

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 22, 2013 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 DECEMBER 18, 2012, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7, 9, 10, 11 & 12)**

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. **2810 TEXOMA PARKWAY**

The request of Risk Family Partnership LTD (Owners), Blair Weaver (Representative) and Chad Norton (Tenant) concerning the property at 2810 Texoma Parkway, being 5.21 acres in the Reuben Hendrix Survey, Abstract No. 504, 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.

6. **1602 FM 1417 WEST**

The request of Rumsey Development (Owners), James M. O'Bryan, D.V.M. (Prospective Buyer) and Sartin & Associates, Inc. (Surveyor) concerning the property at 1602 FM 1417 West, being 18.16 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

- Zone Change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.
- Site plan approval for O'Bryan Veterinary Clinic

7. * **2900 S. CATHLEEN LANE & 6516 CAROLYN COURT**

The request of Victor S. Pantuso & Tammy E. Rogue (Owners) and Sartin & Associates, Inc. (Surveyors) concerning the property at 6516 Carolyn Court and 2900 S. Cathleen Lane, being Lots 5 & 6, Block 3, Wilsonwood Estates, containing 2.01 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 5 & 6, Block 3, Wilsonwood Estates

8. 1400-1500 BLOCKS PARK PLACE

The request of Shreetejas, Inc. (Owner) and Sudhakar Allada (Representative) concerning the property located in the 1400-1500 Blocks of Park Place, being the Replat of Lots 1-7, Block 1, Fairview Park Patio Homes, Phase One, as follows:

Board of Adjustments

- Amend Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to not require the planting of shrubs along a 6' ornamental iron fence, in lieu of required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to not require a perimeter wall fence across the 50' section of the dam on the detention pond on Lot 1, Block 1, Replat Lots 1-7, Fairview Park Patio Home, Phase One, in lieu of required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District.

9. * 2019 WEST HOUSTON

The request of Rodolfo Reynoso (Owners) and Tatchio & Associates (Architect) concerning the property at 2019 West Houston Street, being 10.157 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Amended site plan approval for an office

10. * 4201 U.S. HIGHWAY 75 SOUTH

The request of GK TRI-TEXAS LLC (Owners), Consolidated Container (Tenant), Wooten & Light (General Contractors) and Jared Light (Representative) concerning the property at 4201 U.S. Highway 75 South, being Lot 1, Block 1, Blalock Industrial Park and in Tract 1, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of four additional truck loading docks for Consolidated Container in the Blalock Industrial Park.

11. * 4201 U.S. HIGHWAY 75 SOUTH

The request of GK TRI-TEXAS LLC (Owners), Consolidated Container (Tenant), Wooten & Light (General Contractors) and Jared Light (Representative) concerning the property at 4201 U.S. Highway 75 South, being Lot 1, Block 1, Blalock Industrial Park and in Tract 1, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for an additional trailer parking lot for Consolidated Container in the Blalock Industrial Park.

12. * 400 E. TAYLOR

The request of ET Joint Venture (Owners), Emily Sneed (Prospective Buyer), Bluestone Partners (General Contractor) and Todd Young (Representative) concerning the property at U.S. Highway 75 North, being Lot 1, Block 1, Crescent Oaks Plaza, as follows:

Planning and Zoning Commission

Site plan approval for a retail strip center.

13. 1121 S. TRAVIS

The request of Peter Anderson (Owner) and Greg Sells (Representative) concerning the property at 1121 S. Travis Street, being part of Lot 7, M.B. Moore Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13) to allow a 6' privacy fence on the property line on a corner lot in lieu of the required 25' in an R-1 (One Family Residential) District.

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 January 16, 2013 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of January, 2013
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary