

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, November 17, 2015 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 OCTOBER 20, 2015 PLANNING AND ZONING COMMISSION MEETING.

3. APPOINT BOARD OF ADJUSTMENTS

4. CONSENT AGENDA (ITEMS 9, 10, 11, 16 & 17)

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. 1905 RIDGECREST LANE

The request of 87th St. Partners LLC, Al Denson (Owner) and Billy Hughes (Representative) concerning the property at 1905 Ridgecrest Lane, being Lot 7, Block A, Pebblebrook Phase 3A, a Replat of Pebblebrook, Phase III, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

6. 1921 RIDGECREST LANE

The request of 87th St Partners LLC, Al Denson (Owner) and Billy Hughes (Representative) concerning the property at 1921 Ridgecrest Lane, being Lot 3, Block A, Pebblebrook Phase 3A, a Replat of Pebblebrook, Phase III, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

7. **1925 RIDGECREST LANE**

The request of 87th St Partners LLC, Al Denson (Owner) and Billy Hughes (Representative) concerning the property at 1925 Ridgecrest Lane, being Lot 2, Block A, Pebblebrook Phase 3A, a Replat of Pebblebrook, Phase III, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

8. **1929 RIDGECREST LANE**

The request of 87th St Partners LLC, Al Denson (Owner) and Billy Hughes (Representative) concerning the property at 1929 Ridgecrest Lane, being Lot 1, Block A, Pebblebrook Phase 3A, a Replat of Pebblebrook, Phase III, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 23' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

9. * **4009 & 4015 TEXOMA PARKWAY**

The request of Barbara Brown (Owner), Kyle Boothe, Bluestone Partners, LLC (Contractor/Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 4009 and 4015 Texoma Parkway, being Lots 1 & 2, Block 1, State Highway 91 North Addition, containing 2.431 acres, as follows;

Planning and Zoning Commission

Replat of Lots 1 and 2, State Highway 91 North Addition.

10. * **4009 & 4015 TEXOMA PARKWAY**

The request of Barbara Brown (Owner), Kyle Boothe, Bluestone Partners, LLC (Contractor/Representative) and JWB Design Studio (Architect) concerning the property at 4009 and 4015 Texoma Parkway, being Lots 1 & 2, Block 1, State Highway 91 North Addition, as follows;

Planning and Zoning Commission

Site plan approval for an Office/Warehouse, Retail, Showroom Building

11. * **2810 TEXOMA PARKWAY**

The request of Risk Family Partnership LTD (Owner) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 2810 Texoma Parkway, being 5.21 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Final Plat approval of Risk Addition

12. **2810 TEXOMA PARKWAY**

The request of Risk Family Partnership LTD (Owner) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 2810 Texoma Parkway, being 5.21 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) and Section 6.5, Subsection (5)(d) to allow a metal facade in lieu of the required masonry requirements for a 30' x 40' building in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Section 8, Subsection (5)(a) to allow automobile repair in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

13. 3111 S. US HIGHWAY 75

The request of Bryan Luckett (Owner) and Sartin & Associates (Surveyors) concerning the property located at 3111 South U.S. Highway 75, being Lots 1 & 2, Block 1, Bryan Luckett Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a construction, equipment sales, service, rental and repair shop and yard (crane service) and truck repair in a C-2 (General Commercial) District, O-1.2 (Sam Rayburn) Overlay District and Blalock Commercial Overlay District.

14. 2125 LITTLE LANE

The request of Northstar Bank of Texas (Owners), Hoyte Ridlehuber (Prospective Buyer), Ben Dye (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2125 Little Lane, being 0.852 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

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

15. 118 W. PECAN STREET

The request of Los Hermanos Partnership LLC (Owner), First United Methodist Church (Tenant) and North Star Signs (Applicant/Contractor) concerning the property located at 118 West Pecan Street, being 0.215 acres in J.B. McAnair Survey, Abstract No. 763 and being part of Lot 8, Block C of T.J. Shannon Supplemental Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow a wall sign to project 24" from the building over the sidewalk in lieu of the permitted 18" in a C-1 (Retail Business) District/Central Business District.

16. * 2945 FALLON DRIVE

The request of Datavault Joint Venture (Owner), Crannell, Crannell & Martin Engineering (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2945 Fallon Drive, being 53.192 acres in the J.B. Shannon Survey, Abstract No. 1085 also being a Replat of a part of Lot 5, Block 1, Midway Industrial Park Addition, as follows;

Planning and Zoning Commission

Preliminary and Final Plat Approval of the Replat of a part of Lot 5, Block One, Midway Industrial Park Addition.

17. * 2945 FALLON DRIVE

The request of Datavault Joint Venture (Owner), Joe Passanissi (Representative), Crannell, Crannell & Martin Engineering (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2945 Fallon Drive, being 4.41 acres in the J.B. Shannon Survey, Abstract No. 1085 also being a part of Lot 5, Block 1, Midway Industrial Park Addition, as follows;

Planning and Zoning Commission

Site plan approval for Midway Industrial Park Warehouse No. 2

18. OTHER BUSINESS

Appoint Subcommittee to review the O-1.1 (F.M. Highway 1417) Overlay District and the General Zoning Ordinance.

19. OTHER BUSINESS

Consider Cancellation of the December 22, 2015 Regular Planning and Zoning Commission and Board of Adjustments Meeting.

20. ADJOURNMENT

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

Joe Gilbert, 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.

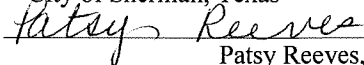
An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

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 12, 2015 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of November, 2015

City of Sherman, Texas



Patsy Reeves,

Developmental Services Administrative Secretary