

Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 16, 2010 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular October 19, 2010, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Grand Avenue Presbyterian Church (Owners) and Jack Koch (Representative) concerning the property located at 901 North Grand Avenue, being Lots 4, 5, 6 and 10, Block 3, College Park Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.3, Subsection (5) to allow a 6' chain link security fence along a portion of the north side property line in lieu of a permitted wood or masonry fence in an R-1 (One Family Residential) District/College Park Overlay District.

3. The request of Tin Star Homes (Owners) and Andrew Cassady (Representative) concerning the property located at 920 Swan Ridge Drive, being Lot 16, Block 9, The Preserve at Country Ridge, Phase 1, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 0' side street setback for a 6' privacy fence in lieu of the required 25' on a corner lot in an R-1 (One Family Residential) District.

4. The request of Tin Star Homes (Owners) and Andrew Cassady (Representative) concerning the property located at 4328 West Raven Drive, being Lot 27, Block 5, Country Ridge Estates 4, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 22' rear yard setback for an attached covered patio in lieu of the required 25' in an R-1 (One Family Residential) District.

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

5. The request of Tate Rehmet Law Office, P.C. (Owner) and Bob Tate (Representative) concerning the property located at 2902 U.S. Highway 75 North, being Lot 1, Block 1, Action-75 Addition, Replat Lot 3, Block 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow exterior finishes to be architectural glass and metal panels in lieu of the required masonry, masonry veneer or concrete siding in a C-1 (Retail Business) District and O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to existing building, awning and sunshade for a law office.

PLANNING AND ZONING COMMISSION

6. The request of Charles Edward Anderson, Rosemary Anderson, Cynthia Pallett, Jarrod Weldon Anderson and Alida K. Anderson (Owners), David Vilbig, Vilbig and Associates, Inc. (Engineers) and Sartin & Associates (Surveyor) concerning the property at 1300 West Taylor Street, as follows:

Planning and Zoning Commission

- (a) **Tract 1:** Being 3.43 acres in the J.B. McAnair Survey, Abstract No. 763

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

- (b) **Tract 2:** Being 15.74 acres in the J.B. McAnair Survey, Abstract No. 763

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District.

7. The request of Charles and Judith Crocker (Owners) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 258 High Country Road, being Lots 15-20, Block A, High Country Estates, as follows:

Planning and Zoning Commission

Replat Lots 15-20, High Country Estates in the City of Sherman's Extra Territorial Jurisdiction.

8. The request of Walris Investments, Inc. (Owners) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 2005 Skyline Drive, being all of Lot 2, Block 1, Skyline Business Park Addition, as follows:

Planning and Zoning Commission

Replat Lot 2, Block 1, Skyline Business Park Addition

9. The request of Texoma Area Paratransit System Inc. (TAPS) (Owners) and Malcolm Gage (Representative) concerning the property at 6100 Texoma Parkway, being a 4.311 acre tract in the J. B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Site plan approval for a 20'X20' bus stop canopy/gazebo

10. The request of GlobiTech Inc. (Owner), Terry Kluesner and Rocky Valentine (Representatives) concerning the property located at 200 F.M. 1417 West, being Lot 1 in the Northgate Technology Park 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) for an addition to the existing building for gas room storage in the Blalock Industrial Park.
11. The request of Austin College (Owners), Heidi Ellis, (Austin College Representative), Todd Williams, Kangaroo Housing Investors, LLC (Developer/ Applicant), Matthew Cain, Cain Consulting and Engineering Services, (Engineers), Architecture Demarest (Architect) and Sartin & Associates, Inc. (Surveyors) concerning the property at 1202 North Grand Avenue, being 3.31 acres in the Charles Carter Survey, Abstract No. 229, as follows:
Planning and Zoning Commission
a) Replat of Block 1, Grand N Addition
b) Zone Change under Ordinance No. 2280, Section 12 from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for student housing.
12. The request of One Ganesha LTD (Owners) and Michael Clark (Representative) concerning the property located in the 6000-6100 Blocks of U.S. Highway 75 North and the 1500-1600 Blocks of F.M. 691 East, being 32.784 acres in the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 587, the W.S. Thurman Survey, Abstract No. 1265 and the A.C. Smith Survey, Abstract No. 1561, as follows;
Planning and Zoning Commission
a) Variance under Ordinance No. 2684, Section 26 Subsection 12(E)(2) to allow a lot with no public street frontage in a C-2 (General Commercial) District, SF-1 (Single Family Residential) District and O-1 (75 & 82) Overlay District
b) Preliminary plat of Dr. Swamy Addition
c) Zone Change and site plan approval under Ordinance No. 2280, Section 12 from an SF-1 (Single Family Residential) District to a C-2 (General Commercial) District.
13. The request of Walt DeRonde (Owner/Developer), Levi Wild, P.E., Sanchez & Associates (Engineer), Greg Edwards Engineering Services, Inc. (Engineer/Land Planner) and Cox Land Surveying Company (Surveyors) concerning the property located in the 2300-3000 Blocks of F.M. 1417 South, being 11.043 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
a) Final plat of Estates of Pebblebrook, Phase I
b) Site plan approval for Steeplechase Apartments, Senior Living Facility

OTHER BUSINESS

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 Notice 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 10, 2010 at 9:30 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 10th day of November, 2010
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary