



AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 20, 2013 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.

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR JULY 16, 2013, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 6, 10 & 11)**

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

5. **1609 E. LAMAR**

The request of Hoyte Ridlehuber (Owner), Hoyte Ice Company LLC (Proposed Tenant) and Sartin and Associates, Inc. (Surveyor) concerning the property located at 1609 E. Lamar Street, being Lot 5 and the east 50' of Lot 4, Block 41, College Park Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1)(B) to allow a metal exterior façade on a ice vending machine in lieu of the required masonry in a C-1 (Retail Business) District.

Planning and Zoning Commission

Site plan approval for an ice vending machine.

6. * **3200 BLOCK U.S. HIGHWAY 75 NORTH**

The request of 75/82 Sherman Crossing LTD (Owners), Herb Goodman, Goodman Real Estate Solutions (Representative), Bluestone Partners (General Contractor) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 3200 Block of U.S. Highway 75 North, being Lot 1R, Block 1 of the Sherman Crossings Addition, containing 8.139 acres, as follows:

Planning and Zoning Commission

Replat approval of Lot 1R of Sherman Crossing Addition.

7. **3200 BLOCK U.S. HIGHWAY 75 NORTH**

The request of 75/82 Sherman Crossing LTD (Owners), Herb Goodman (Representative), Bluestone Partners (General Contractor), Underwood Drafting and Surveying (Surveyors) and Gale Sign Consultants (Sign Contractor) concerning the property located in the 3200 Block of U.S. Highway 75 North, being Lot 1R, Block 1 of the Sherman Crossings Addition, containing 8.139 acres, as follows:

Board of Adjustments

Exception and variance to Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Section 6.8, Subsection (5)(b)(1) to allow a freestanding multi-tenant sign on the property line in lieu of 5' required in a C-1 (Retail Business) District/O-1 (75&82 Overlay) District.

Planning and Zoning Commission

Site plan approval for an Aspen Dental and Rib Crib.

8. **1317 S. SAM RAYBURN FREEWAY**

The request of Sherman Collision Repair, LLC (Owners), Terry Moore (General Contractor/Representative) and Sartin & Associates, Inc. (Surveyors) concerning the property located at 1317 S. Sam Rayburn Freeway, being 0.58 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 6.8.2, Subsection (4)(b) and Subsection (5)(b)(1) to allow a metal exterior façade in lieu of the required masonry with a 2' side yard setback in lieu of the required 5', and a 4' rear setback in lieu of the required 15' for additions to existing buildings in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District.

Planning and Zoning Commission

Site plan approval for additions to existing buildings.

9. **1908 S. DEWEY**

The request of Promise Land Church of Sherman (Owners) and Pogue Engineering & Development Company, Inc. (Engineers/Surveyors) concerning the property located at 1908 South Dewey Avenue, being 5.885 acres in the G.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 a church in an R-1 (One Family Residential) District.

10. * **2600 BLOCK W. LAMBERTH RD., 2400-2600 BLOCKS REMUDA DR., 3100-3200 BLOCKS BANDERA DR. & 3100 BLOCK OVERLAND TRL.**

The request of DGR Development Group, Ltd (Owners) and Sartin & Associates (Surveyors) concerning the property located in the 2600 Block of West Lamberth Road, 2400-2600 Blocks Remuda Drive, 3100-3200 Blocks Bandera Drive and the 3100 Block Overland Trail, being 11.23 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- Preliminary Plat approval of O'Hanlon Ranch Estates, Phase 4.

- Final Plat approval of O'Hanlon Ranch Estates, Phase 4

11. * **4601 W. HIGHWAY 56**

The request of Hale Southmayd Corporation (Owners), John Roman (Representative) and Helvey & Associates Surveying, Inc. (Surveyors) concerning the property at 4601 W. Highway 56, being 7.537 acres in the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Final Plat approval of Hale Industrial Park Addition in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

12. **ADJOURNMENT**

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

Don Hicks, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

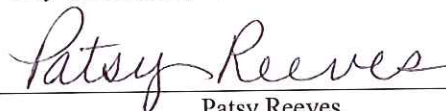
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 Agenda 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 August 15, 2013 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of August, 2013
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary