

STATE OF TEXAS

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January 17, 2012

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, was begun and held on January 17, 2012.

MEMBERS PRESENT: CHAIRMAN LAWRENCE DAVIS
COMMISSION MEMBERS: BARTON, HICKS, BARBER, AND
KRECK

MEMBERS ABSENT: MORGAN AND TANKERSLEY

CALL TO ORDER

Chairman Davis 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 December 20, 2011 Meeting. Motion by Commission Member Barton to approve the Minutes as written. Second by Commission Member Kreck. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: DAVIS, HICKS, BARBER, BARTON AND KRECK.

BOARD OF
ADJUSTMENTS

EXCEPTION & VARIANCE

THE REQUEST OF STEEPLE CHASE FARMS SUMMIT, LP (OWNERS) AND LEVI WILD, SANCHEZ & ASSOCIATES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3621 STEEPLE CHASE DRIVE, BEING LOT 2, BLOCK W, ESTATES OF PEBBLEBROOK, PHASE 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- a) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(H) TO ALLOW A 12' X 6' MONUMENT SIGN IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- b) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3 TO ALLOW A 3' FRONT YARD SETBACK IN LIEU OF 25' REQUIRED FOR A MONUMENT SIGN IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION &
VARIANCE - SIGN
3621 STEEPLE CHASE
DR
(STEEPLE CHASE
FARMS SUMMIT, LP)

Levi Wild, Sanchez & Associates, 220 E. Virginia St.,
McKinney, TX

Mr. Wild appeared to represent the request and answer any questions. The property is located at 3621 Steeple Chase Drive; southeast of Verizon on FM 1417 South. The owners were approved for a site plan for an apartment complex at the November 16, 2010, Planning and Zoning Commission Meeting; the complex is currently under construction. They would like to erect a 72 square foot monument sign for the apartment complex, 3' from the front property line. Mr. Wild explained "the site superintendent was unaware a variance

was required in order to construct a monument sign on the property so he went ahead and constructed the sign. He let us know after he had made an honest mistake, so we contacted City Staff to help us understand the process in order to request the variance and exception for the monument sign.” They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Hicks asked Mr. Wild if the original site plan had the sign on it.

Mr. Wild explained on the original site plan; “they had not determined the size or the look of the sign, so they did not have it on the site plan at the time.”

Commission Member Barton asked how the sign would affect the utilities.

Scott Shadden, Director of Developmental Services explained the City Council granted an encroachment easement at the January 16, 2012 meeting.

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

ACTION TAKEN.

Motion by Commission Member Hicks to approve the exception and variance subject to the Staff Review Letter. Second by Commission Member Barton.

VOTING AYE: DAVIS, HICKS, BARBER, BARTON AND KRECK.

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 5:04 p.m.

ADJOURNMENT

CHAIRMAN _____

SECRETARY