

## AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 21, 2011 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular May 17, 2011, Planning and Zoning Commission meeting.

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

### **BOARD OF ADJUSTMENTS**

2. The request of Mary Hagen Bain & Robert Bain (Owners) concerning the property at 5301 Bello Vista Drive, being Lot 89, Dos Lagos Subdivision, as follows:  
***Board of Adjustments***  
Variance under Ordinance No. 2280, Section 7, Subsection 1(c)(4), to allow a 42' front yard setback in lieu of the required 60' for a 30'x25' detached garage/shop in an R-1 (One Family Residential) District.
3. The request of Maria & Walt Jeffrey (Owners) concerning the property at 703 North Brents Avenue, being Lot 11, Block 1, Brent's East Addition, as follows:  
***Board of Adjustments***  
Exception under Ordinance No. 2280, Section 6.2, Subsection 4, to allow two (2) off-street parking spaces for a three bedroom, one-family dwelling in lieu of the required three (3) in an R-1 (One Family Residential) District.

### **PLANNING AND ZONING COMMISSION**

4. The request of Tony & Sally Thomason (Owners), Jason Sofey, Sofey Construction & Design, LLC (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5833 U.S. Highway 75 North, being 0.31 acres in the A.C. Smith Survey, Abstract No. 1561, as follows:  
***Planning and Zoning Commission***  
Site plan and zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit for a double-sided billboard under Ordinance No. 2280, Section 12 and Section 8, Subsection (5)(a) in the O-1 (75&82) Overlay District.
5. The request of North Park Baptist Church (Owners) and David Murphy and John McDonald (Representatives) concerning the property at 2605 Rex Cruse Drive, being Lots 1-6, Joe E. Price Subdivision, as follows:

***Planning and Zoning Commission***

Amending a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the addition of three (3) portable classroom buildings in an R-1 (One Family Residential) District with a Specific Use Permit to allow a church.

**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.

**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 June 15, 2011 at 8:30 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15<sup>th</sup> day of June, 2011  
City of Sherman, Texas

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Patsy Reeves,  
Developmental Services Administrative Secretary