

STATE OF TEXAS

§

October 21, 2008

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, October 21, 2008.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: JONES, TANKERSLEY, PLYLER,
NIX AND ATHERTON

MEMBERS ABSENT: JACOBS, MORGAN AND DAVIS

CALL TO ORDER

Chairman Sofey called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 16, 2008 Meeting. Motion by Commission Member Jones to approve the Minutes as written. Second by Commission Member Plyler. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

BOARD OF
ADJUSTMENTS

VARIANCES

THE REQUEST OF GREATER LIFE CHURCH (OWNER), PHILIP MOORE (PASTOR) AND NATHAN GRAY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 933 WEST LAMAR STREET, BEING LOTS 13-17, BLOCK 3 OF G.Y. GRAY'S 2ND ADDITION, AS FOLLOWS:

VARIANCES – FRONT
SETBACK & SQ
FOOTAGE FOR SIGN
933 W. LAMAR
(GREATER LIFE
CHURCH)

BOARD OF ADJUSTMENTS

- a) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 1' FRONT YARD SETBACK FOR A MONUMENT SIGN IN LIEU OF THE REQUIRED 25' ON A SPECIAL BUILDING SETBACK STREET IN A C-1 (RETAIL BUSINESS) DISTRICT.
- b) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(5) TO ALLOW A 96 SQUARE FOOT MONUMENT SIGN IN LIEU OF THE PERMITTED 32 SQUARE FOOT IN A C-1 (RETAIL BUSINESS) DISTRICT.

Philip Moore, Curtis Eldridge and Nathan Gray, Greater Life Church, 933 W. Lamar, Sherman, Texas

Mr. Moore, Mr. Eldridge and Mr. Gray appeared to represent the request and answer any questions. The property is located at 933 West Lamar at the northeast corner of Lamar and Binkley Streets; Greater Life Church is the tenant. They would like to erect a 96 square foot monument sign, 1 foot from the front property line at the

southeast corner of the property. The sign will have a message board on the bottom of the sign. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey was concerned if Lamar Street was ever widened, if the variance was approved, he wanted to put in a condition if the street was widened the sign would be moved so that it is not 1' from the curb because that would be a hazard.

Commission Member Atherton explained the sign is three times the size of a sign that is allowed, those measurements include the stone trim; it was not just the face of the sign.

Chairman Sofey explained the sign face will be 44 square foot and the rest will be stone and trim.

Mr. Gray explained the face of the church building is 80' wide and 26' high; for a building that size, sign wise it was small.

Commission Member Jones explained the sign is 12' tall; it seemed like an awful large sign. He asked the applicants if they had looked at making it smaller.

Mr. Gray explained 12' was the maximum height allowed and that was basically why they went with that height. He explained they could probably shorten it a foot or two if needed. They have parking next to the sign and they wanted to make sure they could see over the cars as you are coming east on Lamar, it would still be high enough where the sign would be visible.

Scott Shadden, Director of Developmental Services explained 12' is the maximum height but it is for a smaller sign; a 32 square foot sign.

Sarah Lane, 3106 Richelieu, Sherman, Texas

Mrs. Lane explained she owns the property at 101 South Binkley and 932 West Houston. She was concerned if Lamar Street were widened would there be enough space; West Hill Cemetery is on the south side of the street from the property. She also wanted to know where the sign would be located on the property; it may be a hazard to the property owners to the east, pulling out of their driveways.

Chairman Sofey explained Lamar Street could be widened as much as 25 foot, so the sign would be 1' off the street, he felt the board needed to take that into consideration. The sign would be located on the east end of the property. It appears the sign will set 15' in front of the house to the east of the property. The driveway to that house is on the east side of the property.

Commission Member Jones explained he did not feel he could support a sign that was that far out of the normal size but he felt it was an attractive sign.

Mr. Gray explained if they were allowed to keep the sign that close to the property they could probably sacrifice some size, just as long as they had good enough view for the people coming eastward.

Mr. Shadden asked if they could live with a six foot tall sign.

Commission Member Jones asked if they would like to confer and come back at the end of the meeting.

Chairman Sofey explained if they could come up with a height and a space that would work; they would hear the request at the end of the meeting.

The applicants agreed.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.

One Letter was received from Mark Lane, 1930 Toler Trail, Garland, Texas

Mr. Lane was opposed to the variances, he wrote "There is nothing obstructing the view that would call for anything closer to the street than the 25'. If you put the sign this close to the street it will impede the site lines of traffic and be nothing but an eye sore for the neighborhood. The Church was previously given a variance for their building which allowed it to construct a large eye sore right on top of the alley where city vehicles and traffic can hardly pass. This is in addition to the construction debris that was scattered over the alley and into neighboring yards. If this variance is allowed the Church will be pushing the rules from curb to curb with little regard for anyone but themselves."

VARIANCES

THE REQUEST OF THE ROMAN CATHOLIC DIOCESE OF DALLAS (OWNERS), ST. ANNE'S CATHOLIC CHURCH (TENANT), JOSE P. MARTINEZ (REPRESENTATIVE) AND FISHER HECK ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 728 SOUTH TRAVIS STREET, BEING LOT 1, BLOCK 1 OF ST. MARY'S CATHOLIC CHURCH, A REPLAT OF BLOCKS 3 & 6 OF HARE & RANDOLPH ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- a) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 14' FRONT YARD SETBACK FOR A 48 SQUARE FOOT MONUMENT SIGN IN LIEU OF THE REQUIRED 25' ON A SPECIAL BUILDING SETBACK STREET IN AN R-2 (MULTI-

VARIANCES – FRONT
SETBACK & SQ.
FOOTAGE FOR SIGN
728 S. TRAVIS
(ST. ANNE'S
CATHOLIC CHURCH)

- FAMILY RESIDENTIAL) DISTRICT.**
- b) **VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(5) TO ALLOW A 48 SQUARE FOOT MONUMENT SIGN IN LIEU OF THE PERMITTED 32 SQUARE FOOT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**

Jose Martinez, St. Mary's Catholic Church, 727 S. Travis Sherman, Texas and Norman Hatfield, Fisher Heck Architects, 1721 W. Plano Parkway, Plano, Texas

Mr. Martinez and Mr. Hatfield appeared to represent the request and answer any questions. The property is located at 728 South Travis Street between Sparrow and Moravec Lanes; St. Anne's Catholic Church is currently under construction. They would like to erect a 48 square foot monument sign, 14 foot from the front property line along Travis Street. Mr. Hatfield explained the 14' variance would allow them to put the sign in a planting area, if they had to go back 25' it will be up against the building and eliminate the landscaping behind the sign. The landscaping will show the sign off. The brick on the sign will match the building; the cast stone will match the cast stone; so it is very much in character with the architecture of the building.

Chairman Sofey explained he would like to place the same condition on the sign if the street were to be widened, the sign would need to be moved or reapply for a variance.

No other citizens appeared before the Planning and Zoning Commission to discuss the variances.

ACTION TAKEN.

Motion by Commission Member Jones to approve the variances subject to if the street is widened they would need to move the sign or reapply for a variance. Second by Commission Member Atherton.

VOTING AYE: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION

THE REQUEST OF DONNA REAST (OWNER), BRYAN LUCKETT (PROSPECTIVE BUYER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 3111 U.S. HIGHWAY 75 SOUTH, BEING .47 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2 SUBSECTION (4)(B) TO ALLOW METAL SIDING ON THE REAR WALL OF AN EXISTING BUILDING IN LIEU OF THE

**EXCEPTION –
EXTERIOR FINISH
3111 HWY. 75 SOUTH
(DONNA REAST &
BRYAN LUCKETT)**

REQUIREMENT FOR EXTERIOR WALL FINISHES TO BE MASONRY, MASONRY VENEER, OR CONCRETE SIDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 3111 U.S. Highway 75 South north of F.M. 1417 East. At the September 16, 2008 Planning and Zoning Commission Meeting, the board approved a Specific Use Permit to allow a crane service at this location. Mr. Sartin explained the owner has hired a contractor to apply a stucco finish to the exterior of the building. They requested to be allow to exclude the rear of the building from the masonry requirement. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the exception.

One letter was received from Lucien & Wanda Hines, 2144 W. AMP, Farmersville, Texas in favor of the request.

ACTION TAKEN.

Motion by Commission Member Tankersley to approve the exception subject to the Staff Review Letter. Second by Commission Member Plyler.

VOTING AYE: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF NANCY HEREFORD (OWNER), GENE HANDELAND (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 3019 NORTH RICKETTS STREET, BEING LOT 4, BLOCK B-2 OF IDLEWOOD ACRES, SECTION 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 6' SIDE YARD SETBACK FOR A SINGLE FAMILY DWELLING IN LIEU OF THE REQUIRED 11.7' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK FOR
SINGLE FAMILY
DWELLING
3019 N. RICKETTS
(NANCY HEREFORD)

(DENIED)

Nancy Hereford, 547 Ridgeview, Sherman, Texas and Gene Handeland, 3360 FM 406, Pottsboro, Texas

Ms. Hereford and Mr. Handeland appeared to represent the request and answer any questions. The property is located at 3019 North Ricketts Street, the last lot on Ricketts Street on the east side of the road. The owner would like to

construct a single family dwelling on the lot, 6 foot from the south property line. Mr. Handeland explained the lot is wide but only approximately 60 feet is usable. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey asked if the flood plane was close to the house.

Mr. Handeland explained it covers houses around it; it is a grey area, he had a survey of the property and according to the survey, it has never seen high water.

Ms. Hereford explained she has lived there for five years and she has not seen it flood.

Chairman Sofey asked the purpose of the variance, "if it is not a water issue; why do you want to go that close to the property line?"

Mr. Handeland explained there is a row of trees on the north side of the property so to allow ample room to be functional on the north side after the house is completed, it will give her about 9 or 10 feet before you hit the tree line and then it goes into the creek. They chose a narrower house to fit on the lot, if you go any wider you will be too close to where it starts dropping off in the creek bed area on the north side. If they could get a six foot variance it would give her plenty room, it would not be close enough to drop, you would have about 10' before you hit the trees and it drops off into the creek.

Ms. Hereford explained the variance would center the house on the lot and allow a more usable side yard. The lot is a triangular lot and the house would look better on the lot with the variance. She explained this is the third house plan for the lot and it will give her more usable yard space.

Commission Member Atherton asked if there was a determination of where the flood plane comes to. It did not look like there was much room before the bank of the creek starts dropping.

Rita Gaither, Development Coordinator explained it is in the approximate flood plane, the sketch that Underwood submitted shows the flood plane.

Mr. Handeland explained the requirement is to keep the foundation two foot above the grade.

Ms. Gaither explained there are no elevations in the approximate area of the flood plane.

Those appearing from the audience:

Martha Kaufman, 3011 N. Ricketts, Sherman, Texas

Ms. Kaufman explained she owns the property to the south

of this property. She has lived there since 1984. She was concerned about three things; the physical damage to her home, decreased property values and quality of life in the neighborhood. "The big thing about the water problem, when the water flows, the creek flows, it is fast moving water that is running through the neighborhood over the ground on that place and onto her property. It has gone across the street in the past running down the street in front of the properties across from hers; the first one across the street has been flooded down the driveway from the water going across the lot. If they cover this lot with a 63 X 40 foot building, it will increase the ground cover and the water has to go someplace, more water will come across her yard and across the street into neighbor's yards. The structure will also change the general flow of the water, water comes from the east of their property which is agricultural land, water will go into the creek which will damage and erode the creek even more than it is and the rest will go into her yard. Water will come off of the roof and will flow directly onto her yard; she was very concerned with the damage to her home. The house will be set 38 feet in front of her home, in front of the row of three homes on the same side of the street. All the homes are together, they line up with the same setbacks and it looks good. All the lots in the neighborhood are nice large yards, neatly manicured, well kept with garages in the back and they look good together."

Brad Roberts, 2908 Canterbury Circle, Sherman, Texas

Mr. Roberts explained he has lived in the area 20 years. "Twenty years ago, the creek was not much of a creek but now with all the rain they get it washes through there and has made the creek wider and it runs right through the property. All the houses have rear entry garages and they are all on the same level. The new house will look different when you go around the corner. All the area floods, there has been water going over the whole lot."

Bill Roberts, 2814 Dover, Sherman, Texas

Mr. Roberts explained he owns the property at 3001 Canterbury. He and three other relatives own five properties in that area and he lives in that area as well, they are all adamantly against this request. He was worried about the house next door, Ms. Kaufman, "the water comes across there and it will go between their houses because there is not going to be much room." Mr. Roberts explained he use to be in real estate and had shown the property several times in the past. He was always asked if the property flooded, so when the floods came he observed the property flood for himself. He was against the request.

Brock Wendt, 3007 N. Ricketts, Sherman, Texas

Mr. Wendt explained he lives in the house next door to Ms. Kaufman. He was against the request. He could verify the property floods. He was concerned about how the house

would set on the lot as well; he felt it would ruin the aesthetics of the neighborhood.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance.

Letters were received from:

William & Phyllis White, PO Box 1435, Pottsboro, Texas

They wrote "In the past there has been flooding in the creek behind my residence (3000 N. Ricketts). Flooding has caused erosion creating problems with my fence line. In my opinion by allowing any variance under Ordinance No. 2280 would cause more drainage problems. Without the help of the City, trying to keep areas such as this cleared is expensive, an expense I cannot afford. I ask that you vote no."

William Roberts, 2814 Dover, Sherman, Texas

Mr. Roberts owns the property across the street from the lot. He was against granting the variance because the water that comes across the property would get into the neighbor to the south's home for there would not be enough room between them. Three other members of his family own five properties in the same area and they were all against granting the variance. "The homes in this area were all built between 1966 and 1970 and all conform to the area and the neighborhood is a well established and maintained area and we feel if we agree to this it will hurt the integrity of the neighborhood, and with there being another lot 3 doors down that could also need some rezoning and if Ricketts Street were to be extended to US 82 where would it stop if this were granted."

ACTION TAKEN.

Motion by Commission Member Jones to deny the variance. Second by Commission Member Atherton.

VOTING AYE: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE, VARIANCE, SPECIFIC USE PERMIT & EXCEPTION

THE REQUEST OF PAUL ANDREW HUGGINS (OWNER), CMA ARCHITECTURE (ARCHITECTS) AND MATTHIJS MELCHORS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1002 SOUTH TRAVIS STREET, BEING LOT 18R OF THE REPLAT OF LOTS 18, 19, AND 20 OF M.B. MOORE'S ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- a) ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO AN R-1 (ONE FAMILY

ZONE CHANGE – R-2
TO R-1
VARIANCE – STREET
FRONTAGE
SUP & SITE PLAN-
PATIO HOMES
EXCEPTION - FENCE
1002 S. TRAVIS
(PAUL ANDREW
HUGGINS)

- RESIDENTIAL) DISTRICT.
- b) VARIANCE UNDER ORDINANCE NO. 2684, SECTION 26 SUBSECTION 12(E)(2) TO ALLOW LOTS WITH NO PUBLIC STREET FRONTAGE IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
 - c) SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

- a) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 8 (5)(B) TO ALLOW FIVE (5) LOTS ALONG TRAVIS STREET TO BE 3,300 SQUARE FOOT LOT AREA IN LIEU OF THE REQUIRED 4,000 SQUARE FOOT FOR PATIO HOMES IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
- b) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) & (13)(H) TO ALLOW A SIX (6) FOOT PRIVACY FENCE IN THE FRONT YARD OF A FRONT LINE STREET WITH A 17' SETBACK IN LIEU OF THE PERMITTED HEIGHT OF FOUR (4) FEET IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT

Matthijs Melchiors, CMA, 1300 Summit Ave., Ft. Worth, Texas

Mr. Melchiors appeared to represent the request and answer any questions. The property is located at 1002 South Travis Street between Spring and Lark Streets. The lot was formerly the Caprice Apartments which were destroyed by fire a number of years ago. In December 2007, they were approved for a site plan for an apartment complex. There was some opposition from the residents for the apartment building at that time so the owner decided to look into the option to construct patio homes. They would like to change the zoning from an R-2 (Multi-Family Residential) District to an R-1 (One Family Residential) District and construct 11 patio homes on the lots. Mr. Melchiors explained the site plan for the patio homes was conceptual in nature, since they already had an approved site plan for the apartments, the owner was trying to see if they could get approval for patio homes for the site. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jones commended the owner for being receptive to what the neighborhood wanted and cutting down the density.

Commission Member Atherton asked if they had met with the neighbors with this plan.

Mr. Melchiors explained they had met with the neighborhood association and some of the neighbors about the apartment complex and he had tried to contact the neighborhood association about the patio homes, but he did not hear back from them.

Anthony Stephens, 929 S. Crockett, Sherman, Texas

Mr. Stephens asked where the fence setback was measured from. He was concerned about the side street setbacks for the fence; "the side streets/alleys are quite narrow, there is not room for two cars to pass. If the fence is 6' tall, visibility would be obstructed by the fence." He was opposed to the request for the fence.

Chairman Sofey explained the front fence setback is measured from the property line, roughly 35 foot from the curb. The fence could go on the property line on the side and rear property lines.

Bill Horne, 1001 S. Crockett, Sherman, Texas

Mr. Horne explained he lives right behind the project. He was confused with the R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District, he had issues with the R-2 (Multi-Family Residential) District. He was concerned with the fence being on the property line as well as a high density development.

Chairman Sofey explained they would have to vote on the R-1 (One Family Residential) District zoning change first.

Mr. Shadden explained the owner will have to submit a formal site plan and plat the lot as well. The conceptual site shows the fence to be 10-12 foot off the side property lines.

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change.

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change. Second by Commission Member Plyler.

VOTING AYE: JONES, ATHERTON, NIX, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

Commission Member Atherton asked if the patio homes would be facing Travis Street.

Mr. Melchior explained the entrance is off of Travis and the houses would face the interior street, the back yards would be along Travis Street and Randolph Street; they would all be facing inward. Mr. Melchior asked "since they just voted on the zone change, it was his understanding that the passing of the Specific Use Permit actually dictates if they go ahead with the zone change. If the Specific Use Permit does not pass and the zone change from an R-2 (Multi-Family Residential) District to an R-1 (One Family Residential) District is granted then they

would be stuck with an R-1 (One Family Residential) District. Since they have an approved site plan for the apartment complex they were actually looking for approval for both of those in order to go ahead with the proposal.”

Mr. Shadden explained “they have to get the R-1 (One Family Residential) District zoning first before you go to the patio homes, but the property will need to be platted before you can go forward with the Specific Use Permit, if this is the route you want to go, this is how you need to do it. You cannot do zoning contingent, the Specific Use Permit and variances can be contingent. With R-1 (One Family Residential) District zoning you could do 6,000 square foot lots and divide it that way. The Specific Use Permit for patio homes is subject to approval from the City Council and platting the property.”

Mr. Melchiors asked if it were not to pass would it still be possible to stay with the original approved site plan for the apartments under the R-2 (Multi-Family Residential) District zoning.

Mr. Shadden explained he did not remember when the site plan was approved but they have a time limit on the approval. The recommendation to the Council has been approved for a zone change to an R-1 (One Family Residential) District.

Mr. Melchiors explained they have an approved site plan but they are trying to work with the neighborhood and change the site plan.

Chairman Sofey explained he understood, but the first three items on the agenda are recommendations for final approval by the City Council. “Before we hit the panic button, let’s see what direction we go, we see what you are trying to do this is more conducive to the neighborhood what they were forced to approve last time because they weren’t asking for any exceptions or variances when you came in with the site plan.”

Mr. Shadden explained the site plan is conceptual in nature and it will have to be platted to get the plan approved, “going forward with this is not approving this site plan”.

Mr. Melchiors explained that was their intention all along, they just wanted to see at this point if it would be possible.

Commission Member Atherton explained when you have this many homes and she assumed it was a two car driveway, you have company and people come over and they are parking in front of the houses, she did not think there was enough room for a fire lane, the street in the middle, “you are going to expect other automobiles in there.”

Mr. Melchior explained each of the units has a two car garage and a driveway for two cars, as well as two guest parking spaces on each end of the interior street. There were some issues brought up as far as a turn-around for people exiting off of Travis Street, they have looked into recessing the fence or the gate into the community and providing a turn-around space for people to back up and exit. He had spoken with the Fire Marshal and sent him the conceptual site plan; he said the 24' fire lane conforms to the International Fire Codes. The complex will be gated and the gate will be recessed further off of Travis Street so cars could turn around.

Anthony Stephens

Mr. Stephens explained the zone change was approved for R-1 (One Family Residential) District zoning, why are the variances in respect to R-2 (Multi-Family Residential) District zoning.

Mr. Shadden explained the zone change will not be final until it goes to the City Council for approval. The zoning on the lot right now with a positive recommendation to go to R-1 (One Family Residential) District is still R-2 (Multi-Family Residential) District until the Council takes final action. That is why the rest of the requests are listed under R-2 (Multi-Family Residential) District.

Bill Horne

Mr. Horne echoed the same concern with the zone change. If the Council does accept the R-1 (One Family Residential) District, "do you still run with the R-2 (Multi-Family Residential) District plans." He saw the conceptual site plan today and did not feel it was a doable deal as it was today.

Chairman Sofey explained the variance and Specific Use Permit can change when the zoning changes, so when the zoning changes these request ride automatically with it, the Specific Use Permit and variances, they are already in place. All three of the items for the Planning and Zoning Commission are recommendations to the City Council.

Commission Member Atherton asked Mr. Horne of the opinion of the neighborhood having multi-family apartments versus something like the patio homes, would the concept be agreeable.

Mr. Horne explained the concept makes him nervous, if he were able to see closer to a finished product on a drawing it would definitely temper the way he felt. Apartments versus patio homes, he was in favor of patio homes. "I'm afraid of something getting approved and it is like a genie getting out of a bottle again."

Mr. Shadden explained he thought the applicant and the board may want to consider tabling the items, that would

give the applicants time to take the Staff Review Letter and bring back a site plan that complies with the recommendations, get something more realistic of what is going to work and maybe bring a plat back at the same time.

Mr. Melchiors explained it is something the owner is throwing out there to spend some amount of time on but he was not sure if he wanted to go back and go more into detail at this point and time and resubmit the plan. He was more inclined to stay with the apartments as it is right now unless they could get some sort of approval with conditions attached to it with the understanding they will work on a more detailed worked out site plan.

Mr. Shadden explained "if it is tabled, you could come back next month, should the board pass it, it can still come back, if the board denies it tonight it cannot come back for a year, you are rolling the dice if the board has enough information to give you a positive recommendation. If you would like to table the request, you need to tell the board."

Mr. Melchiors asked if they were to table the request and decide not to pursue the R-1 (One Family Residential) District zoning, could they stay with the apartment complex.

Mr. Shadden explained they would have to check the timeline on the apartment complex.

Mr. Melchiors explained they would like to move forward and see the decision the board and if it is denied they will stay with the R-2 (Multi-Family Residential) District zoning.

Commission Member Atherton asked for clarification on that, they have voted on the zone change and it will go to the City Council, will they have to withdrawn their request.

Mr. Shadden explained they would have to withdrawn their request before the City Council meeting.

Commission Member Plyler explained for the good of the neighborhood that they go ahead with the requests. The site plan for the apartment is already approved, if the option is patio homes or apartments he felt for the neighborhood they take a hard look at the request.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance and Specific Use Permit, and exceptions.

PLANNING AND ZONING COMMISSION ACTION TAKEN.

Motion by Commission Member Plyler to approve the variance to allow lots with no public street frontage subject to the Staff Review Letter. Second by Commission Member

Jones.

VOTING AYE: ATHERTON, PLYLER, TANKERSLEY, NIX,
JONES AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

PLANNING AND ZONING COMMISSION

ACTION TAKEN.

Motion by Commission Member Plyler to approve the
Specific Use Permit and site plan to allow patio homes
subject to the Staff Review Letter. Second by Commission
Member Jones.

VOTING AYE: ATHERTON, PLYLER, TANKERSLEY, NIX,
JONES AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

Chairman Sofey asked about the fence line on Travis
Street, did they want it to be 6' because it is actually the
rear yard of the patio homes, but it is a front yard setback
because it fronts Travis Street.

Mr. Shadden explained the board should also make this
contingent on the plat being approved within one year.

Commission Member Atherton asked how tall the fence
could be in an R-1 (One Family Residential) District.

Mr. Shadden explained it could only be 4' on the Travis
Street side.

Chairman Sofey asked the reason for the exception for the
lot area.

Mr. Melchior explained the lots for the patio homes near
Randolph Street are 4,000 square foot lots, the five along
Travis Street are 3,300 because the fence is setback which
reduces the lot size.

Mr. Shadden explained the fence is not the property line so
the exception would not be needed for the lot area.

Mr. Melchior explained the fence will be part masonry,
part wood, it will not be a generic wood fence, it will be
decorative in nature.

No other citizens appeared before the Planning and Zoning
Commission to discuss the exceptions.

BOARD OF ADJUSTMENTS

ACTION TAKEN.

Motion by Commission Member Jones to approve the exception to allow a six foot privacy fence in the front yard of a front line street with a 17' setback subject to the Staff Review Letter and plat approval within one year. Second by Commission Member Tankersley.

VOTING AYE: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCE & SITE PLAN

THE REQUEST OF RETAIL BLDGS. INC.(OWNERS), BRAUM'S ICE CREAM & DAIRY (TENANT) AND GORDON E. PULIS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2506 U.S. HIGHWAY 75 NORTH, BEING LOT 2 OF THE REPLAT OF LOTS 2-5 OF LAMBERTH – 75 ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) TO ALLOW A 40' FRONT YARD SETBACK FOR A 50' TALL FREESTANDING SIGN IN LIEU OF THE REQUIRED 75' (40' OR TWENTY-FIVE (25) FOOT PLUS THE HEIGHT OF THE STRUCTURE, WHICHEVER IS GREATER) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A BRAUM'S ICE CREAM AND DAIRY.

**VARIANCE – FRONT
SETBACK FOR SIGN
SITE PLAN APPROVAL
2506 HWY 75 NORTH
(BRAUM'S ICE CREAM
& DAIRY)**

Gordon Pulis, 16135 Preston Road, Ste. 107, Dallas, Texas

Mr. Pulis appeared to represent the request and answer any questions. The property is located at 2506 U.S. Highway 75 North between Lamberth Road and Taylor Street. The owners would like to construct a Braum's Ice Cream and Dairy on the lot. Mr. Pulis explained they have owned the site for many years. The store has 5,756 square feet, the building will have a food and fountain area, the balance of the area will be a fresh market area. Presently the old store will stay, it will stay open; nothing will change. They have enough land behind the store that they could tear the building down and build a new one, if the owner wanted to. Sherman is large enough for two stores. Mr. Pulis explained they would like to change the sign variance to 36' instead of 40'. That way they could include 2 more parking spaces if they set the sign back 36'. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mr. Shadden explained they advertised for a 40' sign variance, it would have to be re-advertised next month. A variance cannot be granted for more than what was

advertised. The board can vote on the 40' variance and comeback and ask for a 36' variance next time.

Mr. Pulis explained he would like to go ahead with the request. They are working on the engineering for the project as we speak and expect to start soon.

No other citizens appeared before the Planning and Zoning Commission to discuss the variance and site plan.

Letters were received from Ridlehuber Partners LTD, 3509 Deer Creek Circle, Denison, Texas and Sherry Ridlehuber Marital Trust, 3509 Deer Creek Circle, Denison, Texas.
Both were in favor of the request.

**BOARD OF ADJUSTMENTS
ACTION TAKEN.**

Motion by Commission Member Jones to approve the variance. Second by Commission Member Atherton.

VOTING AYE: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY: NONE

ABSTAIN: JONES

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

**PLANNING & ZONING COMMISSION
ACTION TAKEN.**

Motion by Commission Member Tankersley to approve the site plan subject to the Staff Review Letter. Second by Commission Member Plyler.

VOTING AYE: ATHERTON, PLYLER, TANKERSLEY, NIX, JONES AND SOFEY

VOTING NAY: NONE

ABSTAIN: JONES

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION & SITE PLAN

THE REQUEST OF STEVIE B, LLC (OWNER), JOHNNY M. PATTI (TENANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1834 TEXOMA PARKWAY, SUITE 200, BEING LOT 2, BLOCK A OF REPLAT OF SHELDON PAVILION, BLOCK A AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW THE EXTERIOR FAÇADE OF A BBQ SMOKEHOUSE TO BE OTHER THAN THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL)

EXCEPTION –
EXTERIOR FINISH
SITE PLAN – BBQ
RESTAURANT
1834 TEXOMA
PARKWAY, STE. 200
(STEVIE B, LLC)

(TABLED)

DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A BBQ RESTAURANT AND SMOKEHOUSE.

Mike Patti, 2831 W. Elm, Denison, Texas and Joel Pugh, 7430 Paldad Dr., Dallas, Texas

Mr. Patti and Mr. Pugh appeared to represent the request and answer any questions. The property is located at 1834 Texoma Parkway between the Ice House and the Goodwill Retail Store. The owner would like to construct a BBQ Restaurant and Smokehouse on the lot. The exterior of the building will be hardy board lap siding. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained the elevations do not seem to be to scale. "We will need to have something to scale to approve a site plan. One 8' wall is just a little bit smaller than the 20' wall; the 3' measurement is larger than the 2' measurement." There is no detail to the elevations."

Commission Member Tankersley explained it is hard to tell what actually the elevation plans are, "it is a drawing of what you are proposing but it is not an actual plan."

Chairman Sofey asked Mr. Patti to show him from the pictures where he was asking not to have masonry.

Mr. Patti explained the smokehouse will have hardy board siding with a 4' area with lattice and screen behind it so that the smoke from the smoker could escape. When the BBQ smoker is opened the building will fill up with smoke and this will allow the smoke to escape. Mr. Patti explained if this plan did not work he could enclose the building and put an exhaust fan to blow out the smoke.

Chairman Sofey explained he did not find any scale for the project.

Mr. Patti showed the board a site plan/survey of the project from Underwood's Drafting and Surveying.

Chairman Sofey explained the survey clarifies where the building will set, but the elevations of the project were not to scale.

Commission Member Nix asked if they owned the property and if the building would be permanent.

Mr. Pugh explained it will be a permanent building but it will only be for take-out, it will not have seating for a restaurant type building. The smokehouse will be built in permanent fashion, the exception is for safety sake, if someone comes into the smokehouse and opens the smoker, you have a hardy board type building and you

walk into extreme heat, having the ventilation with the chain link and lattice will provide ventilation to allow some of the smoke to dissipate rather than be contained.

Commission Member Nix asked Mr. Shadden if the type of building Mr. Patti wanted was allowed.

Mr. Shadden explained both of the buildings will be permanent structures. The pictures that were provided were only examples of the dimensions of the structure he planned to build.

Mr. Pugh explained the buildings will have every thing up to code.

Chairman Sofey explained "he was not a big fan of the mobile food vendors but the mobile aspect is something that could go away as opposed to the information that we have on something being built as a permanent structure. With no more information than we have on the site plan, we are talking about doing some work there and building a structure that we do not have any other than the footprint from Underwood, we do not have any other dimensions or any other true list of exterior elements or anything else that we are dealing with here."

Commission Member Nix explained he felt they were going in the right direction with the hardy board siding, there is just a small part needed for the exception.

Mr. Patti explained he did not know how to go about drawing the elevations and he had been trying for 2 months to get in.

Chairman Sofey explained typically when they have a drawing, it does not necessarily have to be an architectural rendering of the building but there needs to be a key of some sort that lets them know exactly or have a better idea of what they are approving because all of a sudden they approve something and we have nothing to go by other than you coming up here and telling me what this is.

Commission Member Nix asked Mr. Patti if they would like them to table the request.

Mr. Patti agreed to table the request.

No other citizens appeared before the Planning and Zoning Commission to discuss the exception and site plan.

ACTION TAKEN.

Motion by Commission Member Nix to table the request.
Second by Commission Member Atherton.

**VOTING AYE: JONES, ATHERTON, PLYLER,
TANKERSLEY, NIX AND SOFEY.**

VOTING NAY: NONE
MOTION CARRIED
THE REQUEST WAS TABLED.

FINAL PLAT

THE REQUEST OF BEN DYE (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2511 NORTH TRAVIS STREET, BEING 2.52 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BAILEY ADDITION.

FINAL PLAT – BAILEY
ADDITION
2511 N. TRAVIS
(BEN DYE)

Marshall Sartin, Sartin & Associates, 109 S. Travis, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 2511 North Travis Street, a mini-warehouse complex in under construction at this time. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Final Plat.

ACTION TAKEN.

Motion by Commission Member Jones to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Atherton.

VOTING AYE: NIX, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE

THE REQUEST OF BARTON CAPITAL LTD. (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 200 BLOCK OF WEST PARK AVENUE, BEING LOTS 1-8, BLOCK 31 OF THE REPLAT OF BLOCKS 4-6, 15-17, 29-31, AND 40-41 OF SOUTHSIDE ADDITION AND THE NORTH 8 FEET OF THE ADJACENT ALLEY, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – M-1
TO R-1
200 BLK. W. PARK
(BARTON CAPITAL LTD)

(WITHDRAWN)

A letter was received from Barton Capital requesting to withdraw the request.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF CENTER STREET CHURCH OF CHRIST

SUP & SITE PLAN –
CHURCH

(OWNERS), W. L. BELKNAP AND DAVID L. CORDER (REPRESENTATIVES) CONCERNING THE PROPERTY AT 1105 WEST CENTER STREET, BEING THE EAST 52.7 FEET OF LOT 4 AND LOTS 7-10, BLOCK 1 OF CHURCHILL PARK ADDITION, AS FOLLOWS:

1105 W. CENTER
(CENTER STREET
CHURCH OF CHRIST)

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.

W.L. Belknap and David Corder, 1105 W. Center, Sherman, Texas

Mr. Belknap and Mr. Corder appeared to represent the request and answer any questions. The property is located at 1105 West Center between Churchill Way and South Binkley Street; Center Street Church of Christ is the tenant. They have acquired additional property over the years and this would get all of the property in compliance with the church. At this time they would like to increase their parking lot to the west of the church. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Charles Niblett, Pastor Greater Harvest North Church, 1100 W. Center, Sherman, Texas

Pastor Niblett explained Center Street Church of Christ has been there for a while, he did not understand what was going on, was it to extend the parking lot.

Mr. Shadden explained "where the church is sitting, it has the proper zoning however the lot next to them where they want to have additional parking does not, so this will get everything in compliance."

No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit and site plan.

A letter was received from Edgar Doggett, Sr., Estate, 501 S. Austin, Sherman, Texas

They wrote "Our family agrees for the church to be adjoining our property and to have any improvements deemed necessary in parking lots and/or improvements to the existing structures."

ACTION TAKEN.

Motion by Commission Member Nix to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Atherton.

VOTING AYE: NIX, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

PRELIMINARY & FINAL PLAT

THE REQUEST OF SDB PARTNERS, DBA CARRUS SPECIALTY HOSPITAL (OWNERS), STERLING ENGINEERING & DESIGN GROUP (DEVELOPER), TEAGUE, NALL AND PERKINS, INC., CHRIS SCHMITT (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1810 U.S. HIGHWAY 82 WEST, BEING LOTS 2-5 OF POST OAK CROSSING EAST ADDITION, A REPLAT OF LOTS 1-C, 1-D, 1-E AND 2-C, OF POST OAK CROSSING ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- a) PRELIMINARY PLAT APPROVAL OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION
- b) FINAL PLAT APPROVAL OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION

Chris Schmitt, 200 N. Travis, Ste. 500, Sherman, Texas

Mr. Schmitt appeared to represent the request and answer any questions. The property is located at 1810 U.S. Highway 82 West between Post Oak Crossing and F.M. 1417 North. The applicant would like to Replat the property into five lots for commercial development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Preliminary and Final Plat.

ACTION TAKEN.

Motion by Commission Member Jones to approve the Preliminary and Final Plat subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: NIX, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCES

THE REQUEST OF GREATER LIFE CHURCH (OWNER), PHILIP MOORE (PASTOR) AND NATHAN GRAY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 933 WEST LAMAR STREET, BEING LOTS 13-17, BLOCK 3 OF G.Y. GRAY'S 2ND ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- c) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 1' FRONT YARD SETBACK FOR A MONUMENT SIGN IN LIEU OF THE

PRELIMINARY & FINAL
PLAT – CARRUS
MEDICAL PLAZA, A
REPLAT OF LOT 2 OF
POST OAK CROSSING
EAST ADDITION
1810 HWY 82 WEST
(SDB PARTNERS, DBA
CARRUS SPECIALTY
HOSPITAL)

VARIANCES – FRONT
SETBACK & SQ
FOOTAGE FOR SIGN
933 W. LAMAR
(GREATER LIFE
CHURCH)

- d) REQUIRED 25' ON A SPECIAL BUILDING SETBACK STREET IN A C-1 (RETAIL BUSINESS) DISTRICT. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(5) TO ALLOW A 96 SQUARE FOOT MONUMENT SIGN IN LIEU OF THE PERMITTED 32 SQUARE FOOT IN A C-1 (RETAIL BUSINESS) DISTRICT.

The board revisited the first item on the agenda at this time.

Philip Moore, Curtis Eldridge and Nathan Gray, Greater Life Church, 933 W. Lamar, Sherman, Texas

Mr. Moore, Mr. Eldridge and Mr. Gray appeared to represent the request and answer any questions. They decided they could live with a 6' tall, 60 square foot face sign, 1' from the property line. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

ACTION TAKEN.

Motion by Commission Member Tankersley to approve the variance to allow a 1' front yard setback for a 6' tall, 6'X10' sign subject to the Staff Review Letter and if Lamar Street were to be widened the sign would need to be moved or reapply for a variance. Second by Commission Member Plyler.

VOTING AYE: JONES, ATHERTON, TANKERSLEY, SOFEY AND PLYLER.

VOTING NAY:

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

OTHER BUSINESS

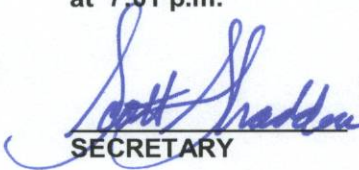
No other business came before the board.

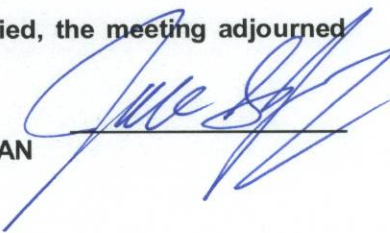
OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:01 p.m.

ADJOURNMENT


SECRETARY


CHAIRMAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

933 West Lamar Street
Being Lots 13-17, Block 3 of G.Y. Gray's 2nd Addition
Variances

Requested Action/Proposed Use:

- a) Variance to allow a 1' front yard setback for a monument sign in lieu of the required 25' on a special building setback street in a C-1 (Retail Business) District.
- b) Variance to allow a 96 square foot monument sign in lieu of the permitted 32 square foot in a C-1 (Retail Business) District.

Background

The property is located at 933 West Lamar Street at the north east corner of Lamar and Binkley; Greater Life Church is the tenant. The applicant would like to erect a 96 square foot monument sign 1 foot from the front property line at the southeast corner of the property.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Greater Life Church (Owner), Philip Moore (Pastor) and Nathan Gray (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

15

Objections received:

0

Attachments:

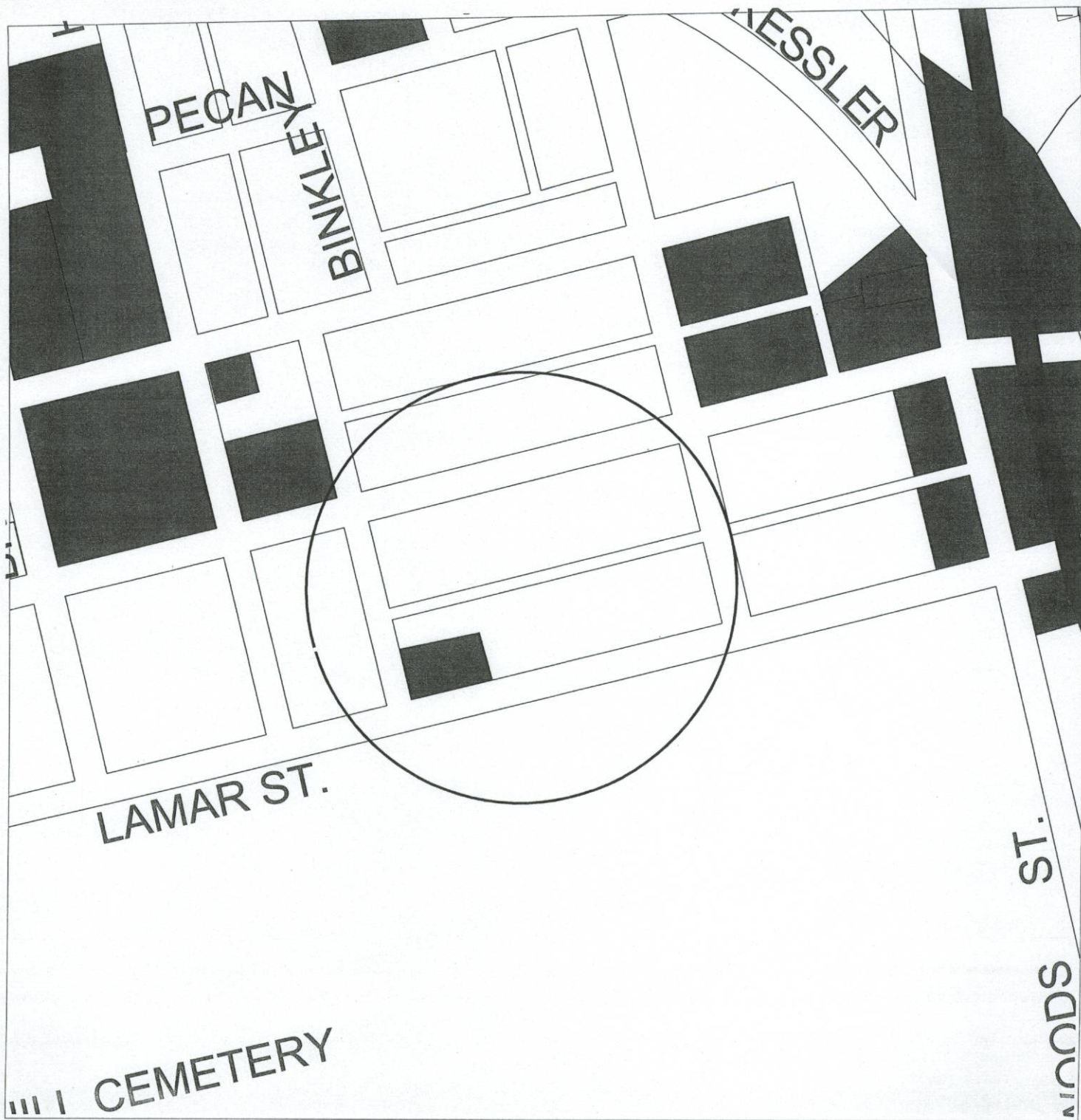
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



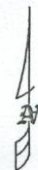
LEGEND

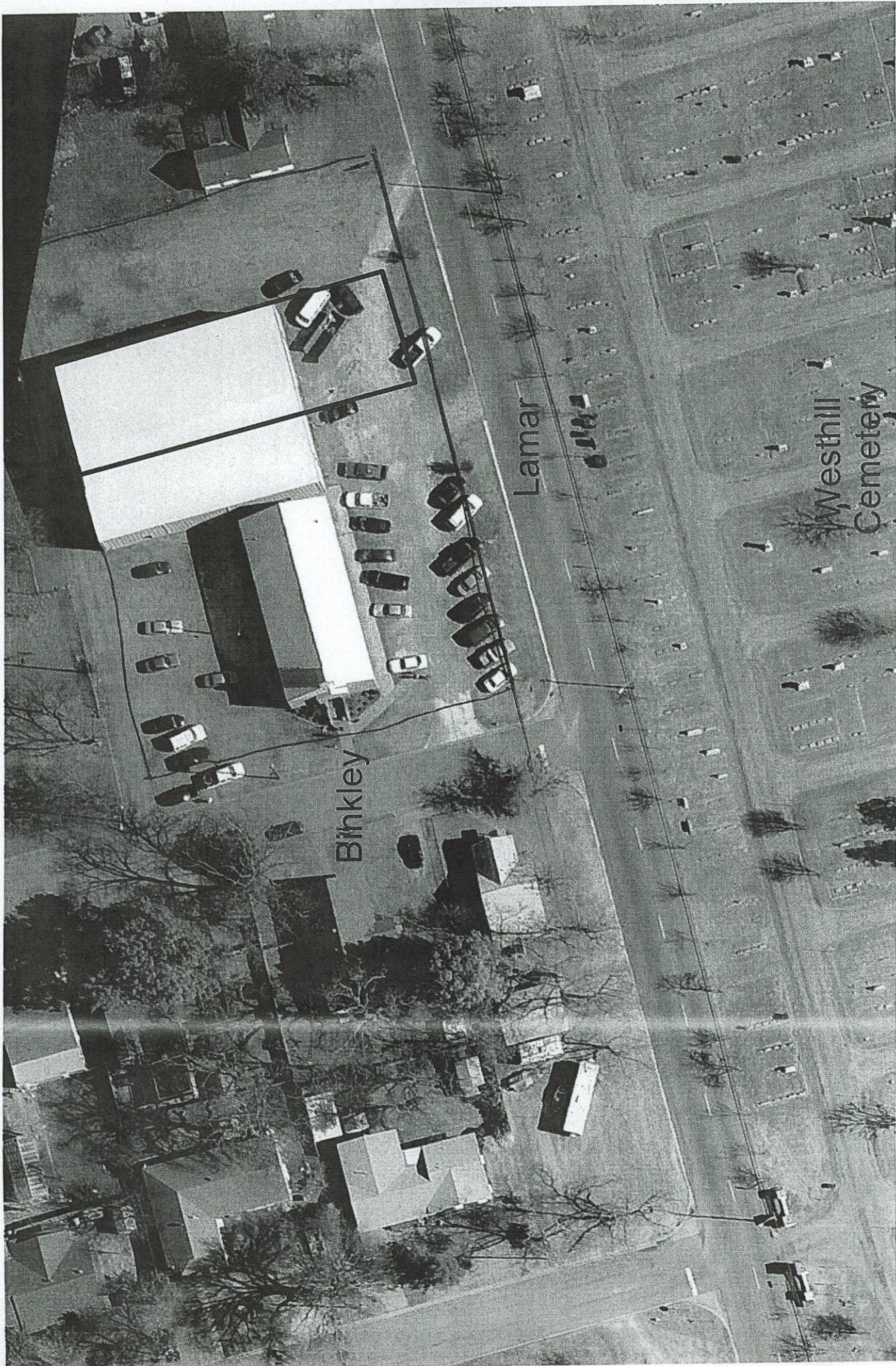
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLP BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



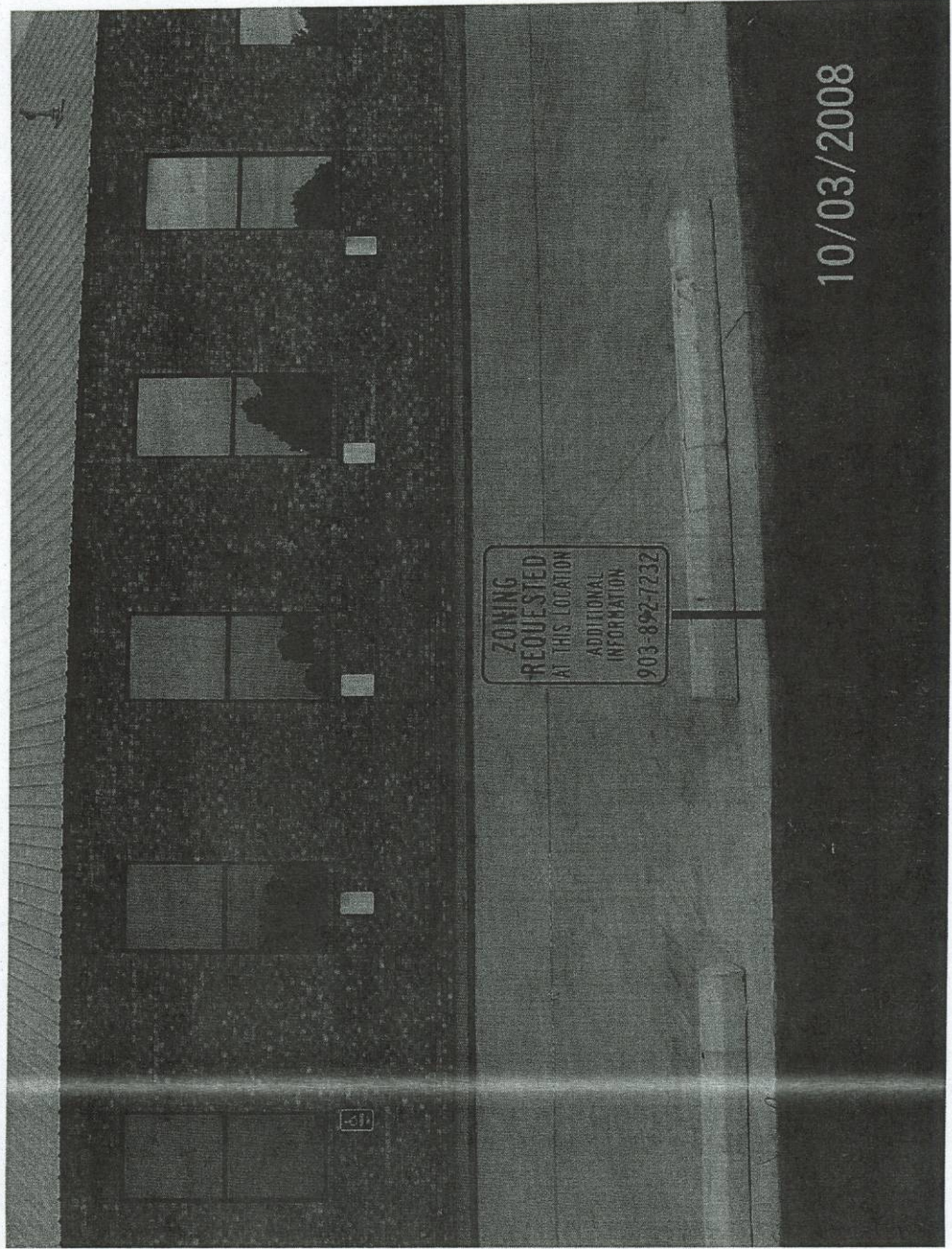
933 WEST LAMAR

Department of Developmental Services

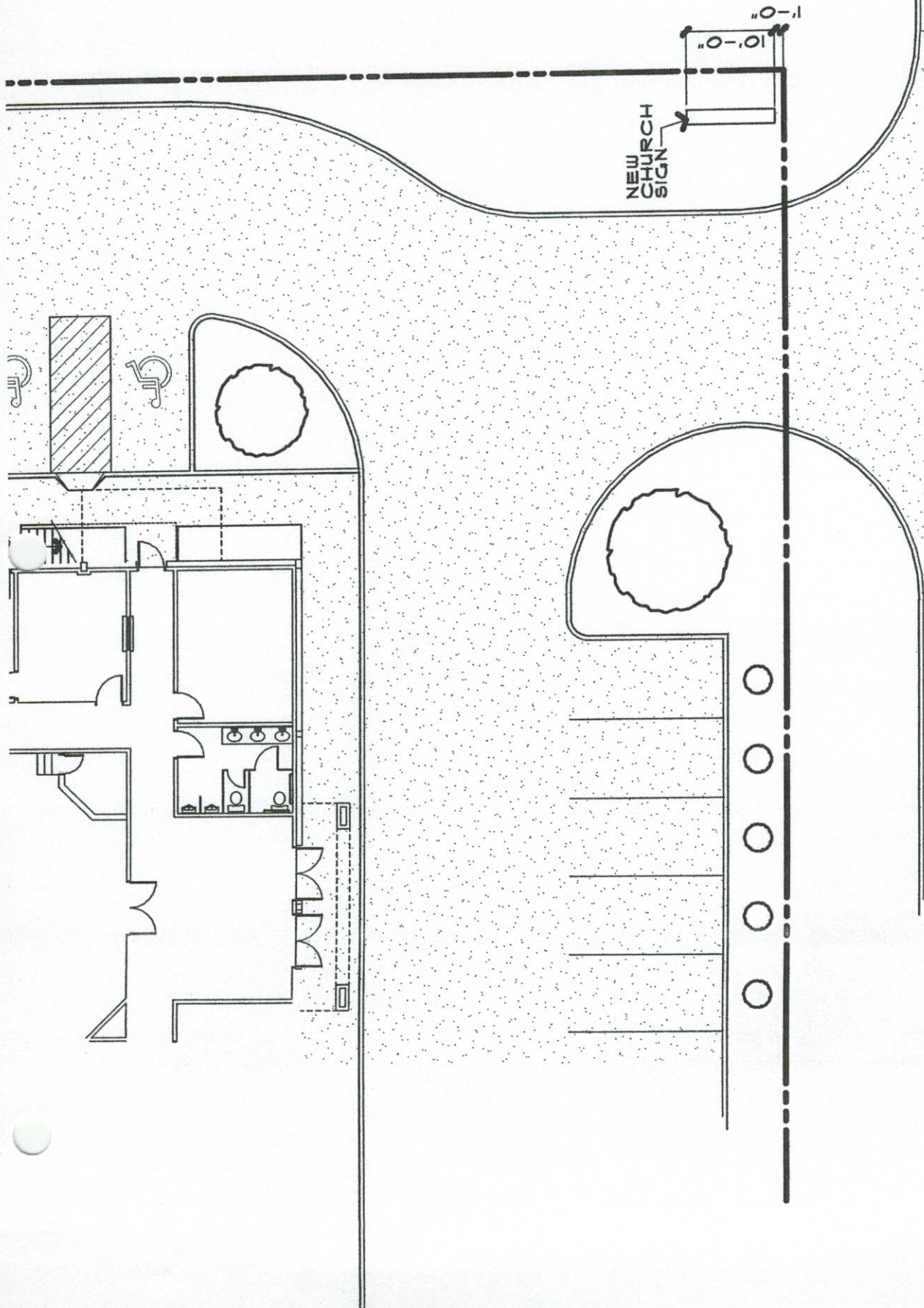




933 W. Lamar



10/03/2008



HWY. 56 LAMAR



SCALE: 3/8" = 1'-0"

You Matter to God, You Matter to Us!

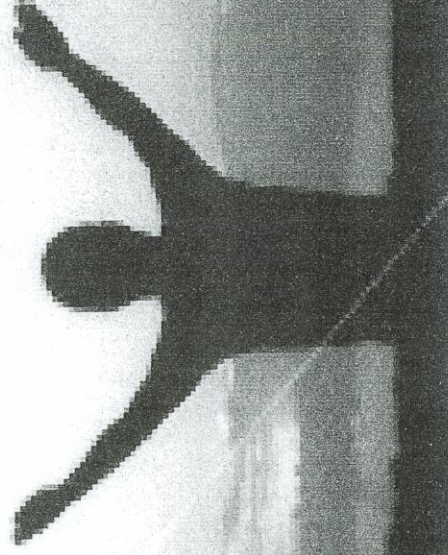
Greater **Life** CHURCH

Services:

Sunday: 10:00am & 6:30pm

Wednesday: 7:00pm

903-892-3037



SHERMAN



PLANNING AND ZONING BOARD
INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

Bill Lane & Mark Clayton
1930 Toler Trail

October 6, 2008

Garland, TX 75043-1432

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 21, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

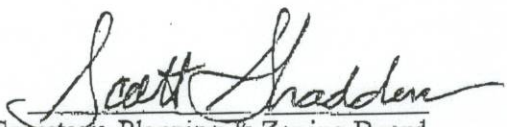
Greater Life Church (Owner), Philip Moore (Pastor) and Nathan Gray (Representative) concerning the property located at 933 West Lamar Street, being Lots 13-17, Block 3 of G.Y. Gray's 2nd Addition

The request is as follows:

- a) Variance under Ordinance No. 2280, Section 7, Subsection (5) to allow a 1' front yard setback in lieu of the required 25' on a special building setback street in a C-1 (Retail Business) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(5) to allow a 96 square foot monument sign in lieu of the permitted 32 square foot in a C-1 (Retail Business) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

Please see Attached Letter -

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

October 20, 2008

From: Mark Lane
1930 Toler Trail
Garland, Texas 75043

To: City of Sherman
Attention: Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

To Whom It May Concern:

The purpose of this letter is to submit my opposition to the variance requests made by the Greater Life Church concerning property located at 933 West Lamar Street.

- 1) In regard to the variance requested under Ordinance No. 2280, Section 7, Subsection (5) to allow a 1' front yard setback rather than the required 25'. I am adamantly opposed to this variance. There is nothing obstructing the view that would call for anything closer to the street than the 25'. If you put the sign this close to the street it will impede the site lines of traffic and be nothing but an eye sore for the neighborhood. The Church has previously been given a variance for their building which allowed it to construct a large eye sore right on top of the alley where city vehicles (Garbage Trucks, etc.) and traffic can hardly pass. This is in addition to the construction debris that was scattered over the alley and into neighboring yards. If this variance is allowed the Church will be pushing the rules from curb to curb with little regard for anyone but themselves.
- 2) In regard to the variance requested under Ordinance No. 2280, Section 7, Subsection (14)(i)(5) to allow a 96 square foot monument sign in lieu of the permitted 32 square foot I refer to my above comments.

I currently own property in the 900 block of West Houston Street that backs into the Church's property on Lamar. By copy of this letter I am asking that you please deny the requested variances.

Thank you for your consideration,



Mark Lane

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

728 South Travis Street
Being Lot 1, Block 1 of St. Mary's Catholic Church, a Replat of Blocks 3 & 6
of Hare & Randolph Addition
Variances

Requested Action/Proposed Use:

- a) Variance to allow a 14' front yard setback in lieu of the required 25' on a special building setback street in an R-2 (Multi-Family Residential) District.
- b) Variance to allow a 48 square foot monument sign in lieu of the permitted 32 square foot in an R-2 (Multi-Family Residential) District.

Background

The property is located at 728 South Travis between Sparrow and Moravec Lanes; St. Anne's Catholic Church is currently under construction. They would like to erect a 48 square foot monument sign, 14 foot from the front property line along Travis Street.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Roman Catholic Diocese of Dallas (Owners), St. Anne's Catholic Church (Tenant), Jose P. Martinez (Representative) and Fisher Heck Architects (Architect)

Master Plan Designation:

Residential

Number of notices mailed:

21

Objections received:

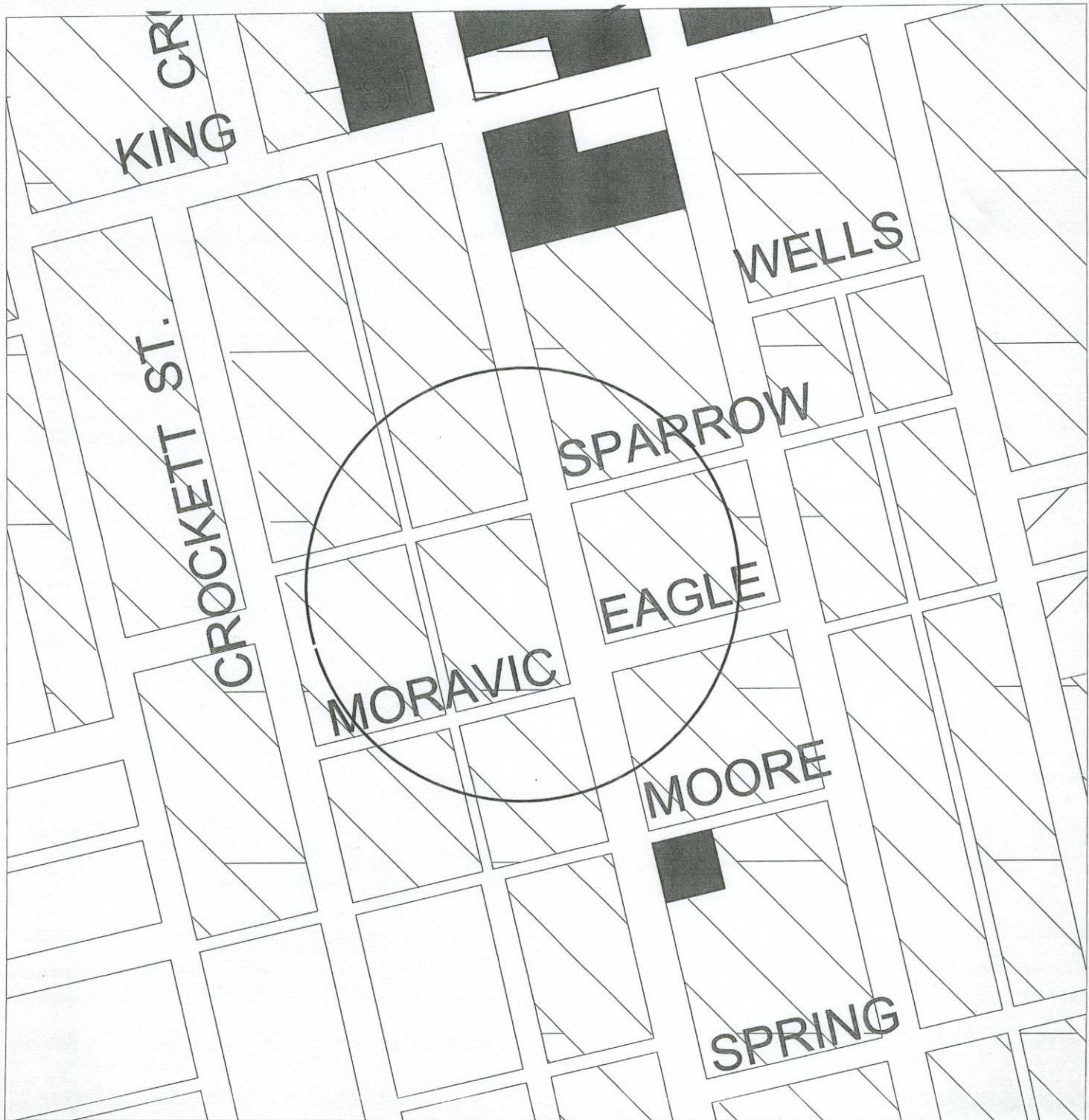
0

Attachments:

Location map, Photos, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 RETAIL BUSINESS DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CO OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLA LOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



728 SOUTH TRAVIS

Department of Developmental Services

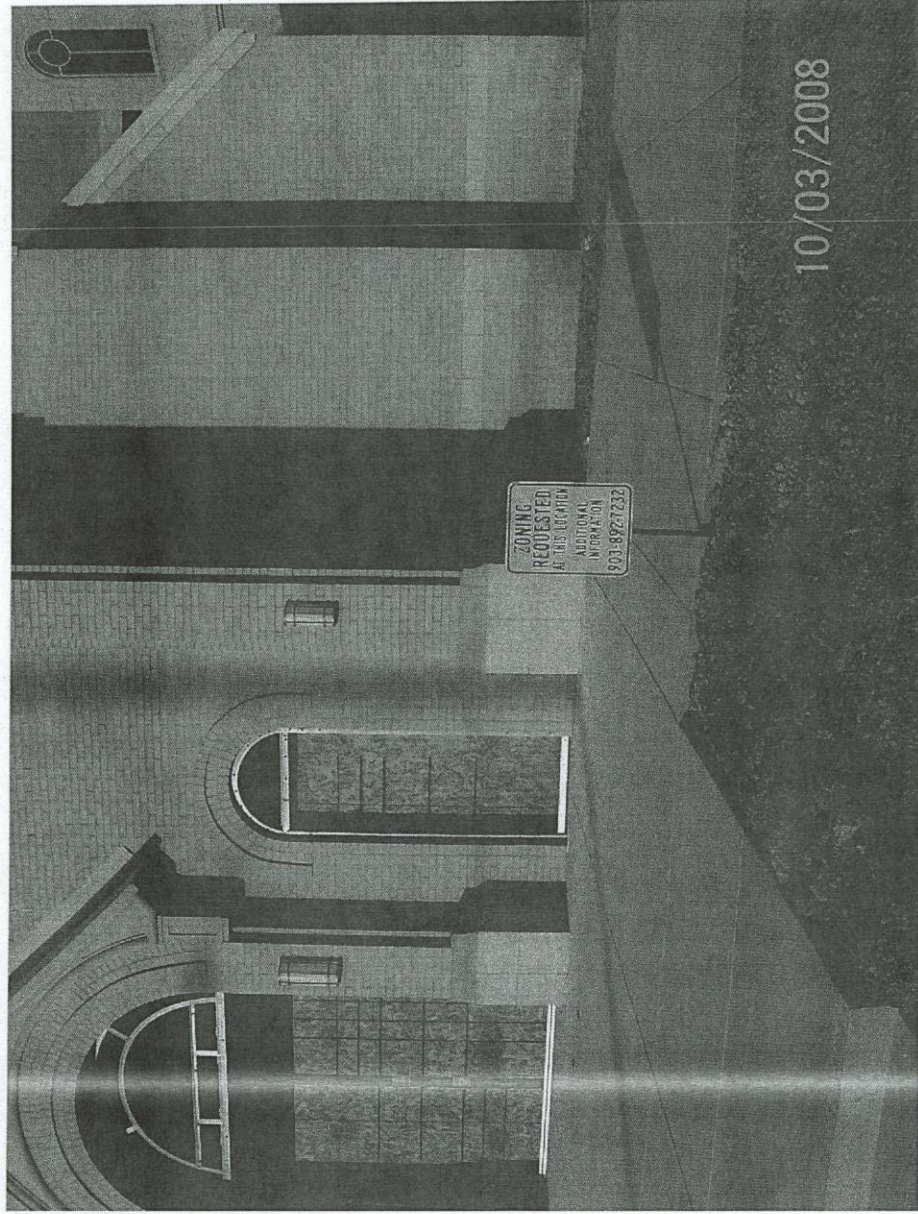




(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 67.5 feet

728 S. Travis



SPARROW LANE

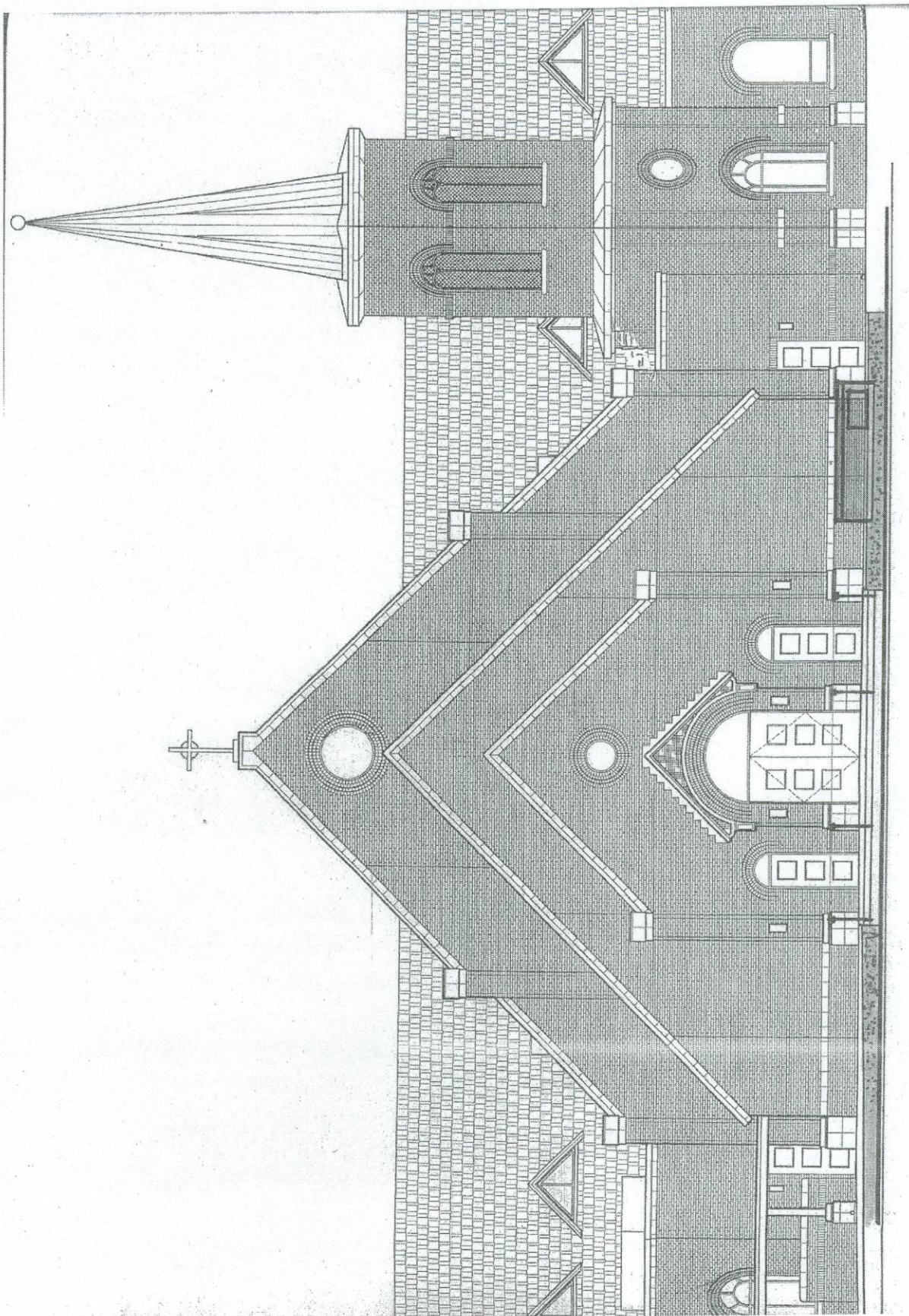
MORAVEC LANE

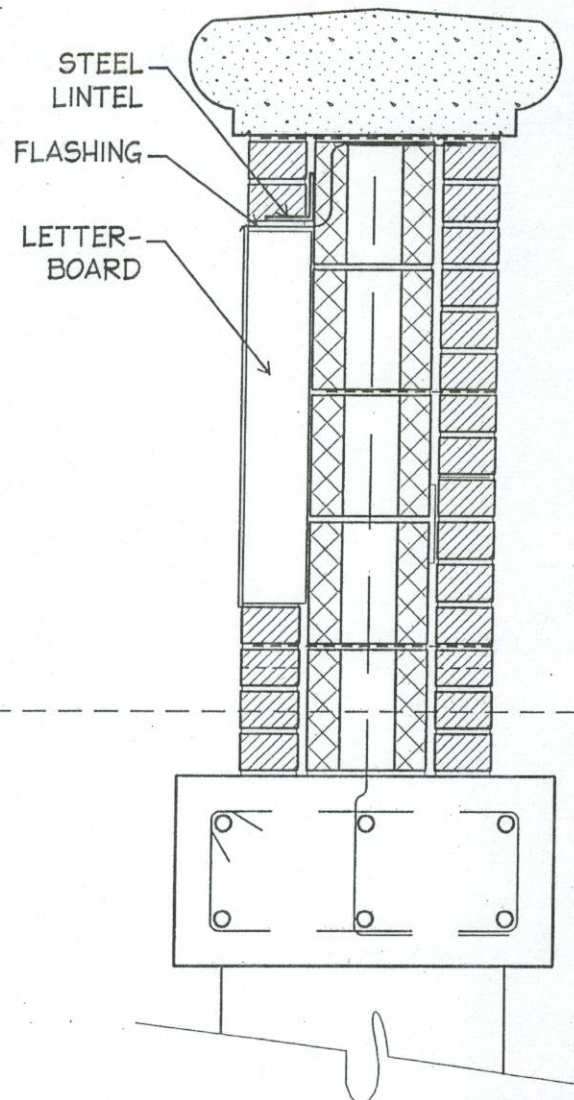
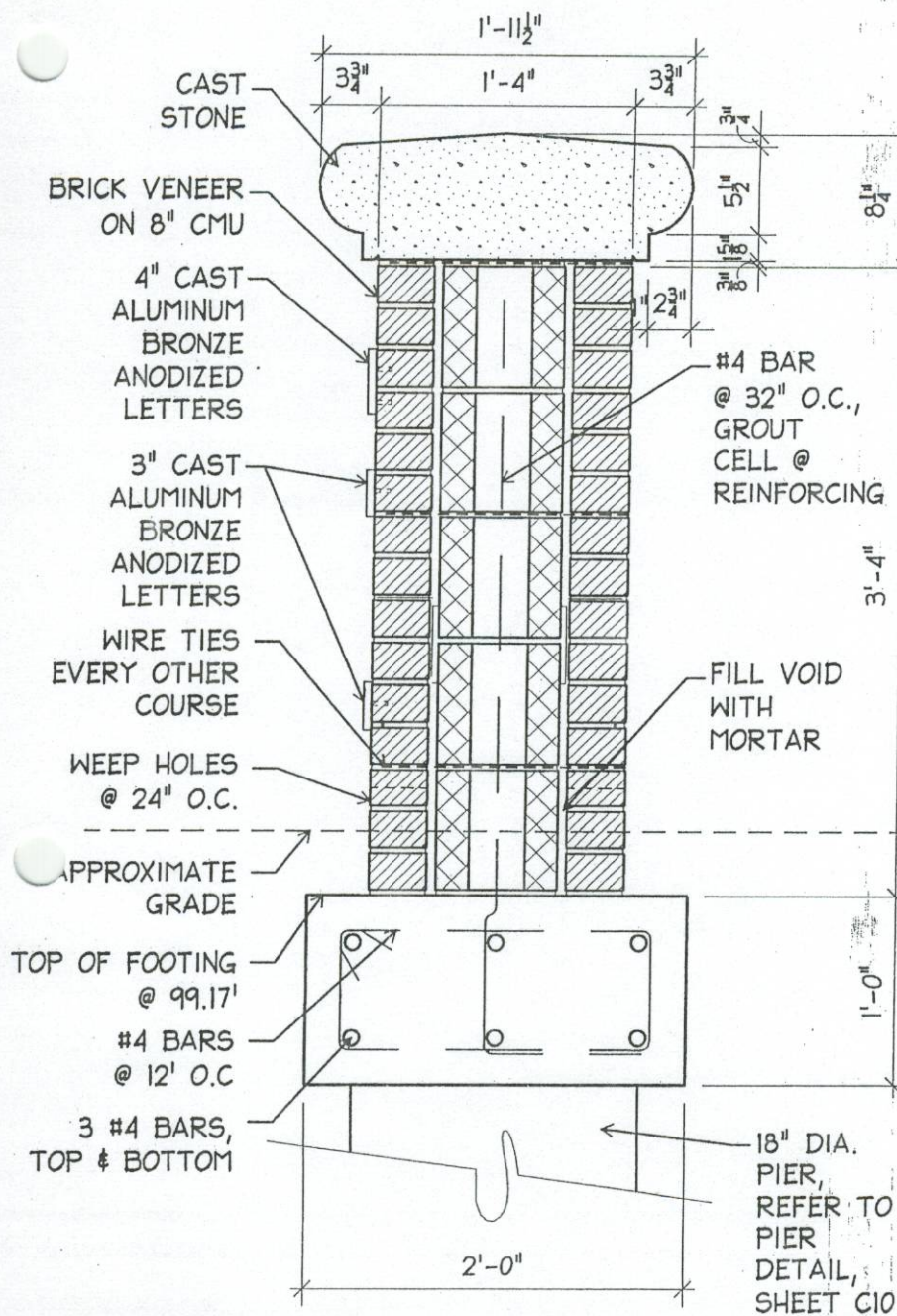
ST. ANNES CATHOLIC CHURCH

PROPOSED
SIGN

TRAVIS STREET

EXISTING ST.
MARY'S
CATHOLIC
CHURCH





1

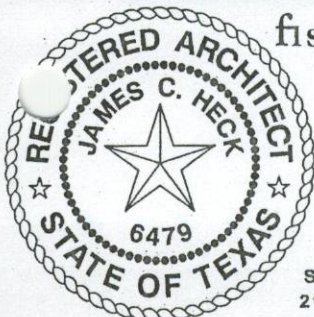
SECTION

SCALE 1" = 1'-0"

2

SECTION

SCALE 1" = 1'-0"



fisher **heck** architects

915 S. St. Mary's Street
San Antonio, Texas 78205
210.299.1500 fax 299.1622

PROJECT NUMBER 0605 A1

ST. ANNE'S CATHOLIC CHURCH

SHEET TITLE

BRICK SIGN SECTIONS

SCALE 1" = 1'-0"

DATE

09/22/08

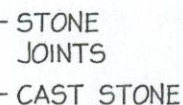
© 2008 FISHER * HECK, INC.
ALL RIGHTS RESERVED

SHEET #

SD-117

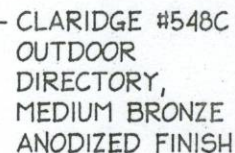
ISSUE ASI-48

F:\0605 A1 St. Anne's Church-Sherman\CD-R2 - revision set



PLAN

SCALE: $3/8" = 1'-0"$



ELEVATION

SCALE: $3/8" = 1'-0"$

1. CONCRETE COMP STRENGTH -4000 PSI
2. REINFORCEMENT STEEL ASTM A615-GR60
3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE
4. SHALL BE PLACE WITHIN 8 HOURS OF DRILLING



**915 S. St. Mary's Street
San Antonio, Texas 78205
210.299.1500 fax 299.1622**

PROJECT NUMBER 0605 A1

ST. ANNE'S CATHOLIC CHURCH

SHEET TITLE

BRICK SIGN

SCALE: $3/8" = 1'-0"$

DATE:
09/22/08

© 2008 FISHER & HECK, INC.
ALL RIGHTS RESERVED

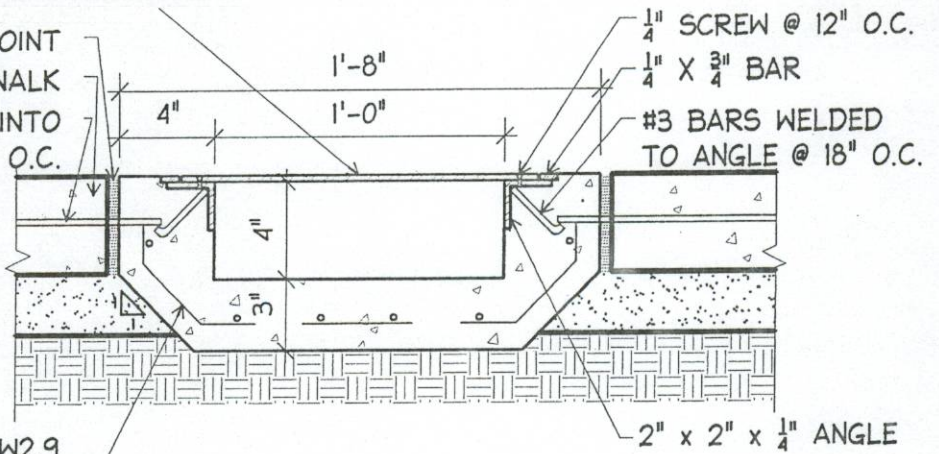
SHEET #

SD-116
ISSUE: ASI-48

F:\0605 A1 St. Anne's Church-Sherman\CD-R2 - revision set

EXPANSION JOINT
CONCRETE SIDEWALK
#4 BAR DOWEL INTO
SIDEWALK @ 24" O.C.

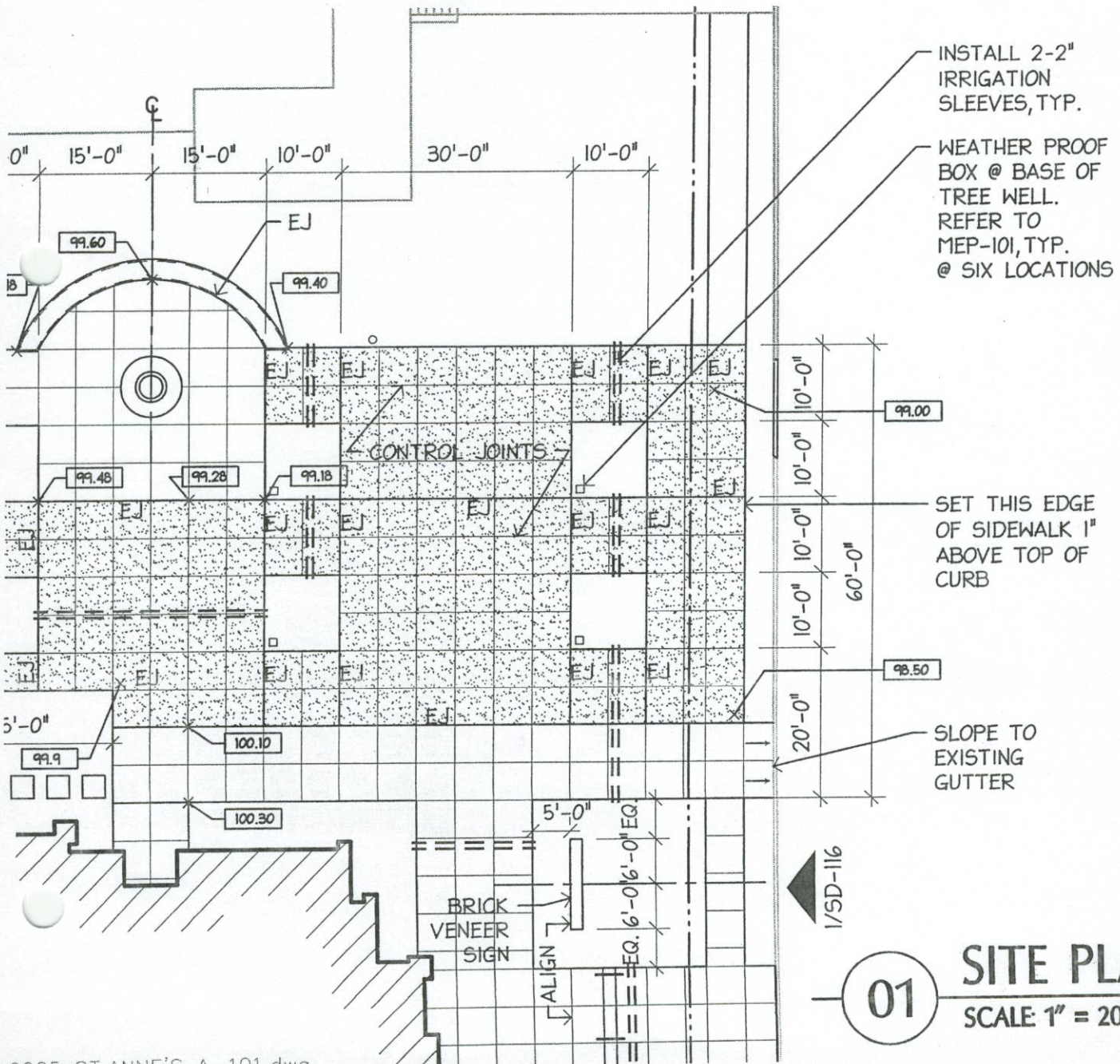
6" x 6" W2.9 x W2.9
WELDED WIRE MESH.



02

SECTION

SCALE 1-1/2" = 1'-0"



01

SITE PLAN

SCALE 1" = 20'

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

3111 U.S. Highway 75 South
Being .47 acres in the Preston Kitchen Survey, Abstract No. 667
Exception

Requested Action/Proposed Use:

Exception to allow metal siding on the rear wall of an existing building in lieu of the requirement for exterior wall finishes being masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.

Background

The property is located at 3111 U.S. Highway 75 South. At the September 16, 2008 Planning and Zoning Commission Meeting, the board approved a Specific Use Permit to allow a crane service at this location. The owner plans to stucco the exterior of the remaining three sides of the building.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Donna Reast (Owner), Bryan Luckett (Prospective Buyer) and Sartin & Associates (Surveyors)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

9

Objections received:

0

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:

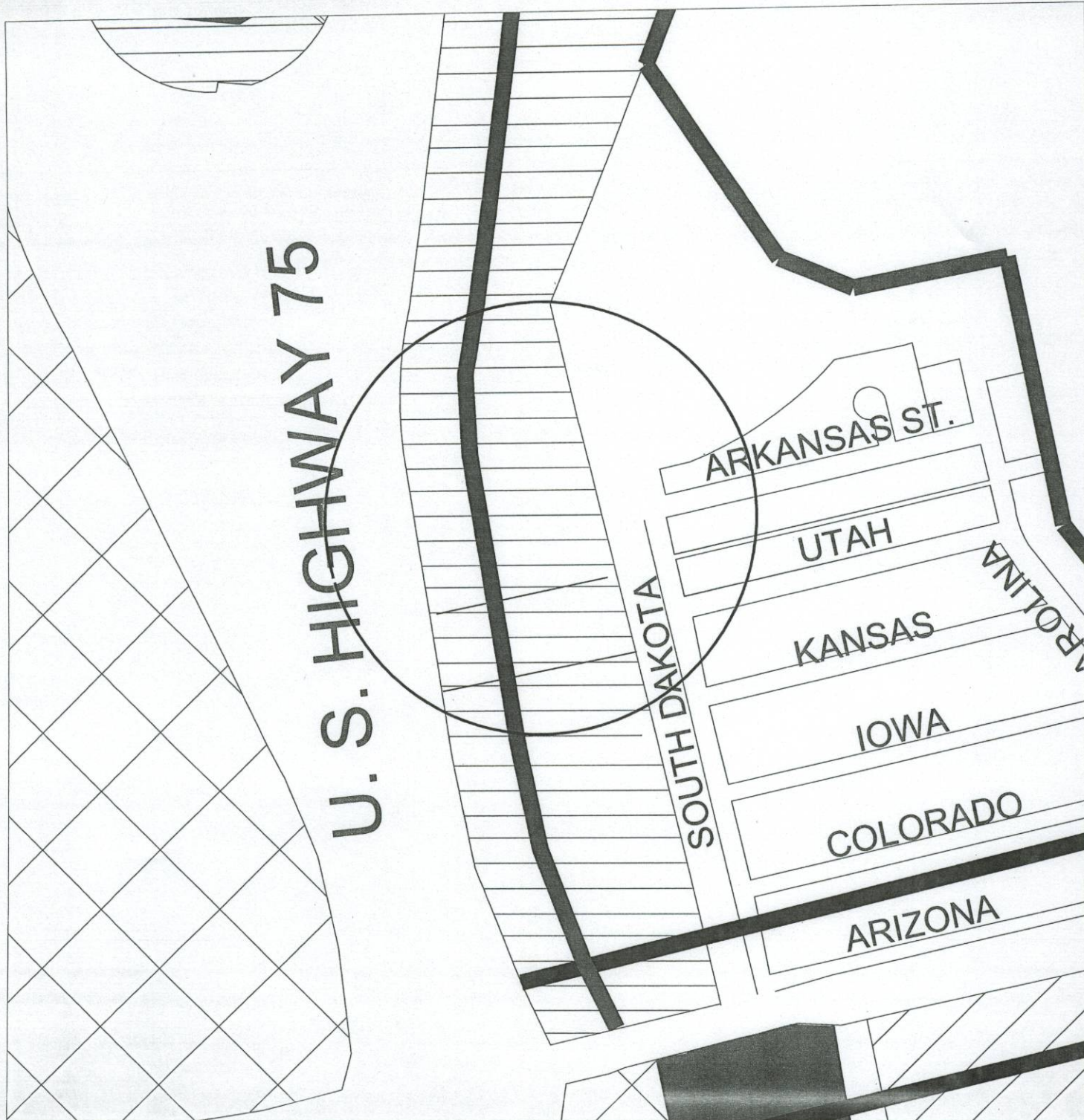
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 RETAIL BUSINESS DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CO OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

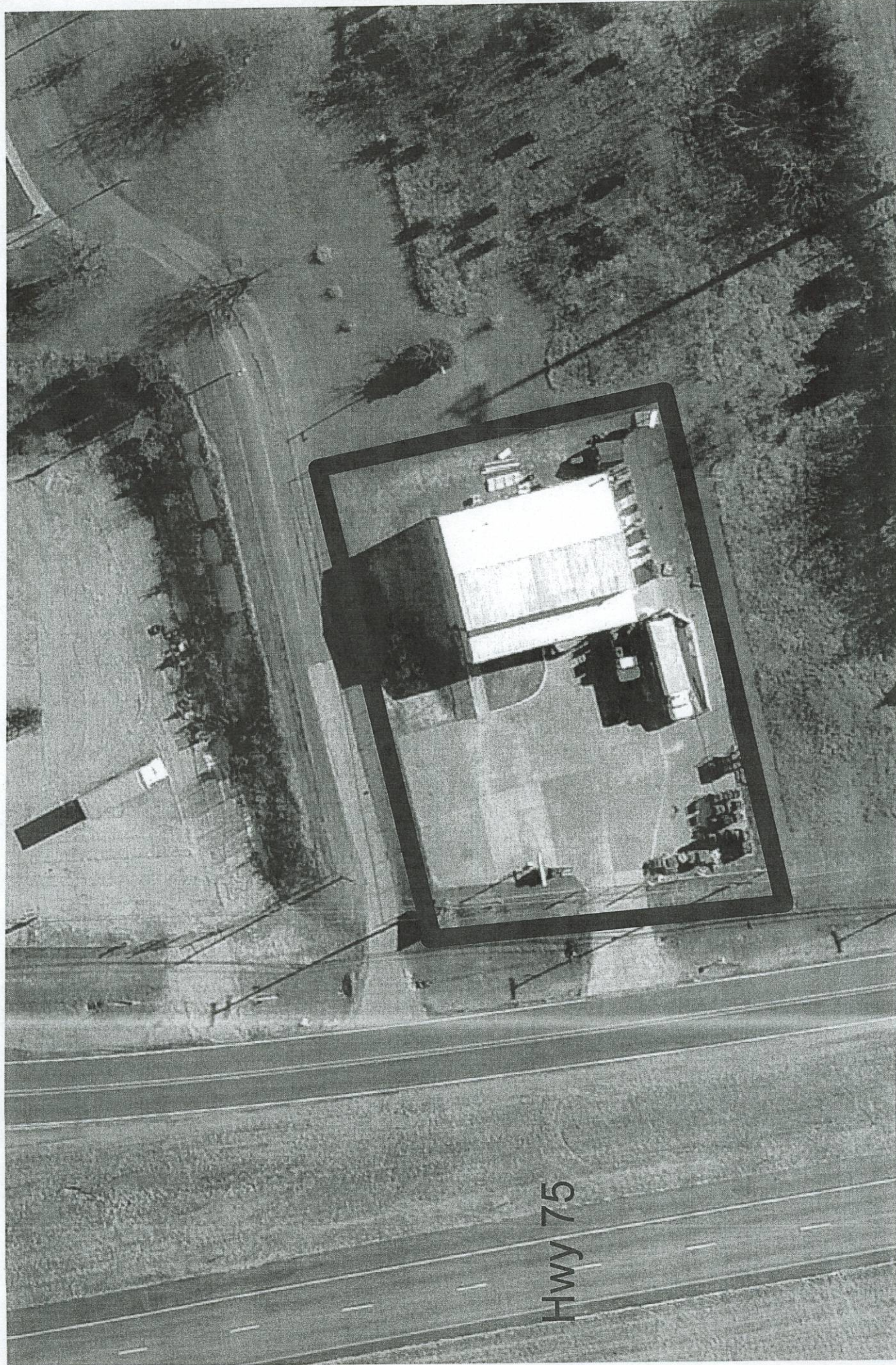
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



3111 U.S. HWY 75 SOUTH

ENGINEERING DEPARTMENT

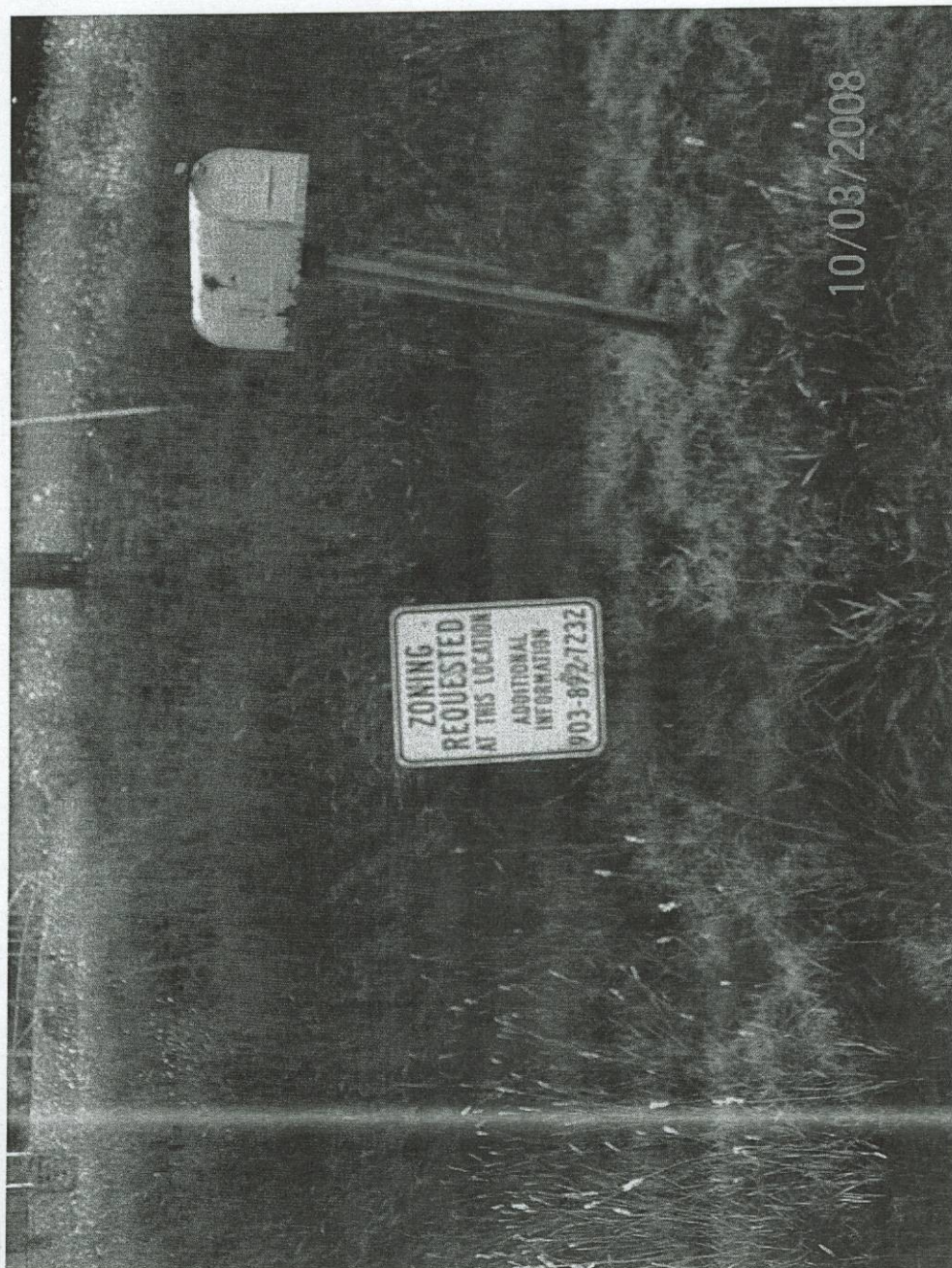




Hwy 75

Scale: 1 inch = 44.3 feet

3111 Hwy 75 S.



October 16, 2008

Donna Reast
3866 Echo Brook Lane
Dallas, TX 75229

Bryan Lockett
4375 CR 40400
Commerce, TX 75428

Dear Applicants,

Your request for an exception to allow metal siding on the rear wall of an existing building in lieu of the requirement for exterior wall finishes to be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District located at 3111 U.S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn) Overlay District and the Commercial Tree and Landscaping Ordinance must be followed.
2. The three remaining sides are required to be brick, stone, stucco or EFIS and if the building is added on, any additions be the same surface

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

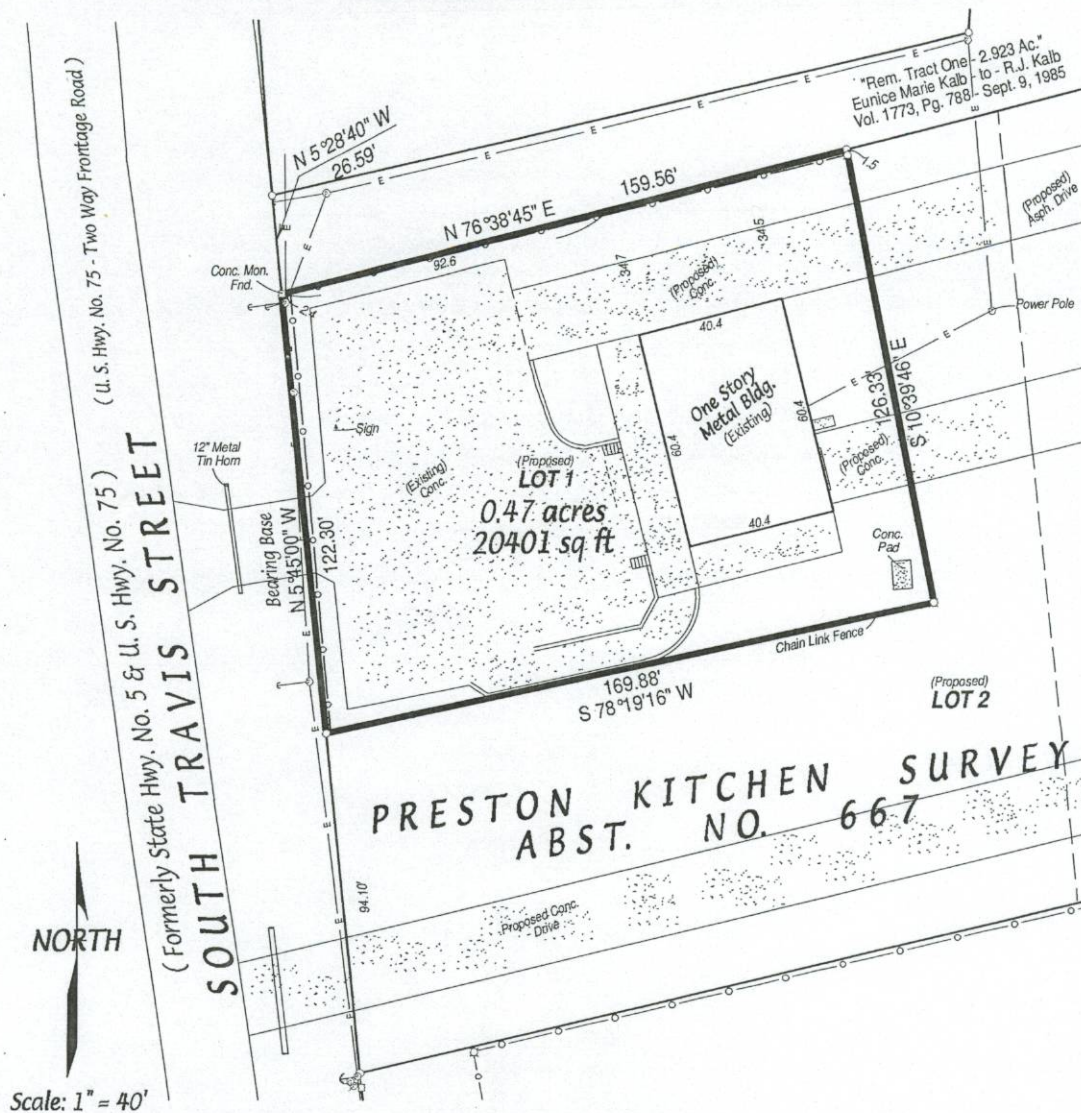
Respectfully,



Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

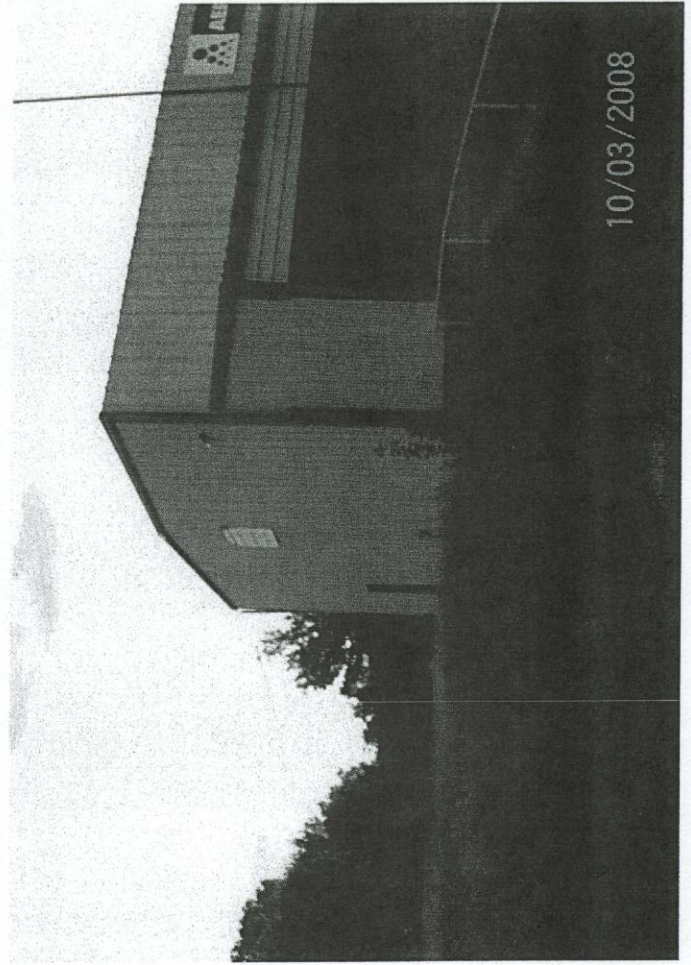
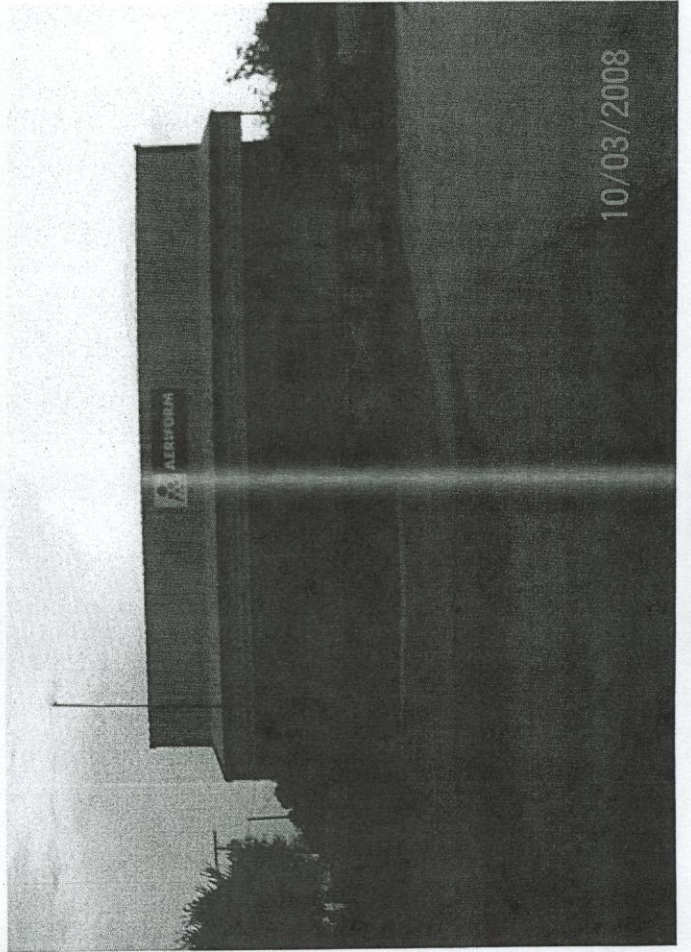
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



SITE PLAN

SARTIN & ASSOCIATES, INC.

109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843
Ph.: (903) 892-8003 Fax: (903) 868-2970



SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 6, 2008 Lucien & Wanda Hines
2144 W. AMP
Farmersville, TX 75442

OCT 13 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 21, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

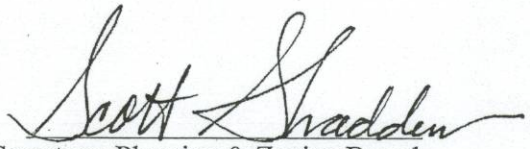
Donna Reast (Owner), Bryan Luckett (Prospective Buyer) and Sartin & Associates (Surveyors) concerning the property located at 3111 U.S. Highway 75 South, being .47 acres in the Preston Kitchen Survey, Abstract No. 667

The request is as follows:

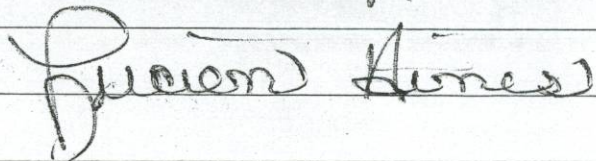
Exception under Ordinance No. 2280, Section 6.8.2 Subsection (4)(b) to allow metal siding on the rear wall of an existing building in lieu of exterior wall finishes shall be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I have no objections to their request. If they own this property + they pay their taxes let them do as they please



Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

3019 North Ricketts Street
Being Lot 4, Block B-2 of Idlewood Acres, Section 2
Variance

Requested Action/Proposed Use:

Variance to allow a 6' side yard setback for a single family dwelling in lieu of the required 11.7' in an R-1 (One Family Residential) District.

Background

The property is located at 3019 North Ricketts Street; the last lot on Ricketts Street on the east side of the road. The owner would like to construct a single family dwelling on the lot.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Nancy Hereford (Owner), Gene Handeland (Representative) and Underwood Drafting & Surveying (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

10

Objections received:

1

Attachments:

Location map, Photos, Site Plan, Staff Review Letter

Prepared By:

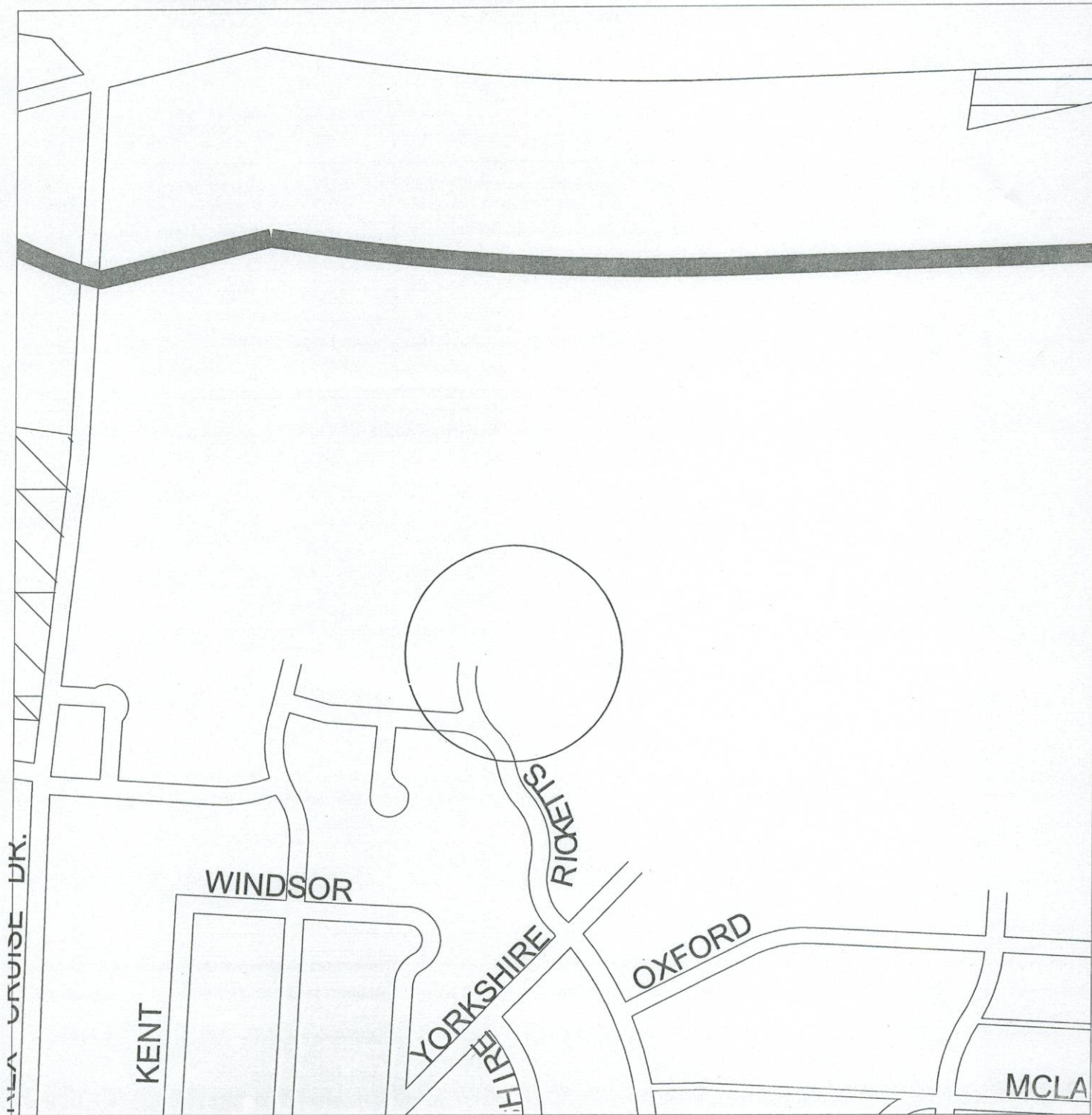
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1 RETAIL BUSINESS DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	CO OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

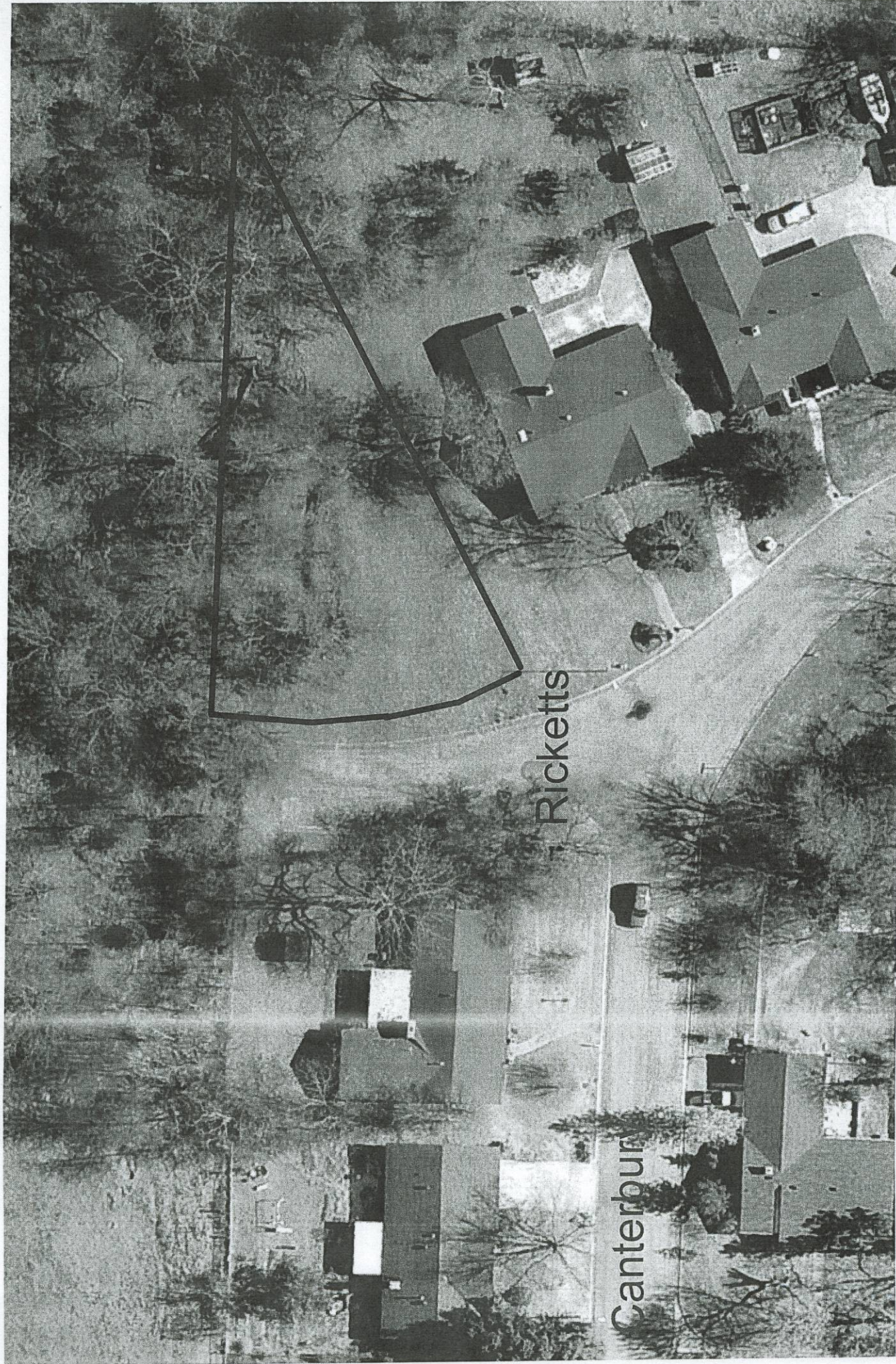
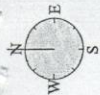
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



3019 NORTH RICKETTS

ENGINEERING DEPARTMENT

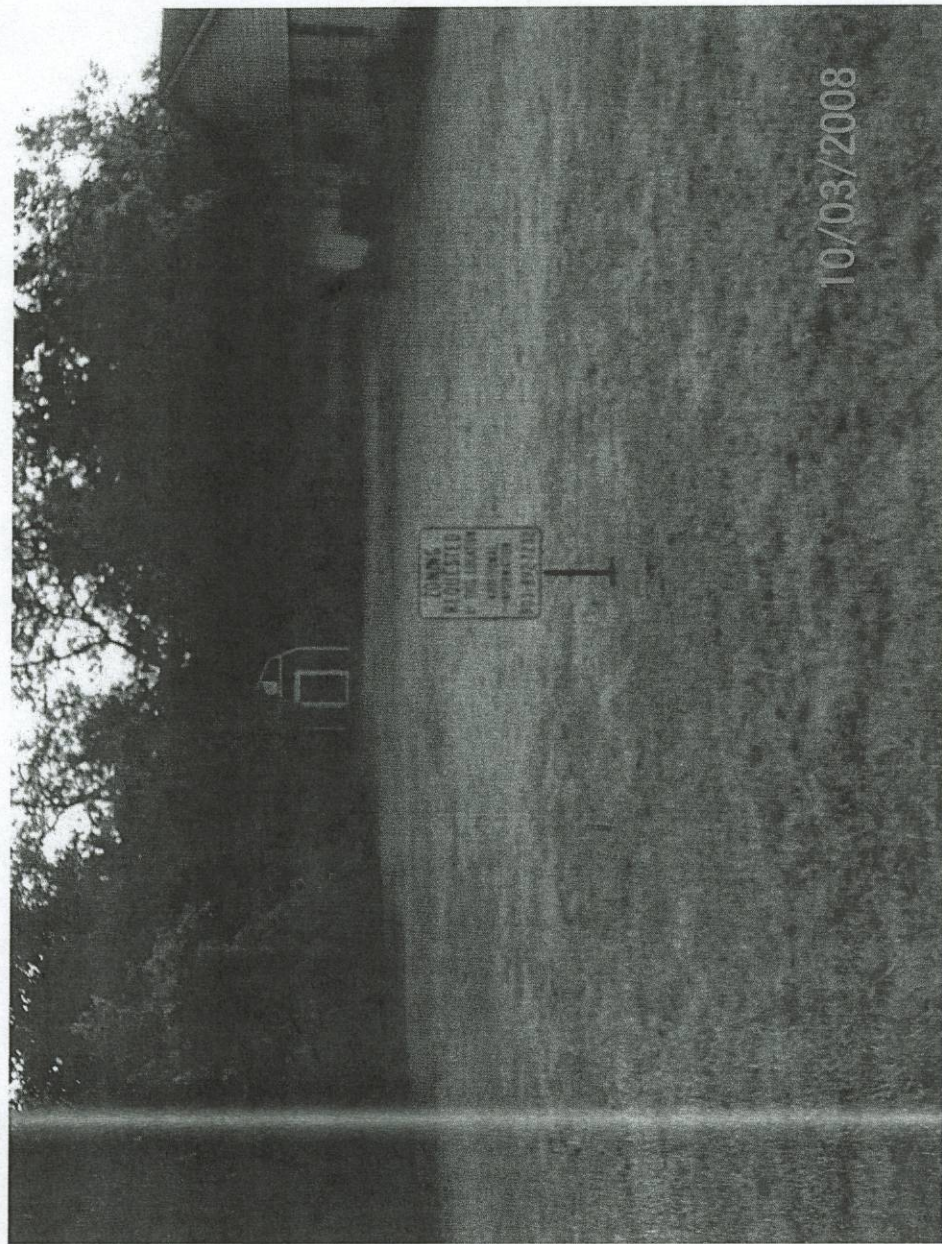




(c) Copyright 2006, Pictometry International Corp.

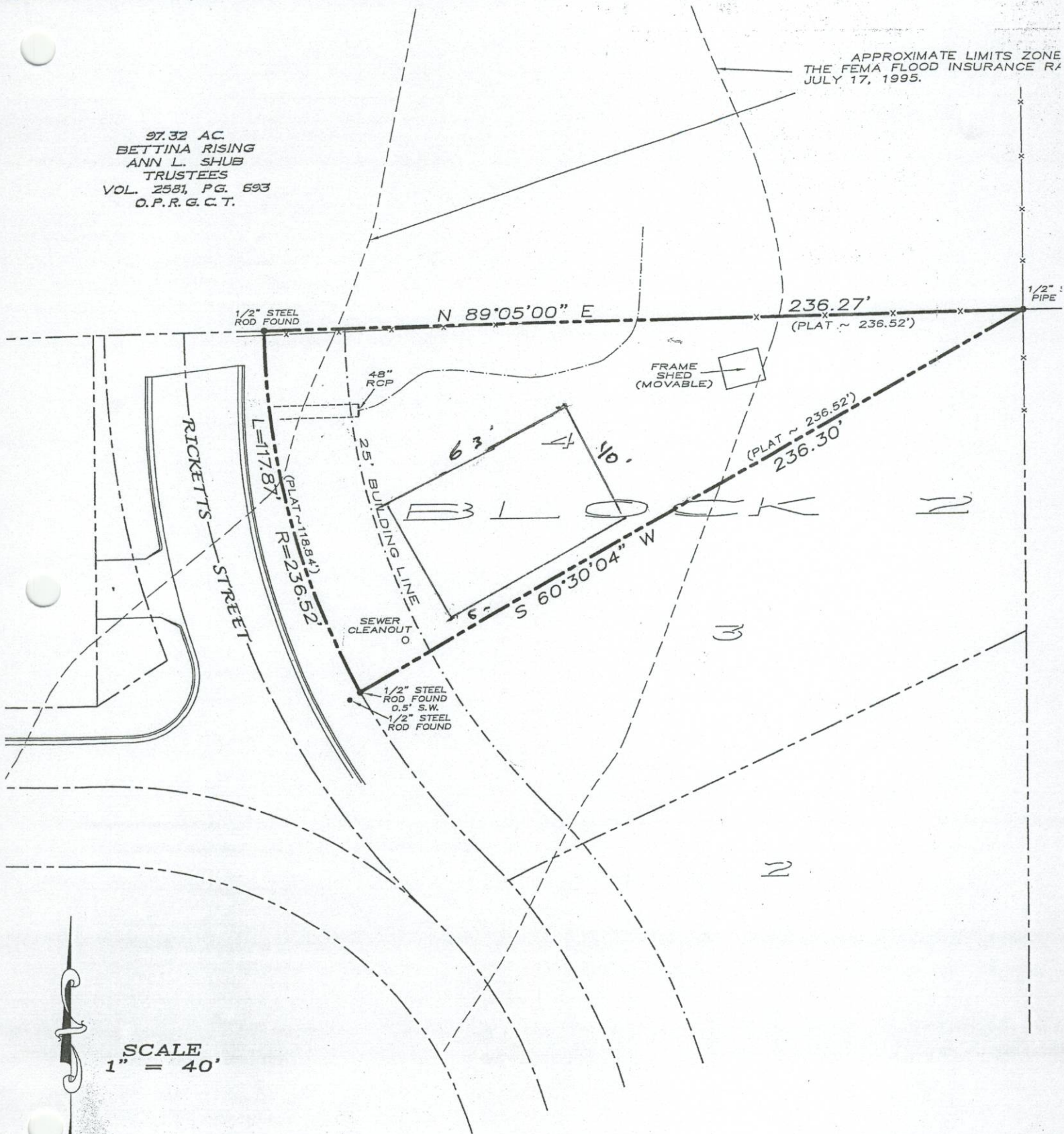
Scale: 1 inch = 43.9 feet

3019 N. Ricketts



97.32 AC.
BETTINA RISING
ANN L. SHUB
TRUSTEES
VOL. 2581, PG. 693
O.P.R.G.C.T.

APPROXIMATE LIMITS ZONE
THE FEMA FLOOD INSURANCE R/
JULY 17, 1995.



UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

William Roberts
2814 Dover
October 6, 2008 Sherman, Texas 75092

OCT 15 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 21, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

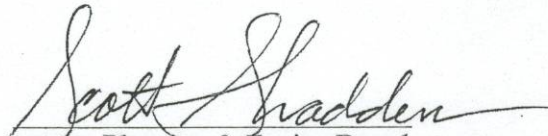
Nancy Hereford (Owner), Gene Handeland (Representative) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 3019 North Ricketts Street, being Lot 4, Block B-2 of Idlewood Acres, Section 2

The request is as follows:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback for a single family dwelling in lieu of the required 11.7' in an R-1 (One Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

*See
ATTACHED*

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

RE; Rezoning 3019 North Ricketts

October 14, 2008

I own the property directly across the street from the proposed rezoning and also speak for 3 other members of my family who own 5 properties in the same area and we are all against granting the variance on the property. The homes in this area were all built between 1966 and 1970 and all conform to the area and the neighborhood is a well established and maintained area and we feel if we agree to this it will hurt the integrity of the neighborhood, and with there being another lot 3 doors down that could also need some rezoning and if Ricketts street were to be extended to US 82 where would it stop if this were granted. I also fear with the variance the water that comes across the property would get into the neighbor to the south's home, for there would not be the enough room between them.

My wife and I sold Real Estate in Sherman for 20 years with 10 of that in office's that had this property listed, I have shown this property no less than 20 times and was asked about the water every time and I told them I did not know for them to check on it when it rained. When one of the 500 year floods came I went around and looked at all the properties I could and this one had water going across it. I checked and lots of water comes down the creek and causes a bottle neck where it comes off the field and goes under Canterbury and Ricketts into creek. Again I am against granting this variance.

Thank you William Roberts

William Roberts

October 15, 2008

Nancy Hereford
547 Ridgeview Dr.
Sherman, Texas 75090

Gene Handeland
3360 FM 406
Pottsboro, Texas 75076

Dear Applicants,

Your request for a variance to allow a 6' side yard setback for a single family dwelling in lieu of the required 11.7' in an R-1 (One Family Residential) District located at 3019 North Ricketts Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.

Engineering

2. This property is located within approximate floodplain, therefore; it is required to have the finished floor 2' above curb.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 6, 2008

William & Phyllis White
PO Box 1435
Pottsboro, TX 75076-1435

OCT 21 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 21, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

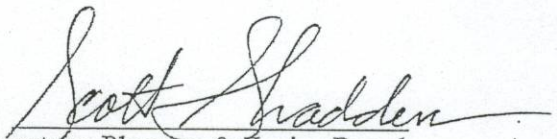
Nancy Hereford (Owner), Gene Handeland (Representative) and Underwood Drafting & Surveying (Surveyors) concerning the property located at 3019 North Ricketts Street, being Lot 4, Block B-2 of Idlewood Acres, Section 2

The request is as follows:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback for a single family dwelling in lieu of the required 11.7' in an R-1 (One Family Residential) District.

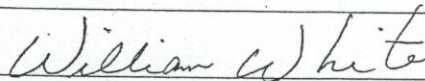
As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106



Secretary, Planning & Zoning Board

In the past there has been flooding in the creek behind my residence (3000 N. Ricketts). Flooding has caused erosion creating problems with my fence line. In my opinion by allowing any variance under Ordinance No. 2280 would cause more drainage problems. Without the help of the City, trying to keep areas such as this cleared is expensive, an expense I can not afford. Here shortly I am hoping to place my residence on the market. Voting yes to the variance of this Ordinance would reduce the value of this property and others around the area. I ask that you vote no.



Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1002 South Travis Street
Being Lot 18R of the Replat of Lots 18, 19, and 20 of M.B. Moore's Addition
Zone Change, Specific Use Permit, Exception/Variance

Requested Action/Proposed Use:

Planning and Zoning Commission

- a) Zone change from an R-2 (Multi-Family Residential) District to an R-1 (One Family Residential) District.
- b) Variance to allow lots with no public street frontage in an R-2 (Multi-Family Residential) District.
- c) Specific Use Permit and Site Plan Approval to allow patio homes in an R-2 (Multi-Family Residential) District.

Board of Adjustments

- a) Exception to allow five (5) lots along Travis Street to be 3,300 square foot lot area in lieu of the required 4,000 square foot for patio homes in an R-2 (Multi-Family Residential) District.
- b) Exception to allow a six (6) foot privacy fence in the front yard of a front line street with a 17' setback in lieu of the permitted height of four (4) feet in an R-2 (Multi-Family Residential) District

Background

The property is located at 1002 South Travis Street between Spring and Lark Streets, The owners would like to change the zoning and construct patio homes on the lots. The lot was formerly the Caprice Apartments which was destroyed by fire a number of years ago.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Paul Andrew Huggins (Owner), CMA Architecture (Architects) and Matthijs Melchior (Representative)

Master Plan Designation: Residential

Number of notices mailed: 17

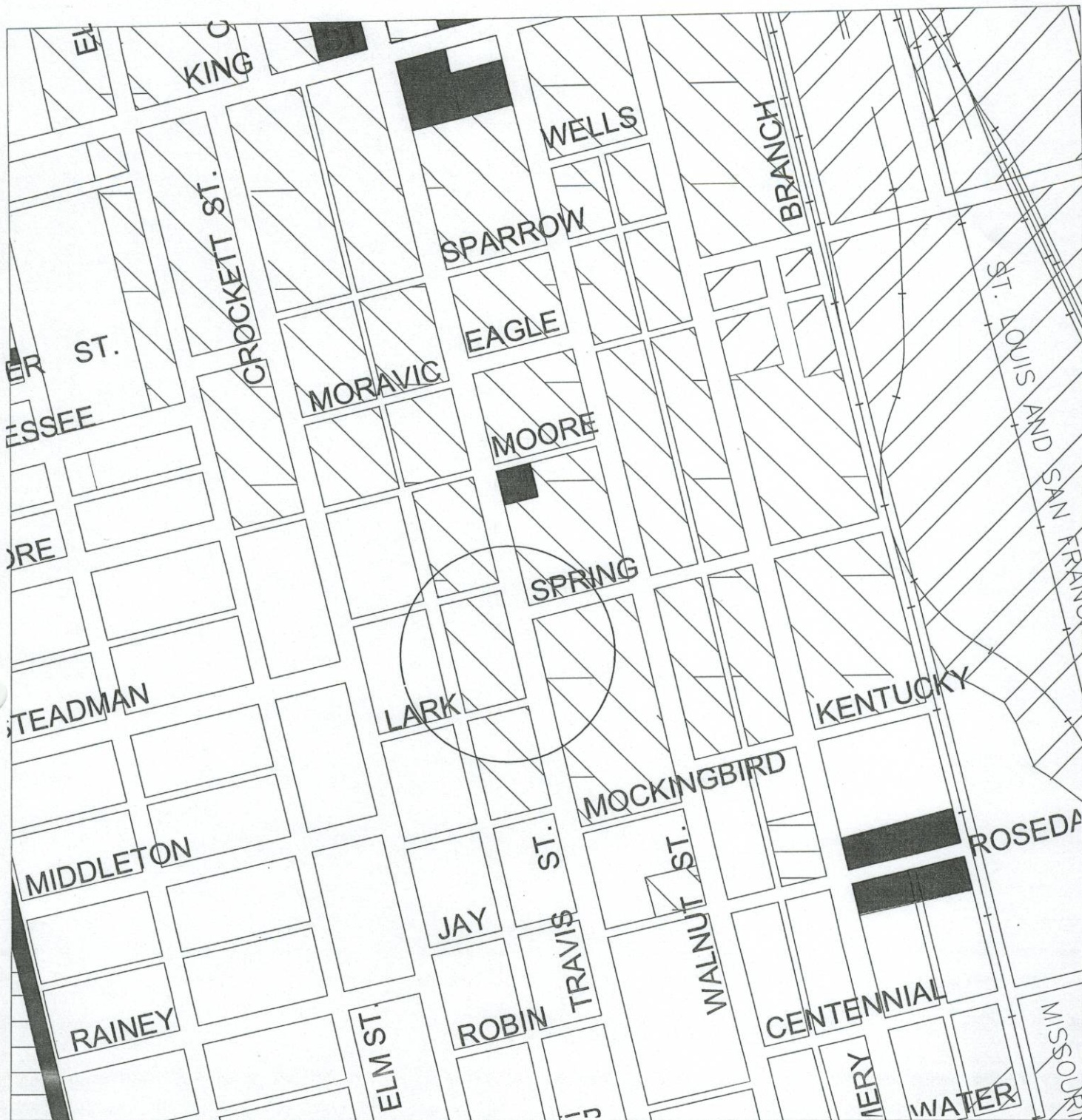
Objections received: 0

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



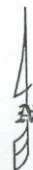
LEGEND

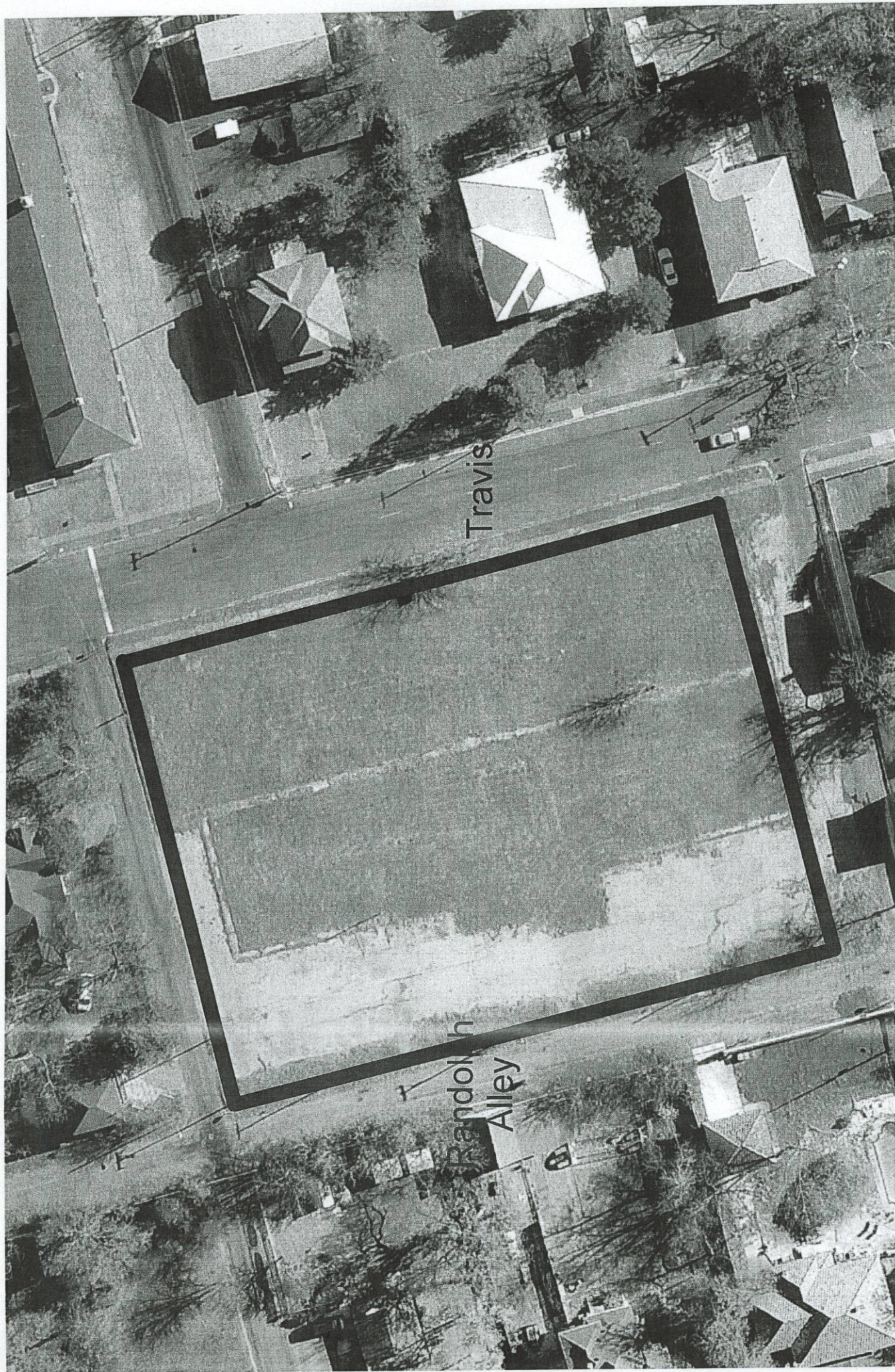
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.1 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	C-O OFFICE DISTRICT		O-1.2 OVERLAY DISTRICT - COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1.5 MEDIUM MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
			CBD CENTRAL BUSINESS DISTRICT



1002 SOUTH TRAVIS ST.

Department of Developmental Services





Scale: 1 inch = 57.0 feet

1002 S. Travis



10/03/2008

October 16, 2008

Paul Andrew Huggins
PO Box 160
Hill Vic, Australia 3128

Matthijs Melchior
1300 Summit Ave
Ft. Worth, TX 76102-4417

CMA Architecture
200 Bailey Ave., Ste. 310
Ft. Worth, TX 76107-1210
Pottsboro, Texas 75076

Dear Applicants,

Your request for:

- a) Variance to allow lots with no public street frontage in an R-2 (Multi-Family Residential) District.
- b) Specific Use Permit and Site Plan Approval to allow patio homes in an R-2 (Multi-Family Residential) District.
- c) Exception to allow five (5) lots along Travis Street to be 3,300 square foot lot area in lieu of the required 4,000 square foot for patio homes in an R-2 (Multi-Family Residential) District.
- d) Exception to allow a six (6) foot privacy fence in the front yard of a front line street with a 17' setback in lieu of the permitted height of four (4) feet in an R-2 (Multi-Family Residential) District

located at 1002 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the Patio Homes Ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. A replat is required to be recorded on this property.
3. This site plan should be considered conceptual in nature, a more detailed site plan will need to be reconsidered after the property has been replatted into lots.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. No provisions are shown on the site plan for trash removal.

Fire Dept.:

6. Required inside turning radius is 35'. Plan indicates a 30' radius with the Fire Lane cutting across a property line. Fire Lane must be unobstructed with a minimum vertical clearance of 14'.
7. Fire Lane must be completed and remain unobstructed during construction
8. There is no indication that the project will be "gated". If security gates are to be added:
 - a. Clear opening of gate must be 24' and have a vertical clearance of 14'
 - b. Gate must operate using approved Knox Key System that will allow fire apparatus to open gate upon arrival and gates to remain open until lock is reset. Contact Fire Marshal for Knox Lock information.

Engineering:

The site plan is conceptual in nature and will not be reviewed officially until a plat is provided. Some items to consider are:

1. A final plat is required.
2. Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
3. The five lots along Travis Street shall extend to the Travis Street property boundary.
4. Due to the fact that there is a gate on the private drive off of Travis Street, a turn around must be provided to prevent traffic from backing onto Travis Street.
5. A utility plan must be provided and approved by the City of Sherman Engineering Department.
6. Drainage must be addressed.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

1002 S. TRAVIS STREET (PATIO HOME SAMPLE ELEVATIONS)



Elevation 1



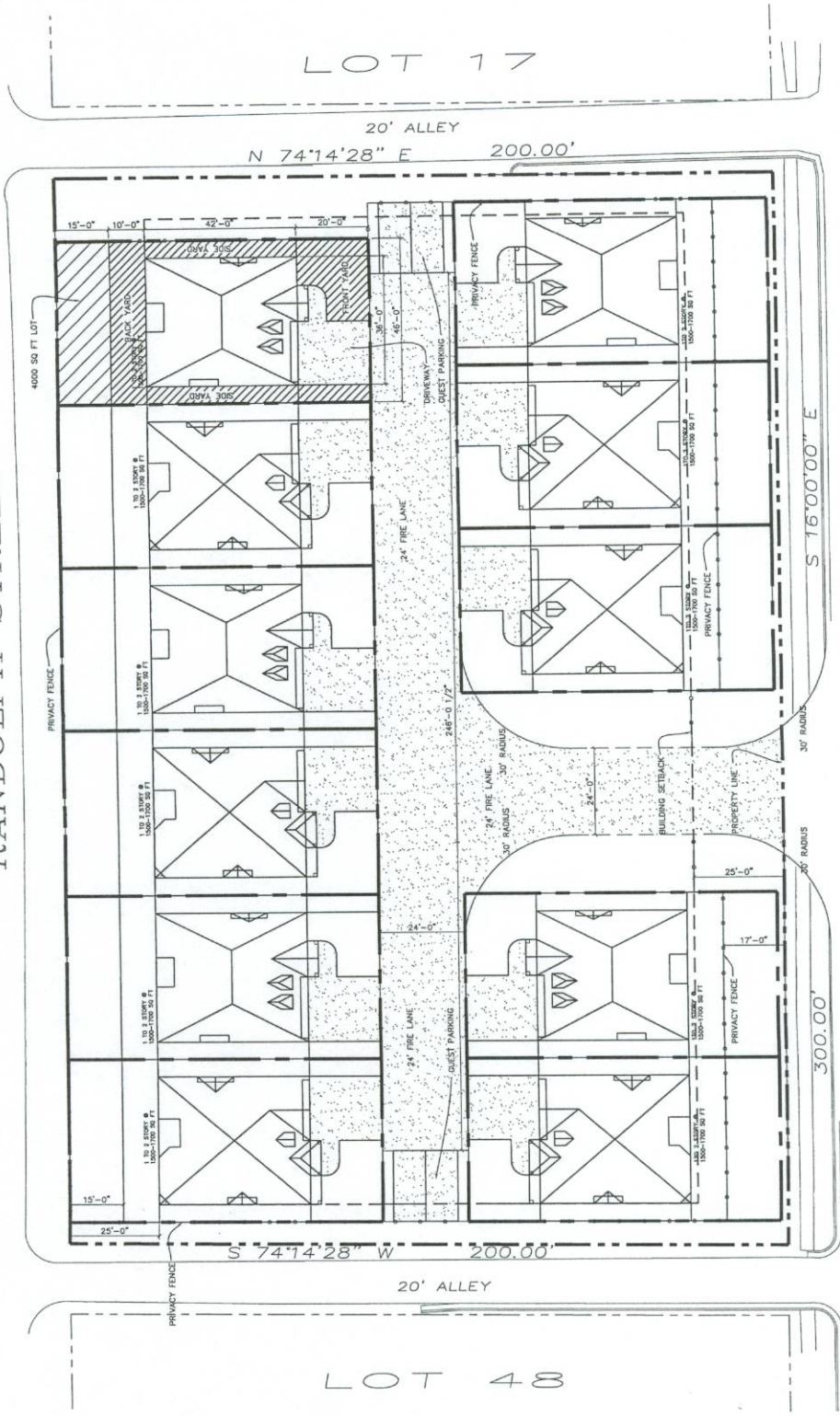
Elevation 2



Elevation 3

(A 40' RIGHT-OF-WAY)

RANDOLPH STREET



NOT FOR CONSTRUCTION

TRAVIS STREET

CONCEPTUAL SITE PLAN
1/32" = 1'-0"

CONCEPTUAL SITE PLAN

PROJ MGR: KRIS CALVERT
DRAWN BY: M. MELCHORS
DATE: 09-17-2008
PROJ NO: 06188.003

1002 S. TRAVIS STREET PATIO HOMES

SHERMAN, TEXAS

2000 BAILEY AVENUE, SUITE 310
FORT WORTH, TEXAS 76107-1210
ARCHITECT: JAMES L. BROWN
ENGINEER: JAMES L. BROWN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2506 U.S. Highway 75 North
Being Lot 2 of the Replat of Lots 2-5 of Lamberth – 75 Addition
Variance & Site Plan

Requested Action/Proposed Use:

Board of Adjustments

Variance to allow a 40' front yard setback for a 50' tall freestanding sign in lieu of the required 75' (40' or twenty-five (25) foot plus the height of the structure, whichever is greater) in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for a Braum's Ice Cream and Dairy.

Background

The property is located at 2506 U.S. Highway 75 North between Lamberth Road and Taylor Street. The owners would like to construct a Braum's Ice Cream and Dairy on the lot.

Adjacent Zoning:

C-1 (Retail Business) District and C-2 (General Commercial) District

Origination:

Retail Bldgs. Inc.(Owners), Braum's Ice Cream & Dairy (Tenant) and Gordon E. Pulis (Representative)

Master Plan Designation: Retail/Commercial

Number of notices mailed: 6

Objections received: 0

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:

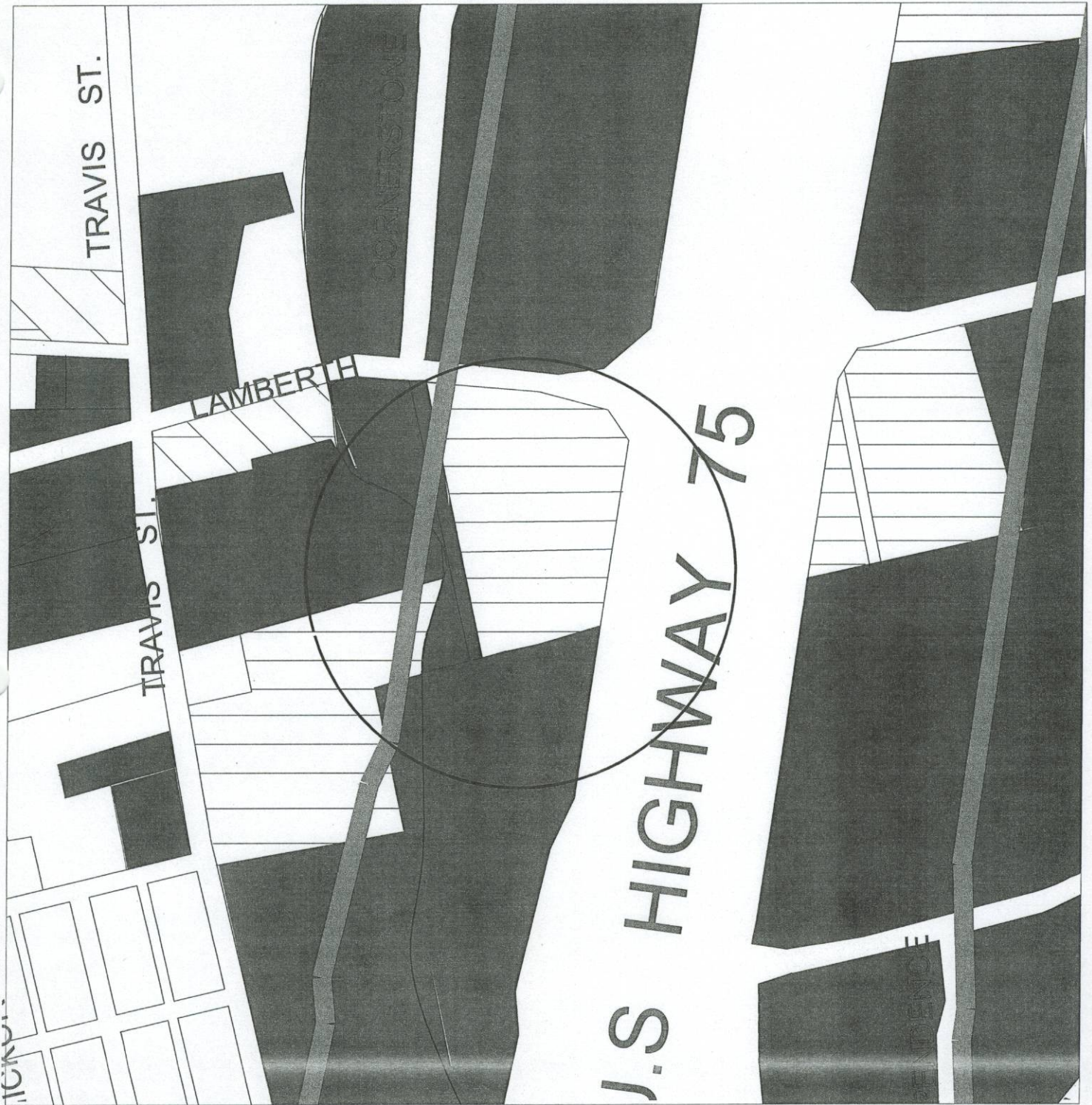
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

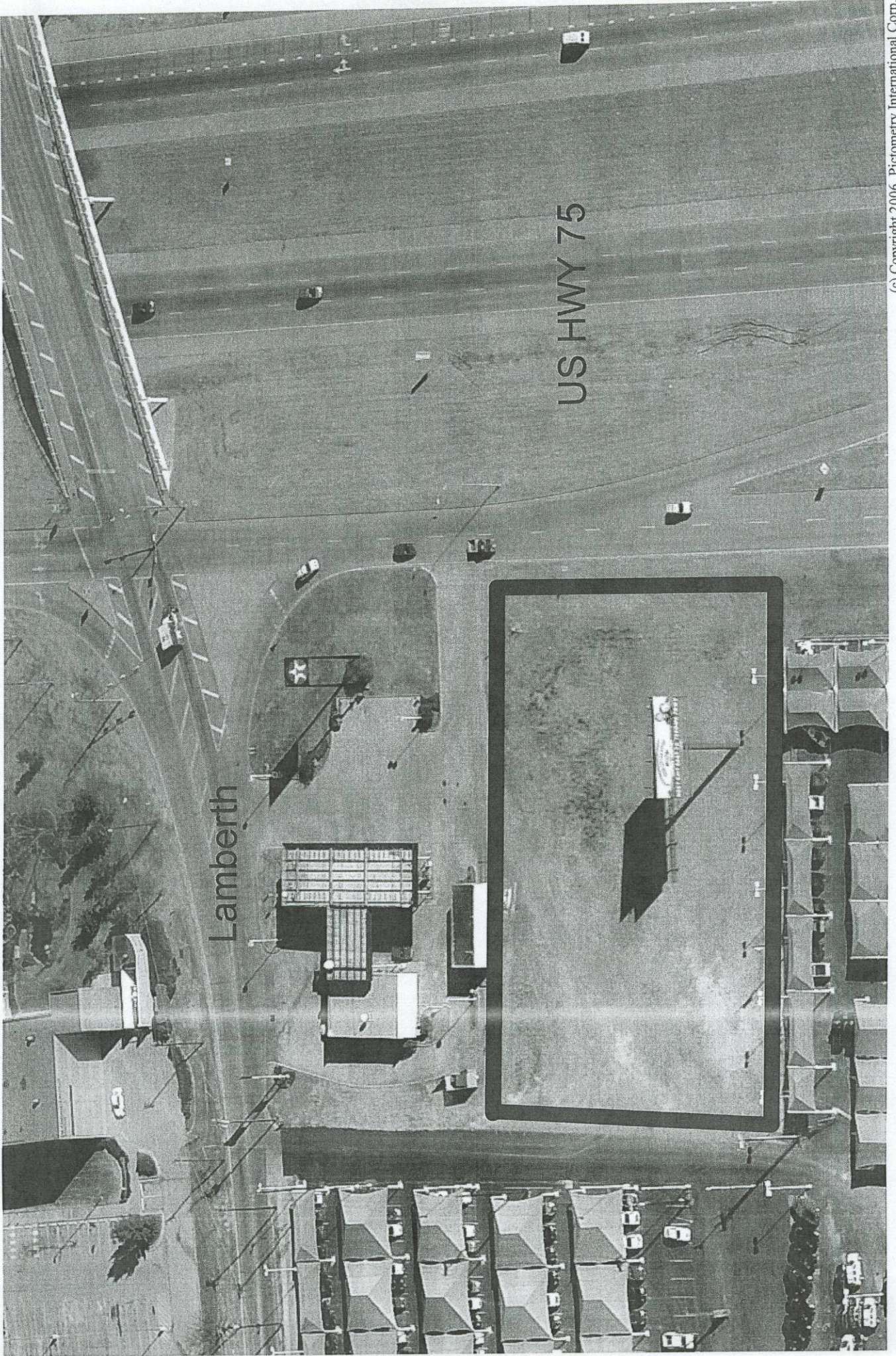
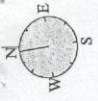
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-1 RETAIL BUSINESS DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
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	CO OFFICE DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		



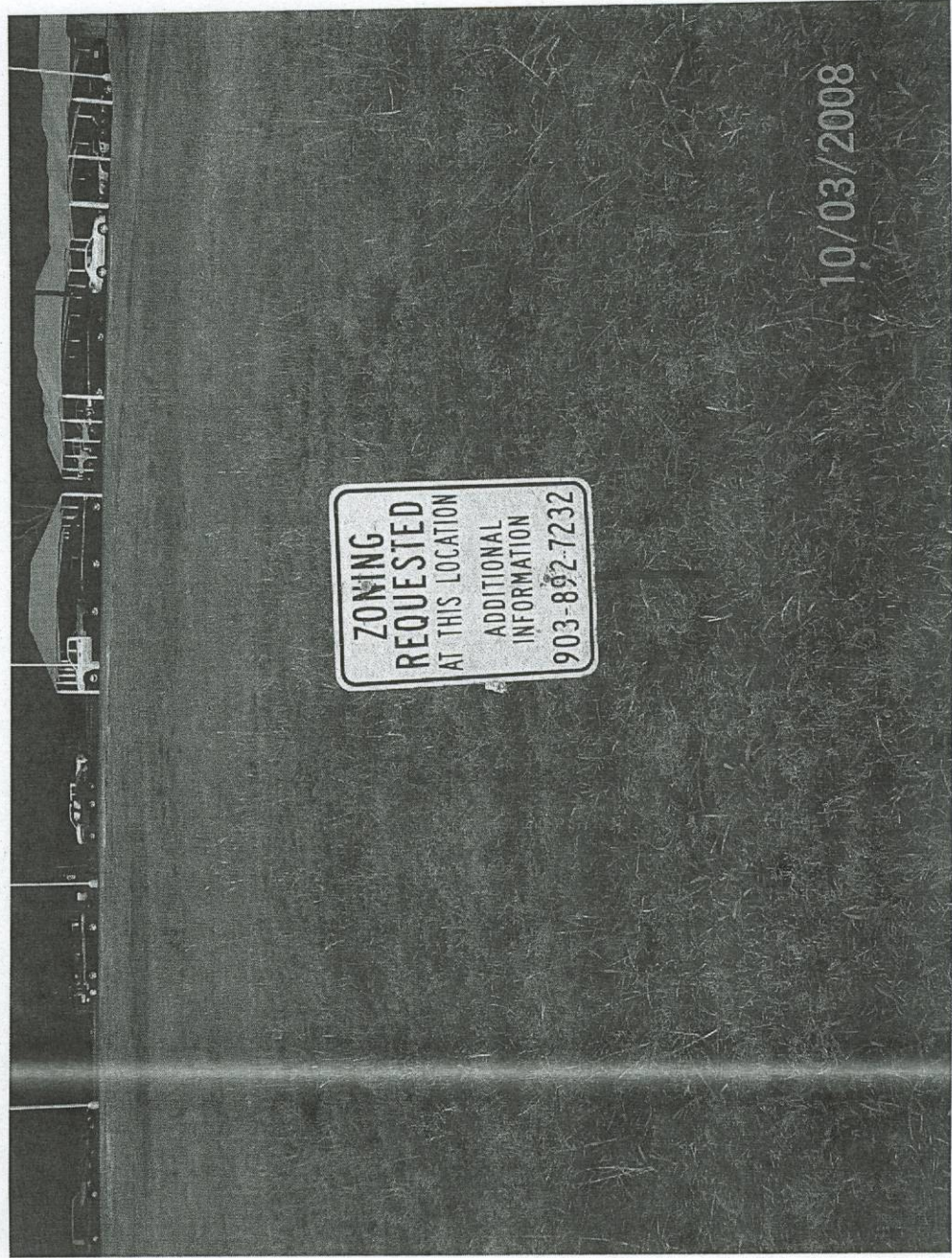
2506 U.S. HWY 75

ENGINEERING DEPARTMENT





2506 Hwy 75 N.



10/03/2008

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

October 6, 2008

Ridlehuber Partners LTD
C/O Ridlehuber Capital LLC
3509 Deer Creek Cr.
Denison, TX 75020

OCT 13 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 21, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

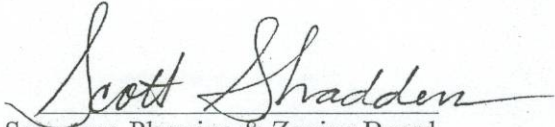
**Retail Bldgs. Inc.(Owners), Braum's Ice Cream & Dairy (Tenant) and
Gordon E. Pulis (Representative) concerning the property located at 2506
U.S. Highway 75 North, being Lot 2 of the Replat of Lots 2-5 of Lamberth
- 75 Addition**

The request is as follows:

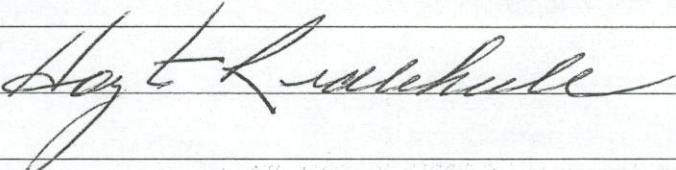
**Variance under Ordinance No. 2280, Section 6.8, Subsection (5) to allow a -
40' front yard setback for a 50' tall freestanding sign in lieu of the required
75' (40' or twenty-five (25) foot plus the height of the structure, whichever is
greater) in a C-2 (General Commercial) District and O-1 (75 & 82) Overlay
District**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

I HAVE NO PROBLEM WITH
THIS



Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

Sherry Ridlehuber Marital Trust
3509 Deer Creek Cr.
Denison, TX 75020

October 6, 2008

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Retail Bldgs. Inc.(Owners), Braum's Ice Cream & Dairy (Tenant) and
Gordon E. Pulis (Representative) concerning the property located at 2506
U.S. Highway 75 North, being Lot 2 of the Replat of Lots 2-5 of Lamberth
- 75 Addition

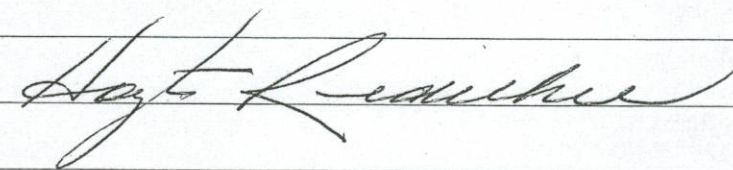
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Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

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THIS


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October 16, 2008

Retail Bldgs., Inc.
3000 N.E. 63rd Street
Oklahoma City, OK 73121

Gordon E. Pulis
16135 Preston Rd., Ste. 107
Dallas, TX 75248

Dear Applicants,

Your request for site plan approval for a Braum's Ice Cream and Dairy located at 2506 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).

Engineering

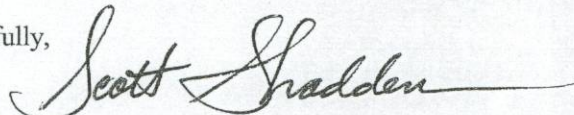
3. Drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Sewer service connection shall be made to the sewer main and not to the manhole.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

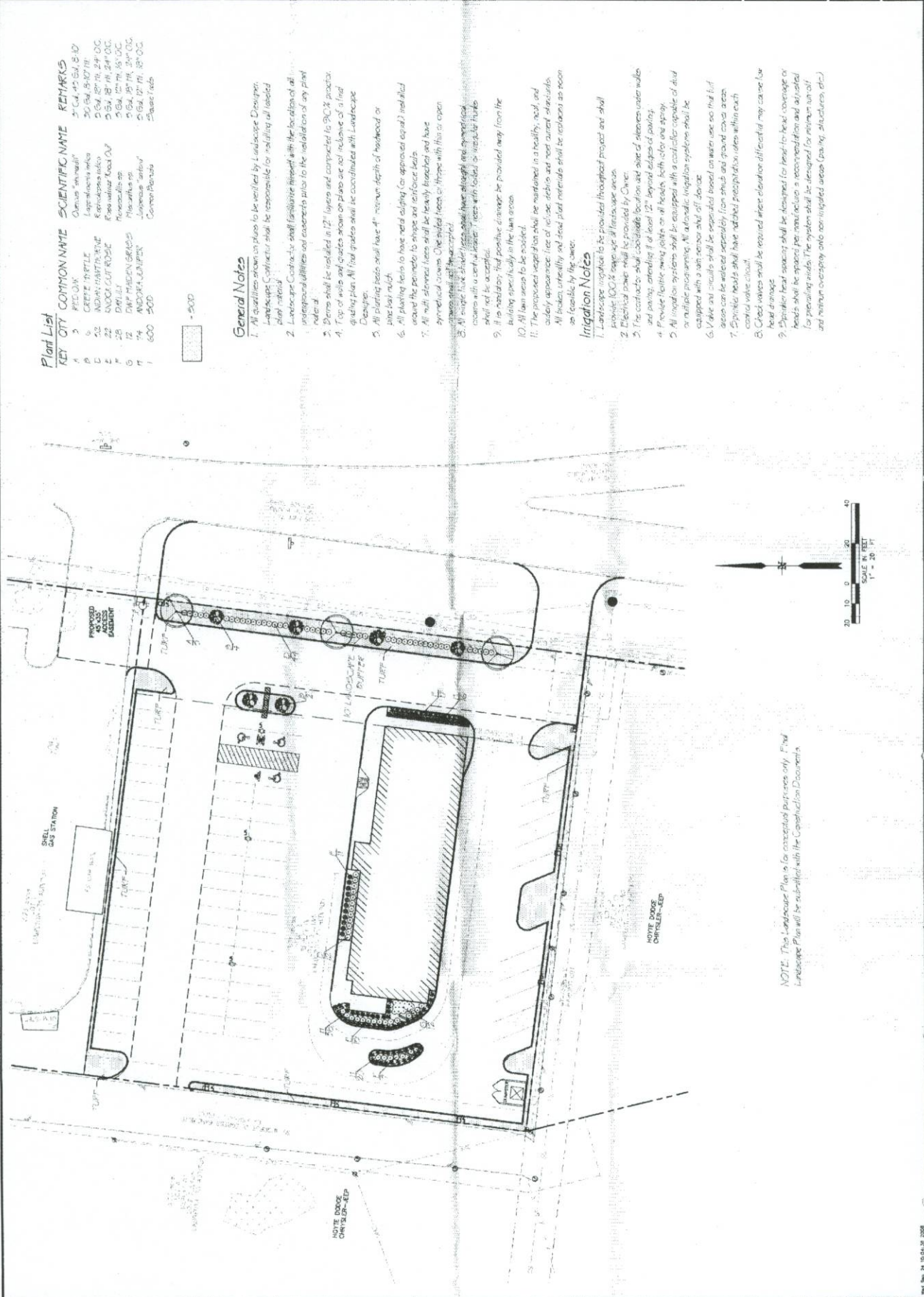
Respectfully,



Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



Plant List

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	REMARKS
A	2	PISTON	Quercus macrocarpa	3' CA, 4" DB, 8' H
B	6	CRETE TRIPLE	Lagerflora multiflora	30' DB, 8-10' H
C	52	INDIAN HAWTHORNE	Rhamnus indica	5' DB, 18' H, 24" OC
D	28	KNICK CUT ROSE	Rosa indica Knick Cut	5' DB, 18' H, 24" OC
E	28	DAYLILY	Heisteria sp.	5' DB, 18' H, 24" OC
F	12	DWY. MAHON GRASS	Manisotia sp.	5' DB, 18' H, 24" OC
G	12	ANDROMEDA LILIPIN	Andromeda liliifolia	5' DB, 18' H, 24" OC
H	600	500	Coronilla Florida	5' DB, 18' H, 24" OC

• 500

General Notes

- All conditions shown on plans to be verified by Landscape Designer. Landscape Contractor shall be responsible for installing all needed plant material.
- Landscape Contractor shall legislate himself with the location of all underground utilities and enclosures prior to the installation of any plant material.
- Drains shall be installed in 12" layers and connected to 30" drains.
- Top of walls and grades shown on plans are not inclusive of final grading plan. All final grades shall be coordinated with Landscape Designer.
- All planting beds shall have 4" minimum depth of topsoil or pine bark mulch.
- All planting beds to have netal edging (as approved equal) installed around the perimeter to stone and reinforce beds.
- All walls shown shall be heavily finished and have symmetrical crown. One sided faces or slopes with thin or open spaces shall not be accepted.
- All single lock chain legs shall have through and symmetrical crown with a central support. Trees with holes in suitable hards should not be accepted.
- If in condition that positive drainage be provided away from the building space fully in the lawn area.
- All law areas to be seeded.
- The proposed vegetation shall be maintained in a healthy, neat and orderly appearance free of disease, debris and root current obstructions. All broken, unhealthy and dead plant materials shall be replaced as soon as feasible by the owner.

Irrigation Notes

- Landscape vegetation to be provided throughout project and shall include 100% coverage of landscape area.
- Electrical power shall be provided by Owner.
- The contractor shall coordinate location and size of sprinkler under mains and piping, extending it at least 12' beyond edges of paving.
- Provide flexible piping joints on all heads, both color and spray.
- All irrigation systems shall be equipped with a controller capable of dual or multiple programming. All automatic irrigation systems shall be equipped with a rain sensor and off device.
- Valve and circulator shall be separated based on water use so that full area can be selected separately from shrub and ground cover areas.
- Sprinkler heads shall have notched precipitation rates within each control valve circuit.
- Check valves shall be required where elevation differential may cause low head drainage.
- Irrigation head spacing shall be designed for head-to-head coverage of heads shall be spaced per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed for minimum run-out and maintain coverage onto non-irrigated areas (paving, structures, etc.)

NOTE: This Landscape Plan is for conceptual purposes only. Final Landscape Plan will be submitted with the Construction Documents.





Engineering
Planning
Topographic Surveys
Construction Staking
29801 Capital Street
Wylie, TX 75098
Tel: 972-659-3500
Fax: 972-993-0311



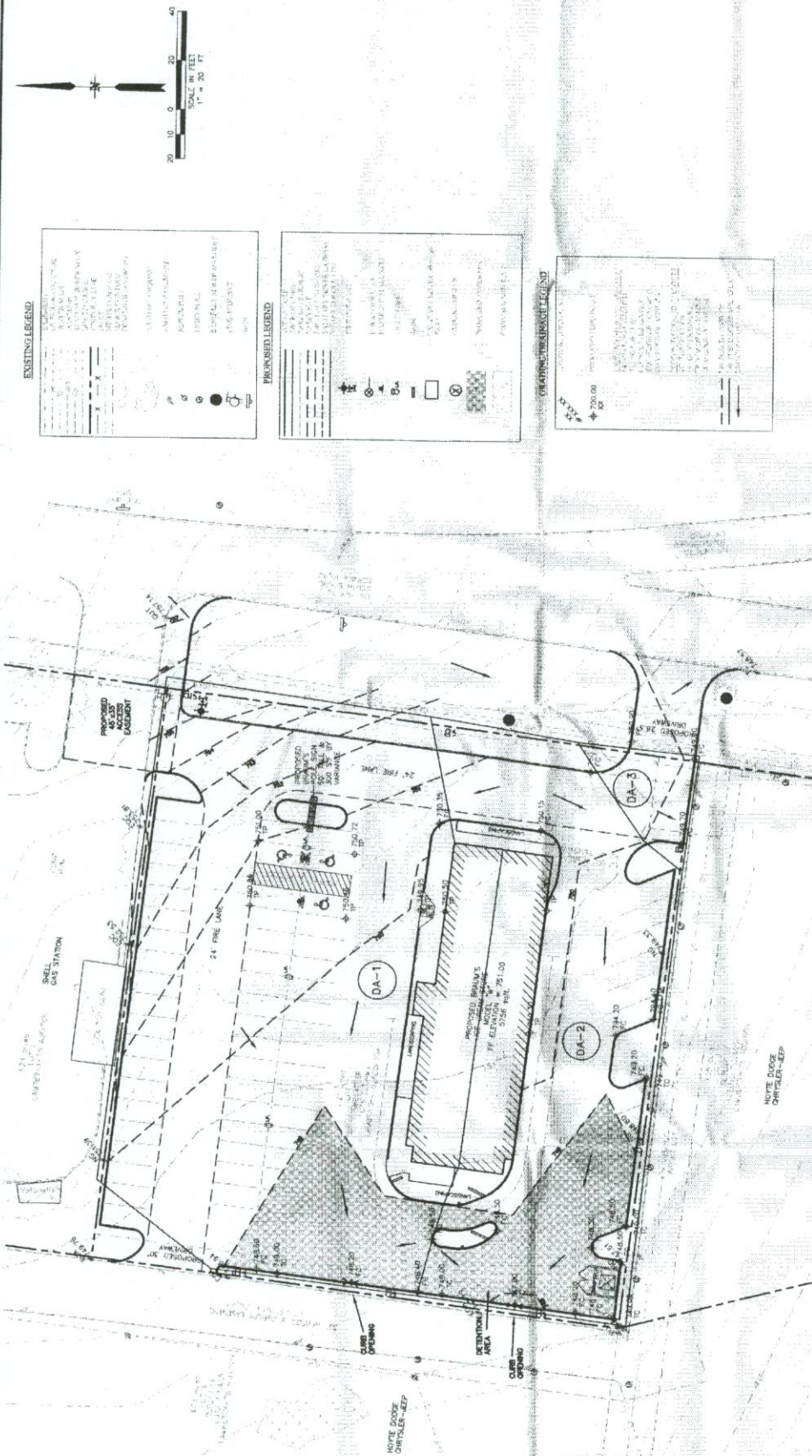
BRAU'S ICE CREAM STORE #
U.S. 76 & LAKEHURST RD.
HEMERMAN, TX 76092
LOT 2, NEART OF LOTS 23,4 & 5
LAKEHURST-76 ACRES
CITY OF BIRMINGHAM, ALABAMA COUNTY, TEXAS
Owner: Rural Buildings Inc., An Oklahoma Corporation

BRAUM'S
ICE CREAM AND DAIRY STORES

[illegible]

ISSUE DATE: 9/29/08	PROJECT: 0807	PLAN SCALE: 1"=20'
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GRADING AND
DRAINAGE PLAN



DRAINAGE CALCULATIONS			
AREA NAME	AREA (AC)	TO FLOOD (CFS)	TO OVERFLOW (CFS)
A-1	0.76	0.33	0.34
A-2	0.4	0.16	0.17
A-3	0.58	0.23	0.24
TOTAL		0.72	0.75

FLOODING LOT DETENTION (HRS) = 24.24
 FLOODING LOT APPROX DETENTION VOL. (CU YD) =

- [illegible]

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1834 Texoma Parkway, Suite 200
Being Lot 2, Block A of Replat of Sheldon Pavilion, Block A
Exception & Site Plan

Requested Action/Proposed Use:

Board of Adjustments

Exception to allow the exterior façade of a BBQ smokehouse to be other than the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for a BBQ Restaurant and smokehouse.

Background

The property is located at 1834 Texoma Parkway, between the Ice House and the Goodwill Retail Store. The applicant would like to construct a BBQ Restaurant and Smokehouse on the lot.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Stevie B, LLC (Owner), Johnny M. Patti (Tenant) and Underwood Drafting and Surveying (Surveyors)

Master Plan Designation: Retail/Commercial

Number of notices mailed: 6

Objections received: 0

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:

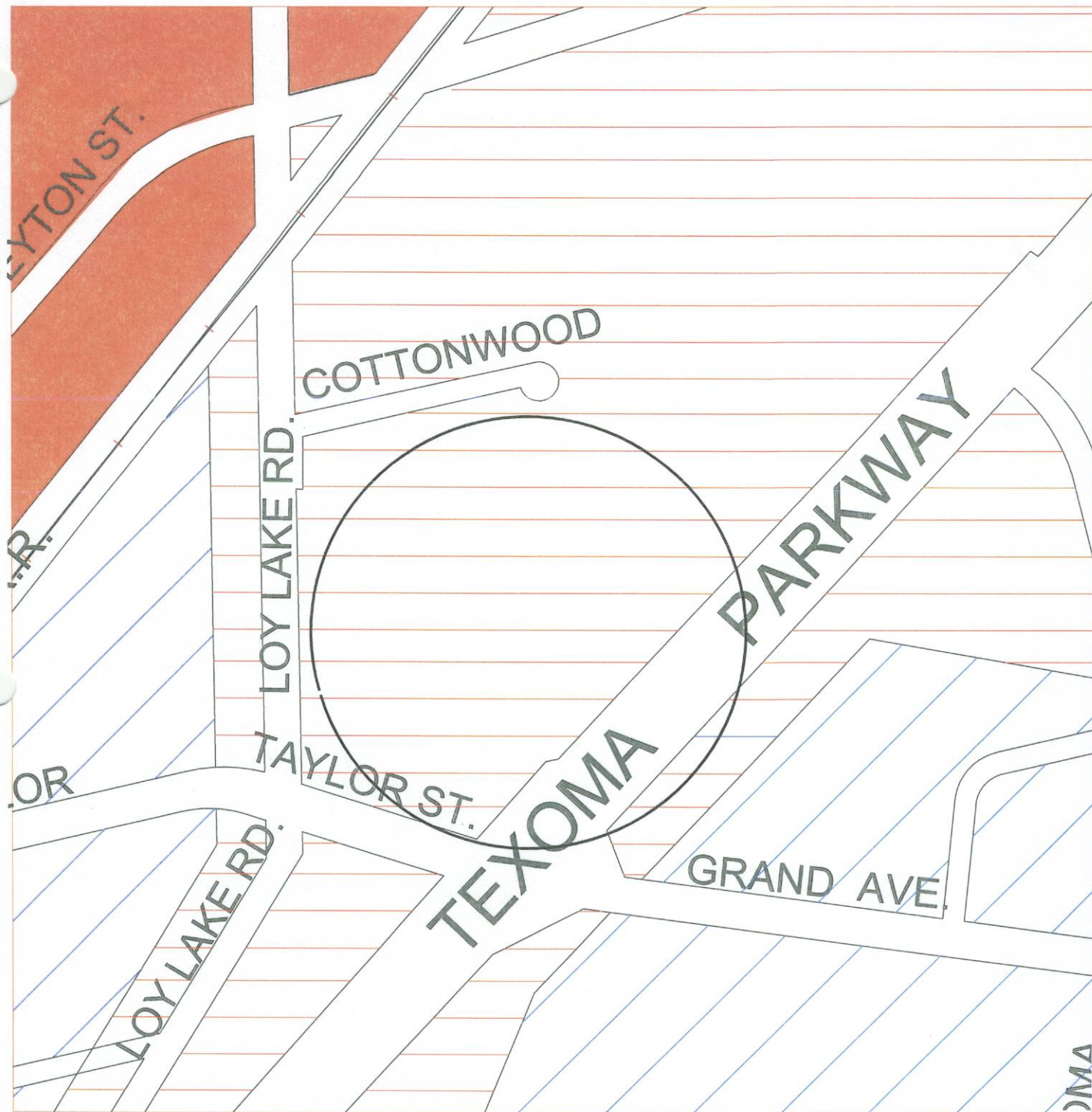
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL BUSINESS DISTRICT		O-1.1	OVERLAY DISTRICT - 1417
	C-2	GENERAL COMMERCIAL DISTRICT		O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO	OFFICE DISTRICT		CPO	COLLEGE PARK OVERLAY
	M-1	LIGHT MANUFACTURING DISTRICT		A&C	ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5	MEDIUM MANUFACTURING DISTRICT		CBD	CENTRAL BUSINESS DISTRICT



1834 TEXOMA PARKWAY

ENGINEERING DEPARTMENT

4/27



(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 45.7 feet

1834 Texoma Pkwy



October 16, 2008

Stevie B LLC
Joel Pugh
7430 Pladad Drive
Dallas, TX 75240

Johnny M. Patti
2831 W. Elm
Denison, TX 75020

Dear Applicants,

Your request for site plan approval for a BBQ Restaurant and smokehouse located at 1834 Texoma Parkway, Suite 200 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. An enclosed trash dumpster shall be located in the main building area.

Engineering

4. If at anytime the owner should sell a portion of the property or one of the businesses, a replat of the property will be required.
5. Any structures placed in the floodplain area shall abide by the City of Sherman floodplain ordinance.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



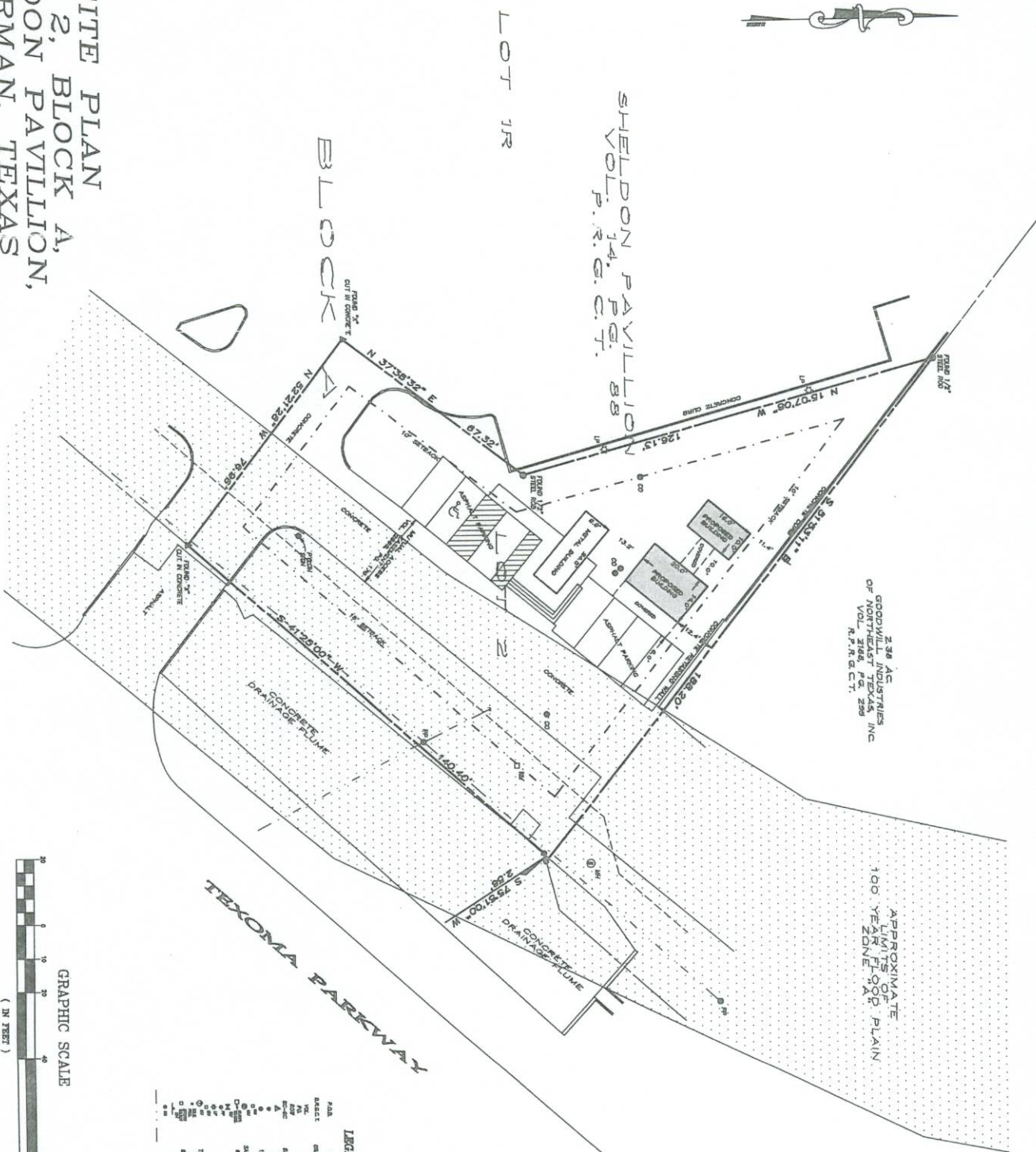
Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works







2.38 AC
GOODWILL INDUSTRIES
OF NORTHEAST TEXAS, INC
VOL 2168, PG. 295
R.P.R.G.C.T.

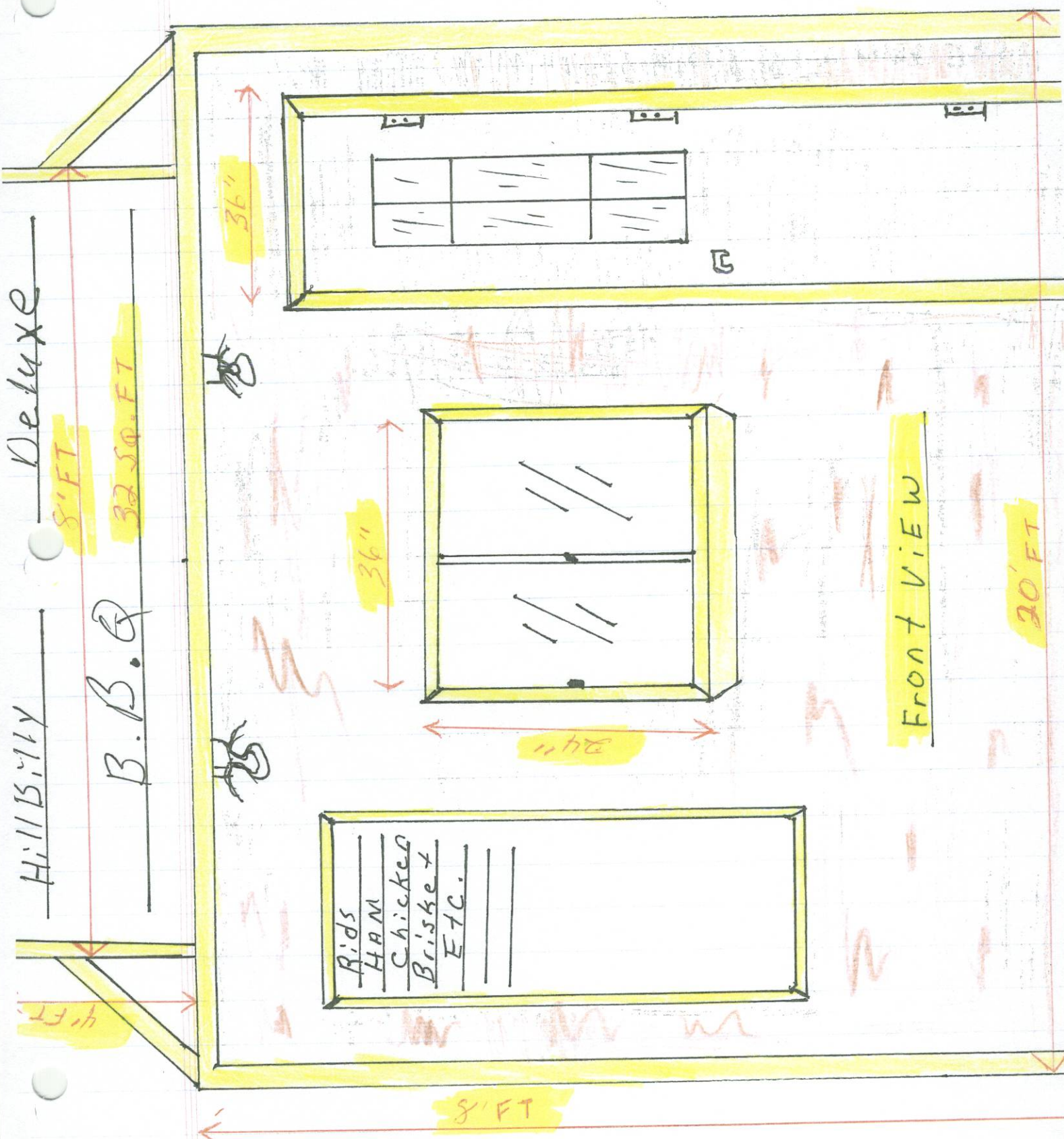
APPROXIMATE
LIMITS OF
100 YEAR FLOOD PLAIN
ZONE A

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

LEGEND

[illegible]

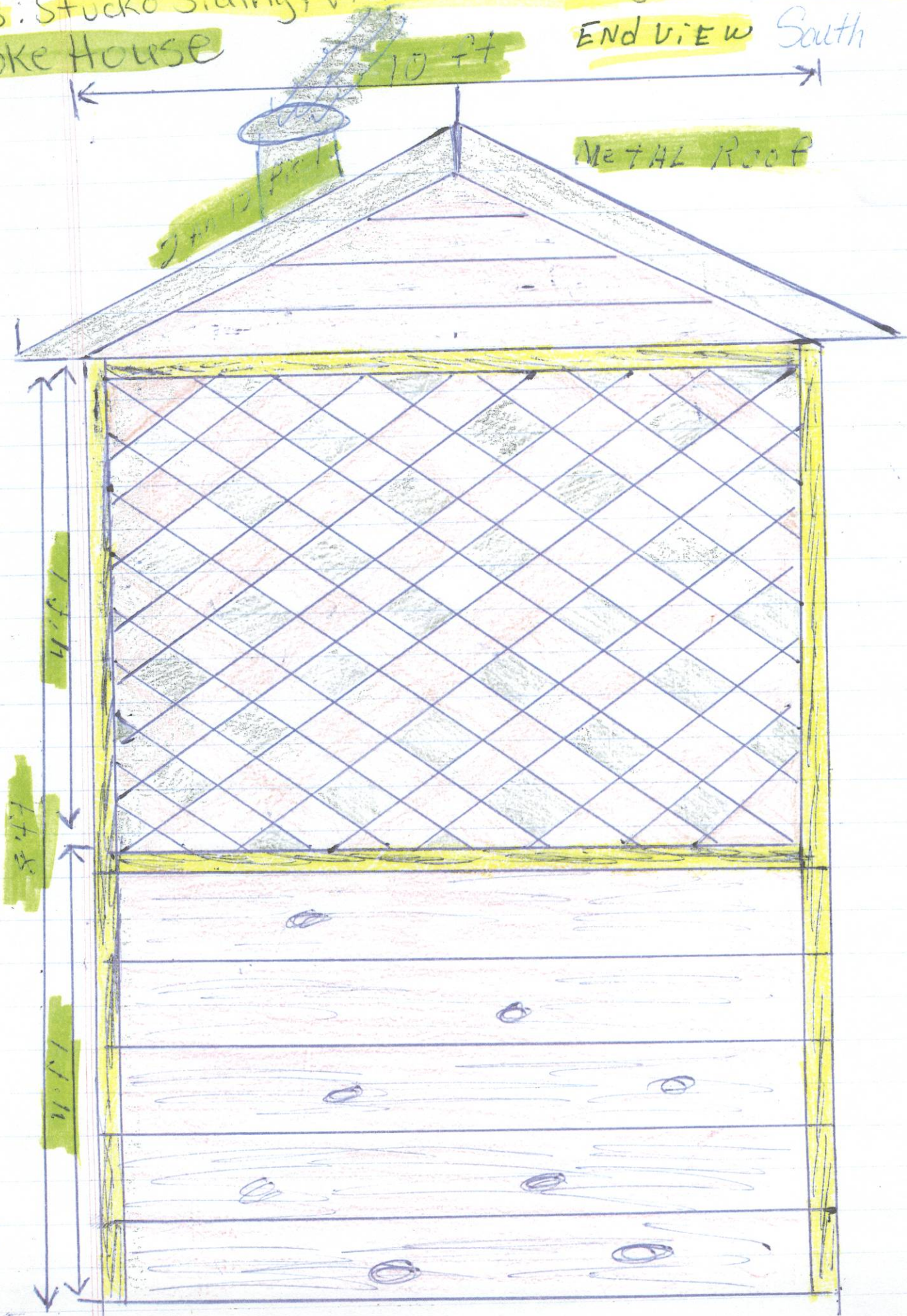


NOTES

Stucco Siding, Metal Door,
With covered Metal Oning

Notes: Stucco Siding, Vinyl Screening, Plastic Imitation
Smoke House

End View South



10 ft

2 in 10 ft

Metal Roof

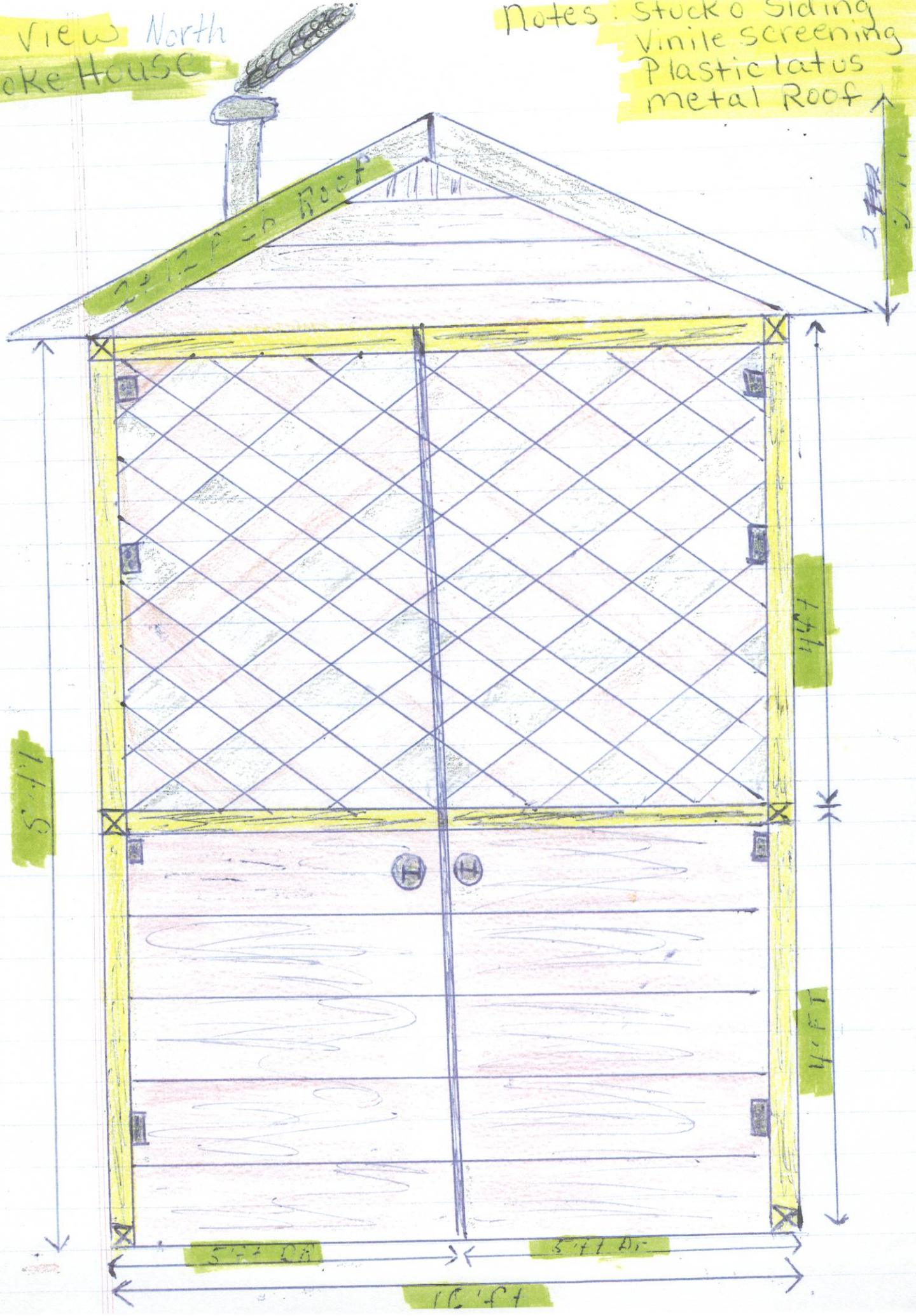
13 ft 4 in

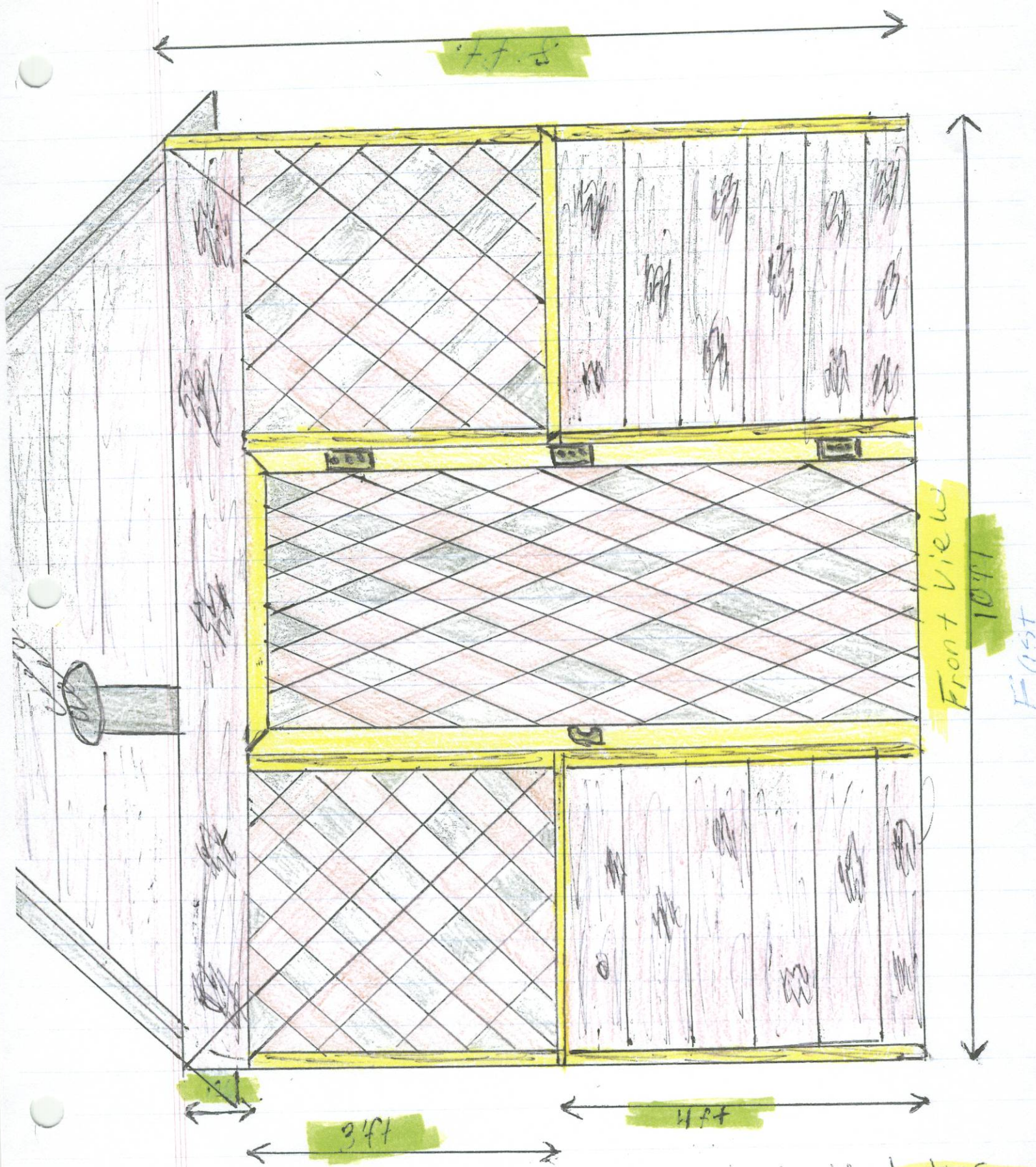
4 ft 8 in

14 ft 4 in

End view North
Smoke House

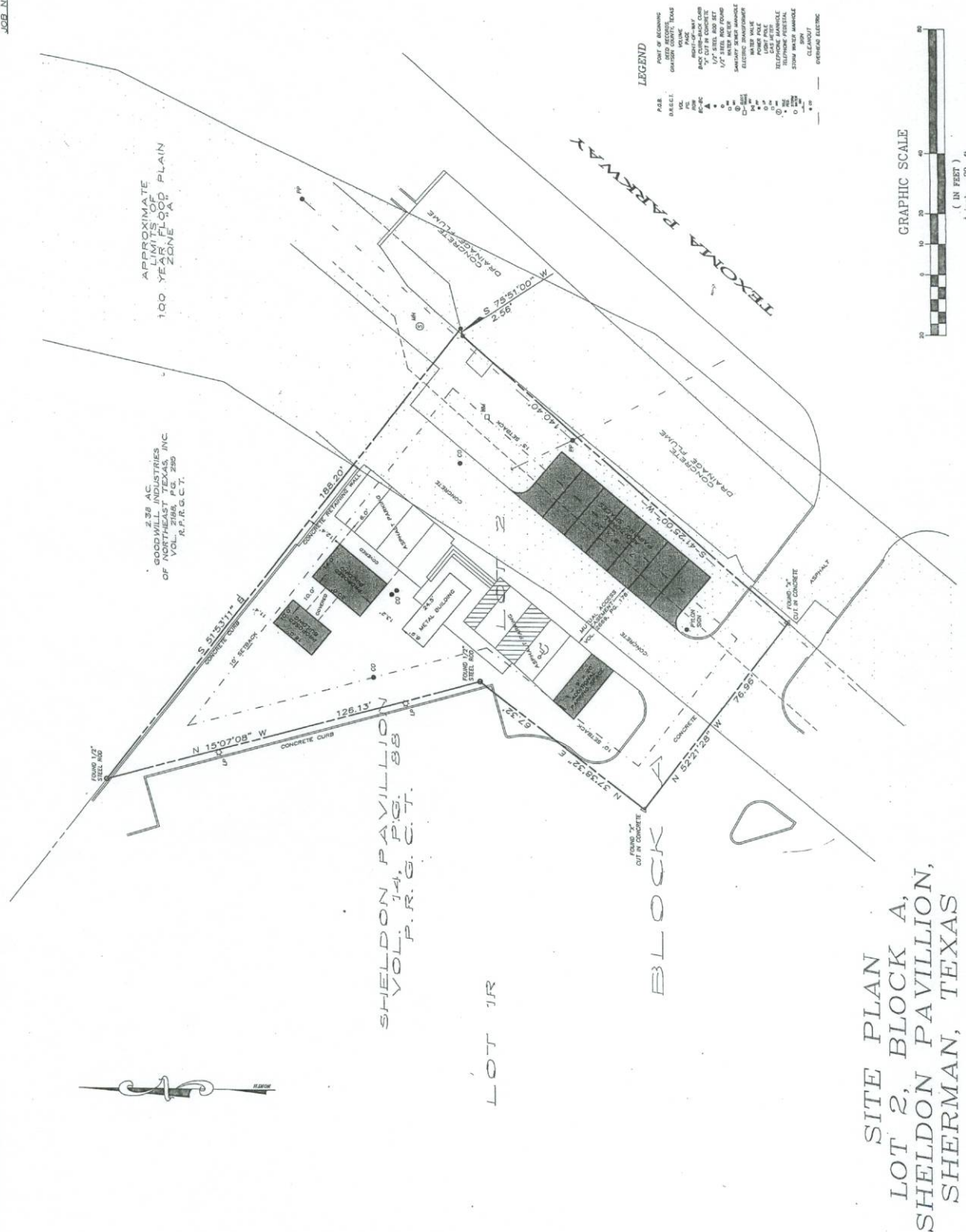
Notes: Stuck o Siding
Vinile screening
Plastic latus
metal Roof





Notes Stucco Siding, vinile screening i plastic latus.
metal roof

Smoke House



SITE PLAN
LOT 2, BLOCK A,
SHELDON PAVILLION,
SHERMAN, TEXAS

UNDERWOOD

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2161
DRAFTING & SURVEYING

(003)485-2151

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2511 N. Travis Street
Being 2.52 acres in the J.B. McAnair Survey, Abstract No. 763
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Bailey Addition.

Background

This is redevelopment of existing property that has never been platted.

Adjacent Zoning:

Retail and Multi-Family Districts

Origination:

Ben Dye (Owner) and Sartin & Associates (Surveyors).

Master Plan Designation:

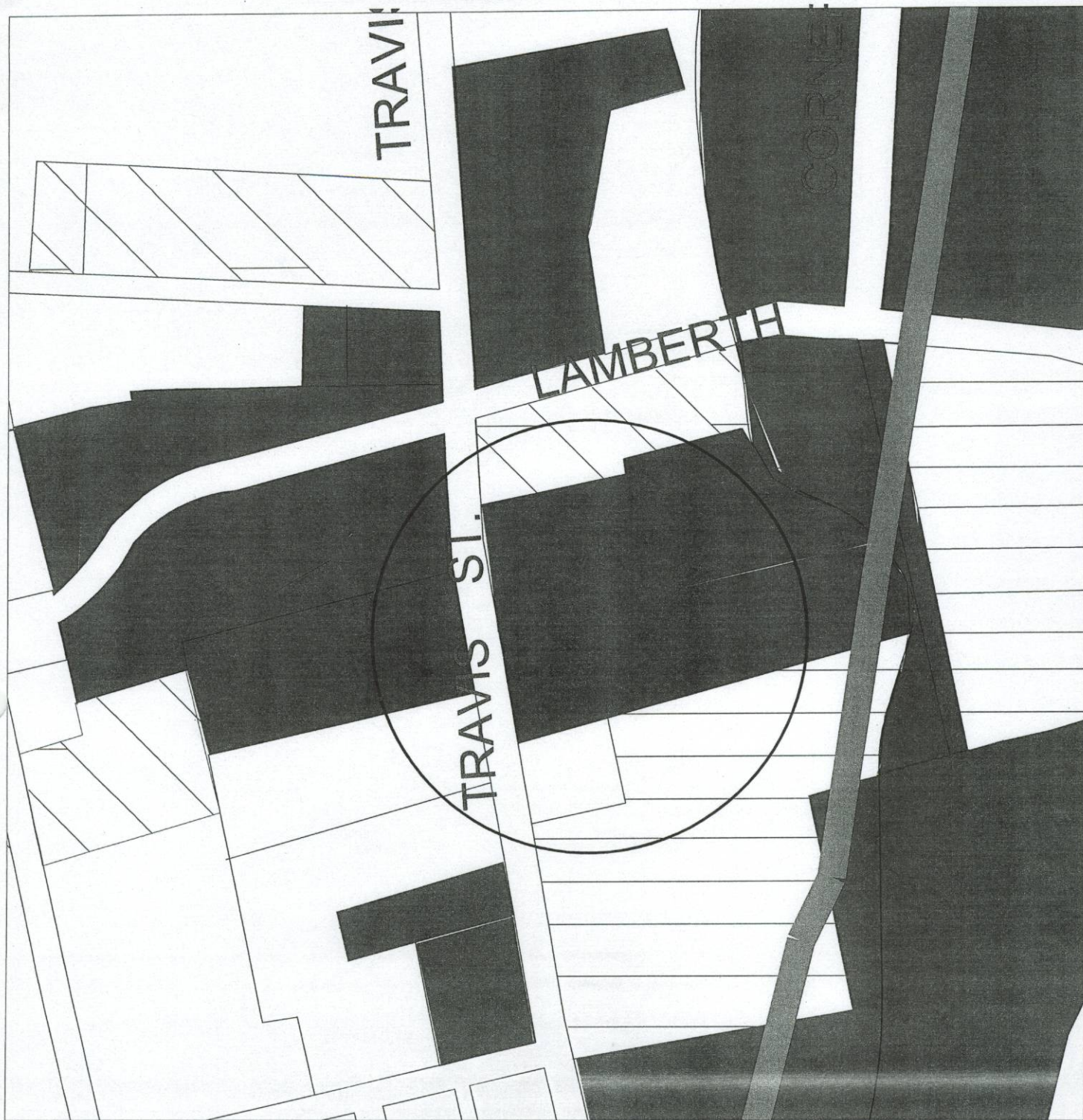
Retail/Commercial District

Attachments:

Location map
Aerial
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services



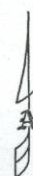
LEGEND

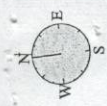
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS DISTRICT	O-1.1	OVERLAY DISTRICT - 1417
C-2	GENERAL COMMERCIAL DISTRICT	O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
CO	OFFICE DISTRICT	CPO	COLLEGE PARK OVERLAY
M-1	LIGHT MANUFACTURING DISTRICT	A&C	ARTS & CULTURAL OVERLAY DISTRICT
M-1.5	MEDIUM MANUFACTURING DISTRICT	CBD	CENTRAL BUSINESS DISTRICT



2511 NORTH TRAVIS

ENGINEERING DEPARTMENT





(c) Copyright 2006, Pictometry International Corp.

Average Scale: 1 inch = 74.9 feet

**STAFF REVIEW LETTER**

October 15, 2008

Ben Dye
604 Legend Lane
Sherman, Texas 75092

Dear Applicant,

The request for approval of a Final Plat of the Bailey Addition concerning the property located at 2511 N. Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. An additional 10' of right-of-way along North Travis Street is required for future widening.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Remove the "Approximate" notation from the Flood Hazard Area on the plat.
5. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Mark Gibson

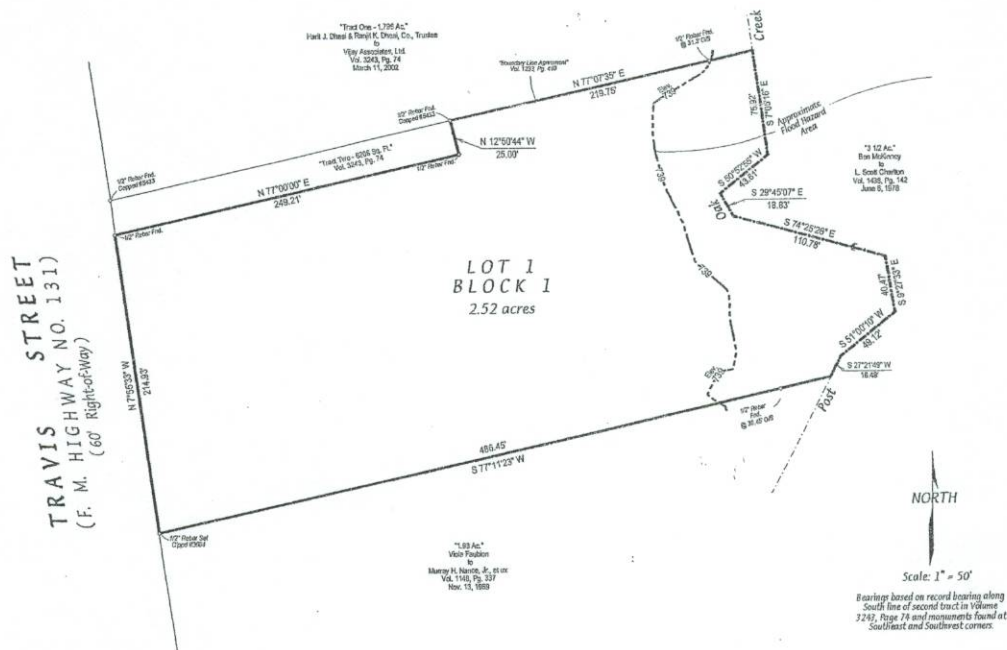
Director of Utilities and Engineering

cc:

George Olson, City Manager
Rita Gaither, Development Coordinator
Interim City Attorney
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

Jeff Miller, Director of Public Works
Danny Fuller, Fire Marshal
Scott Shadden, Director of Development Services

J. B. McANAIR SURVEY
ABST. NO. 763



BAILEY ADDITION
being 2.52 Acres
to the
CITY of SHERMAN, TEXAS

Owner & Developer
Ben Dye
604 mLegend Ln.
Sherman, Texas 75092



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 897-8003 Fax: (903) 868-7970

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

200 Block of West Park Street
Being Lots 1-8, Block 31 of the Replat of Blocks 4-6, 15-17, 29-31, and 40-41 of Southside
Addition and the North 8 feet of the Adjacent Alley
Zone Change

THIS ITEM HAS BEEN WITHDRAWN

Requested Action/Proposed Use:

Zone change from an M-1 (Light Manufacturing) to an R-1 (One Family Residential) District.

Background

The property is located in the 200 block of West Park Avenue between Rusk and Crockett Streets. The applicant would like to change the zoning for single family development.

Adjacent Zoning:

R-1 (One Family Residential) District, M-1 (Light Manufacturing) District and M-2 (Heavy Manufacturing) District

Origination:

Barton Capital Ltd. (Owners) and Sartin and Associates, Inc. (Surveyors)

Master Plan Designation:

Commercial/Residential

Number of notices mailed:

15

Objections received:

0

Attachments:

Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1105 West Center Street
Being the east 52.7 feet of Lot 4 and Lots 7-10, Block 1 of Churchill Park Addition
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow a church in an R-1 (One Family Residential) District.

Background

The property is located at 1105 West Center Street between Churchill Way and South Binkley Street; Center Street Church of Christ is the tenant. They have acquired additional property over the years and this would get the property in compliance. They would like to extend the church parking lot at this time.

Adjacent Zoning:

R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Center Street Church of Christ (Owners), W. L. Belknap and David L. Corder (Representatives)

Master Plan Designation:

Residential

Number of notices mailed:

14

Objections received:

0

Attachments:

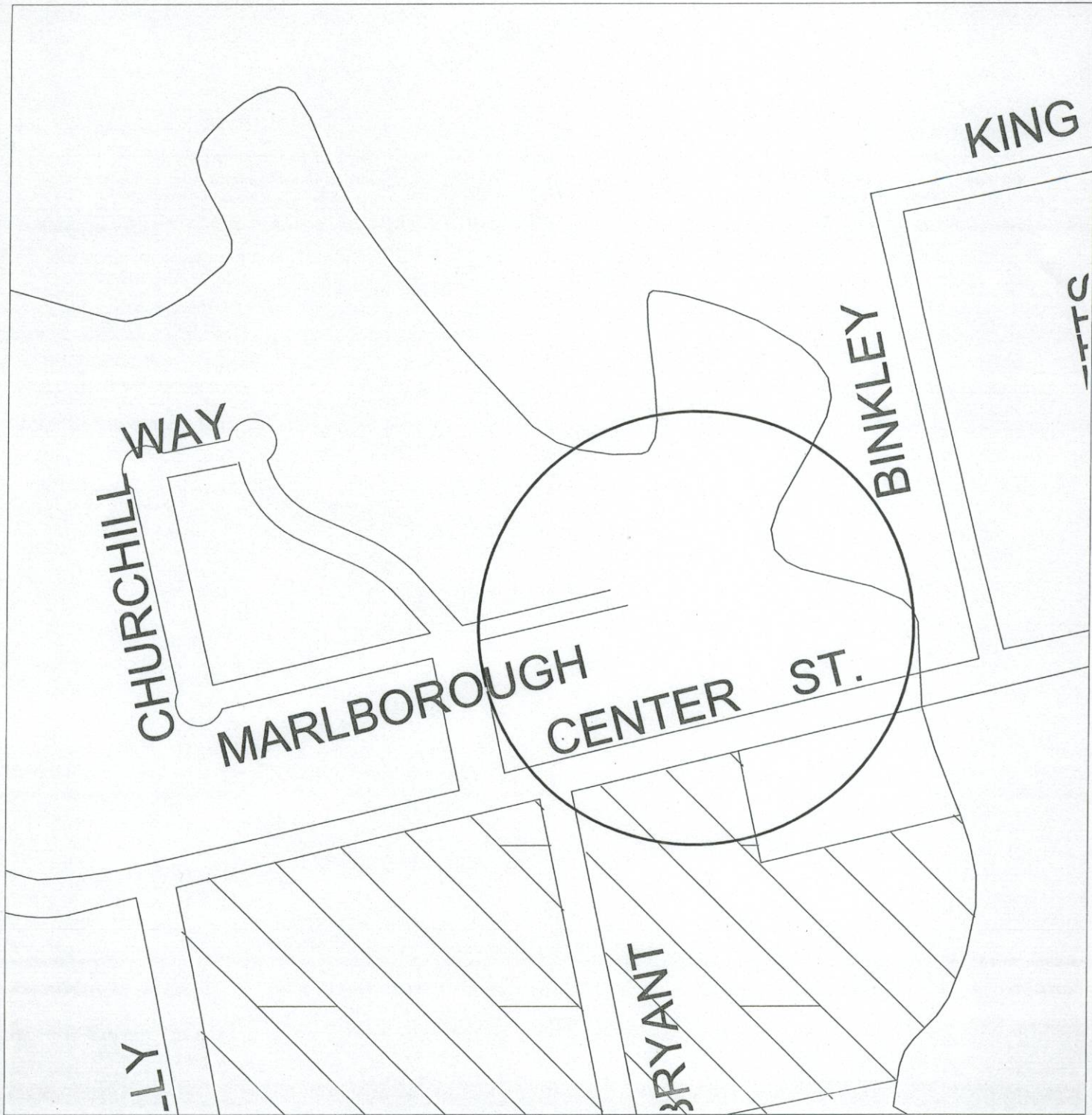
Location map, Photos, Site Plan, Staff Review

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



1105 WEST CENTER STREET

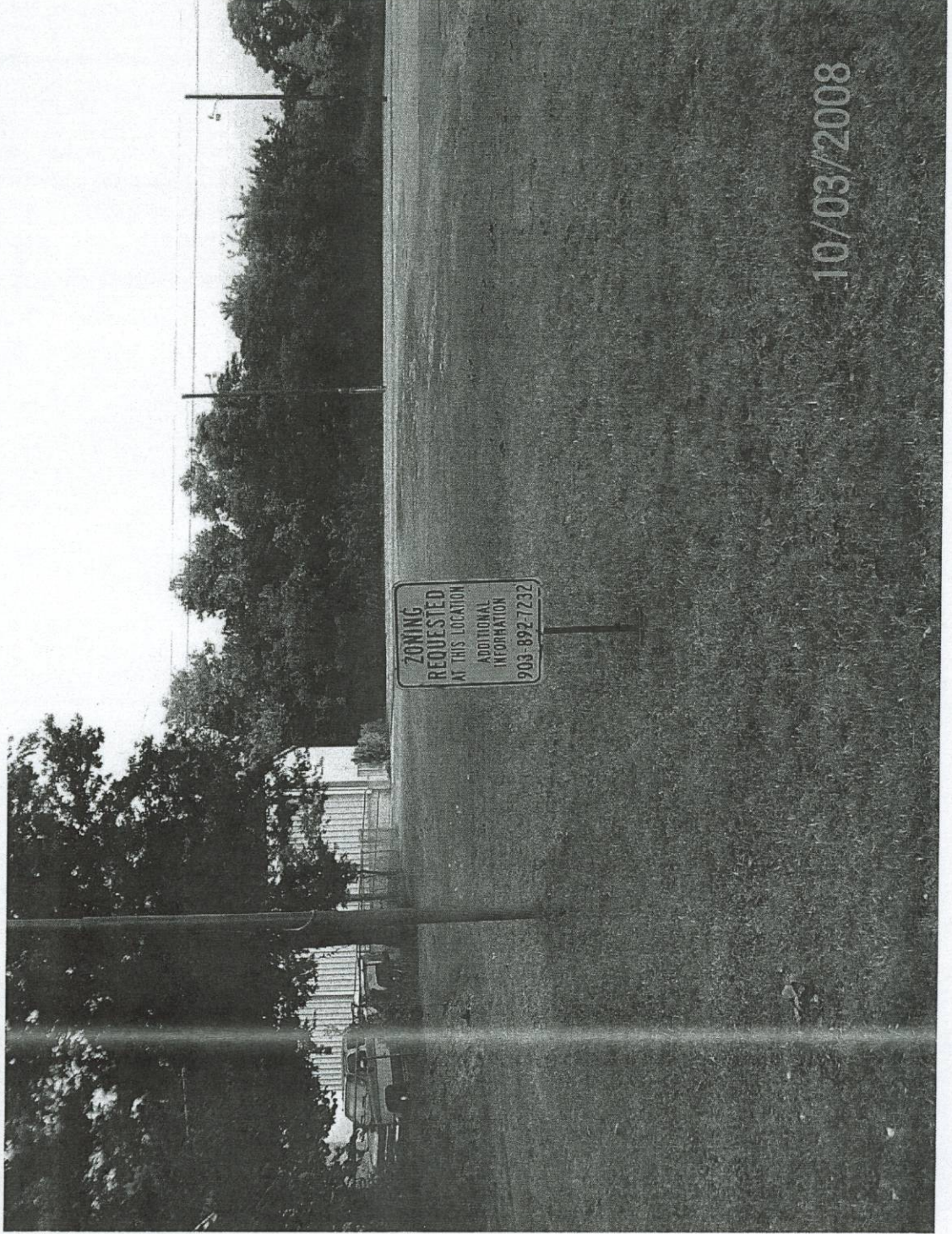
ENGINEERING DEPARTMENT





Scale: 1 inch = 61.7 feet

1105 W. Center



SHERMAN



STAFF REVIEW LETTER

October 16, 2008

W.L. Belknap
1627 Rockport Rd
Sherman, Texas 75092

David L. Corder
606 Magnolia St.
Pottsboro, Texas 75076

Dear Applicants,

The request for approval of a Specific Use Permit and site plan approval to allow a church in an R-1 (One Family Residential) District concerning the property located at 1105 West Center Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Engineering:

1. Drive approaches shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
2. No permanent structures are to be placed in the utility easement.
3. Any structures placed in the floodplain area shall abide by the City of Sherman floodplain ordinance

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

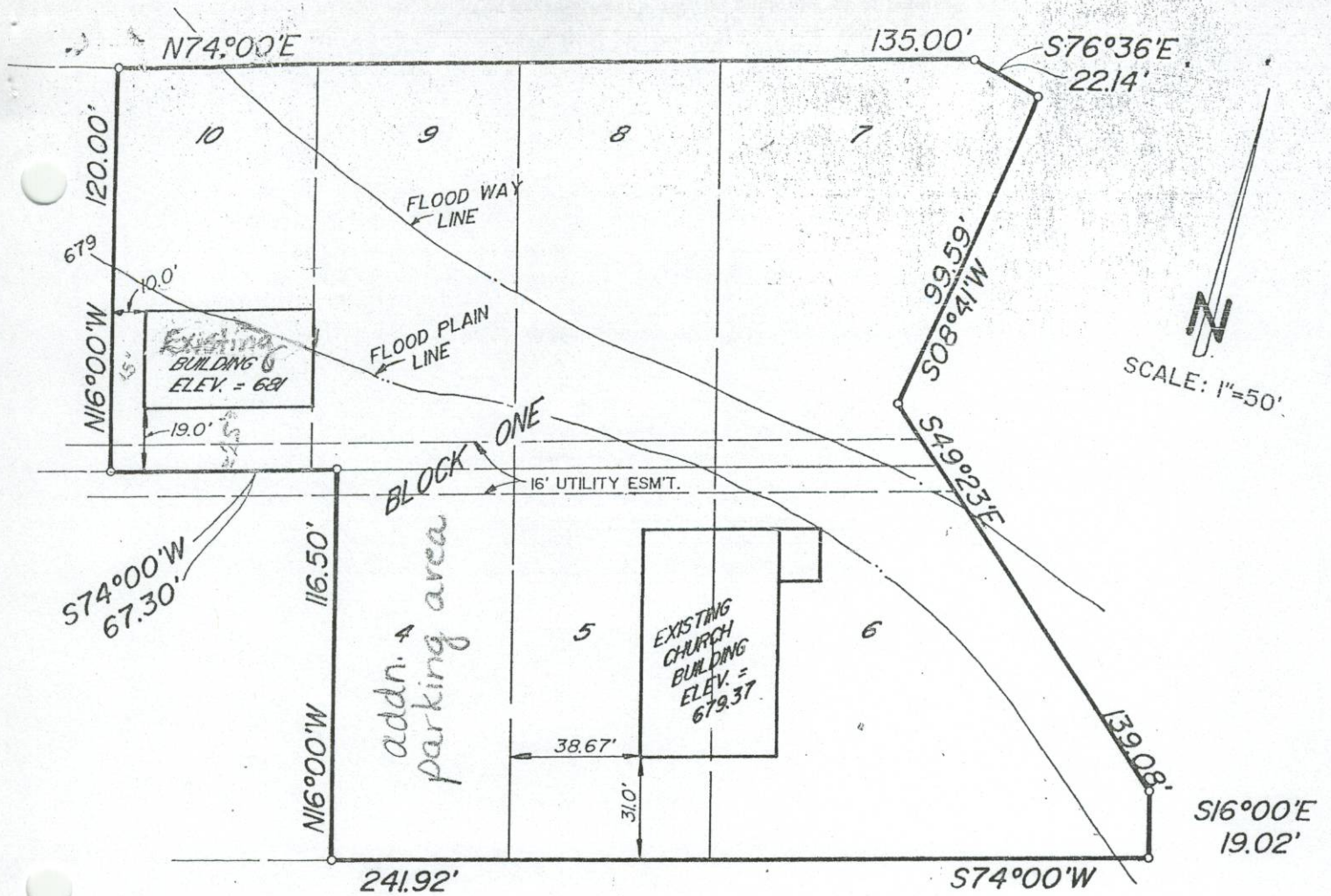
Respectfully,

A handwritten signature in dark ink, appearing to read 'Mark Gibson'.

Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager
Rita Gaither, Development Coordinator
Interim City Attorney

Scott Shadden, Director of Development Services
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



I, Bobby J. Crow, Registered Public Surveyor, hereby certify that the above plat was prepared from a survey made on the ground of Lots 4, 5, 6, 7, 8, 9, and 10, Block 1, of the Churchhill Park Addition to the City of Sherman and have established the flood plain line elevation to the 679.00 feet and have established the finished floor elevation of the proposed Addition to the Center Street Church of Christ to be 681.00 feet.

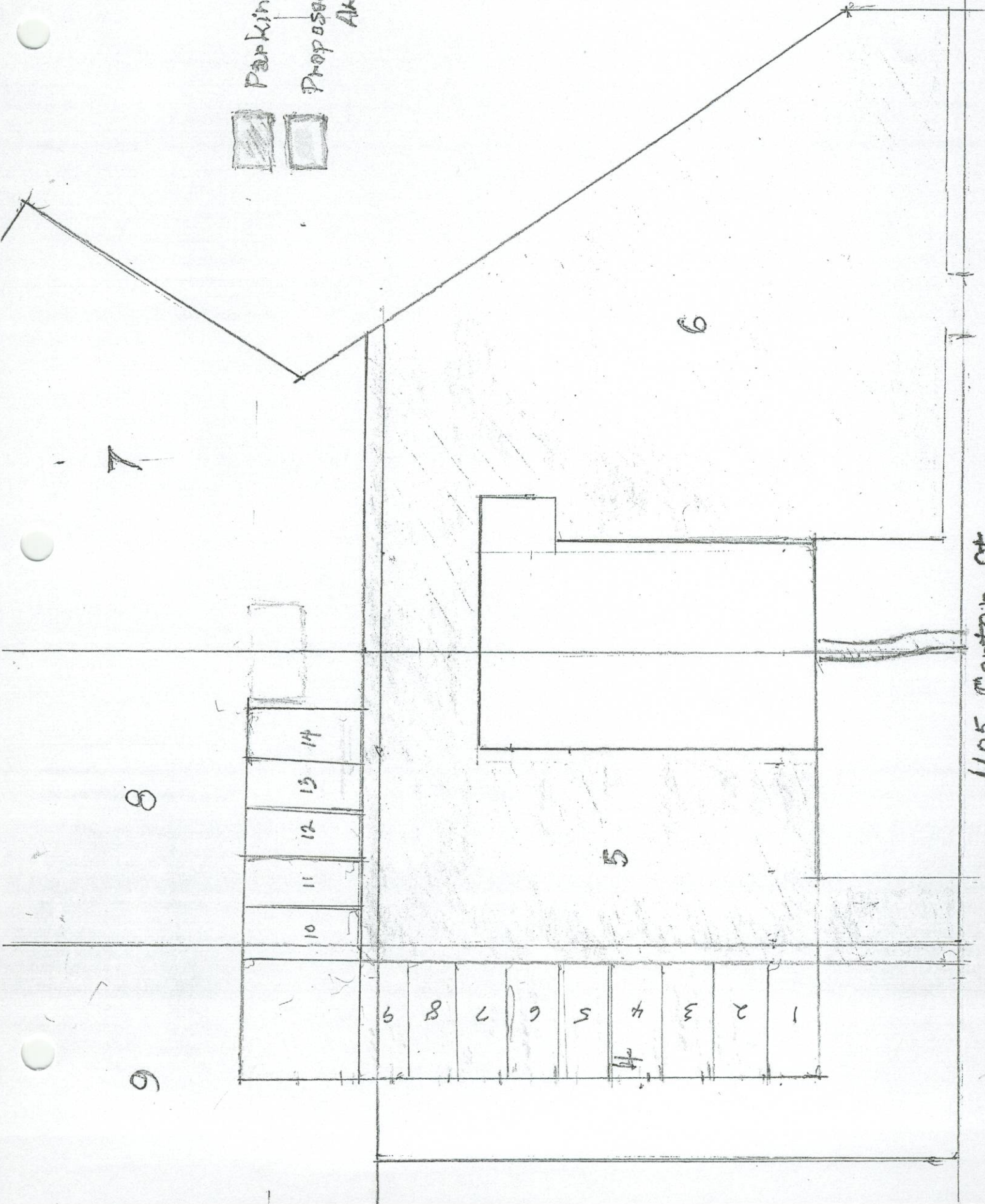
Bobby J. Crow
 Bobby J. Crow, RPS
 May 21, 1986



SUTTON & CROW
 SURVEYING & ENGINEERING SERVICES
 115 E. LAMAR
 SHERMAN TEXAS 75000



Parking Area
Proposed Parking Area



SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone No. (903) 892-7229
FAX No. (903) 892-7274

October 6, 2008
Edgar Doggett, Sr. Estate
501 S. Austin
Sherman, Texas 75090

OCT 21 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 21, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Center Street Church of Christ (Owners), W. L. Belknap and David L. Corder (Representatives) concerning the property at 1105 West Center Street, being the east 52.7 feet of Lot 4 and Lots 7-10, Block 1 of Churchill Park Addition

The request is as follows:

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.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Scott Shadden / PR
Secretary, Planning & Zoning Board

Our family agrees for the Church to be adjoining our property and to have any improvements deemed necessary in parking lots and/or improvements to the existing structures.

Yvonne Stanley, Executor of Estate

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
October 21, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1810 U.S. Highway 82 West
Being Lots 2-5 of Post Oak Crossing East Addition, a Replat of
Lots 1-C, 1-D, 1-E and 2-C of Post Oak Crossing Addition
Preliminary Plat and Final Plat

Requested Action/Proposed Use:

Preliminary Plat and Final Plat approval of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition.

Background

This is a replat dividing an existing tract into lots for the purpose of development.

Adjacent Zoning:

SF-1 (Single Family Residential) District and C-1 (Retail Business) District.

Origination:

SDB Partners dba Carrus Specialty Hospital (Owners) Teague, Nall and Perkins (Engineer)

Master Plan Designation:

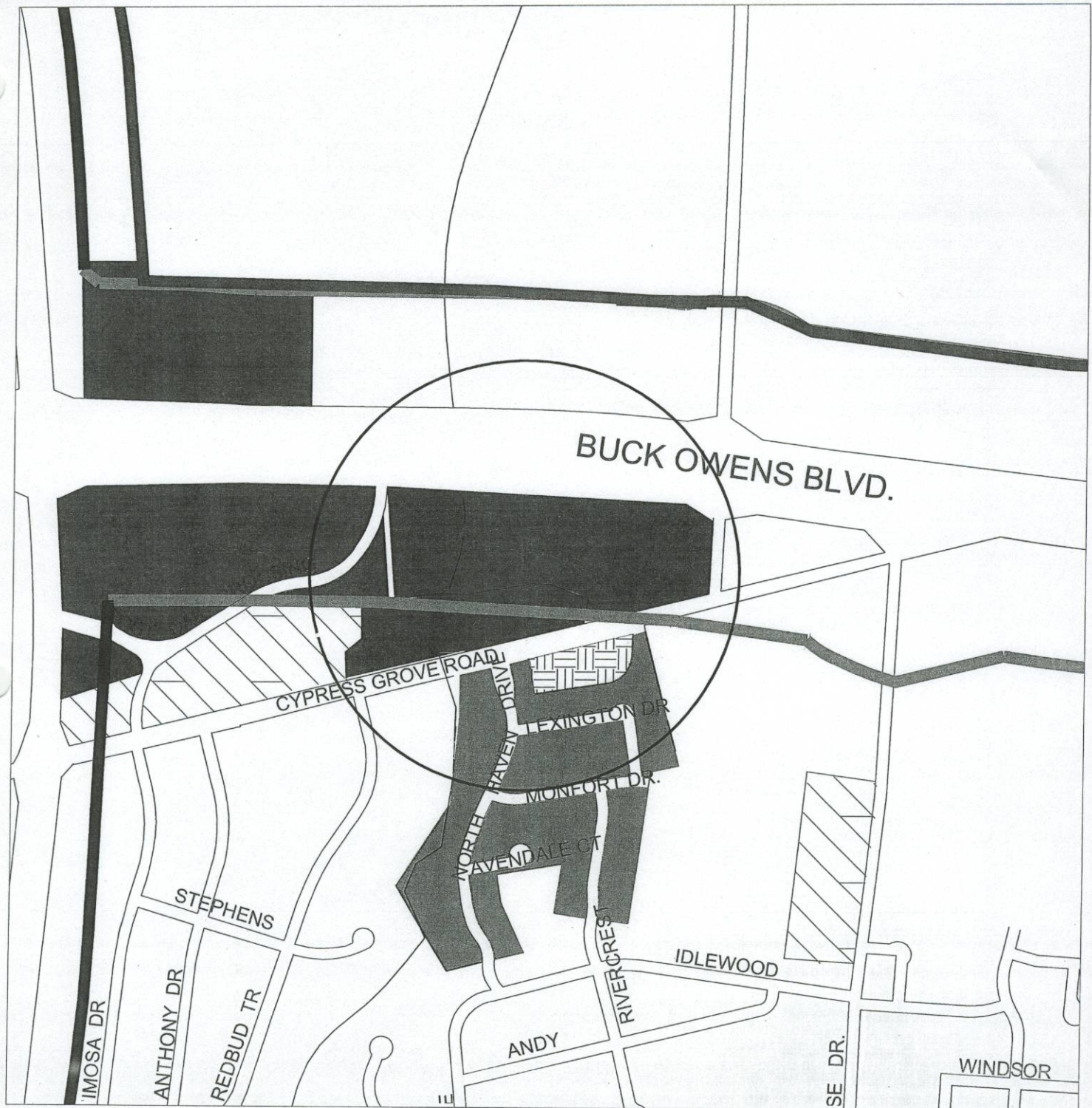
Retail/Commercial

Attachments:

Location map
Photographs
Preliminary Plat and Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Planning & Developmental Coordinator

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

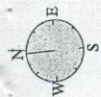
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		B-I-P BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



1810 U.S. HWY 82

Department of Developmental Services





SHERMAN



STAFF REVIEW LETTER

October 15, 2008

SDB Partners
dba Carrus Specialty Hospital
321 N. Highland, Ste 100
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a preliminary plat for property located at 1810 U.S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

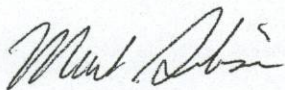
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Lot numbers need to be changed to Lot 1 – Lot 4.
2. Escrow money for lots being developed shall be paid for Cypress Grove Road.
3. Water main shall be extended across lot frontage of Lot 4 on Cypress Grove as shown.
4. All water mains shall be 8" lines.
5. All sewer mains shall be 8" lines.
6. Additional fire hydrants are required along U.S. Hwy 82 frontage to provide adequate coverage.
7. The Oil Company easement shown under the building shall be relocated and abandoned.
8. Driveways shall conform to TxDOT and City of Sherman standards. A driveway permit will be required and inspection will be performed by the City of Sherman Engineering Department.
9. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager Scott Shadden, Director of Development Services
 Interim City Attorney Rita Gaither, Development Coordinator
 Danny Fuller, Fire Marshal Jeff Miller, Director of Public Works
 Teague, Nall and Perkins, Chris Schmitt, 200 N. Travis, Ste. 500, Sherman, Texas 75090
 Sterling Engineering & Design Group, LTD, 7171 Hwy 6 North, Ste. 201, Houston, TX 77095

SHERMAN



STAFF REVIEW LETTER

October 15, 2008

SDB Partners
dba Carrus Specialty Hospital
321 N. Highland, Ste 100
Sherman, Texas 75092

Dear Applicants,

The request for approval of a Final Plat of the Carrus Medical Plaza concerning the property located at 1810 U.S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 21, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

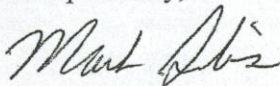
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Lot numbers need to be changed to Lot 1 – Lot 4.
2. Correction to the field notes need to be made.
3. Floodplain shall be more clearly delineated on the plat.
4. Original tax certificates shall be furnished for the purpose of recording the plat.
5. The Oil Company easement shown under the building shall be relocated and abandoned.
6. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
7. The requirements of the City's Drainage Ordinance are to be met (detention or show lack of impact on receiving stream).
8. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Mark Gibson

Director of Utilities and Engineering

cc: George Olson, City Manager Scott Shadden, Director of Development Services
 Rita Gaither, Development Coordinator Danny Fuller, Fire Marshal
 Interim City Attorney Jeff Miller, Director of Public Works
 Teague, Nall and Perkins, Chris Schmitt, 200 N. Travis, Ste. 500, Sherman, Texas 75090
 Sterling Engineering & Design Group, LTD, 7171 Hwy 6 North, Ste. 201, Houston, TX 77095

LOCATION MAP
N.T.C.



Boundary Description

Studied in the City of Sherman, Oregon County, Tenn., being a part of the Utah Bureau Survey, Abstract No. 171, being all of Lots 1-C, 1-B, 1-E and 2-C of Post Oak Crating Slaves, Abstract No. 171, being all of Lots 1-C, 1-B, 1-E and 2-C of Post Oak Crating Slaves, Addition, on addition to the City of Sherman, Texas, as shown by plat of record in Volume 2, Page 70, of the Plat Records, Oregon County, Tenn., and being more particularly described by notes and bonds as follows:

Beginning at a 1/4" steel rod set at the intersection of the east right-of-way line of Post Oak Crossing with the south right-of-way line of U.S. Highway No. 82, said rod being the northwest corner of said Lot 1-C.

North 89°44'00" East a distance of 405.60 feet to a concrete right-of-way monument.
South 88°17'02" East a distance of 277.38 feet to a concrete right-of-way monument.
The creek crosses a surface of 5,44.58 feet and an arc length of 612.37 feet.

A curve to the right having a radius of 1554.36 feet and an arc length of 672.06 feet.
(chord bears South 87°06'30" East, 612.06 feet;
South 43°04'00" East a distance of 140.71 feet to a concrete right-of-way monument.)

South 61°38'10" East a distance of 142.71 feet to a concrete right-of-way monument;
South 83°57'00" East a distance of 29.61 feet to a spike nail set for the northeast corner of said Lot 1-0;

Rance South 005621* West a distance of 312.31 feet to a spike nail set in the north right-of-way line of Pecan Grove Road, said nail being the southeast corner of said Lot 1-5.

Thence South $75^{\circ}38'20''$ West with road north right-of-way line, a distance of 1,658.31 feet to a $\frac{1}{2}$ " steel rod found at the southwest corner of said Lot 1-5.

Thence with the west line of said Lot 3-E the following calls and distances:

North 007°56' West a distance of 134.03 feet to a found $\frac{1}{8}$ " steel rod.
North 51°54'14" East a distance of 91.01 feet to a found $\frac{1}{8}$ " steel rod.
North 007°28' West a distance of 155.43 feet to a $\frac{1}{8}$ " steel rod found at the southwest corner of old lot 1-C.

Thence North 35°40'45" West a distance of 75.25 feet to a 3/8" steel rod found in the southwest corner of said Lot 1-C.

Thence with said southeasterly right-of-way line and a non-tangent curve to the left having a radius of 332.00 feet and an arc length of 314.35 feet (chord bears North

Thence North 00°16'00" West a distance of 143.77 feet to the Point-of-Beginning and

PRELIMINARY PLAT
CARRUS MEDICAL PLAZA

BEING A REPLAT OF
LOTS 2 OF POST OAK CROSSING ADDITION
SITUATED IN THE
URIAH BURNE SURVEY, ABSTRACT NO. 121
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SEPTEMBER 2008

NOTES:

1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY INTEND TO ASSURE THE DESIGNER'S

1000000

Date _____

Chairman, City of Sherman
Planning and Zoning Commission

TEAGUE NALL AND PERKINS



OWNER:

DEVELOPER

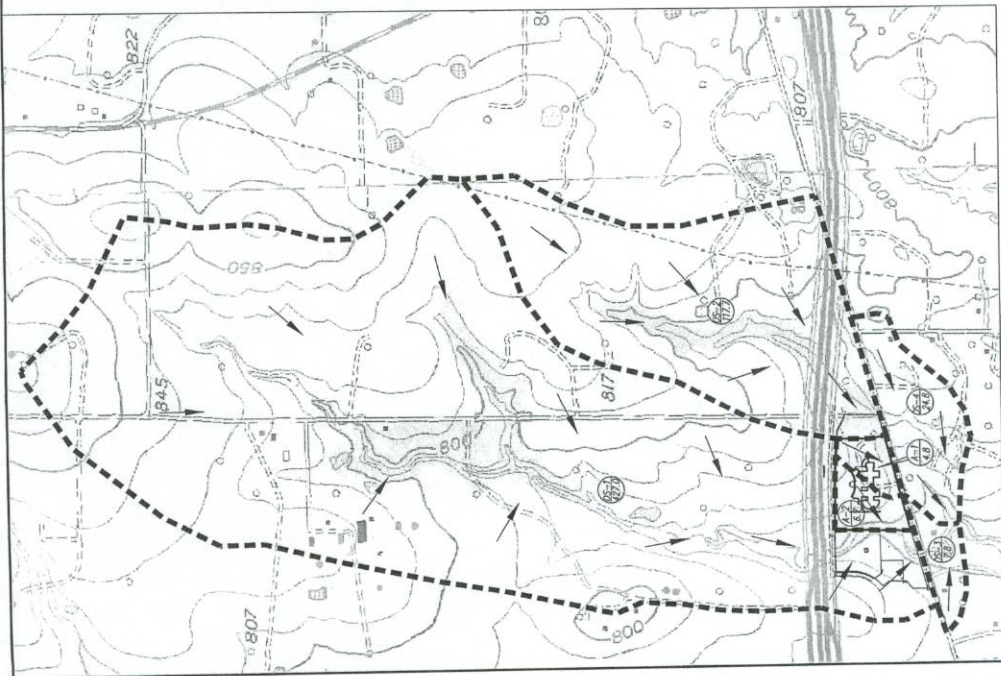
ENGINEER

SURVEYOR

_____, P.E.

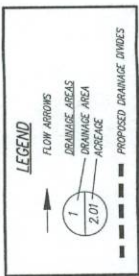
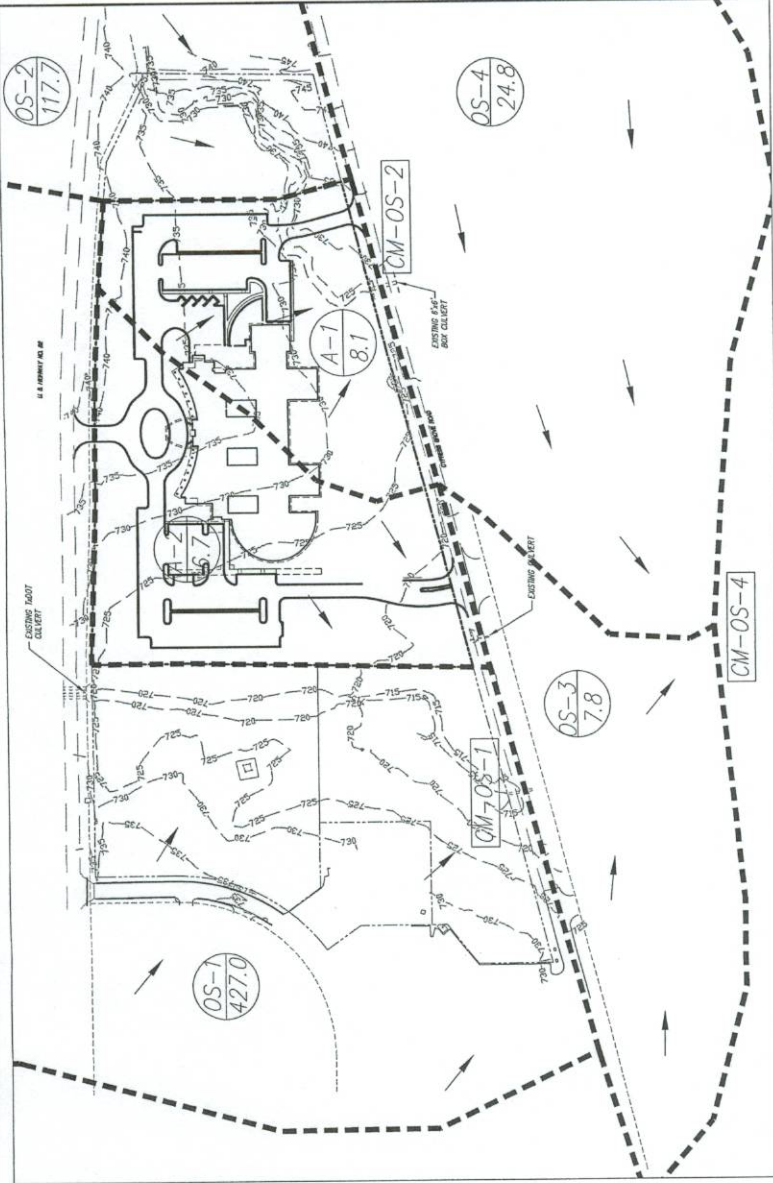
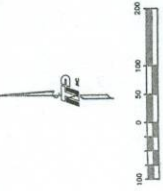
SHEET 1 OF 3

THE FUTURE OF THE FUTURE



DRAINAGE CALCULATIONS (PRE & POST DEVELOPMENT)			
BASIN ID	AREA (ac)	PRE Q ₁₀₀ (cfs)	POST Q ₁₀₀ (cfs)
A-1	4.8	35.63	51.33
A-2	6.7	40.46	69.75
OS-1	427.0	1981.68	1981.68
OS-2	117.7	556.76	556.76
OS-3	7.8	49.40	49.40
OS-4	24.8	155.86	155.86

ROUTING SUMMARY			
JUNCTION ID	PRE Q ₁₀₀ (cfs)	POST Q ₁₀₀ (cfs)	DESCRIPTION
CM-OS-1	2003.33	1995.97	Junction at existing culvert combining sub-basins A-2 & OS-1.
CM-OS-2	571.96	566.22	Junction at existing culvert combining sub-basins A-1 & OS-2.
CM-OS-4	2697.63	2693.03	Junction downstream of site combining entire basin.



NOTE:
1. PRELIMINARY PLAN FOR RECORD PURPOSES ONLY. NO SET OUTLINES OR APPROVED FOR RECORD PURPOSES.

PRELIMINARY DRAINAGE AREA MAP
CARRUS MEDICAL PLAZA

BEING A REPLAT OF
LOTS 2 OF TRACT 100,000 ACRES
URIAH BURNES SURVEY, ABSTRACT NO. 121
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SEPTEMBER 2008

OWNER:
3RD PARTNERS DCA CARRUS SPECIALTY HOSPITAL
300 N. Travis Street, Suite 600
Sherman, TX 75091
Phone: (940) 835-1122
www.3p-online.com

DATE: _____

TEAGUE NALL AND PERKINS INC.
200 N. Travis Street, Suite 600
Sherman, TX 75091
Phone: (940) 835-1122
www.3p-online.com

ENGINEER:
TEAGUE NALL & PERKINS
200 N. Travis Street, Suite 600
Sherman, TX 75091
Phone: (940) 835-1122
www.3p-online.com

DEVELOPER:
STERLING ENGINEERING & DESIGN GROUP LTD
7711 Highway 190, Suite 201
Houston, TX 77058
Phone: (281) 444-1111
www.sterlingeng.com

SURVEYOR:
UNDEVELOPED DRAINAGE & SURVEYING
200 N. Travis Street, Suite 600
Sherman, TX 75091
Phone: (940) 835-1122
www.3p-online.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
No. 91350
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ATP: JOHN A. WATKINS, R.P.E.
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