

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting August 21, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular July 17, 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 Alvaro Zorrilla (Owner) concerning the property at 520 West Houston Street, being .09 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Site Plan Approval for a 39x15 foot awning.
4. The request of Grayson County Industry for the Handicap (Owners) and Rod Tatchio (Architect) concerning the property at 2206 East Lamar, being a 13.105 acre tract in the G.B. Pilant Survey, Abstract No. 963, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7 (13) to not require the owner to provide screening between the commercial zoned tract adjacent to residential zoning in a C-1 (Retail Business) District.
5. The request of Benny J. Risner (Owner) and David Kight (Agent) concerning the property at 611, 613, 615 and 617 North Cleveland as follows;
Planning and Zoning Commission
Tract 1: Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District, and the College Park Overlay District, being Lot 2, Block 1, Kangaroo Court.
Tract 2: Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District, the College Park Overlay District being, Lot 1, Block 1, Kangaroo Court.
6. The request of TPCR, LLC (Owner), Vilbig and Associates (Engineer) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 2100 Block of East Lamar, being 13 acres in the George B. Pilant Survey, Abstract No. 963, as follows;
Planning and Zoning Commission

- Tract 1: Zone Change under Ordinance No. 2280, Section 12, being 11.24 acres from an R-2 (Multi-Family Residential) District and a C-1 (Retail Business) District to an R-1 (One and Two Family Residential) District.
- Tract 2: Zone Change under Ordinance No. 2280, Section 12, being 1.76 acres from a C-1 (Retail Business) District and an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District.
7. The request of TPCR, LLC (Owner), Vilbig and Associates (Engineer) and Sartin and Associates, Inc. (Surveyors) concerning the property in the 2100 Block of East Lamar, being 13 acres in the George B. Pilant Survey, Abstract No. 963, as follows;
Planning and Zoning Commission
Preliminary Plat of Stonegate Addition
 8. The request of Danny Odegard (Owner), and Sartin and Associates, Inc. (Surveyors) concerning the property in the 100-200 Blocks of Reynolds Lane, being 7.07 acres in the J. M. Hambricht Survey, Abstract No. 538, as follows;
Planning and Zoning Commission
Final Plat of Odie Addition, a 7.07 acre addition in the Extra Territorial Jurisdiction
 9. The request of Infinitus Limited Partnership (Owner/Developer), Teague, Nall and Perkins, Inc. (Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property in the 1100-1400 Blocks of Friendship Road South, being 41.691 acres in the William Deaver Survey, Abstract No. 347 and the P. Thompson Survey, Abstract No. 1208, as follows;
Planning and Zoning Commission
Preliminary Plat of Bellevue Addition
 10. The request of Ray Childress Denison Realty LP (Owner), Barry Fontaine (Prospective Buyer), Dixie Edwards (Agent) and Sartin and Associates, Inc. (Surveyor) concerning the property at 4509 Texoma Parkway, being 5.69 acres in the John Hendrix Survey, Abstract No. 503, the W. F. Patterson Survey, Abstract No. 969 and Lots 1-8 of the J. W, Lindley Subdivision, as follows;
Planning and Zoning Commission
Final Plat of Texoma Center Addition
 11. The request of Ray Childress Denison Realty LP (Owner), Barry Fontaine (Prospective Buyer), Dixie Edwards (Agent) and Sartin and Associates, Inc. (Surveyor) concerning the property at 4509 Texoma Parkway, being 5.69 acres in the John Hendrix Survey, Abstract No. 503, the W. F. Patterson Survey, Abstract No. 969 and Lots 1-8 of the J. W, Lindley Subdivision, 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 and repair in a C-1 (Retail Business).
 12. The request of Rakesk Demla (Owner) and Rick Lavin (Agent) concerning the property at 514 and 516 East Brockett, being the west 75 feet of Lot 1 and Lot 4, Block 8 of Bond's 2nd Addition, as follows;

Planning and Zoning Commission

Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District and College Park Overlay District.

13. The request of St. Mary's Catholic School (Owner) and Nancy Kirkpatrick (Representative) concerning the property at 713 South Travis Street, being Lot 1, Block 1, Hare and Randolph Heights, as follows;

Planning and Zoning Commission

Site Plan Approval for a portable classroom.

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.