

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting March 20, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular February 20, 2007, Planning and Zoning Commission meeting.
2. Appoint Board of Adjustments.

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

BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION

3. The request of Joey Bethel (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property at 1201 West Houston, being parts of Lot 1, Block 1 of the Replat of Lots 10 and 12, Block 3 of the Greenmount Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2 (4) to allow a 12 square foot wall sign with name, address and phone number in lieu of a 1.5 square foot with name and address of the occupant permitted for a home occupation business in an R-1 (One and Two Family Residential) District.

4. The request of Shafer Properties (Owner) and the Jalapeño Tree (Tenant) concerning the property at 2916 US Hwy. 75 North, Suite 100, being Lot 2, Block 1, Shafer Plaza, as follows:

Board of Adjustments

Site Plan Approval

5. The request of Furniture Row (Owner), and Capitol Sign Company (Representative) concerning the property located at 2201 U. S. Highway 75 North, being Lot 1, Block 1, of the Replat of Block One of the Replat of Independence Square Addition, Section Two, as follows:

Board of Adjustments

- a) Variance under Ordinance No. 2280, Section 6.8 (5) to allow a ten (10) foot front setback in lieu of the required forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater for a sign
- b) Variance under Ordinance No. 2280, Section 7 (14)(i)(3) to allow a 480 square foot sign in lieu of the permitted 300 square feet

in a C-1 (Retail Business) District and the O-1 (75-82 Overlay) District.

6. The request of Jeff Brown (Owner) and Sartin and Associates, Inc. (Surveyors), concerning the property located at 2111 Texoma Parkway, being Lot 7 and the South 2 feet of Lot 6, Block 7, Highland Park 1st Addition, as follows:

Planning and Zoning Commission

Site Plan Approval

7. The request of Spavinaw Development, LLC (Owner), and David Baca (Architect) concerning the property located in the 1700 Block of FM 1417 North and the 2000 Block of West Taylor, being part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5, as follows:

Board of Adjustments

- a) Exception under Ordinance No. 2280, Section 6.8.1 (5) (c) to not require concrete with curb and gutter on the new portion of parking and driveways
- b) Variance under Ordinance No. 2280, Section 6.8.1 (6) to allow 4400 sq. ft. of landscape area in lieu of the required landscape requirements along FM 1417
- c) Exception under Ordinance No. 2280, Section 6.8.1 (7) to not require the screening adjacent to residential zoning

in an M-1 (Light Manufacturing) District and the O-1.1 (1417 Overlay) District.

8. The request of Spavinaw Development, LLC (Owner), and David Baca (Architect) concerning the property located in the 1700 Block of FM 1417 North and the 2000 Block of West Taylor, being part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5, as follows:

Planning and Zoning Commission

Site Plan Approval of Heritage Crossing

9. The request of Texoma Blood Bank (Applicant), Grayson County (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property located at 3911 Texoma Parkway, being 1.17 acres in the Samuel McGlothlin Survey Abstract No. 811, as follows:

Planning and Zoning Commission

Site Plan Approval

10. The request of Douglass Distributing Company, Inc., by Bill Douglass (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property at 325 East Forest Avenue, being a part of the Preston Kitchens Survey, Abstract No. 667 and being all of Blocks One, Twenty and Twenty-one and all of lots Seven, Eight, and Nine of Block Twenty-two of Southside Addition as follows:

Planning and Zoning Commission

Kevin and Whitney Addition, a 13.93 acre Plat of a part of the Preston Kitchens Survey, Abstract No. 667 and a Replat of all of Blocks One, Twenty and Twenty-one and all of lots Seven, Eight, and Nine of Block Twenty-two of Southside Addition.

11. The request of GK TRI-TEXAS, LLC (Consolidated Container) (Owner), Teague, Nall and Perkins (Engineers) and Underwood and Associates (Surveyors) concerning the

property located at 4201 US Highway 75 South, being Lot 1, Block 1, Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) in the Blalock Industrial Park.

OTHER BUSINESS

12. Appoint Duplex Review Committee.

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Willie Steele, 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.