STATE OF TEXAS §

April 22, 2008

COUNTY OF GRAYSON §

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

MEMBERS PRESENT: CHAIRMAN JASON SOFEY; COMMISSION MEMBERS: JONES, NIX, SOFTLY, JACOBS, PLYLER, DAVIS AND ATHERTON

MEMBERS ABSENT: BETHEL

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the March 18, 2008 Meeting. Motion by Commission Member Jones to approve the Minutes as written. Second by Commission Member Softly. All present voted AYE.
MOTION CARRIED.

PRESENT PLAQUE TO ROBERT SOFTY

RECOGNITION OF ROBERT SOFTLY
Chairman Sofey recognized Commission Member Robert Softly for his service on the Planning and Zoning Commission. Mr. Softly will be leaving to serve on the City Council and this was his last meeting on the Planning and Zoning Commission. Mr. Softly served on the Commission from April 3, 2007 to April 22, 2008 this term. He had previously served three terms on the Commission for a total of nine years.

APPOINT BOARD OF ADJUSTMENT

APPOINT BOARD OF ADJUSTMENT
Chairman Sofey appointed the following members to serve on the Board of Adjustment: SOFTLY, JONES, DAVIS, NIX, AND SOFEY.

FINAL PLAT

FINAL PLAT – COURSIER ADDITION 300 BLK. W. KING (MICHAEL CUNHA AND RICHARD & PAULA GARCIA)
THE REQUEST OF MICHAEL CUNHA AND RICHARD & PAULA GARCIA (OWNERS) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY AT 301, 303, 305, 307, 309 AND 311 WEST KING STREET, BEING .40 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF COURSIER ADDITION.

Marshall Sartin, Sartin & Associates. 109 S. Travis, Sherman, Texas
Mr. Sartin appeared to represent the request and answer any questions. He explained the property is located in the 300 Block of West King Street. The owners would like to plat the property into two lots. 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 Atherton to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Plyler.

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

ZONE CHANGE – R-1 TO R-2
1300 W. TAYLOR
(JAROD ANDERSON, OWNER & CHRIS APPLEQUIST, PROSPECTIVE BUYER)

(DENIED)

ZONE CHANGE
THE REQUEST OF JAROD ANDERSON (OWNER) AND CHRIS APPLEQUIST (PROSPECTIVE BUYER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 1300 WEST TAYLOR STREET, BEING 13.80 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

The property is located across from Fairview Park. The owners would like to rezone the property for an apartment complex.

Commissioner Atherton abstained from this item because of a conflict of interest. Commission Member Jacobs came in at the middle of this request.

Chairman Sofey explained to the audience they had received 31 letters in opposition of the request and a letter from Chris Applequist, the applicant which was received by email earlier that morning requesting to postpone the request until the May hearing. The applicant requested this item be tabled. Chairman Sofey explained before that could happen they would need a motion to table the request.

Chairman Sofey asked the Commission for a motion.

Commission Member Jones asked if the developer was at the meeting to explain why he needed additional time.

Chairman Sofey explained it was his understanding he was not going to be at the meeting. The only information received was a letter from Mr. Applequist this morning.

Commission Member Nix explained it was generally their course of action to table the request if they ask, but he is not here to ask.

Jarod Anderson, the owner of the property was in the audience, he asked if he could address the Commission.

Chairman Sofey asked Mr. Anderson if he would like to represent the request.

Mr. Anderson explained he would much rather Mr. Applequist be the one representing the request because he knew more about the project. It was his understanding it would be postponed.

Chairman Sofey explained they have someone that has requested to table the request.

Commissioner Jones explained they typically require representation to act on anything instead of written request.

Scott Shadden, Director of Developmental Services explained they have had request both ways.

Chairman Sofey explained he would like to go into executive session to consult with the City Attorney.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW) — EXECUTIVE SESSION

CHAIRMAN SOFEY ANNOUNCED THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNON'S TEXAS CODES ANNOTATED, IN ACCORDIANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

SECTION 551.071 -- CONSULTATION WITH THE CITY ATTORNEY CONCERNING LEGAL MATTERS ON AGENDA ITEM 4, REGARDING THE REZONING OF THE PROPERTY LOCATED AT 1300 W. TAYLOR FROM R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:10 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:15 p.m. and reconvened in Open Meeting.

OPEN MEETING — OPEN MEETING

Reconvene into Open Meeting and take action, if any, on

items discussed in Executive Session.

Chairman Sofey asked Mr. Anderson if he would like to speak on the issue of rezoning at 1300 W. Taylor Street.

Mr. Anderson explained he would, but he was not prepared.

Jarod Anderson, 1300 W. Taylor, Sherman, Texas
Mr. Anderson appeared to represent the request. He explained since the developer is not at the meeting and he had more information on the project he would like to table the request.

Chairman Sofey explained since there were so many people at the meeting for this request he would give the audience an opportunity to speak on the matter, but he would limit it to three minutes per person.

Those appearing from the audience:

Robert Shannon, 1802 Westside, Sherman, Texas
Mr. Shannon explained this is a very serious matter because of the investment of so many of the taxpayers have invested in their properties and they are talking about destroying it. A petition has been circulating around which reads: We the concerned property owners and taxpayers of Sherman, Texas in Grayson County stand united in opposition of the development of the proposed multi-family residential community of Vista Bella Ranch be located at 1300 W. Taylor Street. Whereas the development will deteriorate the quality of life and charm of the area but will also hurt the property owners by decreasing property values, increasing flooding, crime, traffic, as well as being an environmental eye sore. We respectfully request immediate rejection of the proposal and request. Mr. Shannon explained there were 326 signatures on the petition who said they do not want this development in our area. They did not feel this item should be tabled; they were there to try to get it resolved.

Chairman Sofey asked Mr. Shannon if he could see the petition.

Gary Jay, 1713 N. Highland, Sherman, Texas
Mr. Jay explained he has watched Fairview Park grow as well as the west side of Sherman. "The City has made excellent decisions on the pool, the walking trails, the soccer and baseball fields, the Girls Club and they want to put this development right there where we have already seen the existing apartments with the crime rates going up, murders, sex offenders there; we do not want to destroy what the City has invested hundreds of thousands of taxpayer dollars in. This developer is based out of San Antonio; he does not care what happens here in Sherman."

Wally Johnson, 1602 Glenway, Sherman, Texas
Mr. Johnson explained "we need to improve the quality of life in the City of Sherman. There is a great amount of money the City is going to spend developing a master plan which includes everything from the quality of life, infrastructure, water, sewer; the bottom line is, the community wants to be a progressive vision for the City of Sherman. If this board changes the zoning from single family homes to multi-family they are really going to take a step backwards. You are not going to improve the quality of life. There is a need for Section 8 housing but there are other parts of the City where this can be done. The ratio of green space in this community is not what it needs to be." He asked that there be some common sense, some reasoning in this process, he knew there were a lot of people here that are not happy right now. "The density in that area is already maxed out. You are going to bring a multi-family community that is going to exasperate the area, traffic, sewer, etc. This will affect the value of his property and he did not want his property value to go down."

Chairman Sofey explained Section 8 Housing had nothing to do with this board, this is a zoning issue. Density is an issue and it is an issue of multi-family zoning that we are basing on our decision.

Billy Thompson, 1714 Westside, Sherman, Texas
Mr. Thompson explained this was the first chance for the developer to make an impression on the board and the City tonight; but he did not show up to plead his case. Someone should have showed up; this shows you that there is no effort being made regardless of what we care about. "You are dealing with people that don't care what you think."

Willie Jacobs, 1801 Ridgeway, Sherman, Texas
Mr. Jacobs explained he has lived at the corner of Ridgeway and Taylor Streets for 28 years. "At the northwest corner there use to be three pine trees, one by one they were taken down by people that have lost control. They have hit the light pole at the corner twice in 20 years. The house has been hit by a young man in his new Corvette one Saturday morning, knocked the man and his wife out of bed. On the northeast corner where he lives, there use to be a little oak tree there it was taken out by a driver that lost control. His house has been driven into twice, once in the living room and once in the bedroom by drivers that have lost control. On another occasion one driver lost control and hit the yard across the street and stopped just before they hit the house, he lived in the apartments up the street, there was an eighteen month old baby in the front seat, not strapped in, the baby was killed. Across the street from my house there is a fire hydrant, it has been taken out by cars that have lost control. It finally happened on February 25,

2007, a young man that lived in the apartments on the west end of Taylor and another young man decided they would race down Taylor Street, the young man that lived in the apartments near FM 1417 was killed when his 30 year old sports car went out of control and hit a light pole, his car came to rest in the flower box in his front yard; if the flower box had not been there it would have ran into his house. We do not need anymore traffic. It was his understanding with 124 apartment units; it will bring 150-200 more cars."

Janis Thompson, 2709 Kent, Sherman, Texas
Ms. Thompson explained she is with her mother Betty Roberts, they were one of the first houses built in the Western Hills Addition. Over the years they have been working with developers trying to get houses for the elderly and the disabled in the community. She did a lot of work with those that were tax exempt developments that have to dedicate a percentage of the houses/units for elderly and disabled with low income in order to get that tax exempt money. To her dismay the ones that she has worked with in the past have let the facilities run down and she would not encourage any elderly or disabled to live in some of those facilities from the changing of the guard ship and the lack of responsibility. One of the things they are most concerned about is the crime that is happening in the units on Taylor Street. Over the years as more units were built around the neighborhood, traffic has become a problem, but the most concern is children crossing the street to go to school, there are no sidewalks on that side of the street, so they have to cross the street at Fairview Pool and walk up the other side of the street, and that is where a lot of very dangerous wrecks have occurred. "If this is approved we will be seeing another 250 cars coming out of another apartment complex. The sewer and water drainage system that was built in the neighborhood was for single family residents. The sewer system does not work especially on holidays with all the apartments that have been built. We are really doing a disservice to people building near the flood plane. We have seen people that have lost everything, their homes and everything over and over again and we are potentially facing the same situation again."

Michael Mitchell, 1601, Westside, Sherman, Texas
Mr. Mitchell explained he lives behind this property and he is opposed to this change because of the potential flooding in the area. He has seen Anderson's pasture a complete lake. The City built Dean Gilbert Lake which has helped and he has not seen it flood since then, but if the lake is full and we continue to have the 100 year rains it could create a problem. He was also concerned with runoff because the creek goes through Washington Street behind Western Hills to Highway 75 and we have had problems in all of those places; the runoff will add to that. Traffic is another concern because there is only one

entrance proposed in and out of the apartment complex, which could create a tremendous amount of congestion and problems if emergency vehicles were trying to get in and out. He urged all of the members to reject the proposal.

Jane McGuire, 1605 Skyline, Sherman, Texas
Ms. McGuire explained when she moved here in 1987 she had to provide flood insurance on her home. Her house has never flooded, but the house next door to her has two or three times to the east of her home. Her concern was when the floods come in, is it going to be her home that floods, it got real close to her home but it has not yet. With the proposal of new construction she is concerned with the possibility of more flooding in the area. She was also concerned with the added traffic.

Betty Musal, 1726 N. Highland, Sherman, Texas
Ms. Musal explained she has lived on North Highland for 45 years. She has seen the neighborhood go through all the changes. She would like to address the issue of Park Place Apartments. She obtained police reports for every call that had been made since January 2005 to December 2007. Disturbance calls have tripled in that time period. There have been murders, indecent exposure and just the other day a lady crawled out a back window because someone was trying to break in and rob her. There are some real issues that need to be addressed before more low income houses are approved. "The park across the street has been upgraded with tens of thousands of dollars and she felt everyone understood what would happen to the park if you put a bunch of low income housing across the street."

Chairman Sofey explained what they will be looking at is a density use. Low income housing, traffic and crime is not the issue; it is a lot of those things combined but low income housing is not an issue.

Joel Fitzsimmons, 2403 Diana, Sherman, Texas
Mr. Fitzsimmons explained traffic is already a problem around the park and adding more apartments will only add to the problem.

Brady McGuire, 1605 Skyline, Sherman, Texas
Mr. McGuire wanted to address the density issue, he explained there are already too many apartments in the immediate area regardless of the type of housing.

Cindy Hampton, 1803 Westside, Sherman, Texas
Mr. Hampton explained they already have their share of apartments on both ends of Taylor Street. The whole community of Sherman uses Fairview Park, it is one of the best parks, all of the soccer fields, baseball fields are used not only by people from Sherman but also out of town people which makes this area extremely busy. She had

spoken to the Police Department and they have had to step up patrols of the area because of speeding down Taylor Street. "If I had a radar gun I could issue a lot of tickets."

Sarah Campbell Stevens, 1712 W. McGee, Sherman, Texas
Ms. Stevens explained she has lived at 1712 West McGee for six years. She felt many of the audience were having a hard time understanding simply confining this to density numbers, she felt it helps make a decision where density perhaps relates to traffic and potential problems of lots of people living in the same area. Her biggest concern was if the developer had to do some type of estimation of how this development will affect the water that falls on that area. All of the development in many parts of the City are impacting all of our city as a result of the last flood issues and that affects a lot of people, that's a lot of density and a lot of people in that one area and a very problematic part of the Post Oak Creek drainage and she felt it relates to the whole development.

Chairman Sofey explained when he is talking about density it does pertain to traffic, storm water, and everything else; density as far as they are concerned most of the time is the use, we are considering a zone change, is the zone change from R-1 (One Family Residential) District to whatever, is that the best use for that property; that's their consideration. In this instance, it is going from one to another, is it going to increase the density, that is their decision, unfortunately storm water is a Engineering decision, they have to comply with the engineer, traffic will have to comply with Engineering, those things are what we look at if we move forward. Their primary decision is R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District the best use and it is an increase in density.

Ms. Stevens asked where are the parameters used to decide what is best and what is not best.

Commission Member Nix explained basically the citizen's input. Everyone needs to understand this is a request, we have a packet of items applicants have requested, we are reviewing the request; just because they are on the docket doesn't mean it is planned. We are here to hear input, it will go to this board and if approved it will go to the City Council.

Commission Member Jacobs came in to the meeting at this point.

Robert Shannon
Mr. Shannon asked how they are allowed to build an apartment complex in a flood zone. Flood insurance only covers the owner of the apartments. No one in their right mind wants to live in a flood zone so what the National

Flood Insurance Agency basically did was offered a reduced rate, a discount and so what happened is lower income, elderly and what the National Flood Insurance call the infirm. So they all come in and live in these apartments, they will be very happy for a little while, but when the rain season comes and they are flooded out, all of their possessions are going to be on the street like it was on Archer Drive in June 2007. The National Flood Insurance is going to send the homeowner a check. They just destroyed all those peoples lives, they are low income to start with, poor and unstable to start with and you just took all their possessions and they are stuck in the apartments and that is where the ghettos come from, they can't move. The check goes to the homeowner and when the rains go back down, he is going to put in new carpet and get ready for a new group to come in; so you are actually making profit off the backs of these people what the National Flood Insurance Program calls the infirm, people that are poor and deteriorated, the elderly.

Jarod Anderson, 1300 W. Taylor, Sherman, Texas
Mr. Anderson asked the Commission if they were saying Mr. Applequist needed to be at the meeting in person to make a motion.

Chairman Sofey explained you can ask for any motion, it is up to the board to make that motion, whatever it is, if it is approval, not approval or to table.

Mr. Anderson asked if they were going to make that motion.

Chairman Sofey explained he could not make that motion; it is a motion, a second and a vote. I gave someone the opportunity to make a motion for a table earlier, it didn't happen. So that is why I wanted to go into executive session.

Mr. Anderson explained nobody informed him that he had to be here to make that motion.

Doreen McGookey, City Attorney explained he had adequate notice, he was notified, he knew of it and he didn't send his notice basically for lack of a better term until the eleventh hour, we did not receive it until this morning, so he has had adequate notice to be here and be heard, so it is now up to the board as how they want to proceed. As far as his notice and opportunity to be heard, he has certainly more than adequate time.

Mr. Anderson explained "if they are going to vote on it tonight, I would rebuff but I am not really in a place to do that right now, I am just the homeowner that lives there, I can say what I know but it might not be what he would have said, he is much better to be heard and I do not know why he is not here, I don't know if he had a prior

engagement or what."

Doreen McGookey explained she was sure the board will take that into consideration.

Chairman Sofey explained someone from the board will make a motion regardless or whether it for or against or tabled. We have to move forward. If you want to address any of those issues this is your opportunity.

Mr. Anderson explained "his situation was he was scared he might say something wrong. I'm nervous as a cat up here. If ya'll was going to table it, I will be glad to speak at the next meeting and tell you all the things I know."

Commissioner Nix asked Mr. Anderson to go ahead and tell the board what he knows now.

Mr. Anderson explained he would address some of the things that were said. "As far as the flood plane, where they are planning to build is nowhere near the flood plane, the closest is 400-500 feet, it is well above the elevated level, it is basically where we built our houses. We are also donating a very large portion of the flood plane to the City. It will make a very good walking trail and extension of Fairview Park. As far as crime issues are concerned there is no ones houses closer than ours to the existing apartments, ten years he has lived there and he has never had to call the police department. My stuff sits in an open carport with four wheelers, boats, and nothing has ever been stolen or had to make a police report."

"Traffic is an issue on that road, it has always been an issue on that road, and it needs to be addressed no matter what. If you build apartments on the west side of town, Taylor will still be a major thoroughfare, it always will be, I agree something needs to be done, but if you build apartments there or not it will still be an issue."

He respected everyone living there 20-30 years but his family has lived there for 90 years; "we were there before the City was, Taylor used to be a driveway down to us. We are left with no options, we are not financially able to upkeep the land, it is just not feasible. We have had the land for sale a couple of years, no other offers have come up, apartments have two sides to it, there is not anything else he believed it could be used for."

He has talked with the developer to donate the land to cut Newman Street through which dead ends to St. James Apartments. He felt that was the reason he wanted to postpone the request so that they could re-reevaluate the site plan; that was one of their main concerns and issues.

"It seems like to me the issue is low income housing and it is a shame that a person that needs help to get a nice

place can't find a good place to live on a certain side of town because the neighbors do not want that class of people there; it is not right in my opinion. It is a very nice development, a gated community, it will have gate access, will be three stories, elevator, all brick, a very nice complex so it is not a trash department store. "

Chairman Sofey asked the board if they had any questions for Mr. Anderson or any discussion.

Someone from the audience asked Mr. Anderson if he said he was not in the flood plane where his house was located.

Mr. Anderson explained it is not being built in the flood plane. They will be demolishing their houses and the complex will be located only on eight acres, not the full 32 acres. It will be where the three houses sit now.

Chairman Sofey asked staff if they could build anything in the flood plane.

Scott Shadden explained currently you cannot build in the floodway, you can build in the flood plane if the finished floor is two foot above the flood plane.

Robert Shannon explained before he had stated there were 326 signatures on the petition, but now there were 331 registered voters that have signed the petition.

Bettye, Manager of St. James Apartments,1225 Park Place, Sherman, Texas
She explained she has been the resident manager of St. James Apartments for the past two years. Dominion Advisors, the owner has already sent in a letter in opposition of the request. She has to pay herself to clean the creek up because trash comes from the park up north from Fairview, comes down when it rains between McGee and St. James Apartments. At Newman and McGee the creek is full of mosquito beds even though we have not had a rain. Last June when the flood came she used her pickup to block the traffic; people were driving trying to get over to McGee Street. She opposed the zone change.

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

Letters were received from the following residents in opposition of the request:
LuAnn Morgan, Midland, Texas
Harold & Debbie Patterson, 2312 N. Monett
Natalie DeMoure, 2301 Diana
Joel Fitzsimmons, 2403 Diana
Ronald & Sammie Mailes, 2312 Diana
Patricia Means, 1805 Ridgeway

Mr. & Mrs. Mitchell H. Lee, 1713 Ridgeway
Herman & Paula Stoner, 1717 N. Highland
Donna Richardson, 1820 W. Belden
Julia D. Russler, 1802 N. Ricketts
Al Vrla, 1719 Skyline
Gary & Colleen Grafa, 2105 Jeremy Circle
Jimmy Maddera, 1826 N. Woods
Cindy Rosson, 2325 Monett
G.F. Wally Johnson, 1602 Glenway
John & Kathy Galvan, 1714 N. Ridgeway
Bill & Lori Snedden, 1710 Westside
James & Martha Johnson, 1705 Westside
Ellen E. Wilkerson, 1725 N. Highland
Jim & Mary-Louise Ricketts, 1500 Westside
STJ Apartments, 750 N. St. Paul, Ste. 610, Dallas, TX
Everett & Mary McCulloch, 1701 Westside
Willene Hogan, 1803 N. Woods
Frances E. Webber, 1712 N. Highland
Jim & Mary-Louise Ricketts, 1500 Westside
Greg & Anita Thomas, 2101 Oak Creek Circle
Martha Lay, 1433 W. McGee
James McDonald, 1807 Westside Dr.
Jim & Pam Key, 1821 W. Taylor
Michael Mitchell, 1601 Westside
James McDonald, 1807 Westside
Ronald & Rebecca Wagemann, 1217 W. McGee

Chairman Sofey asked for a motion.

Commission Member Nix made a motion to deny the request.

Someone from the audience asked about tabling the request.

Chairman Sofey explained there never was a motion to table the request.

Commission Member Jacobs wanted to point out the policy of this board was when an applicant has not shown up, to vote to table and so if they decided not to we would be treating this differently than we have treated almost everyone else.

Commission Member Nix explained we have voted to table when there wasn't someone here to speak at all, but there is someone here.

Commission Member Jacobs explained the policy of this board is we do not hear the request if there is not someone here to represent the request, we typically voted to table it to give them an opportunity.

Commission Member Nix explained he shared that earlier but Mr. Anderson was on the floor.

Larry Morris from the audience asked if that policy was written.

Commission Member Jacobs responded no it was just how we have acted in the past.

Chairman Sofey asked for a motion.

ACTION TAKEN.
Motion by Commission Member Jones to deny the zone change and conceptual site plan because of the density issue and also because Mr. Anderson may be heard because he is listed on the request as owner of the property. Second by Commission Member Nix.

VOTING AYE: SOFTLY, JONES, DAVIS, PLYLER, NIX, SOFEY AND JACOBS.
VOTING NAY: NONE
ABSTAIN: ATHERTON
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

SITE PLAN – CARPORT FOR MEDICAL OFFICE 1700 GALLAGHER (DR. PAUL MILLMANN)

SITE PLAN
THE REQUEST OF DR. PAUL MILLMANN (OWNER) CONCERNING THE PROPERTY LOCATED AT 1700 GALLAGHER DRIVE, BEING LOT 1, BLOCK 1 OF THE CENTER AT GALLAGHER DRIVE, A REPLAT OF LOTS 11-18, BLOCK 13 OF THE REPLAT OF LOTS 20-27, BLOCK 11 & ALL BLOCKS 12-16 TOWN NORTH ADDITION AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A 20'X66' CARPORT FOR MEDICAL OFFICE.

Dr. Paul Millmann, 1700 Gallagher Drive, Sherman, Texas
Dr. Millmann appeared to represent the request. The property is located at the corner of Gallagher Drive and Versaille Drive. He would like to construct a 20'x66'x8' metal carport on the side of the medical office. The building will be constructed by Monitor Buildings; the building will be all steel; it will be attached permanently to the parking lot. They will comply with all setback requirements.

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

ACTION TAKEN.
Motion by Commission Member Jones to approve the site plan. Second by Commission Member Softly.

VOTING AYE: SOFTLY, JONES, DAVIS, ATHERTON, PLYLER, NIX, SOFEY AND JACOBS.
VOTING NAY: NONE
MOTION CARRIED

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

TUP – SNOW CONE STAND
1330 W. TAYLOR
(EDDIE ANDERSON, OWNER & SHAWN DAVIS, APPLICANT)

TEMPORARY USE PERMIT
THE REQUEST OF EDDIE ANDERSON (OWNER) AND SHAWN DAVIS (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR, BEING 28.49 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS;
BOARD OF ADJUSTMENTS
TEMPORARY USE PERMIT (RENEWAL) UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Shawn Davis, 915 Western Hills, Sherman, Texas
Mr. Davis appeared to represent the request and answer any questions. The property is located at 1330 West Taylor Street across from Fairview Park. This is a renewal for the snow cone stand that has been in operation at this location for nine years. This is Mr. Davis second year to operate the snow cone stand.

Commission Member Jacobs asked Mr. Shadden if there had been any complaints against this snow cone stand.

Scott Shadden informed the board they have not had any complaints.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit.

ACTION TAKEN.
Motion by Commission Member Nix to approve the Temporary Use Permit. Second by Commission Member Davis.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND SOFEY
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

TUP – SNOW CONE STAND
1803 E. MAY
(GLENDA HUNTER)

TEMPORARY USE PERMIT
THE REQUEST OF GLENDA HUNTER (OWNER) CONCERNING THE PROPERTY AT 1803 EAST MAY STREET, BEING LOTS 1 & 3, BLOCK 3, MILAN HEIGHTS ADDITION AS FOLLOWS:
BOARD OF ADJUSTMENTS
TEMPORARY USE PERMIT (RENEWAL) UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Robert Hunter, 1814 E. May, Sherman, Texas
Mr. Hunter appeared to represent the request and answer any questions. The property is located at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location for nine years.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit.

ACTION TAKEN.
Motion by Commission Member Softly to approve the Temporary Use Permit. Second by Commission Member Jones.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND SOFEY
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE – R-1 TO C-1 2412 N. TRAVIS (DR. SHAWN MACDONALD)

ZONE CHANGE
THE REQUEST OF DR. SHAWN MACDONALD (OWNER), DAVID BACA (ARCHITECT) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 2412 NORTH TRAVIS STREET, BEING 2.37 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

David Baca, 1000 S. Sam Rayburn Freeway, Sherman, Texas
Mr. Baca appeared to represent the request and answer any questions. The property is located at 2412 North Travis Street. The owner would like to rezone the property for a medical office.

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

Two letters were received in favor of the request from:
First Assembly of God Church, 121 W. Pelton
Georgia Hendrix, 2511 N. Travis

ACTION TAKEN.
Motion by Commission Member Nix to approve the zone change. Second by Commission Member Bethel.

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

SITE PLAN – MEDICAL OFFICE
2412 & 2500 N. TRAVIS
(DR. SHAWN MACDONALD)

SITE PLAN
THE REQUEST OF DR. SHAWN MACDONALD (OWNER) AND DAVID BACA (ARCHITECT) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 2412 AND 2500 NORTH TRAVIS STREET, BEING 5.23 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A MEDICAL OFFICE

David Baca, 1000 S. Sam Rayburn Freeway, Sherman, Texas
Mr. Baca appeared to represent the request and answer any questions. The property is located at 2412 and 2500 North Travis Street. The owner would like to construct a 5,805 square foot medical office at this location. The building will be 85 percent masonry with wood accents. There will be a covered parking area in the rear of the property. The existing gravel drive is for access to the petroleum tanks in the northwest corner of the property. The existing pump jack will be screened. They will provide 34 parking spaces. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations. They would like to have item 5 struck from the letter which requires sidewalks along Travis Street.

Rita Gaither, Development Coordinator agreed sidewalks would not be required along Travis Street.

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

ACTION TAKEN.
Motion by Commission Member Jacobs to approve the site plan subject to the Staff Review Letter as revised not requiring the sidewalks along Travis Street. Second by Commission Member Jones.

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

SITE PLAN – KFC/TACO BELL RESTAURANT
4214 HWY. 75 N.
(NEWQUEST PROPERTIES, OWNERS; TACO BELL OF AMERICA, APPLICANT/DEVELOPER)

SITE PLAN
THE REQUEST OF NEWQUEST PROPERTIES (OWNERS) TACO BELL OF AMERICA, (APPLICANT/DEVELOPER) AND ICON CONSULTING ENGINEERS, INC., DAVID GREGORY (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 4214 U.S. HIGHWAY 75 NORTH, BEING LOT 8, BLOCK 1 OF SHERMAN TOWN CENTER, SECTION TWO AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR KENTUCKY FRIED CHICKEN/TACO BELL RESTAURANT

David Gregory, Icon Consulting Engineers, 250 W. Southlake Blvd., Ste. 117, Southlake, Texas
Mr. Gregory appeared to represent the request and answer any questions. The property is located at 4214 U.S. Highway 75 North, just north of United Bilt Homes. The owners would like to construct a 3,113 square foot Kentucky Fried Chicken/Taco Bell Restaurant. The exterior finish will be stucco. Thirty three parking spaces will be provided. 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 site plan.

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

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

VARIANCE – RURAL TYPE SUBDIVISION WITH LOTS LESS THAN 1 ACRE & NO STREET FRONTAGE 2100-2400 BLKS HUDGINS RD (HIGHWAY 289 EXTENSION) & 400-500 BLKS PRESTON CLUB DR (ROBERT J. TATE, CHRISTOPHER REHMET, CLAIRE REHMET)

(ETJ)

VARIANCE
THE REQUEST OF ROBERT J. TATE, CHRISTOPHER REHMET, CLAIRE REHMET (OWNERS) AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2100-2400 BLOCKS OF HUDGINS ROAD (HIGHWAY 289 EXTENSION) AND THE 400-500 BLOCKS OF PRESTON CLUB DRIVE, BEING 51.57 ACRES IN THE DANIEL BICKENBACK SURVEY, ABSTRACT NO. 128, THE J.M. THOMAS SURVEY, ABSTRACT NO. 1234, THE HENRY L. DOUGLAS SURVEY, ABSTRACT NO. 368 AND THE JOHN K. MILLER SURVEY, ABSTRACT NO. 819 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
VARIANCE UNDER ORDINANCE NO. 2684, SECTION 26(B)(2)(B) TO ALLOW A RURAL TYPE SUBDIVISION WITH LOTS LESS THAN AN ACRE AND SECTION 12(E)(2) WITH NO PUBLIC STREET FRONTAGE IN PRESTON CLUB, THE CLASSICS – PHASE FOUR IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

Marshall Sartin, 109 S. Travis, Sherman, Texas
Mr. Sartin appeared to represent the request and answer any questions. The property is located in the extra territorial jurisdiction of the City of Sherman and is a continuation of the Preston Club Addition. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jacobs asked Mr. Sartin the reason

for the variance request. Why should the Commission grant this change from what we normally require?

Mr. Sartin explained this subdivision is outside the city limits, it is a rural type street with in town subdivision size lots. It would be cheaper, the street is not a through street, and it will have a 60' right-of-way with a 10' street easement on each side. Curb and gutter is for drainage and the 70' will more than take care of the drainage.

Commission Member Nix asked if there was any reason it would not work under the normal requirements.

Mr. Sartin explained this is a continuation of another section of the subdivision, the lot size is a city size lot. The reason you have to have a larger lot is for septic systems. This subdivision has its own sewer system so the larger lots are not needed for a septic system. Most people do not want larger lots to maintain.

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

ACTION TAKEN.
Motion by Commission Member Jones to approve the variance subject to the Staff Review Letter. Second by Commission Member Nix.

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

ZONE CHANGE – SF-1 TO C-1
5300 BLK HWY 82 W. & 2600-2900 BLKS. HUDGINS ROAD (PRESTON DORCHESTER PARTNERS, LTD)

(TABLED)

ZONE CHANGE
THE REQUEST OF PRESTON DORCHESTER PARTNERS, LTD (OWNERS) AND GEORGE R. SCHRADER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 5300 BLOCK OF U.S. HIGHWAY 82 WEST AND THE 2600-2900 BLOCKS HUDGINS ROAD, BEING 22.27 ACRES IN THE JAMES S. COFFEE SURVEY, ABSTRACT NO. 232, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

Chairman Sofey explained speaking with the City Attorney; this item should not be approved until the annexation process has been completed. This item could come back before the Commission at the June Planning and Zoning Meeting.

George R. Schrader, 4800 Broadway, Ste. A, Addison,

Texas
Mr. Schrader appeared to represent the request and answer any questions. The property is located on U.S. Highway 82 West and future Highway 289. The property is currently in the process of being annexed into the City limits of Sherman; City Council will conduct a public hearing for introduction and consideration of adoption of the annexation ordinance on May 19, 2008. They would like to develop the property for a commercial retail 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 zone change.

ACTION TAKEN.
Motion by Commission Member Nix to table the request until annexation has been approved. Second by Commission Member Softly.

VOTING AYE: SOFTLY, JONES, DAVIS, ATHERTON, PLYLER, NIX, SOFEY AND JACOBS.
VOTING NAY: NONE
MOTION CARRIED
THE REQUEST WAS TABLED.

PRELIMINARY PLAT – HAMPTON HEIGHTS 5300 BLK HWY 82 W. & 2600-2900 BLKS. HUDGINS ROAD (PRESTON DORCHESTER PARTNERS, LTD)

(TABLED)

PRELIMINARY PLAT
THE REQUEST OF PRESTON DORCHESTER PARTNERS, LTD (OWNERS) AND GEORGE R. SCHRADER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 5300 BLOCK OF U.S. HIGHWAY 82 WEST AND THE 2600-2900 BLOCKS HUDGINS ROAD, BEING 22.27 ACRES IN THE JAMES S. COFFEE SURVEY, ABSTRACT NO. 232, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF HAMPTON HEIGHTS

George R. Schrader, 4800 Broadway, Ste. A, Addison, Texas
Mr. Schrader appeared to represent the request and answer any questions. The property is located on U.S. Highway 82 West and future Highway 289. The property is currently in the process of being annexed into the City limits of Sherman; City Council will conduct a public hearing for introduction and consideration of adoption of the annexation ordinance on May 19, 2008. They would like to develop the property into one lot for a commercial/retail development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jones asked if this item should be tabled as well.

Chairman Sofey explained they could act on this item because it is located in the City of Sherman extra territorial jurisdiction.

Doreen McGookey explained there is no zoning in the ETJ so there is no zoning to change at this point and time, zoning does not take affect until the annexation process is complete. We have subdivision approval on final and preliminary plats in the ETJ. It is a risk to have approval for the preliminary plat before the zone change.

Commission Member Jones explained this is an important corner before our community with the extension of 289, obviously for the future; the City is in the process of updating the Comprehensive Plan, would he consider postponing his request.

Mr. Schrader did not have a problem postponing the zoning and platting process until the annexation is complete.

Chairman Sofey explained they would appreciate it if they would wait until the annexation process is complete. This is going to be in the future one of the most prominent corners in our city and to avoid making any errors that is the direction they would like to go.

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

ACTION TAKEN.
Motion by Commission Member Nix to table the request until annexation has been approved. Second by Commission Member Softly.

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

SUP – OFF-PREMISE SIGN
1720 GALLAGHER
(PHAT VO)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF PHAT VO (OWNER) AND MIKE WILSON (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1720 GALLAGHER DRIVE, BEING LOT 2-B, BLOCK 1 OF THE CENTER AT GALLAGHER DRIVE 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 32 SQUARE FOOT DOUBLE FACED MONUMENT OFF-PREMISE SIGN IN LIEU OF ONE FREESTANDING SIGN PER DEVELOPMENT LOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Mike Wilson, 4520 Texoma Parkway, Sherman, Texas
Mr. Wilson appeared to represent the request. The property is located at the southwest corner of Gallagher Drive and

Versaille Drive. The owner would like to erect a 32 square foot double faced monument sign for City Nails which is located at 3200 Versaille Drive. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jones asked if the reason for the request is because it is not on the lot with the business.

Mr. Wilson explained this is a separate lot from the lot where Mr. Phat Vo's business is located.

Commission Member Jacobs what would stop him from coming back and asking for another sign for the next business he puts in there; will there be three or four signs, what's the cut off.

Mr. Wilson explained he could not comment on what his intent was after they get that piece of property sold.

Scott Shadden informed the commission they could put a condition where if another freestanding sign is proposed they would have to have approval from the Planning and Zoning Commission.

Dr. Paul Millmann, 1700 Gallagher Dr., Sherman, Texas
Mr. Millmann asked if he could see the site plan where the sign would be going, he did not want the sign to obstruct the view of traffic at the corner. After seeing the site plan, he did not have any objections to the request.

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 Jones to approve the Specific Use Permit and site plan subject to if another freestanding sign is proposed they would have to come back before the Planning and Zoning Commission for approval and the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: SOFTLY, JONES, DAVIS, ATHERTON, PLYLER, NIX, SOFEY AND JACOBS.
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 WHITMIRE ENTERPRISES, INC. (OWNERS) AND ROBERT ALLEN (TENANT) CONCERNING THE PROPERTY LOCATED AT 532 EAST KING STREET, BEING 0.458 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AS FOLLOWS:

SUP – IMPOUND LOT
532 E. KING
(WHITMIRE ENTERPRISES, INC., OWNER; ROBERT ALLEN, TENANT)

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW AN IMPOUND LOT IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

Robert Allen, 88 Beaver Run, Sherman, Texas
Mr. Allen appeared to represent the request. The property is located at 532 East King Street, just west of the railroad tracks. The property was granted a Specific Use Permit for an impound lot in 2005, but the business closed for more than sixty days, so the Specific Use Permit went away. He explained he has an impound lot in Denison and he would like to use this tract to store 10-12 cars at a time. It is gated but there will not be anyone there, he will not be using the building, just the fenced in area in the rear of the lot. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations, but they did not feel sidewalks should be required. The driveway is asphalted but the lot itself is gravel.

Rita Gaither informed the Commission sidewalks would not be required.

Mr. Shadden explained the gravel parking lot is considered existing nonconforming but if improvements are made they will have to comply with codes.

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

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

VARIANCE – 4 STORY HOTEL 3617 HWY 75 N. (WOODMONT SHERMAN, LP)

VARIANCE
THE REQUEST OF WOODMONT SHERMAN, LP (OWNERS) AND RAFIQUL ISLAM (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3617 U.S. HIGHWAY 75 NORTH, BEING LOT 6, BLOCK C OF SHERMAN COMMONS ADDITION, REPLAT OF BLOCK C AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5)(C) TO ALLOW A FOUR STORY HOTEL WITH A HEIGHT OF 60' IN LIEU OF 3 STORIES, 45' HEIGHT PERMITTED IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1 (75&82) OVERLAY DISTRICT.

Ryan Scott, Construction Manager for the Woodmont Company

Mr. Scott wanted to address the board on the issue of the retaining wall in front of the Sherman Commons development. They plan on over seeding the wall this Thursday with love grass to establish the wall as it should be, growth should begin establishing in 12-14 days and full establishment in about 30-45 days. There should be a significant improvement in front of the center and across the highway corridor. There are several small walls that will be treated as well.

Commission Member Nix asked if he felt love grass is a sufficient use; is that going to be enough.

Mr. Scott explained it is the intended use around roads; it is used widely throughout Texas.

Commission Member Nix explained the retaining wall looks horrible, I don't think love grass is going to be much of an improvement.

Mr. Scott explained if need be they have drawn a secondary recommendation for a more decorative grass.

Frank Guerilla, 11536 Harry Hines Blvd., Ste. 213, Dallas, Texas

Mr. Guerilla appeared to represent the request. The property is located behind Cracker Barrel at 3617 U.S. Highway 75 North. The owners would like to construct a 43,574 square foot four story, 60 foot Quality Inn and Suites Hotel. The hotel will include 69 rooms and they will provide 69 parking spaces. Signage will be on the side of the wall.

Commission Member Jones explained he had asked through staff to show a type of digital image of what a three story hotel would look like versus a four story to visualize how it would look.

Mr. Frank explained he just received the request yesterday and did not have enough time to create something like that.

Jerry Cheats, Choice Hotels

Mr. Cheats explained Choice Hotels requires a minimum of 60 rooms for their hotels. This building is designed to have channel letters for their wall sign. Based on the fact it will be four stories, you should be able to see the signs from the highway. They plan to also have small monument signs going into the hotel.

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 Softly.

VOTING AYE: SOFTLY, JONES, DAVIS, SOFEY, AND NIX.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

SITE PLAN – QUALITY INN & SUITES HOTEL 3617 HWY 75 N. (WOODMONT SHERMAN, LP)

SITE PLAN
THE REQUEST OF WOODMONT SHERMAN LP (OWNERS) AND RAFIQUL ISLAM (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3617 U.S. HIGHWAY 75 NORTH, BEING LOT 6, BLOCK C OF SHERMAN COMMONS ADDITION, REPLAT OF BLOCK C AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A QUALITY INN & SUITES HOTEL.

Frank Guerilla, 11536 Harry Hines Blvd., Ste. 213, Dallas, Texas
Mr. Guerilla appeared to represent the request. The property is located behind Cracker Barrel at 3617 U.S. Highway 75 North. The owners would like to construct a 43,574 square foot four story, 60 foot Quality Inn and Suites Hotel. The hotel will include 69 rooms and they will provide 69 parking spaces. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Jacobs asked to clarify the signage for the hotel. From previous discussion, the hotel is contemplating low level monument type signs besides the wall signs.

Mr. Guerilla explained that was correct.

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

ACTION TAKEN.
Motion by Commission Member Jones to approve the site plan subject to the Staff Review Letter. Second by Commission Member Jacobs.

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

Commission Member Jones asked that staff require when there is a project like this that elevations and signs show how they will fit in the surroundings. He felt it would be

good on projects like this to show the different stories and how they will affect the surroundings.

SITE PLAN – WALGREEN'S PHARMACY 1828 TEXOMA PARKWAY (MONROE BANK, TRUSTEE FOR JANE ALLEN ELLIS TRUST)

SITE PLAN
THE REQUEST OF MONROE BANK, TRUSTEE FOR JANE ALLEN ELLIS TRUST (OWNERS), THE BOUSQUET GROUP, INC., TRAVIS BOUSQUET (REPRESENTATIVE) AND CALLAHAN-GALLUP & CO. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1828 TEXOMA PARKWAY, BEING 1.547 ACES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A WALGREEN'S PHARMACY.

Travis Bousquet, 2126 Hamiliton Drive, #430, Argyle, Texas
Mr. Bousquet appeared to represent the request. The property is located at the southwest corner of Texoma Parkway and Taylor Street; Long John Silvers was the previous tenant. The owners would like to demolish the existing building and construct a 14,820 square foot Walgreen's Pharmacy. Sixty seven parking spaces will be provided. 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 site plan.

ACTION TAKEN.
Motion by Commission Member Jacobs to approve the site plan subject to the Staff Review Letter. Second by Commission Member Softly.

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

OTHER BUSINESS

OTHER BUSINESS
No other business came before the Commission.

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 7:10 p.m.

CHAIRMAN

SECRETARY

AGENDA ITEM #3

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

301, 303, 305, 307, 309 and 311 W. King
.40 acres in the Samuel Blagg Survey, Abstract No. 56
Final Plat

Requested Action/Proposed Use:
Approval of Final Plat of Coursier Addition.

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

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

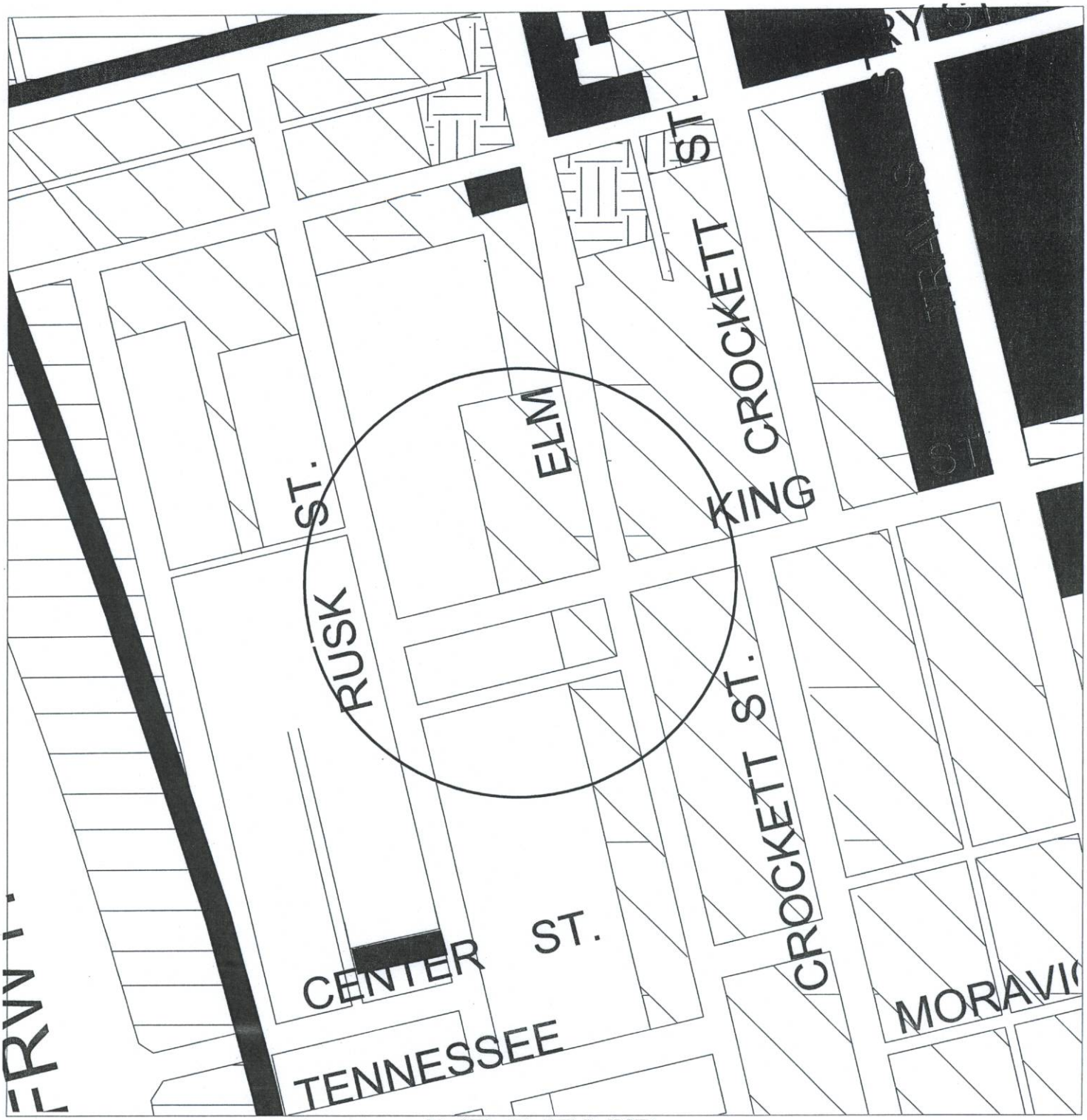
Origination:
Michael Cunha and Richard & Paula Garcia (Owner) and Sartin & Associates (Surveyors).

Master Plan Designation:
Residential

Attachments:
Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Mark Gibson,
Director of Utilities & Engineering 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

300 BLOCK OF WEST KING STREET
FINAL PLAT

Department of Developmental Services

Elm
King
Scale: 1 inch = 75.0 feet

SHERMAN

STAFF REVIEW LETTER

April 14, 2008

Michael Cunha
655 Filbert Street
Half Moon Bay, CA 94019

Richard & Paula Garcia
3118 Dee Ct
Fremont, CA 94536

Dear Applicants,

The request for approval of a Final Plat of the Coursier Addition concerning the property located at 301, 303, 305, 307, 309, and 311 West King Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 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. Acreage to be divided needs to be shown on Page 1 of the plat.
2. Original tax certificates to be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Sidewalks and Driveways shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
5. A copy of the private easement shall be provided to the City of Sherman Engineering Department.
6. A private water service easement indicated on the plat is required for any water service lines serving Lot 1.
7. 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.

It is the policy of this Board not to 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
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

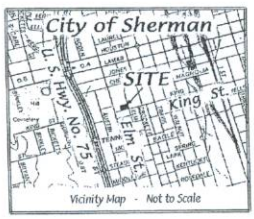
COURSIER ADDITION
to the
CITY of SHERMAN, TEXAS

Owner & Developer

Michael Cunha
655 Filbert St.
Half Moon Bay, California 94019

&

Richard Olide Garcia
3118 Dee Ct.
Fremont, California 94536



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

CRSIER-1.pcs

AGENDA ITEM #4

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Zone Change
1300 West Taylor Street
Being 13.80 acres in the J.B. McAnair Survey, Abstract No. 763

Requested Action/Proposed Use:
Zone Change and conceptual site plan from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District.

Background
The property is located at 1300 West Taylor Street across from Fairview Park. The owners would like to rezone the property for an apartment complex.

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

Origination:
Jarod Anderson (Owner), Chris Applequist (Prospective Buyer) and Sartin & Associates (Surveyor)

Master Plan Designation:
Residential

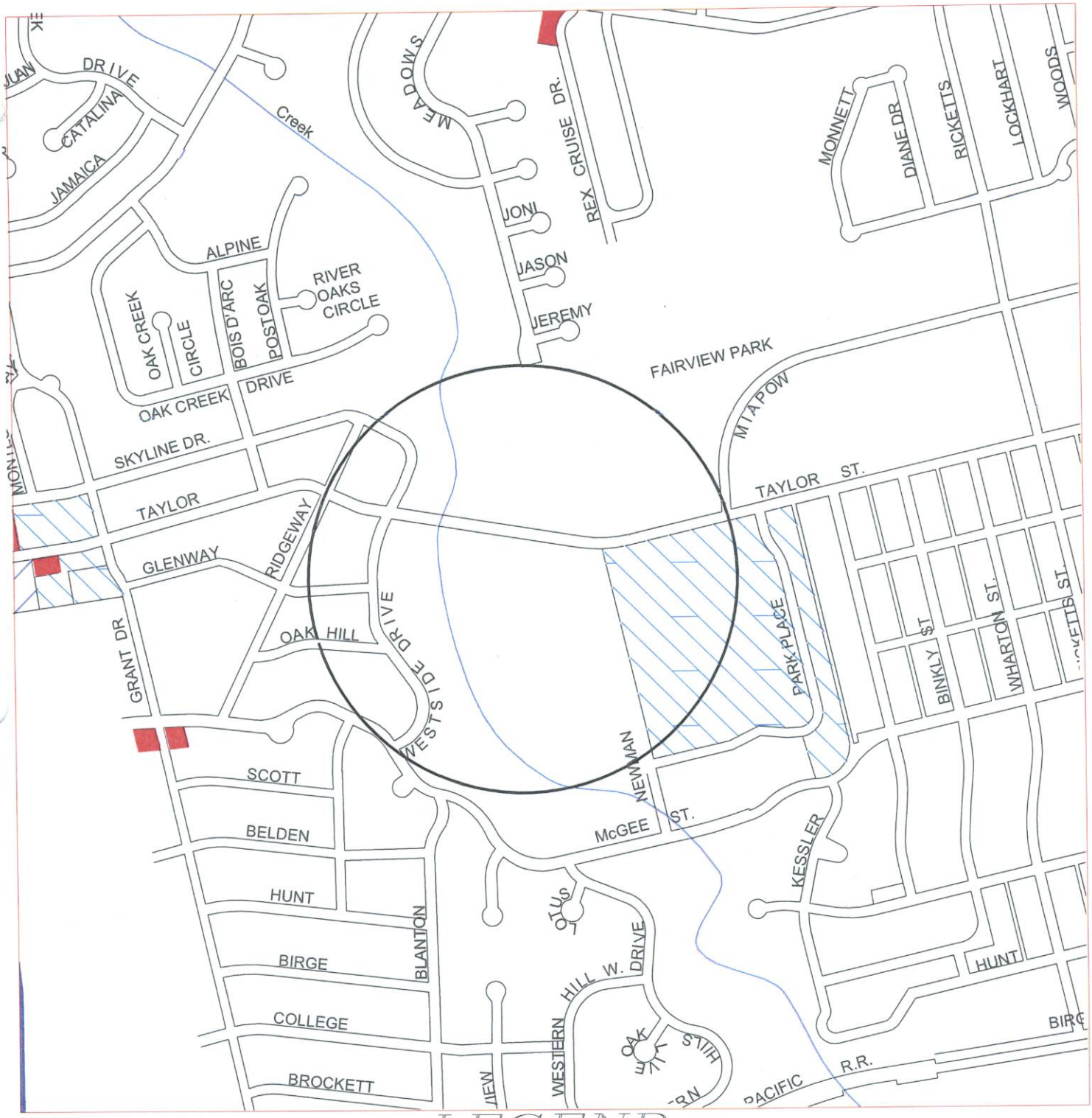
Number of notices mailed:
35

Objections received:
20

Attachments:
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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

1300 BLOCK OF WEST TAYLOR
ZONE CHANGE & CONCEPTUAL SITE PLAN

Department of Developmental Services

Fairview Park Tennis Courts
Taylor
Scale: 1 inch = 175.0 feet
(c) Copyright 2006, Pictometry International Corp.

1300 W. Taylor

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Jarod Anderson
PO Box 215
Sherman, Texas 75091

Chris Applequist
4733 College Park, Ste. 200
San Antonio, TX 78249

Sartin & Associates Survey Company
P.O. Box 1843
Sherman, Texas 75090

Dear Applicant,

The request for approval of the zone change and conceptual site plan for the property located at 1300 West Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 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. Platting of the property is required.
2. Screened trash receptors to be shown.
3. Sidewalks and Driveways shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. All easements to be 20' in width.
5. Developers to extend sewer and water mains to serve apartments.
6. All development shall meet floodplain requirements of the City of Sherman.
7. 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.

It is the policy of this Board not to 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,

Scott Shadden

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

Commercial Investment Services, Inc.

April 21, 2008

APR 22 REC'D

Patsy Reeves
Development Services
City of Sherman, Texas

Re: Zoning Hearing April 22, 2008

Pasty,

We request to postpone our zoning hearing currently set for Tuesday April 22, 2008. Please put us on the agenda for the May hearing. We will need additional time to compile the needed information and material that will be needed by residents and the board. I apologize for the short notice of this request. Thank you for your help in this matter.

Sincerely,

Chris Applequist
Commercial Investment Services

4733 College Park, Suite 200 ♦ San Antonio, Texas 78249 ♦ 210.530.0090 p ♦ 210.530.5060 f

COPY

ATTENTION, PROPERTY OWNERS AROUND FAIRVIEW PARK

The tract of land (32 acres) at the old Anderson Slaughterhouse property located on Taylor Street across from Fairview Park, the family is selling the property to a company who plans to build an apartment complex there. The sale is contingent upon Planning & Zoning approving the zone change from light industrial to multi-family. These apartments would be for low income families. We have real concerns regarding another apartment complex there due to the fact that Park Place is next door and has gone to Section 8 housing, and the crime has gone up in those apartments. City of Sherman has spent a lot of money on Fairview Park, with the new pool and walking trails. Traffic is already a problem on Taylor Street coming out of the park.

If you are opposed to the zone change, send letters to Planning & Zoning at 200 W. Mulberry, Sherman, Texas 75090 and get others to do the same. If the P&Z does not hear from the public in a letter or attendance to the P&Z meeting, then they assume that the people who live around Fairview is "ok" with changing the zoning and the apartments will be built. Watch for the public hearing at P&Z for the change. You can attend and voice your opinion or write a letter to George Olson, City Manager, 200 W. Mulberry, Sherman, TX 75090 and express your concerns. Encourage others to do the same. It could make a difference and our letters or voice will be heard at the next P&Z public hearing.

Thank you.

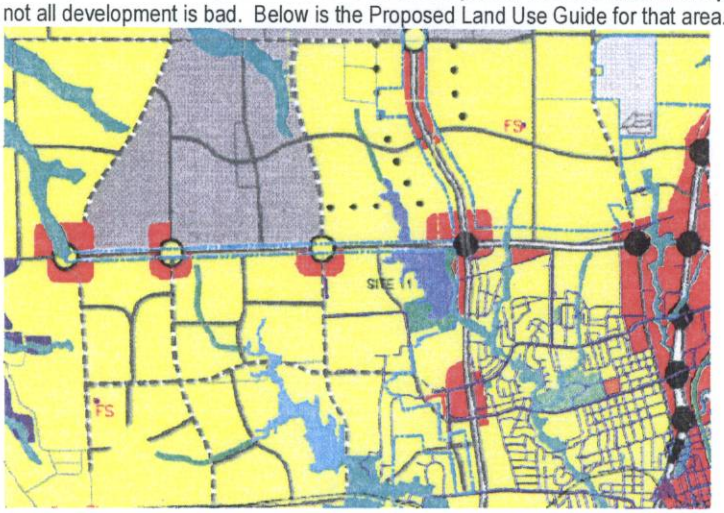
Reeves, Patsy

From: Shadden, Scott
Sent: Wednesday, March 12, 2008 9:27 AM
To: Reeves, Patsy
Subject: FW: ci.sherman.tx.us P&Z

From: LMorgan [mailto:lmorgan@midlandtexas.gov]
Sent: Sunday, March 09, 2008 5:40 PM
To: Shadden, Scott
Subject: ci.sherman.tx.us P&Z

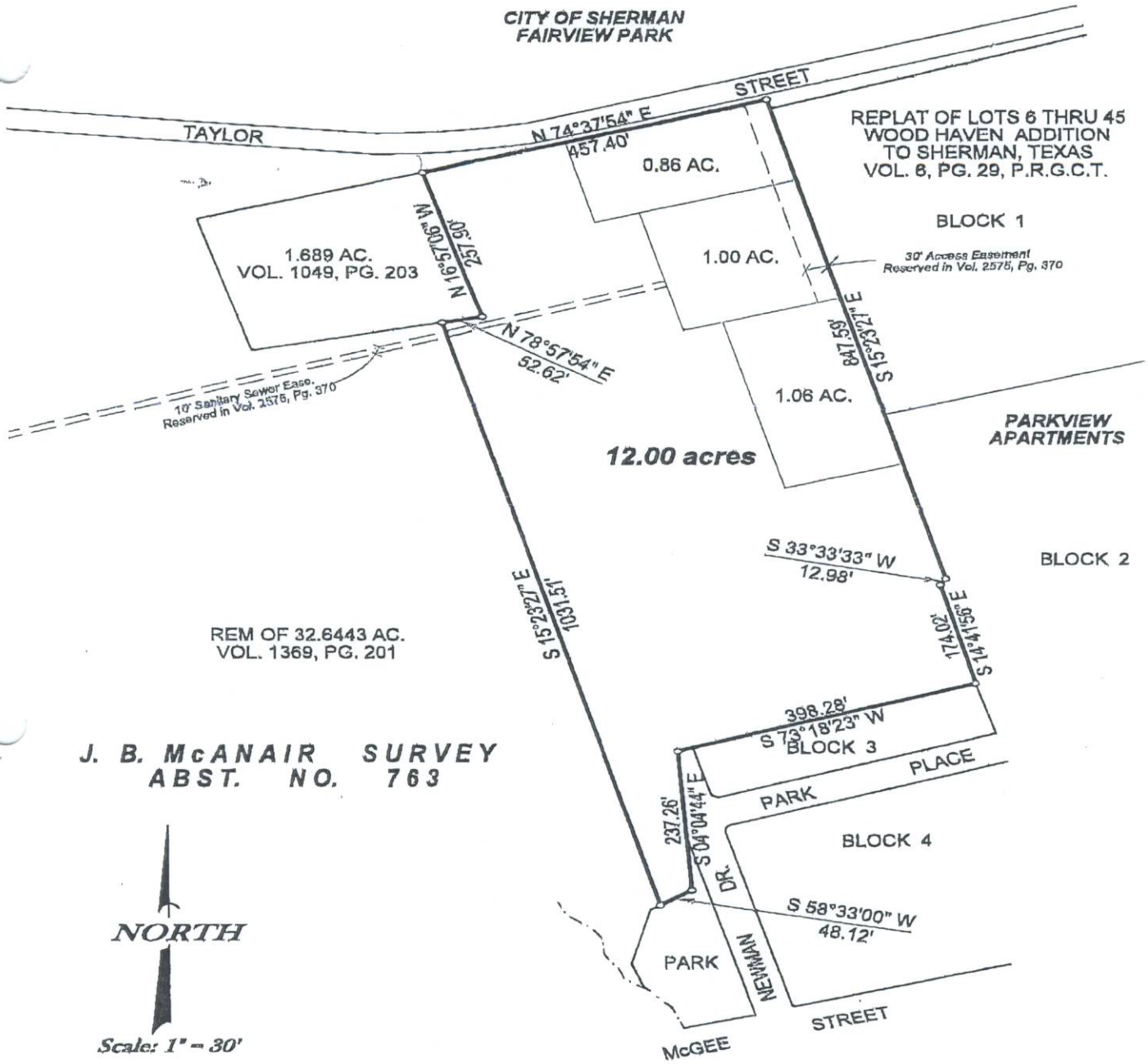
Dear Scott,
I'm writing to you after visiting with my Mother (age 81). She mentioned a zoning request to change Anderson's Meat (I assume industrial) to multi-family. Thus, I'm hoping you can help clear up some of her worries.

- Is this zoning request for apartments? duplexes? garden homes?
- In 1967, my parents built their home, 1713 Westside Dr (SE corner Taylor & Westside) where mother resides today. Abt. early 80's, Taylor St became an east/west arterial street (aka freeway). When I visit, all night long I hear 'boom boxes", loud mufflers, & the next door dogs. The majority of vehicles travel 50 - 70 mph. Two homes to the west have been hit by vehicles numerous times. Reflectors, flashing lights, and jiggle bars have been installed to no avail. Is there *anything* that can be done to control the speed?
- Her home always had plumbing problems. When I lived there, raw sewage backed up and flooded several times. To date, when I visit, the city is on the corner - *repairing*. She was told the **developer** did not install adequate infrastructure for the neighborhood. I realize this is only a guide, but, after reviewing Sherman's Master Plan Land Use (pps. 26-27 on website) I became more concerned:
  Major discrepancies between proposed land use and zoning may create urban development problems. **For example, public facilities (sewer, water, drainage and streets) may be designed and constructed for low density residential development**, but property ...could be rezoned for high intensity uses such as **apartments....** **This development would overload the public facilities designed for lower density** uses. It goes on to say, not all development is bad. Below is the Proposed Land Use Guide for that area.



- Mom's home is in this lower quadrant by Post Oak Creek west of Fairview park. Plate 9
  Purpose of the Land Use Plan... It provides a color-coded graphic basis for decision making by identifying the location and configuration of individual land use classifications. Refer to Plate 9.

Scott, I appreciate your time. I do hope the proposed zoning does not include a high density use. Being involved in council, the city of Midland does have a need for apartments; but some of our neighborhoods have become saturated. Thus, we are voting them down. Again thank you.
LuAnn Morgan
'morgan@midlandtexas.gov
32-570-6825



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

ANDRSN-1.PCS

VISTA BELLA RANCH
SHERMAN, TEXAS

2.27.08

Building Configuration						Total # of Buildings	6
Building Label	I	II	III	IV	I		
Number of Buildings	3	8	1	1			
Number of Units Per Building						Total # of Units	Total Sq Ft for Unit Type
1 BR	12		12			12	8,784
2 BR	24	20	8			44	32,340
3 BR	12		12	12		48	69,876
4 BR	12					12	20,760
Totals	72	20	20	12		124	131,760

Unit Type			
Unit Label	# of Bedrooms	# of Baths	Sq. Ft. Per Unit
A1	1	1	732
B1	2	2	1,170
B2	2	2	1,170
C1	3	2	1,728

Chiles Architects, Inc.

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Site Plan
1700 Gallagher Drive
Being Lot 1, Block 1 of The Center at Gallagher Drive, a Replat of Lots 11-18, Block 13 of the Replat of Lots 20-27, Block 11 & all Blocks 12-16 Town North Addition

Requested Action/Proposed Use:
Site plan approval for a 20'X66' carport for medical office.

Background
The property is located at the corner of Gallagher Drive and Versaille Drive; Dr. Millmann's Medical Office. The owner would like to construct a 20'X66'X8' metal carport on the side of the building.

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

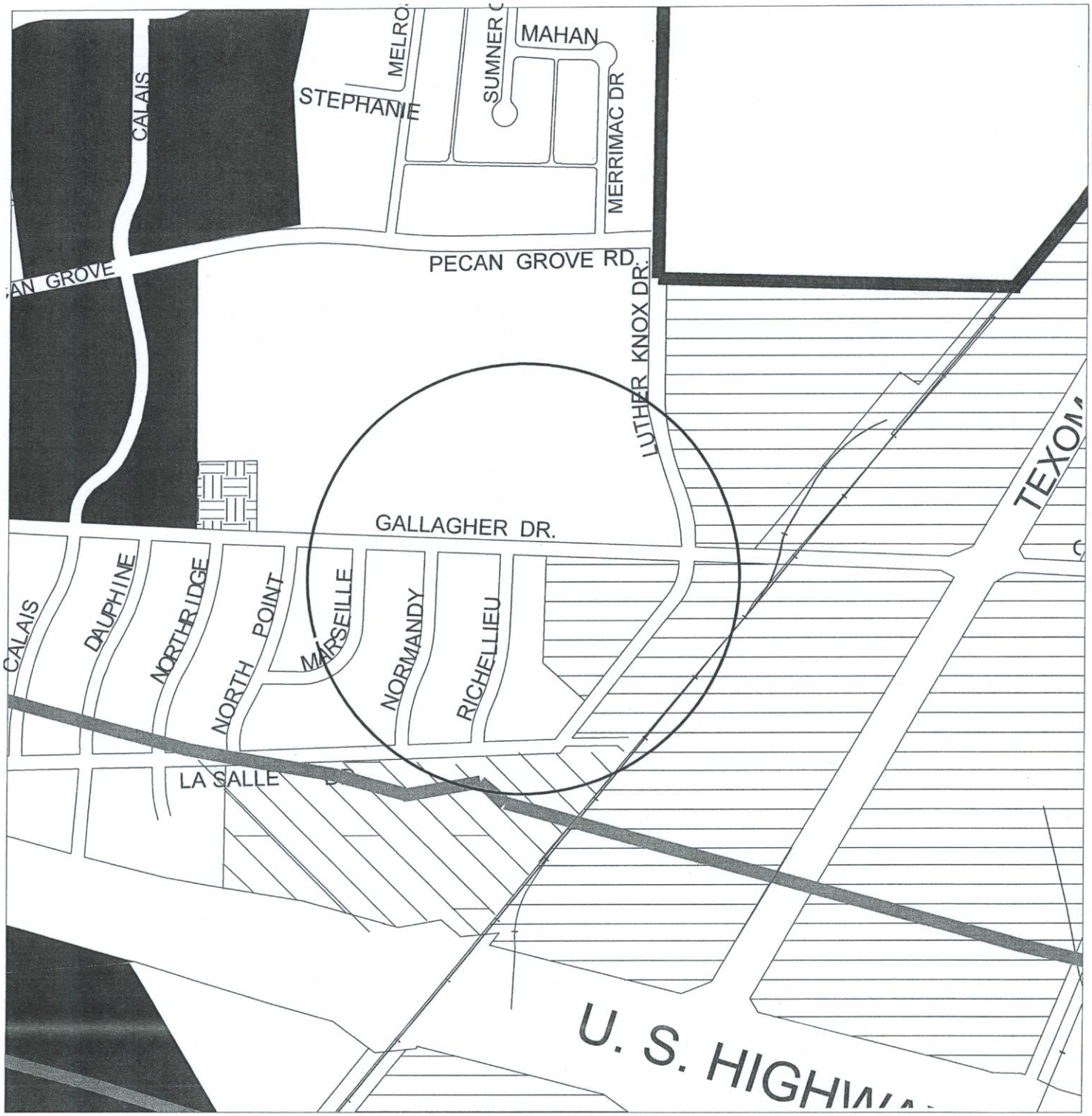
Origination:
Dr. Paul Millmann (Owner)

Master Plan Designation:
Residential

Attachments:
Location map
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

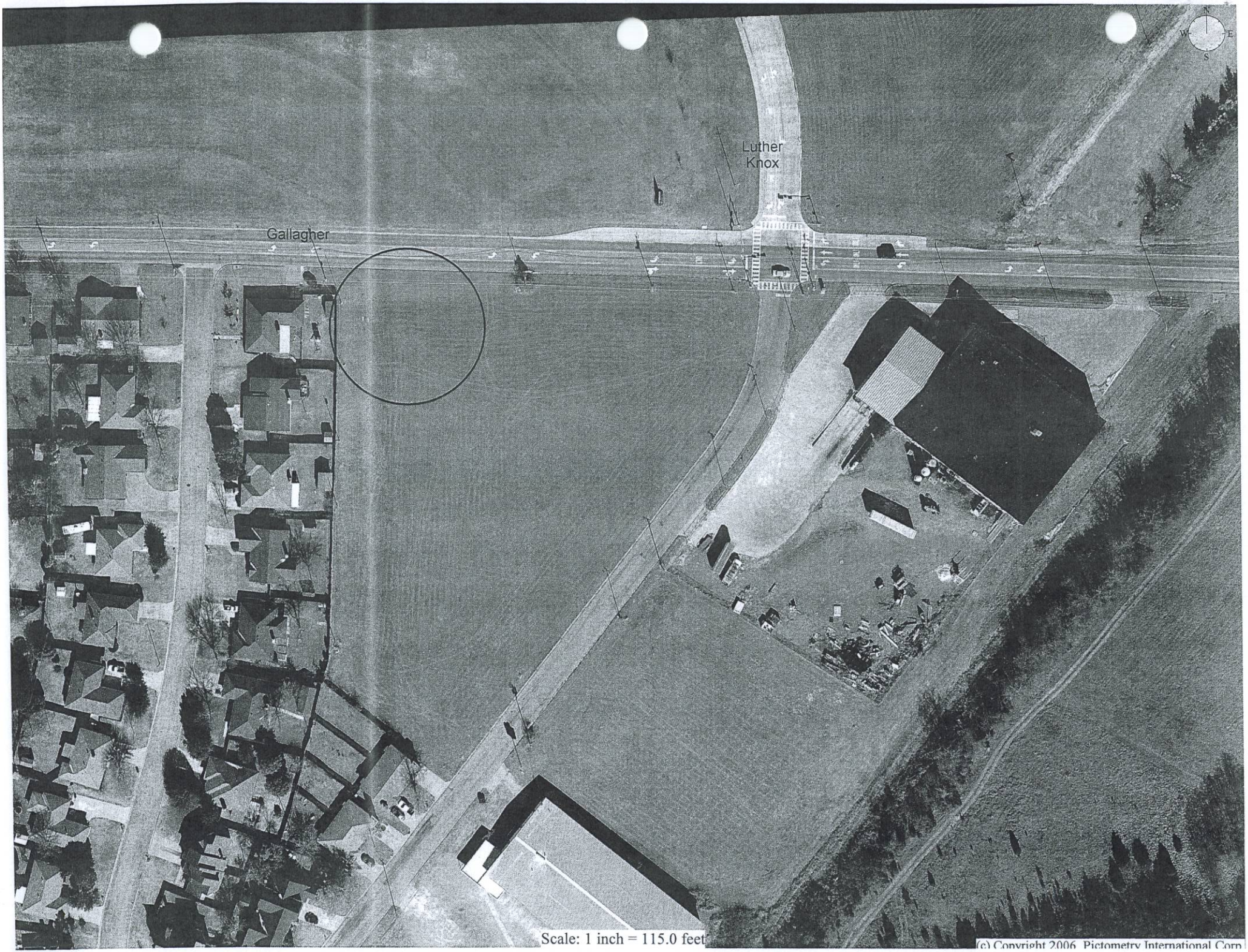


LEGEND

	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
	MH	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

1700 GALLAGHER DRIVE SITE PLAN

ENGINEERING DEPARTMENT


Luther
Knox
Gallagher
N
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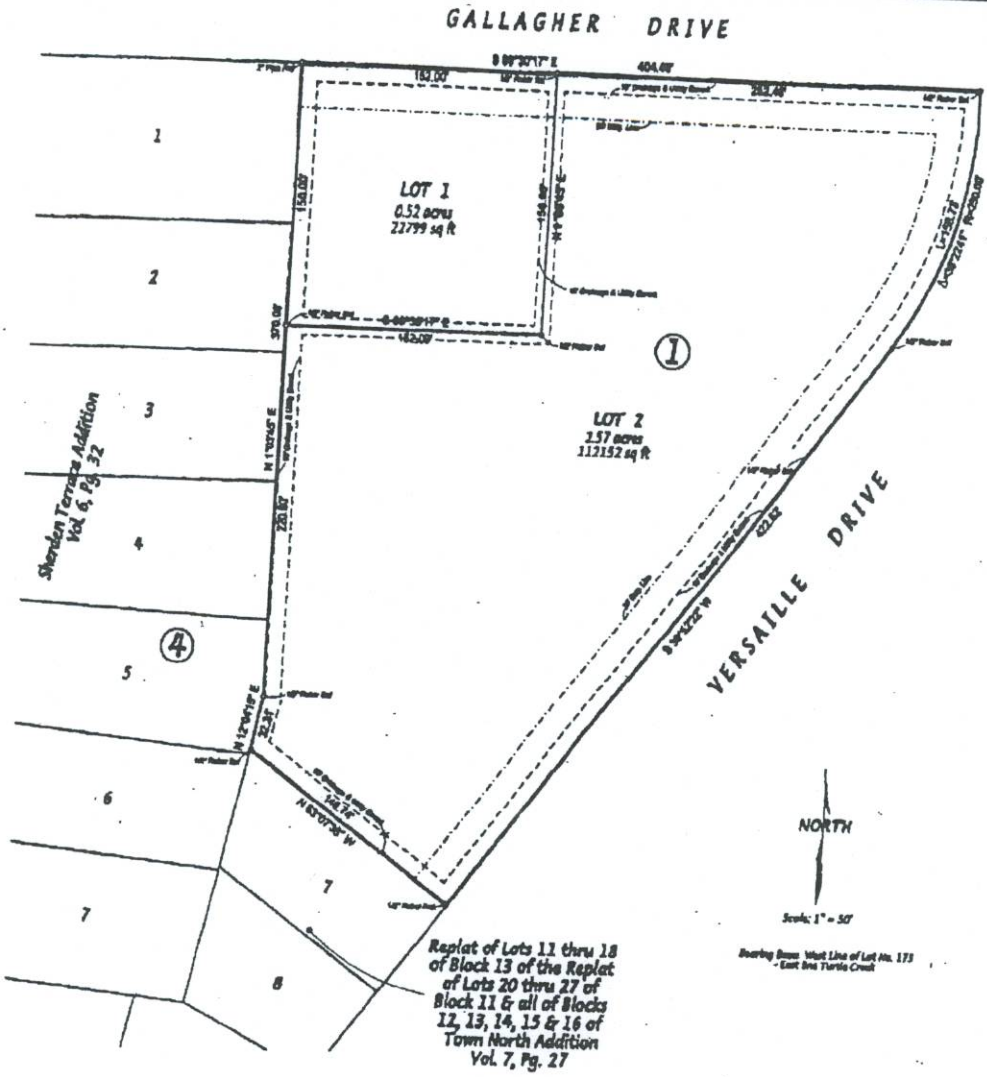
Scale: 1 inch = 115.0 feet
(c) Copyright 2006, Pictometry International Corp.



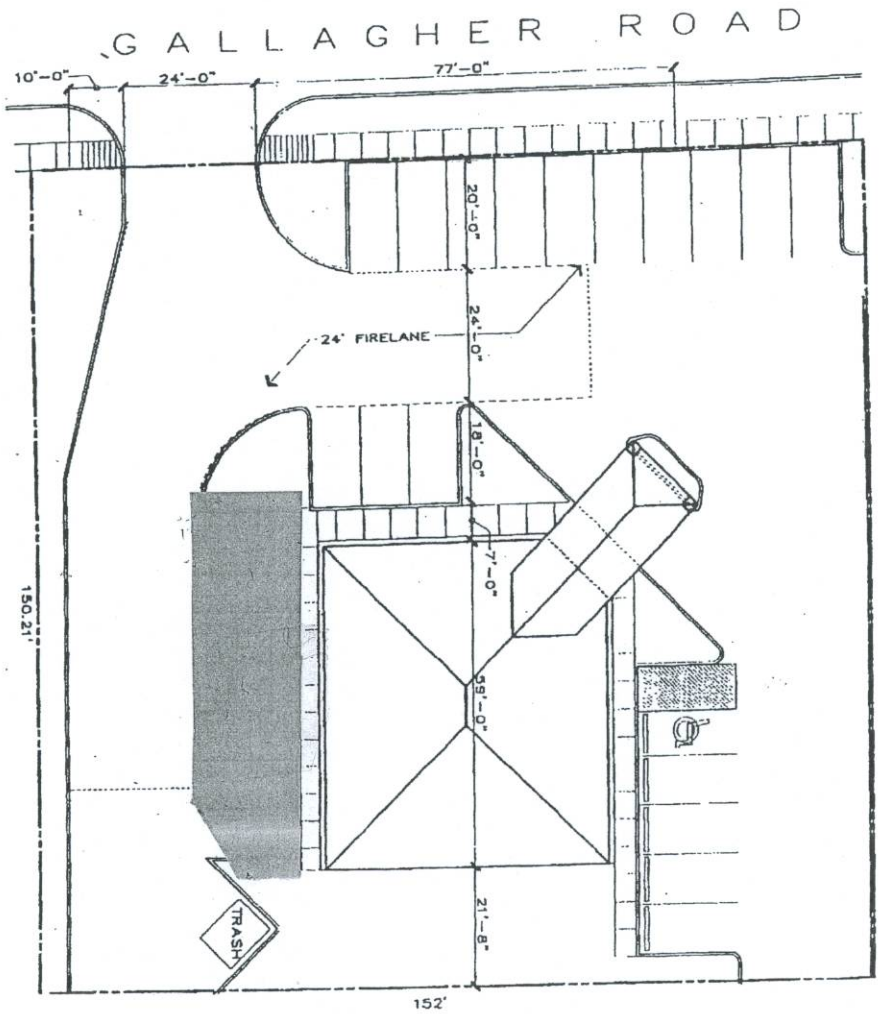
THE CENTER AT GALLAGHER DRIVE

An Addition to the

CITY of SHERMAN, TEXAS

A replat of all of Block FOURTEEN (14) of the REPLAT OF LOTS NO. 20 THRU 27 OF BLOCK NO. 11, AND ALL OF BLOCKS NO. 12, 13, 14, 15, AND 16 OF TOWN NORTH ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 91, Plat Records, Grayson County, Texas, and of Lots ONE (1) thru SIX (6) of the REPLAT OF LOTS NO. 11 THRU 18 OF BLOCK 13 of the REPLAT OF LOTS NO. 20 THRU 27 OF BLOCK NO. 11, AND ALL OF BLOCKS NO. 12, 13, 14, 15, AND 16 OF TOWN NORTH ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 7, Page 27, Plat Records, Grayson County, Texas.

PLAT MAP



Carport is 20-W X 66-L-X 8' H

PRELIMINARY SITE PLAN

SCALE 1"=20'-0"

0' 5' 10' 20'

TATCHIO AND ASSOCIATES ARCHITECT

P.O. Box 2062 Sherman, Texas 75091 • (903) 786 - 9092 (903) 786 - 4349 FAX rodtatchio@cableone.net

SITE PLAN

AGENDA ITEM #6

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman	**John Nix, Commissioner**
Jason Bethel, Commissioner	**Steve Jones, Commissioner**
Lawrence Davis, Commissioner	**David Plyler, Commissioner**
Robert Softly, Commissioner	**Robin Atherton, Commissioner**

Temporary Use Permit (Renewal)
1330 West Taylor
a 28.49 acre tract in the J. B. McAnair Survey, Abstract #763

Requested Action/Proposed Use:
Temporary Use Permit to allow a snow cone stand May through September in an R-1 (One and Two Family Residential) District.

Background
The property is located at 1330 West Taylor Street across from Fairview Park. This is a renewal for the snow cone stand that has been in operation at this location for nine years.

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

Origination:
Shawn Davis (Applicant) and Eddie Anderson (Owner)

Master Plan Designation:
Residential

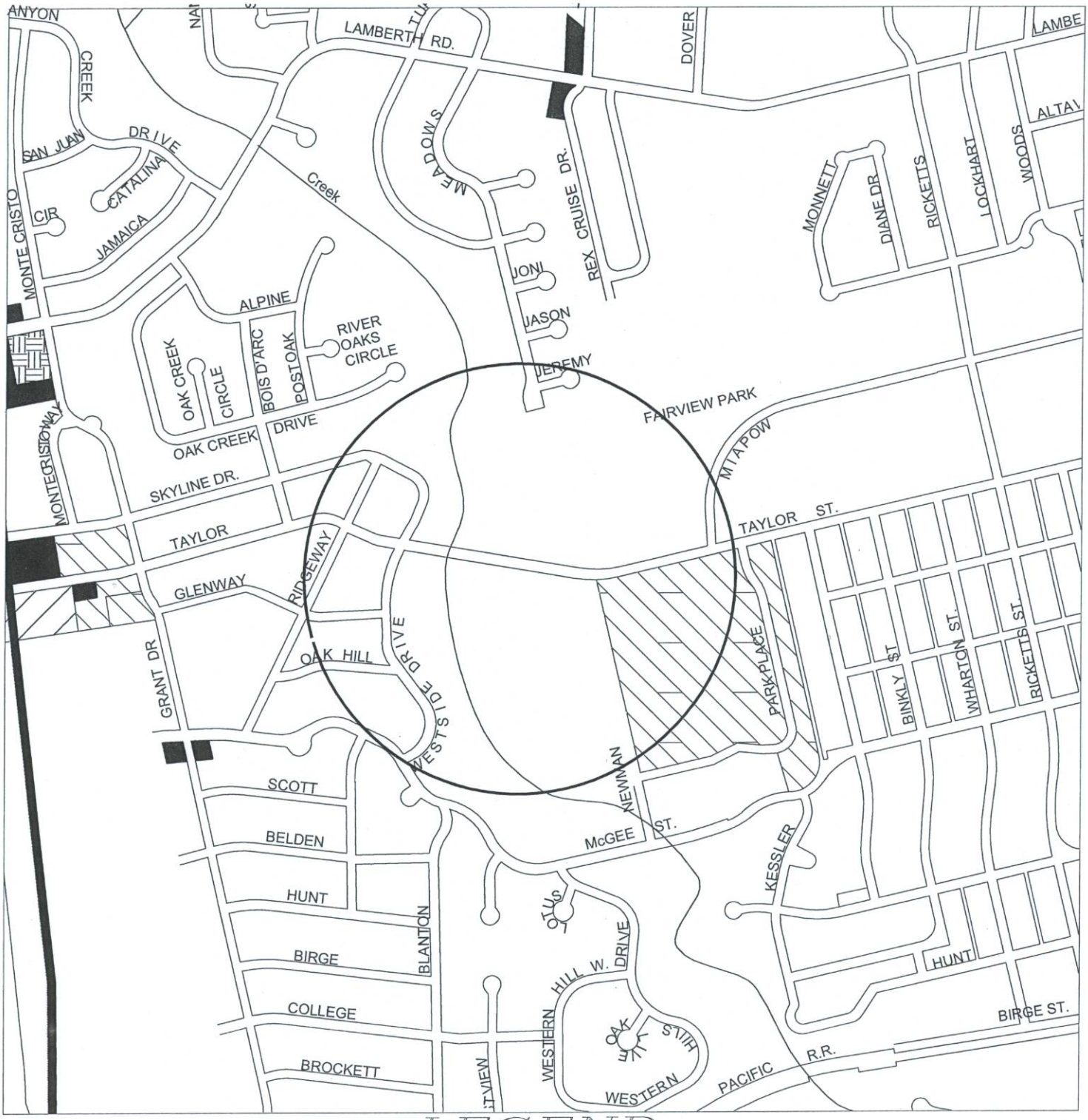
Number of notices mailed:
6

Objections received:
0

Attachments:
Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

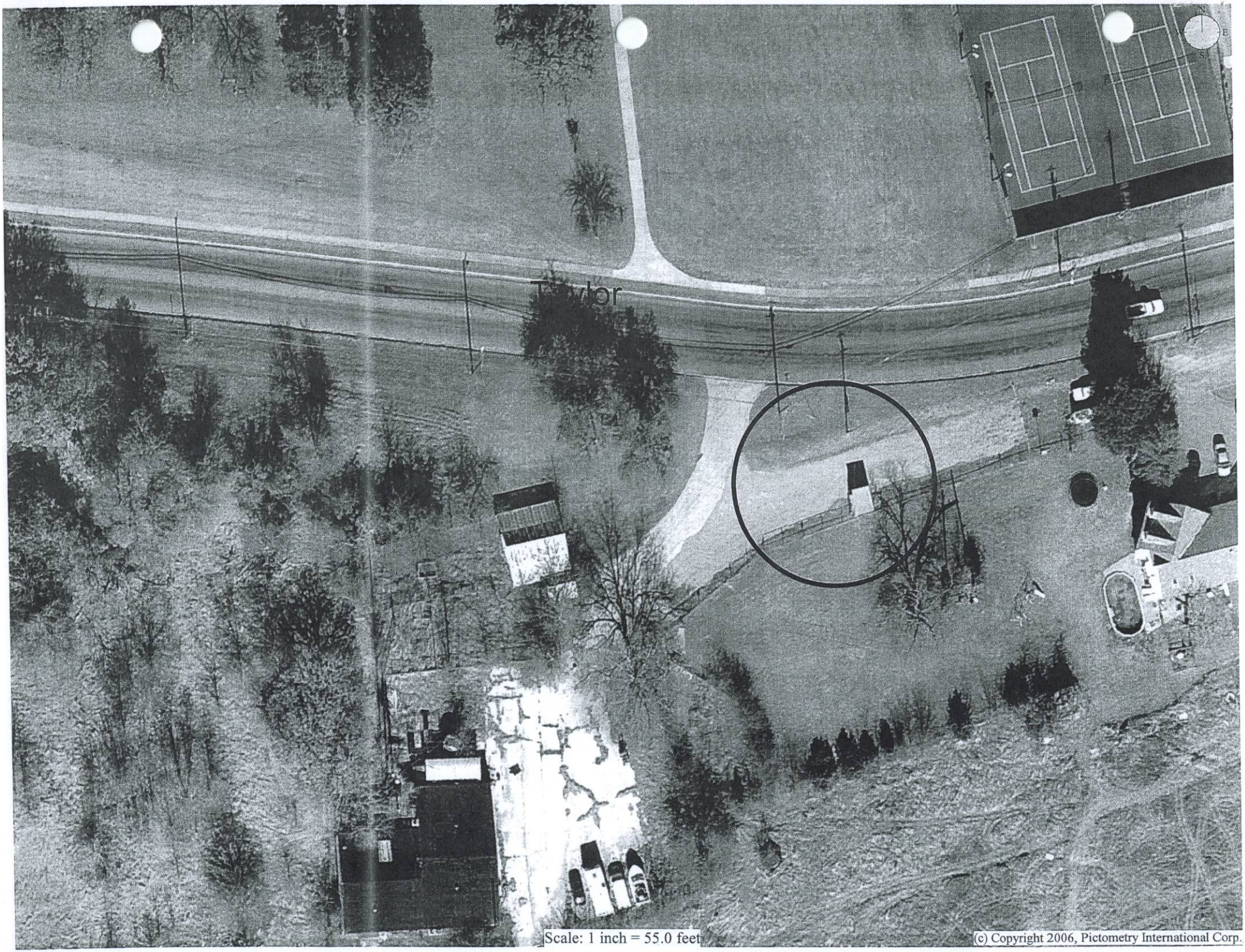


LEGEND

	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT
	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

1330 WEST TAYLOR STREET TEMPORARY USE PERMIT

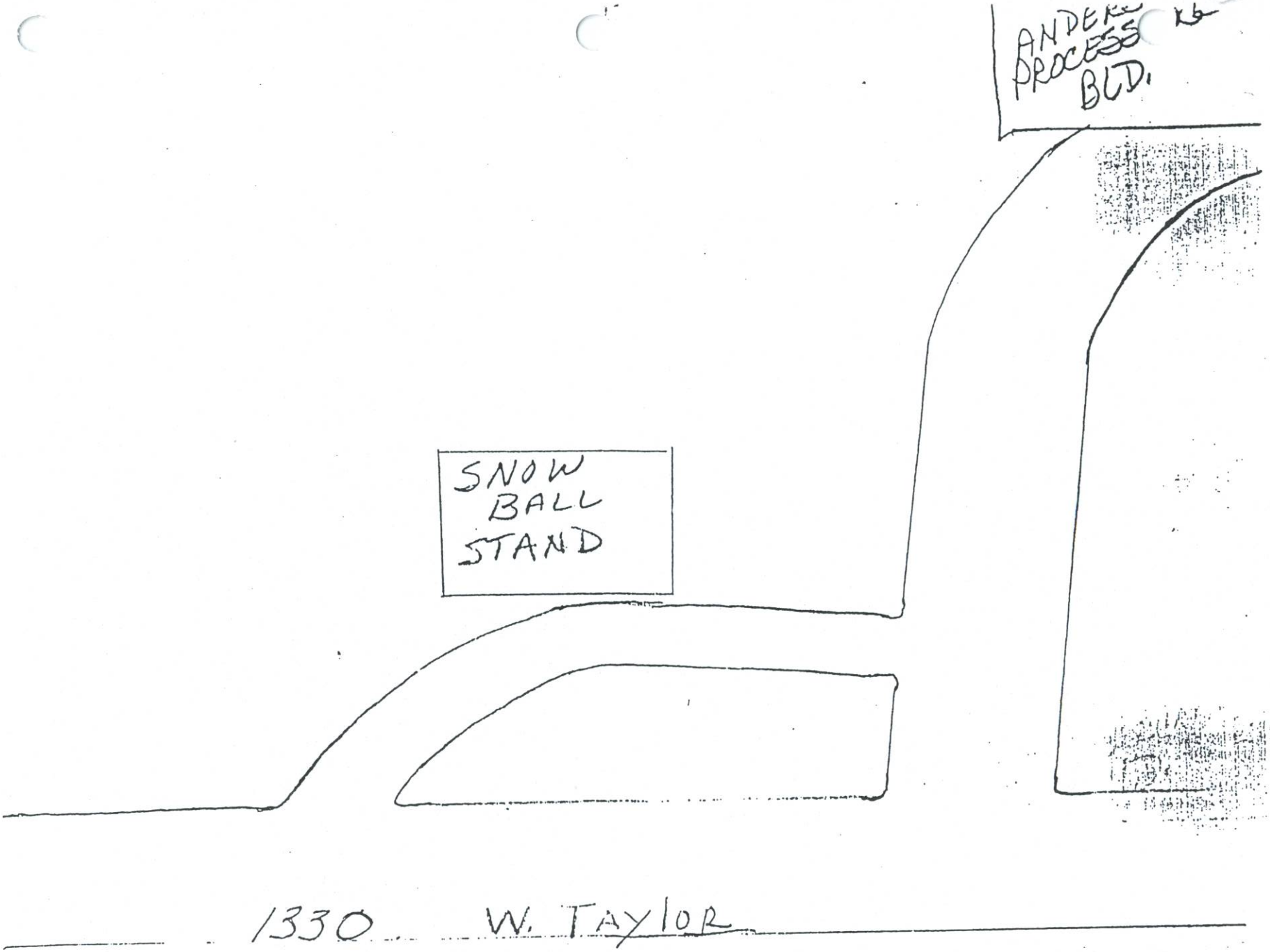
ENGINEERING DEPARTMENT



Scale: 1 inch = 55.0 feet

(c) Copyright 2006, Pictometry International Corp.

1330 W. Taylor


ANDERS PROCESS BLD.
SNOW BALL STAND
1330 W. TAYLOR

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

1803 East May Street
Lots 1 & 3, Block 3, Milan Heights Addition
Temporary Use Permit (Renewal)

Requested Action/Proposed Use:
Temporary Use Permit (Renewal) to allow the operation of a snow cone stand, May through September in an R-1 (One and Two Family Residential) District.

Background
The property is located at the northeast corner of May and Ross Streets. This is a renewal for the snow cone stand that has been in operation at this location for nine years.

Adjacent Zoning:
R-1 (One and Two Family Residential) District

Origination:
Glenda Hunter (Owner)

Master Plan Designation:
Residential

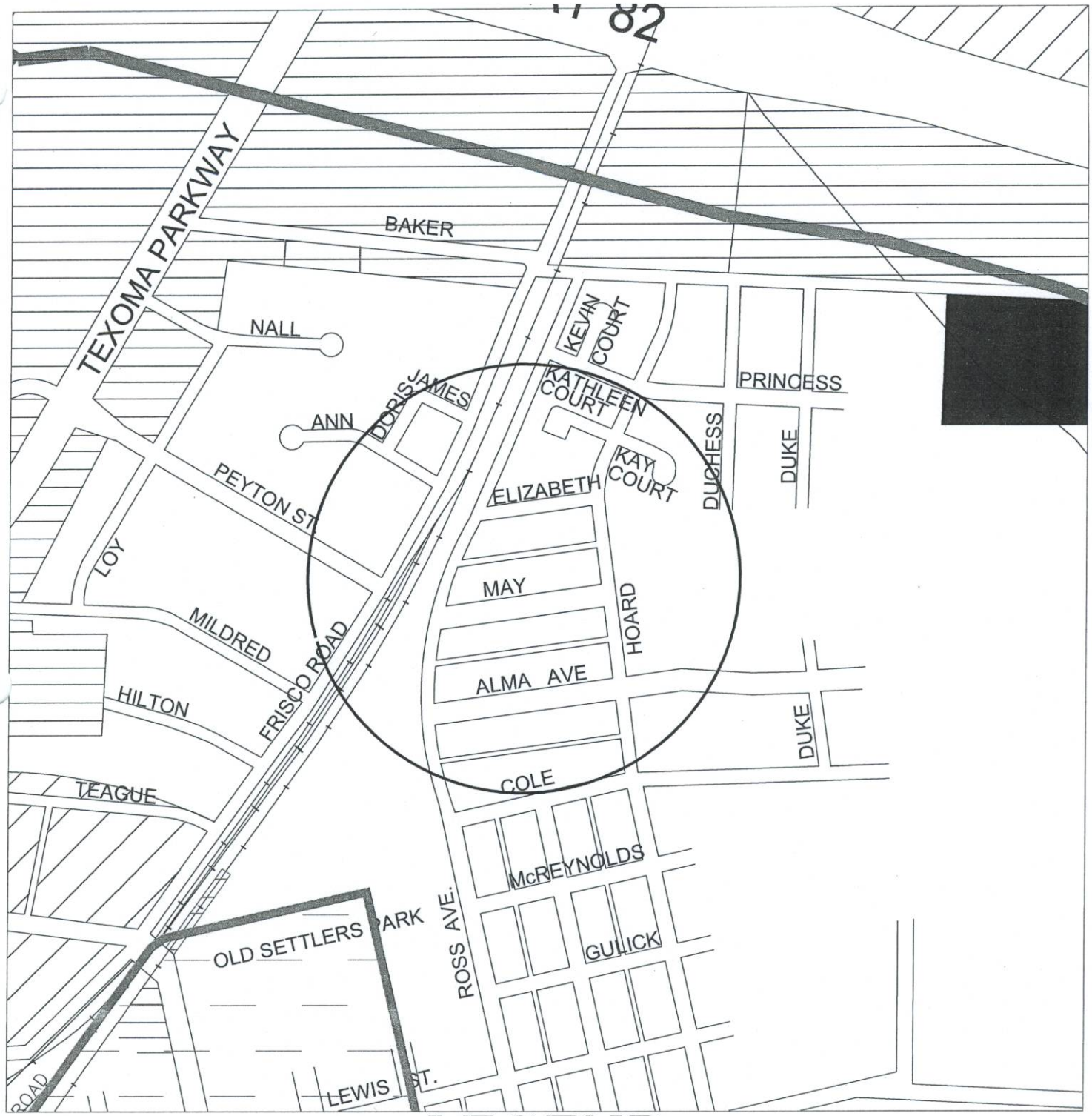
Number of notices mailed:
12

Objections received:
0

Attachments:
Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	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

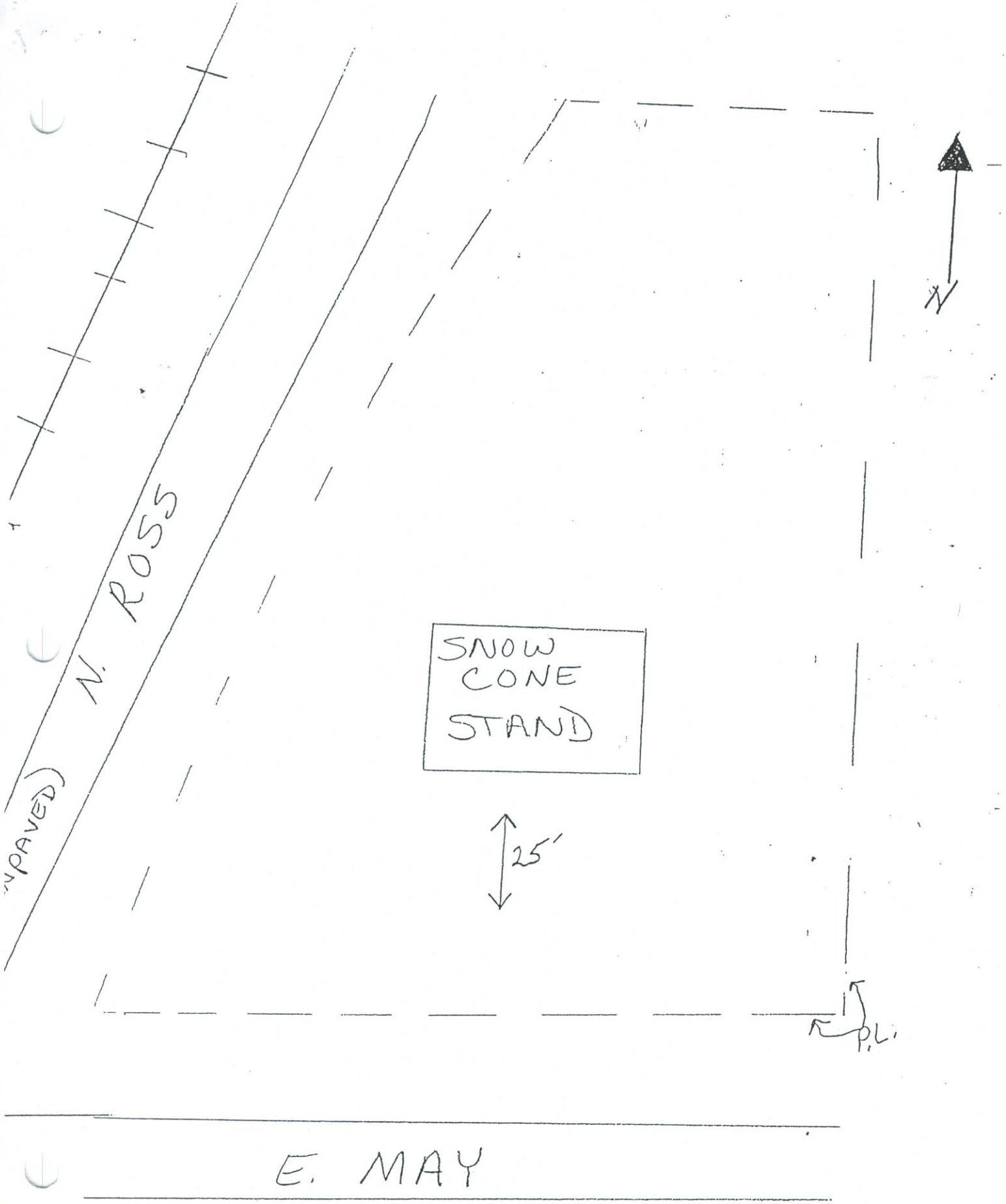
1803 EAST MAY STREET TEMPORARY USE PERMIT

Department of Developmental Services

Ross
May
N
W
E
S
Scale: 1 inch = 90.0 feet
(c) Copyright 2006, Pictometry International Corp.

1803 E. May

ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7232
04/03/2008


N. ROSS
(UNPAVED)
SNOW CONE STAND
25'
P.L.
N
E. MAY

SHERMAN

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

April 7, 2008

Betty Polk
1810 E. May
Sherman, Texas 75090-2321

APR 16 REC'D

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

Glenda Hunter (Owner) concerning the property at 1803 East May Street, being Lots 1 & 3, Block 3, Milan Heights Addition

The request is as follows:

Temporary Use Permit (Renewal) under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand May through September in an R-1 (One and Two Family Residential) District.

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

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

Scott Shadden
Secretary, Planning & Zoning Board

Its ok with me

Betty Polk

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

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Zone Change
2412 North Travis Street
Being 2.37 acres in the J.B. McAnair Survey, Abstract No. 763

Requested Action/Proposed Use:
Zone Change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

Background
The property is located at 2412 North Travis Street. The owner would like to rezone the property for a medical office.

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

Origination:
Dr. Shawn MacDonald (Owner), David Baca (Architect) and Sartin & Associates (Surveyor)

Master Plan Designation:
Retail/Commercial

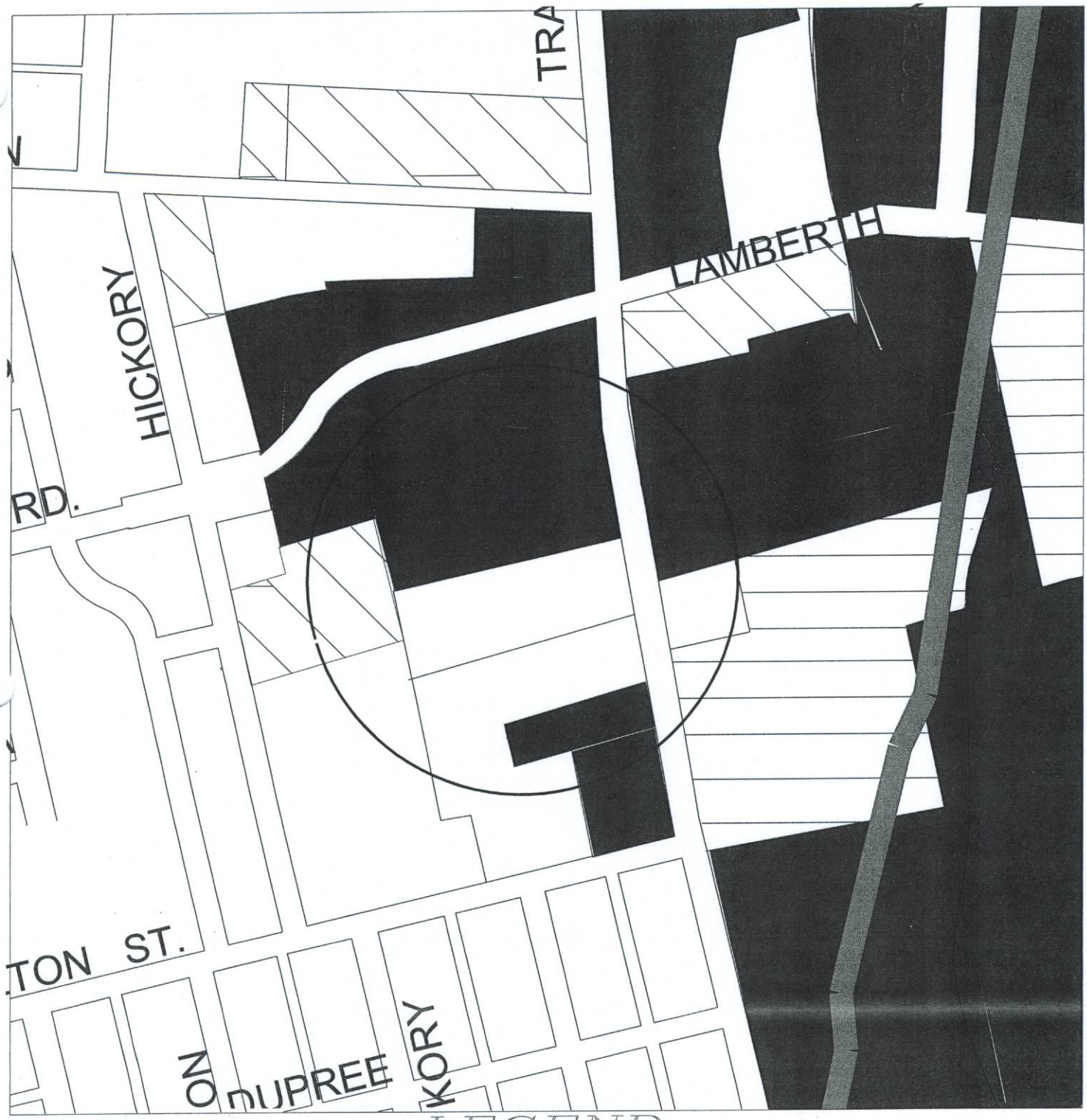
Number of notices mailed:
14

Objections received:
0

Attachments:
Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

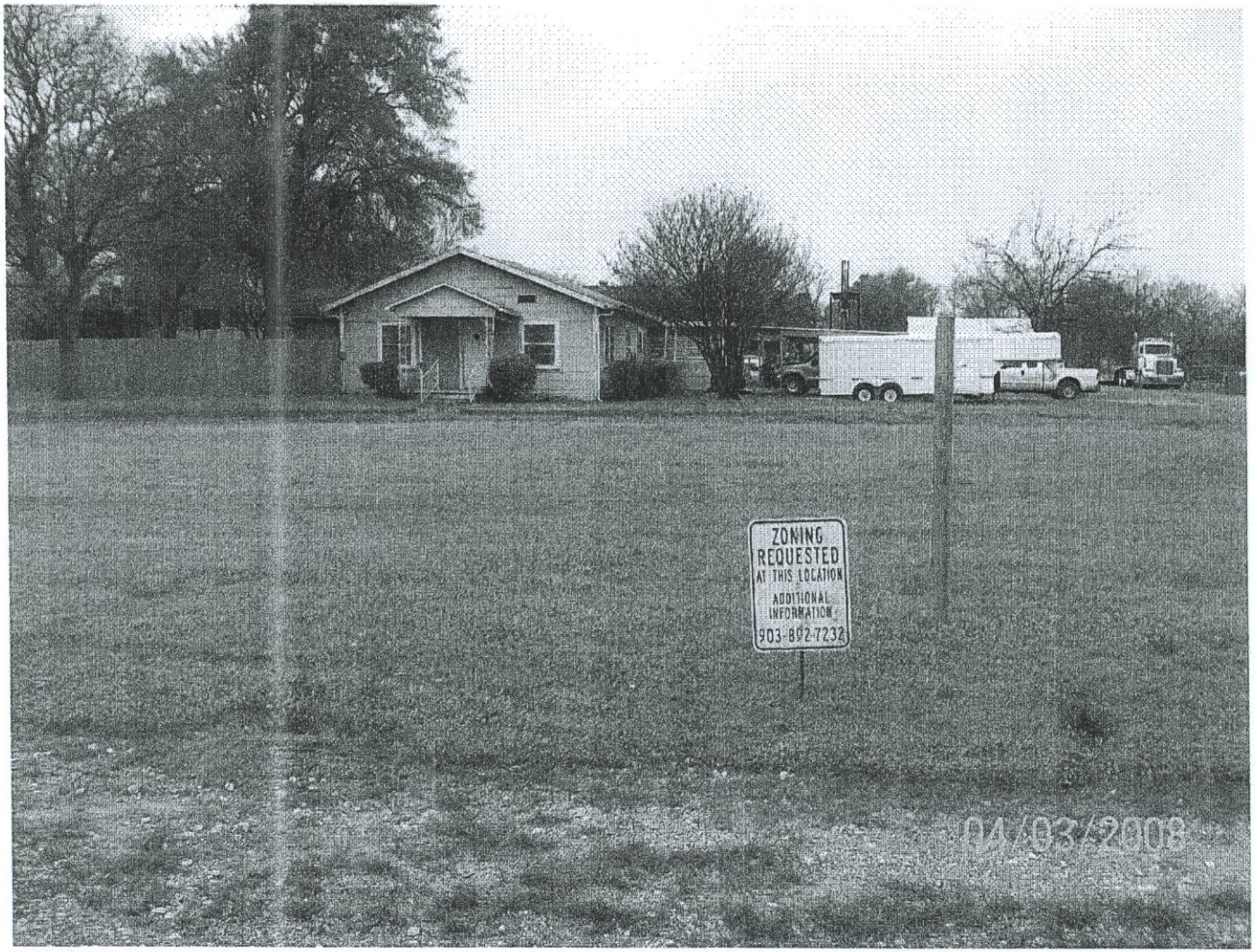
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1	RETAIL BUSINESS DISTRICT
	C-2	GENERAL COMMERCIAL DISTRICT
	CO	OFFICE DISTRICT
	M-1	LIGHT MANUFACTURING DISTRICT
	M-1.5	MEDIUM MANUFACTURING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

2412 NORTH TRAVIS STREET ZONE CHANGE

ENGINEERING DEPARTMENT

Scale: 1 inch = 140.0 feet

2412 N. Travis



SHERMAN

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

April 7, 2008

First Assembly of God Church
121 W. Pelton
Sherman, Texas 75092

APR 14 REC'D

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

Dr. Shawn MacDonald (Owner), David Baca (Architect) and Sartin & Associates (Surveyor) concerning the property at 2412 North Travis Street, being 2.37 acres in the J.B. McAnair Survey, Abstract No. 763

The request is as follows:

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

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

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

Scott Shadden
Secretary, Planning & Zoning Board

We are in favor of this zone change.
Sincerely,
Terry Johnson, Pastor

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

April 7, 2008

Georgia Hendrix
9131 Livenshire Dr.
Dallas, TX 75238 (2511 N. Travis)

APR 14 REC'D

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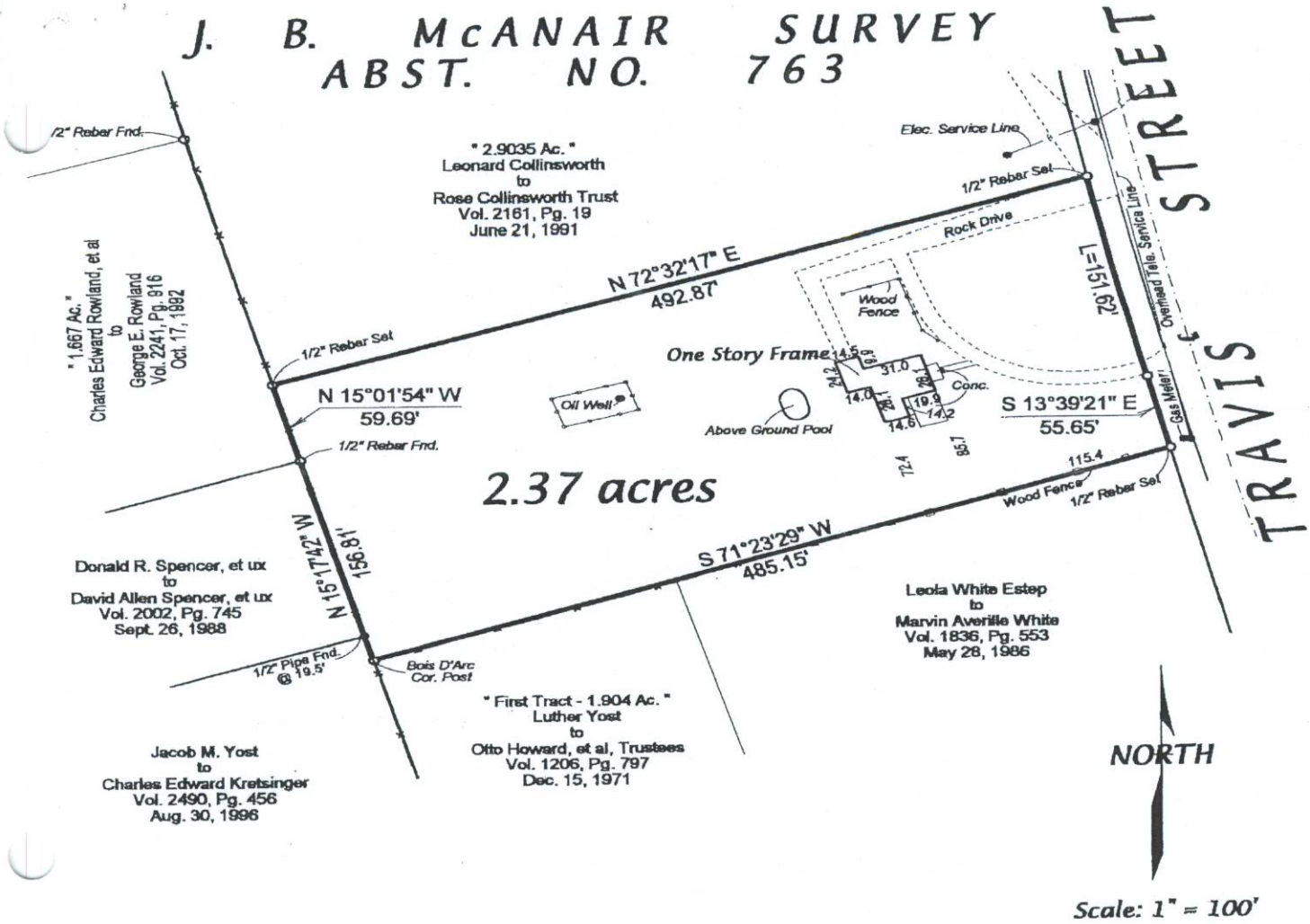
Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Scott Shadden
Secretary, Planning & Zoning Board

It is alright with me.
My Property is for Sale pending rezoning.
Georgia Hendrix
214-348-5452

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.



Bearings are based on monuments found, and F. M. Highway 131 right-of-way map.

S A R T I N & A S S O C I A T E S
S U R V E Y I N G C O M P A N Y
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

Survey for: JEFF GLOVER

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 18 th day of March, 1998 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as **2412 N. TRAVIS STREET, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

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

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Site Plan
2412 and 2500 North Travis Street
Being 5.23 acres in the J.B. McAnair Survey, Abstract No. 763

Requested Action/Proposed Use:
Site plan approval for a Medical Office.

Background
The property is located at 2412 and 2500 North Travis Street. The owner would like to construct a 5,805 square foot medical office at this location. The building will be 85 percent masonry with wood accents. There will be a covered parking area in the rear of the property. The existing gravel drive is for access to the petroleum tanks in northwest corner of the property. The existing pump jack will be screened. They will provide 34 parking spaces

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

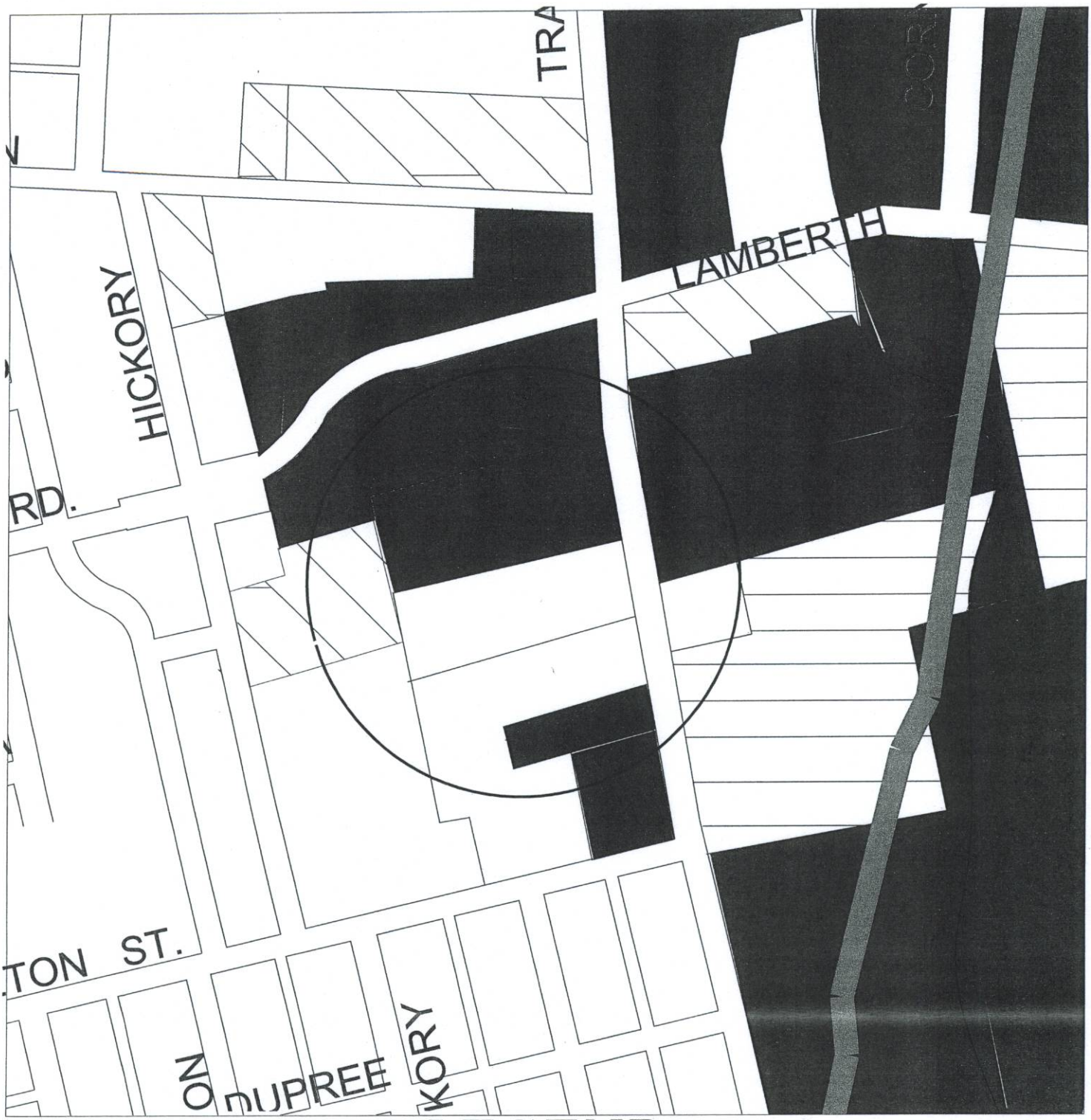
Origination:
Dr. Shawn MacDonald (Owner), David Baca (Architect) and Sartin & Associates (Surveyor)

Master Plan Designation:
Retail/Commercial

Attachments:
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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

2412 NORTH TRAVIS STREET SITE PLAN

ENGINEERING DEPARTMENT

Scale: 1 inch = 140.0 feet

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Dr. Shawn MacDonald
140 W. Lamberth, Ste. C
Sherman, Texas 75092

David Baca
1000 S. Sam Rayburn Frwy.
Sherman, Texas 75090

Dear Applicants,

The request for approval of the site plan for the property located at 2412 and 2500 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 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. All requirements of the C-1 (Retail Business) District and the Commercial Tree and Landscaping Ordinance shall be followed.
2. Any signs fronting Travis Street shall have a 25 foot minimum setback.
3. Driveways shall conform to TxDOT standards. A driveway permit will be required and inspection will be performed by the City of Sherman Engineering Department.
4. Platting of the property is required.
5. Sidewalks are required and shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
6. Additional Travis Street right-of-way will need to be addressed in the platting process.
7. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
8. 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.

It is the policy of this Board not to 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.

Respectfully,

Scott Shadden

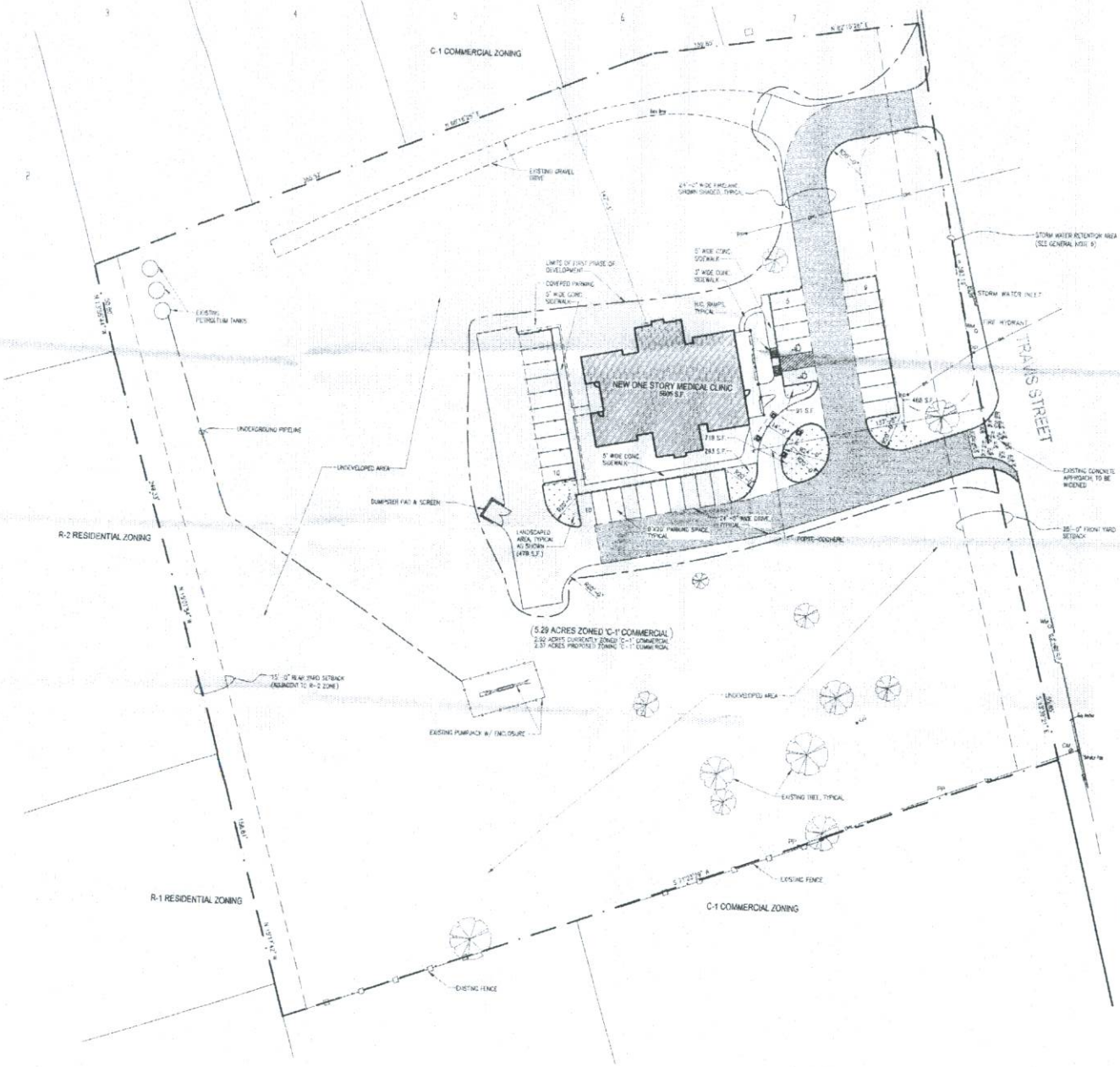
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

Sherman Medical - Dr. MacDonald

david



1 **PHASE ONE SITE PLAN**
SCALE: 1" = 30'-0"

SITE PLAN STATISTICS:

ZONING:	C-1, RETAIL BUSINESS DISTRICT
GROSS AREA:	5.29 ACRES (230,432 S.F.)
DEVELOPED AREA:	1.30 ACRES (57,000 S.F.)
BUILDING AREA:	5,605 S.F.
HARD SURFACE AREA: (PARKING IN / DRIVES) AREA:	24,710 S.F. 16,615 S.F.)
LANDSCAPED AREA:	2,070 S.F.
PARKING REQUIRED: 1 SPACE/200 S.F.=	28 SPACES (2 H.C. SPACES)
PARKING PROVIDED:	34 SPACES (2 H.C. SPACES)

GENERAL MASTER SITE PLAN NOTES:

1. DUMPSTER SCREENING SHALL BE CONSTRUCTED TO COMPLY WITH CITY OF SHERMAN REQUIREMENTS.
2. SITE SURVEY PREPARED BY SANTIN & ASSOCIATES, INC., PO BOX 1843, SHERMAN, TEXAS 75091, (903) 893 5003.
3. PROVIDE FIRE LANE SIGNAGE IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN HATCHED, TYPICAL.
4. LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
5. ALL RADII NOT DIMENSIONED ARE 2'-0", TYPICAL.
6. THE STORM WATER RETENTION AREA SHALL BE EXCAVATED BY A CIVIL ENGINEER WITH GENTLY SLOPING GRADES TO PRODUCE A NATURAL APPEARANCE. NO RETAINING WALLS WILL BE USED. THE AREA WILL BE LANDSCAPED WITH GRASSES AND SHALL BE MAINTAINED FOR A NEAT AND NEFT APPEARANCE.

DESIGN DEVELOPMENT REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

davidbacca STUDIO

Sherman Medical - Dr. MacDonald

2500 North Travis Street, Sherman, Texas 75090

ONE THOUSAND SOUTH SAM RAYBURN FREEWAY, SHERMAN, TEXAS 75090 t 903 893 5800 f 903 893 5866 e davidbaccastudio@verizon.net

phase one site plan

PROJECT NUMBER
0715

DATE
03.25.08

SHEET NUMBER
A1.0

AGENDA ITEM #10

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Site Plan
4214 U.S. Highway 75 North
Being Lot 8, Block 1 of Sherman Town Center, Section Two

Requested Action/Proposed Use:
Site Plan Approval for Kentucky Fried Chicken/Taco Bell Restaurant

Background
The property is located at 4214 U.S. Highway 75 North, just north of United Bilt Homes. The owners would like to construct a 3,113 square foot Kentucky Fried Chicken/Taco Bell Restaurant. The exterior finish will be stucco. Thirty three parking spaces will be provided.

Adjacent Zoning:
C-1 (Retail Business) District

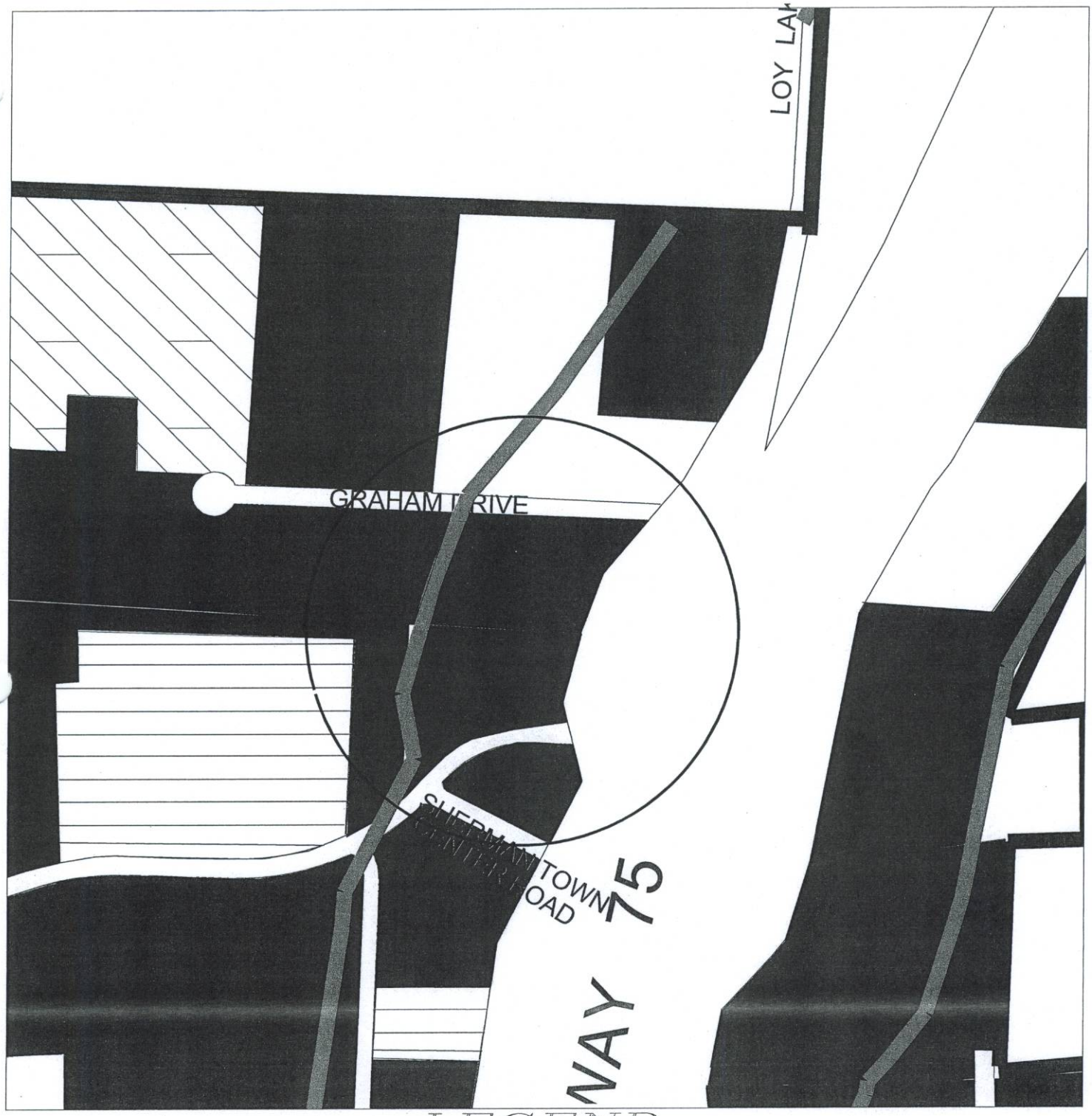
Origination:
NewQuest Properties (Owners) Taco Bell of America, (Applicant/Developer) and Icon Consulting Engineers, Inc., David Gregory (Engineer)

Master Plan Designation:
Retail/Commercial

Attachments:
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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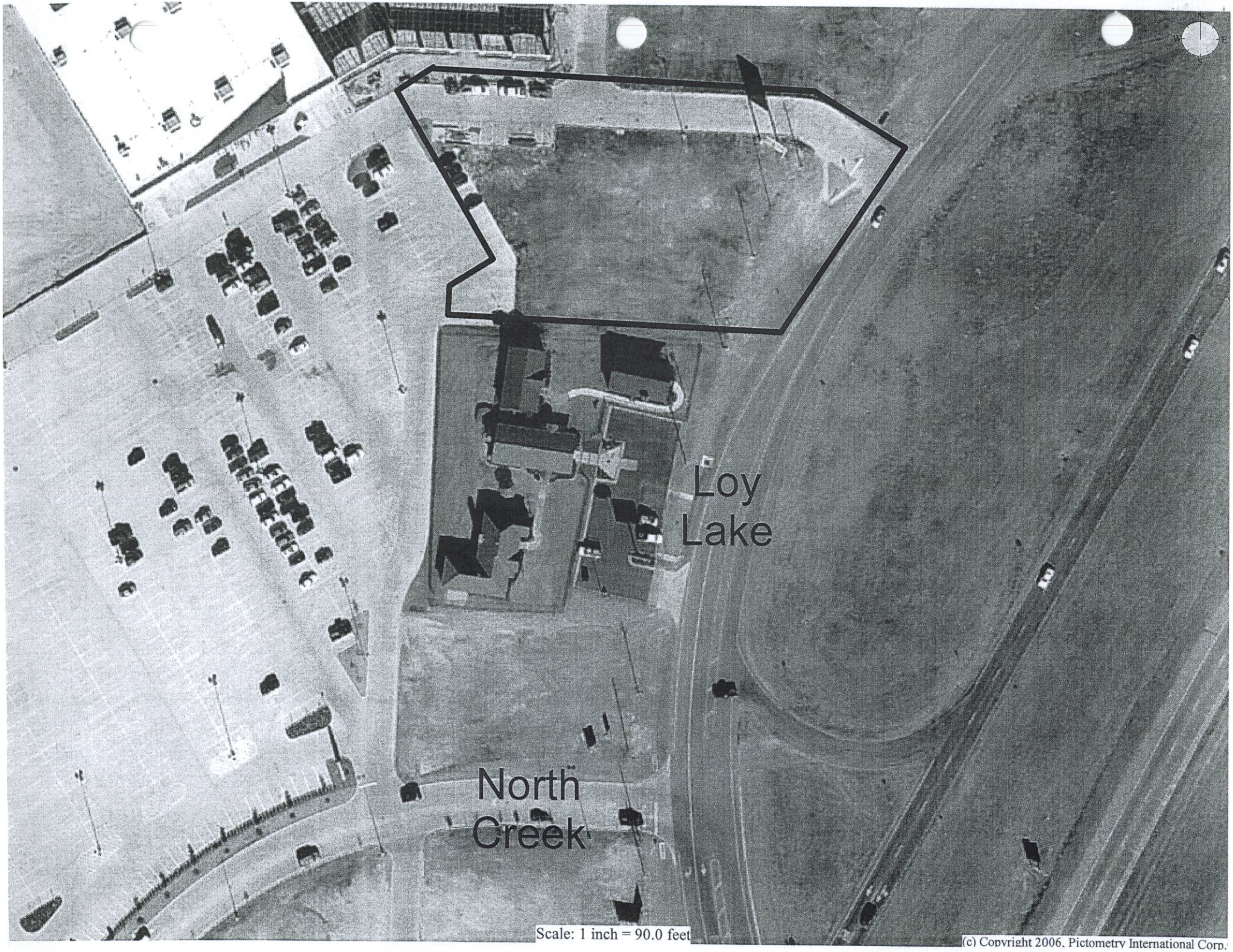
C O	OFFICE DISTRICT	CPO	COLLEGE PARK OVERLAY
M-1	LIGHT MANUFACTURING DISTRICT	A&C	ARTS & CULTURAL OVERLAY DISTRICT
M-1.5	MEDIUM MANUFACTURING DISTRICT	CBD	CENTRAL BUSINESS DISTRICT

4214 U.S. HIGHWAY 75 NORTH
SITE PLAN

ENGINEERING DEPARTMENT


Loy
Lake
North
Creek
Scale: 1 inch = 90.0 feet
(c) Copyright 2006, Pictometry International Corp.

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

NewQuest Properties
8807 W. Sam Houston Parkway North
Ste. 200
Houston, TX 77070

Taco Bell of America
14841 Dallas Parkway
Dallas, TX 75254

Icon Consulting Engineers, Inc.
David Gregory
250 W. Southlake Blvd. Ste 117
Southlake, TX 76092

Dear Applicants,

The request for approval of a site plan for a Kentucky Fried Chicken/Taco Bell Restaurant for the property located at 4214 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 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. All requirements of the O-1 (75-82) Overlay District and the Commercial Tree and Landscaping Ordinance shall be followed.
2. Parking spaces are required to be 9' X 20' minimum.
3. Water Pro-Rata in the amount of $2,879.25 is required.
4. A driveway permit approved by the City of Sherman is required for driveways on U.S. Highway 75 North. Driveways shall be constructed according to City of Sherman standards.
5. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval
6. 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.

It is the policy of this Board not to 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.

Respectfully,

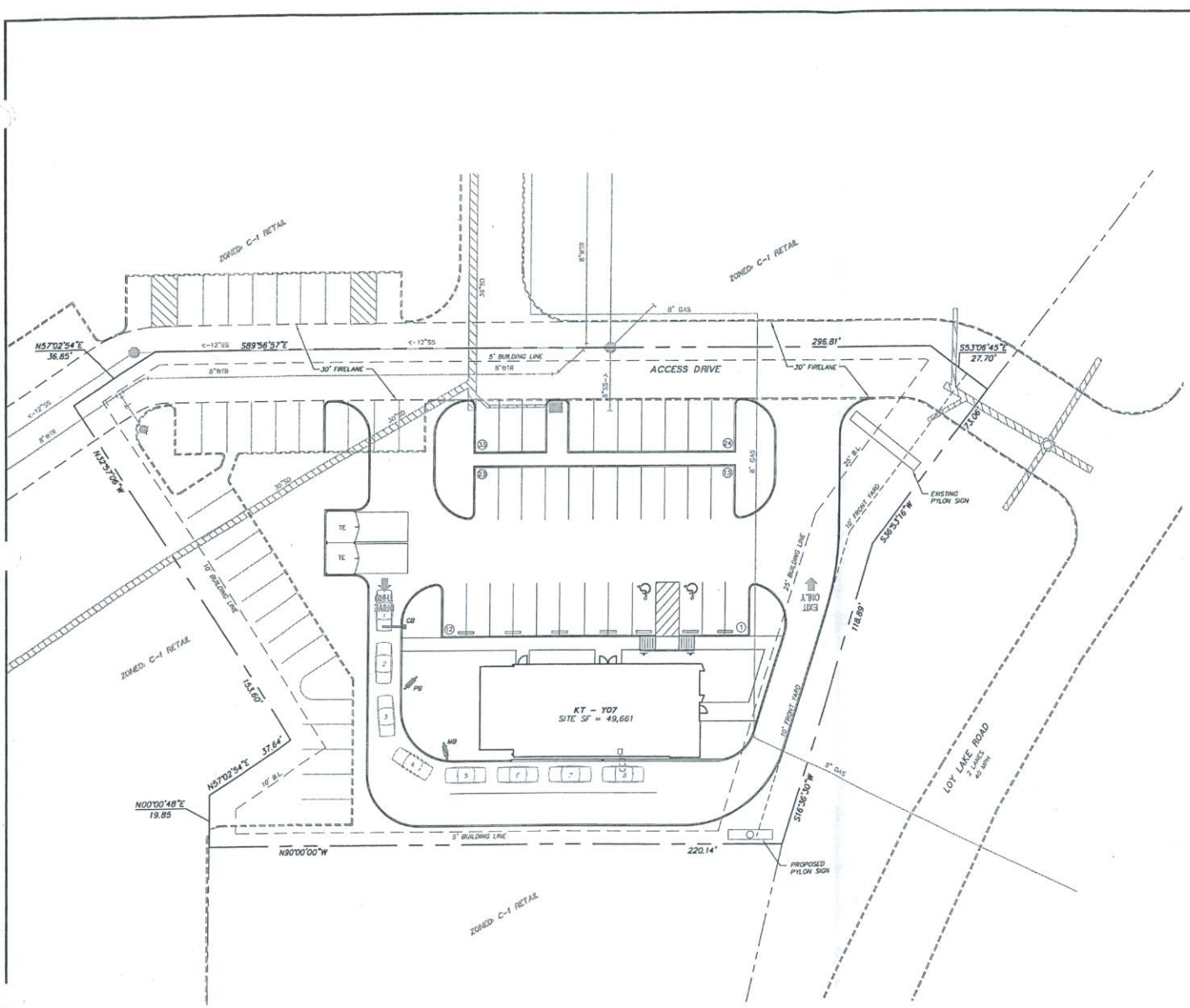
Scott Shadden

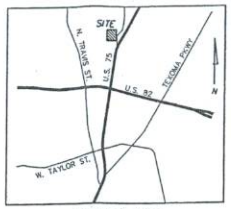
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

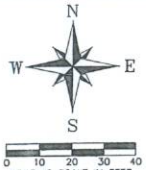
cc: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

KFC
TACO BELL





VICINITY MAP
N.T.S.



SITE DATA

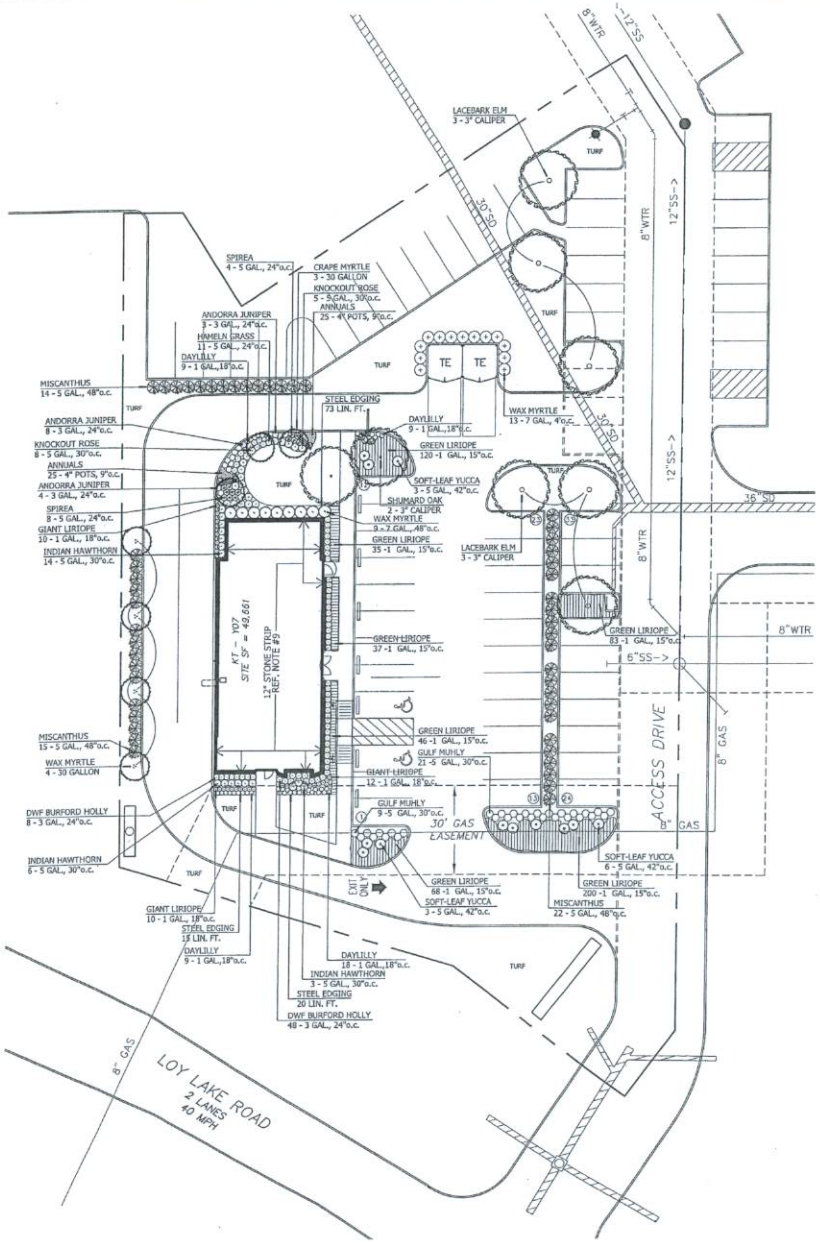
BUILDING AREA	3113 SF
SITE AREA	49,661 SF; 1.140 ACRES
REQUIRED PARKING	32 SPACES
PROPOSED PARKING	33 SPACES
CURRENT ZONING	C-1 RETAIL W/ O-1 OVERLAY
PROPOSED ZONING	C-1 RETAIL W/ O-1 OVERLAY
IMPERVIOUS AREA	37,176 SF
LANDSCAPED AREA	12,485 SF

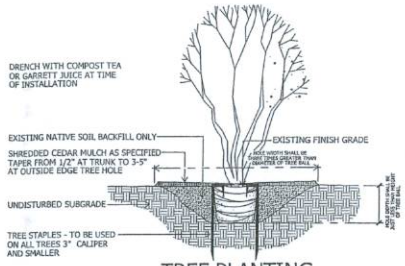
SITE PLAN
FOR
TACO BELL
A
1.140 ACRE LOT
LOCATED IN
SHERMAN TOWN CENTER SECTION TWO
IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

APPLICANT: TACO BELL OF AMERICA
14841 DALLAS PARKWAY
DALLAS, TEXAS 75254
PHONE: (972) 338-7667
FAX: (972) 338-8009
CONTACT: REGGIE NORMAN

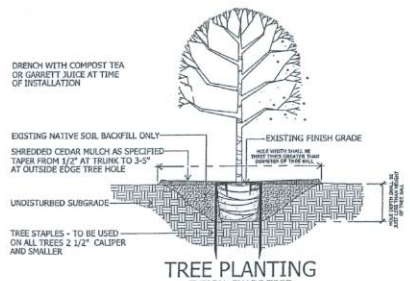
DEVELOPER: TACO BELL OF AMERICA
14841 DALLAS PARKWAY
DALLAS, TEXAS 75254
PHONE: (972) 338-7667
FAX: (972) 338-8009
CONTACT: REGGIE NORMAN

ENGINEER: ICON CONSULTING ENGINEERS, INC.
250 W. SOUTHLAKE BLVD., SUITE 117
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-6210
FAX: (817) 552-3126
CONTACT: DAVID C. GREGORY, P.E.





TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



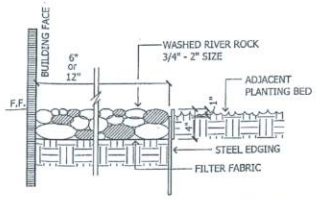
TREE PLANTING
TYPICAL SHADE TREE
not to scale

PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
LACEBARKELM ULMUS PARVIFOLIA	6	3" CAL.	10-12'	5-6'	CONTAINER GROWN
SHUMARD OAK QUERCUS SHUMARDII	2	3" CAL.	10-12'	5-6'	CONTAINER GROWN
CRAPE MYRTLE LAGERSTROEMIA INDICA 'MUSKOGEE'	3	30 GAL.	8-10'	4-5'	CONTAINER GROWN MULTI-TRUNK
WAX MYRTLE	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN
WAX MYRTLE MYRICA CERIFERA	22	7 GAL.	40"	24"	FULL
MISCANTHUS MISCANTHUS SINENSIS 'HORNINGLIGHT'	51	5 GAL.	30"	18"	FULL
INDIAN HAWTHORN RAPHIOLEPIS INDICA 'PINK LADY'	23	5 GAL.	18"	18"	FULL
GULF MUHLY MUHLENBERGIA CAPILLARIS	30	5 GAL.	18"	18"	FULL
HAMELN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	11	5 GAL.	15"	15"	FULL
SOFTLEAF YUCCA YUCCA RECURVIFOLIA	12	5 GAL.	20"	18"	FULL
KNOCKOUT ROSE ROSA 'RADRAZZ'	13	5 GAL.	20"	18"	FULL
SPIREA SPIREA x 'ANTHONY WATERER'	12	5 GAL.	15"	15"	FULL
DWF BURFORD HOLLY ILEX CORNUTA BURFORDI 'NANA'	56	3 GAL.	15"	15"	FULL
ANDORRA JUNIPER JUNIPERUS PLUMOSA 'COMPACTA'	15	3 GAL.	12"	12"	FULL
DAYLILLY HEMEROCALLIS 'HAPPY RETURNS'	45	1 GAL.	12"	10"	FULL
GIANT LIRIOPE LIRIOPE MUSCARI	32	1 GAL.	15"	12"	FULL
GREEN LIRIOPE LIRIOPE MUSCARI	521	1 GAL.	10"	10"	FULL
ANNUALS	50	4" POT	TYPE TO BE DETERMINED		
STEEL EDGING	108	LIN. FT.	(DOES NOT INCLUDE GRAVEL EDGING)		

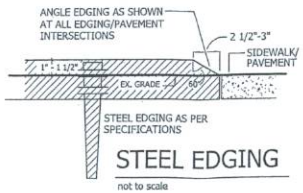
LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY (L-1).
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
5. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
6. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
7. ALL AREAS LABELED "TURF" SHALL BE COMMON BERMUDA SOD.
8. PROVIDE TWO (2) 12" SQUARE CONCRETE STEPPING STONES TO BE INSTALLED IN FRONT OF EACH MENU BOARD.
9. STONE STRIP SHALL BE 6" OR 12" WIDE AND BORDERED WITH STEEL EDGING - REF DETAIL THIS SHEET.



STONE STRIP at BUILDING

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



STEEL EDGING

not to scale

north

appr. by:
drawn by:
date: 03-27-08

revisions

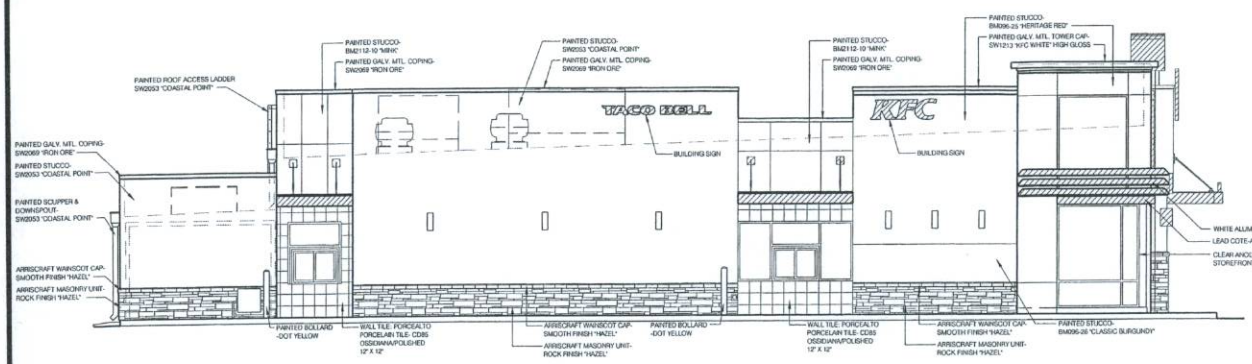
Leeming Design Group
Landscape Architecture

LANDSCAPE PLAN

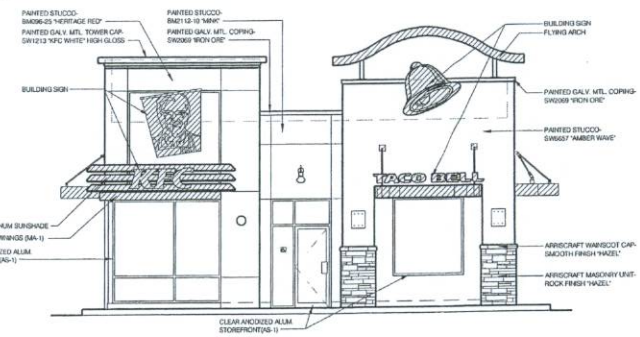
PROPOSED TACO BELL
LOY LAKE ROAD
SHERMAN, TEXAS

file name:

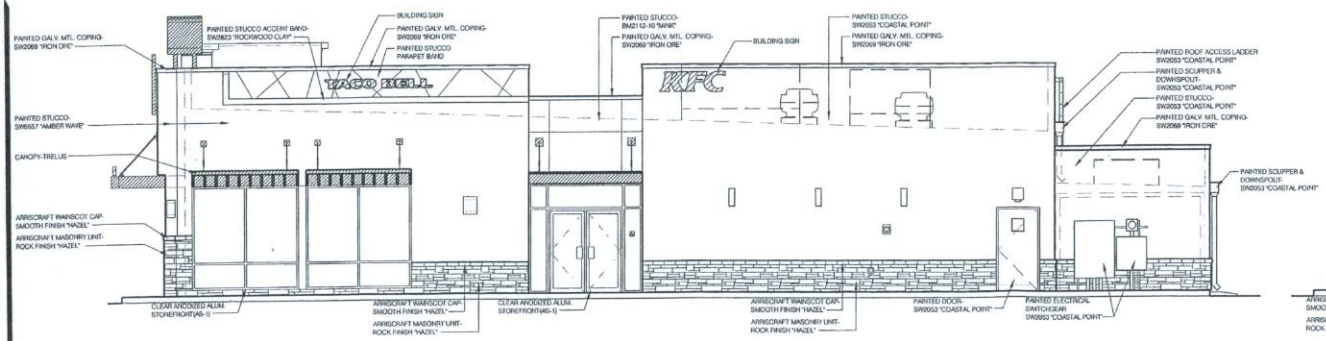
sheet
L-1



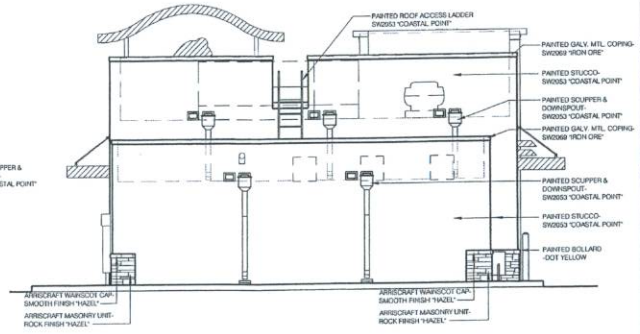
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS

SCALE: 3/32" = 1'-0"

THE DIMENSION GROUP

CIVIL ENGINEERS • LAND DEVELOPMENT • PLANNERS • ARCHITECTURE

13773 SARDINIA ROAD, DALLAS, TEXAS 75238 TEL: 214-343-0400 FAX: 214-341-9900

No.	DATE	DESCRIPTION	BY

EXTERIOR FINISHES FOR A NEW TACO BELL

NWC LOY LAKE RD. & U.S. 75

SHERMAN, TX

PROJECT No: 08028
DATE: 03/25/08
REV BY: BW
CHECKED BY: LM

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE THE PROPERTY OF THE DIMENSION GROUP. REPRODUCTIONS AND DERIVATIVE WORKS REQUIRE WRITTEN PERMISSION. THE DIMENSION GROUP RETAINS THE RIGHT TO REVOKE ANY PERMISSION, PROJECT OR PORTFOLIO PURPOSES OF THE DIMENSION GROUP.

AGENDA ITEM #11

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Variance
2100-2400 Blks Hudgins Road (Highway 289 Extension) &
400-500 Blks Preston Club Drive
Being 51.57 acres in the Daniel Bickenback Survey, Abstract No. 128, the J.M. Thomas Survey, Abstract No. 1234, the Henry L. Douglas Survey, Abstract No. 368 and the John K. Miller Survey, Abstract No. 819

Requested Action/Proposed Use:
Variance to allow a rural type subdivision with lots less than an acre and with no public street frontage.

Background
The property is located in the extra territorial jurisdiction of the City of Sherman and is a continuation of the Preston Club Addition.

Adjacent Zoning:
NA

Origination:
Robert J. Tate, Christopher Rehmet, Claire Rehmet (Owners), Sartin and Associates (Surveyors), and George Kalmon (Engineer)

Master Plan Designation:
Residential

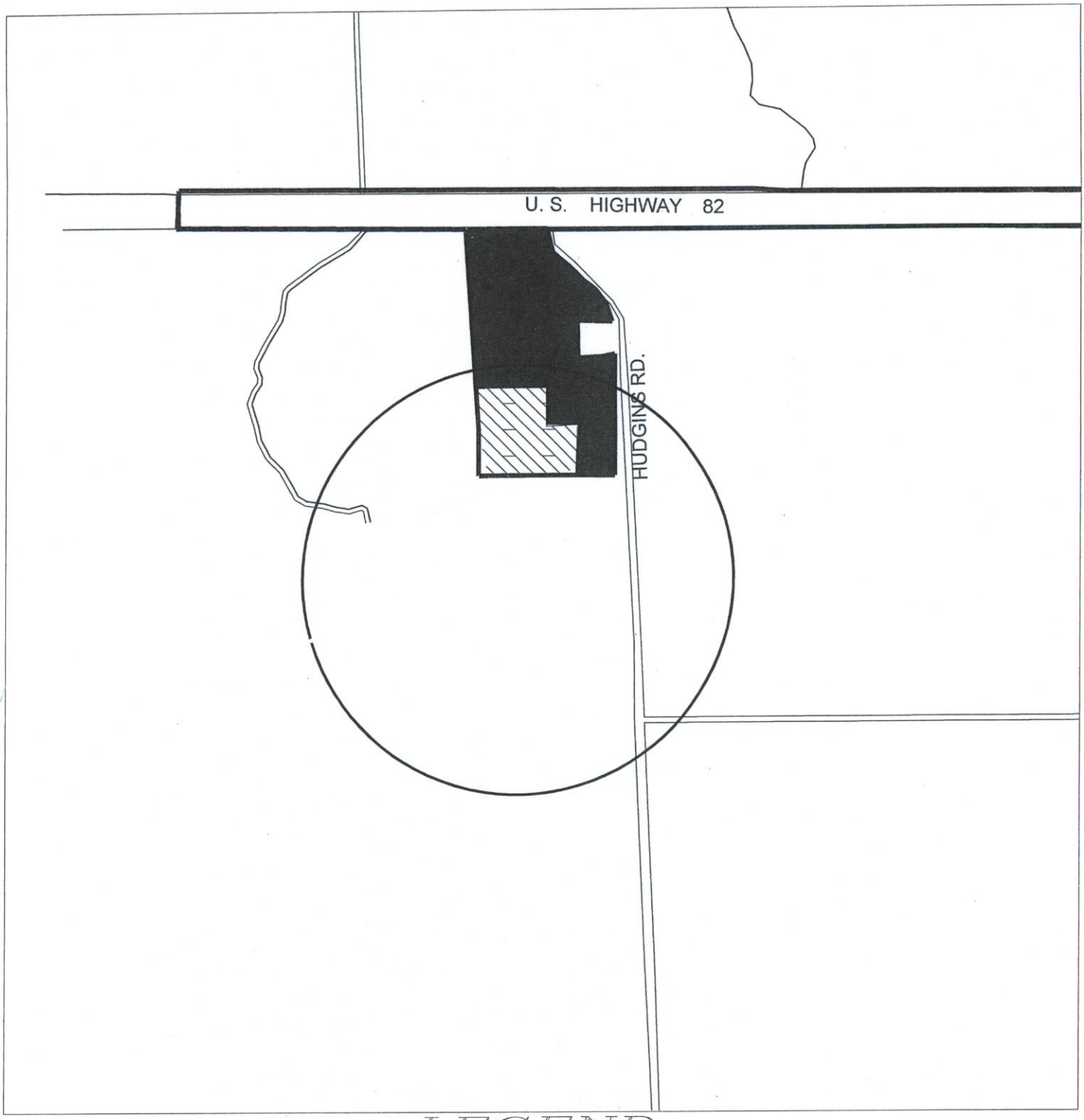
Number of notices mailed:
2

Objections received:
0

Attachments:
Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

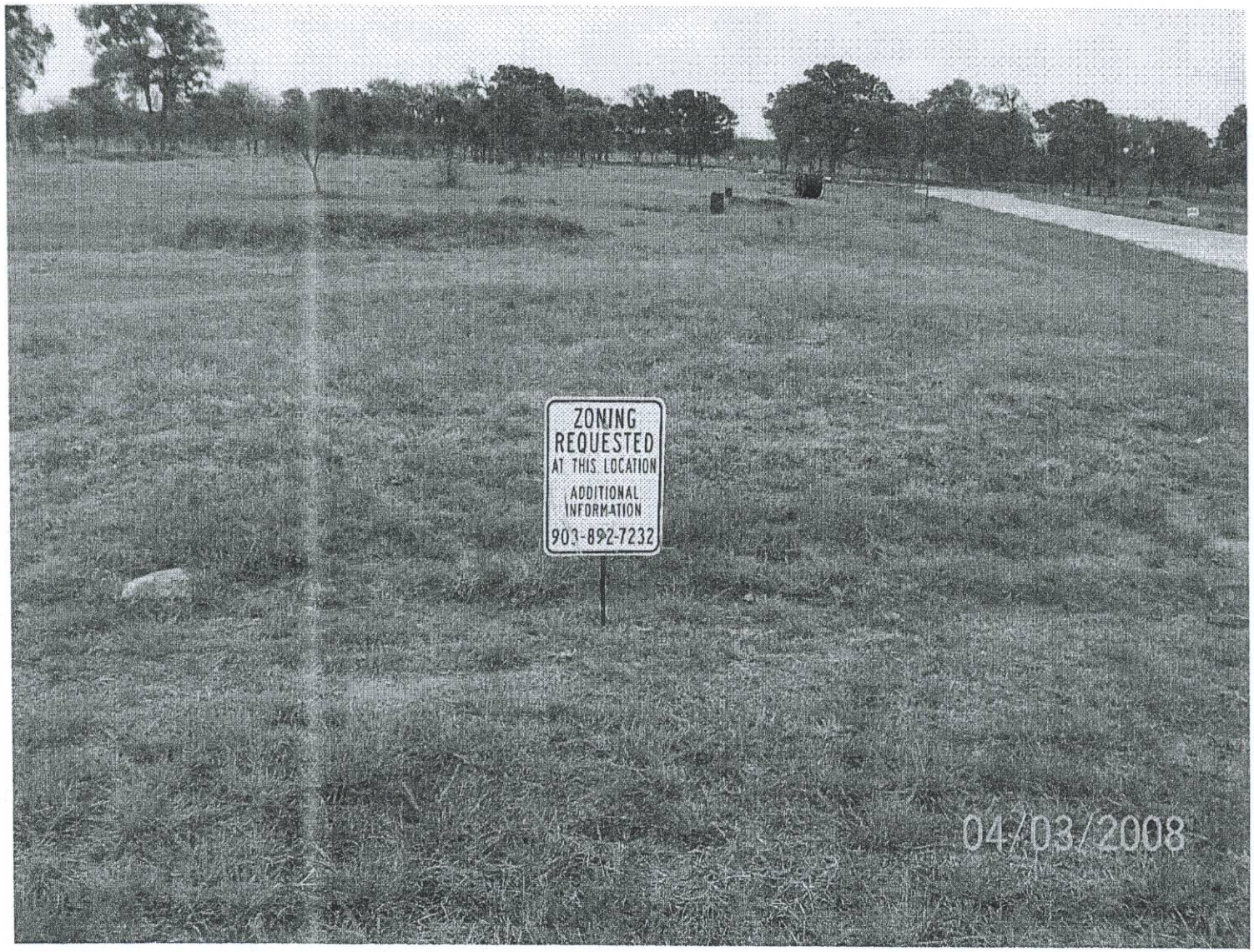
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS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

2100-2400 BLOCKS HUDGINS ROAD VARIANCE

ENGINEERING DEPARTMENT

N
E
S
Average Scale: 1 inch = 489.2 feet
(c) Copyright 2006, Pictometry International Corp

400-500 Blk Preston Dr.



SHERMAN

STAFF REVIEW LETTER

March 11, 2008

Robert J. Tate
4520 Texoma Parkway
Sherman, Texas 75090

Christopher Rehmet
Claire Tate Rehmet
4520 Texoma Parkway
Sherman, Texas 75090

Dear Applicants,

The request for approval of a variance to allow a rural type subdivision with lots less than an acre and with no public street frontage concerning the property located in the 2100 - 2400 Blocks of Hudgins Road (S.H. 289 Extension) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 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. This land lies in the extra territorial jurisdiction of the City of Sherman. The plat is being reviewed using the City of Sherman rules and regulations.
2. If the subdivision is to be developed with private streets the following items shall be considered and reviewed in more detail prior to the final plat and the developer shall agree to provide the city a copy of an agreement with these terms:
   a) Streets shall be built under the same standards and guidelines as if they were public streets.
   b) A subdivision developed with private streets must have a mandatory property owners association which includes all property served by private streets. This association shall be responsible for the maintenance of the private streets and appurtenances.
   c) The street itself must be a lot owned by the association and must provide an easement to the city and all utility providers for access.
   d) The city shall not pay for any portion of the cost of construction or maintaining private streets. All other requirements and fees related to development are still applicable and must be paid by the developer.

e) Entrances to all private streets must be manned 24 hours a day or must provide an alternative means of ensuring access to the subdivision by the city and other utility service providers with appropriate identification.

f) There shall be language on the final plat, property deeds and property owner association documents that cover items such as a waiver of certain city services such as routine police patrols, enforcement of traffic and parking ordinances and preparation of accident reports.

   a. There shall also be a clause to allow the association to request the City to accept the streets as public streets in the future.

   b. There shall also be Hold Harmless language on the subdivision plat whereby the Property Owners Association shall release the city, governmental entities and public utilities for damage and injuries.

3. 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.

It is the policy of this Board not to 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.

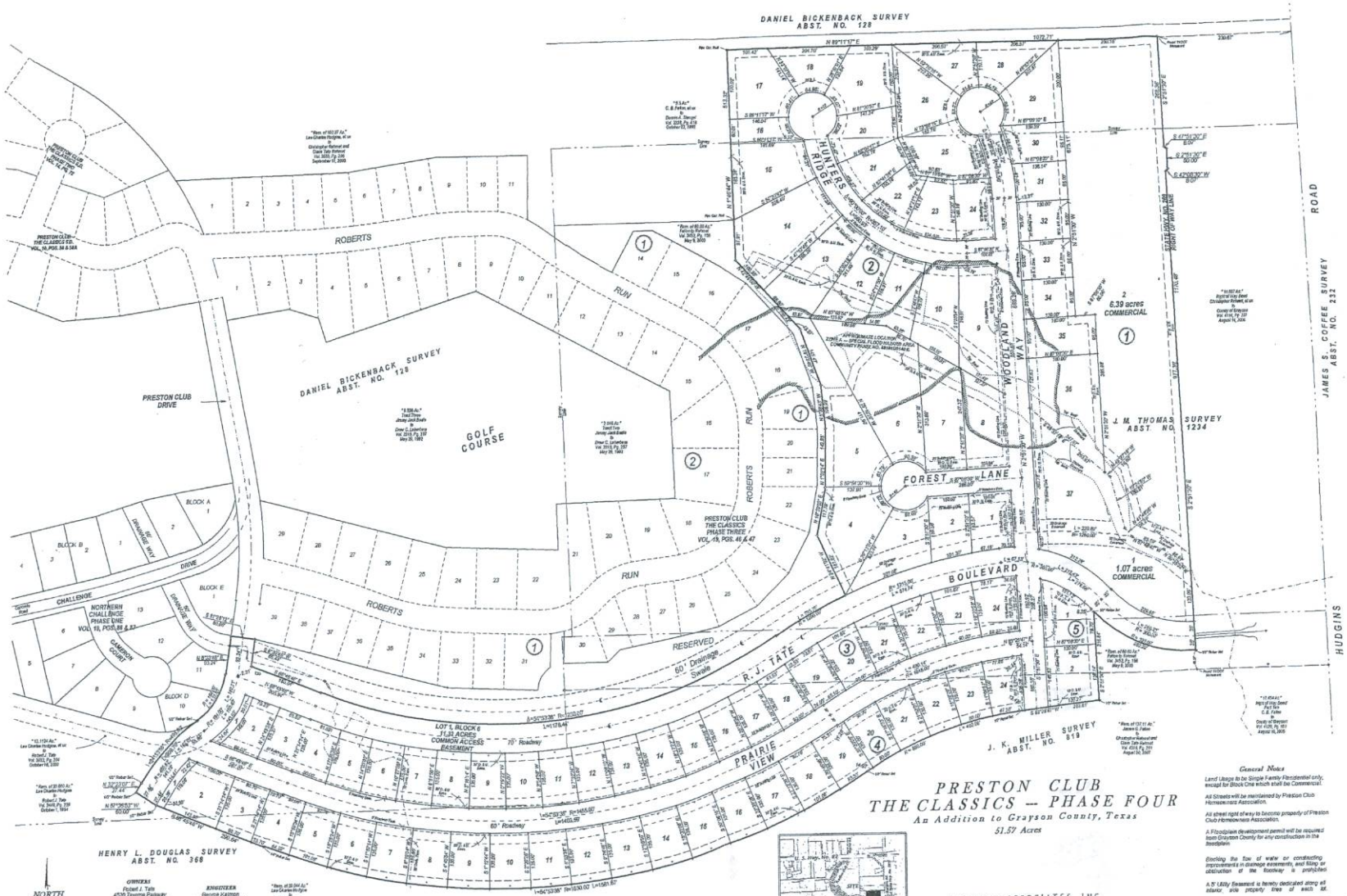
If additional information or clarification is needed, do not hesitate to contact Scott Shadden, Director of Developmental Services at 903-892-7229 prior to the meeting.

Respectfully,

Scott Shadden

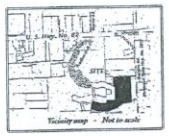
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator



PRESTON CLUB
THE CLASSICS -- PHASE FOUR
An Addition to Grayson County, Texas

51.57 Acres



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1142 Sherman, Texas 75091 - 1142
Ph: (903) 893-8003 Fax: (903) 864-7570

General Notes

Land Usage to be Single Family Residential only, except for Block One which shall be Commercial.

All Streets will be maintained by Preston Club Homeowners Association.

All street right of way to become property of Preston Club Homeowners Association.

A Floodplain development permit will be required from Grayson County for any construction in the floodplain.

Blocking the flow of water or constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.

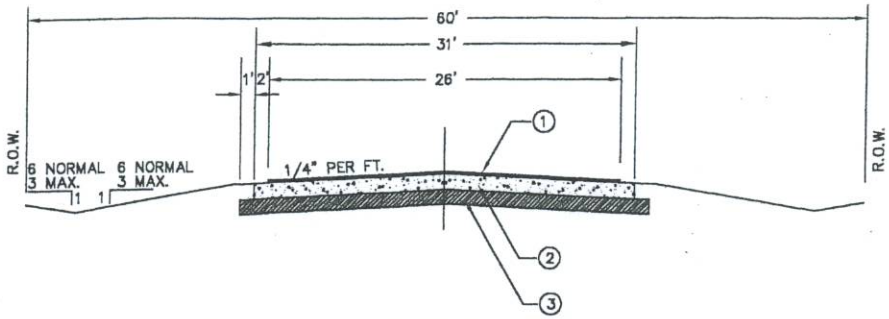
A 5' Utility Easement is hereby dedicated along all interior side property lines of each lot.

No residential lot shall have access to R. J. Tate Boulevard.

OWNERS
Richard J. Tate
4520 Texoma Parkway
Sherman, Texas 75090
Tele. 903-893-2711

Christopher Rahmel &
Claire Tate Rahmel
4520 Texoma Parkway, Suite 1
Sherman, Texas, 75090
Tele. 903-892-4440

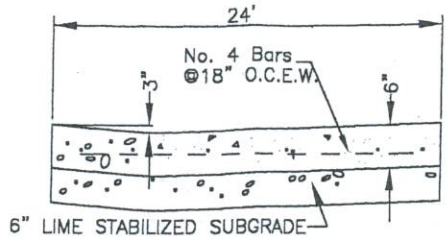
ENGINEER
George Kamon
1514 W. Murray Street
Denison, Texas, 75020
Tele. 903-463-4137
Cell 903-813-6059



1. PRIMER AND DOUBLE BITUMINOUS SURFACE TREATMENT
2. 7" OF FLEXIBLE BASE COMPACTED TO 95% STD. PROCTOR DENSITY
3. SUBGRADE, 6" MIN., 7% LIME STABILIZED, COMPACT TO 95% STD. PROCTOR DENSITY -- IF P.I. IS GREATER THAN 15

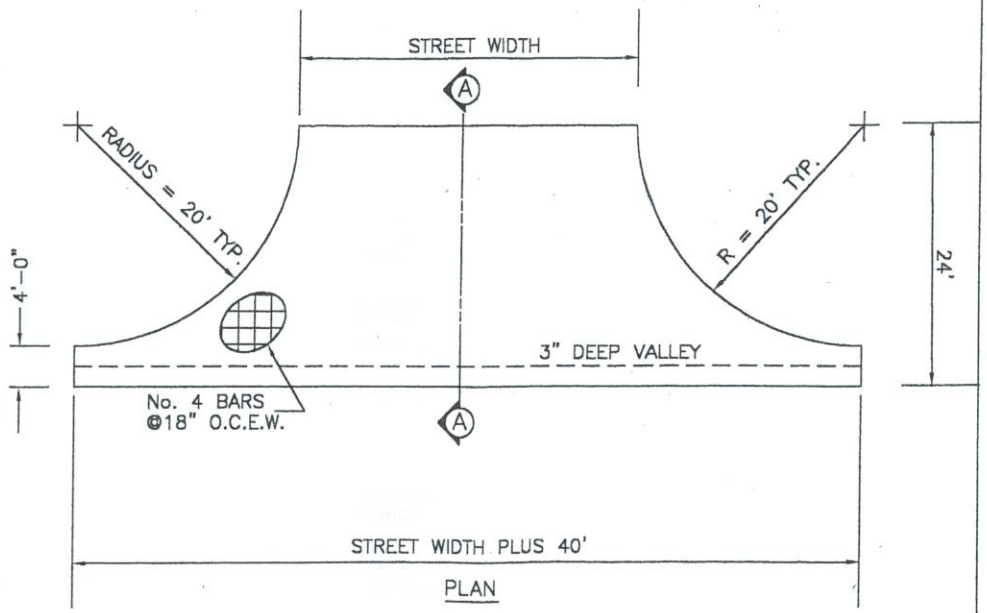
ITEM	FIRST COURSE	SECOND COURSE
Prime Coat	MC-30, or Equivalent	
Application Rate	0.20 Gal./ S.Y.	
Asphalt	AC-5, AC-10, RC-2	AC-5, AC-10, RC-2
Application Rate	0.45 Gal./S.Y.	0.30 Gal./S.Y.
AGGREGATE	3 (MOD)	4 (MOD)
Application Rate	1 C.Y. PER 75 S.Y.	1 C.Y. PER 90 S.Y.
GRADE 3 (MOD)	RETAINED ON 3/4" SIEVE.....0% RETAINED ON 5/8" SIEVE.....0-2% RETAINED ON 1/2" SIEVE.....20-35% RETAINED ON 3/8" SIEVE.....85-100% RETAINED ON 1/4" SIEVE.....95-100% RETAINED ON No. 10 SIEVE. .....98-100% RETAINED ON No. 40 SIEVE. 99-100%	
GRADE 4 (MOD)	RETAINED ON 5/8" SIEVE.....0% RETAINED ON 1/2" SIEVE.....0-2% RETAINED ON 3/8" SIEVE.....20-35% RETAINED ON 1/4" SIEVE.....95-100% RETAINED ON No. 10 SIEVE. .....98-100% RETAINED ON No. 40 SIEVE. 99-100%	

TYPICAL ROAD SECTION



SECTION A-A

NO SCALE



PLAN

CONCRETE VALLEY GUTTER DETAILS

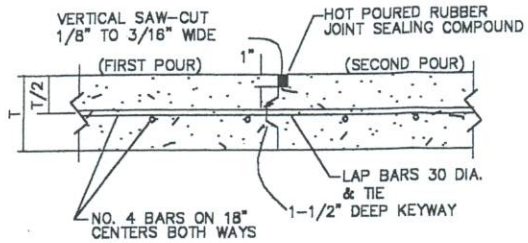
NO SCALE

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH ALL GRAYSON COUNTY STANDARDS, SPECIFICATIONS, REGULATIONS, AND CRITERIA.

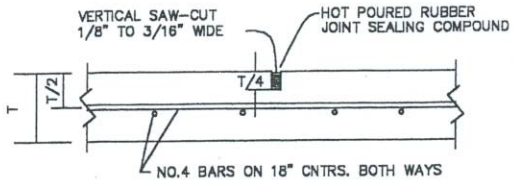
STATE OF TEXAS
GEORGE KALMON
70603
LICENSED
PROFESSIONAL ENGINEER
4-20-06

PRESTON CLUB - THE CLASSICS PHASE III					
GRAYSON COUNTY, TEXAS					
STREET CONSTRUCTION DETAILS					
GEORGE KALMON, P.E.					
1814 W. MURRAY ST. DENISON, TEXAS 903-813-6059					
DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
GMK	GMK	MAR. 2006	NO SCALE	200609	9 OF 11



CONSTRUCTION JOINT DETAIL

NOT TO SCALE

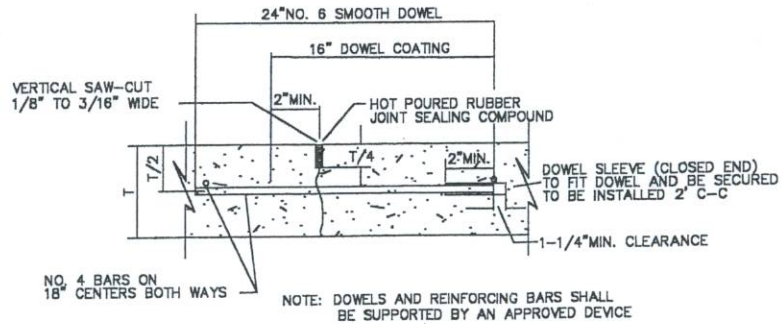


SAWED DUMMY JOINT DETAIL

NOT TO SCALE

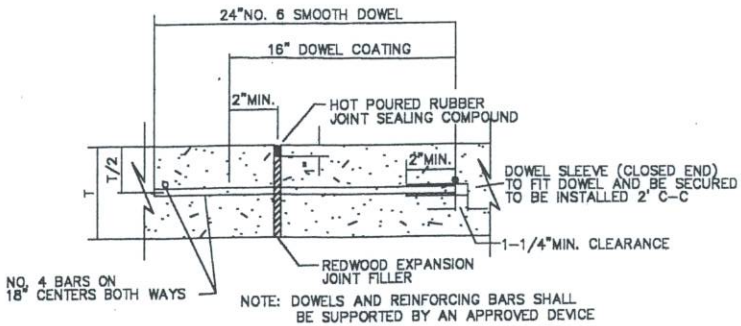
NOTE:

SAWED DUMMY JOINTS SHALL BE EVERY 15' TRANSVERSE AND DOWN THE CENTER OF THE STREET BETWEEN THE LANES



CONTRACTION JOINT DETAIL

NOT TO SCALE



TRANSVERSE EXPANSION JOINT DETAIL

NOT TO SCALE

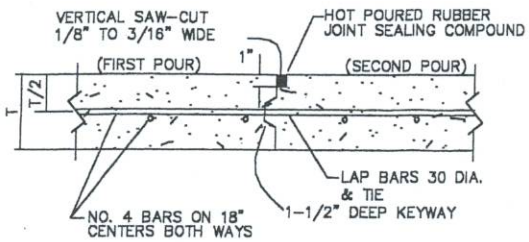
NOTE:

TRANSVERSE EXPANSION JOINTS SHALL BE EVERY 300'

STATE OF TEXAS
GEORGE KALMON
68803
LICENSED
PROFESSIONAL ENGINEER

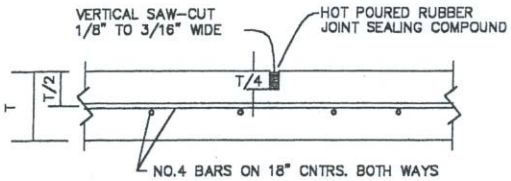
4-10-06

PRESTON CLUB - THE CLASSICS PHASE III					
GRAYSON COUNTY, TEXAS					
STREET CONSTRUCTION DETAILS					
GEORGE KALMON, P.E.					
1814 W. MURRAY ST. DENISON, TEXAS 903-813-6059					
DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
GMK	GMK	MAR. 2006	NO SCALE	P00609	11 OF 11



CONSTRUCTION JOINT DETAIL

NOT TO SCALE

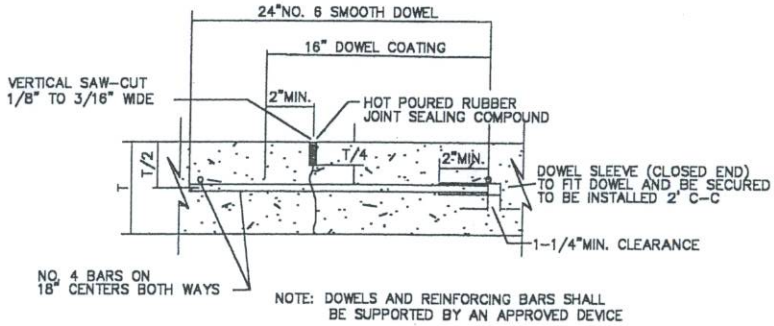


SAWED DUMMY JOINT DETAIL

NOT TO SCALE

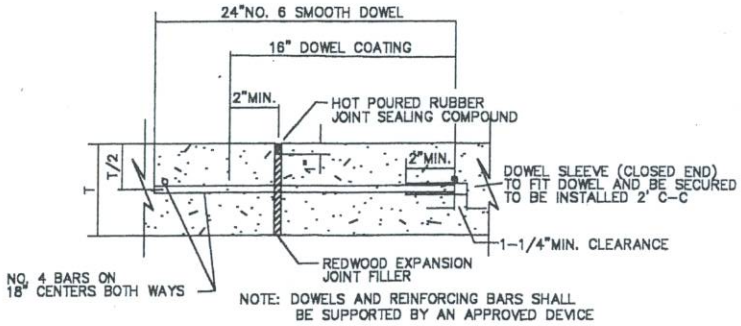
NOTE:

SAWED DUMMY JOINTS SHALL BE EVERY 15' TRANSVERSE AND DOWN THE CENTER OF THE STREET BETWEEN THE LANES



CONTRACTION JOINT DETAIL

NOT TO SCALE



TRANSVERSE EXPANSION JOINT DETAIL

NOT TO SCALE

NOTE:

TRANSVERSE EXPANSION JOINTS SHALL BE EVERY 300'

STATE OF TEXAS
GEORGE KALMON
68803
LICENSED
PROFESSIONAL ENGINEER

4-20-06

PRESTON CLUB - THE CLASSICS PHASE III					
GRAYSON COUNTY, TEXAS					
STREET CONSTRUCTION DETAILS					
GEORGE KALMON, P.E.					
1814 W. MURRAY ST. DENISON, TEXAS 903-813-6059					
DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
GMK	GMK	MAR. 2006	NO SCALE	200609	11 OF 11

AGENDA ITEM #12

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Zone Change
5300 Blk U.S. Highway 82 W. & 2600-2900 Blks Hudgins Rd.
Being 22.27 acres in the James S. Coffee Survey, Abstract No. 232

Requested Action/Proposed Use:
Zone Change and conceptual site plan from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.

Background
The property is located on U.S. Highway 82 West and future Highway 289. The property is currently in the process of being annexed into the City limits of Sherman; City Council will conduct a public hearing for introduction and consideration of adoption of the annexation ordinance on May 19, 2008. They would like to develop the property for a commercial retail development.

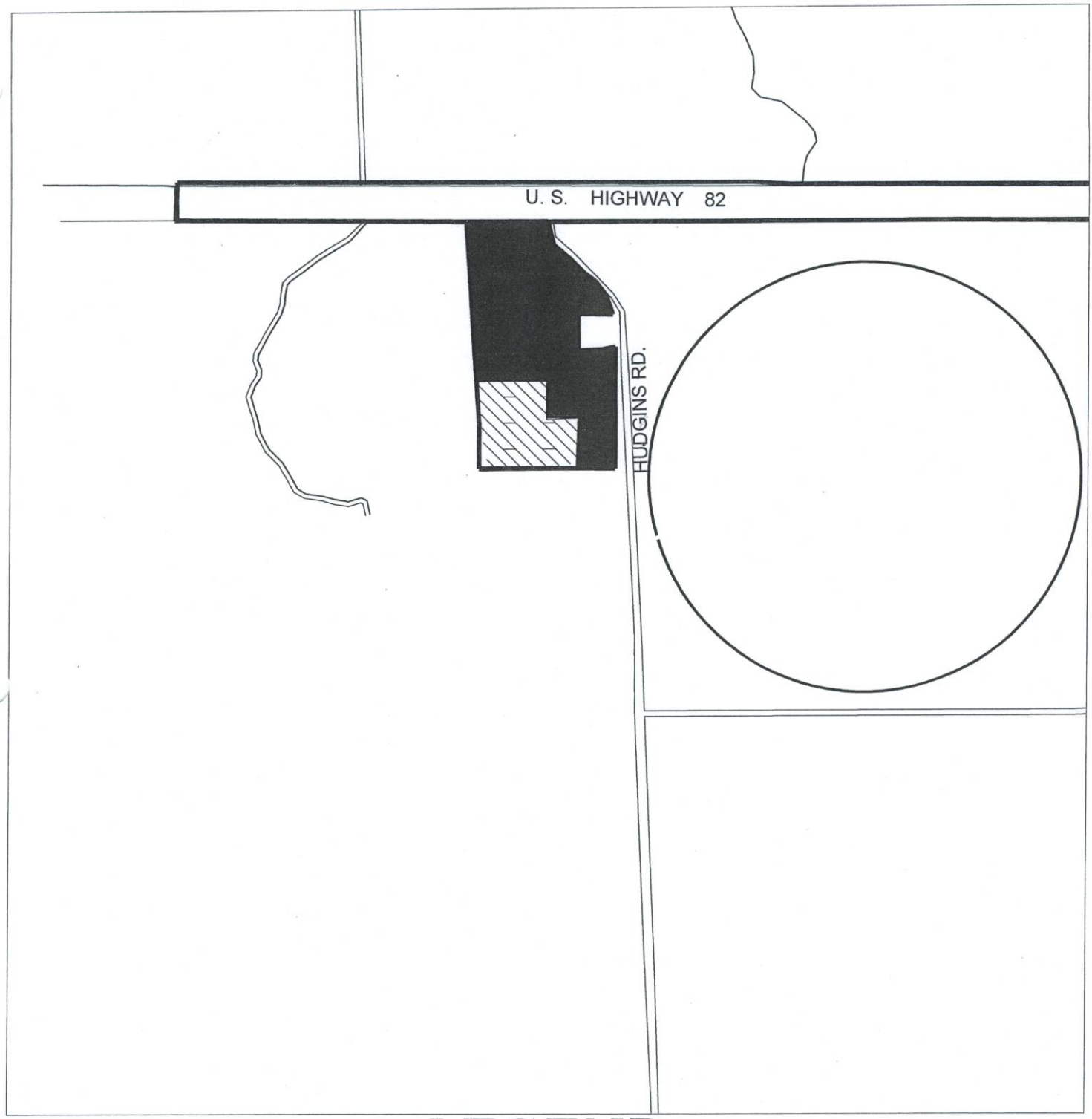
Adjacent Zoning:
C-1 (Retail Business) District and R-2 (Multi-Family Residential) District

Origination:
Preston Dorchester Partners, LTD (Owners) and George R. Schrader (Representative)

Master Plan Designation:
Retail/Commercial
Number of notices mailed:
2
Objections received:
0
Attachments:
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT
	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

2600-2900 BLOCKS HUDGINS ROAD ZONE CHANGE

ENGINEERING DEPARTMENT

N

Hwy 82
Hudgins
Average Scale: 1 inch = 307.0 feet
(c) Copyright 2006, Pictometry International Corp.

2600-2900 Blk Hudgins Rd.

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Preston Dorchester Partners, Ltd.
5953 Dallas Parkway, Ste. 200-A
Plano, TX 75093

George R. Schrader
4800 Broadway, Ste. A
Addison, TX 75001

Dear Applicants,

Your request for approval of a zone change and conceptual site plan for property located in the 5300 Block of U.S. Highway 82 West and the 2600-2900 Blocks of Hudgins Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 22, 2008 at 6:00 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. Driveways shall conform to TxDOT standards. A City of Sherman driveway permit will be required and inspection will be preformed by the City of Sherman Engineering Department
2. Sidewalks are required and shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
3. Access to the property to the North shall be provided.

It is the policy of this Board not to 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 at 903-892-7212 prior to the meeting.

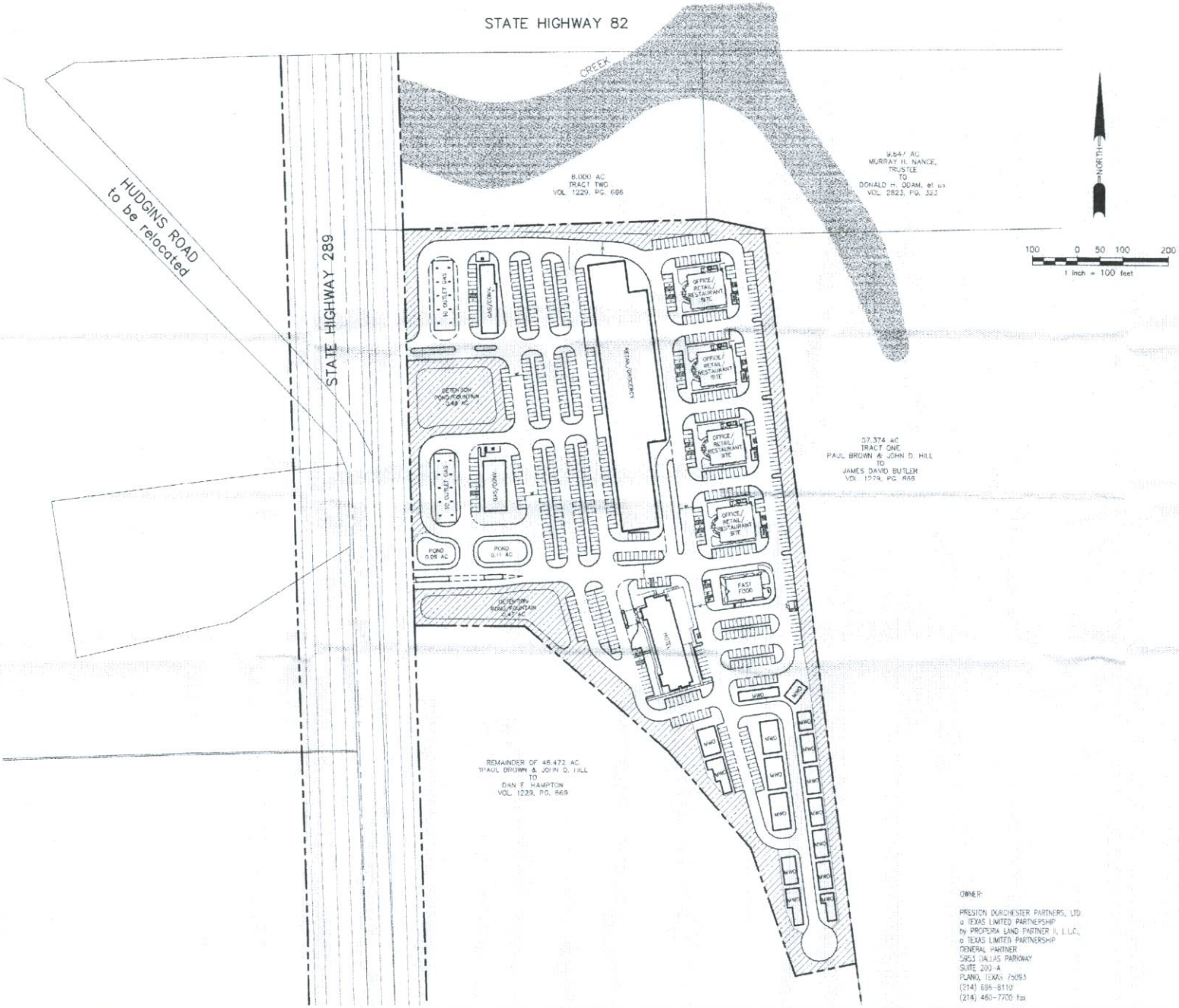
Respectfully,

Scott Shadden

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

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206



VICINITY MAP
N.T.S.

LEGEND

OPEN SPACE
CREEK
MWO MINI WAREHOUSE OFFICE

PROPOSED ZONING – "C-1" COMMERCIAL

TOTAL SITE AREA – 22.83 ac.

TOTAL OPEN SPACE REQUIRED – 2.28 ac.

TOTAL OPEN SPACE PROVIDED – 4.47 ac.

OWNER:

PRESTON DORCHESTER PARTNERS, LTD.
a TEXAS LIMITED PARTNERSHIP
by PROPERIA LAND PARTNER II, L.L.C.,
a TEXAS LIMITED PARTNERSHIP
GENERAL PARTNER
5851 DALLAS PARKWAY
SUITE 200-A
PLANO, TEXAS 75093
(214) 696-8110
(214) 460-7700 fax

CONCEPT PLAN
HAMPTON PROPERTIES

22.27 ACRES
SITUATED IN THE
JAMES S. COFFEE SURVEY, ABSTRACT NO. 232
SHERMAN ETJ, GRAYSON COUNTY, TEXAS

LONG ENGINEERING

410 E. CHERRYWOOD STREET
CELINA, TEXAS 75009
Tel. No. (972) 382-2674
Fax No. (972) 382-4210

DATE: MARCH 2008
SCALE: 1"= 100'

JOB NO. 08011-00

City of Sherman

Planning and Zoning Commission
Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

2600-2900 Blocks Hudgins Road
22.27 acres in the James S. Coffee Survey, Abstract No. 232
Preliminary Plat

Requested Action/Proposed Use:
Preliminary Plat of Hampton Heights.

Background
This is a preliminary plat for property currently in our Extra-Territorial Jurisdiction (ETJ). The property will be annexed into the City of Sherman before the recording of the Final Plat.

Adjacent Zoning:
The adjacent property is located in our Extra-Territorial Jurisdiction (ETJ).

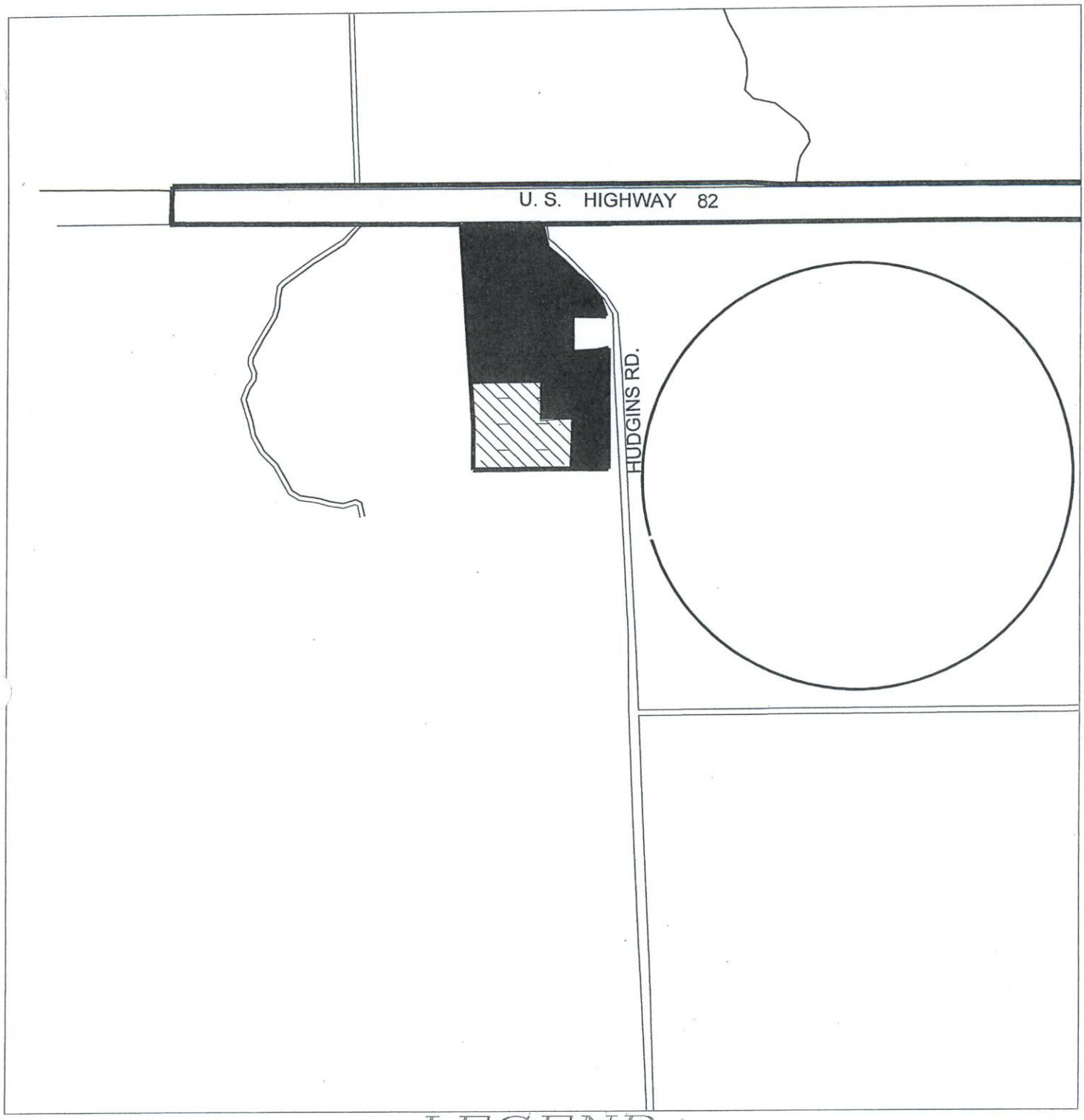
Origination:
Preston Dorchester Partners, LTD. (Owners), George R. Schrader

Master Plan Designation:
Retail/Commercial

Attachments:
Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Planning & Developmental Coordinator

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		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

2600-2900 BLOCKS HUDGINS ROAD PRELIMINARY PLAT

ENGINEERING DEPARTMENT

Hwy 82
Hudgins
Average Scale: 1 inch = 307.0 feet
(c) Copyright 2006 Pictometry International Corp

SHERMAN

STAFF REVIEW LETTER

April 14, 2008

Preston Dorchester Partners, Ltd.
5953 Dallas Parkway, Ste. 200-A
Plano, TX 75093

George R. Schrader
4800 Broadway, Ste. A
Addison, TX 75001

Dear Applicants,

Your request for approval of a preliminary plat for property located in the in the 2600-2900 Blocks of Hudgins Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 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. All on-site water and sewer mains are to be privately owned and maintained. Master meters with fire protection capability will be required.
2. Minimum width (20 feet) easements are required around the perimeter for drainage and utilities.
3. A lift station site meeting City requirements will be required outside the limits of proposed utility and drainage easements.
4. An off-site sewer plan is required.
5. Detention ponds shall not encroach into the limits of any drainage and utility or lift station easements.
6. The size of the water mains shall be indicated.
7. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

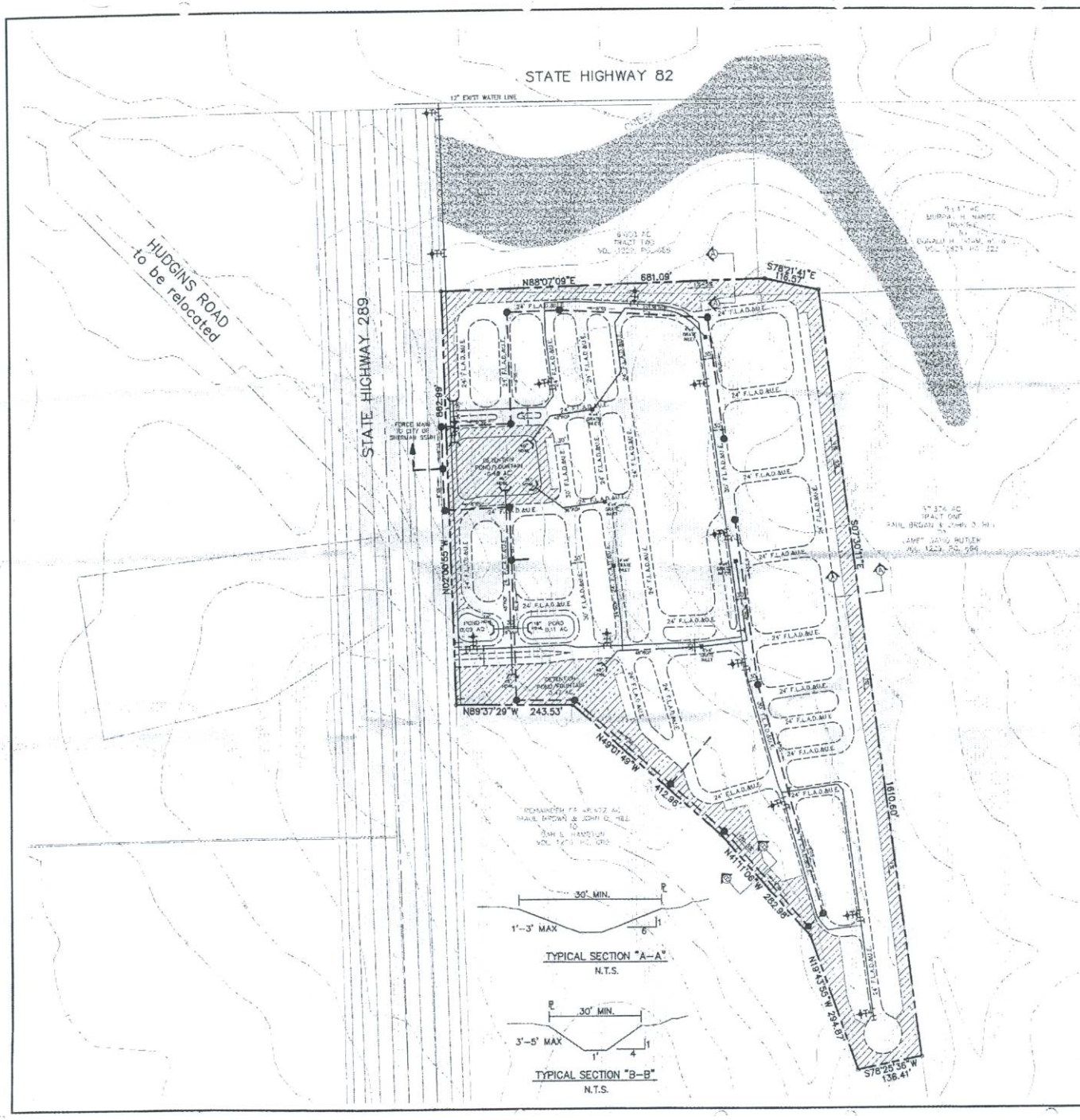
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

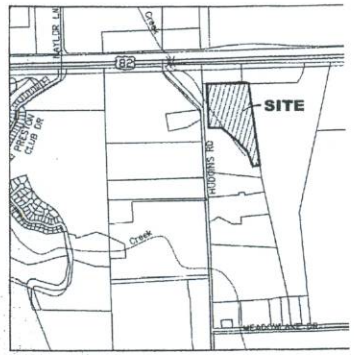
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works





VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY.
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES

PRELIMINARY - FOR REVIEW ONLY.
ROBERT D. PETITT, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4087

CERTIFICATE OF APPROVAL

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

DATE

PROPOSED ZONING - "C-1" COMMERCIAL

TOTAL SITE AREA - 22.27 ac

TOTAL OPEN SPACE REQUIRED - 2.28 ac.

TOTAL OPEN SPACE PROVIDED - 4.47 ac.

LEGEND

F.L.A.D.M.U.E.	FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
V.W. F.L.	VARIABLE WIDTH FIRE LANE, ACCES
	OPEN SPACE
	CREEK
	PROPOSED FIRE HYDRANT
	PROPOSED 8" WATER LINE
	PROPOSED MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

PRELIMINARY PLAT
HAMPTON HEIGHTS

22.27 ACRES - 1 COMMERCIAL LOT
SITUATED IN THE
JAMES S. COFFEE SURVEY, ABSTRACT NO
SHERMAN ETJ, GRAYSON COUNTY, TEX

OWNER:

PRESTON DORCHESTER PARTNERS, LTD.
a TEXAS LIMITED PARTNERSHIP
by PROPERIA LAND PARTNER II, L.L.C.,
a TEXAS LIMITED PARTNERSHIP
GENERAL PARTNER
5953 DALLAS PARKWAY
SUITE 200-A
PLANO, TEXAS 75093
(214) 696-8110
(214) 480-7700 fax

LONG ENGINEERING
410 E CHERRYWOOD STREET
CELINA, TEXAS 75009
Tel. No. (972) 382-
Fax No (972) 382-

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
300 Municipal Drive
Richardson, Texas 75080
Tel. No. (214) 221-9855
Fax No (214) 340-3550

DATE APRIL 2008
SCALE: 1"= 100'
JOB NO. 08011-00

SHEET 1

AGENDA ITEM #14

City of Sherman

Planning and Zoning Commission
Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Specific Use Permit & Site Plan
1720 Gallagher Drive
Being Lot 2-B, Block 1 of The Center at Gallagher Drive

Requested Action/Proposed Use:
Specific Use Permit and site plan approval to allow a 32 square foot double faced monument off-premise sign in lieu of one freestanding sign per development lot in a C-2 (General Commercial) District.

Background
The property is located at the southwest corner of Gallagher Drive and Versaille Drive. The owner would like to erect a 32 square foot double faced monument sign for the City Nails which is located at 3200 Versaille Drive.

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

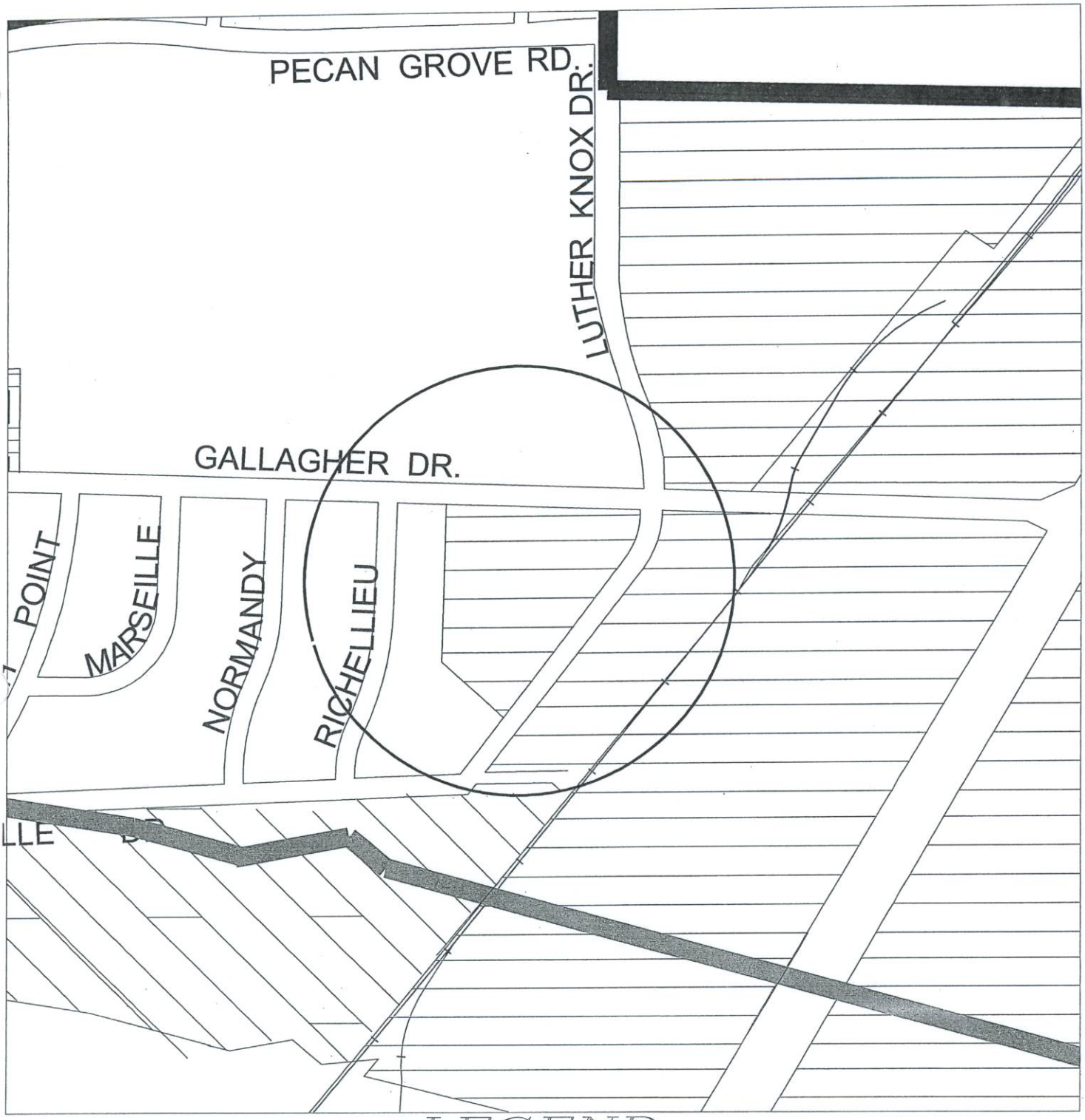
Origination:
Phat Vo (Owner) and Mike Wilson (Representative)

Master Plan Designation:
Residential

Number of notices mailed:
21
Objections received:
1
Attachments:
Location map
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

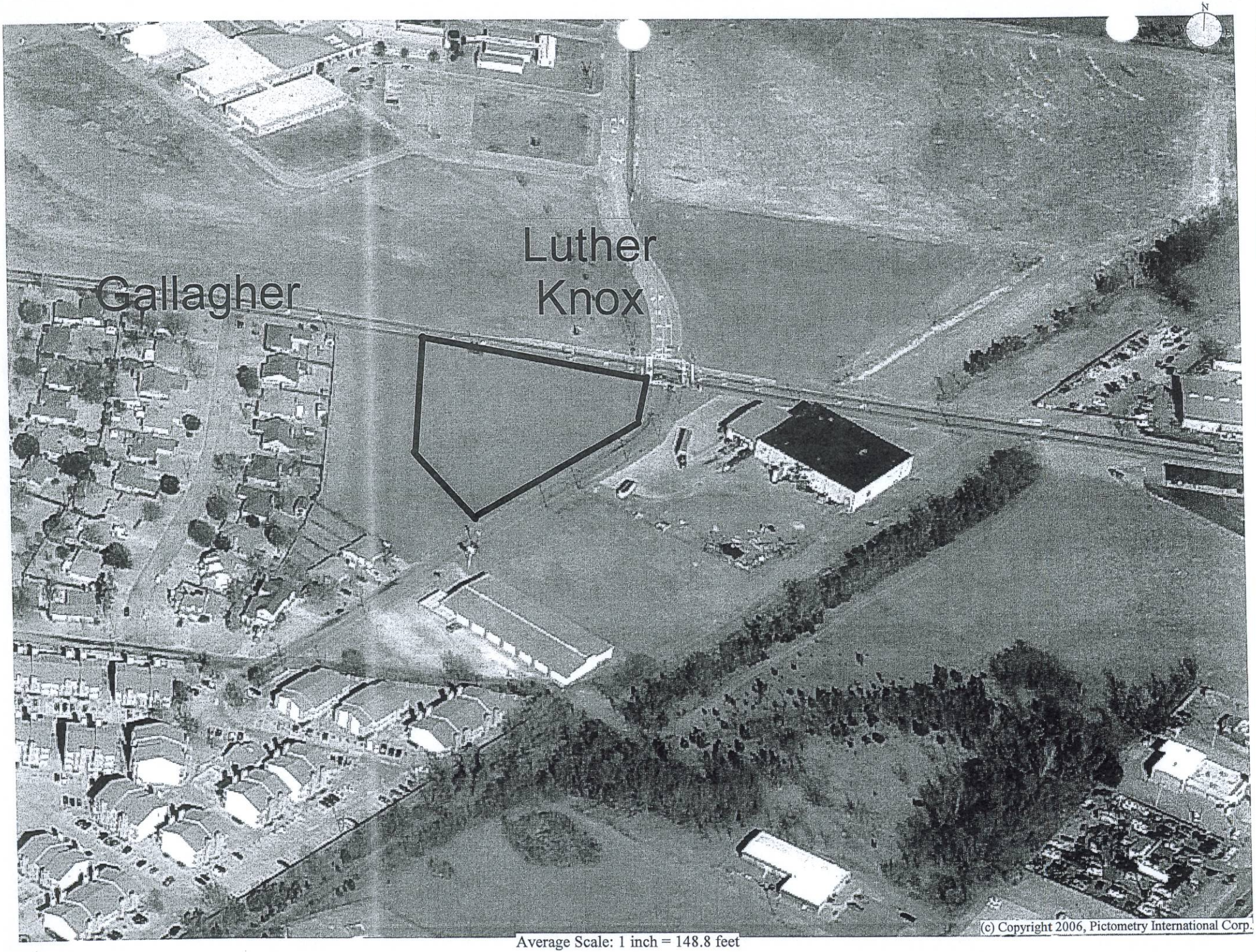


LEGEND

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

1720 GALLAGHER DRIVE SPECIFIC USE PERMIT

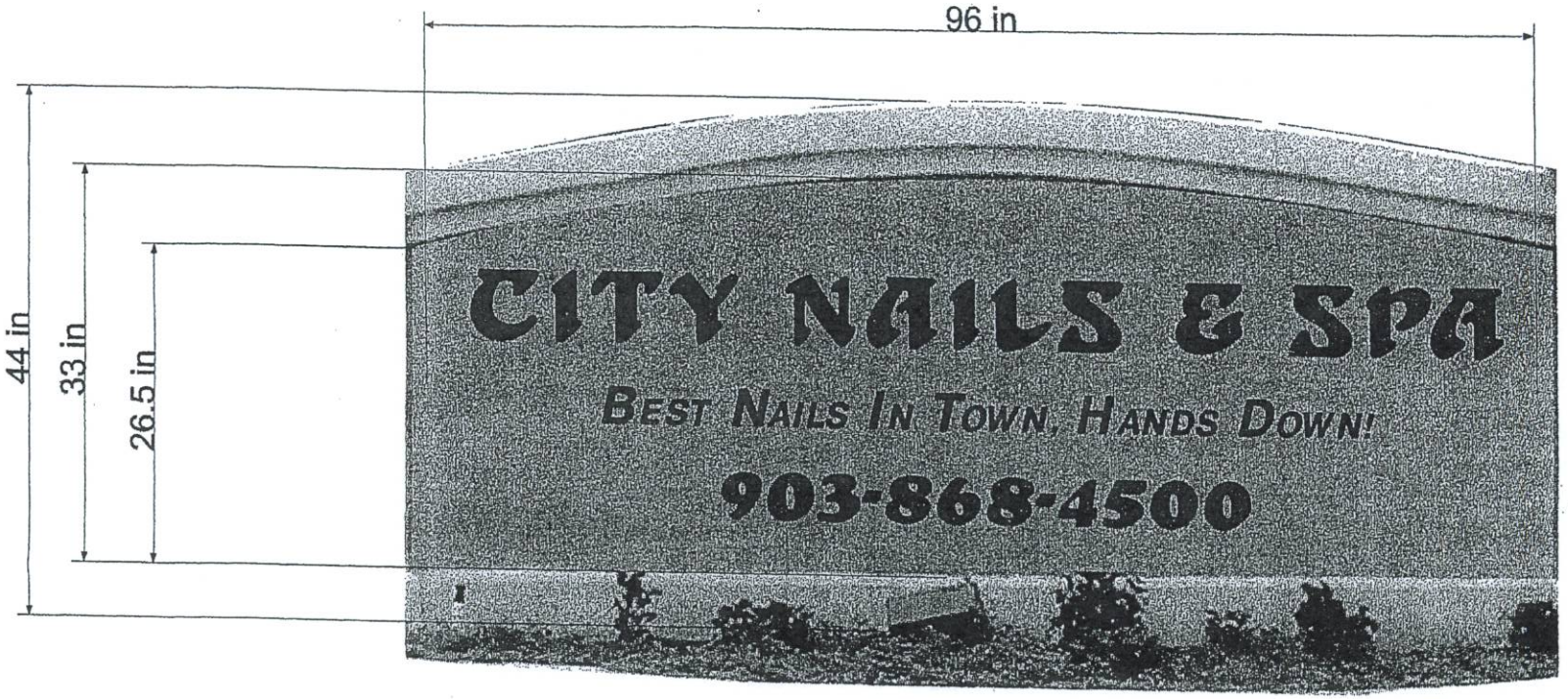
ENGINEERING DEPARTMENT



Average Scale: 1 inch = 148.8 feet

1720 Gallagher

#4


96 in
44 in
33 in
26.5 in
CITY NAILS & SPA
BEST NAILS IN TOWN, HANDS DOWN!
903-868-4500

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Phat Vo
3200 Versaille Drive
Sherman, Texas 75090

Mike Wilson
4520 Texoma Parkway
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Specific Use Permit to allow a 32 square foot double faced monument off-premise sign for property located at 1720 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 22, 2008 at 6:00 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. No further development activities shall be allowed on this lot until utility extensions, sidewalks, etc. are completed.

It is the policy of this Board not to 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 at 903-892-7212 prior to the meeting.

Respectfully,

Scott Shadden

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

April 4, 2008

Paul Millmann
23 Campbell Rd.
Sadler, TX 76264

APR 14 REC'D

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

Phat Vo (Owner) and Mike Wilson (Representative) concerning the property located at 1720 Gallagher Drive, being Lot 2-B, Block 1 of The Center at Gallagher Drive

The request is as follows:

Specific Use Permit under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow a 32 square foot double faced monument off-premise sign in lieu of one freestanding sign per development lot in a C-2 (General Commercial) District.

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

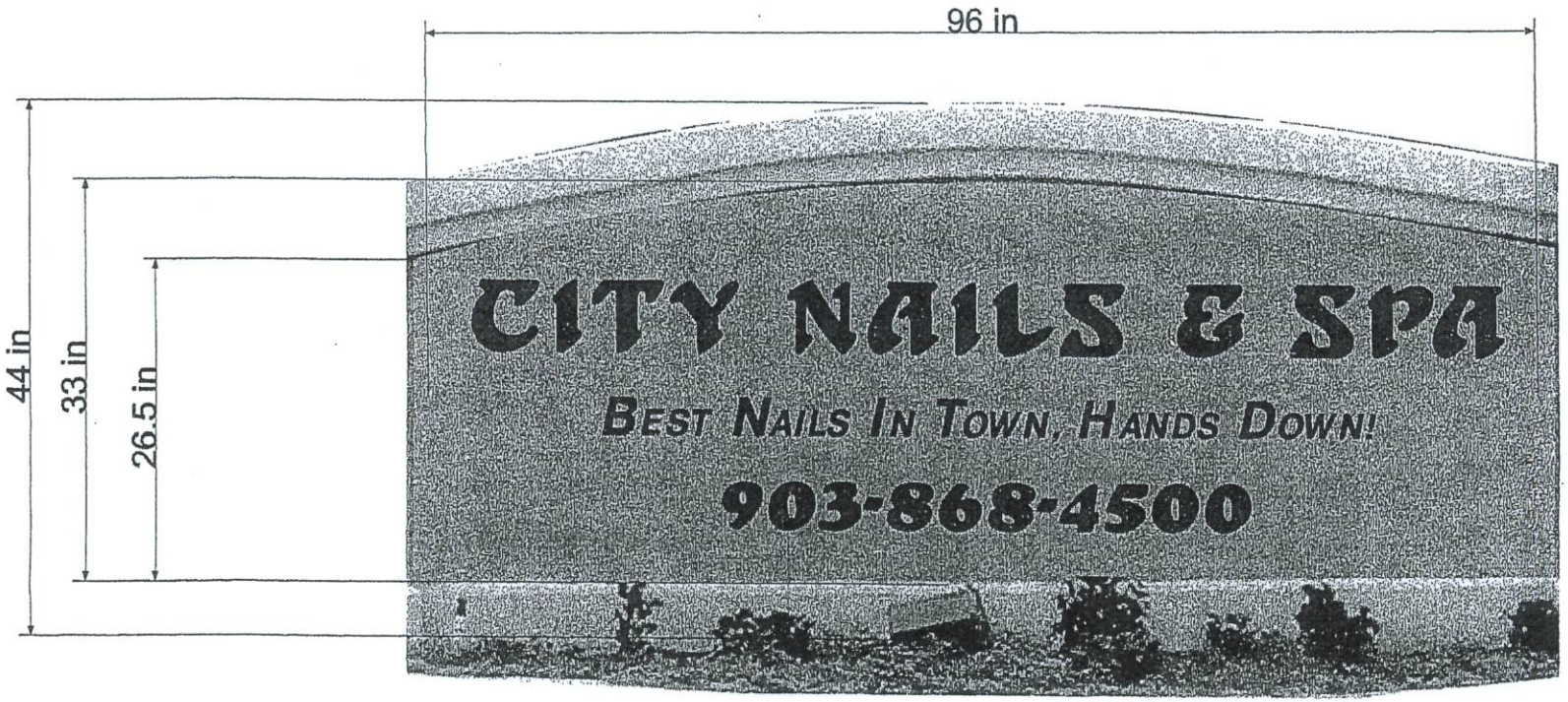
Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Scott Shadden /PR
Secretary, Planning & Zoning Board

I PLAN ON ATTENDING - I AM ON THE AGENDA FOR MY CAR POST.
MY ONLY CONCERN IS THAT MR VO'S SIGN WILL NOT OBSTRUCT MY SIGN.

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.

#4


96 in
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26.5 in
CITY NAILS & SPA
BEST NAILS IN TOWN, HANDS DOWN!
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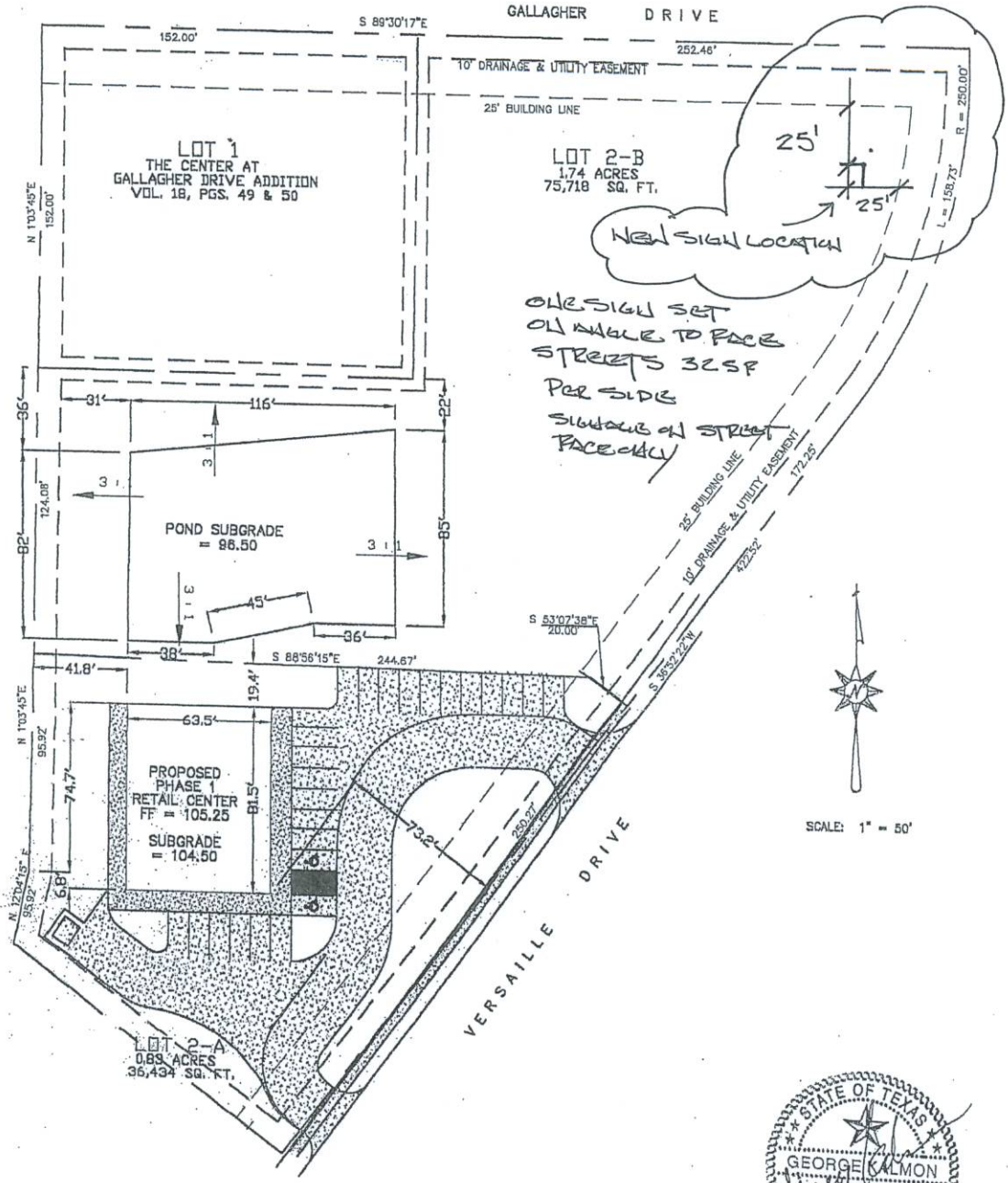


STATE OF TEXAS
GEORGE KALMON
68803
LICENSED
PROFESSIONAL ENGINEER

10-10-07

THE CENTER AT GALLAGHER DRIVE					
SHERMAN, TEXAS					
SITE PLAN					
GEORGE KALMON, P.E.					
1814 W. MURRAY ST. DENISON, TEXAS 903-813-6059					
DESIGN	DRAWN	DATE	SCALE	FILE	SHEET NO.
GMK	GMK	OCT., 2007	1"= 50'	200738	DF

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Specific Use Permit & Site Plan
532 East King Street
Being 0.458 acres in the Samuel Blagg Survey, Abstract No. 56

Requested Action/Proposed Use:
Specific Use Permit and Site Plan Approval to allow an impound lot in an M-2 (Heavy Manufacturing) District.

Background
The property is located at 532 East King Street, just west of the railroad tracks. The property was granted a Specific Use Permit for an impound lot in 2005, but the business closed for more than sixty days so the Specific Use Permit went away.

Adjacent Zoning:
R-1 (One Family Residential) District

Origination:
Whitmire Enterprises, Inc. (Owners) and Robert Allen (Tenant)

Master Plan Designation:
Industrial

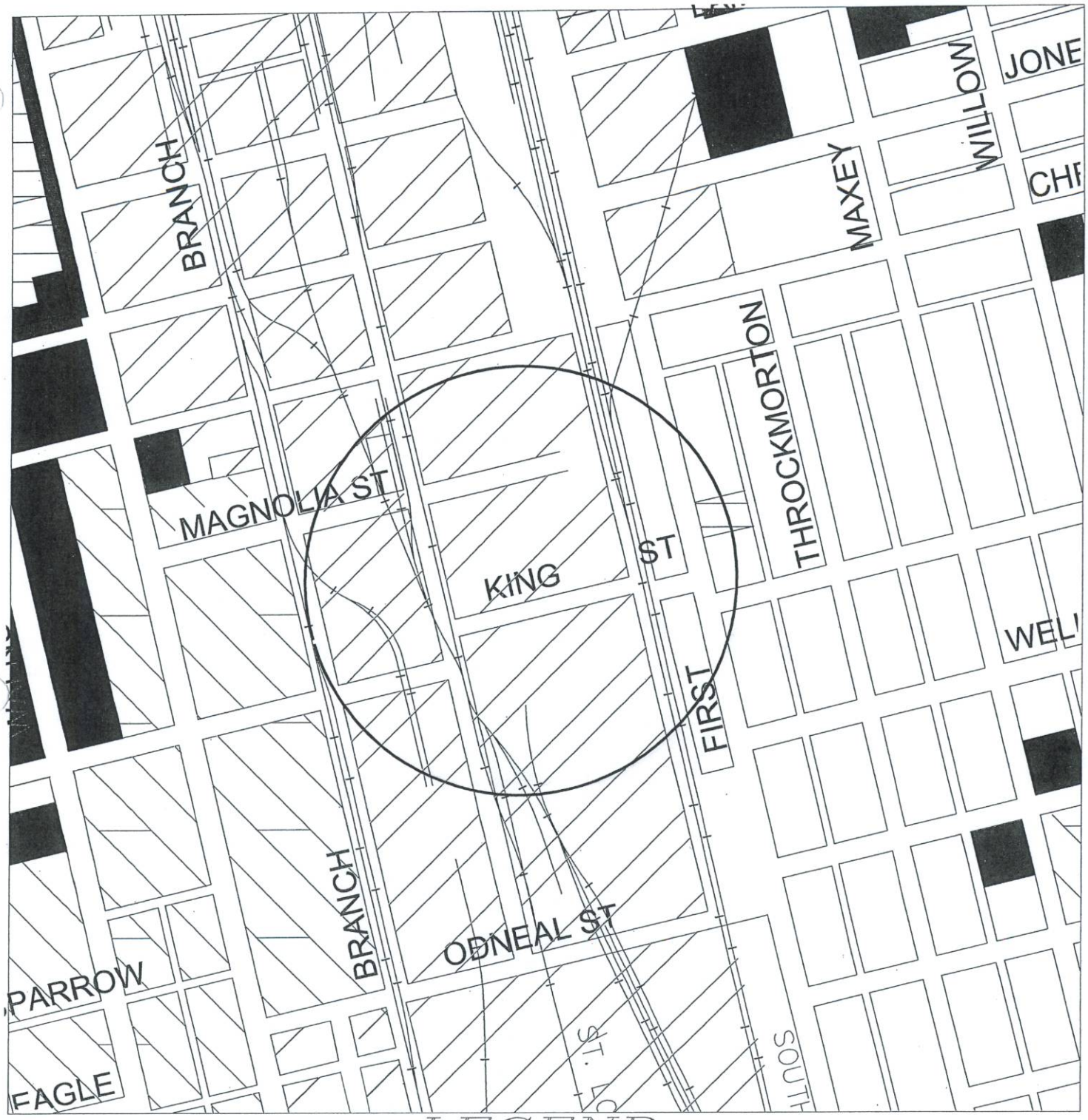
Number of notices mailed:
14

Objections received:
0

Attachments:
Location map
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

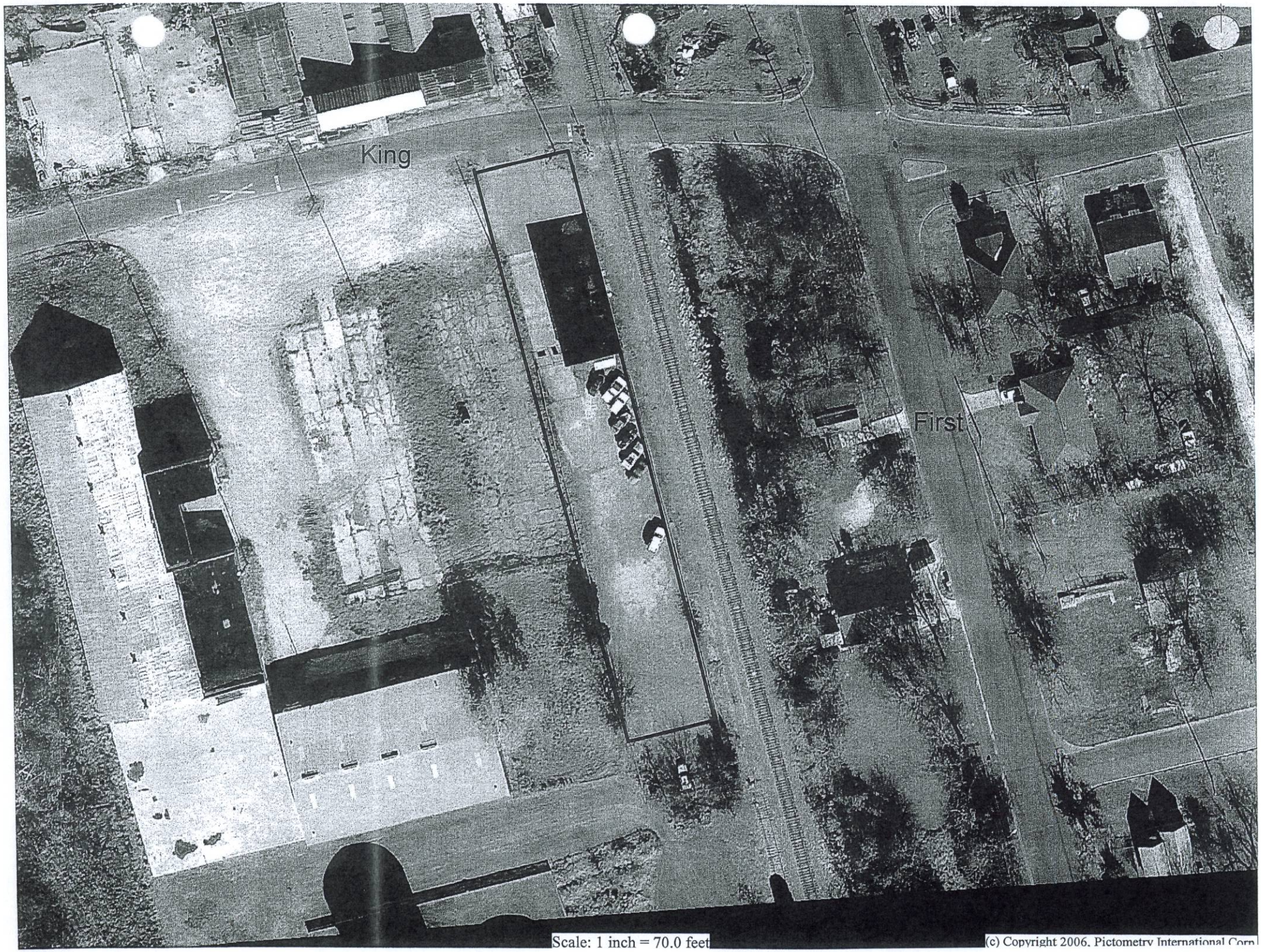


LEGEND

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

532 EAST KING
SPECIFIC USE PERMIT

Department of Developmental Services


King
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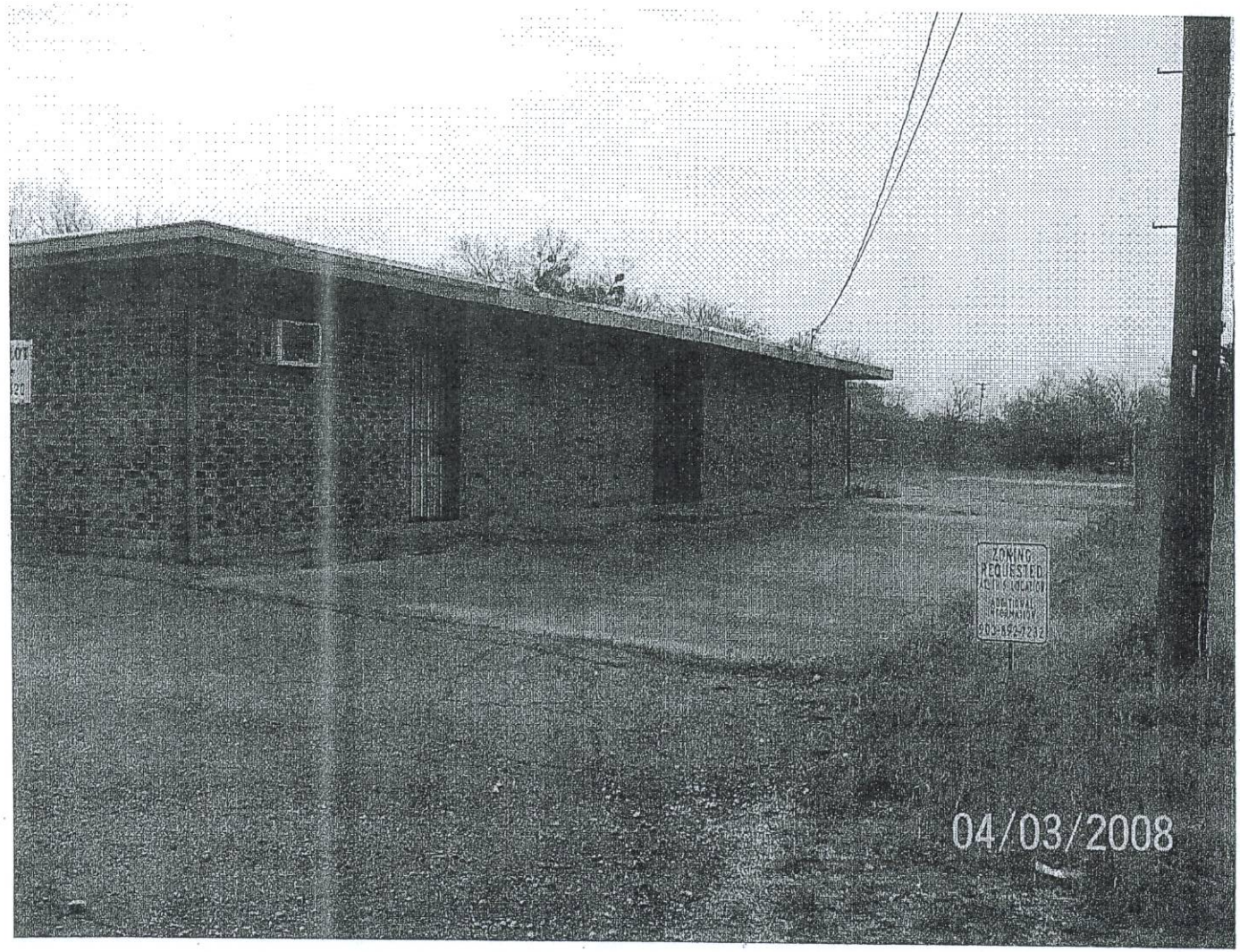
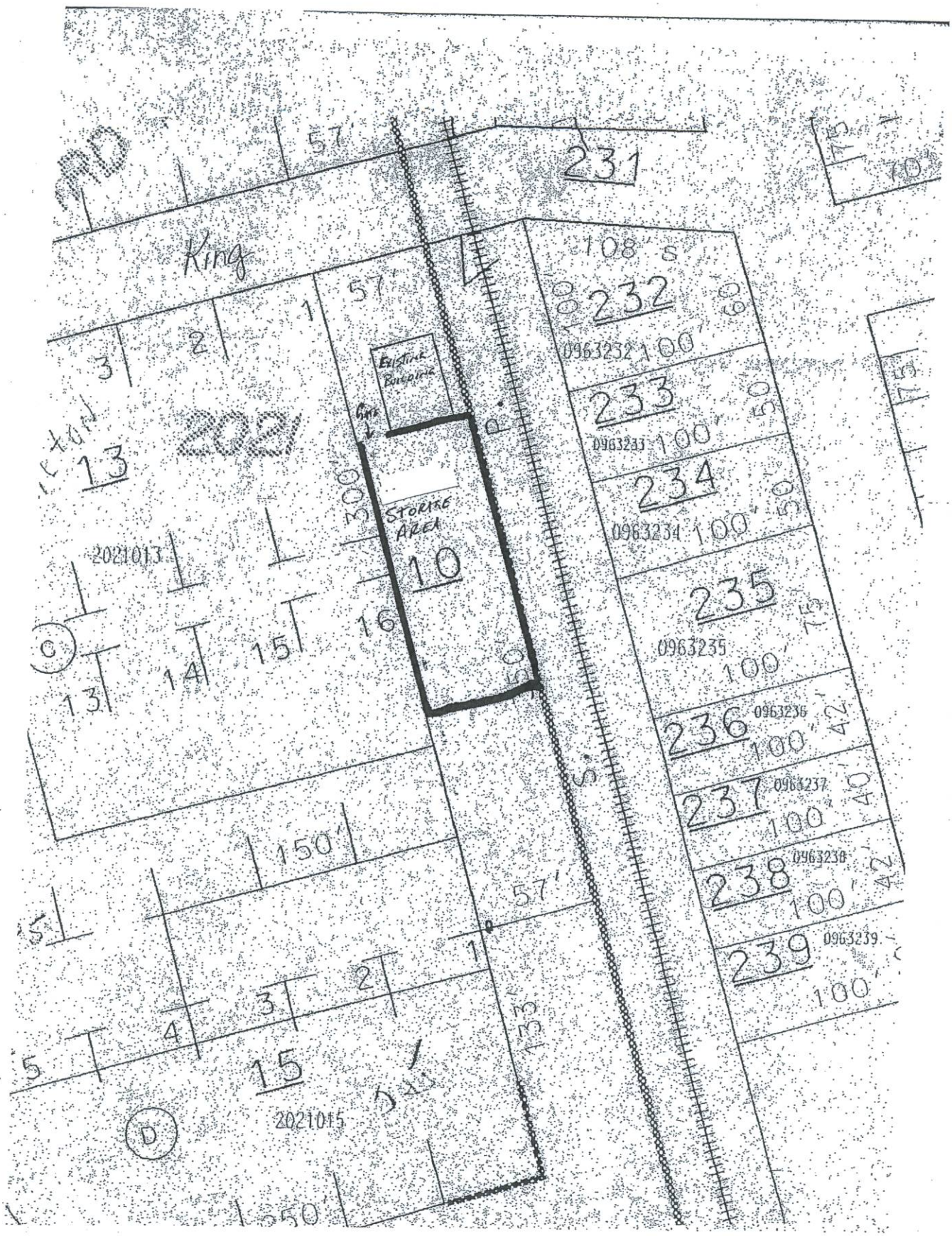
Scale: 1 inch = 70.0 feet
(c) Copyright 2006, Pictometry International Corp

532 E. King

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0963239
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2021015
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150'
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10'
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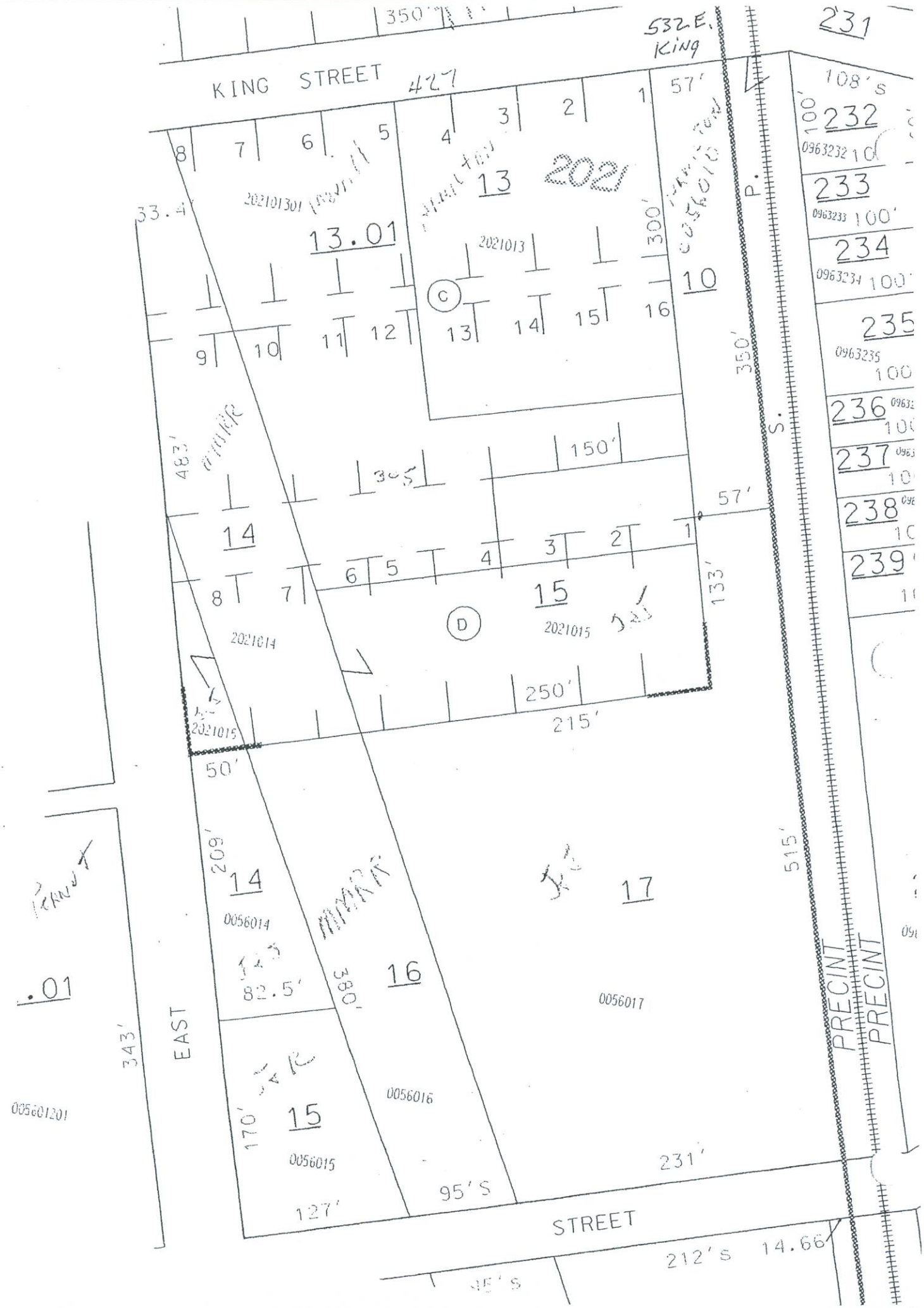
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532 E. King
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0963233 100'
0963234 100'
0963235
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STREET
PRECINT
PRECINT
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427
57'
300'
350'
483'
305
150'
133'
250'
215'
50'
209'
82.5'
380'
170'
127'
95' S
231'
515'
343'
212' S
14.66'
45' S

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Whitmire Enterprises, Inc.
1316 Preston Drive
Sherman, Texas 75092

Robert Allen
88 Beaver Run
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan to allow an impound lot located at 532 East King Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 22, 2008 at 6:00 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. In the event commercial style pick up is utilized, screening of the trash receptor will be required.
2. Sidewalks and driveways shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
3. 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.

It is the policy of this Board not to 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 at 903-892-7212 prior to the meeting.

Respectfully,

Scott Shadden

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

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Variance
3617 U.S. Highway 75 North
Being Lot 6, Block C of Sherman Commons Addition, Replat of Block C

Requested Action/Proposed Use:
Variance to allow a four story hotel with a height of 60' in lieu of 3 stories, 45' height permitted in a C-1 (Retail Business) District and the O-1 (75&82) Overlay District.

Background
The property is located behind Cracker Barrel at 3617 U.S. Highway 75 North. The owners would like to construct a 43,574 square foot four story, 60 foot Quality Inn and Suites Hotel. The hotel will include 69 rooms and they will provide 69 parking spaces.

Adjacent Zoning:
C-1 (Retail Business) District

Origination:
Woodmont Sherman LP (Owners) and Rafiqul Islam (Representative)

Master Plan Designation:
Retail/Commercial

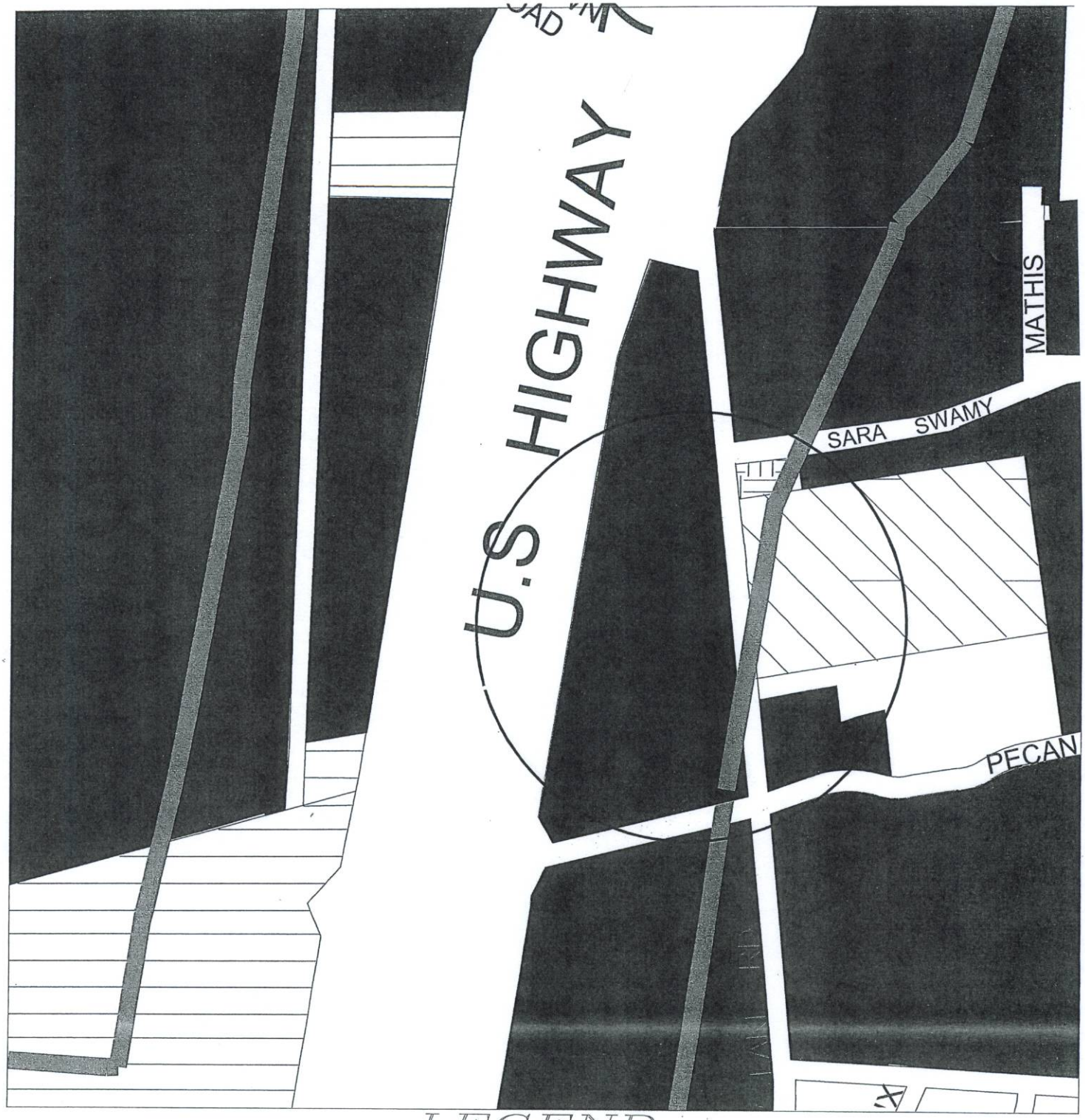
Number of notices mailed:
6

Objections received:
0

Attachments:
Location map
Photos
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

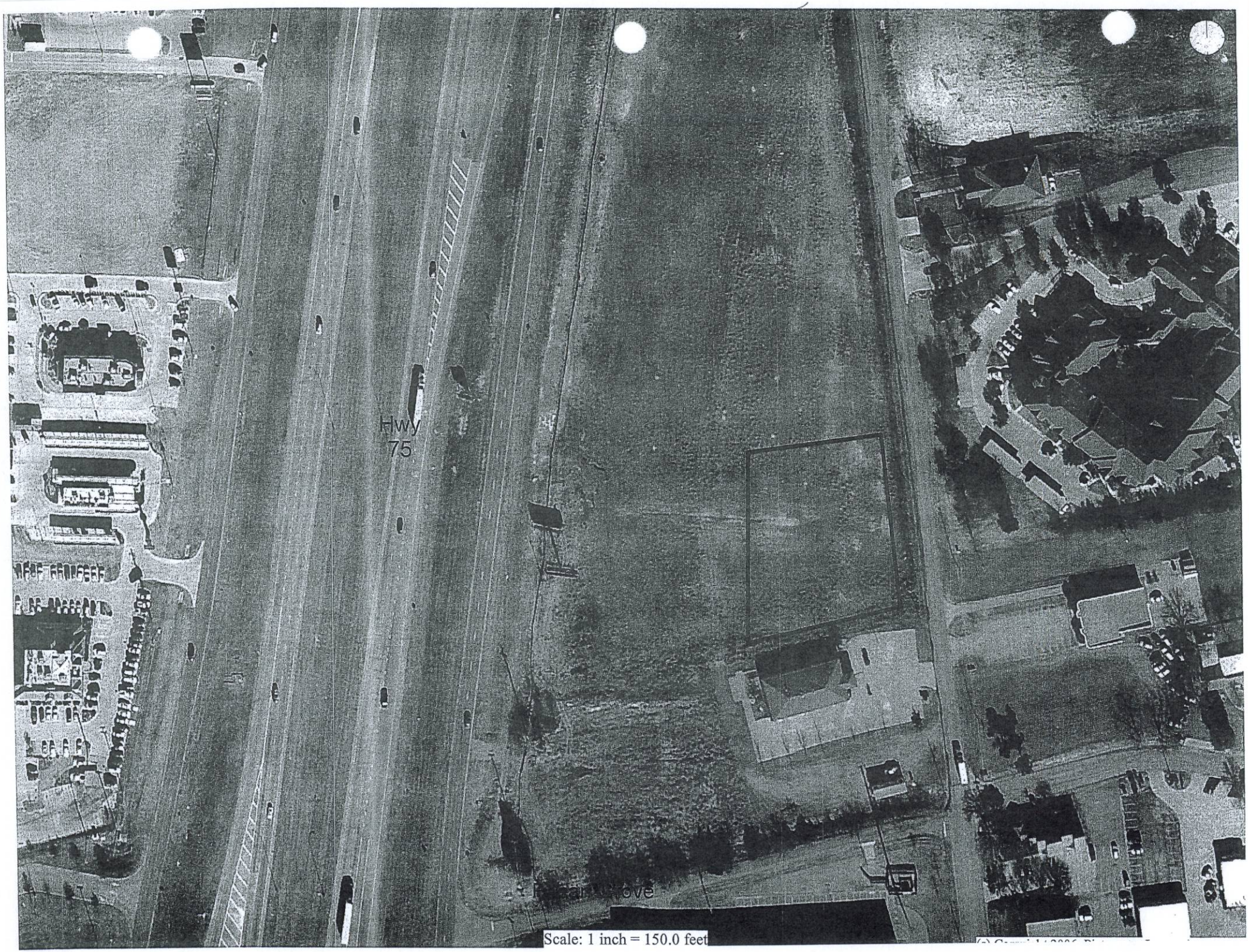


LEGEND

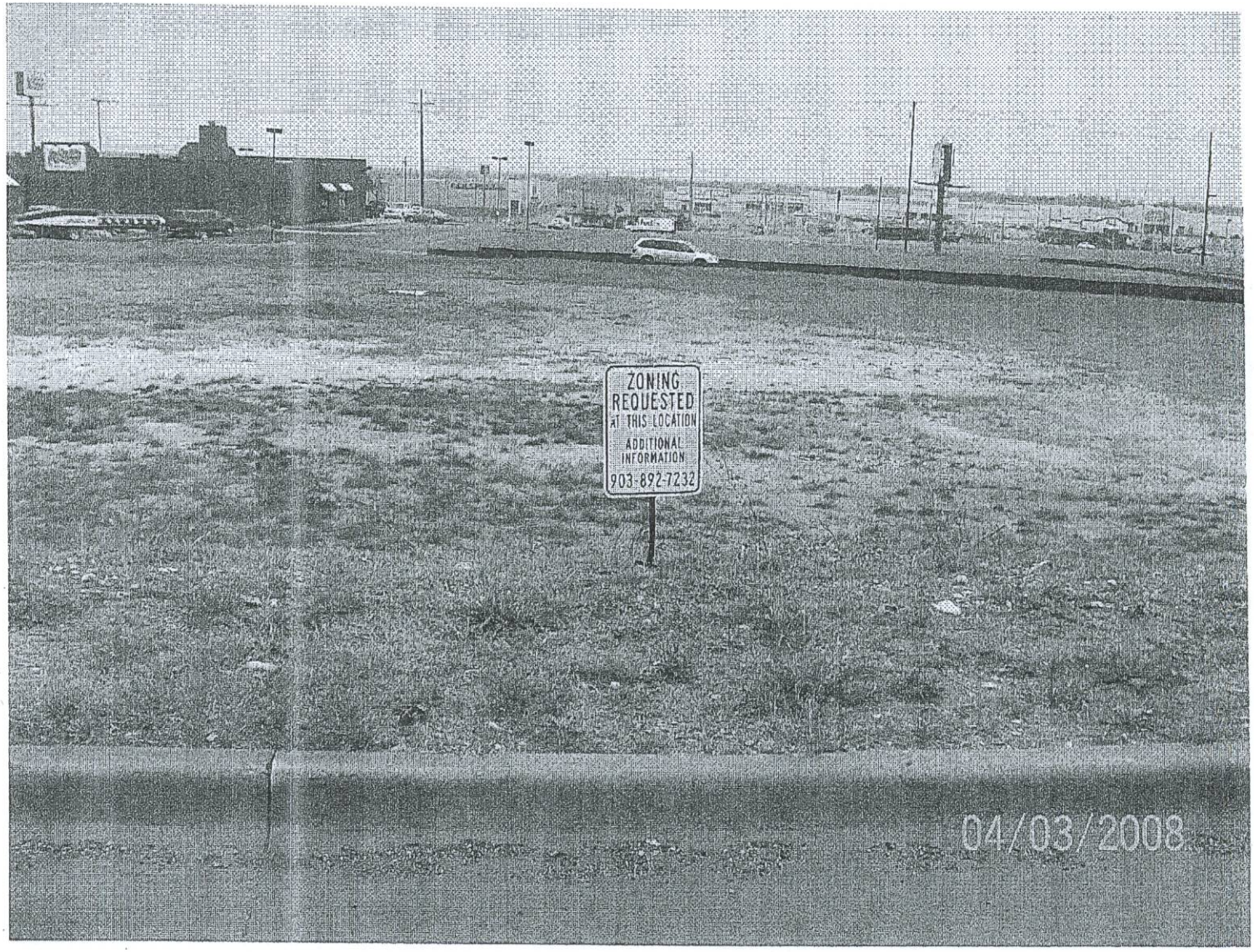
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1	RETAIL BUSINESS DISTRICT
	C-2	GENERAL COMMERCIAL DISTRICT
	CO	OFFICE DISTRICT
	M-1	LIGHT MANUFACTURING DISTRICT
	M-1.5	MEDIUM MANUFACTURING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

3617 U.S. HIGHWAY 75 NORTH VARIANCE

ENGINEERING DEPARTMENT


Hwy
75
Scale: 1 inch = 150.0 feet

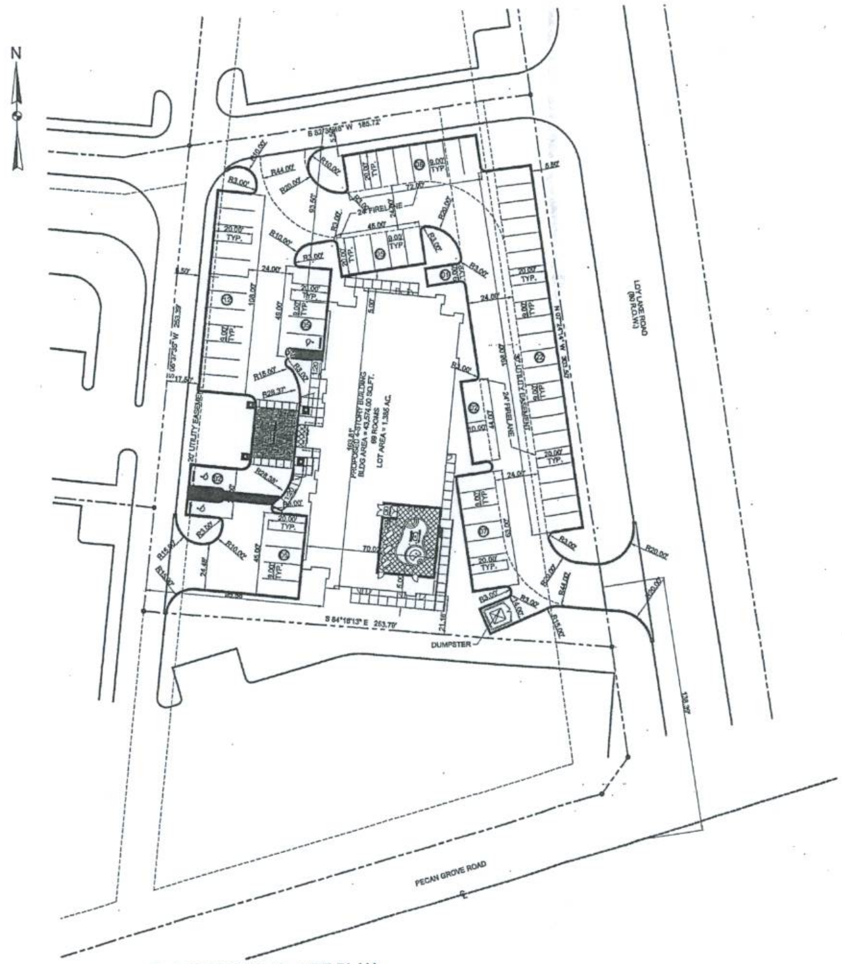
3617 Hwy 75 N.


ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7232
04/03/2008

EISENHOUR
Consulting, LLC
Land Development - Building Design
1044-Morningside Court
Mesquite, TX. 75150
Cell No: 972-922-1901
TeleFax: 973-270-6786

QUALITY
INN & SUITES
SHERMAN, TEXAS

01 AERIAL MAP
SCALE: NONE

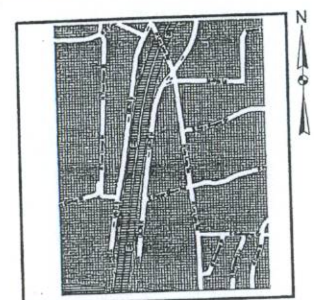


01 CONCEPTUAL SITE PLAN
SCALE: 1" = 30'-0"

GRAPHIC SCALE
0 15 30 60

PROPOSED 4-STORY QUALITY INN AND SUITES
NO. OF ROOMS = 69 ROOMS
NO. OF PARKING REQUIRED = 69 SPACES

PARKING	HOTEL	TOTAL
BUILDING AREA	43,574.00 S.F.	43,574.00 S.F.
PARKING REQUIRED	1 SPACE/ROOM = 69 SPACES	69 SPACES
PARKING FURNISHED	69 SPACES	69 SPACES
H.C. PARKING REQUIRED		3 HC (1 VAN)
H.C. PARKING FURNISHED		3 HC (1 VAN)



VICINITY MAP
SCALE : NONE

GENERAL CONSTRUCTION NOTES

OWNERSHIP AND USE OF DRAWINGS

EISENHOUR Consulting, LLC

PROJECT NAME:
PROPOSED QUALITY INN & SUITES
SHERMAN COMMONS SHOPPING CENTER
LOY LAKE ROAD,CITY OF SHERMAN, TEXAS
1.385 ACRES

OWNER/DEVELOPER :

ENGINEER COMPANY:

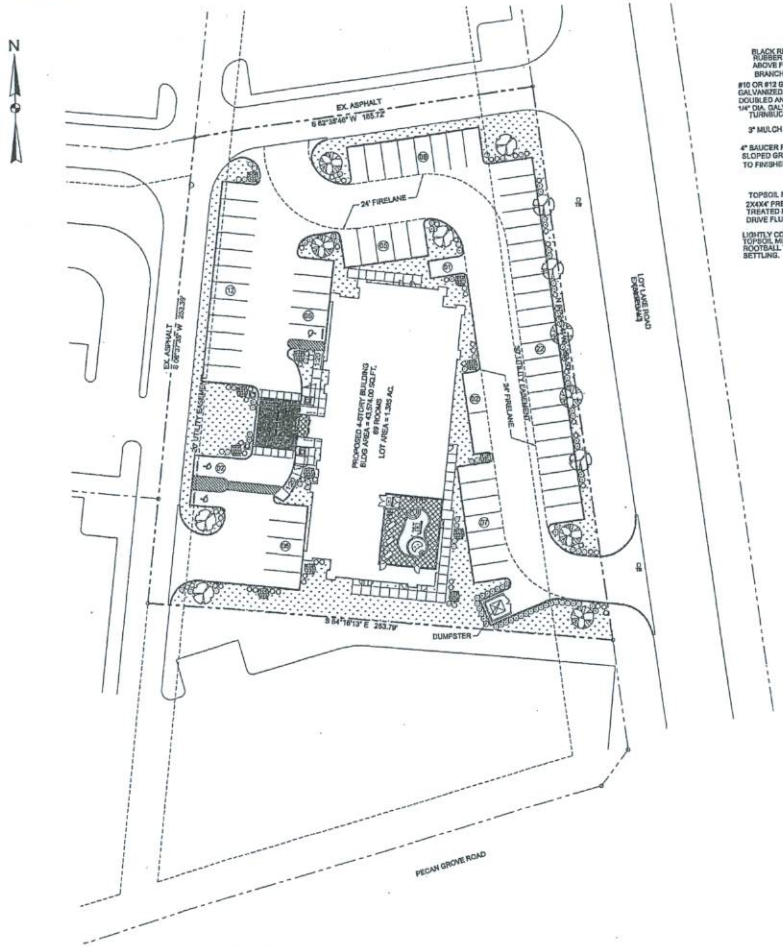
PROJECT STATUS: PRELIMINARY
PROJECT MANAGER: FREDERICK L. GATELA
DESIGN COORDINATOR: -
REVISION DATE: 03/18/09
PLOT DATE: 03/18/09
DRAWING BY: -

ENGINEER'S SIGNED/SEALED:

DATE

ON THE DATE INDICATED HEREIN ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

SHEET:
OF: 1

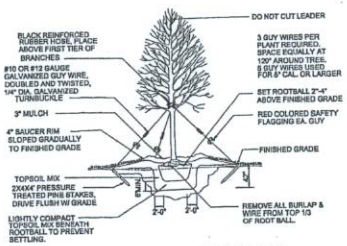


01 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

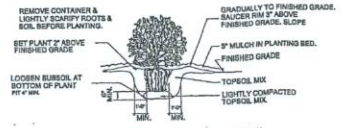
GRAPHIC SCALE

0 30 15 60



03 TREE PLANTING DETAIL

SCALE: NONE



02 SHRUB PLANTING DETAIL

SCALE: NONE

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF SHERMAN.
2. AN UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
3. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
5. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
6. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREES LAWN AREAS UNLESS OTHERWISE NOTED.
8. ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

IRRIGATION NOTES

1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN SENSOR AND FREEZE GUARD.

TREE NOTES:

1. AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
2. APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL AFTER PLANTING, KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
3. PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.
4. EVERY OCTOBER APPLY TWO AND A HALF (2 1/2 LB.) POUNDS OF 10-10-10 FERTILIZER PER TEN SQUARE FEET OF AREA BENEATH EACH TREE.

LANDSCAPE SUMMARY

FRONT YARD L.S. AREA	3,503.29 S.F.
TOTAL L.S. AREA	13,028.71 S.F.
TOTAL LOT AREA	80,330.80 S.F.
% OF LOT FRONT YARD L.S.	5.90 %
% OF LOT TOTAL L.S.	21.60 %

LANDSCAPING

LOT AREA:		80,330.80 S.F.
OPEN SPACE OPEN SPACE	REQUIRED (10% OF LOT AREA) PROVIDED	8,033.08 S.F. 13,028.71 S.F.
STREET TREES	REQUIRED (254.80/35 LF OF FRONT) PROVIDED	08 2 1/2" CALIPER 08 2 1/2" CALIPER
SCREEN SHRUBS	REQUIRED (254.80/3 LF OF FRONT) PROVIDED	89 5 GALLON 172 5 GALLON
SITE TREES	REQUIRED (69/20 PARKING BAYS) PROVIDED	04 2 1/2" CALIPER 05 2 1/2" CALIPER

PLANT LIST :

QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING
07	RED OAK	QUERCUS SHUMARDII	3" CALIPER
08	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER
13	CRAPE MYRTLE	LAGERSTROEMIA INDICA	6-8" HEIGHT, 3-5 CANES 1-1 1/2" EACH
80	DWARF BURFORD HOLLY	ILEX CORNUTA BUFORDI "NANA"	5 GALLON, 36" O.C.
45	OLEANDER	NERIUM OLEANDER	5 GALLON, 36" O.C.
84	CENTURY PLANT	AGAVE AMERICANA	5 GALLON, 36" O.C.

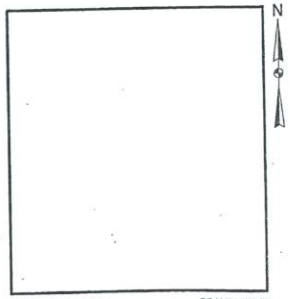
PLANTING LEGEND

- RED OAK
- LIVE OAK
- CRAPE MYRTLE
- DWARF BURFORD HOLLY
- GRASS TURF
- OLEANDER
- CENTURY PLANT

LEGEND

SANITARY SEWER MANHOLE	SS	800	EXISTING CONTOURS
STORM SEWER MANHOLE	MH	800	PROPOSED CONTOURS
CLEAN OUT	CO		PROPOSED SANITARY SEWER PIPE
FIRE HYDRANT	FH		EXISTING SANITARY SEWER PIPE
POWER POLE	PP		PROPOSED WATER LINE
TELEPHONE BOX	TB		EXISTING WATER LINE
WATER METER	WM		PROPOSED POWER LINE
GATE VALVE	GV		EXISTING POWER LINE
LIGHT POLE			PROPOSED TELEPHONE LINE
IRRIGATION SPRINKLER HEAD LOCATION			EXISTING TELEPHONE LINE
VAN ACCESSIBLE HANDICAP PARKING			PROPOSED GAS LINE
MAIL LOCATION			EXISTING GAS LINE
RIGHT OF WAY	R.O.W.		PROPOSED STORM SEWER PIPE
SET IRON ROD	S.I.R.		EXISTING STORM SEWER PIPE
EXPANSION JOINT	E.J.		PROPOSED GUY WIRE
SAW JOINT	S.J.		EXISTING GUY WIRE
CONSTRUCTION JOINT	C.J.		OVERHEAD ELECTRICAL LINE
SIGNS, LAMPPOLE			EXISTING FIBER OPTICS CABLE
DRAINAGE & UTILITY EASEMENT	DRIVE		
DRAINAGE FLOW ARROW			
TRAFFIC FLOW ARROW			
FOUND IRON ROD	F.I.R.		
GAS METER	GM		
SHUT. WATER VALVE			

BENCHMARK:
BOX CUT AT THE SOUTHEAST CORNER OF A CONCRETE RETAINING WALL SURROUNDING A TELECOMMUNICATIONS TOWER LOCATED AT THE SOUTHWEST INTERSECTION OF PECAN GROVE ROAD & LOY LAKE ROAD
ELEVATION= 835.33'



VICINITY MAP SCALE : NONE

GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY, PRIVATE INFORMATION, AND COORDINATE WITH THE APPROPRIATE UTILITY DEPARTMENTS AND BY SA UTILITY COMPANIES, THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, COMMUNICATION CABLES, AND THE LIKE, PRIOR TO SUCH WORK AND SHALL BE RESPONSIBLE FOR ANY SUBSURFACE DAMAGE TO ANY SUCH UTILITIES RELATED TO OR CAUSED ON OR OFF SITE WORK FOR THIS PROJECT.

OWNERSHIP AND USE OF DRAWINGS

THESE DRAWINGS AND/OR SPECIFICATIONS OR ELECTRONIC DATA PROVIDED BY THE ENGINEER OR ENGINEER'S CONSULTANTS, ARE A STATEMENT OF SERVICE THROUGH WHICH THE CONTRACTOR SHALL EXECUTE THE WORK DESIGNED HEREIN ONLY THE ENGINEER'S CLIENT MAY USE THE DRAWINGS AND/OR SPECIFICATIONS OR ELECTRONIC DATA FOR THE PURPOSE FOR WHICH THEY WERE OBTAINED AGREED TO BY CONTRACTOR IN WRITING BY THE ENGINEER, THESE DRAWINGS SHALL NOT BE COPIED, REVISED OR TRANSMITTED TO ANY THIRD PARTY.

THESE DRAWINGS SHALL BE USED SOLELY FOR THIS PROJECT. THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER OR OTHER SUPPLIER ARE PERMITTED TO USE OR REPRODUCE PORTIONS OF THIS DRAWINGS RELATIVE TO THEIR PERFORMANCE CONTRACT AS SPECIFIED IN THE CONTRACT DOCUMENTS.

THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER OR OTHER PERSONS OR ENTITIES FOR ANY PURPOSES OTHER THAN THOSE OUTLINED ABOVE THE ORIGINAL SCOPE OF WORK WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

OFFICIAL SUBMISSION OF THESE PLANS FOR REGULATORY REVIEWS SHALL DULY RECORDED UNDER THE REGULATORY REQUIREMENTS AND SHALL NOT BE CONSTRUED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RELATED RIGHTS.

EISENHOUR Consulting, LLC
159 Windwood Circle
Hewitt, TX 76643
Cell No: 972-923-2951
Tel/Fax: 972-270-4784

PROJECT NAME:
LANDSCAPE PLAN
PROPOSED QUALITY INN & SUITES
SHERMAN COMMONS SHOPPING CENTER
LOY LAKE ROAD,CITY OF SHERMAN, TEXAS
1.365 ACRES

OWNER/DEVELOPER :
-
-

ENGINEER COMPANY:

PROJECT STATUS:
PRELIMINARY

PROJECT MANAGER:
FREDERICK L. DATELA

DESIGN COORDINATOR:
-

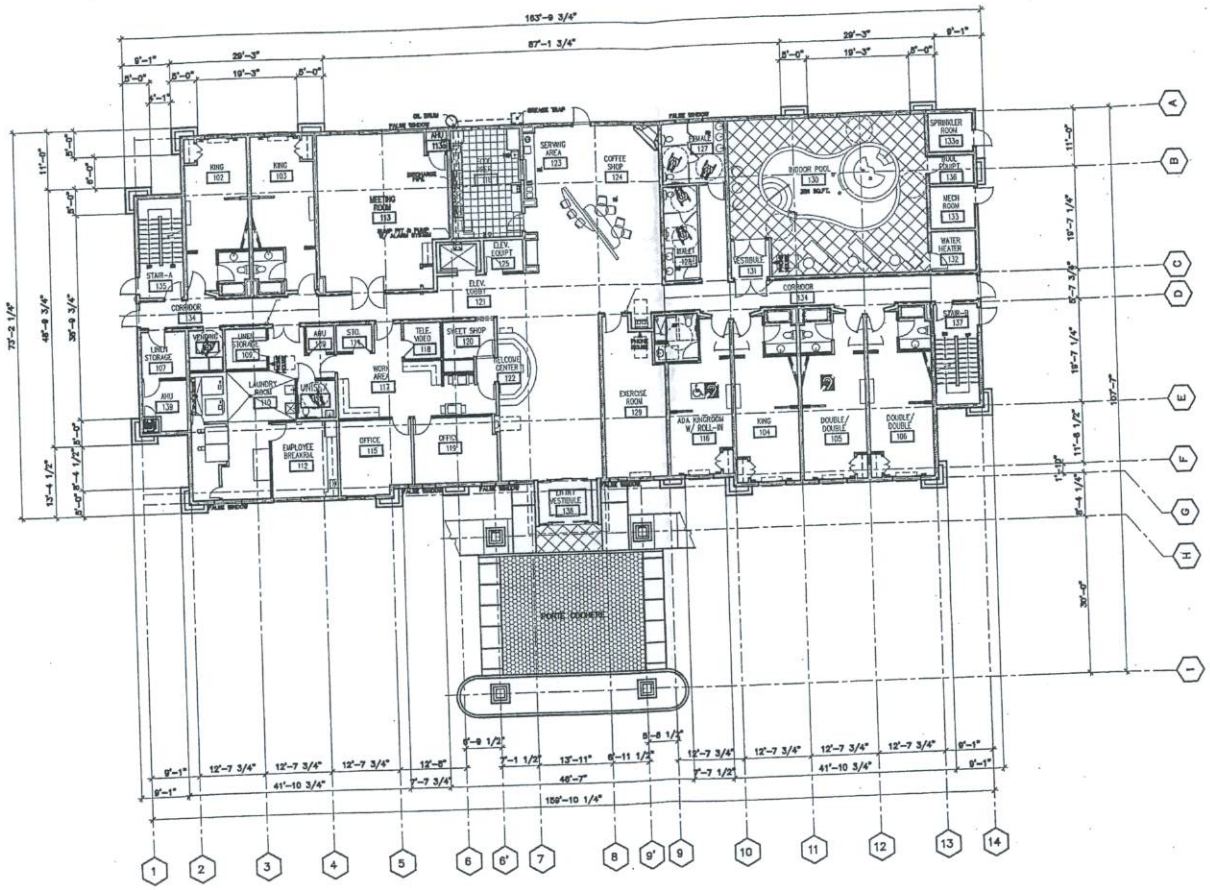
REVISION DATE: 03/26/08
PLOT DATE: 03/26/08
DRAWING BY:
-

ENGINEER'S SIGNED/SEALED:

DATE

ON THE DATE INDICATED HEREON, AUTHORITY OF A REGISTERED ENGINEER UNDER THE TEXAS ENGINEERING ACT.

SHEET:
C5
OF: 1



01 FIRST FLOOR PLAN
SCALE : 3/32" = 1'-0"

FLOOR AREA	
FIRST	11,036 S.F.
SECOND	10,846 S.F.
THIRD	10,846 S.F.
FOURTH	10,846 S.F.
TOTAL	43,574 S.F.

FLOOR KEY

FLOOR	ADA K GUEST ROOM	K GUEST ROOM	K GUEST ROOM	ADA WIDE BKY K ROOM	WIDE BKY K ROOM	D/D GUEST ROOM	D/D GUEST ROOM	ADA D-D GUEST ROOM	TOTAL
FIRST	1	3	–	–	–	1	1	–	6
SECOND	–	10	2	1	2	–	5	1	21
THIRD	–	12	–	–	3	1	4	1	21
FOURTH	–	12	–	–	3	–	5	1	21
TOTAL	1	37	2	1	8	2	15	3	69

SUPERTOUR Consulting, LLC

Quality Inn & Suites
SHERMAN, TEXAS

OWNER/DEVELOPER:

ENGINEER'S SEAL

PROJECT STATUS:
–
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
–
DRAWING BY:
–
REVISION DATE:
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1
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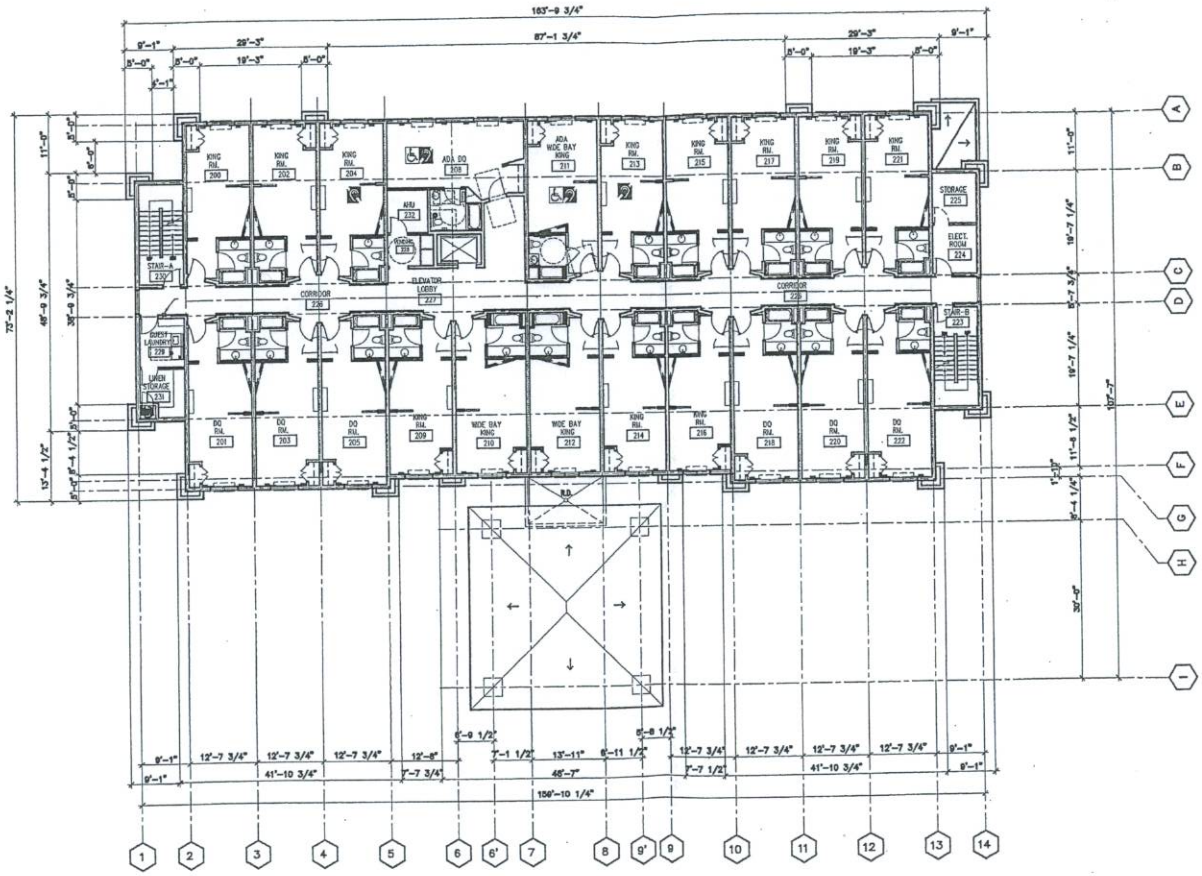
SHEET:
A2.10
03/17/2008



01 SECOND FLOOR PLAN
SCALE : 3/32" = 1'-0"

FLOOR AREA	
FIRST	11,038 S.F.
SECOND	10,848 S.F.
THIRD	10,848 S.F.
FOURTH	10,848 S.F.
TOTAL	43,574 S.F.

FLOOR KEY

FLOOR	ADA K GUEST ROOM	K GUEST ROOM	K GUEST ROOM	ADA WDE BAY K ROOM	WDE BAY K ROOM	D/D GUEST ROOM	D/D GUEST ROOM	ADA D-D GUEST ROOM	TOTAL
FIRST	1	3	--	--	--	1	1	--	6
SECOND	--	10	2	1	2	--	5	1	21
THIRD	--	12	--	--	3	1	4	1	21
FOURTH	--	12	--	--	3	--	5	1	21
TOTAL	1	37	2	1	8	2	15	3	69

EISENHOUR Consulting, LLC

Quality Inn & Suites
SHERMAN, TEXAS

OWNER/DEVELOPER:

ENGINEER'S SEAL

PROJECT STATUS:

PROJECT MANAGER: FREDERICK L. GATELA

DESIGN COORDINATOR: --

DRAWING BY: --

REVISION DATE:
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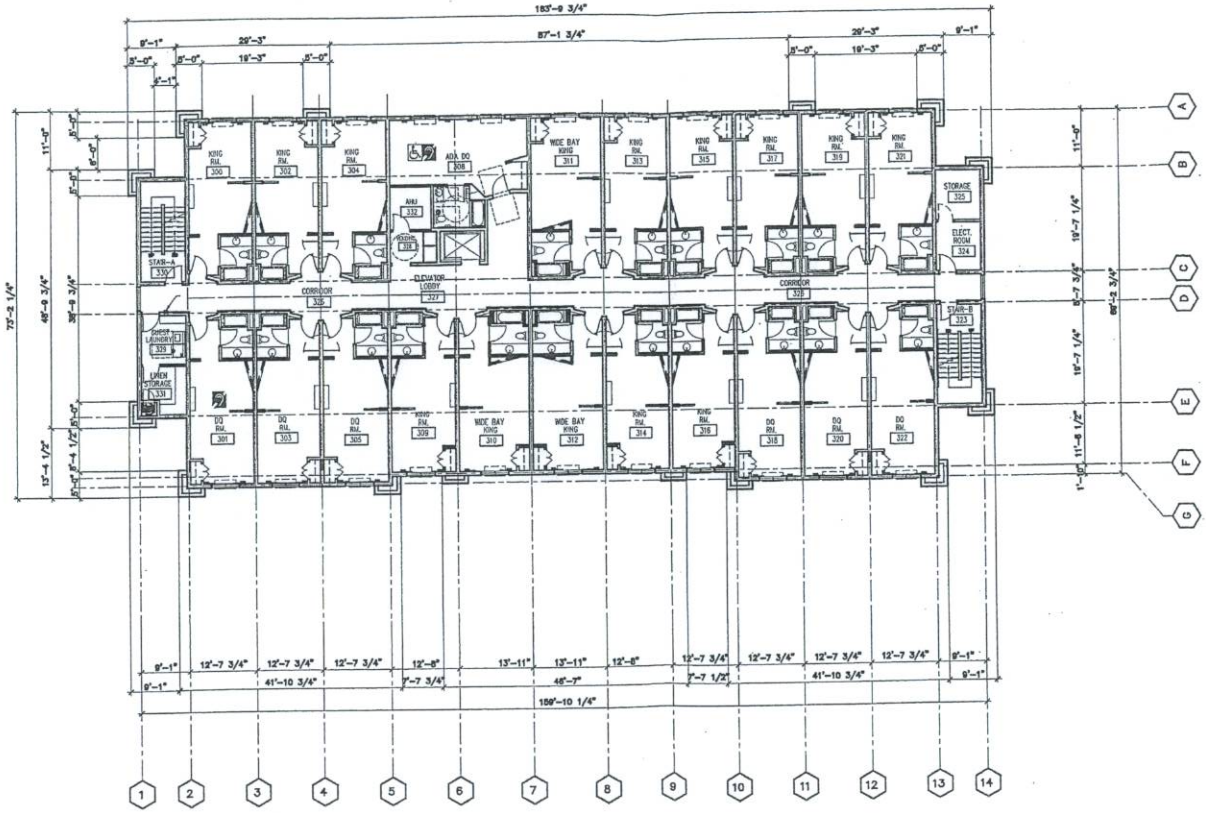
2
3

SHEET:
A2.20

03/17/2008



01 THIRD FLOOR PLAN
SCALE : 3/32" = 1'-0"

FLOOR AREA	
FIRST	11,038 S.F.
SECOND	10,846 S.F.
THIRD	10,846 S.F.
FOURTH	10,846 S.F.
TOTAL	43,574 S.F.

FLOOR KEY

FLOOR	ADA K GUEST ROOM & (2)	K GUEST ROOM	K GUEST ROOM (2)	ADA WIDE BAY K ROOM & (2)	WIDE BAY K ROOM	D/D GUEST ROOM (2)	D/D GUEST ROOM	ADA D-D GUEST ROOM & (2)	TOTAL
FIRST	1	3	–	–	–	1	1	–	6
SECOND	–	10	2	1	2	–	5	1	21
THIRD	–	12	–	–	3	1	4	1	21
FOURTH	–	12	–	–	3	–	5	1	21
TOTAL	1	37	2	1	8	2	15	3	69

EISENHOUR Consulting, LLC

Quality Inn & Suites
SHERMAN, TEXAS

OWNER/DEVELOPER:

ENGINEER'S SEAL

PROJECT STATUS:
–
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
–
DRAWING BY:
–
REVISION DATE:
–
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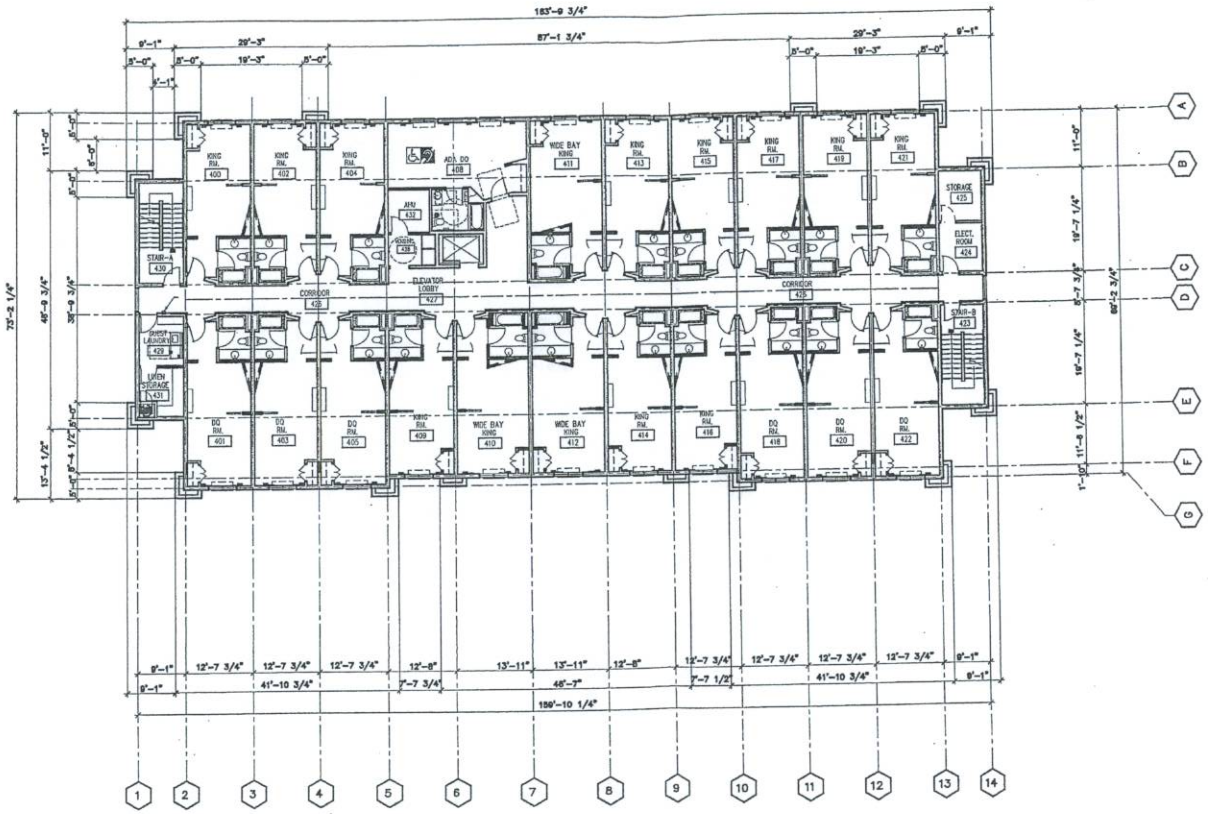
–

SHEET:
A2.30
03/17/2008



01 FOURTH FLOOR PLAN
SCALE : 3/32" = 1'-0"

FLOOR AREA	
FIRST	11,036 S.F.
SECOND	10,848 S.F.
THIRD	10,848 S.F.
FOURTH	10,848 S.F.
TOTAL	43,574 S.F.

FLOOR KEY										
FLOOR	ADA K GUEST ROOM	K GUEST ROOM	K GUEST ROOM	ADA WIDE BAY K ROOM	WIDE BAY K ROOM	D/D GUEST ROOM	D/D GUEST ROOM	ADA D-D GUEST ROOM	TOTAL
FIRST	1	3	–	–	–	1	1	–	6
SECOND	–	10	2	1	2	–	5	1	21
THIRD	–	12	–	–	3	1	4	1	21
FOURTH	–	12	–	–	3	–	5	1	21
TOTAL	1	37	2	1	8	2	15	3	69

EISENHOUR Consulting, LLC

Quality Inn & Suites
SHERMAN, TEXAS

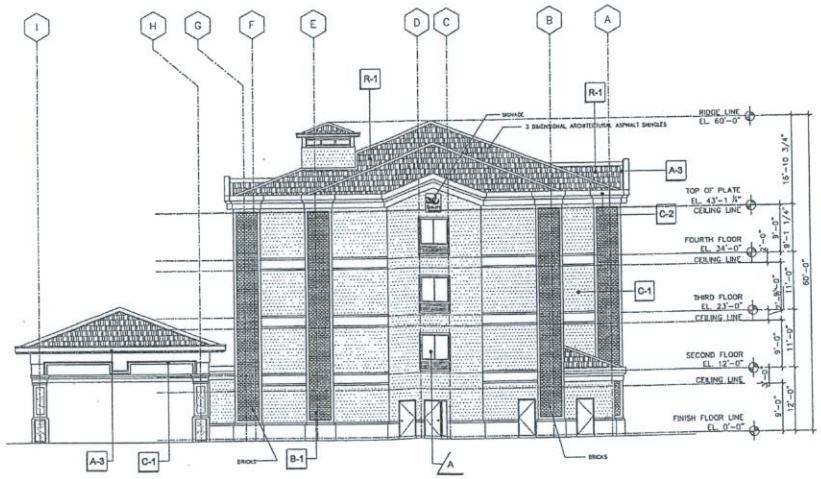
ORDER/REVISIONS:

ENGINEER'S SEAL

PROJECT STATUS:
–
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
–
DRAWING BY:
–
REVISION DATE:
1
2
3

SHEET:
A2.40
03/17/2008

01 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



02 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:

1. E.I.F.S. COLORS ARE BASED ON "DRYVIT" COLORS.
2. ROOF COLORS ARE BASED ON "BERRIDGE MFG." COLORS
3. SEE 2/A5.2 FOR WINDOW TYPES & DECORATIVE GRILLS
4. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
M-1	GUTTER & DOWNSPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	383A "ALLSPICE"
A-2	DORMER	117 "COLONIAL TAN"
A-3	COPING	117 "COLONIAL TAN"
B-1	LIGHT COLORED BRICK	AS SPECIFIED
C-1	E.I.F.S.	AMARILLO

BUSSEMEYER Consulting, LLC
Clifton 972.583.5370
Dallas 972.233.8118
Mailing: 1000 Ridgemoor Court
Mesquite, TX 75150

QUALITY Inn & Suites

Quality Inn & Suites
SHERMAN, TEXAS

OWNER/DEVELOPER:

ENGINEER'S SEAL

PROJECT STATUS:
-

PROJECT MANAGER:
FREDERICK L. GATELA

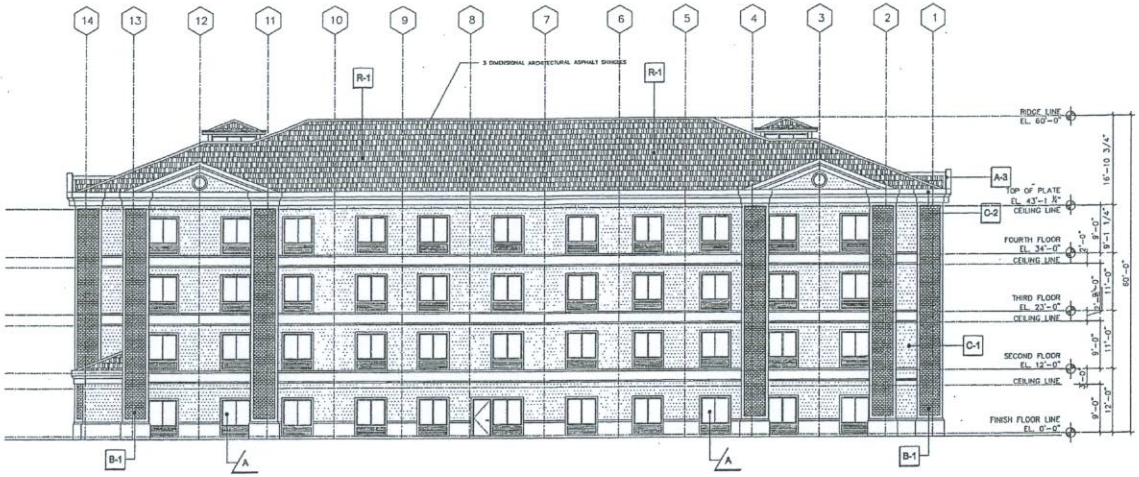
DESIGN COORDINATOR:
-

DRAWING BY:
-

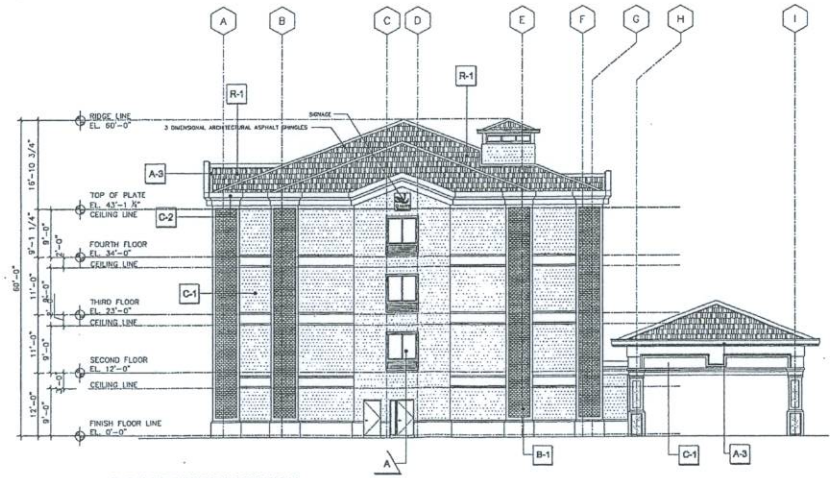
REVISION DATE:
JRF : 03-26-08

SHEET:
A3.00

03/26/2008



01 REAR ELEVATION
SCALE: 3/32" = 1'-0"



02 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:

1. E.I.F.S. COLORS ARE BASED ON "DRYVIT" COLORS.
2. ROOF COLORS ARE BASED ON "BERRIDGE MFG." COLORS
3. SEE 2/A6.2 FOR WINDOW TYPES & DECORATIVE GRILLS
4. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
M-1	GUTTER & DOWNSPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN

EXTERIOR FINISH SCHEDULE

FIN. #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	383A "ALLSPICE"
A-2	DORMER	117 "COLONIAL TAN"
A-3	COPING	117 "COLONIAL TAN"
B-1	LIGHT COLORED BRICK	AS SPECIFIED
C-1	E.I.F.S.	AMARILLO

SUSTAINEOUS Consulting, LLC
Sustaineous Inc.
Houston, TX 77080
Cell No. 832-215-2136
Office No. 281-558-2136

Quality Inn & Suites
SHERMAN, TEXAS

OWNER/DEVELOPER:

ENGINEER'S SEAL

PROJECT STATUS:
-
PROJECT MANAGER:
FREDERICK L. GATELA
DESIGN COORDINATOR:
-
DRAWING BY:
-
REVISION DATE:
JRF : 03-26-08

SHEET:
A3.10

03/26/2008

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Site Plan
3617 U.S. Highway 75 North
Being Lot 6, Block C of Sherman Commons Addition, Replat of Block C

Requested Action/Proposed Use:
Site plan approval for a Quality Inn & Suites Hotel.

Background
The property is located behind Cracker Barrel at 3617 U.S. Highway 75 North. The owners would like to construct a 43,574 square foot four story, 60 foot Quality Inn and Suites Hotel. The hotel will include 69 rooms and they will provide 69 parking spaces.

Adjacent Zoning:
C-1 (Retail Business) District

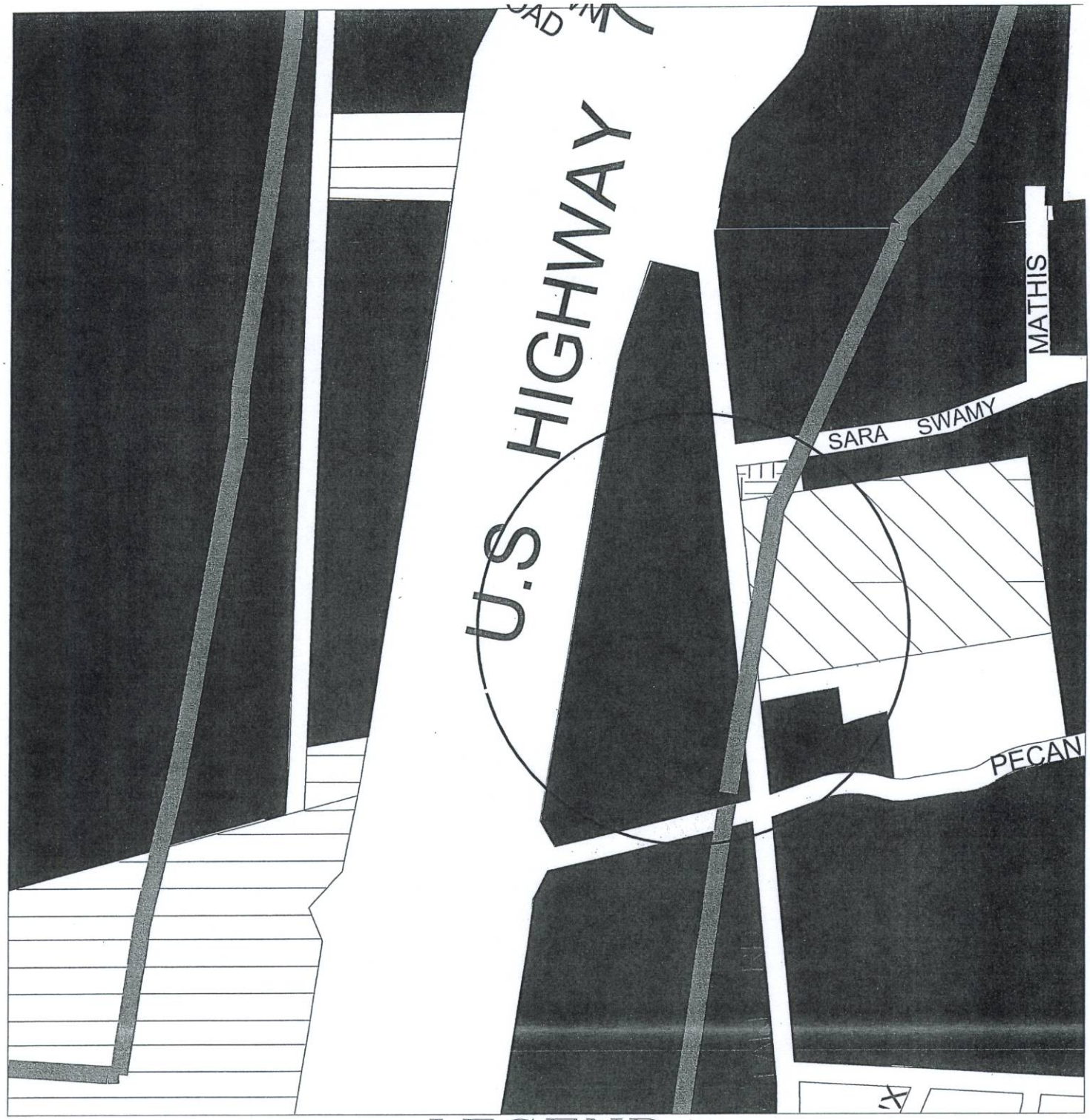
Origination:
Woodmont Sherman LP (Owners) and Rafiqul Islam (Representative)

Master Plan Designation:
Retail/Commercial

Attachments:
Location map
Photos
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

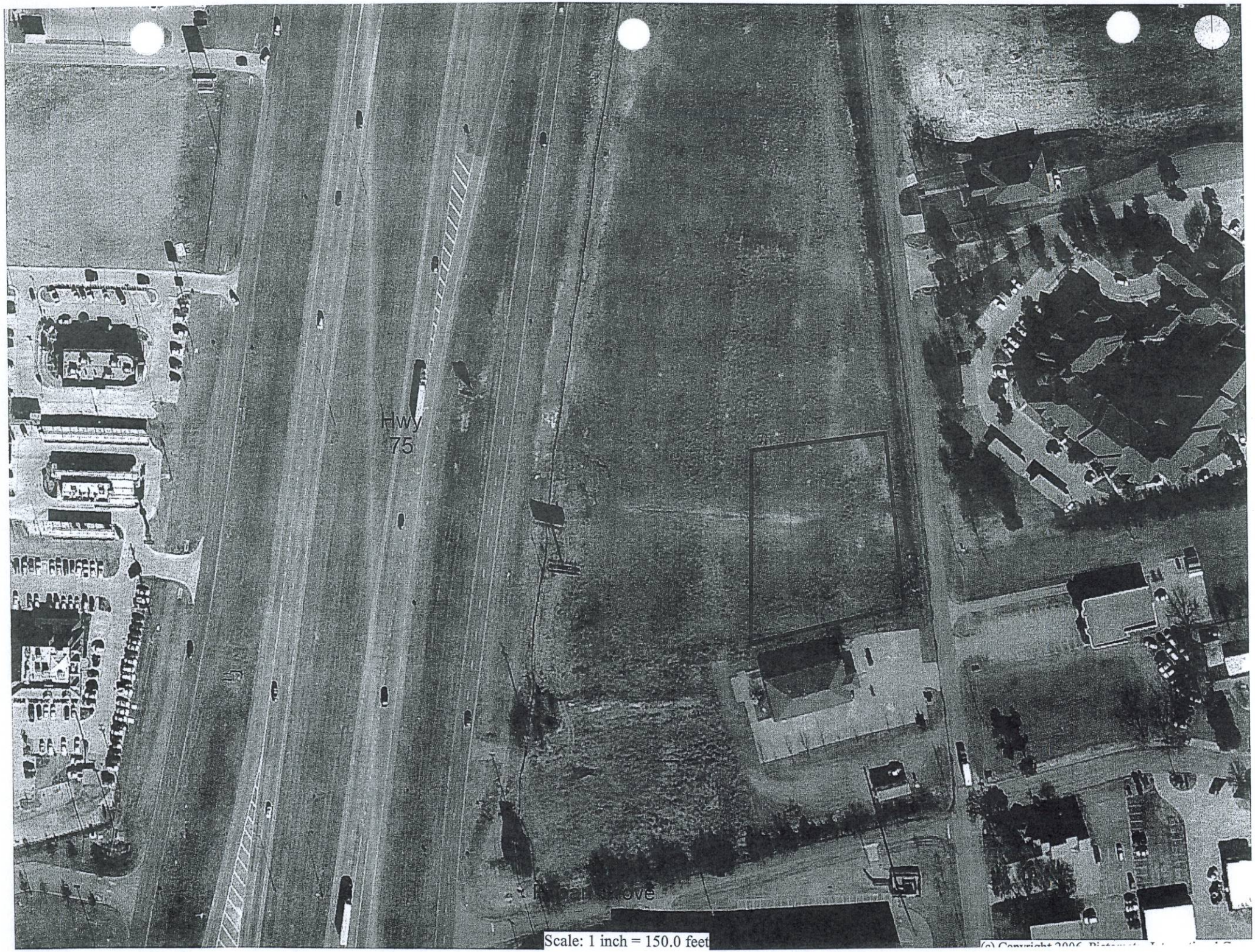


LEGEND

	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

3617 U.S. HIGHWAY 75 NORTH
SITE PLAN

ENGINEERING DEPARTMENT


Hwy
75
Scale: 1 inch = 150.0 feet

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Woodmont Sherman LP
2100 W. 7th Street
Ft. Worth, TX 76107

Rafiqul Islam
11536 Harry Hines Blvd., Ste. 213
Dallas, TX 75229

Dear Applicants,

Your request for approval of a variance and site plan for property located at 3617 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 22, 2008 at 6:00 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. All aspects of the O-1 Overlay (75-82) District shall be followed.
2. All aspects of the 2003 ICC Fire Codes must be followed. If the proposed buildings are 30 feet in height or greater, then a 26 foot wide fire lane is required as required per Appendix D section D105.1, D105.2 and D105.3 of the 2003 ICC Fire Codes. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
3. All aspects of the Commercial Tree and Landscaping Ordinance must be followed.
4. Shall comply with the City of Sherman's Stormwater Management and Drainage Plan.
5. Capacity availability of the water and sewer lines needs to be provided to the City.
6. Sidewalks and driveways shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
7. A utility plan is required.
8. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
9. 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.

It is the policy of this Board not to 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 Scott Shadden at 903-892-7229 prior to the meeting.

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

Respectfully,

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

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator

AGENDA ITEM #18

City of Sherman

Planning and Zoning Commission
Board of Adjustments

Agenda Communication Form

April 22, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Robin Atherton, Commissioner

Site Plan
1828 Texoma Parkway
Being 1.547 aces in the J.B. McAnair Survey, Abstract No. 763

Requested Action/Proposed Use:
Site plan approval for a Walgreen's Pharmacy.

Background
The property is located at the southwest corner of Texoma Parkway and Taylor Street; Long John Silvers was the previous tenant. The owners would like to demolish the existing building and construct a 14,820 square foot Walgreen's Pharmacy. Sixty seven parking spaces will be provided.

Adjacent Zoning:
C-2 (General Commercial) District

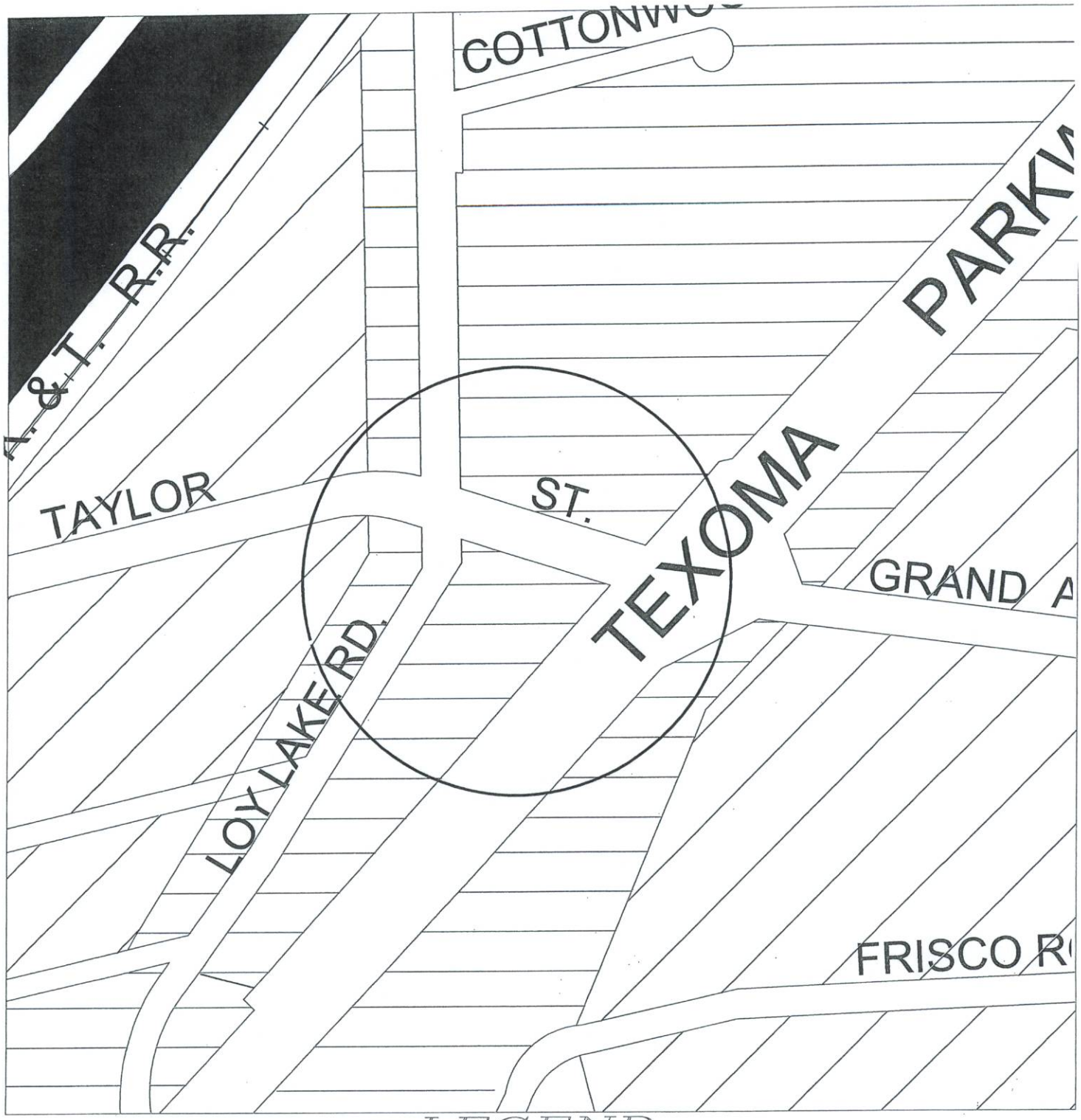
Origination:
Monroe Bank, Trustee for Jane Allen Ellis Trust (Owners), The Bousquet Group, Inc., Travis Bousquet (Representative) and Callahan-Gallup & Co. (Architect)

Master Plan Designation:
Retail/Commercial

Attachments:
Location map
Photos
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



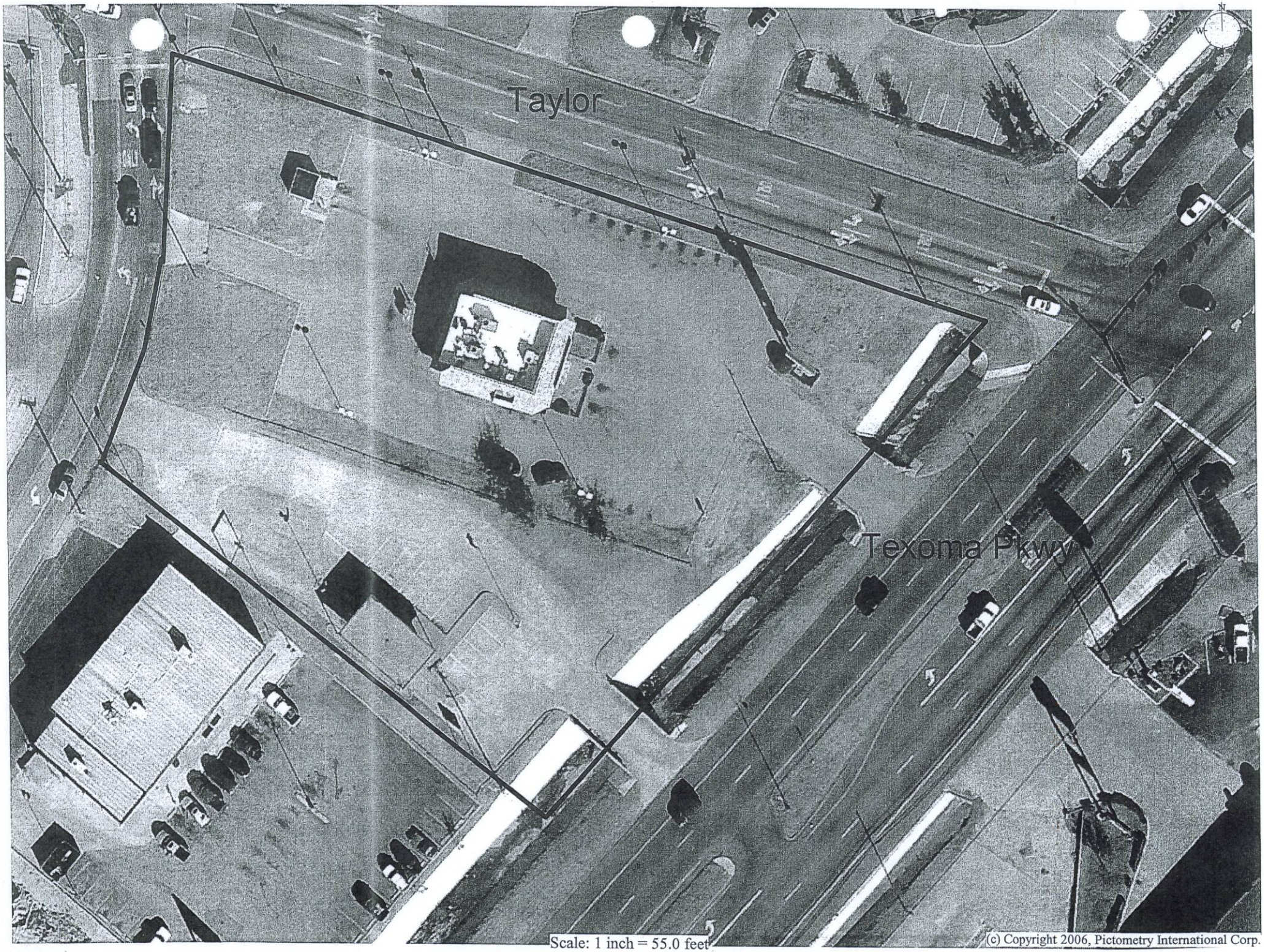
LEGEND

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

1828 TEXOMA PARKWAY SITE PLAN

ENGINEERING DEPARTMENT

N



Scale: 1 inch = 55.0 feet

(c) Copyright 2006, Pictometry International Corp.

SHERMAN

STAFF REVIEW LETTER

April 17, 2008

Monroe Bank
Trustee Jane Allen Ellis Trust
P.O. Box 2329
Bloomington, IN 47402

The Bousquet Group, Inc.
Travis Bousquet
2126 Hamilton Drive #430
Argyle, TX 76226

Callahan-Gallup & CO.
15 E. 5th Street
Ste. 2900
Tulsa, OK 74103

Dear Applicants,

Your request for approval of a site plan for property located at 1828 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 22, 2008 at 6:00 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 sign fronting Texoma Parkway shall have a 25 foot minimum setback.
2. Retaining wall shall meet City and TxDOT requirements.
3. Driveway modifications will require TxDOT approval.
4. Drainage modifications for flows draining to and along Texoma Parkway require justification for City and TxDOT approval
5. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
6. 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.

It is the policy of this Board not to 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 Scott Shadden at 903-892-7229 prior to the meeting.

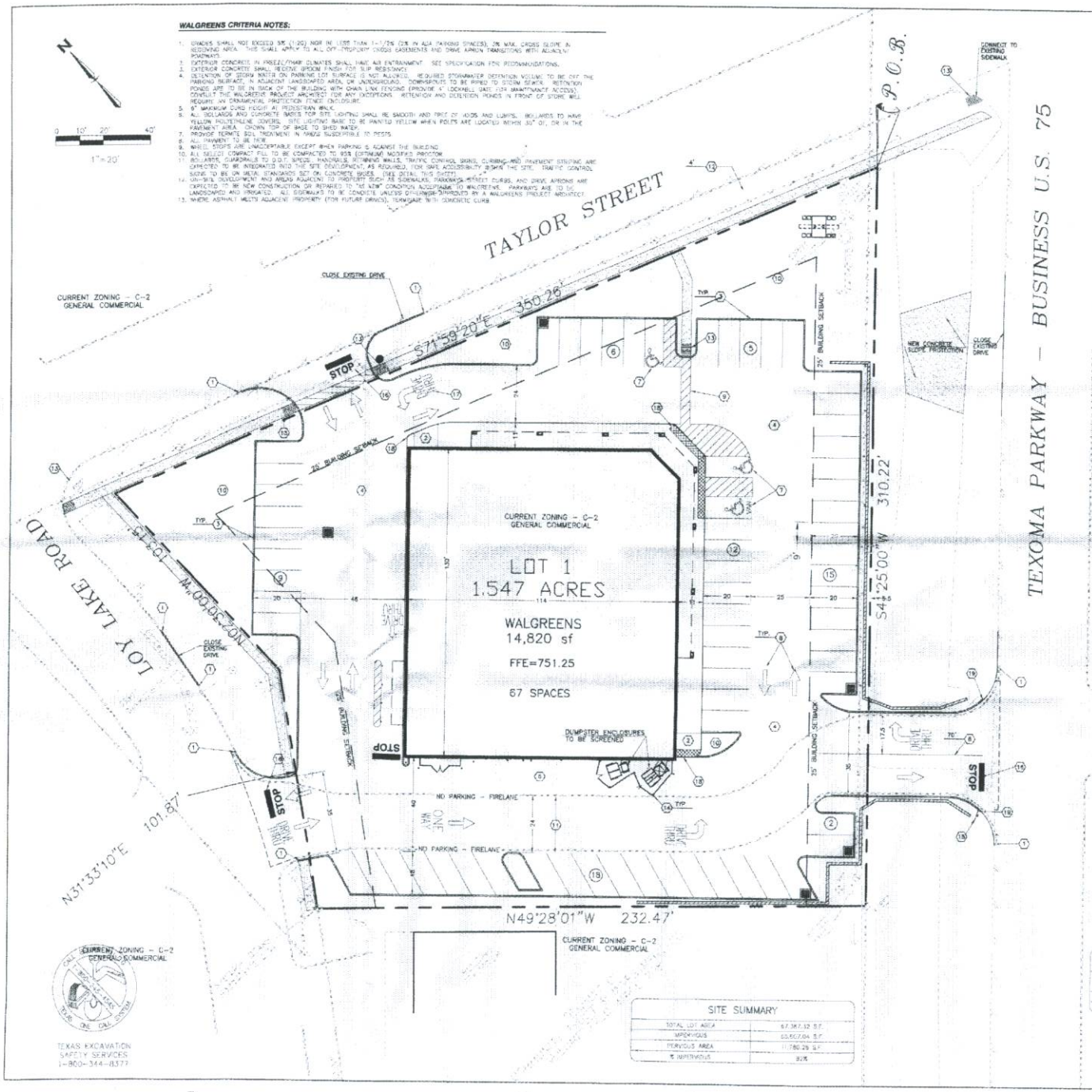
Respectfully,

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

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator

WALGREENS CRITERIA NOTES:

1. GRADES SHALL NOT EXCEED 5% (1:20) NOR BE LESS THAN 1-1/2% (2% IN ADA PARKING SPACES), OR MAX. CROSS SLOPE IN ACCESSIBLE AREA. THIS SHALL APPLY TO ALL OFF-PROPERTY CROSS EASEMENTS AND DRIVE APRON TRANSITIONS WITH ADJACENT ROADWAYS.
2. EXTERIOR CONCRETE IN FREEZE/THAW CLIMATES SHALL HAVE AIR ENTRAINMENT. SEE SPECIFICATION FOR RECOMMENDATIONS.
3. EXTERIOR CONCRETE SHALL RECEIVE BROOM FINISH FOR SLIP RESISTANCE.
4. DETENTION OF STORM WATER ON PARKING LOT SURFACE IS NOT ALLOWED. REQUIRED STORMWATER DETENTION VOLUME TO BE OFF THE PARKING SURFACE, IN ADJACENT LANDSCAPED AREA, OR UNDERGROUND. DOWNSPOUTS TO BE PIPED TO STORM SEWER. RETENTION PONDS ARE TO BE IN BACK OF THE BUILDING WITH CHAIN LINK FENCING (PROVIDE 4' LOCKABLE GATE FOR MAINTENANCE ACCESS). CONSULT THE WALGREENS PROJECT ARCHITECT FOR ANY EXCEPTIONS. RETENTION AND DETENTION PONDS IN FRONT OF STORE WILL REQUIRE AN ORNAMENTAL PROTECTION FENCE ENCLOSURE.
5. 6" MAXIMUM CURB HEIGHT AT PEDESTRIAN WALK.
6. ALL BOLLARDS AND CONCRETE BASES FOR SITE LIGHTING SHALL BE SMOOTH AND FREE OF VOIDS AND LUMPS. BOLLARDS TO HAVE YELLOW POLYETHYLENE COVERS. SITE LIGHTING BASE TO BE PAINTED YELLOW WHEN POLES ARE LOCATED WITHIN 30' OF, OR IN THE PAVEMENT AREA. CROWN TOP OF BASE TO SHED WATER.
7. PROVIDE TERMITE SOIL TREATMENT IN AREAS SUSCEPTIBLE TO PESTS.
8. ALL PAVEMENT TO BE NEW.
9. WHEEL STOPS ARE UNACCEPTABLE EXCEPT WHEN PARKING IS AGAINST THE BUILDING.
10. ALL SELECT COMPACT FILL TO BE COMPACTED TO 95% (OPTIMUM MODIFIED) PROCTOR.
11. BOLLARDS, GUARDRAILS TO G.O.T. SPECS., HANDRAILS, RETAINING WALLS, TRAFFIC CONTROL SIGNS, CURBING AND PAVEMENT STRIPING ARE EXPECTED TO BE INTEGRATED INTO THE SITE DEVELOPMENT, AS REQUIRED, FOR SAFE ACCESSIBILITY WITHIN THE SITE. TRAFFIC CONTROL SIGNS TO BE ON METAL STANDARDS SET ON CONCRETE BASES. (SEE DETAIL THIS SHEET).
12. ON-SITE DEVELOPMENT AND AREAS ADJACENT TO PROPERTY SUCH AS SIDEWALKS, PARKWAYS, STREET CURBS, AND DRIVE APRONS ARE EXPECTED TO BE NEW CONSTRUCTION OR REPAIRED TO THE NEW CONDITION ACCEPTABLE TO WALGREENS. PARKWAYS ARE TO BE LANDSCAPED AND IRRIGATED. ALL SIDEWALKS TO BE CONCRETE UNLESS OTHERWISE APPROVED BY A WALGREENS PROJECT ARCHITECT.
13. WHERE ASPHALT MEETS ADJACENT PROPERTY (FOR FUTURE DRIVES), TERMINATE WITH CONCRETE CURB.



TEXAS EXCAVATION SAFETY SERVICES 1-800-344-8377

SITE SUMMARY

TOTAL LOT AREA	67,367.12 S.F.
IMPERVIOUS	55,607.04 S.F.
PERVIOUS AREA	11,760.28 S.F.
% IMPERVIOUS	82%

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF THE BUILDING. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE OUTSIDE WALL. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPENCIES THAT WOULD AFFECT THE LAYOUT OF THE SITE.

SITE GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
2. ALL RADII ARE 5', UNLESS SHOWN OTHERWISE.
3. THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY:

   SATHER SURVEYING COMPANY, INC.
   220 E.M. STREET, STE. 200
   LEWISVILLE, TX 75057
   972.221.9439

4. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL ACCESSIBLE PARKING SPACES AND RAMPS, ROUTES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROVIDE A TEXAS SHALL BE APPROVED BY A TAS SPECIALIST).
6. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
7. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
9. ACCESS TO UTILITIES, GAS HYDRANTS, ETC. SHALL REMAIN UNOBSTRUCTED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
10. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE RESTRICTIVE OF THE TWO SHALL TAKE PRECEDENCE.
12. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATION REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.

SITE NOTES AND DETAILS:

NOTE NUMBER	DESCRIPTION:	CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
1	TIE IN NEW CURB TO MATCH EXISTING CURB	N/A
2	TRANSITION CURB FROM 5" TO 0" OVER 20' HORIZONTALLY – REFER TO S/AD.2	N/A
3	NEW CONCRETE CURB – REFER TO S/AD.1	2A
4	NEW CONCRETE PARKING – SEE PAVING PLAN	1C
5	NEW HEAVY DUTY CONCRETE – SEE PAVING PLAN	1D
6	4" WIDE PAINTED YELLOW TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	N/A
7	ACCESSIBLE PARKING SPACE (TYP)	5C.1
8	TRAFFIC FLOW ARROWS (TYP)	4D
9	4" WIDE PAINTED YELLOW STRIPING @ 2' O.C. AND 45°	N/A
10	LANDSCAPE AREA – SEE LANDSCAPE PLAN FOR PLANTINGS	N/A
11	FIRE LANE	4A
12	SIDEWALK (SEE WIDTH THIS SHEET)	2A
13	SIDEWALK RAMP	7B
14	6" BOLLARD FILLED WITH CONCRETE – REFER TO AD.1	N/A
15	STOP SIGN	8C
16	STOP BAR – PAINTED YELLOW – REFER TO AD.2	N/A
17	DRIVE THRU PAVEMENT MARKING – REFER TO AD.2	N/A
18	12x12 CONCRETE PAVERS – REFER TO AD.2	N/A

SITE LEGEND (PROPOSED):

- PROPERTY LINE
- HEAVY DUTY CONCRETE PAVING
- (16) PROPOSED PARKING STALLS
- BUILDING CORNER
- SIGNAGE
- PAINTED SOLID TRAFFIC FLOW ARROWS
- NEW FIRE LANE – PER LOCAL CODES
- ELECTRIC TRANSFORMER PAD – PER LOCAL CODES
- NEW CURB AND GUTTER
- 12"x12" CONCRETE PAVERS IN S.W. AT BEGINNING OF 1:20 RAMP AND @ 0" CURB AT H.C. SPACES. REFER TO SHEET AD.2

PARKING

BLDG	S.F.	NO. OF SEATS	RATIO PER CITY	REQ SPACES
RETAIL	14,820		1/200	67

67 SPACES PROVIDED
3 ADA SPACES REQUIRED
7 ADA SPACES PROVIDED

* OF THE 14,820 S.F., 1,272 S.F. IS USED FOR STOCK AND/OR STORAGE. SUB LEASING 13,548 SF SALES AREA TO BE USED IN THE PARKING REQUIREMENT.

Walgreens
FACILITIES PLANNING AND
106 WILMONT ROAD
847-940-2500

CALLAHAN-GALLU
Architecture Planning Interior

The BOUSQUET GROUP
The Bousq
2126 Hamil
Arg
94
940

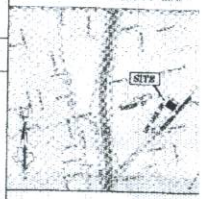
PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT ☒ LAND

ALL CONSTRUCTION WORK UNLESS NOT
☐ WALGREENS' CONTRACTOR
☒ LANDLORD'S CONTRACTOR (CONS

STORE		SI
NEW	☒	
REMODELING	☐	NEW
RELOCATION	☐	EXISTIN
OTHERS	☐	NEW S

VICINITY MAP



BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON TBM 145-247. TBM #40, CHISELED CROSS O.T.C. MANHOLE NO. 191, EAST SIDE OF TA APPROXIMATELY 73 FEET SOUTHEAST OF CO TAYLOR AND TRAVIS STREETS. ELEVATION=743.55

ONSITE TBM. "X" CUT ON NORTHEASTERLY LOCATED AT THE EAST CORNER OF SUBJECT ELEVATION = 745.43

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AS SIGNIFIED BY MY HAND AND SEAL.

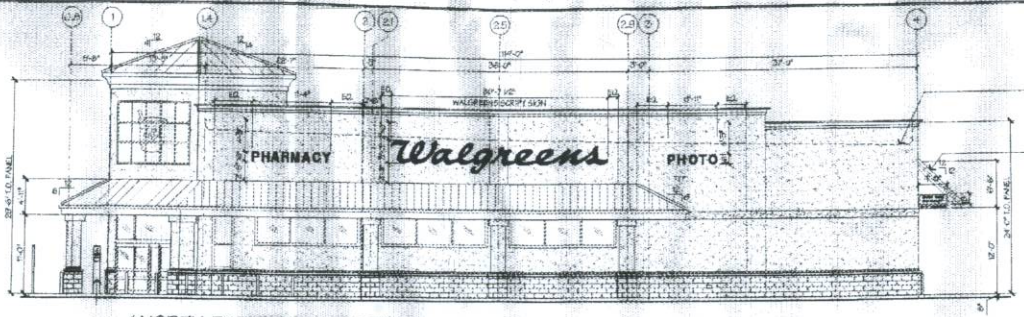
PROJECT NAME

PROPOSED WALGREENS PHA
SWC OF TEXOMA AND TAY
SHERMAN, TEXAS

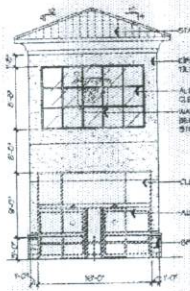
DRAWING TITLE

HORIZONTAL CONTRO

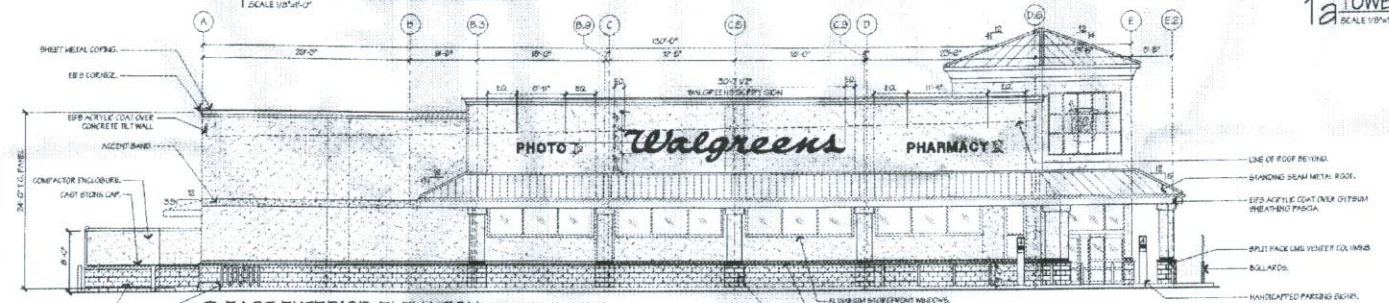
DATE 06/18/07	STORE NO.# 14806
DRAWN BY:	WALGREENS CRITERIA 2006
REVIEWED BY:	SCALE: AS NOTED



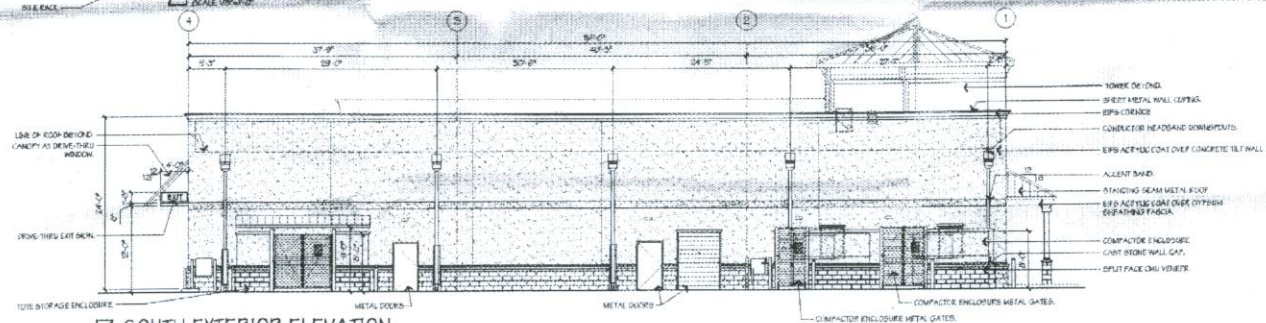
1 NORTH EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



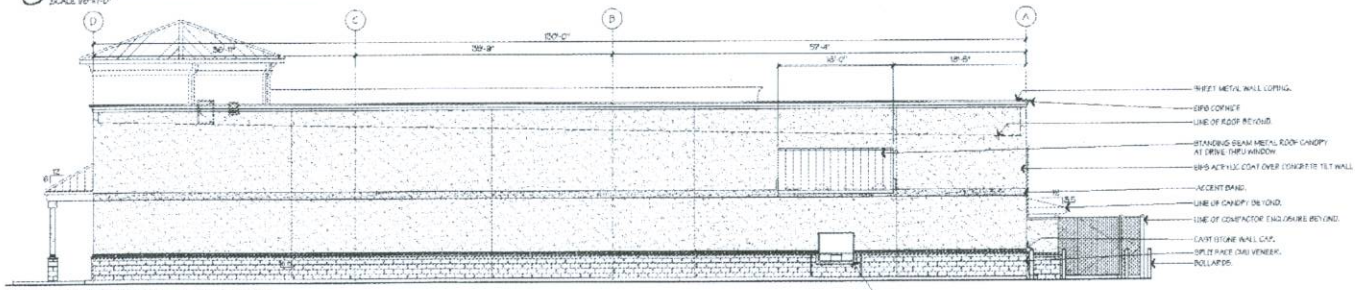
1a TOWER ELEVATION
SCALE 1/8"=1'-0"



2 EAST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE 1/8"=1'-0"



4 WEST EXTERIOR ELEVATION
SCALE 1/8"=1'-0"

MATERIALS

ROOFING:
BUILDING MOUNTED BITUMINOUS ROOF MEMBRANE WITH "WHITE" GRAVEL OR GRANULE SURFACE.

TOWER AND CANOPIES:
FACTORY FINISHED STANDING SEAM METAL COLOR TO MATCH KYNAR 500 FLUOROCARBON FINISH "DOVE GREY".

WALL COPING, CONDUCTOR HEADS & DOWNSPOUTS:
FACTORY FINISHED SHEET METAL COLOR TO MATCH KYNAR 500 FLUOROCARBON FINISH "ALMOND".

WALLS:
FIELD COLOR: EIFS ACRYLIC COAT OVER EIFS BASE COAT WITH INTEGRAL COLOR MATCHING BENJAMIN MOORE "DOVE GREY".
ACCENT BAND: EIFS ACRYLIC COAT OVER EIFS BASE COAT WITH INTEGRAL COLOR MATCHING BENJAMIN MOORE "DOVE ROOF".
STONE VENEER: SPLIT FACE CMU VENEER, BLEND 50% GOLD, 50% CREAM QUARRIED FROM SALADO QUARRY, FLORENCE, TX WITH CAST STONE WALL CAP.

ALUMINUM STOREFRONT WINDOWS:
SIDE WALL WINDOWS: CLEAR ANODIZED ALUMINUM WITH HEATHERSTONE TINTED GLASS.
TOWER WINDOW: CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS.

AUTOMATIC ENTRANCE DOORS:
CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS DOORS AND CLEAR GLASS AT TRANSOMS.

METAL DOORS AND FRAMES:
PAINTED COLOR TO MATCH BENJAMIN MOORE "STONE BROWN".

ENCLOSURE FOR TRASH COMPACTOR & TOTE STORAGE:
8" CONCRETE TILT WALL WITH EIFS ACRYLIC COAT & SPLIT FACE CMU BLOCK, VENEER AND CAST STONE WALL CAP WITH METAL ENCLOSURE GATES PAINTED TO MATCH BENJAMIN MOORE "ALMOND".

BUILDING SIGNS:
SCRIPT SIGNS "WALGREENS", "PHARMACY" AND "PHOTO" LED FLEXGLASS IN BRONZE METAL HOUSING, INTERNALLY ILLUMINATED.
DIRECTIONAL SIGNS "DRIVE THRU PHARMACY" AND "DRIVE THU EXIT" LED FLEXGLASS IN BRONZE METAL HOUSING, INTERNALLY ILLUMINATED.
DRIVE THRU "CLEAR ANGLE" SIGN: ALUMINUM PANEL YELLOW REFLECTIVE FINISH AND BLACK LETTERS.
HANDICAPPED PARKING: 7'-0" HIGH STEEL TUBE FABRICATED WITH STANDARD HANDICAPPED SIGN.

BOLLARDS:
4" DIAMETER STEEL PIPE WITH "GREY" POLYETHYLENE COVER, 3'-0" HIGH.

DRIVE-THRU WINDOW:
FACTORY FINISHED "GREY" STEEL FRAME AND TRANSACTION DRAWER WITH CLEAR GLASS.

BUILDING STRUCTURAL ELEMENTS

ROOF:
BUILDING: METAL DECKING OVER STEEL BAR JOISTS.
TOWER: METAL ROOF RAFTERS.

WALLS:
REINFORCED CONCRETE WALL PANELS.

FLOOR:
REINFORCED CONCRETE FLOOR SLAB.

FOUNDATION:
REINFORCED CONCRETE SPREAD FOOTINGS AND CONTINUOUS FOOTINGS.

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERI
100 WILMOT ROAD
DEERFIELD, IL 60015-5105

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PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT ☒ LANDLORD'S CONSU

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWIS
☐ WALGREENS' CONTRACTOR
☒ LANDLORD'S CONTRACTOR (CONSTRUCTION CON

STORE		BUILDING	
NEW	☒	NEW	☒
REMODELING	☐	EXISTING	☐
RELOCATION	☐	NEW SHELL ONLY	☐
OTHERS	☐		

SIGN AREA SUMMARY

WEST ELEVATION:
50'-7 1/2" LONG "WALGREENS" SIGN 80.32 s
8'-0" LONG "PHARMACY" SIGN 8.00 s
8'-0" LONG "PHOTO" SIGN 8.00 s
10" DRIVE THRU PHARMACY INDIVID. LETTER 12.40 s
107.22 s

NORTH ELEVATION:
50'-7 1/2" LONG "WALGREENS" SIGN 80.32 s
10'-0" LONG "PHARMACY" SIGN 8.00 s
8'-0" LONG "PHOTO" SIGN 8.00 s
104.32 s

EAST ELEVATION:
10" ENT. INDIVIDUAL LETTER 2.1 s

TOTAL BUILDING SIGNAGE 323.64 s

SITE SIGN AREA:
(2) PYLON SIGNS
PRIMARY PANEL 1 X 250.07 = 250.07 s
LED PANEL 40.05 s
TOTAL SITE SIGNAGE 300.0 s

TOTAL SIGNAGE AREA: 623.64 s

ATTACHED SIGNAGE REQUIREMENTS:
SIGN COVERAGE: SHALL NOT EXCEED 30% OF THE WALL AREA (IN A ONE-STORY BUILDING.

FREESTANDING SIGNAGE REQUIREMENTS: ALL OWNER AREA = 300 S.F. (RENDER PROPOSED ALLOWED)
TOTAL SIGN HEIGHT = MAX 150 FT PYLON SIGN.

SIGN CODE SUMMARY FOR SHERMAN, TX

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AS SIGNIFIED BY MY HAND AND SEAL.

FOR REVIEW ONLY

PROJECT NAME
(SWC) TEXOMA PARKWAY &
TAYLOR STREET
SHERMAN, TEXAS

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DRAWING TITLE
EXTERIOR ELEVATIONS

DATE 05/19/2006	SHOPE NO.# 06000	DRAWING NO
DRAWN BY:	WALGREENS CRITERIA 2007	A2
REVIEWED BY:	SCALE: AS NOTED	OF 00