

Development Services
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, June 19, 2018 at 5:00P.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 MAY 22, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 9, 15, 16, 18, 19, 21, 22 & 23).**
5. **2031 W. HOUSTON STREET**
The request of Dean Gilbert (Owner), Sutton & Crow (Surveyor) and Kent Hughlett, Architect PLLC (Architect) concerning the property at 2031 West Houston Street, being 1.248 acres in the J B McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow prefinished metal panels on the east and west side of a self-storage facility in lieu of the required masonry in a C-2 (General Commercial) District.
Planning and Zoning Commission
Site plan approval for a Climate Controlled Self-Storage Facility
6. **3520 BALLAM STREET**
The request of Job Bawi Cem and Hniang Khen (Owners) and Nolan Pike (Representative) concerning the property at 3520 Ballam Street, being Lot 1, Block D, Pebblebrook South, Phase II, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence, 1' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
7. **2912 W. WASHINGTON STREET**
The request of Rodney and Trina Wecker (Owners) and Shearer Design & Associates (Architect) concerning the property at 2912 West Washington Street, being Lot 2, Block 1, Washington Bend Addition, as follows;
Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' side yard setback in lieu of the required 15' in an R-1 (One Family Residential) District.

8. **2607 LOY LAKE ROAD**

The request of Trinity Baptist Church (Owners), Department of Family & Protective Services (Tenant), Robert Minshaw (Representative), Scales Engineering (Engineer) and Goodwin/Lasiter/Strong (Architect/Surveyor) concerning the property located at 2607 Loy Lake Road, being Lots 2 & 3, Bob Allen Addition, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-O (Office) District.
- Site plan approval for Department of Family & Protective Services Office

9. * **6100 BLOCK N. U.S. HIGHWAY 75**

The request of One Ganesha Ltd. (Owners), Dean Gilbert (Developer) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 6100 Block of North U.S. Highway 75, being 2.761 acres in the William Milligan Survey, Abstract No. 875, and Lots 2 and 3, Block A, Dr. Swamy Addition, as follows:

Planning and Zoning Commission

Replat approval of Lots 2 and 3, Block A, Dr. Swamy Addition

10. **502 E. NORTHCREEK DRIVE, 4706-4723 INDIO LANE, 400-516 CARNEROS DRIVE, 4701-4733 DRY CREEK ROAD AND 400-505 SONOMA COURT**

The request of CeCi Bates Ventures, LLC, Homes by JLS of Texoma and Magnolia Village LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 502 East Northcreek Drive, 4706-4723 Indio Lane, 400-516 Carneros Drive, 4701-4733 Dry Creek Road and 400-505 Sonoma Court, being Lots 1-5, Block A, Lots 1-19, Block B, Lots 1-21, Block C, Magnolia Village 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 patio homes in an R-1 (One Family Residential) District.

11. **2300 BLOCK PEGGEY'S COVE, 3300-3500 BLOCKS HANAN STREET, AND 2300-2400 BLOCK OF SOUTHRIDGE LANE**

The request of Zakiah US LLC and Wyldewood Homes, LLC (Owners) concerning the property located in the 2300 Block of Peggey's Cove, 3300-3500 Block of Hanan Street and 2300-2400 Block of Southridge Lane, being Lots 19-39, Block E and Lots 38-42, Block G, Pebblebrook South, Phase III, 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.

12. **2121 N. FM 1417 (HERITAGE PARKWAY) SUITE O**

The request of Owen Central, LLC (Owners) Amanda's Nails (Tenant) and Katie Campbell (Applicant) concerning the property located at 2121 North FM 1417 (Heritage Parkway), Suite O, being part of Block 4, Western Hills Addition, Section 5, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow micro-blading, permanent make-up (Tattoo Studio) in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

13. **211 DORSETT DRIVE**

The request of Yellow Equipment & TRMS (Owners), YRC Freight (Tenant) and Shaw Services, LLC (Contractor/Representative) concerning the property located at 211 Dorsett Drive, being 5 acres in the Sherod Dunman Survey, Abstract No. 329 and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a warehouse/storage building for YRC Freight in the Blalock Industrial Park.

14. **1111 N. RICKETTS STREET**

The request of Sherman Montessori Preschool Inc. (Owners) and Allison West (Representative) concerning the property located at 1111 North Ricketts Street, being Lot 50, Block 1, Birge-Fairview 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 parking lot in R-1 (One Family Residential) District.

15. * **1400-1600 BLOCKS FM 697**

The request of Mike Cross and Robert Scoggins (Owners), Plain and Simple Investments, LLC (Prospective Buyer), Related Solutions, LLC (Developer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 1400-1600 blocks of FM 697, being 36.79 acres in the W.D. Wooley Survey, Abstract No. 1335 and the Winfred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

Final Plat approval of the Hancock Ranch Subdivision in the City of Sherman's extra territorial jurisdiction (ETJ).

16. * **2208 POST OAK DRIVE**

The request of Steven and Lisa Hughes (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2208 Post Oak Drive, being 0.819 acres in the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 7, Block C, Turtle Creek West Addition and part of Lots 1 and 2, Block 1, Tom C. Sullivan's Replat and a part of the Replat of Valley View Addition, Lots 1 and 2, as follows:

Planning and Zoning Commission

Replat approval of the Hughes Turtle Creek West Addition, a Replat of a part of Lot 7, Block C, Turtle Creek West Addition and a part of Lots 1 and 2, Block 1, Tom L. Sullivan's Replat of a part of the Replat – Valley View Addition.

17. **4070 LOY LAKE ROAD**

The request of Southwest Premier Properties, LLC (Owners) and Kyle Boothe, Bluestone Partners (Representative) concerning the property located at 4070 Loy Lake Road, being 10 acres in the T.J. Shannon Survey, Abstract No. 1137, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

18. * **2800-3000 BLOCKS W. PARK AVENUE & 2000-2600 BLOCKS W. MOORE STREET**

The request of Artisan Development Company, Inc. (Owners) and Greg Edwards Engineering Services (Civil Engineer/Surveyor) concerning the property located in the 2800-3000 Blocks West Park Avenue and the 2000-2600 Blocks West Moore Street, being 36.0 acres in the Elizabeth Jones

Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Pebblebrook Estates, Phase IV.

19. * **200 W. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Economic Development Corporation and GlobiTech Inc. (Owners) and Teague, Nall and Perkins (Engineers/Surveyor) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being 26.801 acres in the Sherod Dunman Survey, Abstract No. 329 and all of Lot 1, Block 1 in the Northgate Technology Park and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat approval for Northgate Technology Park Addition Lot 1R, Block 1

20. **200 W. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Economic Development Corporation and GlobiTech Inc. (Owners), Justin Walton, Teague, Nall and Perkins (Engineers/Surveyor) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being Lot 1, Block 1 in the Northgate Technology Park and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan and exception approval to Ordinance No. 2252, Article IV, Section 410 (2) (j) and Section 410 (2) (l) for Globitech Fab 3 Expansion and to allow a retaining wall, security fence and plant screening to have a 38' setback along a portion of Howe Drive in the Blalock Industrial Park.

21. * **1810 W. U.S. HIGHWAY 82**

The request of GMR Sherman LLC, DBA Global Medical REIT Sherman, LLC (Owners) Carrus Specialty Hospital (Tenant), Paul Juul (Representative), TLC Engineering (Engineer) McCalla Design Group, PLLC (Architect) concerning the property located at 1810 West U.S. Highway 82, being Lot 4, Carrus Medical Plaza Replat Lot 2, as follows:

Planning and Zoning Commission

Site plan approval for an addition for Patient Rooms and Rehab Gym at Carrus Specialty Hospital

22. * **700 BLOCK COPLEY STREET**

The request of Mitchell Enterprises, Inc. (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 700 block of Copley Street, being 10.704 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Replat approval of Lots 16-27, Block 5, all of Blocks 6 & 7, and Lots 1-6, Block 8 and the Unopen portion of Copley Street and all of Ray Street and Lila Street, Copley Addition.

23. * **10739 STATE HIGHWAY 56**

The request of Kazem & Zohreh Ganji (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 10739 State Highway 56, being 2.013 acres in the Aaron Burelson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Final Plat approval of the KAZ Addition, Phase 2 in the City of Sherman's extra territorial jurisdiction (ETJ).

24. **OTHER BUSINESS**

Consider Updates to the O-1 (75 & 82) Overlay District Ordinance for recommendation to the City Council.

25. **ADJOURNMENT**

26. **OVERALL LOCATION MAP**

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

Clay Mahone, 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 June 14, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of June, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

