Planning and Zoning
Building Inspection
Telephone (903)892-7229
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AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 18, 2014 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 21, 2014 PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 10, 11 & 12)**
   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.

5. **4800 TEXOMA PARKWAY, SUITE B-12**
   The request of TNP Sites LLC (Owners) and Bill Cunningham (Applicant) concerning the property located at 4800 Texoma Parkway, Suite B-12, being Lot 3, 5, 7 and part of Lots 1 & 2, Block 1, Midway Mall Addition, as follows;
   Planning and Zoning Commission
   Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a commercial amusement center (golf simulator, batting cages and retail merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

6. **4316 TEXOMA PARKWAY**
   The request of Chris Martin (Owner) and Tatchio & Associates (Architect) concerning the property located at 4316 Texoma Parkway, being Lot 2, Sidney Heights Addition, as follows:
   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 a 10-unit storage facility in a C-2 (General Commercial) District.
   Planning and Zoning Commission
   Site plan approval for a 10-unit storage facility.

7. **2420 SAN MIGUEL STREET**

The request of Ron Sherwinski (Owner) concerning the property located at 2420 San Miguel Street, being Lot 1, Block 1, Canyon Creek Addition, Replat Section 1B and 2A, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsections (13)(h)(1) & (2) to allow an 8' privacy fence on the side street property line of a front line street in lieu of 25' required and to allow an 8' privacy fence in the side yard in lieu of 6' permitted in an R-1 (One Family Residential) District/O-1.1 (FM 1417) Overlay District.

8. **4301 W. RAVEN DRIVE**

The request of HMH Lifestyles LP (Owner) and Johnny Clark (Representative) concerning the property located at 4301 W. Raven Drive, being Lot 10, Block 4, Country Ridge Estates No. 4, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence (6) six inches from the property line in lieu of 25' required on a front line street in an R-1 (One Family Residential) District.

9. **1800 N. FM 1417 (HERITAGE PARKWAY)**

The request of Faith Church (Owners), Kristy Smith and Harley Butker, Signs Manufacturing (Representatives) concerning the property located at 1800 N. FM 1417 (Heritage Parkway), being Lot 1, Block 1, of the Beacon Hill Addition, Section Two, Replat of Lot 1, Block 1, as follows:

Board of Adjustments

Exception to Ordinance No. 2280, Section 7 Subsection (14)(i)(1) to allow an additional freestanding sign in lieu of one freestanding sign per development lot in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.

10. * **2217 TEXOMA PARKWAY & 1512 E. NALL STREET**

The request of Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners), JPH Land Surveying, Inc. (Surveyor) and Adams Engineering (Engineers) concerning the property located at 2217 Texoma Parkway and 1512 E. Nall Street, being Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition, as follows:

Planning and Zoning Commission

Replat Approval of Lot 1R, Block 9, Highland Park Subdivision

11. * **2217 TEXOMA PARKWAY**

The request of Sherman Restaurant LLC and Franchise Realty Interstate Corporation (Owners), JPH Land Surveying, Inc. (Surveyor), Adams Engineering (Engineers) and Larsen & Associates Architects, Inc. (Architects) concerning the property located at 2217 Texoma Parkway, being Lots 1-3 and 10-12, Block 9, Highland Park 1st Addition, as follows:

Planning and Zoning Commission

Site plan approval for a McDonald's Drive Thru Restaurant

12. * **2400 BLOCK NORWOOD DRIVE**

The request of Charles and Rosario Fellenbaum (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2400 Block of Norwood Drive, being 5.23 acres in the Bacon Fielding Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Preliminary and Final Plat Approval of Norwood Addition

13. **120 W. MULBERRY STREET**

The request of Texoma Liberty Lighthouse Church, Inc. (Owners) and Stan McNutt (Representative) concerning the property at 120 W. Mulberry Street, being 0.171 acres in the J.B. McAnair Survey, Abstract No. 763 and also part of Block "B" of T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a school in a C-1 (Retail Business) District/Central Business District.

14. **ADJOURNMENT**

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

Joe Gilbert, 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 November 13, 2014 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of November, 2014
City of Sherman, Texas

Patsy Reeves

Patsy Reeves,
Developmental Services Administrative Secretary