



AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 16, 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 JUNE 18, 2013, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7, 9, 11, 15 & 16)**

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. **3100 U.S. HIGHWAY 75 NORTH**

The request of Victron Stores, LP (Owners), Gateway #6 (Tenant) and Todd Bass, North Texas Services (Representative) concerning the property located at 3100 U.S. Highway 75 North, being Lot 1, K Seven Corner Addition, as follows;

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Section 6.8, Subsection (5)(a)(1) to allow an additional freestanding sign, with a 25' setback in lieu of 75' required in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

6. **4800 TEXOMA PARKWAY, SUITE 502A**

The request of TNP Sites LLC (Owners) and Sherry Gillespie (Applicant) concerning the property located at 4800 Texoma Parkway, Suite 502A, 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 in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

7. * **1902 TEXOMA PARKWAY**

The request of 1902 Texoma Parkway (Owners), Napa Auto Parts (Prospective Tenant), Jim G. Roberts (Prospective Buyer) and Underwood Drafting and Surveying (Surveyors), concerning the property located at 1902 Texoma Parkway, being 2.204 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Site plan approval for an addition to the existing building for Napa Auto Parts.

8. **4709 CAMP VERDE CIRCLE**

The request of Stonehollow Homes (Owners) and Ryan Hayes (Representative) concerning the property located at 4709 Camp Verde Circle, being Lot 2, Block A, Austin Landing Phase One, Replat, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a model home sales center for a period of one year with an exception and variance under Ordinance No. 2280, Section 6.2, Subsections (1) & (4) and Section 7, Subsection (13)(g) to allow a 35 square foot monument sign and two 30' tall flag poles with a 10' front setback in lieu of the 1 ½ square foot sign with a 25' setback permitted in an SF-1 (Single Family Residential) District.

9. * **1100 BLOCK N. FM 1417 (HERITAGE PARKWAY)**

The request of Washington 1417, LP and Brookshire Grocery Company (Owners) and Summit Surveying, Inc. (Surveyors) concerning the property in the 1100 Block of N. FM 1417 (Heritage Parkway), being 50.99 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- Preliminary plat approval of Brookshire Addition.
- Final plat approval of Brookshire Addition, being 7.431 acres in the J.B. McAnair Survey, Abstract No. 763

10. **5209 FARMINGTON ROAD**

The request of Chris Patton (Owner) and Cox Land Surveying (Surveyor) concerning the property located at 5209 Farmington Road, being 4.085 acres in the William Martin Survey, Abstract No. 765, as follows;

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

11. * **1400 BLOCK PARK PLACE**

The request of Shreetejas LLC (Owner) and Data Land Services (Surveyors) concerning the property in the 1400 Block Park Place, being Lots 3 & 4, Block 1, Fairview Park Patio Homes Replat, Lots 1-7, containing 0.742 acres, as follows:

Planning and Zoning Commission

- Replat approval of Lots 3 & 4 of the Replat of Fairview Park Patio Homes, Lots 1-7
- Site plan approval for an apartment complex

12. **3601 N. TRAVIS**

The request of Goins Home Center, LLC (Owners) and Landon Goins (Representative) concerning the property located at 3601 N. Travis Street, being Lot 1, Block 1, Covey 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 lumber yard in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow existing building finishes of metal in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

13. **1701 U.S. HIGHWAY 75 N**

The request of Eminent Holdings LLC (Owners), Vein Center of North Texas (Tenant), Neon Signs and Designs (Representative) and David Baca Studio (Architect) concerning the property located at 1701 U.S. Highway 75 North, being Lot 3, Block 1, Crescent Oaks Plaza, as follows:

Board of Adjustments

Exception to Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow an additional freestanding sign in the rear of the property for a total of two freestanding signs in a C-2 (General Commercial) District/O-1 (75&82 Overlay) District.

14. **400 E. TAYLOR**

The request of University of Gymnastics of Sherman LLC (Owners), Neon Signs and Designs (Representative) and Bluestone Partners (Contractor) concerning the property located at 400 E. Taylor Street, being Lot 1, Block 1, Crescent Oaks Plaza, as follows:

Board of Adjustments

Exception and variance to Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Subsection (5)(a) to allow a freestanding multi-tenant sign with a 10' front setback in lieu of 25' required in a C-2 (General Commercial) District/O-1 (75&82 Overlay) District.

15. * **3700-3800 BLOCKS S.H. 289 N**

The request of Jerry and Carol Duvall (Owners), Andrew and Stacey Olmstead (Prospective Buyers) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 3700-3800 Blocks of S.H. 289 North, being 31.15 acres in the Benjamin Hambright Survey, Abstract No. 536, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Double D Ranch Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

16. * **3321 LOY LAKE ROAD**

The request of Jerry & Patsy Stengel (Owners), Vilbig and Associates (Engineers), BWG Architecture (Architect) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 3321 Loy Lake Road, being part of Lot 8, Block 1, in the Gleckler Plaza Addition containing 0.634 acres, as follows;

Planning and Zoning Commission

- Replat approval of part of Lot 8, Block 1, Gleckler Plaza Addition
- Site plan approval for Diamonds Cosmetology College.

17. 4725 U.S. HIGHWAY 75 SOUTH

The request of Fisher Controls International Inc. (Owners), Fisher Controls (Tenant), Corgan Associates Inc. (Architect) and John Blacker, Hart, Gaugler & Associates, Inc. (Engineer) concerning the property at 4725 U.S. Highway 75 South, being 33 acres in the Sherod Dunman Survey, Abstract No. 329 and in Tract 1 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of a warehouse and parking lot addition for Fisher Controls in the Blalock Industrial Park.

18. 2624 N. WOODS

The request of Caroline Ramsey (Owner) and Shane Brem (Representative) concerning the property at 2624 N. Woods Street, being part of lots 14 & 15, Block 10, Windsor Place Addition Replat, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in a C-1 (Retail Business) District.

19. 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 July 11, 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 11th day of July, 2013
City of Sherman, Texas


Patsy Reeves,
Developmental Services Administrative Secretary