

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting October 16, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular September 18, 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 Antonia P. Cruz (Owner), Cupid Homes, Ron Barton and Greg Pierson (Representatives) concerning the property located at 103 East King Street, being 0.241 acres in the Samuel Blagg Survey, Abstract No. 56 as follows;
Planning and Zoning Commission
Site Plan Approval for a restaurant.
4. The request of Phat Vo (Owner), Tate Construction (Developer) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 1700 Block of Gallagher Drive, being all of Lot 2, Block 1, of the Center at Gallagher Drive, as follows;
Planning and Zoning Commission
Replat of Lot No. 2 of the Center at Gallagher Drive
5. The request of Phat Vo (Owner), Tate Construction (Developer) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 1700 Block of Gallagher Drive, being the future Lot 2-A, Block 1, of the Replat of Lot No 2 of the Center at Gallagher Drive, as follows;
Planning and Zoning Commission
Site Plan Approval for a retail center.
6. The request of CAM Sherman II, LLC (Owner), Sterling Legacy Holdings (Prospective Buyer), and John Patterson (Representative) concerning the property at 505 F.M. 1417 North (Heritage Parkway North), being 2.8 acres in the G.W. McGlothlin Survey, Abstract No. 828, 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 geriatric psyche facility with inpatient and outpatient services,

adult psyche, adult daycare, and medical facility in an R-1 (One and Two Family Residential) District and O-1.1 (FM 1417) Overlay District.

7. The request of Patrick & Barbara Clark (Owners), Kent Smith (Representative) and Teague, Nall and Perkins (Engineers) concerning the property located at 4521 North Travis Street, being 11.049 acres in the John Jennings Survey, Abstract No. 647 as follows;
Planning and Zoning Commission
Zone Change and Site Plan Approval for an apartment complex under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to an R-2 (Multi-Family Residential) District.
8. The request of James Childs and Shirley Stafford (Owners) and Sartin and Associates (Surveyors) concerning the property located at 5209 Texoma Parkway, being 6.39 acres in the D. C. Shelp Survey, Abstract No. 1097 as follows;
Planning and Zoning Commission
Final Plat of Childs Addition
9. The request of Wal-Mart Stores, Inc. (Owner) and CEI Engineering Associates, Inc. (Engineers/Surveyors) concerning the property located at 333 and 401 U.S. Highway 82 East, being 22.367 acres in the J.B. McAnair Survey, Abstract No. 763 and the John Jennings Survey, Abstract No. 647 and all of Lot 1, Block 1 of Wal-Mart Addition, Section I as follows:
Planning and Zoning Commission
Replat of Lot 1, Block 1 of Lots 1 & 2, Block 1, Wal-Mart Addition, Section I
10. The request of Wal-Mart Stores, Inc. (Owner), Murphy Oil U.S.A., Inc. (Tenant) and CEI Engineering Associates, Inc. (Engineer/Surveyor) concerning the property located at 333 U.S. Highway 82 East, being Lot 1, Block 1 of Wal-Mart Addition, Section I as follows:
Planning and Zoning Commission
Site Plan approval for an addition to Murphy Oil
11. The request of Paul Andrew Huggins (Owner), Teague, Nall, and Perkins (Engineers), and Underwood Drafting and Surveying (Surveyors) concerning the property at 1002 South Travis, containing 1.377 acres, being all of Lots 18, 19 and 20 of M.B. Moore's Addition, as follows;
Planning and Zoning Commission
Replat of Lots 18, 19 and 20 of M.B. Moore's Addition
12. The request of Spavinaw Development (Owner) and David Baca (Architect) concerning the property located in the 1700 Block of F.M. 1417 North (Heritage Parkway) and the 2000 Block of West Taylor Street, 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 for an Office/Retail Center

13. The request of Spavinaw Development (Owner) and David Baca (Architect) concerning the property located at 1705 F.M. 1417 North (Heritage Parkway), being part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5 as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.8.1, Subsection 5(b)(ii) to allow a 25 foot setback adjacent to residential in lieu of the required 40 feet from an R (residential) zoned property for single story buildings not exceeding thirty (30) feet in height in an M-1 (Light Manufacturing) District and O- 1.1 (F.M. 1417) Overlay District.
14. The request of R&S Development & Construction Co., LLC (Owners) and Helvey and Associates (Surveyors) concerning the property in the 2100-2200 Blocks of Bethany Road, being 10.13 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows;
Planning and Zoning Commission
Preliminary Plat of Twin Pecans Addition in the City of Sherman's extra territorial jurisdiction.
15. The request of R&S Development & Construction Co., LLC (Owners) and Helvey and Associates (Surveyors) concerning the property in the 2100-2200 Blocks of Bethany Road, being 10.13 acres in the Henry Kattenhorn Survey, Abstract No. 671, as follows;
Planning and Zoning Commission
Final Plat of Twin Pecans Addition in the City of Sherman's extra territorial jurisdiction.

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.