

## **AGENDA**

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting February 20, 2007 at 6:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular January 16, 2007, Planning and Zoning Commission meeting.
2. Appoint Board of Adjustments.

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

### **BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION**

3. The request of Rumsey Development (Owner) concerning the property located in the 1300 to 1500 Block of South First Street, being 3.16 acres in the G. B. Pilant Survey, Abstract No. 963, as follows:  
**Board of Adjustments**  
Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a rear yard setback of fifteen (15) feet in lieu of the required twenty-five (25) feet in an R-2 (Multi-Family Residential) District.
4. The request of Kenneth Wayne Day (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property at 1205 West Houston, being parts of Lots Ten and Twelve of Block 3 of the Greenmount Addition, as follows:  
**Board of Adjustments**  
Variance for an existing non-conforming parcel under Ordinance No. 2280, Section 6.2 Subsection (1) to allow a 50 foot lot frontage in lieu of the required 60 foot of frontage and a 5,242 square foot lot in lieu of the required 6,000 square foot lot in an R-1 (One and Two Family Residential) District.
5. The request of Joe P. Bethel and Kenneth Wayne Day (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property at 1201 and 1205 West Houston Street, being Lots Ten and Twelve of Block 3 of the Greenmount Addition, as follows:  
**Planning and Zoning Commission**  
Replat of Lots Ten and Twelve of Block 3 of the Greenmount Addition
6. The request of BJH Inc. and Grover Tuggle (Owners) and Vilbig and Associates (Engineers) concerning the property at 1804 U. S. Highway 75 North and 1917 North Travis Street, being Lot 1, Block 1 of the James Plaza Addition, and a .44 acre tract in the J.B. McAnair Survey, Abstract No. 763 as follows:

***Planning and Zoning Board***

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales and repair in a C-1 (Retail Business) District and O.1 (75 & 82) Overlay District.

7. The request of Grayson County Industry for the Handicapped (Goodwill Industries) (Owner) and Tatchio and Associates (Architect) concerning the property at 2206 East Lamar Street, being 13.10 acres in the G.B. Pilant Survey, Abstract No. 963 as follows:

***Board of Adjustments***

Variance under Ordinance No. 2280, Section 7 (13) to allow a 235 feet section of the east property line to be screened in lieu of the required 1058 feet on the east, and 511 feet on the south, and 1056 along the west sides of the commercial zoned tract adjacent to residential zoning in a C-1 (Retail Business) District.

8. The request of Creta Lynn Carter (Owner and Developer) and Sartin and Associates, Inc. and Associates (Surveyors) concerning the property at 208 West Cherry, being the West 48 feet of Lot 1, Dickerman Addition, as follows:

***Board of Adjustments***

Variance under Ordinance No. 2280, Section 6.3 ½ Subsection (1) to allow a 10 foot building setback in lieu of the required 25 foot setback in a C-O (Office) District.

9. The request of Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property at 929 South Montgomery Street being 0.31 acres of land in the Samuel A. Blagg Survey, Abstract No. 56, as follows:

***Board of Adjustments***

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two 58.22 foot lot frontages in lieu of the required 60 foot frontages in an R-1 (One and Two Family Residential) District.

10. The request of Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property at 929 South Montgomery Street, being 0.31 acres of land in the Samuel A. Blagg Survey, Abstract No. 56, as follows:

***Planning and Zoning Commission***

Final Plat of Barton-Vestal Addition

11. The request of Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property at 422 South Montgomery Street being 0.33 acres of land in the Samuel A. Blagg Survey, Abstract No. 56, as follows:

***Board of Adjustments***

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two 50 foot lot frontages in lieu of the required 60 foot frontages in an R-2 (Multi-Family Residential) District

12. The request of Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property at 422 South Montgomery Street being 0.33 acres of land in the Samuel A. Blagg Survey, Abstract No. 56, as follows:

***Planning and Zoning Commission***

Final Plat of Barton-Zelaya Addition

13. The request of Bob Utter (Owner), Re-Zoning, Inc. (Agent) and Eagle Lake Surveying (Surveyors) concerning the property at 2525 Texoma Parkway, being 9.957 acres in the R. Hendrix Survey, Abstract No. 504, as follows:  
***Planning and Zoning Commission***  
Preliminary Plat of Bob Utter Addition
14. The request of Bob Utter (Owner), Re-Zoning, Inc. (Agent) and Eagle Lake Surveying (Surveyors) concerning the property at 2525 Texoma Parkway, being 9.957 acres in the R. Hendrix Survey, Abstract No. 504, as follows:  
***Planning and Zoning Commission***  
Final Plat of Bob Utter Addition
15. The request of Bob Utter (Owner), T-Mobile (Developer) and Re-Zoning, Inc. (Agent) concerning the property at 2525 Texoma Parkway, being 9.957 acres in the R. Hendrix Survey, Abstract No. 504, as follows:  
***Planning and Zoning Commission***  
Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8 to allow a Telecommunication Tower in a C-2 (General Commercial) District and the O-1 (75 & 82) Overlay District.
16. The request of Sandeep Kaur (Owner), and Tatchio and Associates (Architect) concerning the property located at 1728 FM 1417 South, being ten (10) acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:  
***Planning and Zoning Commission***  
Site Plan Approval
17. The request of TexLanDev-Austin Landing, LP (Owner), and Portfolio Development (Prospective Buyer) concerning the property located in the 5000 Block of North Travis Street, being 11.5 acres in the Alexander and Richards Survey, Abstract No. 42 as follows:  
***Planning and Zoning Commission***  
Site Plan Approval
18. The request of Woods Street Group and Bank (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 2600 Block of Loy Lake Road and Masters Street, being Lot 1 & Lot 2 of Bentley Addition, as follows:  
***Planning and Zoning Commission***  
Replat of Lot 1 and Lot 2 of Bentley Addition
19. The request of Patcha Corporation (Owners) Gary and Tana Morgan (Developers) and Underwood Drafting & Surveying and Associates (Surveyors) concerning the property in the 700 Block of West Houston and West Lamar Streets, being 1.55 acres in the J. B. McAnair Survey, Abstract No. 763, as follows:  
***Planning and Zoning Commission***  
Final Plat of the G & T Addition

20. The request of Miken Holden (Owner) and Jim Andrews (Representatives) concerning the property at 1024 South First, being 0.656 acres in the G, B. Pilant Survey, Abstract No. 963, as follows:  
**Planning and Zoning Commission**  
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District to an M-1 (Light Manufacturing) District.
21. The request of Brad Nass (Owner), Vilbig and Associates (Engineers) and Helvey and Associates (Surveyors) concerning the property located in the 4000-4800 Blocks of Pecan Grove Road, being 89.307 acres in the W. F. Patterson Survey, Abstract No. 969 as follows,  
**Planning and Zoning Commission**  
Revised Preliminary Plat of Vista Norte Addition, Phase 2
22. The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth, being 92.35 acres in the Elizah Hartzog Survey, Abstract No. 540, the Fielding Bacon Survey, Abstract No. 120, the James Vaden Survey, Abstract No. 1228 and the J. B. McAnair Survey, Abstract No. 763, as follows:  
**Planning and Zoning Commission**  
Revised Preliminary Plat of O'Hanlon Ranch Estates
23. The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth, as follows:  
**Planning and Zoning Commission**  
(Tract 1) Being 1.40 acres in the J. B. McAnair Survey, Abstract No. 763  
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District and C-1 (Retail Business) District to a C-O (Office) District in the O-1.1 (1417 Overlay) District.  
(Tract 2) Being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and Elijah Hartzog, Abstract No. 540  
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District and C-1 (Retail Business) District to an SF-1 (Single Family Residential) District.
24. The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2400 Block of West Lamberth, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and Elijah Hartzog Survey, Abstract No. 540, as follows:  
**Planning and Zoning Commission**  
Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8 (9) to allow Patio Homes in an SF-1 (Single Family Residential) District.
25. The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2400 Block

of West Lamberth, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and the Elijah Hartzog Survey, Abstract No. 540, as follows:

***Board of Adjustments***

Variance under Ordinance No. 2280, Section 8 (9)(5) to allow three foot and seven foot setbacks for a total of 10 foot in lieu of five foot and five foot setbacks for Patio Homes in an SF-1 (Single Family Residential) District.

26. The request of Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners) R. P. Shaw Investments, LLC and CRF & Associates (Developers) and Phil Smith Surveying (Surveyors) concerning the property in the 500 Block of East Graham Drive, being Lot 1, Block 1, Sherman Town Center, Section Two, as follows:

***Planning and Zoning Commission***

Lot 1A and Lot 1B Sherman Town Center, Section Two, Being a Replat of Sherman Town Center Section Two, Lot 1 and Lot 2

27. The request of Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners), R. P. Shaw Investments, LLC and CRF & Associates (Developers) and ISG Architects, (Architects) concerning the property in the 500 Block of East Graham Drive, being Lot 1, Block 1, Sherman Town Center, Section Two, as follows:

***Planning and Zoning Commission***

Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District

28. The request of Mike Minukhin (Owners) and Underwood Drafting & Surveying and Associates (Surveyors) concerning the property at 2807 Wellington Drive, being Lot 11, Block 1, Forest Glen Addition as follows:

***Planning and Zoning Commission***

Replat of Lot 11, Block 1, Forest Glen Addition

29. The request of Tom Shields (Owners) and Boone Sanders (Representative) concerning the property at 121 N. Willow Street, being a 73 feet x 102 feet tract out of Block 19 of Chaffin's 2<sup>nd</sup> Addition, as follows:

***Board of Adjustments***

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow a 6 inch side yard setback in lieu of the required 6 feet in an R-1 (One and Two Family Residential) District.

**OTHER BUSINESS**

- 30 Temporary Use Permit Amendment

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

Willie Steele, 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.