

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 18, 2012 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

All requests are under Ordinance No. 2280, unless otherwise stated.

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR OCTOBER 16, 2012, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **600 E. LAMBERTH ROAD**

The request of Ramey Chevrolet Company (Owners), Mitch Hanzik (Representative), and Callahan & Freeman (Architects), 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.

5. **2121 N. FM 1417, SUITE K**

The request of Owen Central LLC (Owners), Douglass Distributing (Tenant) and Bill Arfman (Representative), being part of Block 4, Western Hills Addition, Section 5, as follows:

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.

6. **4402 FALCON DR.**

The request of Gary Lynn Brown (Owner) and Eddie Brown (Representative), 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.

7. 6412 U.S. HIGHWAY 75 SOUTH

The request of Texas Instruments, Inc. (Owners) and Ringley & Associates, Inc. (Surveyors), 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.

8. 2810 TEXOMA PARKWAY

The request of Risk Family Partnership LTD (Owners), Blair Weaver (Representative) and Chad Norton (Tenant), 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.

9. CONSENT AGENDA

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

10. * 4000-4200 BLOCKS N. TRAVIS & 100-200 BLOCKS E. CANYON GROVE RD.

The request of Creed Canyon Partners Ltd. (Owners), Matthew Looney (Representative), Vilbig and Associates (Engineers) and Sartin and Associates, Inc. (Surveyor), 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

11. ADJOURNMENT

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Don Hicks, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on December 11, 2012 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of December, 2012
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

