

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 17, 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 MAY 20, 2014 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 6, 7, 8, 10, 11 & 13)**
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. * **1511 & 1519 S. TRAVIS STREET**
The request of Jean Kendall Erhardt Revocable Intervivos 2001 Trust, John O. Rauch, Trustee and John O. Rauch (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1511 and 1519 South Travis Street, being the north ½ of Lot 10 and all of Lots 11-14, Block 59, Southside Addition, as follows:
Planning & Zoning Commission
Replat approval of The North ½ of Lot 10 and all of Lots 11-14, Block 59, Southside Addition
6. * **1704 E. LAMAR**
The request of Dan Endresen (Owner), Casey Hogenson and Mike DeLong (Tenants) and H&H Drafting and Design (Draftsman) concerning the property at 1704 E. Lamar Street, being Lot 1, Block 1, Lamar Plaza Addition, a Replat of part of Block 2, J.P. Loving's 2nd Addition, as follows;
Planning & Zoning Commission
Site plan approval for U-Fill Water, LLC, a Purified Water Dispensing Kiosk
7. * **2000 BLOCK BAKER RIDGE ROAD**
The request of Christopher & Wendy Vellotti (Owner) and Sartin and Associates (Surveyor) concerning the property located in the 2000 Block Baker Ridge Road, being 18.49 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows:

Planning and Zoning Commission

Vacation of Plat - Devin Carter Addition in the Extra Territorial Jurisdiction of the City of Sherman (ETJ).

8. * 2200-2300 BLOCKS N. FM 1417 (HERITAGE PARKWAY)

The request of Baptist General Convention of Texas (Owners), The Stainback Organization (Developer) and Kimley-Horn and Associates, Inc. (Engineer/Surveyors) concerning the property located in the 2200-2300 blocks N. F.M. 1417 (Heritage Parkway), being 9.592 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of O'Hanlon Ranch Shopping Center, Lots 1, 2 & 3, Block A

9. 2206 & 2210 N. FM 1417 (HERITAGE PARKWAY)

The request of Baptist General Convention of Texas (Owners), Mallory Martin, Kimley-Horn and Associates, Inc. (Engineer/Surveyors/Representative) and The Stainback Organization (Developer), concerning the property located at 2206 and 2210 N. F.M. 1417 (Heritage Parkway), being 5.832 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

- Exception to Ordinance No. 2280, Section 6.4, Subsection (4) to allow 168 off-street parking spaces in lieu of 195 required in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.
- Exception to Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow two 83 square foot freestanding signs in lieu of one 65 square foot freestanding sign permitted per development lot in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.

Planning and Zoning Commission

Site plan approval for a Walmart Neighborhood Market and Fueling Station

10. * 3715, 3803 & 3807 MERRIMAC DRIVE

The request of Blair Weaver (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3715, 3803 and 3807 Merrimac Drive, being Lots 4, 5 and 6, Block F, Pecan Grove Village Addition, containing 0.609 acres, as follows:

Planning & Zoning Commission

Replat approval of Lots 4, 5 and 6 Block F, Pecan Grove Village Addition

11. * 1707 BAKER DRIVE

The request of VFW Post #2772 (Owners), Texoma Development Inc. (Developer), Todd Young, Bluestone Partners (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 1707 Baker Drive, being 3.135 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval V.F.W. – Sherman Addition.

12. 2612 N. FRISCO ROAD

The request of VFW Post #2772 (Owners), Texoma Development Inc. (Developer), Todd Young, Bluestone Partners (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 2612 N. Frisco Road, being 1.577 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustments

Exception to Ordinance No. 2280, Section 7, Subsection (1B) and Section 6.8, Subsection (4)(b) to allow metal panels with stone wainscot on three sides and metal panels on the rear as the exterior façade in lieu of the required masonry in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for Fastenal.

13. * 300 E. SYCAMORE STREET

The request of Daryl Ellison (Owner), National Auto Repair Collision Center (Tenant), NBS Drafting and Design (Draftsman) and Sartin and Associates Surveying, Inc. (Surveyors) concerning the property located at 300 East Sycamore Street, being 2.09 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Amended site plan approval for a shop/office for auto collision repair/body shop for National Auto Repair Collision Center.

14. 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 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 June 11, 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 11th day of June, 2014

City of Sherman, Texas



Patsy Reeves,

Developmental Services Administrative Secretary