

STATE OF TEXAS

§

December 18, 2007

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, December 18, 2007.

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

MEMBERS ABSENT:

JACOBS, BETHEL, AND NIX

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 20, 2007 Meeting. Motion by Commission Member Plyler to approve the Minutes as written. Second by Commission Member Softly. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

Chairman Sofey appointed the following members to serve on the Board of Adjustment: SOFTLY, DAVIS, JONES, ATHERTON, AND PLYLER.

APPOINT BOARD OF
ADJUSTMENT

SITE PLAN & BUILDING DESIGN

THE REQUEST OF NOE LOPEZ (OWNER) CONCERNING THE PROPERTY AT 408 & 410 NORTH CLEVELAND STREET, BEING LOT 10, BLOCK 23, COLLEGE PARK ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN AND BUILDING DESIGN APPROVAL FOR A DUPLEX IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND COLLEGE PARK OVERLAY DISTRICT

SITE PLAN & BLDG
DESIGN IN CPO
408 & 410 N.
CLEVELAND
(NOE LOPEZ)

(POSTPONED TO
LATER IN MEETING)

Noe Lopez, PO Box 1417, Howe, Texas

Mr. Lopez appeared to represent the request. He explained he would like to construct a two story duplex at 408 and 410 North Cleveland Street. The duplex will have two bedrooms per side for a total of four bedrooms. Parking will be provide with two outside parking spaces per side and one car garage on each side. The exterior will be hardy plank siding, tan with light tan trim.

Chairman Sofey explained he had reviewed the blueprints for the duplex and it did not appear to have the minimum 1200 square foot required in the College Park Overlay District. He only came up with 551 square foot per side.

Mr. Lopez explained it was over 1300 square feet per side according to the layout on the plans, which came from the

architect.

Scott Shadden, Director of Development Services suggested the Commission give Mr. Lopez time to look over the plans and they could come back to this item later in the meeting.

Chairman Sofey agreed to give Mr. Lopez time to look over the plans and they would hear this request and the next request later in the meeting.

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

SITE PLAN & BUILDING DESIGN

THE REQUEST OF NOE LOPEZ (OWNER) CONCERNING THE PROPERTY AT 412 CLEVELAND STREET, SUITES 100 & 200, BEING LOT 9, BLOCK 23, COLLEGE PARK ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN AND BUILDING DESIGN APPROVAL FOR A DUPLEX IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND COLLEGE PARK OVERLAY DISTRICT

SITE PLAN & BLDG
DESIGN IN CPO
412 N. CLEVELAND,
STE. 100 & 200
(NOE LOPEZ)

(POSTPONED TO
LATER IN MEETING)

Noe Lopez, 1305 Schneider Rd., Howe, Texas

Mr. Lopez appeared to represent the request. He explained he would like to construct a two story duplex at 412 North Cleveland Street, Suites 100 and 200. The duplex will have two bedrooms per side for a total of four bedrooms. Parking will be provide with two outside parking spaces per side and one car garage on each side. The exterior will be hardy plank side, gold with beige trim.

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

PRELIMINARY PLAT

THE REQUEST OF RICHARD AND BARBARA BOYD (OWNERS) AND UNDERWOOD AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 500-800 BLOCKS OF STATE HIGHWAY 11 AND THE 200-500 BLOCKS OF LADD ROAD, BEING 85.03 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66 AND THE JOHN KITCHEN SURVEY, ABSTRACT NO. 673, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF BOYD ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

PRELIMINARY PLAT –
BOYD ADDITION
500-800 BLKS S.H. 11
& 200-500 BLKS LADD
RD.
(RICHARD &
BARBARA BOYD)

(WITHDRAWN)

The owners withdrew the request.

FINAL PLAT

THE REQUEST OF RICHARD AND BARBARA BOYD (OWNERS) AND UNDERWOOD AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 500-800 BLOCKS OF STATE HIGHWAY 11 AND THE 200-500

FINAL PLAT – BOYD
ADDITION
500-800 BLKS S.H. 11
& 200-500 BLKS LADD
RD.

BLOCKS OF LADD ROAD, BEING 32.47 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66 AND THE JOHN KITCHEN SURVEY, ABSTRACT NO. 673, AS FOLLOWS;

(RICHARD &
BARBARA BOYD)

(WITHDRAWN)

PLANNING AND ZONING COMMISSION

FINAL PLAT OF BOYD ADDITION, PHASE I IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

The owners withdrew the request.

EXCEPTION

THE REQUEST OF JERRY PAUL HIGGINS (OWNER) CONCERNING THE PROPERTY AT 1020 SOUTH AUSTIN STREET, BEING THE NORTH 90 FEET OF LOT 8, BLOCK 20 OF B.H. MOORE HEIRS ADDITION, AS FOLLOWS;

EXCEPTION –
EXTERIOR FINISH
1020 S. AUSTIN
(JERRY PAUL
HIGGINGS)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION 4 (B) TO ALLOW A STUCCO FINISH ON THE EAST WALL OF THE BUILDING IN LIEU OF THE FRONT WALL OR THE WALL FACING THE HIGHWAY SHALL BE NO LESS THAN ONE HUNDRED (100) PERCENT WOOD, GLASS, MASONRY OR VENEER OR COMBINATION THEREOF IN A C-1 (RETAIL BUSINESS) DISTRICT AND O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Jerry Paul Higgins, PO Box 1865 , Sherman, Texas

Mr. Higgins appeared to represent the request and answer any questions. The property was approved for a zone change and site plan for an automobile accessory storage building at the September 18, 2007, Planning and Zoning Commission Meeting. The building is located at 1020 South Austin Street but is also on the same lot as 1029 South Sam Rayburn Freeway; which is in the Sam Rayburn Overlay District. The top of the building and part of the side is the only part visible from Sam Rayburn Freeway. He would like to have an exterior stucco finish on the east side of the building, which would be more aesthetically pleasing to the neighbors on Austin Street.

Commissioner Plyler asked why couldn't Mr. Higgins place stucco on the east and west wall.

Mr. Higgins explained cost is the major reason; it will cost more to construct the building. He did not feel anyone would see the west wall.

Commissioner Plyler explained it would probably be more aesthetically pleasing to do the east wall on Austin Street.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception. Second by Commission Member Softly.

VOTING AYE: PLYLER, JONES, DAVIS, ATHERTON, AND SOFTLY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & EXCEPTION

THE REQUEST OF TOM JONSE (OWNER) CONCERNING THE PROPERTY LOCATED AT 216 N. ANDREWS, BEING LOT 2 AND THE NORTH 10' OF LOT 4, BLOCK 9, CHRISTIAN COLLEGE ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

A) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(2) TO ALLOW A 2' 6" SIDE YARD SETBACK FOR AN ADDITION TO AN ACCESSORY BUILDING IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

B) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (4)(D) TO ALLOW THE TOTAL FLOOR AREA OF ALL ACCESSORY BUILDINGS OR PORTIONS THEREOF TO EXCEED THIRTY (30) PERCENT OF THE AREA OF THE REQUIRED REAR YARD IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
EXCEPTION – TOTAL
FLOOR ARE IN REAR
YARD

216 N. ANDREWS
(TOM JONSE)

Tom Jonse, 615 W. Birge, Sherman, Texas

Mr. Jonse appeared to represent the request and answer any questions. Mr. Jonse constructed an addition to an existing accessory building 2'6" from the side yard property line. With the addition and the other buildings in the rear yard, coverage exceeds the thirty percent of the required rear yard. He explained this property is rental property.

Commissioner Atherton asked if there were any utility easements on the property.

Mr. Jonse explained easements are on the property lines and he owns both properties. Utility easements are still available for each property.

Chairman Sofey explained the 2'6" side yard setback is not really his main concern since he owns both properties. The main concern is the coverage of the rear lot; there are a lot of buildings in the rear yard.

Mr. Jonse explained he plans to remove an 8' X 8' storage building, it is an old building and he needs the space.

Commissioner Jones asked Mr. Shadden what the percent of area covered in the rear yard.

Mr. Shadden explained it is approximately 700 square feet out of the 1500 square feet that is in the required rear yard; roughly 50 percent. The 8' X 8' storage building that is planned for demolition is not in the required yard. The

required rear yard is the rear 25 foot of the rear yard.

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

Chairman Sofey explained the property is well maintained and the main concern is the amount of buildings on the lot. The density of buildings on the property has been a concern of other citizens. The fact that the structure is already built is something else to consider.

Commissioner Davis explained in light of the fact that there has been no one objecting to the request and it is well maintained he was in favor of the request.

ACTION TAKEN.

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

VOTING AYE: SOFTLY, PLYLER, ATHERTON, DAVIS, AND JONES.

VOTING NAY:

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DEREK HUMPHREYS (OWNER) AND JAKE ROANE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4405 TEAL LANE, BEING LOT 40, BLOCK 9, COUNTRY RIDGE ESTATES NO. 3 AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

VARIANCE – REAR
SETBACK
4405 TEAL LANE
(DEREK HUMPHREYS)

Steve Palmer, Tin Star Homes, 111 Panorama Circle,
Pottsboro, Texas

Mr. Palmer appeared to represent the request and answer any questions. He explained they would like to construct a single family home 20 foot from the rear property line. Patio Homes have been approved for some of the lots across the street from this lot; which allows a 10 foot rear yard setback to the property line. The lot is in a cul-de-sac and building plans would place the house 5 foot closer than the required 25 foot.

William Scarborough, 4404 Hawk Lane, Sherman, Texas

Mr. Scarborough explained he lives directly behind this lot. He did not understand what the 20 foot rear yard setback was. How far back from the normal does he want to move the house?

Chairman Sofey explained he is asking to build 5 foot closer to the property line than the city requires.

Mr. Scarborough was not against the request.

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

A letter was received from Roberto Guerrero, 4408 Hawk Lane, Sherman, Texas

Mr. Guerrero was opposed to the variance. He wrote "I am not able to attend the meeting, but I do want to tell you that I don't want that house to be too near, we want privacy."

ACTION TAKEN.

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

VOTING AYE: SOFTLY, PLYLER, ATHERTON, DAVIS, AND JONES.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DEREK HUMPHREYS (OWNER) AND JAKE ROANE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1403 TEAL LANE, BEING LOT 38, BLOCK 9, COUNTRY RIDGE ESTATES NO. 3 AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

VARIANCE – REAR
SETBACK
1403 TEAL LANE
(DEREK HUMPHREYS)

Steve Palmer, Tin Star Homes, 111 Panorama Circle, Pottsboro, Texas

Mr. Palmer appeared to represent the request and answer any questions. He explained they would like to construct a single family home 20 foot from the rear property line. Patio Homes have been approved for some of the lots across the street from this lot; which allows a 10 foot rear yard setback to the property line. The lot is in a cul-de-sac and building plans would place the house 5 foot closer than the required 25 foot.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, PLYLER, ATHERTON, DAVIS, AND JONES.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF RENE & YESENIA PANIAGUA (OWNER) CONCERNING THE PROPERTY LOCATED AT 1024 SOUTH WILLOW STREET, BEING LOTS 7 & 8, BLOCK 4, EPSTEIN'S ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A SIX (6) FOOT PRIVACY FENCE WITH A ZERO (0) FOOT SETBACK IN LIEU OF THE REQUIRED TWENTY-FIVE (25) FEET IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – SIDE
YARD SETBACK
1024 S. WILLOW
(RENE & YESENIA
PANIAGUA)

Yesenia Paniagua, 1024 S. Willow, Sherman, Texas

Ms. Paniagua appeared to represent the request and answer any questions. The owners live at the corner of Willow and Spring Streets. They would like to erect a six foot privacy fence on the property line along Spring Street; which is a front facing street.

Commissioner Atherton was concerned with the view of traffic at the corner of Willow and Spring Streets if a fence were erected.

Chairman Sofey explained the actual zero setback will place the fence 25-30 foot off the front property line and 14 foot off the curb on the side.

Scott Shadden explained they could angle the fence, 45 degrees at the corner to help with visibility.

Ms. Paniagua explained she would place the fence where they wanted it but she would like to fence part of the driveway in the rear for security for their vehicles; they do not have a garage. She did not want to place the fence at the end of her house.

Mr. Shadden explained Spring Street is a front facing street, there is a house behind this house facing Spring Street, so the setback on the side yard of Ms. Paniagua would be 25 feet.

Chairman Sofey explained the main concern is a safety issue for traffic.

Commissioner Atherton would like the fence to be placed where there is a clear line of traffic.

Ms. Paniagua explained the fence should not obstruct the line of traffic, if that was the case the house would

obstruct it and the fence will be behind the house.

Commissioner Jones asked if the Police Department reviewed the site plan.

Scott Shadden explained the City Engineer looks at the site plans.

James Shankles, City Engineer explained he had not seen the site plan.

Scott Shadden explained if everything else was acceptable with the Commission and the neighbors, it could be approved subject to the Engineering Department setting a point to keep clear for traffic visibility.

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

A letter was received from Roger Young, 1008 S. Willow, Sherman, Texas

Mr. Young was opposed to the exception. He wrote "A fence that high won't fit the neighborhood and that far out on the corner lot could and probably would obstruct vision for traffic being it is an offset corner."

ACTION TAKEN.

Motion by Commission Member Jones to approve the exception subject to review by the City Engineer, James Shankles for safety issues. Second by Commission Member Atherton.

VOTING AYE: SOFTLY, PLYLER, ATHERTON, DAVIS, AND JONES.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HOME HOSPICE OF GRAYSON COUNTY (OWNER) AND RICHARD WRIGHT ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 505 WEST CENTER STREET, BEING ALL OF LOTS 1-5 AND PART OF LOTS 16-20, BLOCK 2 OF POST OAK ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO HOME HOSPICE

SITE PLAN – HOME
HOSPICE
505 W. CENTER
(HOME HOSPICE)

Richard Wright, Richard Wright Architects, 3200 Main Street #6.3 Dallas, TX

Mr. Wright appeared to represent the request and answer any questions. Home Hospice of Grayson County would like to construct a second story addition to the existing building at 505 W. Center Street. Eleven parking spaces

will be added. 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 Davis.

VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, PLYLER, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF HOME HOSPICE OF GRAYSON COUNTY (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 505 WEST CENTER STREET, BEING ALL OF LOTS 1-5 AND PART OF LOTS 16-20, BLOCK 2 OF POST OAK ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT OF HOME HOSPICE OF GRAYSON COUNTY ADDITION, A REPLAT OF LOTS 1-5 AND PART OF LOTS 16-20, BLOCK 2 OF POST OAK ADDITION

FINAL PLAT – HOME
HOSPICE OF
GRAYSON COUNTY
ADDN., A REPLAT OF
LOTS 1-5 & PART OF
LOTS 16-20, BLK. 2 OF
POST OAK ADDN.
505 W. CENTER
(HOME HOSPICE)

Richard Wright, 3200 Main Street #6.3 Dallas, TX

Mr. Wright appeared to represent the request and answer any questions. Home Hospice of Grayson County would like to replat the property into one lot. It includes a portion of an alley that has been closed and deeded to the property owners. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve the Replat subject to the Staff Review Letter. Second by Commission Member Softly.

VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, PLYLER, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF ROBERT J. TATE, CHRISTOPHER REHMET, CLAIRE REHMET (OWNERS), SARTIN AND

PRELIMINARY PLAT –
PRESTON CLUB, THE
CLASSICS – PHASE

ASSOCIATES (SURVEYORS), AND GEORGE KALMON (ENGINEER) 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 51.84 ACRES IN THE DANIEL BICKENBACK SURVEY, ABSTRACT NO. 128, THE J.M. THOMAS SURVEY, ABSTRACT NO. 1234, AND THE J.K. MILLER SURVEY, ABSTRACT NO. 819 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF PRESTON CLUB, THE CLASSICS – PHASE FOUR IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION

FOUR
2100-2400 BLKS
HUDGINS RD
(HIGHWAY 289
EXTENSION) & 400-500
BLKS OF PRESTON
CLUB DRIVE (ETJ)
(ROBERT J. TATE,
CHRISTOPHER
REHMET, CLAIRE
REHMET)

(WITHDREW)

The owners withdrew this request

SITE PLAN

THE REQUEST OF TYSON FRESH MEATS (OWNER) AND ROY KNIGHT, PLYLER CONSTRUCTION (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 4700 U.S. HIGHWAY 75 SOUTH, BEING 73.76 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO EXTEND THE PARKING AREA FOR TRAILER STORAGE IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN – PARKING
AREA
4700 HWY. 75 SOUTH
(TYSON FOODS)

Commission Member Plyler abstained from voting on this item because of a conflict of interest.

Dustin Kratochvil, Plant Engineer, Tyson Foods, 4700 Highway 75 South, Sherman, Texas

Mr. Kratochvil appeared to represent the request and answer any questions. Tyson Foods would like to extend the parking area for trailer storage in the rear of the building at 4700 U.S. Highway 75 South. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained one of the main factors in the Blalock Industrial Park is screening.

Mr. Kratochvil explained this will be for the parking of trailers, currently it is a grass area.

Mr. Shadden explained staff would have to research if any exceptions had been approved in the past for screening of the parking area in the rear. If exceptions had not been approved screening would be required for this area.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, AND SOFEY.

VOTING NAY: NONE

ABSTAIN: PLYLER

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF PROGRESS RAIL SERVICES CORPORATION (OWNER) ARNIE MONTELEONE AND TERESA FLEMING (REPRESENTATIVES) CONCERNING THE PROPERTY LOCATED AT 525 PROGRESS DRIVE, BEING LOT 1, BLOCK 1, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, IN TRACT 3 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- (a) SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR A DETACHED MANUFACTURING BUILDING AND DRIVEWAY EXTENSION IN THE BLALOCK INDUSTRIAL PARK.
- (b) EXCEPTION UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (G) (2) TO ALLOW A 33 FOOT SIDE YARD SETBACK FOR A DETACHED BUILDING AND A 43 FOOT SIDE YARD SETBACK FOR A CONCRETE STORAGE PAD IN LIEU OF THE REQUIRED 55.7 IN THE BLALOCK INDUSTRIAL PARK.
- (c) EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (M) TO ALLOW PAINTED "R" TYPE PANELS ON A NEW DETACHED MANUFACTURING BUILDING IN LIEU OF THE PERMITTED BUILDING FACING AND CONSTRUCTION MATERIALS.

SITE PLAN –
PROGRESS RAIL
525 PROGRESS DR
(PROGRESS RAIL
SERVICES CORP)

Teresa Fleming, Plant Manager Progress Rail, 525 Progress Dr. Sherman, TX

Ms. Fleming appeared to represent the request and answer any questions. Progress Rail would like to construct a 70,000 square foot detached manufacturing building and driveway extension. The exceptions are needed at the southwest corner of the property for the proposed building and a concrete storage pad that was approved at the November Meeting. The "R" panels have been used in construction for the others buildings at this location. 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 Softly.

VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, PLYLER, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & BUILDING DESIGN

THE REQUEST OF NOE LOPEZ (OWNER) CONCERNING THE PROPERTY AT 408 & 410 NORTH CLEVELAND STREET, BEING LOT 10, BLOCK 23, COLLEGE PARK ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN AND BUILDING DESIGN APPROVAL FOR A DUPLEX IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND COLLEGE PARK OVERLAY DISTRICT

SITE PLAN & BLDG
DESIGN IN CPO
408 & 410 N.
CLEVELAND
(NOE LOPEZ)

(TABLED)

Chairman Sofey asked the commission to hear the request of Noe Lopez at this time.

Noe Lopez, PO Box 1417, Howe, Texas

Mr. Lopez appeared to represent the request. He explained he would like to construct a two story duplex at 408 and 410 North Cleveland Street. The duplex will have two bedrooms per side for a total of four bedrooms. Parking will be provide with two outside parking spaces per side and one car garage on each side. The exterior will be hardy plank siding, tan with light tan trim.

Mr. Lopez reviewed the plans after Chairman Sofey explained to him they did not meet the minimum requirements of 1200 square feet and he agreed the square footage on the plans was less than 1200 square feet.

Scott Shadden explained the request would need to be tabled and the request could be brought back to the commission after the plans have been corrected.

Mr. Lopez explained he could take the blueprint without making any major changes to the plans; add 2 feet to the back which would not affect any of the setbacks; and that could be subject to that being done instead of bringing it back to the commission. "The biggest problem is the timeline."

Chairman Sofey explained he understood the timeline, but the College Park Overlay District has strict guidelines and the Commission needs to follow those guidelines.

Doreen McGookey, City Attorney recommended the applicant come back with a good site plan. "The plans as submitted are not in compliance."

ACTION TAKEN.

Motion by Commission Member Softy to table the request.
Second by Commission Member Davis.

**VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, AND
PLYLER.**

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SITE PLAN & BUILDING DESIGN

THE REQUEST OF NOE LOPEZ (OWNER) CONCERNING
THE PROPERTY AT 412 CLEVELAND STREET, SUITES 100
& 200, BEING LOT 9, BLOCK 23, COLLEGE PARK
ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN AND BUILDING DESIGN APPROVAL FOR A
DUPLEX IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL)
DISTRICT AND COLLEGE PARK OVERLAY DISTRICT

SITE PLAN & BLDG
DESIGN IN CPO
412 N. CLEVELAND,
STE. 100 & 200
(NOE LOPEZ)

(TABLED)

The plans for this request were the same as the previous
request.

ACTION TAKEN.

Motion by Commission Member Softy to table the request.
Second by Commission Member Davis.

**VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, AND
PLYLER.**

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

SITE PLAN

THE REQUEST OF PAUL ANDREW HUGGINS (OWNER)
AND TEAGUE, NALL AND PERKINS (ENGINEERS)
CONCERNING THE PROPERTY LOCATED AT 1002 SOUTH
TRAVIS STREET, BEING ALL OF LOTS 18, 19 AND 20 OF
M.B. MOORE'S ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR TRAVIS STREET
APARTMENTS

SITE PLAN –
APARTMENT
COMPLEX
1002 S. TRAVIS
(PAUL ANDREW
HUGGINS)

**Kris Calvert, CMA Architects, 200 Bailey Ave, Ft. Worth,
Texas**

Mr. Calvert appeared to represent the request and answer
any questions. The owners would like to construct a three
story apartment complex. They requested a variance for a
front setback to construct a masonry fence on the
property line at last month's Planning and Zoning
Commission Meeting and the request was denied. He
explained they have met with some of the residents and
heard their concerns and have incorporated some of
those items into the site plan. They have reduced the total
number of bedrooms to 42 in 27 units. The front fence has

been set back 25 feet with landscaping outside the fence along Travis Street. They increased the distance for the fence on the side streets; so that it would not create a tunnel. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained to the audience the applicant was not requesting any variances so if they meet all the requirements of the site plan the commission would have to have a valid reason to deny the request.

Those appearing from the audience:

Richard Patrick Curran, 1212 S. Crockett, Sherman, Texas
Mr. Curran explained he is representing the Historical and Preservation Society and the homeowners on Crockett Street and Travis Street. There is quite a history in this area; Highway 75 in the old days went down Travis Street and the zoning was set up for that; it was set up for a business like highway structure. In the mid 70's, the Historical District was formed to preserve single family residences in the area and to promote the historic heritage. There were two buildings that were started to become duplexes but became private residences because of the historical district opposition. The Historical District backs up to the proposed apartment complex. Mr. Curran obtained statistics from the law enforcement of the area from December 2005 through December 2007. There were thirty five serious cases of law enforcement issues recorded in this area primarily directly across the street from this property. Crime has been a problem in this area for a number of years. There are several things that would aggravate crime such as parking, housing density. "They are proposing 26 apartment units with 54 parking spaces and it will be three stories; which will be the tallest building in that area. Completely out of disregard for Historic Society bylaws; which is across the alley."

The schools in the area such as St. Mary's and Washington School are increasing enrollment. Parking in the area will become a problem as a result of all the new students, teachers, etc.

With this apartment density, the population density on three lots is astronomical. We have been since the mid 70's slanted toward single family residences.

He informed the commission he had eleven signatures from households in that area opposed to this request.

With the new schools, churches and new families, the area is starting to prosper. We are happy with the accomplishments and the support of the City, the police department and the school system. He asked for the commission's consideration for these things.

Donald Martin, 1228 S. Crockett, Sherman, Texas

Mr. Martin explained "it seems every time apartments are built, the builders say this is going to be great, it is going to be the nice thing, it is going to be perfect and the next thing we know we have apartments like we have at the 900 Block of South Travis Street and on South Crockett Street that are the same way; the owners get what they want out of it and the apartments go to pot. We don't have the owners maintaining the apartments like they are suppose to be. They claim they are going to do it when they start, once they get what they want out of it then the apartments are on their own."

Carmen Martin, 1228 S. Crockett, Sherman, Texas

Ms. Martin asked what had changed on the wall and had it been approved yet. It was not an item like it was on last month's meeting; the surrounding property owners were not notified. Her concern was the safety of the children. Behind a wall you can grab a child. If you have a \$1,000 apartment, if you have a child abuser he will pull that child in; that was her concern with the children of St. Mary's and Washington Schools.

Chairman Sofey explained last month they were asking for a variance on the fence so the wall is in compliance with the ordinance. The fence will roughly be 39 feet back from the curb.

Bill Horne, 1001 S. Crockett, Sherman, Texas

Mr. Horne explained he was at the last meeting and lives directly behind this property. This was the first time he had heard the apartments would be three stories. "There are concerns with the alley and the wall; that is going to be a tunnel. If you go down the alleys, all the neighbors have fences and if the apartments erect masonry walls that will be an issue and a haven for problems. If this is such a quality operation they are going to put in, why is there an out of country owner. The history of apartments is they build them, they get them up and sell them off, and you have a management company. One of the problems with the Caprice Apartments was, they were out of state owners or out of touch owners and no one could get in touch with them."

Todd Pinner, 918 S. Travis, Sherman, Texas

Mr. Pinner explained he lives across the street from the proposed apartments. He appreciates that the owner's representative had met with them and he was especially kind and gracious; it is not an easy thing to put up with disgruntled people in the neighborhood. Mr. Pinner asked the City Attorney if they had any recourse in rezoning the area.

Doreen McGookey explained the City is going through the process of updating the Comprehensive Plan. Previously, there has been a Comprehensive Plan for the City of

Sherman which included this area and this request is in compliance with that Comprehensive Plan.

Mr. Pinner asked if the City would consider rezoning the property.

Ms. McGookey explained they have their application in, so they are allowed to go under the current zoning; we cannot change zoning midstream after they have started the process.

Mr. Pinner asked if they should have been notified for this request, he only found out about it last night.

Ms McGookey explained there are certain legal requirements as far as notification is concerned, but this is not within that.

Mr. Shadden explained the agenda was in Sunday's Herald Democrat. This is not an item that requires notification, variances, exception, Specific Use Permits, and zone changes require notification to property owners within 200 foot of the property; site plans do not.

Mr. Pinner stated then there is really nothing that can be done to stop the apartment complex if they are in compliance.

Ms. McGookey explained they are complying with every legal requirement they need.

Victoria Barber, 1212 S. Travis, Sherman, Texas

Ms. Barber was concerned with the parking, there is going to be 54 parking spaces. The alley was her concern, it is a nice quite alley most of the time; she and her husband walk down the alley daily. She asked if the parking spaces would be in the alley, will the entrances in and out be alley entrances.

Chairman Sofey showed Ms. Barber the site plan where the parking will be inside the complex and the entrances to the apartments.

Ms. Barber explained the alley only has room for one car to get by and most of the roads that connect Crockett and Travis only have enough room for one car to get by. "We are looking at so many more cars in that area. We will see an increase in the alley traffic. They will be increasing 26 families living there."

Ralph Renshaw, 1205 S. Crockett, Sherman, Texas

Mr. Renshaw asked if parking would be allowed in front of the apartments.

Mr. Shadden explained public parking is available now at this location, but that would not include the required

parking spaces for the apartments; which would be inside the apartment complex. If parking becomes a problem the City Council could look at restricting parking in the street.

Mr. Renshaw explained cars are parked in the street 24 hours a day, even broken down cars and it is becoming unsightly. "The more the apartments across the street deteriorate the worse that's going to get and it will just snowball, especially with the church and the school and everything else that is being developed, the kids will have trouble walking in that area because there is no bus service."

Greg Barber, 1212 S. Travis, Sherman, Texas

Mr. Barber explained he understood that this complex would probably go forward, but he was concerned that the oldest street in the City is kind of rebounding at this point from the apartments that use to be on this very site. "We may lose the opportunity to do something special with the historic areas in Sherman by allowing absentee apartment owners to build things here and then abandon them. The focus should be single family homes and there should probably be more attention focused by the residents and the City on trying to take advantage of those hundred plus year old homes." He asked if this cannot be stopped, what sort of tools are at their disposal to prevent the next one.

Commissioner Jones explained there is a Master Plan that is going to be taken into affect in the next six months and he thought there should be a lot of discussion and analysis, he agreed this is a gray area and they certainly want to preserve it for the City. Any way to get involved with that; there will be groups, public meetings.

Chairman Sofey asked if there were any more properties in that area that were zoned Multi-family.

Mr. Shadden explained there are a lot of properties in that area that are zoned Multi-family all the way to downtown. He explained it would be very difficult to zone property that the City does not own, it would be like coming to your door and wanting to rezone property.

Chairman Sofey explained the zoning has been in place for a number of years, even after the Caprice Apartments were torn down. "It is the citizen's responsibility to be aware of the property around you; as the way it is zoned. The odds are the property was zoned for Multi-family before most of you had owned the property; it was already that way before you purchased your property."

Commissioner Atherton explained the owner has to request rezoning property, so one of the things the neighbors could look at is if you have vacant lots that are zoned Multi-family maybe you can co-op or get investors

or someone to buy that property to change the zoning to residential, because the owner has to change the zoning. "No matter how opposed we are to the apartments, that's what it is zoned for and we would have to have a really good reason to decline the request."

Commissioner Davis explained if a person owns a piece of property and they are following all the rules the City has placed on them, they can do with their property what they want to, they are not asking for any exceptions, variances, they purchased the property and they have the right to develop it.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, ATHERTON, PLYLER AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF MOZELE, INC. (OWNER) AND BWG ARCHITECTURE (ARCHITECTS) CONCERNING THE PROPERTY AT 1205 SOUTH SAM RAYBURN FREEWAY EAST, BEING LOT 1, BLOCK 1 OF MOZELE PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR SHADE STRUCTURE FOR SHERMAN POWER SPORTS

**SITE PLAN – SHADE
STRUCTURE
1205 S. SAM
RAYBURN
(MOZELE, INC.)**

(WITHDREW)

The owners withdrew the request.

OTHER BUSINESS

APPOINT OVERLAY DISTRICT REVIEW SUBCOMMITTEE

**APPOINT OVERLAY
DISTRICT REVIEW
COMMITTEE**

At the December 11, 2007 Special Called Meeting, the City Council asked the Planning and Zoning Commission to review the standards for the Overlay Districts, adding Texoma Parkway and Highway 56 to the Overlay Districts, signage, retaining walls, outdoor storage, temporary buildings, boat and trailer storage, landscaping, and retention ponds and make a recommendation to the City Council.

Chairman Sofey asked for volunteers for an Overlay District Review Subcommittee.

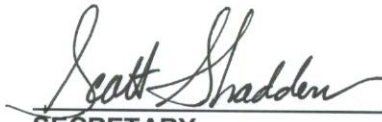
Robin Atherton, Steve Jones and Jason Sofey were

appointed to the Overlay District Review Subcommittee.

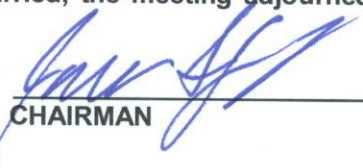
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 6:32 p.m.

ADJOURNMENT



SECRETARY



CHAIRMAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

408 & 410 North Cleveland Street
Being Lot 10, Block 23, College Park Addition,
Site Plan and Building Design Approval

Requested Action/Proposed Use:

Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District and College Park Overlay District

Background

The owner would like to construct a two story duplex with two bedrooms per side for a total of four bedrooms. Parking will be provided with two outside parking spaces per side and one car garage per side. The exterior will be hardy plank siding, tan with light tan trim. This request was submitted June 14, 2007; before the ordinance was amended.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Noe Lopez (Owner)

Master Plan Designation:

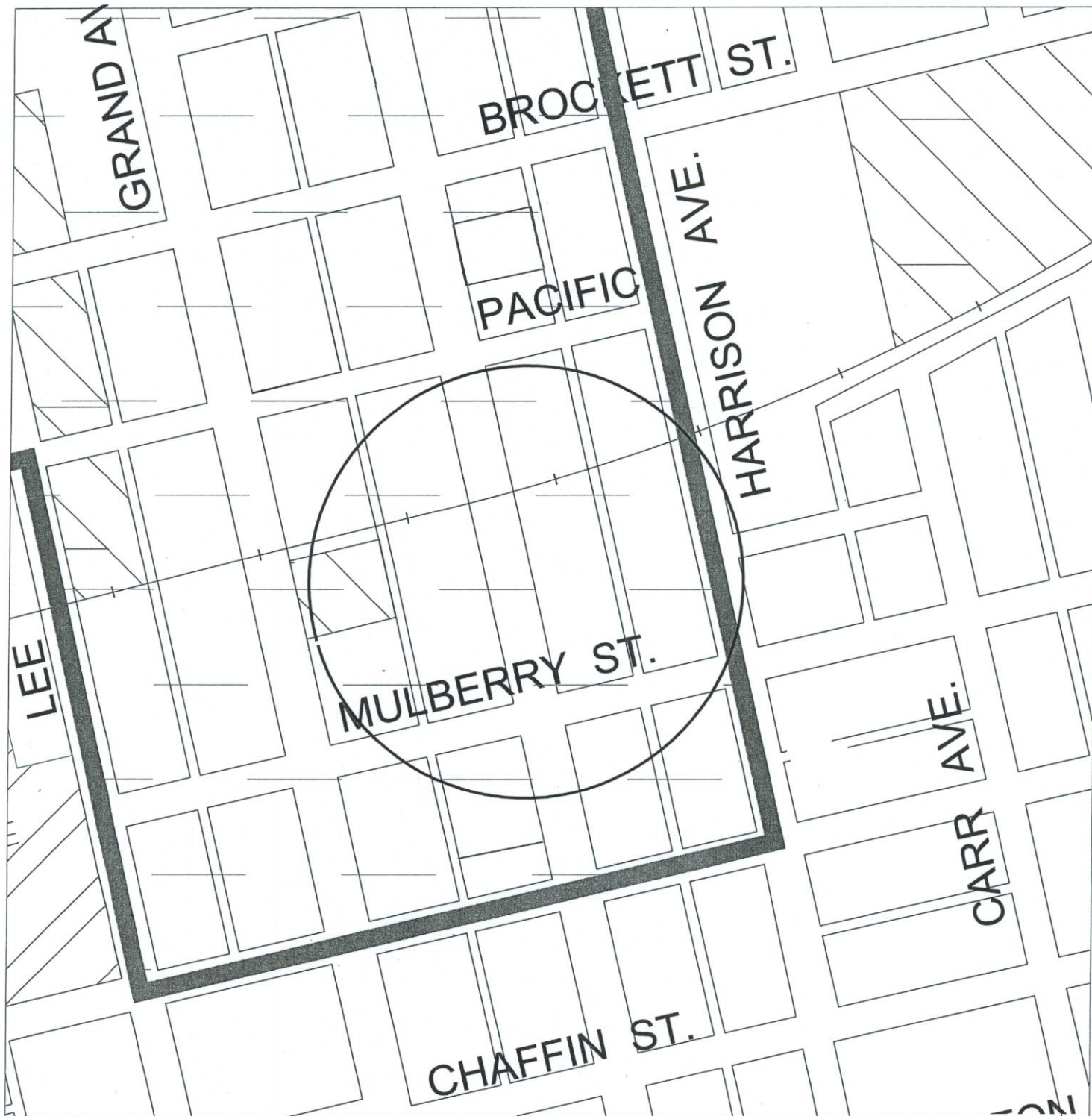
Residential

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Development Services Secretary

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



408 & 410 N. CLEVELAND SITE PLAN

ENGINEERING DEPARTMENT

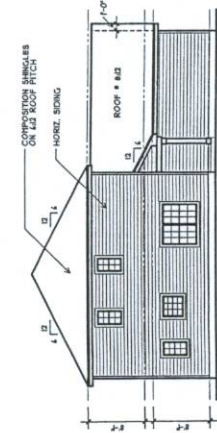


CLEVELAND

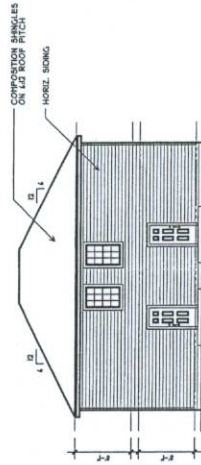
MULBERRY

Scale: 1 inch = 40.0 feet

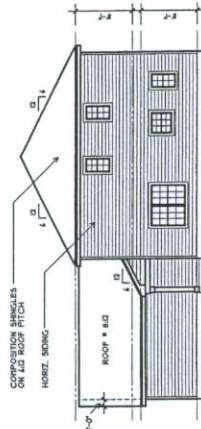
© Copyright 2006, Pictometry International Corp.



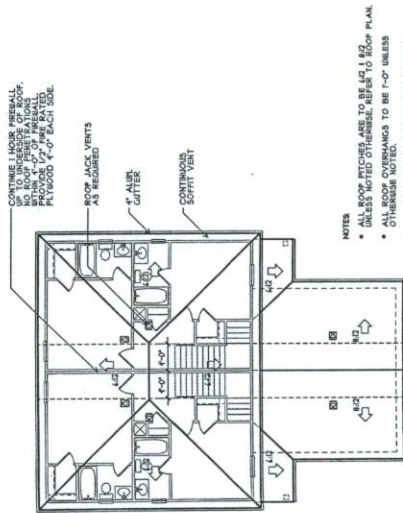
02 LEFT ELEVATION
SCALE 1/8"=1'-0"



03 REAR ELEVATION
SCALE 1/8"=1'-0"

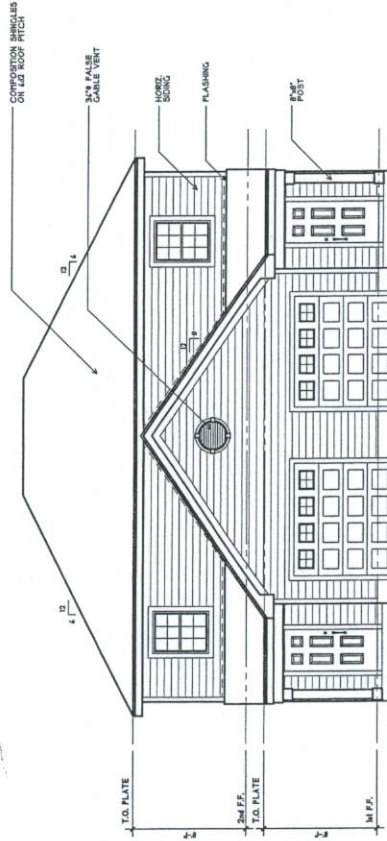


04 RIGHT ELEVATION
SCALE 1/8"=1'-0"



05 ROOF PLAN
SCALE 1/8"=1'-0"

- NOTES**
- ROOF PITCHES ARE TO BE 12:12 UNLESS NOTED OTHERWISE. REFER TO ROOF PLAN OTHERWISE NOTED.
 - ALL ROOF OVERHANGS TO BE 1'-0" UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 2'-0" AT 1/2" O.C. UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE ROOF DRAINAGE TO THE STREET OR TO THE SEWER.



01 FRONT ELEVATION
SCALE 1/4"=1'-0"

Drawn By: JWB
Issue For Permit: 10-20-07
Issue For Review: 10-20-07
Issue For Construction: 10-20-07
Revised: 10-20-07

The design herein is the property of JERRY W. BULLARD DESIGN. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JERRY W. BULLARD DESIGN. THIS DESIGN IS THE PROPERTY OF JERRY W. BULLARD DESIGN. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JERRY W. BULLARD DESIGN.

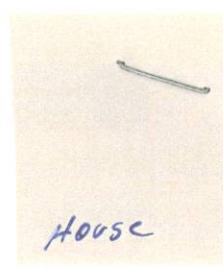
NEW SINGLE FAMILY RESIDENCE FOR THE
NDT CONSTRUCTION
SHERMAN
TEXAS

JERRY W. BULLARD
DESIGN STUDIO, LLC
226 Samuel Rd.
Sherman, Texas 75090
903-821-8941
jwbullard@yahoo.com

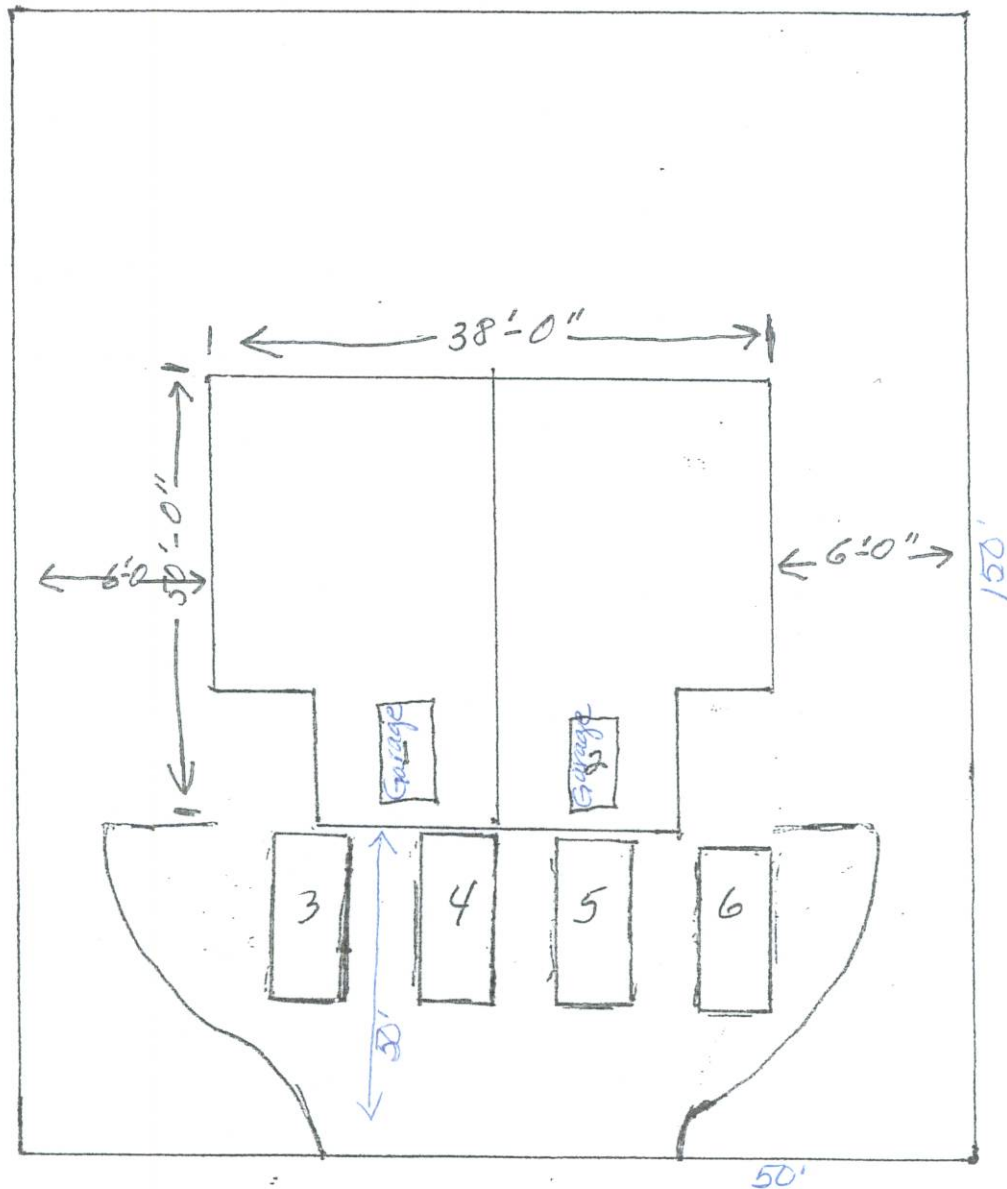
Sheet No.
A 5
Project No.
07082-03

2 BEDROOM DUPLEX

Notes: 2 story duplex
2 Bed Rooms Per side
1 Car Garage Per side
2 outside parking Per side (Driveway)
408 x 410 N Cleveland



Trim



N Cleveland

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

412 Cleveland Street, Suites 100 & 200
Being Lot 9, Block 23, College Park Addition,
Site Plan and Building Design Approval

Requested Action/Proposed Use:

Site plan and building design approval for a duplex in an R-1 (One and Two Family Residential) District and College Park Overlay District

Background

The owner would like to construct a two story duplex with two bedrooms per side for a total of four bedrooms. Parking will be provided with two outside parking spaces per side and one car garage per side for a total of six spaces. The exterior will be hardy plank siding; gold with beige trim. This request was submitted June 14, 2007; before the ordinance was amended.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Noe Lopez (Owner)

Master Plan Designation:

Residential

Attachments:

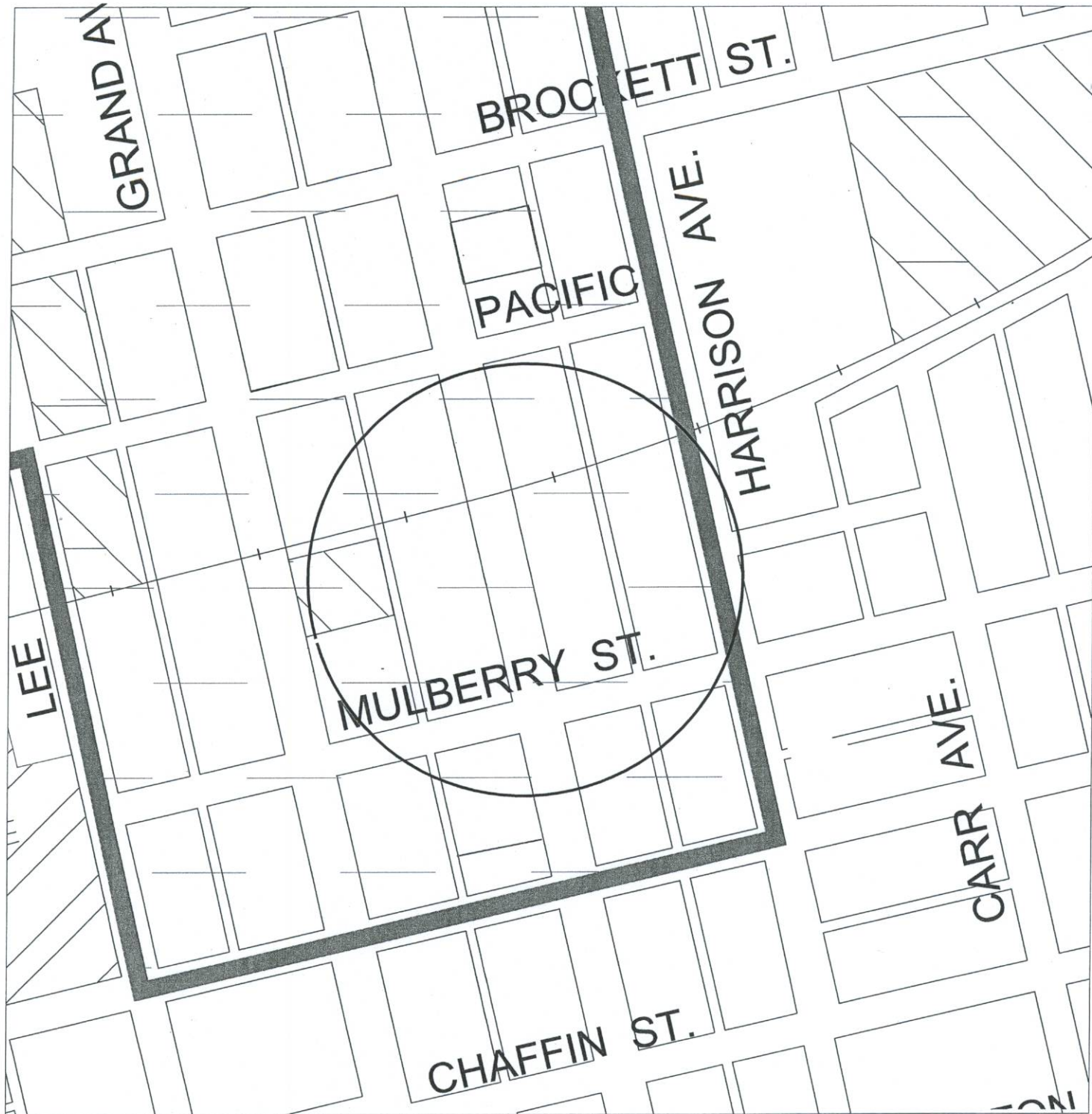
Location map
Photographs
Site Plan

Prepared By:

Patsy Reeves
Development Services Secretary

Approved By:

Scott Shadden,
Development Services Director



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



412 N. CLEVELAND SITE PLAN

ENGINEERING DEPARTMENT



CLEVELAND

MULBERRY

Scale: 1 inch = 40.0 feet

(c) Copyright 2006, Pictometry International Corp.



Drawn By: JWB
Issue For Permits: 10-26-27
Issue For Review: 10-26-27
Issue For Construction: 10-26-27
Revisions:

The undersigned hereby certifies that the above information is true and correct and that the undersigned is a duly licensed professional engineer in the State of Texas. The undersigned further certifies that the above information is true and correct and that the undersigned is a duly licensed professional engineer in the State of Texas. The undersigned further certifies that the above information is true and correct and that the undersigned is a duly licensed professional engineer in the State of Texas.

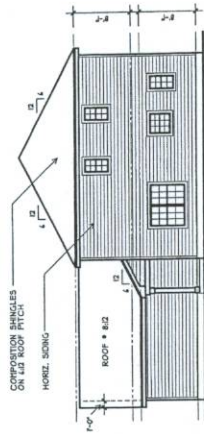
NDT CONSTRUCTION
NEW SINGLE FAMILY RESIDENCE FOR THE
SHERMAN
TEXAS

DESIGN STUDIO, LLC
Jerome W. Buland
226 S. Main St.
Sherman, Texas 75090
903-821-9941
e-mail: jbuland@jbuland.com

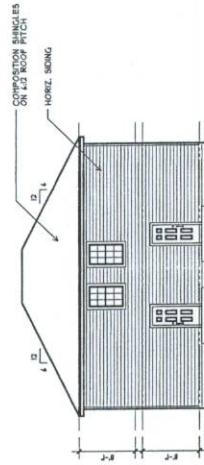
Sheet No.
A5
Project No.
07502-83



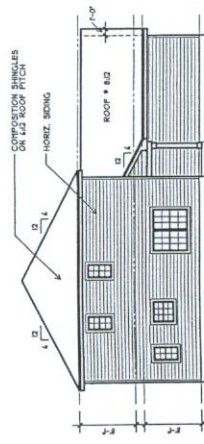
2 BEDROOM DUPLEX



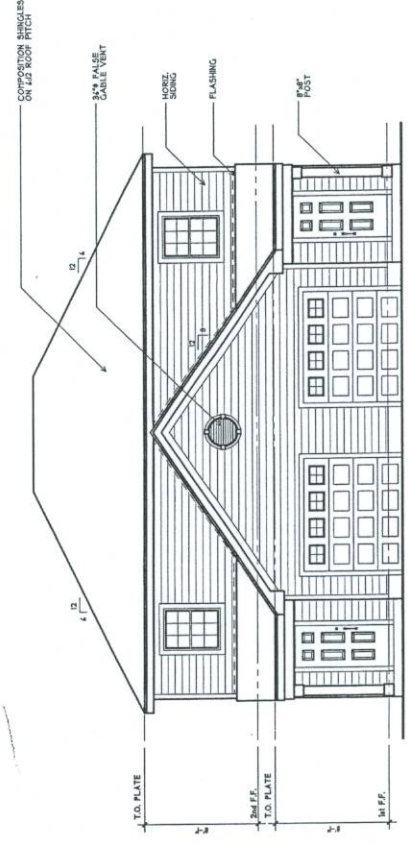
04 RIGHT ELEVATION
SCALE 1/8"=1'-0"



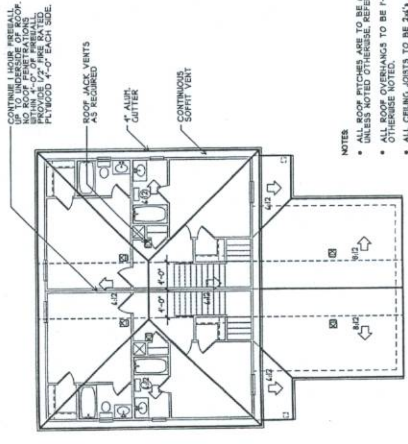
03 REAR ELEVATION
SCALE 1/8"=1'-0"



02 LEFT ELEVATION
SCALE 1/8"=1'-0"



01 FRONT ELEVATION
SCALE 1/8"=1'-0"



05 ROOF PLAN
SCALE 1/8"=1'-0"

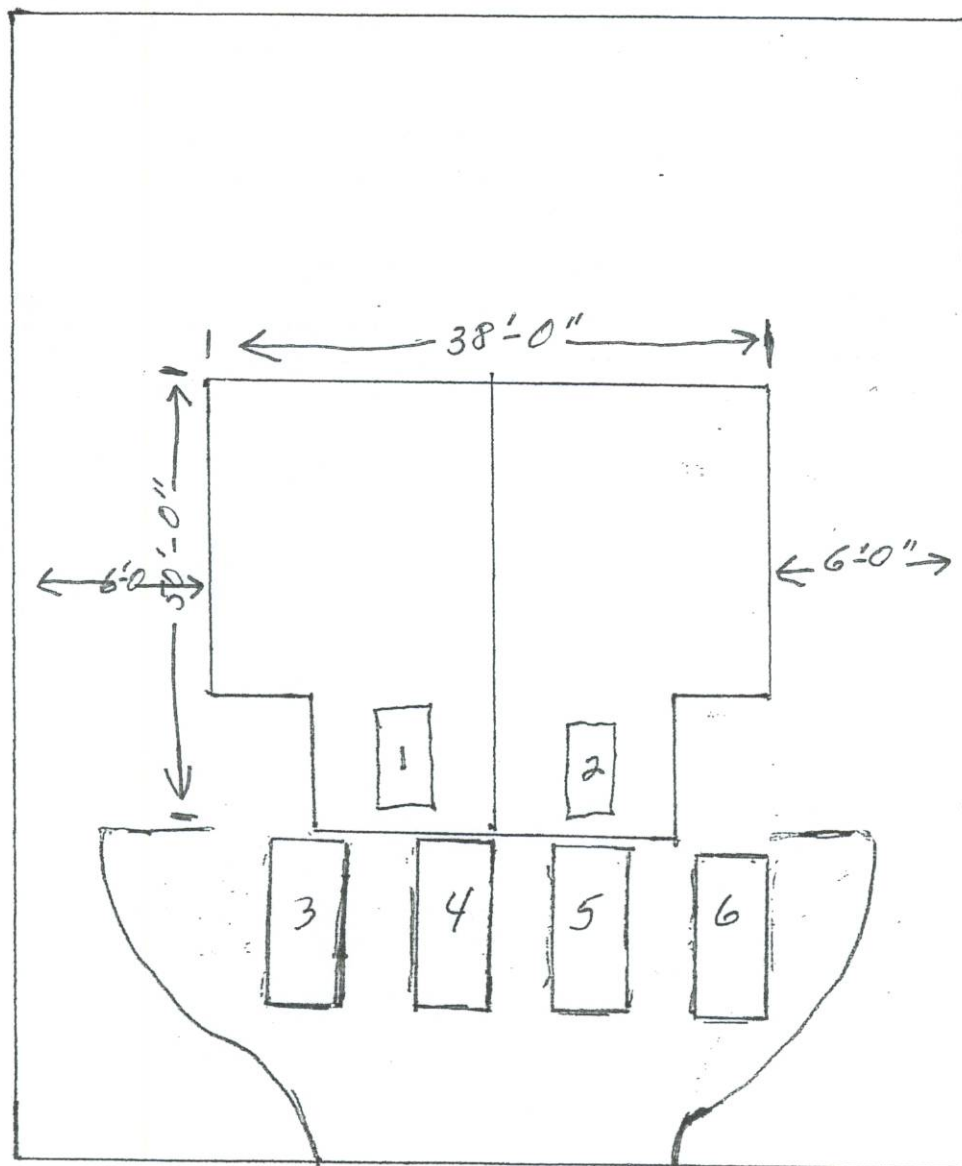
- NOTE
- ROOF PITCHES ARE TO BE AS SHOWN UNLESS NOTED OTHERWISE, REFER TO ROOF PLAN
 - ALL ROOF OVERLAPS TO BE 1'-0" UNLESS NOTED OTHERWISE
 - ALL CEILING JOISTS TO BE 2x12 AT 16" O.C.
 - ALL BATTING TO BE 3 1/2" R-13 UNLESS NOTED OTHERWISE
 - CONTRACTOR TO PROVIDE ROOF FLASHING AND GUTTERING IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS

Notes: 2 STORY DUPLEX
2 Bed Rooms Per Side
1 Carc Garage Per Side
2 outside Parking Per side (Driveway)

412 N Cleveland
STE 100 + 200

House

Trim



N Cleveland

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

500-800 Blocks of State Highway 11 and the 200-500 Blocks of Ladd Road
85.03 acres in the Winifred Bailey Survey, Abstract No. 66
and the John Kitchen Survey, Abstract No. 673
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of Boyd Addition in the City of Sherman's extra territorial jurisdiction.

Background

This is a preliminary plat of 85.03 acres in the extra territorial jurisdiction of the City of Sherman. The property is being platted into 15 lots. A portion of this property has floodplain and does become inundated with water at peak flooding events.

Adjacent Zoning:

NA

Origination:

Richard and Barbara Boyd (Owners) and Underwood and Associates (Surveyors)

Master Plan Designation:

Residential

Attachments:

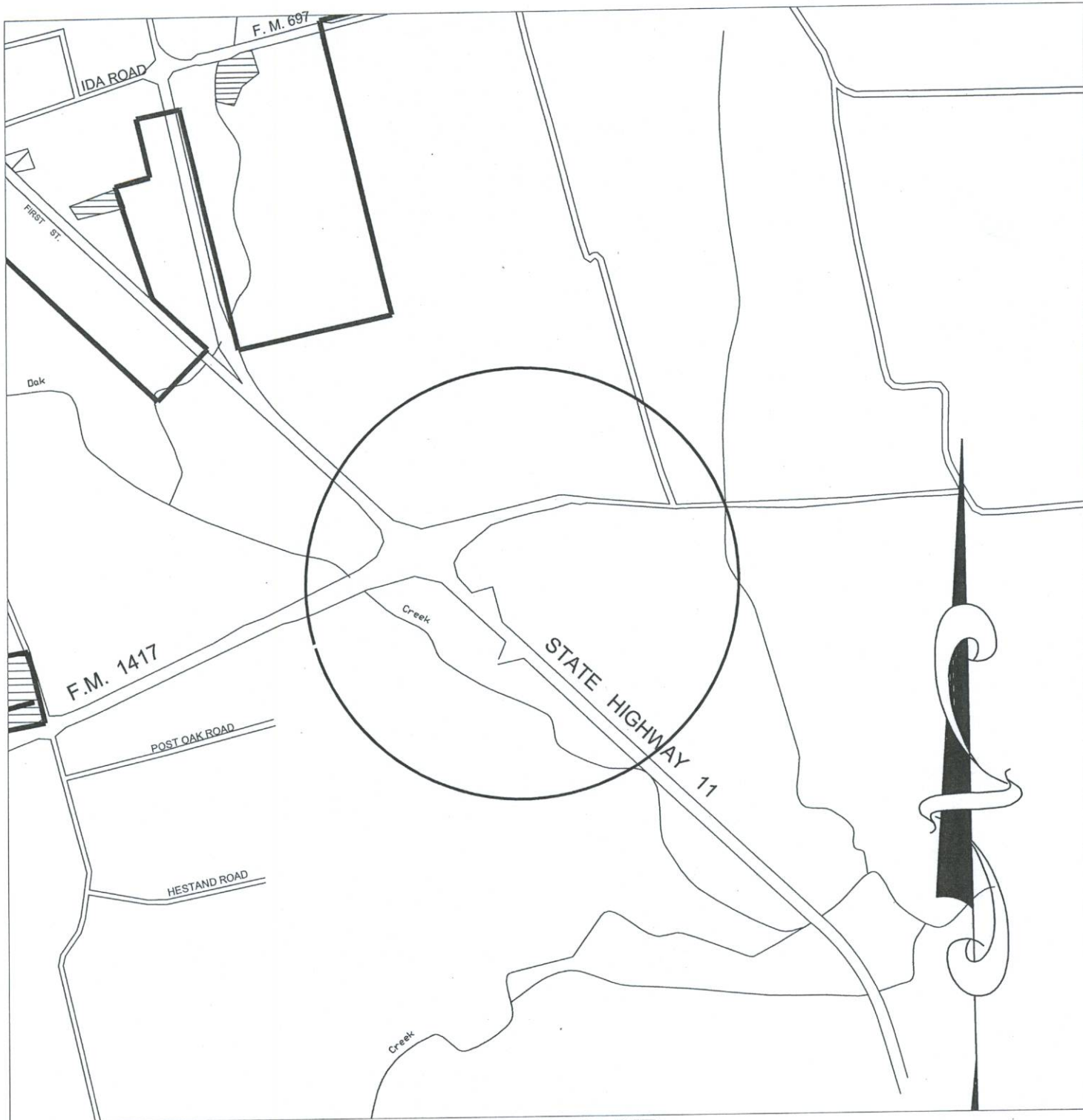
Location map
Photographs
Preliminary Plat
Staff Review

Prepared By:

Rita Gaither
Planning and Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

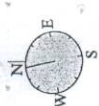
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



500-800 BLK HWY 11
PRELIMINARY PLAT

ENGINEERING DEPARTMENT





(c) Copyright 2006, Pictometry International Corp.

Average Scale: 1 inch = 494.0 feet

**STAFF REVIEW LETTER**

December 10, 2007

Richard and Barbara Boyd
2506 Turtle Creek Drive
Sherman, TX 75092

Dear Applicants,

The request for approval of a Preliminary Plat of Boyd Addition (an addition in the extra territorial jurisdiction of the City of Sherman) concerning the property located in the 500-800 Blocks of State Highway 11 and the 200-500 Blocks of Ladd Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. A preliminary utility plan (water) has not been submitted. The note on the plat specifies that the City of Sherman is to provide water. A plan showing provisions for water extensions must be provided.
2. Wording on the plat shall provide that the lots are to be served by individual on-site sewage facility and are to be installed according to State of Texas and Grayson County guidelines.
3. Ladd Road shall have a dedication of 35' from the centerline.
4. The proposed street shall be named.
5. The proposed street shall have a right-of-way width of 70 feet.
6. The easement dedication for the overhead high voltage power lines should be indicated.
7. A block number shall be place on the plat.
8. The drainage easement along Hwy. 11 shall be clarified and recording information shown.
9. Any drive approaches along Hwy. 11 are required to meet TxDOT requirements and be permitted.
10. The floodplain elevation shall be shown on the plat.
11. 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 and 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,

A handwritten signature in cursive script, reading "Scott Shadden". The signature is written in dark ink and is positioned above the printed name and title.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:

George Olson, City Manager
Mark Gibson, Director of Utilities and Engineering
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Jerry White, Grayson County

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Underwood Drafting & Surveying\.

CURVE	SURVEY TABLE		CHORD
	LENGTH	BEARING	
C 1	60.00	S 60°24'11" W	56.42
C 2	91.07	N 44°30'49" E	86.13
C 3	60.00	S 71°15'15" E	64.43
C 4	69.07	S 31°14'59" E	61.11
C 5	310.00	S 67°02'10" W	284.61
C 6	163.36	S 86°04'37" W	152.60
C 7	256.88	S 67°02'10" W	229.68
C 8	200.00	S 29°43'18" W	201.65

Approved for preparation of FINAL PLAT by the Planning and Zoning Commission of the City of Sherman.

Chairman, Planning & Zoning Commission	Date
---	------

ata

Y
Z
I
U
T
Y
Z
I
O

PRELIMINARY PLAT
OF
BOYD ADDITION,
AN ADDITION TO GRAYSON COUNTY, TEXAS
BEING 85.03 ACRES SITUATED IN THE
WINFRED HAILLEY SURVEY, ABST. NO. 66 &
JOHN KITCHEN SURVEY, ABST. NO. 673
GRAYSON COUNTY, TEXAS

SURVEYOR
JASON B. ARMSTRONG
R.P.L.S. NO. 5557
1404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903) 465-2151

OWNER/DEVELOPER
RICHARD & BARBARA BOYD
2506 TURTLE CREEK DRIVE
SHERMAN, TEXAS 75092
PHONE 903-718-1702

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

UNDERWOOD

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Winford Bailey Survey, Abstract No. 86, and the John Kitchen Survey, Abstract No. 10, the following described land, to-wit: a certain portion of the remainder of 93 acres of land conveyed by Grayson County State Bank, Trustee to Abilene Christian University and Travis Street Church of Christ by deed dated October 16, 1930, recorded in Volume 2124, Page 346, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a point for the Northeast corner of the said 93 acre tract in a ravine on the North side of a public road locally known as Lead Road, said point also being an angle point in the South line of the same tract or land described above; thence following the line of the conveyed tract, to wit: the line of the said 93 acre tract, to the Northwest corner thereof; thence following the line of the conveyed tract, to wit: the line of the said 93 acre tract, to the Southeast corner thereof; thence following the line of the conveyed tract, to wit: the line of the said 93 acre tract, to the Southwest corner thereof; thence following the line of the conveyed tract, to wit: the line of the said 93 acre tract, to the point of beginning.

September 12, 2002, recorded in Volume 3312, Page 68B, Official Public Records, Grayson County, Texas;

Thence South 00°41'18" West of a distance of 30.10 feet passing a 1 1/2" steel rod set on the South side of said road marking the Northeast corner of the same tract of land described as 123.75 acres and referred to as Tract 4 in said Volume 3312, recorded in Volume 3312, Page 878, said Official Public Records, and continuing for a total distance of 203.23 feet to a point of land containing the main line of the South and Southeast and West of said Tract 4 and continuing South and Southeast and West of the said 83.00 acre tract of land described as 83.00 acres and referred to as Tract 5 and continuing along the North line of the same tract of land described as 24.22 acres and referred to as Tract 3 in said Volume 3312, Page 688.

Thence North 89°18'45" West with said fence a distance of 992.37 feet to a point for the most Southerly Southeast corner of the herein described tract and the Northwest corner of said Tract 3 at the Northwest base of a wooden fence corner post at the intersection of the South line of the said 93 acre tract with the Northeastly right-of-way line of State Highway N 11:

Thence North $47^{\circ}22'00''$ West with said right-of-way line a distance of 141.55 feet to a $1/2$ " steel rod set marking an angle point in said right-of-way line;

Thence North 14 "00'00" West continuing with said right-of-way line a distance of 350.80 feet to a 1 1/2" steel rod set marking an L corner, being on the East side of said Ladd Road;

Thence South 79°00'00" West continuing with said right-of-way line, crossing said Lodd Road and continuing for a total distance of 54.20 feet to a 1/2" steel rod set marking and inside L corner in the West line of the said 93 rods and the Southeast corner of the same tract and then said 93 rods to 81°27'11" East along the said L corner of the said Mayfield Gutches Foundation, Inc. to Austin College by deed dated November 8, 1969, recorded in Volume 2067, Page 811 said Real Property Records;

This tract lies 14-15°00' West with the East line of the said 91,717 acre Tract along the West side of said Ladd Road, passing a right angle corner at 7.8 feet and continuing for a total distance of 493.03 feet to a 1/2" iron nail set marking the most Northwesterly corner of the said 93 acre Tract, which said 93 acre Tract is known as and recorded as said NORTHWEST TWO TRACT (b) as conveyed by Norman Fendler to Bruce Caputo, Trustee by deed dated July 30, 2002, recorded in Volume 3255, Page 464, said Official Public Records.

Thence North 75°53'00" East, starting and continuing with the general center of said Ladd Road a distance of 1101.01 feet to a 1/2" steel rod set marking an angle point in the North line of the said 93 acre tract, the Southeast corner of the said 24.146 acre tract, and the Southwest corner of the said 79.76 acre tract at the intersection of said Ladd Road with the extended center of a road from the North locally known as Merriam Parkway at or near the East line of the said Kitchen Survey and West line of the said Casey Survey;

Thence South 88°56'03" East in and along said Ladd Road with the North line of the said 93 acre tract and said South line of the 79.76 acre tract a distance of 1247.74 feet to the Point-of-Beginning and containing 85.03 acres of land.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

500-800 Blocks of State Highway 11 and the 200-500 Blocks of Ladd Road
85.03 acres in the Winifred Bailey Survey, Abstract No. 66
and the John Kitchen Survey, Abstract No. 673
Final Plat

Requested Action/Proposed Use:

Final Plat of Boyd Addition in the City of Sherman's extra territorial jurisdiction.

Background

This is a final plat of phase 1 of Boyd Addition consisting of 32.47 acres in the extra territorial jurisdiction of the City of Sherman. This phase of the property is being platted into 5 lots. A portion of this property has floodplain and does become inundated with water at peak flooding events.

Adjacent Zoning:

NA

Origination:

Richard and Barbara Boyd (Owners) and Underwood and Associates (Surveyors)

Master Plan Designation:

Residential

Attachments:

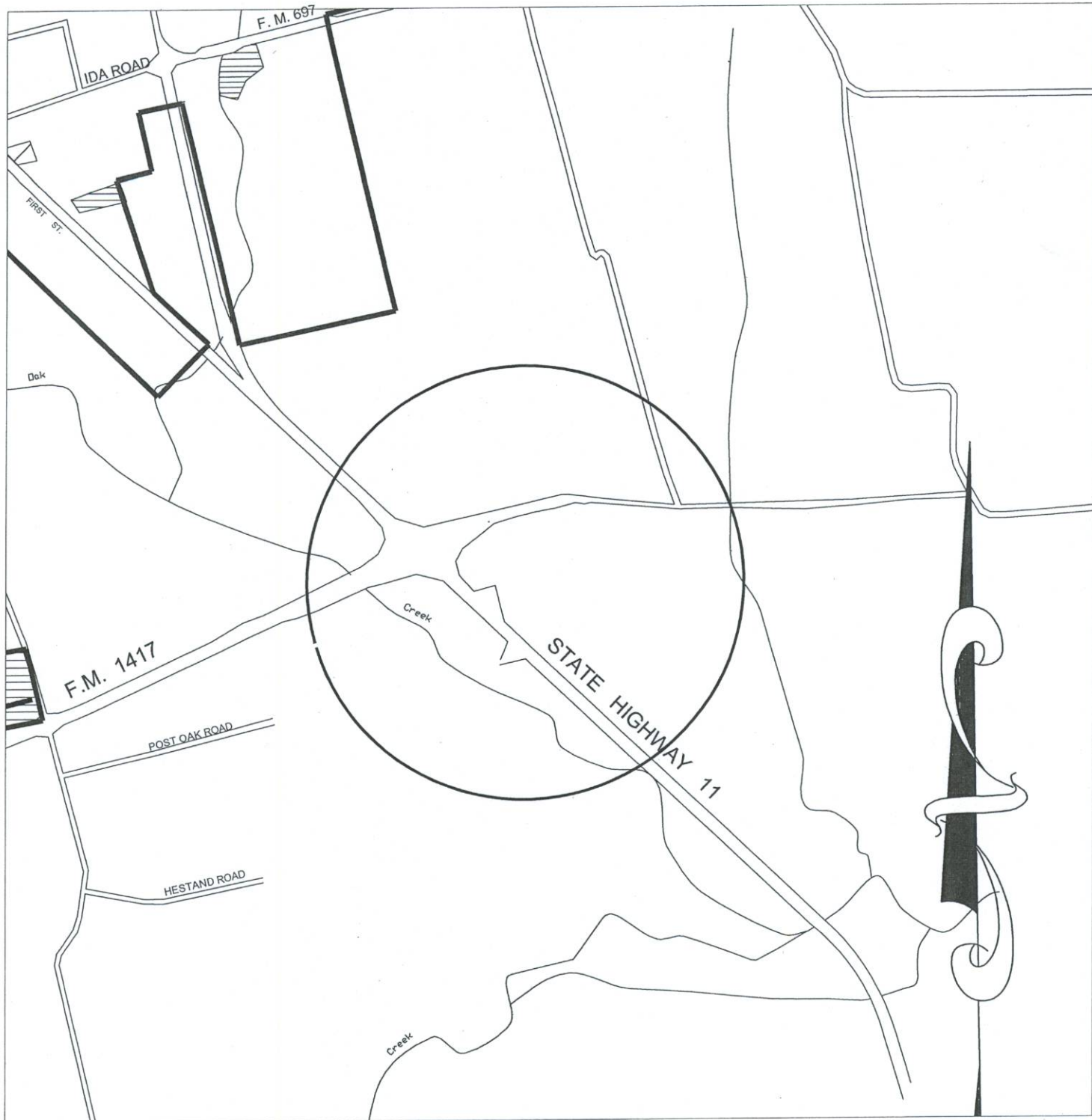
Location map
Photographs
Final Plat
Staff Review

Prepared By:

Rita Gaither
Planning and Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



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



500-800 BLK HWY 11
FINAL PLAT

ENGINEERING DEPARTMENT





(c) Copyright 2006, Pictometry International Corp.

Average Scale: 1 inch = 494.0 feet

**STAFF REVIEW LETTER**

December 10, 2007

Richard and Barbara Boyd
2506 Turtle Creek Drive
Sherman, TX 75092

Dear Applicants,

The request for approval of a Final Plat of Boyd Addition (an addition in the extra territorial jurisdiction of the City of Sherman) concerning the property located in the 500-800 Blocks of State Highway 11 and the 200-500 Blocks of Ladd Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. Two bearings on the south property line or in conflict with the field notes.
2. A preliminary utility plan (water) has not been submitted. The note on the plat specifies that the City of Sherman is to provide water. A plan showing provisions for water extensions must be provided.
3. Wording on the plat shall provide that the lots are to be served by individual on-site sewage facility and are to be installed according to State of Texas and Grayson County guidelines.
4. Ladd Road shall have a dedication of 35' from the centerline.
5. The easement dedication for the overhead high voltage power lines should be indicated.
6. A block number shall be place on the plat.
7. The floodplain elevation shall be shown on the plat.
8. Letters from the various utility companies stating the availability of service and the adequacy of easements are required.
9. Original tax certificates for the property must be furnished prior to recording of the plat.
10. 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 and 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,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long, sweeping horizontal line extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:

George Olson, City Manager
Mark Gibson, Director of Utilities and Engineering
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Jerry White, Grayson County

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Underwood Drafting & Surveying\.

[illegible][illegible]

Thence North 75°31'00" East, starting and continuing with the general trend of the road, to the intersection of the road with the center of said Lead Road, a distance of this said 85.03 acre tract, the intersection of the road with the center of said Lead Road, Southeast corner of the said 26.148 acre tract, and the Southeast corner of the said 79.76 acre tract of Dr. H. C. Kitchin, known as Merriam Parkway at or near the East line of the said Kitchin Survey and West line of the said Bailey Survey.

Thence South 68°58'00" East in and along said Lead Road with the North line of said 85.03 acre tract and said Lead Road, to the intersection of the road with the center of said Lead Road, a distance of 35.47 feet, to the Point of Beginning and containing 35.47 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Shreveport, Texas.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein

expressed.
GIVEN UNDER MY HAND AND
1002

Notary Public in and for
the State of Texas
Commission Expires

FINAL PLAT
OF

BOYD ADDITION PHASE I
AN ADDITION TO GRAYSON COUNTY, TEXAS
BEING 32.47 ACRES SITUATED IN THE
WINFRED BAILEY SURVEY, ABST NO. 66 &
JOHN KITCHEN SURVEY, ABST. NO. 673
GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER
RICHARD & BARBARA BOYD
2506 TURTLE CREEK DRIVE
SHERMAN, TEXAS 75092
PHONE 903-718-1702

UNDERWOOD
DRAFTING & SURVEYING
DENISON, TEXAS 79015

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

(903)465-2151

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C 1	225.43	140.00	R 20°43'16" W
			CHORD
			201.65

[illegible]

Approved this _____ day of _____, 2007, by the
City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman	Secretary
----------	-----------

Accepted by the City Council of the City of Sherman

Member List of Channon Tynne

The Undersigned, the City Clerk of the City of Sherman, hereby certify that the foregoing Resolution was submitted to the City Council on the day of _____, 2007, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public place within the City of Sherman. The Mayor, to note the acceptance thereof by signing his name as herein above subscribed,

Clerk City of Sherman, Texas

...AND NO ONE BUT US! ALL MEN BY THESE INCIDENTS.

[illegible]

2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23	2323-24	2324-25	2325-26	2326-27	
---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	--

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public In and for the State of _____, duly appeared _____, known to me to be the persons whose names are subscribed to the foregoing Instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public In and for
the State of Texas
Commission Expires: _____

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

1020 South Austin Street
Being the north 90 feet of Lot 8, Block 20 of B.H. Moore Heirs Addition,
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 6.8.2, Subsection 4 (b) to allow a stucco finish on the east wall of the building in lieu of the front wall or the wall facing the highway shall be no less than one hundred (100) percent wood, glass, masonry or veneer or combination thereof in a C-1 (Retail Business) District and O-1.2 (Sam Rayburn) Overlay District.

Background

Mr. Higgins was approved for a zone change and site plan for an automobile accessory storage building at the September 18, 2007, Planning and Zoning Commission Meeting. The building is located at 1020 South Austin Street but is visible from Sam Rayburn Freeway. He would like to have an exterior stucco finish on the east side of the building.

Adjacent Zoning:

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

Origination:

Jerry Paul Higgins (Owner)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

14

Objections Received:

0

Attachments:

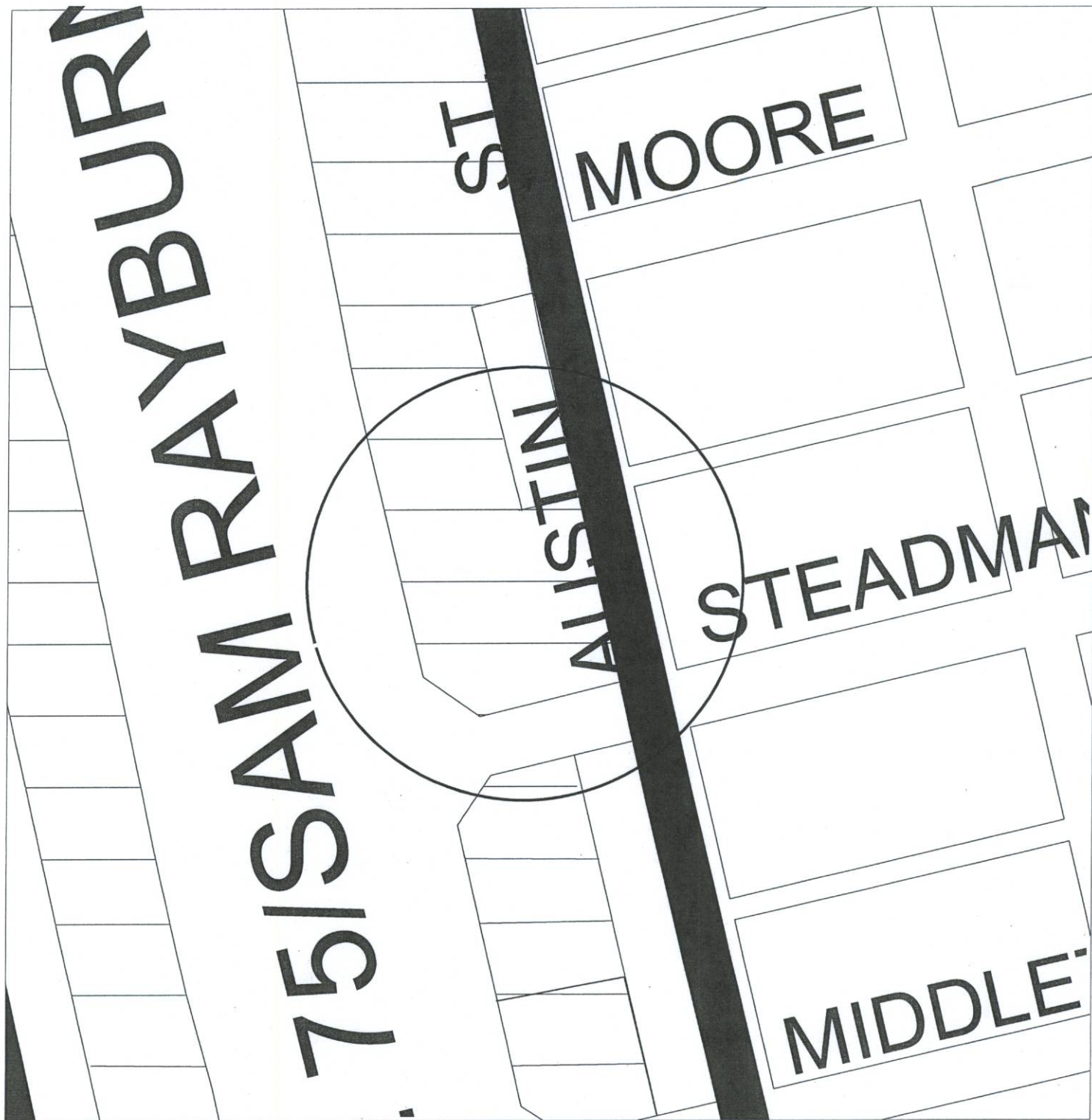
Location map
Photographs
Site Plan

Prepared By:

Patsy Reeves
Development Services Secretary

Approved By:

Scott Shadden,
Development Services Director



LEGEND

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



1020 SOUTH AUSTIN
EXCEPTION

ENGINEERING DEPARTMENT

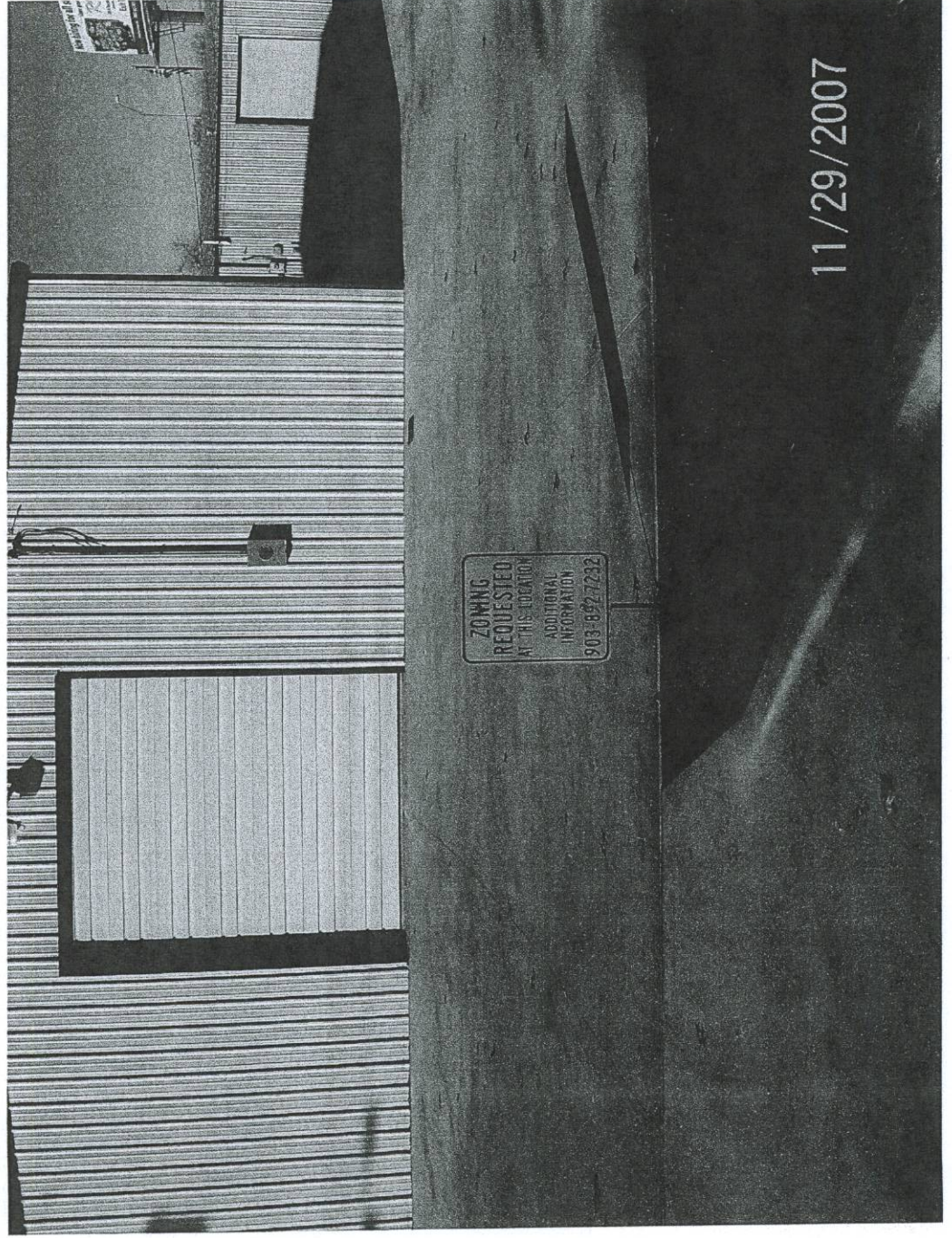


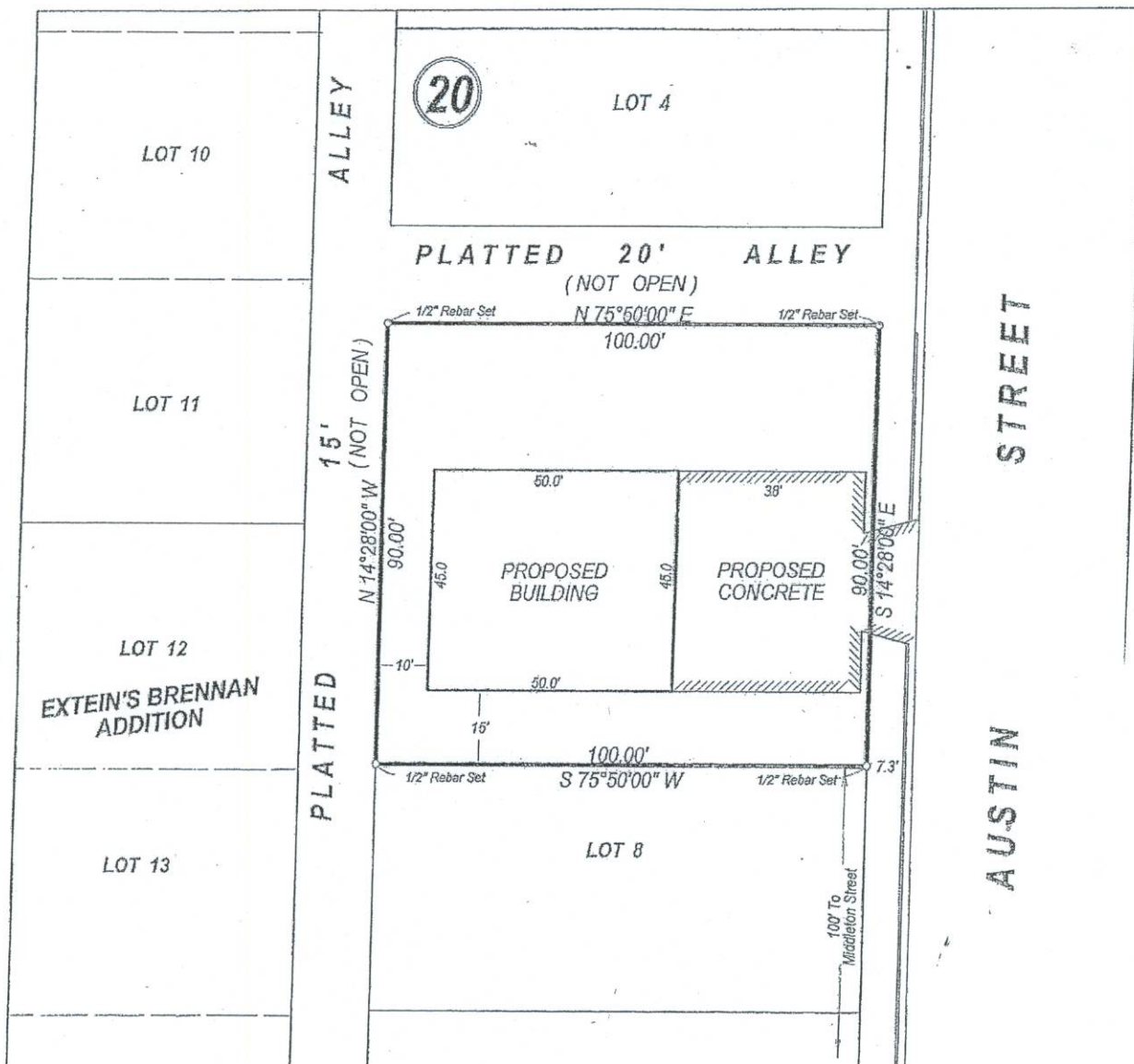


Scale: 1 inch = 40.0 feet

© Copyright 2006, Pictometry International Corp.

1020 S. Austin





SITE PLAN

Being the North Ninety, (90) feet of Lot No. 8 in Block No. Twenty, (20), of the B. H. Moore Heirs Addition to the City of Sherman, Texas, as shown by plat of record in Volume O, Page 405 of the District Court Minutes, Grayson County, Texas.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007

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

216 N. Andrews
Being Lot 2 and the north 10' Lot 4, Block 9, Christian College Addition,
Variance and Exception

Requested Action/Proposed Use:

- a) Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2'6" side yard setback for an addition to an accessory building in an R-1 (One and Two Family Residential) District.
- b) Exception under Ordinance No. 2280, Section 7, Subsection (4)(d) to allow the total floor area of all accessory buildings or portions thereof to exceed thirty (30) percent of the area of the required rear yard in an R-1 (One and Two Family Residential) District.

Background

Mr. Jonse would like to construct an addition to an accessory building in his rear yard. With the addition and the other buildings in the rear yard, coverage exceeds the thirty percent of the required rear yard.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Tom Jonse (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

23

Objections Received:

0

Attachments:

Location map

Photographs

Site Plan

Prepared By:

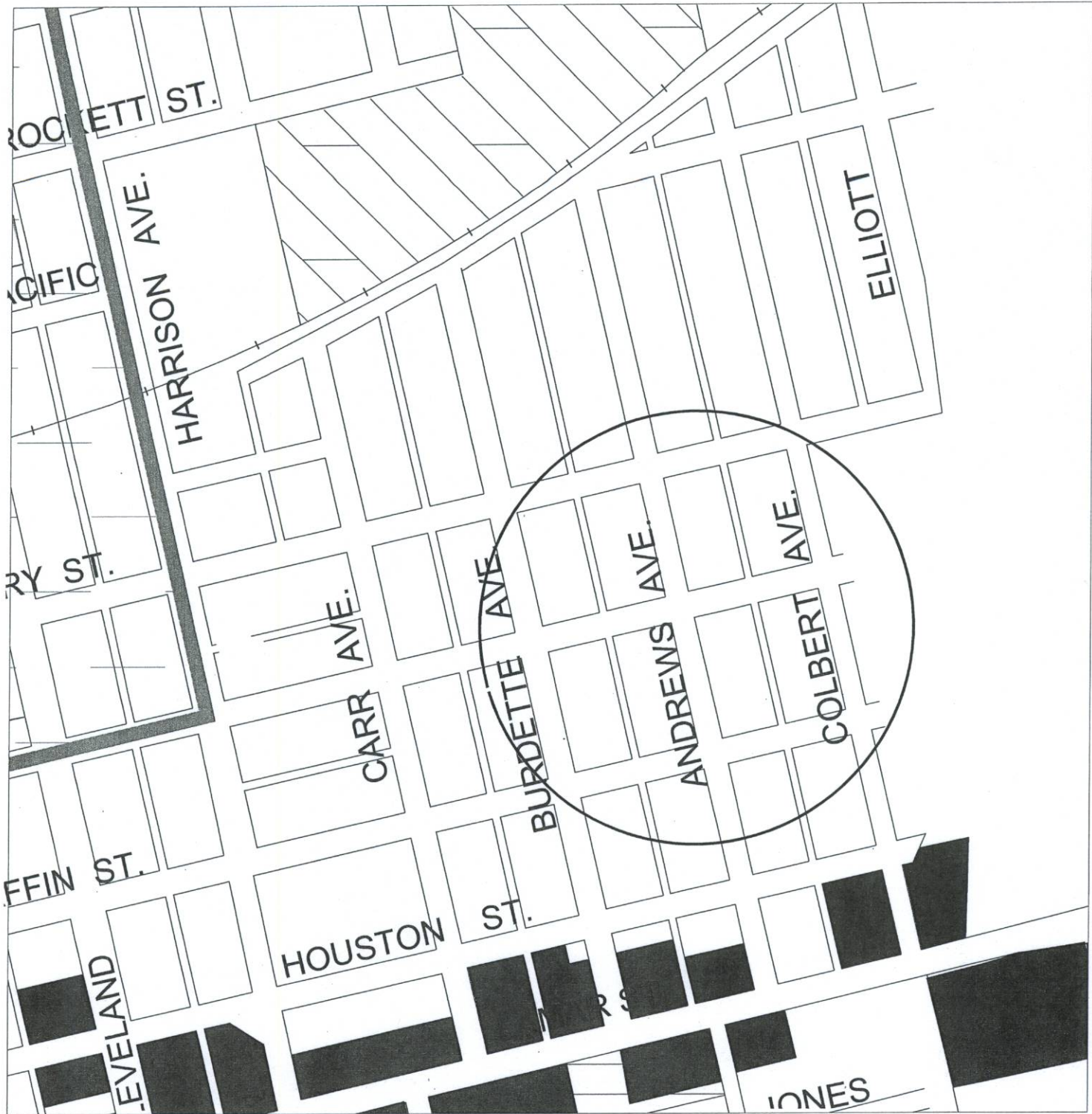
Patsy Reeves

Development Services Secretary

Approved By:

Scott Shadden,

Development Services Director



LEGEND

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



216 N ANDREWS VARIANCE & EXCEPTION

ENGINEERING DEPARTMENT

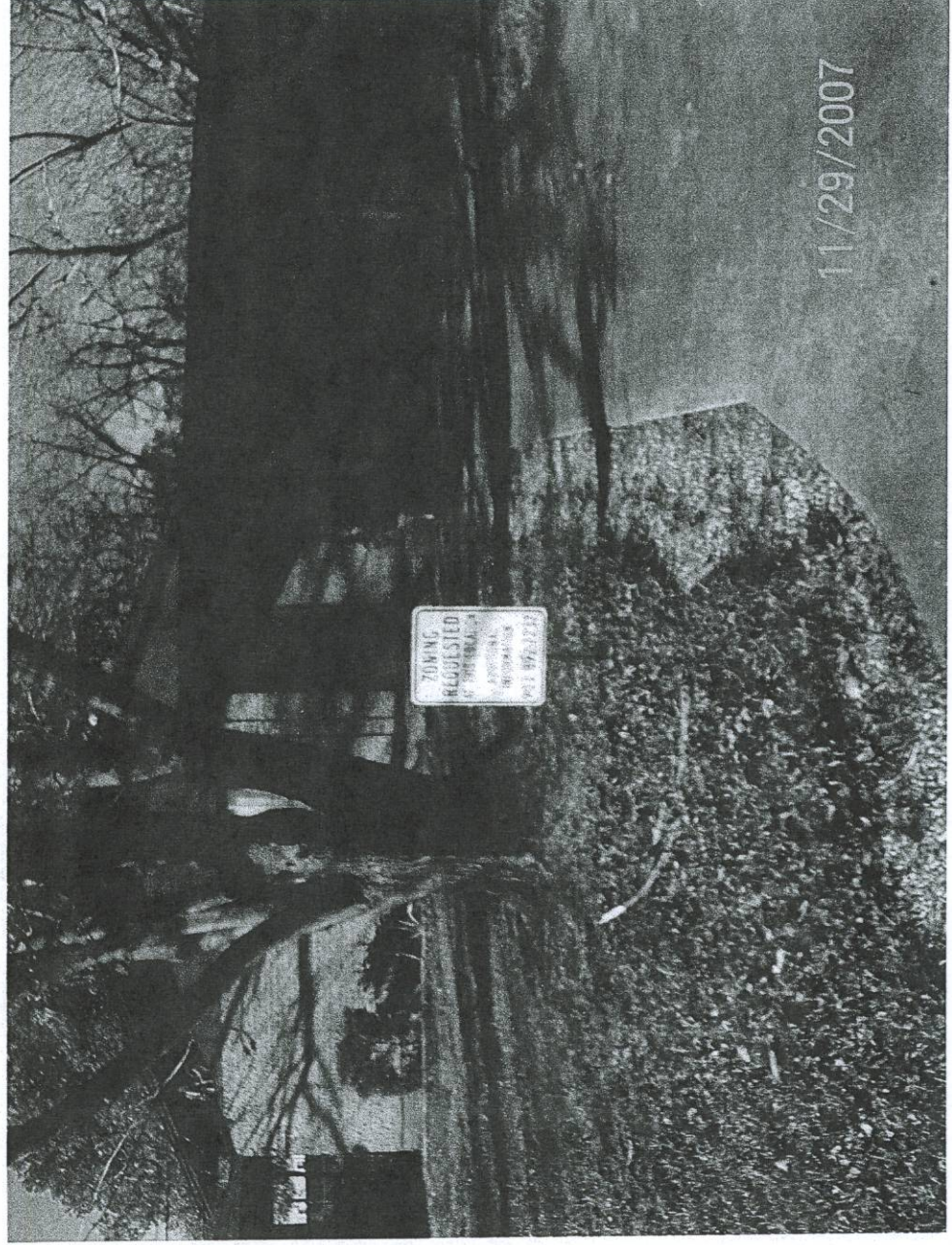


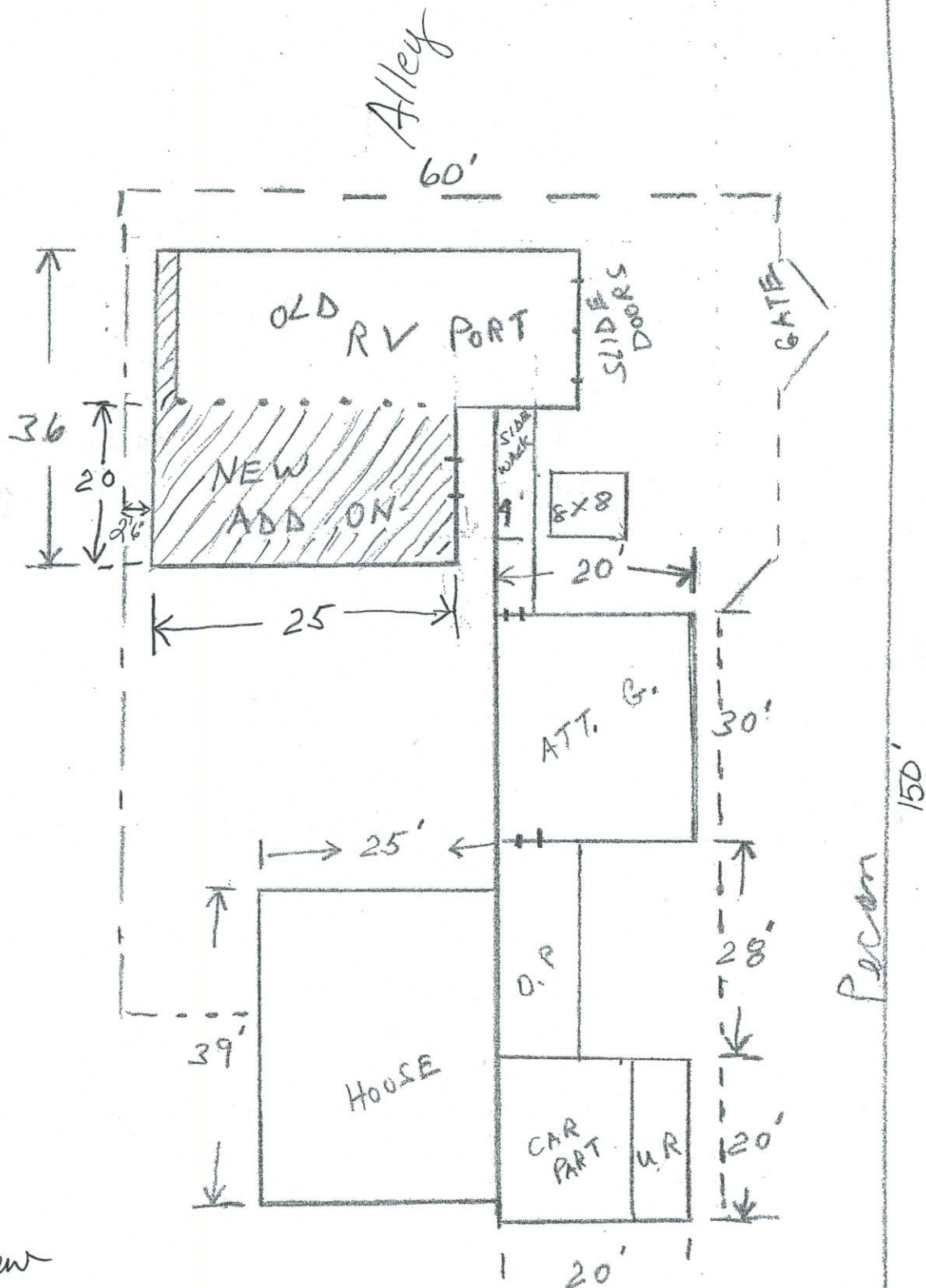
PECAN

ANDREWS

Scale: 1 inch = 60.0 feet

216 N. Andrews





212 andrew

andrews 216 andrews

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

4405 Teal Lane
Being Lot 40, Block 9, Country Ridge Estates No. 3
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20 foot rear yard setback in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.

Background

The new owner of the Country Ridge subdivision would like to construct a single family dwelling at 4405 Teal Lane with a 20 foot rear yard setback. Pulte Homes was granted a Specific Use Permit for patio homes on some of the lots in the Country Ridge subdivision, but this was not one of those lots.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Derek Humphreys (Owner) and Jake Roane (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

21

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Development Services Secretary

Approved By:
Scott Shadden,
Development Services Director



LEGEND

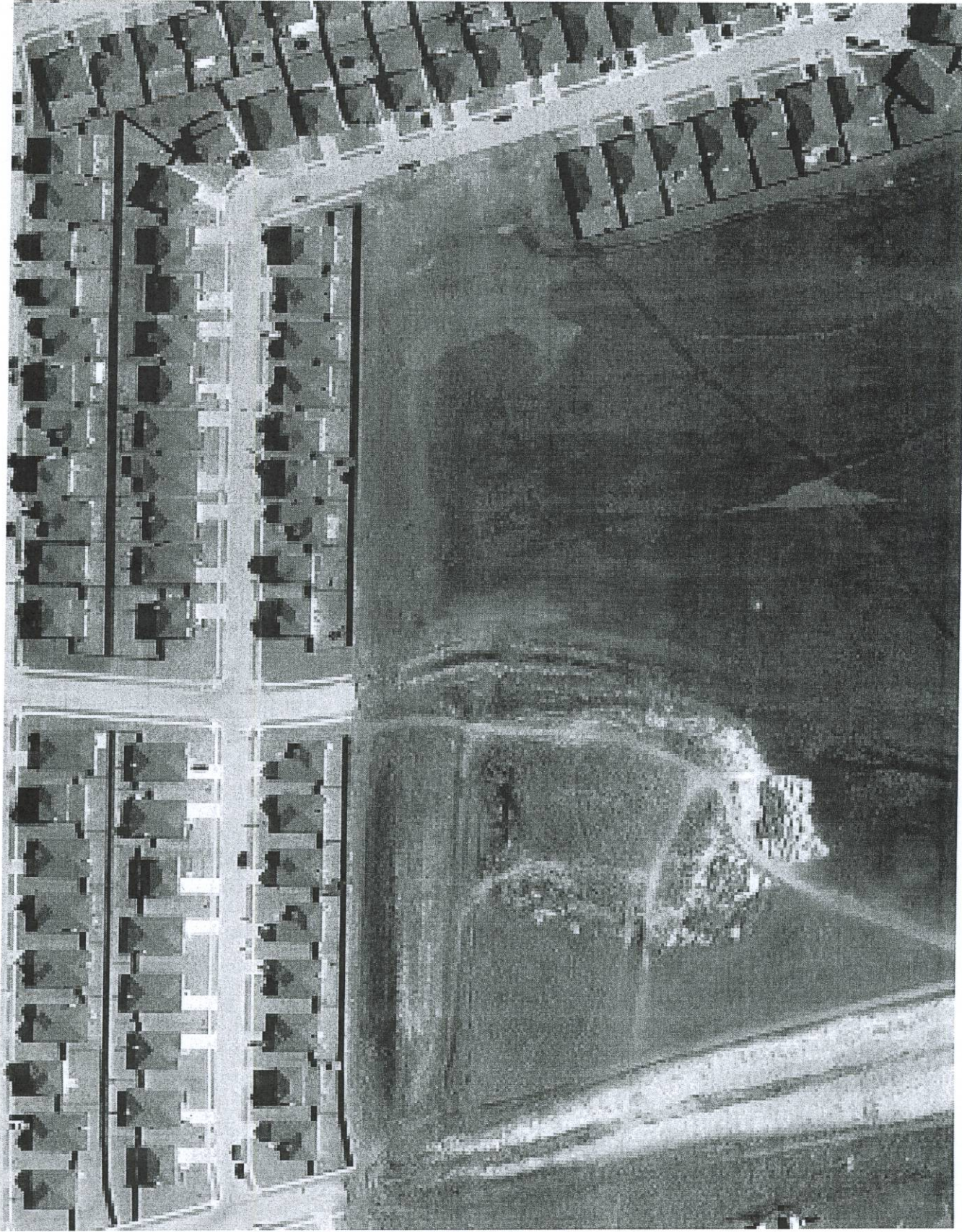
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



4405 TEAL LANE
VARIANCE

ENGINEERING DEPARTMENT

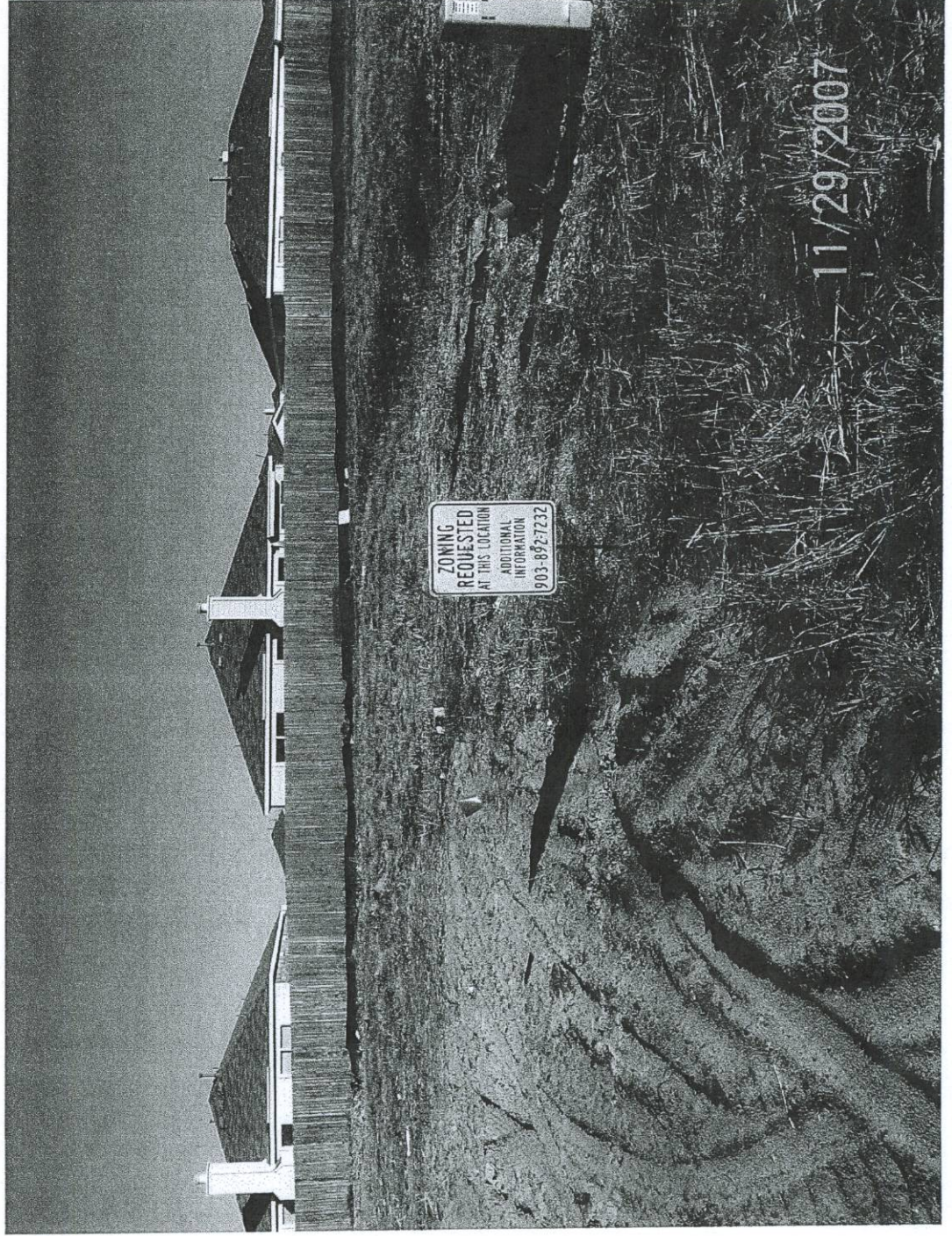


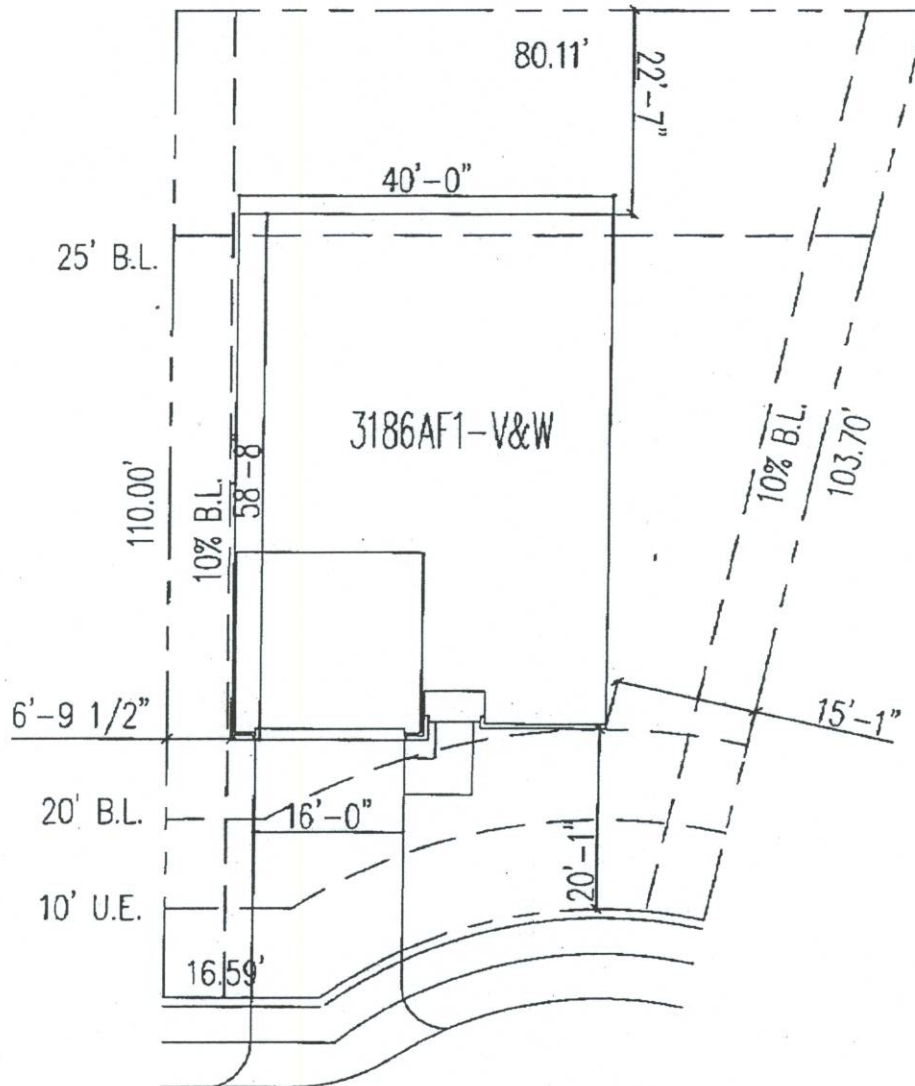


(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 150.0 feet

4405 Teal





NEED A VARIANCE OF 5'

4405 TEAL DRIVE
LOT 40 BLOCK 9

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

1403 Teal Lane
Being Lot 38, Block 9, Country Ridge Estates No. 3
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20 foot rear yard setback in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.

Background

The new owner of the Country Ridge subdivision would like to construct a single family dwelling at 1403 Teal Lane with a 20 foot rear yard setback. Pulte Homes was granted a Specific Use Permit for patio homes on some of the lots in the Country Ridge subdivision, but this was not one of those lots.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Derek Humphreys (Owner) and Jake Roane (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

11

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Development Services Secretary

Approved By:
Scott Shadden,
Development Services Director



LEGEND

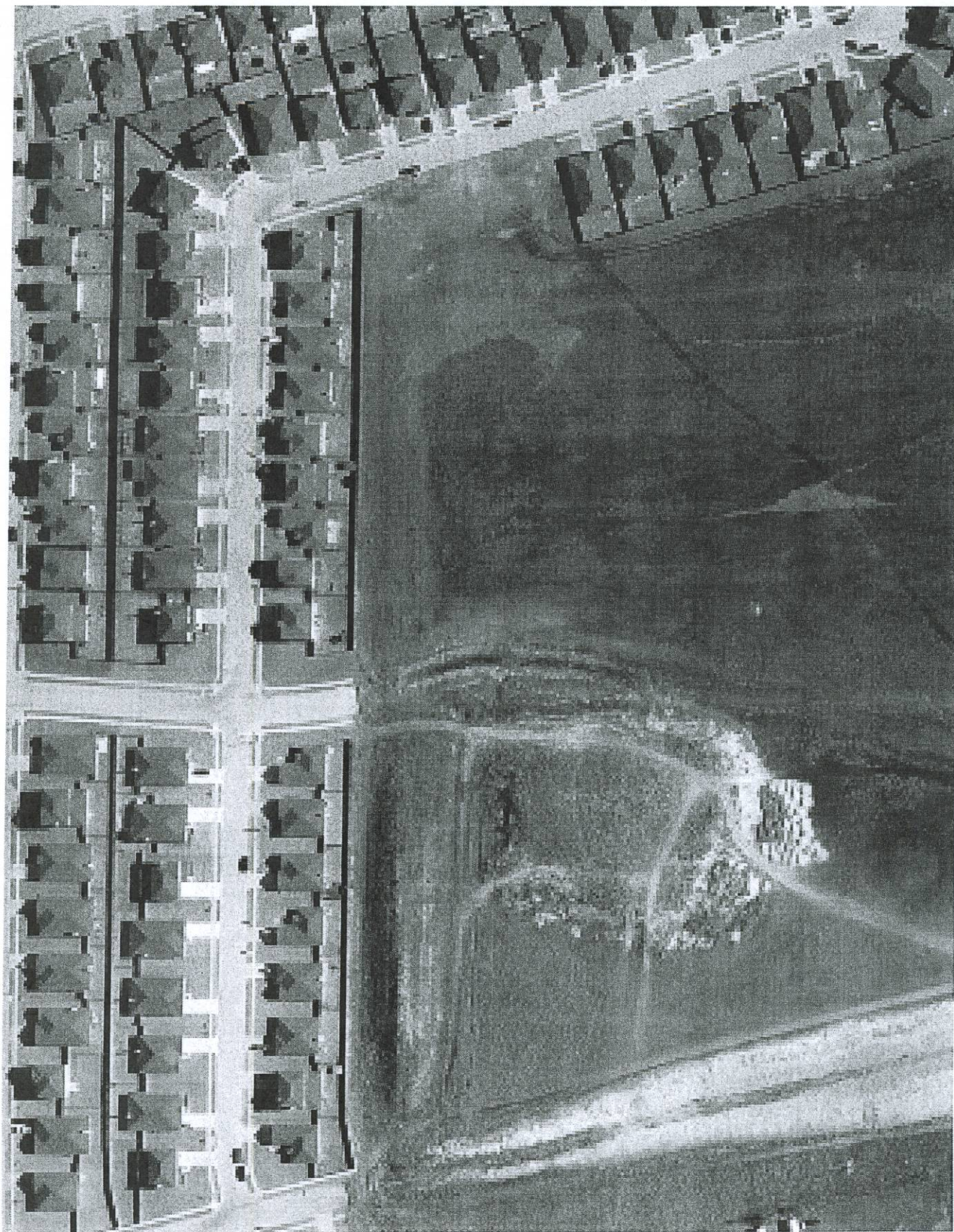
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



1403 TEAL LANE
VARIANCE

ENGINEERING DEPARTMENT

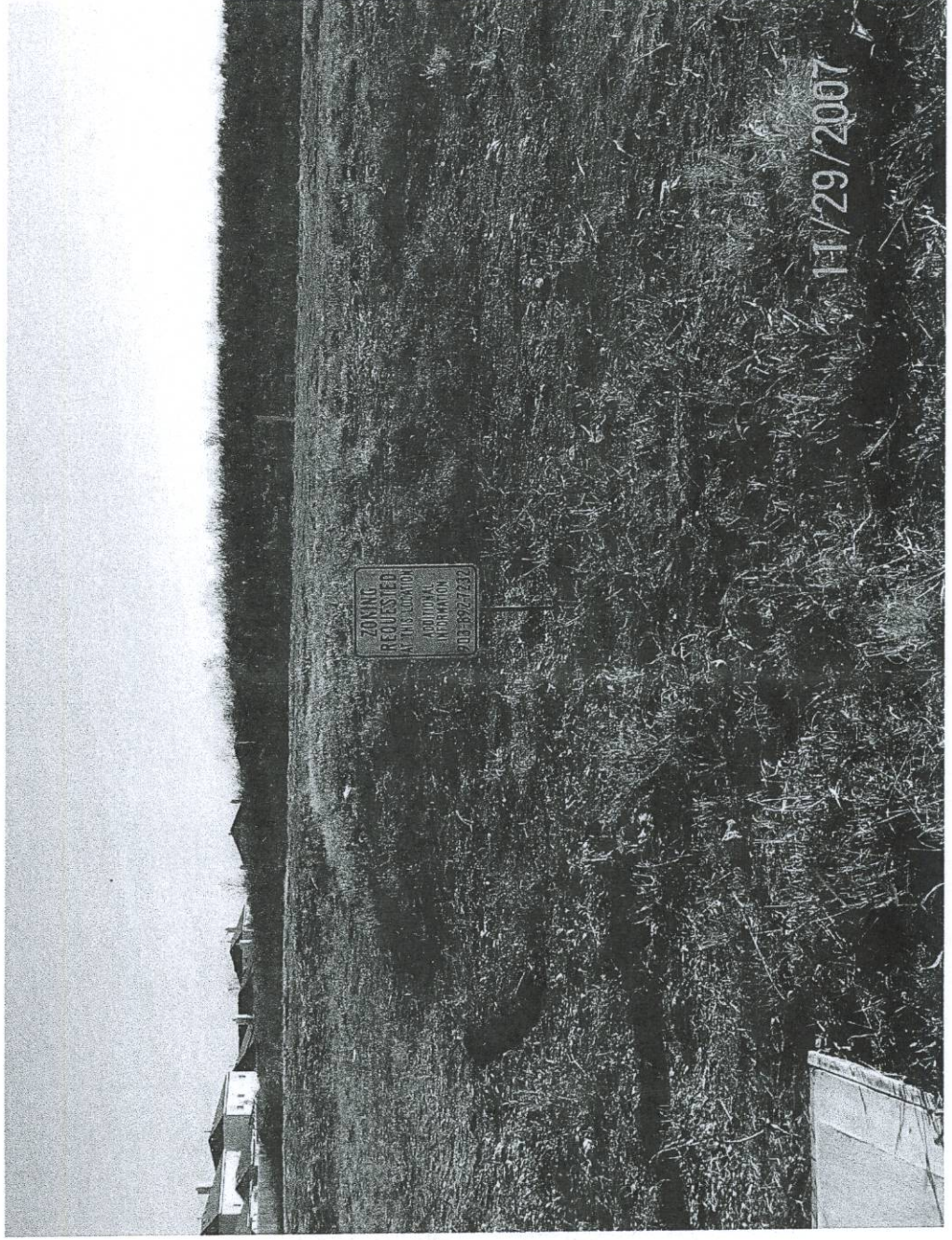


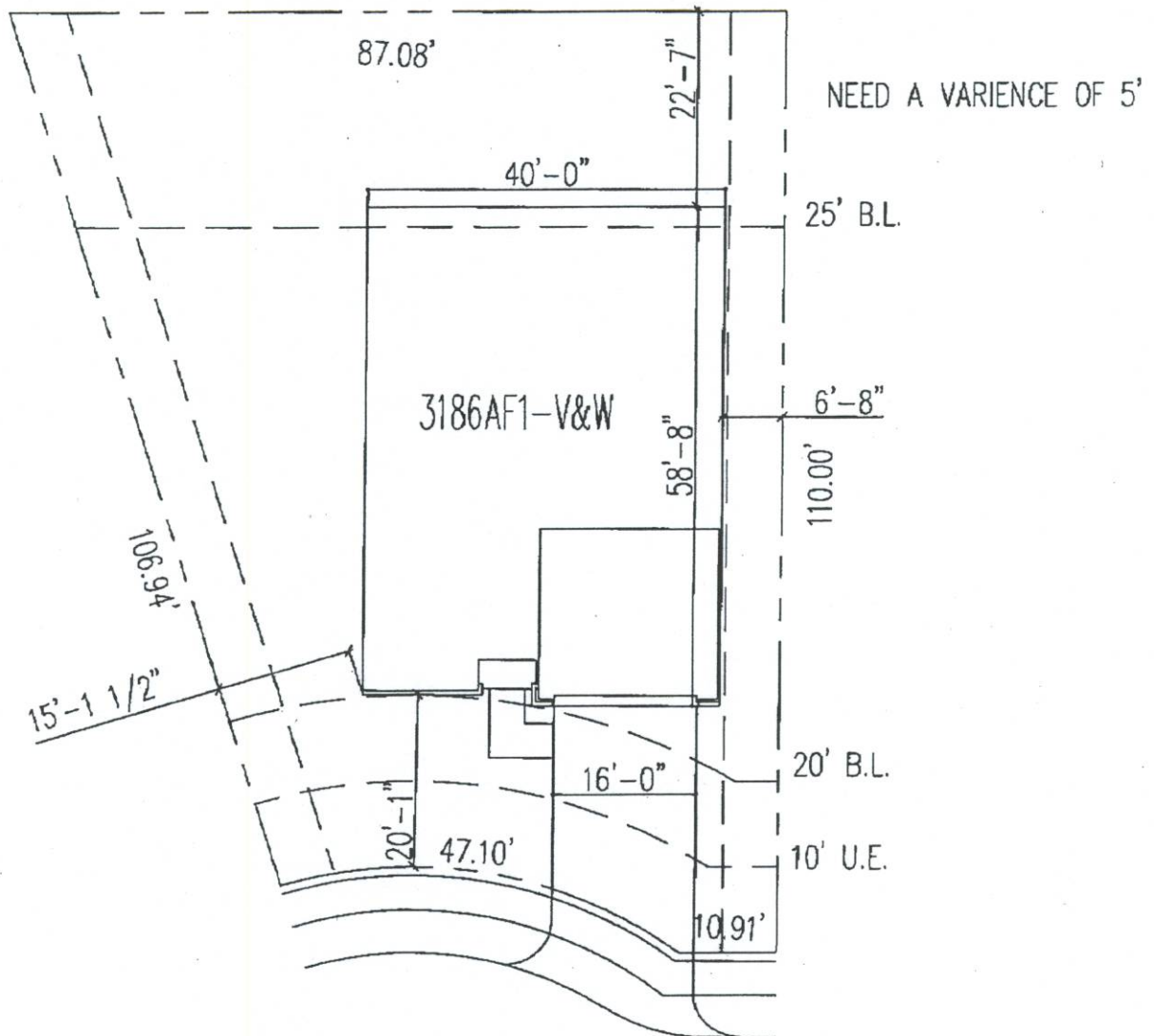


(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 150.0 feet

1403 Teal





1403 TEAL LANE
LOT 38 BLOCK 9

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

1024 South Willow Street
Being Lots 7 & 8, Block 4, Epstein's Addition
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a six (6) foot privacy fence with a zero (0) foot setback in lieu of the required twenty-five (25) feet in an R-1 (One and Two Family Residential) District.

Background

The owners live at the corner of Willow and Spring Streets. They would like to erect a six foot privacy fence on the property line along Spring Street; which is a front facing street.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Rene & Yesenia Paniagua (Owners)

Master Plan Designation:

Residential

Number of notices mailed:

30

Objections Received:

1

Attachments:

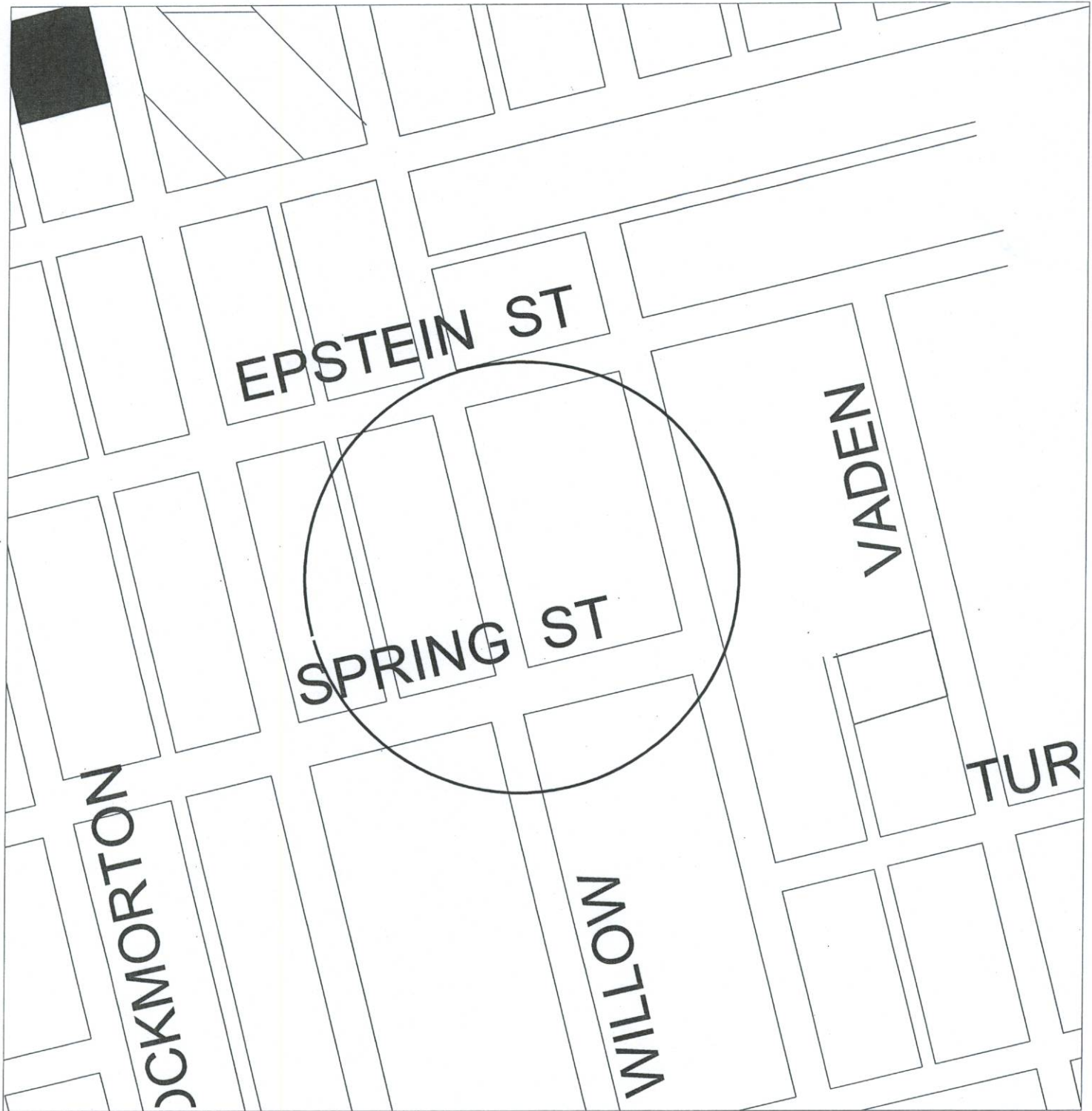
Location map
Photographs
Site Plan

Prepared By:

Patsy Reeves
Development Services Secretary

Approved By:

Scott Shadden,
Development Services Director



LEGEND

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



1024 S WILLOW
EXCEPTION

ENGINEERING DEPARTMENT



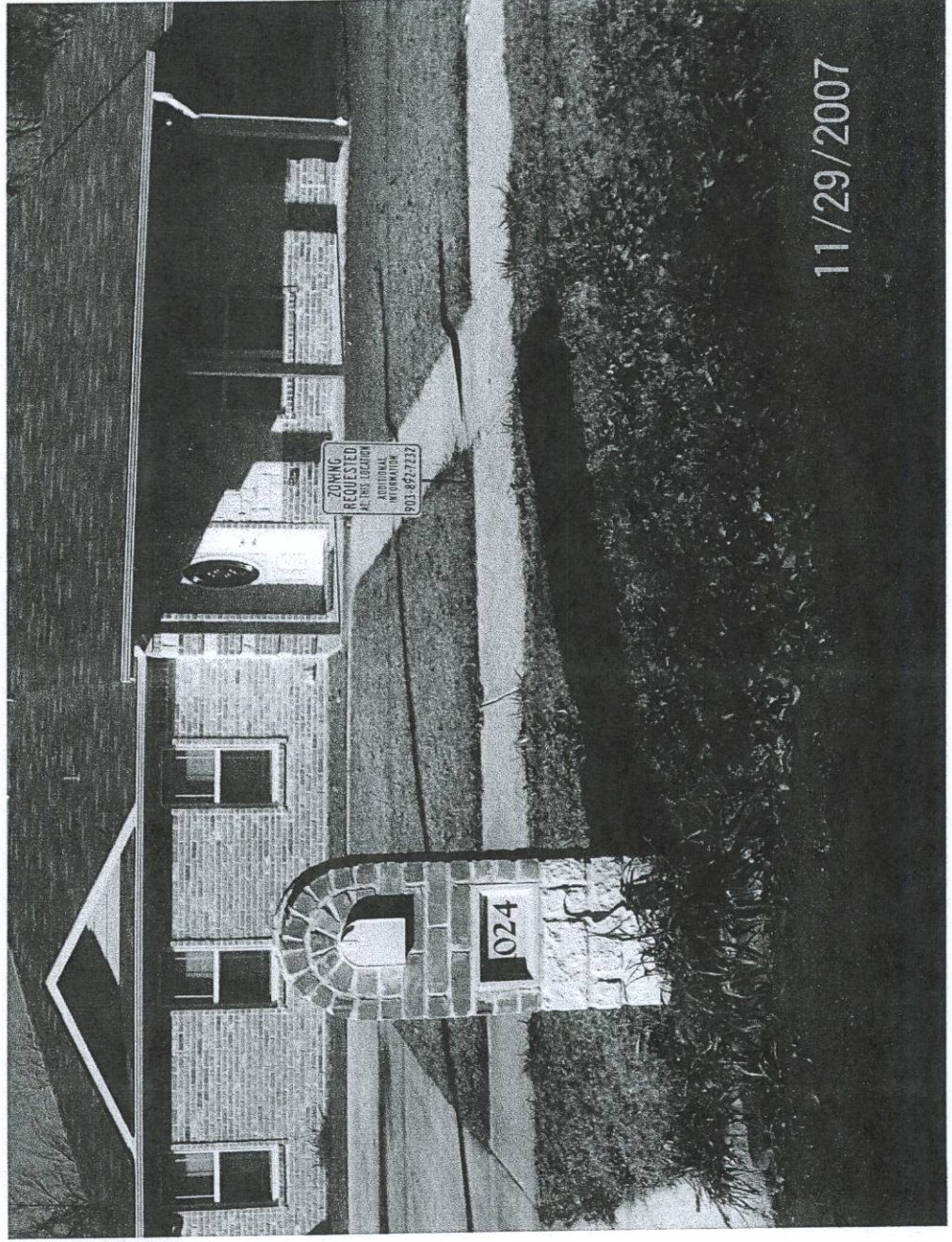
WILLOW

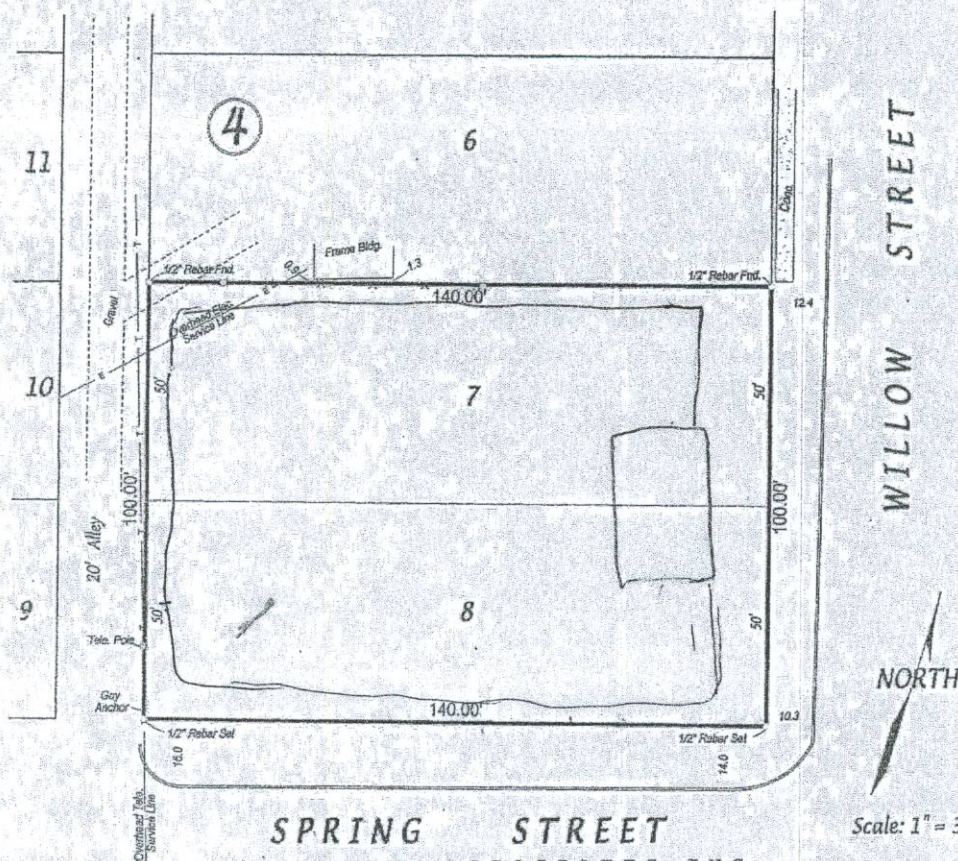
SPRING

Scale: 1 inch = 40.0 feet

(c) Copyright 2006, Pictometry International Corp.

1024 S. Willow





SPRING STREET

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors

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

SURVEY FOR: YESENIA PANIAGUA

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 3rd day of November, 2006 of the following described property:

Lots SEVEN (7), and EIGHT (8) in Block FOUR (4) of EPPSTEINS ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 125, Page 366, Deed Records, Grayson County, Texas.

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

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

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



100

107'-0"

Spring

107'-0"

corner

33'-0"

33

MORTON & WILLOW

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

December 3, 2007 Roger Young
1008 S. Willow
Sherman, Texas 75090-8040

DEC 11 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 18, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

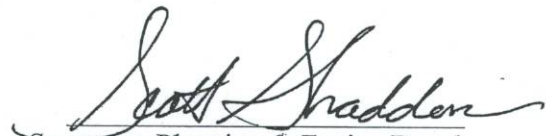
Rene & Yesenia Paniagua (Owner) concerning the property located at 1024 South Willow Street, being Lots 7 & 8, Block 4, Epstein's Addition

The request is as follows:

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a six (6) foot privacy fence with a zero (0) foot setback in lieu of the required twenty-five (25) feet 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


Secretary, Planning & Zoning Board

NO - A FENCE THAT HIGH WON'T FIT THE
NEIGHBORHOOD & THAT FAR OUT ON THE CORNER LOT
COULD & PROBABLY WOULD OBSTRUCT VISION FOR TRAFFIC
BEING IT IS AN OFFSET CORNER



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
December 18, 2007
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

505 West Center Street
Being all of Lots 1-5 and part of Lots 16-20, Block 2
Post Oak Addition
Site Plan Approval

Requested Action/Proposed Use:

Site Plan approval for an addition to Home Hospice

Background

Home Hospice of Grayson County would like to construct a second story addition to the existing building at 505 W. Center Street. Eleven parking spaces will be added as well.

Adjacent Zoning:

R-1 (One and Two Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District

Origination:

Home Hospice of Grayson County (Owner) and Richard Wright Architects (Architect)

Master Plan Designation:

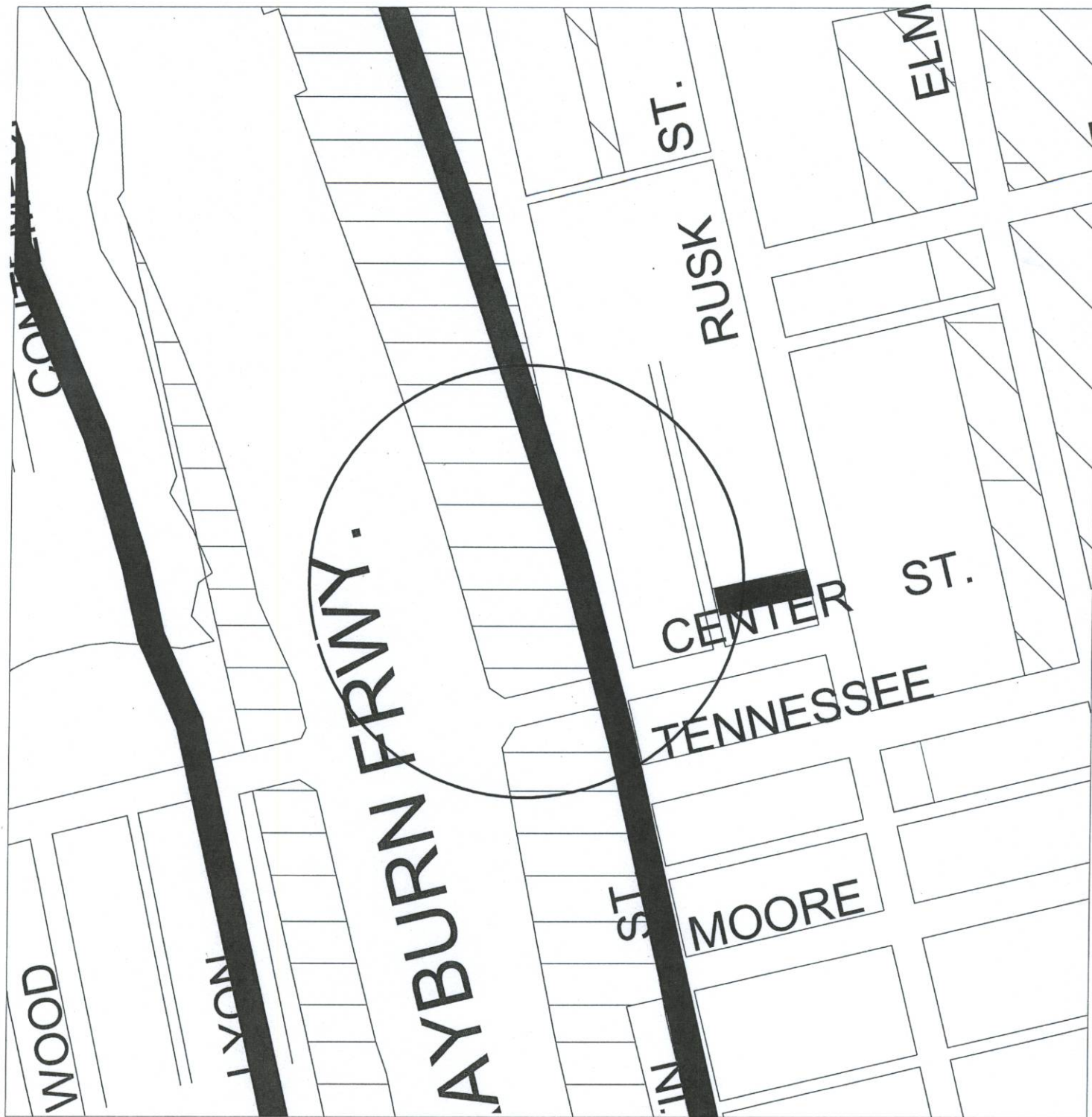
Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Development Services Secretary

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



505 WEST CENTER SITE PLAN

ENGINEERING DEPARTMENT

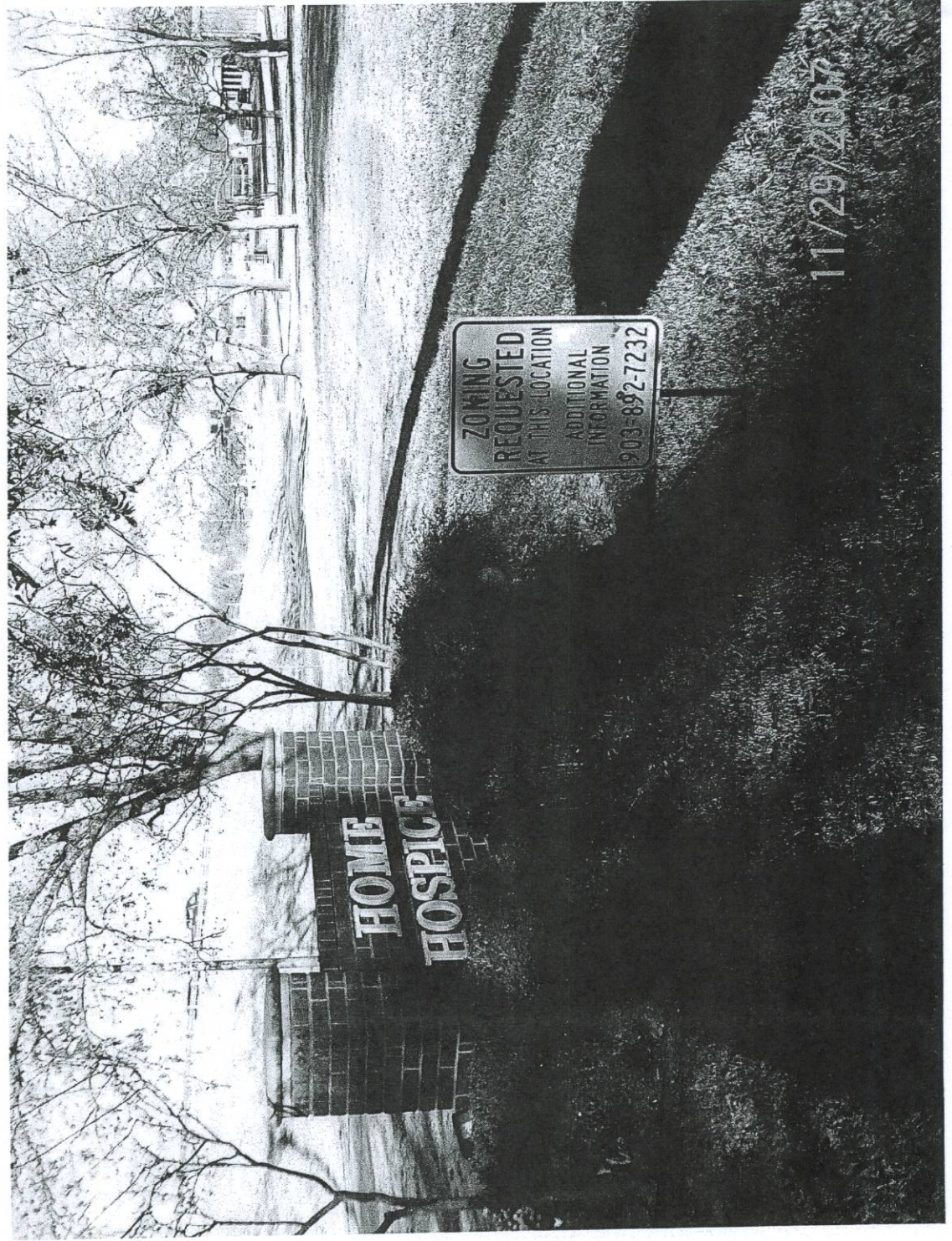




Scale: 1 inch = 50.0 feet

(c) Copyright 2006, Pictometry International Corp.

505 W. Center



**STAFF REVIEW LETTER**

December 13, 2007

Home Hospice of Grayson County
Sherry Little
505 W. Center
Sherman, Texas 75090

Rick Wright
3200 Main Street #6.3
Dallas, TX 75226

Dear Applicant,

The request for approval of a site plan concerning the property at 505 West Center Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. Meet all requirements of the O1.2 (Sam Rayburn) Overlay District and the C-2 (General Commercial) District Ordinance.
2. Any off-street parking area, service drive or driveway shall be concrete pavement so as to provide a durable and dustless surface.
3. Meet all requirements of the 2003 ICC Fire Codes.
4. 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.
5. No drive approaches onto Sam Rayburn Freeway
6. Show location of screened trash receptors.
7. A driveway permit is required for the proposed driveway to Austin Street.
8. Parking lot shall be HMAC or concrete.
9. Show location of trash receptors.
10. 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 and 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

Secretary, Planning and Zoning Board and Board of Adjustment

cc:

George Olson, City Manager

Mark Gibson, Director of Utilities & Engineering

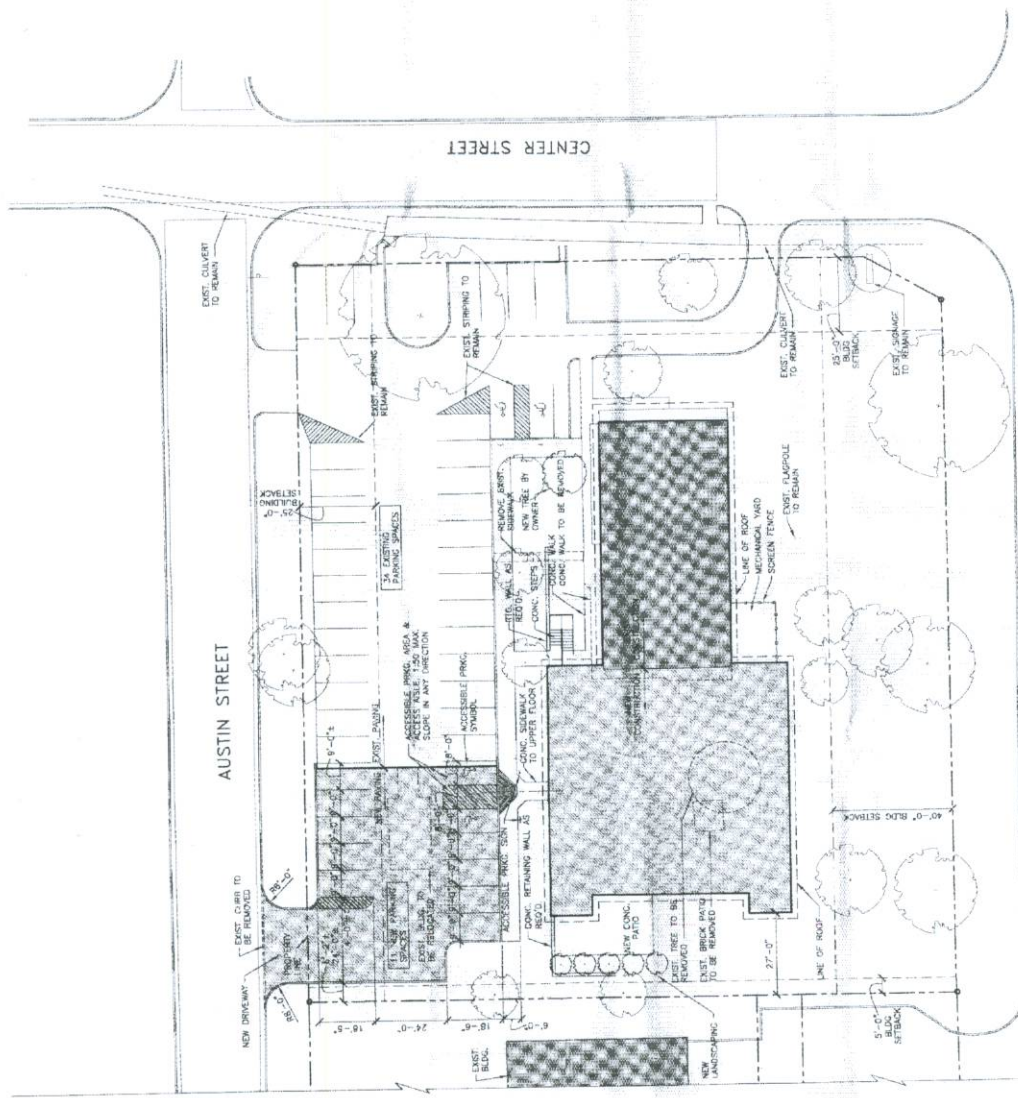
Doreen E. McGookey, City Attorney

Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal

Jeff Miller, Director of Public Works

James Shankles, Jr., P.E., City Engineer



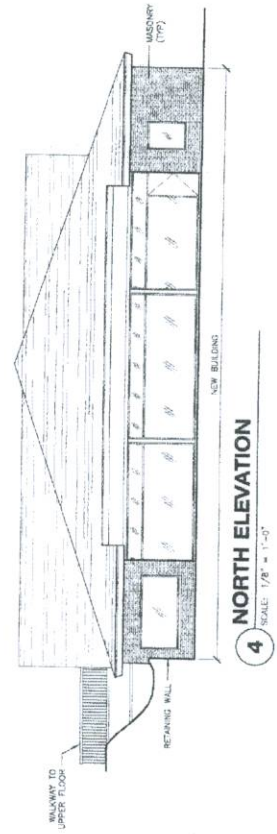
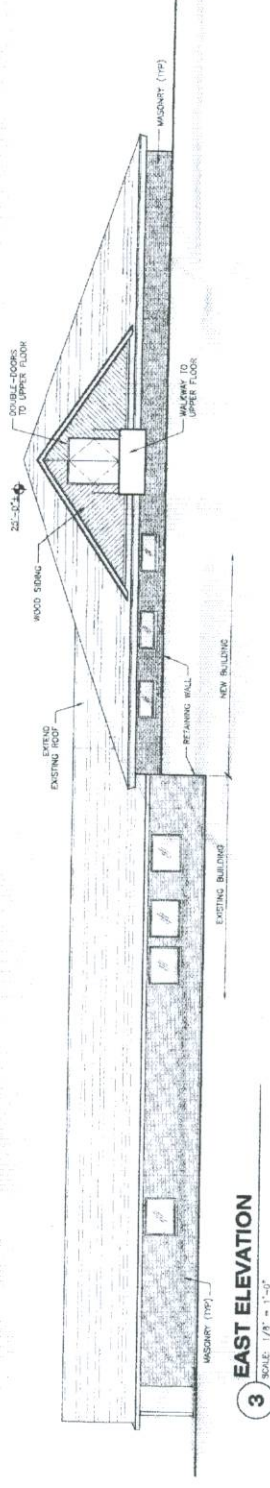
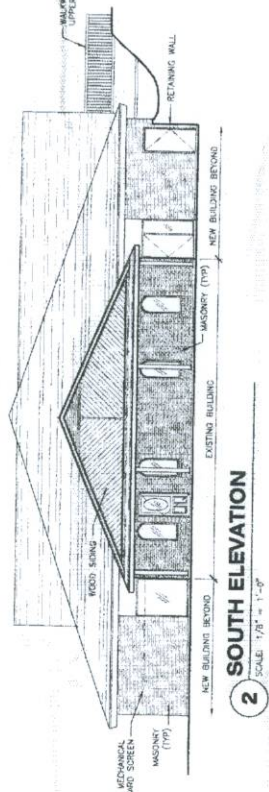
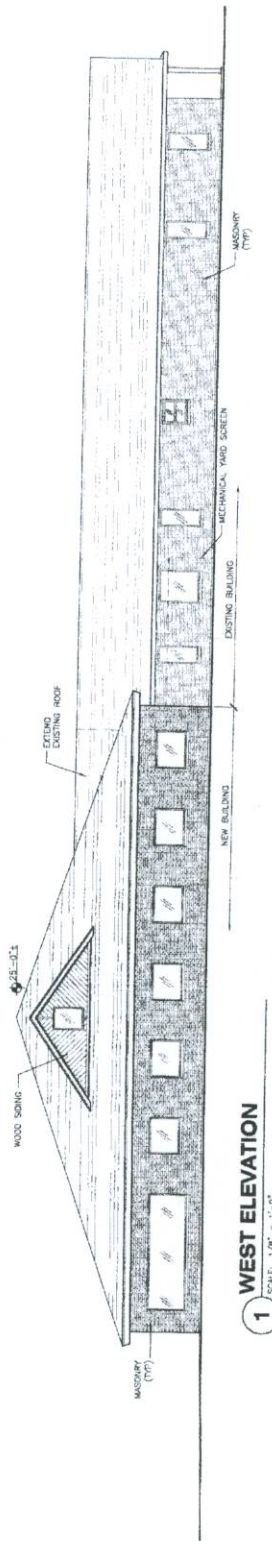
SAM RAYBURN FREEWAY

PARKING CALCULATION

9,450 S.F./400 S.F. PER PARKING SPACE = 24 REQUIRED SPACES.

34	EXISTING SPACES
11	NEW SPACES
45	TOTAL PARKING SPACES PROVIDED

1 **SITE PLAN** SCALE: 1" = 20'-0"



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

505 West Center Street
all of Lots 1-5 and part of Lots 16-20, Block 2 of Post Oak Addition
Final Plat

Requested Action/Proposed Use:

Final Plat of Home Hospice of Grayson County Addition, a Replat of Lots 1-5 and part of Lots 16-20, Block 2 of Post Oak Addition

Background

This is a replat of property owned by Home Hospice into one tract. It also includes a portion of an alley that has been closed and deeded to the property owners.

Adjacent Zoning:

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

Origination:

Home Hospice of Grayson County (Owner) and Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

19

Objections Received:

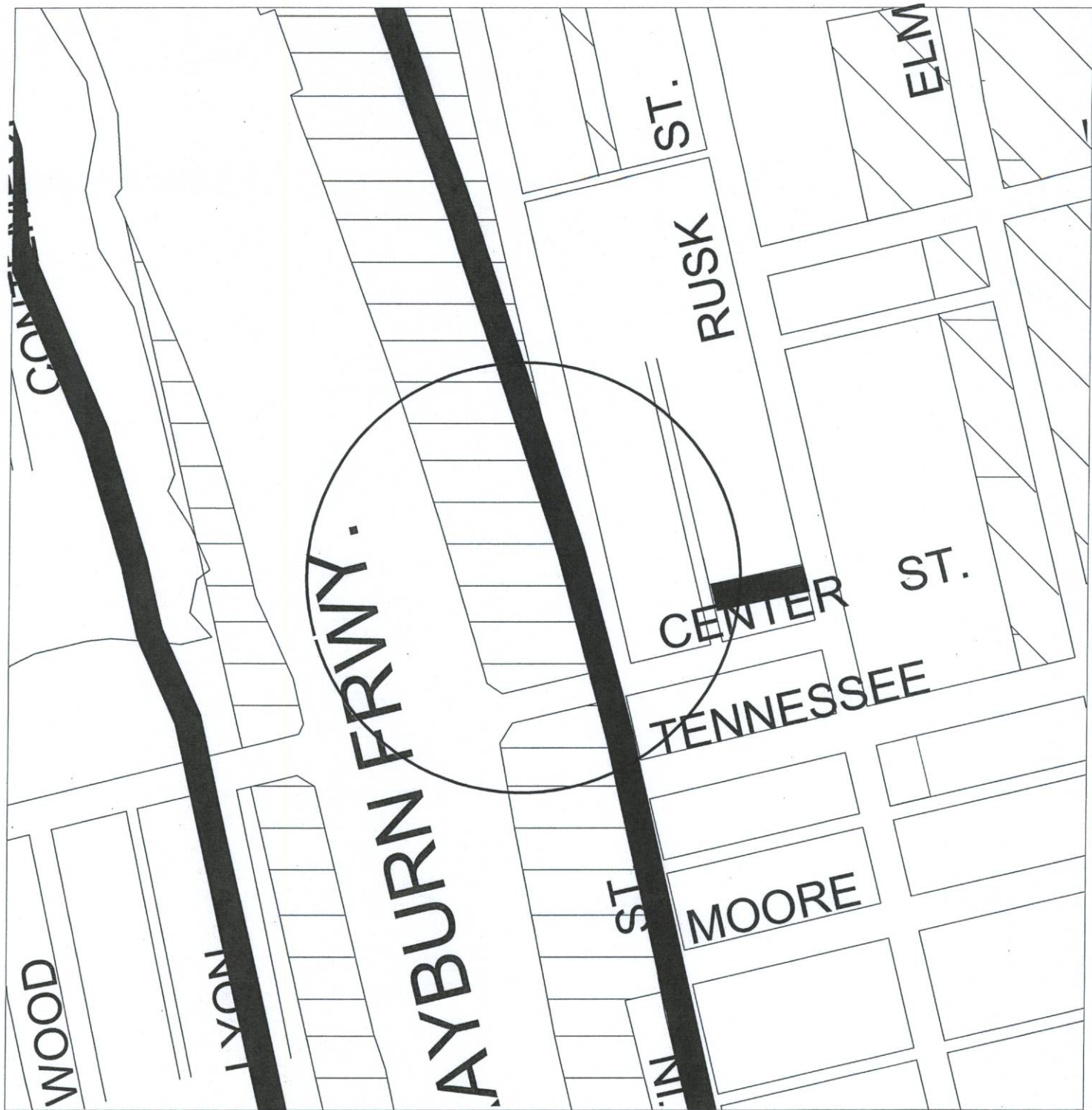
0

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning and Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



505 WEST CENTER FINAL PLAT

ENGINEERING DEPARTMENT





Scale: 1 inch = 50.0 feet

(c) Copyright 2006, Pictometry International Corp.

**STAFF REVIEW LETTER**

December 12, 2007

Home Hospice of Grayson County
505 West Center Street
Sherman, Texas 75090

Dear Applicant,

The request for approval of a Final Plat of Home Hospice of Grayson County Addition, a Replat of Lots 1-5 and part of Lots 16-20, Block 2 of Post Oak Addition concerning the property located in the 505 West Center has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. Letters from the various utility companies stating the availability of service and the adequacy of easements are required.
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. 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 and 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
Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Underwood Drafting & Surveying
	Richard Wright Architects	

Notary Public In and for
the State of Texas
Commission Expires:

ITEM # 14
WITHDRAWN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

4700 U.S. Highway 75 South
Being 73.76 acres in the Sherod Dunman Survey, Abstract No. 329
and Tract 2 of the Blalock Industrial Park
Site Plan Approval

Requested Action/Proposed Use:

Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) to extend the parking area for trailer storage in the Blalock Industrial Park.

Background

Tyson Foods would like to extend the parking area for trailer storage in the rear of the building at 4700 U.S. Highway 75 South.

Adjacent Zoning:

Industrial

Origination:

Tyson Fresh Meats (Owner) and Roy Knight, Plyler Construction (Applicant)

Master Plan Designation:

Industrial

Number of notices mailed:

32

Objections Received:

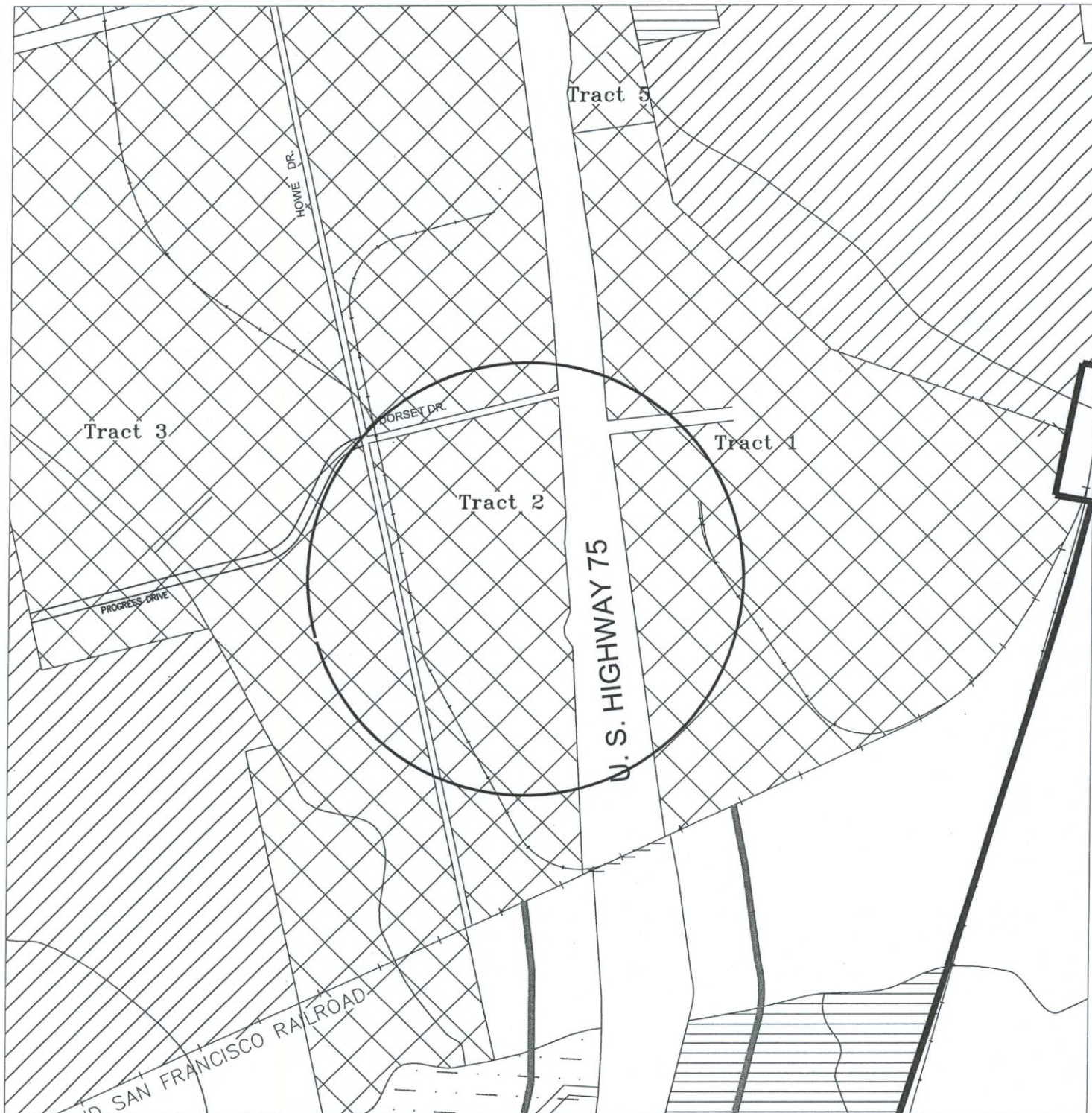
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Development Services Secretary

Approved By:
Scott Shadden,
Development Services Director



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



4700 US HWY 75 S SITE PLAN

ENGINEERING DEPARTMENT

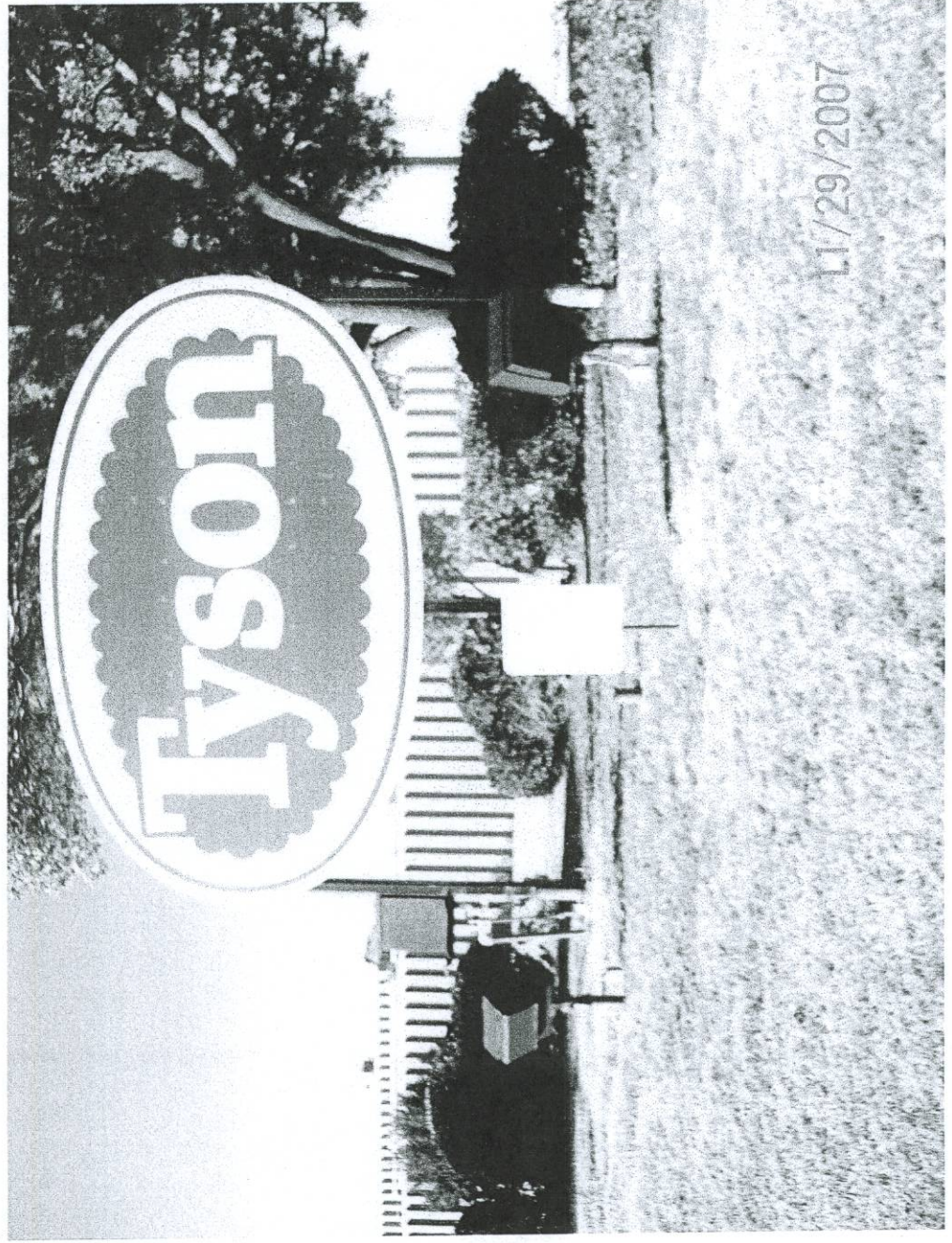




Average Scale: 1 inch = 213.9 feet

(c) Copyright 2006, Pictometry International Corp.

4700 Hwy 75 S.



**STAFF REVIEW LETTER**

December 13, 2007

Tyson Fresh Meats
Dustin Kratochvil
4700 U.S. Highway 75 South
Sherman, Texas 75090

Plyler Construction
Roy L. Knight
3505 Texoma Parkway
Sherman, Texas 75090

Dear Applicant,

The request for approval of a site plan concerning the property located at 4700 U.S. Highway 75 South, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. Compliance with all requirements of the Blalock Industrial Park District Ordinance is required.
2. Storage of all bulk liquids and gases, including oil, gasoline, petroleum products, acid waste neutralization, deionized water, as well as nitrogen and other gases shall be screened from public view.
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 and Zoning Commission

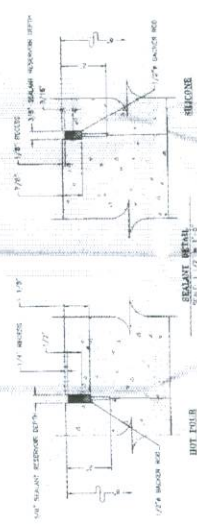
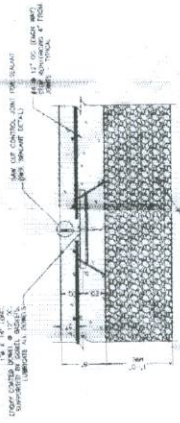
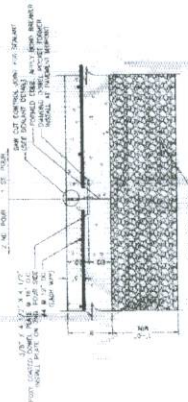
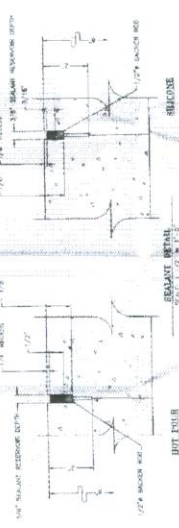
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

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

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

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer



TYPICAL
CONSTRUCTION JOINT DETAIL
SCALE: 1/8" = 1'-0"

TYPICAL CONTROL
JOINT DETAIL
ZONE 1 1/2 2 1/2 3 1/2

HOT FOUR

SEALANT DETAIL

REQUIRED ASPHERIC RATIO
 $\frac{427 \times 0.30}{1000} = \frac{128.1}{1000} = 0.1281$
 SCORE = $\frac{0.1281}{0.20} = 0.64$

[illegible]

ENLARGED VIEW
SCALE: 1/8" = 1'-0"

ISSUED FOR BID ONLY
DATE: 11-16-2007

DATE: 11-18-2007

...are: are the property of the
...and may not be disclosed
...in your written records. These
...are owned by the
...U.S.C. Section 221

[illegible]

DATE	11/11/11
TIME	11:11

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

525 Progress Drive
Being Lot 1, Block 1, Sherman Industrial Development Addition
in Tract 3 of the Blalock Industrial Park
Site Plan & Exception

Requested Action/Proposed Use:

- (a) Site plan approval to Ordinance No. 2252 Article IV Section 410 (2) (j) for a detached manufacturing building and driveway extension in the Blalock Industrial Park.
- (b) Exception under Ordinance No. 2252 Article IV Section 410 (2) (g) (2) to allow a 33 foot side yard setback for a detached building and a 43 foot side yard setback for a concrete storage pad in lieu of the required 55.7 in the Blalock Industrial Park.

Background

Progress Rail would like to construct a 70,000 square foot detached manufacturing building and driveway extension. The exceptions are needed at the southwest corner of the property for the proposed building and a concrete storage pad that was approved at the November Meeting.

Adjacent Zoning:

Industrial and Residential

Origination:

Progress Rail Services Corporation (Owner) Arnie Monteleone and Teresa Fleming (Representatives)

Master Plan Designation:

Industrial

Number of notices mailed:

32

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Development Services Secretary

Approved By:

Scott Shadden,
Development Services Director



LEGEND

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



525 PROGRESS RAIL SITE PLAN & EXCEPTION

ENGINEERING DEPARTMENT

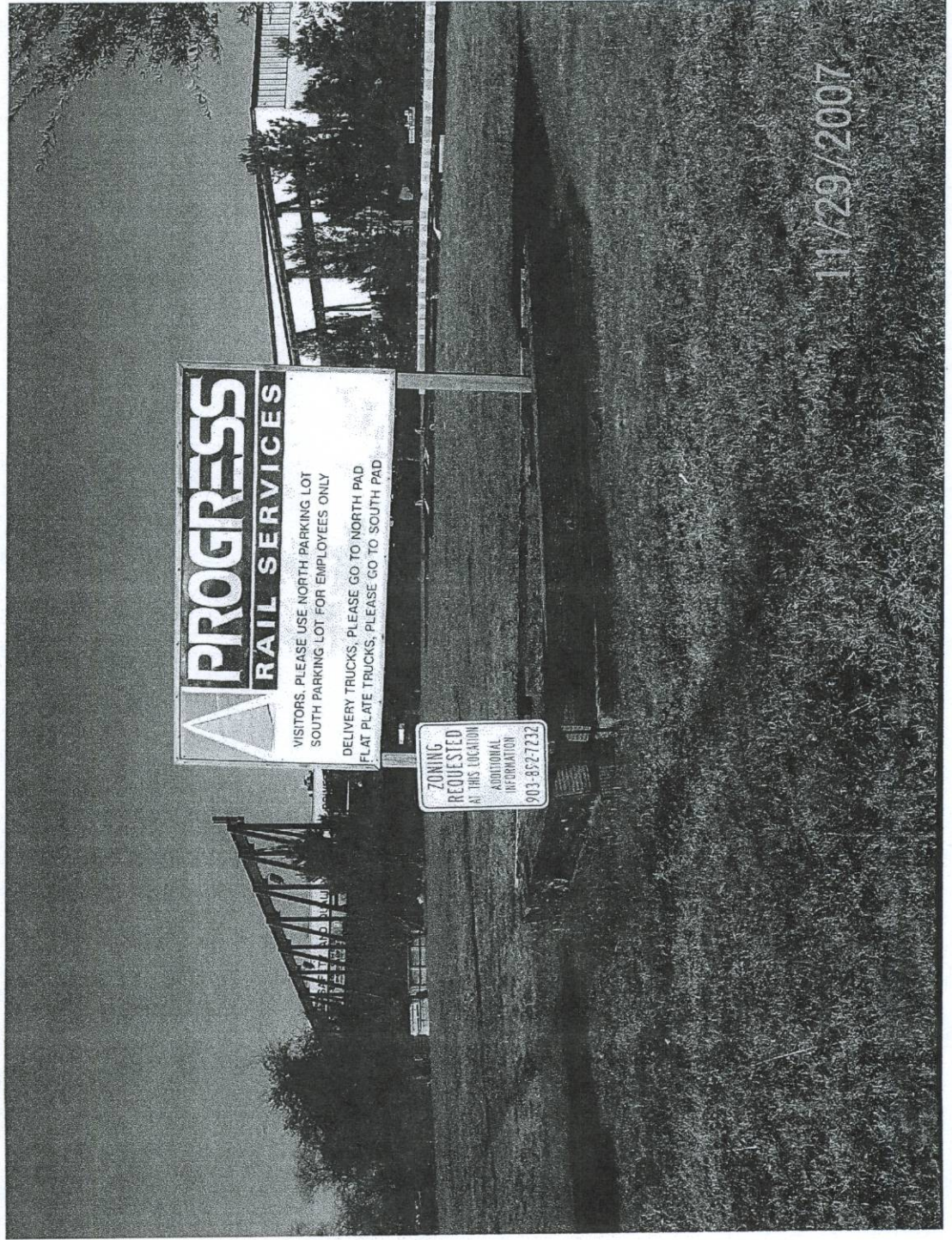




(c) Copyright 2006, Pictometry International Corp.

Average Scale: 1 inch = 453.9 feet

525 Progress Dr.



SHERMAN



STAFF REVIEW LETTER

December 13, 2007

Progress Rail Services Corporation
P.O. Box 1037
Albertville, Alabama 35950

Progress Rail Services
Attn: Arnie Monteleone
P.O. Box 2408
Sherman, Texas 75091

Progress Rail Services
Teresa Fleming
P.O. Box 2408
Sherman, Texas 75091

Dear Applicant,

The request for approval of a site plan concerning the property located at 525 Progress Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. Compliance with all requirements of the Blalock Industrial Park District Ordinance is required.
2. The proposed fire line shall connect to the existing 8" water main east of the existing fire hydrant. The fire line shall not extend west with the ROW of Progress Drive as shown. The fire line shall be a minimum of 6" in diameter and conform to fire code standards. A detector check valve and vault shall be adjacent to the main on private property.
3. The 4' service line shall be laid outside of the city right-of-way and connected to the main east of the existing manhole.
4. A driveway permit is required for the proposed driveway to Progress Drive. The driveway shall be concrete and inspected by the engineering department.
5. 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 and 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
Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 18, 2007
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

1002 South Travis Street
being all of Lots 18, 19 and 20 of M.B. Moore's Addition
Site Plan

Requested Action/Proposed Use:

Site Plan approval for Travis Street Apartments

Background

The owners would like to construct a three story apartment complex on the lot. The lot was formerly the Caprice Apartments which was destroyed by fire a number of years ago.

Adjacent Zoning:

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

Origination:

Paul Andrew Huggins (Owner) and Teague, Nall and Perkins (Engineers)

Master Plan Designation:

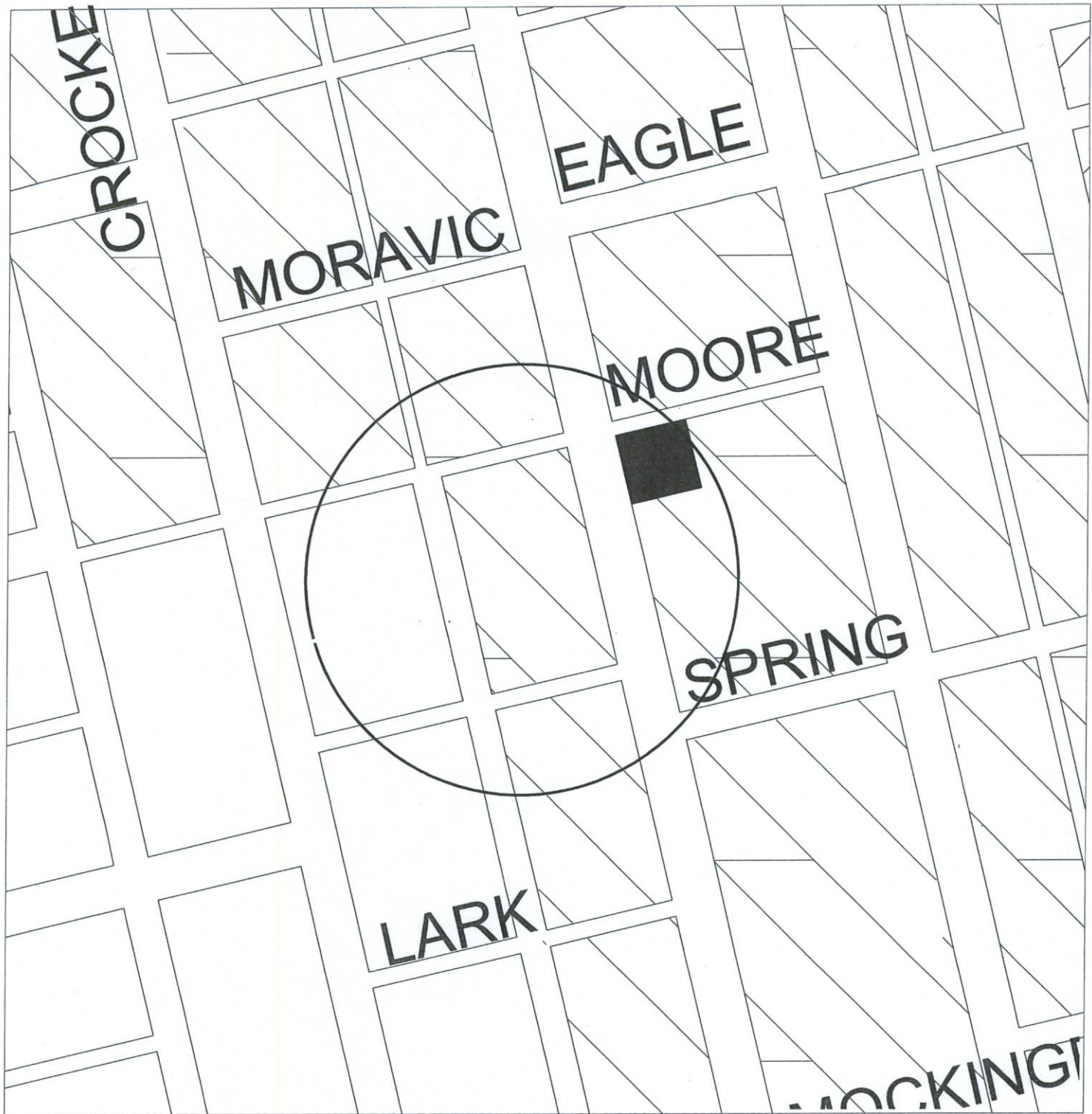
Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Development Services Secretary

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



1002 S TRAVIS SITE PLAN

ENGINEERING DEPARTMENT



TRAVIS

Scale: 1 inch = 60.0 feet

(c) Copyright 2006, Pictometry International Corp.



**STAFF REVIEW LETTER**

December 13, 2007

Paul Andrew Huggins
P. O. Box 160
Box Hill, Vic, Australia 3128

Teague, Nall and Perkins
Chris Schmitt
200 N. Travis, Ste. 500
Sherman, Texas 75090

Dear Applicant,

The request for approval of a site plan concerning the property at 1002 South Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2007 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. Meet all requirements of the R-2 (Multi-Family Residential) District Ordinance.
2. All signs shall be placed flat against the wall of a building and shall not project above the parapet wall or side wall of the building.
3. A driveway permit is required for the proposed driveway to Travis Street.
4. Meet all requirements of the 2003 ICC Fire Codes.
5. 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.
6. Carports/garages are required to have at least twenty feet (20') separation or be considered as aggregate square footage of the adjacent building(s) and meet all requirements.
7. Knox box (security key access) is required for emergency access. Knox pad locks are required on all manual gates and Knox key switch access is required on all electric gates.
8. All electric gates must have at least a twenty (20) foot wide access point.
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 and 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

Secretary, Planning and Zoning Board and Board of Adjustment

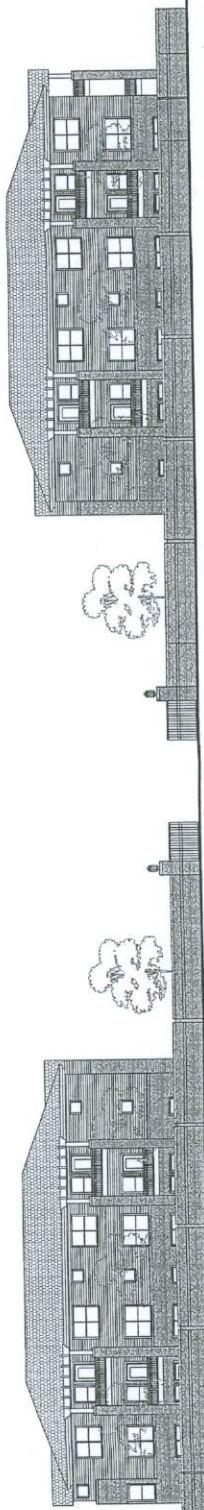
cc:

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

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

CMA
ARCHITECTURE - planning - interior design
C.M. ARCHITECTURE, P.A.
200 WEST 10TH STREET
FORT WORTH, TX 76102-1210
PHONE: (817) 877-0044
FAX: (817) 877-0045
E-MAIL: general@cmast.com
CONTACT: (817) 877-0048

CONSULTANTS:
CONSULTANT:



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

1 FRONT ELEVATION

A1 3/32" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF C.M. ARCHITECTURE, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF C.M. ARCHITECTURE, P.A. ANY VIOLATION OF THIS AGREEMENT WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



SHERMAN APARTMENT COMPLEX
ELEVATIONS

SHEET TITLE:
AO

REVISIONS:

NO. DATE BY:

PROJECT NO.:
DRAWN BY:

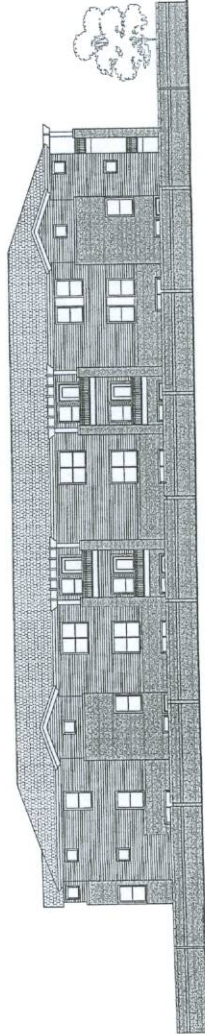
A1

SHEET 1 OF 1

COPYRIGHT C.M. ARCHITECTURE, P.A. 2007

2 SIDE ELEVATION

A1 3/32" = 1'-0"



ITEM # 18
WITHDRAWN