

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting September 18, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular August 21, 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 Northgate Development Trust (Owner), FedEx Ground (Tenant) and Robert W. Jonell (Representative) concerning the property at 3221 Northgate Drive, being Lot 3, Block 1, Northgate Business Park, Phase One, as follows;
Planning and Zoning Commission
Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2)(j) for a proposed trailer dock in Blalock Industrial Park.
4. The request of Jerry Paul Higgins (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property at 1020 South Austin Street, being the north 90 feet of Lot 8, Block 20 of B.H. Moore Heirs Addition, as follows;
Planning and Zoning Commission
Zone Change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District and O-1.2 (Sam Rayburn) Overlay District.
5. The request of Kenneth Meyers (Owner) concerning the property at 2410 West Washington Street, being 2.12 acres in the William Thompson Survey, Abstract No. 1210, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7 (13)(h) to allow an eight (8) foot privacy fence in the side yard in lieu of a six (6) foot fence in an R-1 (One and Two Family Residential) District.
6. The request of Team Young Properties, LLC and Derl W. and Frances Tucker (Owners) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 900 Block of West Birge Street and 1014 North Lockhart Street, being 0.27 acres in the J.B. McAnair Survey, Abstract No. 763 and Lots 1 & 2, Block 1, J.D. Miller Addition, as follows;
Planning and Zoning Commission

Replat of the J.D. Miller Addition and the Derl & Frances Tucker Property

7. The request of UCD 82 - Hudgins, L.P. (Owner) and David Vilbig, Vilbig & Associates (Engineer) concerning the property located in the 5400 Block of U.S. Highway 82 West, as follows;
Planning and Zoning Commission
(Tract 1) Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, being 63.564 acres in the Henry Ritchey Survey, Abstract No. 1025 and the Daniel Bickenbach Survey, Abstract No. 128 from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.

(Tract 2) Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, being 19.643 acres in the Henry Ritchey Survey, Abstract No. 1025 and the Daniel Bickenbach Survey, Abstract No. 128 from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.
8. The request of UCD 82 – Hudgins L.P. (Owner) and David Vilbig, Vilbig & Associates (Engineer) concerning the property located in the 5400 Block of U.S. Highway 82 West, being 104.109 acres in the Henry Ritchey Survey, Abstract No. 1025 and the Daniel Bickenbach Survey, Abstract No. 128 as follows;
Planning and Zoning Commission
Preliminary Plat of S.H. 289 @ U.S. Hwy. 82
9. The request of Tricon Sherman I., L.P. (Owner) and David Vilbig, Vilbig & Associates (Engineer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located in the 4500-4800 Blocks of Pecan Grove Road, being 43.235 acres in the W.F. Patterson Survey, Abstract No. 969 as follows;
Planning and Zoning Commission
Final Plat Approval of Vista Norte Addition, Phase Two
10. The request of Country Ridge North, LLC (Owners) and Tipton Engineering, Inc. (Engineers/Surveyors) concerning the property located in the 4300-4600 Blocks of Quail Run Road, being 20.1931 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat of The Preserve, Phase I
11. The request of Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineer) concerning the property located in the 2500-2600 Blocks of U.S. Highway 75 South, being 6.3 acres, a portion of Tract 2 in the Sherman Hills Country Club Addition Golf Course Tracts as follows;
Planning and Zoning Commission
Zone Change and Site Plan Approval for a golf course clubhouse under Ordinance No. 2280, Section 12 from an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District and the O-1.2 (Sam Rayburn) Overlay District.

12. The request of Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineer) concerning the property located in the 1300-2600 Blocks of U.S. Highway 75 South, being the Sherman Hills Country Club Hills Country Club Addition Golf Course Tracts, as follows:
Planning and Zoning Commission
Variance under Ordinance No. 2684, Section 26 (A) to not require the developer to be responsible for payment of escrow funds for the future construction of Park Avenue and Clubhouse Drive as required with the development of Sherman Hills Country Club Golf Course Addition in an R-1 (One and Two Family Residential) District, C-1 (Retail Business) District and O-1.2 (Sam Rayburn) Overlay District.
13. The request of Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineer) concerning the property located in the 2500-2600 Blocks of U.S. Highway 75 South, being 6.3 acres, a portion of Tract 2 in the Sherman Hills Country Club Addition Golf Course Tracts 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 clubhouse for the golf course in an R-1 (One and Two Family Residential) District and the O-1.2 (Sam Rayburn) Overlay District.
14. The request of Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineer) concerning the property located in the 2500-2600 Blocks of U.S. Highway 75 South, being 6.3 acres, a portion of Tract 2 in the Sherman Hills Country Club Addition Golf Course Tracts as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to reduce the number of parking spaces for the golf course to 5 per green (90) in lieu of the required 8 per green (144) in a C-1 (Retail Business) District and the O-1.2 (Sam Rayburn) Overlay District.
15. The request of Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineer), Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1800-2600 Blocks of U.S. Highway 75 South, being 6.3 acres, a portion of Tract 2 in the Sherman Hills Country Club Addition Golf Course Tracts as follows:
Planning and Zoning Commission
Replat of a Portion of Tract 2 of Sherman Hills Country Club Addition Golf Course Tracts
16. The request of Childs-Hernandez Enterprises, LLC (Owner), Rod Tatchio, Tatchio & Associates (Architect) concerning the property located at 5209 Texoma Parkway, being 4.62 acres in the D.C. Shelp Survey, Abstract No. 1097 as follows;
Planning and Zoning Commission
Site Plan Approval for Retail/Office.
17. 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 medical assisted living facility for geriatric psyche with inpatient and outpatient services in an R-1 (One and Two Family Residential) District and 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.