

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, May 20, 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 APRIL 22, 2014 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEM 6)**
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. **1400 W. TAYLOR**
The request of Charles E. Anderson (Owner), Brad Travis (Tenant) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;
Board of Adjustments
(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 19th through November 1st, 2014, December 29th through December 31st, 2014, and February 13th and 14th, 2015 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.
6. * **4300 BLOCK N. U.S. HIGHWAY 75**
The request of Ron Harmon Properties (Owner), Brad Andrus (Prospective Buyer) and Helvey and Associates (Surveyor) concerning the property located in the 4300 Block N. U.S. Highway 75, being 2.969 acres in the T.J. Shannon, Sr. Survey, Abstract No. 1137, as follows:
Planning & Zoning Commission
Preliminary and Final Plat approval of Harmon Addition

7. **4300 BLOCK N. U.S. HIGHWAY 75**

The request of Ron Harmon Properties (Owner), Brad Andrus (Prospective Buyer) and Helvey and Associates (Surveyor) concerning the property located in the 4300 Block N. U.S. Highway 75, being 2.969 acres in the T.J. Shannon, Sr. Survey, Abstract No. 1137, as follows:

Planning and Zoning Commission

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

8. **200 W. FM 1417 (HERITAGE PARKWAY)**

The request of GlobiTech Inc. (Owners), Terry Kluesner (Representative), Chris Schmitt, Teague, Nall & Perkins (Engineers) and Pope Associates, Inc. (Architects) concerning the property located at 200 W. F.M. 1417 (Heritage Parkway), being Lot 1 in the Northgate Technology Park and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a chiller and cooling tower addition, a hydrogen facility addition and paving improvements in the Blalock Industrial Park.

9. **123 S. RICKETTS STREET**

The request of Bradley & Tawni Hodge (Owners), Nathan Gray, NBS Drafting (Draftsman) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 123 S. Ricketts, being the south 100 foot of Lots 10 & 11, Block 2, G.Y. Gray's 2nd Addition, as follows:

Board of Adjustments

Variance to Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 0' rear setback for an existing nonconforming structure in lieu of 25' required for a transitional living home in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval for an addition to the existing structure under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow The House of Eli, a Transitional Living Home in an R-1 (One Family Residential) District.

10. **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 Legal Notice 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 May 15, 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 15th day of May, 2014
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary