

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 20, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular November 22, 2011, Planning and Zoning Commission meeting.

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

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

2. The request of CAM Sherman, LLC (Owners), Texoma Healthcare (Tenant) and Todd Bass, North Texas Services (Sign Contractor/Representative) concerning the property at 1000 U.S. Highway 82 East, being part of Block A, Town North Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(a) to allow a 5' front setback in lieu of the required 40' for a 50 square foot monument sign in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

3. The request of LDG Development (Owners) and Levi Wild, Sanchez & Associates (Representative) concerning the property at 3621 Steeplechase Drive, being Lot 2, Block W, Estates of Pebblebrook, Phase 1, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(h) to allow a 12' X 6' monument sign in an R-2 (Multi-Family Residential) District.

PLANNING AND ZONING COMMISSION

4. The request of Ben Dye (Owner), Nathan Gray, NBS Drafting and Design (Architect) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 2612 West Lamberth Road, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and the Elijah Hartzog Survey, Abstract No. 540, as follows:

Planning and Zoning Board

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF1- (Single Family Residential) District to a C-O (Office) District.

5. The request of Westfield Estates, LP (Owner), John Szabuniewicz (Representative), Roger Allred (General Contractor) and Harlan Land Surveying, Inc. (Surveyors) concerning the

property in the 200 Block of Shady Oaks Lane, being 111.64 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Concept Plan of West Canyon Creek Estates

Planning and Zoning Commission

Preliminary & Final Plats – West Canyon Creek Estates, Section 1, being 1.626 acres in the James H. Vaden Survey, Abstract No. 1288

OTHER BUSINESS

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

Lawrence Davis, 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.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on December 14, 2011 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of December, 2011
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary