



**PRELIMINARY PLAT APPROVAL OF THE GARDENS AT O'HANLON RANCH.**

**W. LAMBERTH  
(LAMBERTH  
CROSSING  
JOINT  
VENTURE)**

The property is located in the 2400 Block Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District. A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016, City Council Meeting for this property.

The owner would like to plat the property into 19 lots for residential patio homes and 2 lots for commercial office development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**FINAL PLAT – CONSENT AGENDA ITEM**

**THE REQUEST OF SHERMAN CROSSROADS LTD AND HERITAGE DEVELOPMENT PARTNERS (OWNERS) AND BROCKETT/DAVIS/DRAKE, INC. (SURVEYOR/CIVIL ENGINEER) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75 AND THE PROPOSED 100-200 BLOCKS OF WEST TRAVIS STREET, BEING 5.6757 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:  
*PLANNING AND ZONING COMMISSION*  
FINAL PLAT APPROVAL OF SHERMAN CROSSROADS, PHASE 1, RIGHT-OF-WAY FOR WEST TRAVIS STREET.**

**FINAL PLAT –  
SHERMAN  
CROSSROADS,  
PHASE 1, RIGHT-  
OF-WAY FOR  
WEST TRAVIS  
STREET  
2800-3600 BLKS.  
S. U.S. HIGHWAY  
75  
(SHERMAN  
CROSSROADS,  
LTD &  
HERITAGE  
DEVELOPMENT  
PARTNERS)**

The property is located in the 2800-3600 blocks of South U.S. Highway 75 and the 100-200 blocks of the proposed West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District.

This plat is dedicating right-of-way for the extension of Travis Street to the west, consisting of 2.6757 acres and providing access to the Sherman Crossroads development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**PRELIMINARY PLAT – CONSENT AGENDA ITEM**

**THE REQUEST OF KRITT CONCRETE LLC (OWNER) BRIDGESTONE DEVELOPMENT (DEVELOPERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 600-800 BLOCKS BAKER PARK DRIVE, BEING 15.440 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;**

**PRELIMINARY  
PLAT –  
PARKHAVEN  
ESTATES,  
PHASE 1  
600-800 BLKS.  
BAKER PARK  
DRIVE**

**PLANNING AND ZONING COMMISSION  
PRELIMINARY PLAT APPROVAL OF PARKHAVEN ESTATES,  
PHASE 1**

**(KRITT  
CONCRETE,  
LLC)**

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 63 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

**A letter was received from:**

**Sandra L. White, 2612 W. Biscayne Dr., Sherman, TX**

**“600-800 Blocks Baker Park Drive**

**Preliminary Plat approval of Parkhaven Estates, Phase I”**

**“Planning and Zoning Board:**

**Master Plan Designation:**

**Suburban Residential - Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open spaces distinguishes Suburban Residential from Urban and Auto Urban categories. If there is a master-plan are we using it?”**

**“According to the master-plan suburban residential should have open spaces. I do not see on the plat submitted open spaces. Right now in the Park Haven Subdivision there is low density building we have walkers, joggers, children bicycling and no cars parked on the streets.”**

**“If the developer builds 63 homes a high density project; where are the open spaces as described in the master plan? Will there be trails for walking, jogging, and bicycling? Will there be sidewalks from Baker Park on Center Street to Herman Baker Park right now people have to walk in the street? If there is true community enhancement where on the plat does it show that?”**

**“New subdivisions have curvilinear streets and sidewalks, as well as curbs and gutters do we assume this or is it in writing from the developer to do this.”**

**“The developer is calling the project Parkhaven Estates Phase I. Will there be a Phase II or III? On the plat the only entrance that is shown is from Baker Park. If this is a separate subdivision, an entrance should be considered on Center Street to this new phase so that traffic goes on to a main artery for the high density building. People will have better access and a better traffic pattern.”**

**“What is the background of the developer is he fiscally responsible? Should he post a bond to show he is going to complete the total project?”**

**“What are the developers responsibilities regarding the detention pond who will maintain it?”**

“Development if carried out right should enhance the community. Since Park Haven has been here for thirty years further development should reflect the standards established neighborhood.”

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

**SITE PLAN – CONSENT AGENDA ITEM**

THE REQUEST OF NEM CREED CANYON APARTMENTS LP (OWNERS), CROSS ARCHITECTS (ARCHITECT) AND BELLE FIRMA (LANDSCAPE ARCHITECT) CONCERNING THE PROPERTY AT 4103 AND 4109 NORTH TRAVIS STREET, BEING LOT 1, BLOCK 1, CREED CANYON ADDITION, AS FOLLOWS;  
*PLANNING AND ZONING COMMISSION*  
SITE PLAN APPROVAL FOR SHERMAN EMERGENCY CARE AND RETAIL CENTER

SITE PLAN – SHERMAN EMERGENCY CARE & RETAIL CENTER 4103 & 4109 N. TRAVIS (NEM CREED CANYON APARTMENTS, LP)

The property is located at 4103 and 4109 North Travis Street; the northeast corner of Travis Street and Canyon Grove Road. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

The prospective buyer would like to construct a 9,000 square foot emergency care facility and a 6,000 retail center at this location. The exterior finish on the building will be limestone and brick veneer. Seventy-two parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**REPLAT – CONSENT AGENDA ITEM**

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), TODD YOUNG (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 4600 BLOCK OF NORTH TRAVIS STREET AND THE 100-200 BLOCKS EAST NORTHCREEK DRIVE, BEING 7.359 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 & J. JENNINGS SURVEY, ABSTRACT NO. 647 AND BEING A REPLAT OF LOT 1, BLOCK 6 AND LOT 1, BLOCK 7, OF THE REPLAT OF BLOCKS 2-9, NORTH CREEK SECTION 1, AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1, AS FOLLOWS;  
*PLANNING AND ZONING COMMISSION*  
REPLAT APPROVAL OF LOT 1, BLOCK 6 & LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE, AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1.

REPLAT – LOT 1, BLK 6 & LOT 1, BLK 7 OF THE REPLAT OF BLKS 2-9, NORTH CREEK ADDITION, SECTION ONE, & ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1 4600 BLK. N. TRAVIS & 100-200 BLKS. E. NORTHCREEK (YOUNG ENTERPRISES, LP)

The property is located in the 4600 block of North Travis Street and the 100-200 blocks of East Northcreek Drive; the southeast corner of North Travis Street and East Northcreek Drive. The owner would like to replat the property into one lot for

commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**FINAL PLAT – CONSENT AGENDA ITEM**

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND WESTWOOD PROFESSIONAL SERVICES, (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 4600-5300 BLOCKS N. TRAVIS STREET, BEING 25.235 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

FINAL PLAT APPROVAL OF AUSTIN LANDING, PHASE 3

FINAL PLAT –  
AUSTIN  
LANDING, PHASE  
3  
4600-5300 BLKS.  
N. TRAVIS  
(STONEHOLLOW  
HOMES)

The property is located in the 4600-5300 Blocks of North Travis Street between Northcreek Drive and Kreager Road. This the third phase of the Austin Landing Addition residential home development and the owner would like to plat the property into ninety-one (91) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**AMENDED PLAT – CONSENT AGENDA ITEM**

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND WESTWOOD PROFESSIONAL SERVICES, (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 514 ARBOR LANE AND 4601 AND 4605 SEPHORA DRIVE, BEING LOT 17, BLOCK M & LOTS 11&12, BLOCK N, AUSTIN LANDING, PHASE 2A-1, AS FOLLOWS:

***PLANNING AND ZONING COMMISSION***

AMENDED PLAT APPROVAL OF AUSTIN LANDING, PHASE 2A-1, LOT 17, BLOCK M & LOTS 11-12, BLOCK N

AMENDED PLAT  
– AUSTIN  
LANDING, PHASE  
2A-1, LOT 17,  
BLK. M & LOTS  
11-12, BLK. N  
514 ARBOR  
LANE, 4601 &  
4605 SEPHORA  
DR.  
(STONEHOLLOW  
HOMES)

The property is located at 514 Arbor Lane, 4601 and 4605 Sephora Drive in the Austin Landing Addition off North Travis Street. The purpose of this amended plat is to correct errors on Lot 17, Block M and Lots 11 and 12, Block N of the Austin Landing Phase 2A-1 Addition, according to the Plat Records of Grayson County, Texas recorded in Volume 23, Page 99, on April 1, 2016. They had seen the Staff Review Letter and would abide by the Recommendations.

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

**VARIANCE**

THE REQUEST OF ABS TX INVESTOR, LP (OWNERS), ALBERTSON’S GROCERY STORE (TENANT) AND BARNETT SIGNS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 100 EAST TAYLOR STREET, BEING LOT 1, BLOCK 1, SKAGGS ALPHA BETA ONE ADDITION, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

VARIANCE –  
SIGN SETBACK  
100 E. TAYLOR  
(ABS TX  
INVESTOR, LP)

**VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) TO ALLOW A 248 SQUARE FOOT, 34'8" TALL FREESTANDING SIGN WITH 24' SETBACK ALONG U.S. HIGHWAY 75 IN LIEU OF THE REQUIRED 60' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.**

**Tommy Bell, Barnett Signs, 4250 Action Dr., Mesquite, TX**

Mr. Bell appeared to represent the request and answer any questions. The property is located at 100 East Taylor Street, the southeast corner of Taylor and Travis; Albertson's Grocery Store is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

Albertson's would like to relocate the pole sign by the fueling station and install a 248 square foot, 34' 8" tall freestanding sign at the corner of Taylor and the Highway 75 access road, 24' from the U.S. Highway 75 property line.

Mr. Bell explained "there are two signs; you have them as two separate items on the agenda. Item #5 is the pole sign, there is an existing structure up there now and we want to take that down and relocate that over to the proposed section on the next agenda. This one, we are wanting to go back in the same location, use the same foundation and a new pole sign; we don't have a lot of room to go back in that particular area, so we would be in the parking lot; so that is why we are wanting to get this variance for the setback." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked if the sign for Item #5; "is there an existing sign there; which is the one that fronts on Highway 75."

Mr. Bell explained "Item #5 yes; we are wanting to take that one down and go in the same location and the same foundation, they are very similar looking signs, it's a little bit bigger, but not much, but we are going to reuse that sign for the next Item #6. We want to reuse that, we don't have room to really push it back because you start getting into parking spots; it is going to be very similar to what is existing now."

Commission Member Vanderveer asked "it is sitting on the current foundation of the other sign, in the exact same spot; no change."

Mr. Bell responded "that is correct; no change."

Commission Member Thorpe asked "how big is the existing sign?"

Mr. Bell explained he knew it was forty feet overall height; "I don't have the exact specs on it, but I know for engineering it has to be like for like, square footage wise. We would have it engineered based on the existing foundation."

Commission Member Thorpe explained "the size is not the

issue; it is the setbacks.”

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

**ACTION TAKEN.**

Motion by Commission Member Thorpe to approve the request for a variance to allow a 248 square foot, 34’8” tall freestanding sign with 24’ setback along U.S. Highway 75 at 100 East Taylor Street subject to the Staff Review Letter.

Second by Commission Member Vanderveer.

**VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.**

**VOTING NAY: NONE**

**MOTION CARRIED**

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

**VARIANCE**

THE REQUEST OF ABS TX INVESTOR, LP (OWNERS), ALBERTSON’S FUELING STATION (TENANT) AND BARNETT SIGNS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 102 EAST TAYLOR STREET, BEING LOT 2, BLOCK 1, SKAGGS ALPHA BETA ONE ADDITION, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) AND SECTION 7, SUBSECTION (5) (A&D) TO ALLOW A 216 SQUARE FOOT, 12’ TALL MONUMENT SIGN WITH A 4’ SETBACK FROM THE TAYLOR STREET PROPERTY LINE AND A 15’ SETBACK FROM THE TRAVIS STREET PROPERTY LINE IN LIEU OF THE REQUIRED 25’ IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

**VARIANCE –  
SIGN SETBACK  
102 E. TAYLOR  
(ABS TX  
INVESTOR, LP)**

**(DENIED)**

**Tommy Bell, Barnett Signs, 4250 Action Dr., Mesquite, TX**

Mr. Bell appeared to represent the request and answer any questions. The property is located at 102 East Taylor Street, the southeast corner of Taylor and Travis; Albertson's Fueling Station is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

Albertson’s would like to erect a 216 square foot, 12’ tall monument sign, four (4) foot from the Taylor Street property line and fifteen (15) foot from the Travis Street property. Mr. Bell explained “they want to get some visibility on the Taylor and Travis Street, so we have a very small landscaped area and that is where we want to propose the monument sign; the twenty-five setback would put it into the parking lot.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe explained “no one is going to miss your building because of that sign not being there. It is a hectic intersection.”

Chairman Gilbert explained his first thoughts are “we had an almost identical proposal that came before us just a few months ago at that exact same intersection across the street; unfortunately, we had to deny that, we wanted to follow the ordinance because of the nature of that thoroughfare and it being a potential hazard for ingress and egress.”

Mr. Bell explained “this location is where they reached out to us about there being potential right-of-way being taken there; sixty feet. They asked if we would be willing to take financial responsibility to relocate the sign if that happens. I could present that to Albertson’s and I think that they would be supportive, instead of someone having to purchase that back from them, if the variance is approved.”

Chairman Gilbert asked if this is right-of-way that is being sought after.

Clint Philpott, City Engineer explained “we currently have a contract with TXDOT and an engineering firm to look at widening Travis Street from Highway 75 all the way up to FM 691. In that whole area there is already development on both sides of the road and so how to widen that road is unknown right now, it is assumed that there is right-of-way that will be taken on one or both sides of the street; we don’t know how much of that is going to be taken or on which side of the road it is going to be taken, but there will be requirements in the future for that. Our big concern was, if this is approved, we don’t want to have to be financially responsible for moving the sign that was just built.”

Mr. Bell stated “so if the sign being approved is based on the contingency of the financial responsibility to relocate the sign once that right-of-way is obtained; they would probably be more than happy to consider that if you would approve based on that contingency.”

Commission Member Vanderveer explained “the financial contingency is second to a safety issue to me, you can’t see Taylor coming up on Travis; that sign is going to block the view and Taylor is basically dropping down the hill toward Highway 75 a little bit, which makes it harder.”

Chairman Gilbert asked if there is an existing sign there.

Commission Member Vanderveer stated “there is a pole sign.”

Chairman Gilbert stated “this would be a twelve foot wide monument sign. I guess when that sign was originally constructed, the setbacks were smaller, but above and beyond that, it was a pole sign, so it is much more visible there.”

Mr. Bell asked if they would have to remove that pole sign to have that second sign that we just discussed on the previous item or will we be able to keep that there how it is.



Scott Shadden, Director of Developmental Services asked “didn’t you say you were going to take it down and put it over there.”

Mr. Bell responded “yeah, what we were proposing to do is the pole was new, the monument sign was existing, basically take down what ‘s there now and bring it to the ground; so the pole sign was new and the monument sign was going to be what the pole sign is, but on the ground.”

Mr. Shadden explained “this is on two lots. The sign that is there can stay, until the road is widened.”

Mr. Bell stated “so what you are saying, ya’ll feel more comfortable with the existing pole sign because of a safety hazard and how high up the sign is compared to a monument sign.”

Commission Member Vanderveer responded “yes.”

Mr. Shadden explained “if that sign comes down, it can’t go back up.”

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

**ACTION TAKEN.**

Motion by Commission Member Vanderveer to deny the request for a monument sign with a 4’ setback from the Taylor Street property line and a 15’ setback from the Travis Street property line at 102 East Taylor Street. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.

VOTING NAY: NONE

MOTION CARRIED

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

**EXCEPTION**

THE REQUEST OF BARON AND CAITLIN BOOTHE (OWNERS) CONCERNING THE PROPERTY AT 2501 REMUDA DRIVE, BEING LOT 8, BLOCK 2, O’HANLON RANCH ADDITION, PHASE 4, AS FOLLOWS:

***BOARD OF ADJUSTMENTS***

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW AN 8’ PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4’ IN HEIGHT EXTENDING CLOSER THAN 25’ TO A FRONT LINE STREET AND TO ALLOW AN 8’ PRIVACY FENCE IN THE SIDE YARD IN LIEU OF THE PERMITTED 6’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –  
FENCE  
2501 REMUDA  
(BARON &  
CAITLIN  
BOOTHE)

**Baron Boothe, 2501 Remuda, Sherman, TX**

Mr. Boothe appeared to represent the request and answer any

questions. The property is located at 2501 Remuda Drive, the northeast corner of Overland Trail and Remuda Drive in the O'Hanlon Ranch Addition.

Mr. Boothe explained he would like to erect an eight (8) foot privacy fence on the property line in the side yard and also along Overland Trail to match the fences to the east at 2500 and 2504 Riata; “my property lines run perpendicular to theirs. They have an eight foot fence all around their property, so I would be just continuing that towards my driveway and up towards the house and the door. The fence will be located on the property line on both sides and tie into the fence at 2500 Riata.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained “the eight foot fence conforms to the neighbor’s fence; is there any concern on your part with being right on the property line with any visibility issues; it’s not really on the corner, it’s back off the corner.”

Mr. Boothe explained “the property line, the way it runs into line with the sidewalk there is plenty of room backing out of the driveway. I’ve thought about that, we have actually parked a car there to see how it would work when you back out of the driveway; it’s really not a problem, It’s about ten foot from the curb and you can see when you back out.”

Commission Member Thorpe asked if the neighbor’s fence was eight foot all the way around or just the back of it.

Mr. Boothe explained “it is eight foot up the side as well.”

Derek Washer, 2500 Riata, Sherman, TX

Mr. Washer explained he is the neighbor; “my fence is eight foot off the back, but it is even taller off of Overland because there is a drainage channel.”

Mr. Philpott explained “there is an inlet at the back of his property and there is probably five feet difference between the flow line of the inlet and the top of the curb so his fence was built up to match closer to where the sidewalk was.”

Mr. Washer was concerned with privacy in his back yard.

Mr. Boothe explained they would be planting some trees at the back of the property.

Commission Member Thorpe asked how long it had been since they had looked at the fence ordinance.

Mr. Shadden responded probably about eight years.

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

**ACTION TAKEN.**

Motion by Commission Member Elliott to approve the exception to allow an 8’ privacy fence on the property line on a corner lot in lieu of the permitted 4’ in height extending closer than 25’ to a front line street and to allow an 8’ privacy fence in the side yard in lieu of the permitted 6’ in an R-1 (One Family Residential) District at 2501 Remuda Drive, subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.

VOTING NAY: NONE

MOTION CARRIED

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

**EXCEPTION & SITE PLAN**

THE REQUEST OF SDB PARTNERS LLC (OWNERS), CHRIS SCHMITT, TEAGUE, NALL & PERKINS, INC. (ENGINEER/SURVEYOR) AND BWA ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 1724 WEST U.S. HIGHWAY 82, BEING LOT 5, BLOCK 1 OF THE REPLAT OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION, AS FOLLOWS;

***BOARD OF ADJUSTMENTS***

***EXCEPTION*** UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN ALUMINUM COMPOSITE PANEL SYSTEM AS ACCENT FEATURES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

***PLANNING AND ZONING COMMISSION***

**SITE PLAN APPROVAL FOR CARRUS MEDICAL OFFICE BUILDING**

An email was received from Chris Schmitt, Teague, Nall & Perkins, Inc., 17304 Preston Rd., Ste. 1340, Dallas, TX requesting to table the request.

**ACTION TAKEN.**

Motion by Commission Member Patterson to table the request. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER, THORPE, DAVIS, MAHONE AND ADAMS

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

**ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 5:20 p.m.

EXCEPTION –  
EXTERIOR  
FAÇADE  
SITE PLAN –  
CARRUS  
MEDICAL  
OFFICE BLDG.  
1724 W. U.S.  
HIGHWAY 82  
(SDB  
PARTNERS,  
LLC)

(TABLED)

ADJOURNMENT

**PLANNING & ZONING COMMISSION MINUTES – SEPTEMBER 20, 2016**

\_\_\_\_\_  
**CHAIRMAN**

\_\_\_\_\_  
**SECRETARY**