

Planning and Zoning
Building Inspection
Telephone (903)892-7229
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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, May 19, 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 APRIL 21, 2015 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 7 & 8)**
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
5. * **1715 E. KING**
The request of Michael L. Moore (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1715 East King Street, being Lots 1 & 2, Block 2, J.C. Linnstaedt Addition, containing 0.327 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
Planning and Zoning Commission
Replat approval of Michael Moore Addition, a Replat of Lots 1 & 2, Block 2, J.C. Linnstaedt Addition.
6. **1715 E. KING**
The request of Michael L. Moore (Owner) concerning the property at 1715 East King Street, being Lots 1 & 2, Block 2, J.C. Linnstaedt 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 the installation of ground mounted solar panels in an R-1 (One Family Residential) District.
7. * **1126 W. HUNT**
The request of Robert & Vicki Beeghly (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1126 West Hunt Street, being Lots 64 &

65, Birge's 2nd Fairview Addition, containing 0.570 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Lots 64 & 65, Birge's 2nd Fairview Addition.

8. * 908 & 910 N. BROUGHTON

The request of Melvin & Kimberly Dunlap (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 908 and 910 North Broughton Street, being all of Lots 6 thru 11 and a part of Lots 18, 19 and 20, Block 3, W.P. Carter's Addition and a part of Lot 1 of Boyer & Lucas Addition and also a part of a 16' wide alley closed by City Ordinance No. 3813, containing 0.508 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of M&K Dunlap Addition, A Replat of part of Lot 1, Boyer & Lucas Addition, part of Lots 18, 19 & 20 & all of Lots 6, 7, 8, 9, 10 & 11, Block 3, W.P. Carters Addition and a portion of the Alley released in Ordinance No. 3813.

9. 908 & 910 N. BROUGHTON

The request of Melvin & Kimberly Dunlap (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 908 and 910 North Broughton Street, being all of Lots 6 thru 11 and a part of Lots 18, 19 and 20, Block 3, W.P. Carter's Addition and a part of Lot 1 of Boyer & Lucas Addition and also a part of a 16' wide alley closed by City Ordinance No. 3813, containing 0.508 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 a metal siding exterior finish to match the existing building for an addition to Railside Cross Fit in lieu of the required masonry in a C-2 (General Commercial) District.

10. 529 S. CROCKETT

The request of Kent Hughlett (Owner) and David Fite Surveying (Surveyor) concerning the property located at 529 South Crockett Street, being 0.310 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3 to permit a 6' wrought iron fence inside the existing concrete sidewalk along Crockett and King Streets in an R-2 (Multi-Family Residential) District/Historic Preservation District.
- Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 10' rear setback for an attached garage in lieu of the required 25' in an R-2 (Multi-Family Residential) District/Historic Preservation District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Section 8, Subsection (5)(a) to allow a Bed and Breakfast in an R-2 (Multi-Family Residential) District/Historic Preservation District.

11. 1434 S. RAVEN

The request of HMH Lifestyles LP (Owners) and Bruce French (Representative) concerning the property located at 1434 South Raven Drive, being Lot 22, Block 4, Country Ridge Estates No. 4, 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 an R-1 (One Family Residential) District.

12. 4515 HUMMINGBIRD

The request of HMH Lifestyles LP (Owners) and Bruce French (Representative) concerning the property located at 4515 Hummingbird Drive, being Lot 1, Block 10, The Preserve, Phase 1, 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 an R-1 (One Family Residential) District.

13. 4401 HUMMINGBIRD

The request of HMH Lifestyles LP (Owners) and Bruce French (Representative) concerning the property located at 4401 Hummingbird Drive, being Lot 9, Block 10, The Preserve, Phase 1, 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 an R-1 (One Family Residential) District.

14. 4603 W. CORMORANT

The request of Derek & Tonya Allen (Owners) and HMH Lifestyles, LP, Bruce French (Representative) concerning the property located at 4603 West Cormorant Drive, being Lot 2, Block 1, The Preserve, Phase 1, 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 an R-1 (One Family Residential) District.

15. 4700 S. U.S. HIGHWAY 75

The request of Tyson Fresh Meats Inc, (Owners) and Geoff Bates, Bates & Associates, Inc. (Engineer/Surveyor), concerning the property located at 4700 South U.S. Highway 75, being 73.76 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 an expansion of the Truck Parking Lot for Tyson Fresh Meats in the Blalock Industrial Park.

16. 2627 N WOODS

The request of Clayton & Patsy Bentley (Owners) and David Fite Surveying (Surveyor) concerning the property located at 2627 North Woods Street, being Lot 5 of the 2nd Replat of a portion of Blocks 4 & 5, MJ Turner Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' privacy fence, 4' from the side street property line on a corner lot 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.

17. 2773 N. U.S. HIGHWAY 75

The request of S&W AL, LLC (Owners), Texas Roadhouse (Tenant) and TCB Construction Group LLC (General Contractor) concerning the property located at 2773 N. U.S. Highway 75, being Lot 5A, Block 1, Texoma Crossing Addition, Replat Lots 5 & 5A, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade for an outdoor waiting area addition in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an Addition for an Outdoor Covered Waiting Area for Texas Roadhouse Restaurant.

18. 2800-3600 BLOCKS S. U.S. HIGHWAY 75

The request of Sherman Crossroads LTD (Owners) and Jeff Carroll, Carroll Architects (Architect) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 44.83 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Exception and conceptual site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical hospital in the Blalock Industrial Park/Blalock Commercial Overlay District.

19. 4400 E. U.S. HIGHWAY 82

The request of Grayson Bible Baptist Church (Owners), Roy Webster (Representative) and BWG Architecture (Architect), concerning the property located at 4400 East U.S. Highway 82, being 11.802 acres in the William H. Brogden Survey, Abstract No. 92, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) and Section 6.8.1, Subsection (4)(b) to allow wood siding exterior finishes for two portable classroom buildings in lieu of the required masonry in an M-1 (Light Manufacturing) District/O-1 (75 & 82) Overlay District/O-1.1 (F.M. Highway 1417) Overlay District.

Planning and Zoning Commission

Site plan approval for two (2) portable classrooms for Grayson Bible Baptist Church.

20. 602 & 606 S. TRAVIS

The request of Katherine Nevins (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 602 & 606 South Travis Street, being part of Lot 1, Block 1, Hare & Randolph Addition, containing 0.33 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the proposed Lot 1, Block 1 of Nevins Addition to have a 46.70' wide lot and Lot 2, Block 1 to have a 59.30' wide lot in lieu of the required sixty (60) foot widths in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Final Plat approval of Nevins Addition, a Replat of part of Lot 1, Block 1, Hare & Randolph's Addition.

21. 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.

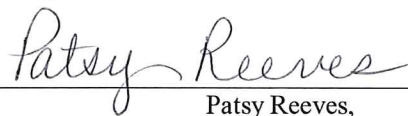
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 May 14, 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 14th day of May, 2015
City of Sherman, Texas


Patsy Reeves,