

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 17, 2009 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular October 20, 2009, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Covenant Church (Owner), James deMelo (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 4100 North Travis Street, being 9.71 acres in the John Jennings Survey, Abstract No. 647, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(g) to allow a 112 square foot monument sign, 8' in height in lieu of the permitted 20 square foot and 6' in height in an R-1 (One Family Residential) District and the O-1 (75 & 82) Overlay District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 7 Subsection (5) to allow a 15' front yard setback in lieu of the required 25' for a freestanding sign in an R-1 (One Family Residential) District and the O-1 (75 & 82) Overlay District.

PLANNING AND ZONING COMMISSION

3. The request of Donald R. Gilliam (Owner) and Alfredo Portillo (Prospective Buyer) concerning the property located at 530 South Travis Street, being 0.239 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval under Section 8, Subsection (5)(a) to allow automotive repair and body work in a C-2 (General Commercial) District.

4. The request of Bluestone Partners, LLC (Owners) concerning the property located at 2917 Overland Trail, being Lot 4, Block 2, O'Hanlon Ranch Addition, Phase 2, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Section 8, Subsection (5)(a) to allow an automobile parking lot in an R-1 (One Family Residential) District.

5. The request of Jeremy & Sherry Knight, Bluestone Partners, LLC and DGR Development Group, LTD (Owners) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 2505 Sedalia Circle, 2912 and 2916 Sedalia Trail, being Lots 18, 20 and 21, Block 2, O'Hanlon Ranch Addition, Phase 2, as follows:

Planning and Zoning Commission

Replat Lots 18, 20 & 21, Block 2, O'Hanlon Ranch Addition, Phase 2.

OTHER BUSINESS

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

Jason Sofey, 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 Notice 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 November 11, 2009 at 9:00 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of November, 2009
City of Sherman, Texas

Patsy Reeves,
Developmental Services Secretary