

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 17, 2009 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 Dr. Jimmy Harrell (Owner) concerning the property located at 3020 Canyon Creek Drive, being Lot 13, Block 4 of O'Hanlon Ranch Estates, Phase 2, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a 150' crushed granite drive between the drive approach and the garage in lieu of the requirement for any off-street parking area, service drive or driveway shall be surfaced with an asphaltic or portland cement binder pavement so as to provide a durable and dustless surface in an R-1 (One Family Residential) District.
2. The request of Lamar Partnership, Daniel Endresen (Owners) Rosalbo Guerrero and Roberto Castillo (Applicants) concerning the property at 1702 E. Lamar Street, being Lot 2, Block 1 of the Lamar Plaza Addition, a Replat of part of Block 2 of J.P. Loving's 2nd Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 8, Subsection (4.1)(a)(4) to allow a Mobile Food Vendor to operate in the required parking spaces of the existing permanent business in a C-1 (Retail Business) District.
Board of Adjustments
Site plan approval and permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1)(a)(4) in a C-1 (Retail Business) District.
3. The request of Keyport Self Storage (Owners) and Neon Signs and Designs, Ricky Bates (Representative) concerning the property located at 2524 Frisco Road, being 3.12 acres in the Reuben Hendrix Survey, Abstract No. 504 as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(a)(1) to allow a 25' setback for 50' tall freestanding sign in lieu of the required 75' from the highway right-of-way or twenty-five (25) plus the height of the structure, whichever is greater in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.
4. The request of Israel Aleman, Sr. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyors) concerning the property located at 4505 Breezy Meadows Lane, being Lot 3, Block 1 of the Replat of Seasons West Addition, Phase One, as follows:
Planning and Zoning Commission
Exception under Ordinance No. 2684, Section 26, Subsection (B)(2)(c) to allow a lot with 0.509 acres in lieu of the minimum area of each lot shall be one acre and each lot shall have

adjacent to the rear lot line a dedicated alley or easement, either for present or future use in an R-1 (One Family Residential) District.

5. The request of Israel Aleman, Sr. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyors) concerning the property located at 4600 West Houston Street, 4505 Breezy Meadows Lane and 206 Windy Hill Road, being Lot 3, Block 1 of the Replat of Seasons West Addition, Phase One, and a part of the Elizabeth Jones Survey, Abstract No. 625 for a total of 3.812 acres, as follows:

Planning and Zoning Commission

Replat approval of Lot 3, Block 1 of Seasons West Addition, Phase One and 1.120 Acres out of the Elizabeth Jones Survey, Abstract No. 625.

6. The request of Israel Aleman, Sr. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyors) concerning the property located at 4505 Breezy Meadows Lane, being Lot 3, Block 1 of the Replat of Seasons West Addition, Phase One, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan under Ordinance No. 2280, Section 8 (5)(a) to allow a parking lot in an R-1 (One Family Residential) District.

7. The request of Israel Aleman, Sr. (Owner) and Underwood Drafting & Surveying, Inc. (Surveyors) concerning the property located at 4600 West Houston Street, 1.601 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-2 (General Commercial) District and a Specific Use Permit and site plan approval under Section 8, Subsection (5)(a) to allow a contractor's office/yard in a C-2 (General Commercial) District.

8. The request of Heracleo Gracia (Owner) concerning the property located at 1624 East Lamar Street, being the east 95' of Lot 1, Block 1 of J.P. Loving's Second Addition and a 75' X 150' lot in the G.B. Pilant Survey, Abstract No. 96 for a total of .59 acres, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automotive tire sales, mufflers, auto upholstery and consignment auto/trailer sales in a C-1 (Retail Business) District.

9. The request of Harwell Investments, LLC, dba JHR Investments (Owners) and Sean Brownlee, (Representative) concerning the property located at 5631 Texoma Parkway, being a part of a 1.72 acre tract in the D.C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-2 (General Commercial) 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.