

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 22, 2014 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 JUNE 17, 2014 PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7 & 8)**
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. **917 SWAN RIDGE**
The request of HistoryMaker Homes Lifestyles LP (Owners) and Chrystina Rago, HistoryMaker Homes (Representative) concerning the property located at 917 Swan Ridge Drive, being Lot 2, Block 11, The Preserve, Phase I, as follows;
Board of Adjustments
To allow the continuation of a Temporary Use Permit until July 22, 2015 under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a model home sales center with exceptions and variances under Section 6.2 Subsections (1) & (4) and Section 7, Subsection (13)(g) to allow a 14 square foot freestanding sign with a 20' front setback; two flag poles, 20' from the front property line and two flag poles, 5' from the rear and side property lines as approved by the Board of Adjustments on March 19, 2013 and June 18, 2013 in an R-1 (One Family Residential) District.
6. **225 N. TRAVIS STREET, SUITE 100**
The request of Travis Lofts LP (Owners), Linsey McCullough, Beauty Bar (Tenant) and Michael Kluss, North Star Signs (Contractor/Representative) concerning the property located at 225 N. Travis Street, Suite 100, being Lot 1 and part of Lot 2, 11 & 12, Block D, T.J. Shannon Supplement, as follows;
Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow a wall sign to project 30” from the building over the sidewalk in lieu of the permitted 18” in a C-1 (Retail Business) District/Central Business District.

7. * **6400 TEXOMA PARKWAY**

The request of Montgomery Living Trust, Cliff & Don Montgomery, Trustees (Owners), Best Pawn (Tenant) and Heritage Home Plans (Designer) concerning the property located at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Best Pawn

8. * **1625 N. U.S. HIGHWAY 75**

The request of P&B Eye Investments LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1625 N. U.S. Highway 75, being Lot 4A, Block 1, Crescent Oaks Plaza Replat Lot 4, Block 1, containing 3.012 acres, as follows:

Planning & Zoning Commission

Replat approval of Lot 4A, Block 1, Crescent Oaks Plaza

9. **603 S. MAXEY**

The request of Donald Lasater (Owner) concerning the property located at 603 S. Maxey Street, being Lots 1, 2 & 3, Block 7, W. Elliott’s Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6’ privacy fence, one foot (1’) from the side street property line in lieu of 25’ required on a front line street in an R-1 (One Family Residential) District.

10. **ADJOURNMENT**

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

Joe Gilbert, 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 July 17, 2014 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of July, 2014
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary