



AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 21, 2012 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular July 17, 2012, Planning and Zoning Commission meeting.
2. Planning and Zoning Commission Election of Vice-Chairman

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

BOARD OF ADJUSTMENTS

3. The request of Donald and Lesa Hicks (Owners) concerning the property at 2500 Sedalia Circle, being Lot 17, Block 2, O'Hanlon Ranch Addition, Phase 2, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 21' rear setback in lieu of 25' required for new residential construction in an R-1 (One Family Residential) District.

4. The request of Charles E. Anderson (Owner), Brad Travis (Tenant) and John LeBlanc (Representative) concerning the property at 1400 West Taylor Street, being a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from October 5th through October 31st, 2012 in an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District.

BOARD OF ADJUSTMENTS

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PLANNING AND ZONING COMMISSION

5. The request of Shoulders Family Partners I, LP (Owners) Grayson Central Appraisal District (Prospective Buyer), David Baca Studios (Architect) and Sartin & Associates, Inc. (Surveyor) concerning the property at 512 North Travis Street, being all of Block 6, Bond's 1st Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow galvanized mega rib metal panels and ship lap sealed cedar siding in lieu of masonry or equivalent required in a C-1 (Retail Business) District.

Planning and Zoning Commission

Site plan approval for an office addition to Grayson Central Appraisal District.

6. The request of John Shoulders (Owner) and David Shoulders (Representative) concerning the property at 3520 Texoma Parkway, Suite A, being Lot 6A, Block 1, Redick Addition, Replat Lot 6, Block 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal siding exterior façade on the sides of the building in lieu of required masonry for an automotive repair and detail center in a C-2 (General Commercial) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an automotive repair and detail center in a C-2 (General Commercial) District.

PLANNING AND ZONING COMMISSION

7. The request of Rodolfo Reynoso (Owner) and Underwood Drafting and Surveying, Inc. (Surveyors) concerning the property at 2019 West Houston Street, being Lot 2, Reynoso Addition, as follows:

Planning and Zoning Commission

Site plan approval for an office building.

8. The request of P&B Eye Investments (Owners) Andrew Bossen (Representative) and David Baca Studios (Architect) concerning the property at 1625 U.S. Highway 75 North, being Lot 4A, Block 1, Replat Lot 4, Crescent Oaks Plaza, as follows:

Planning and Zoning Commission

Site plan approval for a medical office - RGB Eye Associates.

9. The request of Kristi D. Cordell and Donald W. Makinson (Owners) and Dominic Tornambe, Aventine Development Corporation (Representative/Prospective Buyer) concerning the property at 1702 and 1706 East Houston Street, being Lots 13 and 14, Block 20, Chapman and Simmons Addition, Replat of Block 20 of Christian College Addition, as follows:

Planning and Zoning Commission

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

Planning and Zoning Commission

Site plan approval for a business machines retail center.

10. The request of Sherman Commons, LP (Owners), McAlister's Deli (Tenant), Vilbig & Associates, PLLC (Engineers/Surveyors) and Sartin and Associates, Inc. (Surveyors) concerning the property at 3801 U.S. Highway 75 North and 3806 Loy Lake Road, being Lots 1&8, Block C, Amended Replat of Block C of Sherman Commons Addition, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 & 8, Block C of the Amended Replat of Block C of Sherman Commons Addition.

Planning and Zoning Commission

Site plan approval for McAlister's Deli and retail center.

11. 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

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 August 15, 2012 at 9:00 a.m and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of August, 2012
City of Sherman, Texas


Patsy Reeves,

Developmental Services Administrative Secretary


CLASSIC TOWN. BROAD HORIZON.