

Development Services
Planning and Zoning
Building Inspection
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AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 22, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular February 22, 2011, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Sherman/Grayson Hospital, LLC (Owners), Texas Health Presbyterian Hospital – WNJ (Tenant) and David Watkins, Ascension Group Architects, LLP (Architects) concerning the property at 500 North Highland Avenue, being Block 3, White Rock Addition and Block 17, Greenmount 1st Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 9'1" front setback in lieu of required 25' and Section 7, Subsection (11) to allow a projection 7" from the property line in lieu of required 3 ½', for an addition to an Emergency Room Canopy in an R-1 (One Family Residential) District with a Specific Use Permit for a Hospital.

3. The request of Steeplechase Farms Summit, LP (Owners) and J. Martin Sanchez, Sanchez & Associates (Representative) concerning the property at 3621 Steeplechase Drive, being Lot 2, Block W, Estates of Pebblebrook, Phase 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' ornamental iron fence with columns every 50' and landscaping, in lieu of required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District.

BOARD OF ADJUSTMENTS

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PLANNING AND ZONING COMMISSION

4. The request of John Abrams & Estate of Helen Abrams (Owners), Jorge Onterves (Applicant) and Mary Ann Kaufman (Representative) concerning the property located at 2012 South Travis Street, being 1.023 acres in the Preston Kitchens Survey, Abstract No. 667, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow existing building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow automobile repair and tire sales and service in a C-2 (General Commercial) District.

5. The request of Grayson Bible Baptist Church (Owners), Pastor Eddy Johnson (Representative) and BWG Architecture (Architect) concerning the property located at 4400 U.S. Highway 82 East, being 11.802 acres in the William H. Brogden Survey, Abstract No. 92, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1 Subsection (6)(c)(ii) to not require a ten (10) foot buffer strip, landscaped and irrigated adjacent to the highway right-of-way in an M-1 (Light Manufacturing) District/75&82 Overlay District/FM 1417 Overlay District.

Planning and Zoning Commission

Site plan approval for a Caretaker's Quarters for Grayson Bible Baptist Church

6. The request of Stegar Properties, LLC (Owners), Michael Bates, Bates Architect, Inc. (Architect) concerning the property located at 323 South Sam Rayburn Freeway, being 0.59 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.2 Subsection (6)(c)(2) to not require a ten (10) foot buffer strip, landscaped and irrigated adjacent to the highway right-of-way in a C-2 (General Commercial) District/Sam Rayburn Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to a convenience/gas store - Sherman Quick Track

PLANNING AND ZONING COMMISSION

7. The request of Jose D. Guerrero (Owner) and Kevin D. McKibban (Representative) concerning the property located at 916 North Broughton Street, being Lots 10 & 11, Block 3, W.P. Carters 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 repair and tire sales and service in a C-2 (General Commercial) District.

8. The request of Joseph J. Mueller (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 5100 Marshall Street, being 11.22 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

A Replat of part of Lot 4, Block 1 of Midway Industrial Park Addition.

9. The request of ET Joint Venture (Owners), Kyle Boothe, Bluestone Partners (Representative) and David Baca Studio (Architect) concerning the property located at 1701 U.S. Highway 75 North, being Lot 3, Block 1, Crescent Oaks Plaza, as follows:

Planning and Zoning Commission

Site plan approval for a medical office - Vein Center of North Texas

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 March 16, 2011 at 4:30 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of March, 2011
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary