

Development Services
Planning and Zoning
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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 17, 2013 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 20, 2013, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 6 & 8)**
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. * **1600 BLOCK U.S. HIGHWAY 75 NORTH**
The request of ET Joint Venture (Owners) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 1600 Block of U.S. Highway 75 North, being Lot 4C, Block 1 of the Replat of Lot 4, Block 1, Crescent Oaks Plaza, as follows:
Planning and Zoning Commission
Replat Lot 4C, Block 1 of the Replat of Lot 4, Block 1, Crescent Oaks Plaza
6. * **1609 U.S. HIGHWAY 75 NORTH**
The request of ET Joint Venture (Owners), Underwood Drafting and Surveying (Surveyors) and David Baca Studio (Architect) concerning the property located at 1609 U.S. Highway 75 North, being Lot 4C, Block 1 of the Replat of Lot 4, Block 1, Crescent Oaks Plaza, as follows:
Planning and Zoning Commission
Site plan approval for Shoemaker Dental Clinic.
7. **4607 FARMINGTON ROAD**
The request of Johnny & Brenda Parnell (Owners) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 4607 Farmington Road, being 10.14 acres in the William Martin Survey, Abstract No. 765, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow two dwellings on a 10.14 acre tract in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway in lieu of the required durable and dustless surface in an R-1 (One Family Residential) District.

8. * 3601 N. TRAVIS

The request of Goins Home Center, LLC (Owners), Landon Goins (Representative) and Nathan Gray (Draftsman) concerning the property located at 3601 N. Travis Street, being Lot 1, Block 1, Covey Addition, as follows;

Planning and Zoning Commission

Site plan approval for an entryway and overhead door addition for Goins Home Center

9. 1908 S. DEWEY

The request of Promise Land Church of Sherman (Owners) and Pogue Engineering & Development Company, Inc. (Engineers/Surveyors) concerning the property located at 1908 South Dewey Avenue, being 5.885 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(a & c) to allow a landscaped area planted with evergreen trees along the property lines to provide a minimum 6' screening device adjacent to residentially zoned property in an R-1 (One Family Residential) District with a Specific Use Permit to allow a church.

10. 224 ½ W. HOUSTON

The request of Laurel Acres, LTD (Owner), The Gathering Church (Tenant) and Ray Matthews (Representative) concerning the property located at 224 ½ W. Houston Street, being part of Lot 7, Block X, S.B. Allen Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow a wall sign to project 4'8" from the building over the sidewalk in lieu of the permitted 18" in a C-1 (Retail Business) District/Central Business District.

11. 3101 REDBUD TRAIL

The request of Clay Barnett (Owner) concerning the property located at 3101 Redbud Trail, being Lots 1 & 2, Block 7, Belvedere Estates, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) & (3) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' and to allow an 8' privacy fence on the property line on a front street in an R-1 (One Family Residential) District.

12. 4521 N. TRAVIS

The request of Clark Family Trust (Owner), Sapphire Group LLC (Prospective Buyer) and Bluestone Partners, LLC, Joe Dell (Representative) concerning the property located at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647, as follows;

Planning and Zoning Commission

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.

13. ADJOURNMENT

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 September 12, 2013 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 September, 2013
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary