



The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 19, 2008 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. The request of John Hubbert (Owner) and Kyle Boothe, Boothe Homes (Representative) concerning the property located at 2615 Silverado Trail, being Lot 6, Block B of the Replat of O'Hanlon Ranch Addition, Phase 1A, as follows:

Board of Adjustments

- a) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8' privacy fence in the side yard in lieu of the permitted 6' fence in an R-1 (One Family Residential) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 10'7" side yard setback for an 8' privacy fence on a corner lot in lieu of the required 25 foot in an R-1 (One Family Residential) District.
- c) Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 15'7" side yard setback for an 8' X 8' accessory building on a corner lot in lieu of the required 25 foot in an R-1 (One Family Residential) District.

The request of the Mida Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyor) concerning the property located at 1523-1531 East Thomas Street, being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Board of Adjustments

- a) Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow the proposed Lot 1, Block 1 of Malone's Addition to have a 4,691 square foot lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District.
- b) Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow the proposed Lot 2, Block 1 of Malone's Addition to have a 4,799 square foot lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District.

3. The request of the Mida Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyor) concerning the property located at 1523-1531 East Thomas Street, being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

- a) Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-family dwelling (duplex) on the proposed Lot 1, Block 1 of Malone's Addition in an R-1 (One Family Residential) District.

- b) Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-family dwelling (duplex) on the proposed Lot 2, Block 1 of Malone's Addition in an R-1 (One Family Residential) District.
4. The request of the Mida Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sartin & Associates (Surveyor) concerning the property located at 1523-1531 East Thomas Street, being 0.36 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
- Board of Adjustments***
- a) Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow the proposed Lot 1, Block 1 of Malone's Addition to have a 20' front yard setback and a 10'1" rear yard setback in lieu of the required 25 foot for a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.
- b) Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow the proposed Lot 2, Block 1 of Malone's Addition to have a 20' front yard setback and a 11'6" rear yard setback in lieu of the required 25 foot for a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.
5. The request of Shiloh Bradford (Owner) concerning the property located at 4915 North FM 1417 (Heritage Parkway), being Lot 1, Block 1 of Sanders Addition as follows:
- Board of Adjustments***
- a) Exception under Ordinance No. 2280, Section 6.8.1 Subsection (5)(c) to allow existing asphalt paving in lieu of concrete in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.
- b) Exception under Ordinance No. 2280, Section 6.8.1 Subsection (4)(b) to allow metal siding on the rear wall of an existing building in lieu of exterior wall finishes shall be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District
6. The request of Woodmont Sherman, L.P. (Owners), Mays & Company (Prospective Buyer) and NCArchitecture (Architects) concerning the property located at 3801 U.S. Highway 75 North, being Lot 1, Block C of the Sherman Commons Addition, Replat of Block C, as follows:
- Planning and Zoning Commission***
- Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval under Section 8, Subsection (5)(a) to allow a tire sales business and an automobile service and repair business, including sales, service, repair and installation of tires, motor vehicle parts and accessories, oil and its derivatives, automobile supplies and furnishings in a C-2 (General Commercial) District and O-1 (75 & 82 Overlay) District.
7. The request of Terry SC Wong (Owner), Dean Gilbert, Jr. (Property Manager) and Evergreen Presbyterian Ministries, Inc., Theresa Garrett (Tenant) concerning the property located at 2001 Skyline Drive, Suite A-145, being Lot 3, Block 1, Skyline Business Park Replat, as follows:
- Planning and Zoning Commission***

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a day habilitation program/school and training center for adults with developmental disabilities in a C-1 (Retail Business) District and the O-1.1 (FM 1417) District.

OTHER BUSINESS

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

Jason Sofey, 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.

LEGAL

Planning and Zoning Commission and Board Adjustment of the City. Sherman will hold a regular meeting Tuesday, August 19, 2008 at 9:00 A.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

The request of John Lubbert (Owner) and Cyle Boothe, Boone Thomas (Representative) concerning the property located at 2415 Silverado Trail, being Lot 6, Block B of the Replat of O'Hanlon Ranch Addition, Phase A, as follows:

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

2) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 10'7" side yard setback for an 8' privacy fence on a corner lot in lieu of the required 25' foot in an R-1 (One Family Residential) District.

3) Variance under Ordinance No. 2280, Section 7, Subsection (c)(3) to allow a 15'7" side yard setback for an 8' X 8' accessory building on a corner lot in lieu of the required 25' foot in an R-1 (One Family Residential) District.

The request of Milda Elizabeth Skipworth Estate (Owners), Charlie Skipworth (Executor), Mark and Lisa Malone (Prospective Buyers) and Sarlin & Associates (Surveyor) concerning the property located at 1523-1531 East Thomas Street, being 0.38 acres in the G.B. Plam Survey, Abstract No. 963, as follows:

Board of Adjustments
a) Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow the proposed Lot 1, Block 1 of Malone's Addition to have a 4,691 square foot lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District.

b) Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow

attn: Patsey
Please let me know
if you have any changes.
Thanks You!

Jeanine
Gerald Democrat
403-893-8181

vo-family dwelling (duplex) on the proposed Lot Block 1 of Malone's Addition in an R-1 (One Family Residential) District.

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a vo-family dwelling (duplex) on the proposed Lot Block 1 of Malone's Addition in an R-1 (One Family Residential) District.

The request of the Linda Elizabeth Skipworth (Owner), Chittie Kipwroth (Executor), Mark and Lisa Malone (Prospective Buyers) and Smith & Associates (Surveyor) concerning the property located at 523-1531 East Thomas Street, being 0.88 acres in the G.B. Plant Survey, Abstract No. 863, are as follows:

Board of Adjustment

a) Variance under Ordinance No. 2280, Section 3.2 Subsection (1) to allow the proposed Lot 1, Block 1 of Malone's Addition to have a 20' front yard setback and a 10' rear yard setback in lieu of the required 25 feet for a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.

b) Variance under Ordinance No. 2280, Section 3.2 Subsection (1) to allow the proposed Lot 2, Block 1 of Malone's Addition to have a 20' front yard setback and a 11'6" rear yard setback in lieu of the required 25 feet for a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.

5. The request of Hilob Bradford (Owner) concerning the property located at 4915 North Fm 1417 (Heritage Parkway), being Lot 1, Block 1 of Sanders Addition is as follows:

Board of Adjustment

a) Exception under Ordinance No. 2280, Section 6.8.1 Subsection (3)(c) to allow existing asphalt paving in lieu of concrete in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.

b) Exception under Ordinance No. 2280, Section 6.8.1 Subsection (4)(b) to allow metal siding on the rear wall of an existing building in lieu of exterior wall finishes shall be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District.

ing sales, service, re-
and installation of
motor vehicle parts
accessories, oil and
derivatives, auto-
supplies and furnish-
in a C-2 (General
Commercial) District and
(75 & 82 Overlay)
tract.

The request of Terry
Wong (Owner), Deun
berl, Jr. (Property
manager) and Evergreen
Lutheran Ministries,
L., Theresa Garrett
(tenant) concerning the
property located at 2101
Skyline Drive, Suite
145, being Lot 3, Block
Skyline Business Park
plat, as follows:

**Planning and Zoning
Commission**

Specific Use Permit and
Site Plan Approval under
Ordinance No. 2280,
Section 8, Subsection
(a) to allow a day ha-
bitation program/school
and training center to
hous[e] with development-
ally disabled in a C-1
(Retail Business) District
of the O-1.1 (FM 1117)
District.

OTHER BUSINESS

by direction of the Plan-
ing and Zoning Com-
mission and Board of Ad-
justment of the City of
Berkeley.

Jason Sofey, Chair-
man
(TEST: Scott Schad-
len, Secretary

Meetings of this advisory
board are open to the
public.

Note: The above agenda
schedule represents an esti-
mate of the order for the indi-
cated items and is subject to
change at any time.

An unscheduled closed ex-
ecutive session may be held
if the discussion of any of the
above agenda items con-
cerns the purchase, ex-
change, lease or value of real
property; or requires consul-
tations with City Attorney.