

## AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 22, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular October 18, 2011, Planning and Zoning Commission meeting.

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

### **BOARD OF ADJUSTMENTS** **&** **PLANNING AND ZONING COMMISSION**

2. The request of Eminent Holdings LLC (Owners), Joe Dell, Bluestone Partners (Representative) and David Baca Studio (Architect) concerning the property located at 1701 U.S. Highway 75 North, being Lot 3, Block 1, Crescent Oaks Plaza, as follows:

#### ***Board of Adjustments***

Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(1) to allow a 32'9" front setback for a 138 square foot sign on a masonry screen wall in lieu of the required 40' in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

### **PLANNING AND ZONING COMMISSION**

3. The request of Alcoholic Services of Texoma (Owners) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 2407 and 2415 Texoma Parkway, being 6.96 acres in the Rueben Hendrix Survey, Abstract No. 504, as follows:

#### ***Planning and Zoning Board***

Preliminary and Final Plats - Helen Perkins Addition

4. The request of Jack & Patsy Pierce (Mineral Rights Owners), Greg Spalding, Longfellow Energy, LP (Representative) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 2300 Skaggs Road, being 120 acres in the Fleming Jennings Survey, Abstract No. 638 and the C.D. Fitch Survey, Abstract No. 1556, as follows:

#### ***Planning and Zoning Board***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well (Skaggs #4) in an R-1 (One Family Residential) District and C-1 (Retail Business) District.

5. The request of St. Mary's Catholic Church (Owners), St. Mary's Catholic School (Tenant) and Jim Andrews (Representative) concerning the property at 713 South Travis Street,

being all of Block 1, R.A. King Addition and a .59 acre tract in the Samuel Blagg Survey, Abstract No. 56, as follows:

***Planning and Zoning Commission***

Site plan approval for a 24'x60' portable classroom building.

**OTHER BUSINESS**

6. The request of North Texas Regional Airport, (Grayson County, Owners), Mike Shahan (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) to consider an Airport Land Use Compatibility Zoning Ordinance and establishment of an Airport Overlay District for the North Texas Regional Airport, being:
  - a) Sherman City Limits: 141.62 acres in the S.C. Royal Survey, Abstract No. 1047, W.M. Dunning Survey, Abstract No. 371 and the Alfred Hume Survey, Abstract No. 522.
  - b) Sherman ETJ, Zone A – 1,400.49 acres in the J.J. Smith Survey, Abstract No. 1177, Charles Self Survey, Abstract No. 1178, Edward Meade Survey, Abstract No. 895, W. Campbell Survey, Abstract No. 294, James High Survey, Abstract No. 517, T.J. Hambright Survey, Abstract No. 537 and a part of the W.L. Roberts Survey, Abstract No. 1546, C.C. Binkley Survey, Abstract No. 170, W.A. Watkins Survey, Abstract No. 1325 and the J. Hambright Survey, Abstract No. 538.
  - c) Sherman ETJ, Zone B, East – 836.67 acres in the C.C. Binkley Survey, Abstract No. 170, W.A. Watkins Survey, Abstract No. 1325, S.C. Royal Survey, Abstract No. 1047, W.M. Dunning Survey, Abstract No. 371, Alfred Hume Survey, Abstract No. 522 and the B.J. Hutson Survey, Abstract No. 496.
  - d) Sherman ETJ, Zone B, West – 1.000 acre in the W. High Survey, Abstract No. 516, T.H. Spencer Survey, Abstract No. 1154 and a part of the M. Stanford Survey, Abstract No. 1183, A. Walker Survey, Abstract No. 1367, N.E. Degraffenreed Survey, Abstract No. 375, J.M. Thomas Survey, Abstract No. 1233 and the Benjamin Hambright Survey, Abstract No. 536.

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

Lawrence Davis, 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 November 15, 2011 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15<sup>th</sup> day of November, 2011  
City of Sherman, Texas

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Patsy Reeves,  
Developmental Services Administrative Secretary