

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 20, 2009 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular September 22, 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)(i)(1) to allow three freestanding signs in lieu of one freestanding sign per development lot in an R-1 (One Family Residential) District and the O-1 (75 & 82) Overlay District.

Board of Adjustments

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

3. The request of Bradley Reed Properties, LTD (Owners), Chapin Title (Tenant) and Todd Bass, North Texas Services (Representative) concerning the property located at 620 North Travis Street, being Lot 3, Block 1, Chapin Addition, Replat part of Block 6, George Bond Supplement, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 5' front yard setback in lieu of the required 25' for a sign in a C-1 (Retail Business) District.

4. The request of Tony and Patricia Held (Owners) concerning the property located at 2539 Sherwood Drive, being Lot 5, Block 2, Turtle Creek North Addition, Section 2, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 17' rear yard setback in lieu of the required 25' for an attached carport/pavilion in an R-1 (One Family Residential) District.

5. The request of Kyle Boothe, Bluestone Partners, LLC (Owners) concerning the property located at 505 F.M. 1417 North (Heritage Parkway), being 2.8 acres in the G.W. McGlothlin Survey, Abstract No. 828, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13) to allow a 4' wrought iron fence adjacent to a residentially zoned property in lieu of the required wood, stone, brick, concrete block or other permanent material in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

PLANNING AND ZONING COMMISSION

6. 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.

7. The request of Horace A. Roberson (Owner) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 316 and 320 North Woods Street, being 0.48 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat Lots 1, 2, & 3, Block 5, Exstein's Maple Addition.

8. The request of SDB Partners, dba Carrus Specialty Hospital (Owners), Sterling Engineering & Design Group, LTD (Developer), Teague, Nall and Perkins, Inc. (Engineer) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 1810 U.S. Highway 82 West, being part of the Uriah Burns Survey, Abstract No. 121 and all of Lot 2 of Post Oak Crossing East Addition for a total of 19.748 acres, as follows:

Planning and Zoning Commission

Replat Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition.

9. **(WITHDRAWN)** 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:

Planning and Zoning Commission

Final plat approval of Aleman Friendship Addition in the City of Sherman's Extra Territorial Jurisdiction.

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 October 14, 2009 at 11:40 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of October, 2009
City of Sherman, Texas

Patsy Reeves,
Developmental Services Secretary