

Planning and Zoning
Building Inspection
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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, August 18, 2015 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 JULY 21, 2015 PLANNING AND ZONING COMMISSION MEETING.

3. APPOINT BOARD OF ADJUSTMENTS

4. CONSENT AGENDA (ITEM 6)

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. 5504 TEXOMA PARKWAY

The request of Tareq Hama Investment LLC (Owner), Robby Mossop and SaRina Paape (Applicants) concerning the property at 5504 Texoma Parkway, being 5.25 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automotive repair, tire sales, service and installation and automobile sales and rentals in a C-2 (General Commercial) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow existing building finishes (metal) in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.

6. * 4115 & 4121 N. U.S. HIGHWAY 75

The request of Sherman Commons LP (Owner), CBRE, Inc. (Property Manager), Kinslow, Keith & Todd Inc. (Architect) and Vilbig & Associates, PLLC (Engineers/Surveyors) concerning the property at 4115 and 4121 North U.S. Highway 75, being Lot 1, Block A, Sherman Commons Addition, as follows;

Planning and Zoning Commission

Site plan approval for a retail building for Five Below and Ulta Beauty.

7. **2525 TEXOMA PARKWAY**

The request of Utter Properties LTD (Owner), David Pryor (Representative), Terry Skipworth (Contractor) and BWG Architecture (Architect) concerning the property located at 2525 Texoma Parkway, being Lot 1, Block 1, Bob Utter Addition, as follows:

Board of Adjustments

Exceptions under Ordinance No. 2280, Section 6.8, Subsections (5C) and (6) to allow six (6) overhead doors facing the highway on the Collision Center and not require a 10' buffer strip, landscaped and irrigated adjacent to the highway right-of-way in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for Bob Utter Ford Service & Parts Department and Collision Center Additions.

8. **1706 N. BINKLEY**

The request of Ervin Sasser (Owner) and Tim Gray (Applicant) concerning the property at 1706 North Binkley Street, being Lots 1, 2, 3, the south 44' of Lot 4 and the north 16' of Lot 5, Block 2, Maxey's 4th Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 16' front setback in lieu of the required 25' and a 3' side setback in lieu of the required 6' for a carport in an R-1 (One Family Residential) District.

9. **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.

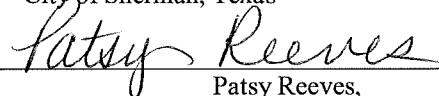
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 August 13, 2015 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 August, 2015
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary