Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 16, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular July 19, 2011, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS & PLANNING AND ZONING COMMISSION

2. The request of Concord Village Apartments (Owner), Lisa Hankey (Representative), Gary Roland (Draftsman) and Underwood Drafting and Surveying (Surveyors) concerning the property at 820 North Sam Rayburn Freeway, being 3.647 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
   Planning and Zoning Commission
   Preliminary and Final Plats of Concord Village Apartments Addition
   Planning and Zoning Commission
   R-2 Zoning: 0.321 acres in the J.B. McAnair Survey, Abstract No. 763, zone change and 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 for an addition to the existing apartment complex and an accessory building.
   Board of Adjustments
   Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an addition to a 6’ wood privacy fence, in lieu of the required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District/O-1.2 (Sam Rayburn) Overlay District.

3. 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:
   Planning and Zoning Commission
   Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District.
   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.

PLANNING AND ZONING COMMISSION

4. The request of Fisher Control International, Inc. (Owners), Fisher Controls/Emerson (Tenant), Ramiro Pesina (Representative) and Nathan Gray, NBS Drafting and Design (Architect) concerning the property located at 4725 U.S. Highway 75 South, being 70.74 acres in the Sherod Dunman Survey, Abstract No. 329 and being in Tract 1 of Blalock Industrial Park, as follows:
   Planning and Zoning Commission
   Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for two (2) guard stations in the Blalock Industrial Park.

5. The request of Angel Ridge Properties, LLC (Owners), Mitch West (Representative) and Nathan Gray, NBS Drafting and Design (Architect) concerning the property located at 8001 U.S. Highway 75 South, being Lots 1, Davidson Addition, as follows:
   Planning and Zoning Commission
   Site plan approval for a 4,995 square foot office/storage addition for Angels of Care.

6. The request of Landmark Bank (Owners), Michael Murphy (Representative) and Moran & Murphy Architects, Inc. (Architect) concerning the property located at 1710 F.M. 1417 North (Heritage Parkway), being Lots 1, Block 1, Landmark Addition, as follows:
   Planning and Zoning Commission
   Site plan approval for a drive-thru ATM Building.

7. The request of Kathy & Heather Martin (Owners), Jacob DeRieux (Prospective Buyer) and Sartin and Associates (Surveyor) concerning the property at 301 East College Street, being the south 120’ of Lots 8, 9 & 10, Block 4, Hall & Jones Addition, as follows:
   Planning and Zoning Commission
   Zone change and 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.

OTHER BUSINESS

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

Lawrence Davis, 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 Notice 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 10, 2011 at 3:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 10^{th} day of August, 2011
City of Sherman, Texas

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Patsy Reeves,
Developmental Services Administrative Secretary