

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, July 21, 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 JUNE 16, 2015 PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7, 10 & 12)**

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. **1909 RIDGECREST LANE**

The request of Al Denson (Owner) and Billy Hughes (Representative) concerning the property at 1909 Ridgcrest Lane, being Lot 6, Block A, Pebblebrook Phase 3A, a Replat of Pebblebrook, Phase III, as follows;

Board of Adjustments

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

6. **1913 RIDGECREST LANE**

The request of Al Denson (Owner) and Billy Hughes (Representative) concerning the property at 1913 Ridgcrest Lane, being Lot 5, Block A, Pebblebrook Phase 3A, a Replat of Pebblebrook, Phase III, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

7. * **401 N. WALNUT & 311 E. MULBERRY**

The request of Ball DPF, LLC and Dennis Halliburton (Owners), Chance Finch (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property

at 401 North Walnut and 311 East Mulberry Streets, being 1.844 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Final Plat approval of Ball DPF Addition

8. 401 N. WALNUT

The request of Ball DPF, LLC (Owners), Chance Finch (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 401 North Walnut Street, being 1.334 acres in the J.B. McAnair Survey, Abstract No. 763 and also being the proposed Lot 2, of Ball DPF Addition, as follows;

Planning and Zoning Commission

Site plan and zone change approval from a C-2 (General Commercial) District and M-2 (Heavy Manufacturing) District to a C-2 (General Commercial) District and a Specific Use Permit to allow a plant food formulation facility under Ordinance No. 2280, Section 12, and Section 8, Subsection (5)(a) in a C-2 (General Commercial) District and Central Business District.

9. 2407 N. TRAVIS

The request of Ridlehuber Partners LTD (Owner) and Rod Tatchio (Architect) concerning the property located at 2407 N. Travis Street, being 1.85 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Site plan and zone change approval from a C-1 (Retail Business) District to a C-2 (General Commercial) District and a Specific Use Permit to allow auto accessory sales, installation and repairs under Ordinance No. 2280, Section 12, and Section 8, Subsection (5)(a) in a C-2 (General Commercial) District.

10. * 3319 TEXOMA PARKWAY

The request of Jeff Jeffers (Owner) concerning the property located at 3319 Texoma Parkway, being Lots 7-11, Block 2, Redick Addition, as follows:

Planning and Zoning Commission

Site plan approval for an Automobile Sales Office for Jeff's Auto Sales.

11. 2408 N. TRAVIS STREET

The request of Shane Brem (Owner) and Bub Moore (Representative) concerning the property located at 2408 N. Travis Street, being 0.952 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan and zone change approval from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and a Specific Use Permit to allow a contractor's office under Ordinance No. 2280, Section 12, and Section 8, Subsection (5)(a) in a C-2 (General Commercial) District.

12. * 4119 TEXOMA PARKWAY

The request of Barbara Brown (Owner) Enterprise Rent-A-Car (Tenant), Jon Flansburg (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 4119 Texoma Parkway, being 0.59 acres in the W.F. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Commission

Site plan approval for a Car Wash for Enterprise Rent-A-Car.

13. 2800-3600 BLOCKS S. U.S. HIGHWAY 75

The request of Sherman Crossroads LTD (Owners) and Jeff Carroll, Carroll Architects (Architect) concerning the property in the 2800-3600 Blocks South U.S. Highway 75, being 130.48 acres in the Preston Kitchen Survey, Abstract No. 667, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Conceptual Master Plan for Sherman Crossroads in the Blalock Industrial Park/Blalock Commercial Overlay District.

14. 1706 N. BINKLEY

The request of Ervin Sasser (Owner) and Tim Gray (Applicant) concerning the property at 1706 North Binkley Street, being Lots 1, 2, 3, the south 44' of Lot 4 and the north 16' of Lot 5, Block 2, Maxey's 4th Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 16' front setback for a carport in lieu of the required 25' in an R-1 (One Family Residential) District.

15. 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 July 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 July, 2015
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary