

STATE OF TEXAS

§

December 16, 2008

COUNTY OF GRAYSON

§

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

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

MEMBERS ABSENT:

JACOBS

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 18, 2008 Meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Tankersley. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

BOARD OF ADJUSTMENT

The members of the Board of Adjustment: JONES, DAVIS, SOFEY, TANKERSLEY AND PLYLER.

BOARD OF

ADJUSTMENTS

VARIANCE & FINAL PLAT

THE REQUEST OF BARTON CAPITAL, LTD. (OWNERS) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1201 & 1205 NORTH BROUGHTON STREET, BEING 0.33 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

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

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CUPID BROUGHTON TWO ADDITION.

VARIANCE – TWO 50' LOTS
&
FINAL PLAT – CUPID BROUGHTON TWO ADDN.
1201 & 1205 N. BROUGHTON
(BARTON CAPITAL, LTD)

Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 1201 & 1205 North Broughton Street. The owner would like to plat the property into two 50' lots for residential development. The lots will match the other lots in the area. 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 variance or Final Plat.

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SPECIFIC USE PERMIT & EXCEPTION

THE REQUEST OF OUTPOST/LAZY L ENTERPRISES (OWNERS) CONCERNING THE PROPERTY LOCATED AT 1905 EAST LAMAR STREET, BEING LOTS 5 & 7, BLOCK 17 OF CHRISTIAN COLLEGE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT AND SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOTIVE REPAIR IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW EXISTING BUILDING FINISHES IN LIEU OF THE REQUIRED MASONRY OR EQUIVALENT ON ALL SIDES OF ALL BUILDINGS VISIBLE FROM THE FRONT STREET RIGHT-OF-WAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Bob Brands, 15A Rhea Mills Circle, Prosper, Texas

Mr. Brands appeared to represent the request and answer any questions. The property is located at 1905 East Lamar Street being the northeast corner of Burdette and Lamar Streets. They would like to change the zoning from a C-1 (Retail Business) District to a C-2 (General Commercial) District and operate an automotive repair business at this location. They would like to leave the exterior building finishes as they are, so they requested an exception to masonry on all sides of the building visible from the street. Mr. Brands explained he moved away from Sherman a few years ago but recently started reinvesting in the City. They

**ZONE CHANGE – C-1
TO C-2**

**SUP – AUTOMOTIVE
REPAIR**

**EXCEPTION –
EXTERIOR FINISH
1905 E. LAMAR
(OUTPOST/LAZY L
ENTERPRISES)**

recently purchased the dilapidated building and have put it back into a use with businesses in the area. They took the old gas station, sided it with concrete board, repaired the glass windows and doors and erected a new fence. Mr. Brands explained "The tenants will park all of the vehicles behind the fence. The building will be kept very clean and should be a benefit to the town." They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commission Member Tankersley asked if any equipment such as lifts would be kept outside.

Mr. Brands explained all the equipment will be kept inside the building behind the garage doors. There was an old lift outside at one point and time, but it has been removed. "We stipulate that in their lease. We felt like everybody including us would be really sensitive to the automobiles, engines, anything like that out there, the parking lot has to be clean, free of debris, no auto parts, no cars, no working on the cars outside, there are a couple of bays for them to do that work."

No other citizens appeared before the Planning and Zoning Commission to discuss the zone change, Specific Use Permit & site plan and exception.

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Jones to approve the zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and the Specific Use Permit to allow automotive repair subject to the Staff Review Letter. Second by Commission Member Tankersley.

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

VOTING NAY: NONE

MOTION CARRIED

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

Chairman Sofey commended them on how well the building looks by looking at the before and after pictures. He felt they had followed the ordinance of what they are trying to accomplish.

Board of Adjustments

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF SHERMAN BIBLE CHURCH (OWNERS), LESTER TERRELL (REPRESENTATIVE) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 2515 WEST LAMBERTH ROAD & 2916 OVERLAND TRAIL, BEING LOTS 9 & 10, BLOCK 3 OF O'HANLON RANCH ADDITION, PHASE 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF LOTS 9 & 10, BLOCK 3 OF O'HANLON RANCH ADDITION, PHASE 2.

REPLAT – LOTS 9 & 10, BLK 3 OF O'HANLON RANCH ESTATES, PHASE 2 2916 OVERLAND TRL & 2515 W. LAMBERTH (SHERMAN BIBLE CHURCH)

Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located at 2515 West Lamberth Road and 2916 Overland Trail in the O'Hanlon Ranch subdivision. Sherman Bible Church recently purchased the lot at 2916 Overland Trail and would like to replat the property into one lot to construct a church on the property. 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 Atherton to approve the Replat subject to the Staff Review Letter. Second by Commission Member Plyler.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF RWS FAMILY PROPERTIES, LLC AND HCT #1, LP (OWNERS) AND NATHAN GRAY (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED AT 303 WEST HOUSTON STREET, BEING LOTS 4 & 5 AND THE WEST 13' OF LOT 6, BLOCK W OF S.B. ALLEN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE AND 58 UNIT SELF STORAGE FACILITY.

SITE PLAN – OFFICE & 58 UNIT SELF STORAGE FACILITY 303 W. HOUSTON (RWS FAMILY PROPERTIES, LLC & HCT #1, LP)

Nathan Gray, 122 S. Bryant, Sherman, Texas

Mr. Gray appeared to represent the request and answer any questions. The property is located at 303 West Houston Street between Rusk and Crockett Streets in the Central Business District; downtown Sherman. Mr. Gray is the prospective buyer; he would like to construct an office

and 58 unit self storage facility. Mr. Gray explained he has changed the site plan to include brick on the east and west sides of the warehouses and also on the front. Landscaping areas have been added in the front. The office was originally a two story but now it is a single story. The buildings facing Houston Street will have a masonry exterior finish. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey asked if the Fire Marshal approved the site plan.

Mr. Gray explained he had met with the Fire Marshal, he did not have a problem with the site plan since the lot is 140' long, he did not need the designated fire lanes, they would be able to reach it from the street or rear.

Chairman Sofey asked about waste management removal.

Mr. Gray explained they would probably use residential roll off carts because they will not have a lot of trash.

Rita Gaither, Development Coordinator explained they would not be able to use residential roll off carts in the Central Business District.

Mr. Gray explained he would work with waste management to resolve the issue.

Commission Member Jones asked if the building would come up to the sidewalk.

Mr. Gray explained it would be 25' from the front property line to the front of the building. Two parking spaces will be provided on the west side and two handicap spaces on the east side.

Commission Member Jones asked if the storage units would be metal except on the south, east and west sides of the building.

Mr. Gray explained that was correct, the outside walls will be brick on the south, east and west sides.

Chairman Sofey explained there would be a 6' wood privacy fence on the north side, brick on the east and west sides.

Mr. Gray explained the only fence is a 10' section at the rear setback, along the back, connecting the back to the building. His office and the retail office for the warehouse will be together in the front building. The warehouse units will not be climate controlled.

Commission Member Jones asked how it would be screened for what is stored there.

Mr. Gray explained the lease agreement will not allow car parts or old cars. They will have security cameras, the gates will be like a wrought iron type gate. After hours access will be through a security code system.

Commission Member Morgan asked the reason for the last 10' to be wood and the rest to be brick on the west side.

Mr. Gray explained there is a 10' section that will be a wood fence connecting the buildings, it will be a 6' wood privacy fence. The masonry will stop at the rear setback. The buildings on the outside edge will be approximately 9 1/2'; the roof will drain to the interior.

Commission Member Morgan asked if there was anyway to get the full west side to be brick as well.

Mr. Gray explained there is a 10' alley easement going through that area with a lot of trees and a parking lot is to the north of that area.

Mr. Shadden, Director of Developmental Services explained everything on the exterior of the building on the west side is brick.

Chairman Sofey asked if there was anything in the City codes that dictates what can and cannot happen in mini-warehouses.

Mr. Shadden explained they can store anything that is legal and met the codes (Fire Codes, EPA, etc.); not just zoning regulates this.

Chairman Sofey felt Mr. Gray was going above and beyond what was required but there was some concern with long term of what could go on within this property if it was sold.

Mr. Shadden explained it would be restricted to anything that is permitted in a C-1 (Retail Business) District.

Mr. Gray explained landscaping will be provided in front along Houston Street. Trees and shrubs will be planted on the west side of the warehouse.

Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin asked where the property was located in the downtown area and if the zoning was in place for this use. He wondered how it got by Downtown Sherman. Mr. Sartin felt this use did not need to be downtown.

Chairman Sofey explained it would be between the old Greyhound Bus Station and the Kreager Building. This request is for site plan approval only, they were not asking for any variances or exceptions.

Commission Member Jones explained they felt like a self

storage facility should require a Specific Use Permit but that is not the way it is and they hope to change it in the master plan.

Lee Terrell, 2404 San Miguel, Sherman, Texas

Mr. Terrell explained “he appreciated what has been spent on the old Jaco’s Building; that building is really a special building and the Kreager’s Building is in the same line of fire. He understood it was a legal use, but how are we going to have downtown looking. We have nearly gotten there with the Jaco’s Building; it is a good start, some of the other buildings have been restored but if you think about what could happen with the Kreager Building, if you look on the other side of the square, the north side and you go down to where “Locke the Tinner” was, now there is a metal building facing the street that looks like it is out of place. We could put a red brick front storage building or something that the architects will fit what we are trying to accomplish (a McKinney look), that type of look would look great but it sure seems out of place, these metal storage veneer.”

Chairman Sofey explained there are some things Mr. Gray has done above and beyond and he had some of the same concerns.

Commission Member Morgan explained he thought the expression drawn by Mr. Sartin is the sentiment drawn by everybody; where is downtown Sherman going. We would love to have a downtown like McKinney; is this going in the right direction to do that; that is the concern of everybody.

Commission Member Jones explained it does fit but they do need to make self storage a Specific Use Permit where there is some type of control of where they go.

Commission Member Davis explained the downtown Sherman people have a lot of interest and love for downtown, where they want to see something happen that is not there, yet but it could happen.

Mr. Gray explained he would be open to some architectural ideas different from this plan.

Commission Member Atherton asked Mr. Gray if he could work with the Downtown Sherman Group on the design of the façade.

Chairman Sofey explained the board does not have the authority to put any stipulations on the request because he is not asking for any variances or exceptions. He felt he would have a lot happier neighbors and people in the community if he did.

Scott Shadden asked Chairman Sofey if they could go into Executive Session.

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

EXECUTIVE SESSION

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

SECTION 551.071 -- CONSULTATION CONCERNING LEGAL MATTERS ON AGENDA ITEM 6, REGARDING SITE PLAN APPROVAL FOR AN OFFICE AND 58 UNIT SELF STORAGE FACILITY LOCATED AT 303 WEST HOUSTON STREET

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:35 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:42 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

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 Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

ZONING REVIEW
COMMITTEE
RECOMMENDATIONS

At the October 20, 2008 meeting, the City Council directed the P&Z to study the recommendations for changes to annexation, zoning and expanded overlay district regulations. As part of the Comprehensive Plan process, the City's consultants, Kendig Keast, have identified several areas for potential modification of the City's zoning and development ordinances for immediate consideration by the Council and Planning and Zoning Commission. The three issues raised in the memo were: 1) bringing in all new annexations as "RA" – residential agriculture, 2) expanding the overlay district regulations to accommodate

new commercial development in other areas of the City, and 3) addressing subdivision development through adoption of a subdivision ordinance.

At the November 18, 2008 Planning and Zoning Meeting, a Zoning Review Committee was appointed. Members include: Jason Sofey, Lawrence Davis and Darren Tankersley.

The committee met December 4, 2008 to discuss recommendations for changes to the zoning ordinances. Some of those recommendations include: all newly annexed property will come in as an R-A (Single Family Agricultural) District and requiring the exterior façade to be masonry or equivalent on all sides of all buildings visible from the front street right-of way in the following districts: C-O (Office) District, C-1 (Retail Business) District, C-2 (General Commercial) District, M-1 (Light Manufacturing) District, M-1.5 (Medium Manufacturing) District, and M-2 (Heavy Manufacturing) District. Masonry shall be brick, stone or EFIS (Exterior Finish Insulation System). They would also recommend requiring Specific Use Permits for mini-warehouse and storage facilities. The staff feels that these items are the most crucial items to address immediately. Consideration of the subdivision ordinance can be deferred to be included with implementation of other items arising out of the Comprehensive Plan. Those recommendations will be brought back as draft ordinances for public hearing at the next Planning and Zoning Commission meeting.

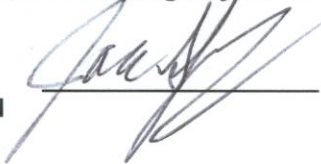
On January 26, 2008, there will be a joint City Council and Planning & Zoning Meeting at 12:00 p.m. (noon) to discuss the Preliminary Master Plan.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:46 p.m.


SECRETARY

CHAIRMAN



ADJOURNMENT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
November 18, 2008
Jason Sofey, Chairman

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

Don Hicks, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1201 and 1205 North Broughton Street
Being .33 acres in the J.B. McAnair Survey, Abstract No. 763
Variance & Final Plat

Requested Action/Proposed Use:

Board of Adjustments

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

Planning and Zoning Commission

Final Plat approval of Cupid Broughton Two Addition.

Background

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

Adjacent Zoning:

R-1 (One Family Residential) District.

Origination:

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

Master Plan Designation:

Residential

Number of notices mailed:

15

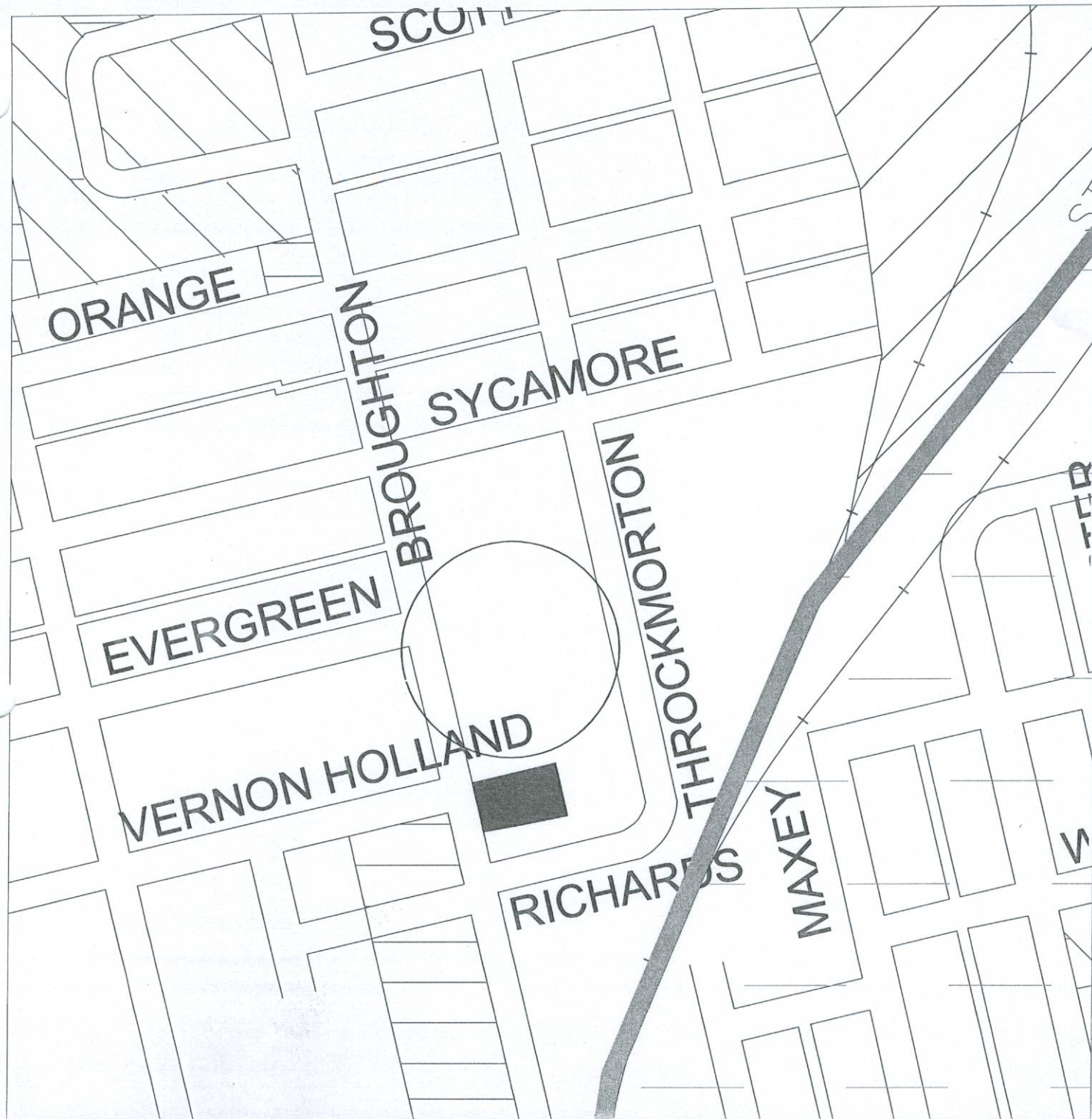
Objections received:

0

Attachments: Location map, Photographs, Final Plat, Staff Review

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden
Director of Developmental Services



LEGEND

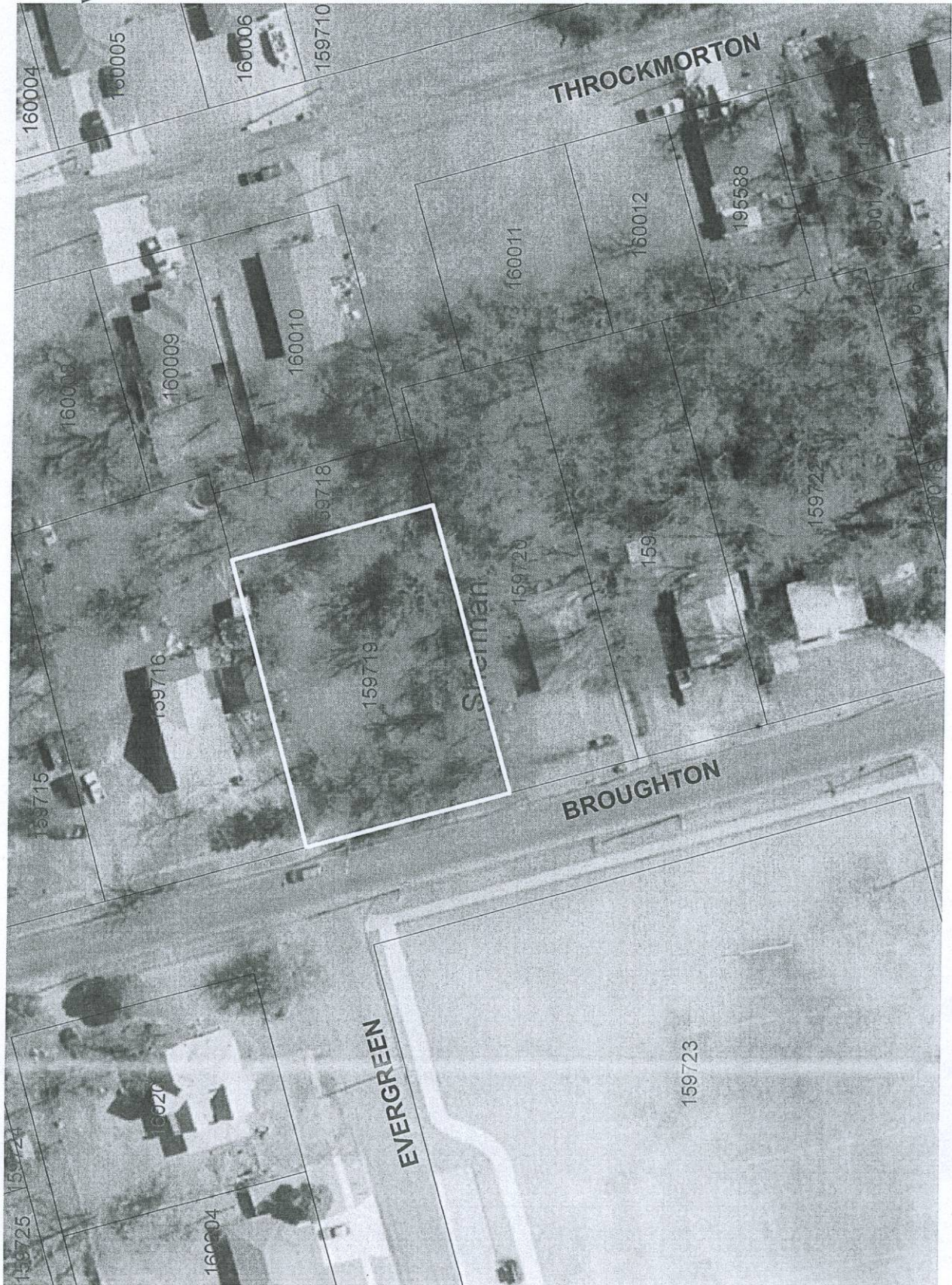
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



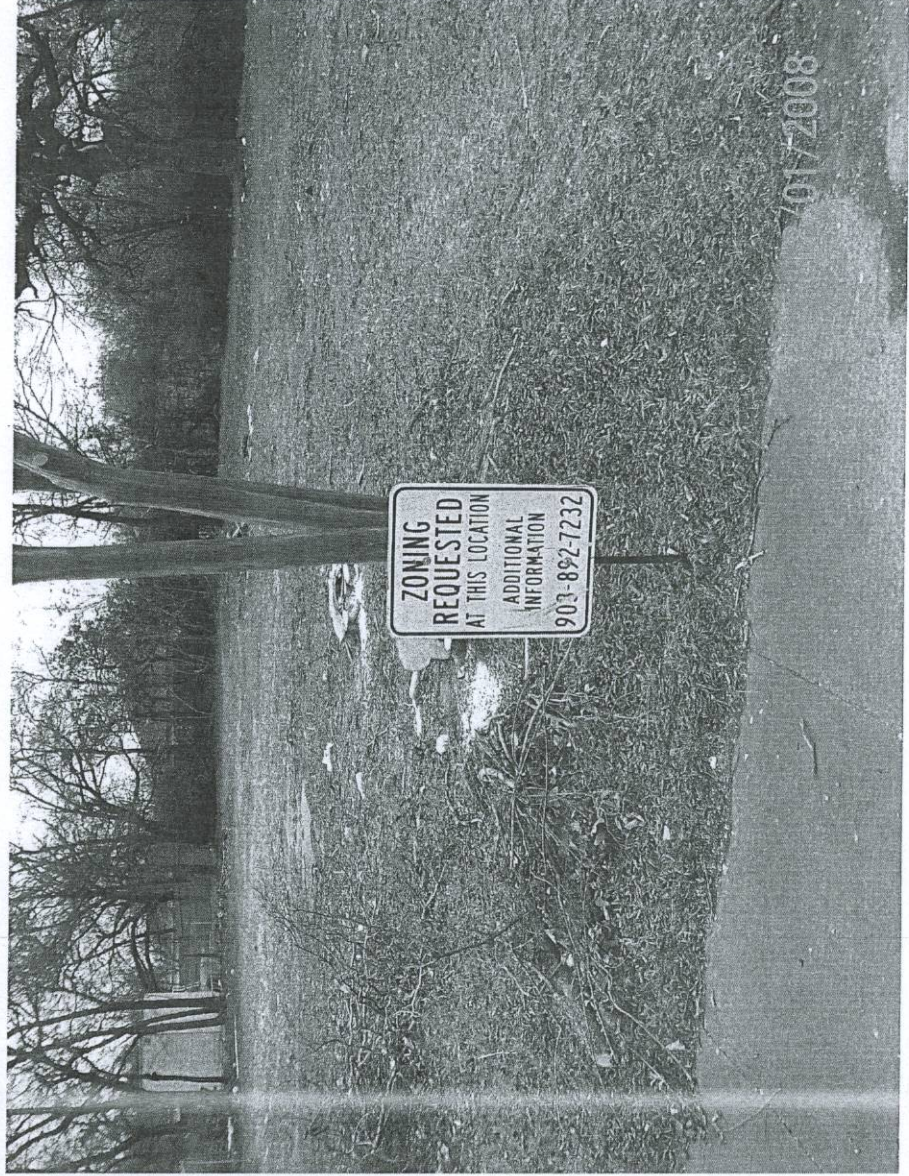
1201 & 1205 N. BROUGHTON

Department of Developmental Services





1201 & 1205 N. Broughton



**STAFF REVIEW LETTER**

December 8, 2008

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

Dear Applicants,

The request for approval of a Final Plat of Cupid Broughton Two Addition concerning the property located at 1201 and 1205 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 16, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. A variance for lot size with 50' frontage must be granted by the P&Z Board prior to the approval of the final plat.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Water Pro-Rata of \$750.00 will be required for the additional lot.
5. Sewer Pro-Rata of \$650.00 will be required for the additional lot.
6. The fence notations shall be removed from the plat.
7. Existing city sewer line easement to be located and shown on the plat.
8. Drive approaches shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. Off-site easements for the sewer service lines to the lots will likely be required. The volume and page of these easements should be placed on the plat prior to recording.
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 & Zoning Commission.

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

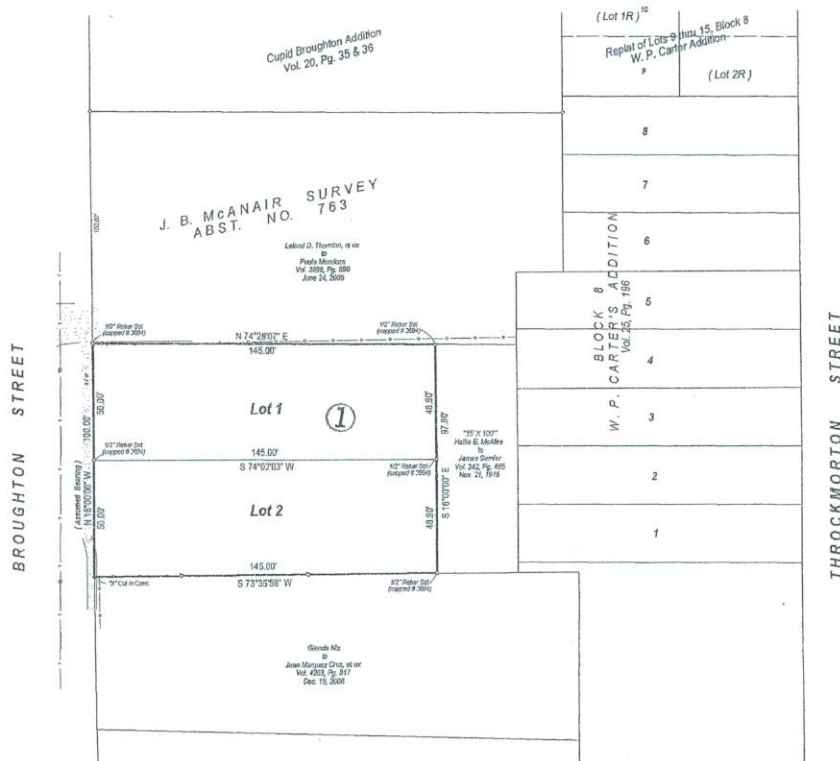
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Mark Gibson
Director of Utilities and Engineering

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



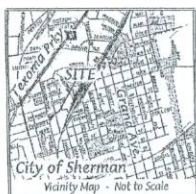
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

CUPID BROUGHTON TWO ADDITION to the CITY of SHERMAN, TEXAS

(Being 0.33 Acres)

Owner & Developer

Barton Capital, Ltd.
Ron Barton, President
715 S. Hwy 75
Sherman, Texas 76080
903-868-4201



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1893 Sherman, Texas 75091-1893
Ph: (903) 897-8003 Fax: (903) 868-7910

CPD-MIT1.pcs
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 16, 2008
Jason Sofey, Chairman

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

Don Hicks, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1905 East Lamar Street
Being Lots 5 & 7, Block 17 of Christian College Addition
Zone Change, Specific Use Permit & Exception

Requested Action/Proposed Use:

Planning and Zoning Commission

Zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval to allow automotive repair in a C-2 (General Commercial) District.

Board of Adjustments

Exception to allow existing building finishes in lieu the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.

Background

The property is located at 1905 East Lamar Street, the northeast corner of Burdette and Lamar. The owners recently purchased the property; they have cleaned it up, replaced the chain link fence with a privacy fence and painted and upgraded the building. They would like to operate an automotive repair business at this location.

Adjacent Zoning:

C-1 (Retail Business) District.

Origination:

Outpost/Lazy L Enterprises (Owners)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

17

Objections received:

0

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

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden
Director of Developmental Services



LEGEND

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



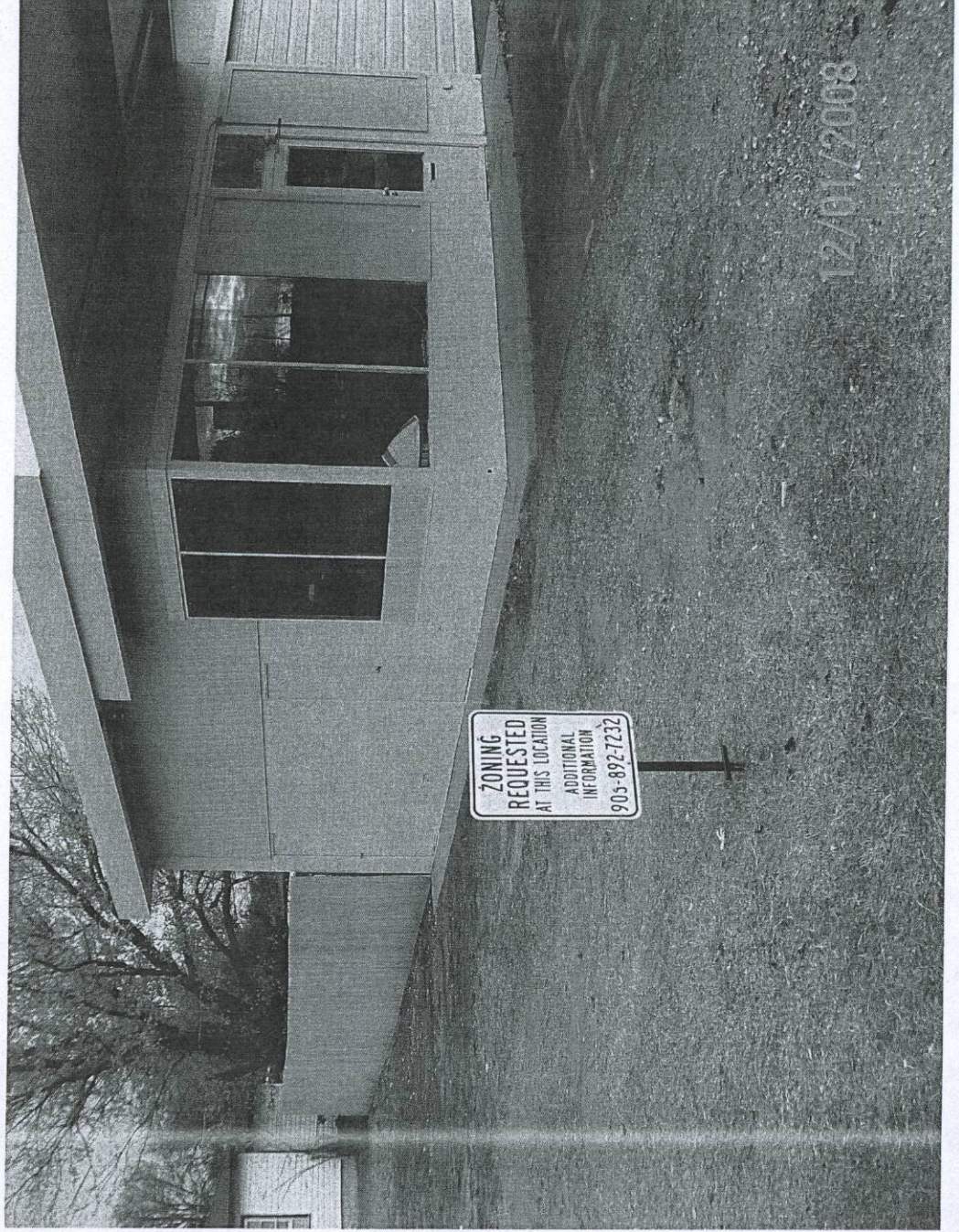
1905 E. LAMAR STREET

Department of Developmental Services





1905 E. Lamar



December 11, 2008

Outpost/Lazy L. Enterprises
1803 Forest Hills
McKinney, TX 75070

Robert C. Brands
1803 Forest Hills
McKinney, TX 75070

Dear Applicants,

Your request for a zone change from a C-1 (Retail Business) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval to allow automotive repair in a C-2 (General Commercial) District located at 1905 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 16, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District and the Commercial Tree and Landscaping Ordinance must be followed. The exterior façade is required to be masonry or equivalent on the sides of all buildings visible from front street right-of-way unless an exception is granted.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. No outside parking or storage of dismantled vehicles, wrecks or parts is allowed.
4. All parking shall be on private property and shall not encroach into East Lamar Street right-of-way.
5. Parking is permitted on paved surfaces only.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



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

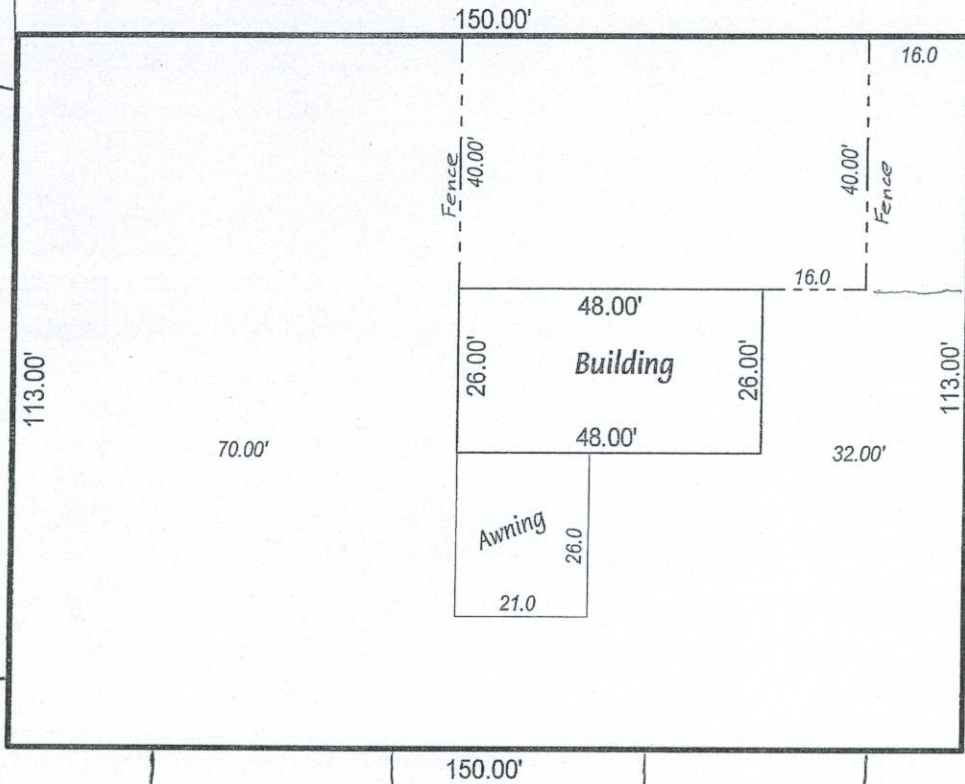
CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

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

NORTH

Scale: 1" = 30'

BURDETTE

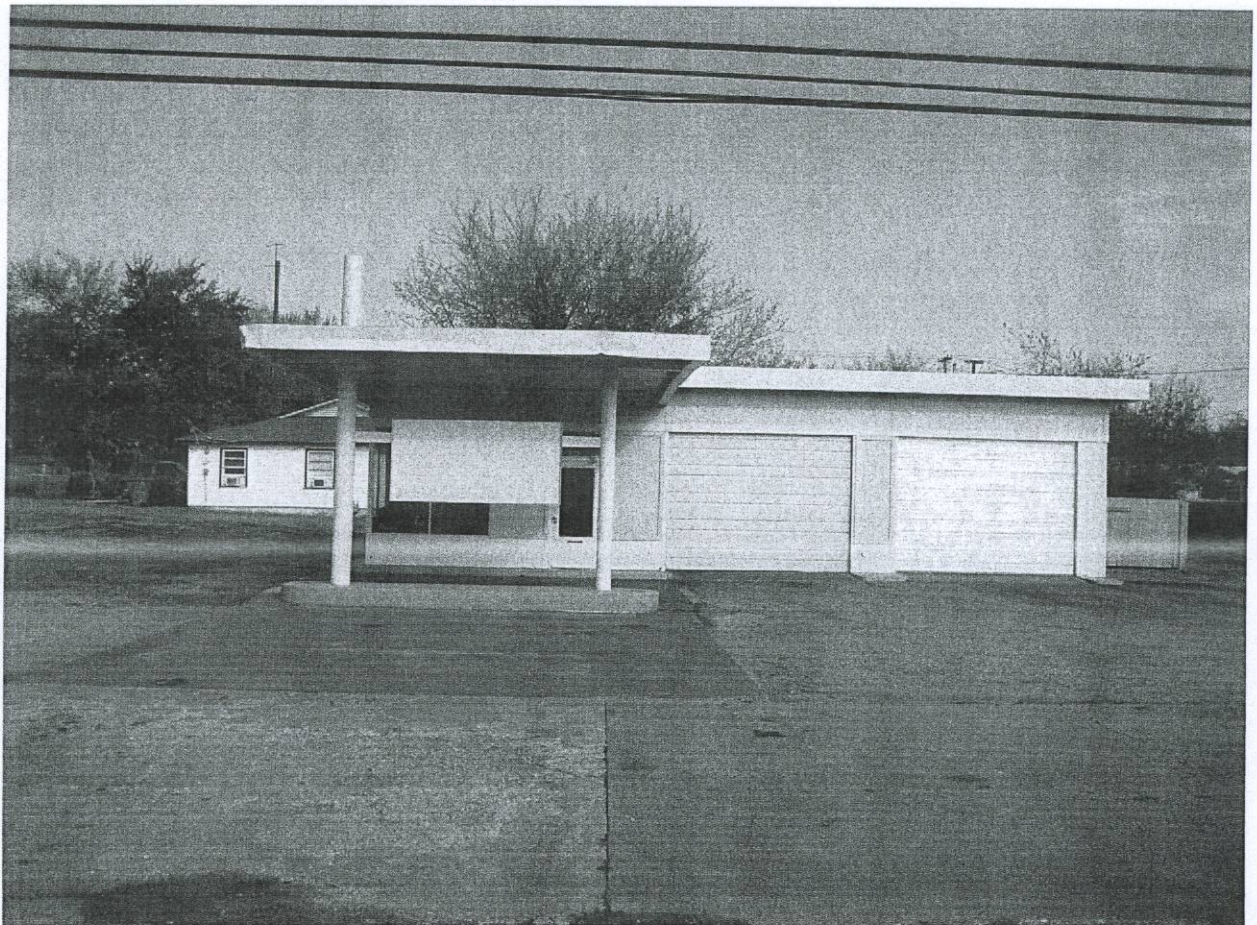


Alley

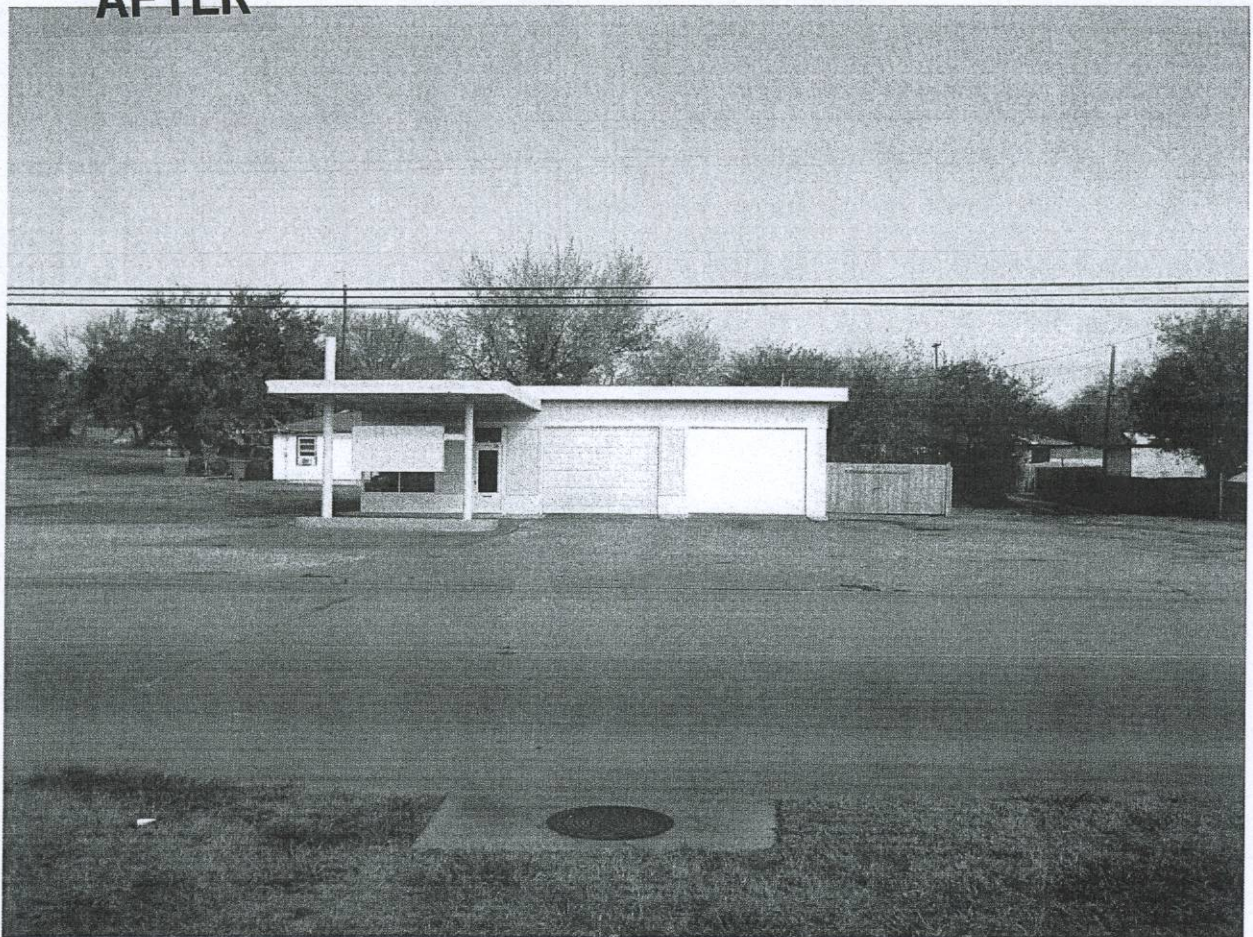
1905 LAMAR STREET

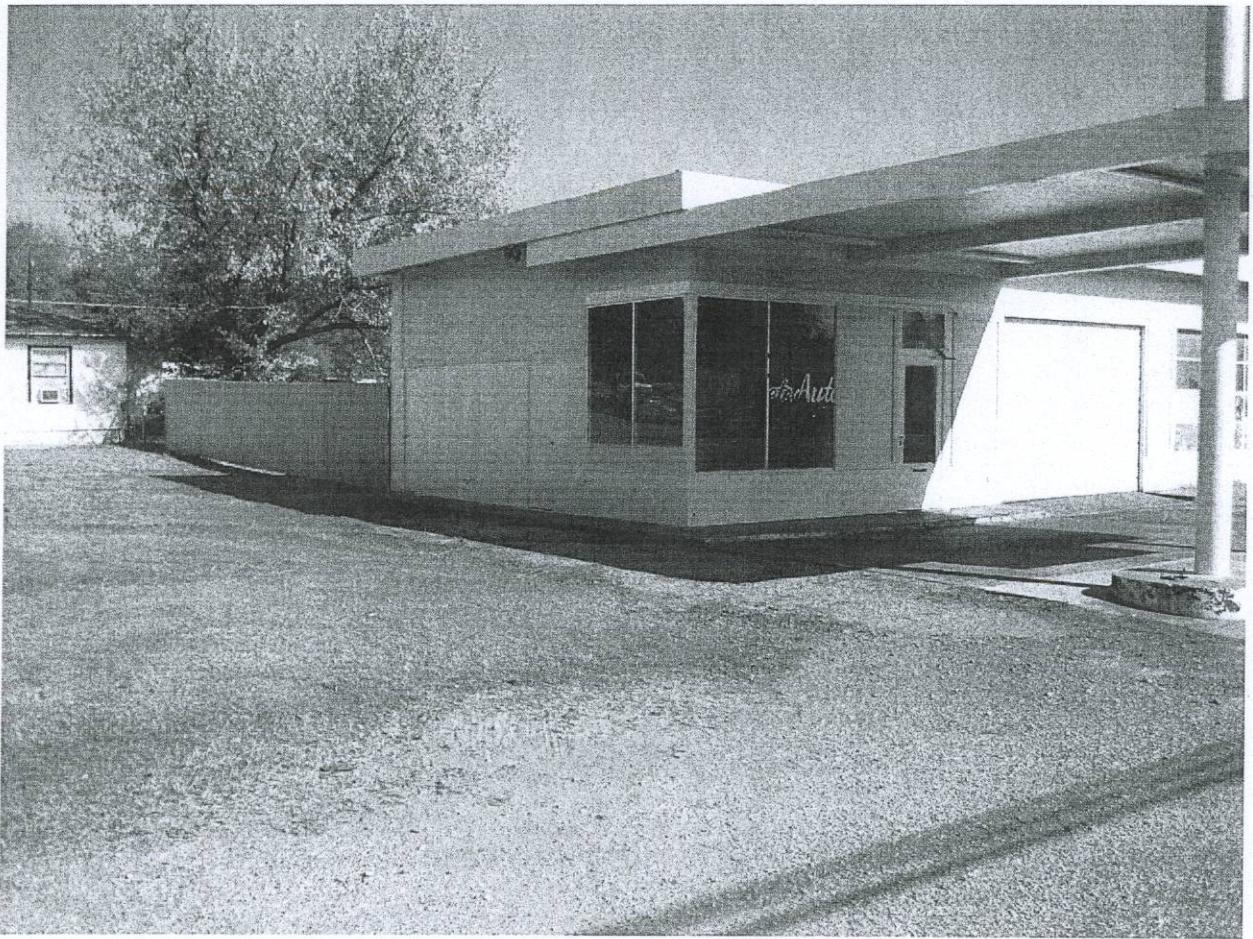
BEFORE





AFTER





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 16, 2008
Jason Sofey, Chairman

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

Don Hicks, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2515 W. Lamberth Road and 2916 Overland Trail
Replat of Lots 9 & 10, Block 3, of O'Hanlon Ranch Addition, Phase 2
Replat

Requested Action/Proposed Use:

Replat approval of Lots 9 & 10, Block 3 of O'Hanlon Ranch Addition, Phase 2.

Background

The purpose of the Replat is to combine two lots into one lot.

Adjacent Zoning:

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

Origination:

Sherman Bible Church (Owners), Lester Terrell (Representative) and Sartin & Associates (Surveyors).

Master Plan Designation:

Residential

Attachments:

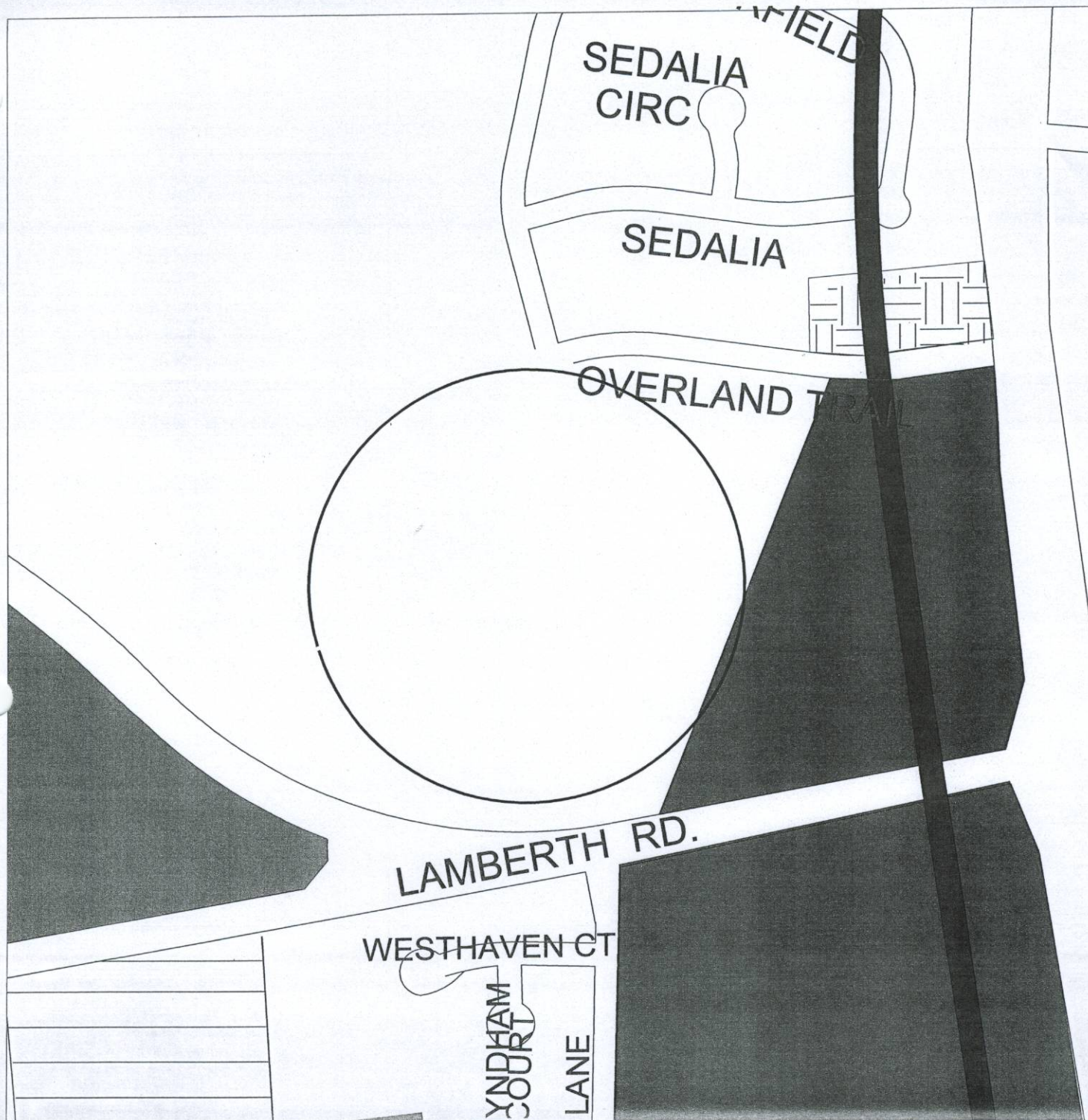
Location map
Photographs
Replat
Staff Review

Prepared By:

Rita Gaither
Planning & Development Coordinator

Approved By:

Scott Shadden
Director of Developmental Services



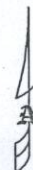
LEGEND

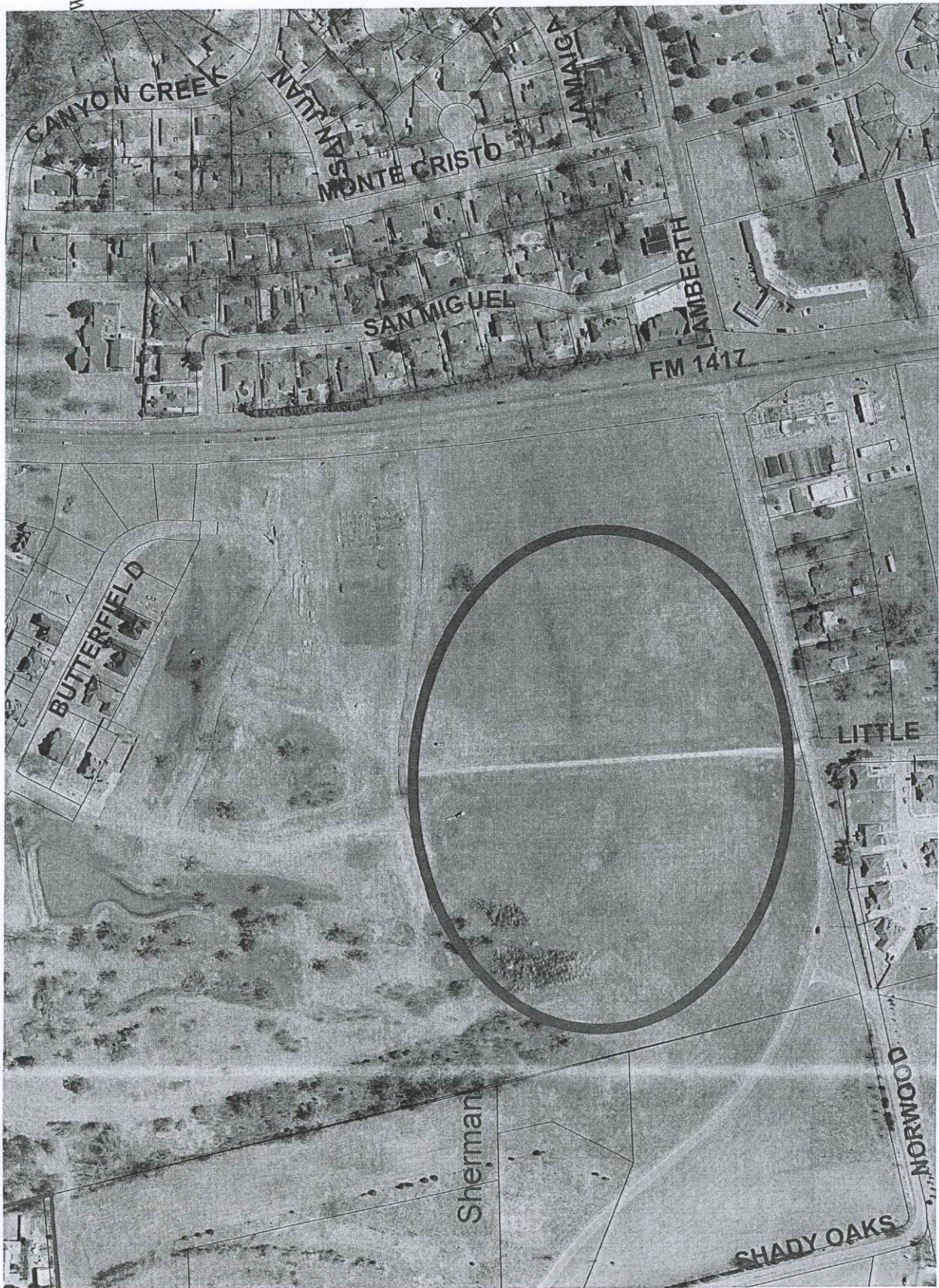
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



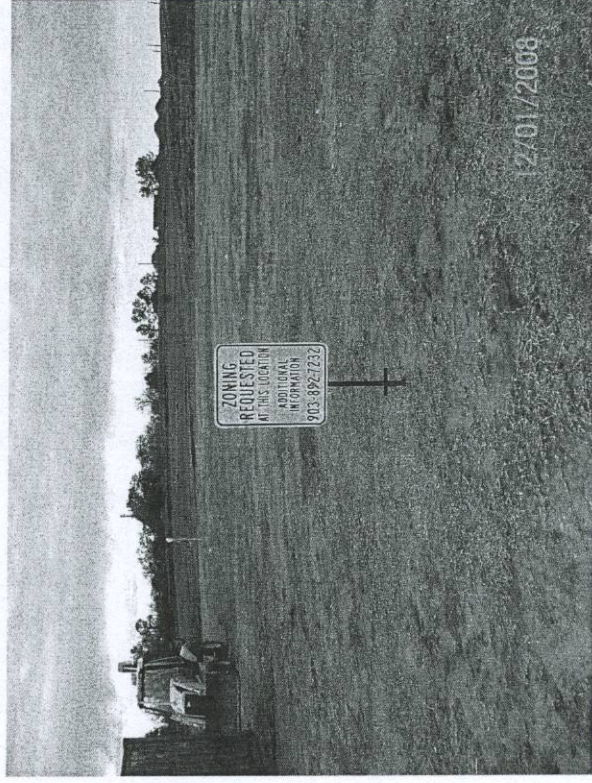
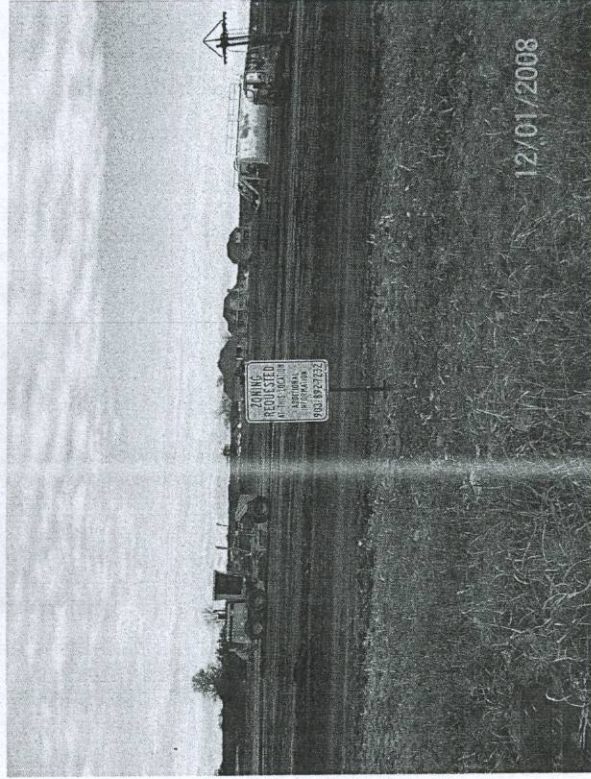
2916 OVERLAND TRAIL
2515 WEST LAMBERTH RD.

ENGINEERING DEPARTMENT





2515 W. Lamberth & 2916 Overland Trail



**STAFF REVIEW LETTER**

December 9, 2008

Sherman Bible Church
2617 N FM 1417
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a Replat for the property located at 2515 West Lamberth Road and 2916 Overland Trail has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 16, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Drive approaches and sidewalks along Overland Trail and Lamberth Road shall be to City of Sherman standards and will require a permit.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Deletion of the 10' Utility Easement along Overland Trail shall require concurrence from the private utility companies.
5. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Mark Gibson
Director of Utilities & Engineering

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Interim City Attorney
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator

"Future Development"

"Trm. - 24.44 Ac."
Shuler Plaza XX, Ltd.
DGR Development Group,
Ltd.
Vol. 4215, Pg. 413
March 28, 2007

ELIJAH
HARTZOG
SURVEY
ABST. NO. 540

J. B. McANAIR SURVEY
ABST. NO. 763

9R

"Trm. - 112.88 Ac."
George A. Christian, Trustee
Shuler Plaza XX, Ltd.
Vol. 2091, Pg. 805
Feb. 16, 2000

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

Existing Base:
Monumentation found along
the West line of F M
Highway 141.7 as per
right-of-way map.

NORTH

Scale: 1" = 100'

FIELDING BACON SURVEY
ABST. NO. 120

REPLAT of LOTS NINE and TEN, BLOCK THREE O'HANLON RANCH ADDITION PHASE 2

to the
CITY of SHERMAN, TEXAS

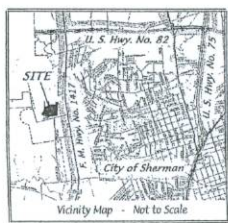
(Being 19.90 Acres)

Owners & Developers

Sherman Bible Church
Todd Svane, Chairman
of the Deacons

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

SHEET 1 OF 2
SECRET T.pcs



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
December 16, 2008
Jason Sofey, Chairman

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

Don Hicks, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

303 West Houston Street
Being Lots 4 & 5 and the west 13' of Lot 6, Block W of S.B. Allen Addition
Site Plan Approval

Requested Action/Proposed Use:

Site plan approval for an office and 58 unit self storage facility.

Background

The property is located at 303 West Houston Street between Rusk and Crockett Streets in the Central Business District. The prospective buyer would like to construct an office and 58 unit self storage facility. The exterior finish facing Houston Street will be masonry.

Adjacent Zoning:

C-1 (Retail Business) District.

Origination:

RWS Family Properties, LLC and HCT #1, LP (Owners) and Nathan Gray (Prospective Buyer)

Master Plan Designation:

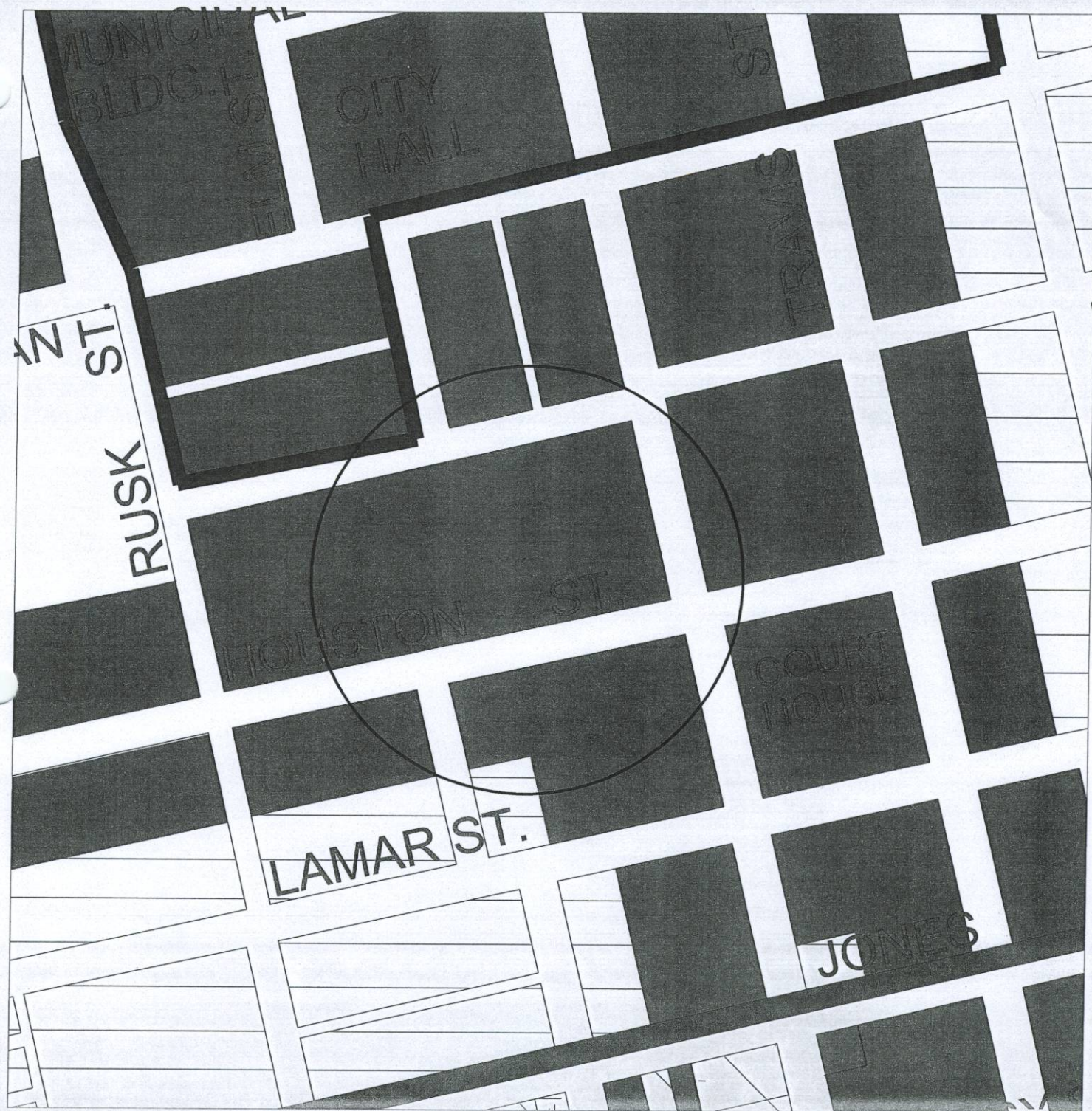
Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden
Director of Developmental Services



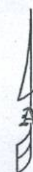
LEGEND

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



303 W. HOUSTON

Department of Developmental Services





December 11, 2008

RWS Family Properties, LLC
HCT #1, LP
5070 Mark IV Pkwy.
Ft. Worth, Texas 76106

Nathan Gray
122 S. Bryant
Sherman, Texas 75092

Dear Applicants,

Your request for site plan approval for an office and 58 unit self storage facility located at 303 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 16, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No outside storage is allowed.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering

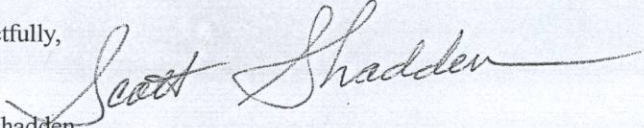
5. Replatting of the 2 ½ lots into one lot is required.
6. Drive approaches and sidewalks shall be delineated and conform to all TxDOT and City of Sherman standards. A TxDOT permit is required.
7. Since the alley is unimproved access to the alley is prohibited.
8. Based upon the details of the existing site plan Solid Waste Services will be unable to provide commercial service to this facility.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

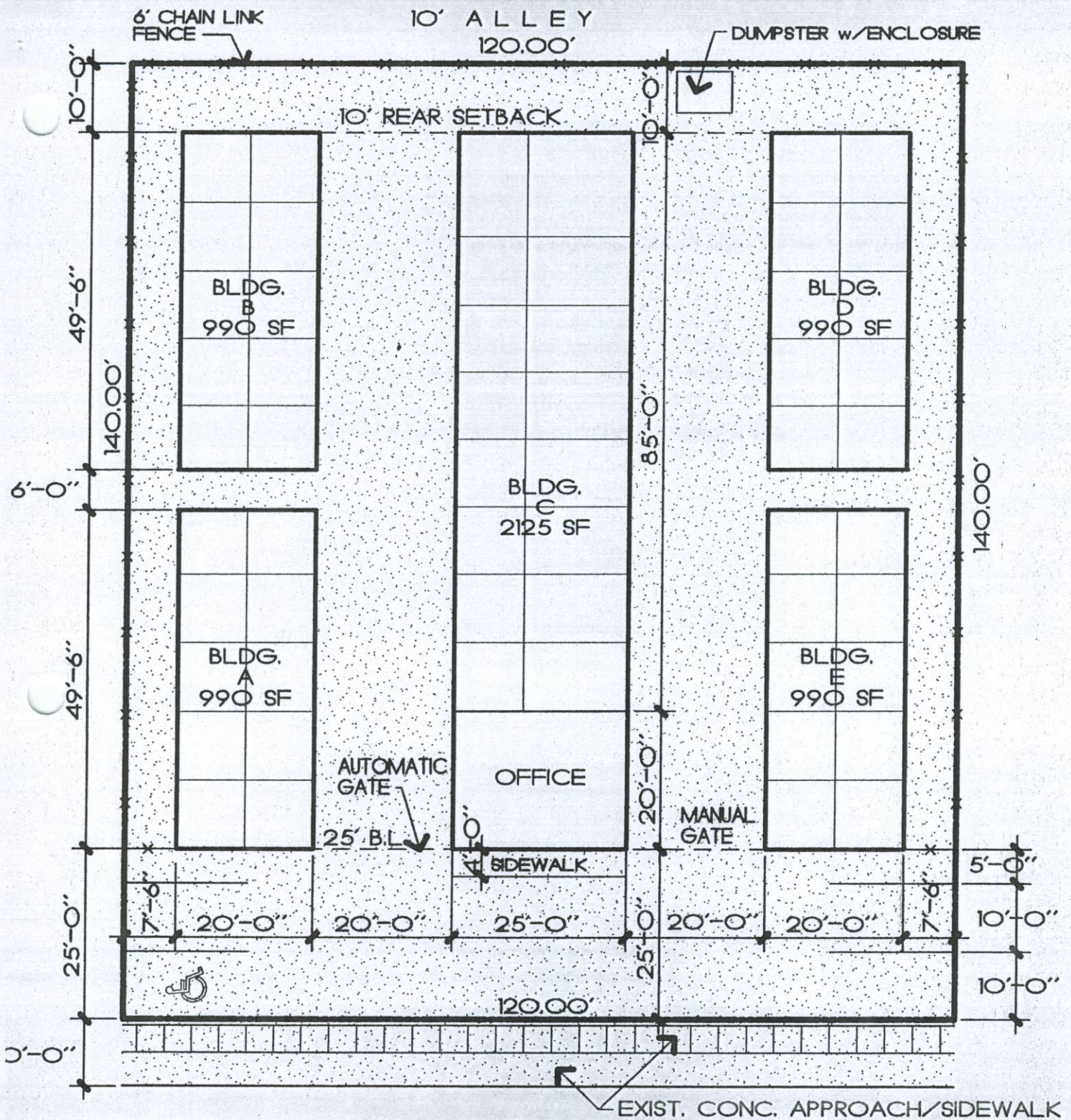
If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,


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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

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



SITE PLAN

SCALE: 1" = 20'-0"

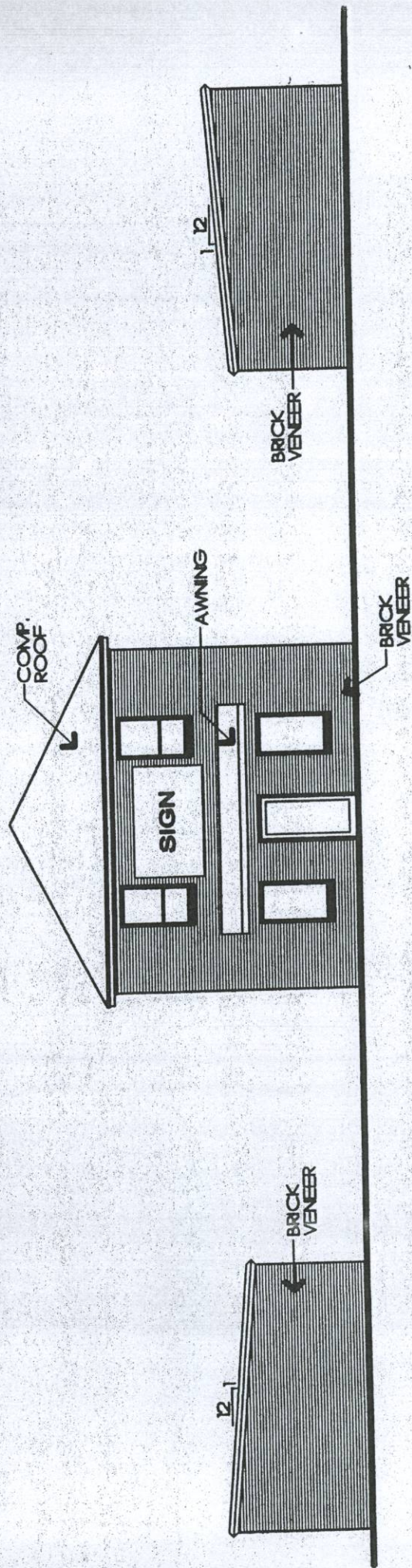


OFFICE = 1000 SF (2 STORY)
 BLDG. A = 990 SF
 BLDG. B = 990 SF
 BLDG. C = 2125 SF
 BLDG. D = 990 SF
 BLDG. E = 990 SF

TOTAL NET RENTABLE SPACE = 6085 SF

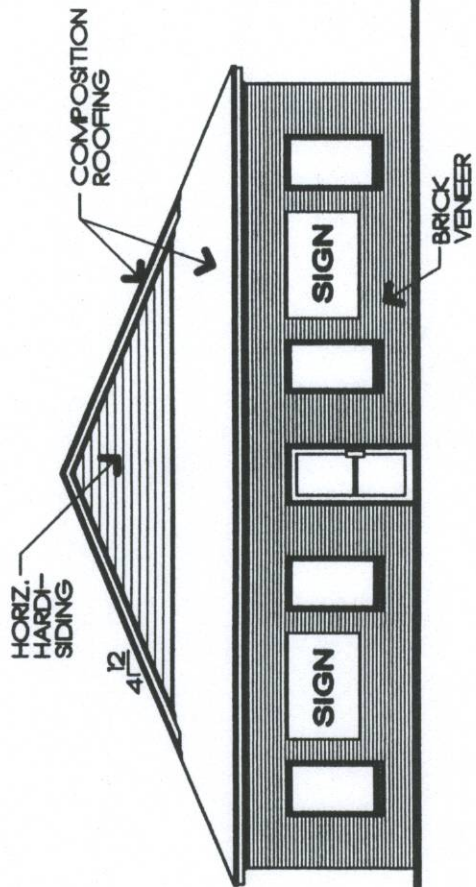
10115 SF PAVING

303 W. HOUSTON
 SHERMAN, TEXAS

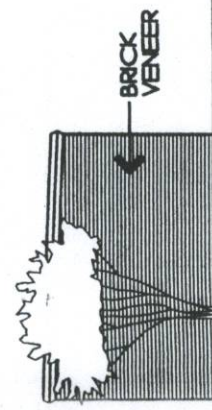
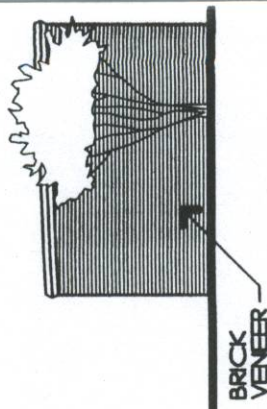


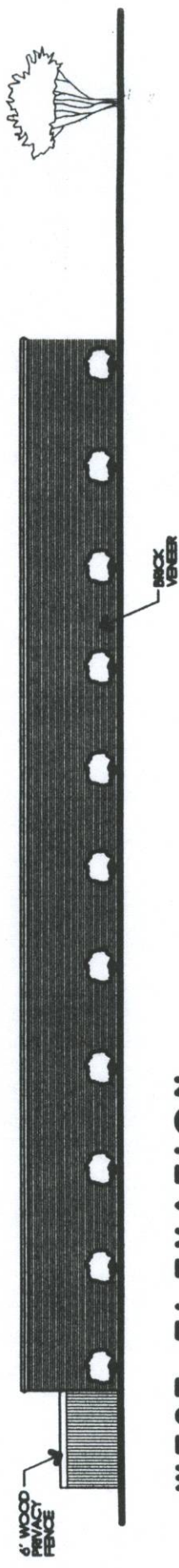
FRONT ELEVATION LOOKING NORTH

8697 SF PAVING



SOUTH ELEVATION





WEST ELEVATION

December 12, 2008

AMENDED PER NEW SITE PLAN

RWS Family Properties, LLC
HCT #1, LP
5070 Mark IV Pkwy.
Ft. Worth, Texas 76106

Nathan Gray
122 S. Bryant
Sherman, Texas 75092

Dear Applicants,

Your request for site plan approval for an office and 58 unit self storage facility located at 303 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 16, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to zoning, engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No outside storage is allowed.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering

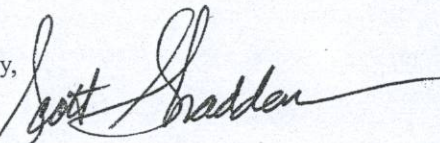
5. Replatting of the 2 ½ lots into one lot is required.
6. A drive across the total width of the property is not permitted. Drive approaches shall conform to all TxDOT and City of Sherman standards. A TxDOT permit is required.
7. Since the alley is unimproved access to the alley is prohibited.
8. Based upon the details of the existing site plan Solid Waste Services will be unable to provide commercial service to this facility.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Interim City Attorney
Rita Gaither, Development Coordinator

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