SHERMAN

LEGAL

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 22, 2007 at 6:00 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 TexLanDev, LLC (Owners), Vilbig & Associates (Engineers) and Helvey & Associates (Surveyors) concerning the property in the 4700-5000 Blocks of Camp Verde Circle and the 4800-4900 Blocks of Liberty Hill Trail, being 7.958 acres in the Alexander & Richards Survey, Abstract No. 42, as follows;
   Planning and Zoning Commission
   Replat of Block B, Austin Landing Addition, Phase I.

2. The request of DGR Development Group, Ltd; Kyle Boothe; Dr. Jimmy Harrell; Mark Garland; Elizar Mata; Dr. Kenneth Chitwood; Rim Nall; and Ceci Bates Homes, (Owners) concerning the property located in the 2800 Block of Goodnight Circle, the 2900-3000 Blocks of Canyon Creek Drive and the 2700 Block of Silverado Trail, being Lots 1-6, Block A, O'Hanlon Ranch Addition, Phase 1A; Lots 2-6, Block C, O'Hanlon Ranch Addition Phase I; and Lots 12 & 13, Block 4, O'Hanlon Ranch Addition, Phase 2 as follows:
   Planning and Zoning Commission
   Variance under Ordinance No. 2684, Section 12 (F) to not require sidewalks in an R-1 (One and Two Family Residential) District.

3. The request of Stanley Buick Pontiac GMC Sherman (Owners), Rob Larriviere (General Manager) and Ricky Bates, Neon Signs and Designs (Representative) concerning the property located at 3220 Texoma Parkway, being 2.9244 acres in the Reuben Hendrix Survey, Abstract No. 504 as follows;
   Board of Adjustments
   Variance under Ordinance No. 2280, Section 7, Subsection (5)(a) to allow a 10' front setback in lieu of the required 25'for a sign in a C-2 (General Commercial) District.

4. The request of Barton Capital, Ltd (Owner) and Sartin and Associates Surveying (Surveyors) concerning the property located at 1306 South Austin Street, being part of Lot 4, Block 23 of B.H. Moore Heirs Addition, containing 0.29 acres as follows;
   Planning and Zoning Commission
   Replat of Part of Lot 4, Block 23, B. H. Moore Heirs Addition

5. The request of Sherman Hills (Owner) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 1800-2600 Blocks of U.S. Highway 75 South, being

231.038 acres in the Samuel Blagg Survey, Abstract No. 56, the Preston Kitchens Survey, Abstract No. 667, and the Elizabeth Jones Survey, Abstract No. 625 as follows;
Planning and Zoning Commission
Replat Sherman Hills Country Club Addition Golf Course Tracts

6. The request of Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineer) concerning the property located in the 1300-2600 Blocks of U.S. Highway 75 South, being the Sherman Hills Country Club Addition Golf Course Tracts, as follows:
Planning and Zoning Commission
Variance under Ordinance No. 2684, Section 26 (A) to not require the developer to be responsible for payment of escrow funds for the future construction of the Park Avenue Bridge as required with the development of Sherman Hills Country Club Golf Course Addition in an R-1 (One and Two Family Residential) District, C-1 (Retail Business) District and O-1.2 (Sam Rayburn) Overlay District.

7. The request of Mitchell Enterprises (Owner), Steve Mitchell (Representative) and Sartin and Associates Surveying (Surveyors) concerning the property located at 700 North Crockett Street and 215 West Brockett Street, being part of the J.B. McAnair Survey, Abstract No. 763 and all of Lot 8, Block 1 of L.C. Chapman's Addition, containing 0.47 acres as follows;
Planning and Zoning Commission
Replat of Lot 8, Block 1 of L.C. Chapman's Addition

8. The request of Ray Childress Realty, LP (Owner), Troy Bathman (Prospective Purchaser) concerning the property located in the 1600-1700 Blocks of U. S Highway 75 North being 9.64 acres in the J. B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Variance and Conceptual Site Plan Approval under Ordinance No. 2280, Section 6.5, Subsection (5) (c) to allow a three (3) story hotel with a 41' maximum building height in lieu of 35 feet or two (2) stories in a C-2 (General Commercial) District and the O-1 (75 & 82) Overlay District.

9. The request of Robert W. Minshew (Owner), David Kight, DBA Nortex Affordable Homes (Developer) and Chris Schmitt, Teague, Nall and Perkins, (Engineers) concerning the property located in the 1900-2600 Blocks Sandra Drive, being 32.02 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 (9) to allow Patio Homes in an R-1 (One and Two Family Residential) District.

OTHER BUSINESS

10. Review Draft Ordinance Updates of Overlay Districts and consider recommendation to the City Council for adoption.

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.