

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, September 22, 2009 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular August 18, 2009, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Nancy C. Johnson (Owner) concerning the property located at 2627 North Woods Street, being Lot 5 of M.J. Turner Addition's Second Replat of Blocks 4 & 5, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 12' rear yard setback in lieu of the required 25' for an attached accessory building in an R-1 (One Family Residential) District.

3. The request of Anna Hinkle (Owner) and Ralph Renshaw (Contractor) concerning the property located at 301 West McGee Street, being Lot 16, Block 4, W.M. Shannon's Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' rear yard setback in lieu of the required 25' for an attached garage in an R-1 (One Family Residential) District.

4. The request of Joe Brown, Home Place Partners, LP, (Owners) and Robert Aranson (Tenant) concerning the property located at 1304 North Travis Street, being Lot 1 and part of Lot 2, Block 1, F.P. Davis Subdivision, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 3' side yard setback on a corner lot in lieu of the required 25' for a 6' privacy fence in an R-1 (One Family Residential) District.

BOARD OF ADJUSTMENTS **&** **PLANNING AND ZONING COMMISSION**

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;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow an assisted living/memory care, independent living and medical office facility in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13) to allow a landscaped area on the north side 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.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.1, Subsection (5)(i) to allow a 31' front yard setback for a covered parking area in lieu of the required 40'in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.1, Subsection (10) to allow two 65 square foot face area signs in lieu of one permitted 65 square foot sign in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.1, Subsection (5)(i) to allow a 2' front yard setback for a sign in lieu of the required 25'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 Israel Aleman (Owner) and Underwood Drafting and Surveying, Inc. (Surveyors) concerning the property located at 4608 and 4609 West Pond Road (a private road), being Lots 6 & 7, Block 1, Seasons West Addition, Phase One, a Replat of a portion of Lots 2 & 3, Block 1, Aleman Addition as follows;

Planning and Zoning Commission

Exception under Ordinance No. 2684, Section 12, Subsection (B) to build a private drive in lieu of the 24' private road as shown on the plat for Lots 6 & 7, Block 1, Seasons West Addition.

7. The request of Sherman Hills Country Club, LTD and Artisan Development Company, Inc. (Owners), Walt DeRonde (Representative), Greg Edwards Engineering Services, Inc. (Engineers) and Cox Land Surveying Company (Surveyors) concerning the property located in the 1900 Block of Ridgecrest Lane, being 1.23 acres in the Elizabeth Jones Survey, Abstract No. 625 and 0.02 acres of Pebblebrook Addition, Phase III, as follows:

Planning and Zoning Commission

Final Plat of Pebblebrook, Phase 3A, being 1.23 acres in the Elizabeth Jones Survey, Abstract No. 625 and being a Replat of 830.1 Square Feet or 0.02 Acres of Pebblebrook, Phase III.

8. The request of John Roman & James Beck (Owners) and Brad Butler (Prospective Buyer) concerning the property located at 1109 North Brents Avenue, being Lot 9, Block 2, Colling Addition, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow a Two-family dwelling (duplex) in an R-1 (One Family Residential) District.
9. The request of Earl S. Keese, Sr. (Owner) and Stuart A. Manning, AAMCO Transmissions (Prospective Buyer) concerning the property at 4114 Texoma Parkway, being 0.50 acres in the W.F. Patterson Survey, Abstract No. 969, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow automotive and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube in a C-2 (General Commercial) District.
10. 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.