

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 19, 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 JANUARY 22, 2013, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 9 & 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. **3221 NORTHGATE DRIVE**

The request of American Realty Capitol Operating Partnership, LP (Owners), FedEx Ground Package Handling Facility (Tenant), Vortex Engineering & Architecture, Inc. (Engineer/Architect) and Robert W. Jones, II (Representative) concerning the property at 3221 Northgate Drive, being Lot 3, Block 1, Northgate Business Park, Phase One and in Tract 4.1, Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Exception to Ordinance No. 2252, Article IV, Section 410(2)(m) to allow aluminum siding for two modular docks for FedEx Ground in lieu of masonry or factory finished metal panels in the Blalock Industrial Park.
- Site plan approval to Ordinance No. 2252 Article IV, Section 410(2)(j) for the installation of two modular docks for FedEx Ground in the Blalock Industrial Park.

6. **1802 E. HOUSTON**

The request of Walter M. Cole (Owner) concerning the property located at 1802 East Houston Street, being Lots 1 & 3, Block 16 of the Christian College Addition as follows;

Board of Adjustments

(Renew) Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District.

7. **1500-1700 BLKS. N. U.S. HIGHWAY 75 & 400 E. TAYLOR**

The request of ET Joint Venture, Eminent Holdings, LLC, P&B Eye Investments LLC, Dean Gilbert and Taylor Place LP (Owners), Todd Young (Representative) and Sartin & Associates, Inc. (Surveyors) concerning the property in the 1500-1700 Blocks N. U.S. Highway 75 and 400 E. Taylor Street, being 2.841 acres in the J.B. McAnair Survey, Abstract No. 763. (Formerly used as railroad-right-of way), as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.

8. **916 N. BROUGHTON**

The request of Kickin A\$\$ & Takin Land LLC (Owners) and Melvin & Kim Dunlap (Prospective Buyers) concerning the property at 916 N. Broughton Street, being Lots 10 & 11, Block 3, Carters W P Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow a metal exterior façade for a personal weight training facility in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.

9. * **400 BLOCK MITCHELL ROAD**

The request of Marjan Ganji & Sougol Castro (Owners) and Sartin & Associates, Inc. (Surveyors) concerning the property in the 400 Block of Mitchell Road, being 8.06 acres in the Aaron Burleson Survey, Abstract No. 61, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of KAZ Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

10. **4213 TEXOMA PARKWAY**

The request of Ted Gordon (Owner), Chris Shelton (Tenant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 4213 Texoma Parkway, being 3.547 acres in the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow auto repair and tire sales in a C-2 (General Commercial) District.

11. * **2504, 2508 & 2512 RIATA DRIVE**

The request of DGR Development Group Ltd (Owners) and Sartin & Associates, Inc. (Surveyors) concerning the property at 2504, 2508 & 2512 Riata Drive, being Lots 7, 8 & 9, Block 2, O'Hanlon Ranch Addition, Phase 3, containing 0.92 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 7, 8 & 9, Block 2, O'Hanlon Ranch Addition Phase 3

12. 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 February 13, 2013 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of February, 2013
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

