

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, January 20, 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 DECEMBER 16, 2014 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7 & 8)**
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. **2210 N. FM 1417 (HERITAGE PARKWAY)**
The request of Heritage Sherman 2014, LP by KMS Retail, Inc. (Owners) and Mallory Martin, Kimley Horn and Associates Inc. (Engineer/Surveyor/Representative) concerning the property located at 2210 N. FM 1417 (Heritage Parkway), being Lot 2, Block A, O'Hanlon Ranch Shopping Center, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection 13 (a)&(b) to not require a screening device 100' from the rear (west) property line to allow visibility of the adjacent church's sign in lieu of a minimum 6' screening device required in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.
6. **3924 TEXOMA PARKWAY**
The request of John & Susie Chung (Owners) and Juan & Brenda Fraga (Applicants) concerning the property located at 3924 Texoma Parkway, being 0.71 acres in the Samuel M. McGlothlin Survey, Abstract No. 811 and the H. Jennings Survey, Abstract No. 639, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow tire sales, service, installation and repair in a C-2 (General Commercial) District.

7. * **700 BLOCK E. LAMBERTH ROAD AND 2500 BLOCK MASTERS STREET**

The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located in the 700 Block E. Lamberth Road and 2500 Block Masters Street, being 2.016 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Replat approval of Varsovia First Addition, a Replat of part of Lot 4, Block 1, Carraway's Subdivision.

8. * **702 E. LAMBERTH ROAD**

The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 702 E. Lamberth Road, being .505 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Site plan approval for Hilltop Pediatrics Medical Office.

9. **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.

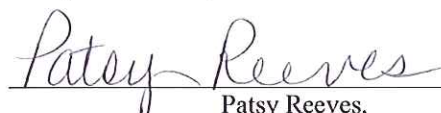
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 January 15, 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 15th day of January, 2015
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary