

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, April 21, 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 MARCH 17, 2015 PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7 & 11)**

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. **1803 E. MAY STREET**

The request of Glenda Hunter (Owner) concerning the property at 1803 E. May Street, being Lots 1 & 3, Block 3, Milan Heights Addition, 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 an R-1 (One Family Residential) District.

6. **4300 SOUTH U.S. HIGHWAY 75**

The request of Kaiser Aluminum Fabricated Products (Owners), Dana Mann (Representative), Coffman Engineers (Engineers) and Robert Kasberger Applied Services (Architect) concerning the property located at 4300 South U.S. Highway 75, being 45.923 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 aluminum extrusion press facilities for Kaiser Aluminum Fabricated Products for a new press line building in the Blalock Industrial Park.

7. * **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.

8. **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.

9. **1330 W. TAYLOR**

The request of Charles E. Anderson (Owner) and Travis Baca (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.

10. **1111 N. TRAVIS STREET**

The request of Ipenema Investments LTD. (Owner) and Todd Bass, North Texas Services (Sign Contractor/Representative) concerning the property at 1111 N. Travis Street, being all of Lots 12, 14 & a part of Lot 13, J.F. Evans Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) (a & d) to allow a freestanding sign with a 3' front setback in lieu of 25' required in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District.

11. * **2206 & 2210 N. FM 1417 (HERITAGE PARKWAY)**

The request of Heritage Sherman 2014. LP by KMS Retail, Inc. (Owners), Mallory Martin, Kimley-Horn and Associates, Inc. (Engineer/Surveyors/Representative) and Raymond Harris & Associates (Architects) concerning the property located at 2206 & 2210 N. F.M. 1417 (Heritage Parkway), being Lots 2 & 3, Block A, O'Hanlon Ranch Shopping Center Lots 1, 2 and 3, Block A, as follows:

Planning and Zoning Commission

Amended site plan approval for the Walmart Neighborhood Market and Fueling Station

12. **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.

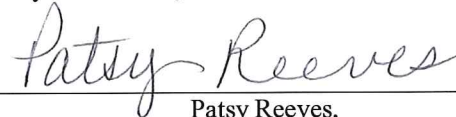
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 April 16, 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 16th day of April, 2015
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary