

**DON MONTGOMERY, TRUSTEES (OWNERS), BEST PAWN (TENANT) AND HERITAGE HOME PLANS (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 6400 TEXOMA PARKWAY, BEING 1.756 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN ADDITION TO BEST PAWN**

6400 TEXOMA PARKWAY (MONTGOMERY LIVING TRUST, CLIFF & DON MONTGOMERY, TRUSTEES, OWNERS; BEST PAWN, TENANT; & HERITAGE HOME PLANS, DESIGNER)

The property is located at 6400 Texoma Parkway, the southwest corner of Texoma Parkway and FM 691; Best Pawn is the tenant. The property was zoned a C-2 General Commercial District in 1974.

The owners would like to add approximately 7,773 square foot to the existing 4,033 square foot building for a total of 11,806 square foot. The new addition will be a new retail space for Best Pawn while the existing 4,000 square foot will become a warehouse for the retail business. The exterior of the building will consist of stucco with brick/stone accents. Forty (40) new parking spaces will be added to the north side of the building for a total of forty-three (43).

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT – CONSENT AGENDA ITEM

**THE REQUEST OF P&B EYE INVESTMENTS LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1625 N. U.S. HIGHWAY 75, BEING LOT 4A, BLOCK 1, CRESCENT OAKS PLAZA REPLAT LOT 4, BLOCK 1, CONTAINING 3.012 ACRES, AS FOLLOWS:
PLANNING & ZONING COMMISSION
REPLAT APPROVAL OF LOT 4A, BLOCK 1, CRESCENT OAKS PLAZA**

REPLAT – LOT 4A, BLOCK 1, CRESCENT OAKS PLAZA 1625 N. U.S. HWY. 75 (P&B EYE INVESTMENTS LLC, OWNERS & UNDERWOOD DRAFTING & SURVEYING, SURVEYOR)

The property is located at 1625 N. U.S. Highway 75 between Texoma Parkway and Taylor Street in the Crescent Oaks Plaza Addition. The owners would like to replat the property into two lots for commercial development.

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

RENEW TEMPORARY USE PERMIT

**THE REQUEST OF HISTORYMAKER HOMES LIFESTYLES LP (OWNERS) AND CHRYSTINA RAGO, HISTORYMAKER HOMES (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 917 SWAN RIDGE DRIVE, BEING LOT 2, BLOCK 11, THE PRESERVE, PHASE I, AS FOLLOWS;
BOARD OF ADJUSTMENTS
TO ALLOW THE CONTINUATION OF A TEMPORARY USE PERMIT UNTIL JULY 22, 2015 UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A**

RENEW TUP - MODEL HOME WITH EXCEPTIONS 917 SWAN RIDGE (HISTORYMAKER HOMES LIFESTYLES LP, OWNER & CHRYSTINA RAGO, HISTORYMAKER HOMES, REPRESENTATIVE)

MODEL HOME SALES CENTER WITH EXCEPTIONS AND VARIANCES UNDER SECTION 6.2 SUBSECTIONS (1) & (4) AND SECTION 7, SUBSECTION (13)(G) TO ALLOW A 14 SQUARE FOOT FREESTANDING SIGN WITH A 20' FRONT SETBACK; TWO FLAG POLES, 20' FROM THE FRONT PROPERTY LINE AND TWO FLAG POLES, 5' FROM THE REAR AND SIDE PROPERTY LINES AS APPROVED BY THE BOARD OF ADJUSTMENTS ON MARCH 19, 2013 AND JUNE 18, 2013 IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Bruce French, Vice-President Land Acquisition, HistoryMaker Homes, 9001 Airport Freeway, Ste. 400, NRH, TX

Mr. French appeared to represent the request and answer any questions. The property is located at 917 Swan Ridge Drive in the Country Ridge Estates Subdivision off F.M. 1417 South (Heritage Parkway) and is zoned an R-1 (One Family Residential) District.

At the March 19, 2013 meeting, the Planning and Zoning Commission approved a model home sales center for a period of one year. At the June 18, 2013, Planning and Zoning Commission Meeting, HistoryMaker Homes was approved to amend the Temporary Use Permit with exceptions and variances to allow a "Welcome Center" sign (14 square foot), 20' from the front property line to direct prospective home buyers to their model home in the Preserve Community. They were also approved to allow two flag poles in the front yard, 20' from the front property line and two flag poles 5' from the side and rear property lines. Mr. French explained nothing has changed from what was previously approved. He had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit with the exceptions and variance.

ACTION TAKEN.

Motion by Commission Member Thorpe to renew the Temporary Use Permit with exceptions and variances to allow a 14 square foot freestanding sign with a 20' front setback; two flag poles, 20' from the front property line and two flag poles, 5' from the rear and side property lines as approved by the board of adjustments on March 19, 2013 and June 18, 2013 in an R-1 (One Family Residential) District subject to the Staff Review Letter. Second by Commission Member Patterson.

VOTING AYE: GILBERT, BARTON, THORPE, SCHEIBMEIR, AND PATTERSON.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

EXCEPTION

THE REQUEST OF TRAVIS LOFTS LP (OWNERS), LINSEY MCCULLOUGH, BEAUTY BAR (TENANT) AND MICHAEL KLUSS, NORTH STAR SIGNS (CONTRACTOR/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 225 N. TRAVIS STREET, SUITE 100, BEING LOT 1 AND PART OF LOT 2, 11 & 12, BLOCK D, T.J. SHANNON SUPPLEMENT, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(B)(5) TO ALLOW A WALL SIGN TO PROJECT 30” FROM THE BUILDING OVER THE SIDEWALK IN LIEU OF THE PERMITTED 18” IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

EXCEPTION - SIGN
225 N. TRAVIS, STE.
100
(TRAVIS LOFTS LP,
OWNERS; LINSEY
MCCULLOUGH,
BEAUTY BAR, TENANT
& MICHAEL KLUSS,
NORTH STAR SIGNS,
CONTRACTOR/
REPRESENTATIVE)

Michael Kluss, North Star Signs, 209 S. Travis, Sherman, TX

Mr. Kluss appeared to represent the request and answer any questions. The property is located at 225 North Travis Street in the Central Business District, the northeast corner of Travis and Pecan Streets. The Beauty Bar occupies the space at this location and they would like to erect a wall sign, 12' above the sidewalk extending out from the building approximately 30". Mr. Kluss explained "the tenant would like to get some visibility for her business which she wouldn't be able to get if the sign was placed flat against the wall."

Commission Member Thorpe asked how many suites were located at this location; "is there the potential to have more than one sign sticking out against the wall."

Scott Shadden, Director of Developmental Services explained "on that wall they could have signs up to three hundred (300) square feet flat against the wall; you can have more than one, you could have a combination of signs to get to the 300 square foot."

Mr. Kluss explained "the other suite that is going to be available for commercial is actually on the corner, so they would be feasible to put one on the wall so that they would have the same visibility, because she is tucked into the little corner there, she does not have the same opportunity."

No other citizens appeared before the Planning and Zoning Commission to discuss the exception.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the exception to allow a wall sign to project 30” from the building over the sidewalk in lieu of the permitted 18” in a C-1 (Retail Business) District/Central Business District subject to the Staff Review Letter. Second by Commission

Member Thorpe.
VOTING AYE: GILBERT, BARTON, THORPE, SCHEIBMEIR,
AND PATTERSON.
VOTING NAY: NONE
MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

EXCEPTION

THE REQUEST OF DONALD LASATER (OWNER)
CONCERNING THE PROPERTY LOCATED AT 603 S.
MAXEY STREET, BEING LOTS 1, 2 & 3, BLOCK 7, W.
ELLIOTT’S ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7,
SUBSECTION (13)(H)(2) TO ALLOW A 6’ PRIVACY FENCE,
ONE FOOT (1’) FROM THE SIDE STREET PROPERTY LINE
IN LIEU OF 25’ REQUIRED ON A FRONT LINE STREET IN
AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION - FENCE
603 S. MAXEY
(DONALD LASATER)

(TABLED)

Mr. Donald Lasater (owner) sent in a letter requesting to
table the request due to health.

ACTION TAKEN.

Motion by Commission Member Thorpe to table the
request. Second by Commission Member Barton.

VOTING AYE: GILBERT, BARTON, THORPE, SCHEIBMEIR
AND PATTERSON.
VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 5:11 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY