

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, September 22, 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 AUGUST 18, 2015 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5 & 10)**
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. * **401 S. SAM RAYBURN FREEWAY**
The request of J.R. Patel (Owner) and Sartin and Associates (Surveyor) concerning the property at 401 South Sam Rayburn Freeway, being 3.37 acres in the Samuel Blagg Survey, Abstract No. 56 and Lots 7, 8 & 9, Block 1 of McBride's Addition, as follows;
Planning and Zoning Commission
Preliminary and Final Plat Approval of Travelers Inn Addition, being part of a Replat of Lots 7, 8 & 9, Block 1, of McBride's Addition.
6. **922 S. CORMORANT**
The request of Jennifer Nees (Owner) and HMH Lifestyles LP, Bruce French (Representative) concerning the property located at 922 South Cormorant Drive, being Lot 1, Block 8, The Preserve, Phase 1, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

7. **4513 W. CORMORANT**

The request of HMH Lifestyles LP (Owners) and Bruce French (Representative) concerning the property located at 4513 West Cormorant Drive, being Lot 1, Block 9, The Preserve, Phase 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

8. **4600 W. HOUSTON**

The request of First National Bank of Tom Bean (Owners) and Ronnie Bridges (Representative) concerning the property at 4600 West Houston Street, being Lot 3C, Block 1, Seasons West Addition, Replat of Lot 3, Block 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow existing building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way for up to 4 years or occupancy whichever occurs first in a C-1 (Retail Business) District.

9. **2700 S. TRAVIS**

The request of 2700 S Travis LLC (Owners), Monticello Asset Management (Applicant) Bryan Hull, Hull Associates, LLC (Representative) and David Petree, (Surveyor) concerning the property at 2700 South Travis Street, being 5.2721 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3 Subsection (6) to allow hardy board siding on the upper floor façade of Building 10 of Camelot Apartments to match the existing building finishes in lieu of the required masonry or masonry veneer in an R-2 (Multi-Family Residential) District/Blalock Commercial Overlay District/Sam Rayburn Overlay District.

Planning and Zoning Commission

Site plan approval to rebuild a Six Unit Apartment Building (Bldg #10) for Camelot Apartments.

10. * **100 BLOCK E CANYON GROVE ROAD & 4100 BLOCK N. TRAVIS**

The request of NEM Creed Canyon Apartments LP (Owners), Creed Canyon Partners, LTD, Matthew Looney (Applicant), H&H Drafting and Design (Draftsman) and KRG Civil Engineers, Inc. (Engineers) concerning the property in the 100 Block East Canyon Grove Road and the 4100 Block North Travis Street, being Lot 1, Block 1, Creed Canyon Addition, as follows:

Planning and Zoning Commission

Site plan approval for Creed Canyon Commercial Development.

11. **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 September 16, 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 16th day of September, 2015
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary