

STATE OF TEXAS

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December 18, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on December 18, 2012.

MEMBERS PRESENT: CHAIRMAN DON HICKS
COMMISSION MEMBERS: VICE-CHAIRMAN GILBERT,
BARTON, MORGAN, BARBER, KRECK AND THORPE

MEMBERS ABSENT: DUTTON AND TANKERSLEY

CALL TO ORDER

Chairman Hicks 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 October 16, 2012 Meeting. Motion by Commission Member Gilbert to approve the Minutes as written. Second by Commission Member Barton. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Hicks appointed the members of the Board of Adjustments: HICKS, BARTON, MORGAN, GILBERT AND BARBER.

BOARD OF
ADJUSTMENTS

EXCEPTION & SITE PLAN

THE REQUEST OF RAMEY CHEVROLET COMPANY (OWNERS), MITCH HANZIK (REPRESENTATIVE), AND CALLAHAN & FREEMAN (ARCHITECTS) CONCERNING THE PROPERTY AT 600 E. LAMBERTH ROAD, BEING LOTS 4-7 & PART OF LOT 8, BLOCK 4, DR. J.H. CARRAWAY'S SUBDIVISION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW AN ALUMINUM COMPOSITE MATERIAL (ACM) EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY FOR AN ENTRY ELEMENT ADDITION AND FASCIA REMODEL TO RAMEY CHEVROLET IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ENTRY ELEMENT ADDITION AND FASCIA REMODEL TO RAMEY CHEVROLET.

EXCEPTION –
EXTERIOR FACADE

SITE PLAN – ENTRY
ADDITION & FASCIA
REMODEL

600 E. LAMBERTH RD.
(RAMEY CHEVROLET
COMPANY)

Mitch Hanzik, 3904 W. 6th Ft. Worth, TX and Darrel Ramey,
600 E. Lamberth Rd. Sherman, TX,

Mr. Hanzik and Mr. Ramey appeared to represent the request and answer any questions. The property is located at 600 E. Lamberth Road, the southeast corner of U.S. Highway 75 North and Lamberth Road; Ramey Chevrolet is the tenant. The property is zoned a C-2 (General

Commercial) District and is located in the O-1 (75 & 82) Overlay District. Mr. Hanzik explained the owners would like to remodel the front of the building with a new entry element with a Chevrolet branding image and remodel the fascia using an Aluminum Composite Material. The fascia on the front and two sides will have the Aluminum Composite Material; the back will remain stucco below the canopy line. 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 ALUMINUM COMPOSITE MATERIAL (ACM) EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY FOR AN ENTRY ELEMENT ADDITION AND FASCIA REMODEL TO RAMEY CHEVROLET IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ENTRY ELEMENT ADDITION AND FASCIA REMODEL TO RAMEY CHEVROLET.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF OWEN CENTRAL LLC (OWNERS), DOUGLASS DISTRIBUTING (TENANT) AND BILL ARFMAN (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2121 N. F.M. 1417, SUITE K, BEING PART OF BLOCK 4, WESTERN HILLS ADDITION, SECTION 5, AS FOLLOWS:

**EXCEPTION –
EXTERIOR FACADE**

**SITE PLAN – FUELING
CANOPY ADDITION**

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW AN ADDITION TO THE EXISTING METAL FUELING CANOPY EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417) OVERLAY DISTRICT

**PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN ADDITION TO THE FUELING CANOPY WITH TWO NEW MULTI-PRODUCT DISPENSERS AT LONE STAR FOOD STORE.**

**2121 N. FM 1417, STE.
K
(DOUGLASS
DISTRIBUTING)**

Bill Douglass, 325 E. Forest Ave., Sherman, TX

Mr. Douglass appeared to represent the request and answer any questions. The property is located at 2121 N. FM 1417, Suite K, the southeast corner of Lamberth Road and FM 1417 North; Canyon Creek Shopping Center. The property is zoned a C-2 (General Commercial) District and is located in the O-1.1 (FM 1417) Overlay District. Mr. Douglass explained they would like extend the existing metal pole fueling canopy and add two new multi-product dispensers. “Exxon has asked us to reduce the clutter around the fuel canopies by taking all the wraps off the metal poles because it creates a visible barrier. The building has masonry and if you put masonry around the pump island poles it takes away from the building.” Mr. Douglass explained they will be tying into the existing underground fuel tanks. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Barber asked if the fire lanes would be affected by adding the two additional pumps.

Mr. Douglass stated it would not.

Commission Member Thorpe was concerned about traffic coming from the Lamberth Road entrance; he felt the addition of the two new pumps would be in the way and create a safety issue. He suggested taking out one of the parking spaces and widening the drive approach on Lamberth Road.

Clay Barnett, City Engineer explained he would not recommend widening the driveway; “with the Engineering background that I have, that only causes more issues than solving them, if you are going to move it, that is one thing, but widening, I would not recommend.”

Mr. Douglass explained the canopy will be the same distance as it is now.

Ray Sanders, 17400 Dallas Parkway, Dallas, TX.

Mr. Sanders explained he is the owner of the property and supports everything Mr. Douglass is doing; “he is actually improving the property beyond what is required by the lease.”

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 ADDITION TO THE EXISTING METAL FUELING CANOPY EXTERIOR FACADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417) OVERLAY DISTRICT

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO THE FUELING CANOPY WITH TWO NEW MULTI-PRODUCT DISPENSERS AT LONE STAR FOOD STORE.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF GARY LYNN BROWN (OWNER) AND EDDIE BROWN (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4402 FALCON DRIVE, BEING LOT 9, BLOCK 8, COUNTRY RIDGE ESTATES NO. 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13) TO ALLOW A 20' SIDE STREET SETBACK FOR A 6' PRIVACY FENCE ON A CORNER LOT IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Eddie Brown, 2506 Creekbend Circle, Sherman, TX

Mr. Brown appeared to represent the request and answer any questions. The property is located at 4402 Falcon Drive; the southeast corner of Swan Ridge Drive and Falcon Drive in the Country Ridge Estates Subdivision. The

VARIANCE – FENCE
4402 FALCON DR.
(GARY LYNN BROWN)

owner would like to replace an existing 6' privacy fence and locate it 20' from the side street property line.

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

ACTION TAKEN.

Motion by Commission Member Barton to approve the variance. Second by Commission Member Barton.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TEXAS INSTRUMENTS, INC. (OWNERS) AND RINGLEY & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 6412 U.S. HIGHWAY 75 SOUTH, BEING 136.87 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE S. DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) TO ALLOW A 29' 2" FRONT SETBACK FOR A 50' TALL, 300 SQUARE FOOT POLE SIGN IN LIEU OF THE REQUIRED 75' IN AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT

VARIANCE – SIGN
6412 U.S. HWY. 75 S
(TEXAS INSTRUMENTS)

Tom Noltensmeyer, 5157 Luella Rd. Sherman, TX

Mr. Noltensmeyer appeared to represent the request and answer any questions. The property is located at 6412 U.S. Highway 75, South, Texas Instruments is the tenant. Mr. Noltensmeyer explained they would like to modernize and replace the existing freestanding sign with a 50' tall, 300 square foot pole sign, 29'2" from the front property line. A 20' utility easement surrounds the location of the proposed sign. Mr. Noltensmeyer explained the sign will overhang into the utility easement. They had seen the Staff Review Letter and would abide by the Recommendations.

Lawrence Ringley, 701 S. Tennessee St., McKinney, TX

Mr. Ringley asked for understanding on the encroachment easement; the sign will be 50 foot in the air.

Mr. Barnett explained an encroachment easement would need to be approved by the City Council if the sign encroaches into the easement.

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 subject to the Staff Review Letter. Second by Commission Member Barber.

VOTING AYE: HICKS, BARTON, MORGAN, GILBERT 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 RISK FAMILY PARTNERSHIP LTD (OWNERS), BLAIR WEAVER (REPRESENTATIVE) AND CHAD NORTON (TENANT) CONCERNING THE PROPERTY AT 2810 TEXOMA PARKWAY, BEING 5.21 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, 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/O-1 (75 & 82) OVERLAY DISTRICT.

**SUP & SITE PLAN –
USED AUTOMOBILE
SALES
2810 TEXOMA
PARKWAY
(RISK FAMILY
PARTNERSHIP LTD)**

Naif Risk, 1203 W. Washington, Sherman, TX

Mr. Risk appeared to represent the request and answer any questions. The property is located at 2810 Texoma Parkway, north of U.S. Highway 82. Mr. Risk explained he would like to construct an 800 square foot building to be used for used automobile sales office. The exterior finish on the building will be hardy board siding. There are currently three other metal buildings on the lot. Mr. Risk explained the red building in front will be removed. The small 700 square feet metal building will be used by Mr. Norton for internet sales and storage. The metal building in the rear of the lot is Rivas Upholstery Shop which will remain but are not a part of the automobile sales business. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Barber asked if the other metal buildings on the lot would be required to upgrade to the masonry requirements.

Scott Shadden, Director of Developmental Services explained with the Specific Use Permit the board could require it as well.

Mr. Norton explained when they first started talking about doing this, they were placing the building in the center of the lot but that would expose the two metal buildings so they decided to put this building in front of the other buildings to cover up the buildings and take away the eye

sore from the Parkway.

Mr. Risk explained it will be a good improvement to the whole lot.

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 Barber.

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

VOTING NAY: NONE

MOTION CARRIED

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Morgan moved to approve the Consent Agenda, as presented. Second by Commission Member Thorpe. All present voted AYE.

FINAL PLAT & AMENDED SITE PLAN

THE REQUEST OF CREED CANYON PARTNERS LTD. (OWNERS), MATTHEW LOONEY (REPRESENTATIVE), VILBIG AND ASSOCIATES (ENGINEERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 4000-4200 BLOCKS N. TRAVIS STREET AND THE 100-200 BLOCKS E. CANYON GROVE ROAD, BEING AN 11.11 ACRE TRACT IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- FINAL PLAT APPROVAL OF CREED CANYON ADDITION
- AMENDED SITE PLAN APPROVAL FOR CREED CANYON APARTMENTS

The property is located in the 4000-4200 Blocks of North Travis Street and the 100-200 Blocks of E. Canyon Grove Road; the northeast corner of North Travis and Canyon Grove Road. Zone changes were granted to a C-1 (Retail Business) District at the July 18, 2005, City Council Meeting and to an R-2 (Multi-Family Residential) District at the April 16, 2012 City Council Meeting. Site plan approval was granted at the March 20, 2012, Planning and Zoning Commission Meeting for a 192-unit apartment complex. Exceptions were also granted at the March 20, 2012, Planning and Zoning Commission Meeting to allow a 6' wrought iron fence with 7' masonry columns and planting Nellie R. Stevens or Red Tip Photinias 3'-5' apart on the

CONSENT AGENDA

FINAL PLAT – CREED CANYON ADDITION

AMENDED SITE PLAN – CREED CANYON APARTMENTS

4000-4200 BLKS N. TRAVIS ST. & 100-200 BLKS E. CANYON GROVE RD. (CREED CANYON PARTNERS LTD.)

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2012

north side of the development adjacent to residential properties and to allow a 6'x9' monument sign along Canyon Grove Road. The owner would like to divide the tract into two lots for multi-family and commercial development. The amended site plan for the apartment complex provides 176-units with 2 and 3 story buildings, a club house, pool, detached carports/garages with storage units, 364 parking spaces will be provided.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:44 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY