

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 16, 2012 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular September 18, 2012, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Donnie & Kathryn Kelton (Owners) and Bryan Rockwell, Bluestone Partners, LLC (Contractor/Representative) concerning the property at 2520 Riata Drive, being Lot 5, Block 3, O'Hanlon Ranch Addition, Phase 3, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13h) to allow an 8' fence in the side yard in lieu of the permitted 6' in an R-1 (One Family Residential) District.

3. The request of Z. John Baig (Owner) and Rusty Lynch, Lowe's Home Improvement (Contractor/Representative) concerning the property at 2108 Bois D Arc Drive, being Lot 3, Block A, Turtle Creek West Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 19' side yard setback on a corner lot for a 6' fence in lieu of the required 25' in an R-1 (One Family Residential) District.

4. **WITHDRAWN** The request of Creed Canyon Partners (Owner) and Vilbig & Associates. PLLC (Architect) concerning the property located in the 4000-4200 Blocks of North Travis Street and the 100-200 Blocks of East Canyon Grove Road, being a 9.23 acre tract in the John Jennings Survey, Abstract No. 647, as follows:

Board of Adjustments

Variance under Ordinance No. 2684, Section 26 (A) to not require the developer to be responsible for payment of escrow funds for the future improvements of Canyon Grove Road as required with the development of Creed Canyon Apartments in an R-2 (Multi-Family Residential) District.

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

5. The request of Crutchfield Heights Baptist Church (Owner), Chris Williams (General Contractor) and Underwood Drafting and Surveying (Surveyors) concerning the property at 600 South Dewey Avenue, being Lots 3-10, Block 4, J.C. Linnstead Addition, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 2' side street setback for an attached covered awning in lieu of 10' required in an R-1 (One Family Residential) District with a Specific Use Permit to allow a church.
Planning and Zoning Commission
Site plan approval for an addition to an attached covered awning.

PLANNING AND ZONING COMMISSION

6. The request of A-S 71 Sherman, Phase III, LP (Owners), Charlie Meyer (Representative), and Osborn & Vane Architects, Inc. (Architect) concerning the property at 4114 U.S. Highway 75 North, being Lot 1, Block 2, Sherman Town Center, Section Two, as follows:
Planning and Zoning Commission
Site plan approval for a Retail Center.
7. The request of Bill McCown (Owner), Donnie Snider, Hope Concrete Company (Applicant) and Sartin & Associates, Inc. (Surveyor) concerning the property at 320 Progress Drive, being Lot 4, Sherman Industrial Development Addition Replat and being in Tract 2 of Blalock Industrial Park, as follows:
Planning and Zoning Commission
Site plan approval under Ordinance No. 2252, Article IV, Section 410(2)(b) to allow a Temporary Concrete Batch Plant for a period of one year in the Blalock Industrial Park District.
8. The request of Westfield Estates, LP (Owner), John Szabuniewicz (Representative), Roger Allred (General Contractor) and Harlan Land Surveying, Inc. (Surveyors) concerning the property in the 200 Block of Shady Oaks Lane, being 111.56 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:
Planning and Zoning Commission
Concept Plan of Canyon Creek Estates
Planning and Zoning Commission
Preliminary & Final Plats – West Canyon Creek Oaks Estates, Section 1, being 1.626 acres in the James H. Vaden Survey, Abstract No. 1288
9. The request of Sherman Commons, LP (Owners), Four Partners, LLC, DBA UCR Asset Services (Agent), and Vilbig & Associates. PLLC (Architect), as follows:
Planning and Zoning Commission
1) Tract 1 - 4015 U.S. Highway 75 North, being Lot 3, Block A, Sherman Commons Addition - Site plan approval for a Retail Shell Building.
2) Tract 2 - 3800-4100 Blocks of U.S. Highway 75 North, being Lots 1-5, Block A, Sherman Commons Addition - Site plan approval for paving and landscaping improvements to Sherman Commons Shopping Center

OTHER BUSINESS

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

Don Hicks, 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 October 11, 2012 at 10:30 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of October, 2012
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

