

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 18, 2014 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.

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR FEBRUARY 18, 2014 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEM 8, 12 & 13)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
5. **409 E. ODNEAL STREET**
The request of Abdel Laktiri (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property located at 409 E. Odneal Street, being 1.18 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.7, Subsection (1) to allow an 8' corrugated metal security fence for a recycling center on the property line on a corner lot in lieu of the required 15' front setback and 10' side street setback in an M-2 (Heavy Manufacturing) District.
6. **4205 N. TRAVIS STREET**
The request of Creed Canyon Partners, LTD (Owners), Matthew Looney (Representative), XTO Energy (Applicant), Vilbig & Associates (Engineers) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 4205 N. Travis Street, being 17.67 acres in the John Jennings Survey, Abstract No. 647, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a temporary gravel driveway for a period of six months in lieu of the required concrete or asphalt to provide a durable and dustless surface to an existing oil well in a C-1 (Retail Business) District.

7. **2602 RIATA DRIVE**

The request of Lawrence & Mary Potts (Owners) concerning the property at 2602 Riata Drive, being Lot 4, Block 2, O'Hanlon Ranch Addition, Phase 3, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13h) to allow an 8' fence in the side yard in lieu of the permitted 6' in an R-1 (One Family Residential) District.

8. * **500 BLOCK PLEASANT HOME ROAD AND 700 BLOCK RIDDELS ROAD**

The request of Dean and Juanita Johnson (Owners), Jeffrey S. Foster (Applicant/Developer) and Sartin & Associates, Inc. (Surveyors) concerning the property located in the 500 Block Pleasant Home Road and 700 Block Riddels Road, being 6.49 acres in the Leonard Reed Survey, Abstract No. 1029, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Foster Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

9. **2526 SILVERADO TRAIL**

The request of DGR Development Group LTD (Owners) John Brennan (Prospective Buyer), and Lincoln Golike, Bluestone Partners (General Contractor) concerning the property located at 2526 Silverado Trail, being Lot 7, Block 4, O'Hanlon Ranch Addition, Phase 2, as follows:

Board of Adjustments

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

10. **5208 TEXOMA PARKWAY**

The request of K Invest (Owner), Scott Sanders (Prospective Buyer), C&L Natural Stone (Proposed Tenant) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property located at 5208 Texoma Parkway, being 3.919 acres in the D.C. Shelp Survey Abstract No. 1097, 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 retail natural stone facility in a C-2 (General Commercial) District.

11. **130 MISSION DRIVE**

The request of James & Sandra Mahon (Owners), Jason Mahon (Representative) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 130 Mission Drive, being 4.00 acres in the James M. Hambright Survey, Abstract No. 538, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow existing metal 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.

- Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel driveway and parking lot in lieu of the required durable and dustless surface in a C-2 (General Commercial) District.

Planning and Zoning Board

Zone change under Ordinance No. 2280, Section 12, from an RA- (Single-Family Agricultural) District to a C-2 (General Commercial) District.

12. * 200-500 BLOCKS SHADY OAKS LANE

The request of West Canyon Creek Estates, L.P. (Owners) and Harlan Land Surveying, Inc. (Surveyors) concerning the property located in the 200-500 Blocks Shady Oaks Lane, being 2.29 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of West Canyon Creek Estates, Section 1

13. * 200-500 BLOCKS SHADY OAKS LANE

The request of West Canyon Creek Estates, L.P. (Owners) and Harlan Land Surveying, Inc. (Surveyors) concerning the property located in the 200-500 Blocks Shady Oaks Lane, being 4.163 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of West Canyon Creek Estates, Section 2

14. ADJOURNMENT

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

Don Hicks, 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 March 13, 2014 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of March, 2014
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary