

Development Services
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AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 19, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular March 22, 2011, Planning and Zoning Commission meeting.

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

BOARD OF ADJUSTMENTS

2. 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 Family Residential) District.

BOARD OF ADJUSTMENTS

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PLANNING AND ZONING COMMISSION

3. The request of Shreetejas, Inc. (Owner), Derek Humphreys (Developer/Representative) and Delta Land Surveying (Surveyor) concerning the property located in the 1400-1500 Blocks of Park Place, being Lots 1-7, Block 1, Fairview Park Patio Homes, Phase One, as follows:
Planning and Zoning Commission
Replat approval Lots 1-7, Block 1 Fairview Park Patio Homes, Phase One.
Planning and Zoning Commission
Site plan approval for apartments/duplex
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' ornamental iron fence with landscaping, in lieu of required masonry perimeter wall to surround the development in an R-2 (Multi-Family Residential) District.

4. The request of Samuel Nechamkin & Gary Hoge (Owners), Jason Sofey, Sofey Construction & Design, LLC (Representative) Chris Schmitt; Teague, Nall & Perkins (Engineer), David Baca (Architect) and Underwood Drafting and Surveying (Surveyors) concerning the property in the 4300 Block of U.S. Highway 75 North, being 6.6367 acres in the W. Brown & B.A. Ricketts Survey, Abstract No. 1553 and T.J. Shannon Survey, Abstract No. 1137, as follows:

Planning and Zoning Commission

Preliminary & Final Plat approval of Westgate Hill Addition

Planning and Zoning Commission

- (a) **C-1 Zoning:** 6.588 acres, being Lots 2, 3 and part of Lot 1 of the proposed Westgate Hill Addition, conceptual site plan and zone change from R-1 (One Family Residential) District to C-1 (Retail Business) District for a medical office under Ordinance No. 2280, Section 12, in the O-1 (75&82) Overlay District.
- (b) **C-2 Zoning:** 0.051 acres, being part of Lot 1 of the proposed Westgate Hill Addition, site plan and zone change from R-1 (One Family Residential) District to C-2 (General Commercial) District and Specific Use Permit for a billboard under Ordinance No. 2280, Section 12 and Section 8, Subsection (5) (a) in the O-1 (75&82) Overlay District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(m)(2) to allow a 5' side yard setback for a billboard in lieu of the required 30' from any residentially zoned property line in a C-2 (General Commercial) District/O-1 (75&82) Overlay District.

PLANNING AND ZONING COMMISSION

5. The request of John Abrams & Estate of Helen Abrams (Owners), Jorge Onterves (Applicant) and Mary Ann Kaufman (Representative) concerning the property located at 2012 South Travis Street, being 1.023 acres in the Preston Kitchens 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 automobile repair and tire sales and service in a C-2 (General Commercial) District.

6. The request of MB Sherman Town Center LP (Owners), Panera Bread Restaurant (Tenant), Patrick Bennett, Core States Group (Engineers) and Law/Kingdom Inc. (Architects/Engineers-Planners) concerning the property located at 4040 U.S. Highway 75 North, being Lot 1A, Block 3, Sherman Town Center, as follows:

Planning and Zoning Commission

Site plan approval for a drive thru addition for Panera Bread Restaurant.

7. The request of 75-82 Sherman Crossing, LTD (Owners), David Wallenstein (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 3200 Block of U.S. Highway 75 North, being a part of the J.B. McAnair Survey, Abstract No. 763 and a part of Lot 1, Block 1 of the Replat of Sherman Shopping Center, for a total of 8.633 acres, as follows:
Planning and Zoning Commission
Replat Approval of Sherman Crossing Addition, a Replat of a portion of Lot 1, Block 1, Sherman Shopping Center Addition.
8. The request of 75-82 Sherman Crossing, LTD (Owners), Bill Perman, Cross Engineering Consultants (Representative) Architecture Arizado Design (Architect) and Ringley & Associates, Inc. (Surveyor) concerning the property located at 3209 U.S. Highway 75 North, being a part of the J.B. McAnair Survey, Abstract No. 763 and a part of Lot 1, Block 1 of the Replat of Sherman Shopping Center, for a total of 0.493 acres as follows:
Planning and Zoning Commission
Site plan approval for Jimmy John's Gourmet Sandwich Restaurant
9. The request of Austin College (Owners), Heidi Ellis (Austin College Representative), Todd Williams, Kangaroo Housing Investors, LLC (Developer/ Applicant) and Matthew Cain, Cain Consulting and Engineering Services (Engineers) concerning the property at 916 East Brockett Street, being Lot 1, Block 1, Brockett SW Addition, as follows:
Planning and Zoning Commission
Variance under Ordinance No. 2684, Section 12 (F) to not require sidewalks on a portion of the project in an R-2 (Multi-Family Residential)/College Park Overlay District.
10. The request of Westfield Estates, LP (Owner), John Szabuniewicz (Representatives), Roger Allred (General Contractor) and Harlan Land Surveying, Inc. (Surveyors) concerning the property in the 200 Blocks of Shady Oaks Lane, being 20.722 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:
Planning and Zoning Commission
Conceptual site plan and zone change for apartments under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District.

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.