

Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 18, 2014 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 21, 2014 PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEM 7)**

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. **304 U.S. HIGHWAY 82 WEST**

The request of Edgar Wayne McCarley (Owner), Peter Kavanagh, Zone Systems (Representative), Verizon Wireless (Proposed Tenant) and Webb Surveying, Inc. (Surveyors) concerning the property located at 304 U.S. Highway 82 West, being 0.1056 acres in the J.B. McNair Survey, Abstract No. 763, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c) to allow a 125' monopole antenna in lieu of the permitted 70' permitted in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(a)(1) to allow a 20' front setback in lieu of the required 150' front setback for a 125' monopole antenna in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(ii) to allow a 48' rear setback from the south property line in lieu of the required 400' from any residential zoned property for a 125' monopole antenna in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(iv) to allow a 100' side setback from the east property line in lieu of the required 125' minimum setback equal to the tower height from any property line for a 125'

monopole antenna in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

- Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow a 15' front setback in lieu of the required 40' for an equipment shelter in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Exception and variance under Ordinance No. 2280, Section 6.8, Subsection (5)(a) and Section 7, Subsection (13)(b) to allow an 8' masonry wall structure to surround the monopole, equipment shelter and ground mounted equipment 2' from the front property line in lieu of the required 40' in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 125' monopole antenna facility in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

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. * 500 BLOCK PLEASANT HOME ROAD AND 700 BLOCK RIDDELS ROAD

The request of Dean and Juanita Johnson (Owners), Jeffrey S. Foster (Applicant/Developer) and Sartin & Associates, Inc. (Surveyors) concerning the property located in the 500 Block Pleasant Home Road and 700 Block Riddels Road, being 6.49 acres in the Leonard Reed Survey, Abstract No. 1029, as follows:

Planning and Zoning Commission

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

8. 4814 VIVALDI CROSSING

The request of Matthew & Amy Jackman (Owners) and Jason Sofey (General Contractor) concerning the property located at 4814 Vivaldi Crossing, being Lot 5, Block A, Vista Norte, Phase I, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 5' side yard setback in lieu of the required 11'8" for an attached garage addition in an R-1 (One Family Residential) District.

9. 1305 N. SAM RAYBURN FREEWAY

The request of Just BLW3, LLC (Owner), Just Brakes (Tenant), Wade Todd, National Site Solutions (Representative) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 1305 N. Sam Rayburn Freeway, being 0.40 acres in the J.B. McAnair Survey Abstract No. 763, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow seven (7) off-street parking spaces in lieu of the required eleven (11) in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automotive repair in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District.

10. 5600 BLOCK FARMINGTON ROAD

The request of Shepherd RD Sherman Partnership (Owners/Mineral Rights Owners), Taylor Charbonnet, Silver Creek Oil & Gas, LLC (Representative) and Michael Blake Brown, Topographic Land Surveyors (Surveyor) concerning the property located in the 5600 Block Farmington Road, being 76.54 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well (Mustang 2H) in an R-1 (One Family Residential) District.

11. 2900-3700 BLOCKS W. O.B. GRONER ROAD

The request of Pamela Hassebroek (Mineral Rights Owner), Taylor Charbonnet, Silver Creek Oil & Gas, LLC (Representative) and Michael Blake Brown, Topographic Land Surveyors (Surveyor) concerning the property located in the 2900-3700 Blocks W. O.B. Groner Road, being 143.993 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well (Cabo 2H) in an R-1 (One Family Residential) District and C-1 (Retail Business) District.

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, 2014 at 4:00 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, 2014
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary