

Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 22, 2013 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 SEPTEMBER 17, 2013, PLANNING AND ZONING COMMISSION MEETING.

3. APPOINT BOARD OF ADJUSTMENTS

4. CONSENT AGENDA (ITEMS 8, 10 & 11)

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. 322 W. PECAN

The request of Covenant Presbyterian Church (Owners) and Chris Spinks, North Texas Services (Contractor/Representative) concerning the property located at 322 West Pecan Street, being Lots 3-9, Block L, Black's Addition, as follows:

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Section 6.4, Subsection (1) to allow an additional freestanding LED message sign for a total of two freestanding signs, with a 20' front setback in lieu of the required 25' in a C-1 (Retail Business) District/Central Business District.

6. 1111 GALLAGHER

The request of Sherman Grayson Hospital LLC and Texas Health Presbyterian Hospital – WNJ (Owners), Grayson County Health Clinic (Tenant) and Todd Bass, FASTSIGNS Texoma (Contractor/Representative) concerning the property located at 1111 Gallagher Drive, being Lot 7, Block 1, Gleckler Plaza, as follows:

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Subsections (5)(a) & (d) to allow an additional freestanding sign for a total of two freestanding signs, with a 3' front setback and a 20' side street setback in lieu of 25' required in a C-1 (Retail Business) District.

7. **2941 OVERLAND TRAIL**

The request of Ken & Linda Arnold (Owners) concerning the property located at 2941 Overland Trail, being Lot 10R, Block 1, O'Hanlon Ranch Addition, Phase 2, Replat Lots 10 & 11, Block 2, 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 hair salon in an R-1 (One Family Residential) District.

8. * **3209 NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owners) and Underwood Drafting & Surveying, Inc. (Surveyors) concerning the property located at 3209 Northgate Drive, being 14.335 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final plat approval of Northgate Business Park, Phase Two.

9. **3209 NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owners), WT Brogdon, Southeastern Freight Lines, Inc. (Applicant), David Mollenkopf (Architect), Schwob Building Company, LTD (Contractor), Wier & Associates, Inc. (Engineers/Land Planners) and Underwood Drafting & Surveying, Inc. (Surveyors) concerning the property located at 3209 Northgate Drive, being 13.771 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

- Site plan approval to Ordinance No. 2252 Article IV, Section 410(2)(j) for Southeastern Freight Lines in the Blalock Industrial Park.
- Exception to Ordinance No. 2252, Article IV, Section 410(2)(m) to allow architectural panels for Southeastern Freight Lines in lieu of masonry or factory finished metal panels in the Blalock Industrial Park.
- Exception to Ordinance No. 2252, Article IV, Section 410(2)(i) to allow overhead doors, loading docks, and tractor and dolly parking facing Northgate Drive in the Blalock Industrial Park.
- Exception to Ordinance No. 2252, Article IV, Section 410(2)(l) to allow a chain link fence on the property line in lieu of 100' setback required on the west side and on the property line in lieu of 55.7' setback required on the north side in the Blalock Industrial Park.
- Exception to Ordinance No. 2252, Article IV, Section 410(2)(g)(1) to allow a 74' front lawn, landscape and green area in lieu of the 100' required in the Blalock Industrial Park.

10. * **1800-1900 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services, Inc. (Engineers) and Cox Land Surveying Company (Surveyor) concerning the property located in the 1800-1900 Blocks S. FM 1417 (Heritage Parkway), being Lots 6 & 7, Park Plaza Addition containing 4.70 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning & Zoning Commission

Replat approval of Lots 6 & 7 of the Park Plaza Addition

11. * 1821 S. FM 1417 (HERITAGE PARKWAY)

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services, Inc. (Engineers), Cox Land Surveying Company (Surveyor) and Drawing the Line (Architects) concerning the property located at 1821 S. FM 1417 (Heritage Parkway), being Lot 8R, of the Replat of Lots 6 & 7, Park Plaza Addition, as follows;

Planning & Zoning Commission

Site plan approval for Dollar General.

12. 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.

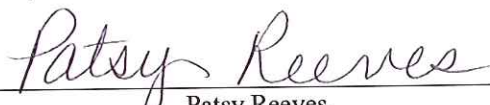
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 October 17, 2013 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of October, 2013
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary