

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting May 22, 2007 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular April 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 Eisenhower Texoma Ltd (Owner) and Ron Fine, Fine Barbeque (Tenant) concerning the property located at 1743 Texoma Parkway, being 5.341 acres in the J. B. McAnair Survey, Abstract No. 763 as follows;

Board of Adjustments

Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-2 (General Commercial) District.

4. The request of Glenda Hunter (Owner) concerning the property at 1803 East May Street, being Lots 1 & 3, Block 3, Milan Heights Addition as follows:

Board of Adjustments

Temporary Use Permit (Renewal) under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in an R-1 (One and Two Family Residential) District.

5. The request of Nat McClure and Clint Long (Owners) and Kyle Boothe (Representative) concerning the property located at 2201 & 2203 F.M. 1417 North, being Lot 10-A, Block One of the Replat of Canyon Creek Addition, as follows:

Board of Adjustments

- a) Variance under Ordinance No. 2280, Section 6.8.1 Subsection (10) to allow a 99 square foot monument sign with a setback distance of one (1) foot in lieu of a maximum 65 square foot face area with a setback of the required twenty-five (25) feet from F.M. 1417 in a C-1 (Retail Business) District and the O-1.1 FM 1417 Overlay District.
- b) Variance under Ordinance No. 2280, Section 6.8.1 Subsection (5) (ii) to allow a monument sign with a setback distance of two (2) feet in lieu of the required fifteen (15) feet from Lamberth Road in a C-1 (Retail Business) District and the O-1.1 FM 1417 Overlay District.

6. The request of BJH Inc. (Owner) and Vilbig and Associates (Engineers) concerning the property at 1804 U. S. Highway 75 North, being Lot 1, Block 1 of the James Plaza Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(c) to allow overhead doors facing the highway in a C-1 (Retail Business) District and O.1 (75 & 82) Overlay District.
7. The request of BJH Inc. (Owner) and Vilbig and Associates (Engineers) concerning the property at 1804 U. S. Highway 75 North, being Lot 1, Block 1 of the James Plaza Addition.
Planning and Zoning Commission
Site Plan Approval for a Suzuki Dealership
8. The request of Ken Popkess (Owner) concerning the property at 2408 Creekbend Circle, being Lot 9, Block 1 of the Creekbend West Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8 foot privacy fence in the side yard in lieu of a 6 foot fence in an R-1 (One and Two Family Residential) District.
9. The request of R.W. Klas, Aaron & Ailee Cernero, James & Sherry Lamm, James & Virginia Buckner, Charles & Sandra Templeton, Charles & Shanna Popkess, Edward & Susan Brown, and Lawrence & Marsha Crockett (Owners) concerning the property located in the 2400, 2500 and 2600 Blocks of Creekbend Circle, being Lots 1-14, Block 1, Creekbend West Addition as follows:
Planning and Zoning Commission
Variance under Ordinance No. 2684, Section 12 (F) to not require the developer to construct sidewalks in the Creekbend West Addition in an R-1 (One and Two Family Residential) District.
10. The request of Eisenhower Texoma Ltd, (Owner) and McCreight Enterprises (Tenant) concerning the property located at 1745 Texoma Parkway, being 5.341 acres in the J. B. McAnair Survey, Abstract 763 as follows;
Planning and Zoning Commission
Site Plan Approval for a Water Vending Service
11. The request of David M. Seay (Owner and Developer), Darrell Reed (Applicant) and Underwood Drafting & Surveying (Surveyors) concerning the property located in the 50-200 Blocks of Greene Road and 1400-1500 Blocks of Rockport Road, being 17.798 acres in the James Rosborough Survey, Abstract No. 1019, as follows:
Planning and Zoning Commission
Final Plat of Greene Acres, an addition in the extra-territorial jurisdiction of the City of Sherman
12. The request of Jose Martinez (Owner) and Christopher Occhipinti, Christopher House, LLC (Applicant) concerning the property located at 2813 South Travis Street, being a 3 acre tract in the Preston Kitchen Survey, Abstract No. 667 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 halfway house in a C-2 (General Commercial) District and O-1.2 Sam Rayburn Overlay District.

13. The request of Gene Mitchell (Owner), and Sartin and Associates (Surveyors) concerning the property located in the 2400 Block of South Travis Street, being 2.55 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat of Gene's Addition

14. The request of St. Mary's Catholic Church (Owner), and Sartin and Associates (Surveyors) concerning the property located at 728 South Travis Street, being 3.03 acres of land of the Replat of Blocks 3 and 6 of Hare and Randolph's Addition, as follows:

Planning and Zoning Commission

A Replat of St. Mary's Catholic Church, a Replat of Blocks 3 and 6 of Hare and Randolph's Addition

15. The request of DGR Development Group Ltd., Kyle Boothe and Sherman Bible Church (Owners) Sartin and Associates, Inc. (Surveyors), and Vilbig and Associates (Engineers) concerning the property located in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth Road, being 42.54 acres in the J. B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat of O'Hanlon Ranch Estates, Phase 2

16. The request of DGR Development Group Ltd., Kyle Boothe and Sherman Bible Church (Owners) and Kyle Boothe (Representative) concerning the property in the 2900 Block of Overland Trail, being 1.52 acres in the J. B. McAnair Survey, Abstract No. 763, and the future Lots 1, 2 and 3 of Block 3 of O'Hanlon Ranch Estates, Phase 2.

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.1 Subsection 5 to allow a 15 foot setback in lieu of the required 40 feet from a residential zoned property in a C-O (Office) District and the O-1.1 FM 1417 Overlay District.

17. The request of Country Ridge North, LLC (Owners) and Tipton Engineering, Inc. (Engineers) concerning the property located in the 5100-5200 Blocks of Quail Run Road, being 4.42 acres in the Elizabeth Jones Survey, Abstract No. 625 and the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Zone Change under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District to a SF-1 (Single Family Residential) District.

18. The request of Country Ridge North, LLC (Owners) and Tipton Engineering, Inc. (Engineers) concerning the property located in the 4100-5200 Blocks of Quail Run Road, being 85.40 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Preliminary Plat of The Preserve

19. The request of MHMR Services of Texoma (Owner) and Tony Maddox (Representative) concerning the property located at 315 West McLain, being 2.73 acres in the J. B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an assisted living facility in an R-1 (One and Two Family Residential) District.
20. The request of FYD, LTD (Owner) and Mitchell Garrett (Representative) concerning the property located at 5631 Texoma Parkway, being a 3,000 square foot lease space out of a 1.714 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 a meeting hall in a C-2 (General Commercial) District.
21. The request of Texas Land Development (Owners), concerning the property located in the 5000 Block of North Travis Street, being Lots 1 and 2, Block 1 of the Austin Landing East Addition, as follows:
Planning and Zoning Commission
Variance under Ordinance No. 2684, Section 12 (B) to not require the developer to provide street escrow funds to construct Sherman Oaks Drive.

OTHER BUSINESS

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

Jim Jacobs, Vice-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.