



AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 18, 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 MAY 21, 2013, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 6 & 12)**

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. **1100 FM 1417 NE**

The request of RJ Spencer Investments LLC (Owners), UniFirst Uniforms & Services (Tenant) and Casey Hogenson (Representative) concerning the property located at 1100 FM 1417 NE, being Lot 1, Block 1, RJ Spencer Investments Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4)(b) to allow a metal exterior facade to match the existing building finishes for a 20x60 addition in lieu of the required masonry in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417) Overlay District.

Planning and Zoning Commission

Site plan approval for a 20x60 addition for UniFirst Uniforms & Services

6. * **1205 S. SAM RAYBURN FREEWAY & 1202 S. AUSTIN**

The request of Mozele Inc (Owner) and Underwood Drafting & Surveying (Surveyors) concerning the property at 1205 S. Sam Rayburn Freeway and 1202 S. Austin Street, being all of Lot 1, Block 1 of Mozele Plaza and a part of Lot 4, Block 22 of the B.H. Moore Heirs Addition, containing 1.772 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Replat approval of Mozele Plaza, a Replat of Mozele Plaza and a part of Lot 4, Block 22 of the B.H. Moore Heirs Addition.

7. **817 N. TRAVIS**

The request of MWWF LLC (Owners) and Barry Fontaine (Representative) concerning the property located at 817 N. Travis Street, being .17 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

8. **812 & 814 N. WALNUT**

The request of MWWF LLC (Owners) and Barry Fontaine (Representative) concerning the property located at 812 and 814 N. Walnut Street, being a total of .34 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

9. **917 SWAN RIDGE**

The request of Laer Trams Co. LLC (Owner) and Bruce French, HistoryMaker Homes (Applicant) concerning the property located at 917 Swan Ridge Drive, being Lot 2, Block 11, The Preserve, Phase I, as follows;

- ***Board of Adjustments***

To amend the Temporary Use Permit with an exception and variance ending on March 19, 2014 under Ordinance No. 2280, Section 6.2, Subsections (1) & (4) and Section 7, Subsection (13)(g) to allow a 14 square foot freestanding sign for a model home in lieu of the 1 ½ square foot sign permitted, and a 20' front setback in lieu of the required 25' in an R-1 (One Family Residential) District.

- ***Board of Adjustments***

To amend the Temporary Use Permit with an exception and variance ending on March 19, 2014 under Ordinance No. 2280, Section 6.2, Subsections (1) and (4) to allow two flag poles for a model home, 20' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District.

- ***Board of Adjustments***

To amend the Temporary Use Permit with an exception and variance ending on March 19, 2014 under Ordinance No. 2280, Section 6.2, Subsections (1) and (4) to allow two flag poles for a model home, 5' from the rear property line in lieu of the required 25' and 2' from the side property line in lieu of 5' required in an R-1 (One Family Residential) District.

10. **722 E. MARTIN**

The request of Alvaro & Mariam Paulin (Owners) concerning the property located at 722 E. Martin Lane, being Lot 9, Block 3, Live Oak Addition, Section 2, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow an 18' front setback for a covered front entry porch in lieu of the required 25' in an R-1 (One Family Residential) District.

11. **2773 U.S. HIGHWAY 75 NORTH**

The request of S&W AL, LLC (Owners), Texas Roadhouse (Tenant) and Brian Grossman, Grossman Design Build (Representative) concerning the property located at 2773 U.S. Highway 75 North, being Lot 5A, Block 1, Texoma Crossing Addition, Replat Lot 5 & 5A, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow building finishes of brick wainscot with cedar lap siding to match the existing building facade in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to Texas Roadhouse

12. * **2605 REX CRUSE DRIVE**

The request of North Park Baptist Church (Owners) and David Plyler (Representative), concerning the property located at 2605 Rex Cruse Drive, being Lots 1-6, Joe E. Price Subdivision, as follows;

Planning and Zoning Commission

Site plan approval for a classroom addition for North Park Baptist Church.

13. **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.

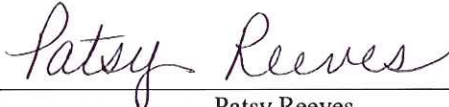
Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

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 June 13, 2013 at 1:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of June, 2013
City of Sherman, Texas



Patsy Reeves,
Developmental Services Administrative Secretary