

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 22, 2010 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular May 18, 2010, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of WWF Motors, Inc. (Owners) and Todd Bass, North Texas Services (Representative) concerning the property located at 4505 Texoma Parkway, Being Lot 2R, Block 1 of the Replat of Lots 2 & 3, Block 1, Texoma Center Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 4 to increase the face area of an existing nonconforming freestanding sign from 51.23 square foot to 93.42 square foot in a C-2 (General Commercial) District.
3. The request of Ron Barton (Owner) and Sartin and Associates, Inc. (Surveyor) concerning the property at 100 Forest Creek Drive, being Lot 1, Block 3, Moorman-Moore Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' rear yard setback for a single family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.
4. The request of JoAnne Margolis (Owner) and Hugh Sales (Representative) concerning the property located at 607 West Birge Street, being 0.49 acres in the J. B. McAnair Survey, Abstract No. 763 as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (3) to allow an 18' side street setback in lieu of the required 25' for a detached garage in an R-1 (One Family Residential) District.
5. The request of Tin Star Homes (Owners) and Andrew Cassady (Representative) concerning the property located at 1414 South Raven Drive, being Lot 17, Block 4, Country Ridge Estates, No. 4, as follows;
Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 22' rear yard setback in lieu of the required 25' for an attached covered patio in an R-1 (One Family Residential) District.

6. The request of Frank Purdom (Owner) and David Kight (Representative) concerning the property located at 2108 Joni Circle, being Lot 5, Block 9, Turtle Creek South Addition, Section 4, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' rear yard setback in lieu of the required 25' for an attached garage in an R-1 (One Family Residential) District.

7. The request of Texoma Area Paratransit System Inc. (TAPS) (Owners) and Ricky Bates, Neon Signs & Designs (Representative) concerning the property located at 6104 Texoma Parkway, being 1.575 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 5' front yard setback in lieu of the required 25' for a 12x14 LED monument sign in a C-2 (General Commercial) District.

8. The request of Marvin Griffith (Owner) concerning the property located at 1421 Pintail Drive, being Lot 15, Block 10, Country Ridge Estates No. 3, as follows;

Board of Adjustments

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

PLANNING AND ZONING COMMISSION

9. The request of St. Mary's Catholic Church (Owners), St. Mary's Catholic School (Tenant) and Jim Andrews (Representative) concerning the property at 713 South Travis Street, being Lot 1, Block 1, Hare & Randolph Heights, as follows:

Planning and Zoning Commission

Site plan approval for a 24'x60' portable classroom building.

10. The request of ET Joint Venture (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 1600-1700 Blocks of U.S. Highway 75 North, being 10.83 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Crescent Oaks Plaza.

PLANNING AND ZONING COMMISSION

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BOARD OF ADJUSTMENTS

11. 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:

Planning and Zoning Commission

Final Plat Approval of Brockett SW Addition

Planning and Zoning Commission

Zone Change under Ordinance No. 2280, Section 12 from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for student apartments.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) and Section 7, Subsection (13) to not require a masonry perimeter wall/screen in an R-2 (Multi-Family Residential)/College Park Overlay District.

12. The request of 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 1100-1200 Blocks of North Grand Avenue and the 1100-1200 Blocks of North Luckett Street:

Block 1 – Being 1.68 acres in the Charles Carter Survey, Abstract No. 220

Block 2 – Being all of Lots 1-4, Block 3, Mildred Heights Addition, containing 0.70 acres

Block 3 - Being all of Lots 6-8, Block 3, Mildred Heights Addition, containing 0.50 acres

Block 4 - Being all of Lots 4-7, Block 6, Mildred Heights Addition, containing 0.99 acres, as follows:

Planning and Zoning Commission

Final Plat Approval of Grand N Addition, Being part of a Replat of Blocks 3 & 6, Mildred Heights Addition

Planning and Zoning Commission

Zone Change under Ordinance No. 2280, Section 12 from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for student housing.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) and Section 7, Subsection (13) to not require a masonry perimeter wall/screen in an R-2 (Multi-Family Residential)/College Park Overlay District.

13. 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.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow patio homes in an R-1 (One Family Residential) District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 9, Subsection (b)(2) to allow a 11.04' front lot width in lieu of the required 45' and Section 7, Subsection (5) to allow a 10' side street setback in lieu of the required 25' on a special building setback street on the proposed Lot 1, NewHaven Addition in an R-1 (One Family Residential) District with a Specific Use Permit to allow patio homes.

Board of Adjustments

Variance under Ordinance No. 2280, Section 9, Subsection (b)(4) to allow a 40'10 ½" front yard setback on proposed Lot 1, a 35'1 ¼" front yard setback on proposed Lot 2 and a 26'11 ½" front yard setback on proposed Lot 3, NewHaven Addition in lieu of the maximum 25' in an R-1 (One Family Residential) District with a Specific Use Permit to allow patio homes.

14. The request of Garcha Corporation (Owner), Canam Truck Plaza, LLC (Tenant), Harbinder Singh (Representative), Khalid Mahmood, Tyler Pump Services (Supplier) and Chris Miller, Canopies of Arkansas (Contractor) concerning the property at 220 East F.M. 1417, being 13.41 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval for a 24x75 canopy.

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1)(B) to allow the exterior façade of a 24x75 canopy to be metal in lieu of the required masonry or equivalent in a C-1 (Retail Business) District, C-2 (General Commercial) District and O-1.1 (F.M. Highway 1417) Overlay 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 June 15, 2010 at 10:45 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of June, 2010
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary