

Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, May 17, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular April 19, 2011, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. The request of Javier Garcia (Owner) and Juan Garcia (Representative) concerning the property at 108 North Cleveland Avenue, being Lot 11, Block 36, College Park Addition, as follows:

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 4 and Section 6.4, Subsection (1) to add an attached porch to an existing nonconforming dwelling, to provide a 15' front setback in lieu of the required 25' in a C-1 (Retail Business) District.

3. The request of Charles E. Anderson (Owner) and Shawn Davis (Applicant) concerning the property located at 1330 West Taylor Street, being 3.43 acres in the J. B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in a C-1 (Retail Business) District.

4. The request of Cristobal & Favian Madrid (Owners) and Maria Madrid (Applicant) concerning the property located at 1905 East Lamar Street, being Lots 5 & 7, Block 17, Christian College Addition, as follows;

Board of Adjustments

Site plan approval and permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1)(a)(4) in a C-2 (General Commercial) District.

BOARD OF ADJUSTMENTS

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PLANNING AND ZONING COMMISSION

5. The request of Ameristate Bank (Owner) and Sher-Den Hospitality, LLC, Raj Patel (Prospective Buyer), Richard Humiston (Architect) and Dirk Thibodaux, Gray Rock Consulting (Landscape Architect) concerning the property located at 4344 Loy Lake Road, being Lot 2, Block 1, Ameristate Plaza, as follows:

Board of Adjustments

- (a) Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a five (5) story, 62' tall hotel in lieu of the 45 foot, three (3) story permitted in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- (b) Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(b)(3) to allow a 28' rear setback and a 37' side setback in lieu of 100' (twice the height of the building or a maximum 100') required from residentially zoned property in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Marriott Courtyard Hotel in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

PLANNING AND ZONING COMMISSION

6. The request of Sherman Bible Church (Owners) and Lester Terrell (Representative) concerning the property located at 2515 West Lamberth Road, being Lot 9R, Block 1, O'Hanlon Ranch Addition, Phase 2, Replat Lots 9 & 10, Block 3, as follows:

Planning and Zoning Commission

Site plan approval for an addition to the existing church for a Training Room.

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 Legal Notice 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 May 9, 2011 at 11:30 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 9th day of May, 2011
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary