

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 21, 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 APRIL 16, 2013, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 6 & 10)**

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. **1804 N. HIGHWAY 75**

The request of Steve Starnes (Owner), Drew Burk (Representative), Red River Auto Group (Tenant) and Sartin & Associates, Inc. (Surveyors) concerning the property at 1804 N. Highway 75, being Lot 1, Block 1, James Plaza 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 used automobile sales, service tire sales, service and light mechanical work in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

6. * **601 N F.M. 1417 (HERITAGE PARKWAY)**

The request of Sherman Church of the Nazarene (Owners), Bob Lothenore (Pastor), Les Bennett (Representative), H&H Drafting & Design (Draftsman) and TAC Architecture & Planning (Architect) concerning the property located at 601 N. F.M. 1417 (Heritage Parkway), being part of Lot 1 & 2 Block 5, Laurel Creek Addition, Section 1 and 14.5127 acres in the G.W. McGlothlin Survey, Abstract No. 828 and the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Site plan approval for Sherman Church of the Nazarene Sanctuary.

7. **1805 ALPINE**

The request of Gorlyn and Jane Bronstad (Owners) concerning the property located at 1805 Alpine Drive, being Lot 1 less the north 1.75 feet, Block C, Turtle Creek West Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' fence in an R-1 (One Family Residential) District.

8. 927 & 929 W. BIRGE

The request of Landmark Bank (Owners), Mirza Baig (Prospective Buyer) and Gary Lowell (Representative) concerning the property located at 927 and 929 W. Birge Street, being Lot 1 of the E.L. Benzel Addition, as follows;

Planning and Zoning Commission

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

9. 901 E. PECAN

The request of L&DB Partnership (Owners) and Darren K. Puls (Tenant) concerning the property at 901 E. Pecan Street, being the south 68' of Lots 1-4, Block 17, Chaffin's 1st 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 used automobile sales in a C-2 (General Commercial) District.

10. * 1707 TEXOMA PARKWAY

The request of Chuong Hou Ha (Owner), Fuzzy's Taco Shop (Tenant), Paul Brown (Representative) and Richmond Group Architecture & Planning (Architect) concerning the property located at 1707 Texoma Parkway, being 0.48 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Site plan approval for a covered canopy for outdoor seating for Fuzzy's Taco Shop.

11. 1400 W. TAYLOR

The request of Charles E. Anderson (Owner), Brad Travis (Tenant) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 20th through October 31st, 2013 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

12. 1123 & 1125 N. F.M. 1417 (HERITAGE PARKWAY)

The request of Washington 1417 Joint Venture (Owners) Brookshire Grocery Company (Prospective Buyer), Jim Fancher (Architect/Representative), Ballard & Braughton Engineering (Engineers) and Summit Surveying, Inc. (Surveyors) concerning the property at 1123 & 1125 N. F.M. 1417 (Heritage Parkway), being 7.431 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (14)(n) (1) to allow a 448 square foot wall sign in lieu of the permitted 300 square feet in C-1 (Retail Business) District/ O-1.1 (FM 1417) Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.1, Subsection (10) to allow a 240 square foot freestanding sign in lieu of the permitted 65 square feet in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow prefinished metal insulated panels in lieu of the required masonry on a portion of the north, a portion of the south and all of the east side of the commercial building visible from the front street right-of-way in a C-1 (Retail Business) District/ O-1.1 (FM 1417) Overlay District.

Planning and Zoning Commission

Site plan approval for Brookshire's Food, Pharmacy & Fueling Station

13. 1330 W. TAYLOR

The request of Charles E. Anderson (Owner) and Shawn Davis (Applicant) concerning the property located at 1330 West Taylor Street, being 3.43 acres in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District.

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 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 May 15, 2013 at 11:30 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of May, 2013
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

