

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 20, 2010 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular June 22, 2010, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Allmark Ridgeview LP (Owners) and Michael Payne (Representative) concerning the property located at 1800 West Washington, being Block 1, Sunset Terrace Addition, as follows:
Board of Adjustments
Amending an exception under Ordinance No. 2280, Section 7, Subsection (14)(h) to relocate an existing monument sign and reduce the size from 56 to 48 square foot, 1' from the front property line in an R-2 (Multi-Family Residential) District.
3. The request of Hubert McIntosh and Austin College (Owners), Heidi Ellis (Austin College Representative), Todd Williams, Kangaroo Housing Investors, LLC (Developer/Applicant), Matthew Cain, Cain Consulting and Engineering Services (Engineers), Architecture Demarest (Architect) and Sartin & Associates, Inc. (Surveyors) concerning the property in the 900 Blocks of East Brockett and East Pacific Streets and the 600 Block of North Willow and North Porter Streets, being 1.69 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (5) to allow a building height of 57' in lieu of the permitted 45' in an R-2 (Multi-Family Residential)/College Park Overlay District.
4. The request of Preston Parrish (Owner) and Jason Sofey (Representative) concerning the property located at 3108 Rivercrest Drive, being Lot 2R, Block B, North Haven Addition, Replat of Lots 1, 2, and 3, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.1.1, Subsection (1) to allow a 22' front yard setback in lieu of the required 25' for a single family dwelling in a SF-1 (Single Family Residential) District.

PLANNING AND ZONING COMMISSION
&
BOARD OF ADJUSTMENTS

5. The request of Bluestone Partners, LLC (Owners), Kyle Boothe (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property in the 2300 Block of West Lamberth Road and the 2100 Block of Little Lane, being 0.812 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat Approval of NewHaven Addition

Planning and Zoning Commission

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

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow the proposed Lot 1 to have a 31.41', proposed Lot 2 to have a 48.44' and proposed Lot 3 to have a 57.17' width in lieu of the required 60 foot in an R-1 (One Family Residential) District.

PLANNING AND ZONING COMMISSION

6. The request of Fairview Baptist Church (Owners), David Kight (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property in the 200 and 300 Blocks of West Taylor Street and 222 West Fairview Street. being:
- a. Block 1 – all of Block 18 of the Replat of Shannon Heights Addition, containing 3.916 acres,
 - b. Block 2 - all of Block 1 and Lots 1, 2, 14,15 and 16, Block 2, Northwood Heights Addition, containing 1.081 acres,
 - c. Block 3 - all of Lots 6-8 and the west 12' of Lot 5, Block 2 of W.M. Shannon Supplement, containing 1.289 acres as follows:

Planning and Zoning Commission

Final plat approval of Fairview Baptist Church Addition, a Replat of Northwood Heights Addition, Shannon Heights Addition and W.M. Shannon Supplement

7. The request of Spavinaw Properties, LLC (Owners) and Jason Sofey (Representative) concerning the property at 902 South Sam Rayburn Freeway, being Lots 18-20, L.C. Chapman's Second Addition, 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 10x30 double-sided billboard in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.

8. The request of Sam Nechamkin (Owner), Jason Sofey (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property at 1001 Sara Swamy Drive, being Lot 1, Block 1, Heritage Park Addition, Phase 1, as follows:

Planning and Zoning Commission

Replat of Lot 1, Block 1, Heritage Park Addition

9. The request of Spavinaw Properties, LLC (Owners) and Jason Sofey (Representative) concerning the property at 1815 West Houston Street, being Lot 5, Block 1, Spavinaw Addition, 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 12x24 double-sided billboard in a C-2 (General Commercial) District.
10. The request of Fairview Baptist Church (Owners) and Rad Richardson (Representative) concerning the property at 300 West Taylor Street being Lot 14, Block 2, Northwood Heights Addition, as follows:
Planning and Zoning Commission
Site plan approval for a 16x29 church bus cover.

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 July 13, 2010 at 10:15 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of July, 2010
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary