

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 21, 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 SEPTEMBER 16, 2014 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 6, 9, 10, 12, 13 & 14)**  
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. **1916 GALLAGHER DRIVE**  
The request of Peanut Processors of Sherman, Inc. (Owners), Kevin L. Finnerty (Prospective Buyer) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 1916 Gallagher Drive, being all of Block 18 and a part of Block 17 of the Replat of Lots 20-27, Block 11 and all of Blocks 12, 13, 14, 15 and 16, Town North 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 feed store in a C-2 (General Commercial) District.
6. \* **600 BLOCK E. CARTER STREET & 802 N. THROCKMORTON STREET**  
The request of Lazy L Enterprises (Owners) and Helvey and Associates (Surveyor) concerning the property located in the 600 Block of E. Carter Street and 802 N. Throckmorton, being Lots 1-4, Block 4, W.P. Carter's Addition, containing 0.3215 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:  
***Planning and Zoning Commission***  
Replat approval of Austin Park Addition, Phase II, being a Replat of Lots 1-4, Block 4, W.P. Carter Addition.

7. **600 BLOCK E. CARTER STREET & 802 N. THROCKMORTON STREET**

The request of Lazy L Enterprises (Owners) and Helvey and Associates (Surveyor) concerning the property located in the 600 Block of E. Carter Street and 802 N. Throckmorton, being Lots 1-4, Block 4, W.P. Carter's Addition, containing 0.3215 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District/College Park Overlay District.

8. **3319 TEXOMA PARKWAY**

The request of Jeff Jeffers (Owner) concerning the property located at 3319 Texoma Parkway, being Lots 7-11, Block 2, Redick Addition, as follows:

***Board of Adjustments***

- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal siding exterior facade on three sides in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding for a 50'x60' storage building in a C-2 (General Commercial) District.
- Variance under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel surface in lieu of the required concrete or asphalt to provide a durable and dustless surface in a C-2 (General Commercial) District.

***Planning and Zoning Commission***

Site plan approval for a 50'x60' storage building for Jeff's Auto Sales.

9. \* **2700 BLOCK SHADY OAKS LANE**

The request of Westfield Estates, a Limited Partnership (Owners) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 2700 Block Shady Oaks Lane, being 2.342 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

***Planning and Zoning Commission***

Preliminary and Final Plat approval of West Canyon Creek Estates, Section 3

10. \* **4600-5300 BLOCKS N. TRAVIS STREET**

The request of Stonehollow Homes (Owners) and Tipton Engineering, A division of Westwood PS (Surveyors) concerning the property located in the 4600-5300 Blocks N. Travis Street, being 159.47 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

***Planning and Zoning Commission***

Preliminary Plat approval of Austin Landing, Phase 2A

11. **618 W. BELDEN STREET**

The request of Sherman Montessori Preschool, Inc. (Owners) and Karen Schuth (Representative) concerning the property located at 618 West Belden Street, being Lot 1, Belden Street Montessori School Addition, a Replat of the east 20' of Lot 46 with a portion of a 15' alley of the Birge's-Fairview Addition for a total of 0.66 acres, as follows:

***Planning and Zoning Commission***

Specific Use Permit amendment and site plan approval under Section 8, Subsection (5)(a) to allow one additional modular classroom building in an R-1 (One Family Residential) District.

**12. \* 2931 FALLON DRIVE**

The request of C&M Villareal FLP (Owners) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 2931 Fallon Drive, being 2.0 acres in the J.B. Shannon Survey, Abstract No. 1085 and part of Lot 5, Block 1, Midway Industrial Park, as follows:

***Planning and Zoning Commission***

Replat Approval of C&M Addition, a Replat of part of Lot 5, Block 1, Midway Industrial Park.

**13. \* 2931 FALLON DRIVE**

The request of C&M Villareal FLP (Owners), Sartin and Associates, Inc. (Surveyor) and Villareal Design Group (Engineers) concerning the property located at 2931 Fallon Drive, being 2.0 acres in the J.B. Shannon Survey, Abstract No. 1085 and part of Lot 5, Block 1, Midway Industrial Park, as follows:

***Planning and Zoning Commission***

Site plan approval for a Parole Office for Texas Department of Criminal Justice.

**14. \* 2400 BLOCK NORWOOD DRIVE**

The request of Charles and Rosario Fellenbaum (Owners) 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

**15. 2904 SEDALIA TRAIL**

The request of Joe Gilbert (Owner) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 2904 Sedalia Trail, being Lot 23, Block 2, O'Hanlon Ranch Addition, Phase 2, as follows:

***Board of Adjustments***

Variance to Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 22' rear setback in lieu of 25' required in an R-1 (One Family Residential) District.

**16. 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 Legal Notice 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 16, 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 16<sup>th</sup> day of October, 2014  
City of Sherman, Texas

A handwritten signature in cursive script that reads "Patsy Reeves". The signature is written in dark ink and is positioned above a horizontal line.

Patsy Reeves,  
Developmental Services Administrative Secretary