

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 special called meeting Tuesday, July 11, 2016 at 11:00A.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. **OTHER BUSINESS.**
Consider a Temporary Moratorium on Building Permits for New Construction or Modifications within 500 feet of F.M. 691 and S.H. 289 in the City Limits of the City of Sherman, Texas
3. **OTHER BUSINESS**
Appoint Subcommittee to consider Overlay Districts for FM Highway 691 and State Highway 289.
4. **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 Special Called 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 7, 2016 at 2:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 7th day of July, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 2.

Meeting Date: 07/11/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS.

Consider a Temporary Moratorium on Building Permits for New Construction or Modifications within 500 feet of F.M. 691 and S.H. 289 in the City Limits of the City of Sherman, Texas

Background:

The development around highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. A temporary moratorium will allow time for the Planning and Zoning Commission and the City Council to recommend and implement Overlay Districts along F.M. Highway 691 and State Highway 289. The proposed F.M. 691 and S.H. 289 Overlay District development areas are those areas inside the city limits and adjacent to F.M. 691 and S.H. 289 and being five hundred (500) feet on either side of said right-of-way. The overlay applies to commercial and multifamily developments only.

Adjacent Zoning:

Various

Origination:

Robby Hefton, City Manager

Master Plan Designation:

Various

Number of notices mailed:

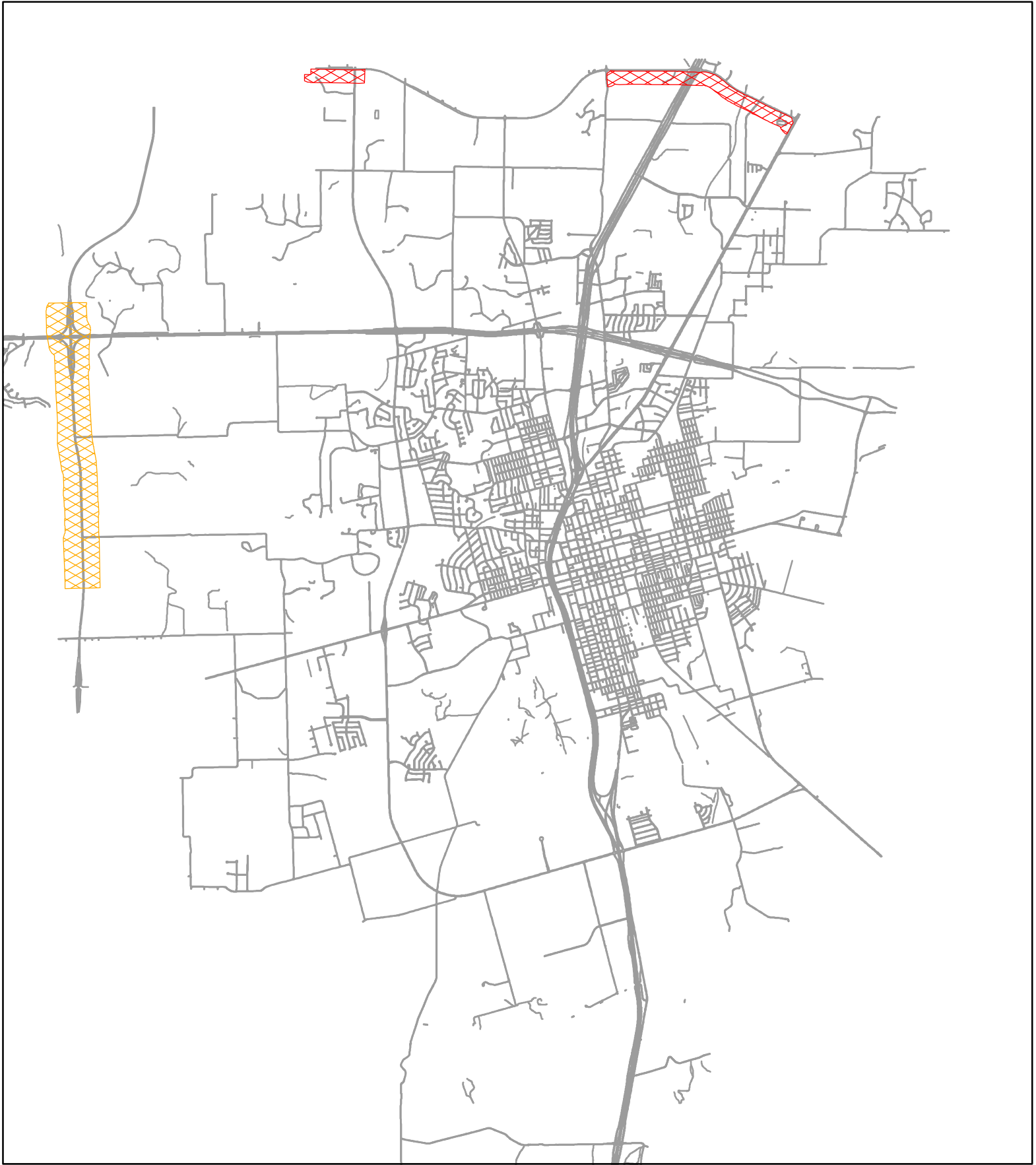
Not required.

Objections Received:

0

Attachments

Location Map



Proposed FM Highway 691 and State Highway 289 Overlay Districts

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Legend

Transportation Corridor Proposed

HWY_NAME

FM 691

SH 289



NOT TO SCALE

1 inch = 6,667 feet



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 3.

Meeting Date: 07/11/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Appoint Subcommittee to consider Overlay Districts for FM Highway 691 and State Highway 289.

Background:

The development around highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business. It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the F.M. 691 and S.H. 289 Overlay District development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity. This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The proposed F.M. 691 and S.H. 289 Overlay District development areas are those areas inside the city limits and adjacent to F.M. 691 and S.H. 289 and being five hundred (500) feet on either side of said right-of-way. The overlay applies to commercial and multifamily developments only.

Adjacent Zoning:

Various

Origination:

Robby Hefton, City Manager

Master Plan Designation:

Various

Number of notices mailed:

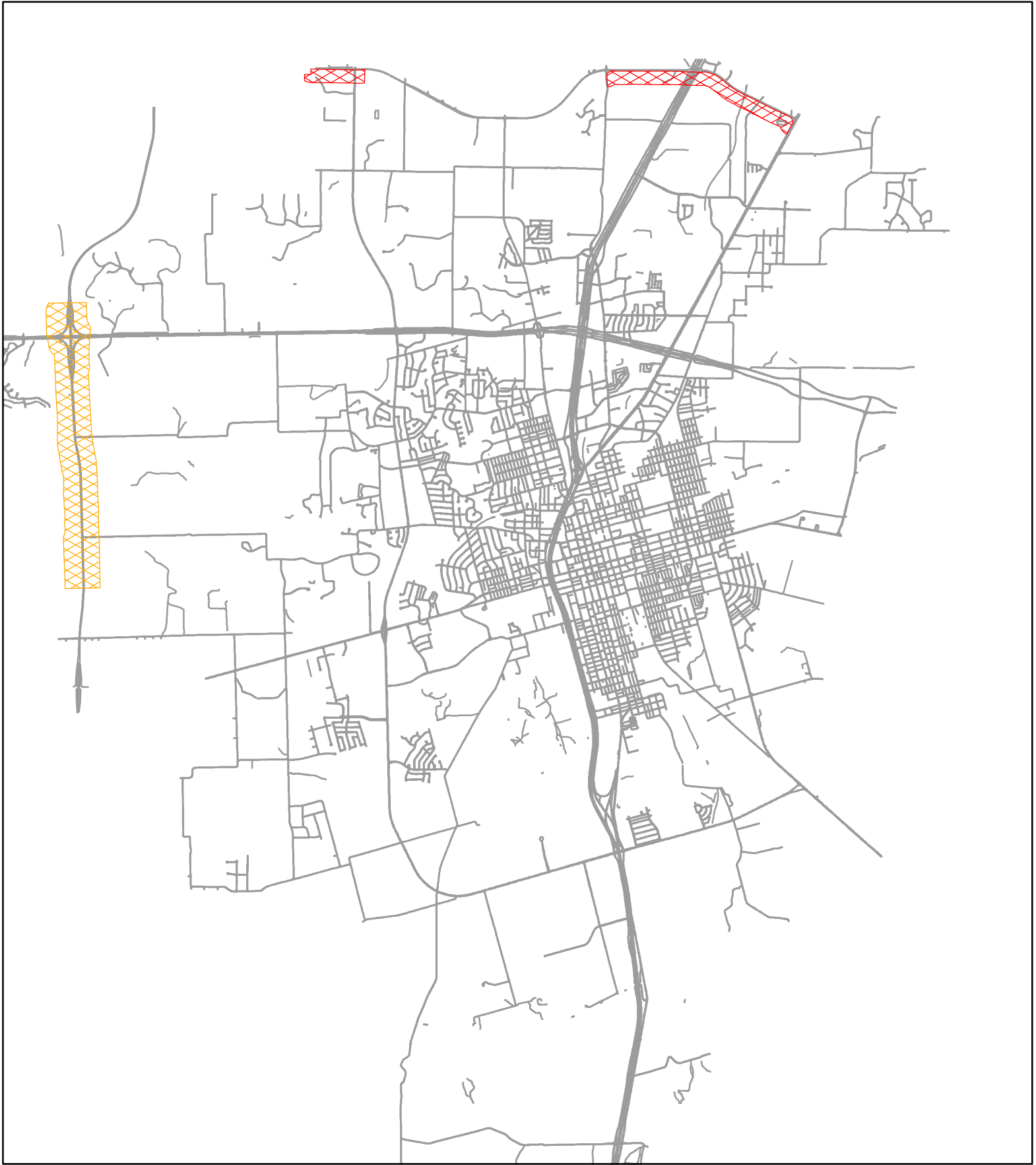
Not required.

Objections Received:

0

Attachments

Location Map



Proposed FM Highway 691 and State Highway 289 Overlay Districts

Sherman
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City of Sherman, Texas
Developmental Services Department

Legend

Transportation Corridor Proposed

HWY_NAME

FM 691

SH 289



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