

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 17, 2012 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular March 20, 2012, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Robert Morris (Owner) concerning the property at 508 E. Sycamore Street, being Lot 11, Block 4, Kerr's Nursery Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 9 1/2' front setback for a 20'x20' carport in lieu of 25' required in an R-1 (One Family Residential) District.

3. The request of Diane Curran (Owner) and Bryan Rockwell, Bluestone Partners (Representative) concerning the property at 2311 Chandler Court, being Lot 31, Block 3, Washington Place Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' rear setback for a sun room addition in lieu of 25' required in an R-1 (One Family Residential) District.

4. The request of Charles E. Anderson (Owner) and Shawn Davis (Applicant) concerning the property located at 1330 West Taylor Street, being 3.43 acres in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District.

5. The request of Marvin Schiavone (Owner) concerning the property at 2912 Canterbury Circle, being Lot 9, Block 3, Idlewood Acres Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 17' rear setback for an attached pergola in lieu of 25' required in an R-1 (One Family Residential) District.

BOARD OF ADJUSTMENTS

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PLANNING AND ZONING COMMISSION

6. The request of John & Alicia McCampbell and DGR Development Group, LTD (Owners), Ken Arnold (Prospective Buyer) and Sartin and Associates, Inc. (Surveyors) concerning the property at 2941 Overland Trail and 2505 Silverado Trail, being Lots 10 & 11, Block 2, O'Hanlon Ranch Addition, Phase 2, as follows:
Planning and Zoning Commission
Replat approval Lots 10 & 11, Block 2, O'Hanlon Ranch Addition, Phase 2
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' privacy fence above a retaining wall on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(3) to allow a 9'7" side street setback for a detached pool house in lieu of the required 25' in an R-1 (One Family Residential) District.
7. The request of Ag-Power Real Estate, Inc. (Owners), Jack Barsi (Prospective Buyer) and Sartin and Associates, Inc. (Surveyor) concerning the property at 4301 and 4305 Texoma Parkway, being 3.87 acres in the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows:
Planning and Zoning Commission
Preliminary and Final Plat Approval of API Addition
8. The request of Ag-Power Real Estate, Inc. (Owners), Jack Barsi (Prospective Buyer), David Baca (Architect) and Sartin and Associates, Inc. (Surveyor) concerning the property at 4305 Texoma Parkway, being 1.94 acres in the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auto dealership, body shop and service department in a C-2 (General Commercial) District.
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow adobe texture insulated wall panels for the exterior facade in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding in a C-2 (General Commercial) District.
9. The request of Texoma Area Paratransit System, Inc. (Owners) and David Baca (Architect) concerning the property at 6104 Texoma Parkway, being 2.3 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow an extension of a metal siding exterior facade in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding in a C-2 (General Commercial) District.
Planning and Zoning Commission
Site plan approval for a service bay expansion.

PLANNING AND ZONING COMMISSION

10. The request of Five and Dime Certified Sales, LLC (Owner) and Jade Lamance (Representative) concerning the property located at 2411 Texoma Parkway, being Lot 1, Block 1, Helen Perkins 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 used automobile sales in a C-2 (General Commercial) District.
11. The request of ET Joint Venture (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1603 U.S. Highway 75 North, being Lot 4, Block 1, Crescent Oaks Plaza, as follows:
Planning and Zoning Commission
Replat approval of Lot 4, Crescent Oaks Plaza Addition
12. The request of Barbara Wible Powell, Margaret Wible Briggs and Mike Wible (Owners) and David Spears (Applicant) concerning the property located at 3311 U.S. Highway 75 South, being 2 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:
Planning and Zoning Commission
Site plan approval for an addition to an elevator/sign shop.
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.8.4, Subsection (7) to allow a 26' front setback in lieu of 55.7' required in a C-2 (General Commercial) District, Blalock Commercial Overlay District and O-1.2 (Sam Rayburn) 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 Agenda 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 April 10, 2012 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 10th day of April, 2012
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary