

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting July 17, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular June 19, 2007, Planning and Zoning Commission meeting.
2. Appoint Board of Adjustments.

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

BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION

3. The request of Four Rivers Outreach Inc. (Owner) and Arthur Horn (Representative) concerning the property located at 210 South Rusk, being 0.46 acres in the Samuel Blagg Survey, Abstract No. 56 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 halfway house in a C-2 (General Commercial) District and the Central Business District.
4. The request of J. W. Custom Manufacturing (Owners) and Rod Tatchio (Architect) concerning the property at 1701 Texoma Drive, being a tract in the J. B. McAnair Survey, Abstract No. 763 and the Smith McGlothlin Survey, Abstract No. 808 and Lot 5 and part of Lot 4 of Teague Industrial Park for a total of 3.81 acres as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to not require an off-street parking area, service drive, or driveway surface with an asphaltic or Portland cement binder pavement in an M-1 (Light Manufacturing) District.
5. The request of James Schmidgall (Owner) concerning the property at 217 Laurel Creek Drive, being Lot 1, Block 2 of the Laurel Creek Addition, Section 2, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a side yard of five (5) feet in lieu of the required ten (10) feet in an R-1 (One and Two Family Residential) District.
6. The request of Grayson County Industry for the Handicap (Owners) and Rod Tatchio (Architect) concerning the property at 2206 East Lamar, being a 13.105 acre tract in the G.B. Pilant Survey, Abstract No. 963, as follows;
Board of Adjustments

Variance under Ordinance No. 2280, Section 7 (13) to allow screening along a 235 foot section of the east property line in lieu of the required 1058 feet on the east, 511 feet on the south, and 1056 along the west sides of the commercial zoned tract adjacent to residential zoning in a C-1 (Retail Business) District.

7. The request of Charles E. Anderson (Owner) and Barry Travis (Representative) concerning the property at 1400 West Taylor, 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 September 15 through the end of the month of October in an R-1 (One and Two Family Residential) District.

8. The request of TexLanDev-Austin Landing, LP (Owner), Vilbig and Associates (Engineers) and Helvy and Associates (Surveyors) concerning the property located in the 4900 Block of North Travis Street, being 2.688 acres in the Alexander and Richards Survey, Abstract No. 42 as follows:

Planning and Zoning Commission

Final Plat of Austin Landing, Phase Two

9. The request of Barton Capital (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property at 615 South Vaden, being Lots 1 and 2, Block 6, of the C. L. Stowe Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow three lots with widths of fifty (50) feet in lieu of the required sixty (60) feet in an R-1 (One and Two Family Residential) District.

10. The request of Barton Capital (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property at 615 South Vaden, being Lots 1 and 2, Block 6, of the C. L. Stowe Addition, as follows;

Planning and Zoning Commission

Replat of Lot 1 and Lot 2, Block 6 of the C. L. Stowe Addition

11. The request of First Texoma National Bank (Owner) and Ricky Bates (Representative) concerning the property at 3425 FM 1417 North (Heritage Parkway), being Lot 1 and 2 of the Replat of Post Oak Crossing Lot 1B, as follows;

Board of Adjustments

Variances under Ordinance No. 2280, Section 6.8.1, Subsection (5) (iii) and Subsection (10) to allow a fifteen (15) foot front setback for a monument sign in lieu of the required twenty-five (25) feet from the highway right-of-way in a C-1 (Retail Business), the O.1 (75 & 82) Overlay District and the O.1.1 (1417) Overlay District.

12. The request of Dr. Charles Phelps, (Partnership), Isbell Engineering Group (Engineers) and Ricky Bates (Representative) concerning the property at 2622 U. S. Highway 75 North, being Lot 5R-2, Block 1, of the Replat of Lot 5, Block 1 of Cornerstone Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8., Subsection (5) (a) to allow a ten (10) foot front setback for a monument sign in lieu of the required forty feet or twenty-five (25) feet plus the height of the structure, whichever is greater from the highway right-of-way in a C-1 (Retail Business), the O.1 Overlay (75-82) District.

13. The request of Brian Harris (Owner) and Isbell Engineering Group, Inc. (Engineers) concerning the property at 2921 FM 1417 North (Heritage Parkway), being Lot 3, Block 1, of the Belvedere Estates Addition Replat, as follows;

Planning and Zoning Commission

Site Plan Approval for a dental office

14. The request of James Randall (Owner) and Glenda Hunter (Tenant) concerning the property located at 604 North Walnut, being Lot 8 and Pt of Lot 5 of Bonds 1st Addition, as follows;

Board of Adjustments

Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-1 (Retail Business) District.

OTHER BUSINESS

15. Interpretation of O-1.1 (1417) Overlay District Landscape Ordinance
16. Review of Draft Ordinance to amend the requirements for duplexes in an R-1 (One and Two Family Residential) District and consider recommendation to the City Council.

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.