SHERMAN

## LEGAL

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 22, 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 Northside on Travis, Ltd. and Kennis Ketchum (Owners) concerning the property located at 5111 North Travis Street, being Lot 1, Block A of Northside on Travis Addition, as follows:
   ***Board of Adjustments***
   Exception under Ordinance No. 2280, Section 7 Subsection (14)(h) to allow an 11' X 6' monument sign in an R-2 (Multi-Family Residential) District.

2. The request of John Hubbert (Owner) and Steve Davis, Boothe Homes (Representative) concerning the property located at 2615 Silverado Trail, being Lot 6, Block B of the Replat of O'Hanlon Ranch Addition, Phase 1A, as follows:
   ***Board of Adjustments***
   a) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8 foot privacy fence in the side yard in lieu of a 6 foot fence permitted in an R-1 (One Family Residential) District.
   b) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 0 foot side yard setback on a corner lot in lieu of the required 25 foot for an 8 foot privacy fence in an R-1 (One Family Residential) District.

3. The request of Shiddhi Vinayak Inc. (Owners) and North Texas Services, Todd Bass (Representative) concerning the property located at 323 South Sam Rayburn Freeway, being .59 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
   ***Board of Adjustments***
   Variance under Ordinance No. 2280, Section 6.8.2 Subsection (5)(a)(1) to allow a 50' tall pole sign with a 0 front yard setback in lieu of the required 40 foot in a C-2 (General Commercial) District and the O-1.2 (Sam Rayburn) Overlay District.

4. The request of Eddy Husley (Representative) concerning the property located at 212 Laurel Creek Drive, being Lots 11 & 12, Block 2 of Laurel Creek Addition, Section 1, as follows:
   ***Board of Adjustments***
   Variance under Ordinance No. 2280, Section 7 Subsection (1)(c)(3) to allow a 12' side yard setback for an accessory building in lieu of the required 25 foot in an R-1 (One Family Residential) District.


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5. The request of Overland Group LLP (Owners) and Kyle Boothe and Joe Dell (Owner/Representative) concerning the property located at 2901-2913 Overland Trail, being Lots 1, 2, & 3, Block 2 of O'Hanlon Ranch Addition, Phase 2, as follows:
***Board of Adjustments***
Variance under Ordinance No. 2280, Section 6.8.1 Subsection (10) to allow a single 100 square foot, 14' high multi-tenant sign, with a 10' front setback in lieu of the permitted maximum 65 square foot face area not to exceed 12 feet in height with a minimum setback of 25' for signs in a C-O (Office) District and O-1.1 (FM 1417) Overlay District.

6. The request of Ron Barton (Owner) and Sartin & Associates (Surveyor) concerning the property located at 707 South Montgomery Street, being 0.49 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
***Board of Adjustments***
Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two lots with 50 foot frontages in lieu of the required 60 foot in an R-1 (One Family Residential) District.

7. The request of Ron Barton (Owner) and Sartin & Associates (Surveyor) concerning the property located at 616 and 620 East Sycamore Street, being all of Lots 9-15, Block 8 of W.P. Carter's Addition, as follows:
***Board of Adjustments***
Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two lots with 50 foot frontages in lieu of the required 60 foot in an R-1 (One Family Residential) District.

8. The request of Ron Barton (Owner) and Sartin & Associates (Surveyor) concerning the property located at 616 and 620 East Sycamore Street, being all of Lots 9-15, Block 8 of W.P. Carter's Addition, as follows
***Planning and Zoning Commission***
Replat approval of Lots 9-15, Block 8 of W.P. Carter's Addition.

9. The request of Ron Barton (Owner) and Sartin & Associates (Surveyor) concerning the property located at 1217 North Broughton Street, being .41 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
***Board of Adjustments***
Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two lots with 48.5 foot frontages in lieu of the required 60 foot in an R-1 (One Family Residential) District.

10. The request of Triangle LLC (Owners), Dave Robbins, (Representative) and Teague, Nall and Perkins (Engineers) concerning the property located at 205 West Lamberth Road, being Lots 1 & 2, Block 1, Lamberth Business Park, as follows:
***Board of Adjustments***
Variance under Ordinance No. 2280, Section 6.4 to allow 28 parking spaces in lieu of the 33 required parking spaces in a C-1 (Retail Business) District.

11. The request of Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect) concerning the property located at 2515 West Lamberth Road, being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2, 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.

12. The request of Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect) concerning the property located at 2515 West Lamberth Road, being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2, as follows:
***Board of Adjustments***
Variance under Ordinance No. 2280, Section 6.2, Subsection 5 to allow a 75' building height in lieu of the permitted 35 feet or 2 stories in height in an R-1 (One Family Residential) District.

13. The request of Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect) concerning the property located at 2515 West Lamberth Road, being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2, as follows:
***Board of Adjustments***
Exception under Ordinance No. 2280, Section 7, Subsection (13)(a) to not require the developer to provide screening between a church and an R-1 (One Family Residential) District.

14. The request of Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect) concerning the property located at 2515 West Lamberth Road, being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2, as follows:
***Board of Adjustments***
    a. Variance under Ordinance No. 2280, Section 7, Subsection (14)(g) to allow an additional freestanding monument sign from Overland Trail in an R-1 (One Family Residential) District.
    b. Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' setback from the Overland Trail property line in lieu of the required 25' on a front facing street in an R-1 (One Family Residential) District.

15. The request of Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners), Hank Feddern (Prospective Buyer) and Ikemire Architects, Paul J. Verheyden (Architects) concerning the property in the 500 Block of East Graham Drive, being Lot 1A, Block 1, of the Replat of Lot 1, Block 1 of Sherman Town Center, Section Two, as follows:
***Board of Adjustments***
Exception under Ordinance No. 2280, Section 7, Subsection (4)(d) to allow the main building area to be thirty-five (35) percent in lieu of the permitted thirty (30) percent an R-2 (Multi-Family Residential) District.

16. The request of Lucien & Wanda Hines (Owner) concerning the property at 3317 and 3321 U. S. Highway 75 South, being 3.67 acres in the Preston Kitchens Survey, Abstract #662, as follows:
***Planning and Zoning Commission***
Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an aluminum, copper and iron recycling center in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn Overlay) District.

17. The request of Terry SC Wong (Owner), Dean Gilbert, Jr. (Property Manager) and Evergreen Presbyterian Ministries, Inc., Theresa Garrett (Tenant) concerning the property located at 2001 Skyline Drive, Suite A-145, being Lot 3, Block 1, Skyline Business Park Replat, as follows:
***Planning and Zoning Commission***
Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an adult day care in a C-1 (Retail Business) District and the O-1.1 (FM 1417) District.

## ***OTHER BUSINESS***

18. Appoint Board of Adjustment.

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.

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