

STATE OF TEXAS

§

November 18, 2008

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, November 18, 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 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 21, 2008 Meeting. Motion by Commission Member Morgan to approve the Minutes as written. Second by Commission Member Plyler. 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

PRESENT PLAQUE TO JOHN NIX

Chairman Sofey recognized outgoing Commission Member John Nix for his service on the Planning and Zoning Commission. Mr. Nix served on the Commission from July 6, 2005 to October 21, 2008.

RECOGNITION OF
JOHN NIX

WELCOME DON HICKS

Chairman Sofey welcomed Don Hicks to the Planning and Zoning Commission.

DON HICKS - NEW
COMMISSION
MEMBER

VARIANCE

THE REQUEST OF EE GROUP LTD. (OWNERS) PEDIATRIC DENTAL & STOKES ORTHODONTICS (TENANTS) AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2921 F.M. 1417 NORTH (HERITAGE PARKWAY), BEING LOTS 3 & 4, BLOCK 1 OF THE REPLAT OF BELVEDERE ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (10) TO ALLOW A 6" FRONT YARD SETBACK FOR A MONUMENT SIGN IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT WITH A SPECIFIC USE PERMIT FOR A MEDICAL OFFICE AND O-1.1 (F.M. 1417) OVERLAY DISTRICT.

VARIANCE - FRONT
SETBACK FOR SIGN
2921 FM 1417 N.
(HERITAGE
PARKWAY)
(EE GROUP LTD)

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

Mr. Baca appeared to represent the request and answer any questions. The property is located at 2921 F.M. 1417 North (Heritage Parkway), between Redbud Trail and Cypress Grove Road; the medical office is under construction at this time. The applicant would like to erect a 65 square foot, 6 foot tall monument sign 6" from the front property line. Mr. Baca explained the sign will be in line with Dr. Svane's sign next door to this property. "Parking on the lot is inches from the property line and there is no other place to put the sign unless it goes in the middle of the drive that is already poured. There is approximately 80 feet from the highway up to the property line and it is on a hill, pushing it further back would make it difficult to read." 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.

ACTION TAKEN.

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

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.

EXCEPTION & SITE PLAN

THE REQUEST OF STEVIE B, LLC (OWNER), JOHNNY M. PATTI (TENANT), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1834 TEXOMA PARKWAY, SUITE 200, BEING LOT 2, BLOCK A OF REPLAT OF SHELDON PAVILION, BLOCK A AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW THE EXTERIOR FAÇADE OF A BBQ SMOKEHOUSE TO BE OTHER THAN 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.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A BBQ RESTAURANT AND SMOKEHOUSE.

EXCEPTION –
EXTERIOR FINISH
SITE PLAN – BBQ
RESTAURANT
1834 TEXOMA
PARKWAY, STE. 200
(STEVIE B, LLC)

Nathan Gray, 122 S. Bryant, Sherman, Texas, Mike Patti,
2831 W. Elm, Denison, Texas and Joel Pugh, 7430 Paldad
Dr., Dallas, Texas

Mr. Gray, Mr. Patti and Mr. Pugh appeared to represent the

request and answer any questions. The property is located at 1834 Texoma Parkway, between the Ice House and the Goodwill Retail Store. The applicant would like to construct a BBQ Restaurant and Smokehouse on the lot. This item was tabled at the October 21st Planning and Zoning Commission Meeting to give the applicant time to provide an elevation plan of the building to scale. Mr. Gray explained they have presented elevation plans to scale of the buildings on the lot. The exception for the wood lattice for the smokehouse has been reduced to 2' around the building. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained they had addressed the concerns they had at the last meeting. He knew it conformed to the way the ordinance read but he would like to see a different exterior surface on the buildings besides the hardy board siding, if it was cost effective. "There are other options that are similar in cost that have an aesthetically longer term look, such as EIFS or stucco." He explained he was just throwing that out there, it was not something they were required to do.

Mr. Patti explained he had started to use the 1'x12' hardy board that looked like wood, but after looking at the surrounding businesses which have the stucco look he may reconsider.

Commission Member Davis asked where the wood lattice trim would be on the building.

Mr. Patti explained it actually is vinyl or PVC plastic that comes in 2'x8' sheets to allow ventilation in the smokehouse. There will be a 2' opening near the top of the building all the way around to allow ventilation.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Jones to approve the exception subject to the Staff Review Letter. 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.

Planning & Zoning Commission

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF DGR DEVELOPMENT GROUP, LTD
(OWNERS), VILBIG & ASSOCIATES, INC. (ENGINEERS)
AND SARTIN & ASSOCIATES (SURVEYORS)
CONCERNING THE PROPERTY LOCATED IN THE 3000-
3100 BLOCKS OF OVERLAND TRAIL, 2500-2800 BLOCKS
OF FM 1417 NORTH (HERITAGE PARKWAY) AND THE 100
BLOCK OF SHADY OAKS LANE, BEING 21.74 ACRES IN
THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND
THE JAMES H. VADEN SURVEY, ABSTRACT NO. 1228, AS
FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF O'HANLON RANCH ESTATES,
PHASE 3.

FINAL PLAT –
O'HANLON RANCH
ESTATES, PHASE 3
3000-3100 BLKS
OVERLAND TRAIL,
2500-2800 BLKS FM
1417 NORTH
(HERITAGE
PARKWAY) & 100 BLK
SHADY OAKS LANE
(DGR DEVELOPMENT
GROUP, LTD)

Marshall Sartin, 109 S. Travis, Sherman, Texas and David
Vilbig, 10132 Monroe Dr., Dallas, Texas

Mr. Sartin and Mr. Vilbig appeared to represent the request
and answer any questions. This is the third phase of the
O'Hanlon Ranch Estates. The owner would like to plat the
property into 41 lots for residential development. They had
seen the Staff Review Letter and would abide by the Staff
Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF UTTER PROPERTIES, LTD. (OWNER)
AND DAVID PRYOR (REPRESENTATIVE) CONCERNING
THE PROPERTY LOCATED AT 4026 TEXOMA PARKWAY,
BEING 2.85 ACRES IN THE W.F. PATTERSON SURVEY,
ABSTRACT NO. 969, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL

SUP & SITE PLAN –
AUTOMOBILE SALES
& IMPOUND LOT
4026 TEXOMA
PARKWAY
(UTTER PROPERTIES,
LTD)

UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND IMPOUND LOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

David Pryor, 2525 Texoma Parkway, Sherman, Texas

Mr. Pryor appeared to represent the request and answer any questions. The property is located at 4026 Texoma Parkway between Gallagher Road and Frisco Road; Midway Kia was the previous tenant. The applicant would like to operate an automobile sales center with an impound lot north of the existing building. The impound lot will be approximately 90' x 100' with a 6' fence with vinyl inlays surrounding the area so you will not be able to see the cars. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

One letter was received from Munson 4200 LTD, Denison, Texas in favor of the request.

ACTION TAKEN.

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

VOTING AYE: JONES, ATHERTON, PLYLER, TANKERSLEY, HICKS, DAVIS, MORGAN AND SOFEY
VOTING NAY: NONE

MOTION CARRIED

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

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:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CUPID BROUGHTON TWO ADDITION.

The owners have withdrawn this request.

SITE PLAN APPROVAL

THE REQUEST OF CHRISTIAN LIFE CHURCH (OWNERS) AND CLINT SYLVESTER (PASTOR) CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH DEWEY AVENUE, BEING 8 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR (3) THREE PORTABLE

FINAL PLAT – CUPID
BROUGHTON TWO
ADDN.

1201 & 1205 N.
BROUGHTON
(BARTON CAPITAL,
LTD)

(WITHDRAWN)

SITE PLAN – 3
PORTABLE
CLASSROOMS
2005 S. DEWEY
(CHRISTIAN LIFE
CHURCH)

(WITHDRAWN)

CLASSROOMS.

A letter was received from the owners withdrawing this request.

OTHER BUSINESS

APPOINT ZONING REVIEW COMMITTEE

**APPOINT ZONING
REVIEW COMMITTEE**

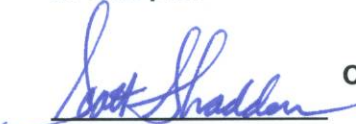
At the October 20, 2008 meeting, the City Council directed the Planning & Zoning Commission to study the recommendations for changes to annexation, zoning and expanded overlay district regulations. As part of the Comprehensive Plan process, the City's consultants, Kendig Keast, have identified several areas for potential modification of the City's zoning and development ordinances for immediate consideration by the Council and Planning and Zoning Commission. The staff agrees that the issues raised in the memo warrant more immediate consideration than other recommendations that may come out of the Comprehensive Plan process at a later date. 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. The staff feels that the first two of 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.

Chairman Sofey appointed the following board members to the zoning review committee: TANKERSLEY, DAVIS AND SOFEY.

ADJOURNMENT

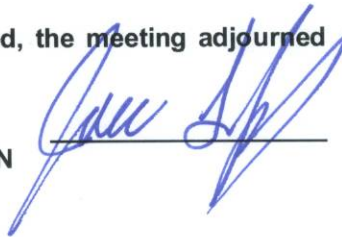
On Motion duly made and carried, the meeting adjourned at 5:22 p.m.

ADJOURNMENT



SECRETARY

CHAIRMAN



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

2921 F.M. 1417 North (Heritage Parkway)
Being Lots 3 & 4, Block 1 of the Replat of Belvedere Estates
Variance

Requested Action/Proposed Use:

Board of Adjustments

Variance to allow a 6" front yard setback for a monument sign in lieu of the required 25' in an R-1 (One Family Residential) District with a Specific Use Permit for a Medical Office and O-1.1 (F.M. 1417) Overlay District.

Background

The property is located at 2921 F.M. 1417 North (Heritage Parkway), between Redbud Trail and Cypress Grove Road; the medical office is under construction at this time. The applicant would like to erect a 65 square foot, 6 foot tall monument sign 6" from the front property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

EE Group Ltd. (Owners) Pediatric Dental Specialists & Stokes Orthodontics (Tenants) and David Baca (Architect)

Master Plan Designation:

Residential

Number of notices mailed:

19

Objections received:

0

Attachments:

Location map, Photos, 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		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



2921 F.M. 1417 NORTH

Department of Developmental Services



FM 1417



MIMOSA

ANTHONY

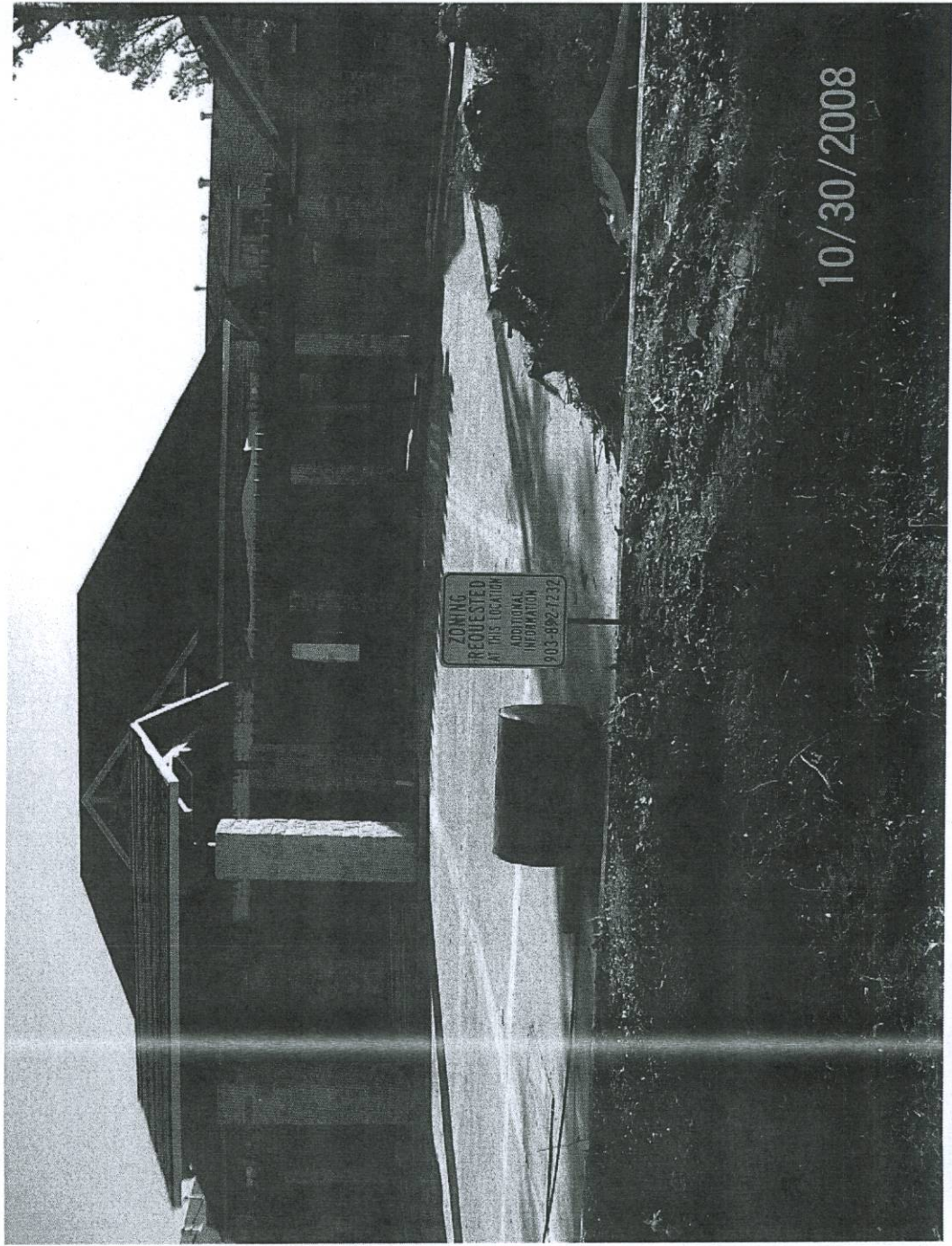


REDBUD

STEPHENS



2921 F.M. 1417 N.





Tuesday, October 28, 2008

Scott Shadden
City of Sherman
PO Box 1106
220 West Mulberry Street
Sherman, Texas 75091

Dear Scott:

We are requesting, on behalf of Stokes Orthodontics and Pediatric Dental, a variance from the General Zoning Ordinance, Section 6.8.1 (10) which states that a sign must be 25' from the right-of-way of the highway. Attached to this letter, you will find a partial site plan that shows the proposed location of the monument sign and the approximate distance from the right-of-way. Our clients are requesting that the Planning and Zoning Commission approve a variance to allow them to place their monument sign 6' from the Heritage Parkway right-of-way.

There are several factors on this particular site that necessitates moving the sign much closer to the right-of-way. Heritage Parkway is a state highway with allowable vehicular speeds much faster than a standard city street, and add to that the broad right-of-way width (the edge of the shoulder paving on Heritage Parkway is nearly 70' from the property line) and it makes the sign hard to read. Also, the property line sits at the top of a significant rise, and pushing the sign back from that edge will make reading more difficult. The parking lot drive, which runs the full length of the property, is also only 21' from the property line, making compliance with the ordinance impossible. The adjacent property to the south, owned by Dr. Svane, was also allowed a sign to be located adjacent to the property line, and his is located just across the entrance drive shown on the attached partial site plan.

We believe that the ordinance can not be met in this circumstance, and we are asking that you agree with us by allowing the Owners to locate the sign in a location that will give them the same access to sign visibility as other properties along Heritage Parkway.

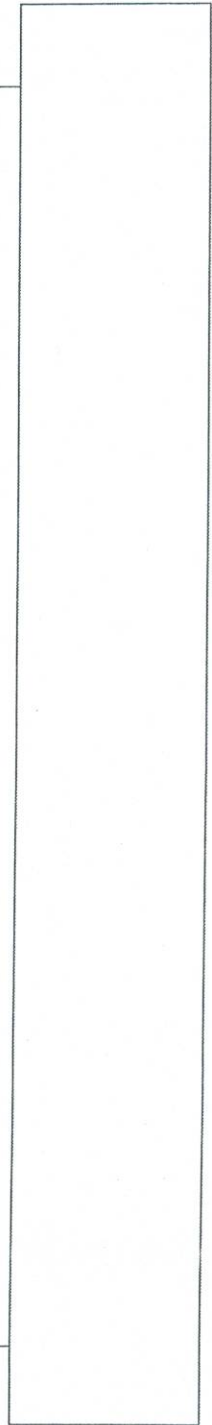
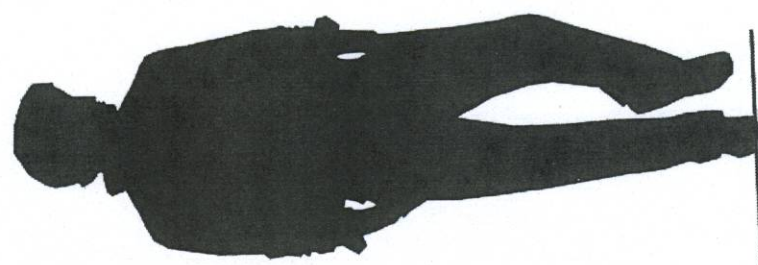
Sincerely,

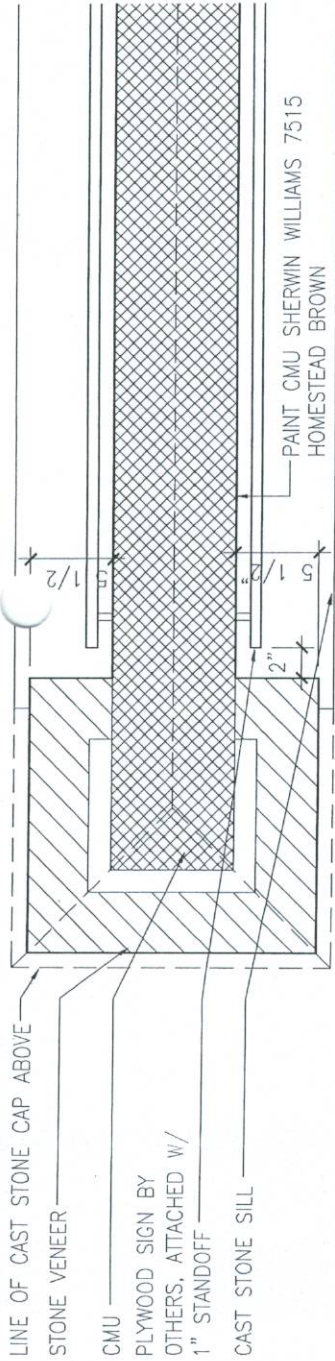
[Signature] Baca, Associate AIA

2921

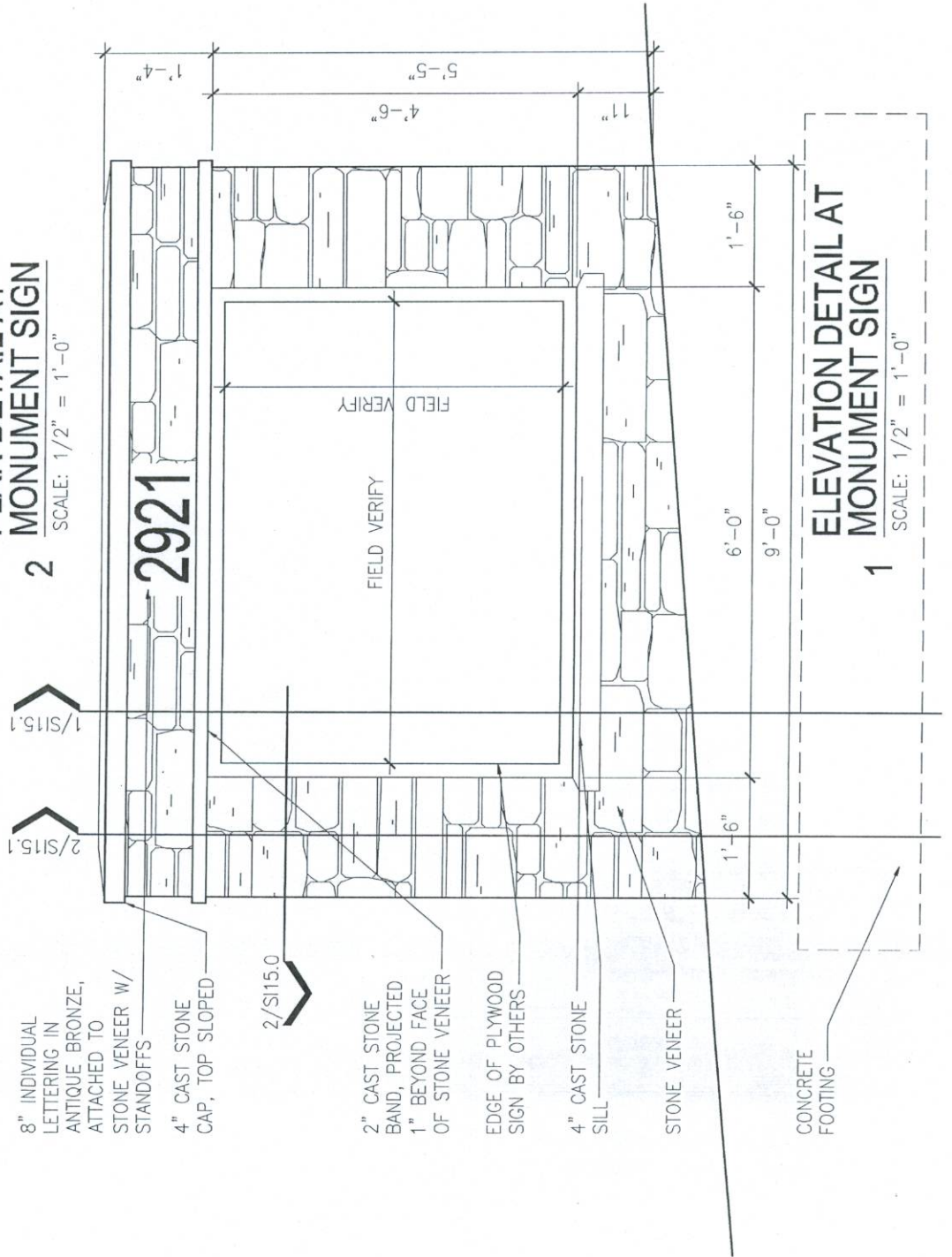
Periatric
D E N T A L S P E C I A L I S T S , P . A .
Bryan T. Harris, DDS Reena Kuba, DDS, MS

*Stokesl
Orthodontics*
Lisa Stokes, DDS, MS, PA

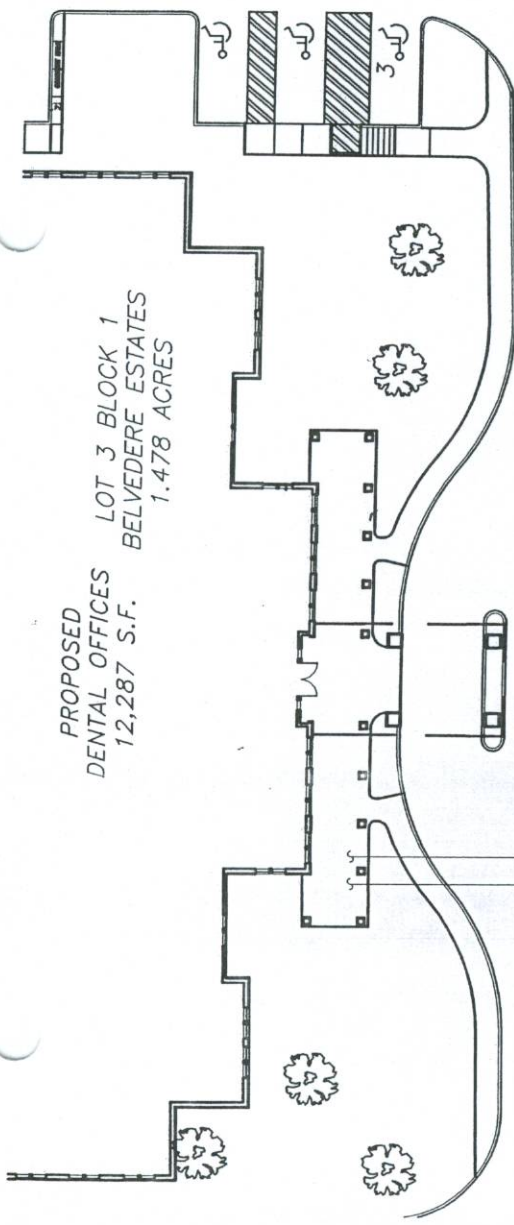




**PLAN DETAIL AT
MONUMENT SIGN**
2 SCALE: 1/2" = 1'-0"



revised monument sign detail



PROPOSED
MONUMENT SIGN
LOCATION

PROPOSED monument sign location

F.M. HIGHWAY NO. 1417

1 PROPOSED MONUMENT SIGN LOCATION
NO SCALE

November 13, 2008

EE Group
2801 N. Loy Lake Rd.
Sherman, Texas 75092

David Baca
1000 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

Your request for a variance to allow a 6' front yard setback for a monument sign in lieu of the required 25' in an R-1 (One Family Residential) District with a Specific Use Permit for a Medical Office and O-1.1 (F.M. 1417) Overlay District located at 2921 F.M. 1417 North (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 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. 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

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

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

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

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

Respectfully,



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

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

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

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

1834 Texoma Parkway, Suite 200
Being Lot 2, Block A of Replat of Sheldon Pavilion, Block A
Exception & Site Plan

Requested Action/Proposed Use:

Board of Adjustments

Exception to allow the exterior façade of a BBQ smokehouse to be other than 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.

Planning and Zoning Commission

Site plan approval for a BBQ Restaurant and smokehouse.

Background

The property is located at 1834 Texoma Parkway, between the Ice House and the Goodwill Retail Store. The applicant would like to construct a BBQ Restaurant and Smokehouse on the lot. This item was tabled at the October 21st Planning and Zoning Commission Meeting to give the applicant time to provide an elevation plan of the building to scale. A motion and order are required to remove it from the table for consideration at this meeting.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Stevie B, LLC (Owner), Johnny M. Patti (Tenant) and Underwood Drafting and Surveying (Surveyors)

Master Plan Designation: Retail/Commercial

Number of notices mailed: 6

Objections received: 0

Attachments:

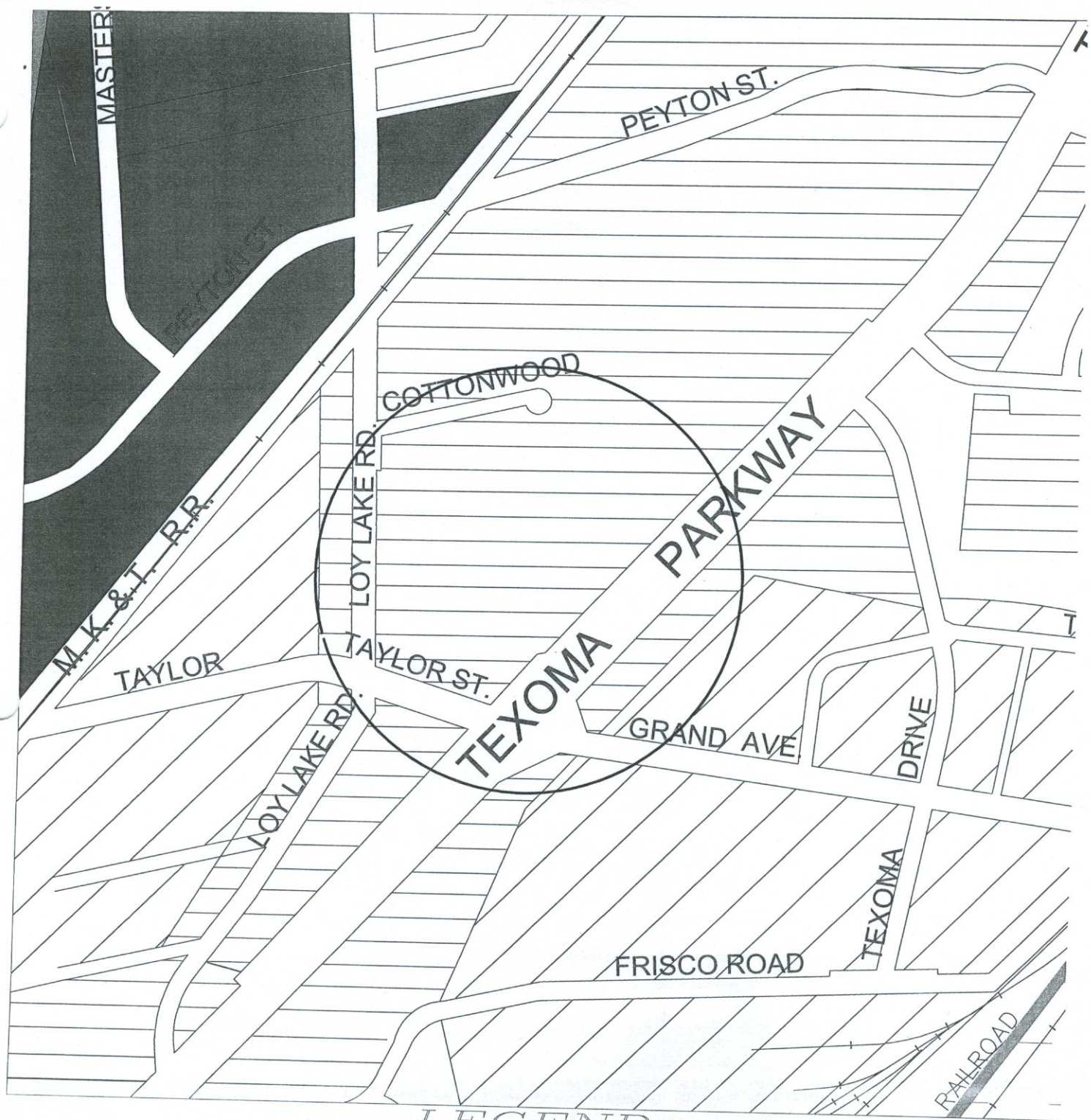
Location map, Photos, Site Plan, Staff Review

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		B-I-P BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-75-82 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS DISTRICT		O-1417 OVERLAY DISTRICT - 1417
	C-2 GENERAL COMMERCIAL DISTRICT		O-1417 OVERLAY DISTRICT - 1417
	C-O OFFICE DISTRICT		S-R-F OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	M-1 LIGHT MANUFACTURING DISTRICT		C-P-O COLLEGE PARK OVERLAY
	M-1.5 MEDIUM MANUFACTURING DISTRICT		A-C ARTS & CULTURAL OVERLAY DISTRICT
			C-B-D CENTRAL BUSINESS DISTRICT



1834 TEXOMA PARKWAY

Department of Developmental Services





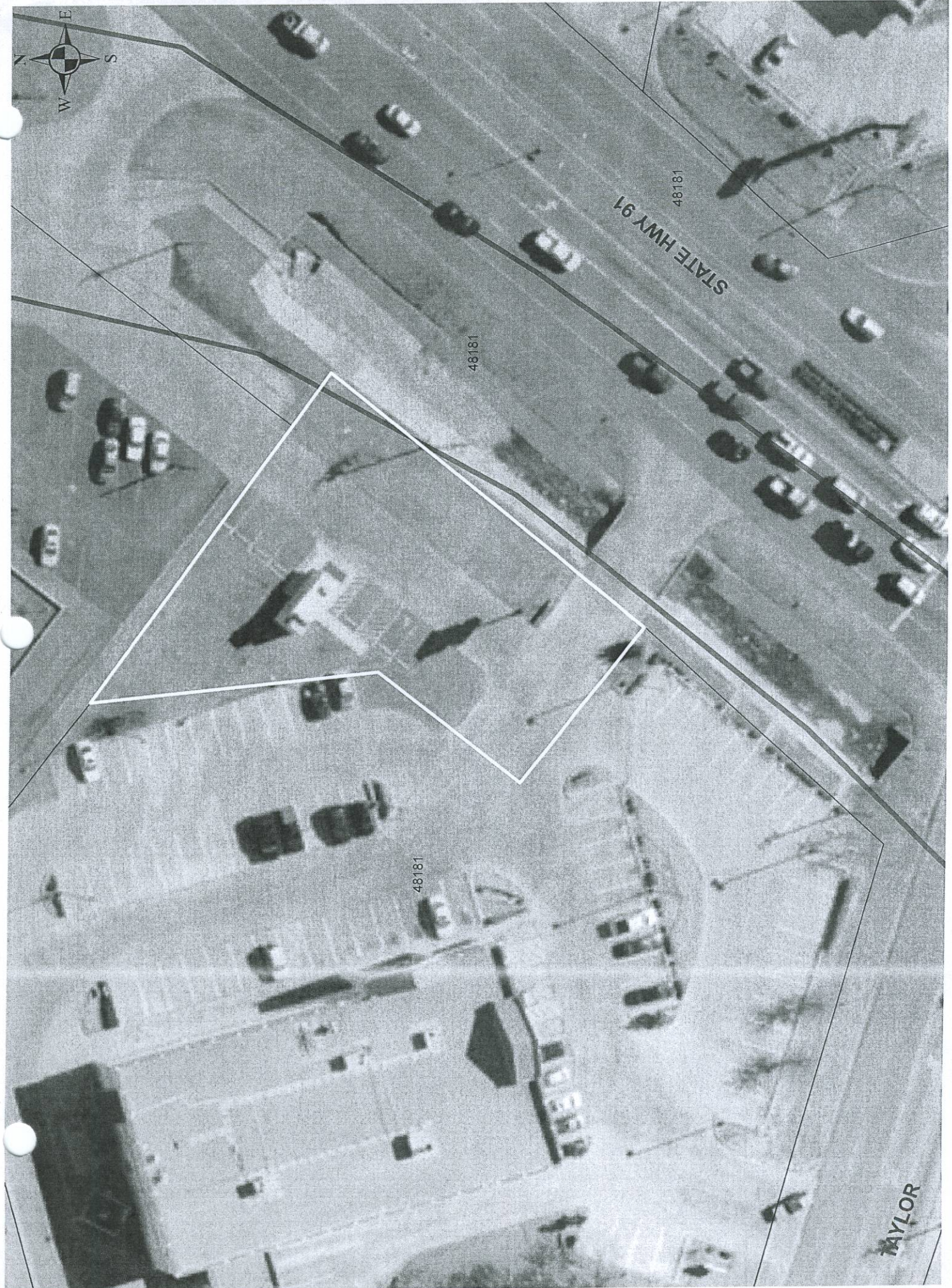
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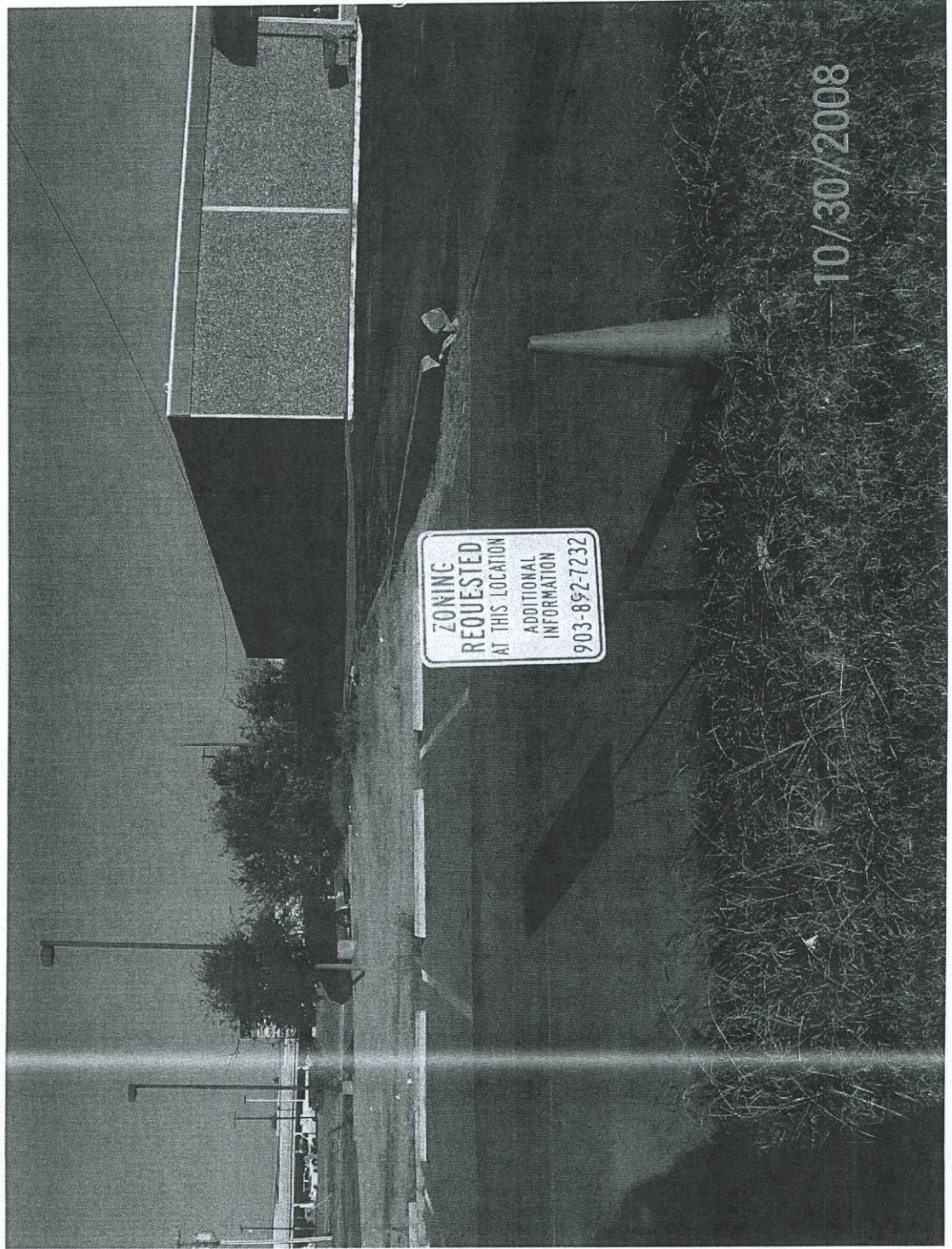
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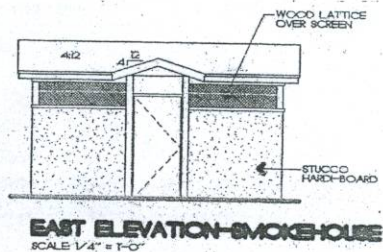
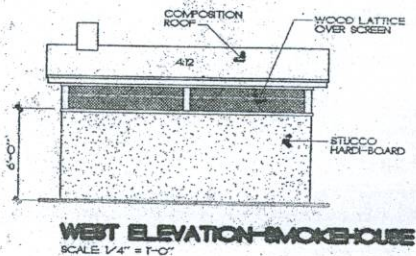
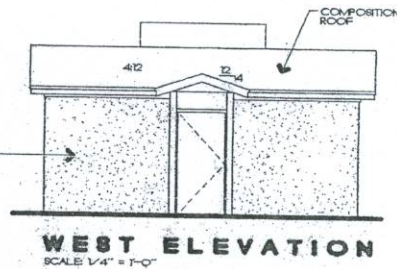
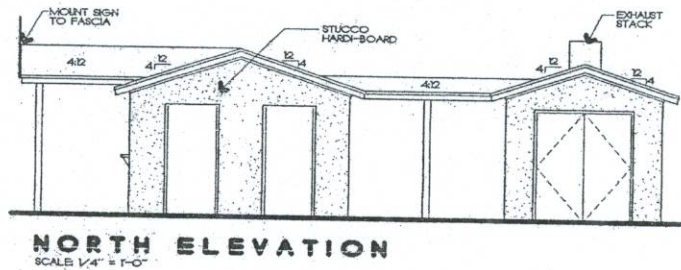
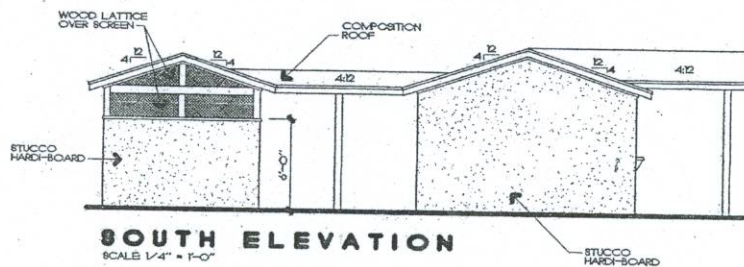
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TAYLOR



1834 Texoma Pkwy





SHERMAN



STAFF REVIEW LETTER

November 13, 2008

Stevie B LLC
Joel Pugh
7430 Pladad Drive
Dallas, TX 75240

Johnny M. Patti
2831 W. Elm
Denison, TX 75020

Dear Applicants,

Your request for site plan approval for a BBQ Restaurant and smokehouse located at 1834 Texoma Parkway, Suite 200 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 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.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. 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

4. If at anytime the owner should sell a portion of the property or one of the businesses, a replat of the property will be required.
5. Any structures placed in the floodplain area shall meet the requirements of the City's floodplain ordinance.
6. BBQ Restaurant and Ice House shall have separate water and sewer service taps.

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.

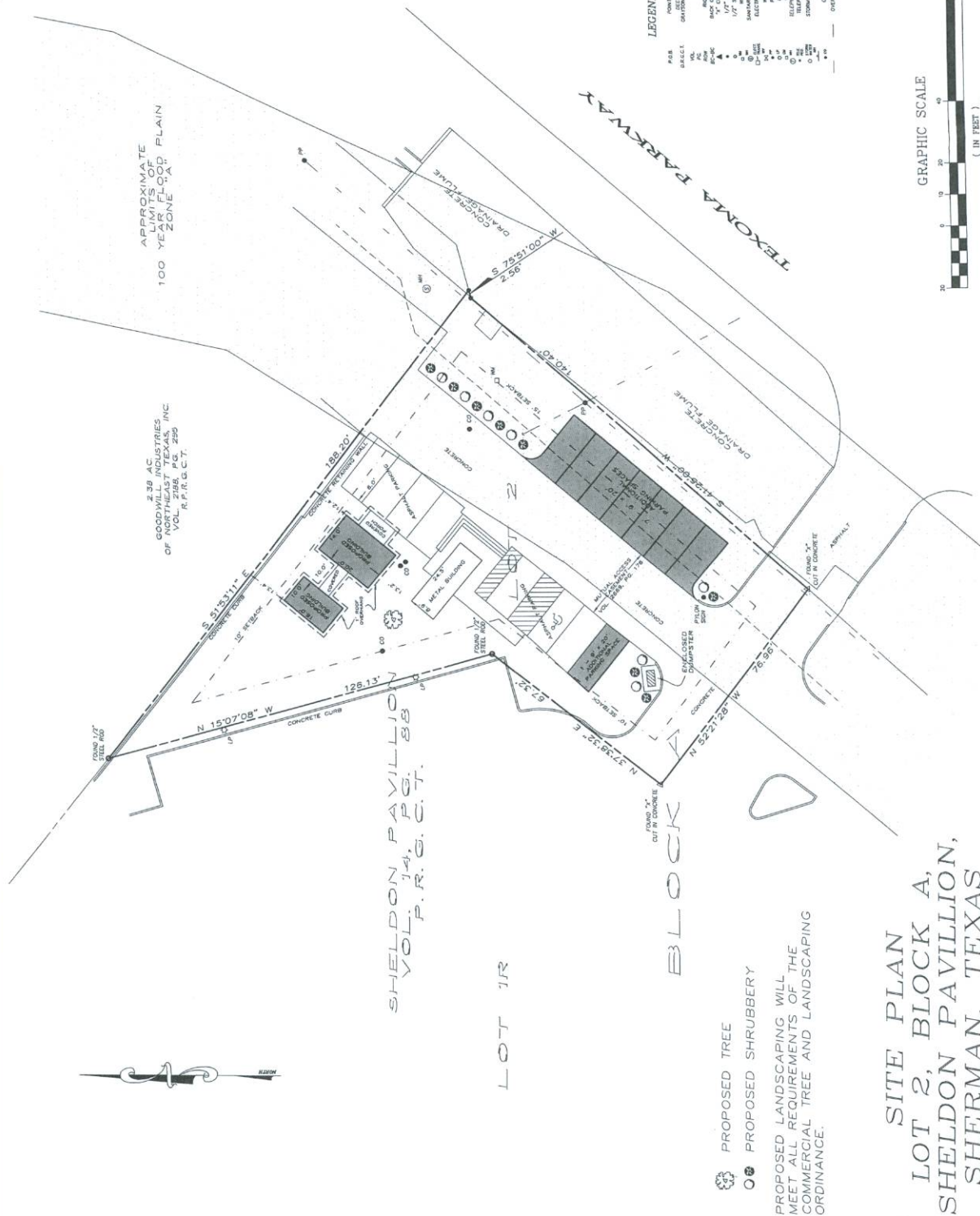
If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

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
LOT 2, BLOCK A,
SHELDON PAVILLION,
SHERMAN, TEXAS

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

**3000-3100 Blocks of Overland Trail, 2500-2800 Blocks of
F.M. 1417 North and 100 Block of Shady Oaks Lane being
21.74 acres in the J.B. McAnair Survey, Abstract #763 and
the James H. Vaden Survey, Abstract No. 1228
Final Plat**

Requested Action/Proposed Use:

Final Plat of O'Hanlon Ranch Estates, Phase 3.

Background

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

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

DGR Development Group, Ltd (Owners), Vilbig & Associates, Inc. (Engineers) and Sartin & Associates (Surveyors).

Master Plan Designation:

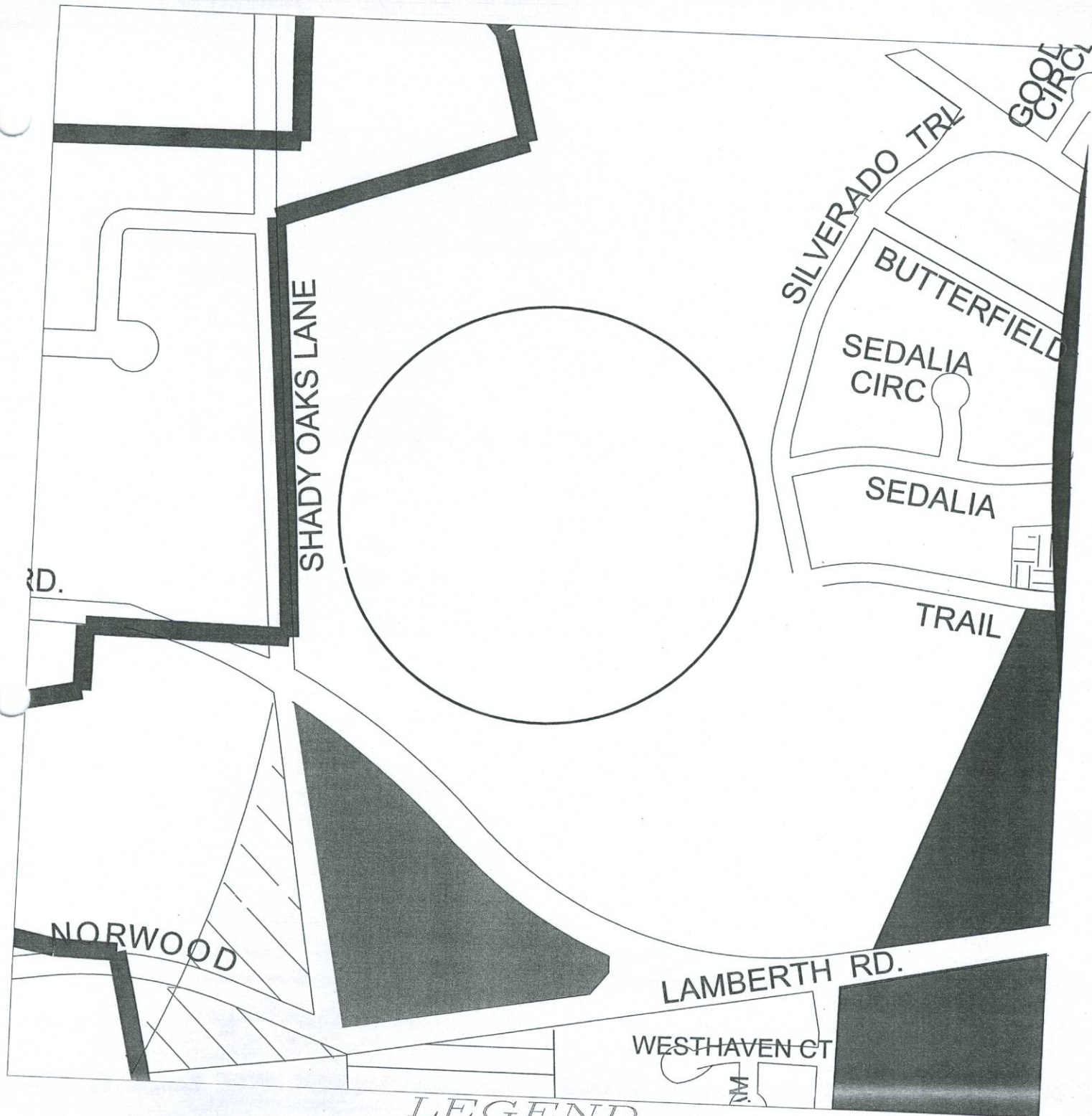
Residential

Attachments:

Location map
Photographs
Plat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

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

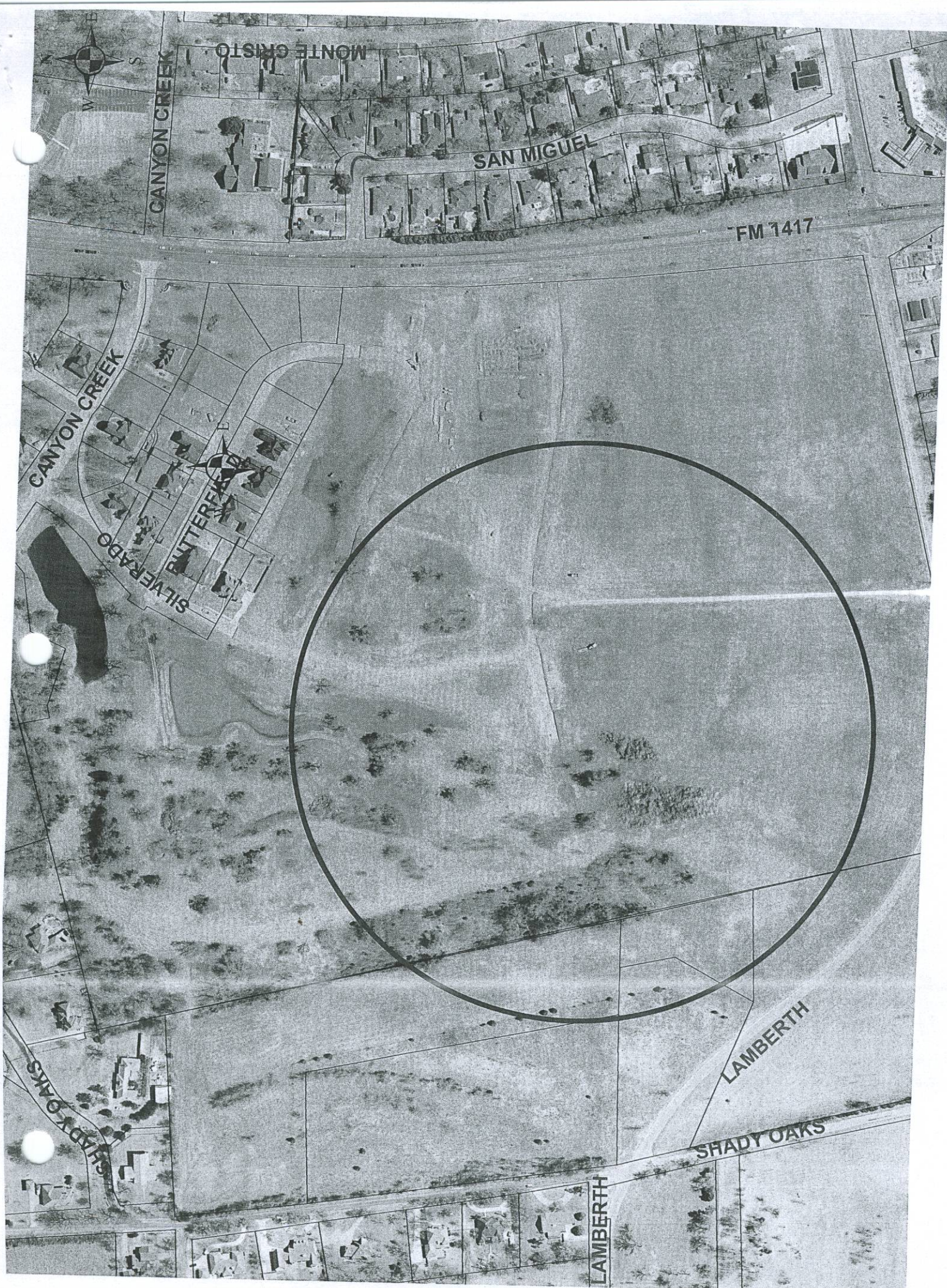
	M-2	HEAVY MANUFACTURING DISTRICT
	M H	MANUFACTURED HOUSING DISTRICT
	O-1	BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	O-1.1	OVERLAY DISTRICT - 1417
	O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO	COLLEGE PARK OVERLAY
	A&C	ARTS & CULTURAL OVERLAY DISTRICT
	CBD	CENTRAL BUSINESS DISTRICT



3000-3100 OVERLAND
2500-2800 FM 1417 N.

ENGINEERING DEPARTMENT





**STAFF REVIEW LETTER**

November 12, 2008

DGR Development Group, Ltd.
Dean Gilbert, Jr.
801 E. Taylor
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Final Plat of O'Hanlon Ranch Estates, Phase 3 concerning the property located at 3000-3100 Blocks of Overland Trail, 2500-2800 Blocks of F.M. 1417 North and the 100 Block of Shady Oaks Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 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:

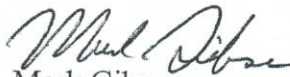
1. A block number shall be shown for lots 1- 4 facing Overland Trail.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. It shall be noted on the plat: Detention pond and associated appurtenances are privately owned and maintained.
5. The Drainage and Detention Easement notation shall be removed.
6. Building lines shall be removed from the plat.
7. The street name Remuda Trail shall be shown on the plat between Block 2 and 3.
8. Show all dimensions on North Texas Municipal Water District Easement in several locations.
9. The drainage easement between lots 3 and 4, Block 1 shall be 20' in width.
10. Easement between lot 1 and 2 on Overland Trail shall be a private easement.
11. Drainage easement in Block 1 shall be terminated at the end of Lot 5.
12. The Drainage easement in Lots 1-5 shall be a minimum of 20' in width and the bearings, distances and locations shall be noted.
13. Drainage easement between Lots 10 and 11, Block 1 needs to be fully defined with bearings and distances.

14. 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,



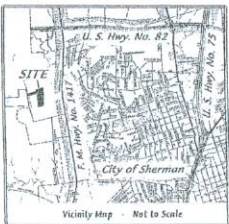
Mark Gibson

Director of Utilities and Engineering

cc: George Olson, City Manager
Rita Gaither, Development Coordinator
Interim City Attorney
Vilbig & Associates, Inc., 10132 Monroe Dr., Dallas, Texas 75229
Sartin & Associates, P.O. Box 1843, Sherman, Texas 75090
Scott Shadden, Director of Development Services
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



**O'HANLON RANCH ADDITION
PHASE 3**
to the
CITY of SHERMAN, TEXAS
(Being 21.74 Acres)



Owners & Developers
DGR Development Group, Ltd.
Dean Gilbert, Inc.
801 E. Taylor
Sherman, Texas 76809
Dean Gilbert, President

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 897-3003 Fax: (903) 868-7970

SHEET 1 OF 2
OH 3-1Aces

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

4026 Texoma Parkway
Being 2.85 acres in the W.F. Patterson Survey, Abstract No. 969
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Planning and Zoning Commission

Specific Use Permit and Site Plan approval to allow automobile sales and impound lot in a C-2 (General Commercial) District.

Background

The property is located at 4026 Texoma Parkway between Gallagher Road and Frisco Road; Midway Kia was the previous tenant. The applicant would like to operate an automobile sales center with an impound lot. The impound lot will have a 6' fence surrounding the area.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Utter Properties, Ltd. (Owner) and David Pryor (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

8

Objections received:

0

Attachments:

Location map, Photos, Site Plan, Staff Review

Prepared By:

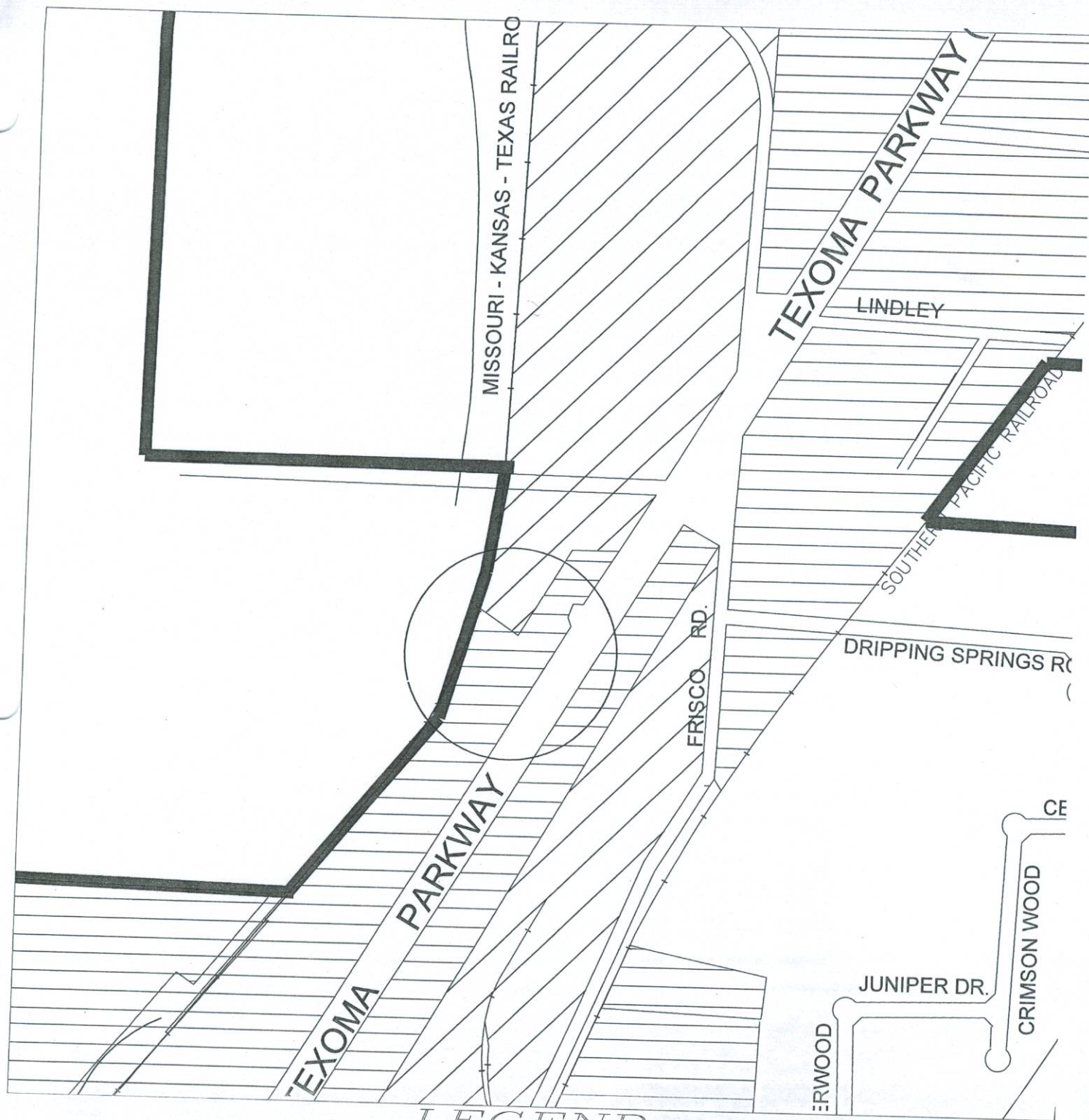
Patsy Reeves

Developmental Services Secretary

Approved By:

Scott Shadden,

Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	C-1 MULTI-FAMILY RESIDENTIAL DISTRICT
	C-2 RETAIL BUSINESS DISTRICT
	C-0 GENERAL COMMERCIAL DISTRICT
	M-1 OFFICE DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT

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



4026 TEXOMA PARKWAY

ENGINEERING DEPARTMENT

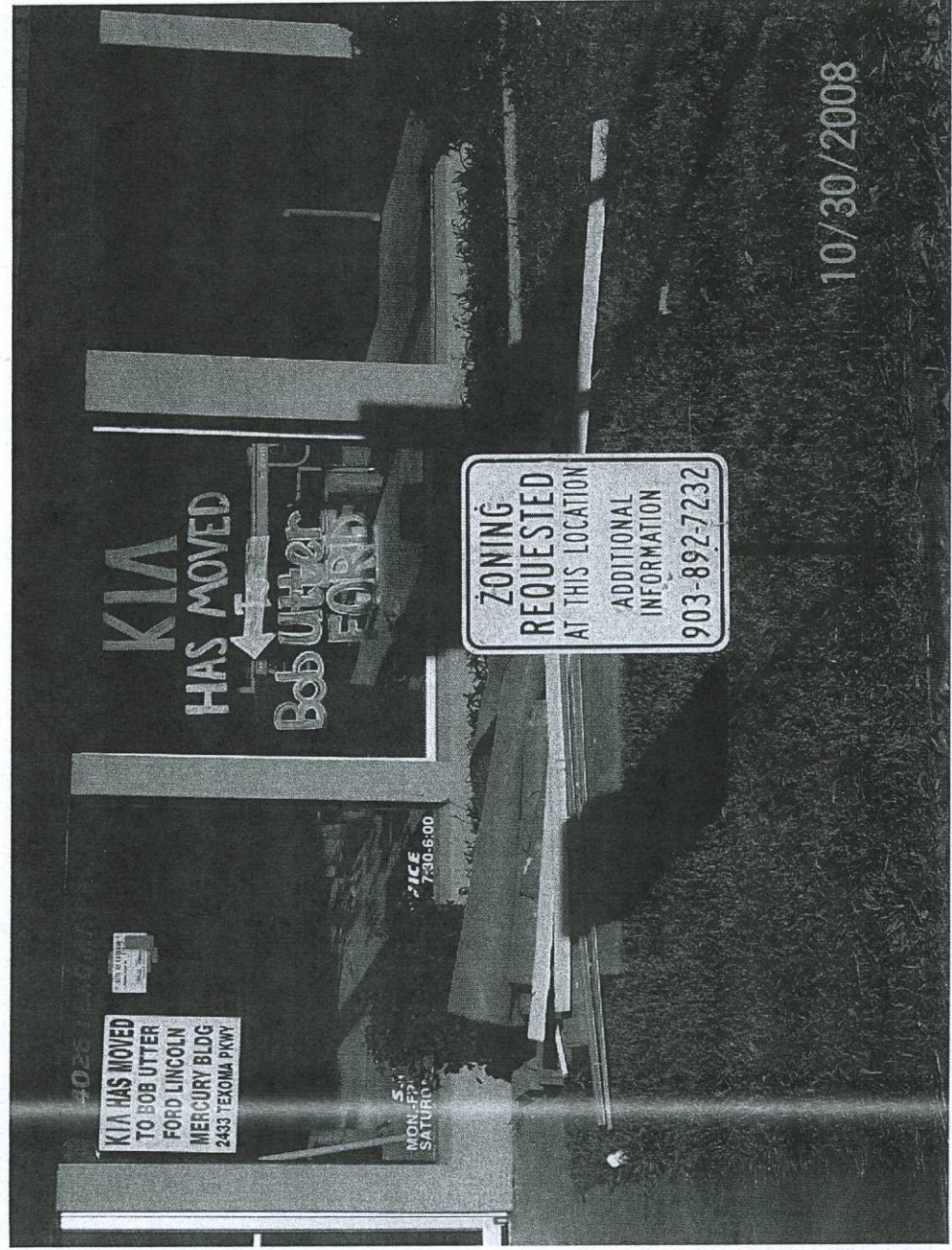


STATE HWY 91

FRISCO



4026 Texoma Pkwy



November 13, 2008

Bob Utter
2525 Texoma Parkway
Sherman, Texas 75090

David Pryor
2525 Texoma Parkway
Sherman, Texas 75090

Dear Applicants,

Your request for a Specific Use Permit and Site Plan to allow automobile sales and impound lot in a C-2 (General Commercial) District located at 4026 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 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.
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 Texoma Parkway 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.

Engineering

7. A defined drive approach conforming to TxDOT and City criteria shall be physically created at the site. Access to the site shall be restricted to the drive approach area.
8. Detention in accordance with City criteria will be required if the impervious area is increased.

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

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

Munson 4200 LTD
% John Munson Real Estate
November 3, 2008 PO Box 357
Denison, TX 75020-0357

NOV 6 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, November 18, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

**Utter Properties, Ltd. (Owner) and David Pryor (Representative)
concerning the property located at 4026 Texoma Parkway, being 2.85 acres
in the W.F. Patterson Survey, Abstract No. 969,**

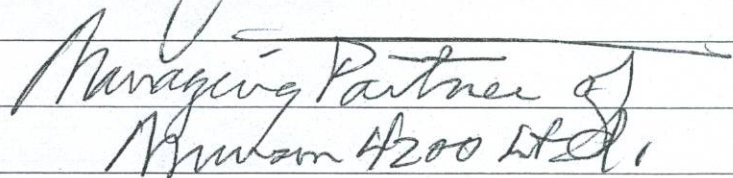
The request is as follows:

**Specific Use Permit and Site Plan approval under Ordinance No. 2280,
Section 8, Subsection (5)(a) to allow automobile sales and impound lot in a
C-2 (General Commercial) District.**

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

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


Secretary, Planning & Zoning Board

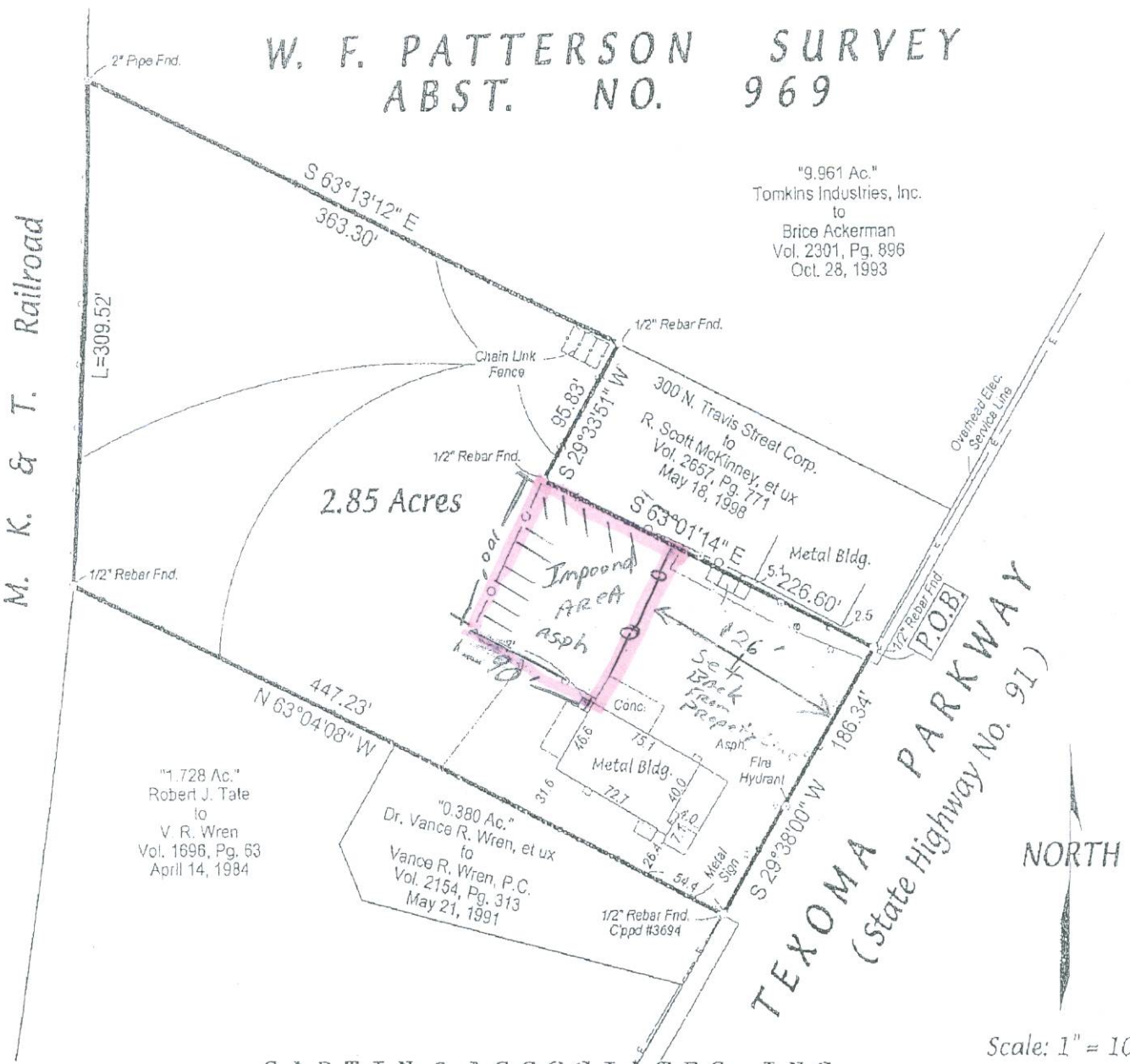
Approved: 

Managing Partner of
Munson 4200 LTD.

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.

M. K. & T. Railroad

W. F. PATTERSON SURVEY ABST. NO. 969

"9.961 Ac."
Tomkins Industries, Inc.
to
Brice Ackerman
Vol. 2301, Pg. 896
Oct. 28, 1993



"1.728 Ac."
Robert J. Tate
to
V. R. Wren
Vol. 1696, Pg. 63
April 14, 1984

"0.380 Ac."
Dr. Vance R. Wren, et ux
to
Vance R. Wren, P.C.
Vol. 2154, Pg. 313
May 21, 1991

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

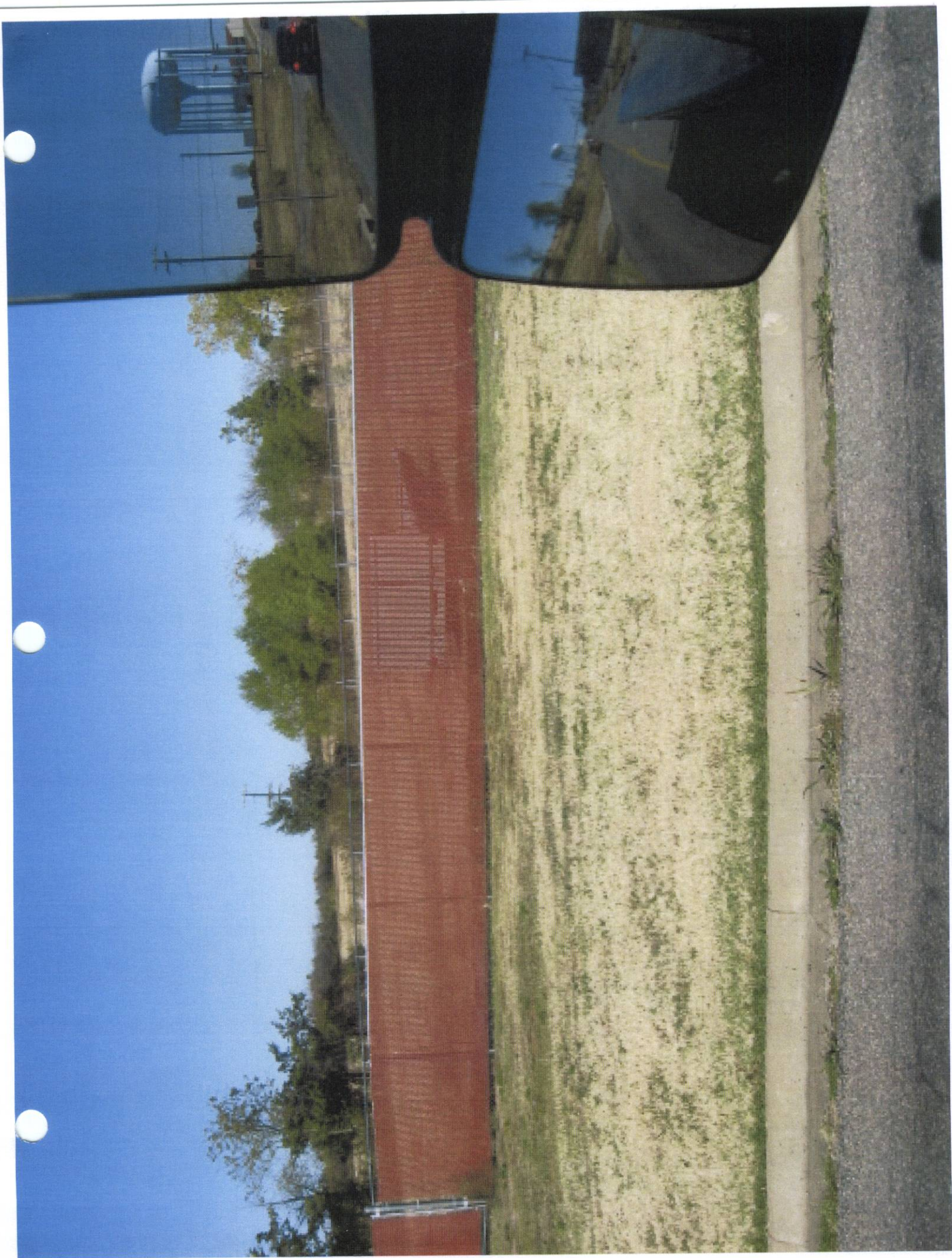
BOB UTTER FORD-LINCOLN MERCURY, LTD.,
SURVEY FOR: A Texas Partnership

I, Marshall Sartin, Registered Professional Land Surveyor,
hereby certify that a survey of the property shown hereon was
made on the ground on the 10 th day of July, 2007 of
the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as
4026 TEXOMA PARKWAY, SHERMAN, TEXAS and that this survey
substantially complies with the current Minimum Standards for
Professional Land Surveyors as adopted by the Texas Board of
Professional Land Surveying, 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 CONDUCTED BY THE



ITEM #6 HAS BEEN WITHDRAWN.

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:

Planning and Zoning Commission

Final Plat approval of Cupid Broughton Two Addition.

Christian Life Church

2005 S. Dewey Ave. • Sherman, Texas 75090 • www.ChristianLifeSherman.com • (903) 893-3301

November 17, 2008

Dear Scott Shadden and Planning and Zoning Board,

We were unable to purchase the buildings that we had requested to get approval for. So, we withdraw our request for the November 18, 2008 meeting.

Respectfully,



Clint Sylvester
Pastor Christian Life Church

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

2005 South Dewey Avenue
Being 8 acres in the G. B. Pilant Survey, Abstract No. 963
Site Plan Approval

Requested Action/Proposed Use:

Planning and Zoning Commission

Site plan approval for (3) three portable classrooms.

Background

The property is located at 2005 South Dewey Avenue just north of F.M. 697 (Ida Road); Christian Life Church is the tenant. The owners have the opportunity to purchase three (3) portable classrooms from the Celina Independent School District; they would like to move the portable classrooms on the lot to be used as daycare/classroom facilities for the church.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Christian Life Church (Owners) and Clint Sylvester (Pastor)

Master Plan Designation:

Residential

Attachments:

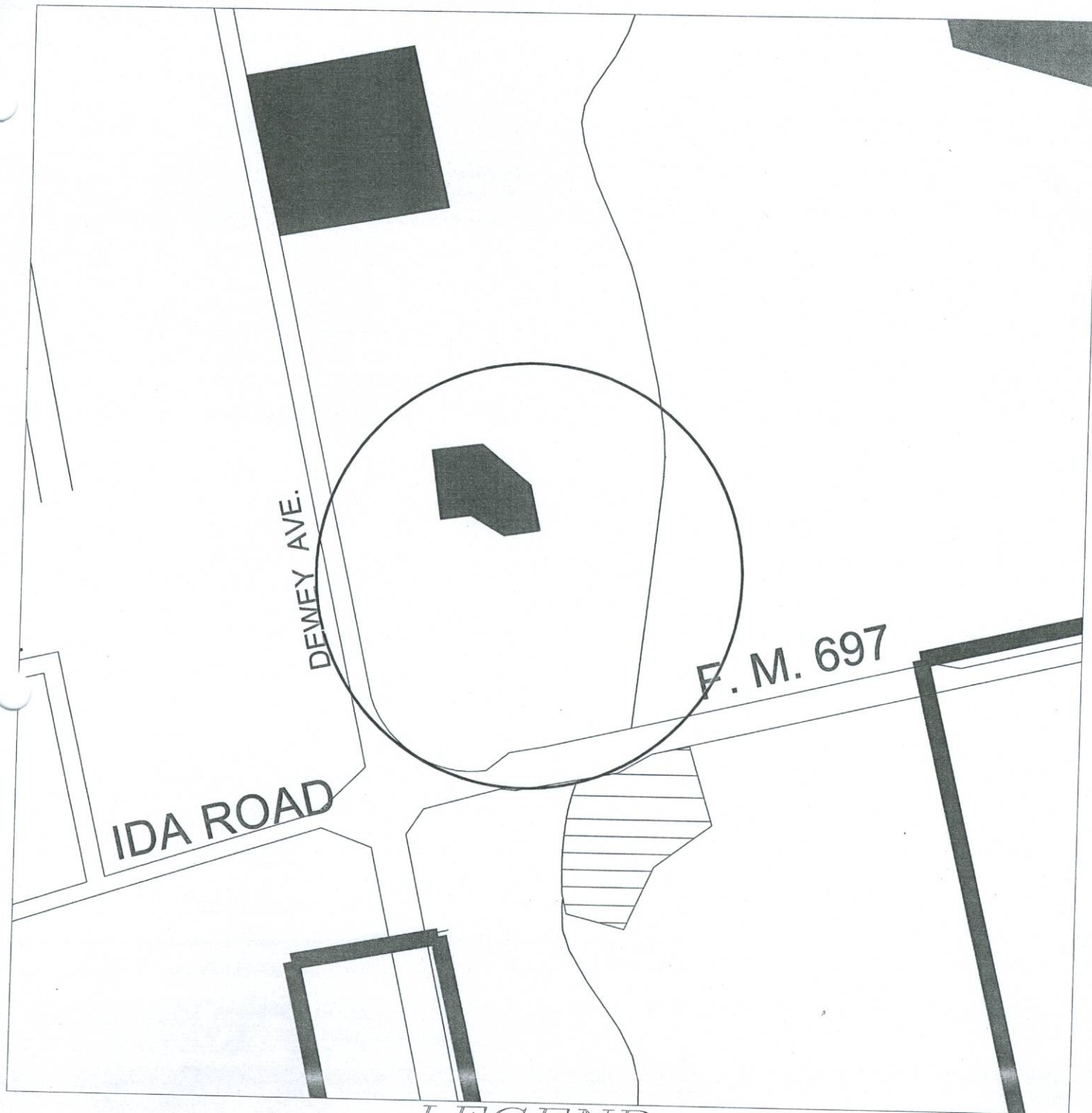
Location map, Photos, Site Plan, Staff Review

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

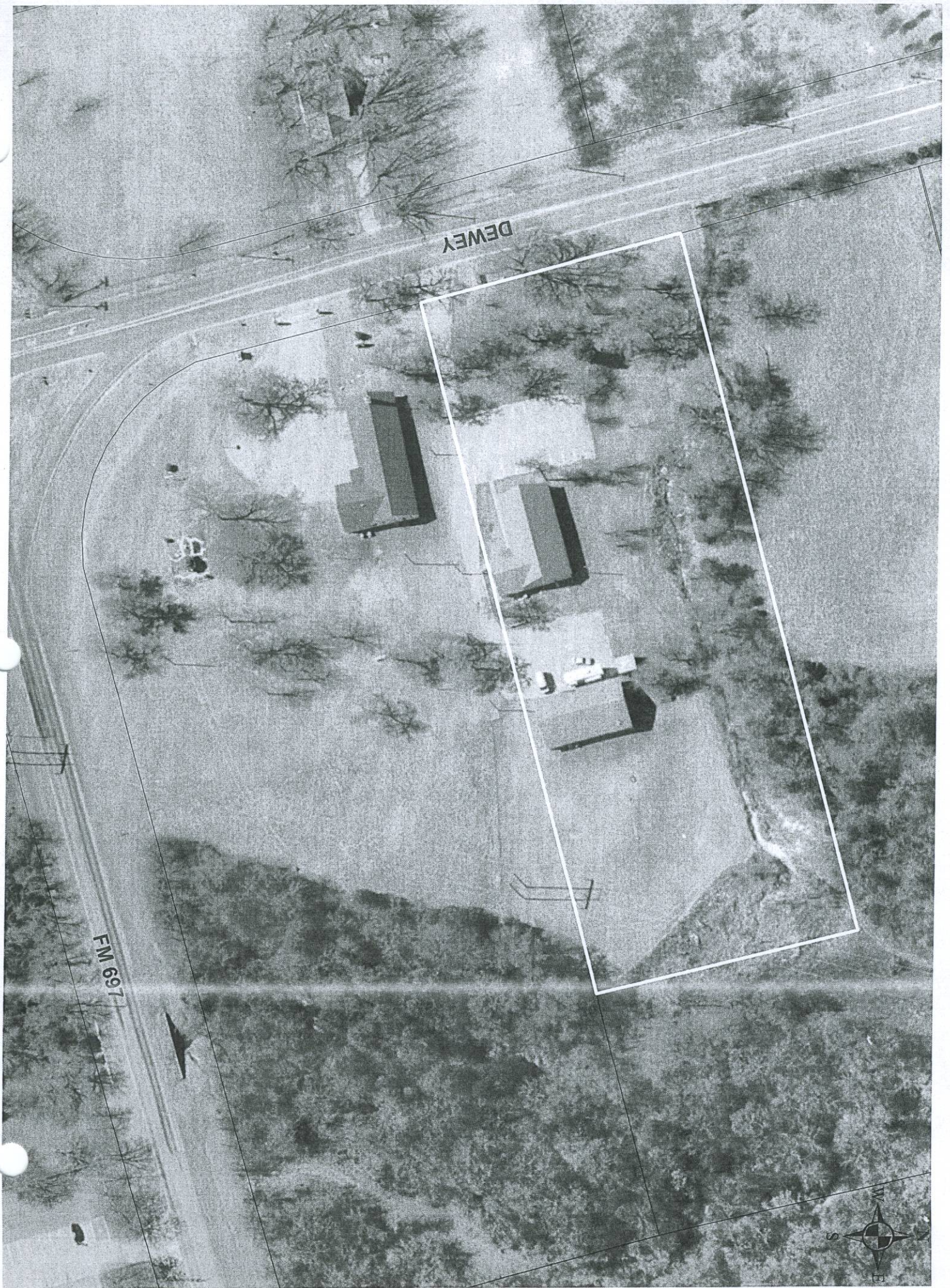
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



2005 SOUTH DEWEY

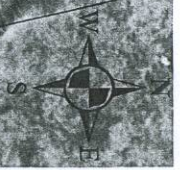
ENGINEERING DEPARTMENT



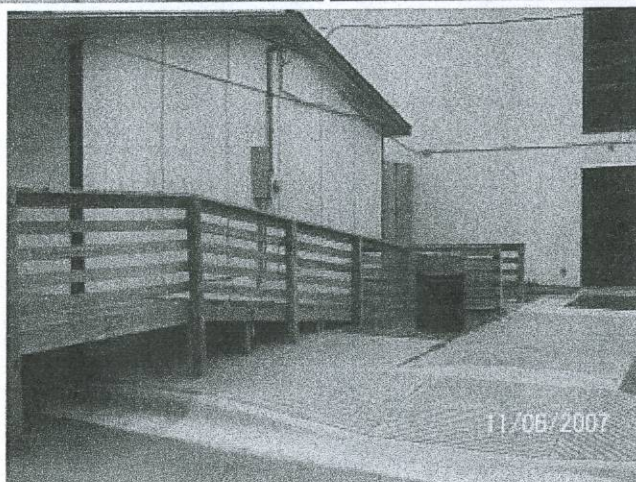
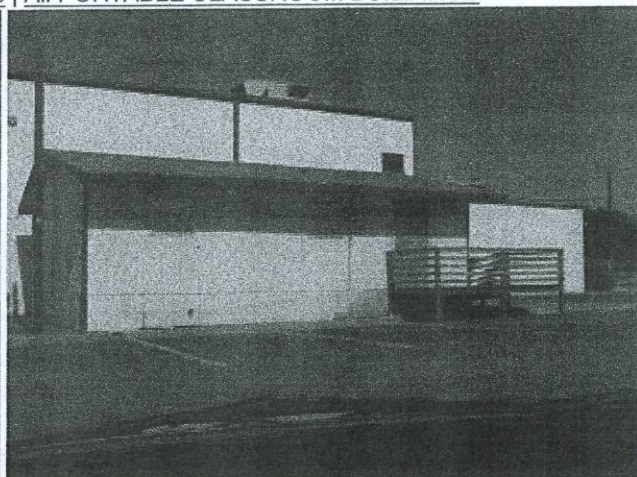


DEWEY

FM 697



RENÉ BATES AUCTIONEERS, INC.

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Celina Independent School District, Texas - Online Auction - Closes:
November 5, 2008 Beginning at 10:00 AM CST

Item	Photo	Description	High Bids	Current Bidder	Current Amount	Next Bid Required	Your Bid	Your Maximum
<u>15</u>		Portable building: 24' x 32'. Includes HVAC Window units and ramps. All units are wire for internet; Building is on skid and has no frame or tongue. It will need to be moved onto a skid. Overall condition fair; All utilities will be disconnected by Celina ISD; Successful bidder must comply with all the insurance requirements. Click here... to review the insurance requirements. AS-IS; Current Working Condition UNKNOWN; This item is USED and may contain defects that are not	<u>3</u>	21962	1,301.00	1,351.00		

immediately detectable. Text description given is meant to be used as a guide only. You are responsible for inspecting item before bidding. All information provided is believed to be correct but NO warranty as such is either intended or implied. All items are sold AS IS - WHERE IS AND WITH ALL FAULTS AND DEFECTS THEREIN.

Location: 706 E. Pecan, Celina, Texas 75009. Inspections **BY APPOINTMENT ONLY! YOU CANNOT VIEW THIS ITEM WITHOUT AN APPOINTMENT.**

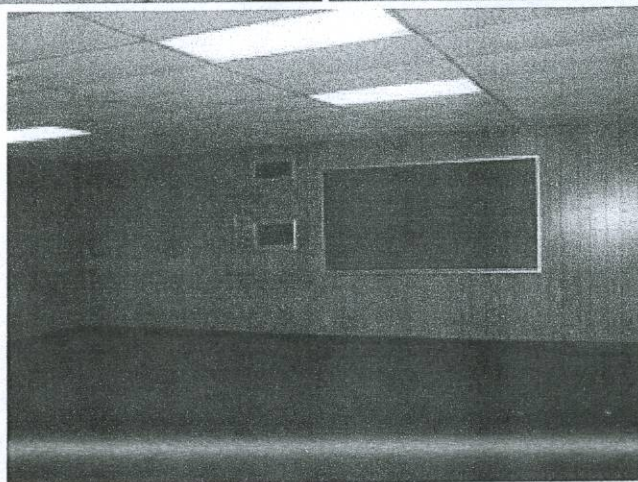
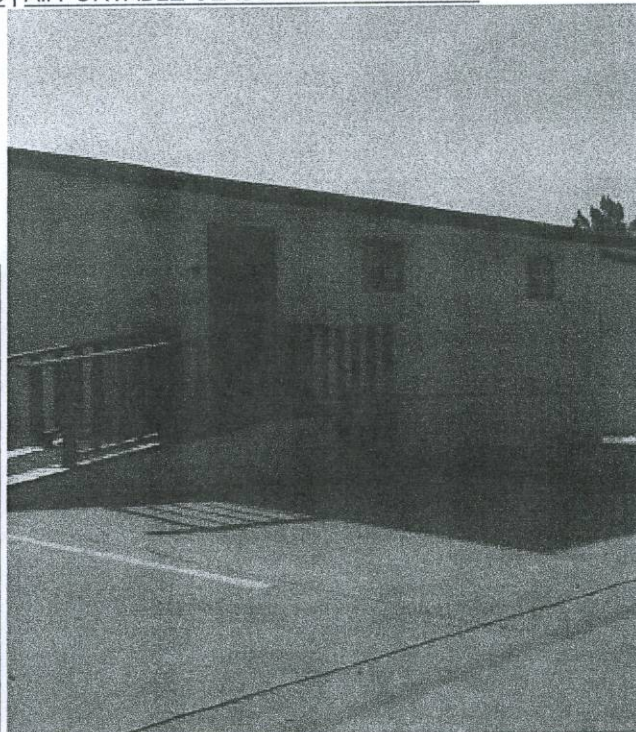
Inspections will be scheduled for Thursday, October 23, 2008 and Monday, October 27, 2008. Information and Inspections: Contact Tawnia King at (469) 742-9100 Option5, then 4

Bidder number Password - [Increments](#)



4660 County Road 1006 ? McKinney, TX 75071 ? (972) 548-9636
Rene' Bates TX LIC 6644; AL LIC 232; AR LIC 215; FL LIC ABAU55; IN LIC AU01045613;
LA LIC 139; NC LIC 5297; OH LIC 57198537789; WV LIC 367; SC LIC 656R
Copyright ? 1999-2008, Ren? Bates Auctioneers, Inc.
auction@renebates.com

RENÉ BATES AUCTIONEERS, INC.

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[All PORTABLE CLASSROOM BUILDINGS](#)

Celina Independent School District, Texas - Online Auction - Closes:
November 5, 2008 Beginning at 10:00 AM CST

Item	Photo	Description	Bids	High Bidder	Current Amount	Next Bid Required	Your Bid	Your Maximum
<u>21</u>		Portable building: 24' x 32'. Includes HVAC Window units and ramps. All units are wire for internet; Building is on skid and has no frame or tongue. It will need to be	<u>3</u>	21962	1,301.00	1,351.00		

moved onto a skid. Overall condition fair;
All utilities will be disconnected by Celina
ISD; **Successful bidder must comply
with all the insurance requirements.**
Click here... to review the insurance
requirements. AS-IS; Current Working
Condition UNKNOWN; This item is USED
and may contain defects that are not
immediately detectable. Text description
given is meant to be used as a guide only.
You are responsible for inspecting item
before bidding. All information provided is
believed to be correct but NO warranty as
such is either intended or implied. All items
are sold AS IS - WHERE IS AND WITH
ALL FAULTS AND DEFECTS THEREIN.

Location: 706 E. Pecan, Celina, Texas
75009. Inspections **BY APPOINTMENT
ONLY! YOU CANNOT VIEW THIS ITEM
WITHOUT AN APPOINTMENT.**
Inspections will be scheduled for Thursday,
October 23, 2008 and Monday, October
27, 2008. Information and Inspections:
Contact Tawnia King at (469) 742-9100
Option5, then 4

Bidder number Password - [Increments](#)

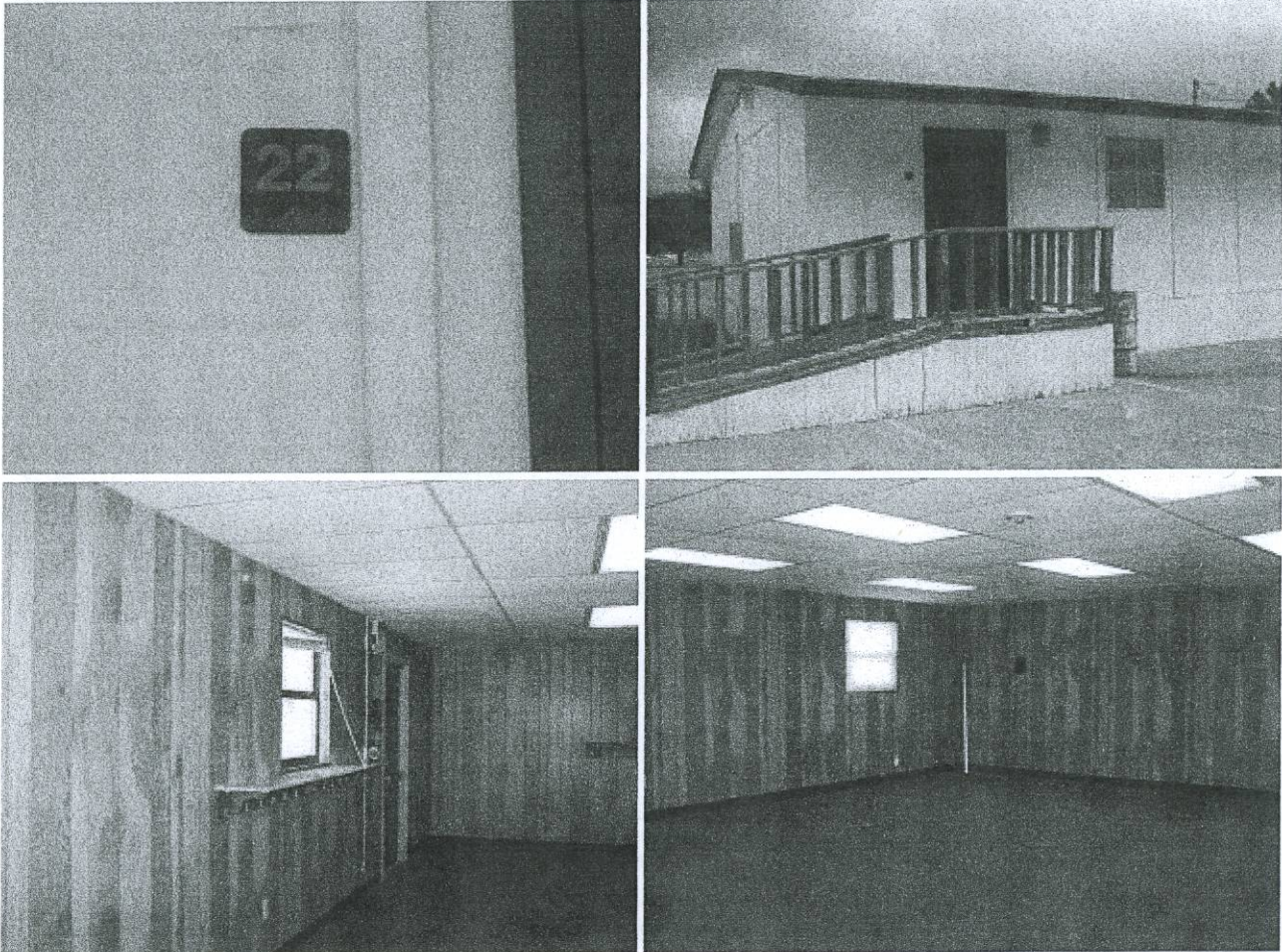


4660 County Road 1006 ? McKinney, TX 75071 ? (972) 548-9636
Rene' Bates TX LIC 6644; AL LIC 232; AR LIC 215; FL LIC ABAU55; IN LIC AU01045613;
LA LIC 139; NC LIC 5297; OH LIC 57198537789; WV LIC 367; SC LIC 656R
Copyright ? 1999-2008, Ren? Bates Auctioneers, Inc.
auction@renebates.com

RENÉ BATES AUCTIONEERS, INC.

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ALL PORTABLE CLASSROOM BUILDINGS


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ALL PORTABLE CLASSROOM BUILDINGS

Celina Independent School District, Texas - Online Auction - Closes: November 5, 2008 Beginning at 10:00 AM CST

Item	Photo	Description	Bids	High Bidder	Current Amount	Next Bid Required	Your Bid	Your Maximum
<u>22</u>		Portable building: 24' x 32'. Includes HVAC Window units and ramps. All units are wire for internet; Building is on skid and has no frame or tongue. It will need to be moved onto a skid. Overall condition fair; All utilities will be disconnected by Celina ISD; Successful bidder must comply with all the insurance requirements. Click here... to review the insurance requirements. AS-IS; Current Working Condition UNKNOWN; This item is USED and may contain defects that are not immediately detectable. Text description	<u>3</u>	21962	1,301.00	1,351.00		

given is meant to be used as a guide only.
You are responsible for inspecting item
before bidding. All information provided is
believed to be correct but NO warranty as
such is either intended or implied. All items
are sold AS IS - WHERE IS AND WITH
ALL FAULTS AND DEFECTS THEREIN.

Location: 706 E. Pecan, Celina, Texas
75009. Inspections **BY APPOINTMENT
ONLY! YOU CANNOT VIEW THIS ITEM
WITHOUT AN APPOINTMENT.**

Inspections will be scheduled for Thursday,
October 23, 2008 and Monday, October
27, 2008. Information and Inspections:
Contact Tawnia King at (469) 742-9100
Option5, then 4

Bidder number Password - [Increments](#)



4660 County Road 1006 ? McKinney, TX 75071 ? (972) 548-9636
Rene' Bates TX LIC 6644; AL LIC 232; AR LIC 215; FL LIC ABAU55; IN LIC AU01045613;
LA LIC 139; NC LIC 5297; OH LIC 57198537789; WV LIC 367; SC LIC 656R
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auction@renebates.com

November 13, 2008

Christian Life Church
360 Tee Taw Circle
Sherman, Texas 75092

Clint Sylvester
360 Tee Taw Circle
Sherman, Texas 75092

Dear Applicants,

Your request for site plan approval for (3) three portable classrooms located at 2005 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 18, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
2. The portable classrooms/buildings shall meet all current City Building Codes.
3. 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.

Fire Dept.

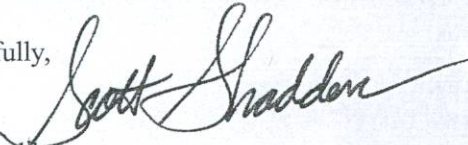
4. If this is to be a daycare/classroom it will have to have a point addressable fire protection alarm system installed. It is to be Class A wiring with ADA compliance. Any existing buildings that will be used for daycare/classroom will need to be included.

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.

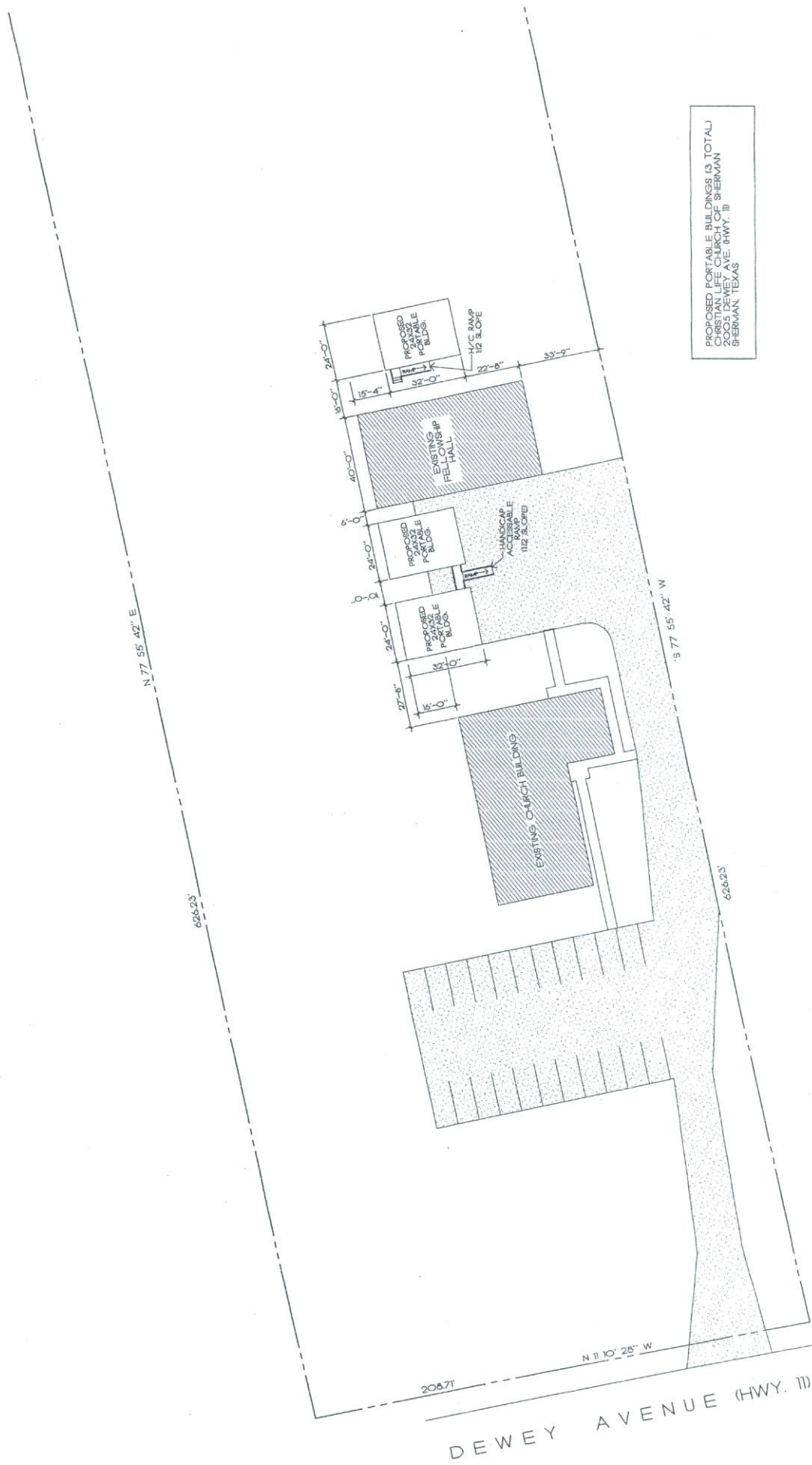
Respectfully,



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



PROPOSED PORTABLE BUILDINGS (3 TOTAL)
 2005 DEWEY AVE. (HWY. 11)
 SHERMAN, TEXAS

SITE PLAN
 SCALE 1" = 20'-0"

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

Appoint Zoning Review Committee

Requested Action/Proposed Use:

Appoint Zoning Review Committee.

Background

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 staff agrees that the issues raised in the memo warrant more immediate consideration than other recommendations that may come out of the Comprehensive Plan process at a later date. 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. The staff feels that the first two of 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.

Origination:

City Council

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services