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July 22, 2008

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BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, July 22, 2008.

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

MEMBERS ABSENT: JONES

CALL TO ORDER

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

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the June 17, 2008 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written. Second by Commission Member Plyler. All present voted AYE.
MOTION CARRIED.

WELCOME NEW COMMISSION MEMBER

Chairman Sofey welcomed Darren Tankersley to the Planning and Zoning Commission.

APPOINT STANDING BOARD OF ADJUSTMENT

Chairman Sofey appointed the following members to serve on the standing Board of Adjustment: JACOBS, JONES, DAVIS, NIX, AND SOFEY. PLYLER AND ATHERTON will serve as alternates for this meeting since Commissioners JONES AND NIX were not at the meeting.

Chairman Sofey informed the Commission a chairman needed to be appointed for the Board of Adjustments.

ACTION TAKEN.

Motion by Commission Member Davis to appoint Jason Sofey as Chairman of the Board of Adjustments. Second by Commission Member Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

EXCEPTION

THE REQUEST OF NORTHSIDE ON TRAVIS, LTD. AND KENNIS KETCHUM (OWNERS) CONCERNING THE PROPERTY LOCATED AT 5111 NORTH TRAVIS STREET, BEING LOT 1, BLOCK A OF NORTHSIDE ON TRAVIS ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS

CALL TO ORDER

APPROVE MINUTES

WELCOME

**DARREN
TANKERSLEY**

APPOINT STANDING BOARD OF ADJUSTMENT & CHAIRMAN

**EXCEPTION – SIGN
5111 N. TRAVIS
(NORTHSIDE ON
TRAVIS, LTD)**

**EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7
SUBSECTION (14)(H) TO ALLOW AN 11' X 6' MONUMENT
SIGN IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**

Commission Member Nix arrived during this request; 5:03 p.m.

Kennis Ketchum, 2616 Hibernia St., Dallas, Texas

Ms. Ketchum appeared to represent the request and answer any questions. She explained the property is located at 5111 North Travis Street across from Knollwood; the Northside on Travis Apartments, which are under construction. They discovered after they got into the process, a monument sign was not allowed in an R-2 (Multi-Family Residential) District. The proposed sign will be constructed of stucco and stone to reflect what the buildings are using on the façade. This sign would be the only identification sign for the apartment complex. She had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Thurman Dehorney, Sr., 535 E. Evergreen, Sherman, Texas

Mr. Dehorney explained if he understood it correctly the apartment complex is in a residential area and it is suppose to be commercial business only and what they are asking for is considered for commercial business only in the past.

Commission Member Jacobs explained there are stricter requirements in residential areas knowing that they can always loosen them, things like apartment houses, signage would be very appropriate, especially a less intrusive sign, but they did not want to restrict the commercial area so they have broader latitude. "You cannot take away, you can always loosen."

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES

THE REQUEST OF JOHN HUBBERT (OWNER) AND STEVE DAVIS, BOOTHE HOMES (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2615 SILVERADO TRAIL, BEING LOT 6, BLOCK B OF THE

**VARIANCES – FENCE
2615 SILVERADO TRL.
(JOHN HUBBERT)**

(DENIED)

REPLAT OF O'HANLON RANCH ADDITION, PHASE 1A, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(1) TO ALLOW AN 8 FOOT PRIVACY FENCE IN THE SIDE YARD IN LIEU OF A 6 FOOT FENCE PERMITTED IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(3) TO ALLOW A 0 FOOT SIDE YARD SETBACK ON A CORNER LOT IN LIEU OF THE REQUIRED 25 FOOT FOR AN 8 FOOT PRIVACY FENCE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Kyle Boothe, 224 W. Houston, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. He explained the property is located at 2615 Silverado Trail in the O'Hanlon Ranch Subdivision. The house is located on a corner lot and the owner would like to erect an 8' privacy fence on the side street property line. The neighbor on the opposite side of the yard is going to have an 8' fence in the rear yard and the neighbor on the south side of the property has a six foot fence but it is at an elevation, they tied into that fence with an eight foot fence but it kept the same elevation going across the yard. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Jacobs explained they were asking for a variance to allow the fence on the property line along Butterfield Trail and the driveway comes out by the fence; he felt that would create a traffic hazard.

Mr. Boothe did not think it would; there is still a little bit of room between the fence and the street, there is still 9 ½ feet or closer to 10 ½ feet.

Commissioner Jacobs asked why they wanted to go to the property line.

Mr. Boothe explained the amount of back yard that you would lose, if you bring the fence in, it causes the yard to be smaller.

Chairman Sofey explained he did not have a problem with the eight foot fence but by driving by and looking at it, having the fence right up against the sidewalk causes a safety and aesthetics issue. The City has made the sidewalk ordinance to make everyone put in a sidewalk to make everything look good, it looks nice to have a greenbelt on both sides, but to put a fence up against the sidewalk looks obstructive of the view and aesthetics. It is a nice newer development and I hate to see us start granting variances to get us out on the fences, the height is not particularly an issue, but bringing it out right up

against the sidewalk looks abnormal.

Commissioner Davis asked if the house to the east was a custom or spec home.

Mr. Boothe thought it was a spec home which was sold in the middle of construction and they are now trying to resell it.

Commissioner Davis agreed with the property line issue, if there were people living in the house he could not believe they would want the fence all the way out, if they were on their front porch, the fence would be all they saw.

Mr. Boothe explained their garage sticks out so that would block some of the fence. "There is a 1 ½ ' that has grass up against the fence. The goal in the new subdivisions is not to see the garage door. If you come driving down Butterfield Trail west and all you are going to see is the garage; it allows for a little bit more privacy. You will see a nice stained cedar fence instead of looking at the back of a house or the garage door."

Chairman Sofey explained it gives the appearance of being right on top of the street. He also asked Mr. Boothe about the slab that was shown on the site plan; there is not anything listed for the slab.

City Staff informed them they would have to ask for a variance at another time if an accessory building was to be placed on the slab. Mr. Boothe explained the slab is for a proposed 7' out building and the goal was to stay underneath the 8' fence, where ever they decide to place the out building. He explained the lot did not have any deed restrictions; it was purchased before deed restrictions were in place.

Commission Member Jacobs explained when they are asked to consider variances or exceptions it is primarily because of either economic hardship that is imposing the ordinance on the property owner or would cause some unusual characteristics of the property that makes it impossible to comply; he did not feel this request meets that criteria. He agreed that everyone would like a bigger back yard so they could have a score of people requesting zero lot line fences so they have a bigger back yard; he did not think that was the purpose of the ordinance or the intent. He also had concerns with safety with having a 6' fence in that setback area. He did not understand a reason to have an 8' fence in lieu of a 6', except the gentleman indicated it was desirable on his part. The Board has granted them in the past because people have had attractive nuisances such as swimming pools, security issues of public officials, but he did not feel this met those criteria either.

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

One letter was received from Gary & Shirley Greene, 2910 Butterfield Trail, Sherman, Texas

They wrote "The ordinance now states that 6 ft. is the maximum in this subdivision. Everyone is sticking to that in this area. I see no reason to change. I object to an 8 ft. fence on this lot. I feel it would not keep with the attractiveness of this subdivision."

ACTION TAKEN.

Motion by Commission Member Jacobs to deny the variances. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF SHIDDHI VINAYAK, INC. (OWNERS) AND NORTH TEXAS SERVICES, TODD BASS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 323 SOUTH SAM RAYBURN FREEWAY, BEING .59 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.2 SUBSECTION (5)(A)(1) TO ALLOW A 50' TALL POLE SIGN WITH A 0 FRONT YARD SETBACK IN LIEU OF THE REQUIRED 40 FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND THE O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

VARIANCE – SIGN
323 S. SAM RAYBURN
(SHIDDHI VINAYAK,
INC.)

Todd Bass, North Texas Services, 4408 Texoma Parkway Sherman, Texas

Mr. Bass appeared to represent the request. The property is located at the corner of South Sam Rayburn Freeway and Cherry Street; 323 South Sam Rayburn Freeway. The owner requested a variance for a 13' X 13' single pole sign with a height of 50'. They have an existing 4' X 8' sign with a 15' over all height, but it is an existing non-conforming sign. He explained if the sign is located in the same location as the existing sign, it would not block the visibility of the neighboring signs but would look symmetrically in line with the other signs along the access road. If they move the sign back to the 40' line, it falls directly in the center of the canopy, if they put it on the south side of the property, it falls right in the middle of the drive, if they move it to the north side, the neighboring property has very tall trees that would inhibit the visibility of the sign, that was the main reason for the request. He measured the neighboring signs to the north to verify they

would not be blocking the neighbor's views or hurting their business. The Shell's sign is 34', so as you are coming down the highway you will be able to see both signs.

Commissioner Jacobs explained he was normally not wild about sign variances but in past he thought they allowed the replacement in the same location if it otherwise met the ordinance.

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 Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF EDDY HUSLEY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 212 LAUREL CREEK DRIVE, BEING LOTS 11 & 12, BLOCK 2 OF LAUREL CREEK ADDITION, SECTION 1, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7 SUBSECTION (1)(C)(3) TO ALLOW A 12' SIDE YARD SETBACK FOR AN ACCESSORY BUILDING IN LIEU OF THE REQUIRED 25 FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
212 LAUREL CREEK
DR.
(EDDY HUSLEY,
REPRESENTATIVE)

Unidentified Representative

The property is located at the corner of Laurel Creek Drive and Fair Oaks Circle; 212 Laurel Creek Drive. He explained they would like to construct an outdoor kitchen inside the fence line in the rear yard. He had spoken to the surrounding neighbors and they all approved of the request.

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

A letter was received from Jason & Shandi Williams, 2608 Fair Oaks Circle stating "We do not have a problem with this."

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF OVERLAND GROUP LLP (OWNERS) AND KYLE BOOTHE AND JOE DELL (OWNER/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2901-2913 OVERLAND TRAIL, BEING LOTS 1, 2, & 3, BLOCK 2 OF O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (10) TO ALLOW A SINGLE 100 SQUARE FOOT, 14' HIGH MULTI-TENANT SIGN, WITH A 10' FRONT SETBACK IN LIEU OF THE PERMITTED MAXIMUM 65 SQUARE FOOT FACE AREA NOT TO EXCEED 12 FEET IN HEIGHT WITH A MINIMUM SETBACK OF 25' FOR SIGNS IN A C-O (OFFICE) DISTRICT AND O-1.1 (FM 1417) OVERLAY DISTRICT.

VARIANCE – SIGN
2901-2913 OVERLAND
TRAIL
(OVERLAND GROUP
LLP)

Joe Dell, Boothe Homes, 224 W. Houston, Sherman, Texas

Mr. Dell appeared to represent the request and answer any questions. The property is located at the corner of F.M. 1417 North (Heritage Parkway) and Overland Trail. They are currently constructing two office buildings with a third being planned on the lots and they would like to erect a multi-tenant monument sign 10' from the F.M. 1417 property line. The size of the sign (100 square foot) is because of the three buildings with the potential of nine suites. They are waiving their right to have three individual monument signs for each building in lieu of the one monument sign, which will house the signage for all buildings and tenants. The sign will be constructed of the same materials as the buildings, building brick and cast stone. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Davis asked what would happen if someone else buys the building and they request a sign for their own building.

Mr. Dell explained they currently all the lots and they would assume if they sell the lot they would build the building and control the signage; they would use the sign that was provided, that is why they are making the size adequate for whatever tenant might choose to come into the first building.

Chairman Sofey explained what they were concerned with anytime something like that happens, is the sell of the property but the sell of the other two pieces of property in the future, then they come in wanting a sign for their business as well. The board is hesitate in allowing variances on Heritage Parkway when the ordinance was

revised earlier in the year. “We have a rare opportunity in an area to uphold the standards of the ordinance. The size of the sign is more of concern than the setback. Where do we go when we open the door allowing variances and when do we stop.” The buildings look great and he understood the setback, but is it just not possible to give adequate signage to stay within the 65 square foot area.

Mr. Dell explained it gets too small with the potential of nine tenants or more if the first building has six tenants. “They drew it within the 65 square foot area but you would have four inch letters; who would be able to see that going down the highway at 55 mph.”

Commissioner Atherton explained that is the point, you are doing one sign for three buildings instead of three signs, if he got his allocation.

Chairman Jacobs asked how close the sign would be to F.M. 1417 (Heritage Parkway).

Mr. Dell explained it would be 10' from the property line, it is outside the 15' line of sight off the corner of the property line; it will not be a traffic issue.

Chairman Jacobs explained he liked the fact that it was a monument sign, it is low impact, it is definitely a high quality sign and the idea of going three signs to one, he thought met the spirit of the ordinance, even if he has to request a variance to the ordinance. He was in favor of the request.

Commission Member Plyler explained it is a huge monument sign, 100 square feet.

Commission Member Davis explained it is 10'x10', the size of a small bedroom.

Commission Member Atherton explained when you consider it is 35' off the highway, it doesn't look that big.

Mr. Dell explained when you take in to account, the structures behind the sign, by itself it sounds huge, but when you compare to the buildings that are there, it will all be in contrast in size and proportion.

Commission Member Davis explained the buildings look great and the sign looks good, he did not think it would be unattractive, it all makes sense, it is very reasonable and logical but he had a concern letting that size genie out of the bottle on Heritage Parkway and did not know if that was a good idea because the guy across the street is going to want a sign too, he said you got one and he has to compete with your sign. He was just afraid once it starts, where it was going to stop.

Chairman Sofey explained they have changed the regulations to eliminate those problems. We base our decisions on 5-10 years down the road.

Commission Member Jacobs asked if it would sway anyone's concerns if the sign was not as high.

Commission Member Plyler explained he would be more agreeable to that.

Mr. Dell explained if it would work out for the amount of tenant space they need and the sizing of the letters, he would not have a problem.

Dean Gilbert, Jr. 612 Legend Lane, Sherman, Texas

Mr. Gilbert explained he is the developer at O'Hanlon Ranch. He was in favor of one sign versus two or three signs. As entering the subdivision and seeing two more monument signs, if they were at maximum size; he felt that would detract. He had much rather take his chances and see a high quality monument sign that could handle their tenant load from the get go than to force them into a situation of putting up multiple signs at present. He applauded the spirit of the board of trying to stay with the ordinance in an effort to FM 1417 aesthetically pleasing going forward. This request is close to accomplishing that in his opinion, he was in favor of the request.

Commission Member Plyler asked the eave height of the newly constructed buildings.

Mr. Dell explained there is a 10' plate, the eaves are approximately 10 ½', they do not drop down like a typical soffit. The pitch is 14.10; so it is a big building.

Commission Member Jacobs asked the board what if they considered granting a variance for the area and location but not the height, so he could put up a 100 square foot sign but he couldn't exceed 12 feet, which is what is allowed because he thought there was an issue of the sign being big enough.

Chairman Sofey explained they have spent a lot of time on the Overlay District and it is still not perfect, but that is something they will have to work through. It is just granting variances on the Overlay District, where are we leading ourselves as we move forward.

Commission Member Jacobs explained every request for variances and exceptions have to be judged on its own merit.

Commission Member Atherton suggested they put in the motion restricting the other lots from freestanding signs.

No other citizens appeared before the Planning and Zoning

Commission to discuss the variance.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the variance subject to the Staff Review Letter and the sign not to exceed 12' height with no other freestanding signs allowed on Lots 2 & 3, Block 2 of O'Hanlon Ranch Addition, Phase 2. Second by Commission Member Plyler.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 707 SOUTH MONTGOMERY STREET, BEING 0.49 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW TWO LOTS WITH 50 FOOT FRONTAGES IN LIEU OF THE REQUIRED 60 FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT

VARIANCE – LOT
WIDTH
707 S MONTGOMERY
(RON BARTON)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 707 South Montgomery between Wells and Odneal Streets. He explained they would like to plat the property into two 50 foot lots for residential development.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 707 SOUTH MONTGOMERY STREET, BEING 0.49 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

FINAL PLAT –
STURGESS ADDN
707 S. MONTGOMERY
(RON BARTON)

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF STURGESS ADDITION.**

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 707 South Montgomery between Wells and Odneal Streets. He explained they would like to plat the property into two 50 foot lots for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Plyler.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 616 AND 620 EAST SYCAMORE STREET, BEING ALL OF LOTS 9-15, BLOCK 8 OF W.P. CARTER'S ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO LOTS WITH 50 FOOT FRONTAGES IN LIEU OF THE REQUIRED 60 FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – LOT
WIDTHS
616 & 620 E.
SYCAMORE
(RON BARTON)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located 616 and 620 East Sycamore at the corner of Sycamore and Throckmorton Streets. They would like to replat the tract into two 50 foot lots for residential development.

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

ACTION TAKEN.

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

VOTING AYE: JACOBS, DAVIS, PLYLER, ATHERTON AND

SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 616 AND 620 EAST SYCAMORE STREET, BEING ALL OF LOTS 9-15, BLOCK 8 OF W.P. CARTER'S ADDITION, AS FOLLOWS

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 9-15, BLOCK 8 OF W.P. CARTER'S ADDITION.

REPLAT LOTS 9-15,
BLK. 8 OF W.P.
CARTER'S ADDN
616 & 620 E.
SYCAMORE
(RON BARTON)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located 616 and 620 East Sycamore at the corner of Sycamore and Throckmorton Streets. They would like to divide six lots into two 50 foot lots for residential development. The 17' X 97' tract will go into the adjoining property subdivision to the west which is on the agenda for the final plat of the Cupid Broughton Addition. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Replat subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1217 NORTH BROUGHTON STREET, BEING .41 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO LOTS WITH 48.5 FOOT FRONTAGES IN LIEU OF THE REQUIRED 60 FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – LOT
WIDTH
1217 N. BROUGHTON
(RON BARTON)

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

Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 1217 North Broughton Street between Sycamore and Richards Streets. They would like to plat the tract into two 48.5 foot lots for residential development.

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 Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1217 NORTH BROUGHTON STREET, BEING .41 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CUPID BROUGHTON ADDITION.

FINAL PLAT – CUPID
BROUGHTON ADDN
1217 N. BROUGHTON
(RON BARTON)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 1217 North Broughton Street between Sycamore and Richards Streets. They would like to plat the tract into two 48.5 foot lots for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Nix to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Morgan.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TRIANGLE LLC (OWNERS), DAVE ROBBINS, (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 205 WEST LAMBERTH ROAD, BEING LOTS 1 & 2, BLOCK 1, LAMBERTH BUSINESS PARK, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4 TO ALLOW 28 PARKING SPACES IN LIEU OF THE 33 REQUIRED PARKING SPACES IN A C-1 (RETAIL BUSINESS) DISTRICT.

Chris Schmitt, Teague, Nall and Perkins, 200 N. Travis, Sherman, Texas

Mr. Schmitt appeared to represent the request. The property is located at 205 West Lamberth Road between Hickory and Travis Streets; Sherman Dialysis Center is the tenant. He explained the owners would like to add a 1,007 square foot addition to the existing 5,469 square foot building for a total of 6,476 square feet. They currently have 24 parking spaces, they would like to add 4 parking spaces; a total of 33 parking spaces are required, which will leave them 5 short. The addition is for storage and employee offices.

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 Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF TRIANGLE LLC (OWNERS), DAVE ROBBINS, (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 205 WEST LAMBERTH ROAD, BEING LOTS 1 & 2, BLOCK 1, LAMBERTH BUSINESS PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A 1,007 SQUARE FOOT ADDITION TO AN EXISTING MEDICAL OFFICE BUILDING.

Chris Schmitt, Teague, Nall and Perkins, 200 N. Travis, Sherman, Texas

Mr. Schmitt appeared to represent the request. The property is located at 205 West Lamberth Road between

VARIANCE –
PARKING
205 W. LAMBERTH
(TRIANGLE LLC)

SITE PLAN –
ADDITION TO
MEDICAL OFFICE
205 W. LAMBERTH
(TRIANGLE LLC)

Hickory and Travis Streets; Sherman Dialysis Center is the tenant. He explained the owners would like to add a 1,007 square foot addition to the existing 5,469 square foot building for a total of 6,476 square feet. The addition is primarily for storage and employee offices.

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

ACTION TAKEN.

Motion by Commission Member Nix to approve the site plan. Second by Commission Member Jacobs.

VOTING AYE: DAVIS, ATHERTON, PLYLER, NIX, MORGAN, TANKERSLEY, JACOBS 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 SHERMAN BIBLE CHURCH (OWNERS) AND ALLIANCE ARCHITECTS, THOMAS MAXWELL (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2515 WEST LAMBERTH ROAD, BEING LOT 10, BLOCK 3, O'HANLON RANCH ADDITION, PHASE 2, 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 CHURCH IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP & SITE PLAN –
CHURCH
2515 W. LAMBERTH
(SHERMAN BIBLE
CHURCH)

Thomas Maxwell, Alliance Architects, 1600 N. Collins,
Richardson, Texas

Mr. Maxwell appeared to represent the request and answer any questions. The property is located at 2515 West Lamberth Road on the west side of F.M. 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. Sherman Bible Church would like to construct a 42,337 square foot church with 299 parking spaces, which will be phase one of the project. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

A letter was received from Claire Tate, 96 Chateau Circle,
Sherman, Texas in favor of the request.

ACTION TAKEN.

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

VOTING AYE: DAVIS, ATHERTON, PLYLER, NIX, MORGAN,
TANKERSLEY, JACOBS AND SOFEY
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF SHERMAN BIBLE CHURCH (OWNERS)
AND ALLIANCE ARCHITECTS, THOMAS MAXWELL
(ARCHITECT) CONCERNING THE PROPERTY LOCATED
AT 2515 WEST LAMBERTH ROAD, BEING LOT 10, BLOCK
3, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION 5 TO ALLOW A 75' BUILDING HEIGHT IN
LIEU OF THE PERMITTED 35 FEET OR 2 STORIES IN
HEIGHT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – BLDG HT
2515 W. LAMBERTH
(SHERMAN BIBLE
CHURCH)

Thomas Maxwell, Alliance Architects, 1600 N. Collins,
Richardson, Texas

Mr. Maxwell appeared to represent the request and answer
any questions. The property is located at 2515 West
Lamberth Road on the west side of F.M. 1417 North
(Heritage Parkway) in the O'Hanlon Ranch Subdivision. He
explained phase one of the project will be a maximum
height of 37' for the church, the variance is for future
phases for a larger worship center to allow for a fly space
(back of an auditorium for stage drops that go up and
down) He handed out conceptual site plans for future
phases of the project, they are not at a point for an actual
site plan.

Chairman Sofey explained he thought the request was for a
steeple or something similar but they were proposing a
large expanse going up to 75'.

Mr. Maxwell explained it will be the area in the back of an
auditorium.

Commission Member Jacobs explained they have always
tried to accommodate religious organizations but this is
really letting a genie out of a bottle as far as becoming over
powering.

Chairman Sofey remarked he did not think they have a 75'
structure in Sherman.

Commissioner Jacobs explained One Grand Center off of
Grand Avenue is 75'.

Scott Shadden, Director of Developmental Services
explained it was about 70'.

Commission Member Atherton asked if there were an
option to this design plan, what do most of the churches

use as back drops and things of that sort.

Mr. Maxwell explained a lot of churches just don't have that type of facility, this is more directed for performance type functions, and not being at that point in the development of the site, he did not know what the exact height requirement would be, but 75' would be the maximum height it would go.

Chairman Sofey explained being at the proximity of the residential development would make it really hard for him to allow for large walls of this structure.

Commission Member Jacobs asked if there was anything in phase one that could not be done under the ordinance, which is 35'.

Mr. Maxwell explained they need a variance for phase one to be 37', but they would like to get at least 40' to have some flexibility towards the final design in case something had to change.

Commission Member Jacobs explained they could always grant them a variance to go forward with phase one and they could come back when needed for additional phases.

Lester Terrell, 518 E. Lamar, Sherman, Texas

Mr. Terrell explained the main issue is the phase one building because they need the variance up to 40'. To get a prospective, he called the project manager that worked with Faith Church, which is right up the street, they received a variance for 150', a little less than that for their steeple, but the top of their roof is 55'. He explained he is the one that came up with the 75' and the reason was to go for half of what has been approved in that neighborhood which is 150'. He did not know if they would need 75', they could refine that and see what a back drop would require if they do decide to do that. They were trying to design their worship area that could be used by the community for plays and special events and in some of those areas you have the back drop which goes up in the rafters, they did not know exactly how many feet that would take, they thought 75' would be adequate. Mr. Terrell explained "the Sherman Bible Church elders are very concerned about the neighborhood and the neighbors but the church will be 240' off Lamberth Road, in the middle of a 20 acre tract and probably a 1,000' off Heritage Parkway and 270' to the nearest neighbor to the north and to the west. Faith Church is about 60-75 feet off Heritage Parkway and Taylor Street, so it is a little different prospective when you are set out in the middle of a field."

Chairman Sofey explained "they are talking about going two stories higher than the Faith Church down the road, not anywhere as close to 240', but that is not as deep as a typical city block, you are talking about being less than

one block, but your property is going to border residential areas, where Faith Church other than the parsonage doesn't border any residential except across the street, Tate's undeveloped land. This is an area that has streets cut, the closest one is going to be 240' and you are talking about going twenty foot high. I think there is a big difference in talking about what you want to do and what Faith Church has done, they have a 150' steeple, if it was just the steeple, it is a hard thing not to grant but we have a conceptual plan of a 75' building. You would have to come back for the final site plan approval, but if we granted a variance for 75', we could not turn anything down on that site plan." Steeple is one thing, a large expanse of a wall in that close of proximity in that large of a development concerns him. We are talking about giving a variance for a six story building, 240' from residential.

Mr. Terrell asked the board to consider granting 40' instead of 75' for phase one of the development at this time.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the request for a variance for 40' in height in lieu of 75'.
Second by Commission Member Plyler.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF SHERMAN BIBLE CHURCH (OWNERS) AND ALLIANCE ARCHITECTS, THOMAS MAXWELL (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2515 WEST LAMBERTH ROAD, BEING LOT 10, BLOCK 3, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(A) TO NOT REQUIRE THE DEVELOPER TO PROVIDE SCREENING BETWEEN A CHURCH AND AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**EXCEPTION –
SCREENING
2515 W. LAMBERTH
(SHERMAN BIBLE
CHURCH)**

Dean Gilbert, Jr., 801 E. Taylor, Sherman, Texas

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 2515 West Lamberth Road on the west side of F.M. 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. Property on the north, south and west is zoned residential. Mr. Gilbert is the developer of the O'Hanlon Ranch Subdivision. Sherman Bible Church purchased 20 acres of land to construct a 42,337 square foot church. They have a

huge buffer between themselves and the residential area off the road. Mr. Gilbert explained he equates a screening device as a 6' wood privacy fence and as a developer he did not want that in the middle of the pasture with the development going on. The lots it immediately effect which adjoin the church property are unsold and would be sold going forward. One lot has been sold to Mata Construction, Mr. Gilbert had spoken to him and he did not have any opposition to this. They would not to be required to put a fence up in that area.

Commission Member Plyler asked Mr. Gilbert if he thought the residential homes would put fences up around their property.

Mr. Gilbert explained as houses are built more often than not, the homeowner or builder is constructing a privacy fence in the residential setting and he was expecting that to occur as desired.

Commission Member Davis asked Mr. Gilbert about some type of natural screening in the landscaping.

Mr. Gilbert explained he "would love that, but he has not seen one around town yet that he likes, it sounds good on paper but they are dead, there are cross ties, not sprinkled, based on the green belt and the buffer, I like the pasture."

Chairman Sofey asked if you continue in the development to the west on Overland, could there be more lots platted residential.

Mr. Gilbert explained as Overland Trail goes west, it will continue west another 400-600 feet and will tie in to a proposed street in the future that would create an additional 10-15 lots that would be backing up to the church property. On the north side there will be houses backing up to the church as well. Phase Four of the O'Hanlon Ranch Subdivision is typically 3-5 years out of what would be the church's west boundary, that being the best case.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the exception. Second by Commission Member Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES

VARIANCES – SIGN &

THE REQUEST OF SHERMAN BIBLE CHURCH (OWNERS) AND ALLIANCE ARCHITECTS, THOMAS MAXWELL (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2515 WEST LAMBERTH ROAD, BEING LOT 10, BLOCK 3, O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(G) TO ALLOW AN ADDITIONAL FREESTANDING MONUMENT SIGN FROM OVERLAND TRAIL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 3' SETBACK FROM THE OVERLAND TRAIL PROPERTY LINE IN LIEU OF THE REQUIRED 25' ON A FRONT FACING STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SETBACK
2515 W. LAMBERTH
(SHERMAN BIBLE
CHURCH)

Thomas Maxwell, Alliance Architects, 1600 N. Collins,
Richardson, Texas

Mr. Maxwell appeared to represent the request and answer any questions. The property is located at 2515 West Lamberth Road on the west side of F.M. 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. They will have an entry off of Overland Trail as well. Sherman Bible Church would like to erect an additional freestanding monument sign along Overland Trail, 3 foot from the property line. They will have a monument sign along Lamberth Road as well.

Commission Member Jacobs asked why they needed the 3' setback instead of the normal setback; it is going into a residential area.

Mr. Maxwell explained not knowing what is going to the east of the tract, which is zoned for commercial, they did not want to block visibility.

Dean Gilbert, Jr. explained the church site has a great deal of frontage on Lamberth Road and the idea from the beginning was by constructing Overland Trail, coming west off FM 1417 to improve accessibility, people coming and going to flag pole up a point of access to Overland Trail. The way it wound up being platted was 70.19 feet wide, their frontage on Overland Trail. To give an overall picture, what happens when you leave FM 1417 and you are going west on Overland Trail, the first 380 feet on the left is zoned C-1 (Retail Business) District and owned by Steve Shafer. The next tract is the 70.19 feet; they intend to cut a drive for a back door to the church for entry and exit. The tracts west of there are residential. They would like to place the sign out close to the street so that it is visible. The sign is very small, non-intrusive, it is a non-illuminated sign. The sign will no closer to the street than the front setback of the house next door.

Commission Member Jacobs asked what the front setback was for a residential lot.

Scott Shadden explained it is 25 feet.

Commission Member Jacobs explained it would be closer than 25' from the street.

Mr. Gilbert explained without the variance it would be setback the distance for a house.

Commission Member Jacobs explained he is pro-signs but he was not sure about this close to the street, he had a safety issue with the sign. Overland Trail will have a great deal of traffic.

Mr. Gilbert explained the church will have two entrances off of Lamberth Road and the one on Overland Trail, so Overland Trail will be used quite a bit. Maybe instead of asking for a 3' setback for the sign on the setback, they could amend the request to be 15 foot from the property line, therefore being 24 ½' off the back of the curb.

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

ACTION TAKEN.

Motion by Commission Member Plyler to approve a variance for a 15' setback. Second by Commission Member Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF NELL GRAHAM, TRUSTEE FOR THE ESTATE OF THE JIMMIE C. GRAHAM TESTAMENTARY TRUST (OWNERS), HANK FEDDERN (PROSPECTIVE BUYER) AND IKEMIRE ARCHITECTS, PAUL J. VERHEYDEN (ARCHITECTS) CONCERNING THE PROPERTY IN THE 500 BLOCK OF EAST GRAHAM DRIVE, BEING LOT 1A, BLOCK 1, OF THE REPLAT OF LOT 1, BLOCK 1 OF SHERMAN TOWN CENTER, SECTION TWO, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR THE LOFTS APARTMENT COMMUNITY

**SITE PLAN – LOFTS
APTS.
500 BLK. E. GRAHAM
(NELL GRAHAM,
TRUSTEE FOR THE
ESTATE OF THE
JIMMIE C. GRAHAM
TESTAMENTARY
TRUST)**

**Hank Feddern, 17103 Preston Road, Suite, 250, Dallas,
Texas**

Mr. Feddern appeared to represent the request. The property is located in the 500 block of East Graham Drive off Loy Lake Road in the Sherman Town Center Addition. They would like to construct The Lofts Apartments, a 208 unit apartment complex with clubhouse. They will provide

434 parking spaces including carports and garages. The site plan was submitted over a year ago and approved, since then they were reviewing the numbers for the total coverage of the site and found the architect made a mistake of 6%. On the site plan that was approved last year, it did not have the garages or carports, they were going to build the project and then come back for a variance for the carports and garages. Since they are 2% under the total coverage, they have added them back to the site plan. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Nix asked if they had built these apartments before somewhere else.

Mr. Feddern explained the Clubhouse is a loft concept which is patterned after some loft buildings in downtown Dallas; they have not built that particular product before, but they have built the apartments before.

An email was received from Danny Fuller, City of Sherman Fire Marshal

His comments included:

1. 24' fire lanes with 30' radius curbs
2. Buildings greater than 12,000 square feet will be sprinkled.
3. Buildings less than 20' apart will be considered in aggregate in relation to sprinkler requirements.

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

ACTION TAKEN.

Motion by Commission Member Nix to approve site plan subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: DAVIS, ATHERTON, PLYLER, NIX, MORGAN, TANKERSLEY, JACOBS 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 LUCIEN & WANDA HINES (OWNERS) CONCERNING THE PROPERTY AT 3317 AND 3321 U. S. HIGHWAY 75 SOUTH, BEING 3.67 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT #662, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN ALUMINUM, COPPER AND IRON RECYCLING CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.2 (SAM RAYBURN OVERLAY)

SUP & SITE PLAN –
RECYCLING CENTER
3317 & 3321 HWY. 75
S.
(LUCIEN & WANDA
HINES)

(WITHDREW)

DISTRICT.

A letter was received from the owner, Lucien Hines, McKinney, Texas to withdraw the request.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TERRY SC WONG (OWNER), DEAN GILBERT, JR. (PROPERTY MANAGER) AND EVERGREEN PRESBYTERIAN MINISTRIES, INC., THERESA GARRETT (TENANT) CONCERNING THE PROPERTY LOCATED AT 2001 SKYLINE DRIVE, SUITE A-145, BEING LOT 3, BLOCK 1, SKYLINE BUSINESS PARK REPLAT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN ADULT DAY CARE IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.1 (FM 1417) DISTRICT.

Alicia Johnson, Evergreen Presbyterian Ministries, Inc.
2001 Skyline Drive, Ste A-155, Sherman, Texas

Ms. Johnson appeared to represent the request. The property is located at 2001 Skyline Drive, Suite A-145. Evergreen Employment Enterprises of Texas is a day service program for disabled and mentally challenged adults. They would like to open an adult day rehabilitation center workshop for their residents of group homes to attend during the day. They have been dissatisfied with their day program for their work for the last couple of years so they decided they should open their own and offer it out to other people. The clients will be transported from the homes to the classroom. The program is a class room setting, the clients will engage in learning and creative activities. They currently have an office in Suite A-155, so they would like to open the classroom next door and have a pass through.

Commission Member Jacobs asked how many clients they would facilitate.

Ms. Johnson explained they would have twelve right now and hope to expand by offering it to other people. They have two other day programs, one in Dallas and one in Ft. Worth.

Commission Member Jacobs asked if they approved the request would that approval facilitate them expanding without coming back to the board.

Ms. Johnson explained yes, it would.

Commission Member Nix asked if they operate in Sherman now.

Ms. Johnson explained they are, they have two group homes in Sherman, one in Carriage Estates and one on Northbrook. They provide 24 hour care services for the

SUP & SITE PLAN –
ADULT DAY CARE
2001 SKYLINE, STE A-145
(TERRY SC WONG, OWNER; DEAN GILBERT, JR., PROPERTY MANAGER & EVERGREEN PRESBYTERIAN MINISTRIES, INC., THERESA GARRETT, TENANT)

(TABLED)

adult developmentally disabled. They acquired Sherman Rehabilitation Center off of Lamberth, it is an institution type setting and broke it down to group homes and placed people in the community so that they would have a more normal lifestyle.

Commission Member Jacobs asked if the request was for an adult day care not a 24 hour care.

Ms. Johnson explained the adult day care would be between the hours of 8 a.m. to 4 p.m., which would focus mainly on training facilities.

Chairman Sofey asked what would fall under an adult day care. "If this is approved and they decided to close, someone else could come in there within 60 days and open up."

Scott Shadden explained it would be fairly open unless conditions were placed on the it, by limiting the number of people that could be there or the hours.

Commission Member Plyler explained it sounds more like life skills type training.

Ms. Johnson explained it is not like an adult day care, that often includes Alzheimer's patients and the elderly.

Commission Member Nix asked if they came before the board for what they are providing now.

Ms. Johnson explained no.

Scott Shadden explained they need a Specific Use Permit for their Occupancy Permit for an adult day care. They come to the board and explain what type of operation they have, we get it in the minutes and that is what they are held to.

Ms. Johnson explained they are regulated by DADS (Department of Aging and Disability Services) and the State of Texas, they are Medicaid funded, non-profit. They are a non-profit agency that provides 24 hour care in the group homes, but they are looking to provide day services now.

Commission Member Nix asked if she participated daily with the clients and if she did, what type of education she had.

Ms. Johnson explained she has a Masters Degree in Psychology and she does participate with the clients daily.

Commission Member Nix explained the board has been bombarded with request and they are not familiar with this

type of operation, they want to make sure the clients are being treated fairly.

Commission Member Jacobs asked if there were a definition for an adult day care.

Mr. Shadden explained they have one for a day nursery which is a place where more than four children are left for care between the hours of 7 a.m. and 12 p.m.; that was as close as they had.

Commission Member Atherton asked if they would consider this as they are being left for care or for training.

Ms. Johnson explained they are more rehabilitative than for training, learning job skills for people that have some contract work or some work that they are paid by the hour to fulfill the contract work for businesses.

Commission Member Jacobs asked the City Attorney if they could grant a Specific Use Permit specific to an owner and a particular use. "I have little or no problem with what they are requesting but in the future there is no telling what might slip under."

Doreen McGookey, City Attorney explained her recommendation would be to somewhat define what the operation would be as part of the Specific Use Permit as a condition of the Specific Use Permit that the operation be limited to whatever you would agree to as far as what they will be operating at that location.

Commission Member Jacobs explained then as a Specific Use Permit assuming the Specific Use Permit wasn't allowed to lapse with the change of ownership, someone could continue that type of operation, but they couldn't expand it to a different use without coming back to the board.

Mrs. McGookey explained "to avoid that, you could place language in the Specific Use Permit to limit it to that type of use. If you are uncomfortable with the amount of information you have for the request, you could possibly table the request and ask them to bring back more specific information to properly evaluate whether they are entitled to a Specific Use Permit or not."

Chairman Sofey asked Ms. Johnson if the item were tabled, what it would do to their timeframe.

Ms. Johnson explained they are currently training out of the homes and frankly the folks are getting restless, they are not use to that, they want to get up in the morning, get dressed, go to work and come back, it is work for them.

Chairman Sofey asked if the services they were providing

now are the exact services they want to provide in the commercial office space but they were providing this in the residence where the people live.

Ms. Johnson explained yes. It is not unheard of, several employers provide training and work center objectives in the home, but they would prefer not to do that. They would like to be in business for many years. They have been in Sherman since 2002.

Commission Member Plyler asked what if they dropped the adult day care and called it day habilitation and training.

Commission Member Nix said they could do that, if it is something that truly falls under that.

Commission Member Atherton asked who termed it adult day care.

Scott Shadden explained the applicant first applied for a day care for mentally challenged adults.

Ms. Johnson explained they applied that way because there is no other terminology, but it is in no sense a day care or an adult day care. She felt there was a misunderstanding, in no way do they consider themselves an adult day care, that's just how the permit is worded.

Doreen McGookey recommended they table the request, it sounds like maybe there has been some misunderstanding, maybe if it is tabled they could bring something back next time if that is ok with the applicant.

Chairman Sofey explained it will put the request off another thirty days but they have been operating for six years, maybe not what they are wanting to function as and they are at a point where they are wanting to move forward, he felt they needed a more clear definition of what they wanted to do to help protect the City.

Ms. Johnson explained they have been attending other adult day care centers to receive these services, Earth Angels on South Walnut Street. They stopped attending those facilities in June. The group homes have six male adults in one home and six female adults in the other homes with twenty four hour staff. They do their own laundry, cook their own meals. The rehabilitation center is needed to train some of the adults so that they can work at Wal-mart in the garden center or bagging groceries and they will give them the skills to do those types of jobs. Prior to attending Earth Angels they attended the Grayson County MHMR day center.

Chairman Sofey asked Ms. Johnson how many were utilizing the facilities on South Walnut.

Ms. Johnson thought there were 15 in all at Earth Angels, 12 of their clients and 3 additional. They would like to offer the same opportunity not only to their clients but to different providers and agencies. The clients would come to them during the day for training and go home to their care givers at night.

Commission Member Jacobs felt this item should be tabled to give the applicant time to work with staff to come up with a description of the services they will provide.

Scott Shadden explained the documents submitted to the board was what they received, a lot more came to surface during the meeting in discussion and he requested they get a paragraph on paper describing the services that are used so that they could get an adequate classification of the use and bring it back to the board.

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 Morgan to table the request. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

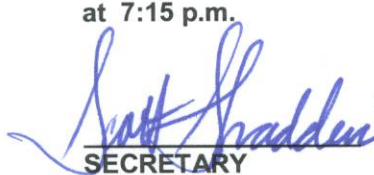
MOTION CARRIED

THE REQUEST WAS TABLED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:15 p.m.

ADJOURNMENT

 **CHAIRMAN**

SECRETARY

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

5111 North Travis Street
Being Lot 1, Block A of Northside on Travis Addition
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 7 Subsection (14)(h) to allow an 11' X 6' monument sign in an R-2 (Multi-Family Residential) District.

Background

The property is located at 5111 North Travis Street across from Knollwood; the Northside on Travis Apartments which are under construction.

Adjacent Zoning:

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

Origination:

Northside on Travis, Ltd. And Kennis Ketchum (Owners)

Master Plan Designation:

Residential

Number of notices mailed:

4

Objections received:

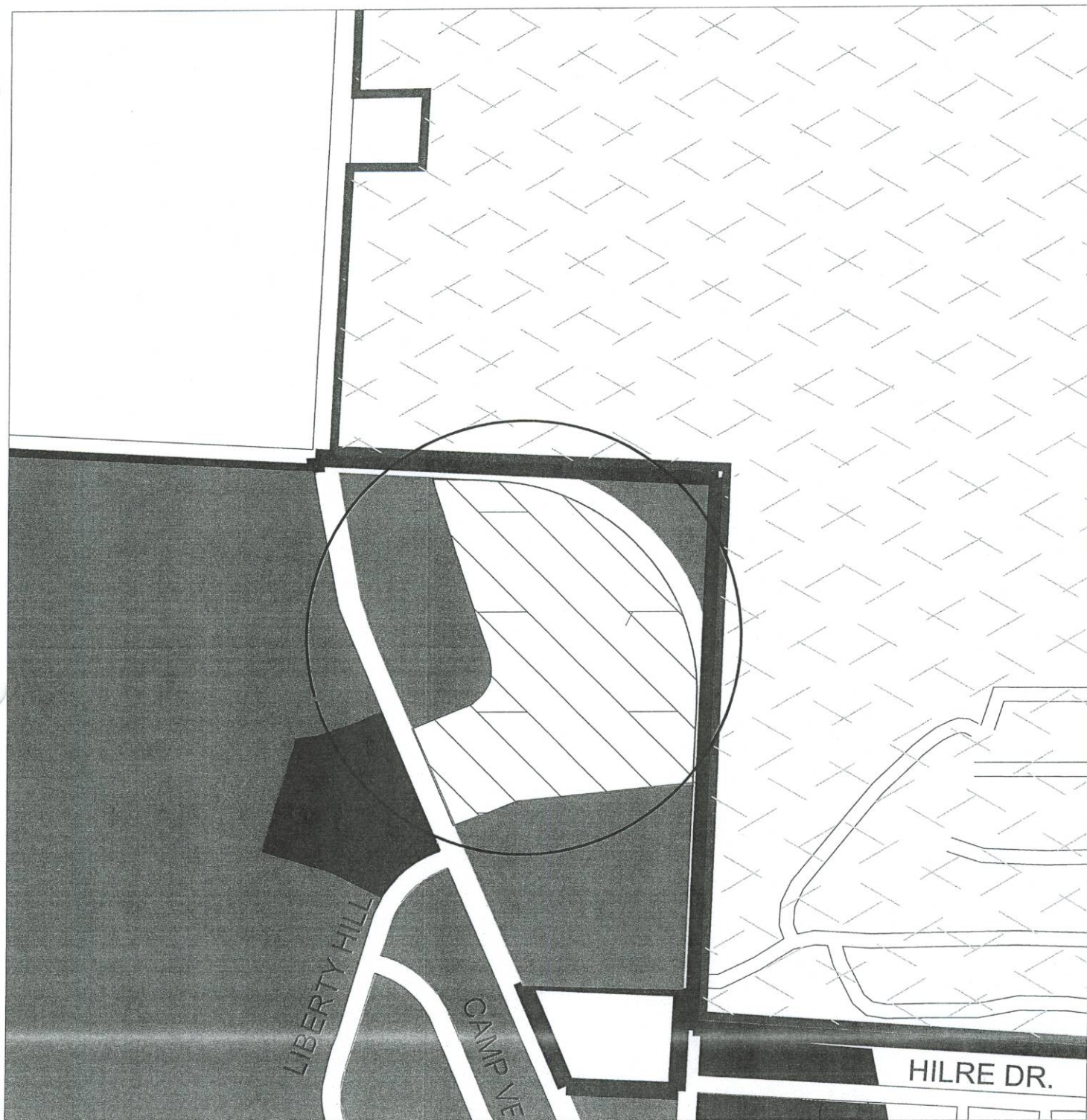
0

Attachments:

Location map, Photos, Site Plan and Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

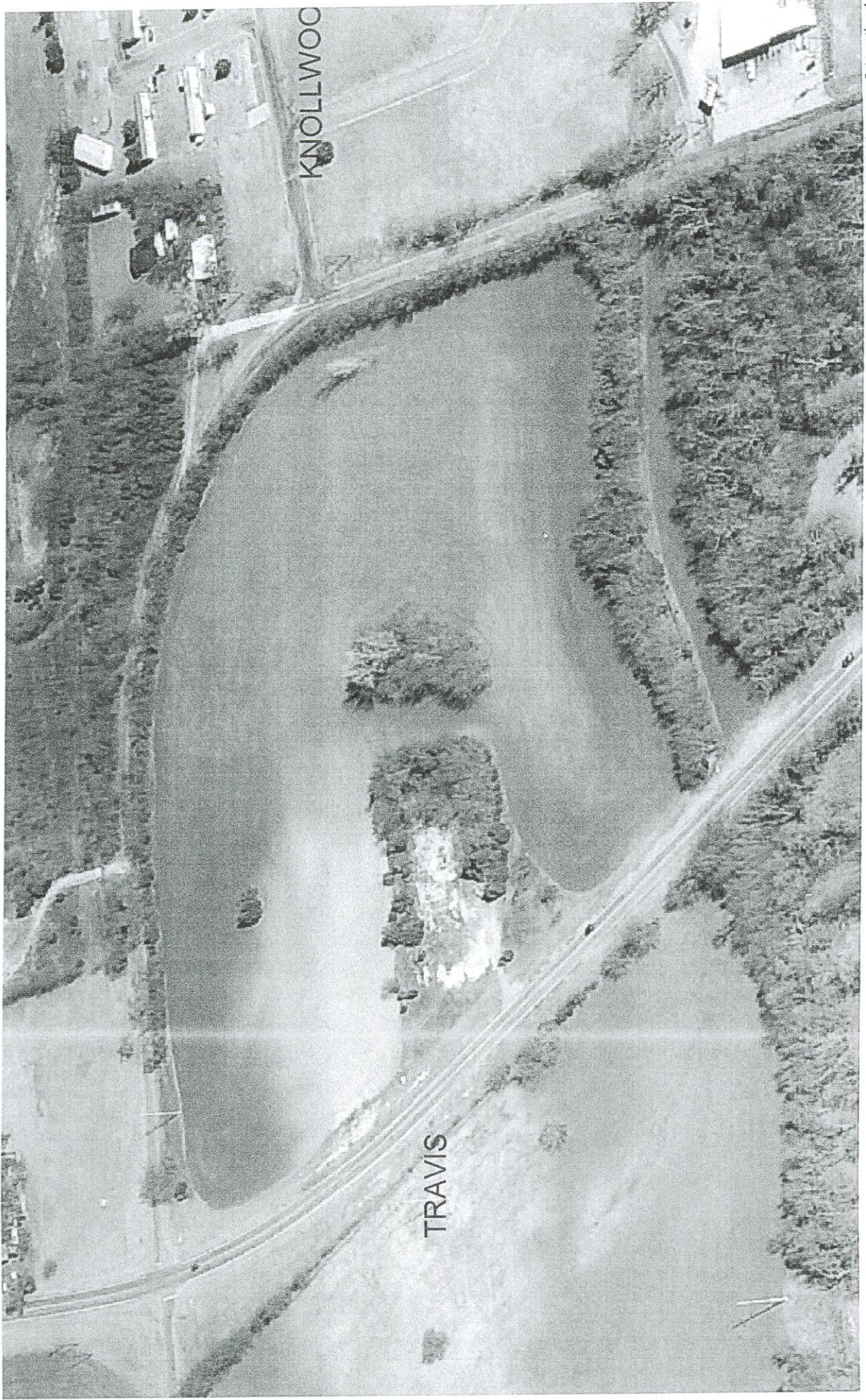
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



5111 N. TRAVIS
EXCEPTION

ENGINEERING DEPARTMENT

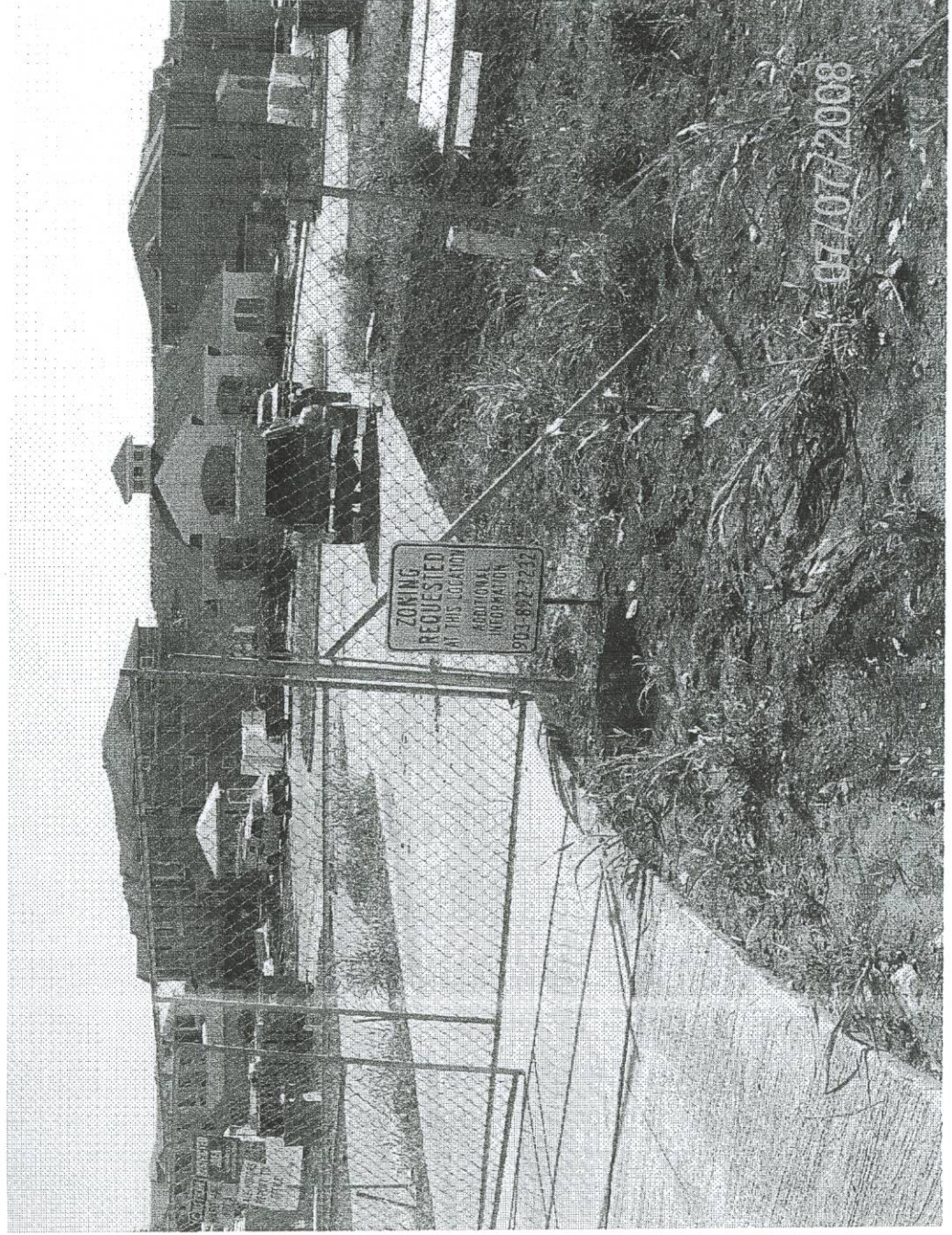




(c) Copyright 2006, Pictometry International

Average Scale: 1 inch = 154.6 feet

5111 N. Travis



July 16, 2008

Kennis Ketchum
2616 Hibernia St.
Dallas, TX 75204

Northside on Travis, Ltd
2616 Hibernia St.
Dallas, TX 75204

Dear Applicants,

Your request for approval of an exception to allow an 11' X 6' monument sign in an R-2 (Multi-Family Residential) District located at 5111 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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. The proposed sign shall maintain a 25 foot front setback and out of any utility or drainage easements.

Engineering

2. Improvements in any easement will require approval from the City Council for an Encroachment Easement prior to construction.

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,

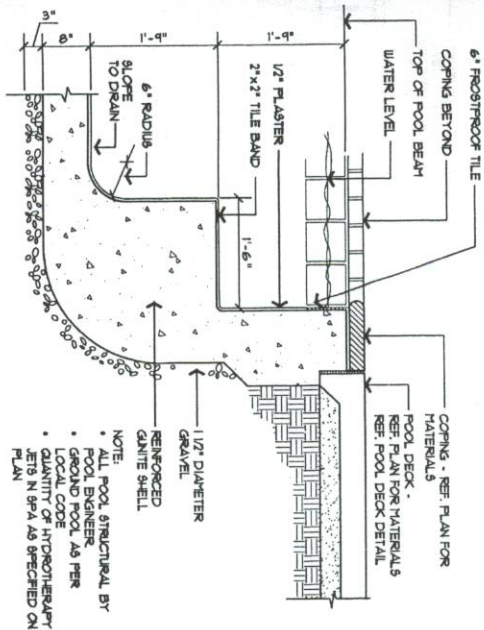


Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

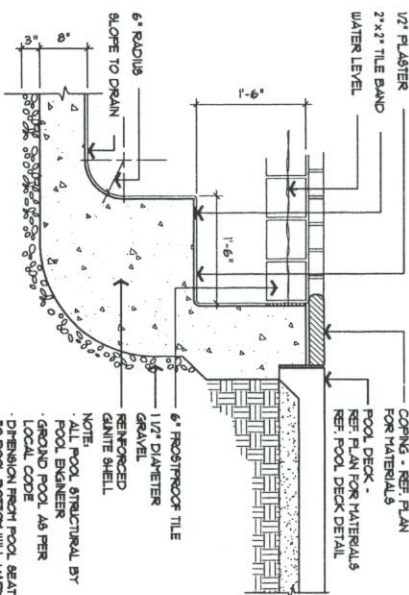
CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

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

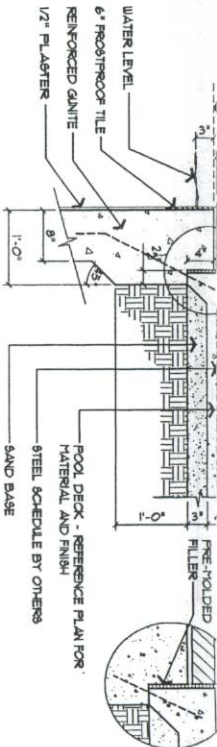
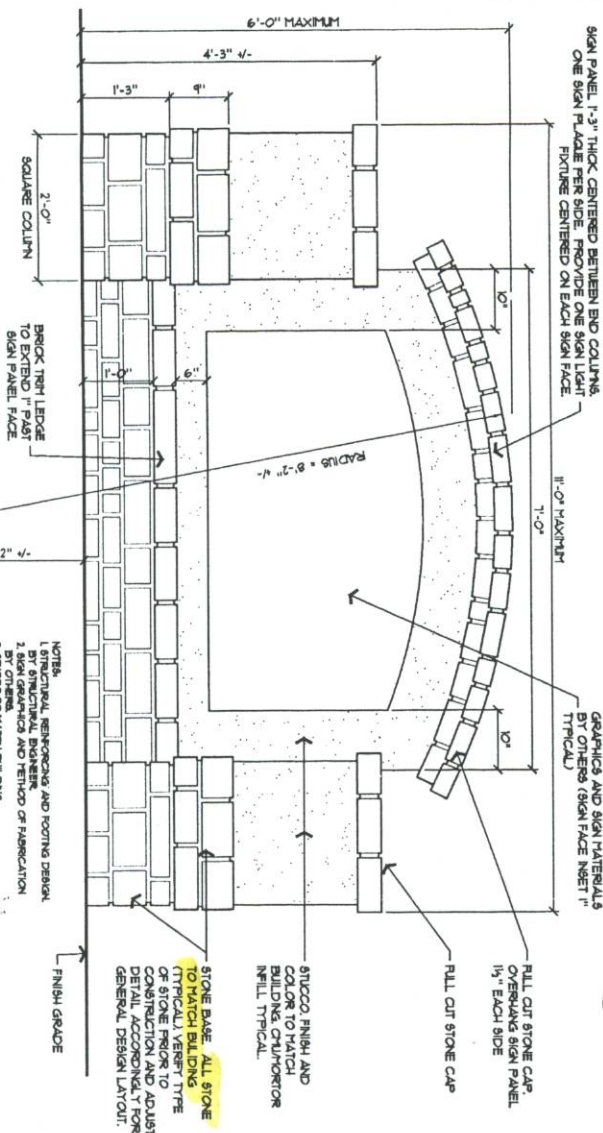


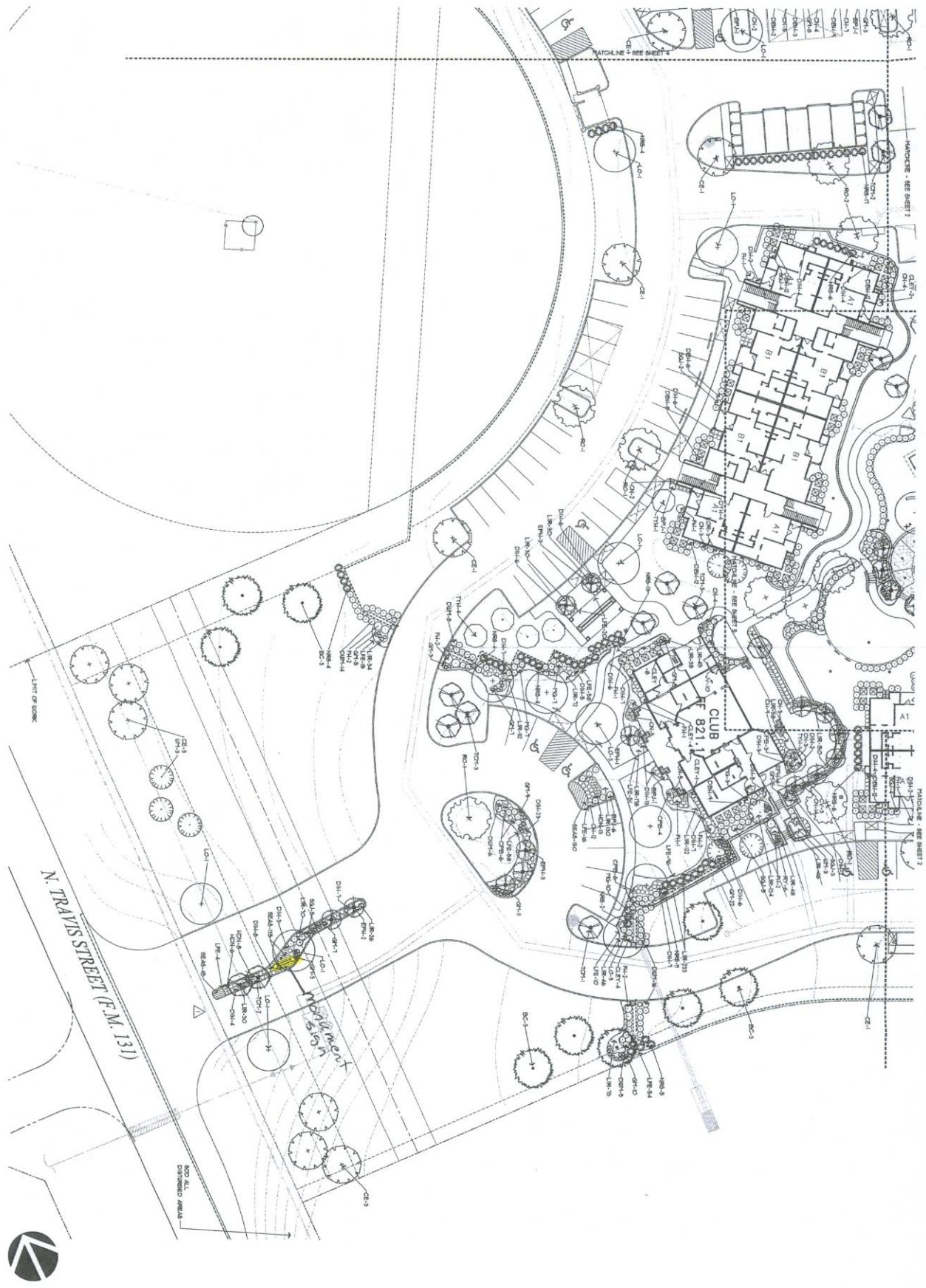
$3/4" \times 1'-0"$ 

3/4" = 1'-0"



3/4" x 1'-0"

 $3/4" = 1'-0"$ SCALE = $\frac{3}{4}$ " = 1'-0"



11
OF 6

SHEET
LANDSCAPE

TITLE
DATE
JUNE 11, 2007

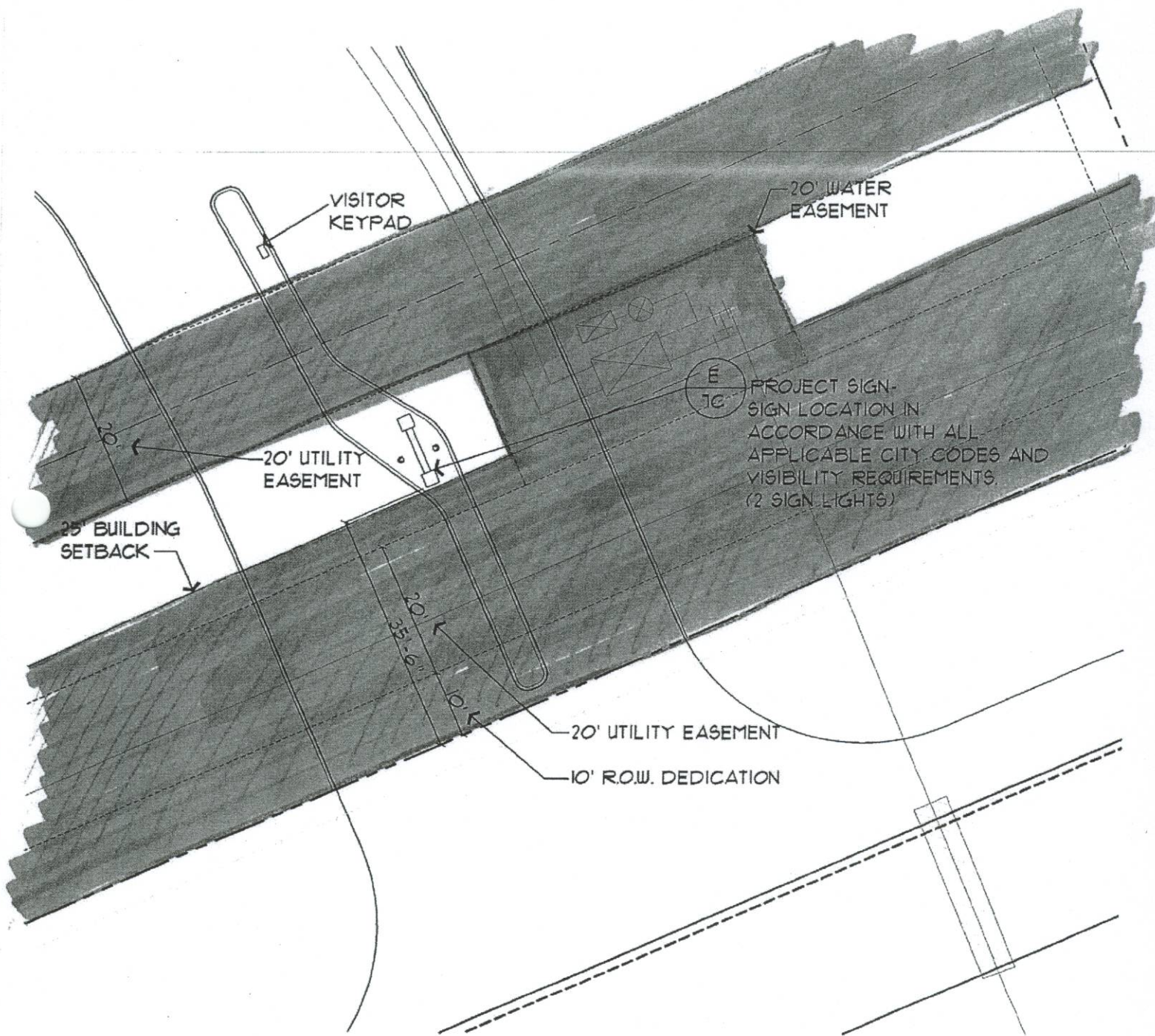
SCALE
1" = 20'-0"

NORTHSIDE AT TRAVIS
PORTFOLIO DEVELOPMENT
SHERMAN, TEXAS

REVISIONS
ALL'S 2007
REVISED PER PLAN



ENVIRO DESIGN
LANDSCAPE ARCHITECTURE
SITE PLANNING
7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 962-9019



 **AREA RESTRICTED FROM
LOCATING THE MONUMENT SIGN.**

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2615 Silverado Trail
Being Lot 6, Block B of the Replat of O'Hanlon Ranch Addition, Phase 1A
Variances

Requested Action/Proposed Use:

- a) Variance to allow an 8 foot privacy fence in the side yard in lieu of a 6 foot fence permitted in an R-1 (One Family Residential) District.
- b) Variance to allow a 0 foot side yard setback on a corner lot in lieu of the required 25 foot for an 8 foot privacy fence in an R-1 (One Family Residential) District.

Background

The property is located at 2615 Silverado Trail in the O'Hanlon Ranch Subdivision off FM 1417 North. The house is located on a corner lot and the owner would like to erect an 8' privacy fence on the side street property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

John Hubbert (Owner) and Steve Davis, Boothe Homes (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

10

Objections received:

1

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:

Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services

SILVERADO

BUTTER

SEDALIA

LEGEND

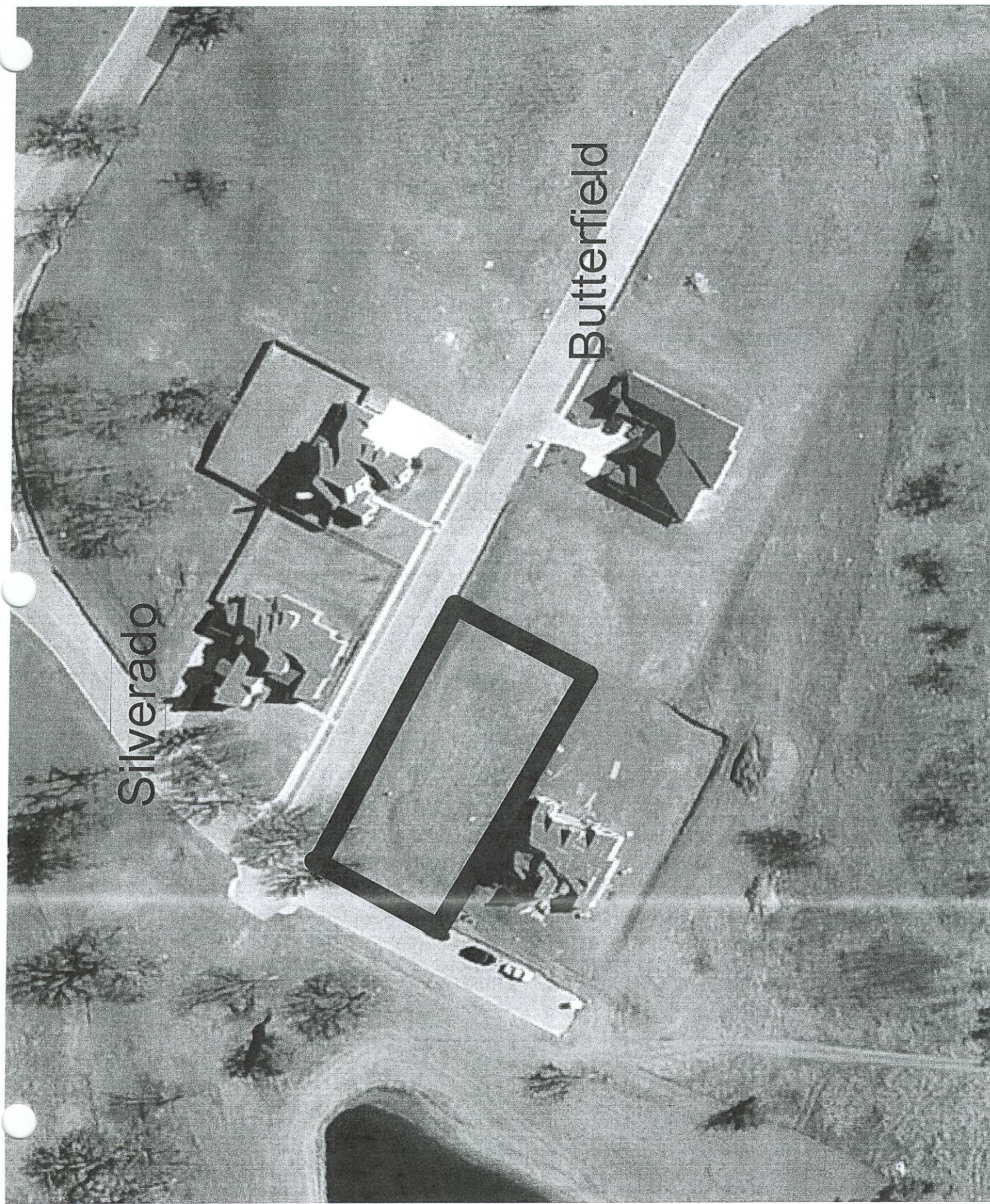
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



2615 SILVERADO TRAIL
VARIANCE

ENGINEERING DEPARTMENT

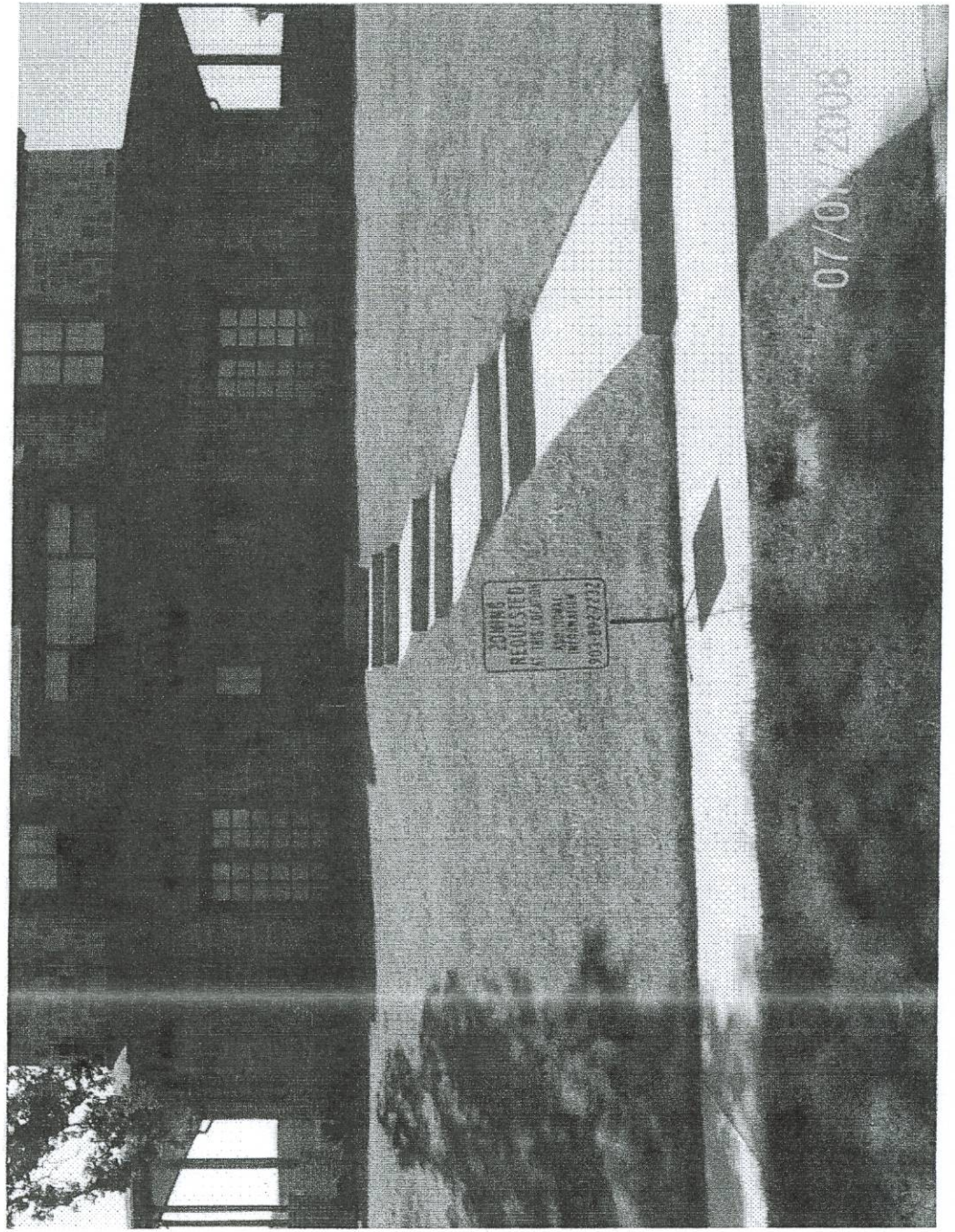




Scale: 1 inch = 87.0 feet

(c) Copyright 2006, Pictometry International Corp.

2615 Silverado Trail



CALLED 112.66 AC.
 SHAFER PLAZA XX, LTD.
 VOLUME 2891, PAGE 658
 L.R.G.C.T.

CALLED 112.66 AC.
 SHAFER PLAZA XX, LTD.
 VOLUME 2891, PAGE 658
 L.R.G.C.T.

1 inch = 80 ft

GRAPHIC SCALE

STATE OF TEXAS
COUNTY OF COLLIN

THE UNIVERSITY OF TEXAS

SETTLER
M₁₁ 77, 78

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

July 7, 2008

Gary & Shirley Greene
2910 Butterfield Trail
Sherman, Texas 75092

JUL 14 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 22, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

John Hubbert (Owner) and Steve Davis, Boothe Homes (Representative)
concerning the property located at 2615 Silverado Trail, being Lot 6, Block B
of the Replat of O'Hanlon Ranch Addition, Phase 1A

The request is as follows:

- a) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(1) to allow an 8 foot privacy fence in the side yard in lieu of a 6 foot fence permitted in an R-1 (One and Two Family Residential) District.
- b) Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(3) to allow a 0 foot side yard setback on a corner lot in lieu of the required 25 foot for an 8 foot privacy fence in an R-1 (One and Two Family Residential) District.

*J. Day
upon*

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

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

Scott Shadden
Secretary, Planning & Zoning Board

*The ordinance now states that 6 Ft.
is max. in this subdivision.*

*Everyone is sticking to that in this
area. I see no reason to change.*

Subject to a 8 Ft. fence on this lot.

*I feel it would not keep with the attractiveness
of this subdivision.*

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.

July 16, 2008

John Hubbert
2615 Silverado Trail
Sherman, Texas 75092

Steve Davis
PO Box 368
Sherman, Texas 75091

Dear Applicants,

Your request for approval of a variance to allow an 8 foot privacy fence in the side yard in lieu of a 6 foot fence and a variance to allow a 0 foot side yard setback on a corner lot in lieu of the required 25 foot for an 8 foot privacy fence in an R-1 (One Family Residential) District located at 2615 Silverado Trail has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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 requirements of the R-1 (One Family Residential) District and the Residential Tree Preservation and Landscaping Ordinance shall be followed.
2. Fences erected on property lines or in easements are at owner's risk. A 10' drainage and utility easement is located along the side yard property line along Butterfield Trail.
3. The proposed slab for an accessory building in the rear yard would need to maintain a 25 foot setback from the Butterfield Trail property line and a 5 foot setback from the rear property line or approval from the Planning and Zoning Commission for a variance.

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



SHEET:
SITE PLAN

SCALE:
PAGE # 4 AS NOTED

ADDRESS:

OHANLON RANCH

OWNER:

HUBBERT FAMILY

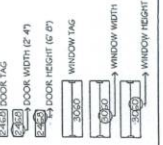
NOTES:

House to be
constructed to 2003
IRC codes

Last Updated 10-29-07

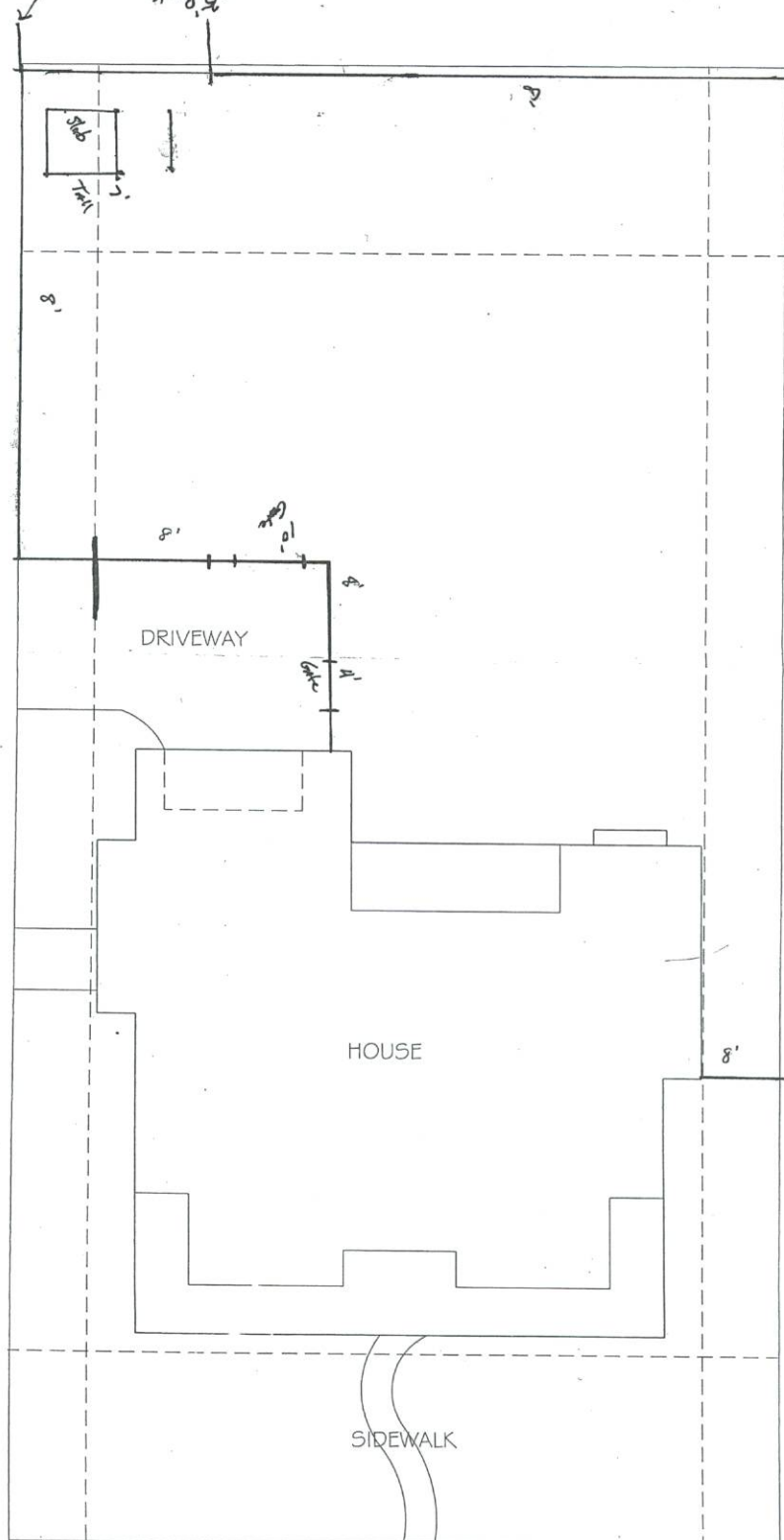
SQUARE FOOTAGE:
FRONT PORCH = 686
BACK PORCH = 229
GARAGE = 560
LEVEL 1 = 3,388
LOFT = 689
TOTAL HEATED = 4,078

DOOR/ WINDOW LEGEND



*I show doors would like to have the fence up
to the line*

BUTTERFIELD



SIDEWALK

SILVERADO TRAIL

SITE PLAN
SCALE: 1/8" = 1'0"

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

323 South Sam Rayburn Freeway
Being .59 acres in the Samuel Blagg Survey
Variance

Requested Action/Proposed Use:

Variance to allow a 50' tall pole sign with a 0 front yard setback in lieu of the required 40 foot in a C-2 (General Commercial) District and the O-1.2 (Sam Rayburn) Overlay District.

Background

The property is located at the corner of South Sam Rayburn Freeway and Cherry Street; Fairway Oil is the tenant.

Adjacent Zoning:

C-2 (General Commercial) District and R-1 (One Family Residential) District

Origination:

Shiddhi Vinayak Inc. (Owners) and North Texas Services, Todd Bass (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

12

Objections received:

0

Attachments:

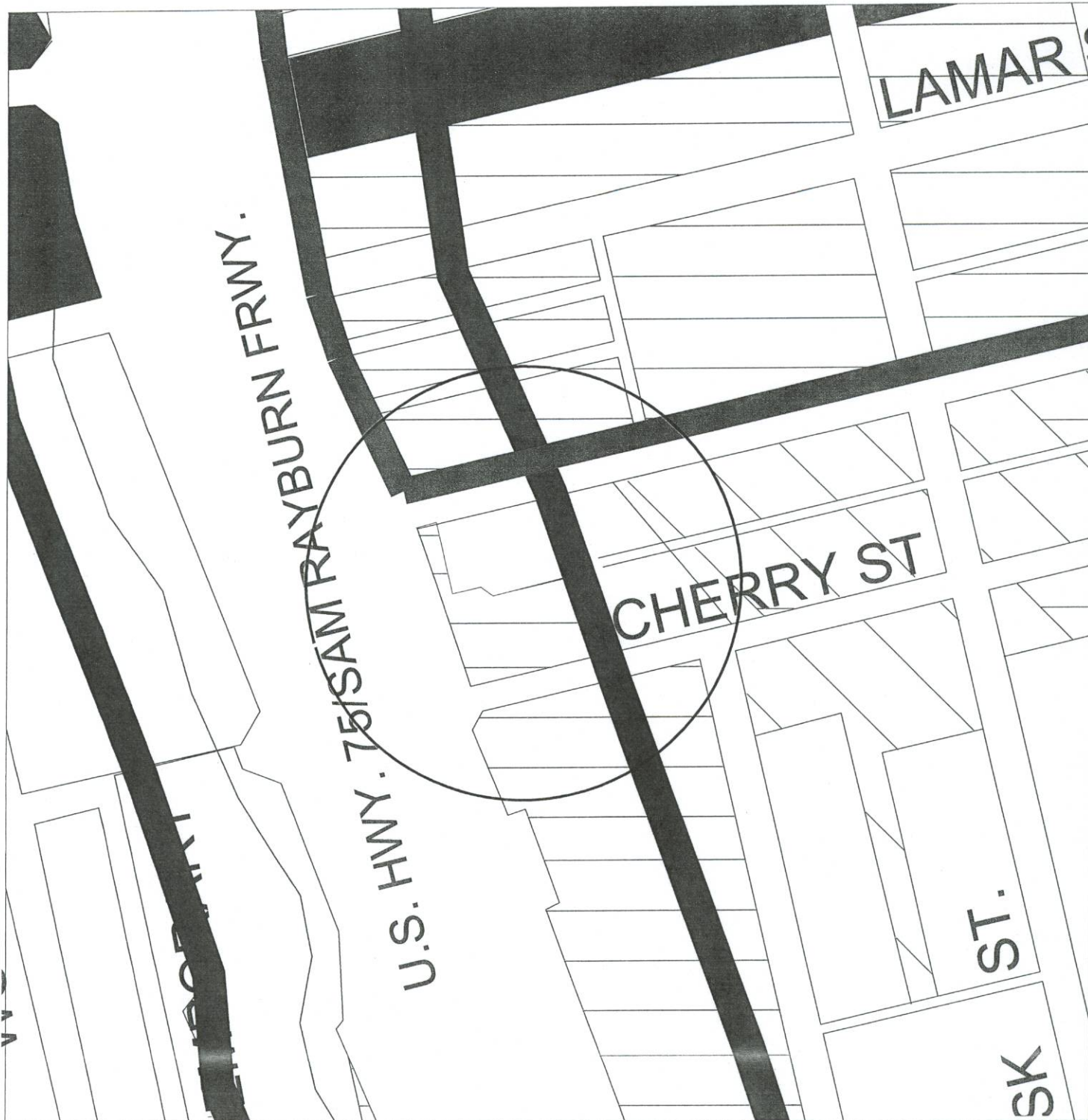
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

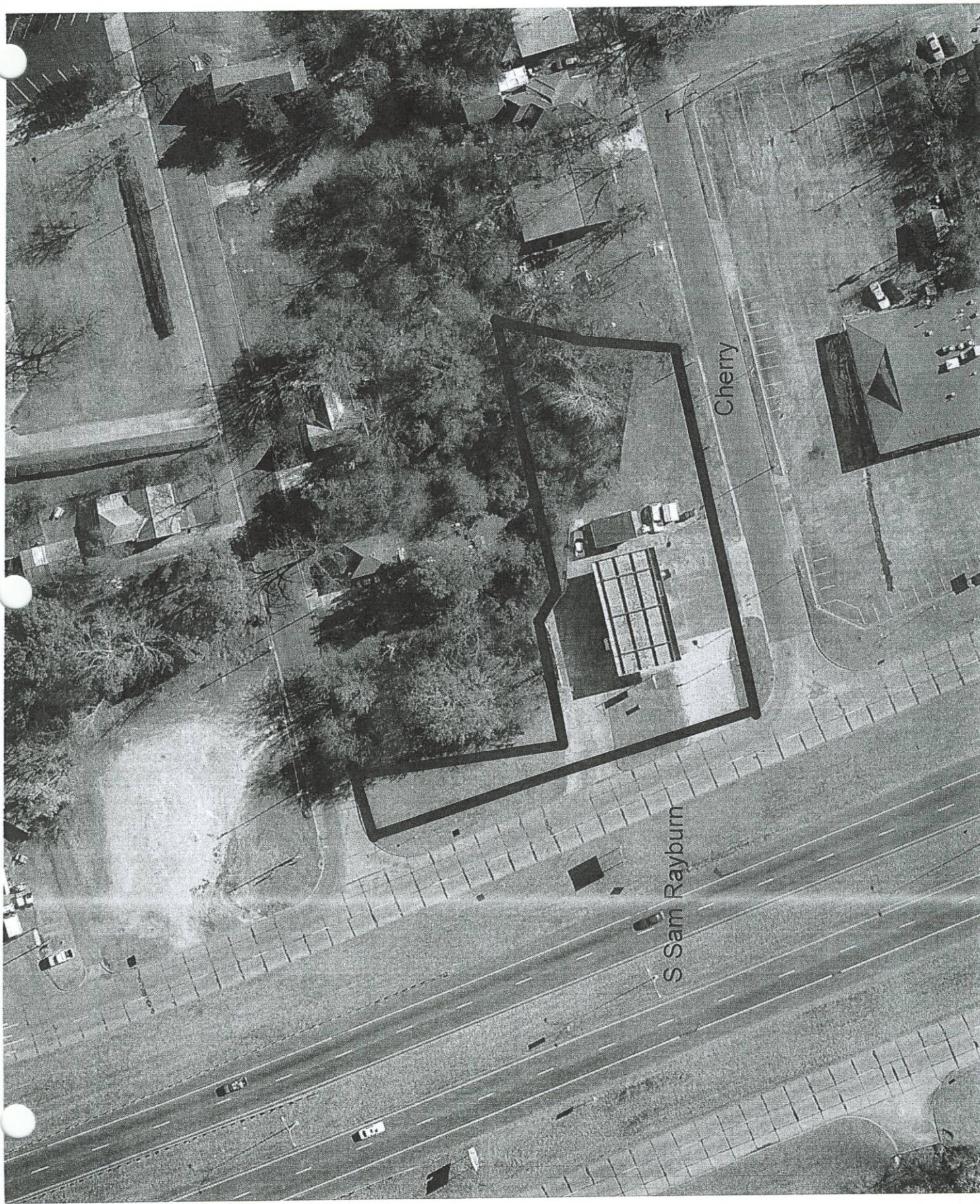
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BIP BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY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



323 SOUTH SAM RAYBURN VARIANCE

Department of Developmental Services





323 S. Sam Rayburn





**NORTH TEXAS SERVICES
Dba NTS SIGNS
4408 TEXOMA PARKWAY
SHERMAN, TEXAS 75090
903-892-9541
FAX 903-892-3004**

CITY OF SHERMAN, TEXAS

REQUEST FOR VARIANCE AT SITE LOCATION

323 S. SAM RAYBURN FREEWAY

NTS Signs
4408 Texoma Pkwy
Sherman, TX 75090

RE: Quick Track
323 S Sam Rayburn Frwy
Sherman, TX 75090

REQUEST FOR VARAINCE

We are requesting a variance for the installation of a 13' x 13' single pole sign with a height of 50'. The existing sign is only 4' wide and 8' tall and is 15' over all height. The 40' sign setback is not practical for this property due to the way the buildings and property are situated with the highway. There is no proper location to install a sign at a 40' setback for this property. On the South side of the property it would place the sign in the middle of an entrance, and on the North side the adjacent property has very large trees that would inhibit the visibility. If the sign is located in the same location as the existing sign, it would not block the visibility of the neighboring signs but would look symmetrically in line with them. It would also give this location the same advantages for having a large visible sign as the neighboring businesses. Without the installation of this sign for advertising this location would not have the ability to attract new customers and would experience financial difficulties due to the new investment of their upgrade. The customer is investing a substantial amount to attract new customers off of the highway, which in turn would bring in extra tax revenues.

Thank you,

Todd Bass
NTS Signs
4408 Texoma Pkwy
Sherman, TX 75090

903-892-9541

Master Sign Electrician #00072567
Electrical Sign Contractor #18184

Michael L. Atwip
Vol. 2286, F
May 21, 19

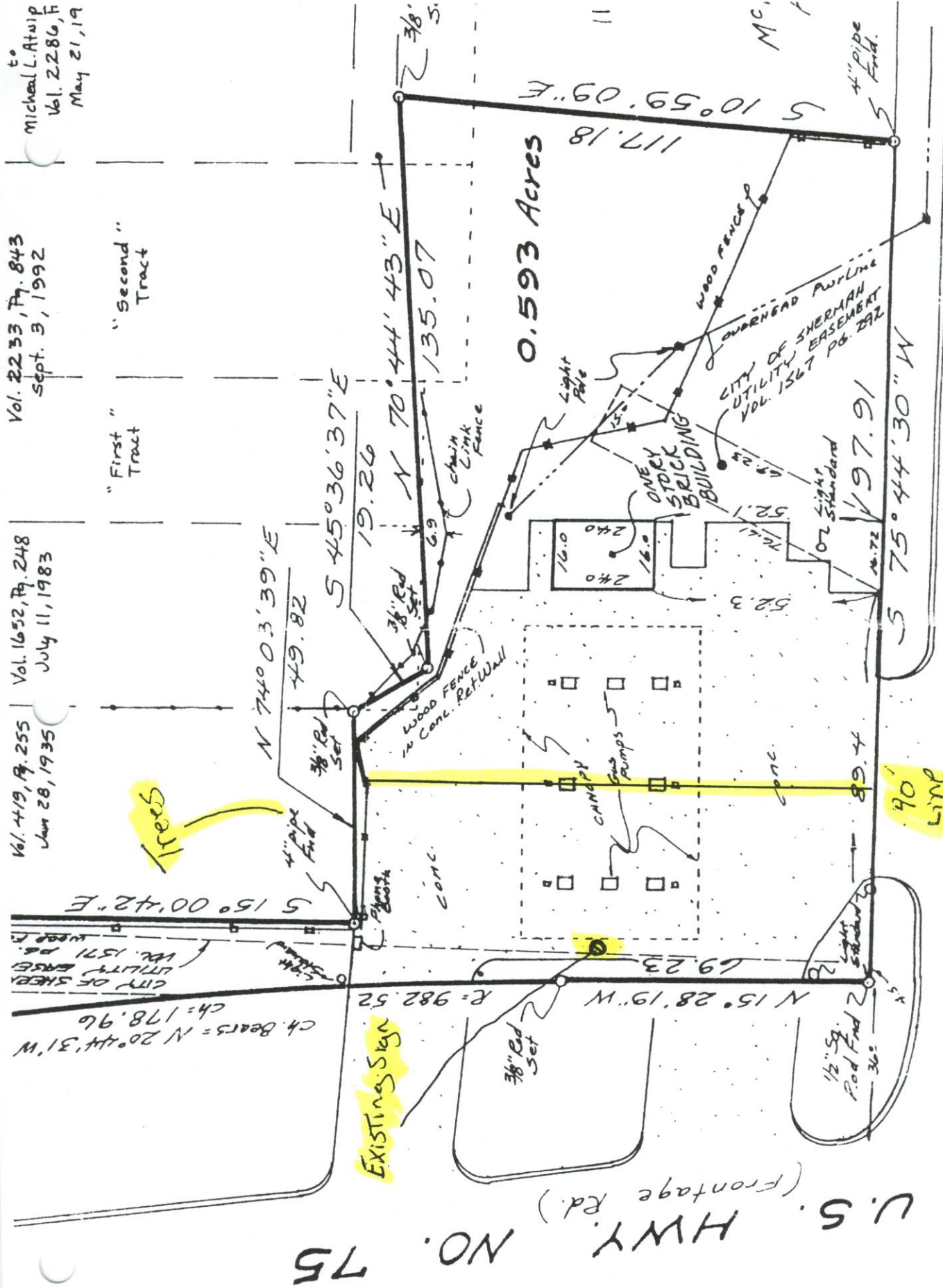
Vol. 2233, Pg. 843
Sept. 3, 1992

Vol. 1652, Pg. 248
July 11, 1983

Vol. 419, Pg. 255
Jan 28, 1935

"First" Tract

"Second" Tract



U.S. HWY. NO. 75 (Frontage Rd.)

CHERRY STREET

SARTIN & ASSOCIATES
SURVEYING COMPANY

P.O. Box 1843 Sherman, Texas 75091-1843 (903) 892-2000



Copyright Notice ©

This drawing and all reproductions thereof are the property of **nts signs / North Texas Services** and may not be reproduced, published, changed or used in any way without written consent.

Standard Model
Size: 13' x 13' x 50' tall
Overall Sq/Ft: 169 sq ft
Date: 6/03/08
Scale:

nts signs
North Texas Services
Sign Division
903-892-9541
www.nts signs.com





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

212 Laurel Creek Drive
Being Lots 11 & 12, Block 2 of Laurel Creek Addition, Section
Variance

Requested Action/Proposed Use:

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

Background

The property is located at the corner of Laurel Creek Drive and Fair Oaks Circle. The owners would like to construct an outdoor kitchen with a pool bath in the rear yard.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Eddy Husley (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

19

Objections received:

0

Attachments:

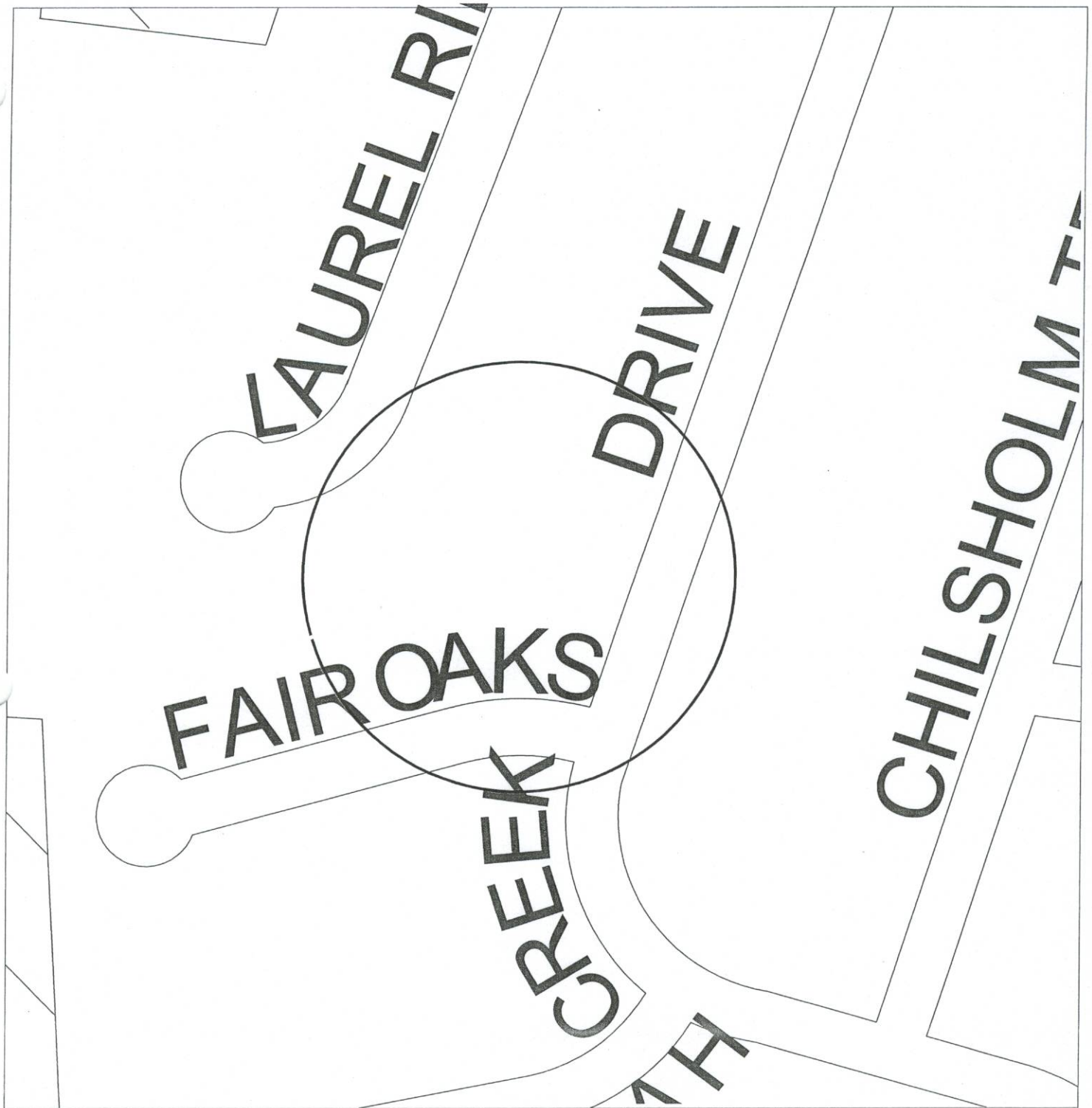
Location map, Photos, Site Plan

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		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		O-1.2 OVERLAY DISTRICT - COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1.5 MEDIUM MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
			CBD CENTRAL BUSINESS DISTRICT



212 LAUREL CREEK DRIVE VARIANCE

ENGINEERING DEPARTMENT





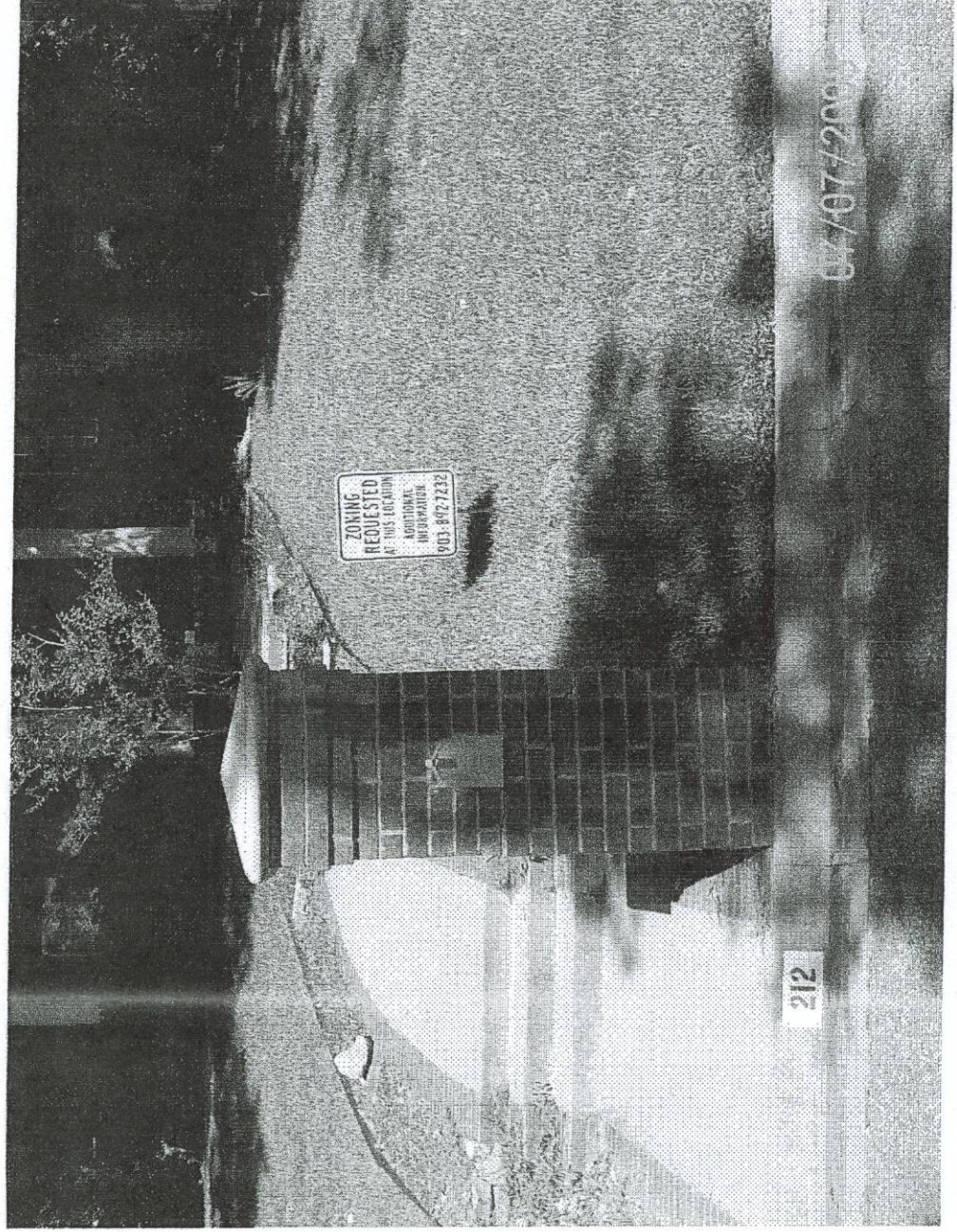
Laurel Creek

Fair Oaks Cir.

Scale: 1 inch = 45.9 feet

(c) Copyright 2006, Pictometry International Corp.

212 Laurel Creek Dr.



Variance Request

For: 212 Laurel Creek Sherman, Texas

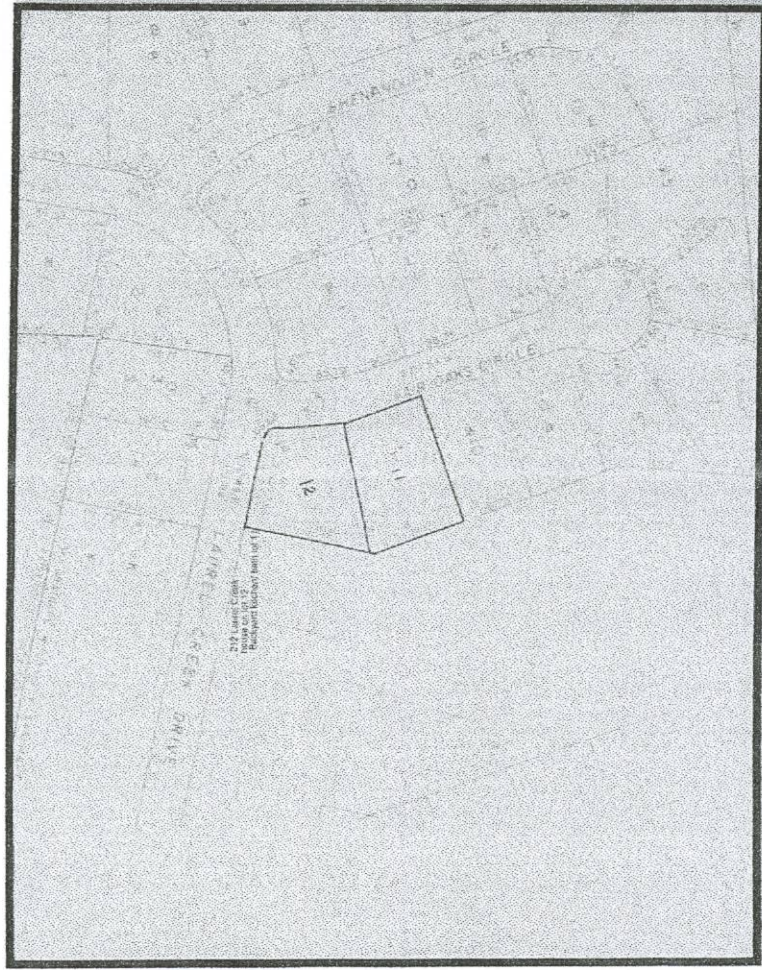
75092

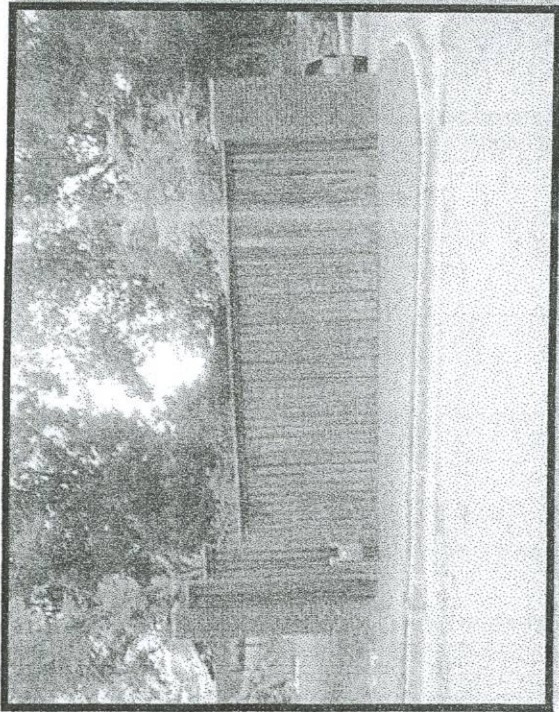
Applicant: Eddy Husley

08

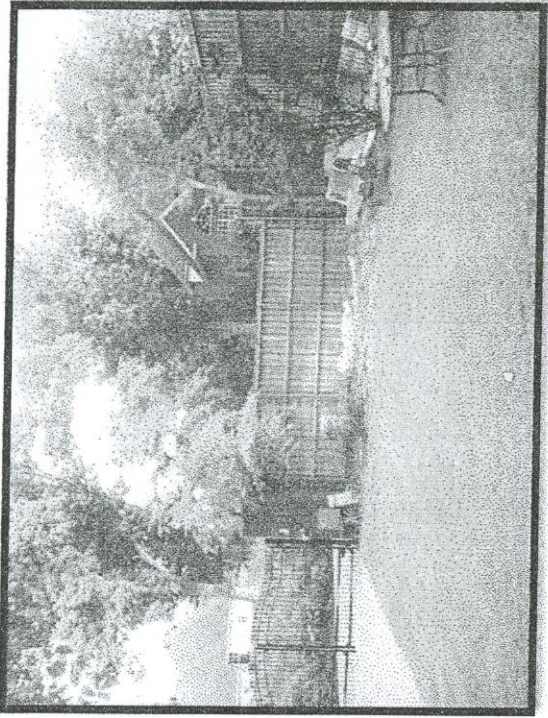
contact Sandy
(903) 893.4447

The owners would like to ask the Zoning Board to please allow a 12' Side Yard (Set back), for an accessory building, in lieu of 25' required. The family at 212 Laurel Creek Dr, Sherman, Texas would like to build an outdoor kitchen with a pool bath in their back yard. The structure will be located behind a fence in their back yard.





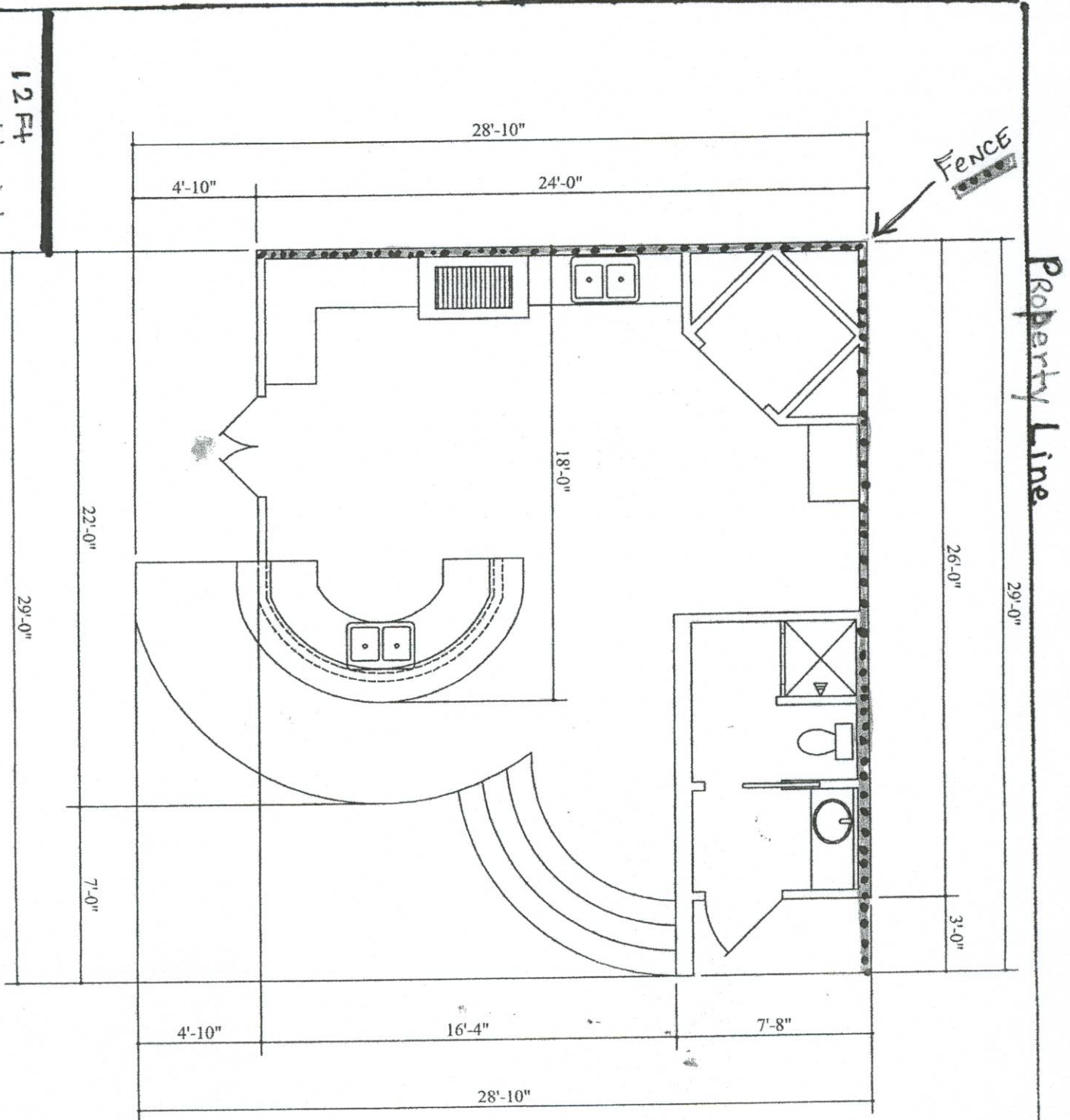
212 Laurel Creek side yard w/ Fence and Fair
Oaks Street



Back yard corner where fence
corner where outdoor

Fair Oaks Circle street

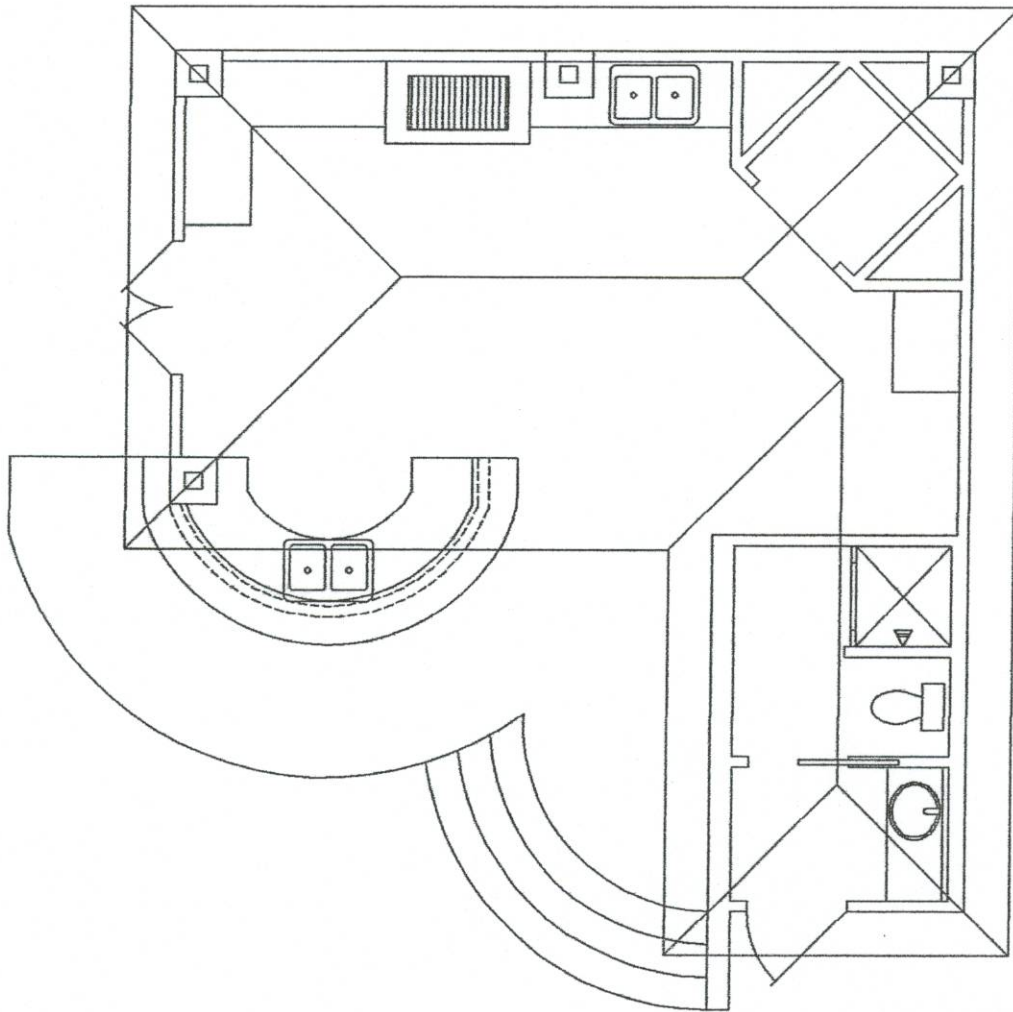
12 Ft
Set back to
side yard
(Frame/Accessory Bld)

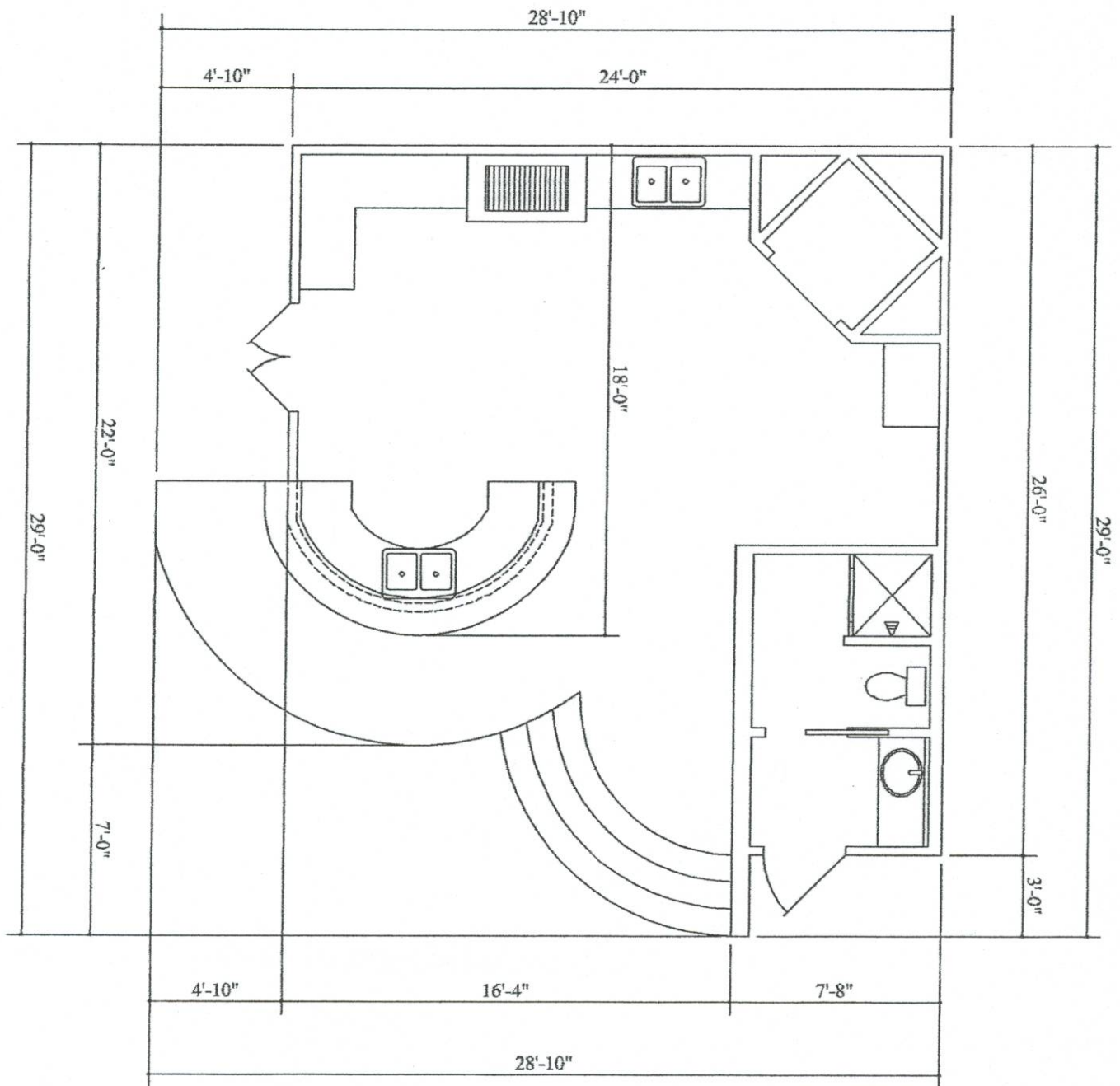


5 Ft From
Neighbors

212 Laurel Creek

Pg 5





pg 6

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

July 7, 2008

Jason & Shandi Williams
2608 Fair Oaks Circle
Sherman, Texas 75092

JUL 15 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 22, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Eddy Husley (Representative) concerning the property located at 212 Laurel Creek Drive, being Lots 11 & 12, Block 2 of Laurel Creek Addition, Section 1

The request is as follows:

Variance under Ordinance No. 2280, Section 7 Subsection (1)(c)(3) to allow a 12' side yard setback for an accessory building in lieu of the required 25 foot 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

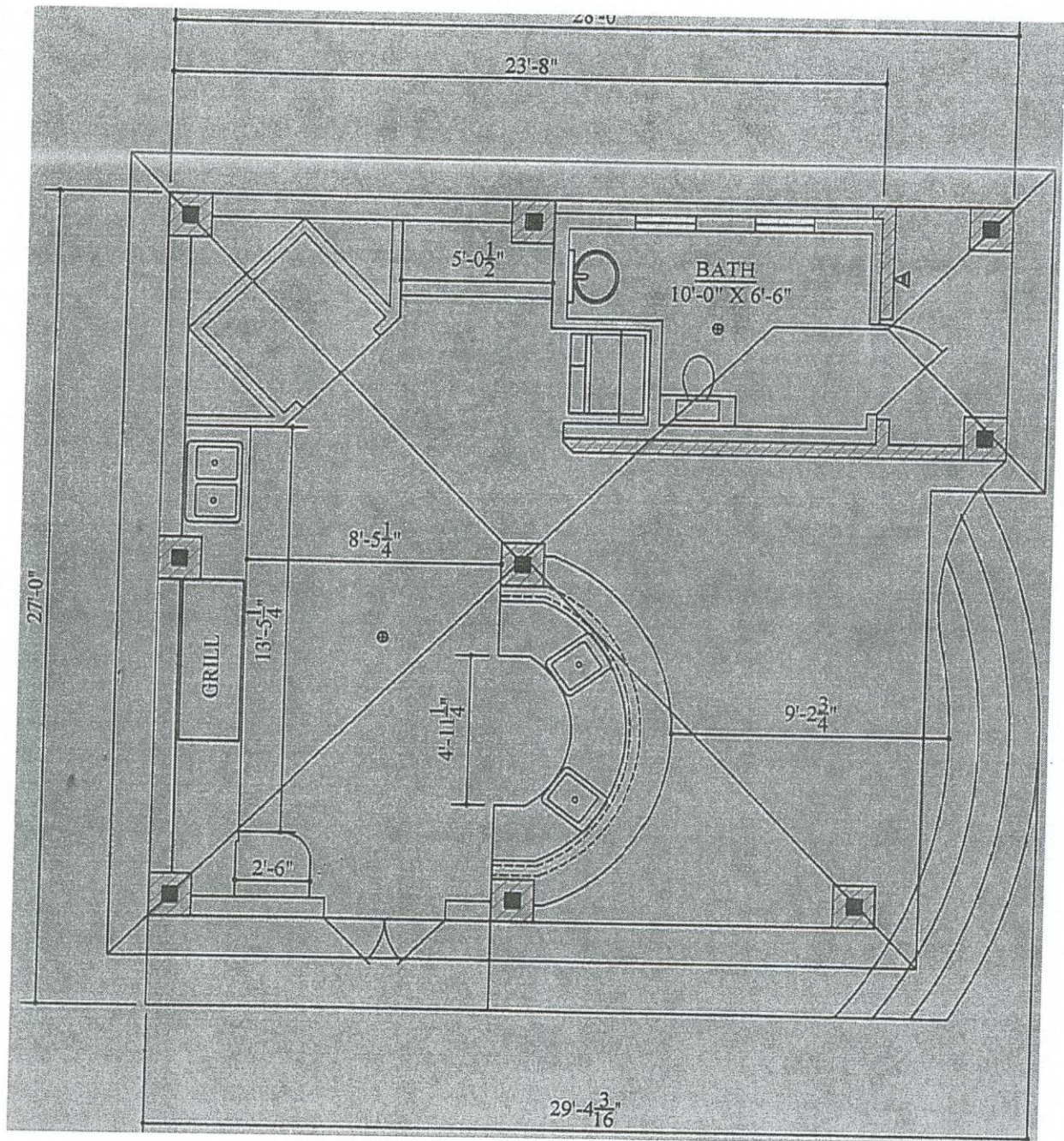
7-12-08

* We do not have a problem with this.

Jason and Shandi Williams

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.

212 Laurel Creek Dr.



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2901-2913 Overland Trail
Being Lots 1, 2, & 3, Block 2 of O'Hanlon Ranch Addition, Phase 2
Variance

Requested Action/Proposed Use:

Variance to allow a single 100 square foot, 14' high multi-tenant sign, with a 10' front setback in lieu of the permitted maximum 65 square foot face area not to exceed 12 feet in height with a minimum setback of 25' for signs in a C-O (Office) District and O-1.1 (FM 1417) Overlay District.

Background

The property is located at the corner of FM 1417 North (Heritage Parkway) and Overland Trail. The owners are currently constructing two office buildings, with a third being planned on the lots. They would like to erect a multi-tenant monument sign along the FM 1417 property line. It is their intention to waive their right to individual signs for each building on the lots for this one sign.

Adjacent Zoning:

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

Origination:

Overland Group LLP (Owners) and Kyle Boothe and Joe Dell (Owner/Representative)

Master Plan Designation:

Residential

Number of notices mailed:

9

Objections received:

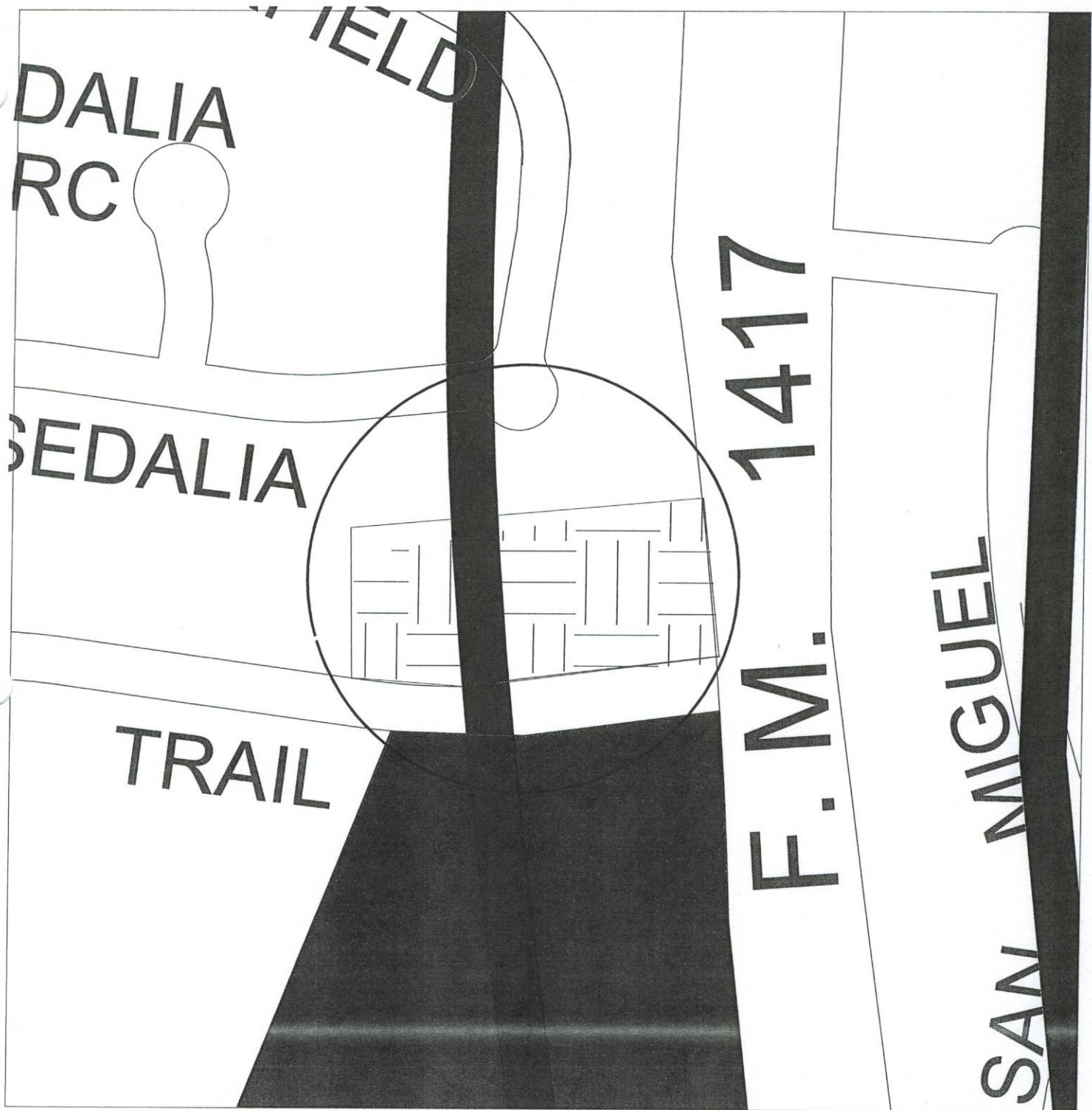
0

Attachments:

Location map, Photos, Site Plan and Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

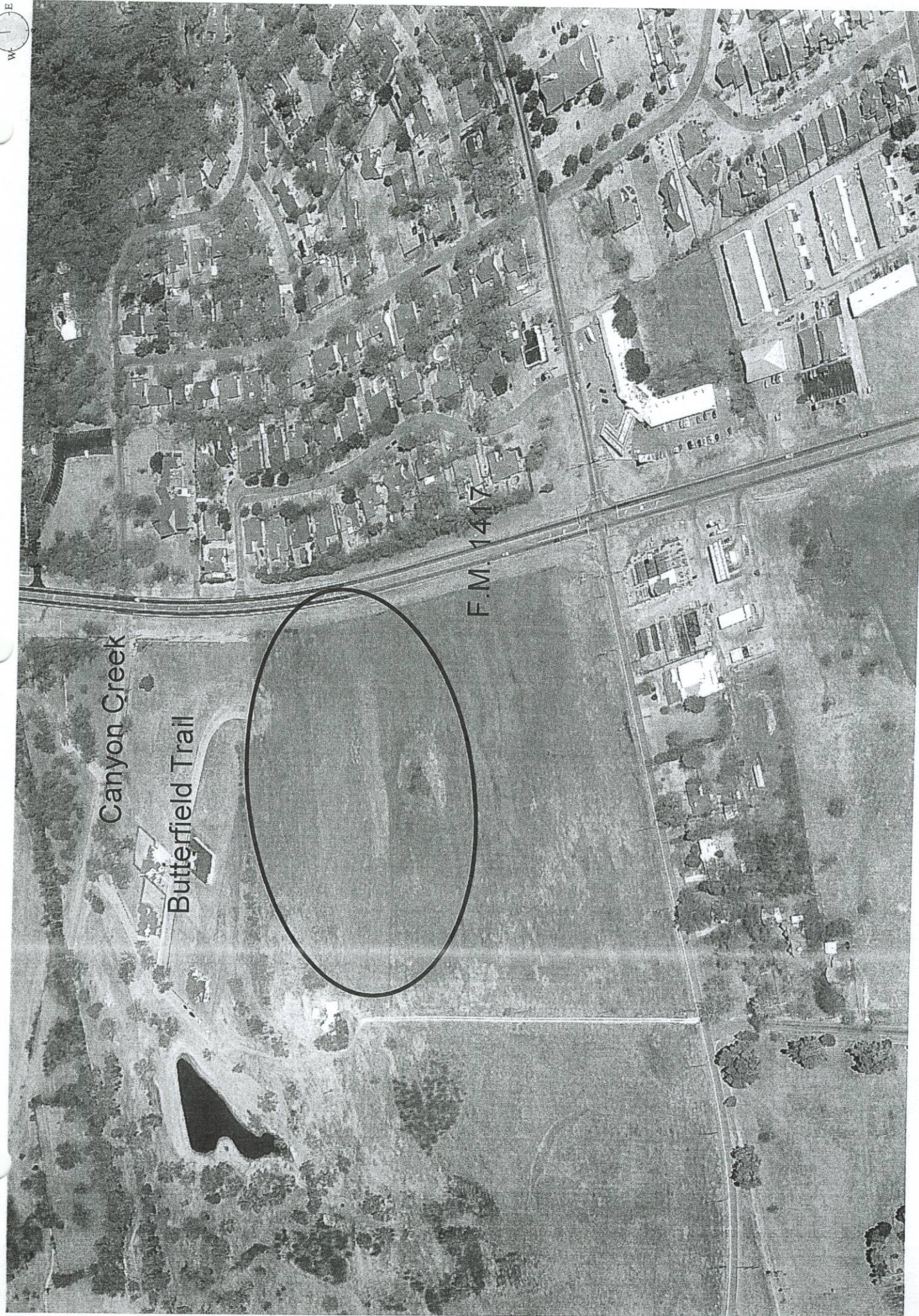
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT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



2901-2913 OVERLAND TRAIL VARIANCE

ENGINEERING DEPARTMENT



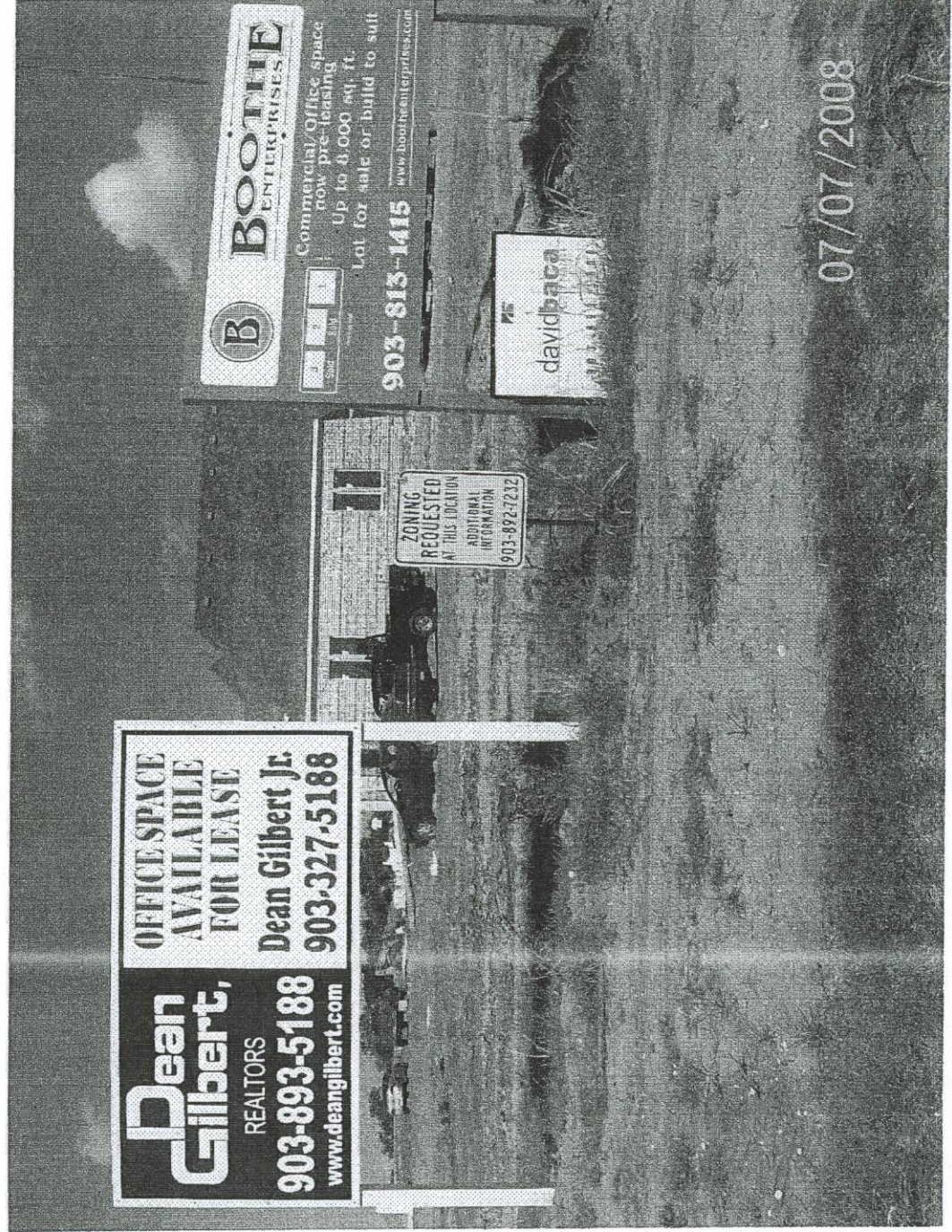


Canyon Creek

Butterfield Trail

F.M. 1417

2901-2915 Overland Trail



Boothe Enterprises
PO Box 368
Sherman, TX 75091
June 30, 2008

City of Sherman
Development Services
220 W Mulberry
Sherman, TX 75091

Dear Planning and Zoning Chair Members:

This letter is to inform you of our intent to request a variance for a sign that will be located in the 1417 Overlay District. We are currently constructing 2 office buildings, with a third being planned. (2907 Overland Trail STE 100-300 and 2913 Overland Trail STE 100-300). We would like to construct one monument masonry sign and place it near 1417, as shown on the site plan. The sign dimensions we intend to use are:

Height – 14' (includes masonry structure)

Width – 17' (includes masonry structure)

Square footage of actual sign space – 100

Our request is to place the sign at a setback of 10 feet 6 ½ inches from the east property line of Lot 1.

It is our intention to waive our right to individual monument signs for each building in lieu of this one sign. The sign will not be located in the line of sight requirement.

The masonry material will be brick and cast stone, and will be built to resemble the buildings it will advertise.

Sincerely,



Boothe Enterprises

July 16, 2008

Overland Group LLP
PO Box 368
Sherman, Texas 75091

Kyle Boothe/Joe Dell
PO Box 368
Sherman, Texas 75091

Dear Applicants,

Your request for approval of a variance to allow a single 100 square foot, 14' high multi-tenant sign, with a 10' front in a C-O (Office) District and O-1.1 (FM 1417) Overlay District located at 2901-2913 Overland Trail has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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. A 25' drainage and utility easement is located along the east property line near F.M. 1417 and 10' drainage and utility easement is located along the south property line along Overland Trail, an encroachment easement would need to be granted by the City Council if the variance is approved.

Engineering

1. Location of the sign within the existing City utility and drainage easements along F.M. 1417 and Overland Trail will require approval by the City Council for an Encroachment Easement prior to construction.

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,

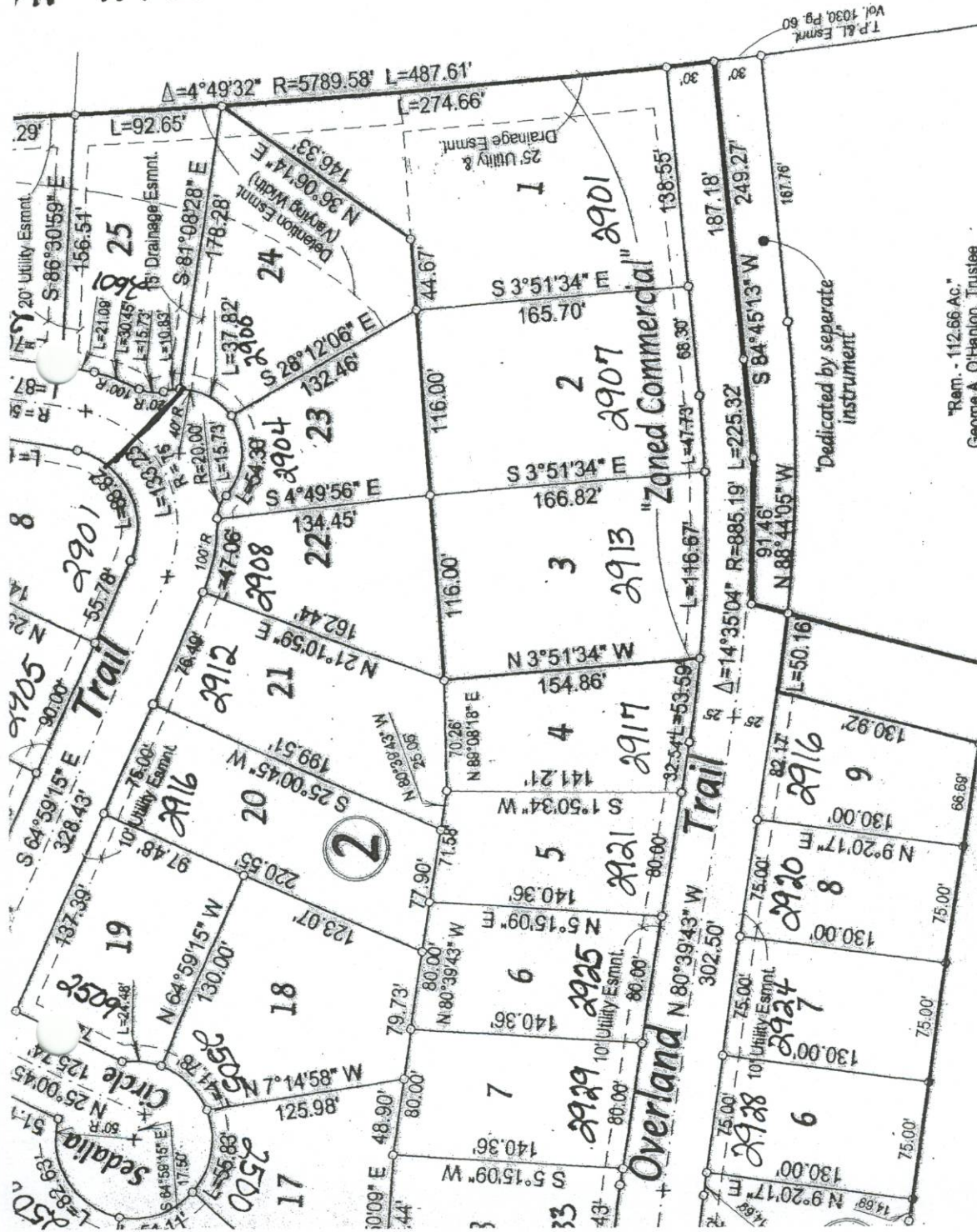


Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

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

F. M. HIGHWAY N



"Rem. - 112.66 Ac."
George A. O'Hanlon, Trustee
to
Shafter Plaza XX, Ltd.
Vol. 2891, Pg. 658
Feb. 15, 2000

ANCH ADDITION ASE 2



SHEET

SIGN

PAGE #

1

SCALE

1" = 1'-0"

ADDRESS

???

OWNER

???

NOTES

House to be constructed to
2003 IRC codes

SQUARE FOOTAGE:

FRONT PORCH = ?

BACK PORCH = ?

GARAGE = ?

Floor 1 = ?

Floor 2 = ?

TOTAL HEATED = ?

DOOR/ WINDOW LEGEND

DOOR TAG

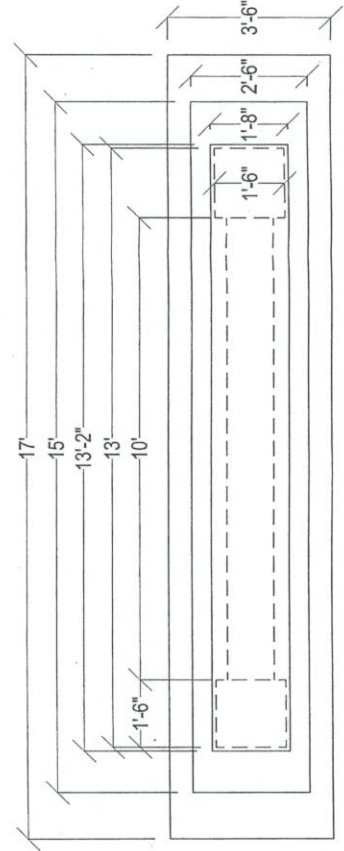
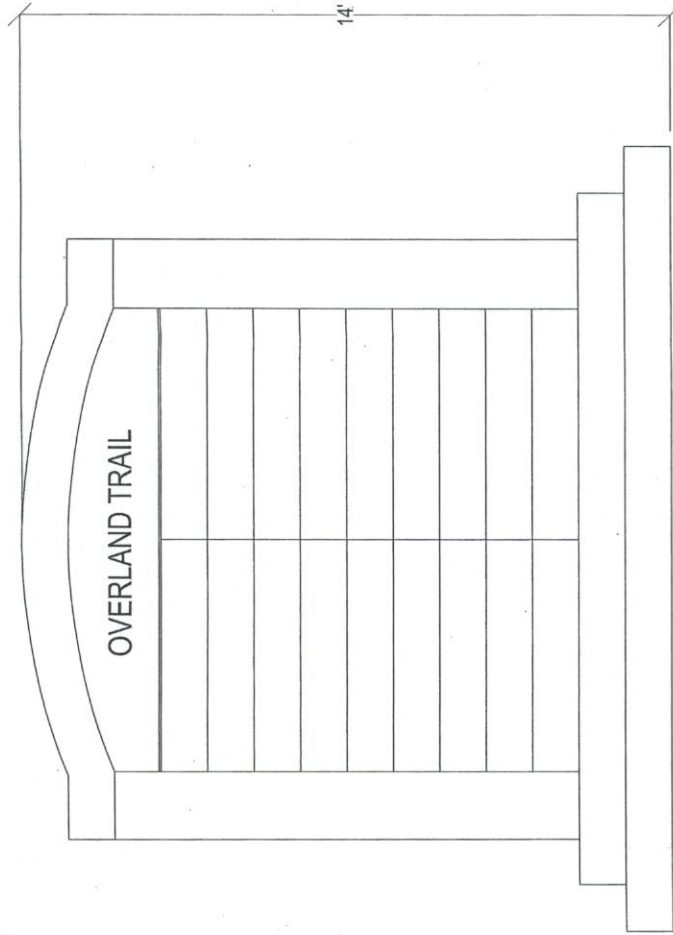
DOOR WIDTH (2' 4")

DOOR HEIGHT (6' 0")

WINDOW TAG

WINDOW WIDTH

WINDOW HEIGHT



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

707 South Montgomery Street
Being 0.49 acres in the Samuel Blagg Survey, Abstract No. 56
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two lots with 50 foot frontages in lieu of the required 60 foot in an R-1 (One and Two Family Residential) District.

Background

The property is located at 707 South Montgomery Street between Wells and Odneal Streets. They would like to plat the property into two 50 foot lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ron Barton (Owner) and Sartin & Associates (Surveyor)

Master Plan Designation:

Industrial

Number of notices mailed:

16

Objections received:

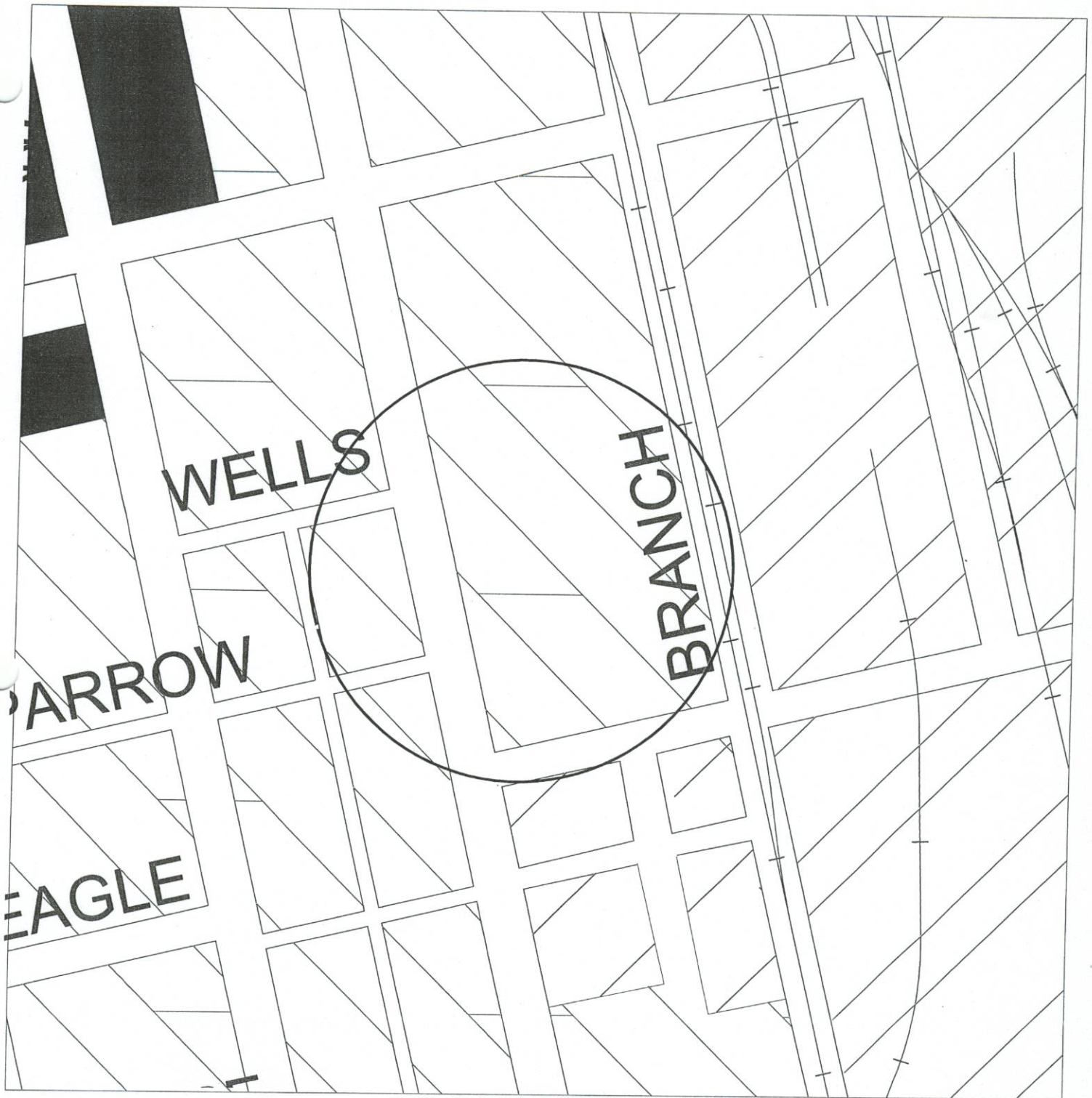
0

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		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



707 S. MONTGOMERY ST. VARIANCE

Department of Developmental Services

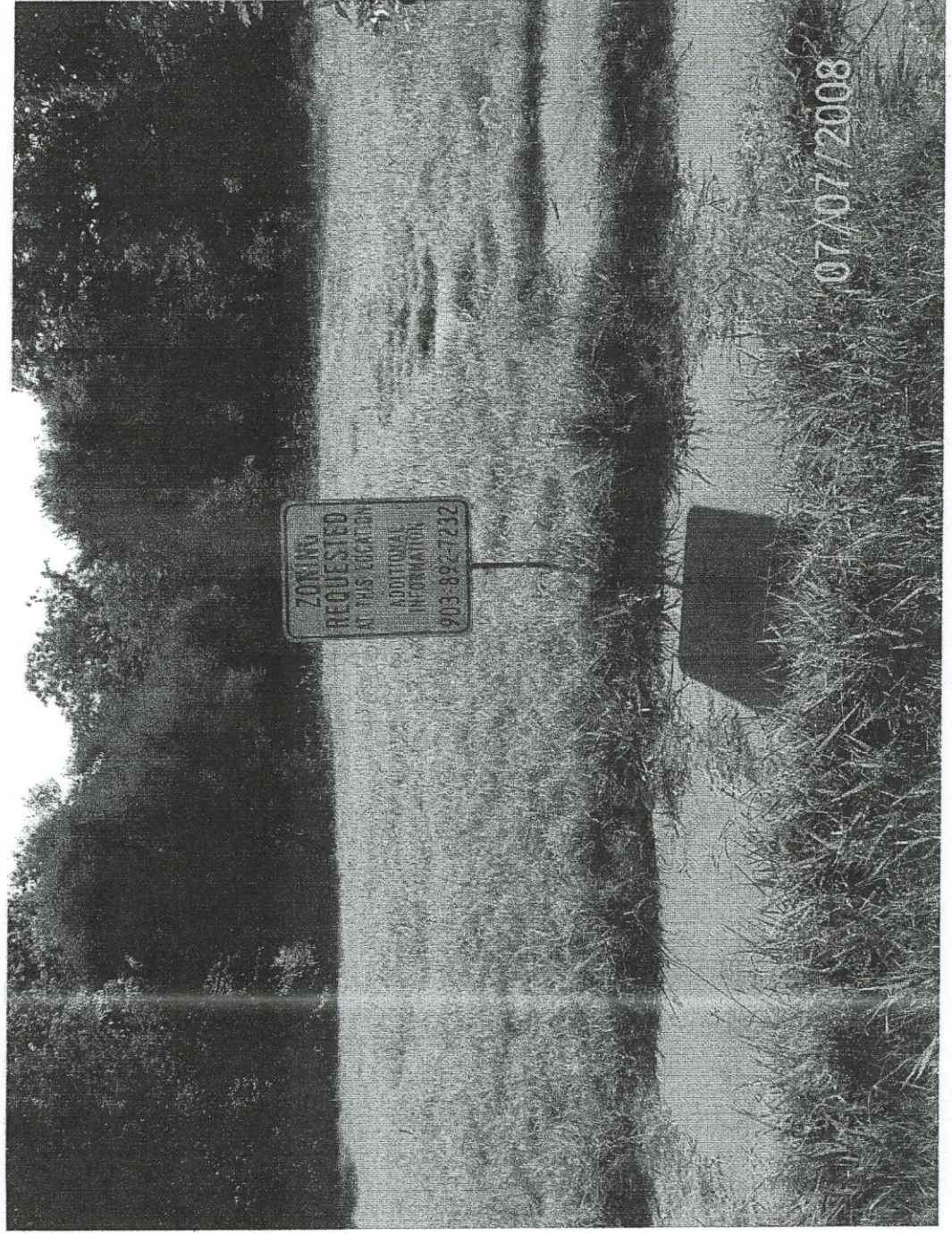


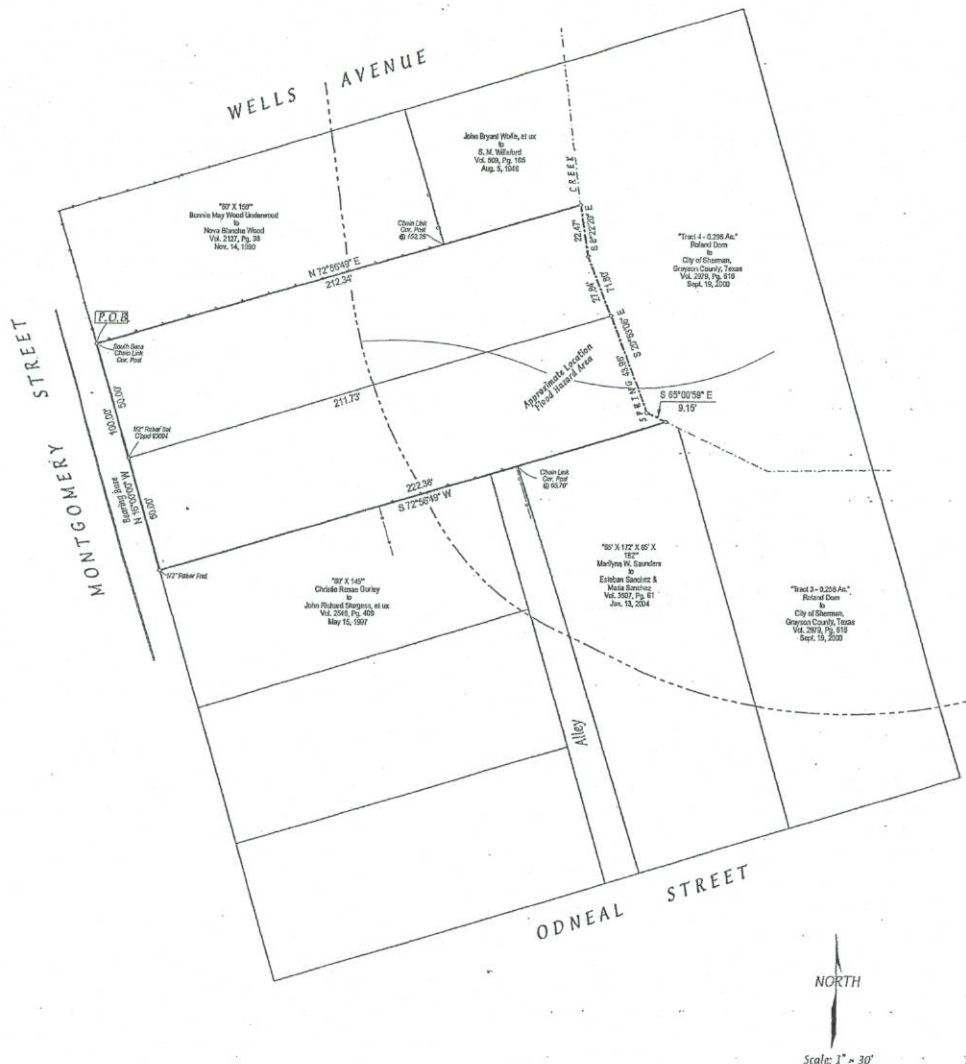


Scale: 1 inch = 36.5 feet

(c) Copyright 2006, Pictometry International Corp.

707 S. Montgomery





STURGES ADDITION to the CITY of SHERMAN, TEXAS



Owner & Developer
Ron Barton
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 897-8003 Fax: (903) 868-2970

707-MONT.pcs
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

707 South Montgomery Street
Being 0.49 acres in the Samuel Blagg Sruvey, Abstract No. 56
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Sturgess Addition

Background

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

Adjacent Zoning:

R-2 (Multi-Family Residential) District and M-1 (Light Manufacturing) District.

Origination:

Ron Barton (Owner) and Sartin & Associates (Surveyors).

Master Plan Designation:

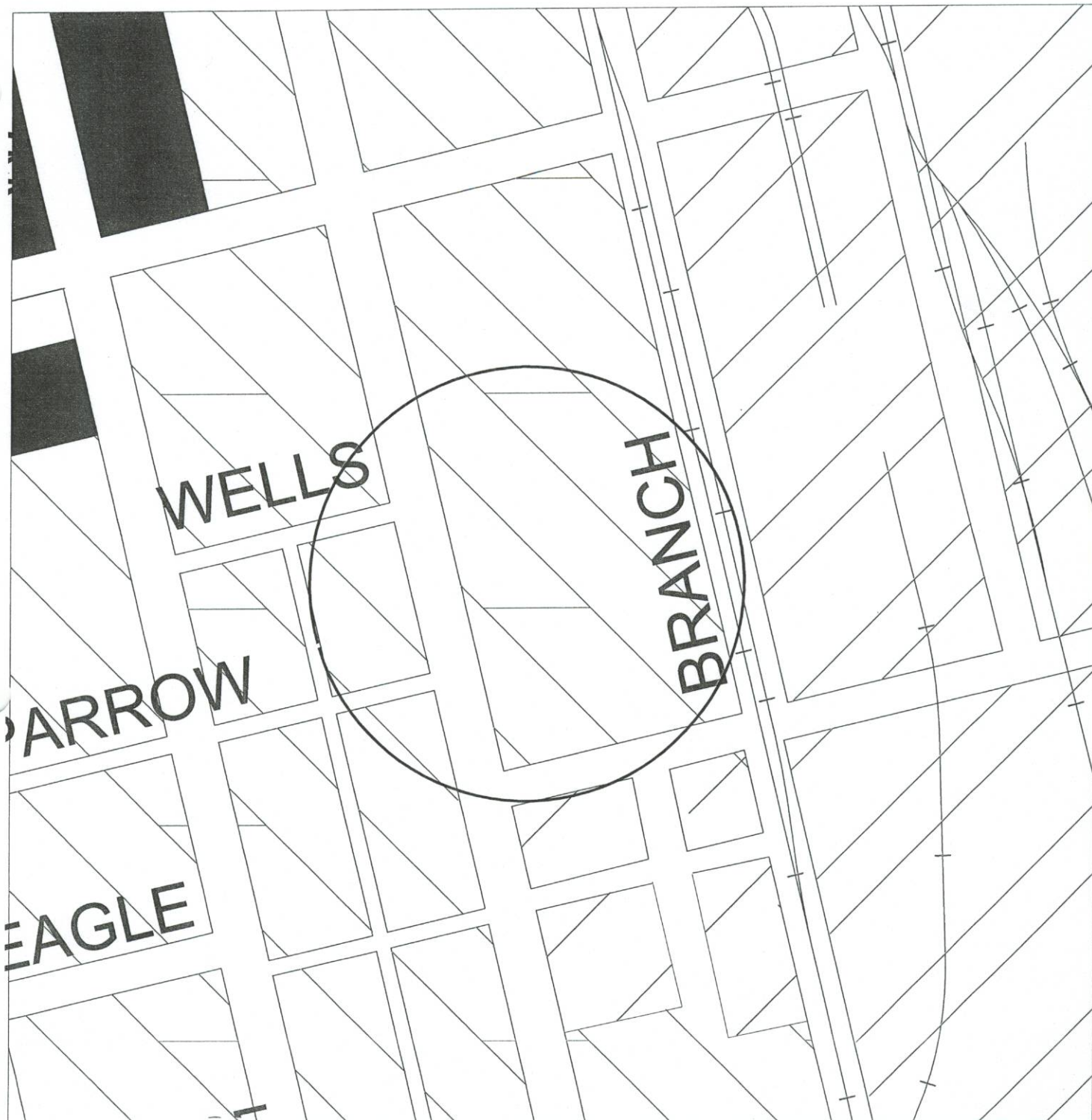
Industrial

Attachments:

Location map
Photographs
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
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



707 S. MONTGOMERY ST.
FINAL PLAT

Department of Developmental Services





Wells

Montgomery

Scale: 1 inch = 36.5 feet

(c) Copyright 2006, Pictometry International Corp.

**STAFF REVIEW LETTER**

July 15, 2008

Barton Capital, Ltd.
715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Final Plat of the Sturgess Addition concerning the property located at 707 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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 lots and block are to be designated on the plat.
2. Water Pro-Rata in the amount of \$750.00 is required for the additional lot.
3. Sewer Pro-Rata in the amount of \$650.00 is required for the additional lot.
4. Original tax certificates shall be furnished for the purpose of recording the plat.
5. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
6. City of Sherman standards are to be followed in the floodplain area.
7. The floodplain line is to be modified and defined.
8. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Mark Gibson
Director of Utilities and Engineering

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

616 and 620 East Sycamore Street
Being all of Lots 9-15, Block 8 of W.P. Carter's Addition
Variance

Requested Action/Proposed Use:

Variance to allow two lots with 50 foot frontages in lieu of the required 60 foot in an R-1 (One Family Residential) District.

Background

The property is located at the corner of Sycamore and Throckmorton Streets. The owners would like to replat the tract into two 50' lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ron Barton (Owner) and Sartin & Associates (Surveyor)

Master Plan Designation:

Residential

Number of notices mailed:

23

Objections received:

0

Attachments:

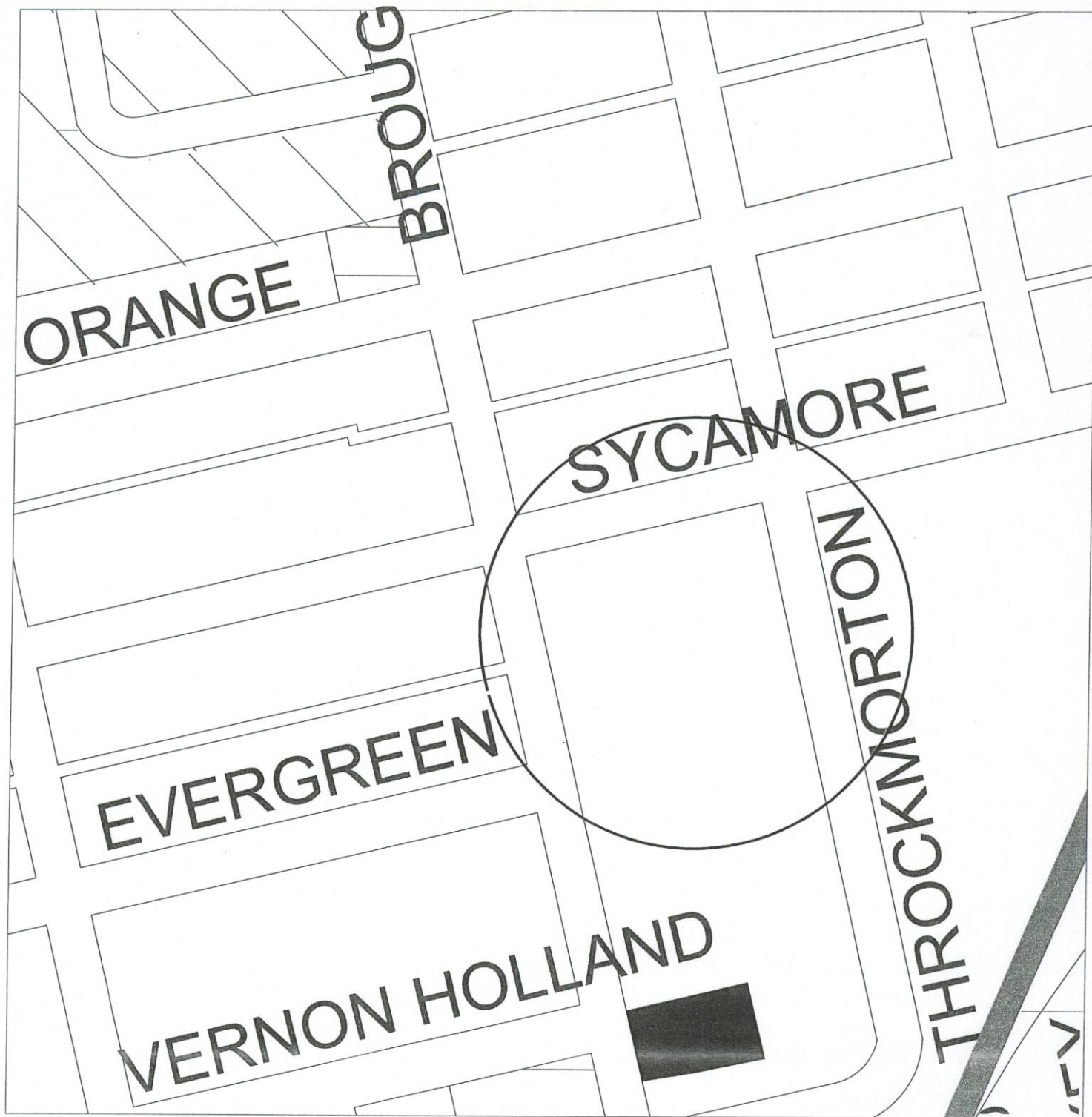
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

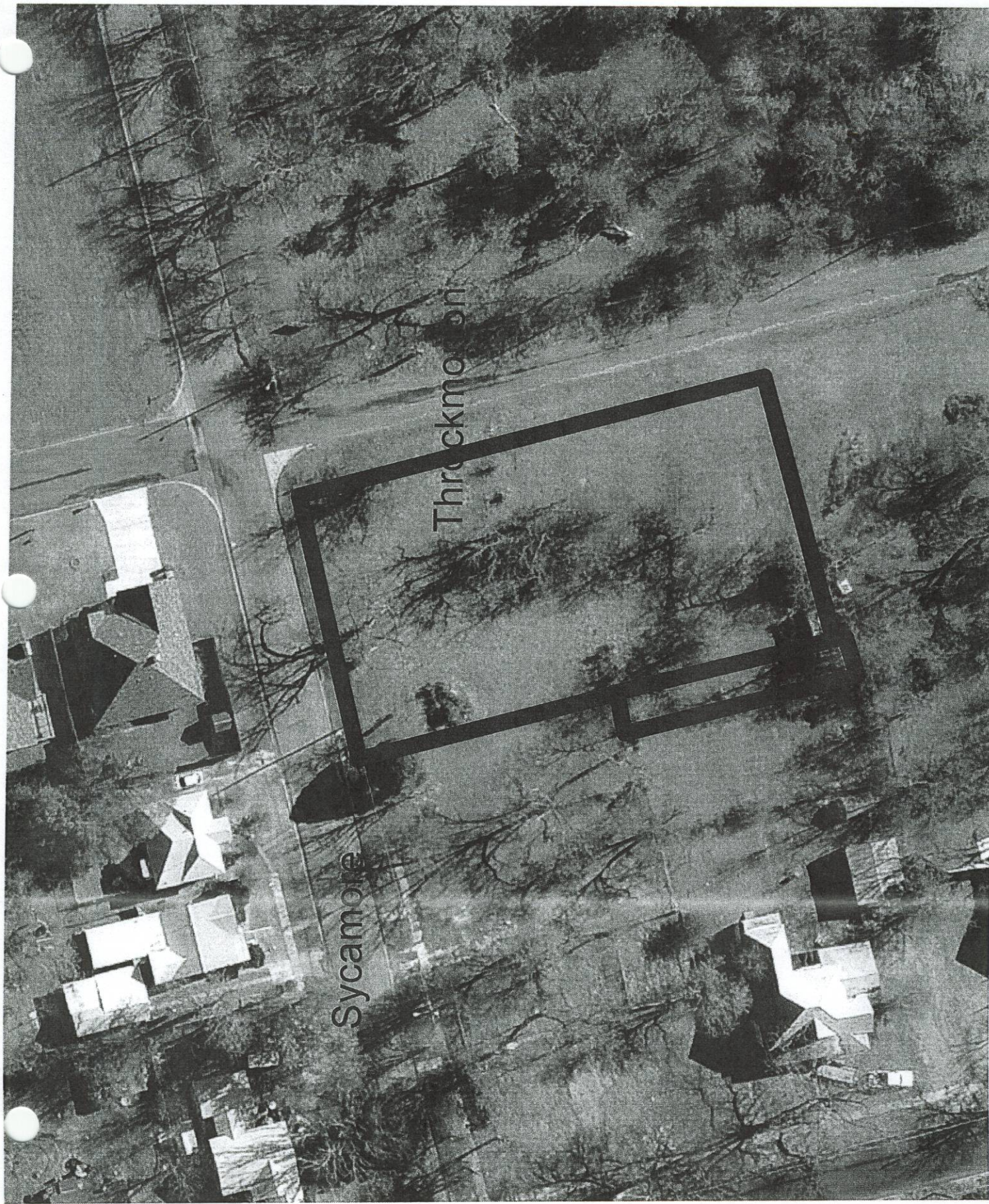
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	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		OVERLAY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



616 & 620 EAST SYCAMORE ST.
VARIANCE

ENGINEERING DEPARTMENT



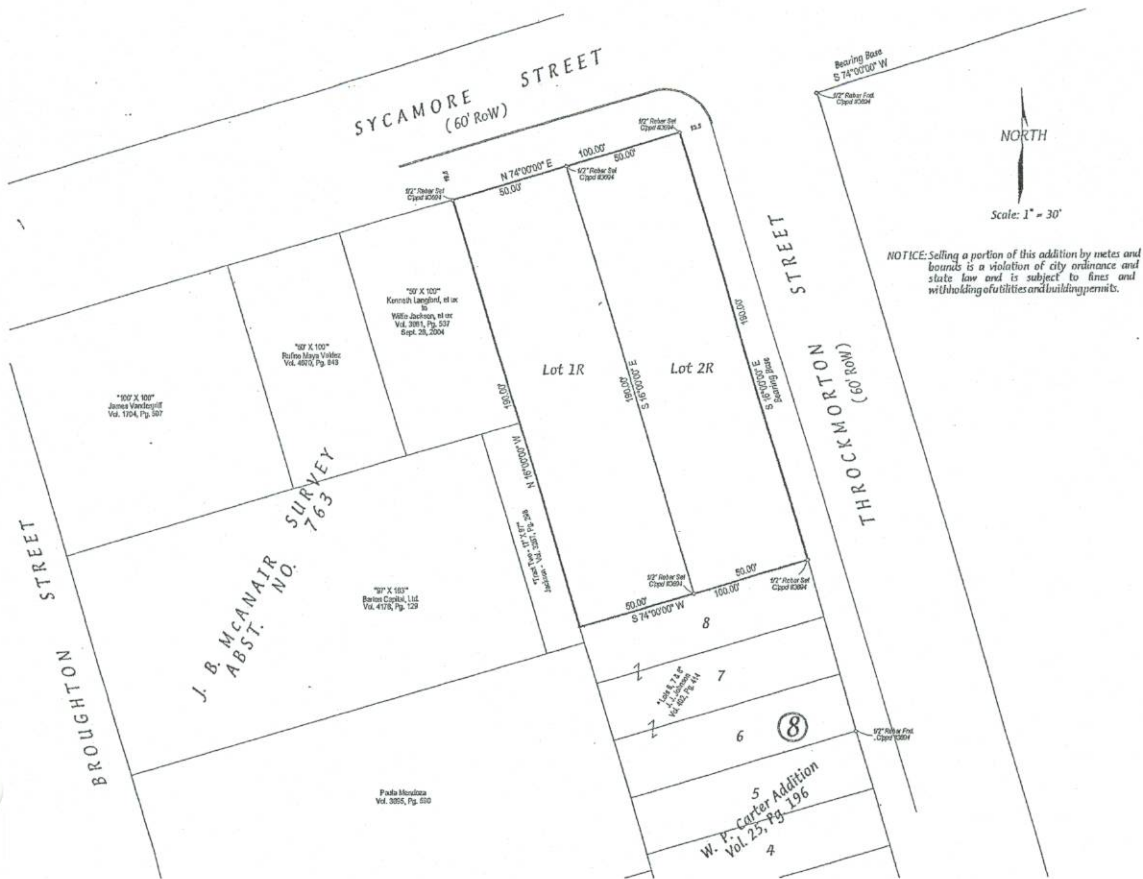


Scale: 1 inch = 51.1 feet

(c) Copyright 2006, Pictometry International Corp.

616 & 620 E. Sycamore





REPLAT OF
LOTS NINE THROUGH FIFTEEN, BLOCK EIGHT
W. P. CARTER ADDITION
 to the
CITY of SHERMAN, TEXAS



Owner & Developer

Ron Barlow
 716 S. Hwy 75
 Sherman, Texas 75090
 903-888-4201

SARTIN & ASSOCIATES, INC.
 Registered Professional Land Surveyors
 109 S. Travis, P. O. Box 1813 Sherman, Texas 75091 • 1813
 Ph: (903) 897-8003 Fax: (903) 868-7970

SYCAMOR1.pcs
 SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 2008
Jason Sofey, Chairman

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

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

616 and 620 East Sycamore Street
Replat of Lots 9 - 15, Block 8, of the W.P. Carter's Addition
Replat

Requested Action/Proposed Use:

Replat approval of Lots 9-15, Block 8 of the W.P. Carter's Addition.

Background

The purpose of the Replat is to divide six lots into two lots.

Adjacent Zoning:

R-1 (One Family Residential) District.

Origination:

Ron Barton (Owner) and Sartin & Associates (Surveyors).

Master Plan Designation:

Residential

Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:

Rita Gaither
Planning & Development Coordinator

Approved By:

Scott Shadden
Director of Developmental Services



LEGEND

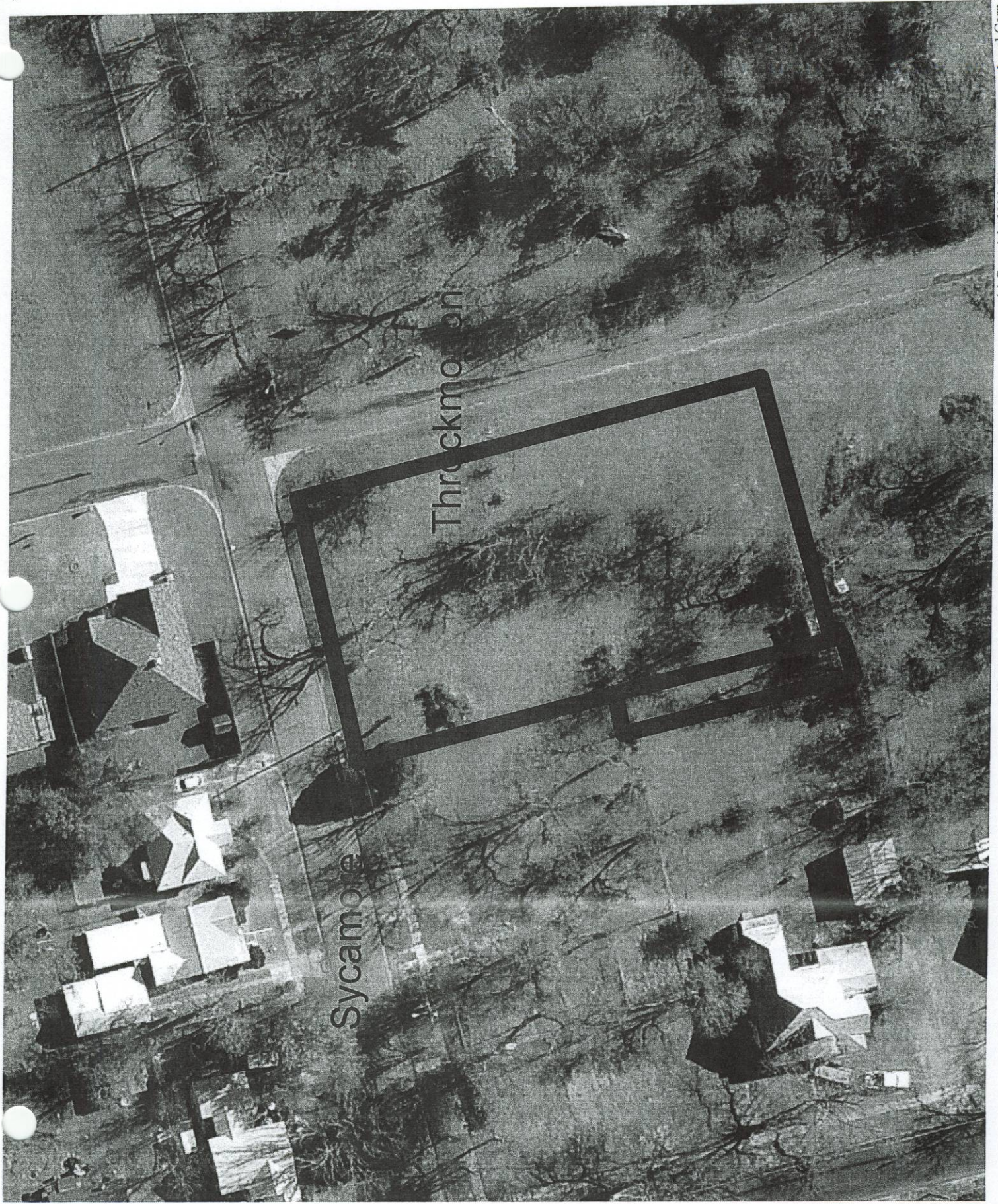
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



616 & 620 EAST SYCAMORE ST.
REPLAT

ENGINEERING DEPARTMENT





Scale: 1 inch = 51.1 feet

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July 15, 2008

Barton Capital, Ltd.
715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Replat of Lots 9-15, Block 8 of W.P. Carter's Addition located at 616 and 620 East Sycamore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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 17' x 97' tract to the west of lot 1R will be landlocked and is to be addressed before the plat will be filed.
2. Water Pro-Rata in the amount of \$750.00 is required for the additional lot.
3. Sewer Pro-Rata in the amount of \$650.00 is required for the additional lot in the event that the sewer main is not extended.
4. A sewer plan to be provided to the City of Sherman Engineering Department.
5. A sewer main extension may be required.
6. Original tax certificates shall be furnished for the purpose of recording the plat.
7. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
8. Sidewalks are required on Sycamore Street and shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. It shall be noted on the plat that there will be no drive approaches approved on Throckmorton Street unless Street Escrow is paid to the City of Sherman.
10. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Mark Gibson
Director of Utilities & Engineering

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Angela Gurley, Customer Service Manager

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator
Sartin & Associates, P.O. Box 1843, Sherman, Texas 75090

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

1217 North Broughton Street
Being .41 acres in the J.B. McAnair Survey, Abstract No. 763
Variance

Requested Action/Proposed Use:

Variance to allow two lots with 48.5 foot frontages in lieu of the required 60 foot in an R-1 (One Family Residential) District.

Background

The property is located at 1217 North Broughton Street between Sycamore and Richards Streets. The owners would like to plat the tract into two 48.5' lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ron Barton (Owner) and Sartin & Associates (Surveyor)

Master Plan Designation:

Residential

Number of notices mailed:

19

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

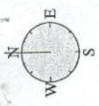
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
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	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		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



1217 N. BROUGHTON STREET VARIANCE

Department of Developmental Services





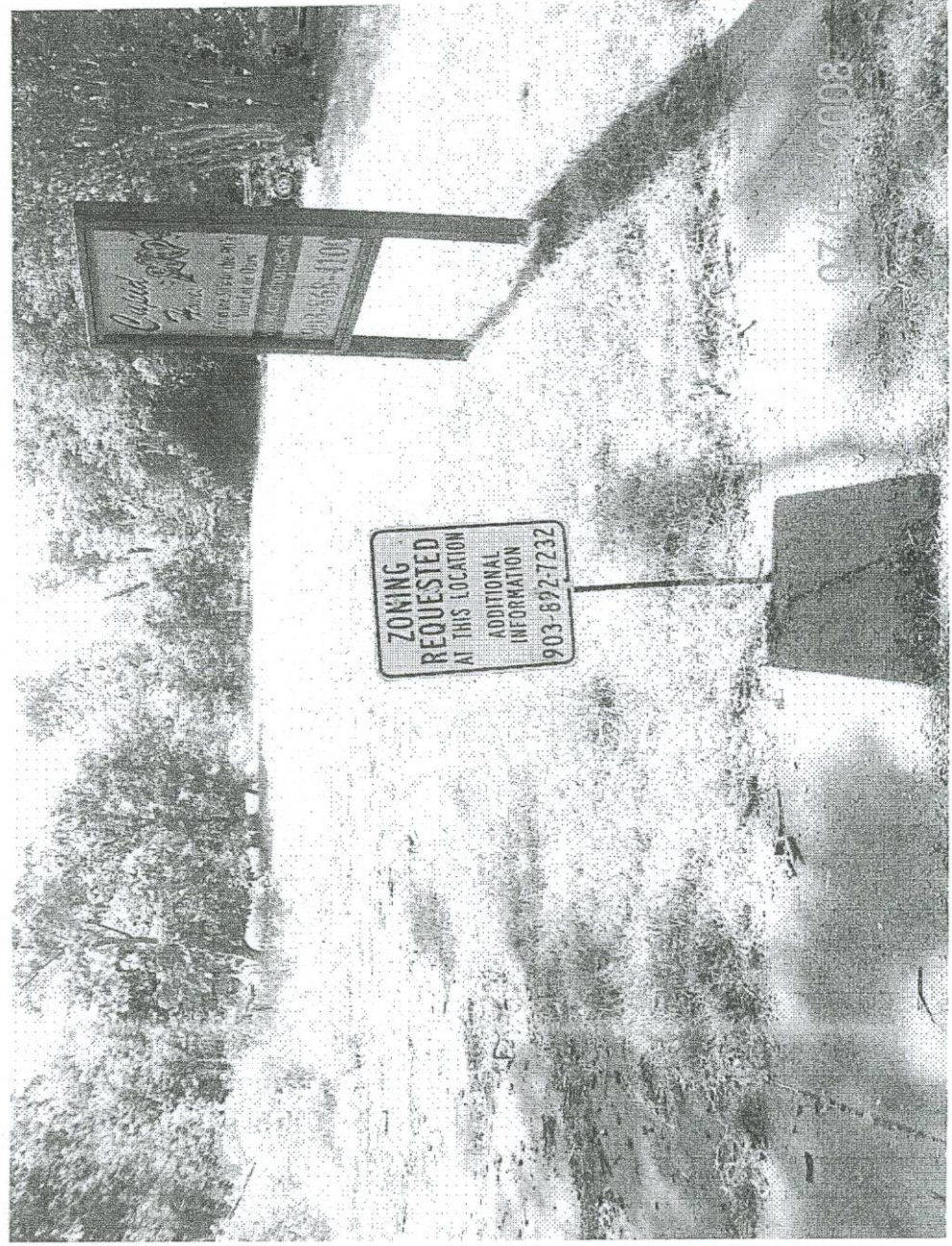
Sycamore

Broughton

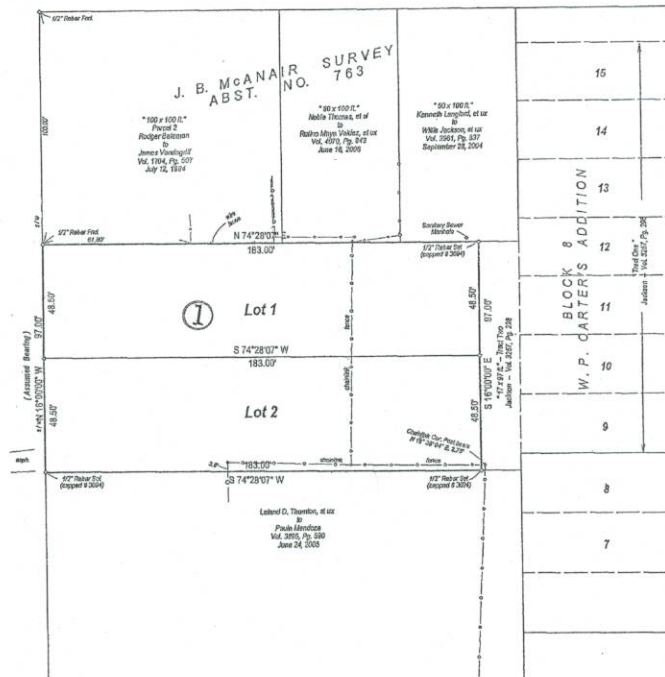
Scale: 1 inch = 51.0 feet

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1217 N. Broughton



BROUGHTON STREET



NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

CUPID BROUGHTON ADDITION
to the
CITY of SHERMAN, TEXAS

Owner & Developer

Barton Capital, Ltd.
Ron Barton, President
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 • 1843
Ph.: (903) 897-8003 Fax: (903) 868-2970

SYCAMOR.lpc
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

1217 North Broughton Street
Being .41 acres in the J.B. McAnair Survey, Abstract No. 763
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Cupid Broughton Addition.

Background

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

Adjacent Zoning:

R-1 (One Family Residential) District.

Origination:

Ron Barton (Owner) and Sartin & Associates (Surveyors).

Master Plan Designation:

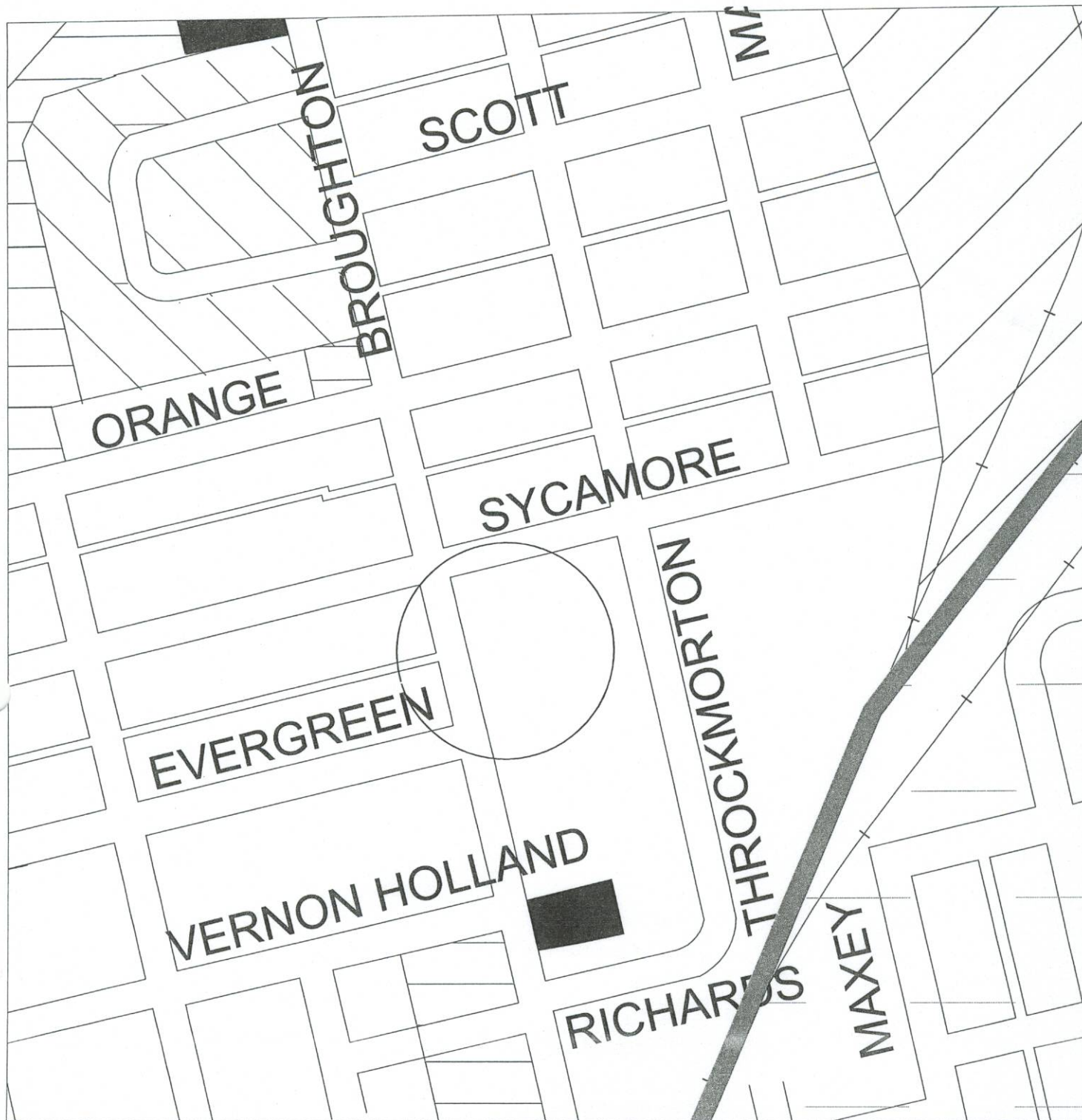
Residential

Attachments:

Location map
Photographs
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		B-I 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
	C-O 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



1217 N. BROUGHTON STREET FINAL PLAT

Department of Developmental Services





Sycamore

Throckmorton

Broughton



Scale: 1 inch = 51.1 feet

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SHERMAN



STAFF REVIEW LETTER

July 15, 2008

Barton Capital, Ltd.
715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Final Plat of Cupid Broughton Addition concerning the property located at 1217 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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. Original tax certificates shall be furnished for the purpose of recording the plat.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
3. Water Pro-Rata in the amount of \$727.50 is required for the additional lot.
4. Sewer Pro-Rata in the amount of \$630.50 is required for the additional lot.
5. The 17' x 97' tract to the east of lots will be landlocked and is to be addressed before the plat will be filed.
6. A 20' utility easement over the sewer main is to be shown on the plat.
7. Any references to the fences are to be removed from the plat.
8. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

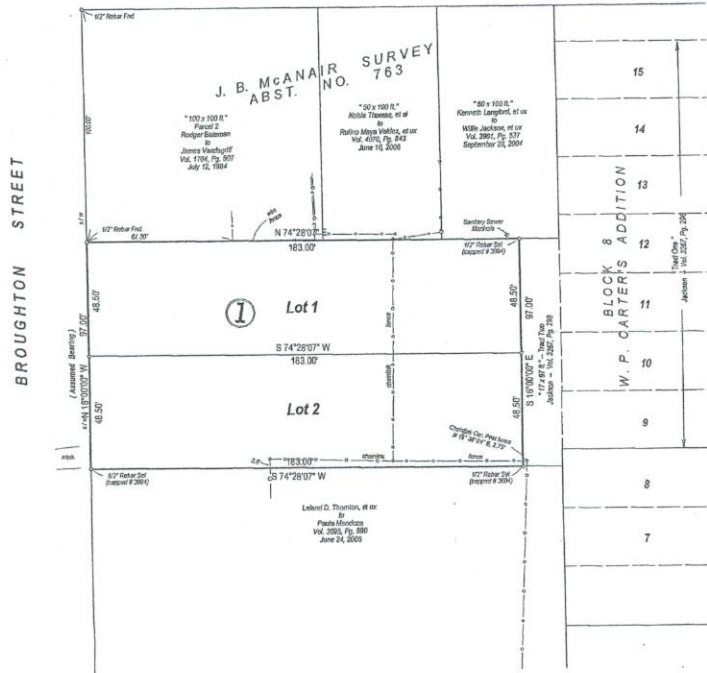
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Mark Gibson
Director of Utilities and Engineering

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

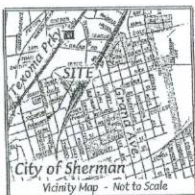
SYCAMORE STREET



NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

CUPID BROUGHTON ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer
Barton Capital, Ltd.
Ron Barton, President
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843
PH: (903) 897-8003 Fax: (903) 868-2970

SYCAMOR1.pcs
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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 Lamberth Road
Being Lots 1 & 2, Block 1, Lamberth Business Park
Variance

Requested Action/Proposed Use:

Variance to allow 28 parking spaces in lieu of the 33 required parking spaces in a C-1 (Retail Business) District.

Background

The property is located at 205 West Lamberth Road between Hickory and Travis Streets; Sherman Dialysis Center is the tenant. The owners would like to add a 1,007 square foot addition to the existing 5,469 square foot building for a total of 6,476 square feet. They currently have 24 parking spaces, they would like to add 4 parking spaces, 33 parking spaces are required, which will make them short 5 spaces.

Adjacent Zoning:

C-1 (Retail Business) District, R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Triangle LLC (Owners), Dave Robbins, (Representative) and Teague, Nall and Perkins (Engineers)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

21

Objections received:

0

Attachments:

Location map, Photos, Site Plan

Prepared By:

Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

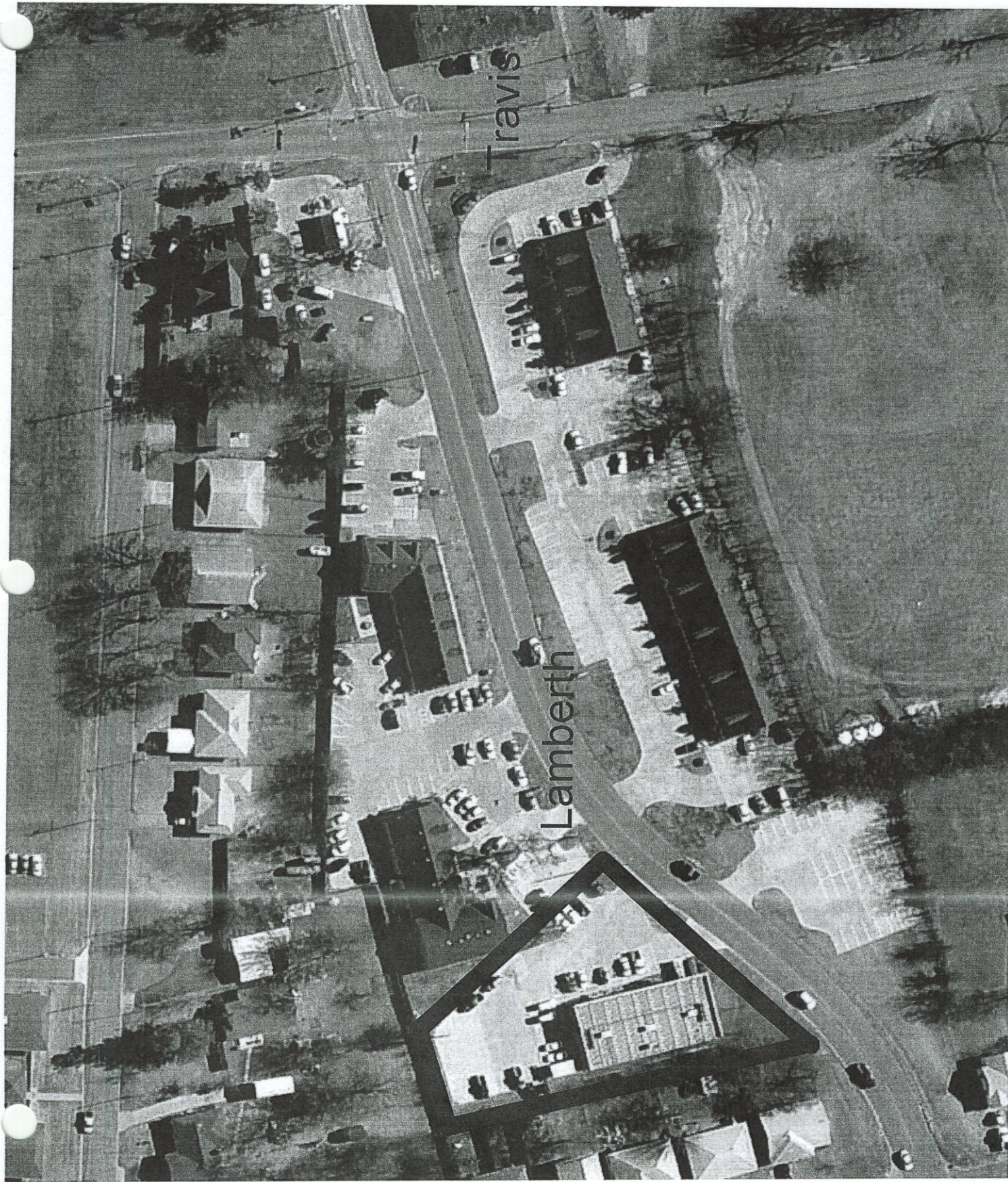
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		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 LAMBERTH RD.
VARIANCE

ENGINEERING DEPARTMENT

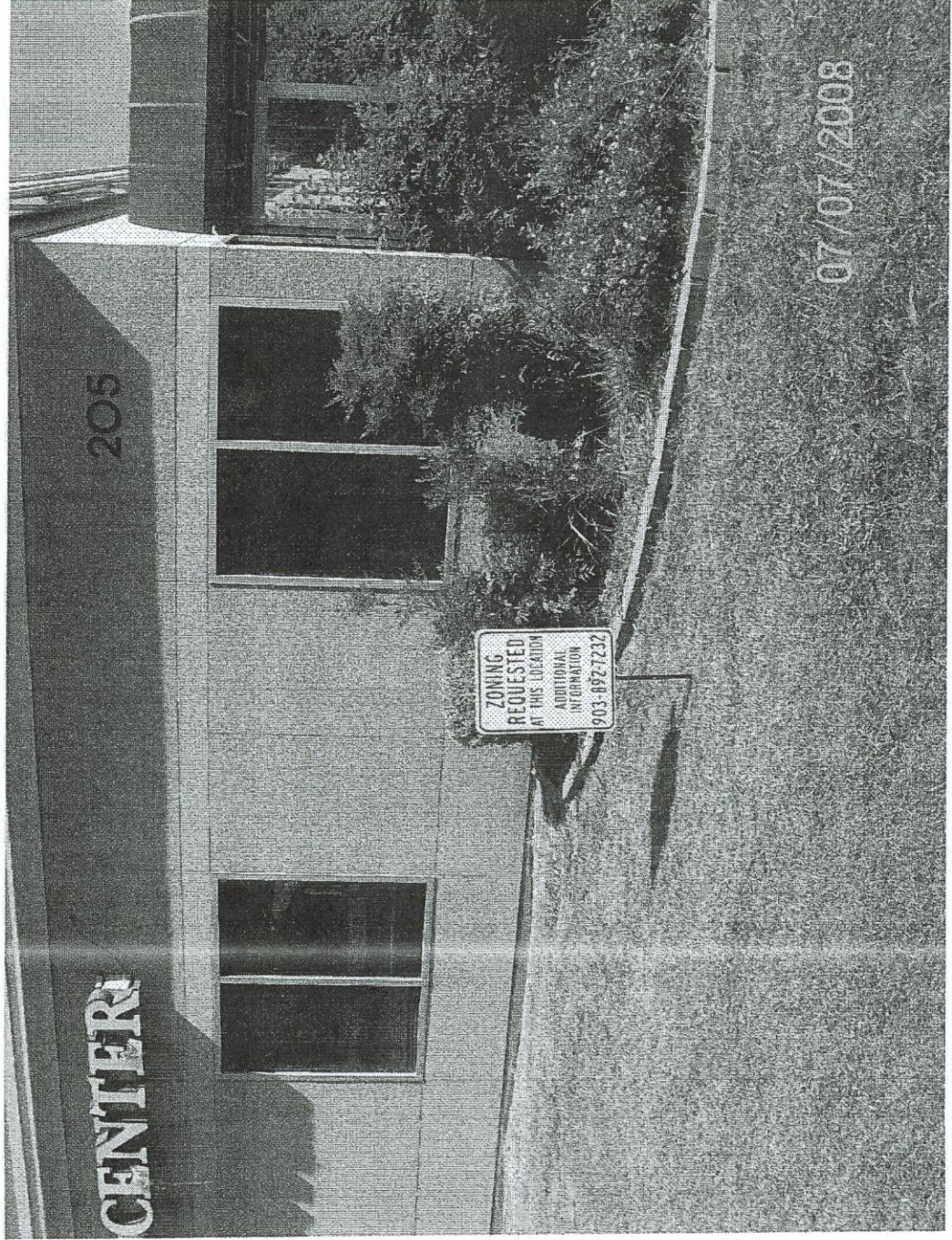




Scale: 1 inch = 101.2 feet

(c) Copyright 2006, Pictometry International Corp.

205 W. Lamberth



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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 Lamberth Road
Being Lots 1 & 2, Block 1, Lamberth Business Park
Site Plan

Requested Action/Proposed Use:

Site plan approval for a 1,007 square foot addition to an existing Medical Office Building.

Background

The property is located at 205 West Lamberth Road between Hickory and Travis Streets; Sherman Dialysis Center is the tenant. The owners would like to add a 1,007 square foot addition to the existing 5,469 square foot building for a total of 6,476 square feet.

Adjacent Zoning:

C-1 (Retail Business) District, R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

Triangle LLC (Owners), Dave Robbins, (Representative) and Teague, Nall and Perkins (Engineers)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

21

Objections received:

0

Attachments:

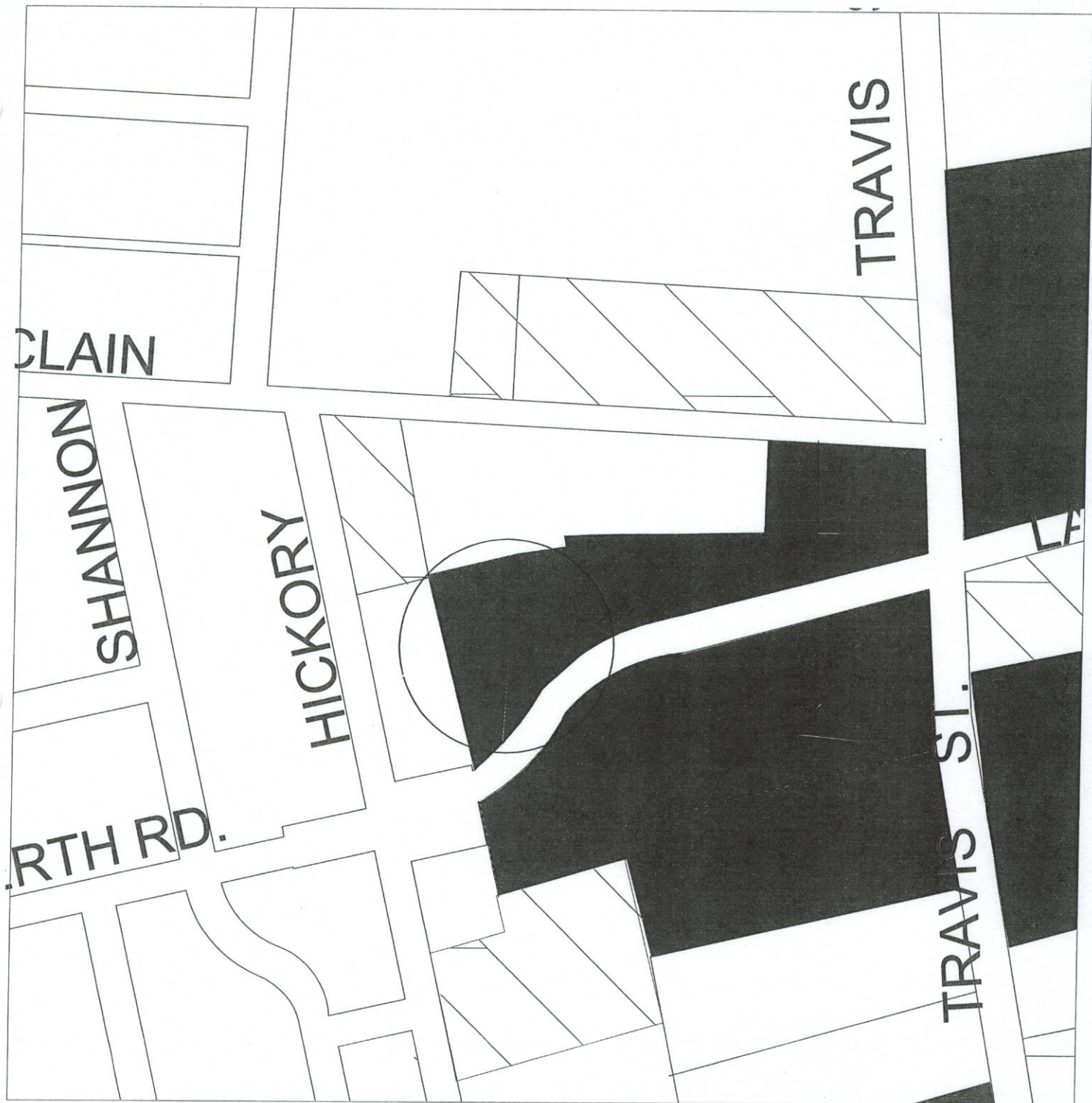
Location map, Photos, Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

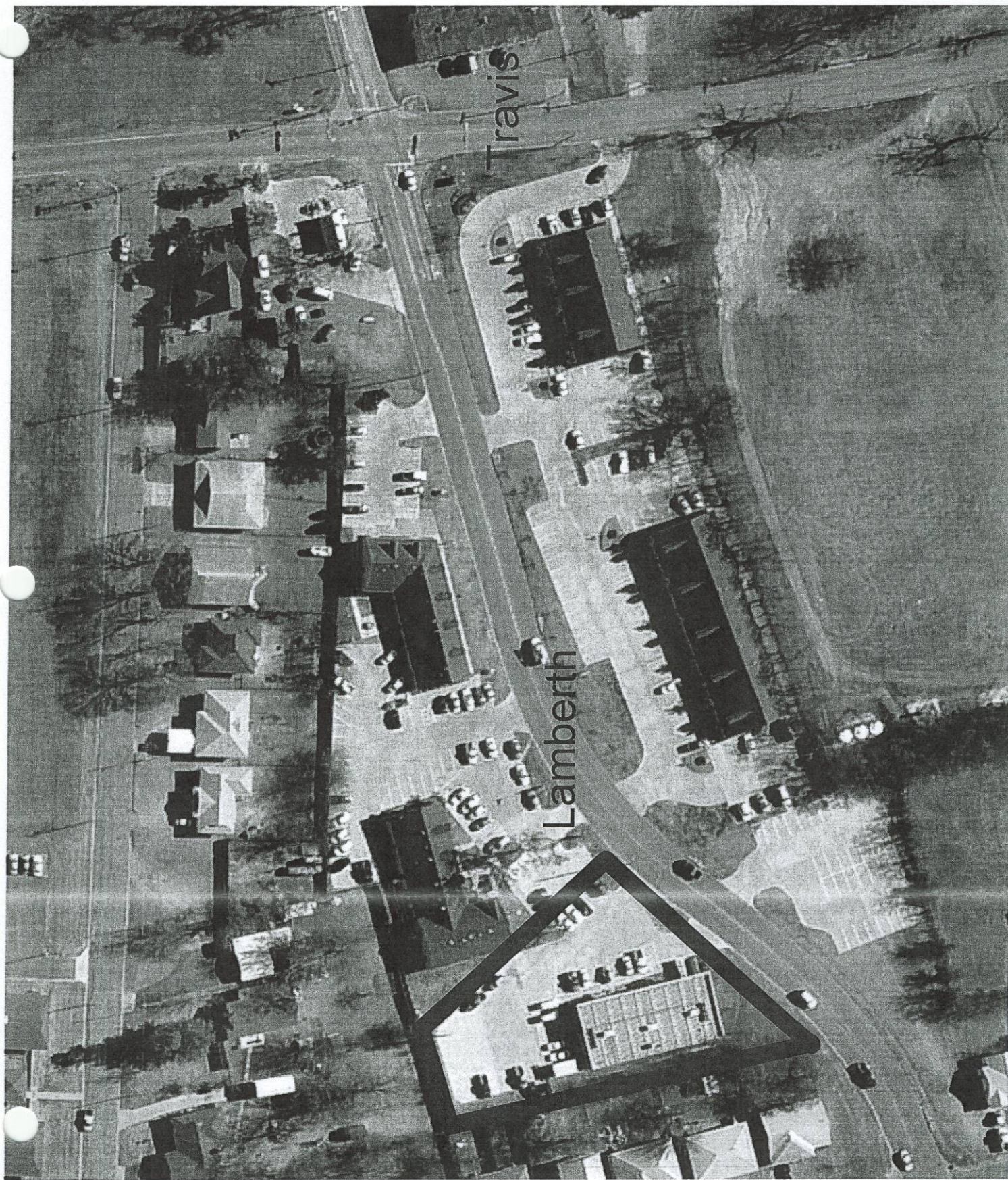
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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

ENGINEERING DEPARTMENT





Scale: 1 inch = 101.2 feet

(c) Copyright 2006, Pictometry International Corp.



LOCATION MAP

BUILDING INFORMATION:
EXISTING BUILDING SQ. FT.
PROPOSED BUILDING ADDITION
TOTAL SQ. FT.:

EXISTING PARKING SPACES:
(1 SPACE PER 200 SQ. FT. OFFICE USE)
PARKING PROVIDED: 21 SPACES
HANDICAP PARKING: 3 SPACES
TOTAL PARKING: 24 SPACES

PARKING SPACES REQ'D:	6,476/200=32.38
(1 SPACE PER 200 SQ. FT. OFFICE USE)	
ADDITIONAL PARKING REQ'D	5 SPACES
ADDITIONAL HANDICAP PARKING REQ'D:	0 SPACES
TOTAL PARKING REQ'D:	5 SPACES

PARKING PROVIDED:
HANDICAP PARKING PROVIDED:
TOTAL PARKING PROVIDED:

PARKING SHORTFALL VARIANCE REQUEST



GRAPHIC SCALE



OWNER/DEVELOPER

THOMAS, L.L.C.
200 N. CAPITAL, SUITE 200
MCKINNEY, TX 75069
(972) 263-0897
(214) 263-3003 (fax)

ENGINEER

KEARSE, KAY AND PERDUE, INC.
200 N. TRULY SUITE 500
SHEPARD TEXAS 75080
(409) 870-5088
CONTRACT OVER \$500,000, P.E.

SURVEYOR

WY-THO SURVEYING COMPANY, L.P.
2005 LEXINGTON BLVD, SUITE 104
SOUTH PLAKE, TX 75087
(972) 442-5511
(972) 416-4906

This document is for interim review and is not intended for construction, bidding or permit purposes.

CHRISTOPHER L. SCHWITT, P.E. Date: MAY 2008

x, Reg. # 91150

TEAGUE NALL AND PERKINS
200 North Travis, Suite 500
Shelburne, Texas 75090
Phone: (803) 870-1089, Fax: (803) 893-0152
www.teague-nall.com



TFC
INC.

SCALE
HORIZ 1" = 20'
VERT N/A
DATE

[illegible]

1

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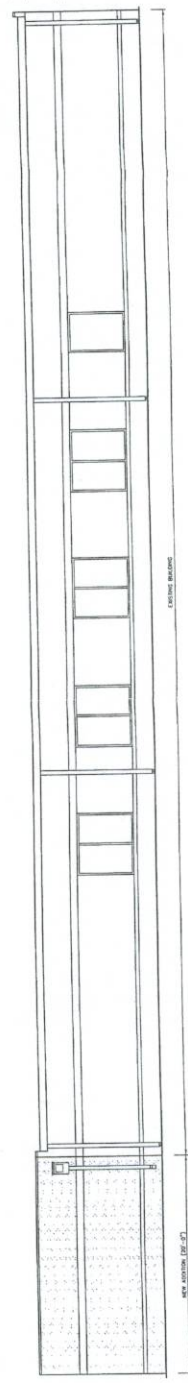
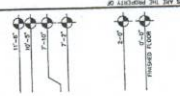
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SHEET NO.
A-3

Dayita
Sherridan Daylight Center
205 N. Lombard St.
Sherridan, Texas 75080-0000

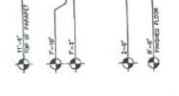
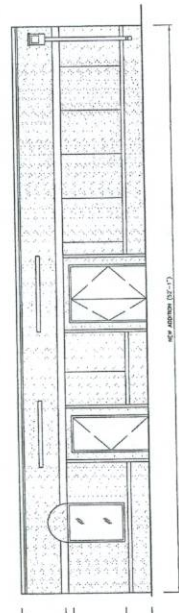
CONTRACT: "DAYITA" SHERRIDAN DAYLIGHT CENTER AND SHERRIDAN DAYLIGHT CENTER
OWNER: SHERRIDAN DAYLIGHT CENTER, INC. ALL RIGHTS RESERVED. NO
PARTIALITY OR FAVORITISM IN ANY SITUATION SHALL BE GIVEN TO ANY PARTY.



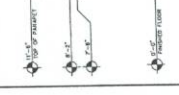
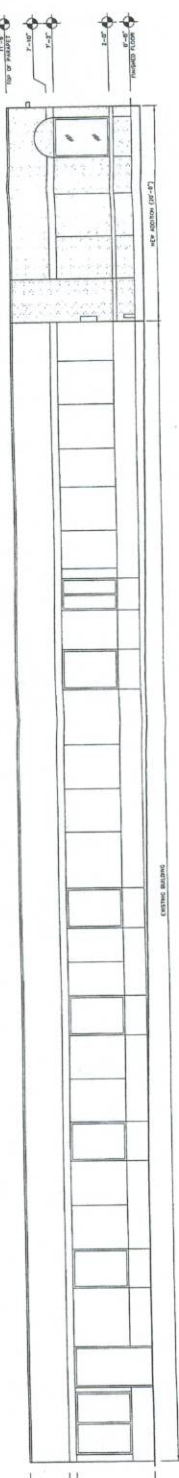
NORTH ELEVATION C-C
SCALE: 1/4" = 1'-0"



EAST ELEVATION B-B
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION A-A
SCALE: 1/4" = 1'-0"



SEARER, ROBBINS & STEPHENS, INC.
PLANNING
1005 NORTH 20TH STREET, SUITE 111, FORT WORTH, TEXAS 76108
(817) 277-1887 FAX: (817) 277-9979
ARCHITECTS

REVISIONS
DATE: JUNE 23, 2008
BY: [Signature]
CHECKED: [Signature]
DESIGNED: [Signature]
DRAWN: [Signature]



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2515 West Lamberth Road
Being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and site plan approval to allow a church in an R-1 (One Family Residential) District.

Background

The property is located at 2515 West Lamberth Road on the west side of FM 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. Sherman Bible Church would like to construct a 42,337 square foot church with 299 parking spaces.

Adjacent Zoning:

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

Origination:

Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect)

Master Plan Designation:

Residential

Number of notices mailed:

14

Objections received:

0

Attachments:

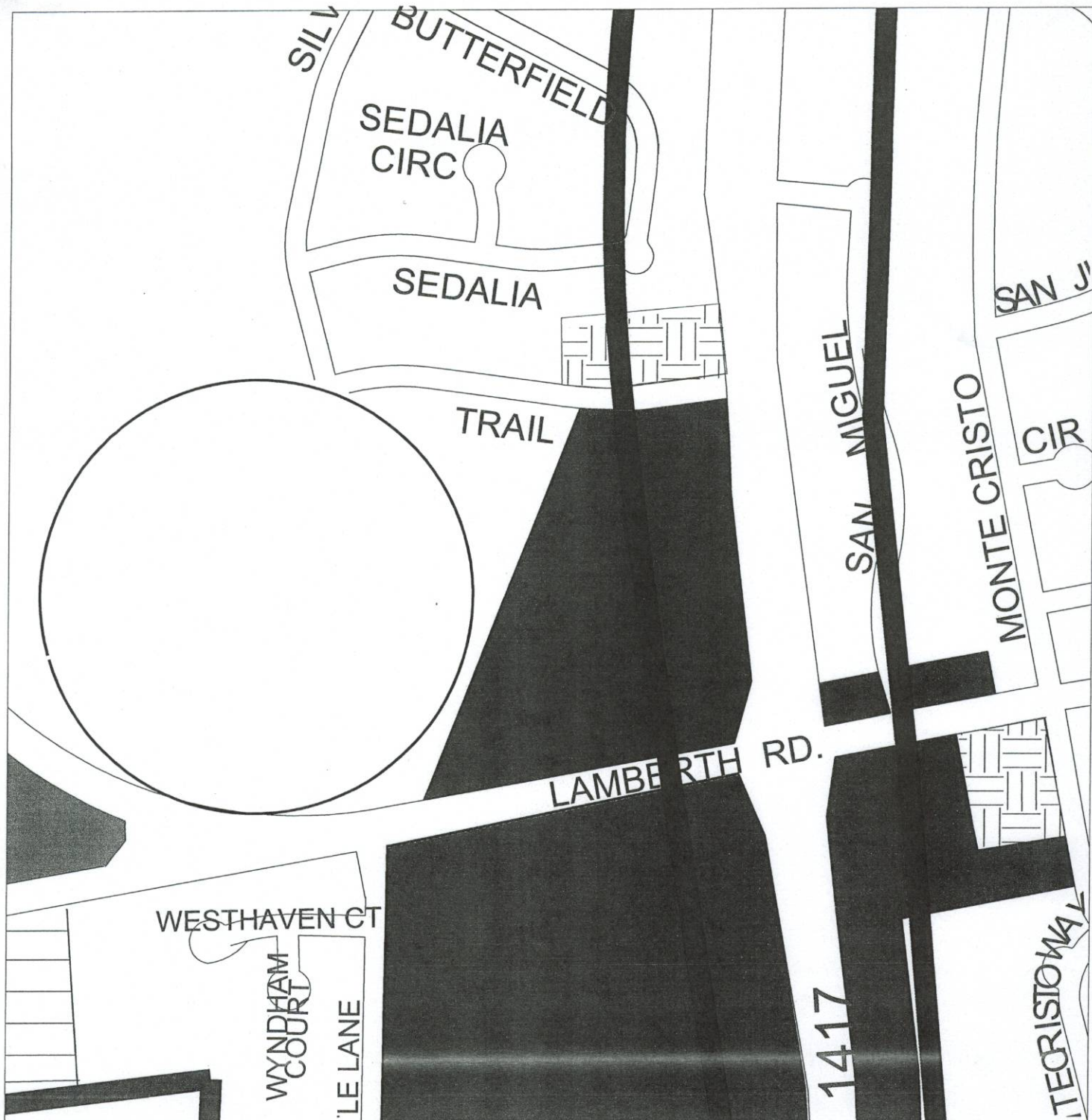
Location map, Photos, Site Plan, Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

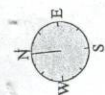
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	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY DISTRICT - 1417
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



**2515 WEST LAMBERTH RD.
SPECIFIC USE PERMIT**

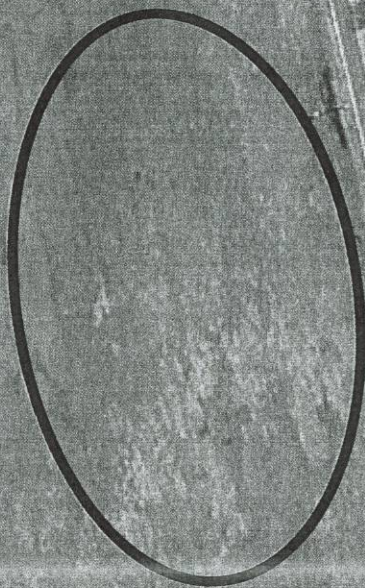
ENGINEERING DEPARTMENT





F.M. 1417

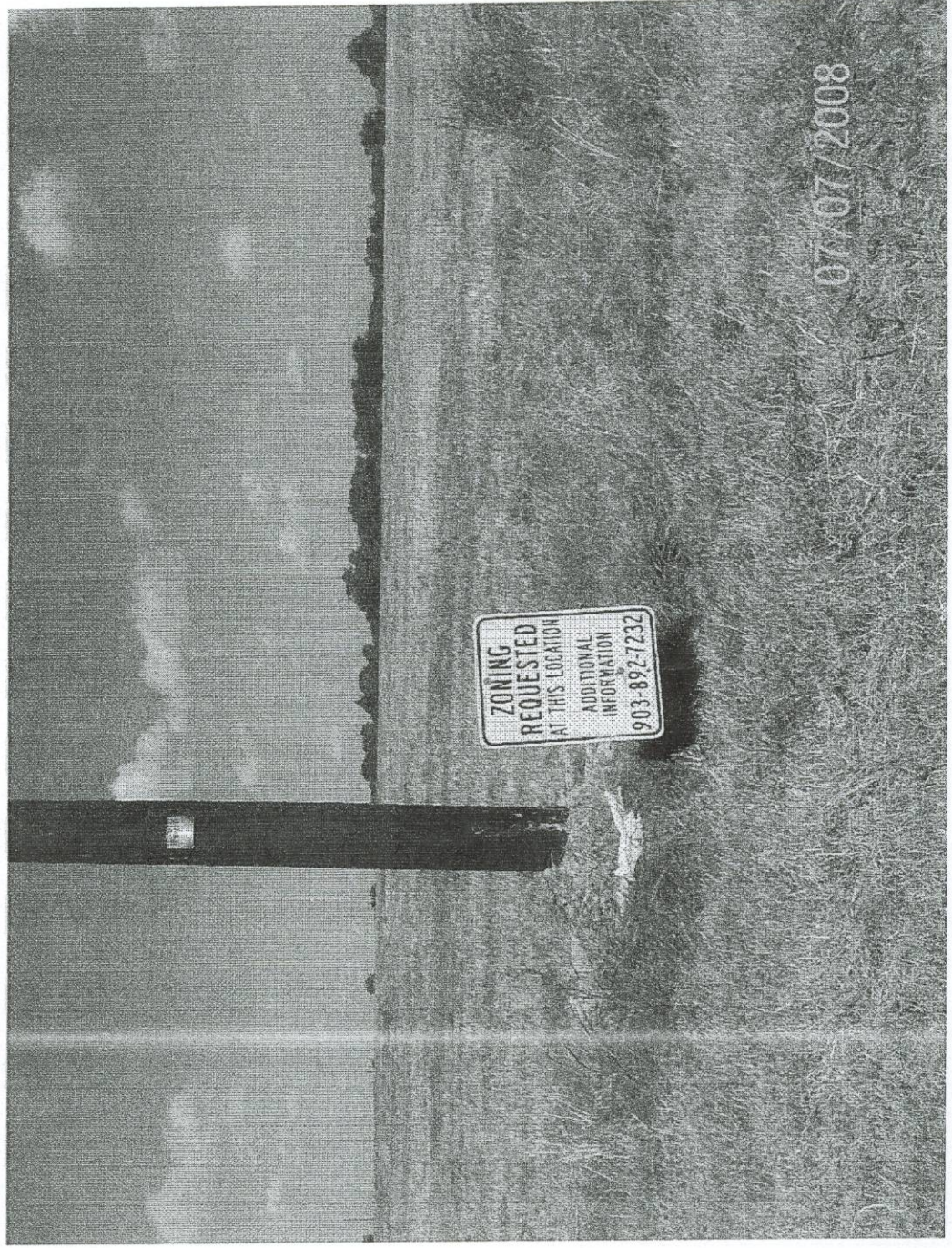
Lambert



Average Scale: 1 inch = 147.0 feet

(c) Copyright 2006, Pictometry International Corp.

2515 W. Lamberth



July 16, 2008

Sherman Bible Church
2617 North FM 1417
Sherman, Texas 75092

Thomas Maxwell
1600 N. Collins Blvd. #1000
Richardson, TX 75080

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan to allow a church in an R-1 (One Family Residential) District located at 2515 West Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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. Fire lanes shall be coordinated with the Fire Marshal, (903.892.7267)
2. All requirements of the R-1 (One Family Residential) District and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.

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

Claire Tate
96 Chateau Circle
Sherman, Texas 75092

July 7, 2008

JUL 11 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 22, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect) concerning the property located at 2515 West Lamberth Road, being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2

The request is as follows:

- Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a church in an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 6.2, Subsection 5 to allow a 75' building height in lieu of the permitted 35 feet or 2 stories in height in an R-1 (One Family Residential) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (13)(a) to not require the developer to provide screening between a church and an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 7, Subsection (14)(g) to allow an additional freestanding monument sign from Overland Trail in an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3' setback from the Overland Trail property line in lieu of the required 25' on a front facing street 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

Dear Scott,
Sounds Good
Sounds
To Bill
Cool
We are for
and lots of
Progress
Horses
H!

Scott Shadden
Secretary, Planning & Zoning Board

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.

Reeves, Patsy

From: Shadden, Scott
Sent: Thursday, July 17, 2008 1:50 PM
To: Harmon, Jackie; Reeves, Patsy
Subject: FW: The Lofts Apartment Community P&Z Comments

FYI

From: Fuller, Danny
Sent: Thursday, July 17, 2008 10:48 AM
To: Shadden, Scott
Subject: The Lofts Apartment Community P&Z Comments

Scott,
I received the P&Z packet and had comments on one project the Lofts on Graham Drive.

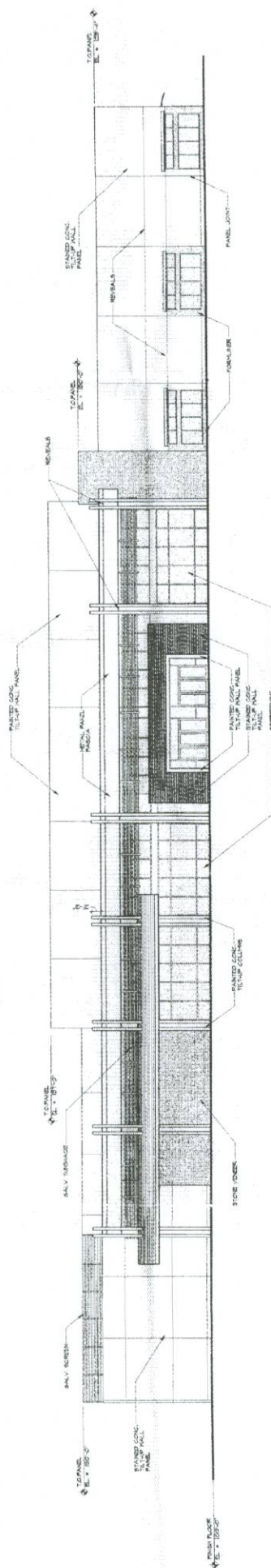
1. 24' fire lanes with 30' radius curbs.
2. Buildings greater than 12,000 square feet will be sprinkled.
3. Buildings less than 20' apart will be considered in aggregate in relation to sprinkler requirements.

The plan is referenced to Denton codes. I wanted it to be clear on City of Sherman requirements

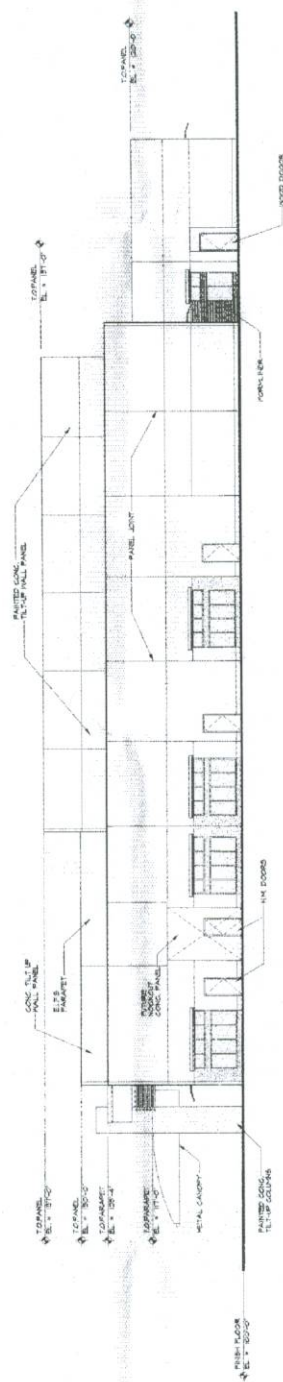
Thanks,
Danny Fuller
Fire Marshal
Sherman Fire Department

7/17/2008

25 50 75 100 150
SCALE IN FEET: 1" = 60'-0"



02 EAST ELEVATION



01 NORTH ELEVATION



© 2008 ALLIANCE ARCHITECTS

ALLIANCE ARCHITECTS
1000 K STREET, N.W.
WASHINGTON, D.C. 20004
(202) 462-1000

sherman bibl

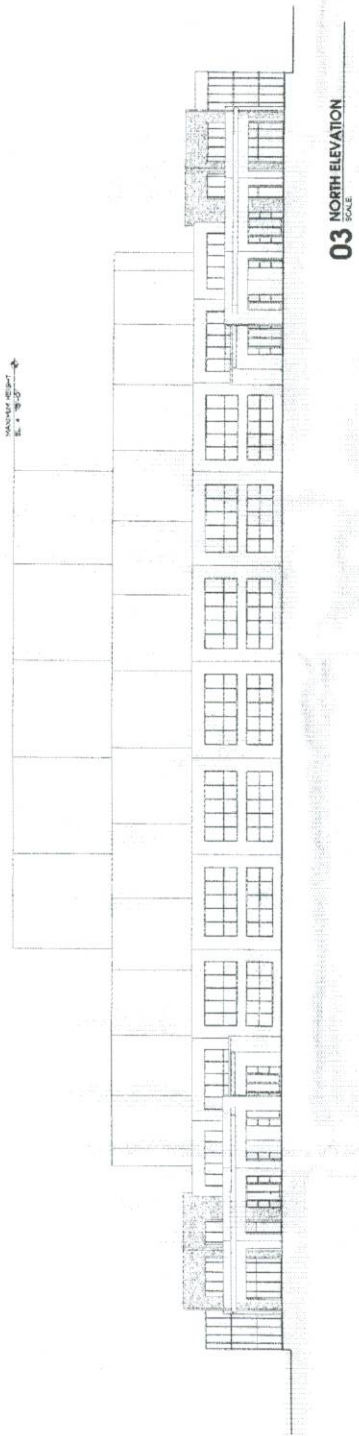
**FUTURE BUILDING
ELEVATIONS**

REVISIONS:

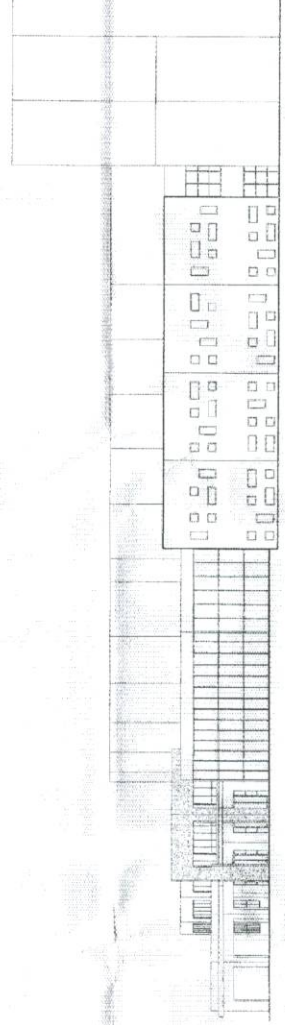
PROJECT NO.: 27048

A5.02

DATE: JUNE 30, 2008



SECTION CUT
1/4" = 1'-0"



SECTION CUT
1/4" = 1'-0"

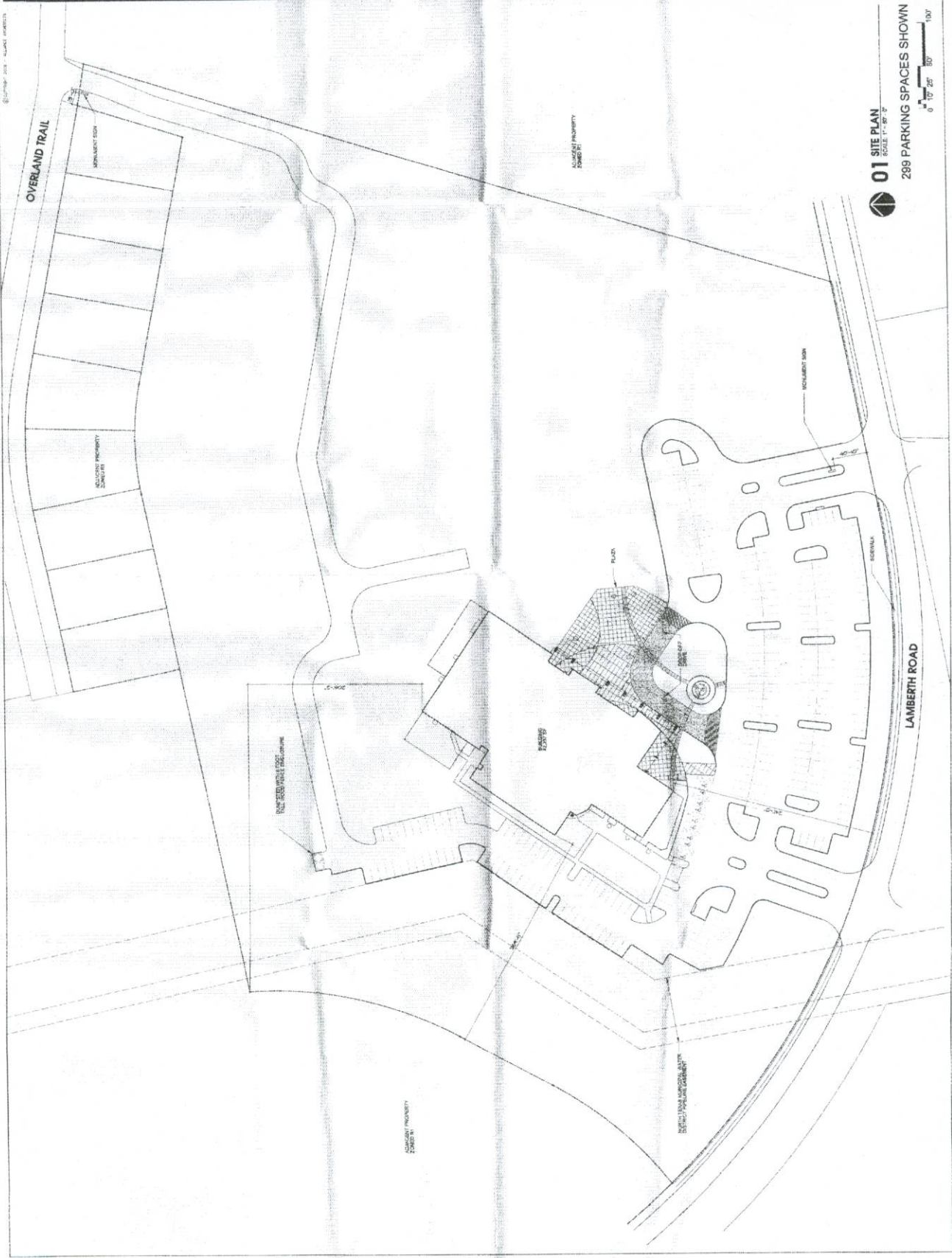


REVISIONS:

PROJECT NO.: 27048

A1.01

DATE: JUNE 30, 2008



01 SITE PLAN
 SCALE 1" = 80' ±
 289 PARKING SPACES SHOWN
 0' 10' 20' 30' 100'

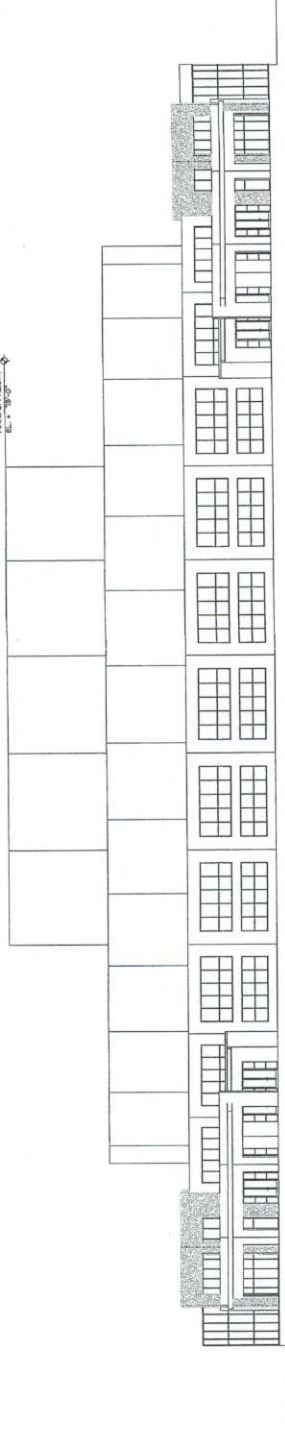
© 2008 ALLIANCE ARCHITECTS

ALLIANCE ARCHITECTS
1201 N. Center Blvd., Suite 1000
Portland, Oregon 97228
503.223.5000
503.223.5009

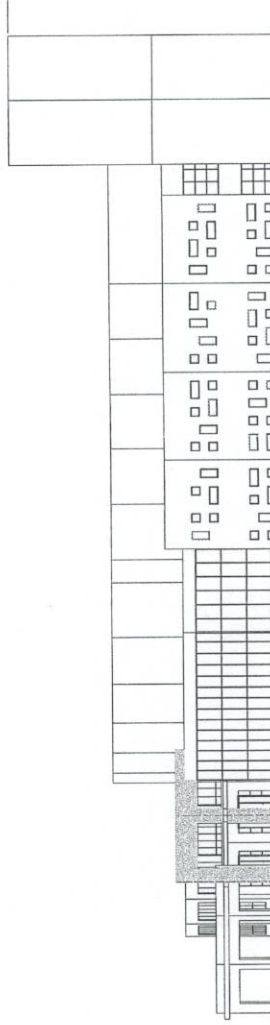


03 NORTH ELEVATION
SCALE

MAXIMUM HEIGHT
81' - 0"

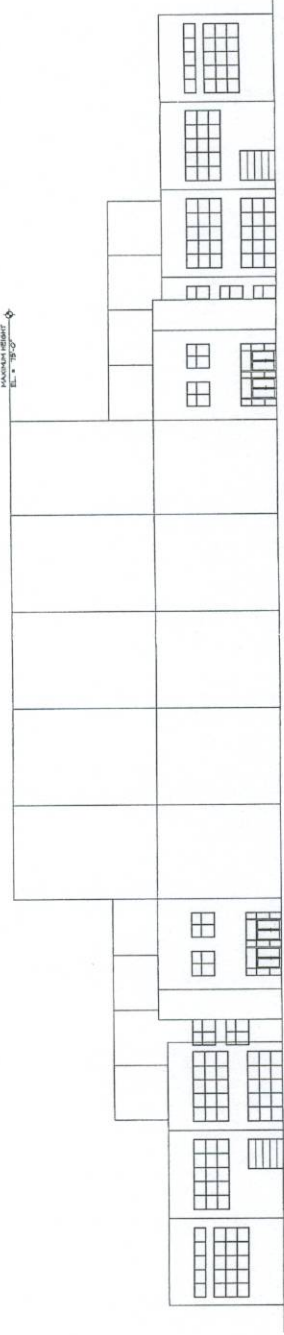


MAXIMUM HEIGHT
81' - 0"



02 EAST ELEVATION
SCALE

MAXIMUM HEIGHT
81' - 0"



01 SOUTH ELEVATION
SCALE

FUTURE BUILDING
ELEVATIONS

REVISIONS:

PROJECT NO.: 27048

A5.02

DATE: JUNE 30, 2008

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2515 West Lamberth Road
Being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2
Variance

Requested Action/Proposed Use:

Variance to allow a 75' building height in lieu of the permitted 35 feet or 2 stories in height in an R-1 (One Family Residential) District.

Background

The property is located at 2515 West Lamberth Road on the west side of FM 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. Sherman Bible Church would like to construct 42,337 square foot, 75 foot tall church.

Adjacent Zoning:

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

Origination:

Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect)

Master Plan Designation:

Residential

Number of notices mailed:

14

Objections received:

0

Attachments:

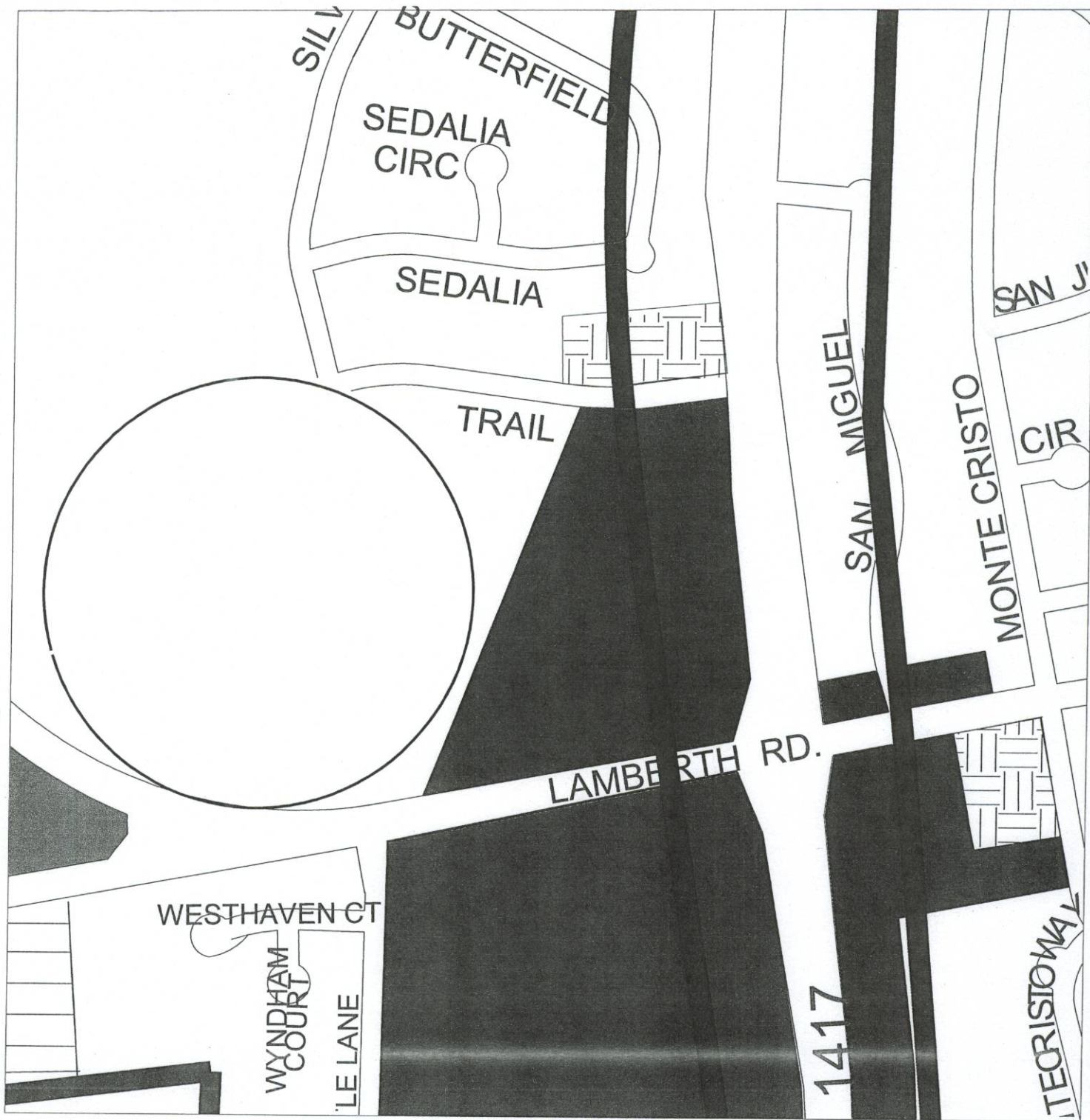
Location map, Photos, Site Plan

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		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1.1 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	C-O OFFICE DISTRICT		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



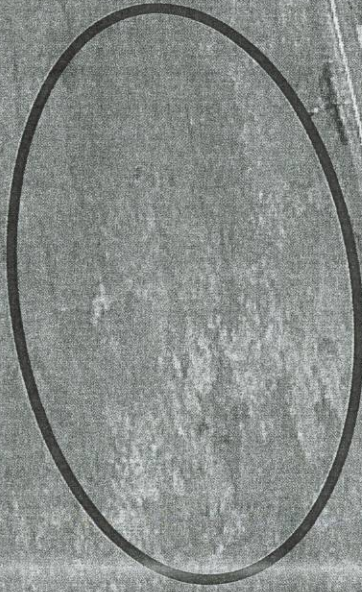
2515 WEST LAMBERTH RD.
VARIANCE

ENGINEERING DEPARTMENT





F.M. 1417



Lambert

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2515 West Lamberth Road
Being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2
Exception

Requested Action/Proposed Use:

Exception to not require the developer to provide screening between a church and an R-1 (One Family Residential) District.

Background

The property is located at 2515 West Lamberth Road on the west side of FM 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. Sherman Bible Church would like to construct 42,337 square foot, 75 foot tall church. Property on the north, south and west is zoned residential.

Adjacent Zoning:

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

Origination:

Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect)

Master Plan Designation:

Residential

Number of notices mailed:

14

Objections received:

0

Attachments:

Location map, Photos, Site Plan

Prepared By:

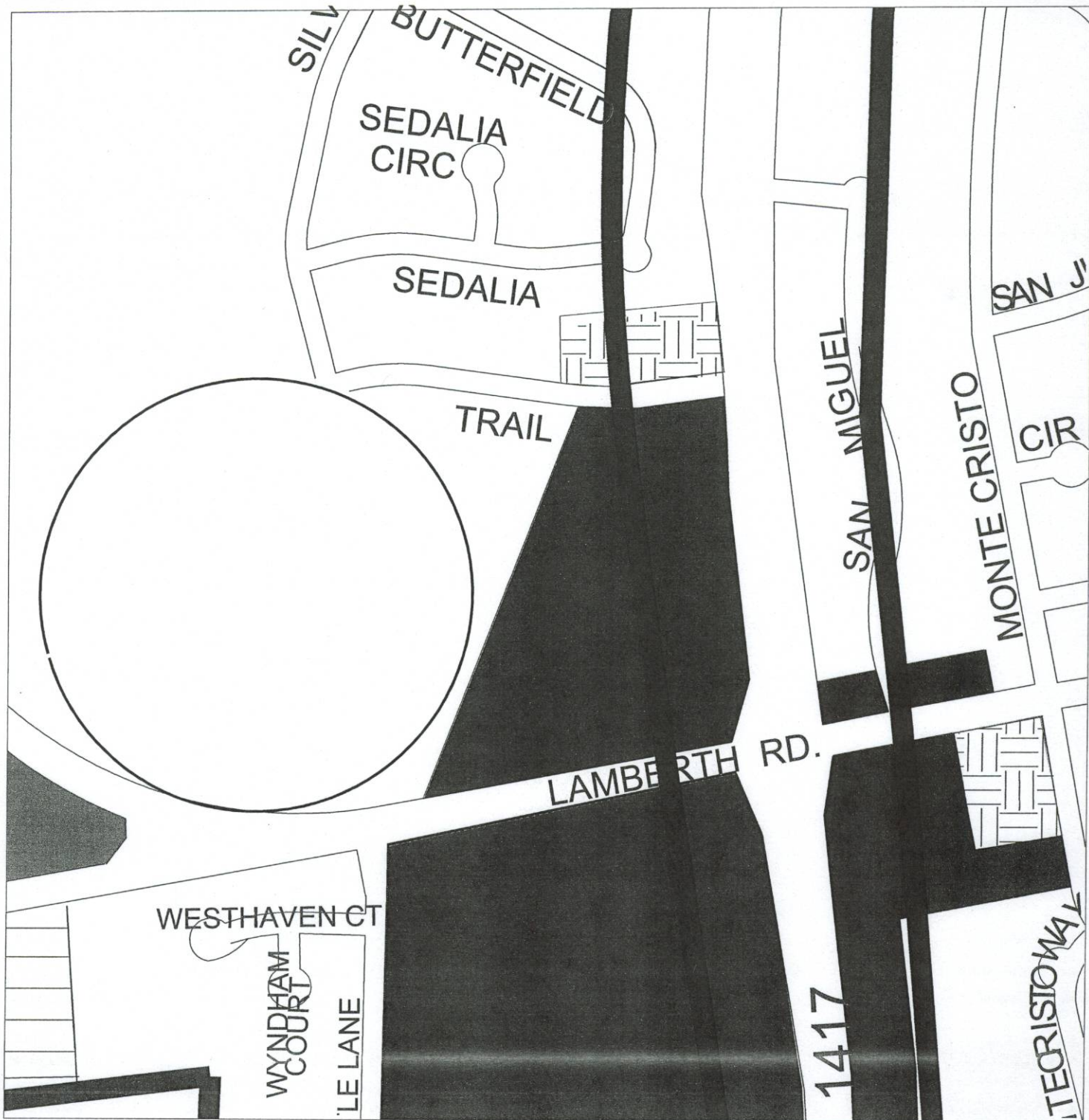
Patsy Reeves

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		BLA BLACK 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



**2515 WEST LAMBERTH RD.
EXCEPTION**

ENGINEERING DEPARTMENT





F.M. 1417

Lamberth



Average Scale: 1 inch = 147.0 feet

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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2515 West Lamberth Road
Being Lot 10, Block 3, O'Hanlon Ranch Addition, Phase 2
Variance

Requested Action/Proposed Use:

Variance to allow an additional freestanding monument sign with a 3' setback from the Overland Trail property line in lieu of the required 25' on a front facing street in an R-1 (One Family Residential) District.

Background

The property is located at 2515 West Lamberth Road on the west side of FM 1417 North (Heritage Parkway) in the O'Hanlon Ranch Subdivision. Sherman Bible Church would like to erect an additional freestanding monument sign along Overland Trail, 3' from the property line. They will have a monument sign along Lamberth Road as well.

Adjacent Zoning:

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

Origination:

Sherman Bible Church (Owners) and Alliance Architects, Thomas Maxwell (Architect)

Master Plan Designation:

Residential

Number of notices mailed:

14

Objections received:

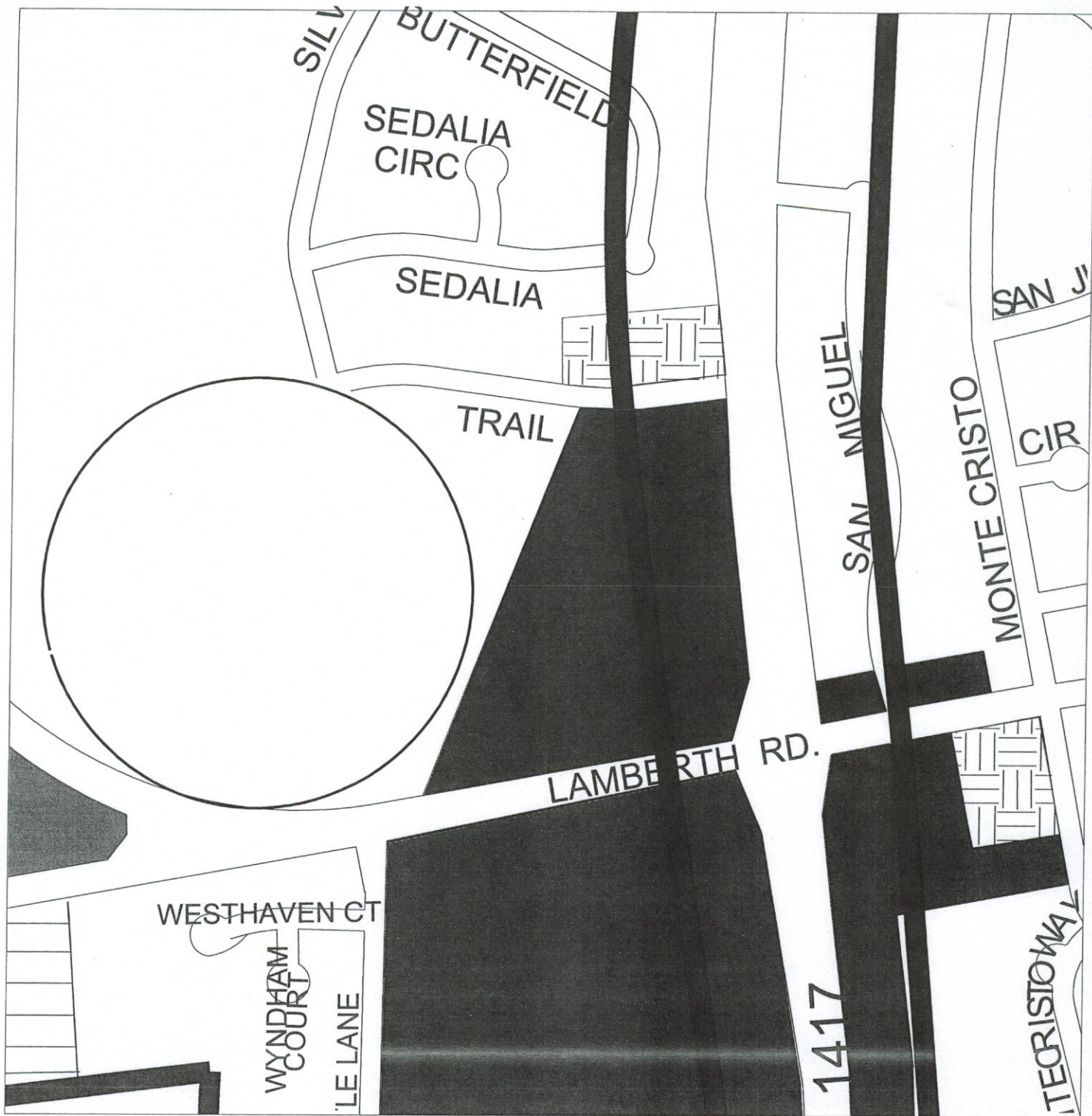
0

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 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 - 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		



2515 WEST LAMBERTH RD.
VARIANCE

ENGINEERING DEPARTMENT





F.M. 1417

Lambert

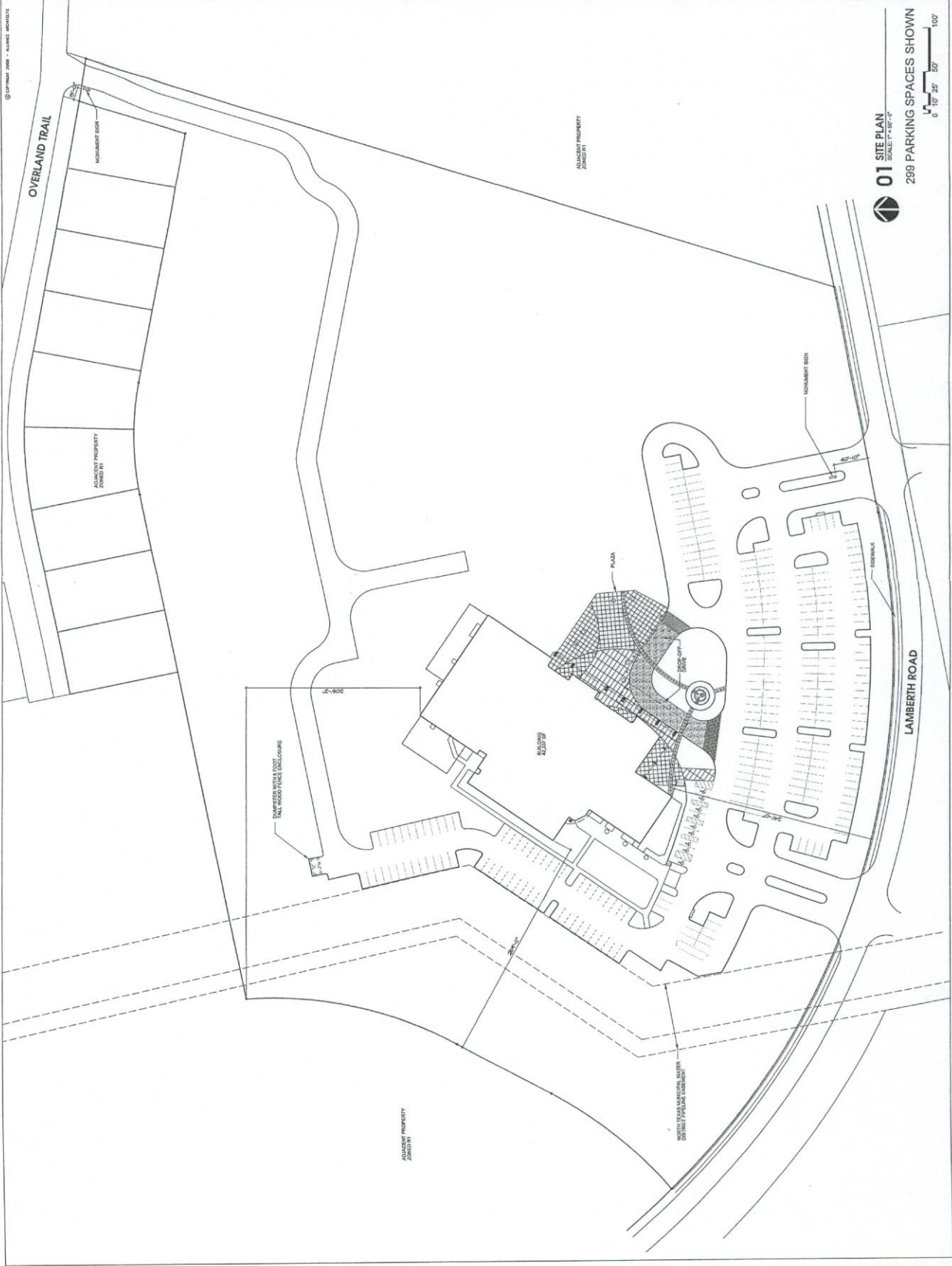
Average Scale: 1 inch = 147.0 feet

(c) Copyright 2006, Pictometry International Corp.

SCALE: 3/8" = 1'-0"
 TOTAL SQUARE FOOTAGE = 32 SF



MONUMENT SIGN



© 2003 ALLIANCE ARCHITECTS

ALLIANCE ARCHITECTS
 1000 W. WASHINGTON AVE. SUITE 1000
 MINNEAPOLIS, MN 55408
 TEL: 612.338.1000 FAX: 612.338.1001

sherman bible

A1.01

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

500 Block of East Graham Drive
Being Lot 1A, Block 1, of the Replat of Lot 1, Block 1 of Sherman Town Center, Sect. Two
Site Plan

Requested Action/Proposed Use:

Site plan approval for the Lofts Apartment Community

Background

The property is located in the 500 Block of East Graham Drive off Loy Lake Road, northeast of J.C. Penney's, in the Sherman Town Center Addition. The prospective buyer would like to construct The Lofts Apartments Complex.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners), Hank Feddern (Prospective Buyer) and Ikemire Architects, Paul J. Verheyden (Architects)

Master Plan Designation:

Residential

Attachments:

Location map, Photos, Site Plan, Staff Review Letter

Prepared By:

Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

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

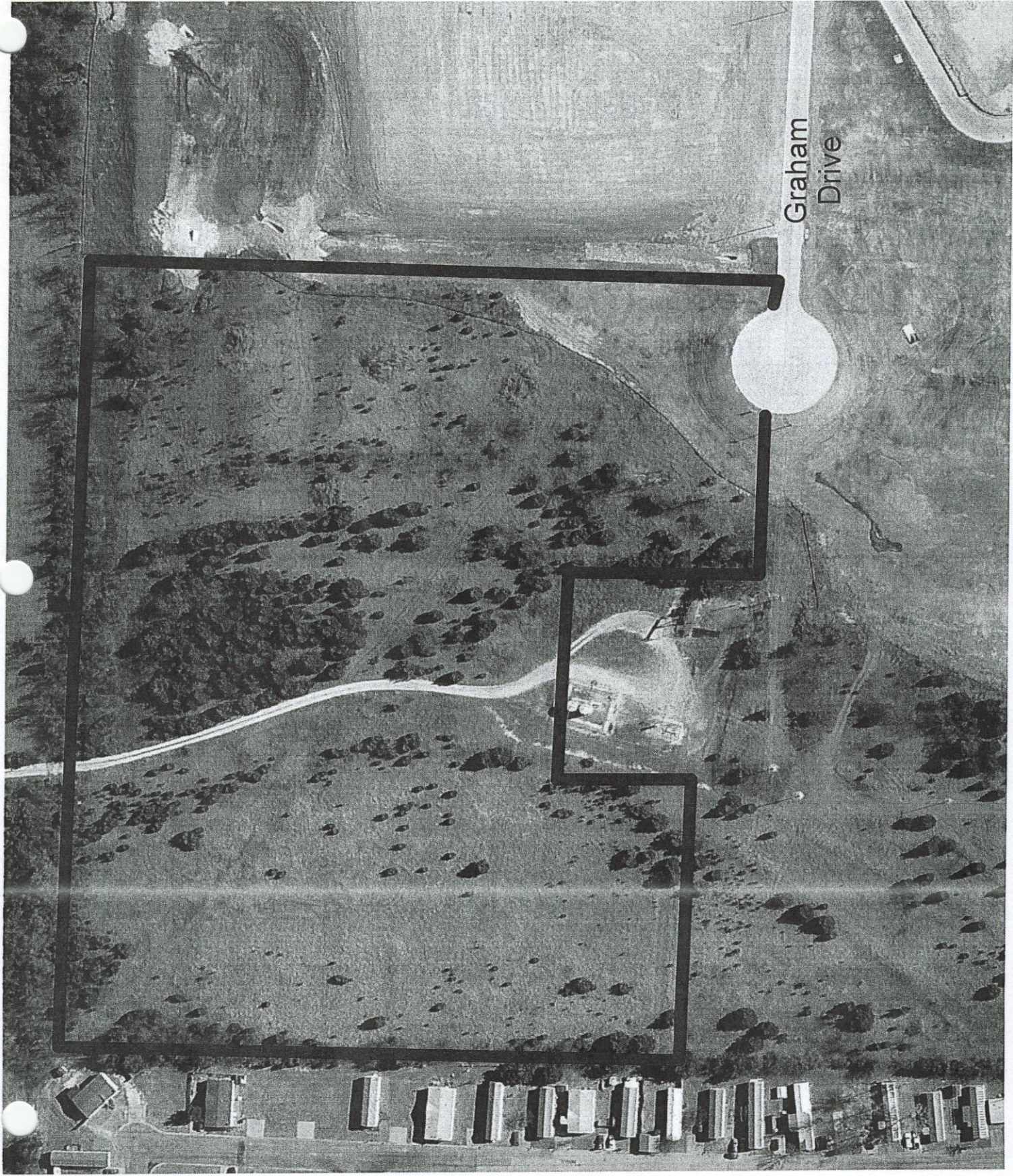
	M-2	HEAVY MANUFACTURING DISTRICT
	M H	MANUFACTURED HOUSING DISTRICT
		BLALOCK INDUSTRIAL PARK
	O-1	OVERLAY DISTRICT - 75 & 82
	O-1.1	OVERLAY DISTRICT - 1417
	O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO	COLLEGE PARK OVERLAY
	A&C	ARTS & CULTURAL OVERLAY DISTRICT
	CBD	CENTRAL BUSINESS DISTRICT



500 BLOCK GRAHAM DRIVE SITE PLAN

Department of Developmental Services





Scale: 1 inch = 147.1 feet

(c) Copyright 2006, Pictometry International Corp.



July 16, 2008

Nell Graham
2006 Deer Run
Denison, TX 75020

Hank Feddern
17103 Preston Road, Ste. 250
Dallas, TX 75248

Dear Applicant,

The request for approval of a site plan for the Lofts Apartment Community concerning the property in the 500 Block of East Graham Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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:

Zoning:

1. Fire lanes and fire codes shall be coordinated with the Fire Marshal, (903.892.7267)
2. All requirements of the R-2 (Multi-Family Residential) District and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.

Engineering

3. The name is similar to apartments located in downtown Sherman and could cause confusion. It is recommended the name be more distinctive.

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

**COLONIAL COMMUNITIES - THE LOFTS APARTMENTS SHERMAN, TX.
UNIT - BUILDING - SITE CALCULATIONS - FOOTPRINT OF CONCRETE (FIRST FLOOR ONLY)**

STATUS DATE: 7-7-08

NUMBERS BELOW DENOTE 1ST FLOOR FOOTPRINT MEASURED TO OUTSIDE OF STUD WALL & EDGE OF CONCRETE THAT IS COVERED WITH ROOF.

ANCILLARY BUILDINGS				
MAINTENANCE		696	1	696
MAIL BUILDING		232	1	232
REMOTE GARAGE		1,364	6	8,184
REMOTE CARPORT		900	16	14,400
TOTAL S.F. ANCILLARY BUILDINGS COVERED AREA				23,512

TOTAL 1ST FLOOR S.F. MAIN BUILDING AREA	155,722
TOTAL 1ST FLOOR S.F. ANCILLARY BUILDINGS	23,512
TOTAL 1ST FLOOR S.F. BUILDING AREA	179,234

TOTAL S.F. SITE AREA (14.33 ACRES)	624,223
TOTAL % MAIN BUILDING AREA - MAX. ALLOWABLE	30.00%
TOTAL 1ST FLOOR S.F. MAIN BUILDING AREA - MAX. ALLOWABLE	187,267

TOTAL S.F. % BUILDINGS -	28.71%
DIFFERENCE %	-1.29%
DIFFERENCE S.F.	8,033

COLONIAL COMMUNITIES - THE LOFTS APARTMENTS SHERMAN, TX.																										
UNIT - BUILDING - SITE CALCULATIONS - FOOTPRINT OF CONCRETE (FIRST FLOOR ONLY)																										
STATUS DATE 7-7-08																										
NUMBERS BELOW DENOTE 1ST FLOOR FOOTPRINT MEASURED TO OUTSIDE OF STUD WALL & EDGE OF CONCRETE THAT IS COVERED WITH ROOF.																										
UNIT TYPE	UNIT DESCRIPTION	UNIT S.F.	BLDG 1# UNITS	BLDG 1 TOT. S.F.	BLDG 1#	BLDG 1 TOT LIVING UNITS	BLDG 1 TOT. SITE	BLDG 2# UNITS	BLDG 2 TOT. S.F.	BLDG 2#	BLDG 2 TOT LIVING UNITS	BLDG 2 TOT. SITE	BLDG 3# UNITS	BLDG 3 TOT. S.F.	BLDG 3#	BLDG 3 TOT LIVING UNITS	BLDG 3 TOT. SITE	SITE TOT. UNITS	SITE TOT. S.F.							
A. LIVING UNITS																										
1	A1	1 BR, 1BA	430	1	430	20	20	8,600	1	430	20	20	8,600	0	0	0	0	40	17,200							
2	A2	1 BR, 1 1/2BA	479	2	958	20	40	19,160	0	0	0	0	0	0	0	0	0	40	19,160							
3	B1	2 BR, 1 1/2BA	438	2	876	20	40	17,520	0	0	0	0	0	0	0	0	0	40	17,520							
4	B2	2 BR, 2 1/2BA	465	0	0	0	0	0	2	930	20	40	18,600	0	0	0	0	40	18,600							
5	B3	2 BR, 2 BA	680	1	680	20	20	13,600	1	680	20	20	13,600	4	2,720	2	8	5,440	48	32,640						
	TOTALS			6	2,944	20	120	58,880	4	2,040	20	80	40,800	4	2,720	2	8	5,440	208	105,120						
										TOTAL S.F. LIVING UNITS										105,120						
B. CLUBHOUSE																										
										TOTAL S.F. CLUBHOUSE										5,586						
C. ATTACHED GARAGES																										
1	G1	1 car GARAGE	237	1	237	20	20	4,740	0	0	0	0	0	0	0	0	0	20	4,740							
2	G2	1 car GARAGE	241	2	482	20	40	9,640	2	482	20	40	9,640	2	482	2	4	964	84	20,244						
	TOTALS										TOTAL S.F. ATTACHED GARAGES									24,984						
D. COVERED PORCHES (AREA OF CONCRETE COVERED BY ROOF SUPPORTED BY COLUMNS OR WALLS)																										
1	A1	1 BR, 1BA	98	1	98	20	20	1,960	1	98	20	20	1,960	0	0	0	0	0	3,920							
2	A2	1 BR, 1 1/2BA (22 stor.+60 porch)	82	2	164	20	20	3,280	0	0	0	0	0	0	0	0	0	0	3,280							
3	B1	2 BR, 1 1/2BA	0	2	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0							
4	B2	2 BR, 2 1/2BA	0	0	0	0	0	0	2	0	20	40	0	0	0	0	0	0	0							
5	B3	2 BR, 2 BA	98	1	98	20	20	1,960	1	98	20	20	1,960	4	98	2	8	784	4,704							
6	CLUBHOUSE PORCH		504																504							
											TOTAL S.F. COVERED PORCHES								12,408							
E. COVERED PATIOS (AREA OF CONCRETE COVERED BY FLAT ROOF SUSPENDED FROM RODS ABOVE)																										
1	A1	1 BR, 1BA	20	1	20	20	20	400	1	20	20	20	400	0	0	0	0	0	800							
2	A2	1 BR, 1 1/2BA	0	2	20	20	40	0	0	0	0	0	0	0	0	0	0	0	0							
3	B1	2 BR, 1 1/2BA	81	2	162	20	40	3,240	0	0	0	0	0	0	0	0	0	0	3,240							
4	B2	2 BR, 2 1/2BA	52	0	0	0	0	0	2	121	20	40	2,420	0	0	0	0	0	2,420							
5	B3	2 BR, 2 BA	36	1	36	20	20	720	1	16	20	20	320	4	62	2	8	124	1,164							
	TOTALS			6	20	20	20	4,360	4	157	20	80	3,140	4	62	2	8	124	7,624							
											TOTAL S.F. COVERED PATIOS								7,624							
ANCILLARY BUILDINGS																										
F. MAINTENANCE				696	1	696					TOTAL 1ST FLOOR S.F. MAIN BUILDING AREA								155,722							
G. MAIL BUILDING				232	1	232					TOTAL 1ST FLOOR S.F. ANCILLARY BUILDINGS								23,512							
H. REMOTE GARAGE				1,364	6	8,184					TOTAL 1ST FLOOR S.F. BUILDING AREA								179,234							
I. REMOTE CARPORT				900	16	14,400																				
TOTAL S.F. ANCILLARY BUILDINGS COVERED AREA							23,512						TOTAL S.F. SITE AREA (14.33 ACRES)							624,223						
																			TOTAL % MAIN BUILDING AREA - MAX. ALLOWABLE							30.00%
																			TOTAL 1ST FLOOR S.F. MAIN BUILDING AREA - MAX. ALLOWABLE							187,267
																			TOTAL S.F. % BUILDINGS -							28.71%
																			DIFFERENCE %							-1.29%
																			DIFFERENCE S.F.							8,033

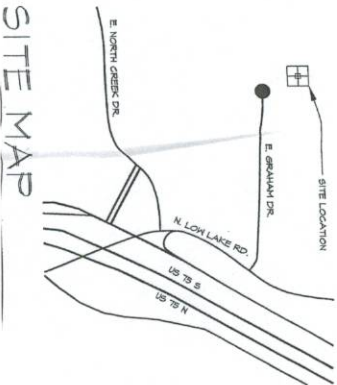
COLONIAL COMMUNITIES - THE LOFTS APARTMENTS SHERMAN, TX.																							
UNIT - BUILDING - SITE CALCULATIONS																							
6-17-08																							
NUMBERS BELOW DENOTE 1ST FLOOR MEASURED TO OUTSIDE OF STUD WALL & 2ND FLOOR MEASURED TO OUTSIDE OF STUD WALL & OUTSIDE EDGE OF FLOOR @ LOFT.																							
UNIT TYPE	UNIT DESCRIPTION	UNIT S.F.	BLDG 1 # UNITS	BLDG 1 TOT. S.F.	BLDG 1 #	BLDG 1 TOT LIVING UNITS	BLDG 1 TOT. SITE	BLDG 2 # UNITS	BLDG 2 TOT. S.F.	BLDG 2 #	BLDG 2 TOT LIVING UNITS	BLDG 2 TOT. SITE	BLDG 3 # UNITS	BLDG 3 TOT. S.F.	BLDG 3 #	BLDG 3 TOT LIVING UNITS	BLDG 3 TOT. SITE	SITE TOT. UNITS	SITE TOT. S.F.				
A1	1 BR, 1BA	690	1	690	20	20	13,800	1	690	20	20	13,800	0	0	0	0	0	40	27,600				
A2	1 BR, 1 1/2BA	788	2	1,576	20	40	63,040	0	0	0	0	0	0	0	0	0	0	40	63,040				
B1	2 BR, 1 1/2BA	942	2	1,884	20	40	75,360	0	0	0	0	0	0	0	0	0	0	40	75,360				
B2	2 BR, 2 1/2BA	996	0	0	0	0	0	2	1,992	20	40	39,840	0	0	0	0	0	40	39,840				
B3	2 BR, 2 BA	1,191	1	1,191	20	20	23,820	1	1,191	20	20	23,820	4	4,764	2	8	9,528	48	57,168				
			6	5,341	20	120	176,020	4	3,873	20	80	77,460	4	4,764	2	8	9,528	208	263,008				
										TOTAL S.F. LIVING UNITS (A)													263,008
G1	1 car GARAGE	237	1	237	20	x	4,740	0	0	0	x	0	0	0	0	x	0	20	4,740				
G2	1 car GARAGE	241	2	482	20	x	9,640	2	482	20	x	9,640	2	482	2	x	964	84	20,244				
										TOTAL S.F. GARAGES (B)													24,984
										TOTAL UNIT S.F. SITE (A+B=C)													287,992

THE LOFTS

APARTMENT COMMUNITY

GRAHAM DRIVE

SHERMAN, TEXAS



SITE MAP

APPLICABLE CODES:

SUBDIVISION REGULATION: CITY OF SHERMAN ORDINANCE
 ZONING REGULATION: CITY OF SHERMAN ORDINANCE
 PARKING AND LOADING: CITY OF SHERMAN ORDINANCE
 LANDSCAPE REGULATION: CITY OF SHERMAN ORDINANCE
 BUILDING CODE: 2006 INTERNATIONAL BUILDING
 CODE WITH CITY OF DENTON AMENDMENTS
 FIRE CODE: 2006 INTERNATIONAL FIRE CODE
 MECHANICAL CODE: 2006 INTERNATIONAL MECHANICAL CODE
 WITH CITY OF DENTON AMENDMENTS
 PLUMBING CODE: 2006 INTERNATIONAL PLUMBING CODE
 WITH CITY OF DENTON AMENDMENTS
 ELECTRICAL CODE: 2006 INTERNATIONAL ELECTRICAL CODE
 WITH CITY OF DENTON AMENDMENTS
 ENERGY CODE: 2006 INTERNATIONAL ENERGY CONSERVATION
 CODE WITH CITY OF DENTON AMENDMENTS
 CONSERVATION CODE ASBESTOS REGULATION,
 TDI

ACCESSIBLE CODES:

FAIR HOUSING ACT (AS REVISED 1988)
 TEXAS ACCESSIBILITY STANDARDS OF 1994
 TEXAS ARCHITECTS REGISTRATION ACT (ARTICLE 249
 V.A.C.S.) ARCHITECTURAL BARBERS ACT, TDLR

TAS REVIEW NO. EABPRJA7822059 FILED 8-20-07

THIS PROJECT HAS BEEN DESIGNED IN
 CONFORMANCE WITH
 THE FAIR HOUSING ACT (AS REVISED 1988) AND
 ACCESSIBILITY STANDARDS OF 1994
 COMPLIANCE IS MANDATORY





STATUS DATE 7-7-08

ED TO OUTSIDE OF STU

DIFFERENCES

6-11-08
6-11-08

10

ARCHITECTURAL STUDIOS

-
- A13.0 - D
- INDICATES DETAIL NO.
- DETAIL REFERENCE
- A13.0 - D

SHEET INDEX	
SHEET NUMBER	SHEET TITLE

1.	A	A0.0	COVER SHEET
2.	A	A0.1	INDEX & CALCULATIONS
3.	A	A1.0	SITE PLAN & SITE DETAILS
BUILDINGS MISC BUILDINGS			
4.	A	A1.1.0	A1 UNIT FLOOR PLANS
5.	A	A1.1.1	A1 UNIT FLOOR PLANS
6.	A	A1.1.2	B1 UNIT FLOOR PLANS
7.	A	A1.1.3	B2 UNIT FLOOR PLANS
8.	A	A1.1.4	B3 UNIT FLOOR PLANS
9.	A	A2.1.0	BUILDING-I FIRST FLOOR PLAN
			BUILDING-I SECOND FLOOR PLAN
10.	A	A2.2.0	BUILDING-II FIRST FLOOR PLAN
			BUILDING-II SECOND FLOOR PLAN
			BUILDING-III FIRST FLOOR PLAN

RA
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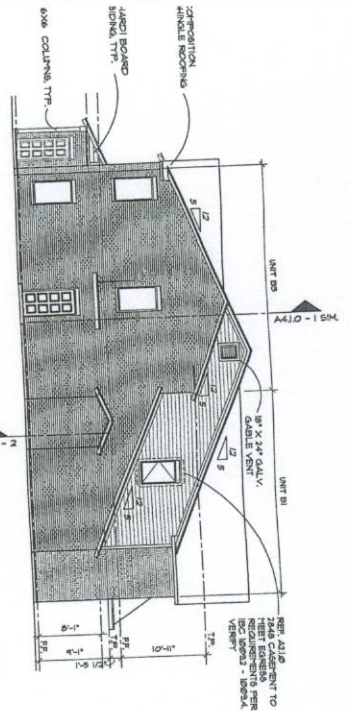
TECTS
INTERIORS

647.09

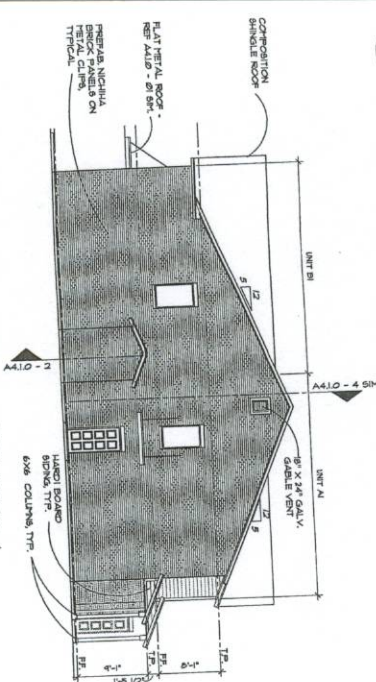
[illegible]* CALL
WALKS PER CITY SECTORS IF REQUIRED.

- WINDOM MANSION

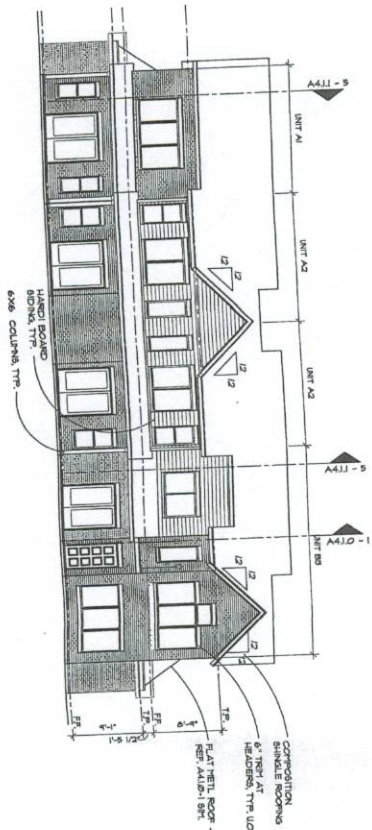
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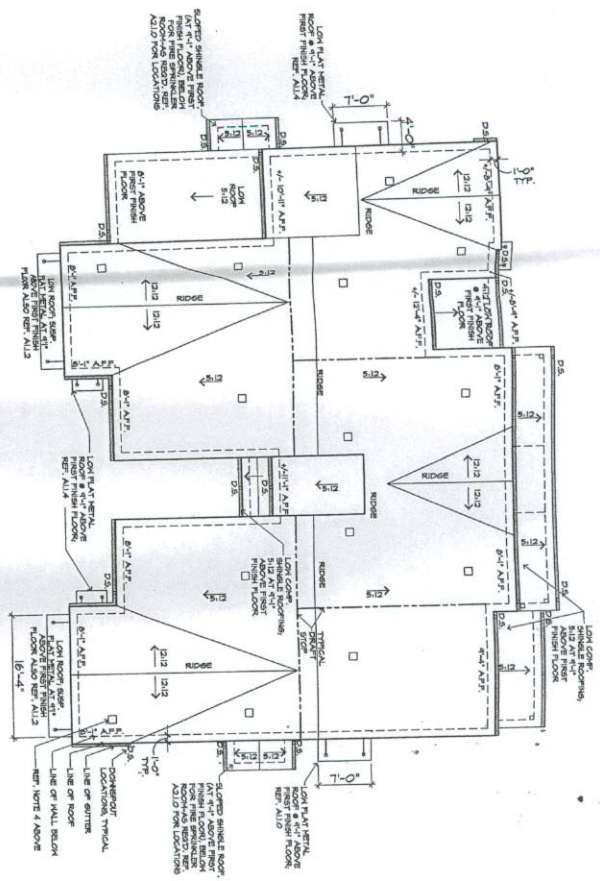
4 LEFT SIDE ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



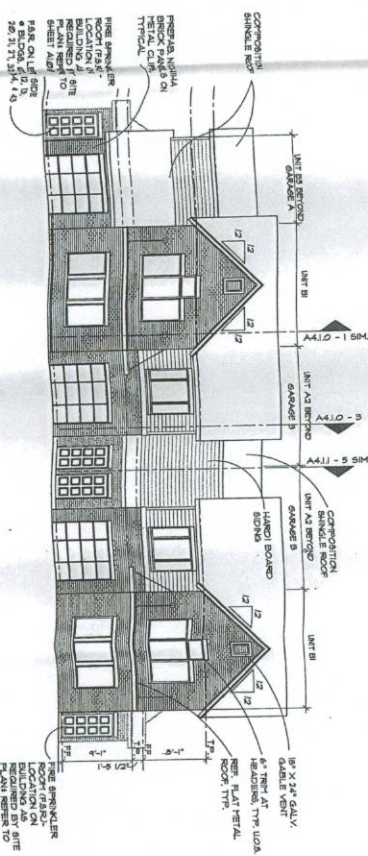
3 RIGHT SIDE ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



REAR ELEVATION - BUILDING 1



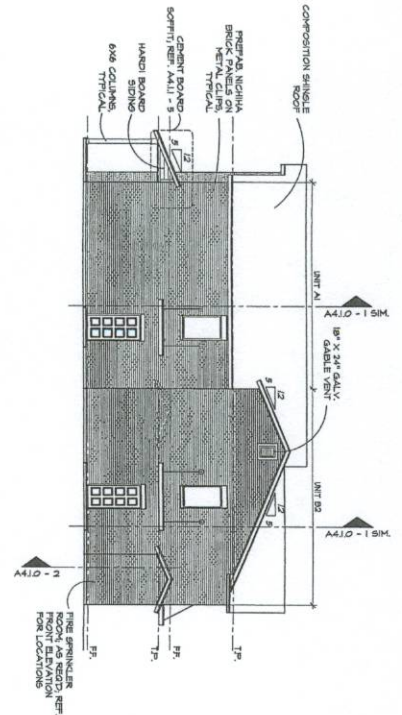
5 ROOF PLAN - BUILDING
SCALE: 1/8" = 1'-0"



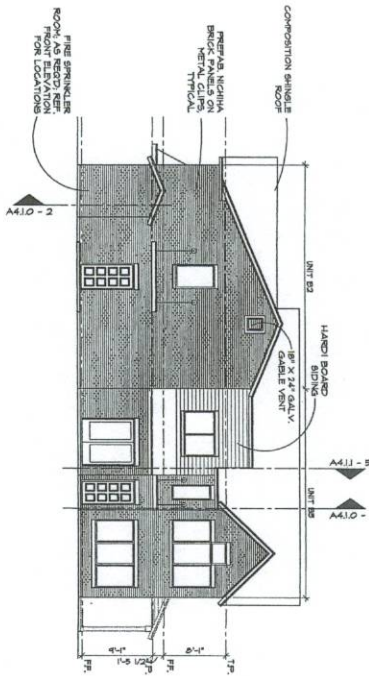
1 FRONT ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"

- | ITEM NO. | DESCRIPTION | UNIT | QTY | PRICE | TOTAL |
|----------|--|------|-----|-------|-------|
| 1 | INSTALLATION WORK REQUIRED - 150 FT. FOR | | | | |
| 2 | ASBESTOS REMOVAL WORK REQUIRED - 150 FT. FOR | | | | |
| 3 | REMOVE 300 SQ. YD. OF ATTIC SPACE, PLACE IN | | | | |
| 4 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 5 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 6 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 7 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 8 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 9 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 10 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 11 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 12 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 13 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 14 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 15 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 16 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 17 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 18 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 19 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 20 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 21 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 22 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 23 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 24 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 25 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 26 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 27 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 28 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
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| 30 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 31 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 32 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 33 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 34 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 35 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 36 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 37 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 38 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 39 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 40 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 41 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 42 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 43 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 44 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 45 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 46 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 47 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 48 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 49 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 50 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 51 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 52 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 53 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 54 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 55 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 56 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 57 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 58 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 59 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 60 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 61 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 62 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 63 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 64 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
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| 66 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 67 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 68 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 69 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 70 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
| 71 | THE ATTIC SPACE, REMOVE THE TRAP, PLACE IN | | | | |
| 72 | LOUSE TRAP, 100 YD. FROM THE NEAREST PORT OF | | | | |
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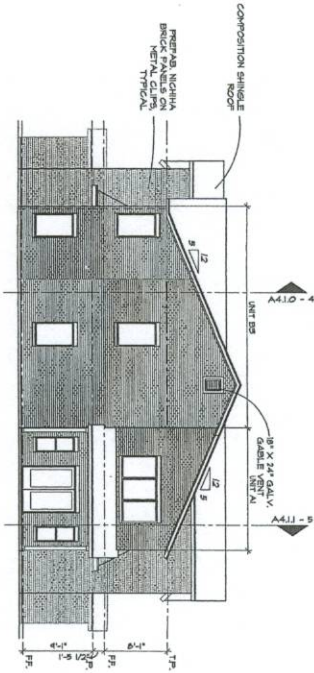
- TYPICAL COLORS
FOR ALL BUILDINGS**
1. ROOF - TAN
 2. SIDING - GRAY
 3. GARAGE DOORS - GRAY
 4. DOORS - GRAY
 5. TRIM - GRAY
 6. BRICK - RED
 7. WINDOW FRAMES - GRAY



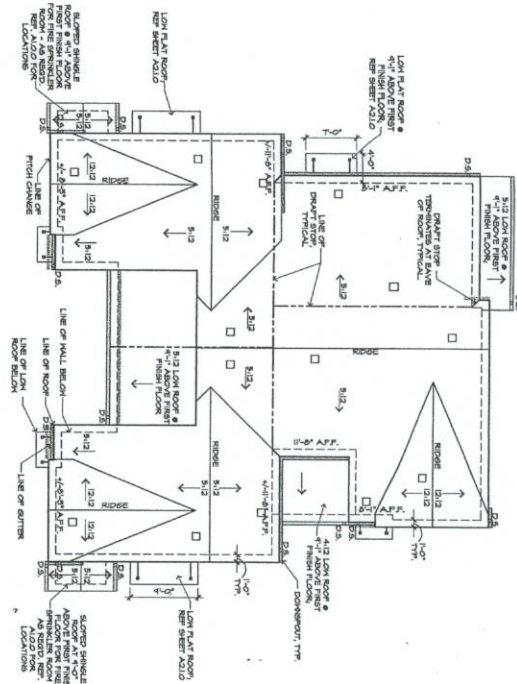
4. LEFT SIDE ELEVATION - BUILDING II
SCALE: 1/8" = 1'-0"



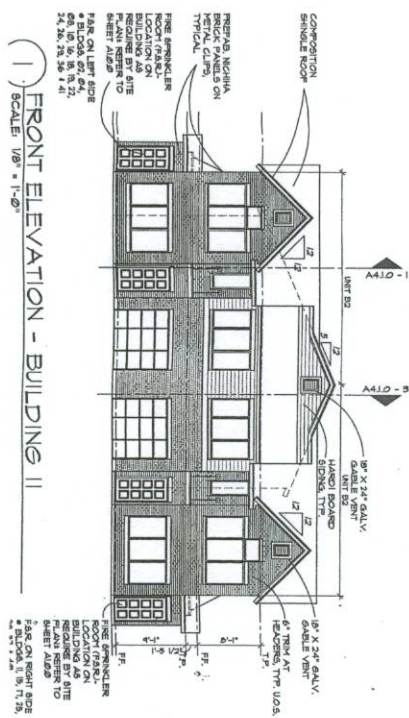
3. RIGHT SIDE ELEVATION - BUILDING II
SCALE: 1/8" = 1'-0"



2. REAR ELEVATION - BUILDING II
SCALE: 1/8" = 1'-0"



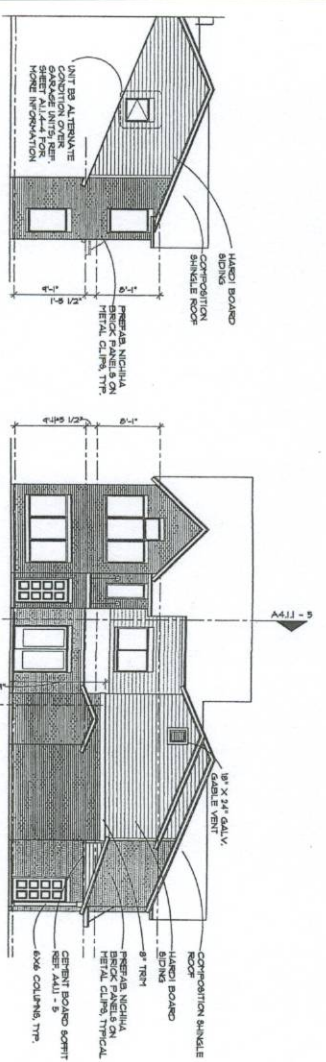
5. ROOF PLAN - BUILDING II
SCALE: 3/16" = 1'-0"



FRONT ELEVATION - BUILDING II

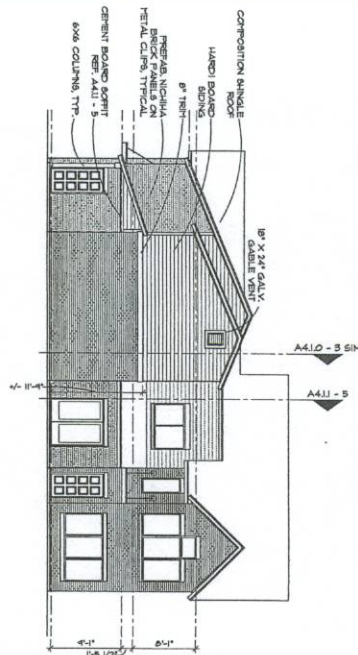
- [illegible]

- TYPICAL COLORS
FOR ALL BUILDINGS**
1. ROOF - TAN
 2. SIDING - GRAY
 3. GARAGE DOORS - GRAY
 4. DOORS - GRAY
 5. TRIM - GRAY
 6. BRICK - RED
 7. WINDOW FRAMES - GRAY

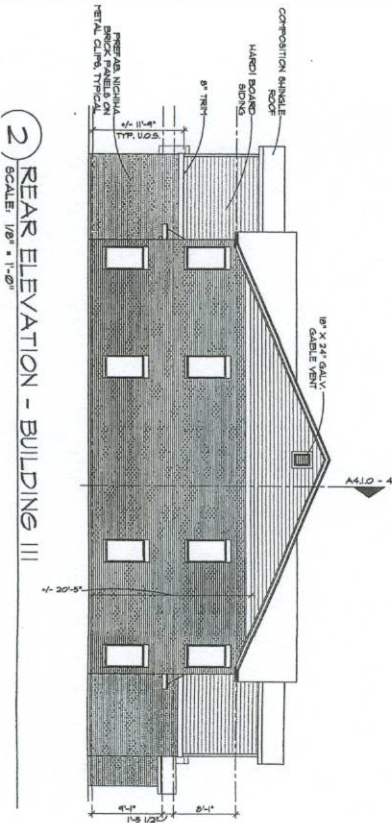


5 PART. ELEV. - BLDG. III
SCALE: 1/8" = 1'-0"

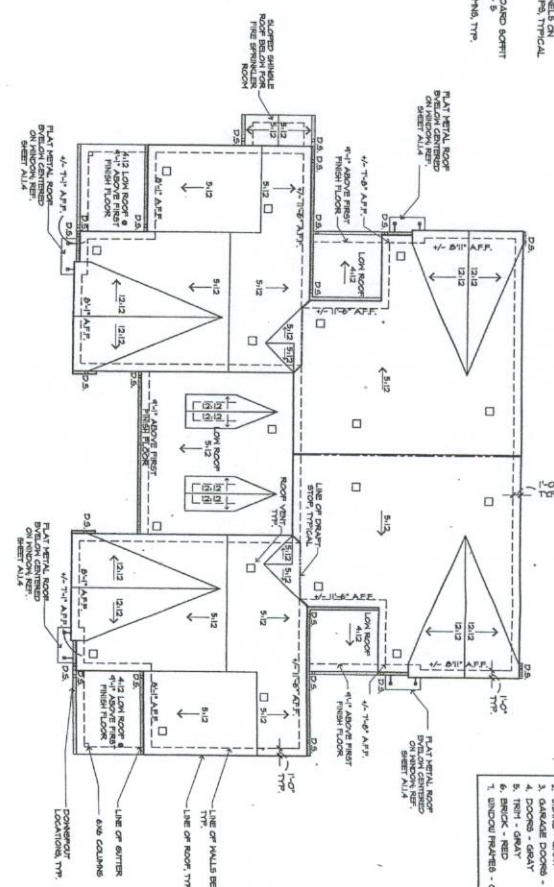
4 LEFT SIDE ELEVATION - BUILDING III
SCALE: 1/8" = 1'-0"



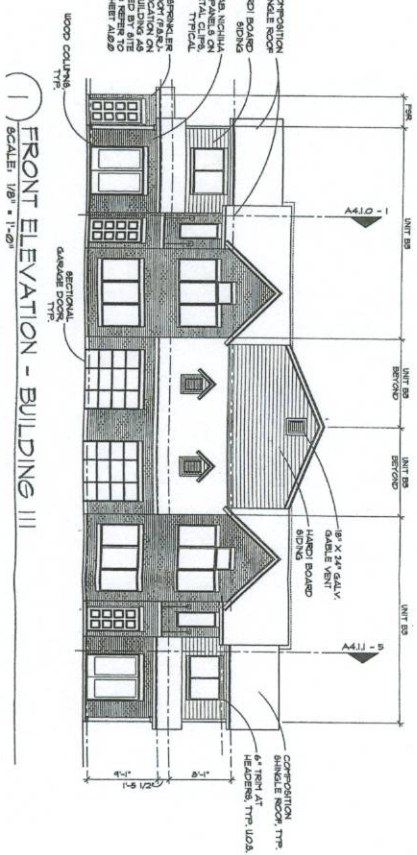
3 RIGHT SIDE ELEVATION - BUILDING III
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION - BUILDING III
SCALE: 1/8" = 1'-0"

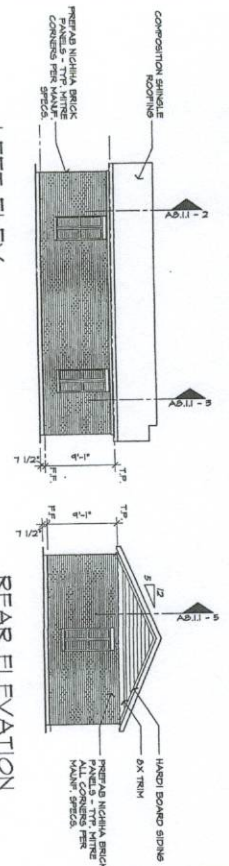


6 ROOF PLAN - BUILDING III
SCALE: 1/8" = 1'-0"

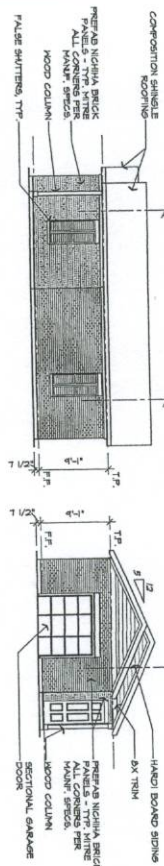


1 FRONT ELEVATION - BUILDING III
SCALE: 1/8" = 1'-0"

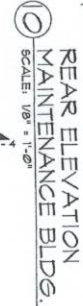
TYPICAL ROOF PLAN NOTES	
1. ALL ROOMING TO BE CONSTRUCTION SHINGLE TYPE.	
2. VENTILATION LOCATIONS PRIOR TO ENTRY.	
3. VENTILATION LOCATIONS PRIOR TO ENTRY.	
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100. VENTILATION LOCATIONS PRIOR TO ENTRY.	



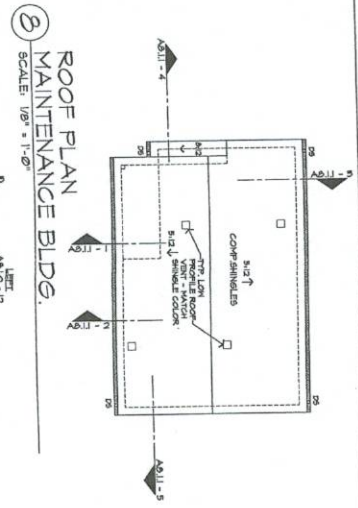
12 LEFT ELEV.
MAINTENANCE BLDG.
SCALE: 1/8" = 1'-0"



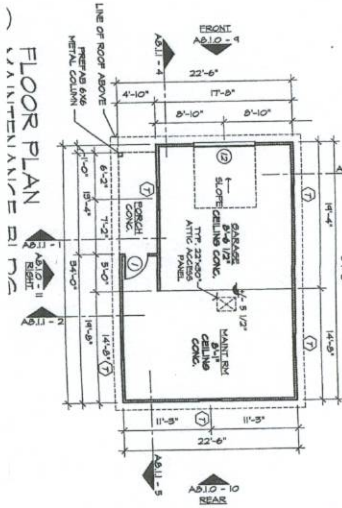
RIGHT ELEV.
MAINTENANCE BLDG.
SCALE: 1/8" = 1'-0"



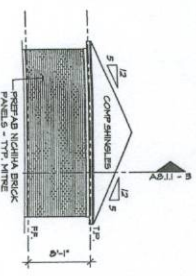
FRONT ELEVATION
MAINTENANCE BLDG.
SCALE: 1/8" = 1'-0"



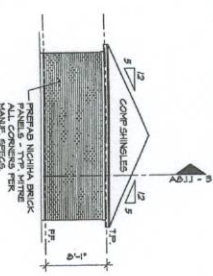
8 ROOF PLAN
MAINTENANCE BLDG.
SCALE: 1/8" = 1'-0"



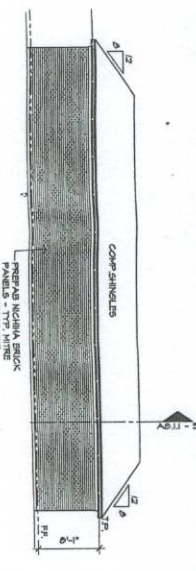
FLOOR PLAN
 10-11
 RIGHT
 10-11



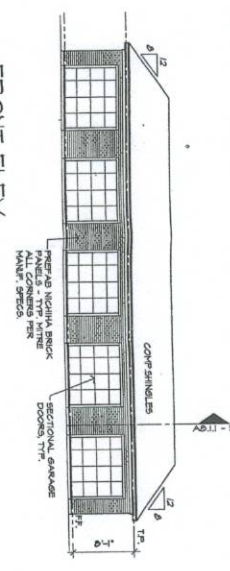
RIGHT ELEV.
REMOTE GARAGE
6 SCALE: 1/8" = 1'-0"



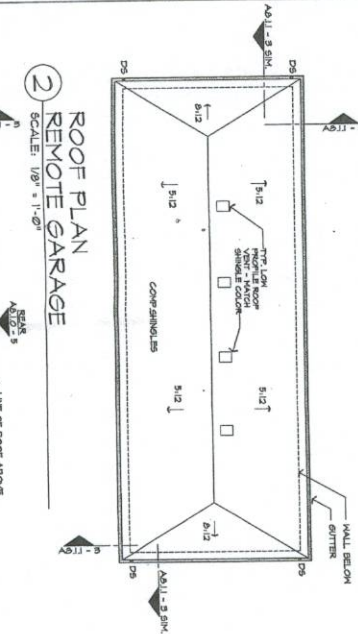
4 LEFT ELEV.
REMOTE GARAGE
SCALE: 1/8" = 1'-0"



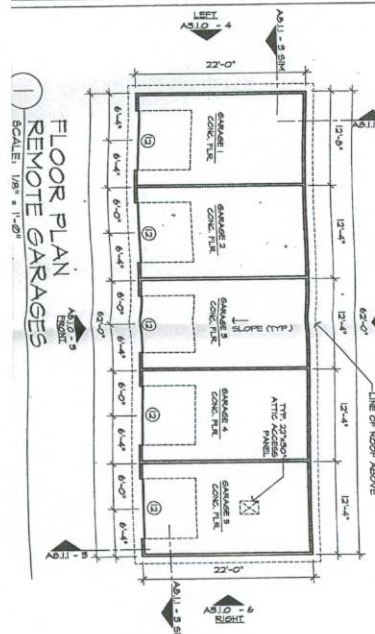
REAR ELEV.
REMOTE GARAGE
SCALE: 1/8" = 1'-0"



FRONT ELEV.
REMOTE GARAGE
3
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
REMOTE GARAGE
SCALE: 1/8" = 1'-0"

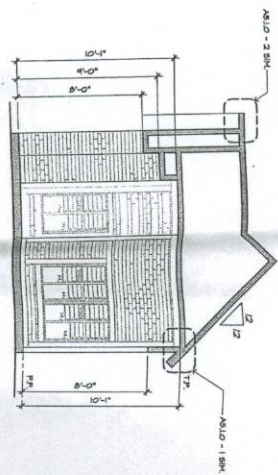


FLOOR PLAN
REMOTE GARAGES
SCALE: 1/8" = 1'-0"

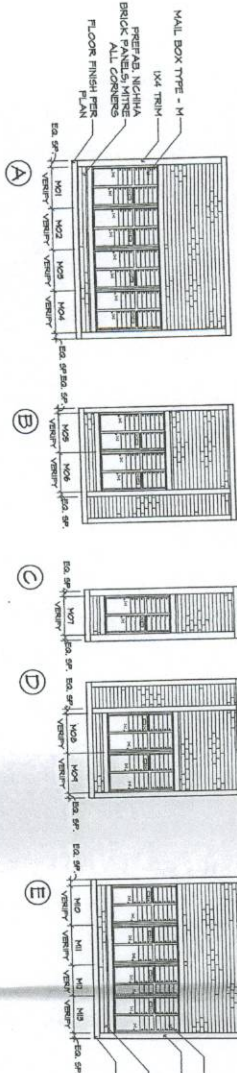
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**TYPICAL COLORS
FOR ALL BUILDINGS**

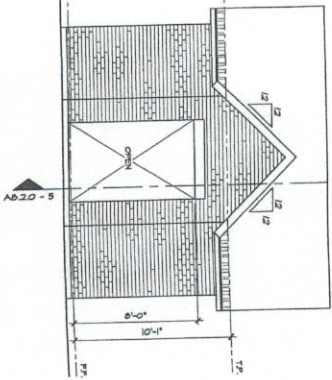
1. ROOF - TAN
2. SIDING - GRAY
3. GARAGE DOORS - GRAY
4. DOORS - GRAY
5. TRIM - GRAY
6. BRICK - RED
7. WINDOW FRAMES - GRAY



5 BUILDING SECTION - MAIL BLDG.
SCALE: 1/4" = 1'-0"

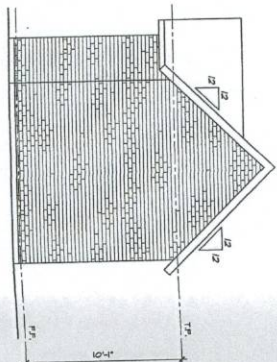


4 INTERIOR ELEVATIONS - MAIL BLDG.
SCALE: 1/4" = 1'-0"



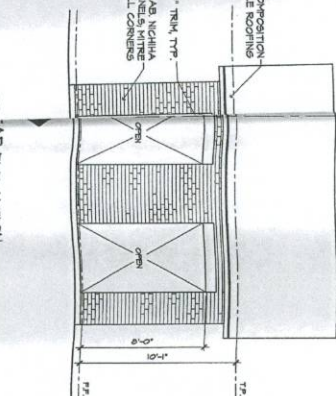
3 EXTERIOR ELEVATIONS - MAIL BLDG.
SCALE: 1/4" = 1'-0"

A FRONT ELEVATION

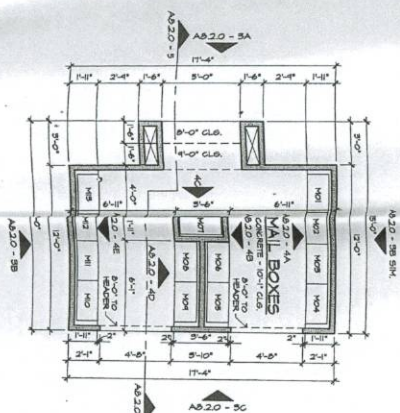


B TOP SIDE ELEVATION

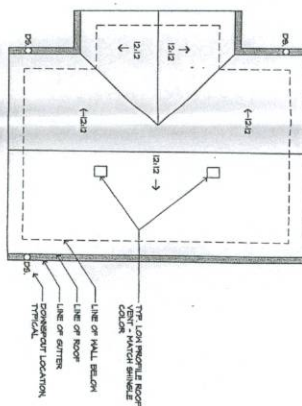
C REAR ELEVATION



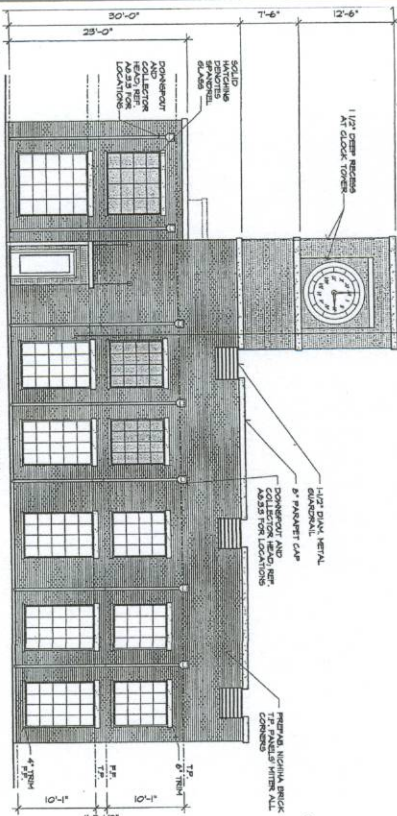
1 FLOOR PLAN - MAIL BUILDING
SCALE: 1/4" = 1'-0"



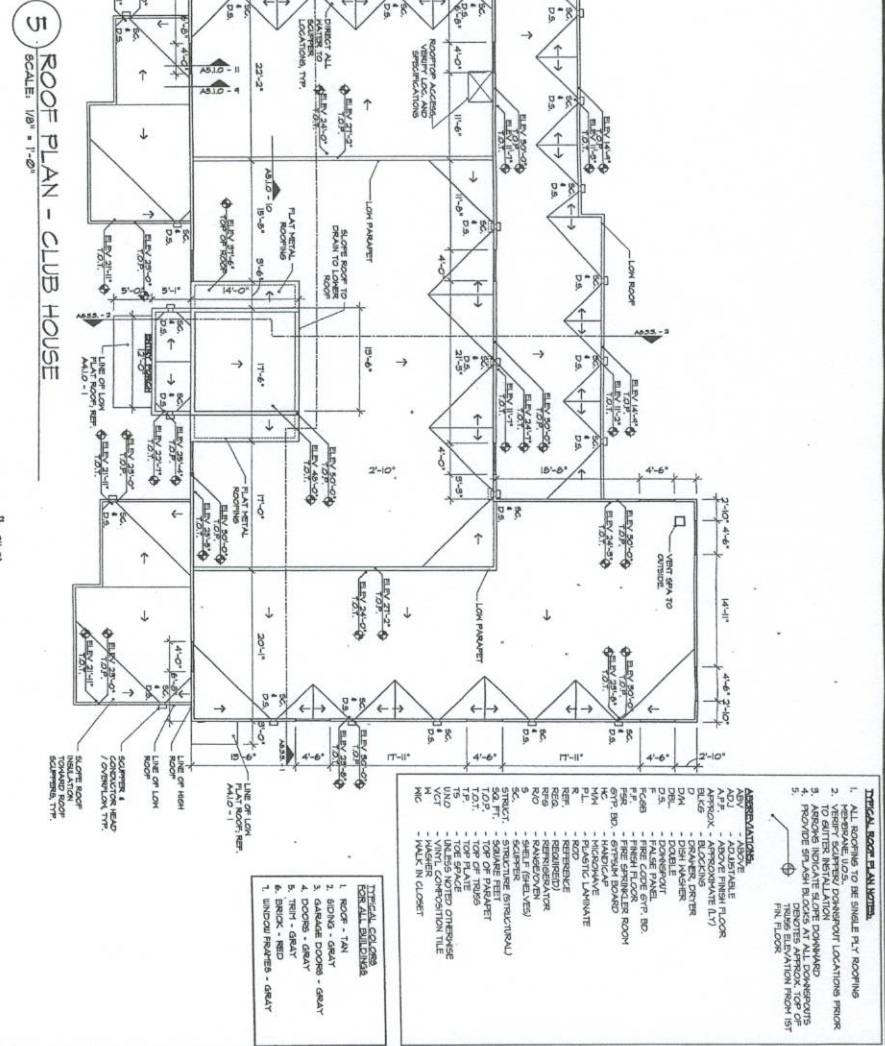
2 ROOF PLAN - MAIL BUILDING
SCALE: 1/4" = 1'-0"



- TYPICAL COLOR FOR ALL BUILDINGS
1. ROOF - TAN
 2. SIDING - GRAY
 3. GABLE DOORS - GRAY
 4. DOORS - GRAY
 5. TRIM - GRAY
 6. BRICK - RED
 7. WINDOW FRAMES - GRAY



3. RIGHT ELEVATION - CLUB HOUSE
SCALE: 1/8" = 1'-0"

[illegible]

DATE 4-23-07

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

3317 & 3321 U. S. Highway 75 South
Being 3.67 acres in the Preston Kitchens Survey, Abstract #662
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow an aluminum, copper and iron recycling center in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn Overlay) District.

Background

The property is located at 3317 and 3321 U.S. Highway 75 South near F.M. 1417 East.

Adjacent Zoning:

C-2 (General Commercial) District and R-1 (One Family Residential) District and O-1.2 Overlay (Sam Rayburn) District

Origination:

Lucien & Wanda Hines (Owner)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

18

Objections received:

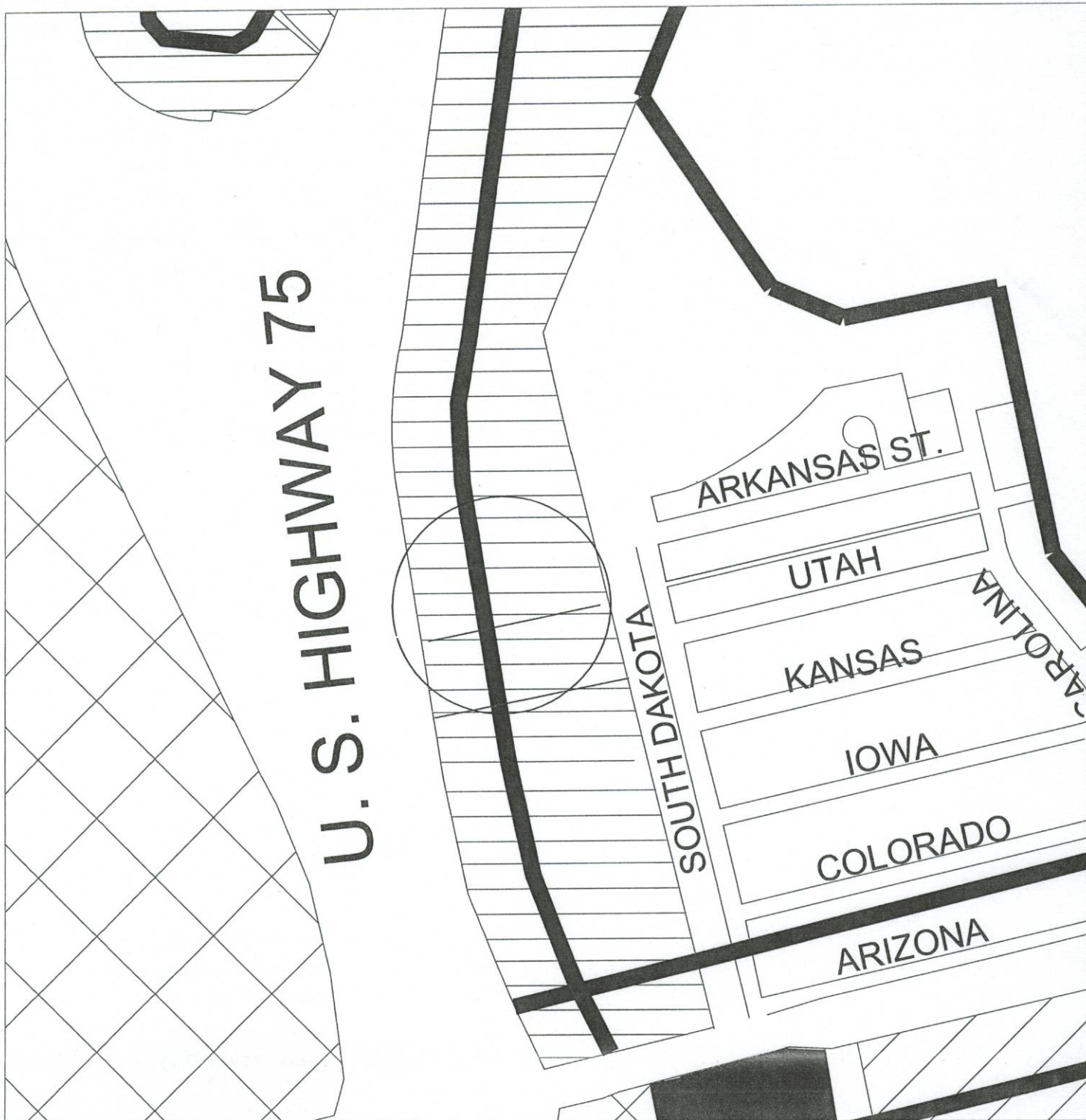
2

Attachments:

Location map, Photos, Site Plan, Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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

	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	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



3317 & 3321 U.S. HWY 75 S.
SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT

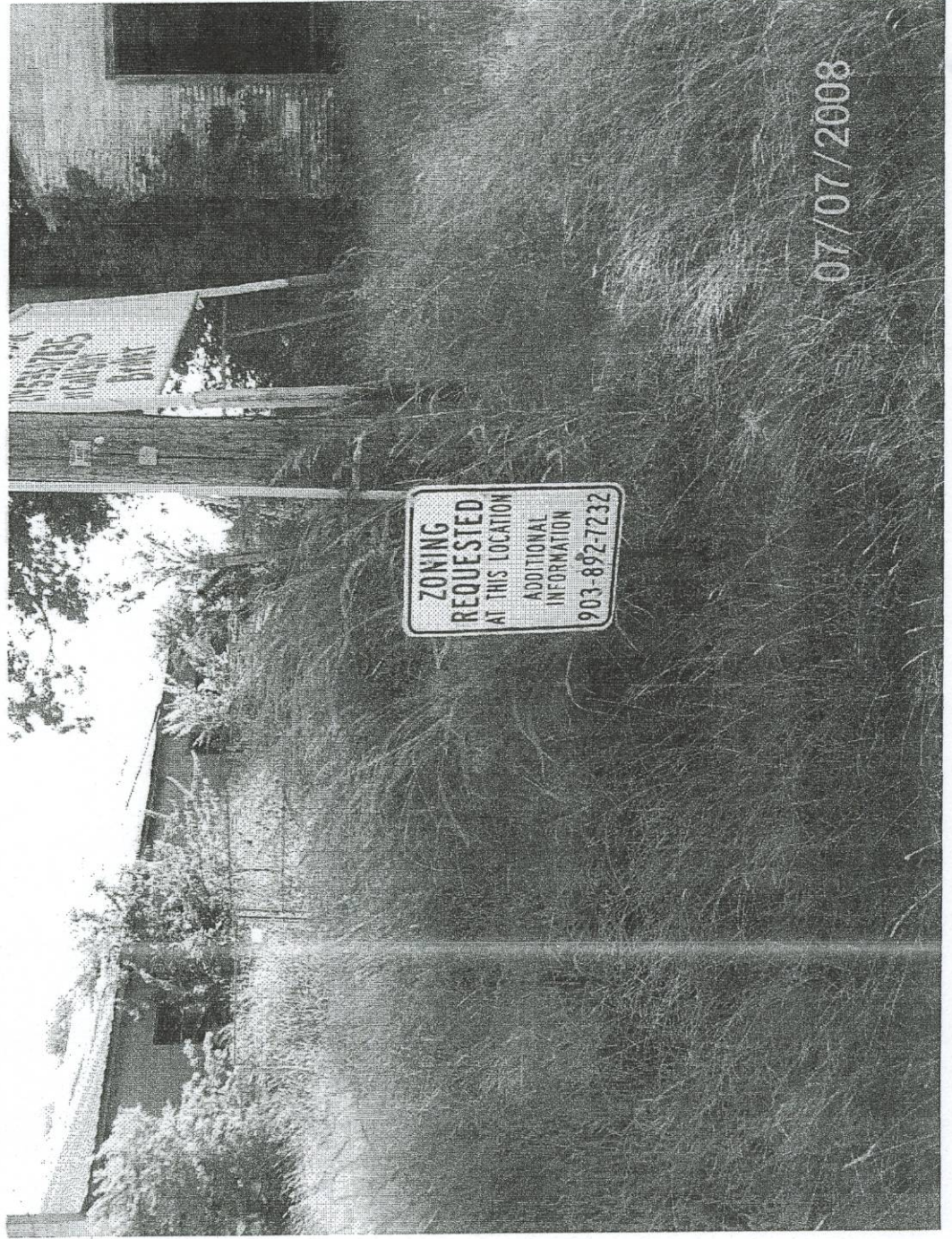




Scale: 1 inch = 137.0 feet

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3317 & 3321 S. Hwy 75



U. S. HIGHWAY NO. 75

FRONTAGE ROAD

1/2" STEEL
ROD SET

SIGN

POWER LINE

N 09°48'00" W

268.62'

PP

ASPH

SIGN

PP

1/2" STEEL
ROD FOUND

METAL
BUILDING
90.0'

METAL
BUILDING
90.5'

GRAVEL

REM. 2 AC.
BARBARA WIBLE POWELL
MARGARET WIBLE BRIGGS
VOL. 3960, PG. 876
O.P.R.G.C.T.

BASE OF 6"
BOIS D'ARC
CORNER POST

N 75°59'33" E

573.45'

3.59
ACRES

PRESTON KITCHEN SURVEY
ABST. NO. 667

S 14°10'27" E

268.58'

1/2" STEEL
ROD FOUND

593.94'

S 76°03'28" W

2.333 AC.
HIGHWAY 75, L.L.C.
VOL. 3432, PG. 366
O.P.R.G.C.T.

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~ BASIS OF BEARINGS ~
COURSE ALONG RIGHT-OF-WAY
U. S. HIGHWAY NO. 75
AS PER TXDOT DATA

UNDER
DRAFTING &
DENISC

3404 INTERURBAN ROAD

July 16, 2008

Lucien Hines
PO Box 3277
McKinney, TX 75070

Traci Gardner
3986 FM 36 N
Farmersville, TX 75442

Dear Applicant,

The request for approval of a Specific Use Permit and Site Plan Approval concerning the property located at 3317 and 3321 U. S. South Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 22, 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:

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. Fire lanes and fire codes shall be coordinated with the Fire Marshal, (903.892.7267)
3. All storage areas shall be paved in concrete.
4. Screening is required around the entire operation and shall comply with the Overlay District standards.
5. Storage shall not at any time exceed the height of the screen.
6. Elevations of the buildings shall be submitted.

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 (903) 892-7206

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



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

Andreas & Denice Liss
3206 S. Dakota
Sherman, TX 75090

July 7, 2008

JUL -9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 22, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

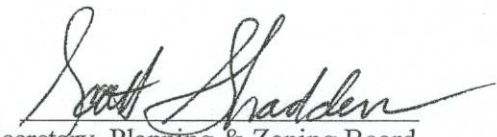
Lucien & Wanda Hines (Owner) concerning the property at 3317 and 3321 U. S. Highway 75 South, being 3.67 acres in the Preston Kitchens Survey, Abstract #662

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an aluminum, copper and iron recycling center in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn Overlay) District.

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

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


Secretary, Planning & Zoning Board

*Opposed, Request ^{at} If passed, request
sound barrier installed be at least 12'
high & of quality construction, such as
concrete material or brick. Clear hours
of operation only during business hours
as to not disturb the peace. No machinery
operating during Holidays & Weekends.*

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

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

July 7, 2008

Don & Judy Cogburn
1755 Meadowlake Dr.
Sherman, TX 75092-6341

JUL 10 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 22, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

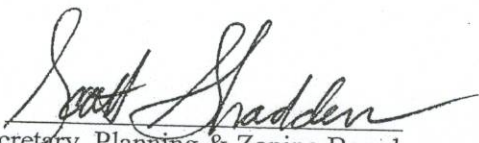
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Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

As a property owner I'm concerned about the
unsightly mess. The contamination of oil, grease,
antifreeze & gas that comes from crushed cars.
The noise of crushing, loading & unloading metal.
Dust control from hot not being paved or concrete.
Before approving - Take a close look at the 2 locations
on Hwy 82. Also property value is at risk.

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.

LUCIEN HINES
P.O. BOX 3277
McKINNEY, TX. 75070

JUL 22 REC'D

July 21, 2008

City of Sherman
Attn: Patsy

Fax No. 903-892-7274

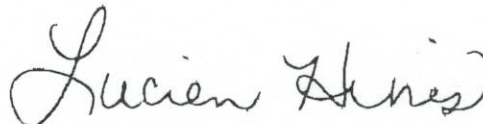
Re: 3317 / 3321 U.S. Hwy 75

Dear Patsy:

Regarding the above-referenced address, please remove from the City Council meeting on July 21, 2008.

We will contact you at a future date in regards to the Special Use Permit.

Thank You,

A handwritten signature in cursive script that reads "Lucien Hines".

Lucien Hines

/trg

Cc: Traci Gardner

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 22, 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

2001 Skyline Drive, Suite A-145
Being Lot 3, Block 1, Skyline Business Park Replat
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and site plan approval to allow an adult day care in a C-1 (Retail Business) District and the O-1.1 (FM 1417) District.

Background

The property is located at 2001 Skyline Drive, Suite A-145. Evergreen Employment Enterprises of Texas is a day service program for mentally challenged adults. The program is a class room setting, the clients will engage in learning and creative activities.

Adjacent Zoning:

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

Origination:

Terry SC Wong (Owner), Dean Gilbert, Jr. (Property Manager) and Evergreen Presbyterian Ministries, Inc., Theresa Garrett (Tenant)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

27

Objections received:

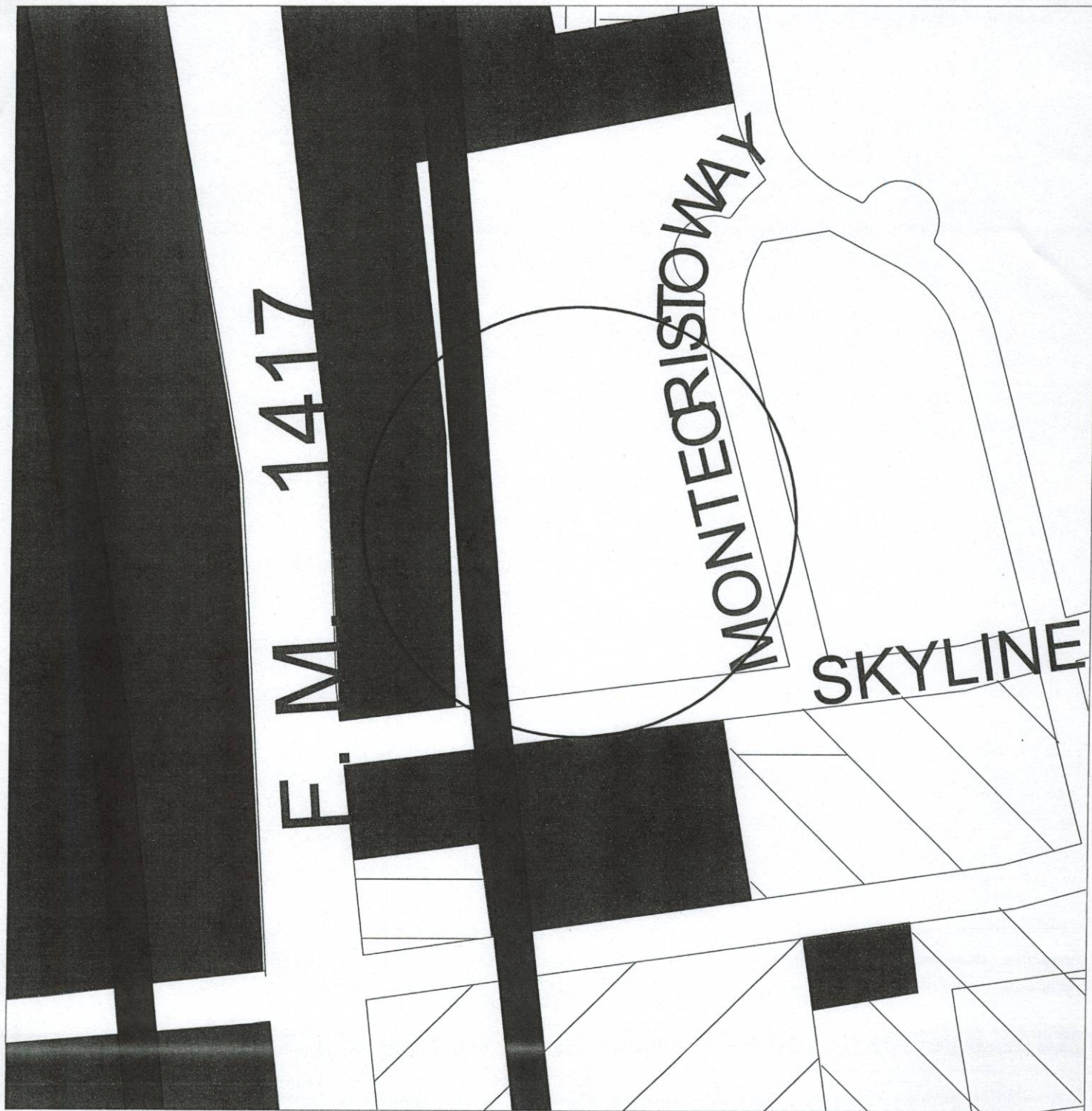
0

Attachments:

Location map, Photos, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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

	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	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



2001 SKYLINE DRIVE SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT

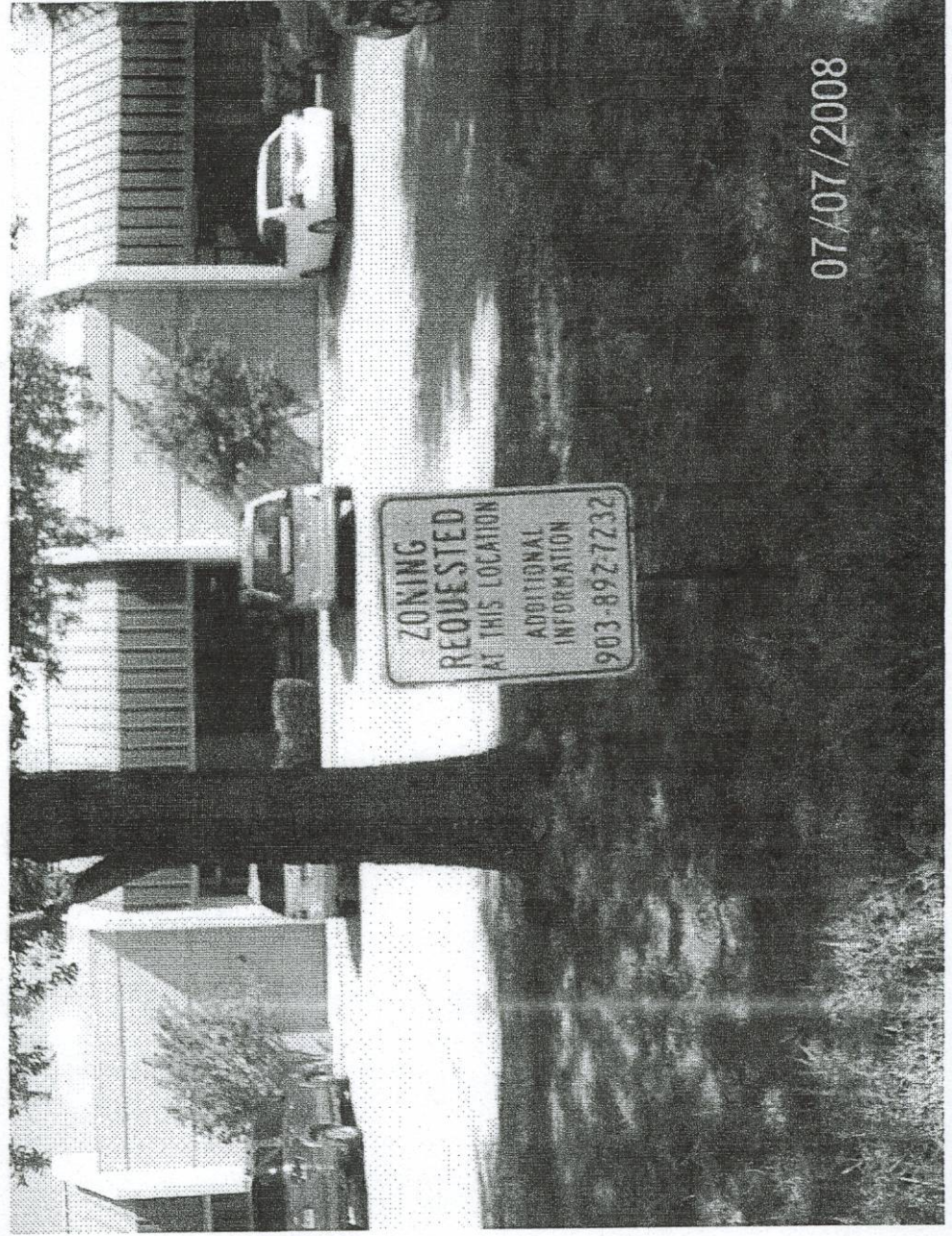




Scale: 1 inch = 137.1 feet

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2001 Skyline Dr. Ste. A-145



Tuesday, July 01, 2008

To Whom It May Concern:

Evergreen Employment Enterprises of Texas is a day service program for mentally challenged adults. The program is in a class room setting, the clients will engage in learning and creative activities.

If you need more information please contact me at 903-893-0149.

Sincerely,

A handwritten signature in cursive script that reads "Theresa Garrett".

Theresa Garrett
Administrative Assistant
Evergreen Presbyterian Ministries/Employment Enterprises

ADDN.
2263

155709
S015 226 300501

155757
S015 237 9001

.6488Ac.

REPLAT LT. 1

**SKYLINE
BUSINESS¹**

.6488Ac. **PARK**
155758
S015 237 9002 . **2379**

**SKYLINE
BUS**

155712
S015 236 200301

1.40Ac.

220.3'

252.42'

SKYLINE

155706
S015 226 300401

155707
S015 226 3004

155719
S015 237 4003

145.23'
30.00'

155722
S015 237 4006

155723
S015 237 4007

155726
S015 237 4010

155727
S015 237 4011

155728
S015 237 4013

155729
S015 237 401301

155730
S015 237 4013

110.74'

**WE
CANYON
CREEK**

2374

MONTE CRISTO

FM 1417

300.67'

75'

50' 50' 7

72.56'

50'

11.87'

30.00'

40.40'

42.99'

60.00'

60.00'

60.00'

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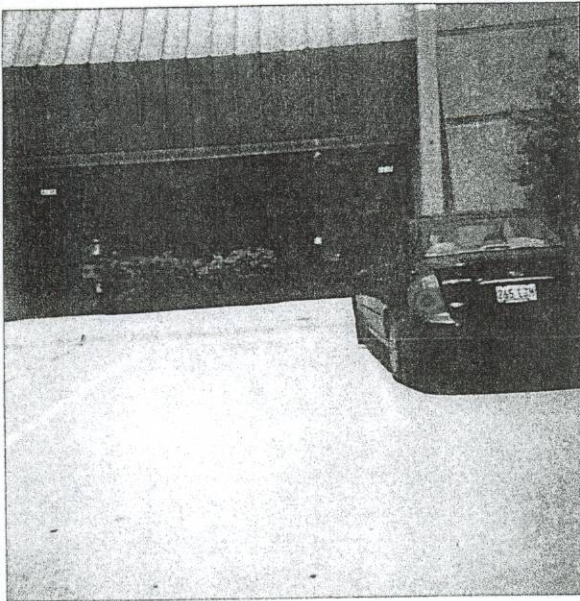
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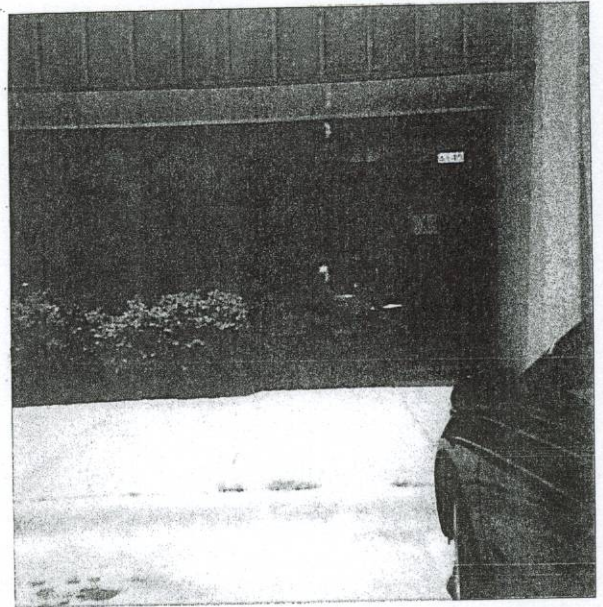
60.00'

60.00'

60.00'



Evergreen
2001 Skyline A145



Evergreen
2001 Skyline A145



Evergreen
2001 Skyline A145



Evergreen
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Evergreen
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