



The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 18, 2008 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

BOARD OF ADJUSTMENTS AND PLANNING AND ZONING COMMISSION

1. The request of Kaiser Aluminum (Owners) and Jerry May (Representative) concerning the property located at 4300 U.S. Highway 75 South, being 45.923 acres in the Sherod Dunman Survey, Abstract No. 329, and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a concrete pad with a six (6) foot concrete wall for outside storage of scrap aluminum and an extension of an 8 foot chain link fence in the Blalock Industrial Park.

2. The request of Walter M. Cole (Owner) concerning the property located at 1802 East Houston Street, being Lots 1 & 3, Block 16 of the Christian College Addition as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District.

3. The request of The Westmoreland Company, Inc. (Owners) FedEx Ground (Tenant) and Greg Mitchell, Benchmark Design Group, LLP (Engineers) concerning the property at 3221 Northgate Drive, being Lot 3, Block 1 of Northgate Business Park, Phase 1 and in Tract 4.1 of the Blalock Industrial Park as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for an expansion of existing FedEx Ground Facility in the Blalock Industrial Park.

4. The request of Sherman Hills Country Club, Ltd. (Owners), Teague, Nall and Perkins, Inc. (Engineers) and Underwood Drafting and Surveying (Surveyors) concerning the property in the 2100-2200 Blocks of U.S. Highway 75 South, being:

- Tract 1 – 1.325 acres in the Preston Kitchen Survey, Abstract No. 667, also known as future Lots 21-28, Block D of the Sunrise Tract at Sherman Hills, Phase II.
- Tract 2 – 0.569 acres in the Preston Kitchen Survey, Abstract No. 667, also known as future Lots 18-22, Block C of the Sunrise Tract at Sherman Hills, Phase II

as follows;

Planning and Zoning Commission

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow patio homes in an R-1 (One Family Residential) District and O-1 (75&82) Overlay District.

5. The request of Sherman Hills Country Club, Ltd. (Owners), Teague, Nall and Perkins, Inc. (Engineers) and Underwood Drafting and Surveying (Surveyors) concerning the property in the 2100-2200 Blocks of U.S. Highway 75 South, being the future Lots 1-4, Block D and future Lots 9-12, Block C of the Sunrise Tract at Sherman Hills, Phase II as follows;

Board of Adjustments

Variance to Ordinance No. 2280, Section 8, Subsection 9(b) to allow zero setbacks to be adjacent with no more than two patio homes attached in one grouping in an R-1 (One and Two Family Residential) District and the O-1 (75&82) Overlay District.

6. The request of TPCR, LLC (Owners), Vilbig & Associates (Engineers) and Sartin & Associates (Surveyors) concerning the property located in the 2100 Block of East Lamar Street, being 1.76 acres in the George B. Pilant Survey, Abstract No. 963 as follows:

Planning and Zoning Commission

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow indoor batting cages in a C-1 (Retail Business) District.

7. The request of AS-71 Sherman-Phase III (Owners), Stephan Sahayda (Representative) and Vilbig and Associates (Engineers) concerning the property located at 875 North Creek Drive, being Lot 6, Block 1, Sherman Town Center, Section Two as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (5)(a) to allow a 14.5' side yard setback in lieu of the 25' required on a special setback street for an outdoor seating/dining area in a C-1 (Retail Business) District and the O-1 (75&82) Overlay District.

8. The request of Rodolfo Reynoso (Owner) and Jesus A. Valenzuela (Applicant) concerning the property at 814 E. Lamar Street, being Lots 5-8 and the east 3' of Lot 4, Block A, H.M. Sumner's 1st 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) in a C-1 (Retail Business) 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.

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Attn: Patsey
Please let me know
if this is ok. Thank you!

Janine
903-893-F1P1

veying (Surveyors) concerning the property in the 2100-2200 Blocks of U.S. Highway 75 South, being;

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Jason Soley,
Chairman
ATTEST: Scott Shadden,
Secretary

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