

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 21, 2009 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular June 16, 2009, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Melodie & Samantha Deal (Owners) concerning the property located at 1702 South Walnut Street, being Lot 1, Block 3, Southside Addition, as follows;

Board of Adjustments

Variances under Ordinance No. 2280, Section 7, Subsection (3) to allow a 5' side street setback in lieu of the required 25' on a corner lot and Section 7, Subsection (2) to allow a 3' rear yard setback in lieu of the required 5' for an above ground swimming pool in an R-1 (One Family Residential) District.

3. The request of Mozele, Inc (Owner) and Doug McKenzie, Backyard Living Pools and Spas (Tenant) concerning the property located at 1415 South Sam Rayburn Freeway, Suite 700, being Lot 2, Block 1, Nata Crossing Replat, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14) to allow a swimming pool as a display for advertisement in lieu of one freestanding sign per development lot and a Variance under Section 6.8.2, Subsection (5)(a) to allow a 0 foot front yard setback in lieu of the required 40' in a C-2 (General Commercial) District and the O-1.2 (Sam Rayburn) Overlay District.

4. The request of Mitch & Bonnie West, Angels of Care Home Health (Owners) and Ricky Bates, Neon Signs and Designs (Representative), concerning the property located at 8001 U.S. Highway 75 South, being Lot 1 of Davidson Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5) to allow a 25' front yard setback for a 245 square foot freestanding sign in lieu of the required forty (40) foot or twenty-five (25) foot plus the height of the structure, whichever is greater in a C-1 (Retail Business) District and O-1 (75 & 82) Overlay District.

5. The request of David Henry, Henry Landscape Company, Inc. (Owner) and Mark Royal (Applicant) concerning the property located at 3412 West Houston Street, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Board of Adjustments

Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-2 (General Commercial) District.

PLANNING AND ZONING COMMISSION
&
BOARD OF ADJUSTMENTS

6. The request of Lazy L Enterprises (Owners), Greg Edwards Engineering Services, Inc. (Engineer) and Cox Land Surveying Company (Surveyors) concerning the property in the 600 Block of East College Street, the 600 Block of East Carter Street and the 800 Block of North Broughton Street, being Lots 13-21, Block 4, W.P. Carter's Addition and 0.90 acres in the J.B. McAnair Survey, Abstract No. 763 for a total of 1.20 acres, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow patio homes in an R-1 (One Family Residential) District and the College Park Overlay District.

Planning and Zoning Commission

Final Plat approval of Austin Park Addition, being part of a Replat of Lots 13-21, Block 4, W.P. Carter's Addition and 0.90 acres in the J.B. McAnair Survey, Abstract No. 763.

Board of Adjustments

Variance to Ordinance No. 2280, Section 8, Subsection 9(b) to allow zero setbacks to be adjacent with no more than two patio homes attached in one grouping on proposed Lots 4 & 5 and 7 & 8 of the Austin Park Addition in an R-1 (One Family Residential) District and the College Park Overlay District.

Board of Adjustments

Variance to Ordinance No. 2280, Section 8, Subsection 9(b) to allow a zero foot side yard setback in lieu of the required 10' on proposed Lots 1 & 8 of the Austin Park Addition in an R-1 (One Family Residential) District and the College Park Overlay District.

PLANNING AND ZONING COMMISSION

7. The request of Spavinaw Development, LLC (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property located at 3104, 3108, and 3112 Rivercrest Drive, being Lots 1-3, Block B, North Haven Addition, containing 0.64 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat of Lots 1, 2, and 3, Block "B", North Haven Addition

8. The request of Circle Sherman, LLC (Owners), Days Inn Hotel & Suites (Tenant) and Zona Sanders (Representative) concerning the property located at 3605 U.S. Highway 75 South, being 4.59 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow a commercial amusement center (bingo games) in a C-2 (General Commercial) District, the O-1.2 (Sam Rayburn) Overlay District and the O-1.1 (FM 1417) Overlay 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.