

STATE OF TEXAS

§

September 16, 2008

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, September 16, 2008.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: JACOBS, JONES, DAVIS,
TANKERSLEY, MORGAN, PLYLER, AND ATHERTON

MEMBERS ABSENT:

NIX

CALL TO ORDER

Chairman Sofey called the meeting to order at 5:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the August 19, 2008 Meeting. Motion by Commission Member Jacobs 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, DAVIS, JACOBS, SOFEY AND PLYLER.

BOARD OF
ADJUSTMENTS

VARIANCE

THE REQUEST OF BARBARA STRUBE (OWNER)
CONCERNING THE PROPERTY LOCATED AT 205 WEST
BURTON STREET, BEING THE EAST ½ OF LOTS 11 AND
12, AND THE SOUTH 20' OF THE EAST ½ OF LOT 10,
BLOCK 7 OF THE REPLAT OF SHANNON HEIGHTS
ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION (1) TO ALLOW A 12' FRONT YARD SETBACK
FOR A CARPORT IN LIEU OF THE REQUIRED 25' IN AN R-1
(ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FRONT
SETBACK FOR
CARPORT
205 W. BURTON
(BARBARA STRUBE)

(DENIED)

Barbara Strube, 205 W. Burton, Sherman, Texas

Ms. Strube appeared to represent the request and answer any questions. She explained the property is located at the northeast corner of Crockett and Burton Streets. She explained her parents purchased the carport, it is a prefabricated carport and she did not know she needed permission to erect the carport. Mrs. Strube is in a wheelchair and also on oxygen. She explained it is easier for her to store her oxygen tanks under the carport to keep her and the supplies out of the elements. She requested to erect the carport 12' from the front property line.

Chairman Sofey explained there were a couple of issues,

one, the carport is already up and it is becoming fairly repetitive that the amount of people that are having to come in and address these items that are after the fact. "We are trying not to take that into consideration, the fact that it is already up." He drove around the neighborhood and there were probably four or five carports up on some of the side streets, but he did not see any on Burton Street. He explained he is not a big fan of the front yard prefab metal \$695 carports, he felt it was a bigger detriment to the neighborhood, he did not feel it adds anything. "I respect your condition and some of the issues you are faced with, but I am not a huge fan of those and I'm not sure whether it is because it is already there or whether you were coming up asking to put one of those, if that is the only option, I know there is a much larger expense to do something that is a little bit more aesthetically pleasing, I do not know if that is an option or not, but I'm not a huge fan of metal temporary looking carports."

Commission Member Jacobs felt one of their missions on the Board of Adjustment was to consider the impact of the regulations on the individual and he felt this was something he was seeing, this homeowner wishing just for convenience sake, it is more of keeping the oxygen tanks cool and he understood getting in and out of a vehicle in the rain. He had looked at the site and he could not see an alternative location for the carport, they had the side street but not as far as accessing the building, so he would be in favor of the request, but he was not a big fan of carports and introducing them into the neighborhood, this might seem like a circumstance that made some sense.

Chairman Sofey asked what if every house on the block wanted to put a metal carport up.

Commission Member Jacobs explained if every house on that block came to them and it was obvious there were physical issues beyond their control that would make a carport feasible. "I could think of prettier carports, but I don't think that is the issue."

Chairman Sofey explained he felt it was an issue, a big part of the issue. There are carports that are far more appealing looking and they look at the aesthetics of things when they consider the request, whether it is on this particular one, he was not completely sold on. "When I drive down a street and I look at something like this I think I need to look at what it is going to look at if it was on every house on the street and there may be five more people that have similar or different issues that would meet that similar circumstance."

Commission Member Jones explained it would nice if it was more aesthetically appealing.

Mrs. Strube explained she could not afford to build anything, her parents did it as a gift. There is one on Dexter Street and one on Travis Street, they're all around there, some of them are really nasty looking compared to this one.

Chairman Sofey agreed with what Mrs. Strube said, they are nasty looking and it is a matter of time before they become that way and that is a perfect example of what the other people in the neighborhood may end up saying about this one; that is what he wanted to take into consideration.

Mrs. Strube explained she keeps her house and her yard very neat looking. She could not do the work herself but her parents paid for lawn maintenance every two weeks. She explained she has had the house for ten years and if she was healthy she would not be asking for the carport.

Chairman Sofey explained the property was very well maintained.

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

ACTION TAKEN.

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

VOTING AYE: JONES, JACOBS, AND PLYLER.

VOTING NAY: SOFEY AND DAVIS

MOTION FAILED

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

VARIANCE

THE REQUEST OF LILLYAN ANN TUCKER (OWNER) AND STAN SIMMONS (GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 2410 REX CRUSE DRIVE, BEING LOT 2, BLOCK 3 OF RIDGEWOOD ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20' REAR YARD SETBACK FOR A COVERED PATIO IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Lillyan Ann Tucker, 2410 Rex Cruse Dr., Sherman, Texas
and Stan Simmons, 411 Sequoia Dr., Denison, Texas

Mrs. Tucker and Mr. Simmons appeared to represent the request and answer any questions. The property is located at 2410 Rex Cruse Drive, south of Lamberth Road. The owner would like to construct a 15' X 22' metal patio cover 20' from the rear property line. Mr. Simmons explained when the house was built, they poured the patio

VARIANCE – REAR
SETBACK FOR PATIO
2410 REX CRUSE
(LILLYAN ANN
TUCKER)

slab 20' from the rear property line and now they would like to erect a cover over it.

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

One letter was received from James Melton, Jr., 6805 Timothy Dr., Plano, Texas

Mr. Melton was opposed to the variance. He wrote "The lots in this subdivision are rather small. Most of the houses set right on the rear building line. I have two bedrooms on the back line directly behind the subject property. There is very little open space now."

ACTION TAKEN.

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

VOTING AYE: JACOBS, DAVIS, JONES, PLYER AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BILL JARVIS (OWNER) CONCERNING THE PROPERTY LOCATED AT 1610 NORTH SHANNON STREET, BEING A PART OF LOT 16, BLOCK 4 OF W.M. SHANNON'S SUPPLEMENT AND A PORTION OF THE PLATTED 22' WIDE ALLEY RUNNING EAST/WEST THROUGH SAID BLOCK 4, ABANDONED AND CONVEYED TO ADJOINING PROPERTY OWNERS FOR A TOTAL OF 0.16 ACRES AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 17' REAR YARD AND A 16' FRONT YARD SETBACK FOR A SINGLE FAMILY DWELLING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FRONT &
REAR SETBACK 1610
N. SHANNON
(BILL JARVIS)

Bill Jarvis, 2 Vancouver Place, Sherman, Texas

Mr. Jarvis appeared to represent the request and answer any questions. The property is located at 1610 North Shannon Street between McGee and Texas Streets. He requested a variance for a 16' front yard and a 17' rear yard setback to construct a single family dwelling on the property. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jacobs asked why they needed two variances, was there no way to situate the improvements without the variances.

Mr. Jarvis explained there probably was a way but this would put the building in line with the only other house

that faces east on that street and would look better situated that way, he believed.

Chairman Sofey explained there was house on the lot but it was demolished, an aerial photograph of the area showed that house on the lot, it was lined up with the other house on the block. The owner would like to construct the house in the same location or similar to that house.

Commission Member Davis asked if he planned to build a house that was architecturally fits in with an older neighborhood.

Mr. Jarvis explained that was correct, it was his wife's desire to have an older looking house and it is his desire to have a more modern one so that he did not have to fix the plumbing and those types of things all the time.

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

A letter was received from James Cantrell, 300 W. McGee, Sherman, Texas

Mr. Cantrell did not oppose the proposed variance.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the variance subject to the Staff Review Letter. Second by Commission Member Jones.

VOTING AYE: JACOBS, DAVIS, JONES, PLYLER AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF PHYSICIAN'S RELIANCE, LP (OWNERS) AND MIKE MARINO (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2800 U.S. HIGHWAY 75 NORTH, BEING LOT 11 A, BLOCK 2 OF CORNERSTONE ADDITION, A REPLAT OF LOTS 11 & 12, BLOCK 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) TO ALLOW A 10' X 11' MONUMENT SIGN ON THE PROPERTY LINE IN LIEU OF THE REQUIRED 40' OR TWENTY-FIVE (25) FOOT PLUS THE HEIGHT OF THE STRUCTURE, WHICHEVER IS GREATER IN A C-1 (RETAIL BUSINESS) DISTRICT AND O-1 (75 & 82) OVERLAY DISTRICT.

VARIANCE – FRONT
SETBACK FOR SIGN
2800 HWY 75 NORTH
(PHYSICIAN'S
RELIANCE, LP)

Mike Marino, 2800 U.S. Highway 75 North, Sherman, Texas

Mr. Marino appeared to represent the request and answer any questions. The property is located at 2800 U.S.

Highway 75 North; The Cancer Center is the tenant. The owners would like to erect a 10' X 11' monument sign on the front property line. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey asked Mr. Marino how far from the curb would the sign be located.

Mr. Marino explained it would be 42' from the curb as best as they can tell from the drawings, the property line is 42' from the curb.

Commission Member Jacobs asked how far the building was located from the property line.

Mr. Marino explained he did not have the exact measurements but it looked to be about 15'.

Commission Member Jacobs asked Scott Shadden, Director of Developmental Services if the building was constructed before the Overlay District was in place.

Mr. Shadden explained it came in before the Overlay, the building probably had a 25' setback at some time.

Chairman Sofey asked what the need was now for this location of the sign as opposed to the signage it has, the building has been there 20 years.

Mr. Marino explained the only signage they have is on the building. Patients have addressed them that they cannot find the building under duress when they are trying to come for their treatments for cancer, they can't find the building because there is no clear marking of where they are. The only signage is on the building and it is covered now by trees, even with the trees gone you would have to take their eye off the road or highway to look onto the building to see the address and name of the building.

Chairman Sofey asked if the location of the building is driving the variance or the other signs along the highway or does the easement right-of-way vary.

Scott Shadden explained the right-of-way gets wider as you head north.

Chairman Sofey explained then the signs to the south may be closer to within the setbacks even though they may have been installed before the Overlay District was in place.

Commission Member Davis asked if the trees interfere with the sign.

Mr. Marino explained two of the trees would have to be

relocated to the other side of the property.

Chairman Sofey asked if this location is the only option for sign visibility. If you were heading south on the service road, the sign would be at the south end of the building.

Mr. Marino explained the patient entrance is at the south end of the building, the north side is an employee entrance that is locked.

Chairman Sofey explained they are being very protective of the Overlay Districts with signage and everything else. There are some issues to be dealt with because the location of the building, the timeframe it was built in, they have to thread carefully on the signs, there are some issues that need to be considered. He was not a big fan of the 0' variance. He asked Mr. Marino if they could amend the request from putting the sign on the property line.

Mr. Marino explained they just need a sign because they have had a tremendous amount of problems with their patients. They wanted it so that it can be seen from both sides of the highway.

Scott Shadden explained the ordinance prior to the Overlay District was a 5' setback.

Chairman Sofey explained he would feel more comfortable with a 5' setback like the other signs along the highway.

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

Commission Member Davis agreed he wanted the signs to look good along the Overlay District, to be unobtrusive as possible, but signs play an important role when someone is looking for a building and how to get to it, they need a sign to point them in the right direction.

Commission Member Atherton explained a 5' setback may place the sign in the tree line. It looked like there is electrical there and lights on trees which creates a problem of not being able to see the sign on the building or the tree growth. If you put the sign into a tree line, they would have to move more trees.

Commission Member Jacobs asked Mr. Shadden if they were to grant the variance and it was different than he requested and it turned out to be a problem what would be his options to come back to the board, could he come back the next month or would he be handcuffed of coming back and being reconsidered.

Mr. Shadden explained it is suppose to be a substantially different request if he comes back.

Commission Member Jacobs explained he understood their need and the sign had to work. If they could figure out a way of making the sign work but if the sign company said they are really defeating their purpose he wanted them to be able to come back before the board if the sign did not work with a 5' setback.

Mr. Shadden explained the board could put in a motion for a 5' setback and if it absolutely did not work, he could mock up a sign so that the Board of Adjustment could go by and look at it and then come back before the board.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve the request with the exception of amending the variance request from a 0' setback to a 5' front setback and subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, JONES, PLYLER AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DR. JIMMY HARRELL (OWNER) CONCERNING THE PROPERTY LOCATED AT 3020 CANYON CREEK DRIVE, BEING LOT 13, BLOCK 4, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(B) TO ALLOW A 10' X 12' ACCESSORY BUILDING IN THE FRONT YARD WITH A 12' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15' SIDE YARD SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
ACCESSORY BLDG IN
FRONT & SIDE
SETBACK
3020 CANYON CREEK
DR
(DR. JIMMY HARRELL)

Commission Member Jones abstained from this request because of a conflict of interest. Commission Member Atherton served as the alternate on the Board of Adjustments.

Dr. Jimmy Harrell, 225 N. Friendship Road, Sherman, Texas

Dr. Harrell appeared to represent the request and answer any questions. The property is located at 3020 Canyon Creek Drive in the O'Hanlon Ranch Subdivision. He is currently constructing a single family dwelling at this location. He would like to construct a 10' X 12' accessory building (garden/garage) in the front of the house 12' from the side property line. The exterior of the garage will be the same as the house. The side yard will abut to a future city

park. A detention pond is located on the lot which makes it a narrow lot for construction.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance. Second by Commission Member Jacobs.

VOTING AYE: JACOBS, DAVIS, ATHERTON, PLYLER AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DR. JIMMY HARRELL (OWNER) CONCERNING THE PROPERTY LOCATED AT 3020 CANYON CREEK DRIVE, BEING LOT 13, BLOCK 4, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
VARIANCE UNDER ORDINANCE NO. 2684, SECTION 12 (F) TO NOT REQUIRE SIDEWALKS IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SIDEWALKS
3020 CANYON CREEK
DR
(DR. JIMMY HARRELL)

(DENIED)

Commission Member Jones abstained from this request because of a conflict of interest.

**Dr. and Mrs. Jimmy Harrell, 225 N. Friendship Road
Sherman, Texas**

Dr. and Mrs. Harrell appeared to represent the request and answer any questions. The property is located at 3020 Canyon Creek Drive in the O'Hanlon Ranch Subdivision. They are currently constructing a single family dwelling at this location. This lot was originally part of a variance request to not require the developer to construct sidewalks at the January 22, 2008 Planning and Zoning Commission Meeting. At the January 22nd meeting, the board approved the request for some of the lots in the O'Hanlon Ranch Subdivision, but this lot was excluded, one of the reasons was the location of the future park to the northwest.

Dr. Harrell explained two thirds of the lot is detention pond and he was concerned about having a sidewalk close to the detention pond near the property line. He explained his house would be the only lot on the block that would have sidewalks. The lot drops off rapidly 8-10 feet from the curb which falls off about 10 feet to the water line. A side walk is required to be four foot wide which would make it up against the drop off to the pond. A drainage drain, a steel and concrete drainage grate falls 5' below the grade of the road. This would be a tragedy to children on bikes or skateboards that could easily fall into the pond, smash their head into the concrete; it really increases a danger to

children. The rest of the property is extremely congested, so congested you are not going to be able to have straight sidewalks that would be easy to wander, easy to maneuver strollers, bicycles or skateboards. A mailbox, a water main and electrical box will be in the area of the sidewalk, there is only room for a 17 foot driveway; most driveways are 20-22 feet. Several things are in the area of the sidewalk; a 17'x4' sewage drainage box which is right against the curb, an electric line and light post, trees, a fire hydrant, so there are many obstacles for the construction of a sidewalk. The sidewalk will not be utilized, it is unsafe, it would be unsightly, it would reduce absorption of ground water and increase flooding; he felt it was an inappropriate request. There is a sidewalk across the street that services the park which is the same situation at Fairview Park; there is one sidewalk that leads to Fairview Park.

Chairman Sofey explained the mailbox will not be in the right-of-way of the sidewalk, the electrical box could be, if a tree is in the way of the sidewalks, the trees would have to go or the sidewalk would have to be constructed around the tree, if the street light is 3.5 feet, it will not be in the sidewalk, it will be right at the edge of the sidewalk, the City would move the fire hydrant if need be, the water main would have a metal cover on it and could remain.

Mark Gibson, Director of Engineering and Utilities explained there is a water flush valve that would be removed or extended for future water use.

Chairman Sofey asked if the City had looked at this for a liability.

Doreen McGookey, City Attorney explained the only liability the City would be exposed to if there was a defect, a known premise defect. If it is just your standard built sidewalk, as long as it is not a premise defect, the City's liability should be fine.

Chairman Sofey explained the easement the City is responsible for is roughly 9.5 foot off the curb.

Dr. Harrell explained there is another drainage pipe from the detention pond that the City and the Developer has been working on, as recently as last week they had a 20x30x15 foot hole and it will probably have to be re-dug at least one more time or who knows how many times in the future, that is right under the sidewalk.

Commission Member Davis asked if the drain was on his property.

Dr. Harrell explained the drain for the detention pond was on his property.

Mark Gibson explained the drain would be the

responsibility of the Homeowners Association, they are responsible for the detention pond and the area adjacent to it on the east side.

Chairman Sofey explained typically the detention pond and the land that goes along with it after a certain amount of time the absorption of the development is the responsibility of the Homeowner's Association. The developers are responsible for those areas and then it falls under the Homeowner's Association.

Dr. Harrell explained the biggest concern was someone falling into the detention pond.

Chairman Sofey explained "that is something the board should consider but he did not think it was a deciding factor, if the City feels legally ok going forward on that then he felt the issue was where do they stand on the actual sidewalks, where do we want them and where do we not want them. The ordinances that were put in place states we want them there. The City is about to spend a lot of money on improvements on a park which dead ends near this property and he would hate to see the board eliminate some of the walkways feeding into that. There are some obstacles there which the City needs to address, some of those to make that a more straight line sidewalk and the Engineering Department stated they would do those."

Dr. Harrell explained the people now do not use sidewalks, they walk in the street.

Chairman Sofey explained as the park is developed and the development grows you will see more traffic and more people needing to utilize the sidewalks. The goal of the City is to make this walker friendly and to get from point A to point B and that is what the City has been trying to do by placing the ordinance in affect a couple of years ago for new development. The City Council at the September 15, 2008 meeting approved starting the first phase of Pecan Grove Park.

Commission Member Atherton explained as a mother of a 12 year old, her son would be the first one on the sidewalk, down the hill and into the lake. It is like an invitation to get from the sidewalk to the lake for a child.

Chairman Sofey explained "as a former 12 year old boy the lake would look appealing to me if there was a sidewalk there or not."

Commission Member Davis felt a sidewalk was a safety aspect, if the lake is an attractive nuisance, if kids are going to get in the lake then they are going to get in the lake and he thought a sidewalk is a safe way to get past it to the park. He felt very strongly about having sidewalks, if at all possible to put them in, they ought to be in a new

brand new addition.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to deny the variance for the reasons stated regarding the safety. Second by Commission Member Davis.

VOTING AYE: JACOBS, DAVIS, MORGAN, ATHERTON, PLYLER, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

ABSTAIN: JONES

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF COPAY DEVELOPMENT LLC (OWNERS), TEXOMA CENTER FOR FAMILY MEDICINE (TENANT) AND DR. BRADLEY HODGE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1906 U.S. HIGHWAY 82 WEST, BEING LOT 4 OF THE POST OAK CROSSING ADDITION, REPLAT LOTS 1 & 2 OF THE REPLAT OF LOT 1-B, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 12' X 24' ACCESSORY BUILDING

SITE PLAN –
ACCESSORY BLDG
1906 HWY 82 WEST
(COPAY
DEVELOPMENT, LLC)

Dr. Bradley Hodge, 1221 Hopson, Sherman, Texas and
Don Smith, 700 Briarwood, Denison, Texas

Dr. Hodge and Mr. Smith appeared to represent the request and answer any questions. The property is located at 1906 U.S. Highway 82 West; Texoma Center for Family Medicine is the tenant. The owners would like to construct a 12' X 24' storage building in the rear yard, it will not be visible from the highway. The exterior of the building will be hardy board lap siding.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve the site plan. Second by Commission Member Atherton.

VOTING AYE: JACOBS, DAVIS, MORGAN, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TX SW1 LP, C/O LEVCOR (OWNERS)

SUP & SITE PLAN –
BASEBALL ACADEMY

AND JOE OBLAS (TENANT) CONCERNING THE PROPERTY AT 2711 U.S. HIGHWAY 75 NORTH, BEING LOT 5, BLOCK 1 OF TEXOMA CROSSING ADDITION, REPLAT LOTS 5 & 5A, AS FOLLOWS:

2711 HWY 75 NORTH
(TX SW1 LP, C/O
LEVCOR & JOE
OBLAS)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A COMMERCIAL AMUSEMENT CENTER (BASEBALL ACADEMY) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND THE O-1 (75 & 82) OVERLAY DISTRICT.

Steve Palmer, 111 Panorama Circle, Pottsboro, Texas

Mr. Palmer appeared to represent the request and answer any questions. The property is located at 2711 U.S. Highway 75 North in the same shopping center as Gander Mountain and West Asset Management. The applicant would like to renovate one of the lease spaces for an indoor baseball academy. Mr. Palmer explained it is an indoor batting facility teaching young children the basics in baseball. There will be batting cages and training classes, they also have their own teams they are forming now for the public. The hours of operation will be normal business hours but the facility will be available for parties if people decide they would like to rent it, probably 9 a.m. until 10 p.m.

Commission Member Jacobs asked if they were to grant a Specific Use Permit for a commercial amusement center what else might be located in the building.

Mr. Shadden explained this is specifically for the baseball academy.

Commission Member Jacobs was concerned that the facility would be open to parties until 9 p.m. or 10 p.m. at night.

Mr. Palmer explained the parties would be Little League youngsters that are coming in to reserve the facility for an hour or two to enjoy some batting cages, they were not talking about cake and ice cream or things like that.

Commission Member Morgan asked if it would be similar to Frozen Ropes in McKinney, a coaching run organization with a lot of structure.

Mr. Palmer explained it would be identical to Frozen Ropes. They would be catering to the 8-16 year old children.

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

One letter was received from Camille & Haifa Hakim, 3030 McKinney Ave. #2101/2102, Dallas, Texas

Mr. & Mrs. Hakim own the IHOP Restaurant. They wrote "Kindly note that we welcome TX SW1 LP, C/O Levcor as owners to become our neighbor."

ACTION TAKEN.

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

VOTING AYE: JACOBS, DAVIS, MORGAN, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

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 2.7 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CONSTRUCTION, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR SHOP AND YARD (CRANE SERVICE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.1 (SAM RAYBURN) OVERLAY DISTRICT.

SUP & SITE PLAN –
CRANE SERVICE
3111 HWY 75 SOUTH
(DONNA REAST &
BRYAN LUCKETT)

Bryan Lockett, 4375 CR 40400, Commerce, Texas and Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Lockett and 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. The applicant would like to operate a crane service to store/lease cranes from this location. Mr. Lockett explained any repairs they would do, would be done at their facility in Commerce other than routine maintenance would be the only thing done at this location. The cranes are the size of an eighteen wheeler. They have a family owned business, most of the equipment is in Commerce and they also have one in Paris, they work in Sherman quite often. He did not anticipate more than one or two cranes being parked at this location but Sherman is a growing area and he would like to grow with it. The cranes are sent out with operators, the work is done with their employees.

Commission Member Jacobs asked if there would be occasion for one of the cranes to be parked out front with the crane in the up position with a big sign on it saying "Rent my Crane".

Mr. Lockett explained that would not be necessary.

Commission Member Morgan asked how he got his business. What were his means of advertisement?

Mr. Luckett explained they advertise in the yellow pages but primarily word of mouth is the best advertisement. They do not use the cranes for advertisement.

Commission Member Jacobs asked Mr. Luckett if he had a problem if the board placed a condition on the cranes not be stored in an elevated position.

Mr. Luckett explained he would not have a problem with that.

Chairman Sofey explained one of the aspects of the Overlay District is masonry. What will be done to the exterior façade of the building?

Mr. Luckett explained with the awning and the loading dock on the front of the building he was not sure what they could do to dress it up. He anticipated on painting the structure of the awing and the loading dock.

Chairman Sofey explained one of the requirements in the Overlay District is to be masonry which is stucco, stone, EFIS, brick for the entire structure.

Mr. Sartin explained this is an existing structure.

Chairman Sofey explained when you ask for a Specific Use Permit it affects the property in the same way a zone change does. "You are essentially changing the use which would make you comply with the Overlay District requirements."

Mr. Sartin asked if the entire building would have to be stone or brick.

Mr. Shadden explained similar to the auto repair facility that went on FM 1417 North recently. When he asked for the Specific Use Permit to do the body shop before he can receive a Certificate of Occupancy Permit, he is required to upgrade the building with masonry. He applied and was approved for a variance to leave the rear of the building metal.

Commission Member Jones asked if Mr. Luckett received a copy of the Overlay District requirements.

Mr. Shadden explained he had and they had spoken with Mr. Luckett about the masonry requirement and the concrete parking requirement.

Mr. Sartin explained they had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Morgan explained with the amount of property, would there be any storage on the lots.

Mr. Luckett explained at this time he did not have any plans for the back part of the property other than cleaning it and getting grass on it.

Chairman Sofey explained the back portion of the property backs up to residential, is screening required between the residential properties.

Mr. Shadden explained that is one of the requirements. The board has the option of approving the request subject to the applicant meeting all the criteria in the Overlay District or they could table it and have them get together their plan for the building, parking and screening and the board would have the option to approve it at that time.

Mr. Luckett explained they would like to move forward.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Specific Use Permit and site plan subject to no cranes shall be stored in an elevated position and the Staff Review Letter. Second by Commission Member Morgan.

VOTING AYE: JACOBS, DAVIS, MORGAN, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

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 2.7 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BRYAN LUCKETT ADDITION.

Bryan Luckett, 4375 CR 40400, Commerce, Texas and Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Luckett and 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. The applicant would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Staff Review

**FINAL PLAT – BRYAN LUCKETT ADDITION
3111 HWY 75 SOUTH
(DONNA REAST &
BRYAN LUCKETT)**

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 Jacobs.

VOTING AYE: JACOBS, DAVIS, MORGAN, JONES, ATHERTON, PLYLER, TANKERSLEY AND SOFEY

VOTING NAY: NONE

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

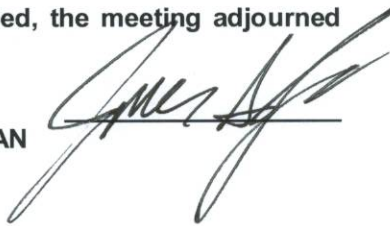
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:20 p.m.

ADJOURNMENT


SECRETARY

CHAIRMAN



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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

205 West Burton
Being east ½ of Lots 11 and 12, and the south 20' of the east ½ of Lot 10, Block 7 of the
Replat of Shannon Heights Addition
Variance

Requested Action/Proposed Use:

Variance to allow a 12' front yard setback for a carport in lieu of the required 25' in an R-1 (One Family Residential) District.

Background

The property is located at 205 West Burton Street at the northeast corner of Crockett and Burton Streets. The applicant would like to construct a carport 12 foot from the front property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Barbara Strube (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

22

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

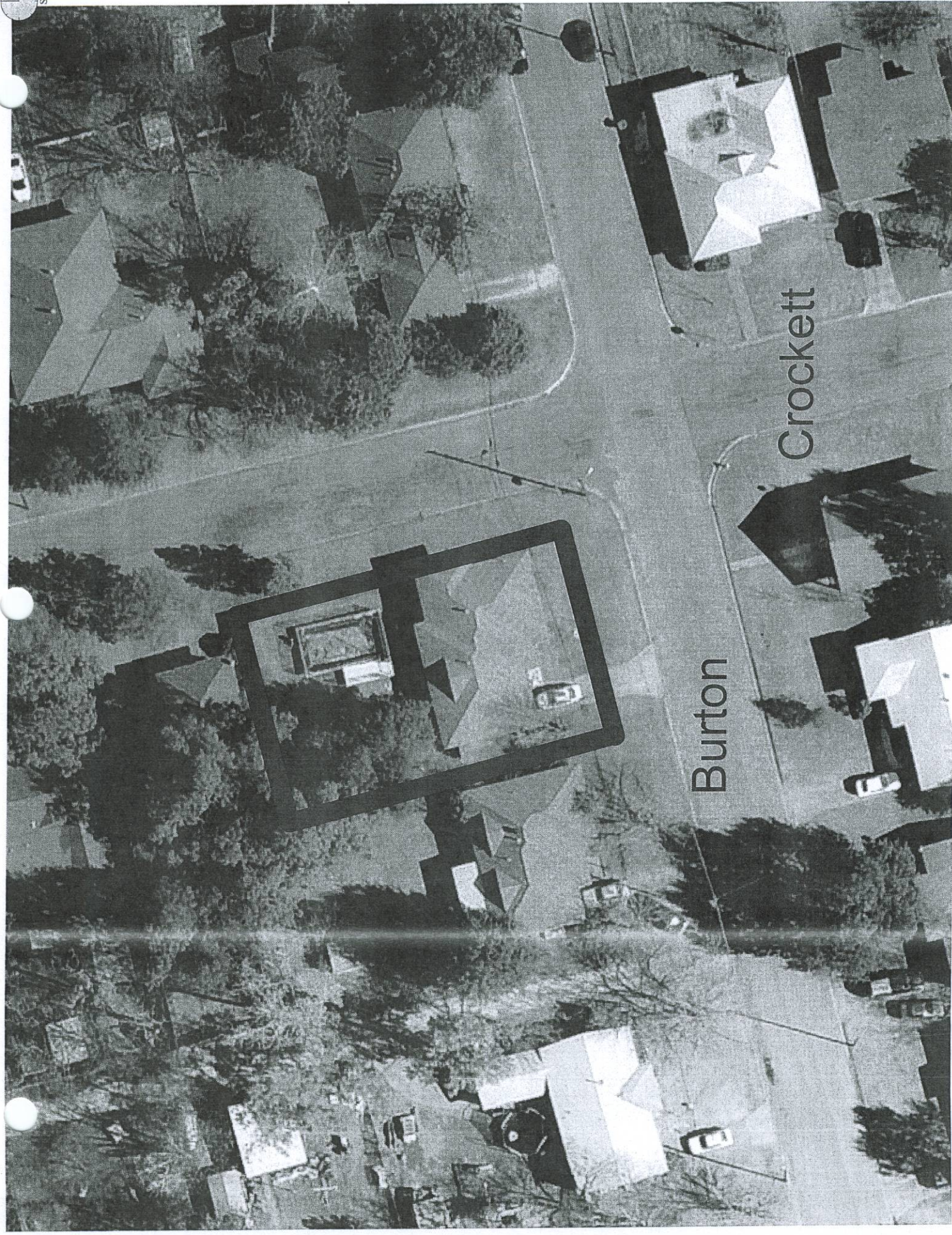
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL 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



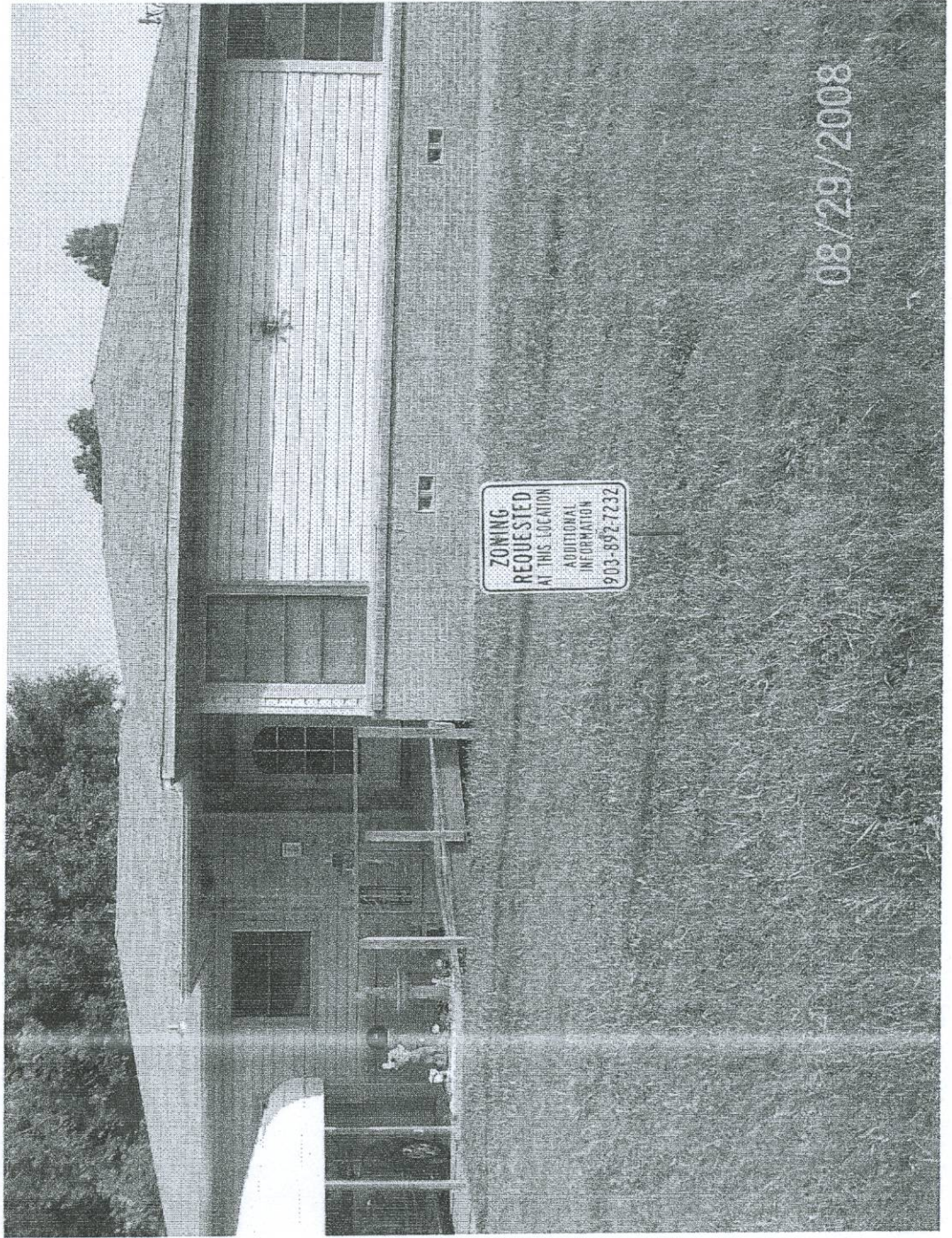
205 WEST BURTON VARIANCE

Department of Developmental Services



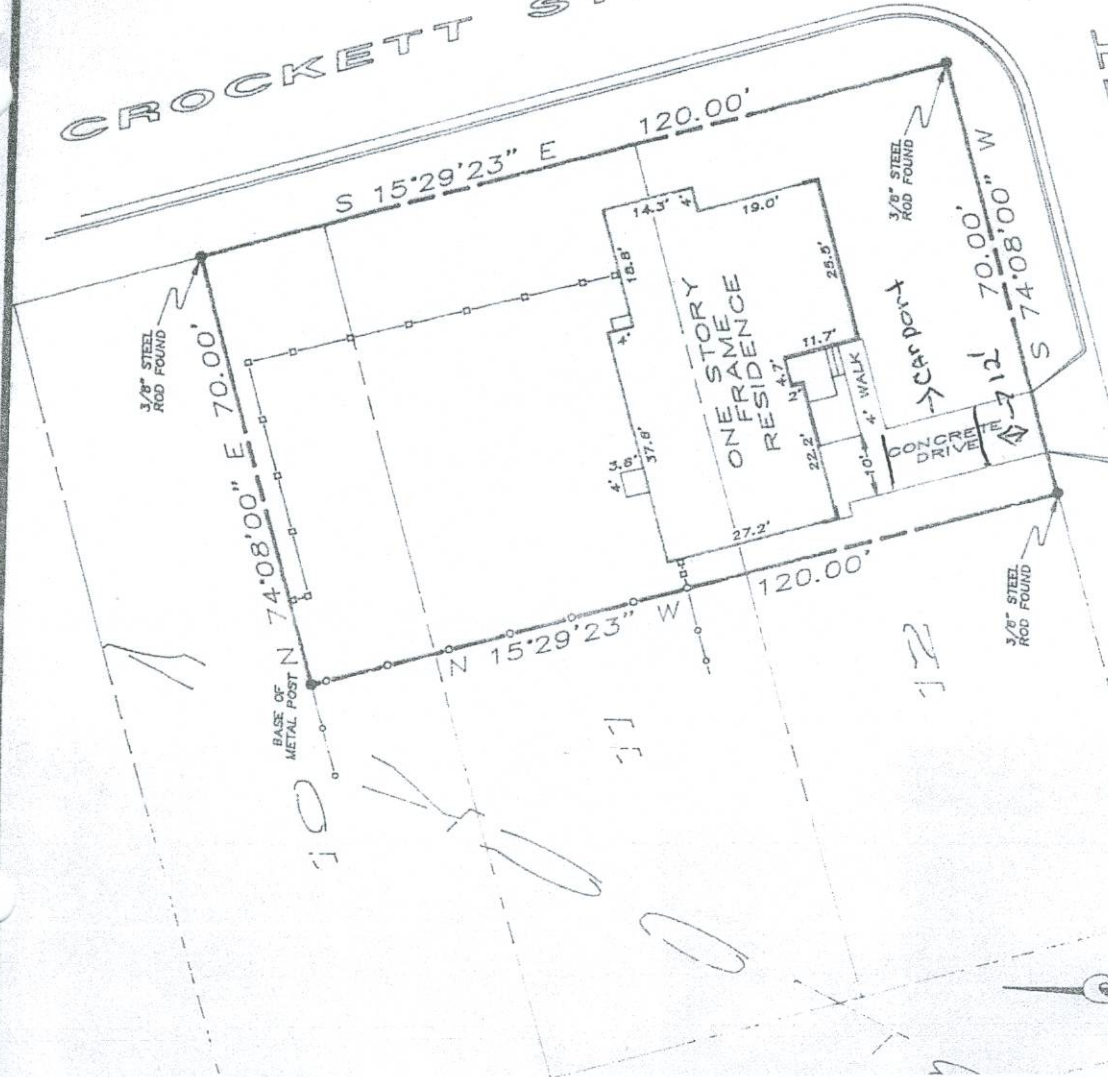


205 W. Burton



CROCKETT STREET

BURTON STREET



LEGAL DESCRIPTION

Situated in the City of Sherman, County of Texas, being a part of the J. B. McAnair Survey, and being the East One-half (1/2) of Lots Eleven (12), and the South Twenty feet (20 ft.) of the Lot Ten (10), all in Block Seven (7), of the Replat Heights Addition to said City of Sherman as shown in Volume 699, Page 477, Deed Records, Grayson County, Texas.

Beginning at a 3/8" steel rod found at the West right-of-way line of Crockett Street with the way line of Burton Street, said rod maintaining the corner of both said Block 7 and Lot 12;

Thence South 74°08'00" West with said North line of Burton Street and South line of said Block of 70.00 feet to a 3/8" steel rod found at the Thence North 15°29'23" West, passing the chain link fence at 60 feet and continuing with a total distance of 120.00 feet to the base of a post;

Thence North 74°08'00" East a distance of 3/8" steel rod found for corner in the said West of Crockett Street, being the East line of said Block

Thence South 15°29'23" East with said West line, passing the Southeast corner of said Lot 10 continuing, passing the Southeast corner of said Point-of-Beginning for a total distance of 120.00 feet, and continuing for a total distance of 120.00 feet, and containing 70.00 X 120.00

I, Douglas W. Underwood, Registered Professional Surveyor, hereby certify that a survey was made of the property legally described herein, and is correct there are no visible discrepancies, conflicts, short or rights of way, except as shown on the plat here the plat herewith is a true, correct and accurate the property legally described hereinabove.



~ BASIS OF BEARINGS ~
COURSE ALONG NORTH
RIGHT-OF-WAY LINE
BURTON STREET
AS PER PLAT OF RECORD
VOL. 699, PG. 477, D.R.G.C.T.

SCALE
1" = 30'

UNDERWOOD
DRAFTING & SURVEYING
DENISON, TEXAS 75020

(903)465-2151

118 WEST CHESTNUT STREET

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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

2410 Rex Cruse
Being Lot 2, Block 3 of Ridgewood Addition
Variance

Requested Action/Proposed Use:

Variance to allow a 20' rear yard setback for a covered patio in lieu of the required 25' in an R-1 (One Family Residential) District.

Background

The property is located at 2410 Rex Cruse Drive, south of Lamberth Road. The applicant would like to construct a 14' x 22' patio cover 20' from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) District and C-1 (Retail Business) District

Origination:

Lillyan Ann Tucker (Owner) and Stan Simmons (General Contractor)

Master Plan Designation:

Residential

Number of notices mailed:

16

Objections received:

1

Attachments:

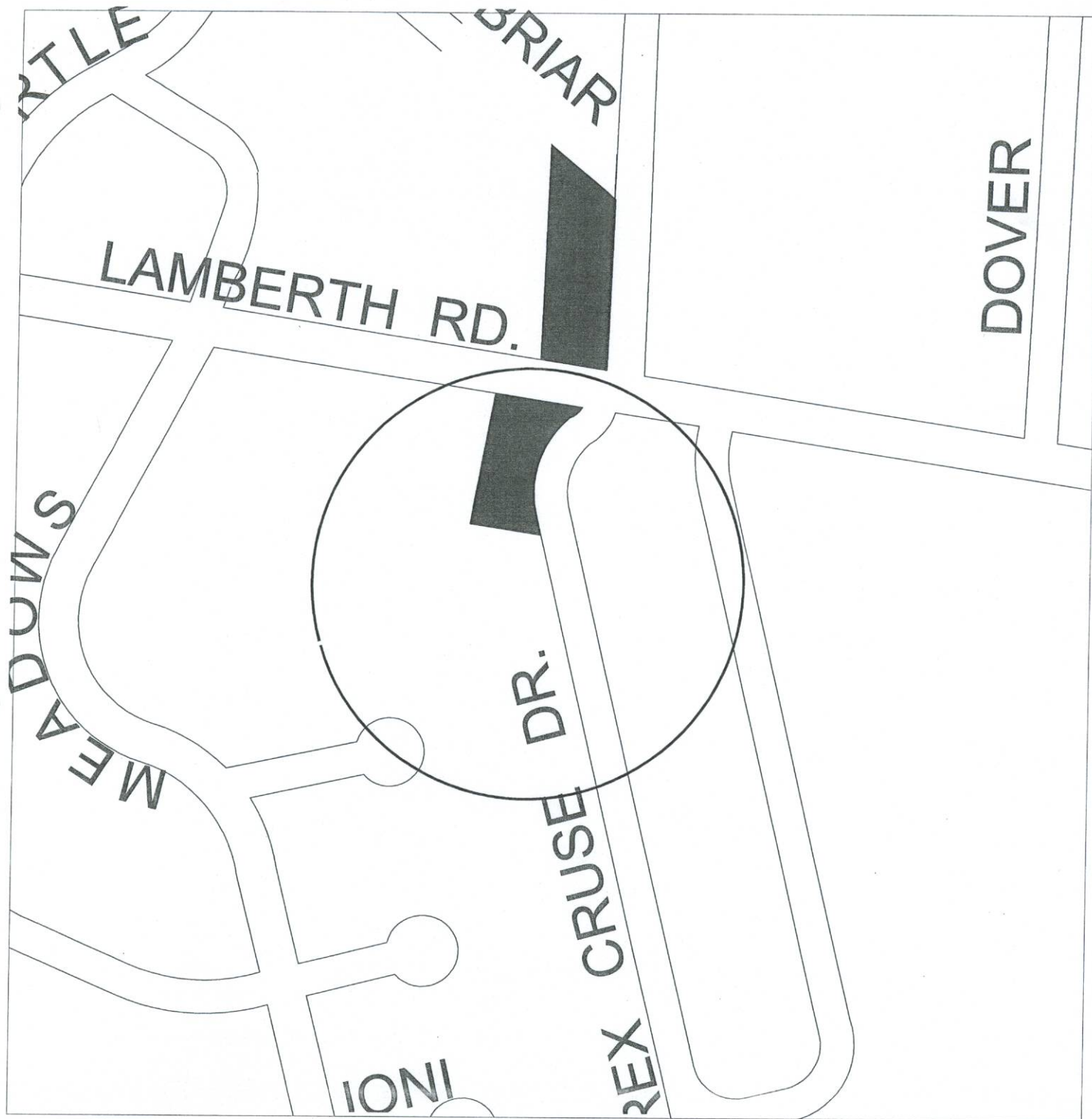
Location map, Photos, Site Plan, Letter

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
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



2410 REX CRUSE
VARIANCE

Department of Developmental Services

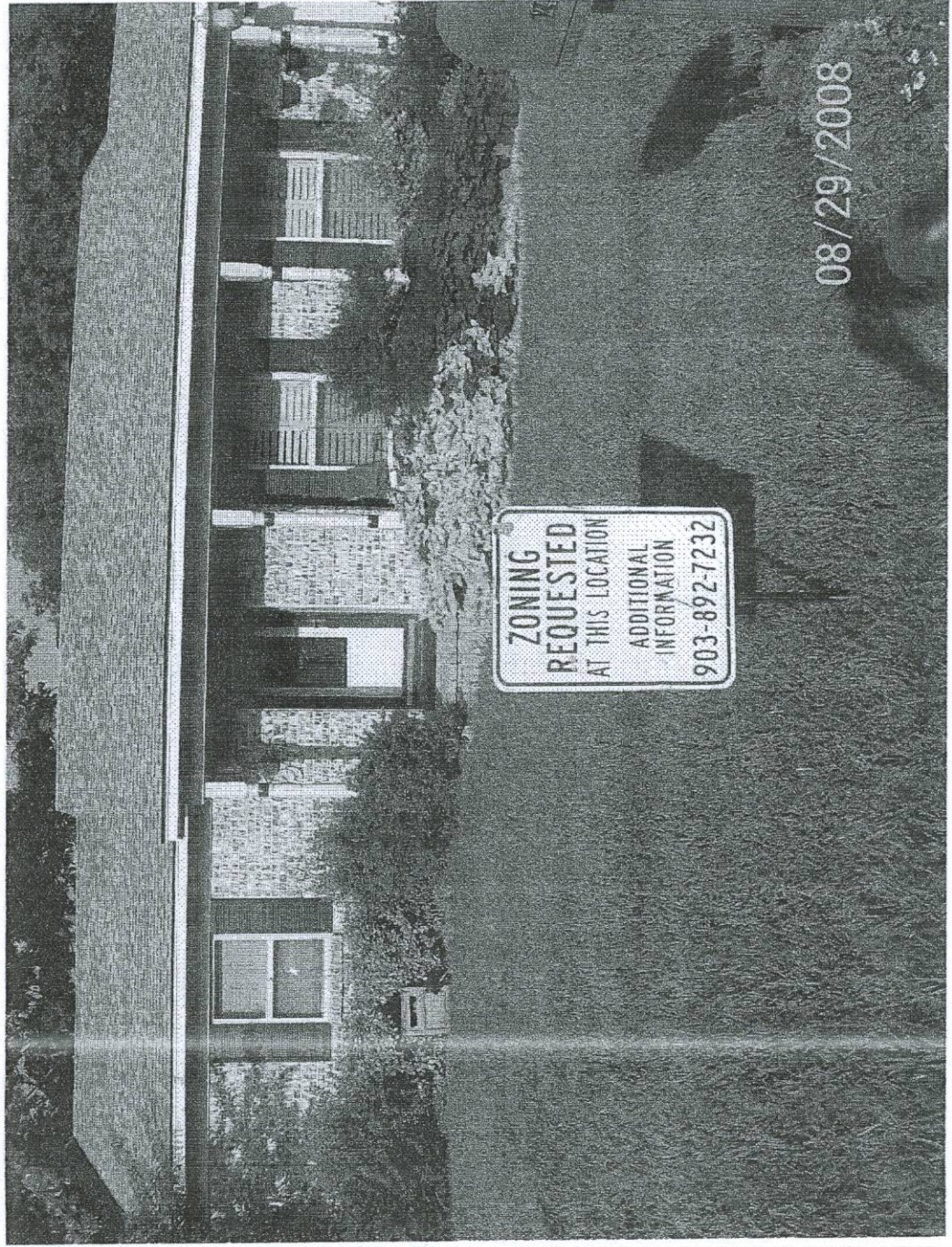


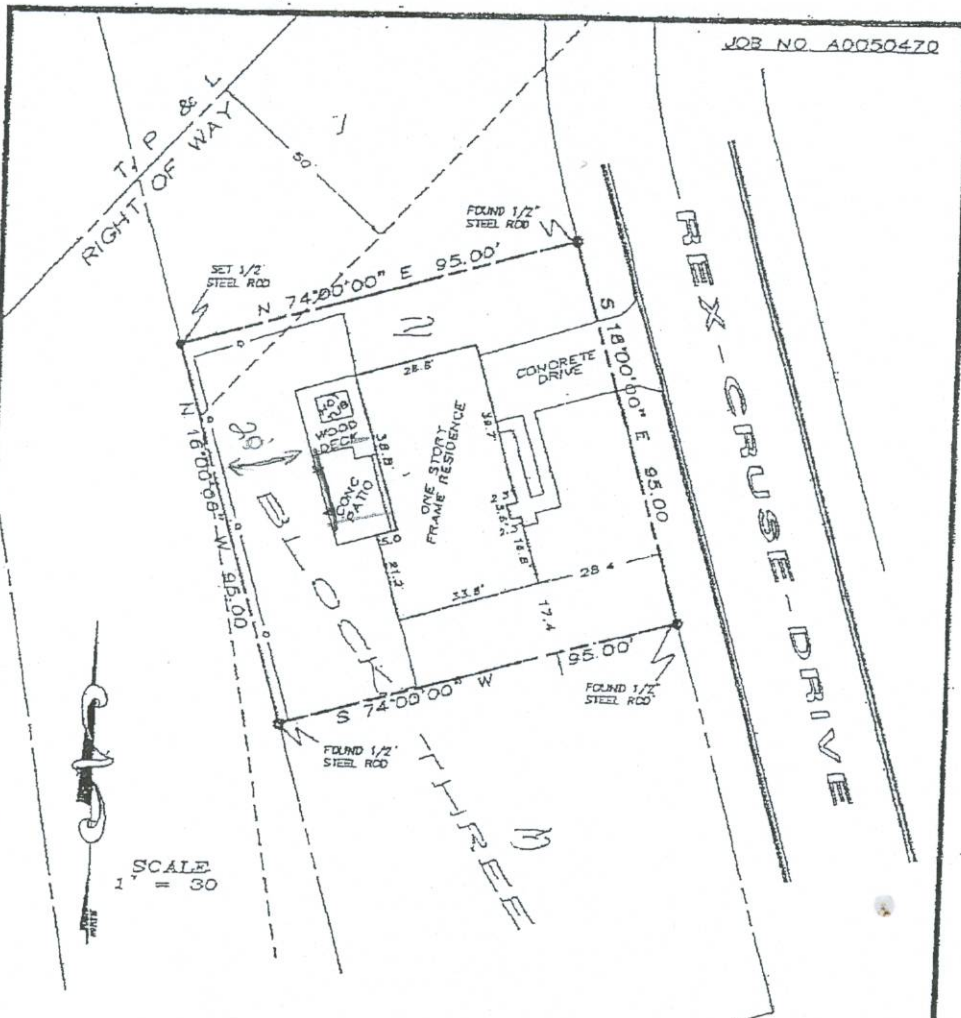


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Scale: 1 inch = 55.2 feet

2410 Rex Cruse





The subject property is not located within an area identified as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 24th day of May, 2000, a survey was made on the ground of the property shown hereon, described as Lot 2, Block 3, of the Ridgewood Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 3, Page 29, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove

The building on said lot is known as 2410 Rex Cruse Drive, Sherman Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown



- BASIS OF BEARINGS -
COURSE ALONG THE WEST LINE
OF REX CRUSE DRIVE AS
PER PLAT OF RECORD



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903) 465-2151

DWU
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

DELE
AT

14X22

Woodworks Unlimited
"The Best In Carpentry"

Ann Tucker
2410 Rex Cruise
Sherman, Texas

Build 14' x 22' patio cover.

Treated wood frame; 2x4 lath and 2x6 rafters.
3 - 2x10 beam (triple 2x10s bolted together)
2 - 6x6 posts
Simpson rafter hangers

Roof: 26 gauge R-panel 20yr White finish.

Flashing 6" under composition roof, 18" over R-panel.

Cover will start 2' north of valley intersection with fascia.

Existing patio slab is 20' from back property line.

Drip line of new cover will be 18' 6" from back property line.

Total Cost is \$3,111.00

Thank you,

Stan Simmons TRCC 6013

903.821.6449

SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

James Melton, Jr.
6805 Timothy Dr.
August 29, 2008 Plano, TX 75023-1423

SEP 8 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, September 16, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

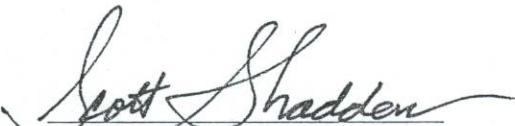
The request of Lillyan Ann Tucker (Owner) and Stan Simmons (General Contractor) concerning the property located at 2410 Rex Cruse Drive, being Lot 2, Block 3 of Ridgewood Addition

The request is as follows:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear yard setback for a covered patio in lieu of the required 25' 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

The lots in this subdivision are rather small. Most of the houses set right on the rear building line. I have two bedrooms on the back line directly behind the subject property. There is very little open space now.

I am very much against this variance. 

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
September 16, 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

1610 North Shannon Street

**Being a part of Lot 16, Block 4 of W.M. Shannon's Supplement and a portion of the platted
22' wide alley running east/west through said Block 4, abandoned and conveyed to
adjoining property owners for a total of 0.16 acres
Variance**

Requested Action/Proposed Use:

Variance to allow a 17' rear yard and a 16' front yard setback for a single family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

Background

The property is located at 1610 North Shannon Street between McGee and Texas Streets. The applicant would like to construct a single family dwelling with a 16 foot front yard setback and a 17 foot rear yard setback.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bill Jarvis (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

23

Objections received:

0

Attachments:

Location map, Photos, Site Plan, Staff Review Letter

Prepared By:

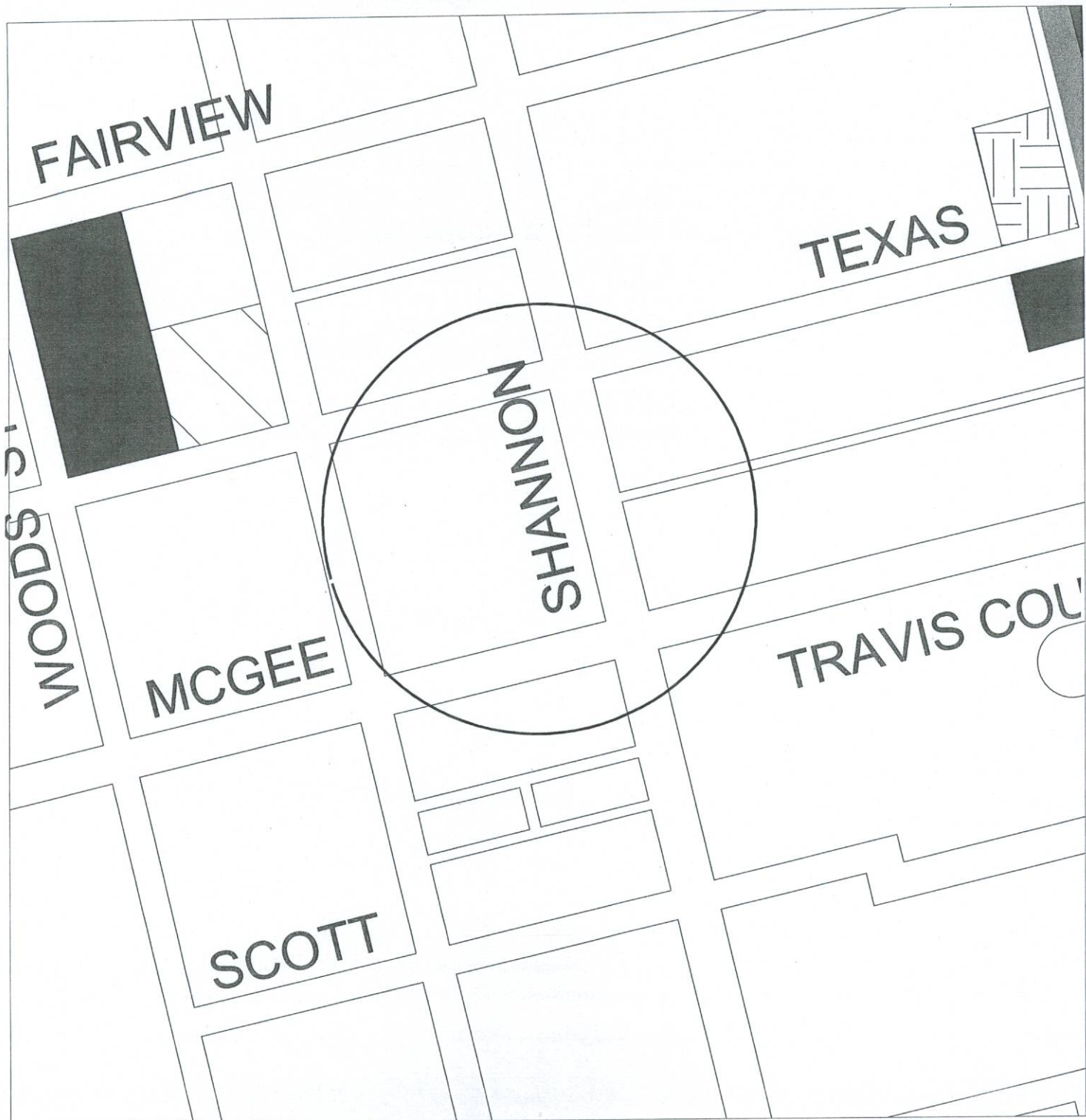
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

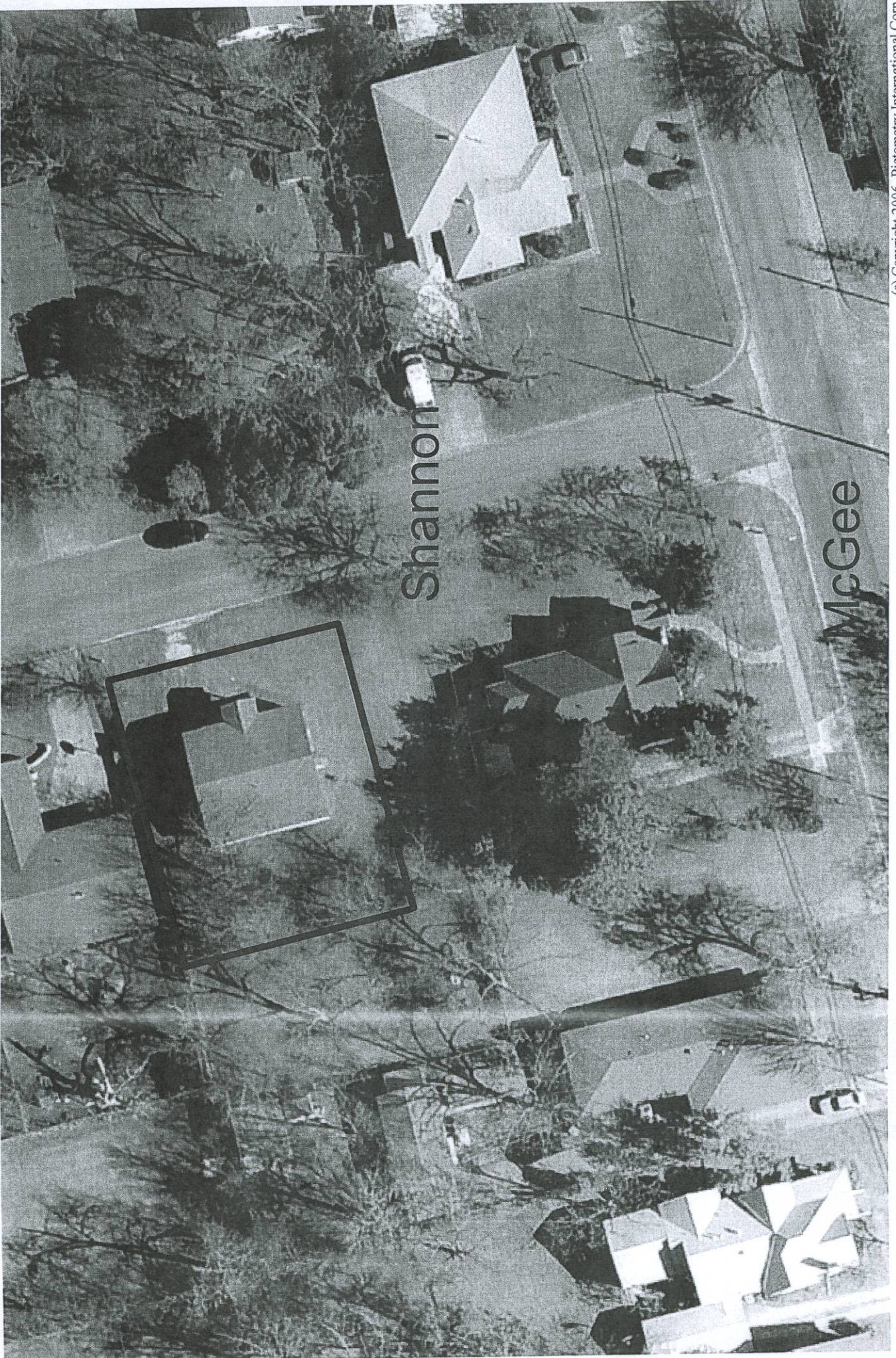
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.1 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	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



1610 N. SHANNON
VARIANCE

ENGINEERING DEPARTMENT



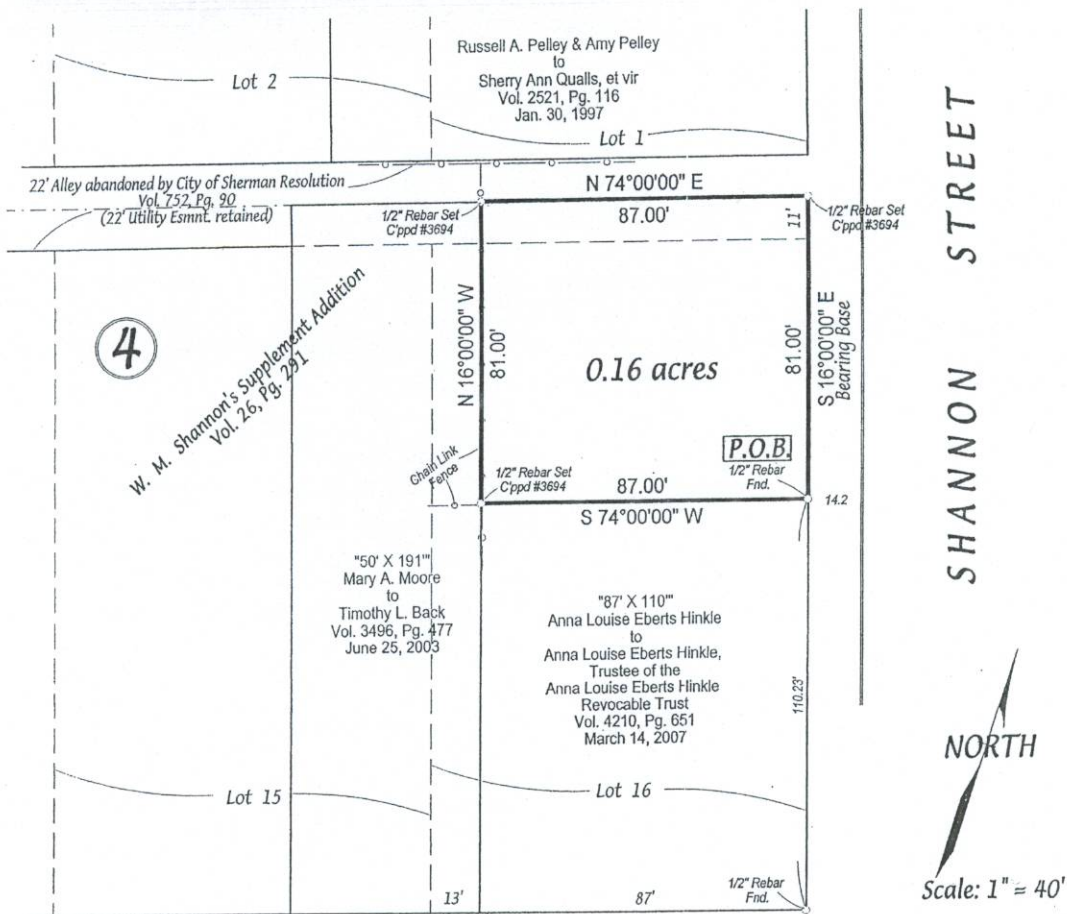


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Scale: 1 inch = 39.0 feet

1610 N. Shannon





McGEE STREET

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: BILL JARVIS & JOYCE JARVIS

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 8 th day of July, 2008 of the following described property:

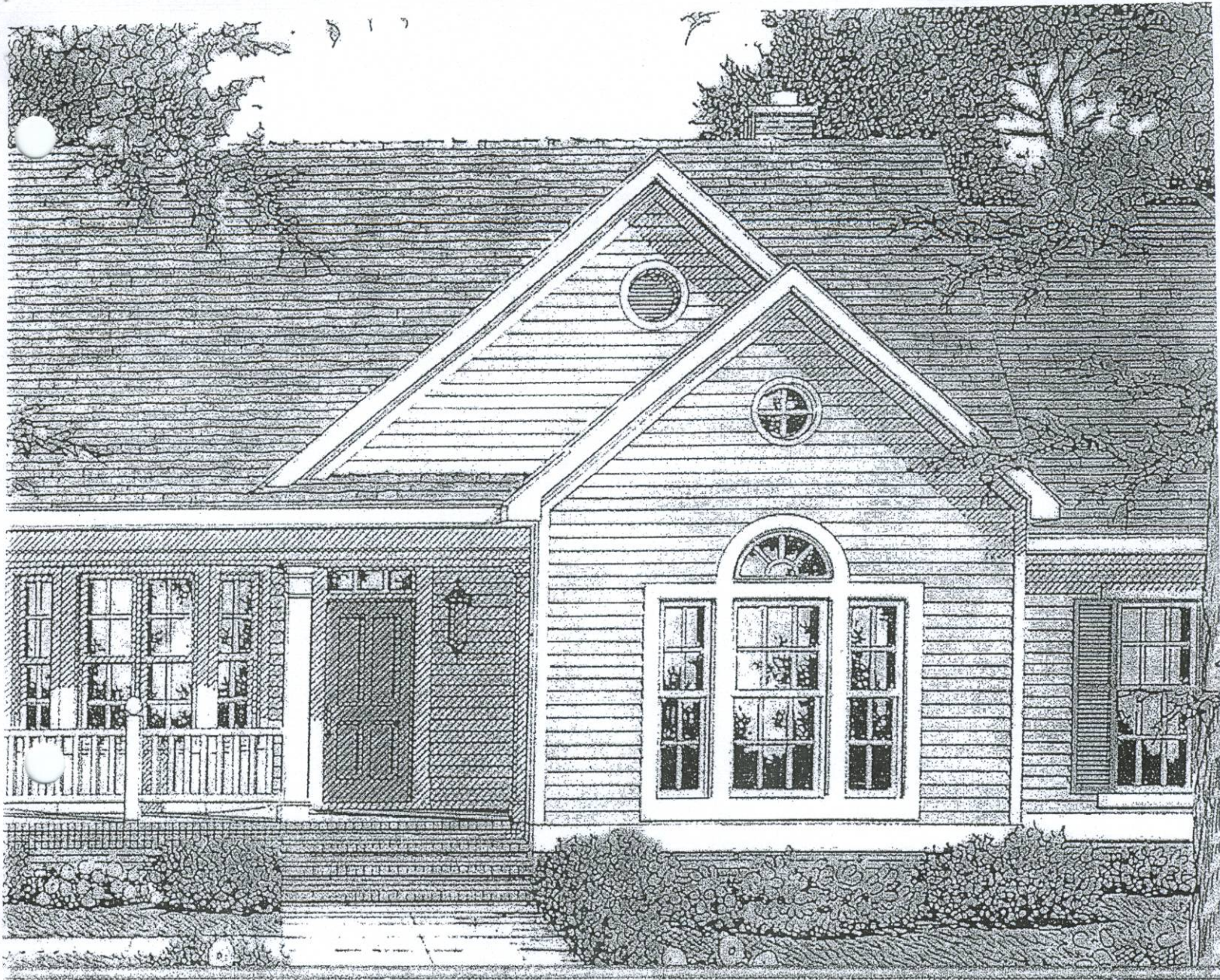
(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 1610 N. SHANNON STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

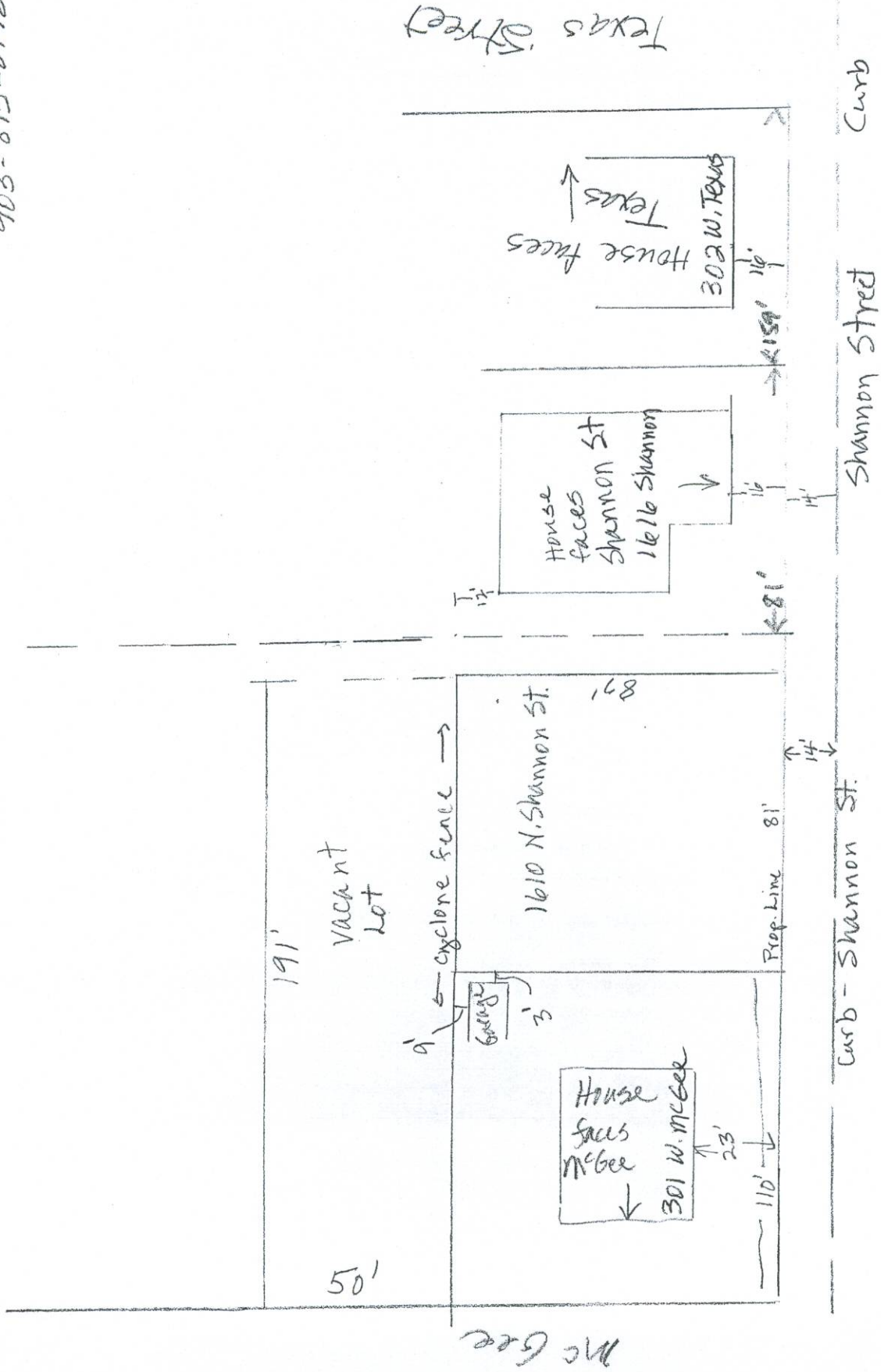
Marshall Sartin
Marshall Sartin, R.P.L.S. 3694



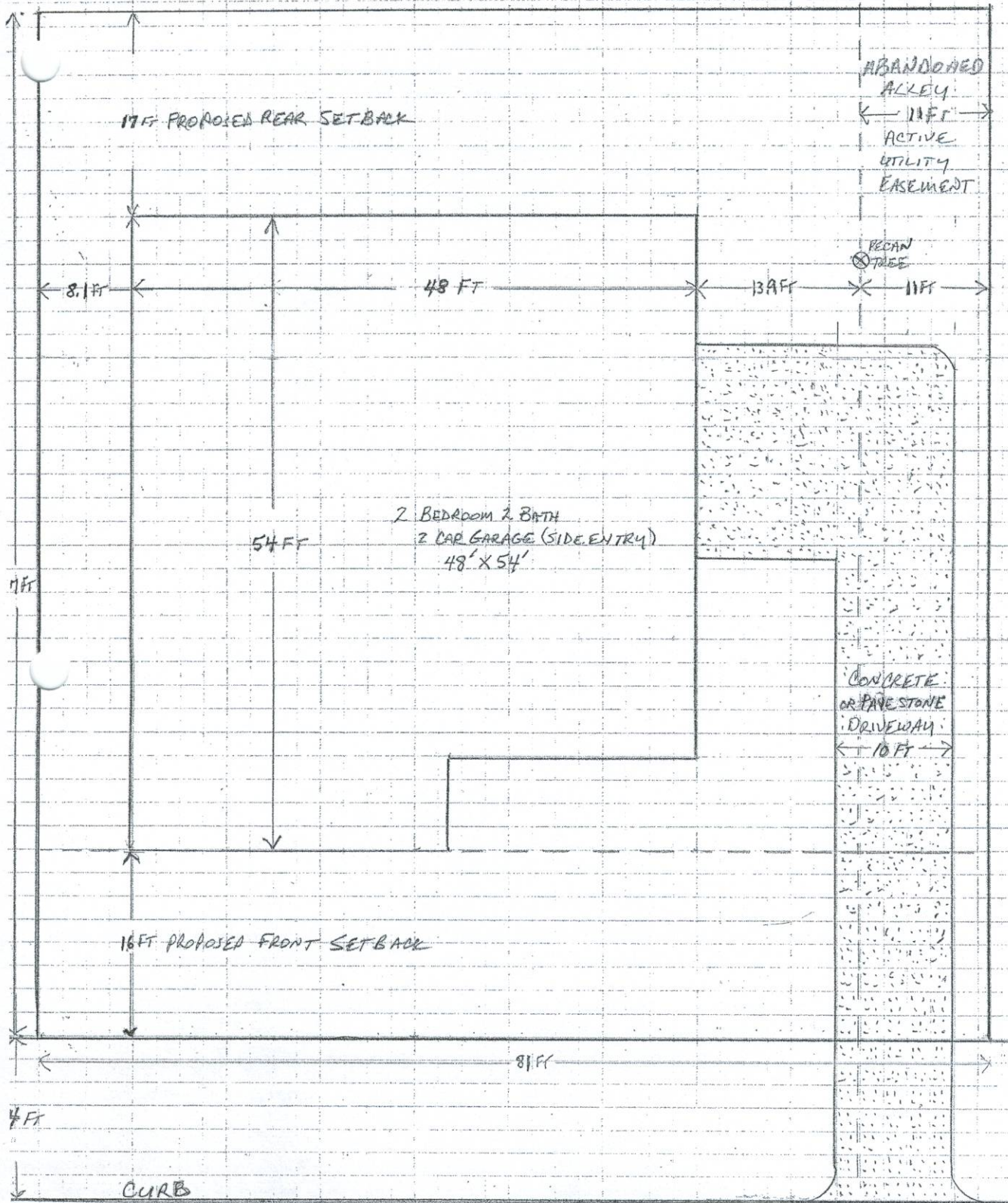


SIMILAR TO PROPOSED ELEVATION

Bill + Joyce Jarvis
 1610 N. Shannon (property)
 903-813-0172



We are asking for 16' setback from property line on Shannon
 and 17' setback from back property line (cyclone fence)



1610 N. SHANNON ST

LOT SIZE 81' X 87'



SCALE

1" = 2 FEET

SHERMAN



STAFF REVIEW LETTER

September 10, 2008

Bill Jarvis
2 Vancouver Place
Sherman, Texas 75092

Dear Applicants,

Your request for a variance to allow a 17' rear yard and a 16' front yard setback for a single family dwelling in lieu of the required 25' in an R-1 (One Family Residential) District located at 1610 North Shannon Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 16, 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:

Engineering:

1. No permanent structures shall be placed in the existing utility easement that was retained at the time of the alley abandonment.

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 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
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

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

SHERMAN



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

August 29, 2008

James Cantrell
300 W. McGee
Sherman, Texas 75092

SEP 16 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, September 16, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Bill Jarvis (Owner) concerning the property located at 1610 North Shannon Street, being a part of Lot 16, Block 4 of W.M. Shannon's Supplement and a portion of the platted 22' wide alley running east/west through said Block 4 abandoned and conveyed to adjoining property owners for a total of 0.16 acres

The request is as follows:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 17' rear yard and a 16' front yard setback for a single family dwelling in lieu of the required 25' 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

I do not oppose the proposed variance.

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
September 16, 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

2800 U.S. Highway 75 North
Being Lot 11 A, Block 2 of Cornerstone Addition, a Replat of Lots 11 & 12, Block 2
Variance

Requested Action/Proposed Use:

Variance to allow a 10' X 11' monument sign on the property line in lieu of the required 40' or twenty-five (25) foot plus the height of the structure, whichever is greater in a C-1 (Retail Business) District and O-1 (75 & 82) Overlay District.

Background

The property is located at 2800 U.S. Highway 75 North; The Cancer Center is the tenant. The applicant would like to erect a 10' x 11' monument sign on the front property line.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Bill Jarvis (Owner)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

4

Objections received:

0

Attachments:

Location map, Photos, Site Plan

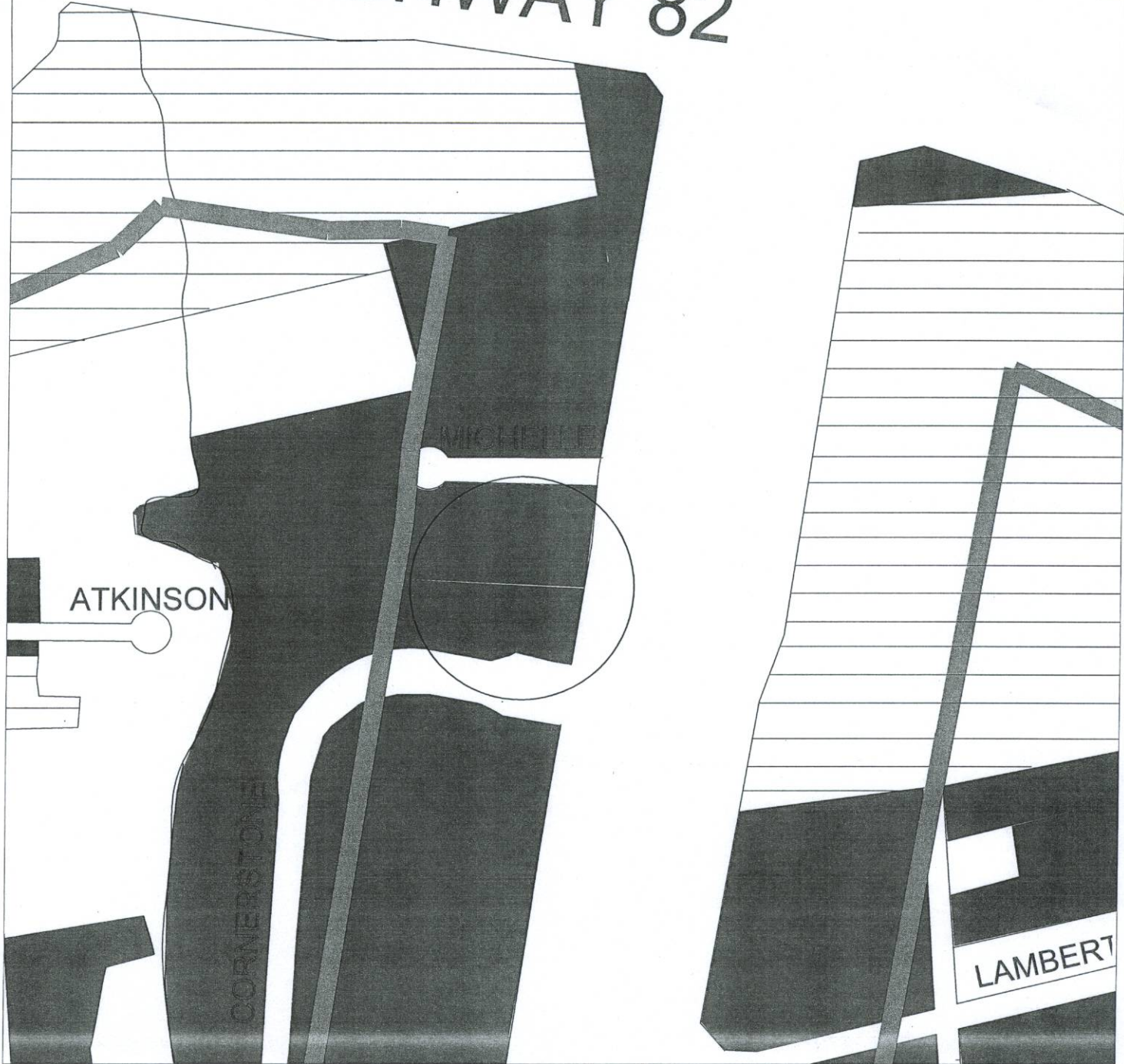
Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services

U. S. HIGHWAY 82



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

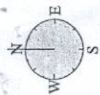
	M-2 HEAVY MANUFACTURING DISTRICT
	M-H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	OVERLAY DISTRICT - 75 & 82
	OVERLAY DISTRICT - 1417
	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



2800 U.S. HWY 75
VARIANCE

ENGINEERING DEPARTMENT



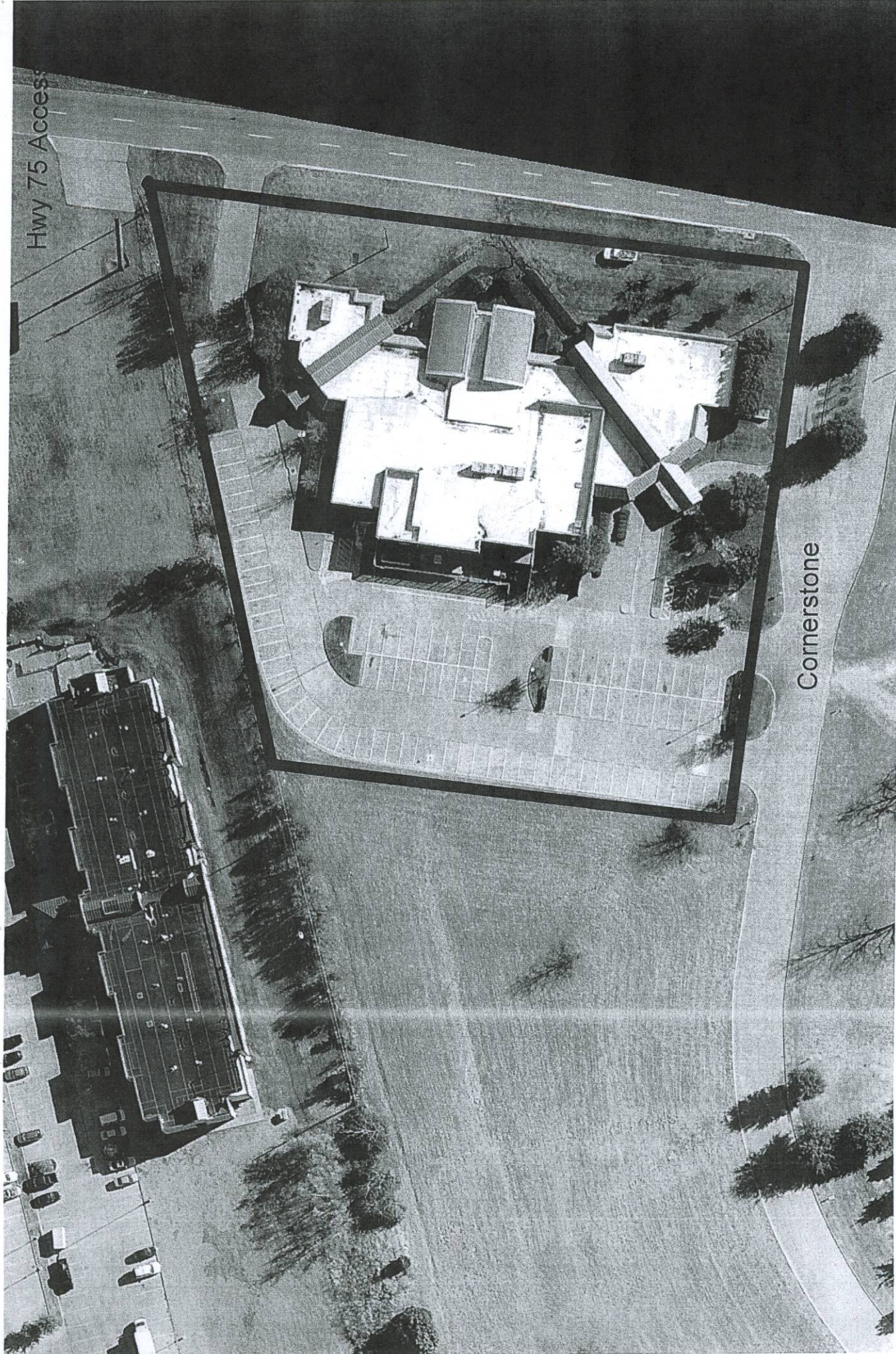


Hwy 75 Access

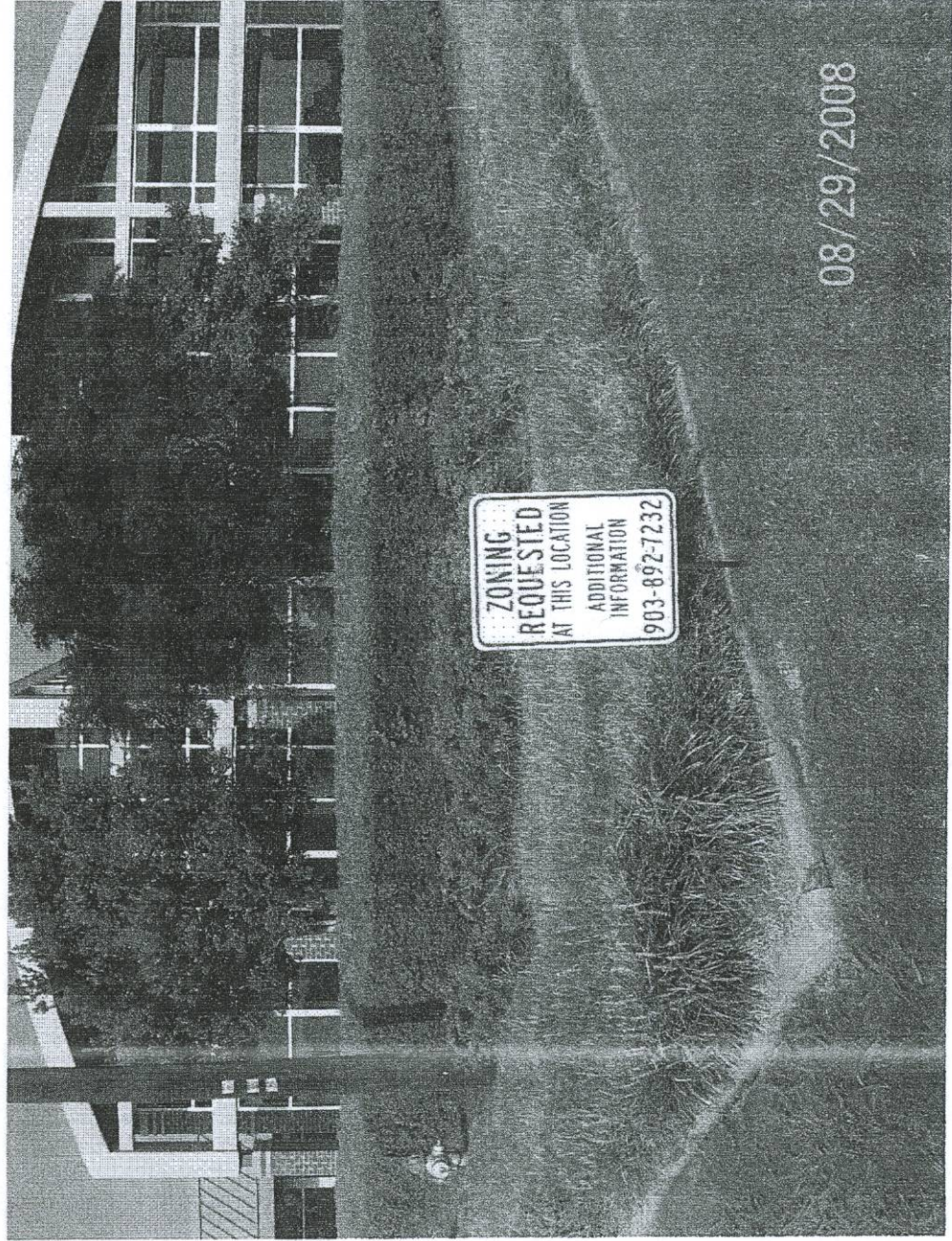
Cornerstone

Scale: 1 inch = 74.1 feet

(c) Copyright 2006, Pictometry International Corp.



2800 Hwy 75 N.



SHERMAN



STAFF REVIEW LETTER

September 10, 2008

Physician's Reliance, L.P.
16825 Northchase Drive, Ste. 1300
Houston, TX 77060

Mike Marino
2800 Hwy. 75 North
Sherman, Texas 75090

Dear Applicants,

Your request for a variance to allow a 10' X 11' monument sign on the property line in lieu of the required 40' or twenty-five (25) foot plus the height of the structure, whichever is greater in a C-1 (Retail Business) District and O-1 (75 & 82) Overlay District located at 2800 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 16, 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:

Engineering:

1. Verify the location of utilities prior to excavation.

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 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
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

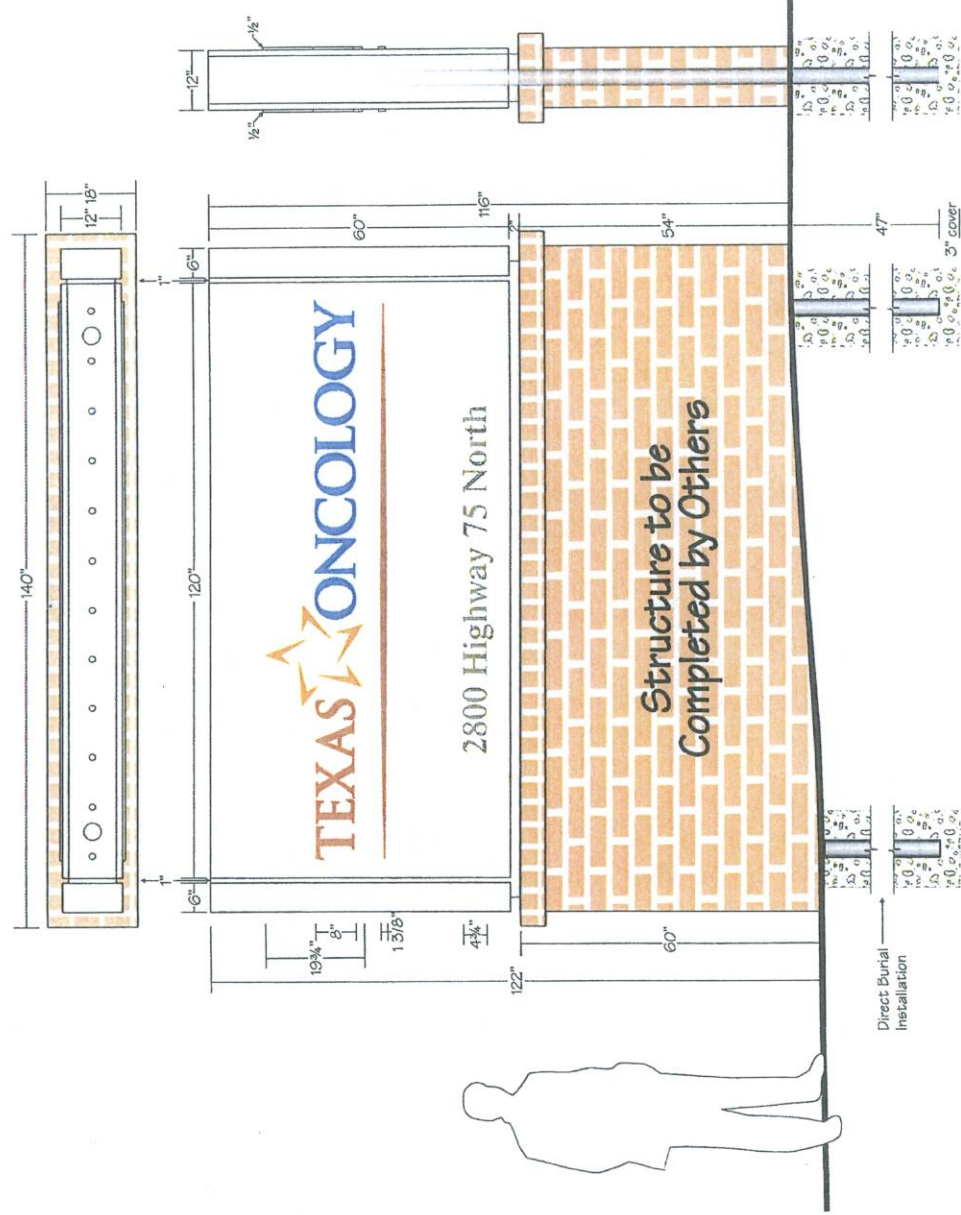
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works





SERIES 12 MONOLITH - Double Sided - Non Illuminated

- Overall: 122" h x 140" w x 18" deep Monolith & Brick Structure.
- Header: 60" h x 120" w series 12 hingebody cabinet.
- Cabinet to be routed with 3/4" White Translucent acrylic pushing thru 1/2" with 1st surface applied Digitally printed translucent vinyl.
- Digitally Printed PMS #484 Rust Red on Translucent vinyl.
- Digitally Printed PMS #7412 Gold on Translucent vinyl.
- Digitally Printed PMS #7468 Blue on Translucent vinyl.
- Bottom of cabinet (Address) to have Digitally Printed PMS #7505 Dark Brown on HP vinyl applied.
- Cabinet to be painted PMS #719 Beige @ 50%.
- Custom Brick Base: 60" h (Left Side) & 54" h (Right Side) x 140" w x 18" deep Custom Fabricated Brick Base to be **CONSTRUCTED BY OTHERS**.
- (1) 2" horizontal base reveal.
- Base Reveal to be painted PMS #719 Beige @ 50%.
- Dual 1" Horizontal Reveals.
- Horizontal Reveals to be painted PMS #719 Beige @ 50%.
- Dual 6" w x 12" deep x 72" h fabricated Rectangular Accent Ends.
- Ends to be painted PMS #719 Beige @ 50%.
- Grade to top of sign 122" (Left Side) & 116" h (Right Side).
- Dual Internal 3/8" steel posts; extended thru brick base and down 47" Below Grade for direct burial.

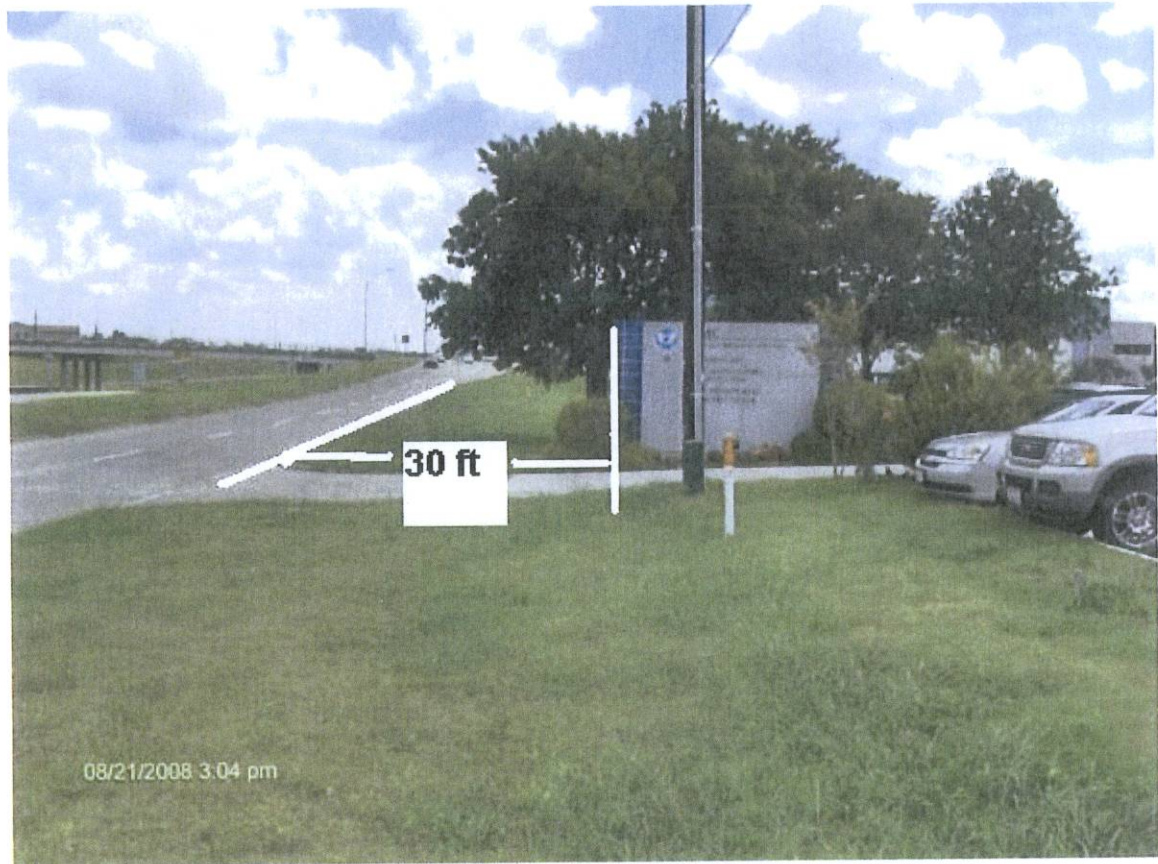


☒ 120V
☐ 277V
☒ Ext.
☐ Int.
☒ Yes
☐ No

PROJECT: #R0666 Texas Oncology - Sherman		LOCATION: Main ID Monolith	QTY: 01	RELEASE DATE: 08/25/08	APPROVAL: X	DATE: _____
TYPE: Logo, Logo Typestyle & Optima		COLOR: ☐ PMS #719 Beige @ 50% ☐ To match PMS #484 Rust Brown HP vinyl ☒ To match PMS #7468 Turquoise HP vinyl ☒ (4) Select colors 180	SCALE: 3/4" = 1'-0"	T&E		
This drawing and the data contained herein remain the confidential property of INTERFACE. This drawing and its data are to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of INTERFACE. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.						



Distance from curb to neighboring Advanced Medical Imaging Sign



Distance from curb to neighboring TMC Ambulatory Care sign – 30 ft.



Perspective of distances of neighboring signs with Texas Oncology lot

TMC Amubulatory care – 30 ft. from curb

Advance Medical Imaging – 45 ft. from curb

All measurements are approximated.



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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

3020 Canyon Creek Drive
Being Lot 13, Block 4, O'Hanlon Ranch Addition, Phase 2
Variance – Accessory Bldg

Requested Action/Proposed Use:

Variance to allow a 10' x 12' accessory building in the front yard with a 12' side yard setback in lieu of the required 15' side yard setback in an R-1 (One Family Residential) District.

Background

The property is located at 3020 Canyon Creek Drive in the O'Hanlon Ranch Subdivision. The applicant is currently constructing a single family home at this location. The owner would like to construct a 10' x 12' accessory building (garden/garage) in the front of the house 12' from the side property line.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Dr. Jimmy Harrell (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

5

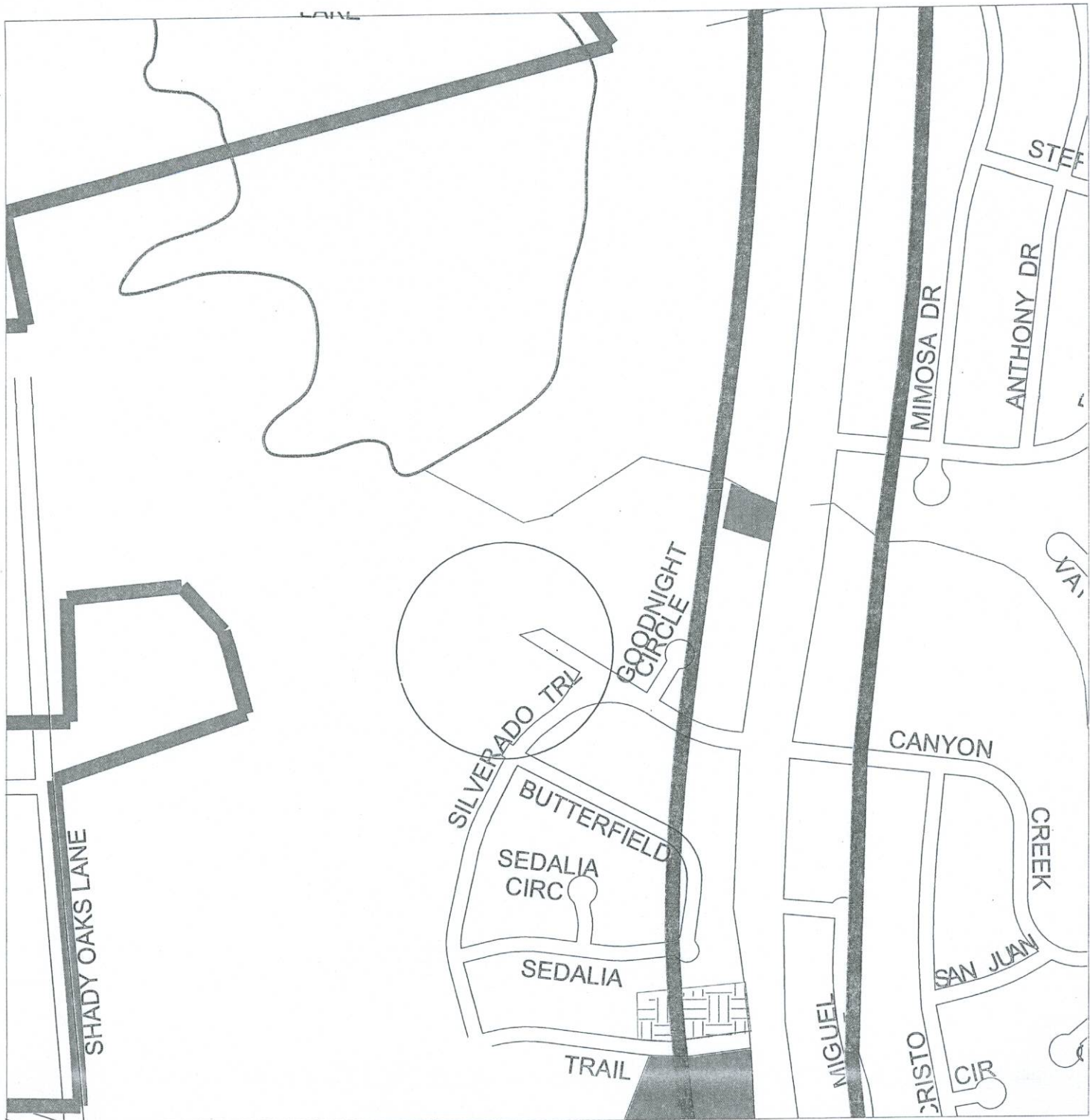
Objections Received:

0

Attachments: Location map, Photographs, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

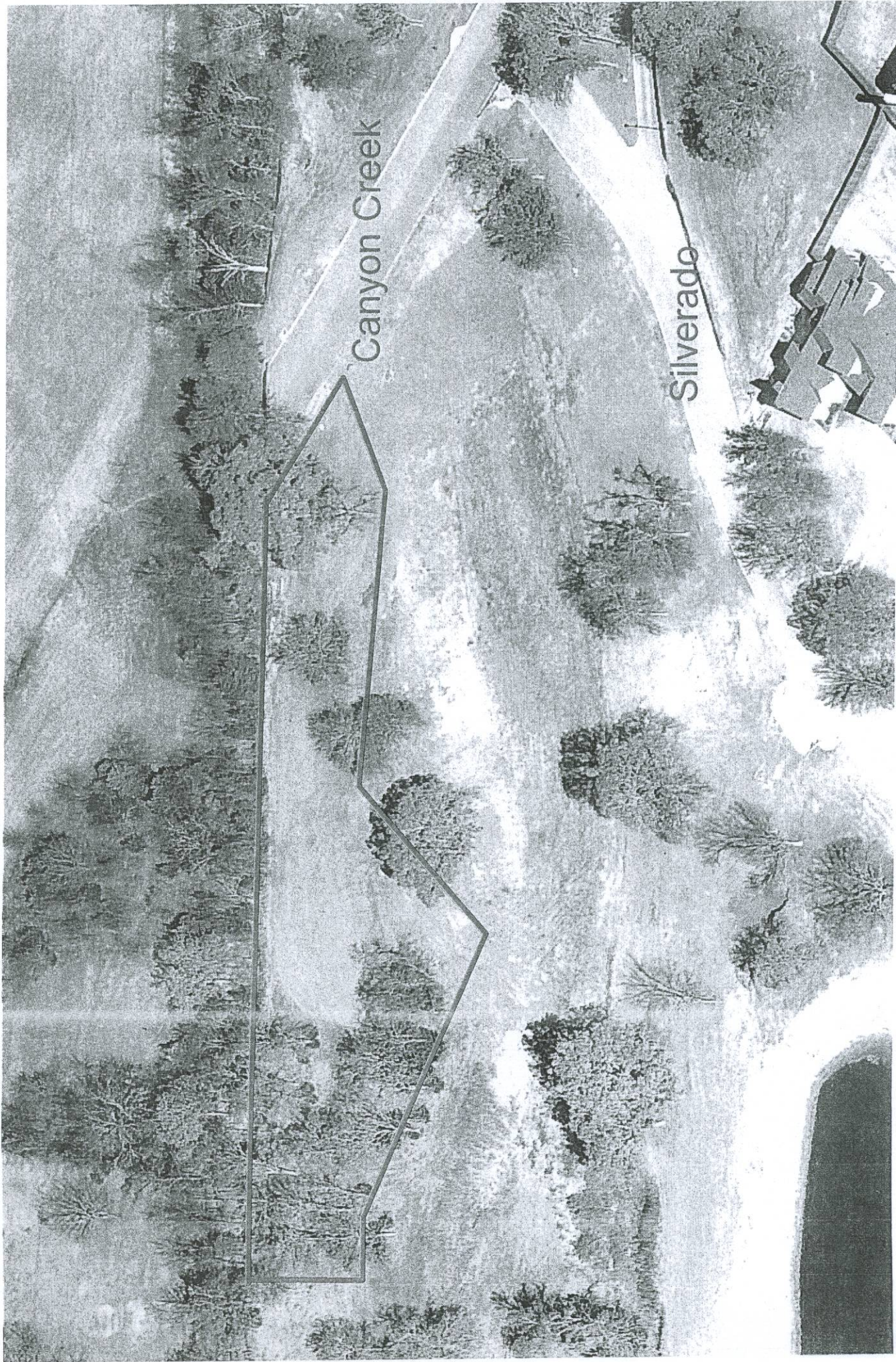
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 1417
	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



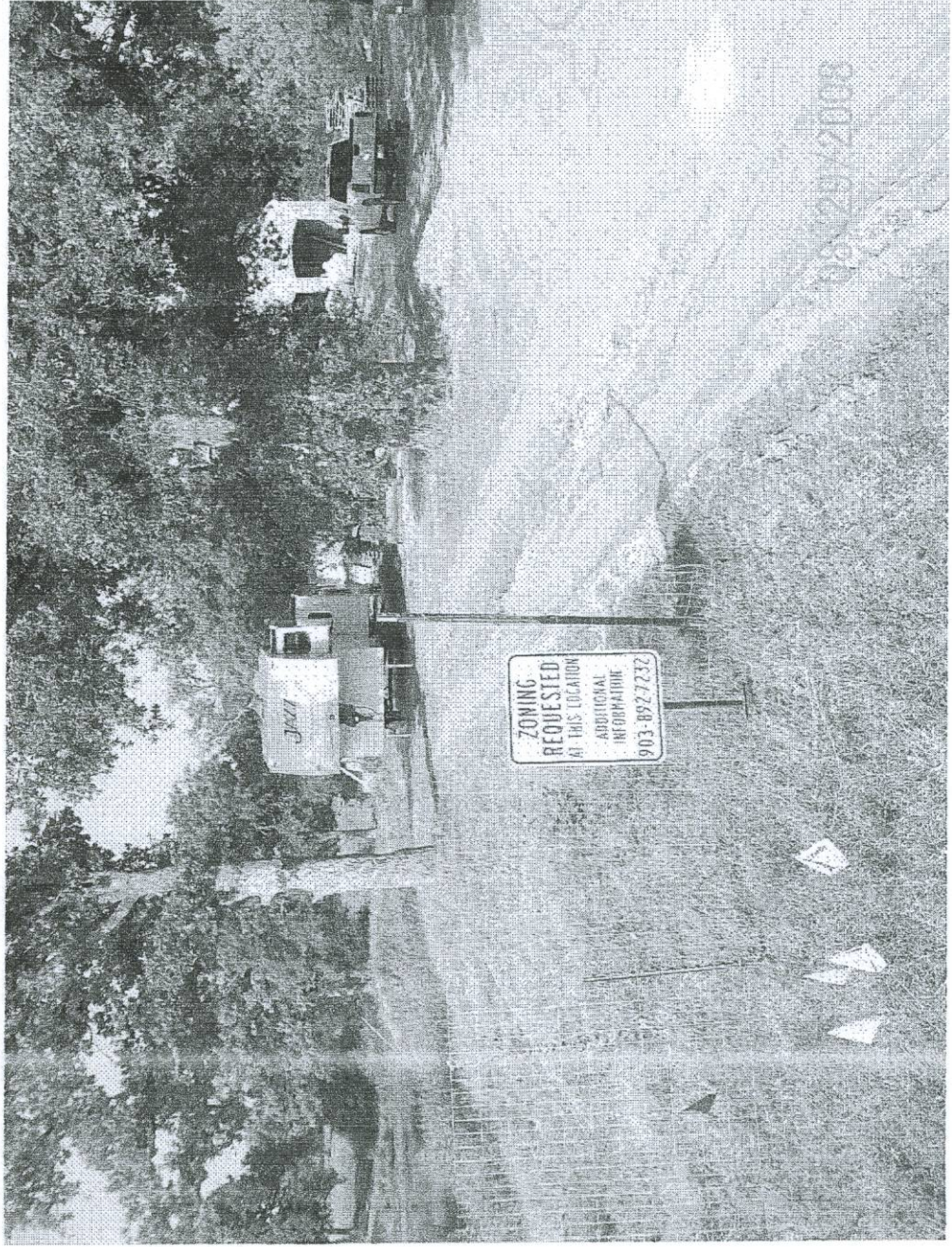
3020 CANYON CREEK VARIANCE

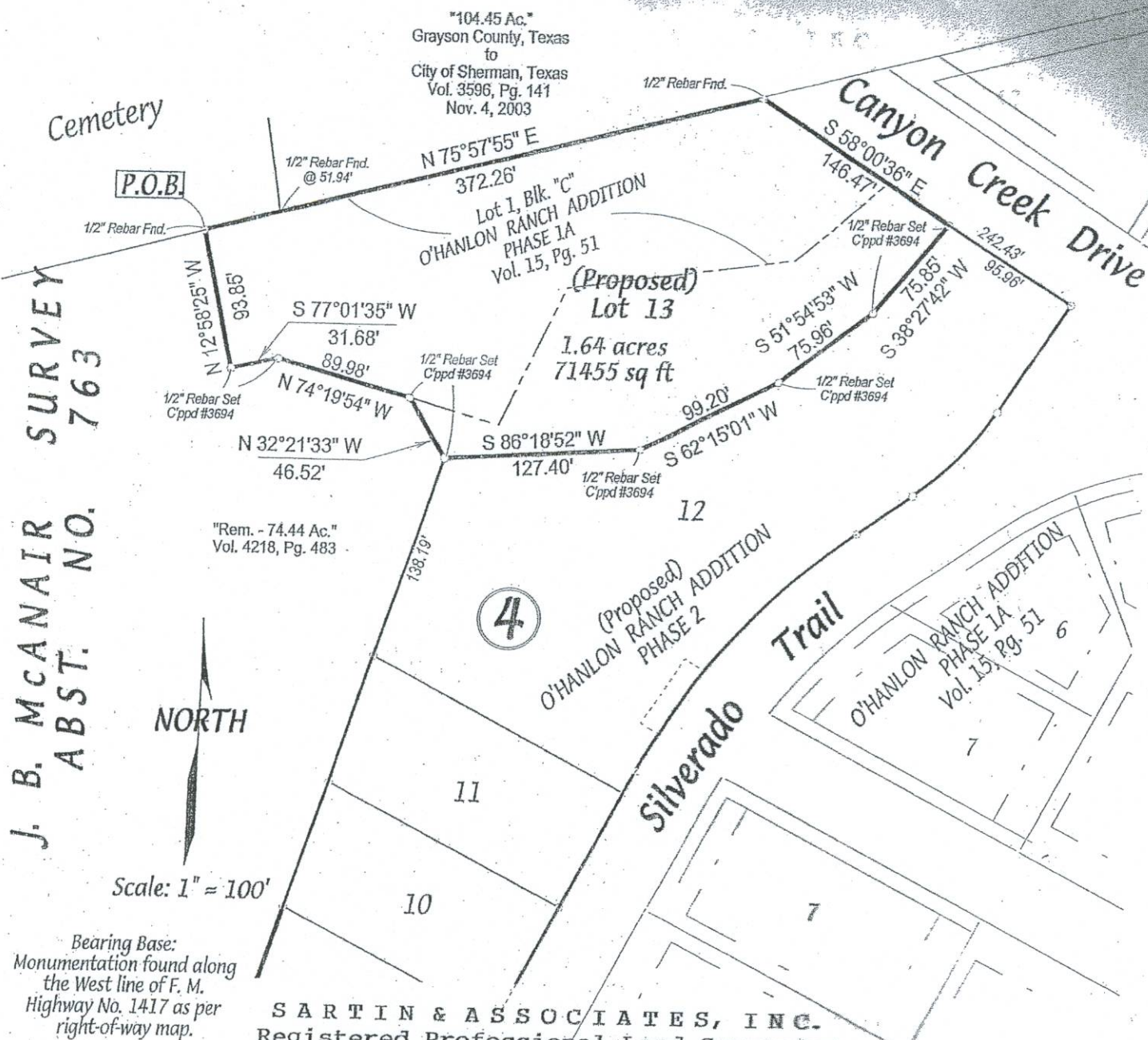
Department of Developmental Services





3020 Canyon Creek





SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: JIMMY J. HARRELL AND ALICE VIRGINIA HARRELL

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 12 th day of September, 2007 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE

August 11, 2008

To Sherman Planning and Zoning Department:

Jimmy J. and Alice Virginia Harrell at 3020 Canyon Creek Drive-Lot 13, Block C O'Hanlon Ranch, request:

A. To be exempt from placing a sidewalk in front of our property. We will be the only house on our side of the block and the street ends at a drainage canal on our property line to the west. More than one third of our property frontage is along the pond with a steep slope beginning 6 feet from the curb. This makes for a potential dangerous situation for children on bikes or skate boards. My legal advisors caution me that the city should assume all responsibility if the walk is required. In addition, the remaining two thirds of frontage is very congested with multiple utility and drainage items which would make placement of a walk almost impossible without making an unsightly and confused assortments of concrete which would endanger my old growth trees and decrease water absorption as well as increase flooding. As my crude drawing indicates, in a very small space, there is a drainage box on the pond, an electrical box, phone, electric and cable lines, a driveway, a 18 foot drainage box for the street, a light pole, a fire plug, a water connection box and a sewer box. I have four old growth trees that are very close to this area and I fear for their safety if more construction is required. Please exempt this called for sidewalk.

B. We also request an exemption to allow us to build a compatible garden/garage on the north-west side of our property and along our driveway. This would be a 10' by 12' structure in the same style as my home and at least 12' from our property line. This is approximately 3' closer to the property line than code allows. This was in our original plan but has been reduced in size from the original 14' by 18'.

Thank you,

Jimmy and Alice V. Harrell 225 N. Friendship Rd. Sherman, Tx.

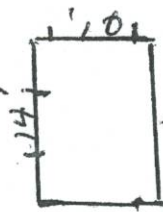
Jimmy Harrell

Alice V. Harrell

HOUSE

25'

40'



12'

parking

Pond

3020 Canyon Creek (Harrell)

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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

3020 Canyon Creek Drive
Being Lot 13, Block 4, O'Hanlon Ranch Addition, Phase 2
Variance

Requested Action/Proposed Use:

Variance to not require sidewalks in an R-1 (One Family Residential) District.

Background

The property is located at 3020 Canyon Creek Drive in the O'Hanlon Ranch Subdivision. The applicant is currently constructing a single family home at this location. This lot was originally part of a variance request at the January 22, 2008 Planning and Zoning Commission Meeting. At the January 22nd meeting, the board approved the request for some of the lots in the O'Hanlon Ranch Subdivision, but this lot was excluded, one of the reasons was the location of the future park to the northwest. The owner is concerned about having a sidewalk close to the waterway near the property line.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Dr. Jimmy Harrell (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

5

Objections Received:

0

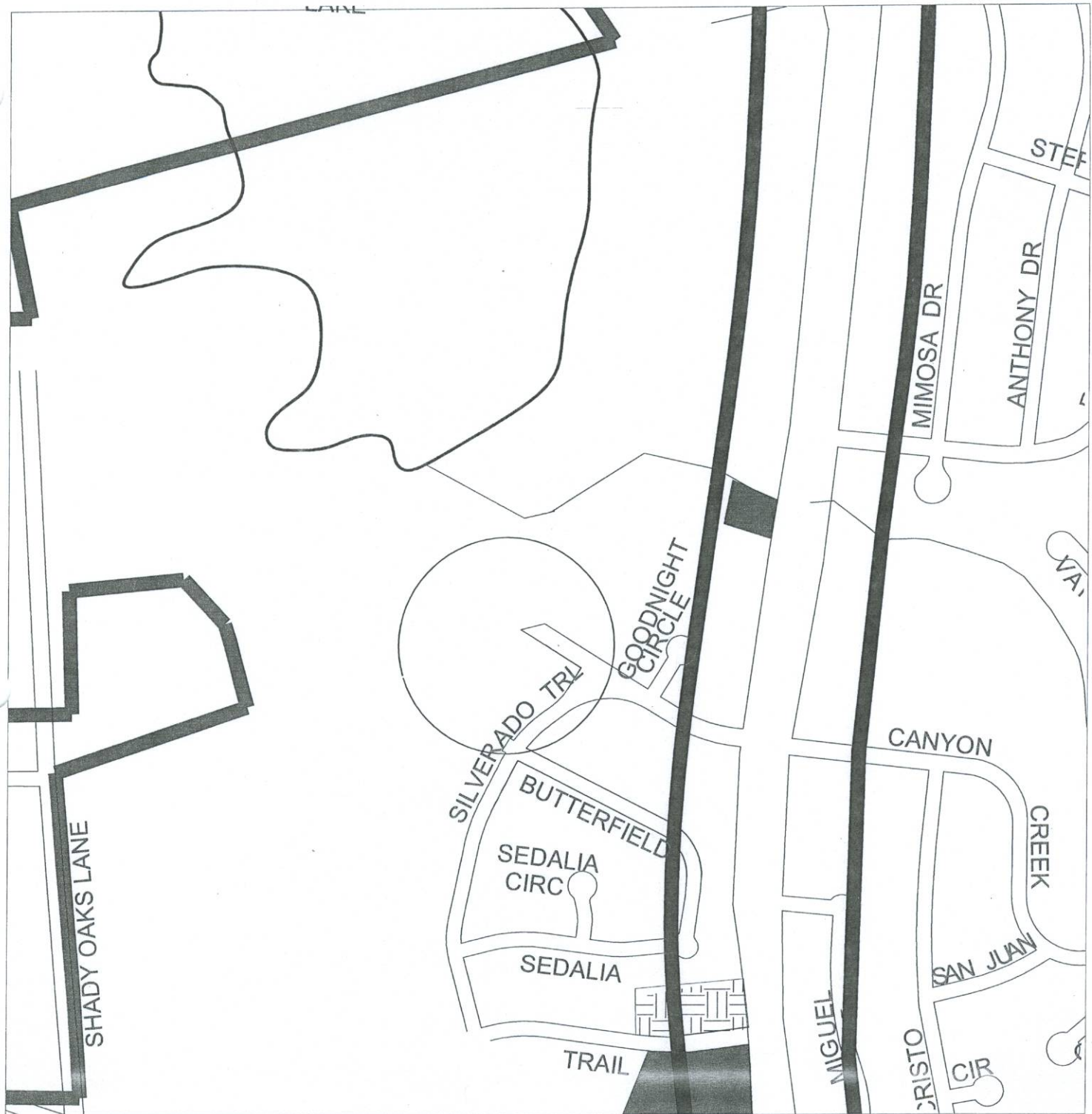
Attachments: Location map, Photographs, Site Plan, Staff Review

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

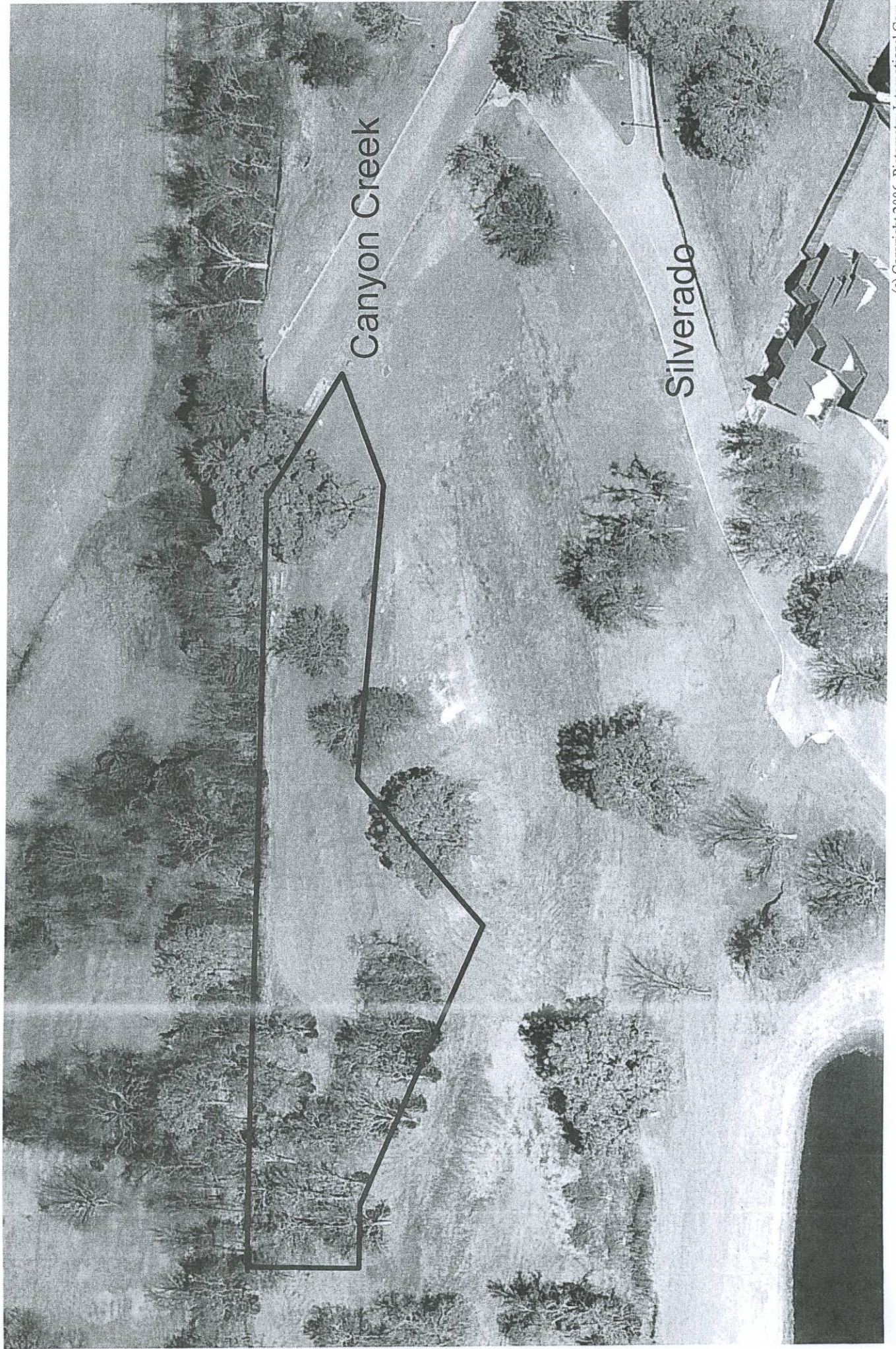
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY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



3020 CANYON CREEK VARIANCE

Department of Developmental Services





Average Scale: 1 inch = 58.8 feet

August 11, 2008

To Sherman Planning and Zoning Department:

Jimmy J. and Alice Virginia Harrell at 3020 Canyon Creek Drive-Lot
13, Block C O'Hanlon Ranch, request:

A. To be exempt from placing a sidewalk in front of our property. We will be the only house on our side of the block and the street ends at a drainage canal on our property line to the west. More than one third of our property frontage is along the pond with a steep slope beginning 6 feet from the curb. This makes for a potential dangerous situation for children on bikes or skate boards. My legal advisors caution me that the city should assume all responsibility if the walk is required. In addition, the remaining two thirds of frontage is very congested with multiple utility and drainage items which would make placement of a walk almost impossible without making an unsightly and confused assortments of concrete which would endanger my old growth trees and decrease water absorption as well as increase flooding. As my crude drawing indicates, in a very small space, there is a drainage box on the pond, an electrical box, phone, electric and cable lines, a driveway, a 18 foot drainage box for the street, a light pole, a fire plug, a water connection box and a sewer box. I have four old growth trees that are very close to this area and I fear for their safety if more construction is required. Please exempt this called for sidewalk.

B. We also request an exemption to allow us to build a compatible garden/garage on the north-west side of our property and along our driveway. This would be a 10' by 12' structure in the same style as my home and at least 12' from our property line. This is approximately 3' closer to the property line than code allows. This was in our original plan but has been reduced in size from the original 14' by 18'.

Thank you,

Jimmy and Alice V. Harrell 225 N. Friendship Rd. Sherman, Tx.

Jimmy Harrell

Alice V. Harrell

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE
DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE

Canyon

Creek Drive

Tree Line

40-45'

10

10

10

10

10

12-10' Easement

House

Water Drainage Box

10 Pond Trees

19 Down 6'

10 Pond

10 Water Box

12 Fire Plug

3 Light Post

4 Drainage Box

5 Drive Way

6 Electric Cable Lines

7 Electric Box

8 Retention Easement

September 10, 2008

Dr. Jimmy Harrell
225 N. Friendship Road
Sherman, Texas 75092

Dear Applicants,

Your request for a variance to not require sidewalks in an R-1 (One Family Residential) District located at 3020 Canyon Creek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 16, 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:

1. Canyon Creek Dr. is an entrance into Pecan Grove Park. The following is in the City of Sherman Subdivision Ordinance:

EXHIBIT A, SUBDIVISION ORDINANCE, ORDINANCE NO. 2684

Sec. 12 Design Criteria

(F) Sidewalks:

"sidewalks shall be installed on all street frontages of residential and commercial subdivisions and where deemed necessary by the commission or city council to provide circulation or access to schools, playgrounds, shopping centers, and transportation and other community facilities, or to provide pedestrian circulation within the subdivision"

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,



Mark Gibson,
Director Utilities & Engineering Services

CC: George Olson, City Manager
Scott Shadden, Secretary, Planning and Zoning Board and Board of Adjustment
Jeff Miller, Director of Public Works
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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

1906 U.S. Highway 82 West
Being Lot 4 of the Post Oak Crossing Addition, Replat Lots 1 & 2 of the Replat of Lot 1-B
Site Plan – Accessory Bldg

Requested Action/Proposed Use:

Site plan approval for a 12' X 24' accessory building.

Background

The property is located at 1906 U.S. Highway 82 West; Texoma Center for Family Medicine is the tenant. The applicant would like to construct a 12' X 24' storage building in the rear yard. The exterior of the building will be hardy board siding.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Copay Development LLC (Owners), Texoma Center for Family Medicine (Tenant) and Dr. Bradley Hodge (Representative)

Master Plan Designation:

Retail/Commercial

Attachments:

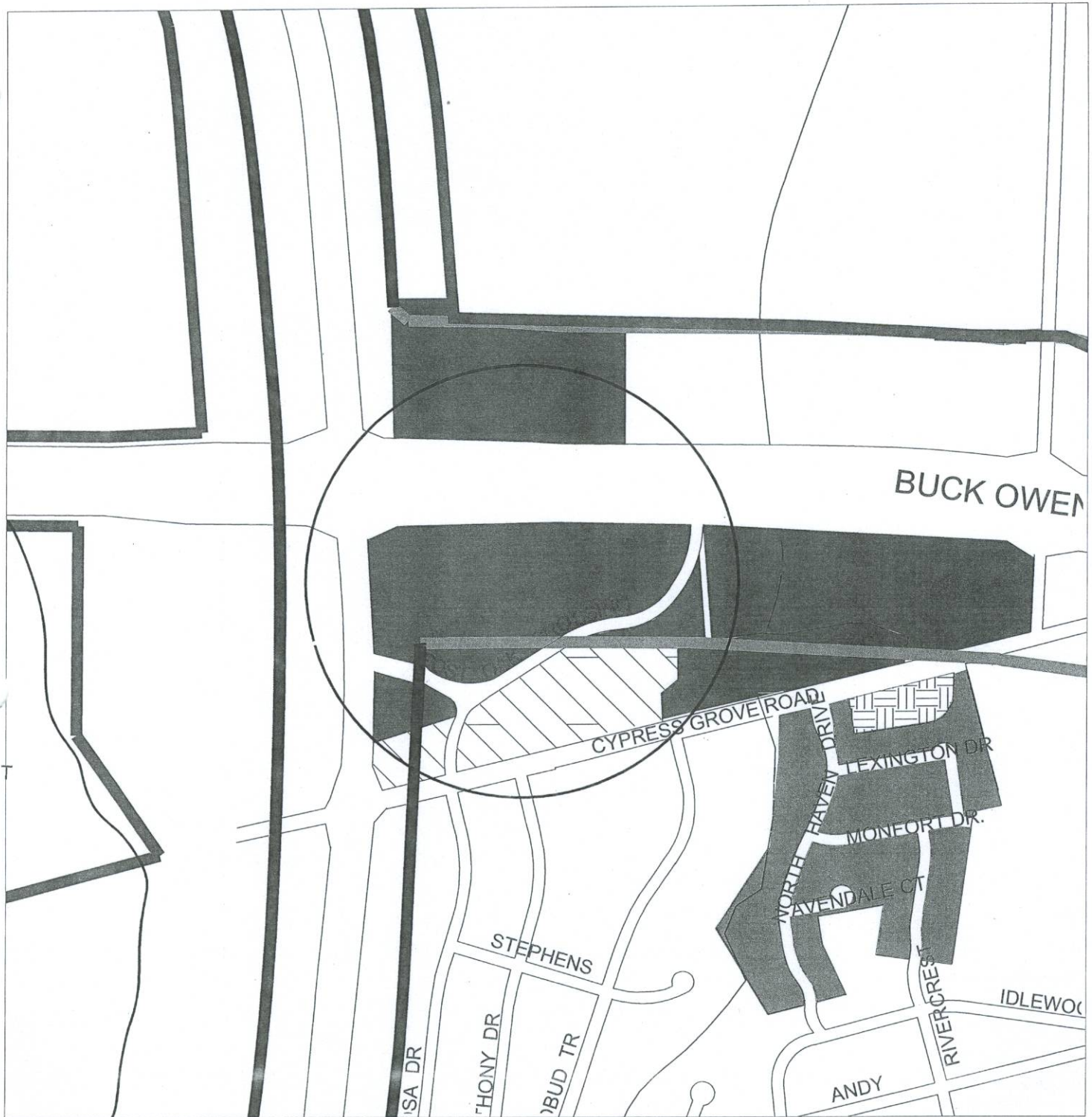
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

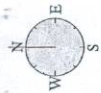
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



1906 U.S. HWY 82
SITE PLAN

ENGINEERING DEPARTMENT





US Hwy 82

Access

Post Oak
Crossing

Scale: 1 inch = 80.8 feet

(c) Copyright 2006, Pictometry International Corp.

INSTALLATION #1 (Continued)

REF #101

INSTALLATION SITE NAME:	CENTER FOR FAMILY MED., CENTER FOR FAMILY MED	INSTALL LABOR CHARGE:	\$8,634.81
ADDRESS:	1906 US HIGHWAY 82 W	TRIP CHARGE:	\$0.00
CITY:	SHERMAN	STATE:	TX ZIP: 75092
COUNTY:	GRAYSON	SALES TAX RATE:	8.125 TAX: Merchandise - Y LABOR - Y
PHONE:	(903) 892-8398	ALTERNATE PHONE:	(903) 891-3996
COMPANY:	DR.HODGES	CREDIT FOR DEPOSIT/MEASURE:	\$0.00
		INSTALL TOTAL DUE:	\$8,634.81

BASIC INSTALLATION LABOR INCLUDES:

DELIVERY OF ALL MATERIALS AND ON SITE CONSTRUCTION OF WOOD STORAGE BUILDING ON CUSTOMER'S ACCESSIBLE LOCATION.
 2"X4" DOUBLE TOP WALL PLATES
 2"X4" SINGLE BOTTOM PLATES
 2"X6" GALVANIZED STEEL FLOOR JOIST.
 3/4" TONGUE AND GROOVE OSB FLOORING
 7/16" OSB ROOF SHEATHING
 KEYED LOCKING HANDLE
 2"X4" WALLS STUDS ON 16" CENTERS.

30- YEAR WOOD SIDING.
 COMPOSITE 1"X4" PRE-PRIMED GENUINE TRIM BOARD.
 2"X4" RAFTERS JOINED WITH STEEL PLATES.
 #15 ASPHALT ROOFING FELT AND METAL DRIP EDGE ON ROOF.
 OWENS CORNING CLASSIC 20 YEARS SHINGLES.
 INSTALLER TRAVEL WITHIN 30 MILES OF NEAREST HOME DEPOT.
 FINAL CLEAN-UP OF JOB SITE.
 FIVE-YEAR WARRANTY FROM TUFF SHED.

UNLESS STATED ABOVE THIS INSTALLATION DOES NOT INCLUDE:

LEVELING CHARGE FOR SLOPE DIFFERENTIAL GREATER THAN 4 INCHES

SPECIAL NOTES:

DETERMINE SHED SIZE AND OPTIONS CUSTOMER WANTS.
 DETERMINE SHINGLE COLOR CUSTOMER WANTS.
 DETERMINE PAINT COLOR, IF PAINT OPTION SELECTED BY CUSTOMER.
 ENSURE THAT CUSTOMER IS AWARE THAT TRAVEL CHARGE APPLIES IF CUSTOMER'S BUILDING SITE IS OVER 30 MILES FROM HOME DEPOT STORE (PER MILE, ONE WAY).
 ENSURE CUSTOMER IS AWARE HIS/HER SITE NEEDS TO BE LEVEL TO WITHIN 4".

THE SITE WILL BE AT LEAST FOUR FEET LARGER THAN THE BUILDING IN WIDTH, LENGTH, AND HEIGHT.
 CUSTOMER WILL BE PRESENT ON DAY OF CONSTRUCTION AND PROVIDE APPROVAL WHEN COMPLETE.
 CUSTOMER WILL PROVIDE A 100-115 VAC, 20 AMP ELECTRICAL SOURCE WITHIN 100' OF BUILD SITE.
 NO WORK WILL BE PERFORMED ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS.

LEVELING BEYOND 4" WILL RESULT IN ADDITIONAL CHARGES.
 CUSTOMER WILL RESEARCH AND PROVIDE COMPLIANCE TO ANY AND ALL NEIGHBORHOOD COVENANTS AND OBTAIN THE REQUIRED PERMITS PRIOR TO DELIVERY.

DISCLAIMER * THE MR-450 HAS A 2/12 PITCH ROOF THAT DOES NOT MEET REQUIRED SNOW LOADS
 TRD-700 INCLUDES 12" OVERHANG, ONE 2'X2' WINDOW, AND TWO 8"X16" WALL VENTS.

*** CONTINUED ON NEXT PAGE ***

INSTALLATION #1
(Continued)

REF #101

CUSTOMER WILL PROVIDE AN UNOBSTRUCTED PATH TO THE BUILD SITE FOR THE BUILDER

CUSTOMER WILL CONFIRM THAT THE DISTANCE FROM WHERE THE DELIVERY VEHICLE WILL PARK AND BUILD SITE IS LESS THAN 200' (IF GREATER THAN 200' PLEASE NOTIFY SALES REPRESENTATIVE)

CUSTOMER WILL BE RESPONSIBLE FOR RESTRICTING CHILDREN AND PETS FROM SITE DURING CONSTRUCTION.

TRD-800 INCLUDES 12" OVERHANG, ONE 3'X3' WINDOW AND TWO 8"X26" WALL VENTS.

|

|

CUSTOMERS SIGNATURE _____ DATE _____

|

SALES ASSOCIATE _____ DATE _____

END OF INSTALL #1

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	\$8,634.81
SALES TAX	\$701.58
TOTAL	\$9,336.39
BALANCE DUE	\$9,336.39

END OF ORDER No. 0518-65109



NOTE

Store 0518 SHERMAN
601 NORTHCREEK DR
SHERMAN, TX 75092

Phone: (903) 891-3396
Salesperson: KH259S
Reviewer:

John J. [Signature]

NAME
CENTER FOR FAMILY MED. CENTER FOR FAMILY MED
ADDRESS 1906 US HIGHWAY 82 W
CITY SHERMAN
STATE TX
ZIP 75092
WORK PHONE () -
COMPANY NAME
JOB DESCRIPTION TRD 800 12X24
COUNTY GRAYSON

HOME PHONE
(903) 892-8398

QUOTE

4/30/08

2008-04-28 15:01

Prices Valid Thru: 04/29/2008

We reserve the right to limit the quantities of merchandise sold to customers.

MERCHANDISE AND SERVICE SUMMARY

REF #101

INSTALLATION #1

BASIC INSTALLATION LABOR:

SKU	DESCRIPTION	QTY	UNIT	TAX	PRICE EACH	EXTENSION
217-111	TUFF SHED TIER 1 FULL SELLING CTR	1.00	EA	Y	\$0.01	\$0.01

OPTIONAL LABOR SELECTED INCLUDES:

OPTION	DESCRIPTION	QTY	UNIT	TAX	PRICE EACH	EXTENSION
09	TRD-800/12X24 TRD-800	1.00	EA	Y	\$5,539.00	\$5,539.00
12	PAINT TRD-700,TR-700,TR-800,TRD-800/PAINT 12' WIDE	1.00	EA	Y	\$430.00	\$430.00
27	24" WIDE SHELVING/	36.00	LF	Y	\$5.25	\$189.00

CUSTOM LABOR SELECTED INCLUDES:

OPTION	DESCRIPTION	QTY	UNIT	TAX	PRICE EACH	EXTENSION
01	VENTS 12"X12" IN LIEU OF 2X2 WINDOW	3.00	EA	Y	\$0.00	\$0.00
02	12' PLYWOOD DIVIDER WALL	12.00	FT	Y	\$15.00	\$180.00
03	SHINGLE UPGRADE, SHINGLE, SLOWENS CORING OAKRIDGE PRO 30YR	1.00	EA	Y	\$144.00	\$144.00
04	HARDI LAP SIDING	288.00	EA	Y	\$5.60	\$1,612.80
05	8'X7' GARAGE DOOR	1.00	EA	Y	\$540.00	\$540.00

*** CONTINUED ON NEXT PAGE ***

24'-0"
 12'-0"
 12' X 24" Dbl Shelves
 11'-6"
 6' X 24" Dbl Shelves
 6'-0"
 Std 4-0 X 6-0 Door
 4'-0" X 6'-0"
 2'-7"
 9'-0"
 Divider Wall To Rafters
 Vent High In Center Of Wall
 8'-0" X 7'-0"
 14'-0" = 8'-0"
 10'-0"

Existing Building

Scale $1/4" = 1'$

Tuff Shed Order Form

Date 4-28-08

Name

C O P A Y

Home Phone

903-892-8398

Address

Cell Phone

1906 Hwy 82 West

City

State

Zip

County

Stierman TX

75092

Grayson

SR-TR-TB-TRD (SKU 217-111)

KR-600 (SKU 883-799)

KRR-600 (Kit) (SKU 402-766)

Basic Installation Including Labor (Except KKR-600 Kit)

Option	Description	Units	Price Each	Total
	TRD 800 12' x 24'		1	5539
	Paint 12 Wide		1	430
Custom	Vents 12" x 12" In Lieu OP	3	0	0
	2' x 2' Window			
	24" Shelving	36	5.25	189
Custom	12' Plywood Divider Wall	12	15	180
	Shingle Upgrade	1	144	144
	Hardi Lap Siding	288	5.60	1621.80
	8' x 7' Garage Door	1	540	540.00
				8634.80

Paint Color

Trim Color

Shingle Color

\$ 430.00 Paint Rebate If Purchased By 4-30-08

Installation Site Name

Address

City

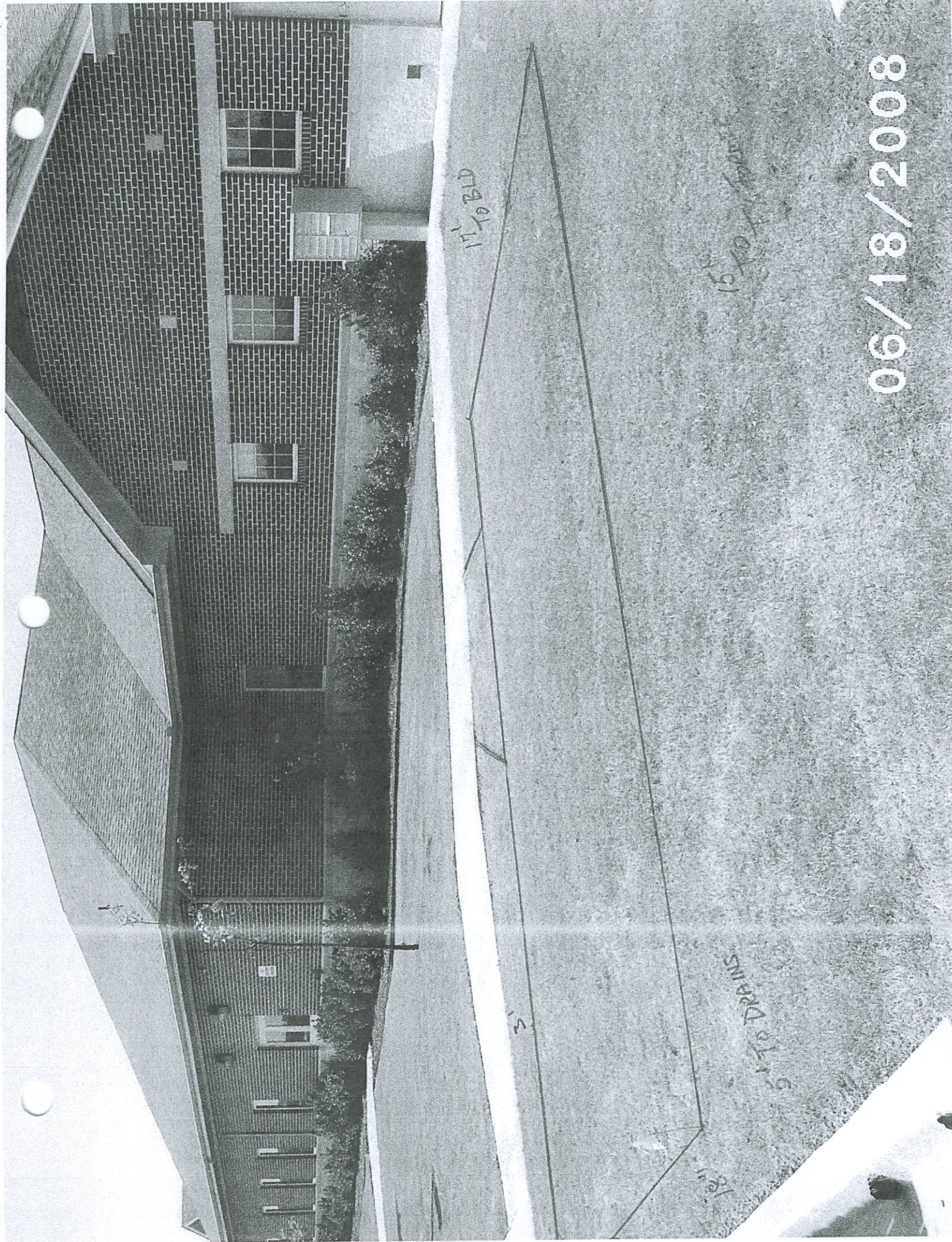
State

Zip

County



06/18/2008



06/18/2008



06/18/2008

171
To BLD

September 10, 2008

Dr. Bradley Hodge
1906 Highway 82 West
Sherman, Texas 75092

Dear Applicants,

Your request for site plan approval for a 12' X 24' accessory building located at 1906 U.S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 16, 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-1 (Retail Business) District and the O-1 (75 & 82) Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)

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.

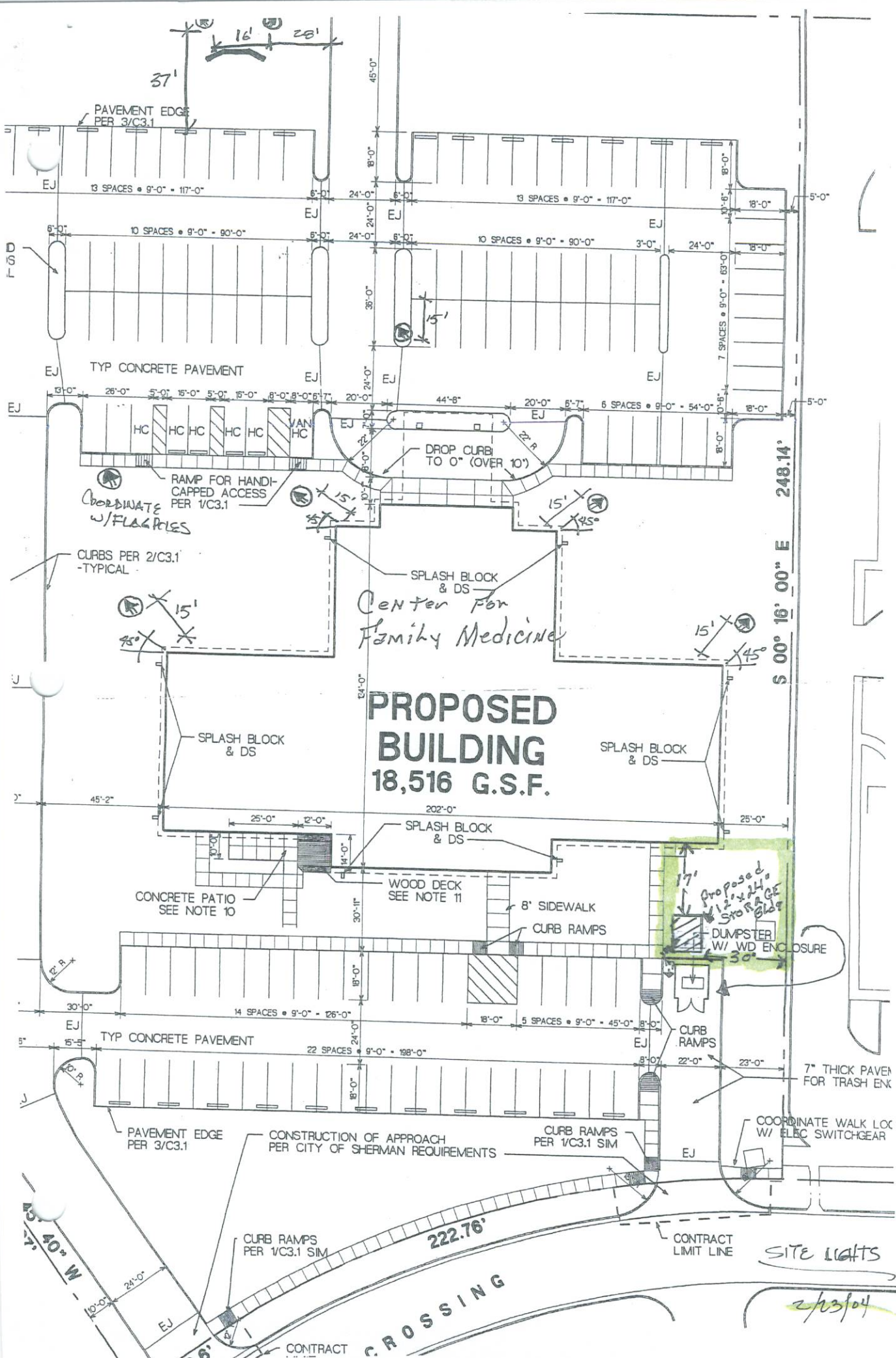
Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

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



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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

2711 U.S. Highway 75 North
Being Lot 5, Block 1 of Texoma Crossing Addition, Replat Lots 5 & 5A
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow a Commercial Amusement Center (Baseball Academy) in a C-2 (General Commercial) District and the O-1 (75 & 82) District.

Background

The property is located at 2711 U.S. Highway 75 North in the same shopping center as Gander Mountain and West Asset Management. The applicant would like to renovate the lease space for an indoor baseball academy.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

TX SW1 LP, C/O Levcor (Owners) and Joe Oblas (Tenant)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

15

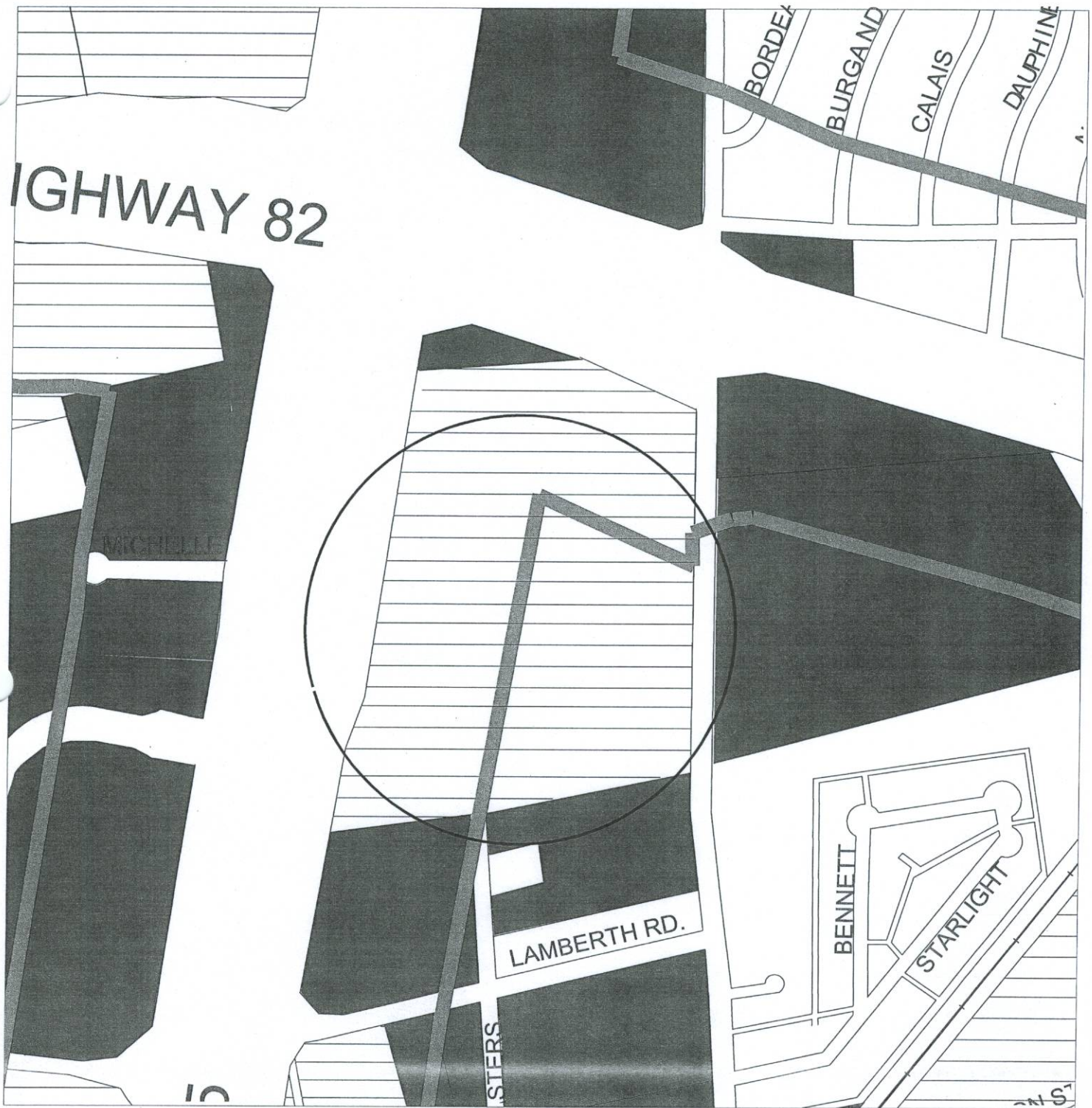
Objections Received:

0

Attachments: Location map, Photographs, Site Plan, Staff Review

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

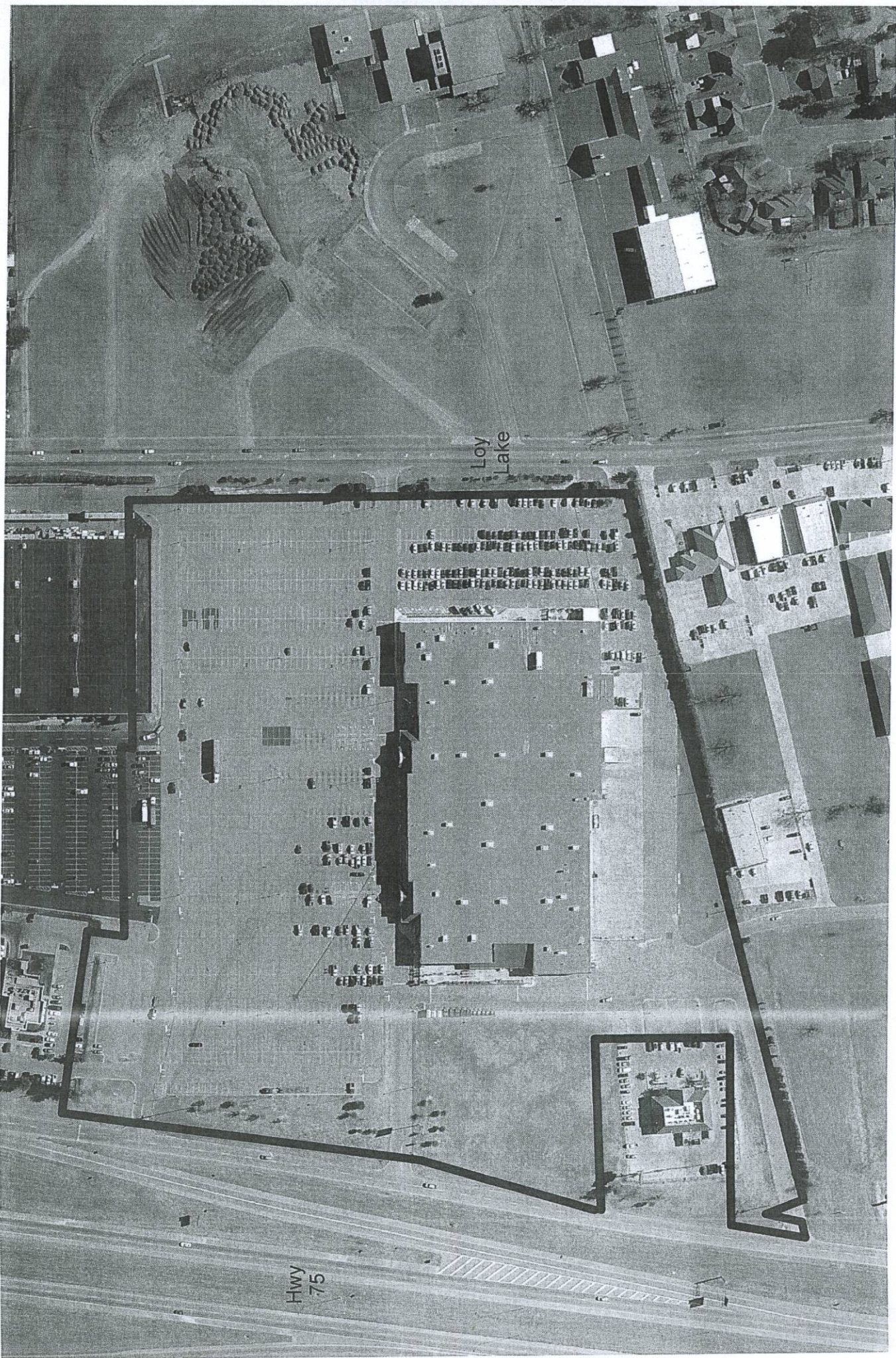
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA LOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL 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



2711 U.S. HWY 75
SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT





(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 209.8 feet

2711 Hwy 75 N.





September 11, 2008

TX SW1 LP
C/O Levcor
9660 Old Katy Road
Houston, TX 77055

Joe Oblas
4200 Quail Run Road
Sherman, Texas 75092
Dear Applicants,

Your request for a Specific Use Permit and site plan approval to allow a Commercial Amusement Center (Baseball Academy) in a C-2 (General Commercial) District and the O-1 (75 & 82) District located at 2711 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 16, 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 O-1 (75 & 82) Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)

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
Doreen E. McGookey, 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

August 29, 2008

Camille & Haifa Hakim
3030 McKinney Ave #2101/2102
Dallas, TX 75204

SEP 3 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, September 16, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

TX SW1 LP, C/O Levcor (Owners) and Joe Oblas (Tenant) concerning the property at 2711 U.S. Highway 75 North, being Lot 5, Block 1 of Texoma Crossing Addition, Replat Lots 5 & 5A

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center (Baseball Academy) in a C-1 (Retail Business) District and the O-1 (75 & 82) 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

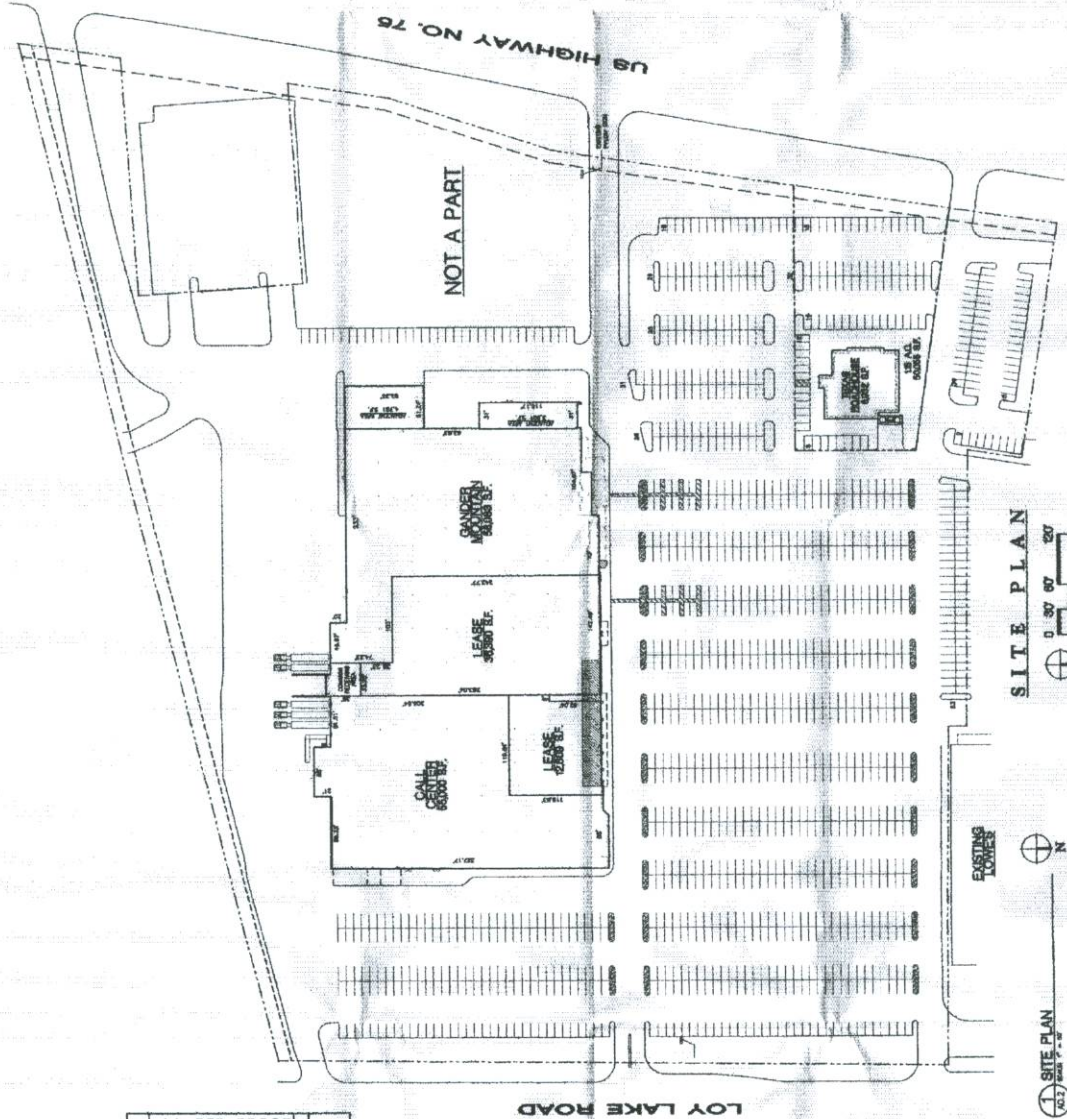

Secretary, Planning & Zoning Board

*Kindly note that we welcome TX SW1 LP,
c/o Levcor as owners, to become our neighbor.
Thanks, & regards,*

Camille Hakim
**H & C Hakim, #2 Inc.
DBA IHOP Rest. #1446
2617 North U.S. Highway 75
Sherman, TX 75090**

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.

DEVELOPMENT SYNOPSIS	
TOTAL LAND AREA	1,028,877 S.F.
LAND AREA AVAILABLE	198,628 S.F.
LAND AREA REQUIRED	830,249 S.F.
OFFICE	1,257,000 S.F.
RESTAURANT	50,000 S.F.
RETAIL	1,000 S.F.
TOTAL PARKING REQUIRED	731 SPACES
TOTAL PARKING PROVIDED	1,332 SPACES
PARKING RATIO REQUIRED	4.4 / 1,000
PARKING RATIO PROVIDED	7.1 / 1,000
DATE	04-27-88
BY	84131.001



SITE PLAN
0' 30' 60' 120'



SITE PLAN
0' 30' 60' 120'

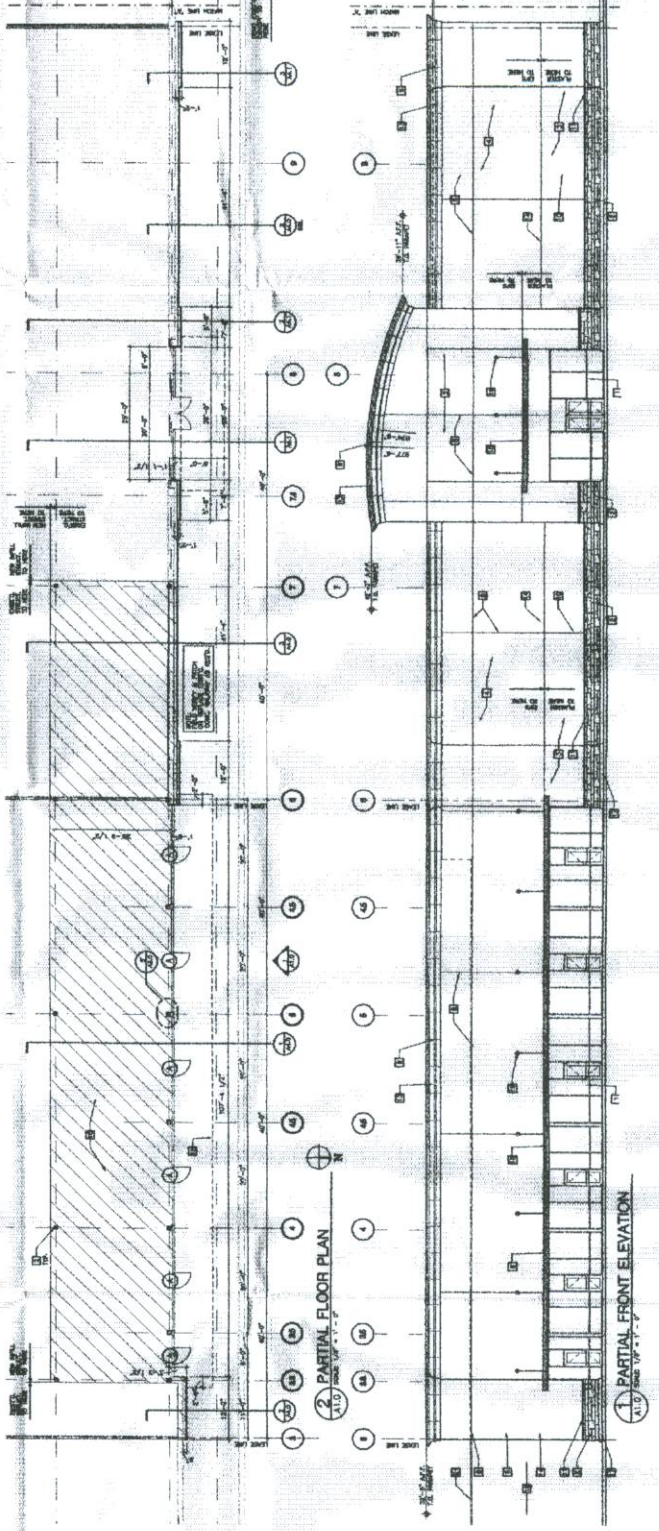


LEVOR INC.
1100 S. 11th St.
Tulsa, OK 74106
Phone: 918-438-7700
Fax: 918-438-7701

SHOPPING CENTER
PRELIMINARY STUDY
2701 NORTH SAM RAYBURN FREEWAY
SHERMAN, TEXAS



LEVINSON ASSOCIATES, L.P.
10101 North Loop West
Suite 200
Houston, Texas 77037
Phone: 713-865-1000
Fax: 713-865-1001
ARCHITECTURAL PLANNING INTERIOR DESIGN



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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 2.7 acres in the Preston Kitchen Survey, Abstract No. 667
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow a construction, equipment sales, service, rental and repair shop and yard (crane service) in a C-2 (General Commercial) District and O-1.1 (Sam Rayburn) Overlay District.

Background

The property is located at 3111 U.S. Highway 75 South; the building on the tract was previously occupied by Air Liquide. The applicant would like to operate a crane service to store/lease cranes at this location.

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

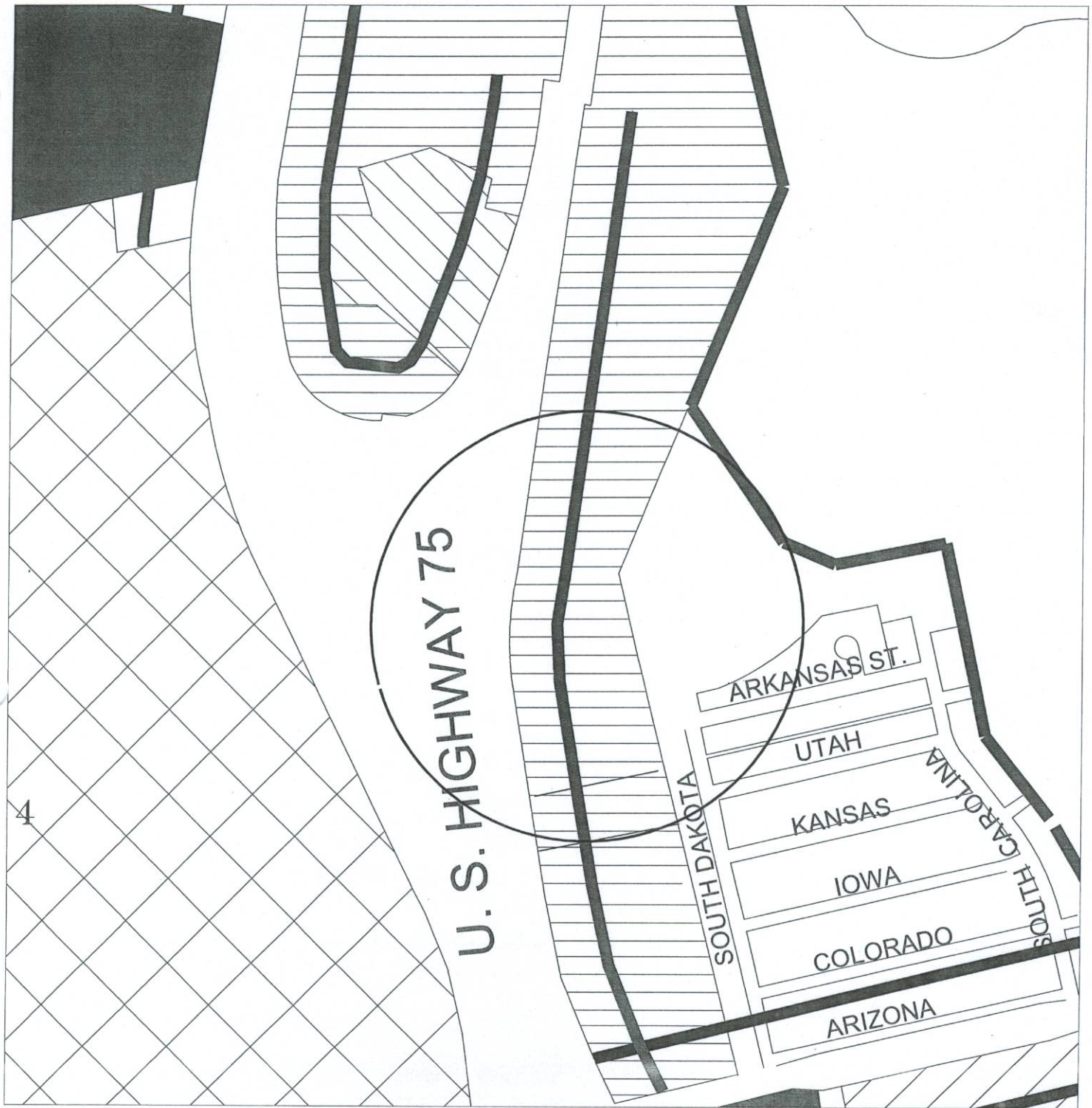
Objections Received:

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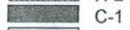
Attachments: Location map, Photographs, Site Plan, Staff Review

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		BLA LOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
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	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



3111 U.S. HWY 75 SOUTH
SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT





(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 82.4 feet

3111 Hwy 75 S.





September 10, 2008

Donna Reast
3866 Echo Brook Lane
Dallas, TX 75229

Bryan Lockett
4375 CR 40400
Commerce, TX 75428

Dear Applicants,

Your request for a Specific Use Permit and site plan approval to allow a construction, equipment sales, service, rental and repair shop and yard (crane service) 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, September 16, 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. Screening shall be provided adjacent to Residential Districts.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267)

Engineering

4. Any drive approaches shall conform to TxDOT and City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
5. Detention in accordance with City criteria will be required if the impervious area is increased.

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
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

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

1/2" Model
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107 Rebar Field
Cpvd #5694

216.49'

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Constitution Village Addition
Vol. 4, Pg. 22
Sectio Two

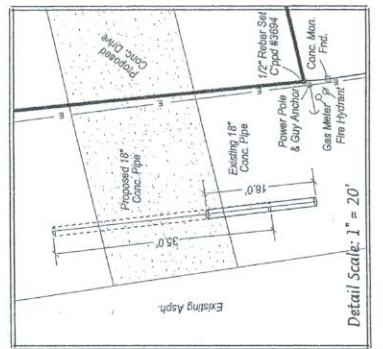
NORTH

SOUTH DAKOTA DRIVE (Not Open)

Arkansas
Street

SITE PLAN

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph.: (903) 892-8003 Fax: (903) 868-2970



Detail Scale: 1" = 20'

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 16, 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 2.71 acres in the Preston Kitchen Survey, Abstract No. 667
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Bryan Luckett Addition.

Background

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

Adjacent Zoning:

Retail/Commercial and Residential Districts

Origination:

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

Master Plan Designation:

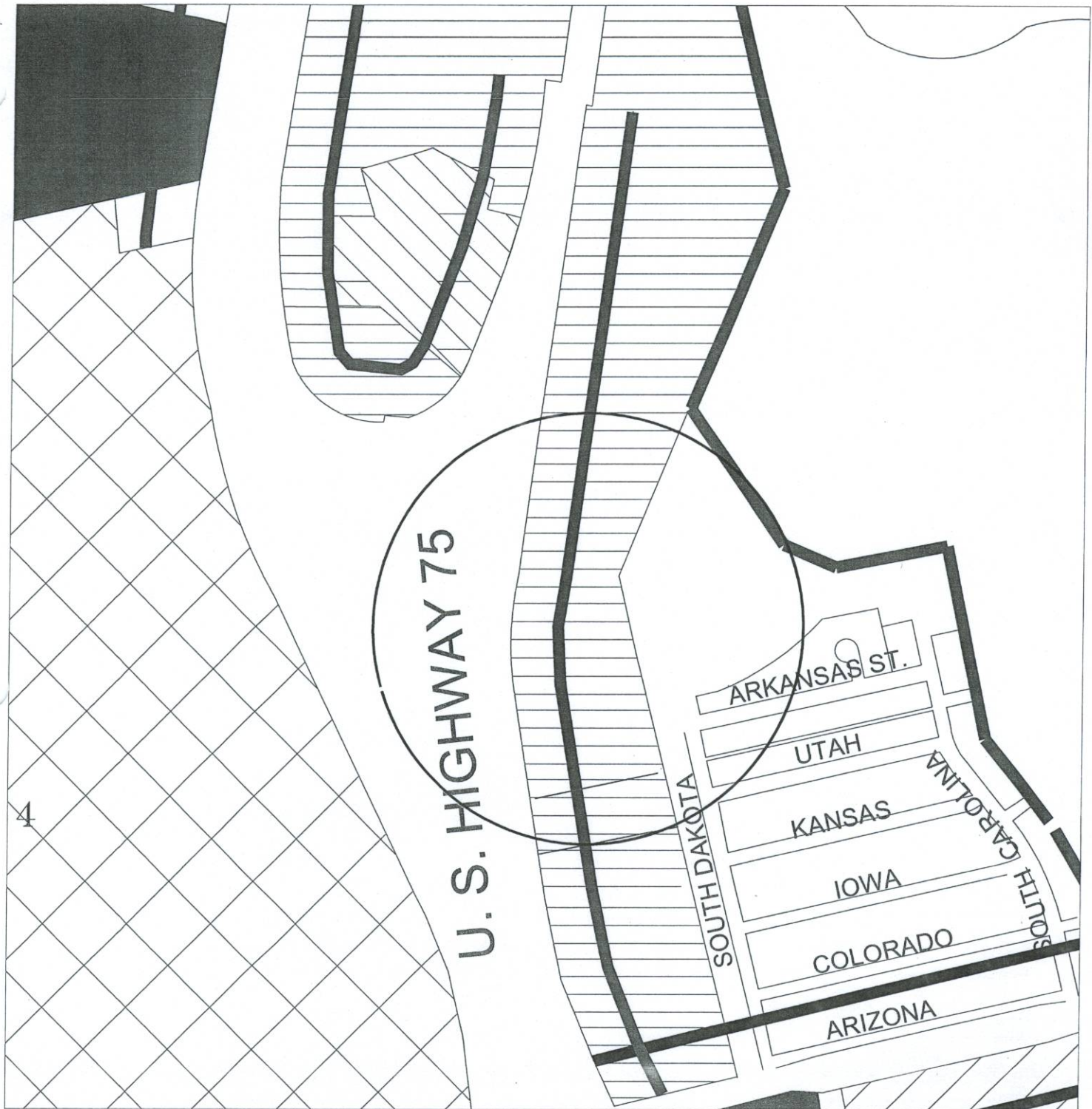
Retail/Commercial District

Attachments:

Location map
Aerial
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services



LEGEND

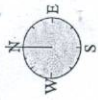
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLP BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL 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



3111 U.S. HWY 75 SOUTH
FINAL PLAT

ENGINEERING DEPARTMENT





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Scale: 1 inch = 82.4 feet

**STAFF REVIEW LETTER**

September 9, 2008

Donna Reast
3866 Echo Brook Lane
Dallas, TX 75229

Bryan Luckett
4375 CR 40400
Commerce, TX 75428

Dear Applicants,

The request for approval of a Final Plat of the Bryan Luckett Addition concerning the property 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, September 16, 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. The title shall show this to be a Final Plat.
2. Chain link notations are to be removed from the plat.
3. Original tax certificates shall be furnished for the purpose of recording the plat.
4. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
5. The spelling of the owners name shall be corrected in four locations: below the subdivision title, in the owners' statement, below the signature line and in the notary statement.
6. Any other changes made to the 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,

A handwritten signature in dark ink, appearing to read "Mark Gibson". The signature is fluid and cursive, with the first name "Mark" being more prominent than the last name "Gibson".

Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager Jeff Miller, Director of Public Works
 Rita Gaither, Development Coordinator Danny Fuller, Fire Marshal
 Doreen E. McGookey, City Attorney
 Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

