

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 21, 2008 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. The request of Greater Life Church (Owner), Philip Moore (Pastor) and Nathan Gray (Representative) concerning the property located at 933 West Lamar Street, being Lots 13-17, Block 3 of G.Y. Gray's 2nd Addition, as follows:

Board of Adjustments

- a) Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 1' front yard setback for a monument sign in lieu of the required 25' on a special building setback street in a C-1 (Retail Business) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(5) to allow a 96 square foot monument sign in lieu of the permitted 32 square foot in a C-1 (Retail Business) District.

2. The request of the Roman Catholic Diocese of Dallas (Owners), St. Anne's Catholic Church (Tenant), Jose P. Martinez (Representative) and Fisher Heck Architects (Architect) concerning the property located at 728 South Travis Street, being Lot 1, Block 1 of St. Mary's Catholic Church, a Replat of Blocks 3 & 6 of Hare & Randolph Addition, as follows:

Board of Adjustments

- a) Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 14' front yard setback for a 48 square foot monument sign in lieu of the required 25' on a special building setback street in an R-2 (Multi-Family Residential) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(5) to allow a 48 square foot monument sign in lieu of the permitted 32 square foot in an R-2 (Multi-Family Residential) District.

3. The request of Donna Reast (Owner), Bryan Luckett (Prospective Buyer) and Sartin & Associates (Surveyors) concerning the property located at 3111 U.S. Highway 75 South, being .47 acres in the Preston Kitchen Survey, Abstract No. 667 as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.2 Subsection (4)(b) to allow metal siding on the rear wall of an existing building in lieu of the requirement for exterior wall finishes to be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.

4. The request of Nancy Hereford (Owner), Gene Handeland (Representative) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 3019 North Ricketts Street, being Lot 4, Block B-2 of Idlewood Acres, Section 2, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback for a single family dwelling in lieu of the required 11.7' in an R-1 (One Family Residential) District.

5. The request of Paul Andrew Huggins (Owner), CMA Architecture (Architects) and Matthijs Melchior (Representative) concerning the property located at 1002 South Travis Street, being Lot 18R of the Replat of Lots 18, 19, and 20 of M.B. Moore's Addition as follows:

Planning and Zoning Commission

- a) Zone change under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District to an R-1 (One Family Residential) District.
- b) Variance under Ordinance No. 2684, Section 26 Subsection 12(E)(2) to allow lots with no public street frontage in an R-2 (Multi-Family Residential) District.
- c) Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-2 (Multi-Family Residential) District.

Board of Adjustments

- a) Exception under Ordinance No. 2280, Section 8 (5)(b) to allow five (5) lots along Travis Street to be 3,300 square foot lot area in lieu of the required 4,000 square foot for patio homes in an R-2 (Multi-Family Residential) District.
- b) Exception under Ordinance No. 2280, Section 7, Subsection (5) & (13)(h) to allow a six (6) foot privacy fence in the front yard of a front line street with a 17' setback in lieu of the permitted height of four (4) feet in an R-2 (Multi-Family Residential) District

6. The request of Retail Bldgs. Inc.(Owners), Braum's Ice Cream & Dairy (Tenant) and Gordon E. Pulis (Representative) concerning the property located at 2506 U.S. Highway 75 North, being Lot 2 of the Replat of Lots 2-5 of Lamberth – 75 Addition ,as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5) to allow a 40' front yard setback for a 50' tall freestanding sign in lieu of the required 75' (40' or twenty-five (25) foot plus the height of the structure, whichever is greater) in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.

7. The request of Stevie B, LLC (Owner), Johnny M. Patti (Tenant) and Underwood Drafting and Surveying (Surveyors) concerning the property located at 1834 Texoma Parkway, Suite 200, being Lot 2, Block A of Replat of Sheldon Pavilion, Block A as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow the exterior façade of a BBQ smokehouse to be other than 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.

8. The request of Barton Capital Ltd. (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 200 Block of West Park Street, being Lots 1-8, Block 31 of the Replat of Blocks 4-6, 15-17, 29-31, and 40-41 of Southside Addition and the North 8 feet of the adjacent alley, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

9. The request of Center Street Church of Christ (Owners), W. L. Belknap and David L. Corder (Representatives) concerning the property at 1105 West Center Street, being the east 52.7 feet of Lot 4 and Lots 7-10, Block 1 of Churchill Park Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a church in an R-1 (One Family Residential) District.

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.