcomed Chairman Don Hicks. Commission Member Hicks has served on the board since November 4, 2008 and was appointed Chair, August 8, 2012 by the City Council.

WELCOME CHAIRMAN
DON HICKS

WELCOME RONNIE DUTTON

The board welcomed Ronnie Dutton to the Commission.

WELCOME RONNIE
DUTTON

RECOGNITION OF OUTGOING CHAIRMAN

Chairman Don Hicks recognized Lawrence Davis for his service on the board from August 8, 2006 through August 8, 2012. Mr. Davis served as Chairman from January 19, 2010 through August 8, 2012.

RECOGNITION OF
OUTGOING CHAIRMAN
LAWRENCE DAVIS

ELECTION VICE-CHAIRMAN

ACTION TAKEN.

Motion by Commission Member Barton to appoint Joe Gilbert as Vice-Chairman. Second by Commission Member Morgan.

ELECT VICE-CHAIR

VOTING AYE: HICKS, MORGAN, BARTON, DUTTON, AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

SITE PLAN

THE REQUEST OF RODOLFO REYNOSO (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 2019 WEST HOUSTON STREET, BEING LOT 2, REYNOSO ADDITION, AS FOLLOWS:

SITE PLAN – OFFICE
2019 W. HOUSTON
(RODOLFO REYNOSO)

**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN OFFICE BUILDING.**

Commission Member Tankersley came in during this request; 5:08 p.m.

Rodolfo Reynoso, 2011 W. Houston, Sherman, TX

Mr. Reynoso appeared to represent the request and answer any questions. The property is located at 2019 West Houston Street, between Binkley Park Drive and Arapaho East. At the June 19, 2012 Planning and Zoning Commission Meeting, the property was approved for a Preliminary and Final Plat of the Reynoso Addition to divide the property into two lots. Mr. Reynoso explained he would like to construct an 18’x40’ brick office building on one of the lots; four parking spaces will be provided. 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 Morgan to approve the site plan subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: HICKS, MORGAN, BARTON, TANKERSLEY, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF P&B EYE INVESTMENTS (OWNERS) ANDREW BOSSEN (REPRESENTATIVE) AND DAVID BACA STUDIOS (ARCHITECT) CONCERNING THE PROPERTY AT 1625 U.S. HIGHWAY 75 NORTH, BEING LOT 4A, BLOCK 1, REPLAT LOT 4, CRESCENT OAKS PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A MEDICAL OFFICE - RGB EYE ASSOCIATES.

**SITE PLAN – MEDICAL OFFICE
1625 HWY. 75 NORTH
(P&B EYE INVESTMENTS)**

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 1625 U.S. Highway 75 North between Texoma Parkway and Taylor Street. The property was granted a zone change from an R-1 (One Family Residential) District to a C-2 (General Commercial) District in 2006. RGB Eye Associates plans to construct an 11,838 square foot medical office building and provide 92 parking spaces on the lot. 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 site plan.

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: HICKS, MORGAN, BARTON, TANKERSLEY, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF KRISTI D. CORDELL AND DONALD W. MAKINSON (OWNERS) AND DOMINIC TORNAMBE, AVENTINE DEVELOPMENT CORPORATION (REPRESENTATIVE/PROSPECTIVE BUYER) CONCERNING THE PROPERTY AT 1702 AND 1706 EAST HOUSTON STREET, BEING LOTS 13 AND 14, BLOCK 20, CHAPMAN AND SIMMONS ADDITION, REPLAT OF BLOCK 20 OF CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A BUSINESS MACHINES RETAIL CENTER.

ZONE CHANGE – R-1
TO C-1

SITE PLAN – BUSINESS
MACHINES RETAIL
CENTER

1702 & 1706 E.
HOUSTON
(KRISTI D. CORDELL
AND DONALD W.
MAKINSON)

Brian Fairbanks, Aventine Development Corporation, 4685 MacArthur Ct., Ste. 375, Newport Beach, CA

Mr. Fairbanks appeared to represent the request and answer any questions. The properties are located at 1702 and 1706 East Houston Street; the southeast corner of Houston and Harrison Streets. Mr. Fairbanks explained they would like to rezone the property to a C-1 (Retail Business) District, demolish the existing houses on the lots and construct a 1,000 square foot building that will house a business machines retailer, including copiers, fax machines, printers and computers. The exterior will be brick veneer and EIFS (Exterior Insulation Finishing System). Three parking spaces will be provided and access to the lot will be from Harrison Street. He had seen the Staff Review Letter and would abide by the Recommendations.

Clay Barnett, City Engineer explained the 45' wide driveway shown on the site plan would not be allowed; the maximum allowed is 30' wide.

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change or site plan.

**PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION
12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT
TO A C-1 (RETAIL BUSINESS) DISTRICT.**

ACTION TAKEN.

Motion by Commission Member Morgan to approve the zone change. Second by Commission Member Barton.

VOTING AYE: HICKS, MORGAN, BARTON, TANKERSLEY, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A BUSINESS MACHINES
RETAIL CENTER.**

ACTION TAKEN.

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

VOTING AYE: HICKS, MORGAN, BARTON, TANKERSLEY, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT & SITE PLAN

THE REQUEST OF SHERMAN COMMONS, LP (OWNERS), MCALISTER'S DELI (TENANT), VILBIG & ASSOCIATES, PLLC (ENGINEERS/SURVEYORS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 3801 U.S. HIGHWAY 75 NORTH AND 3806 LOY LAKE ROAD, BEING LOTS 1&8, BLOCK C, AMENDED REPLAT OF BLOCK C OF SHERMAN COMMONS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1 & 8, BLOCK C OF THE AMENDED REPLAT OF BLOCK C OF SHERMAN COMMONS ADDITION.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR MCALISTER'S DELI.

REPLAT LOTS 1 & 8,
BLOCK C OF THE
AMENDED REPLAT OF
BLOCK C OF
SHERMAN COMMONS
ADDITION

SITE PLAN –
MCALISTER'S DELI

3801 HWY 75 NORTH &
3806 LOY LAKE RD
(SHERMAN COMMONS,
LP)

David Vilbig, 10132 Monroe Drive, Dallas, TX

Mr. Vilbig appeared to represent the request and answer any questions. The properties are located at 3801 U.S. Highway 75 North and 3806 Loy Lake Road in the Sherman Commons Addition; the vacant lots just north of Taco Cabana. Mr. Vilbig explained the owners would like to replat the two lots, moving lot lines to enlarge one of the lots and construct a 3,800 square foot building for McAlister's Deli. The exterior of the building will be brick

vener and EIFS (Exterior Insulation Finishing System). Seating capacity will be for 136 and 61 parking spaces will be provided. 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 and site plan.

ACTION TAKEN.

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

VOTING AYE: HICKS, MORGAN, BARTON, TANKERSLEY, DUTTON AND GILBERT.

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 111.56 ACRES IN THE JAMES H. VADEN SURVEY,
ABSTRACT NO. 1288, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
CONCEPT PLAN OF CANYON CREEK ESTATES
PLANNING AND ZONING COMMISSION
PRELIMINARY & FINAL PLATS – WEST CANYON CREEK
OAKS ESTATES, SECTION 1, BEING 1.626 ACRES IN THE
JAMES H. VADEN SURVEY, ABSTRACT NO. 1288**

**CONCEPT PLAN –
CANYON CREEK
ESTATES**

**PRELIMINARY & FINAL
PLAT - WEST CANYON
CREEK OAKS
ESTATES, SECTION 1**

**200 BLK. SHADY OAKS
LANE
(WESTFIELD ESTATES,
LP)**

(WITHDRAWN)

Roger Allred, 120 W. Belden, Sherman, TX

Mr. Allred appeared to represent the request and answer any questions. The property is located in the 200 Block of Shady Oaks Lane off West Lamberth Road; the property was formerly the County Farm, which was annexed into the City in 2003 and is zoned an R-1 (One Family Residential) District. The overall concept plan has approximately 280 lots with a preliminary and final plat of the first phase of Section 1 being seven lots. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Gilbert noted on the conceptual plan there are smaller lots up front along Shady Oaks Lane and towards the west it goes to much larger lots; he asked if “this development would be developed under the rural type subdivision ordinance.”

Mr. Allred explained “the lots toward the west of the development are acre lots, it will be some time before those lots are developed and things could change; it will

be resubmitted when we get to that point. Currently there are 247 single family lots and 33 acreage lots. The homes will be single family smaller square footage homes; 1,800 to 2,000 square feet. The homes will have rear entry garages, access will be from a private drive in the back of the homes, which will be gated, and trash pick-up will be along Shady Oaks Lane.”

Appearing from the audience:

David Wilson, 621 Shady Oaks Lane, Sherman, TX

Mr. Wilson explained his house is the second house to the north on Shady Oaks Lane to the left, he has lived there since 1985. “Shady Oaks Lane is very narrow, it is satisfactory for the development that exists today, but with the proposed development it is totally inadequate. If you are driving down Shady Oaks Lane and you have vehicles approaching each other, you have to slow down; one of them is going to have to move off to the side of the road. It looks like to me what they are proposing to consider is a much higher density development than what your access out there would suggest appropriate. On behalf of my family, we would be opposed to it.”

Roger Allred explained “where Mr. Wilson lives, we will not have any drives; that will be a holding pond for other areas, so there will be no houses across the street from him. I will rebuild Shady Oaks Lane from Canyon Creek north to the end of this property. Canyon Creek will go through the property all the way to Lamberth Road. The homeowners will be using Canyon Creek to access their property; they will not be going down Shady Oaks at all.”

Commission Member Gilbert thought the issue was not so much the rebuilding of the road north from Canyon Creek but the overall traffic flow going south on Shady Oaks Lane because of the retention area south of Canyon Creek, “I guess there won’t be any road improvements in front of that area required by the City.”

Mr. Barnett explained “Engineering does want to mention the location of the detention area shown on the plan is really not feasible; it is upstream of the majority of the drainage of the development, it will need to be relocated downstream to the end of the property. The owner is required to pay escrow money for the redevelopment of Shady Oaks Lane. He is looking into rebuilding the street on his own from what I understand, but as it stands today the escrow money is required. The street will have to meet City of Sherman standards.”

Commission Member Gilbert asked “if the detention pond is not located correctly on the plat, how far it is going to be required to be moved.”

Mr. Barnett explained “that is more of an engineering

issue, they need to submit final detailed drawings; generally you see it on the lowest point on the site.”

Commission Member Gilbert asked “if the detention pond is moved, then the land that fronts on Shady Oaks would be developable and would there be road escrow required at that time.”

Mr. Barnett explained “yes, there would be.”

James Fry, 74 Shady Oaks Circle, Sherman, TX

Mr. Fry explained he has noticed a dramatic increase in pedestrian traffic walking up and down the street to the park. “I am also worried about emergency traffic being able to get in and out of there to the development. We have to do something about Shady Oaks Lane before we think about doing anything else.”

J.S. Freels, 114 S. Crockett, Sherman, TX

Mr. Freels explained this property borders his families’ property to the north. “The concept plan entails approximately 113 acres, but if you look at what he is actually proposing to move forward on is only about 1.7 acres; seven lots, then he is going to come back with Phase 2 and Phase 3. I think you will make a grave mistake if you approve a Phase 1 with seven lots, what happens if he moves off and doesn’t complete Phase 2 or 3, you’re left with seven lots up there with seven homes with an inferior Shady Oaks Lane. If you need to get fire equipment up to the top of Shady Oaks Lane where it dead ends to our property, you are not going to turn a fire truck or an ambulance or any of those other emergency vehicles around. He is proposing with some kind of small access easement on the north side of Lot 7, the north line of Lot 7 and our property and then come back through an alleyway, there’s not a provision on what he is proposing for paving, guttering the access around the top of Lot 7 or the rear of all Lots 1 thru 7 and then coming back into Canyon Creek Drive. I don’t see anything in his proposed plat that shows that he is going to take Canyon Creek out and extend it far enough to be paved as the back side of alleyway easement on Lots 1 thru 7. The other issue is, you have a really narrow lane out there, you can’t pass two vehicles on Shady Oaks Lane as it exist today in front of the area between Lots 1 thru 7. Likewise he doesn’t have water and sewer on the west side to accommodate his proposed development of seven lots. It should be required that he put that in first and develop Shady Oaks Lane and the proposed other access before you even consider giving him Preliminary or Final Plat approval. You need to require that he do the whole concept, not just seven lots and walk off.”

Chairman Hicks explained “some of those issues brought up are covered in the Staff Review Letter that they will have to comply with. The approval will be based on the Staff

Review Letter, so he will have to comply before the Final Plat will be filed.”

Mr. Barnett explained “Shady Oaks Lane will be 60’ at build out, but the developer is only required to put up escrow money, then at some time in the future as the City has the funds available we will rebuild Shady Oaks. The escrow amount is supposed to cover his half of that street; that is just that one portion in front of his seven lots.”

Commission Member Gilbert thought a large concern was, “we are taking a 120 acre tract of land and proposing a conceptual plan that doesn’t amount to much until the plat is approved, we are picking off 1.5 acres and we are going to put seven high density lots on Shady Oaks Lane and just do a small portion of the road, it seems to me it would be difficult to follow the master plan and do the development correctly, just piecemealing one small part at a time. Our concern is the ingress and egress of the seven lots.”

Brandon Shelby, City Attorney explained “the Local Government Code says if he complies with our development standards and ordinances, we must approve the plat.”

Commission Member Morgan explained “with Engineering saying the detention pond should not be located at the front of the property across from the seven lots, how are we going to know on the plat where it should be located.”

Mr. Barnett explained “gravity dictates it needs be located more along the south line as the contours meet. In essence the property along Shady Oaks Lane at some point in the future will be developable and there will be an additional escrow required for that portion of the street.”

Thom Bolin 2608 Silverado Trail, Sherman, TX

Mr. Bolin explained “just from the numbers that have been said, there will be 280 houses that will occupy the 111 acres, which could be four or five hundred more cars; is Canyon Creek Drive capable to hold that. When we did City Lights in the park, traffic was awful, traffic coming up and down Canyon Creek, going down Silverado trying to dodge Canyon Creek, so we are talking four or five hundred more cars. I’m guessing they will have entrance to this addition straight off Canyon Creek.” Mr. Bolin agreed with what the other two gentlemen stated.

Mr. Fry explained “it was his understanding when a development ends at a dead end street there has to be a cul-de-sac for the emergency vehicles to turn around in. If you turn on Shady Oaks and go north to the property Mr. Freels owns; it’s a pig trail, it turns into a fence, my wife and I will not even walk out there because usually crack heads are down there and it is kind of dangerous. The

bottom line is, there's a cul-de-sac requirement for emergency vehicles to turn around in or are they going to have to back down Shady Oaks Lane to get out. If they are going to build out there, there has to be some kind of long term plan that we are going to do something about Shady Oaks Lane."

Mr. Allred explained "if they want a cul-de-sac down there, we will put one in at the end of the street."

Scott Shadden, Director of Developmental Services explained "the cul-de-sac would be required to be one hundred foot." He asked Mr. Allred if he would be willing to get with the Fire Department and bring this back next month showing access for emergency vehicles.

Mr. Allred stated he is withdrawing his request and he will resubmit to the Planning and Zoning Commission at a later date."

Mr. Barnett added he would need Mr. Allred's request in writing.

Mr. Allred agreed.

No other citizens appeared before the Planning and Zoning Commission to discuss the Concept Plan, Preliminary and Final Plats.

THE REQUEST WAS WITHDRAWN.

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: TANKERSLEY, MORGAN, BARTON, DUTTON AND GILBERT.

BOARD OF ADJUSTMENTS

VARIANCE

THE REQUEST OF DONALD AND LESA HICKS (OWNERS) CONCERNING THE PROPERTY AT 2500 SEDALIA CIRCLE, BEING LOT 17, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

**VARIANCE – REAR SETBACK
2500 SEDALIA CIRCLE
(DONALD & LESA HICKS)**

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 21' REAR SETBACK IN LIEU OF 25' REQUIRED FOR NEW RESIDENTIAL CONSTRUCTION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Chairman Hicks abstained from this request because of a conflict of interest. Vice-Chairman Gilbert presided over this request.

Don Hicks, 1720 Alpine Dr., Sherman, TX

Mr. Hicks appeared to represent the request and answer any questions. The property is located at 2500 Sedalia Circle in the O'Hanlon Ranch Addition. Mr. Hicks explained he would like to construct a single family dwelling, 21' from

the rear property line. He explained the lot is pie shaped and the only other option would be to move the house to the east which would make the side entry garage difficult to get in and out of.

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 Barton.

VOTING AYE: TANKERSLEY, MORGAN, BARTON, DUTTON AND GILBERT.

VOTING NAY: NONE

ABSTAIN: HICKS

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF CHARLES E. ANDERSON (OWNER), BRAD TRAVIS (TENANT) AND JOHN LEBLANC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1400 WEST TAYLOR STREET, BEING A 1.6890 ACRE TRACT IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM OCTOBER 5TH THROUGH OCTOBER 31ST, 2012 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT, R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT.

**TUP – HAUNTED HOUSE
1400 W. TAYLOR
(CHARLES E. ANDERSON)**

Chairman Hicks presided over the remaining agenda.

John LeBlanc, 221 W. Texas, Sherman, TX

Mr. LeBlanc appeared to represent the request and answer any questions. The property is located at 1400 West Taylor, across from Fairview Park; it was formerly the Anderson Slaughterhouse. Temporary Use Permits to allow a haunted house were granted in 2007, 2008, 2009 and 2010 to Barry Travis, the applicant's father. The applicant, Brad Travis would like to open a haunted slaughterhouse, October 5th through October 31st, 2012. He explained outside loud speakers will not be used. The sign on the side of the building was painted over that day. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Morgan asked Mr. LeBlanc what his plan was to clean up the property after the Haunted Slaughterhouse was gone. "The biggest issue last time was the noise; we had a lot of complaints about chain

saws and screaming.”

Mr. LeBlanc explained all the signs will be covered and the building will be cleaned up, we ask for 30 days to clean up and vacate the premises after October 31st. “We are trying to comply with the noise but as far as screams, we can’t control that, we do plan to use a chain saw at the end, but it will be in an area that is encompassed on three sides with a roof and the open part is toward Fairview Park. We also put in the felt barriers on the side nearest the residential neighborhood.”

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

ACTION TAKEN.

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

VOTING AYE: TANKERSLEY, MORGAN, BARTON, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF SHOULDERS FAMILY PARTNERS I, LP (OWNERS) GRAYSON CENTRAL APPRAISAL DISTRICT (PROSPECTIVE BUYER), DAVID BACA STUDIOS (ARCHITECT) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 512 NORTH TRAVIS STREET, BEING ALL OF BLOCK 6, BOND’S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW GALVANIZED MEGA RIB METAL PANELS AND SHIP LAP SEALED CEDAR SIDING IN LIEU OF MASONRY OR EQUIVALENT REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE ADDITION TO GRAYSON CENTRAL APPRAISAL DISTRICT.

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 512 North Travis Street, between Washington and Brockett Streets; it was last occupied as a grocery store. The prospective buyer, Grayson Central Appraisal District would like to renovate the existing 23,023 square foot building to use galvanized mega rib metal panels, along with cement board panels on the east façade. In addition, they would like to use ship lap sealed cedar siding under the east porch cover to enhance

**EXCEPTION –
EXTERIOR FAÇADE
SITE PLAN – OFFICE
ADDN.
512 N. TRAVIS
(SHOULDERS FAMILY
PARTNERS I, LP)**

the building. 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 GALVANIZED MEGA RIB METAL PANELS AND SHIP LAP SEALED CEDAR SIDING IN LIEU OF MASONRY OR EQUIVALENT REQUIRED IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Morgan to approve the exception subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: TANKERSLEY, MORGAN, BARTON, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE ADDITION TO GRAYSON CENTRAL APPRAISAL DISTRICT.

ACTION TAKEN.

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

VOTING AYE: TANKERSLEY, MORGAN, BARTON, HICKS, DUTTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF JOHN SHOULDERS (OWNER) AND DAVID SHOULDERS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3520 TEXOMA PARKWAY, SUITE A, 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 ON THE SIDES OF THE BUILDING IN LIEU OF REQUIRED MASONRY FOR AN AUTOMOTIVE REPAIR AND DETAIL CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOTIVE REPAIR AND DETAIL

EXCEPTION –
EXTERIOR FAÇADE

SUP & SITE PLAN –
AUTOMOTIVE REPAIR
& DETAIL CENTER
3520 TEXOMA
PARKWAY, STE. A
(JOHN SHOULDERS)

CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

David Shoulders, #8 Timber Creek, Sherman, TX

Mr. Shoulders 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. An exception was granted to allow a metal siding exterior facade and site plan approval for an office/storage building on the same lot at the June 19, 2012, Planning and Zoning Commission Meeting. Presently, there are three existing metal buildings and one under construction on the lot. Slick and Sweet, an auto detail shop occupies the lease space in Suite A; they would like to expand their business to include auto repair and detail. Mr. Shoulders explained they would like to upgrade the exterior front of Suite A with a 3' stone wainscot, put hardy board siding on the remaining front and wrap the corners. They would leave the remaining three sides metal. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Morgan felt the south side of the building is very visible going north on Texoma Parkway.

Chairman Hicks asked if they refaced the front of the building next door to the north of this building.

Mr. Shadden explained they put stone on the front of that building.

Fred LaVey, 3605 Texoma Parkway, Sherman, TX

Mr. LaVey explained he owns the Whistle Stop Car Wash across the street. He was concerned with just putting 3' of stone on the front; "the building is quite tall. The building to the north of this building that the front was improved looks nice but to just put 3' of rock up, that building is substantially taller than that and like was said going northbound you see the whole other side. He was approved last month to put another metal building on the property which makes four sheet metal buildings that are zoned office/warehouse and later on he is going to try to change the zoning to a Specific Use because there is a paint booth inside the front building; I have no problem with that, it is more of the building itself, it is just a sheet metal building, we are trying to get Texoma Parkway to look nice, to stay nice. There have been numerous buildings that have redone their fronts in compliance with the City to try to make them look nice and I think we need to require them to do the same thing all the way to the top. Please consider the sides as well to keep the City looking nice."

Mr. Shoulders explained "attaching the siding to the metal is a concern; I was going to take the metal off and frame it back up to attach the siding. We are just trying to fix the building up nice so the tenant can get a Specific Use Permit for auto body."

Commission Member Morgan agreed with what he was saying with the other improvements, “but the higher exposed south side of the building, when you are going north that is what you see, more than the front side. I would be more willing to give him an exception on the north side.”

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

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOTIVE REPAIR AND DETAIL CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

ACTION TAKEN.
Motion by Commission Member Morgan to approve the Specific Use Permit and site plan to allow an automotive repair and detail center for 3520 Texoma Parkway, Suite A subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: TANKERSLEY, MORGAN, BARTON, HICKS, DUTTON AND GILBERT.
VOTING NAY: NONE
MOTION CARRIED

BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW A METAL SIDING EXTERIOR FAÇADE ON THE SIDES OF THE BUILDING IN LIEU OF REQUIRED MASONRY FOR AN AUTOMOTIVE REPAIR AND DETAIL CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

ACTION TAKEN.
Motion by Commission Member Morgan to approve the exception to leave the north side of the building metal but require the front and south side to meet the ordinance subject to the Staff Review Letter. Second by Commission Member Barton.

VOTING AYE: TANKERSLEY, MORGAN, BARTON, DUTTON AND GILBERT.
VOTING NAY: NONE
MOTION CARRIED

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:55 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY