

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, March 17, 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 FEBRUARY 17, 2015 PLANNING AND ZONING COMMISSION MEETING.

3. APPOINT BOARD OF ADJUSTMENTS

4. CONSENT AGENDA (ITEMS 7, 8 & 9)

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. 3319 TEXOMA PARKWAY

The request of Jeff Jeffers (Owner) concerning the property located at 3319 Texoma Parkway, being Lots 7-11, Block 2, Redick Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a 4' wainscot EFIS (Exterior Finish Insulation System) with metal siding exterior facade on the front and the first 19 ½ feet of the sides in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding for a storage building in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for a storage building for Jeff's Auto Sales.

6. 1718 S. ELM STREET

The request of Sherman JM LLC, Richard Ratliff (Owners) and Jeff Murray (Applicant) concerning the property located at 1718 South Elm Street, being part of Lots 9-11 and part of Elm Street, Southside Addition Replat, as follows;

Board of Adjustments

Site plan approval and permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1)(a) in a M-2 (Heavy Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

7. * **5200 BLOCK TEXOMA PARKWAY**

The request of CAJC Corporation (Owners), Dan Massey (Applicant) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 5200 Block Texoma Parkway, being 4.33 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of CAJC Addition

8. * **5203 TEXOMA PARKWAY**

The request of CAJC Corporation (Owners), Dan Massey (Applicant), CLB Engineers, Inc. (Engineers), NBS Drafting and Design (Drafting) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 5203 Texoma Parkway, being 2.27 acres in the Daniel C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Site plan approval for Mac's Tax & Bookkeeping Service.

9. * **200 BLOCKS E. PECAN & N. MONTGOMERY STREETS**

The request of Sean Vanderveer (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 200 Blocks East Pecan and North Montgomery Streets, being part of Lot 10 and all of Lots 11 & 12, Block E, T.J. Shannon Supplement containing 0.43 acres, as follows:

Planning and Zoning Commission

Replat approval of Vanderveer Addition, Being a Replat of a part of Block E, T.J. Shannon Supplement Addition.

10. **220 E. PECAN STREET**

The request of Sean Vanderveer (Owner), David Baca Studio (Architect) and Sartin and Associates, Inc. (Surveyors) concerning the property located at 220 E. Pecan Street, being Lot 3, Block 1, of the proposed Vanderveer Addition, being a Replat of part of Block E, T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Site plan approval for a residential dwelling in the Central Business District.

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a prefinished AP panel and stained wood as a siding material for a residential dwelling in lieu of the required masonry in a C-2 (General Commercial) District/Central Business District.
- Exception under Ordinance No. 2280, Section 7, Subsection (6)(a) to allow a residential dwelling in the first half of the first floor facing a front street in a C-2 (General Commercial) District/Central Business District.

11. **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 March 12, 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 12th day of March, 2015
City of Sherman, Texas

A handwritten signature in cursive script that reads "Patsy Reeves". The signature is written in dark ink and is positioned above a horizontal line.

Patsy Reeves,
Developmental Services Administrative Secretary