

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 20, 2008 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.

BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION

1. The request of Ron Barton (Owner) concerning the property located at 1419 North Broughton Street, being Lots 5 & 6, Block 9 of Jones Summit Addition as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection 13 (h) (2) to allow a zero setback for a 6' privacy fence in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.
2. The request of Ron Barton (Owner) concerning the property located at 614 East Scott Street, being Lot 3, Block 9 of Jones Summit Addition as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection 13 (b) to allow a 6' privacy fence to the front property line in lieu of a screening device not to exceed 4' in height within 25' feet of a front street right-of-way in an R-1 (One and Two Family Residential) District.
3. The request of Boonie Sanders (Owner) and Shiloh Bradford (Applicant) concerning the property located at 4915 North Heritage Parkway (FM 1417), being Lot 1, Block 1 of Sanders 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 automobile collision repair in an existing structure in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.
4. The request of John W. Andrews and Cynthia A. Sofey-Andrews (Owners) concerning the property at 102 North McKown Avenue, being Lot 12, Block 2, Greenmount 1st Addition, as follows:
Planning and Zoning Commission
Zone Change under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
5. The request of Ron Barton (Owner) concerning the property located at 711 E. Odneal Street, being the east 70' of Lots 10-12, Block 10 of W. Elliott's Addition as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow a 20' rear yard setback in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.

6. The request of Randy and Joanna Bennett (Owners) and Sartin & Associates (Surveyor) concerning the property at 1622 and 1624 North Travis Street, being part of Lots 1&2, Block 1, W.M. Shannon Supplement as follows:
Planning and Zoning Commission
Final Plat of The Medicine Shoppe Addition, a Replat of Lots 1 & 2, Block 1 of W.M. Shannon's Supplement.
7. The request of Fischer & Mata Construction LLC (Owner) concerning the property at 2904 Canyon Creek Drive, being Lot 2, Block A of the O'Hanlon Ranch Addition Phase 1A, a Replat of part of O'Hanlon Ranch Addition, Phase 1, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow a 3'6" side yard setback in lieu of the required 12'6" in an R-1 (One and Two Family Residential) District.
8. The request of Terry Peterson (Owner) and Sartin and Associates (Surveyors) concerning the property located at 1302 South Elm Street, being Lot 4, Block 11 of B.H. Moore Heirs Addition as follows;
Planning and Zoning Commission
Replat of Lot 4, Block 11 of B.H. Moore's Heirs Addition
9. The request of Jeff Fitzgerald (Owner) concerning the property located at 1709 Creekside Avenue, being Lot 48, Block 1, Pebblebrook Addition, Phase II as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow a 6'1" side yard setback for an attached garage in lieu of the required 15' in an R-1 (One and Two Family Residential) District.
10. The request of Sherman Bible Church (Owners) and Preferred Care Partners Management Group, LP (Prospective Buyer) and Thomas D. Scott (Representative) concerning the property at 2617 North FM 1417 (Heritage Parkway), being Lots 1 & 2, Block 3, Section 2-A, Canyon Creek Addition and Lot 5, Block 1 of the Replat of Belvedere Estates Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Convalescent Home/Skilled Nursing Facility in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.
11. (Remove from Table) The request of Preston Dorchester Partners, LTD (Owners) and George R. Schrader (Representative) concerning the property in the 5300 Block of U.S. Highway 82 West and the 2600-2900 Blocks Hudgins Road, being 22.27 acres in the James S. Coffee Survey, Abstract No. 232, as follows:
Planning and Zoning Commission
Annexation-Zoning – Proposed annexation into the Sherman City Limits and a recommendation for Zone Change and conceptual site plan under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.

12. The request of Alysia Garcia (Owner) and Sartin and Associates (Surveyors) concerning the property located in the 1400 Block of East Lake Street, being 1.12 acres in the G. B. Pilant Survey, Abstract No. 963 as follows;
Planning and Zoning Commission
Variance under Ordinance No. 2684, Section 26 Subsection 12(E)(2) to allow a lot with no public street frontage in an R-1 (One Family Residential) District.
13. The request of Virginia Archer Reece Trust, Bank of Texas, NA, Trustee (Owner) (Representative) Carrus Specialty Hospital (Prospective Buyer) and Teague, Nall and Perkins (Engineers) concerning the property at 1810 U.S. Highway 82 West, being Lot 2 of Post Oak Crossing East Addition, a Replat of Lots 1-C, 1-D, 1-E and 2-C, of Post Oak Crossing 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 Convalescent Home/Long Term Acute Care Hospital in a C-1 (Retail Business) District, O-1 (75 & 82) Overlay District and the O-1.1 (FM 1417) Overlay District.

OTHER BUSINESS

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.

LEGAL

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Planning and Zoning Commission

Attn: Patrick

From: Jeanine

902-693-6161

Travis Street, being part of Lots 1&2, Block 1, W.M. Shannon Supplement as follows:

Planning and Zoning Commission

Final Plat of The Medicine Shoppe Addition, a Replat of Lots 1 & 2, Block 1 of W.M. Shannon's Supplement.

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OTHER BUSINESS

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Jason Soley,
Chairman

ATTEST:

Dillon Shadden, Secretary

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