

STATE OF TEXAS

§

December 22, 2009

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on December 22, 2009.

MEMBERS PRESENT:

COMMISSION MEMBERS: PLYLER, ATHERTON, DAVIS, BARTON, JACOBS AND TANKERSLEY

MEMBERS ABSENT:

CHAIRMAN JASON SOFEY, HICKS AND MORGAN

CALL TO ORDER

Vice-Chairman Jacobs called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 17, 2009 Meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Atherton. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: DAVIS, PLYLER, JACOBS, ATHERTON AND TANKERSLEY.

BOARD OF ADJUSTMENTS

VARIANCE

THE REQUEST OF BILL AND APRIL POTTS (OWNERS) CONCERNING THE PROPERTY LOCATED AT 2905 CANYON CREEK DRIVE, BEING LOT 2, BLOCK C, O'HANLON RANCH ADDITION, PHASE 1, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW A 12'6" SIDE YARD SETBACK ON A CORNER LOT FOR A 6' PRIVACY FENCE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

**VARIANCE – SIDE STREET SETBACK
2905 CANYON CREEK DR
(BILL & APRIL POTTS)**

Bill Potts, 2905 Canyon Creek Dr., Sherman, Texas

Mr. Potts appeared to represent the request and answer any questions. The property is located at 2905 Canyon Creek Drive, the northeast corner of Canyon Creek Drive and Goodnight Circle, located in the O'Hanlon Ranch Addition. Mr. Potts explained there is a retaining wall in the back of the house and the fence would have to drop 4' in the rear yard. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: DAVIS, PLYLER, JACOBS, ATHERTON AND TANKERSLEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF TIN STAR HOMES, LLC (OWNERS) CONCERNING THE PROPERTY LOCATED AT 4312 WEST RAVEN DRIVE, BEING LOT 23, BLOCK 5, COUNTRY RIDGE ESTATES NO. 4, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW AN 18’6” REAR YARD SETBACK FOR AN ATTACHED COVERED PATIO IN LIEU OF THE REQUIRED 25’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**VARIANCE – REAR SETBACK
4312 W RAVEN DR
(TIN STAR HOMES LLC)**

Andrew Cassady, Tin Star Homes, 4200 Quail Run Road, Sherman, Texas

Mr. Cassady appeared to represent the request and answer any questions. The property is located at 4312 West Raven Drive in the Country Ridge Subdivision. He explained they are requesting an 18’6” rear yard setback for a client that wants an attached covered patio in the rear yard. The back corner of the patio would encroach 6-6 ½ feet into the 25’ setback.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance. Second by Commission Member Atherton.

VOTING AYE: DAVIS, PLYLER, JACOBS, ATHERTON AND TANKERSLEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

FINAL PLAT

THE REQUEST OF EUFRACIO ALEMAN, JR. (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF NORTH FRIENDSHIP ROAD, BEING 16.3 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 AND THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:

**FINAL PLAT –
ALEMAN FRIENDSHIP
ADDN (ETJ)
700 BLK N
FRIENDSHIP RD
(EUFRACIO ALEMAN,
JR)**

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF ALEMAN FRIENDSHIP
ADDITION IN THE CITY OF SHERMAN’S EXTRA
TERRITORIAL JURISDICTION.**

**Bob Maret, Underwood Drafting and Surveying, 3404
Interurban Rd., Denison, Texas**

Mr. Maret appeared to represent the request and answer any questions. The property is located in the 700 Block of North Friendship Road at the intersection with Elliott Road in the City of Sherman’s extra territorial jurisdiction. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Final Plat.

ACTION TAKEN.

Motion by Commission Member Atherton to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Barton.

**VOTING AYE: JACOBS, DAVIS, BARTON, PLYLER,
ATHERTON AND TANKERSLEY.**

VOTING NAY: NONE

MOTION CARRIED

**THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.**

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:08 p.m.

ADJOURNMENT

CHAIRMAN _____

**_____
SECRETARY**