

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 18, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular November 20, 2007, Planning and Zoning Commission meeting.
2. Appoint Board of Adjustments.

All requests are under Ordinance No. 2280, unless otherwise stated.

BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION

3. The request of Noe Lopez (Owner) concerning the property at 408 & 410 North Cleveland Street, being Lot 10, Block 23, College Park Addition, as follows;
Planning and Zoning Commission
Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District and College Park Overlay District
4. The request of Noe Lopez (Owner) concerning the property at 412 Cleveland Street, Suites 100 & 200, being Lot 9, Block 23, College Park Addition, as follows;
Planning and Zoning Commission
Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District and College Park Overlay District
5. The request of Richard and Barbara Boyd (Owners) and Underwood and Associates (Surveyors) concerning the property in the 500-800 Blocks of State Highway 11 and the 200-500 Blocks of Ladd Road, being 85.03 acres in the Winifred Bailey Survey, Abstract No. 66 and the John Kitchen Survey, Abstract No. 673, as follows;
Planning and Zoning Commission
Preliminary Plat of Boyd Addition in the City of Sherman's extra territorial jurisdiction.
6. The request of Richard and Barbara Boyd (Owners) and Underwood and Associates (Surveyors) concerning the property in the 500-800 Blocks of State Highway 11 and the 200-500 Blocks of Ladd Road, being 32.47 acres in the Winifred Bailey Survey, Abstract No. 66 and the John Kitchen Survey, Abstract No. 673, as follows;
Planning and Zoning Commission
Final Plat of Boyd Addition, Phase I in the City of Sherman's extra territorial jurisdiction.

7. The request of Jerry Paul Higgins (Owner) concerning the property at 1020 South Austin Street, being the north 90 feet of Lot 8, Block 20 of B.H. Moore Heirs Addition, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8.2, Subsection 4 (b) to allow a stucco finish on the east wall of the building in lieu of the front wall or the wall facing the highway shall be no less than one hundred (100) percent wood, glass, masonry or veneer or combination thereof in a C-1 (Retail Business) District and O-1.2 (Sam Rayburn) Overlay District.
8. The request of Tom Jonse (Owner) concerning the property located at 216 N. Andrews, being Lot 2 and the north 10' of Lot 4, Block 9, Christian College Addition as follows:
Board of Adjustments
 - a) Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2' 6" side yard setback for an addition to an accessory building in an R-1 (One and Two Family Residential) District.
 - b) Exception under Ordinance No. 2280, Section 7, Subsection (4)(d) to allow the total floor area of all accessory buildings or portions thereof to exceed thirty (30) percent of the area of the required rear yard in an R-1 (One and Two Family Residential) District.
9. The request of Derek Humphreys (Owner) and Jake Roane (Representative) concerning the property located at 4405 Teal Lane, being Lot 40, Block 9, Country Ridge Estates No. 3 as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20 foot rear yard setback in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.
10. The request of Derek Humphreys (Owner) and Jake Roane (Representative) concerning the property located at 1403 Teal Lane, being Lot 38, Block 9, Country Ridge Estates No. 3 as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20 foot rear yard setback in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.
11. The request of Rene & Yesenia Paniagua (Owner) concerning the property located at 1024 South Willow Street, being Lots 7 & 8, Block 4, Epstein's Addition as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a six (6) foot privacy fence with a zero (0) foot setback in lieu of the required twenty-five (25) feet in an R-1 (One and Two Family Residential) District.
12. The request of Home Hospice of Grayson County (Owner) and Richard Wright Architects (Architect) concerning the property located at 505 West Center Street, being all of Lots 1-5 and part of Lots 16-20, Block 2 of Post Oak Addition, as follows;
Planning and Zoning Commission
Site Plan approval for an addition to Home Hospice

13. The request of Home Hospice of Grayson County (Owner) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 505 West Center Street, being all of Lots 1-5 and part of Lots 16-20, Block 2 of Post Oak Addition, as follows;
Planning and Zoning Commission
Final Plat of Home Hospice of Grayson County Addition, a Replat of Lots 1-5 and part of Lots 16-20, Block 2 of Post Oak Addition
14. The request of Robert J. Tate, Christopher Rehmet, Claire Rehmet (Owners), Sartin and Associates (Surveyors), and George Kalmon (Engineer) concerning the property located in the 2100-2400 Blocks of Hudgins Road (Highway 289 Extension) and the 400-500 Blocks of Preston Club Drive, being 51.84 acres in the Daniel Bickenback Survey, Abstract No. 128, the J.M. Thomas Survey, Abstract No. 1234, and the J.K. Miller Survey, Abstract No. 819 as follows;
Planning and Zoning Commission
Preliminary Plat of Preston Club, The Classics – Phase Four in the City of Sherman’s Extra Territorial Jurisdiction
15. The request of Tyson Fresh Meats (Owner) and Roy Knight, Plyler Construction (Applicant) concerning the property located at 4700 U.S. Highway 75 South, being 73.76 acres in the Sherod Dunman Survey, Abstract No. 329, 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) to extend the parking area for trailer storage in the Blalock Industrial Park.
16. The request of Progress Rail Services Corporation (Owner) Arnie Monteleone and Teresa Fleming (Representatives) concerning the property located at 525 Progress Drive, being Lot 1, Block 1, Sherman Industrial Development Addition, in Tract 3 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
 - (a) Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a detached manufacturing building and driveway extension in the Blalock Industrial Park.
 - (b) Exception under Ordinance No. 2252 Article IV Section 410 (2) (g) (2) to allow a 33 foot side yard setback for a detached building and a 43 foot side yard setback for a concrete storage pad in lieu of the required 55.7 in the Blalock Industrial Park.
 - (c) Exception to Ordinance No. 2252 Article IV, Section 410 (2) (m) to allow painted “R” type panels on a new detached manufacturing building in lieu of the permitted building facing and construction materials.
17. The request of Paul Andrew Huggins (Owner) and Teague, Nall and Perkins (Engineers) concerning the property located at 1002 South Travis Street, being all of Lots 18, 19 and 20 of M.B. Moore’s Addition, as follows;
Planning and Zoning Commission
Site Plan approval for Travis Street Apartments

18. The request of Mozele, Inc. (Owner) and BWG Architecture (Architects) concerning the property at 1205 South Sam Rayburn Freeway East, being Lot 1, Block 1 of Mozele Plaza, as follows:

Planning and Zoning Commission

Site Plan approval for shade structure for Sherman Power Sports

OTHER BUSINESS

19. Appoint Overlay District Review Subcommittee

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Jason Sofey, 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.