

STATE OF TEXAS

§

July 17, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on July 17, 2012.

MEMBERS PRESENT: CHAIRMAN LAWRENCE DAVIS  
COMMISSION MEMBERS: HICKS, MORGAN, BARTON,  
KRECK, GILBERT, BARBER AND THORPE

MEMBERS ABSENT: TANKERSLEY

CALL TO ORDER

Chairman Davis called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 19, 2012 Meeting. Motion by Commission Member Morgan to approve the Minutes as written. Second by Commission Member Thorpe. All present voted AYE.  
MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: DAVIS, HICKS, MORGAN, BARTON AND GILBERT.

BOARD OF  
ADJUSTMENTS

TEMPORARY USE PERMIT

THE REQUEST OF GREATER HARVEST NORTH CHURCH (OWNERS) AND PASTOR CHARLES NIBLET (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1100 WEST CENTER STREET, BEING 6.5521 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

*BOARD OF ADJUSTMENTS*

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A) TO ALLOW A TENT TO BE USED FOR CHURCH SERVICES DURING THE CONSTRUCTION OF NEW CHURCH BUILDING, FOR A PERIOD NOT TO EXCEED 12 MONTHS IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

TUP – TENT  
1100 W. CENTER  
(GREATER HARVEST  
NORTH CHURCH)

Commission Member Barber arrived at 5:03 p.m. during this request.

Pastor Charles Niblet, 1100 W. Center, Sherman, TX

Pastor Niblet appeared to represent the request and answer any questions. The property is located at 1100 West Center Street, between South Binkley Street and South Bryant Avenue; presently Greater Harvest North Church is under construction. A Specific Use Permit to allow a church in an R-1 (One Family Residential) District was granted at the March 4, 2002, City Council Meeting. The owners were granted site plan approval for a church at the February 14, 2006 Planning and Zoning Commission

Meeting and an amendment to the site plan was granted at the September 10, 2010 Planning and Zoning Commission Meeting, decreasing the size of the church from 12,000 square foot to 9,000 square foot. Pastor Niblet explained “they would like to use the tent for church services while raising funds to finish the construction of the church. The church building is up and in the dry, but they yet to have insulation, electrical and more, we have probably a couple of hundred thousand dollars worth of work to be done.” They used the tent recently for two weeks and were very successful, but city ordinance allows the use of a tent for no more than two weeks without approval of a Temporary Use Permit. Pastor Niblet felt they could raise all the money needed to finish the church in a year. 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.

**ACTION TAKEN.**

Motion by Commission Member Morgan to approve the Temporary Use Permit subject to the Staff Review Letter. Second by Commission Member Hicks.

VOTING AYE: DAVIS, HICKS, MORGAN, BARTON AND GILBERT.

VOTING NAY: NONE

MOTION CARRIED

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

**PRELIMINARY & FINAL PLAT**

THE REQUEST OF TED HOLDINGS, DEBORAH ESTES, PRESIDENT (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 1162 PLAINVIEW ROAD, BEING 2.26 ACRES IN THE JAMES ACHISON SURVEY, ABSTRACT NO. 21, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

PRELIMINARY & FINAL PLAT APPROVAL OF TED HOLDINGS ADDITION IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION (ETJ).

PRELIMINARY & FINAL  
PLAT – TED HOLDINGS  
ADDN.  
1162 PLAINVIEW RD.  
(TED HOLDINGS,  
DEBORAH ESTES,  
PRESIDENT)

**Marshal Sartin, Sartin & Associates, Inc., 109 S. Travis, Sherman, TX**

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 1162 Plainview Road; intersection of Kreager Road and Plainview Road, off North Travis Street, in the City of Sherman’s extra territorial jurisdiction. Mr. Sartin explained the owner would like to plat the property into one lot to sell the building located on the lot. He had seen the Staff Review Letter and would abide by the Recommendations.

No other citizens appeared before the Planning and Zoning

**PLANNING & ZONING COMMISSION MINUTES – JULY 17, 2012**

**Commission to discuss the Preliminary and Final Plat.**

**ACTION TAKEN.**

**Motion by Commission Member Hicks to approve the Preliminary and Final Plat subject to the Staff Review Letter. Second by Commission Member Morgan.**

**VOTING AYE: DAVIS, HICKS, MORGAN, BARTON, KRECK, THORPE, BARBER AND GILBERT.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**OTHER BUSINESS**

**No other business came before the board.**

**OTHER BUSINESS**

**ADJOURNMENT**

**On Motion duly made and carried, the meeting adjourned at 5:07 p.m.**

**ADJOURNMENT**

**CHAIRMAN** \_\_\_\_\_

\_\_\_\_\_  
**SECRETARY**