

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, February 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 JANUARY 20, 2015 PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7, 10, 11, 12 & 15)**

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. **1802 E. HOUSTON**

The request of Seraj Ali (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

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.

6. **1908 E. LAMAR**

The request of Cristobal & Favian Madrid (Owners) and Salomon Rivera (Applicant) concerning the property at 1908 East Lamar Street, being Lot 1, Block 1, Eastside Business Park, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow automobile sales in a C-1 (Retail Business) District.

7. * **2325 N. TRAVIS**

The request of American Builders & Contractors Supply Company Inc. (Owners), ABC Supply Company Inc. (Tenant) and Brad Nass (Representative) concerning the property located at 2325 North Travis Street, being 7.849 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for an accessory building for ABC Supply Company, Inc.

8. **502 E. CENTENNIAL**

The request of Jesse Holt (Owner), Russell Britt, United Bilt Homes (Representative) and Data Land Services (Surveyors) concerning the property at 502 E. Centennial Street, being 0.778 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One Family Residential) District.

9. **3107 NORTH HAVEN DRIVE**

The request of Cupid Investments Inc. (Owner), Greg Pierson (Representative) and Sartin and Associates (Surveyor) concerning the property located at 3107 North Haven Drive, being Lot 1, Block C, North Haven Addition, a Replat of Lots 1-25, Block 1, Replat Lots 1-17, Block B and Lots 1-9, 13 & 14, Block C, Turtle Creek North Addition, Section Four and all of Lot 1-14, Block 2 of Block Two, Turtle Creek North, Section Four Replat, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.1.1 Subsection (1) to allow a 24' front setback in lieu of 25' required in an SF-1 (Single Family Residential) District.

10. * **5100 N. TRAVIS STREET**

The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located at 5100 N. Travis Street, being 2.960 acres in the Alexander & Richards Survey, Abstract No. 42, also being Lot 13, Block F, Austin Landing Addition, Phase One, as follows:

Planning and Zoning Commission

Replat approval of Austin Landing, Phase One, Block F, Lot 13

11. * **4600-5300 BLOCKS N. TRAVIS STREET**

The request of Stonehollow Homes (Owners) and Westwood Professional Services, (Surveyors) concerning the property located in the 4600-5300 Blocks N. Travis Street, being 26.983 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Final Plat approval of Austin Landing, Phase 2A

12. * **1900 BLOCK CREEKSIDE AVENUE & 3700 BLOCK W. PARK AVENUE**

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services, Inc. (Engineer) and Cox Land Surveying Company (Surveyors) concerning the property in the 1900 Block of Creekside Avenue and the 3700 Block of West Park Avenue, being 1.860 acres in the Elizabeth Jones Survey, Abstract No. 625 also being all of Lots 3 & 4, Park Plaza Addition, as follows:

Planning and Zoning Commission

Replat approval of Lots 3 & 4, Park Plaza Addition.

13. 1900 BLOCK CREEKSID AVENUE

The request of Walt DeRonde (Owner), Greg Edwards Engineering Services, Inc. (Engineer) and Cox Land Surveying Company (Surveyors) concerning the property in the 1900 Block of Creekside Avenue, being 0.878 acres in the Elizabeth Jones Survey, Abstract No. 625 and being part of Lot 3, Park Plaza Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

14. 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.

15. * 700 BLOCK E. LAMBERTH ROAD, 2500 BLOCK MASTERS STREET AND 2400-2500 BLOCK LOY LAKE ROAD

The request of AmeriState Bank (Owners), Vilbig & Associates, PLLC (Engineer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located in the 700 Block E. Lamberth Road, 2500 Block Masters Street and the 2400-2500 Blocks Loy Lake Road, being 8.633 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision and also being all of Lot 2 of the Replat of Lot 3, Block 1, Dr. J.H. Carraway's Subdivision, and Lots 1 & 2, Ameristate Central Plaza, a Replat of Lots 1&2, Block 1, Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Replat approval of Ameristate Bank Addition, a Replat of part of Lot 4, Block 1, Dr. J.H. Carraway's Subdivision and a Replat of the Replat of Lot 3, Block 1 and a Replat of Ameristate Central Plaza.

16. 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 February 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 February, 2015
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary