Development Services
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AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting January 16, 2007 at 6:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular December 19, 2006, 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 Jacqueline Valdivia (Owner) and Iglesia Pentecostes Shalom (Tenant) concerning the property at 1108 S. Vaden Street, being Lots 9 and 10, Block 2, G. P. Geren Addition, as follows:
   Board of Adjustments
   Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow parking on an unimproved surface, until funds are available for improvements, in an R-1 One and Two Family Residential District with a Specific Use Permit for a Church.

4. The request of Austin College (Owner) concerning the property at 900 North Grand Avenue, Lots 1-6 and 9-12, Block 11, and Lot 7-12, Block 7 of Binkley's First Addition, as follows:
   Board of Adjustments
   Exception under Ordinance No. 2280, Section 6.8.3, Subsection (5)(c)(D) to allow chain link fencing (8') around new tennis courts in an R-1 One and Two-Family Residential District and the College Park Overlay District.

5. The request of Austin College (Owner) concerning the property at 900 North Grand Avenue, Lots 1-6 and 9-12, Block 11, and Lot 7-12, Block 7 of Binkley's First Addition, as follows:
   Planning and Zoning Commission
   Site Plan Approval under Ordinance No. 2280, Section 6.8.3, and Subsection (9) for a new tennis complex in an R-1 One and Two-Family Residential District and the College Park Overlay District.

6. The request of Austin College (Owner) concerning the property at 900 North Grand Avenue, being 1.55 acres in the Charles Carter Survey, Abstract No. 229 and the J. B. McAnair Survey, Abstract No. 763 , as follows:
   Planning and Zoning Commission

Site Plan Approval under Ordinance No. 2280, Section 6.8.3, Subsection (9) for the Forster Art Studio Complex in an R-1 One and Two-Family Residential District and the College Park Overlay District.

7. The request of St. Mary's Catholic Church, (Owner) and Jim Andrews (Representative), concerning the property at 728 South Travis Street being all of Block 3 and 6 of Hare and Randolph Addition, as follows:
Planning and Zoning Commission
Revised Site Plan Approval

8. The request of Mozele, Inc. (Owner) and BWG Architecture (Architects) concerning the property at 1124 South Austin being Lot 1, Block 1 of Mozele Plaza, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(6) to allow a (0) foot setback for a six (6) foot wrought iron security fence in lieu of the required fifteen (15) foot setback in a C-2 General Commercial District.

9. The request of Mozele, Inc. (Owner) and BWG Architecture (Architects) concerning the property at 1125 and 1205 South Sam Rayburn Freeway East being Lot 1, Block 1 of Mozele Plaza, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.8.2, Subsection (5)(a)(1) to allow a seventeen foot (17) setback for a structure in lieu of the required forty (40) foot setback in a C-2 General Commercial District and the O-1.2 Sam Rayburn Freeway Overlay District.

10. The request of Mozele, Inc. (Owner) and BWG Architecture (Architects) concerning the property at 1125 and 1205 South Sam Rayburn Freeway East and 1124 South Austin being Lot 1, Block 1, Mozele Plaza, as follows:
Planning and Zoning Commission
Site Plan Approval for Sherman Power Sports

11. The request of Ameristate Bank (Owner) and Whitehead Engineering (Engineers) concerning the property in the 2400 Block of Loy Lake Road and Masters Street, being Lot 1 and 2, Block 1 of the J. H. Carraway's Subdivision, 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 a C-1 Retail Business District.

12. The request of Ameristate Bank (Owner), Whitehead Engineering (Engineers) and Helvy & Associates, Inc. (Surveyors) concerning the property in the 2400 Block of Loy Lake Road and Masters Street, being Lot 1 and 2, Block 1 of the J. H. Carraway's Subdivision, as follows:
Planning and Zoning Commission
Final Plat of Ameristate Central Plaza, a Replat of Lot 1 and Lot 2, Block 1 of the J. H. Carraway's Subdivision.

13. The request of Ameristate Bank (Owner) and Whitehead Engineering (Engineers) concerning the property in the 2400 Block of Loy Lake Road and Masters Street, being Lot 1 and 2, Block 1 of the J. H. Carraway's Subdivision, as follows:
Planning and Zoning Commission
Site Plan approval

14. The request of R. W. Klas and Charles and Sandra Templeton (Owners) and Underwood Drafting & Surveying (Surveyors) concerning the property at 2400 and 2404 Creekbend Circle, being Lots 7 & 8, Block 1, Creekbend West Addition, as follows:
Planning and Zoning Commission
Replat of Lots 7 and 8, Block 1, Creekbend Addition

15. The request of BJH Inc. (Owners) concerning the property at 1317 South Sam Rayburn Freeway East, being 0.58 acres in the Samuel Blagg Survey, Abstract 0056 , 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-1.2 Sam Rayburn Overlay District.

16. **(tabled)** The request of Bob Overbey and Sonja Rae Hensley, et al (Owners) and Lucien Hines (Applicant) concerning the property at 3317 and 3321 U. S. Highway 75 South, being 3.67 acres in the Preston Kitchens Survey, Abstract #662, 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 aluminum, copper and iron recycling center in a C-2 General Commercial District and O-1.2 Sam Rayburn Overlay District.

17. The request of Friendship Ranch Joint Venture, Nathan McClure and Jim Hildalgo (Owners) Teague, Nall and Perkins (Engineers) and Underwood Drafting & Surveying (Surveyors) concerning the property in the 400 Block of North Friendship Road, being 18.5 acres in the Fielding Bacon Survey, Abstract No. 119, as follows:
Planning and Zoning Commission
Preliminary Plat of Friendship Ranch being a rural type subdivision in the Extra Territorial Jurisdiction of the City of Sherman.

OTHER BUSINESS

18. Discuss Sign Regulations.

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.