

STATE OF TEXAS

§

September 18, 2007

COUNTY OF GRAYSON

§

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

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: VICE-CHAIRMAN JACOBS,
JONES, BETHEL, PLYLER, DAVIS, NIX, SOFTLY, AND
THOMPSON

MEMBERS ABSENT:

NONE

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 August 21, 2007 Meeting. Commissioner Jones asked to amend page 10 of the minutes under the executive session to read Chairman Sofey announced that the Planning and Zoning Commission will hold a closed executive session pursuant to the provisions of the open meetings law. Motion by Commission Member Jacobs to approve the Minutes with the amendment. Second by Commission Member Softly. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

Chairman Sofey appointed the following members to serve on the Board of Adjustment: SOFTLY, PLYLER, NIX, BETHEL, AND JACOBS.

APPOINT BOARD OF
ADJUSTMENT

SITE PLAN

THE REQUEST OF NORTHGATE DEVELOPMENT TRUST (OWNER), FEDEX GROUND (TENANT) AND ROBERT W. JONELL (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3221 NORTHGATE DRIVE, BEING LOT 3, BLOCK 1, NORTHGATE BUSINESS PARK, PHASE ONE, AS FOLLOWS;

SITE PLAN – TRAILER
DOCK
3221 NORTHGATE DR.
(NORTHGATE DEV.
TRUST & FEDEX
GROUND)

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252, ARTICLE IV, SECTION 410 (2)(J) FOR A PROPOSED TRAILER DOCK IN BLALOCK INDUSTRIAL PARK.

Mary Burns, Vortex Engineering, 255 Vista Valley Drive, Fruita, CO and Tye Martin, Facilities Manager FedEx Ground, Sherman, Texas

Ms. Burns and Mr. Martin appeared to represent the request. Ms. Burns explained FedEx Ground would like to place a temporary 8' X 53' temporary trailer dock for eleven months at the existing FedEx Ground facility at 3221 Northgate Drive. The trailer dock is a trailer of a truck that has docking bays cut into the side of it with roll up

doors. It will be placed on a pile and pier foundation; the ground it will be placed on is presently impervious ground; so there will be no additional soil disturbance at this location. FedEx is currently operating at ten percent over their peak December shipping a year ago. The existing building is about 38,000 square feet and the proposed trailer dock is 424 square feet on a six acre site. FedEx is planning an expansion of the building to take place after the first of the year and to be completed by September 2008.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve an 8' X 53' temporary trailer dock for eleven (11) months. Second by Commission Member Davis.

VOTING AYE: SOFEY, PLYLER, JONES, DAVIS, NIX, THOMPSON, JACOBS, SOFTLY, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF JERRY PAUL HIGGINS (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 1020 SOUTH AUSTIN STREET, BEING THE NORTH 90 FEET OF LOT 8, BLOCK 20 OF B.H. MOORE HEIRS ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT AND O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

ZONE CHANGE – R-1
TO C-1
1020 S. AUSTIN
(JERRY PAUL
HIGGINS)

Jerry Paul Higgins, 1020 South Austin, Sherman, Texas

Mr. Higgins appeared to represent the request and answer any questions. Mr. Higgins owns the business of trailer sales at 1029 South Sam Rayburn Freeway; which is behind this property. He wants to construct a building for automobile accessory storage at 1020 South Austin Street. He explained traffic would be entering through Sam Rayburn Freeway. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

One letter was received from Tommy & Barbara Seals, 1015 S. Austin, Sherman, Texas

They live directly across from this property. They were concerned with the amount of traffic in and out of the block, noise and the effect it would have on their property values.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the zone change subject to the Staff Review Letter. Second by Commission Member Nix.

VOTING AYE: SOFEY, PLYLER, JONES, DAVIS, NIX, THOMPSON, JACOBS, SOFTLY, AND BETHEL
VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF KENNETH MEYERS (OWNER) CONCERNING THE PROPERTY AT 2410 WEST WASHINGTON STREET, BEING 2.12 ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7 (13)(H) TO ALLOW AN EIGHT (8) FOOT PRIVACY FENCE IN THE SIDE YARD IN LIEU OF A SIX (6) FOOT FENCE IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Kenneth Meyers 2410 W. Washington, Sherman, Texas

Mr. Meyers appeared to represent the request. He explained he would like to erect an eight foot privacy fence on the side yard. He 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 Nix to approve the variance subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, PLYLER, NIX, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF TEAM YOUNG PROPERTIES, LLC AND DERL W. AND FRANCES TUCKER (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 900 BLOCK OF WEST BIRGE STREET AND 1014 NORTH LOCKHART STREET, BEING 0.27 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO.

VARIANCE

2410 W. WASHINGTON
(KENNETH MEYERS)

REPLAT J.D. MILLER
ADDN. & DERL &
FRANCES TUCKER
PROPERTY
900 BLK. W. BIRGE &
1014 N. LOCKHART
(TEAM YOUNG)

763 AND LOTS 1 & 2, BLOCK 1, J.D. MILLER ADDITION, AS
FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT OF THE J.D. MILLER ADDITION AND THE DERL &
FRANCES TUCKER PROPERTY

PROPERTIES, LLC. &
DERL & FRANCES
TUCKER)

Marshall Sartin, Sartin and Associates, 109 S. Travis,
Sherman, Texas

Mr. Sartin appeared to represent the request for the
owners. He explained Mr. Tucker would like to enlarge his
lot to access a garage and driveway for his recreational
vehicle. They have 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 Jacobs to approve the
Replat subject to the Staff Review Letter. Second by
Commission Member Nix.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY,
THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF UCD 82 - HUDGINS, L.P. (OWNER) AND
DAVID VILBIG, VILBIG & ASSOCIATES (ENGINEER)
CONCERNING THE PROPERTY LOCATED IN THE 5400
BLOCK OF U.S. HIGHWAY 82 WEST, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

(TRACT 1) ZONE CHANGE AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 12, BEING 63.564
ACRES IN THE HENRY RITCHEY SURVEY, ABSTRACT NO.
1025 AND THE DANIEL BICKENBACH SURVEY,
ABSTRACT NO. 128 FROM AN SF-1 (SINGLE FAMILY
RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS)
DISTRICT.

ZONE CHANGE – C-1 &
R-2
5400 BLK. HWY. 82 W.
(UCD 82 – HUDGINS,
L.P)

(TRACT 2) ZONE CHANGE AND SITE PLAN
APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12,
BEING 19.643 ACRES IN THE HENRY RITCHEY SURVEY,
ABSTRACT NO. 1025 AND THE DANIEL BICKENBACH
SURVEY, ABSTRACT NO. 128 FROM AN SF-1 (SINGLE
FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-
FAMILY RESIDENTIAL) DISTRICT.

David Vilbig, Vilbig & Assoicates, 10132 Monroe Dr.,
Dallas, Texas

Mr. Vilbig appeared to represent the request and answer
any questions. The property is located at U.S. Highway 82
West and the proposed S.H. 289 extension; it was recently

annexed into the city limits of Sherman which was brought in as an SF-1 (Single Family Residential) District. The owners would like to rezone the north property into a C-1 (Retail Business) District and south tract into R-2 (Multi-Family Residential) District. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Thompson to approve the zone change subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY, THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF UCD 82 – HUDGINS L.P. (OWNER) AND DAVID VILBIG, VILBIG & ASSOCIATES (ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 5400 BLOCK OF U.S. HIGHWAY 82 WEST, BEING 104.109 ACRES IN THE HENRY RITCHEY SURVEY, ABSTRACT NO. 1025 AND THE DANIEL BICKENBACH SURVEY, ABSTRACT NO. 128 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF S.H. 289 @ U.S. HWY. 82

PRELIMINARY PLAT –
S.H. 289 @ U.S. HWY.
82
5400 BLKS. HWY. 82
W.
(UCD 82 – HUDGINS
L.P.)

David Vilbig, Vilbig & Associates, 10132 Monroe Dr.,
Dallas, Texas

Mr. Vilbig appeared to represent the request and answer any questions. The property is located at U.S. Highway 82 West and the proposed S.H. 289 extension; it was recently annexed into the city limits of Sherman. The tract consists of 104.109 acres and they would like to plat the property into nine lots for commercial and multi-family 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 Preliminary Plat.

ACTION TAKEN.

Motion by Commission Member Jones to approve the Preliminary Plat subject to the Staff Review Letter. Second by Commission Member Thompson.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY, THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF TRICON SHERMAN I., L.P. (OWNER) AND DAVID VILBIG, VILBIG & ASSOCIATES (ENGINEER) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4500-4800 BLOCKS OF PECAN GROVE ROAD, BEING 43.235 ACRES IN THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF VISTA NORTE ADDITION, PHASE TWO

FINAL PLAT – VISTA NORTE, PHASE 2
4500-4800 BLKS.
PECAN GROVE RD.
(TRICON SHERMAN I., L.P.)

David Vilbig, Vilbig & Associates, 10132 Monroe Dr., Dallas, Texas

Mr. Vilbig appeared to represent the request and answer any questions. The property is located off of Fallon Drive, north of Vista Norte Addition, Phase I. The tract consists of 43.235 acres and they would like to plat the property into fifteen 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 Thompson to approve the Final Plat subject to the Staff Review Letters. Second by Commission Member Jacobs.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY, THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF COUNTRY RIDGE NORTH, LLC (OWNERS) AND TIPTON ENGINEERING, INC. (ENGINEERS/SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 4300-4600 BLOCKS OF QUAIL RUN ROAD, BEING 20.1931 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT OF THE PRESERVE, PHASE I

FINAL PLAT – THE PRESERVE, PHASE I
4300-4600 BLKS.
QUAIL RUN RD.
(COUNTRY RIDGE NORTH, LLC)

Mark Keinath, Tipton Engineering, 21 Hideaway, Pottsboro, Texas

Mr. Keinath appeared to represent the request and answer any questions. The plat contains 20.1931 acres and the owner would like to develop the tract into seventy one lots

for residential development. Access to the subdivision will be from Quail Run Road off of F.M. 1417 South. They have 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 Jones to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY, THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF SHERMAN HILLS, LLC (OWNER), DAN MURRAY (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 1300-2600 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING THE SHERMAN HILLS COUNTRY CLUB HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2684, SECTION 26 (A) TO NOT REQUIRE THE DEVELOPER TO BE RESPONSIBLE FOR PAYMENT OF ESCROW FUNDS FOR THE FUTURE CONSTRUCTION OF PARK AVENUE AND CLUBHOUSE DRIVE AS REQUIRED WITH THE DEVELOPMENT OF SHERMAN HILLS COUNTRY CLUB GOLF COURSE ADDITION IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT, C-1 (RETAIL BUSINESS) DISTRICT AND O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Dan Murray, 2414 Monte Cristo Drive, Sherman, Texas

Mr. Murray asked the Commission to table the request.

ACTION TAKEN.

Motion by Commission Member Bethel to table the request. Second by Commission Member Thompson.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY, THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED

EXCEPTION

THE REQUEST OF SHERMAN HILLS, LLC (OWNER), DAN MURRAY (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEER) CONCERNING THE PROPERTY

VARIANCE

1300-2600 BLKS. HWY.
75 SOUTH
(SHERMAN HILLS,
LLC)

(TABLED)

EXCEPTION –

PARKING
2500-2600 BLKS. HWY.
75 SOUTH

LOCATED IN THE 2500-2600 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING 6.3 ACRES, A PORTION OF TRACT 2 IN THE SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS AS FOLLOWS:

(SHERMAN HILLS, LLC)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO REDUCE THE NUMBER OF PARKING SPACES FOR THE GOLF COURSE TO 5 PER GREEN (90) IN LIEU OF THE REQUIRED 8 PER GREEN (144) IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Dan Murray, 2414 Monte Cristo Drive, Sherman, Texas

Mr. Murray appeared to represent the request and answer any questions. He explained he has been in the golf course business for a number of years and he felt 90 parking spaces is more than adequate for an eighteen hole golf course because the golfers are coming off the golf course at different times.

Chairman Sofey explained he received the letter Mr. Murray wrote to the Commission and in the letter it stated one of the tournaments for a charity event had 96 cars there at that time. He asked Mr. Murray if he would like to increase the parking to one hundred in case an event like that happened again.

Mr. Murray explained the golf course was not open at that time, it was a charity event and he did not see it happening again. They plan to open the golf course with a temporary pro shop, no snack shop or clubhouse; there will be additional parking for that and overflow parking when those buildings are constructed.

Commissioner Jones explained the plat shows parking for 112 spaces.

Mr. Murray explained the first phase will have 112 parking spaces. They will be constructing a 20,000 square foot clubhouse. If the commission requires 100 spaces it will take away square footage for the future clubhouse. Mr. Murray explained in the total operation of a golf course you always have more parking than what is ever required. He explained "the golf course will be on a peninsula and limited parking, the parking will limit the size of the clubhouse, so if you take ten away from that, ten that will never be used and credit will not be given when I come in with the clubhouse."

Scott Shadden, Director of Development Services informed the commission they could build 90 parking spaces for the golf course and 10 for the future clubhouse to be installed at this time.

Mr. Murray stated that would work.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the exception for 90 parking spaces for the golf course and 10 spaces for the future clubhouse. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, PLYLER, NIX, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF SHERMAN HILLS, LLC (OWNER), DAN MURRAY (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 2500-2600 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING 6.3 ACRES, A PORTION OF TRACT 2 IN THE SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12 FROM AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

ZONE CHANGE & SITE
PLAN – R-1 TO C-1
2500-2600 BLKS. HWY.
75 S.
(SHERMAN HILLS,
LLC)

Dan Murray, 2414 Monte Cristo Drive, Sherman, Texas

Mr. Murray appeared to represent the request and answer any questions. He explained they would like to change the zoning from an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District for the golf course clubhouse and parking area. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve the zone change and site plan subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, SOFEY, THOMPSON, PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

SUP & SITE PLAN –

THE REQUEST OF SHERMAN HILLS, LLC (OWNER), DAN MURRAY (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 2500-2600 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING 6.3 ACRES, A PORTION OF TRACT 2 IN THE SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CLUBHOUSE FOR THE GOLF COURSE IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND THE O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

CLUBHOUSE FOR
GOLF COURSE
2500-2600 BLKS. HWY.
75 SOUTH
(SHERMAN HILLS,
LLC)

Dan Murray, 2414 Monte Cristo Drive, Sherman, Texas

Mr. Murray appeared to represent the request and answer any questions. He explained they would like to construct a clubhouse for the golf course. They have 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.

ACTION TAKEN.

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

VOTING AYE: SOFTLY, SOFEY, JACOBS, PLYLER, JONES, DAVIS, NIX, THOMPSON, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF SHERMAN HILLS, LLC (OWNER), DAN MURRAY (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEER), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1800-2600 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING 6.3 ACRES, A PORTION OF TRACT 2 IN THE SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF A PORTION OF TRACT 2 OF SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS

REPLAT OF A
PORTION OF TRACT 2
OF SHERMAN HILLS
COUNTRY CLUB
ADDITION GOLF
COURSE TRACTS
1800-2600 BLKS. HWY.
75 SOUTH
(SHERMAN HILLS,
LLC)

Dan Murray, 2414 Monte Cristo Drive, Sherman, Texas

Mr. Murray appeared to represent the request and answer any questions. He explained they are requesting a replat to realign the boundaries for the golf course. They have seen the Staff Review Letter and would abide by the Staff

Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, SOFEY, JACOBS, PLYLER, JONES, DAVIS, NIX, THOMPSON, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF CHILDS-HERNANDEZ ENTERPRISES, LLC (OWNER), ROD TATCHIO, TATCHIO & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 5209 TEXOMA PARKWAY, BEING 4.62 ACRES IN THE D.C. SHELF SURVEY, ABSTRACT NO. 1097 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR RETAIL/OFFICE.

SITE PLAN –
RETAIL/OFFICE
5209 TEXOMA
PARKWAY
(CHILDS-HERNANDEZ
ENT., LLC)

Rod Tatchio, Tatchio and Associates, Sherman, Texas

Mr. Tatchio appeared to represent the request. He explained the owners would like to construct a retail and medical office facility at the northwest corner of the property at 5209 Texoma Parkway. This is the first phase of the development; they plan to come back in the future for a second phase. Mr. Tatchio asked that item #6 regarding the dumpster enclosure be taken out because the dumpster enclosure will be a moveable item; a wood fence for the enclosure. It will be difficult for the next phase of the development if they are not allowed to put the dumpster enclosure at the location on the site plan. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

James Shankles, City Engineer explained if the dumpster enclosure is located in an easement and the utility companies need to do work inside the easement, it will be at the owner's expense to replace the enclosure if it is taken down or needs to be replaced.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the site plan subject to the Staff Review Letter and striking item #6 subject to the staff agreeing on the dumpster enclosure. Second by Commission Member Davis.

VOTING AYE: SOFTLY, SOFEY, JACOBS, PLYLER, JONES,
DAVIS, NIX, THOMPSON, AND BETHEL

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 CAM SHERMAN II, LLC (OWNER),
STERLING LEGACY HOLDINGS (PROSPECTIVE BUYER),
AND JOHN PATTERSON (REPRESENTATIVE)
CONCERNING THE PROPERTY AT 505 F.M. 1417 NORTH
(HERITAGE PARKWAY NORTH), BEING 2.8 ACRES IN THE
G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, AS
FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO
ALLOW A MEDICAL ASSISTED LIVING FACILITY FOR
GERIATRIC PSYCHE WITH INPATIENT AND OUTPATIENT
SERVICES IN AN R-1 (ONE AND TWO FAMILY
RESIDENTIAL) DISTRICT AND O-1.1 (FM 1417) OVERLAY
DISTRICT.

John Patterson, Sterling Legacy Holdings, 2112 Highway
82 West, Gainesville, Texas

Mr. Patterson appeared to represent the request. He
explained Sterling Legacy Holdings would like to
purchase the building at 505 F.M. 1417 North which was
formerly the Heritage Manor Nursing Home. They would
like to convert the property to a multi-faceted medical use;
primarily assisted living facility for geriatric psyche with
inpatient and outpatient services, but also an adult day
care and a medical office as well.

Commissioner Jacobs asked what geriatric psyche meant.

Mr. Patterson explained they work hand in hand with
assisted living centers; nursing homes to go into their
facility to work hand and hand with guest that have eating
disorders or social disorders in their community that is
disrupting the unit. They bring the client to their facility,
evaluate if they need a short term program to get them
lined out or a long term program. The longest stay with
the program is probably twenty days on the inpatient
program.

Commissioner Thompson asked if it was a behavioral
program for the elderly.

Mr. Patterson explained it was and it will have a ten unit
adult psyche center but the purpose of that is to stay
within state regulations; but their whole purpose is to stay
geriatric psyche, that is what they market for. They have
28 outpatient programs in effect. Geri-psyche is between
65 years up to 90 years old; that is what the typical

SUP & SITE PLAN –
MEDICAL ASSISTED
LIVING FACILITY
505 F.M. 1417 N.
(CAM SHERMAN II,
LLC)

(TABLED)

clientele will be, but they will have a teen unit adult psyche center that will tie in; people that have social, mental disorders, but that is not an area they will focus on; it is strictly for licensing purposes. It will be licensed for 18 and above, with the clientele being in their late forties to the 55 range. They deal with family social issues or drug related issues; they stay away from sexually oriented cases. They will be putting in the deed restrictions that you cannot have anything that is a sexually oriented unit; that deal with sexually oriented addictions and it will not be a facility for a drug rehab. They will be licensing with the state for a community hospital.

Commissioner Jones explained the request is for a Specific Use Permit for a medical assisted living facility for geriatric psyche.

Mr. Patterson explained maybe he did not make his self clear when he applied for the request, but it is for geri-psyche as well as other multi-faceted medical uses. He did not want to hold anything back because it would slow them down. He explained they want to be good neighbors and have good relationships with the neighbors and the City for the long term.

Commissioner Sofey read the letter that was received from Kate and Larry Whitfield, 210 Laurel Ridge Circle, Sherman, Texas

They wrote "we do not object to the petitioner's request for the issuance of a specific use permit to allow a medical assisted living facility for geriatric psyche with inpatient and outpatient services, provided that:

1. the specific use permit is strictly limited to allow use of the property for serving a geriatric patient population, only; and
2. the site plan meets the City's requirements for adequate parking and traffic safety on 1417 to accommodate the petitioner's plan to service both outpatients as well as inpatients.

We do not object to the request subject to the above qualifications because the proposed use appears to be very similar to (with the exception of the outpatient aspect) the original and permitted use of the property as a nursing home. We would, however, object vigorously to the issuance of a permit that would allow the petitioner to serve a non-geriatric patient population, as we believe such a use would substantially negatively interfere with the R-1 District in which 505 FM 1417 is located."

Commissioner Jacobs asked Mr. Shadden if they could approve anything other than for the geriatric psyche that was advertised.

Mr. Shadden explained they would have to go with what was advertised, anything else would have to be brought back.

Commissioner Nix asked Mr. Patterson if the request was approved for strictly geriatric psyche, would he lose his ability to term this as a community hospital for the license.

Mr. Patterson explained it would have an affect on them as far as being licensed as a community hospital verses a psychiatric hospital; one is quicker to get licensed than the other. "We are just trying to get the facility up and going."

Commissioner Nix asked what the ten residual beds would service.

Mr. Patterson explained it would be clientele from the ages of 45 to 55 ranges and they would have different situations from social to family issues that are court ordered; but nothing sexually related or drug related because of the liability involved with that.

Mr. Shadden recommended the commission table the request so that they can get a clear definition of what they want to do so that it can be advertised correctly; it will also give the applicant an opportunity to talk to the neighbors to explain to them what you would like to do.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to table the request. Second by Commission Member Thompson.

VOTING AYE: SOFTLY, SOFEY, JACOBS, PLYLER, JONES, DAVIS, NIX, THOMPSON, AND BETHEL

VOTING NAY: NONE

MOTION CARRIED

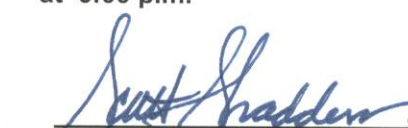
THE REQUEST WAS TABLED.

OTHER BUSINESS

No other business came before the Commission.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:00 p.m.


SECRETARY


CHAIRMAN

OTHER BUSINESS

ADJOURNMENT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

3221 Northgate Drive
Lot 3, Block 1, Northgate Business Park, Phase One
Site Plan

Requested Action/Proposed Use:

Site plan approval to Ordinance No. 2252, Article IV, Section 410 (2)(j) for a proposed trailer dock in the Blalock Industrial Park District.

Adjacent Zoning:

M-1 (Light Manufacturing) District and Blalock Industrial Park

Origination:

Northgate Development Trust (Owner), FedEx Ground (Tenant) and Robert W. Jonell (Representative)

Considerations:

Master Plan Designation: Industrial

Number of notices mailed:

32

Objections Received:

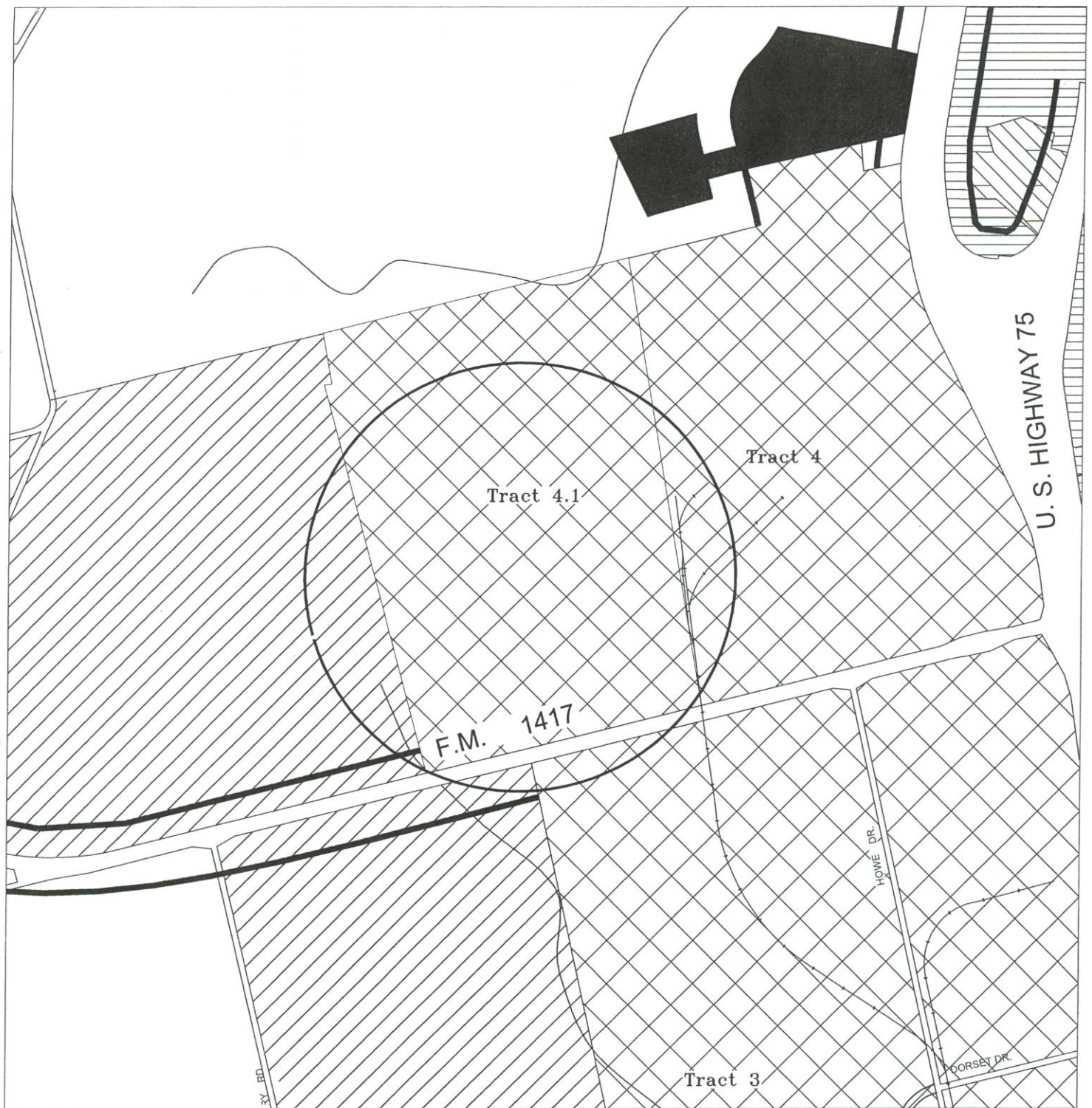
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

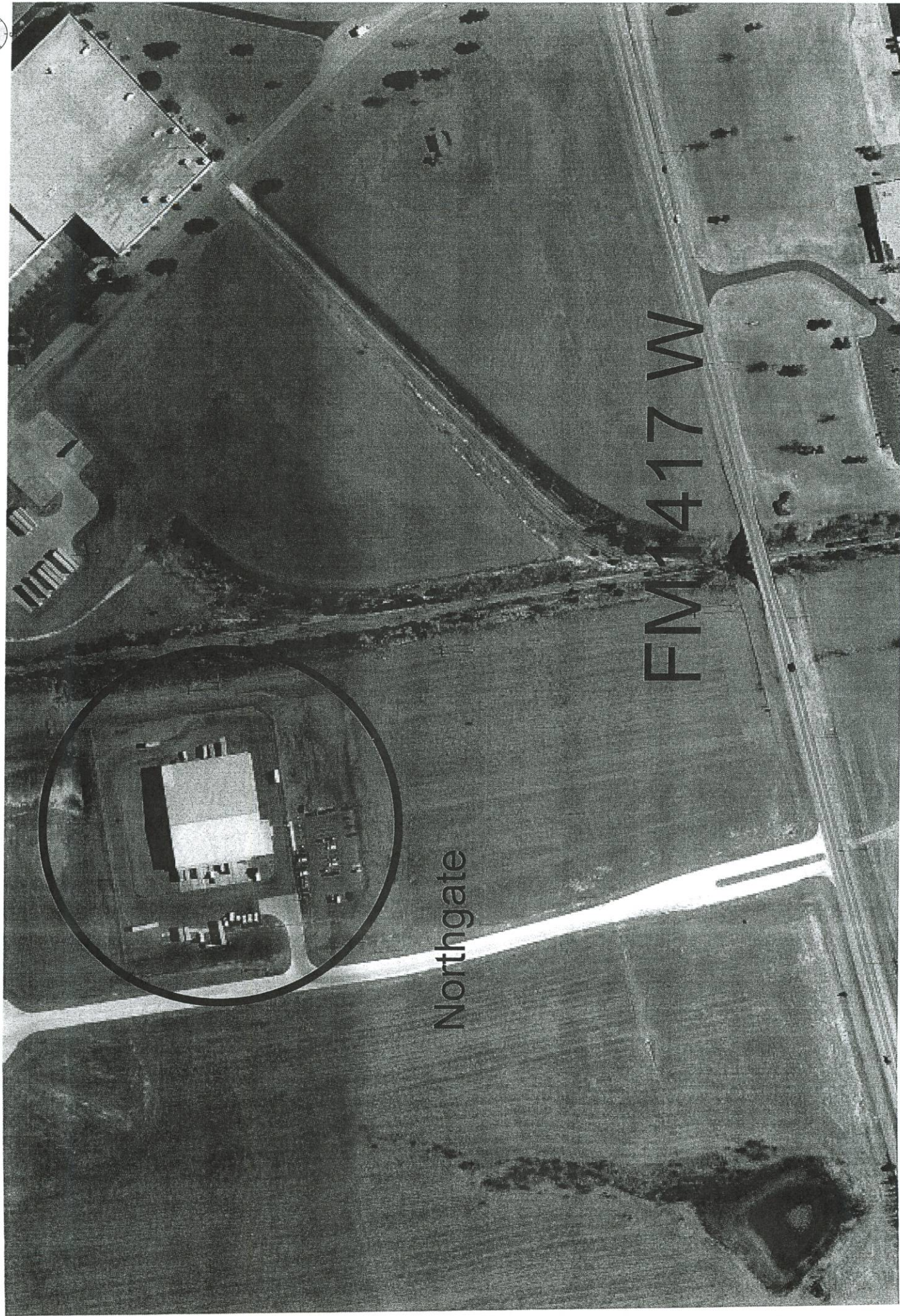
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT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



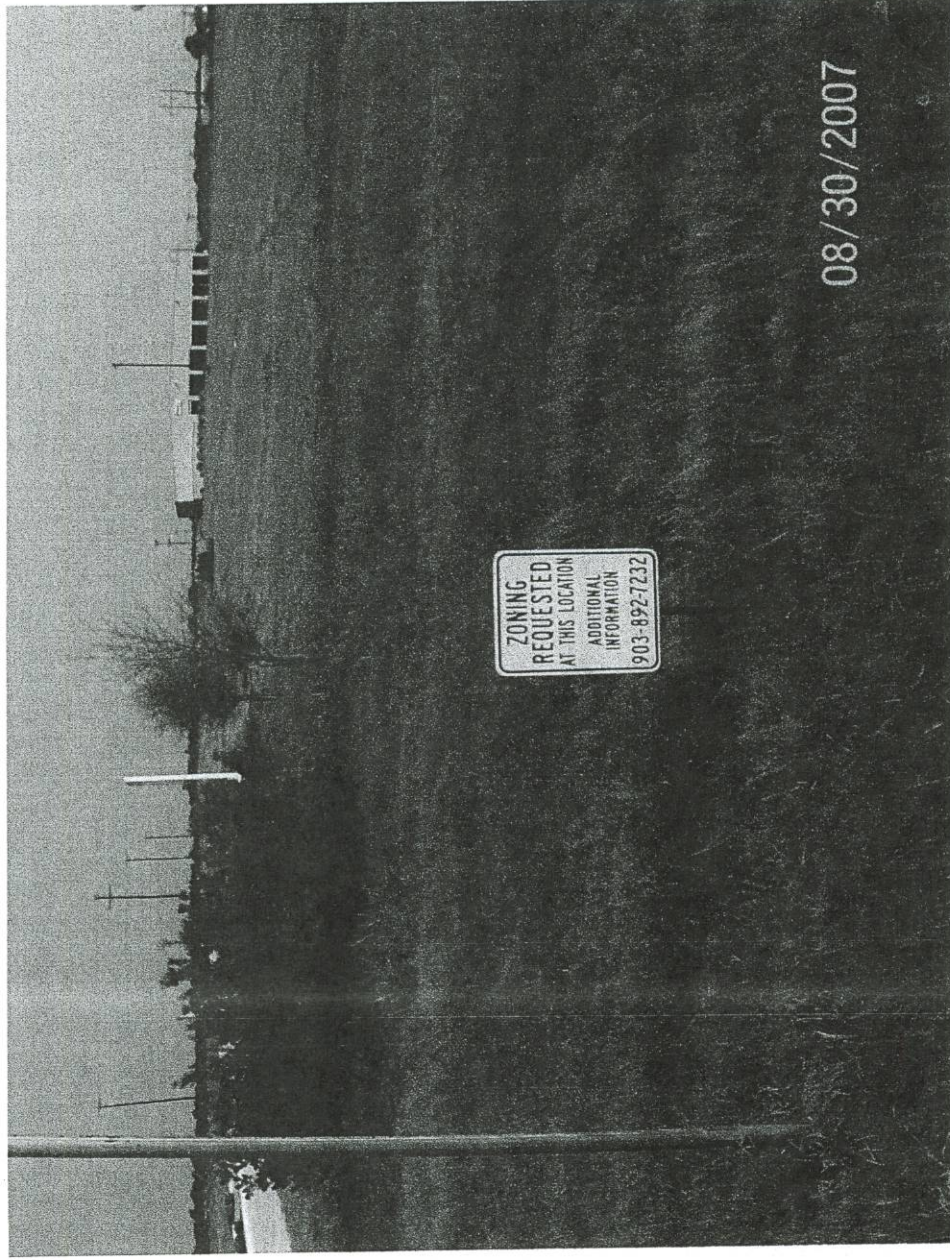
3221 Northgate Drive Site Plan

Department of Developmental Services





3221 Northgate Dr.



08/30/2007



September 11, 2007

Scott Shadden C.B.O.
Director of Developmental Services
City of Sherman
220 W. Mulberry
Sherman, Texas 75090-1106

RE: Proposed trailer dock for Sherman, TX facility
3221 Northgate Drive, Sherman, TX 75092

Dear Mr. Shadden,

FedEx Ground anticipates the use of the proposed trailer dock for approximately 11 months or less. A building expansion is planned at this location and is currently scheduled for completion by end of August 2008, this will eliminate the need for the trailer dock.

Please contact me should you have any questions or require additional information.

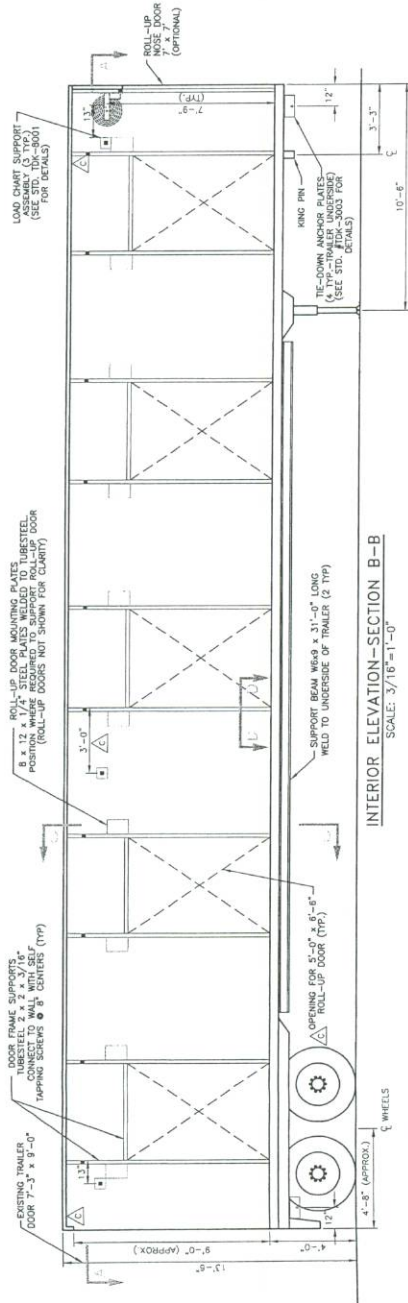
Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Jamison".

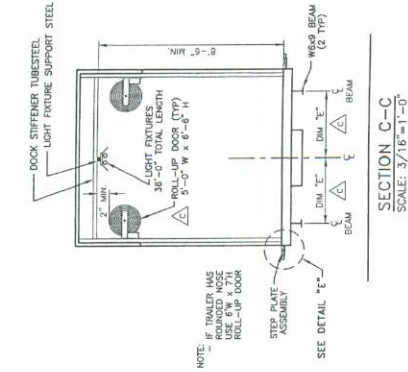
Jennifer Jamison, P.E.
Manager, Project Engineering – Special Projects
Facilities and Material Handling Systems
FedEx Ground

Ph: 412-498-5976
Jennifer.Jamison@fedex.com

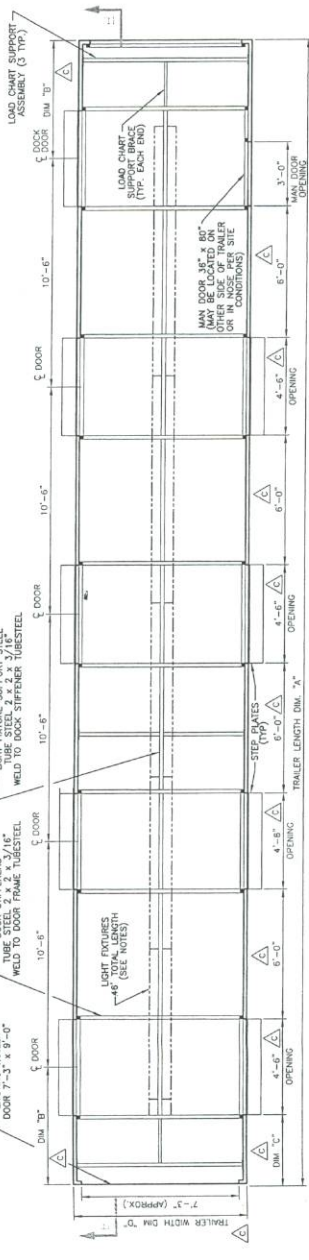
cc: G. Gibala, R. Jones- Vortex, project file



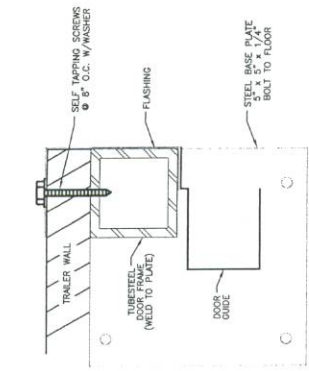
INTERIOR ELEVATION-SECTION B-B
SCALE: 3/16"=1'-0"



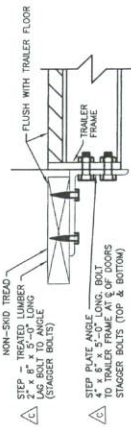
SECTION C-C
SCALE: 3/16"=1'-0"



PLAN-SECTION A-A
SCALE: 3/16"=1'-0"



SECTION D-D
SCALE: 3/8"=1'-0"



STEP PLATE-DETAIL "E"
SCALE: 1 1/2"=1'-0"

- NOTES:
- TRAILER LENGTHS CAN BE EITHER 45'-0" (SHOWN) OR 48'-0".
 - TRAILER WIDTHS CAN BE EITHER 8'-0" (SHOWN) OR 8'-6".
 - CONFIGURATIONS & DIMENSIONS SHOWN MAY VARY DEPENDING ON CUSTOMER REQUIREMENTS AND CONDITIONS.
 - USE ALUMINUM TRAILERS ONLY FOR TRAILER DOCKS.
 - MANDATORY TO HAVE STEPS & PLATFORM TO BE SHIPPED SEPARATELY & FIELD INSTALLED.
 - SEE STD. #10K-4002 FOR CONVEYOR & LIGHTING DETAILS.
 - SEE STD. #10K-5001 FOR LOAD CHART SUPPORT DETAILS.

VARIABLE DIMENSIONS			
TRAILER LENGTH "A"	TRAILER WIDTH "B"	TRAILER DOOR WIDTH "C"	TRAILER DOOR HEIGHT "D"
53'-0"	5'-6"	3'-3"	8'-0"
48'-0"	8'-0"	3'-0"	3'-0"

FedEx
Ground

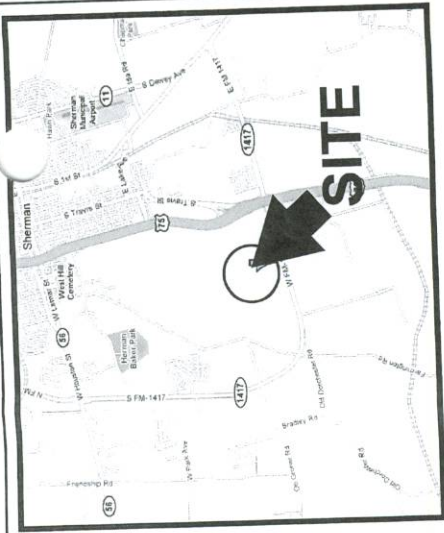
FACILITIES & MATERIAL HANDLING SYSTEMS
1000 FedEx Drive
Moon Township, PA 15108
412/269-1000

STANDARD			
Drawn By	Checked By	Design Eng.	Project
AS NOTED	GAC	1/25/02	53' TRAILER DOCK (FOR VANS)
STRUCT./FABRICATION DETAILS			
Drawn By	Checked By	Design Eng.	Project
AS NOTED	GAC	1/25/02	53' TRAILER DOCK (FOR VANS)
TDK-4001			
C			

Rev.	Date	By	For	Revised Name	Revised Date
C	11/17/04	GAC	1/25/02	ORIGINAL ISSUE (RMS STD. 100-1001 REV. B)	
B	5/27/04	GAC	1/25/02	ADDED MAIN DOOR & NOTE	
A	1/25/02	GAC	1/25/02	ORIGINAL ISSUE (RMS STD. 100-1001 REV. B)	

This drawing is the property of FedEx Ground. It is to be used only for the project and site specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from FedEx Ground.

K:\5A Modular\XGDetails\Trailer dock DVG's\TDK-4002a(53).dwg, 8/23/2007 1:09:32 PM, jrn



LOCATION MAP

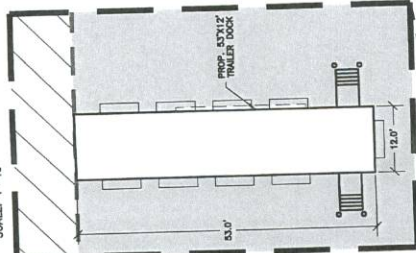
N.T.S.

NOTES:

- 1.) THIS DRAWING REFERENCE A SITE DRAWING PROVIDED BY FEDEX DATED: 3-09-04
- 2.) EXISTING USE = COMMERCIAL
- 3.) PROPERTY APPLICANT: FEDEX GROUND FACILITIES 1000 FEDEX DRIVE MOON TOWNSHIP, PA. 15108
- 4.) PROPERTY OWNER: FEDEX GROUND FACILITIES 1000 FEDEX DRIVE MOON TOWNSHIP, PA. 15108
- 5.) PROPERTY AREA 265,001.49 (6.08 AC.) APPROX.
- 6.) THIS SITE PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I. A SURVEY.
- 7.) THIS SITE PLAN IS NOT TO BE CONSTRUED AS A SURVEY.

DETAILED VIEW OF PROPOSED TRAILER DOCK

SCALE: 1"=10'



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROAD
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE



Vortex Engineering, Inc. CONSTRUCTION MANAGERS & SITE PLANNERS • • • CIVIL & CONSULTING ENGINEERS 205 VIA VANDERBILT SHERMAN, TEXAS 75081 PH: 940.631.1111 FAX: 940.631.1120	
PROJECT FEDEX GROUND FACILITIES INVESTIGATE DR SHERMAN, TX	TITLE SITE PLAN
DESIGNED BY R.W. JONES II	DESIGNED BY K. M. FINN
PROFESSIONAL ENGINEER STATE LICENSE NO. 10412	PROFESSIONAL ENGINEER STATE LICENSE NO. 10412
SHEET NO. 1	DATE 11/11/04
SCALE 1"=40'	SCALE 1"=40'
CONTRACT NUMBER 1	DATE 11/11/04

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

1020 South Austin Street
North ninety (90) feet of Lot No. 8
in Block No. Twenty (20) of the B. H. Moore Heirs Addition,
Zone Change

Requested Action/Proposed Use:

Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District and the O-1.2 (Sam Rayburn) Overlay District

Adjacent Zoning:

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

Origination:

Jerry Paul Higgins (Owner) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

14

Objections Received:

1

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



1020 SOUTH AUSTIN STREET ZONE CHANGE

Department of Developmental Services

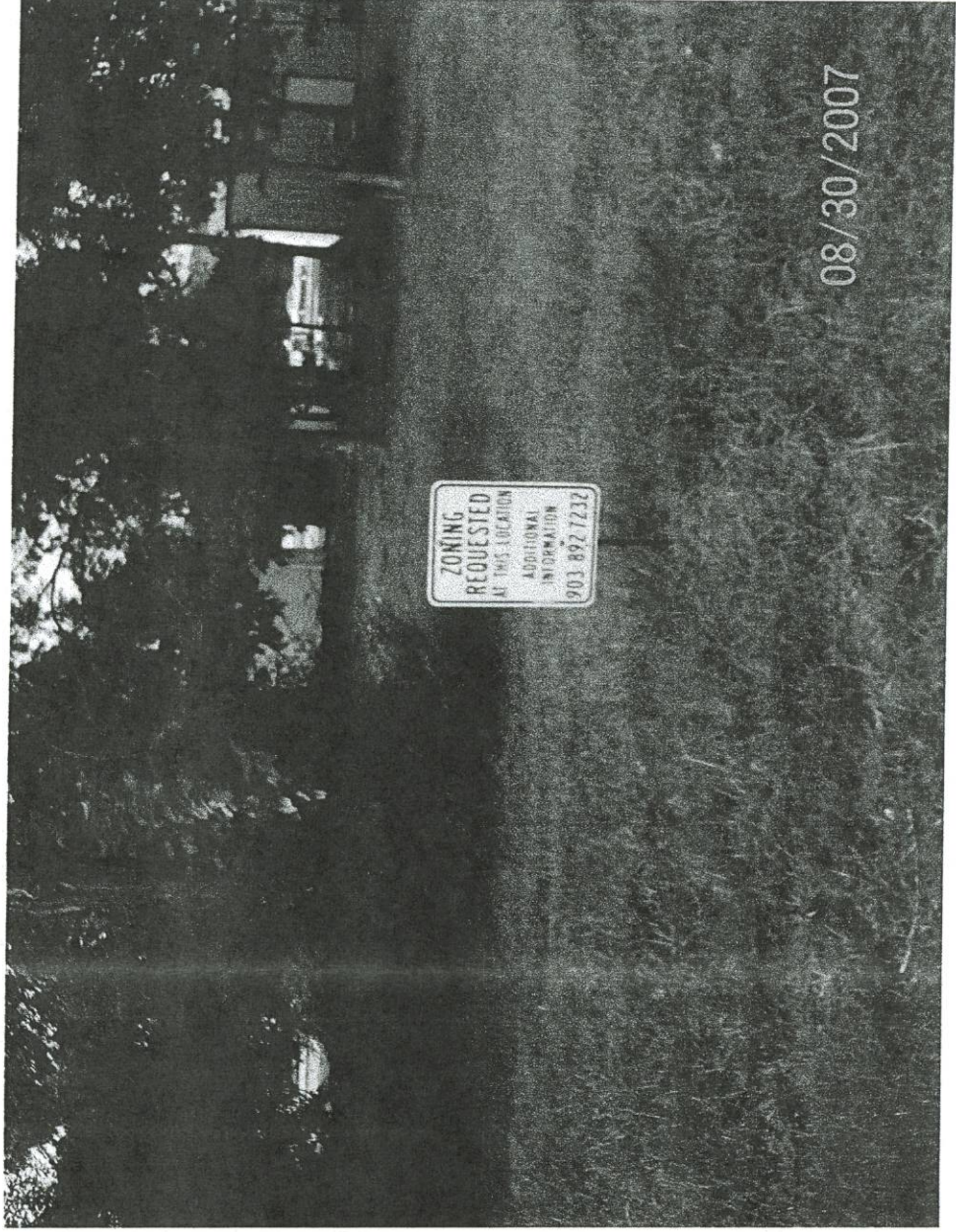


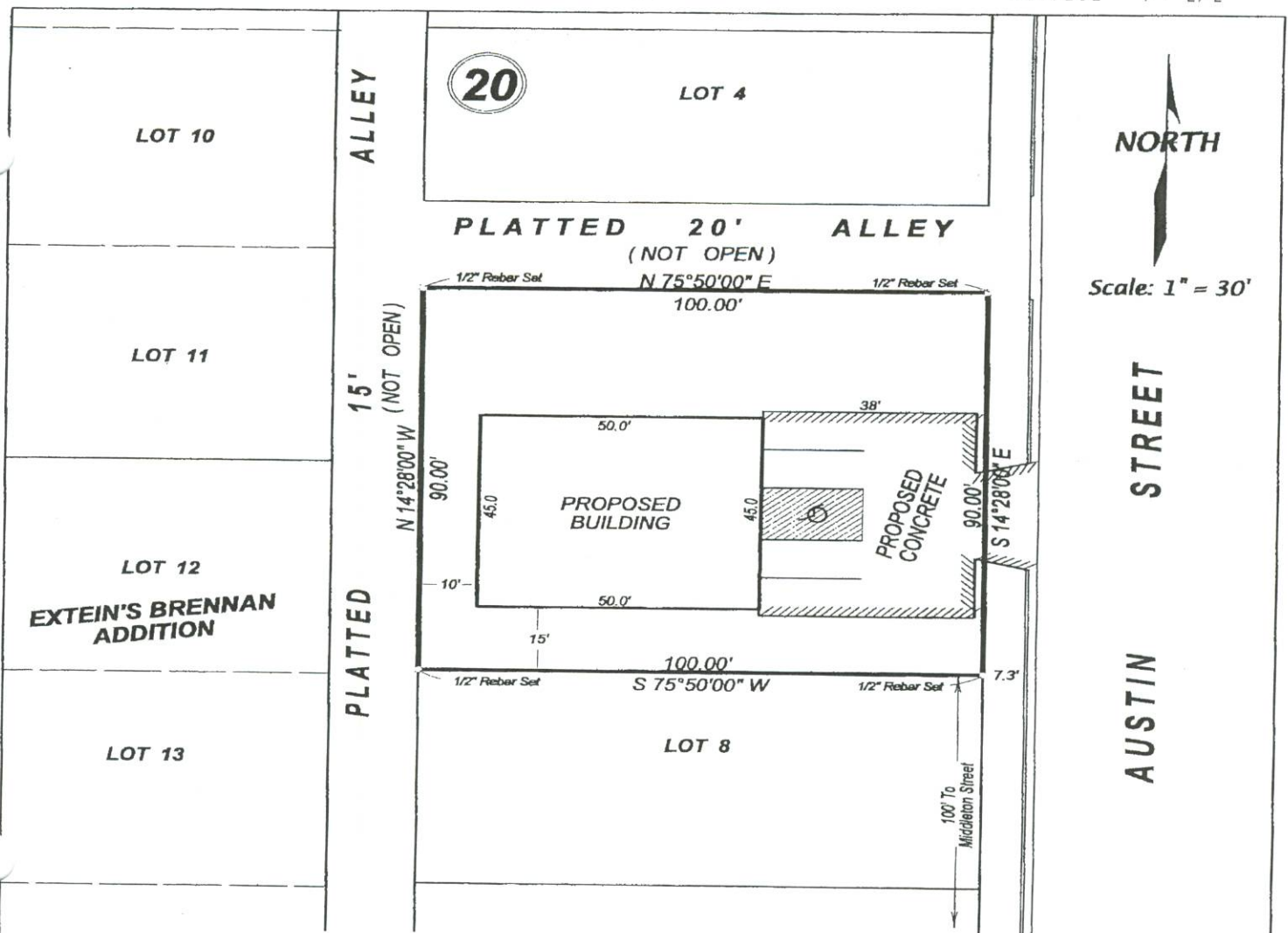


(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 50.0 feet

1020 S. Austin





SITE PLAN

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

JERRY PAUL HIGGINS
P. O. BOX 1865
SHERMAN, TEXAS, 75091
CELL # 903-815-2232

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

**STAFF REVIEW LETTER**

September 13, 2007

Jerry Paul Higgins
P.O. Box 1865
Sherman, Texas

Dear Applicant,

The request for approval of a site plan concerning the property located at 1020 South Austin has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. A sidewalk will be required along the frontage.
2. Screening will be required adjacent to residential.
3. A permit is required for the driveway construction.
4. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,

A handwritten signature in black ink, which appears to read 'Scott Shadden'. The signature is written in a cursive, flowing style.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

August 31, 2007

Tommy & Barbara Seals
1015 S. Austin
Sherman, Texas 75090-7823

SEP 10 REC'D

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

**Jerry Paul Higgins (Owner) and Sartin and Associates, Inc. (Surveyors)
concerning the property at 1020 South Austin Street, being the north 90 feet
of Lot 8, Block 20 of the B.H. Moore Heirs Addition**

The request is as follows:

**Zone Change under Ordinance No. 2280, Section 12, from an R-1 (One and
Two Family Residential) District to a C-1 (Retail Business) District and O-1.2
(Sam Rayburn) Overlay District.**

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

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

Scott Shadden/PR
Secretary, Planning & Zoning Board

*I am concerned about this zoning issue.
My concerns are the amount of traffic in +
out as there are children on bikes, etc. in
this block. Also the level of noise as I
live directly across from this property. And
would like to know the effect this would have on
my property value.*

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.

Thank you, Tommy + Barbara Seals.

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

903-813-1023
903-436-5577

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2410 West Washington
2.12 acres in the William Thompson Survey, Abstract No. 1210
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 7 (13)(h) to allow an eight (8) foot privacy fence in the side yard in lieu of a six (6) foot fence in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Kenneth Meyers (Owner)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

10

Objections Received:

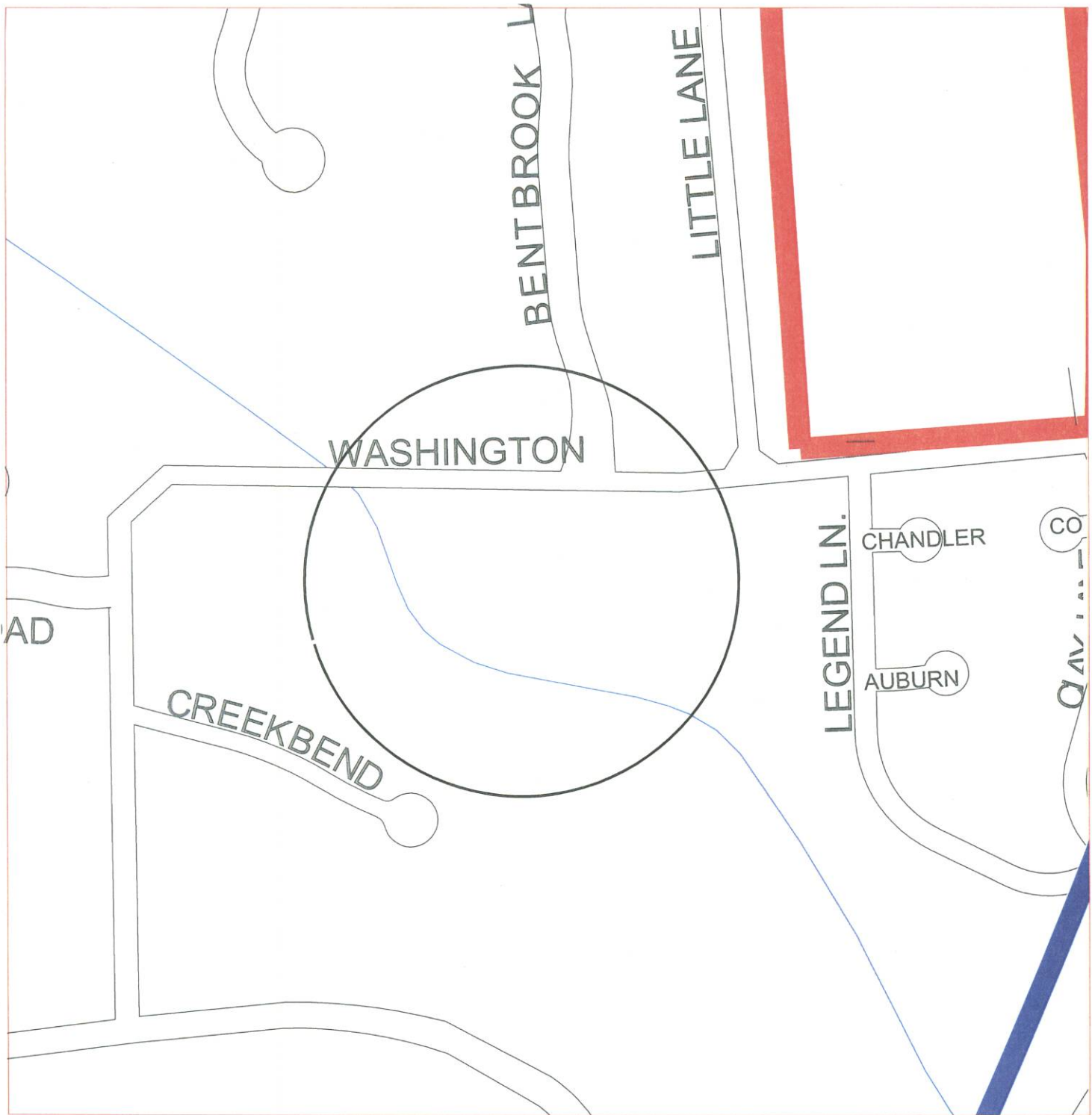
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



2410 W WASHINGTON VARIANCE

Department of Developmental Services





(c) Copyright 2006, Pictometry International Corp.

Average Scale: 1 inch = 39.9 feet

2410 W. Washington



ABST. NO. 120



SCALE
1" = 100'

**STAFF REVIEW LETTER**

September 13, 2007

Kenneth Meyers
2410 W. Washington
Sherman, Texas 75092

Dear Applicant,

The request for approval of a variance concerning the property located at 2410 West Washington has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The fence shall not encroach into the floodway nor shall it block the flow of water in the floodplain.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Vilbig and Associates
	Helvy and Associates	

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

900 Block of West Birge and 1014 North Lockhart
0.27 acres in the J.B. McAnair Survey, Abstract No. 763 and
Lots 1 & 2, Block 1, J.D. Miller Addition,
Replat

Requested Action/Proposed Use:

Replat of Lots 1 & 2, Block 1, J.D. Miller Addition and Derl & Frances Tucker Property

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Team Young Properties, LLC and Derl and Frances Tucker (Owners) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

29

Objections Received:

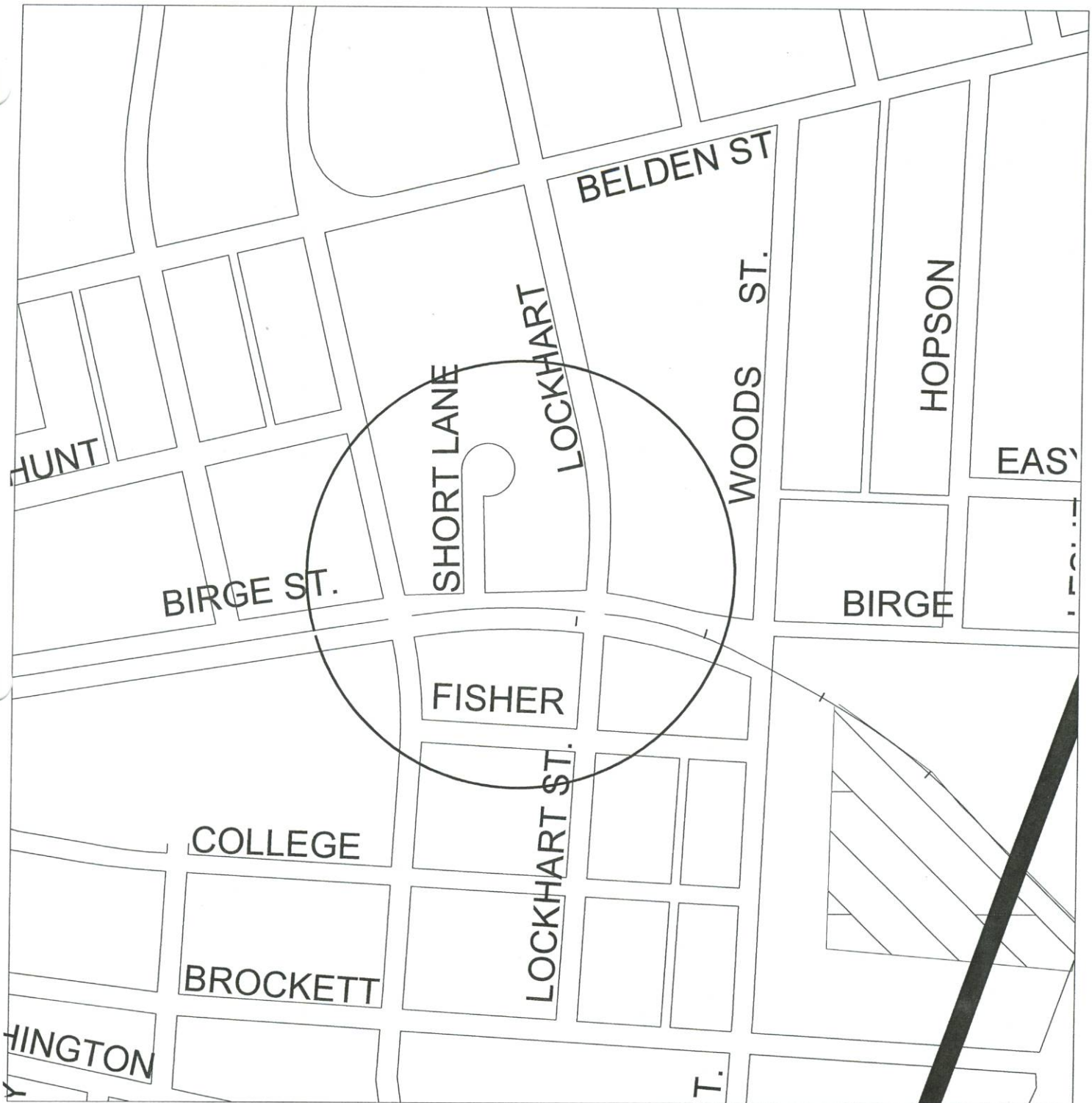
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Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

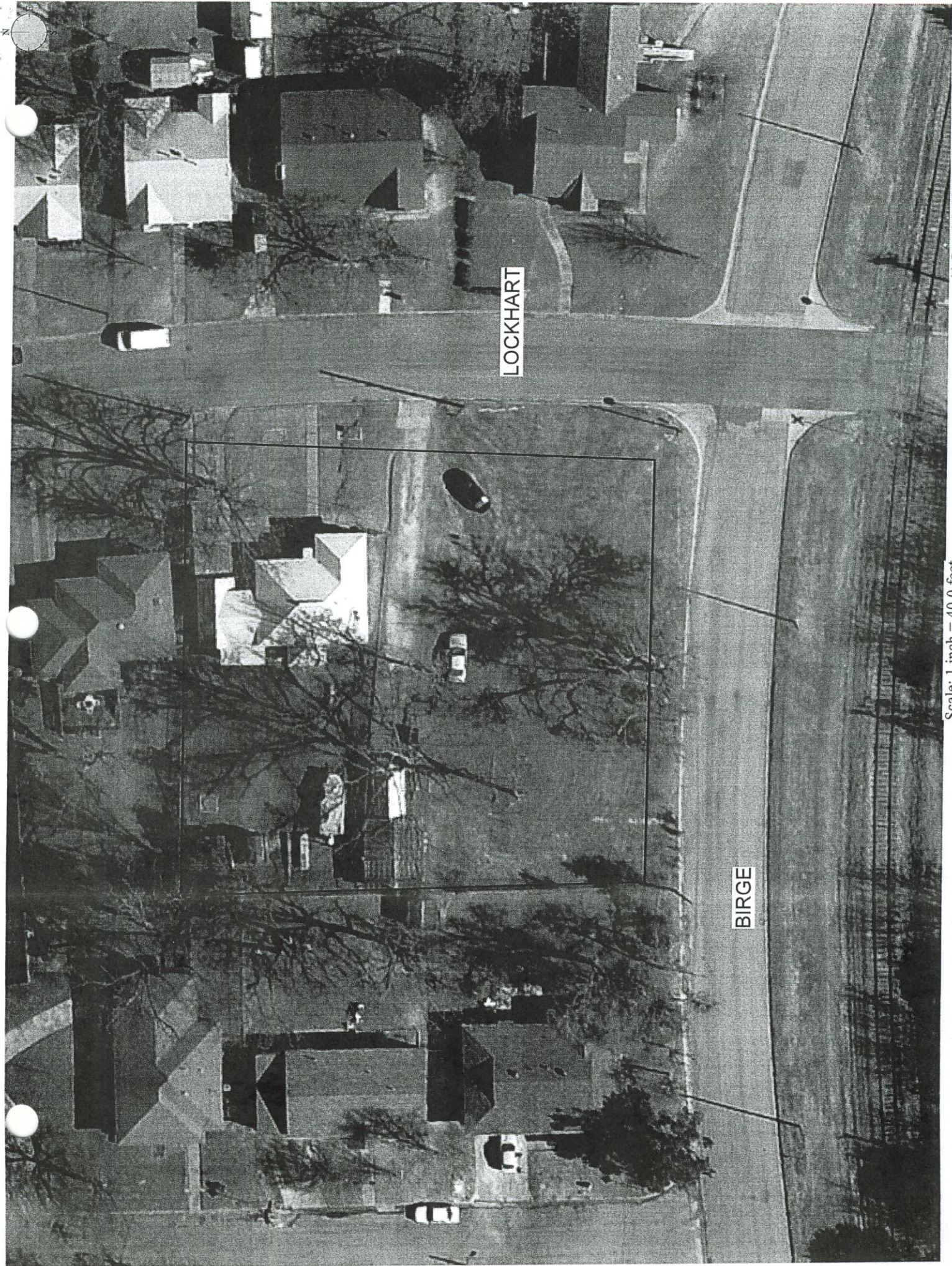
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



900 BLK WEST BIRGE REPLAT

Department of Developmental Services

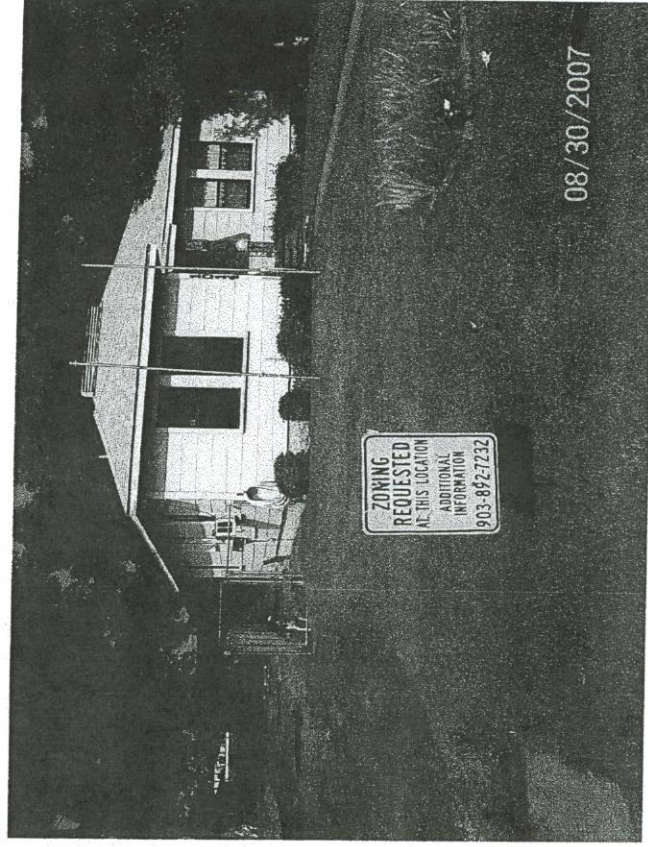
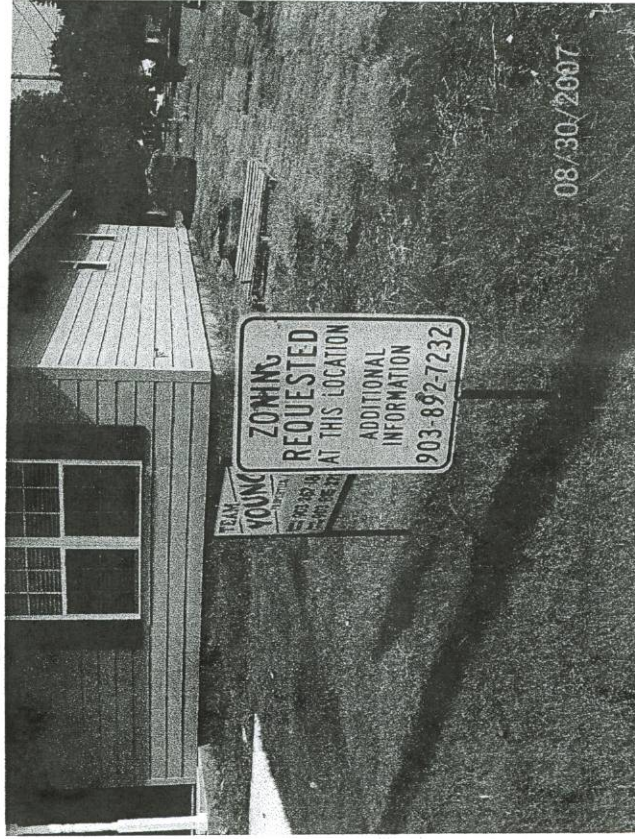




Scale: 1 inch = 40.0 feet

(c) Copyright 2006, Pictometry International Corp.

900 Block W. Birge & 1014 N. Lockhart



**STAFF REVIEW LETTER**

September 13, 2007

Team Young Properties, LLC
3101 Sherbrooke
Sherman, Texas 75092

Derl Tucker
1014 N. Lockhart
Sherman, Texas 75092

Dear Applicant,

The request for approval of a site plan and design standards concerning the property located at 900 Block of West Birge and 1014 North Lockhart has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

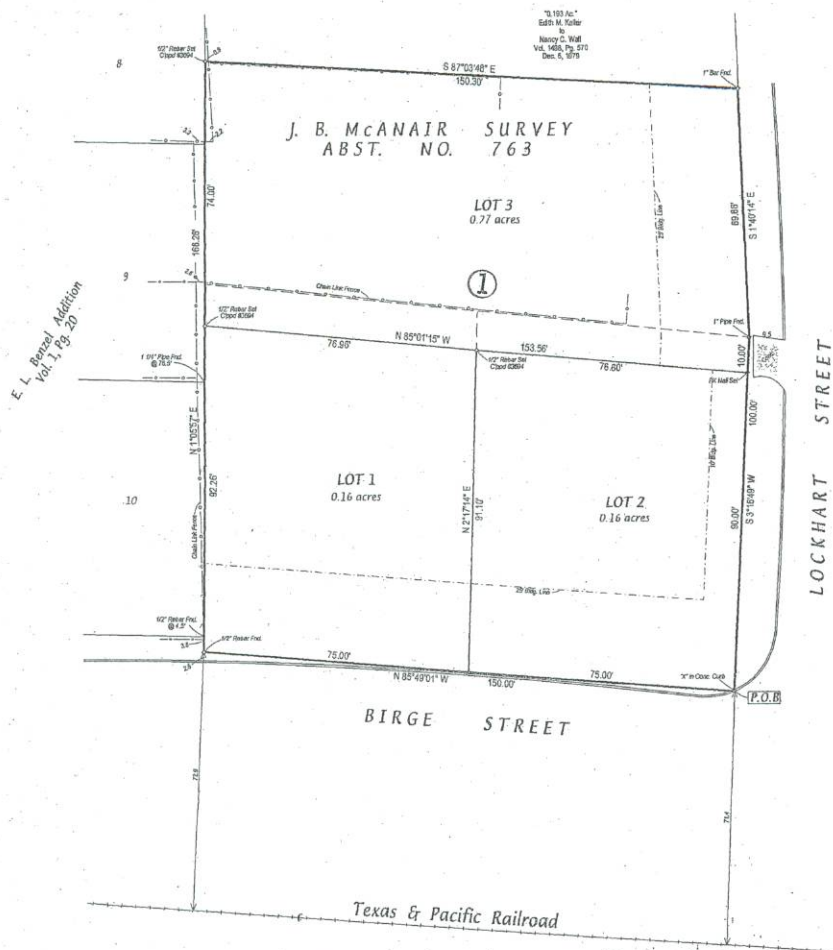
1. Letters from the various utility companies stating the availability of service and adequacy of the easements are required. (City will contact)
2. Original tax certificates shall be furnished prior to recording of the plat. It is recommended that the runoff from the site not be directed onto adjoining properties.
3. The north property line bearing does not match the bearing in the field notes.
4. 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 and Zoning Commission

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

Respectfully,

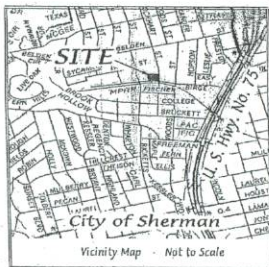
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Sartin and Associates, Inc.



Bearing Base: Monumentation
found along the North line of Birge
Street, the South line of the 0.23
acre tract described by deed
recorded in Volume 2483, Page 225.

Replat of the J. D. MILLER ADDITION and the Derl & Frances Tucker Property Out of the J. B. McAnair Survey, Abstract No. 763 to the CITY of SHERMAN, TEXAS



Owner & Developer
Team Young
Properties,
Derl W. Tucker &
Frances R. Tucker

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

5400 Block of U.S. Highway 82 West
83.208 acres in the Henry Ritchey Survey, Abstract No. 1025
and the Daniel Bickenbach Survey, Abstract No. 128
Zone Change

Requested Action/Proposed Use:

- (Tract 1) Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, being 63.564 acres in the Henry Ritchey Survey, Abstract No. 1025 and the Daniel Bickenbach Survey, Abstract No. 128 from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- (Tract 2) Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, being 19.643 acres in the Henry Ritchey Survey, Abstract No. 1025 and the Daniel Bickenbach Survey, Abstract No. 128 from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.

Adjacent Zoning:

NA

Origination:

UCD 82 - Hudgins, L.P. (Owner) and David Vilbig, Vilbig & Associates (Representative)

Considerations:

Master Plan Designation: Retail-Commercial and Residential

Number of notices mailed:

2

Objections Received:

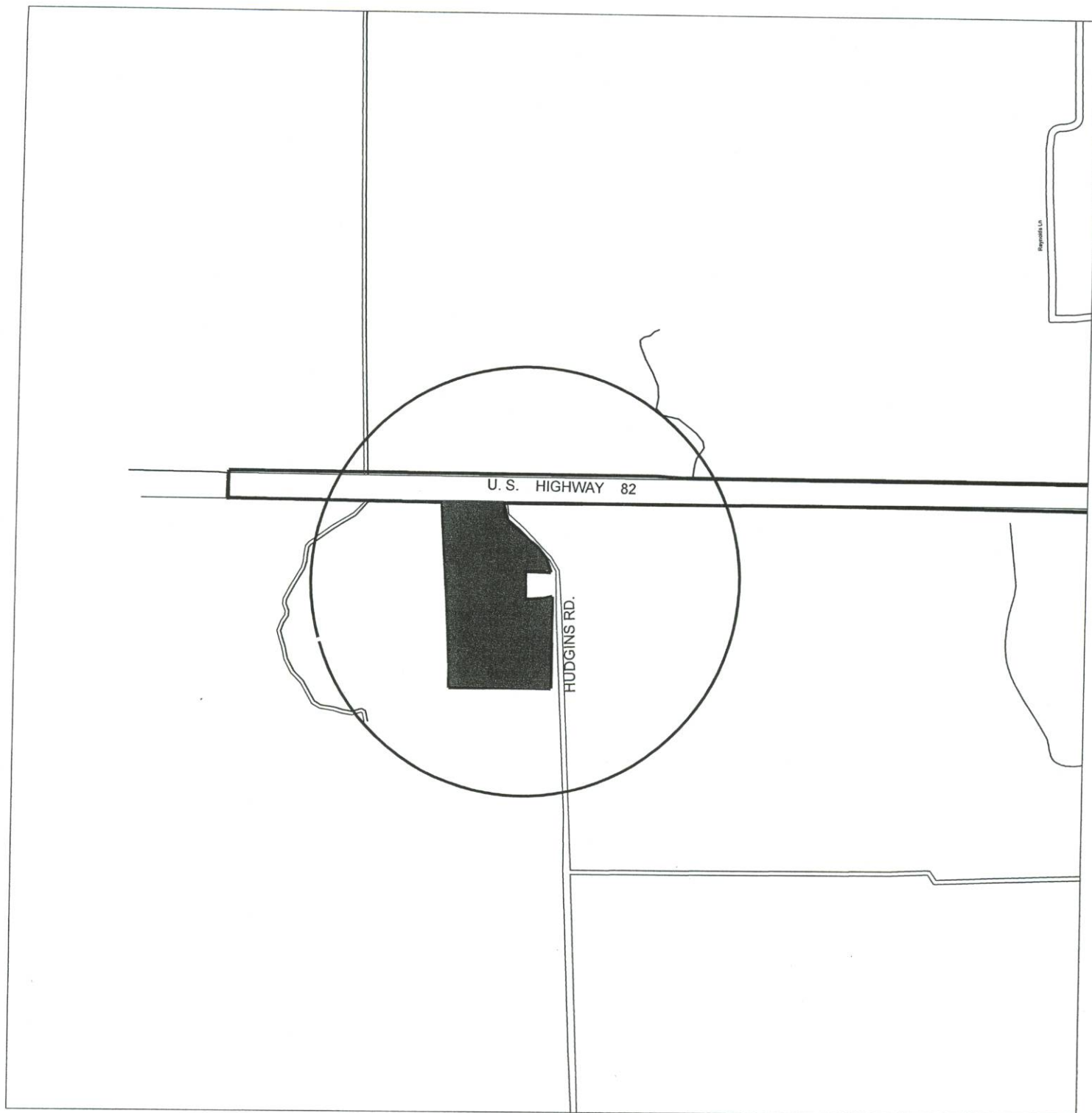
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

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
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



5400 BLK US HWY 82 W ZONE CHANGE

Department of Developmental Services





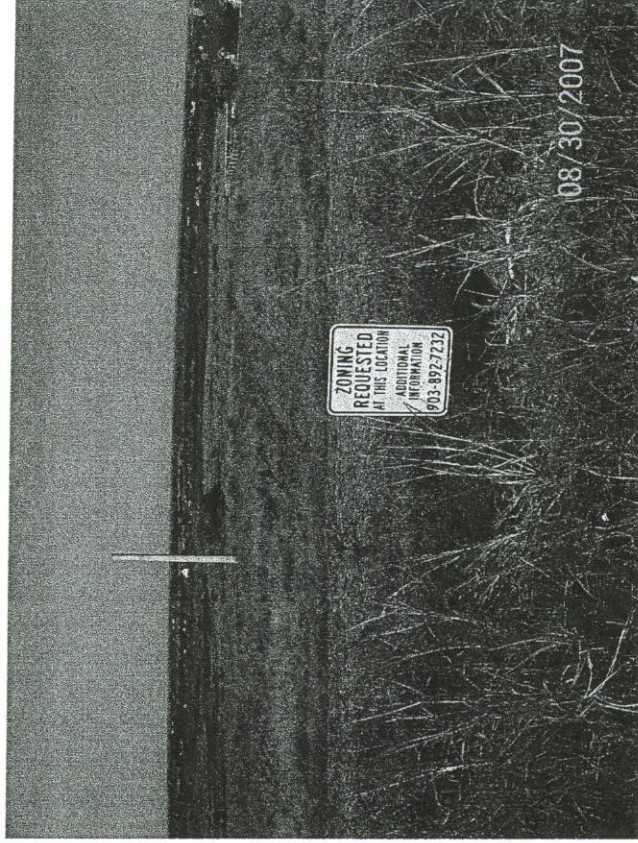
US HWY 82 W

HUDGINS RD

Scale: 1 inch = 600.0 feet

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5400 Block Hwy 82 W.



**STAFF REVIEW LETTER**

September 13, 2007

United Commercial Development
UCD 82 – Hudgins, LP
7001 Preston Road, Ste. 500
Dallas, TX 75205

Dear Applicant,

The request for approval of zone changes and site plan approval concerning the property located in the 5400 Block of U. S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drainage easement shall be removed. All drainage facilities shall be privately owned and maintained. Detention is required for all properties one acre or larger.
2. All utility easements must be a minimum of twenty (20) feet in width.
3. Proposed sanitary sewer easements located on Lot 6 and Lot 8 appear to serve those lots only. Remove sanitary sewer easements at those locations.
4. The right-of-way for the street on the south side of the property shall be dedicated at the time of platting by off site owners or the street shall be moved completely onto this property.
5. This site plan is conceptual in nature. Prior to development, a final site plan shall be presented.
6. Drive approaches onto U. S. Hwy 82 and the future State Hwy. 289 are regulated under TxDOT standards and guidelines. All TxDOT requirements are to be met.
7. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,


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

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Vilbig and Associates
	Helvy and Associates	

Approx. loc. of pipelines, as shown on Vol. 1115, Pg. 747 (No visible signs of pipelines detected)

U. S. Hwy. 82

West Bound Lane
East Bound Lane

Cher Rehmet & Claire Tate Rehmet
102.27 ac.
Vol. 3535, Pg. 296

J. McMullen & J. McGloin
Survey
Abstract No. 762

Daniel Bickenbach Survey
Abstract No. 128

Cher Rehmet & Claire Tate Rehmet
102.27 ac.
Vol. 3535, Pg. 296

Daniel Bickenbach Survey
Abstract No. 128

28.5' x 26.4'
Metal Bldg.

63.564 ACRES

Zoning: _____
Part of the
Ron Haliburton
104.14 Acres
Vol. 2938, Pg. 641

LINE	LENGTH	BEARING
L1	623.27'	S65°37'27"E
L2	61.73'	N45°36'21"E
L3	279.78'	S43°10'39"E
L4	53.49'	S46°40'13"W
L5	210.74'	S14°31'03"E
L6	280.63'	S00°36'58"E
L7	118.10'	N61°46'27"E

Henry Ritchey Survey
Abstract No. 1025

EAST
758.89'
Zoning: R2
(Multi-Family
Residential)
19.643 ACRES
Part of the
Ron Haliburton
104.14 Acres
Vol. 2938, Pg. 641

Daniel Bickenbach Survey
Abstract No. 128

Dennis A. Stengel
5.5 ac.
Vol. 2238, Pg. 418

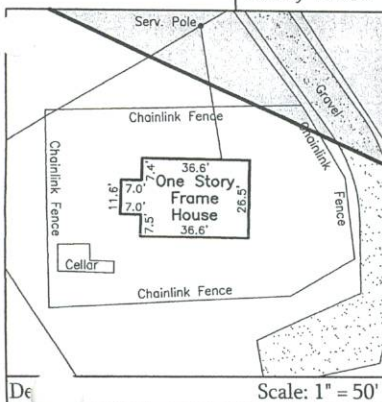
Christopher Rehmet & Claire Tate Rehmet
60 ac.
Vol. 3452, Pg. 156

Daniel Bickenbach Survey
Abstract No. 128

Christopher Rehmet & Claire Tate Rehmet
60 ac.
Vol. 3452, Pg. 156

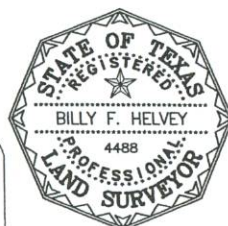
J. M. Thomas Survey
Abstract No. 1234

Bearing Base:
Geodetic North; as derived from a
Survey Grade "GPS" System.



Scale: 1" = 50'

HELVEY & ASSOCIATES SURVEYING, INC.
222 W. MAIN ST.
DENISON, TEXAS 75020
PH (903) 463-6191 FAX (903) 463-4088



Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: August 29, 2007

C:\Land Projects\R2\Haliburton-104ac\dwg\zoning-2.dwg 8/29/2007 11:10:34 AM CDT

James David Butler
6 ac. (Tract Two)
Vol. 1229, Pg. 666

Approx. Loc. of
Pipeline as shown
on Vol. 1115, Pg. 747
(no visible signs of
pipeline detected)

Legend:
BCM: Buried Cable Marker
LP: Light Pole
PP: Power Pole
SP: Service Pole
TP: Telephone Pedestal
SH 289 ROW

Dan E. Hampton
48.472 ac.
Vol. 1229, Pg. 669

James S. Coffee Survey
Abstract No. 232

Donald J. Vasek & Karla J. Vasek
8.19 ac.
Vol. 2547, Pg. 522

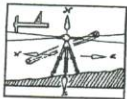
Ronald P. Gleason & Tina Gleason
12.12 ac.
Vol. 2669, Pg. 476

Easement Certification

1. The instruments (deeds) recorded in Vol. 283, Pg. 285, D.R.G.C.T. are not a right-of-way easement, therefore, do not affect the subject property.
2. The location of the easement granted to Texas Pipe Line Co. in Vol. 816, Pg. 150, D.R.G.C.T., amended in Vol. 1115, Pg. 745, D.R.G.C.T. and assigned to another entity in Vol. 1505, Pgs. 250 & 273, D.R.G.C.T. do affect the subject property and are shown on the plot hereon.
3. The location of the easement granted to Lone Star Gas Co. in Vol. 217, Pg. 545, D.R.G.C.T. cannot be determined.
4. The location of the easement granted to Grayson-Collin Electric Coop., Inc. in Vol. 2042, Pg. 518, R.P.R.G.C.T. does affect, however, the exact location of the easement is not sufficiently described in said instrument.

I, BILLY F. HELVEY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY WAS PERFORMED ON THE GROUND OF THE PROPERTY SHOWN HEREINABOVE UNDER MY PERSONAL AND DIRECT SUPERVISION, THAT VISIBLE AND OBSERVABLE EVIDENCE OF EASEMENTS OR RIGHTS-OF-WAY THAT WERE DETECTED DURING THE COURSE OF THIS SURVEY ARE SHOWN HEREON, THAT THE PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN HEREON.

THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE LIMITS OF ANY DESIGNATED FLOOD HAZARD AREAS, AS SHOWN ON THE "FEMA" FLOOD INSURANCE RATE MAPS FOR GRAYSON COUNTY, TEXAS, MAP NO. 48181C0130 D, EFFECTIVE DATE: MAY 18, 1992, AND MAP NO. 48181C0140 E, REVISED DATE: JULY 17, 1995.



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

63.564 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the Henry Ritchey Survey, Abstract No. 1025, and being a part of the Daniel Bickenbach Survey, Abstract No. 128, and being a part of the 104.14 ac. tract of land conveyed to Ron Haliburton by Glenn A. Mull and wife, Elaine M. Mull by Warranty Deed with Vendor's Lien dated October 6, 1998 and recorded in Volume 2938, Page 641, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the South right-of-way line of U. S. Highway No. 82, at the Northwest corner of both said Haliburton 104.14 ac. and the herein described tract, at the Northeast corner of the 102.27 ac. tract of land conveyed to Christopher Rehmet and Claire Tate Rehmet in Volume 3535, Page 296, said Official Public Records;

THENCE North 89 deg. 24 min. 04 sec. East, with the South right-of-way line of said U. S. Highway No. 82, a distance of 718.44 ft. to a point in the proposed West right-of-way line of State Highway No. 289, at the Northeast corner of the herein described tract;

THENCE South 65 deg. 37 min. 27 sec. East, with the proposed West right-of-way line of said State Highway No. 289, a distance of 623.27 ft. to an Ell corner;

THENCE North 45 deg. 36 min. 21 sec. East, continuing with the proposed West right-of-way line of said State Highway No. 289, a distance of 61.73 ft. to an Ell corner;

THENCE South 43 deg. 10 min. 39 sec. East, continuing with the proposed West right-of-way line of said State Highway No. 289, a distance of 279.78 ft. to an Ell corner;

THENCE South 46 deg. 40 min. 13 sec. West, continuing with the proposed West right-of-way line of said State Highway No. 289, a distance of 53.49 ft. to an Ell corner;

THENCE South 14 deg. 31 min. 03 sec. East, continuing with the proposed West right-of-way line of said State Highway No. 289, a distance of 210.74 ft. to an angle point;

THENCE South 00 deg. 36 min. 58 sec. East, continuing with the proposed West right-of-way line of said State Highway No. 289, a distance of 280.63 ft. to a point in the North line of the 5 ac. tract of land conveyed to Jack A. Barkley and Donna M. Barkley in Volume 2416, Page 551, said Real Property Records;

THENCE South 88 deg. 35 min. 38 sec. West, with the North line of said Barkley 5 ac., a distance of 438.88 ft. to a point at the Northwest corner of said Barkley 5 ac.;

THENCE South 03 deg. 03 min. 17 sec. East, with the West line of said Barkley 5 ac., a distance of 373.99 ft. to a point at the Southwest corner of said Barkley 5 ac.;

THENCE North 83 deg. 05 min. 24 sec. East, with the South line of said Barkley 5 ac., a distance of 321.19 ft. to an angle point;

THENCE North 61 deg. 46 min. 27 sec. East, continuing with the South line of said Barkley 5 ac., a distance of 118.10 ft. to a point in the proposed West right-of-way line of said State Highway No. 289;

Continued On Page Two

Continued From Page One

THENCE South 01 deg. 27 min. 21 sec. East, with the proposed West right-of-way line of said State Highway No. 289, a distance of 1,363.06 ft. to a point in the North line of the 5.5 ac. tract of land conveyed to Dennis A. Stengel in Volume 2238, Page 418, Real Property Records, Grayson County, Texas, in the South line of said Haliburton 104.14 ac., at the Southeast corner of the herein described tract;

THENCE North 89 deg. 53 min. 08 sec. West, with the general course of a wire fence maintaining the North line of said Stengel 5.5 ac. and the South line of said Haliburton 104.14 ac., a distance of 436.95 ft. to a point at the most Southerly Southwest corner of the herein described tract;

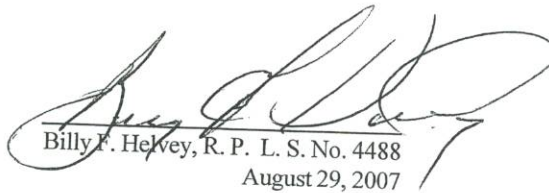
THENCE North, over and across said Haliburton 104.14 ac., a distance of 500.25 ft. to a point in the North line of said Bickenbach Survey, the South line of said Ritchey Survey;

THENCE North 89 deg. 53 min. 08 sec. West, with the North line of said Bickenbach Survey and the South line of said Ritchey Survey, a distance of 342.17 ft. to a point at a Southwest corner of the herein described tract;

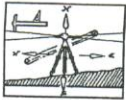
THENCE North, continuing over and across said Haliburton 104.14 ac., a distance of 415.47 ft. to a point at an Ell corner of the herein described tract;

THENCE West, continuing over and across said Haliburton 104.14 ac., a distance of 758.89 ft. to a point in the West line of said Haliburton 104.14 ac. and the East line of said Rehmet 102.27 ac., at the most Westerly Northwest corner of the herein described tract;

THENCE North 01 deg. 21 min. 04 sec. West, with the general course of a wire fence maintaining the West line of said Haliburton 104.14 ac. and the East line of said Rehmet 102.27 ac., a distance of 1,667.44 ft. to the **PLACE OF BEGINNING** and containing **63.564 ACRES** of land.


Billy F. Helvey, R. P. L. S. No. 4488
August 29, 2007





Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

19.643 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the Henry Ritchey Survey, Abstract No. 1025, and being a part of the Daniel Bickenbach Survey, Abstract No. 128, and being a part of the 104.14 ac. tract of land conveyed to Ron Haliburton by Glenn A. Mull and wife, Elaine M. Mull by Warranty Deed with Vendor's Lien dated October 6, 1998 and recorded in Volume 2938, Page 641, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the East line of the 102.27 ac. tract of land conveyed to Christopher Rehmet and Claire Tate Rehmet in Volume 3535, Page 296, said Official Public Records, at the Northwest corner of the 5.5 ac. tract of land conveyed to Dennis A. Stengel in Volume 2238, Page 418, Real Property Records, Grayson County, Texas, at the Southwest corner of both said Haliburton 104.14 ac. and the herein described tract;

THENCE North 01 deg. 21 min. 04 sec. West, with the general course of a wire fence maintaining the West line of said Haliburton 104.14 ac. and the East line of said Rehmet 102.27 ac., a distance of 914.49 ft. to a point at the Northwest corner of the herein described tract;

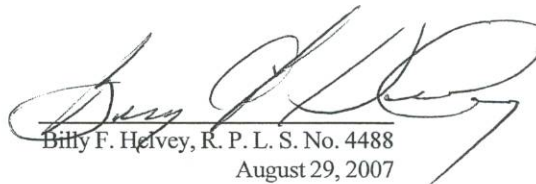
THENCE East, over and across said Haliburton 104.14 ac., a distance of 758.89 ft. to a point at the most Northerly Northeast corner of the herein described tract;

THENCE South, continuing over and across said Haliburton 104.14 ac., a distance of 415.71 ft. to a point in the South line of said Ritchey Survey, in the North line of said Bickenbach Survey, at an Ell corner of the herein described tract;

THENCE South 89 deg. 53 min. 08 sec. East, with the South line of said Ritchey Survey, the North line of said Bickenbach Survey, a distance of 342.17 ft. to a point at the most Easterly Northeast corner of the herein described tract;

THENCE South, continuing over and across said Haliburton 104.14 ac., a distance of 500.25 ft. to a point in the South line of said Haliburton 104.14 ac., in the North line of said Stengel 5.5 ac., at the Southeast corner of the herein described tract;

THENCE North 89 deg. 53 min. 08 sec. West, with the South line of said Haliburton 104.14 ac. and the North line of said Stengel 5.5 ac., a distance of 1,079.50 ft. to the **PLACE OF BEGINNING** and containing **19.643 ACRES** of land.


Billy F. Helvey, R. P. L. S. No. 4488
August 29, 2007



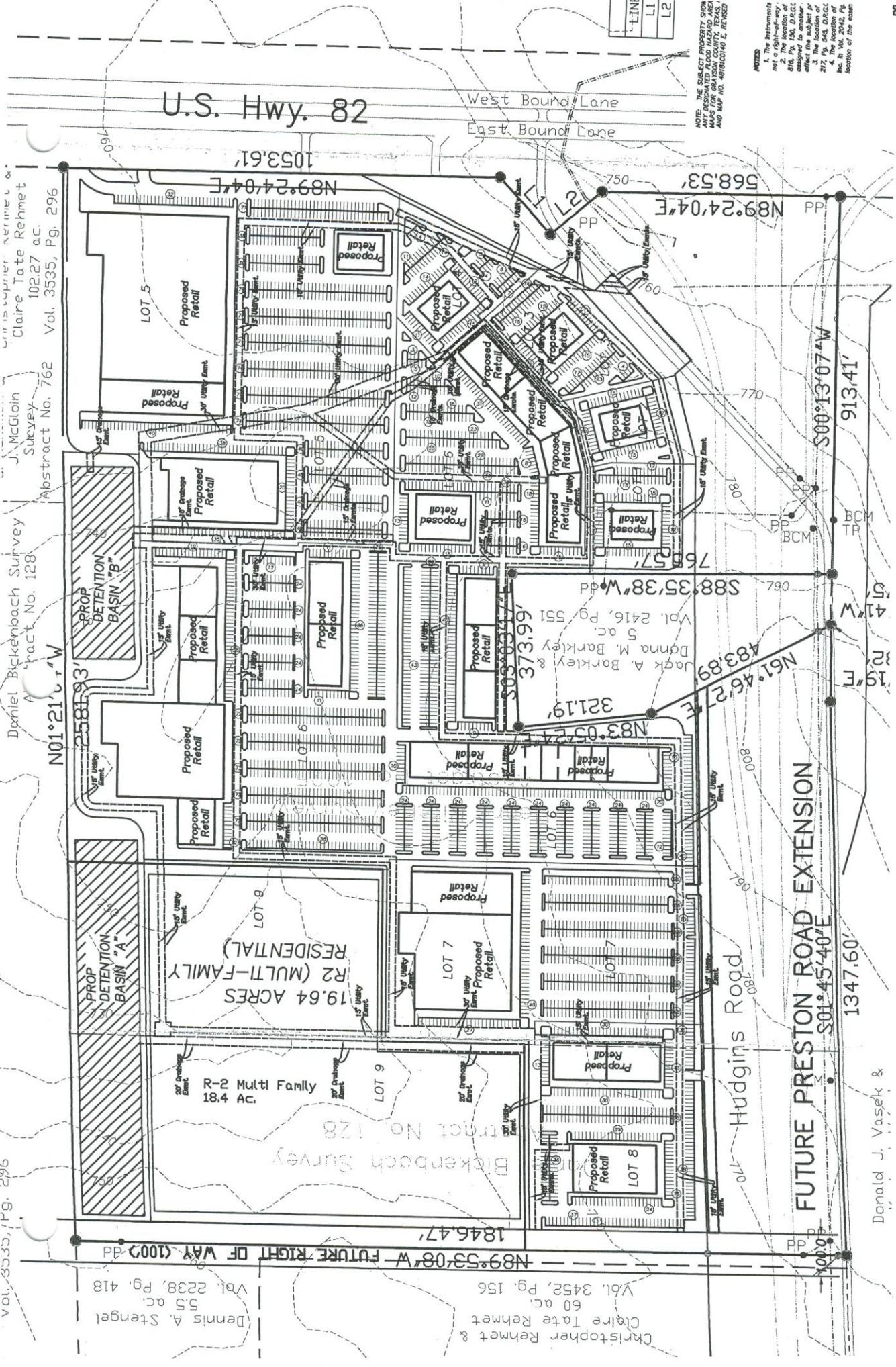
Vol. 3535, Pg. 296

Daniel Bickenbach Survey
Abstract No. 128

J. McGloin
Survey
Abstract No. 762
Vol. 3535, Pg. 296
Claire Tate Rehmet
102.27 ac.

Dennis A. Stengel
5.5 ac.
Vol. 2238, Pg. 418

Christopher Rehmet &
Claire Tate Rehmet
60 ac.
Vol. 3452, Pg. 156



NOTE: THE SUBJECT PROPERTY SHOWN ON ANY DESIGNATED FLOOD HAZARD AND/OR FLOOD INSURANCE RATE MAP AND MAP FOR AGRICULTURE IS REVISED

NOTES:
1. The instruments and
2. The location of
3. The location of
4. The location of
5. The location of
6. The location of
7. The location of
8. The location of
9. The location of
10. The location of

Donald J. Vasek &

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

5400 Block of U.S. Highway 82 West
104.109 acres in the Henry Ritchey Survey, Abst. # 1025
and Daniel Bickenbach Survey, Abst. # 128
Preliminary Plat of S. H. 289 @ U. S. Hwy 82

Requested Action/Proposed Use:

Preliminary Plat of S. H. 289 @ U. S. Hwy 82

Adjacent Zoning:

NA

Origination:

UCD 82 – Hudgins L.P. (Owner) and David Vilbig, Vilbig & Associates (Engineer) and Helvy and Associates (Surveyor)

Considerations:

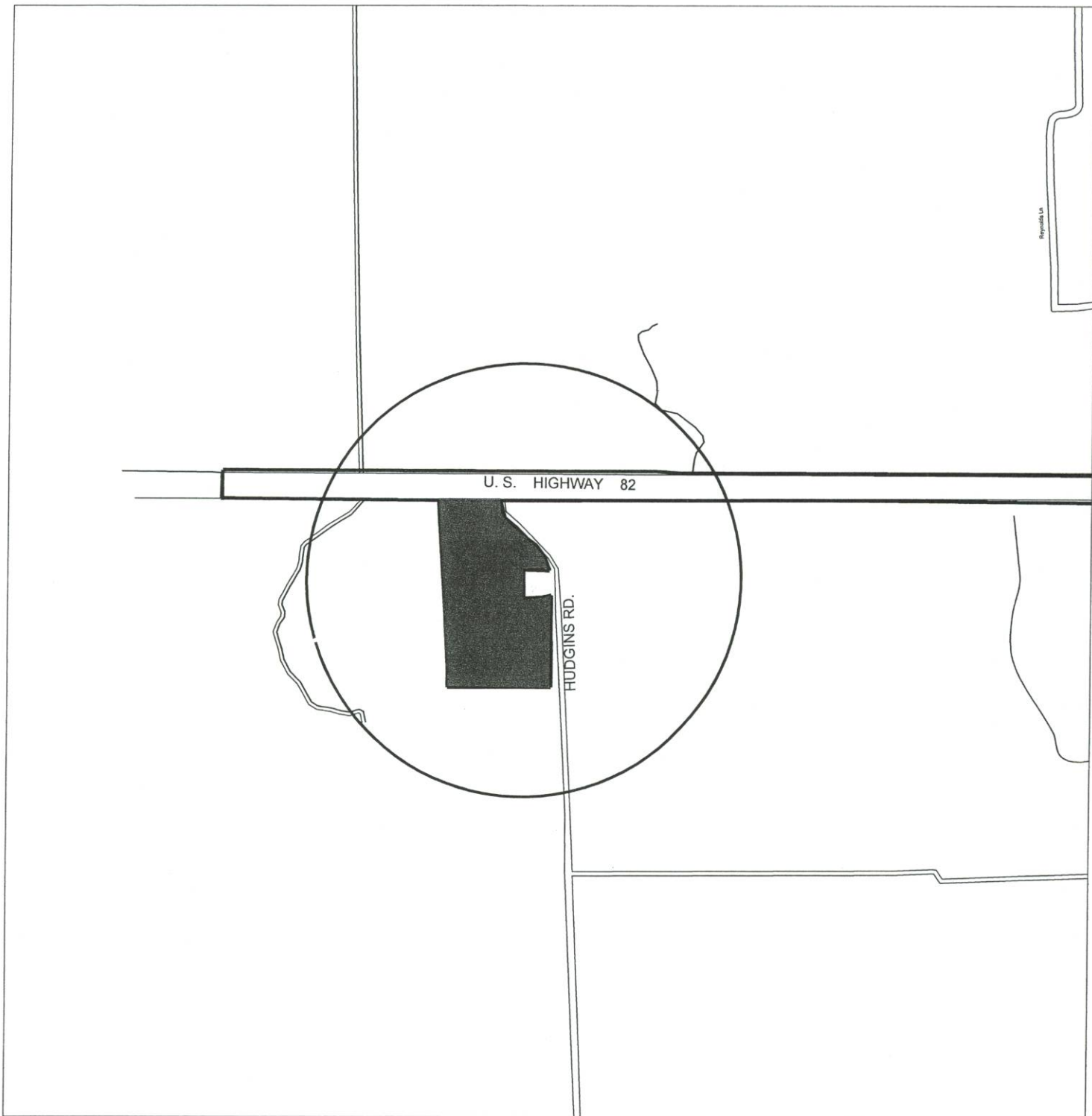
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



5400 BLK US HWY 82 W
PRELIMINARY PLAT

Department of Developmental Services





US HWY 82 W

HUDGINS RD

Scale: 1 inch = 600.0 feet

© Copyright 2006, Pictometry International Corp.

**STAFF REVIEW LETTER**

September 13, 2007

United Commercial Development
UCD 82 – Hudgins, LP
7001 Preston Road, Ste. 500
Dallas, TX 75205

Dear Applicant,

The request for approval of the Preliminary Plat of SH 289 and US Hwy 82 concerning the property located in the 5400 Block of U. S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drainage easement shall be removed. All drainage facilities shall be privately owned and maintained. Detention is required for all properties one acre or larger.
2. All utility easements must be a minimum of twenty (20) feet in width.
3. Proposed sanitary sewer easements located on Lot 6 and Lot 8 appear to serve those lots only. Remove sanitary sewer easements at those locations.
4. The right-of-way for the street on the south side of the property shall be dedicated at the time of platting by off site owners or the street shall be moved completely onto this property.
5. The surveyors seal and signature is required.
6. Existing contours shall be shown at 5' intervals.
7. The approximate lot dimensions shall be shown.
8. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,

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

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Vilbig and Associates
	Helvy and Associates	

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

4500-4800 Blocks of Pecan Grove Road
43.235 acres in the W.F. Patterson Survey, Abstract No. 969
Final Plat

Requested Action/Proposed Use:

Final Plat of Vista Norte Addition, Phase Two

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Tricon Sherman I., L.P. (Owner) and David Vilbig, Vilbig & Associates (Representative) and Helvey & Associates Surveying, Inc. (Surveyor)

Considerations:

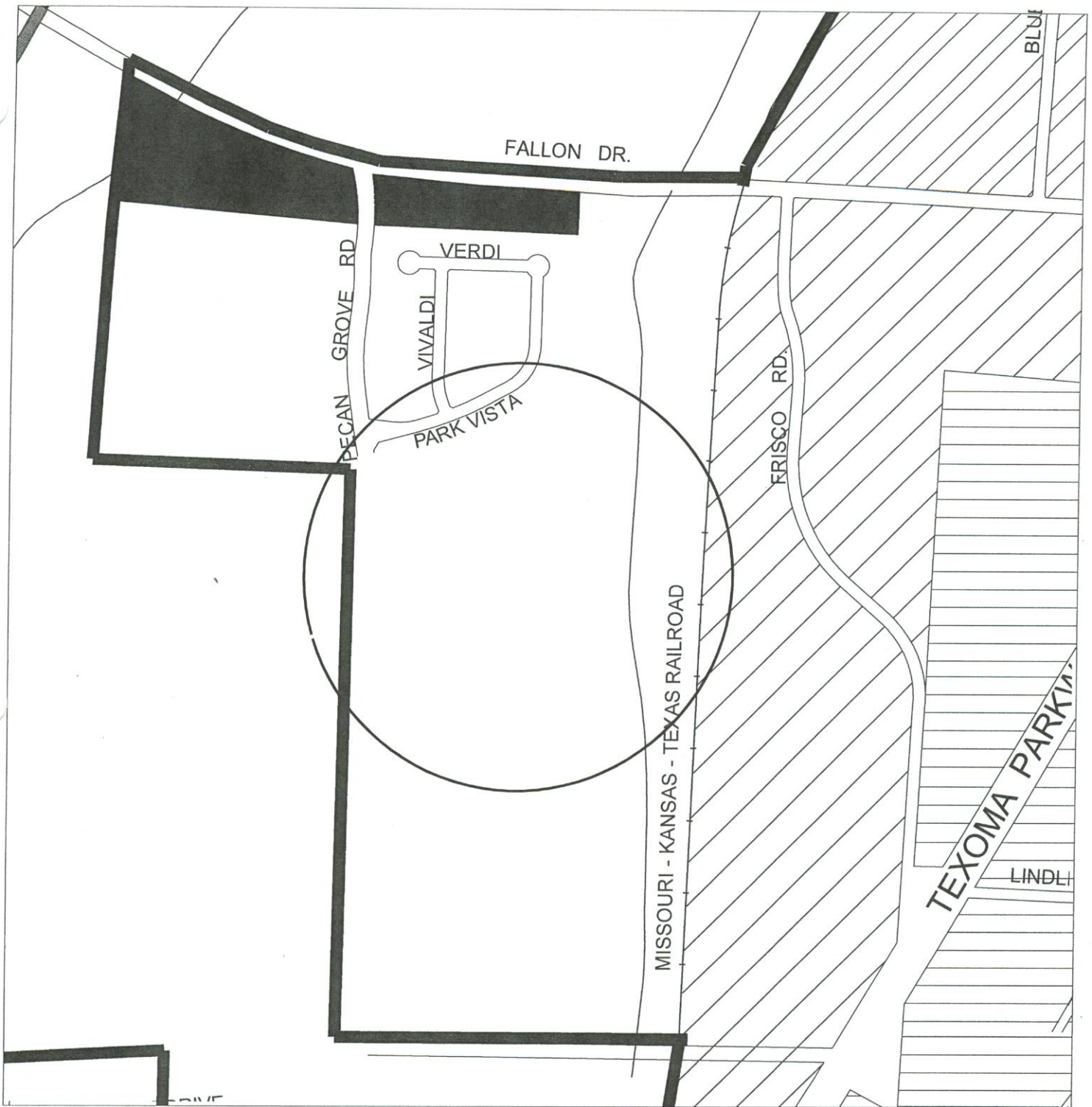
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA LOCK 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
	C O OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT

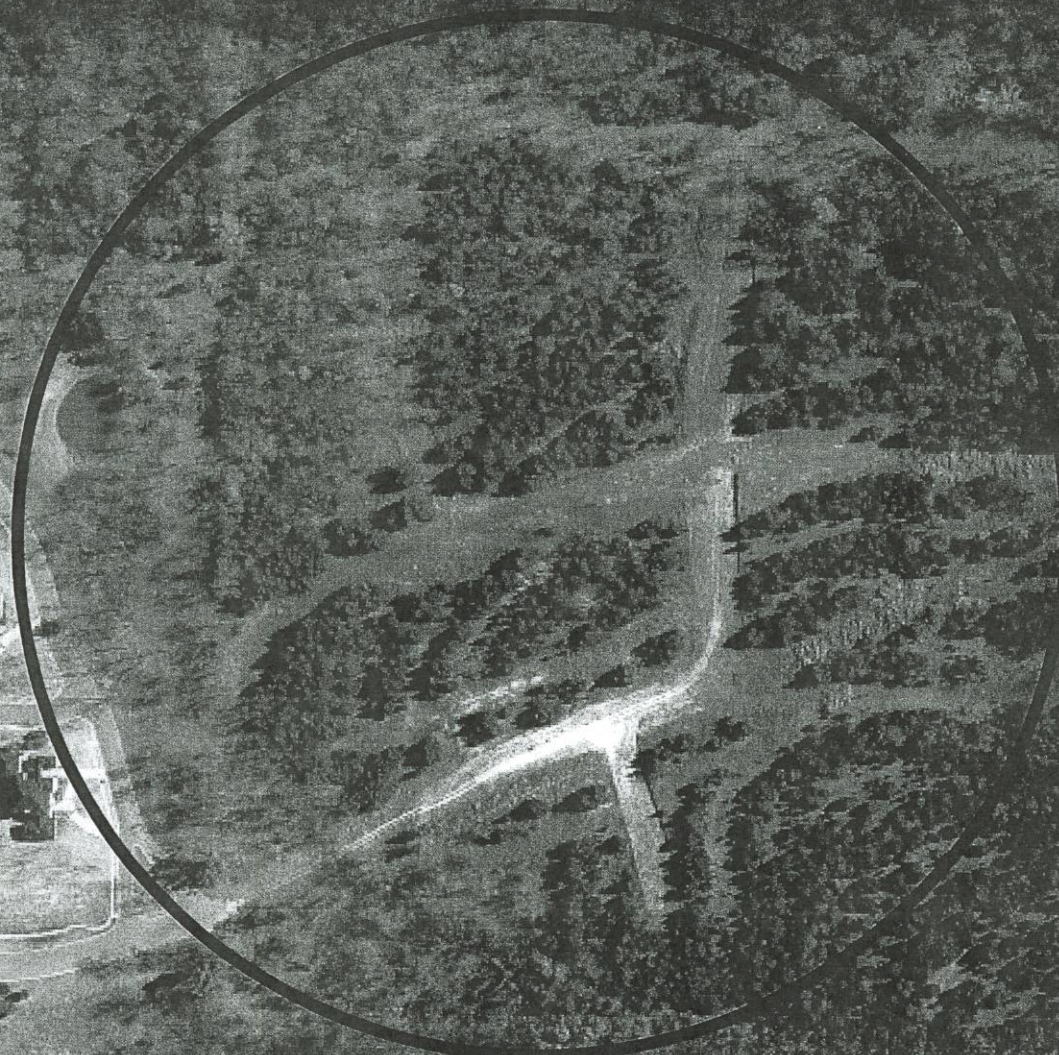


4500 BLK PECAN GROVE FINAL PLAT

Department of Developmental Services



PECAN GROVE ROAD



Scale: 1 inch = 250.0 feet

**STAFF REVIEW LETTER**

September 13, 2007

Brad Nass
1728 Alpine Drive
Sherman, Texas 75092

Dear Applicant,

The request for approval of a Final Plat of Vista Norte II concerning the property located in the 4500-4800 Blocks of Pecan Grove Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the revised preliminary plat shall be followed.
2. Letters from the various utility companies stating the availability of service and adequacy of the easements are required. (City will contact)
3. Original tax certificates shall be furnished prior to recording of the plat. It is recommended that the runoff from the site not be directed onto adjoining properties.
4. The surveyor's seal and signature is required.
5. A twenty (20) foot wide easement is required at the rear of Lots 1, 2 and 3, Block One.
6. Remove or clarify the unlabeled easement line at the rear of Lots 5, 6, 11 and 12, Block One.
7. The detention basin shall be moved outside the limits of the sanitary sewer easement.
8. All utility easements shall be twenty (20) feet wide.
9. The private storm sewer shown to be placed in the easement between Lot 4 and Lot 5, Block One and Lot 11 and Lot 12, Block Two shall be moved to a private easement area.
10. Lot A, Block One and Lot A, Block Two are not buildable lots and shall be indicated as such on the final plat.
11. The private portion of Monte Court and Dali Court shall be assigned a lot number as they are private property belonging to the home owners association.
12. The entire private street lots shall be contained in a utility and access easement.
13. All sidewalks along Pecan Grove Road shall be located in the street right-of-way or unbuildable tract belonging to the home owners association as in Section I.
14. The existing sewer force main easement shall be shown and located with detail on the plat.
15. The twenty (20) foot sanitary sewer easement along the eastern lots shall be located with more detail on the plat.
16. The separation point from public dedication to private maintenance on Monte Court and Dali Court shall be more clearly defined.
17. The half moon radii show on the west side of Pecan Grove Road shall be removed from the dedication.

Page two
Vista Norte II
September 12, 2007

18. Developer shall follow requirements of city regarding gated communities. A copy of the home owner's association's agreement shall be furnished for review prior to regarding the plat.
19. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,



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

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

Perry Elliott, Fire Marshal
and Engineering Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Helvey & Associates Surveying, Inc.

**STAFF REVIEW LETTER**

February 15, 2007

Brad Nass
1728 Alpine
Sherman, Texas 75092

Dear Applicant,

The request for approval of the Revised Preliminary Plat of Vista Norte, for the property located in the 4000-4800 Blocks of Pecan Grove Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. If the subdivision is to be developed with private streets the following items shall be considered and reviewed in more detail prior to the final plat and the developer shall agree to provide the city a copy of an agreement with these terms:
 - a) Streets shall be built under the same standards and guidelines as if they were public streets.
 - b) A subdivision developed with private streets must have a mandatory property owners association which includes all property served by private streets. This association shall be responsible for the maintenance of the private streets and appurtenances.
 - c) The street itself must be a lot owned by the association and must provide an easement to the city and all utility providers for access.
 - d) The city shall not pay for any portion of the cost of construction or maintaining private streets. All other requirements and fees related to development are still applicable and must be paid by the developer.
 - e) Entrances to all private streets must be manned 24 hours a day or must provide an alternative means of ensuring access to the subdivision by the city and other utility service providers with appropriate identification.
 - f) There shall be language on the final plat, property deeds and property owner association documents that cover items such as a waiver of certain city services such as routine police patrols, enforcement of traffic and parking ordinances and preparation of accident reports.
 - a. There shall also be a clause to allow the association to request the City to accept the streets as public streets in the future.
 - b. There shall also be Hold Harmless language on the subdivision plat whereby the Property Owners Association shall release the city, governmental entities and public utilities for damage and injuries.
2. All cul-de-sac turning radii must be one hundred feet (100').

3. Meet all requirements of Appendix D, Fire Apparatus Access Roads, per the 2003 ICC Fire Codes.
4. Provide the minimum number and distribution of fire hydrants for the proposed structure per Appendix C of the 2003 ICC fire codes.
5. No hydrants shall be located in the bulb of the cul-de-sac or alcoves.
6. Provide road widths at entrances to each private street to the Fire Marshal before final approval.
7. Proper number and distribution of fire hydrants per 2003 ICC Fire Codes, Appendix C, Section C105 and Table C105.1 is required.
8. The City of Sherman will not accept responsibility for the landscape easement located on the west side of Pecan Grove Road. The easement should be dedicated to the homeowner's association. A homeowner's association agreement acceptable to the city attorney shall be filed with the final plat.
9. TCEQ minimum separation distances shall be maintained between the existing force main and proposed water main on Patiana Street.
10. The 8" sanitary sewer on the west side of Pecan Grove Road shall flow north with no gaps. The 8" sanitary sewer on Picaso Court shall extend west only far enough to serve Lot 33. The 8" sanitary sewer on Medici Drive shall extend west only far enough to serve Lots 16 and 23.
11. Remove dedication of the proposed 30' wide and variable width drainage easement along the railroad tracks.
12. The difference in rainfall runoff between the pre-developed condition and the developed condition must be detained.
13. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

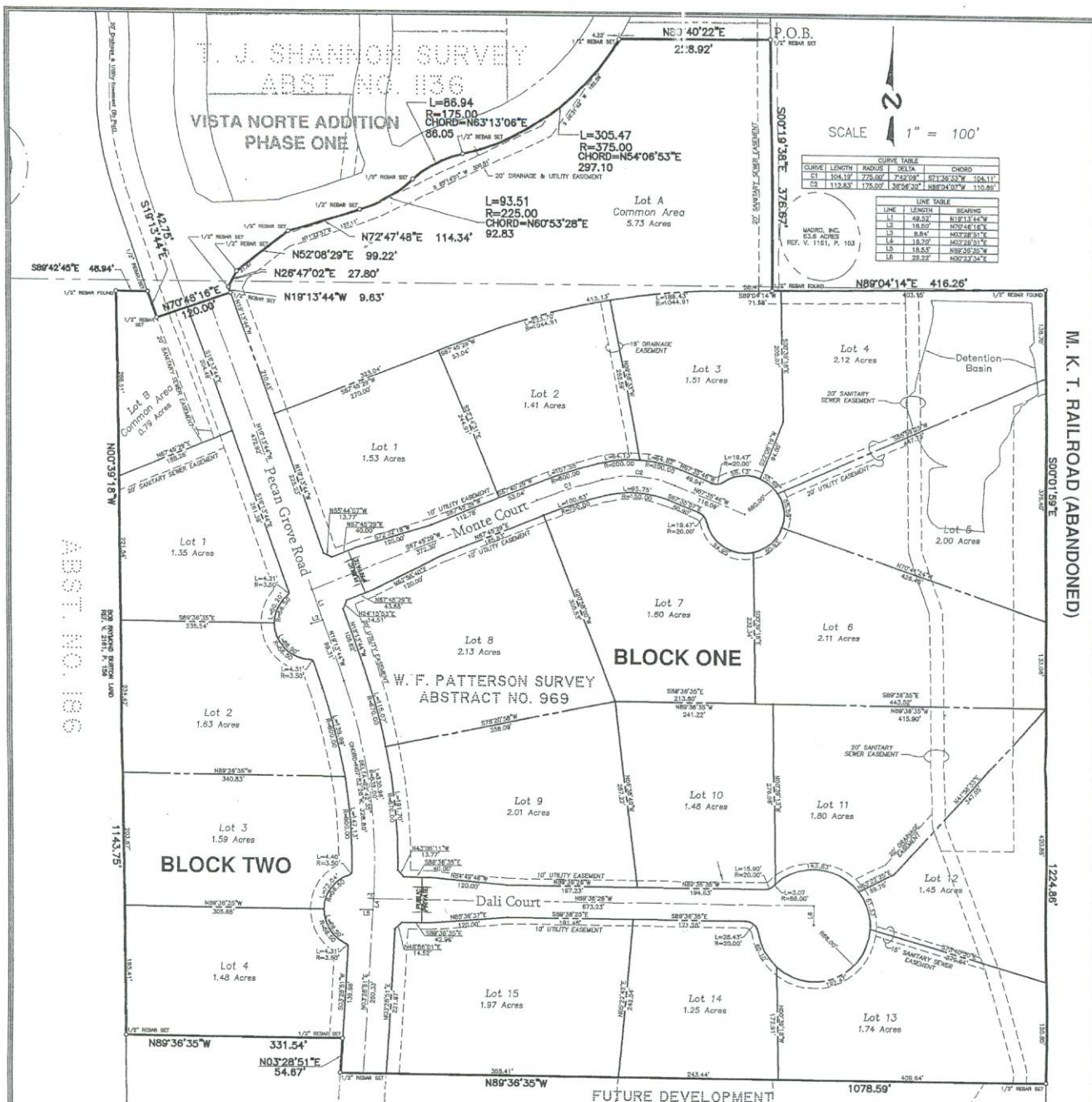


Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: Giles Brown, Assistant City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Helvy and Associates

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Vilbig and Associates



VISTA NORTE ADDITION PHASE TWO

TO THE
CITY OF SHERMAN
43.235 ACRES
IN THE W. F. PATTERSON SURVEY
ABSTRACT NO. 969
GRAYSON COUNTY, TEXAS
OWNER & DEVELOPER
TRICON SHERMAN I.L.P.
BRADLEY L. NASS, LIMITED PARTNER
1728 ALPINE DR., SHERMAN, TEXAS, 75092
(903) 893-5840



VICINITY MAP - N.T.S.
PAGE 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

4300-4600 Blocks of Quail Run Road
20.1931 acres in the Elizabeth Jones Survey, Abstract No. 625
Final Plat

Requested Action/Proposed Use:

Final Plat of The Preserve, Phase I

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Country Ridge North, LLC (Owners) and Tipton Engineering, Inc. (Engineers/Surveyors)

Considerations:

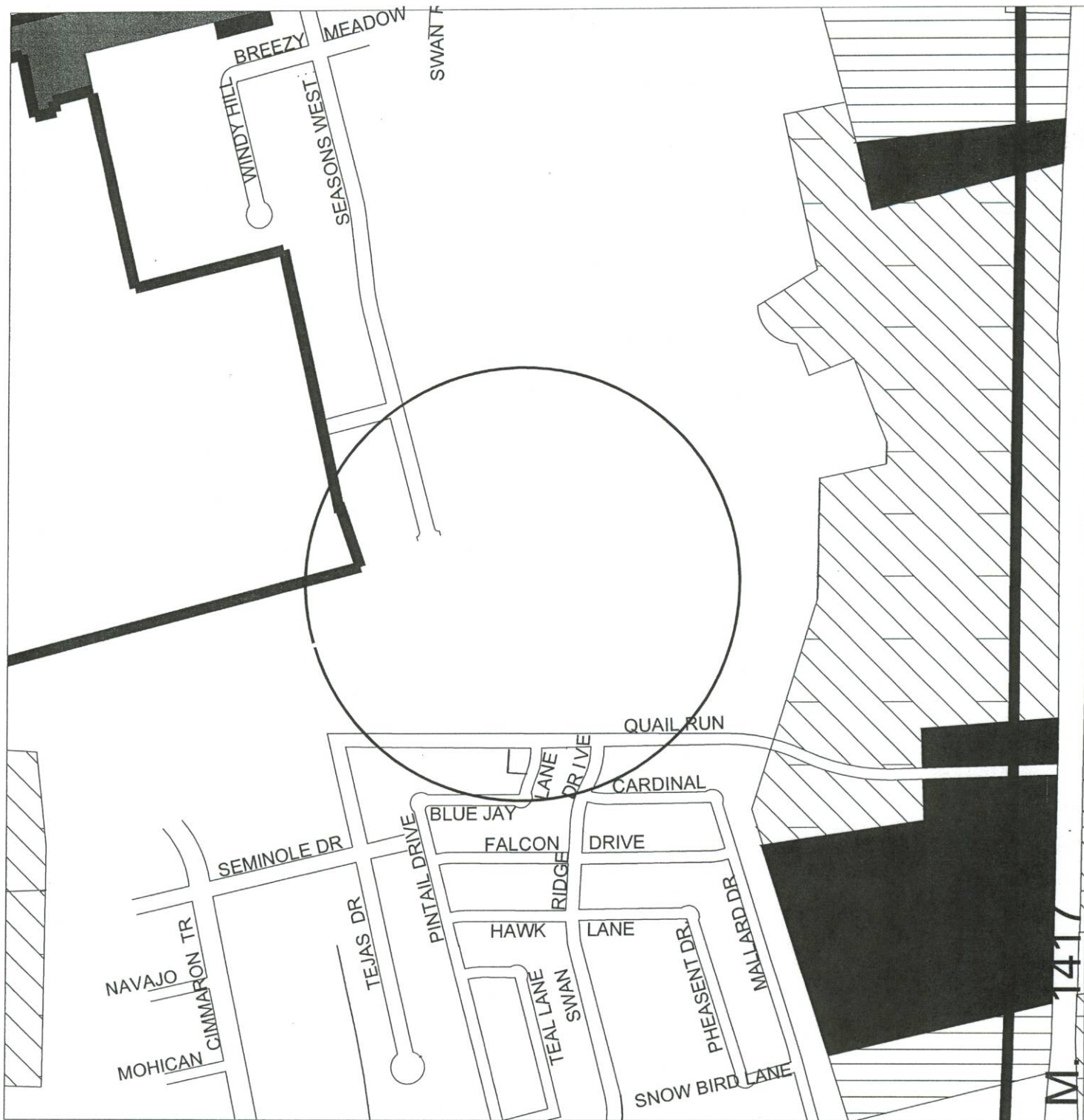
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

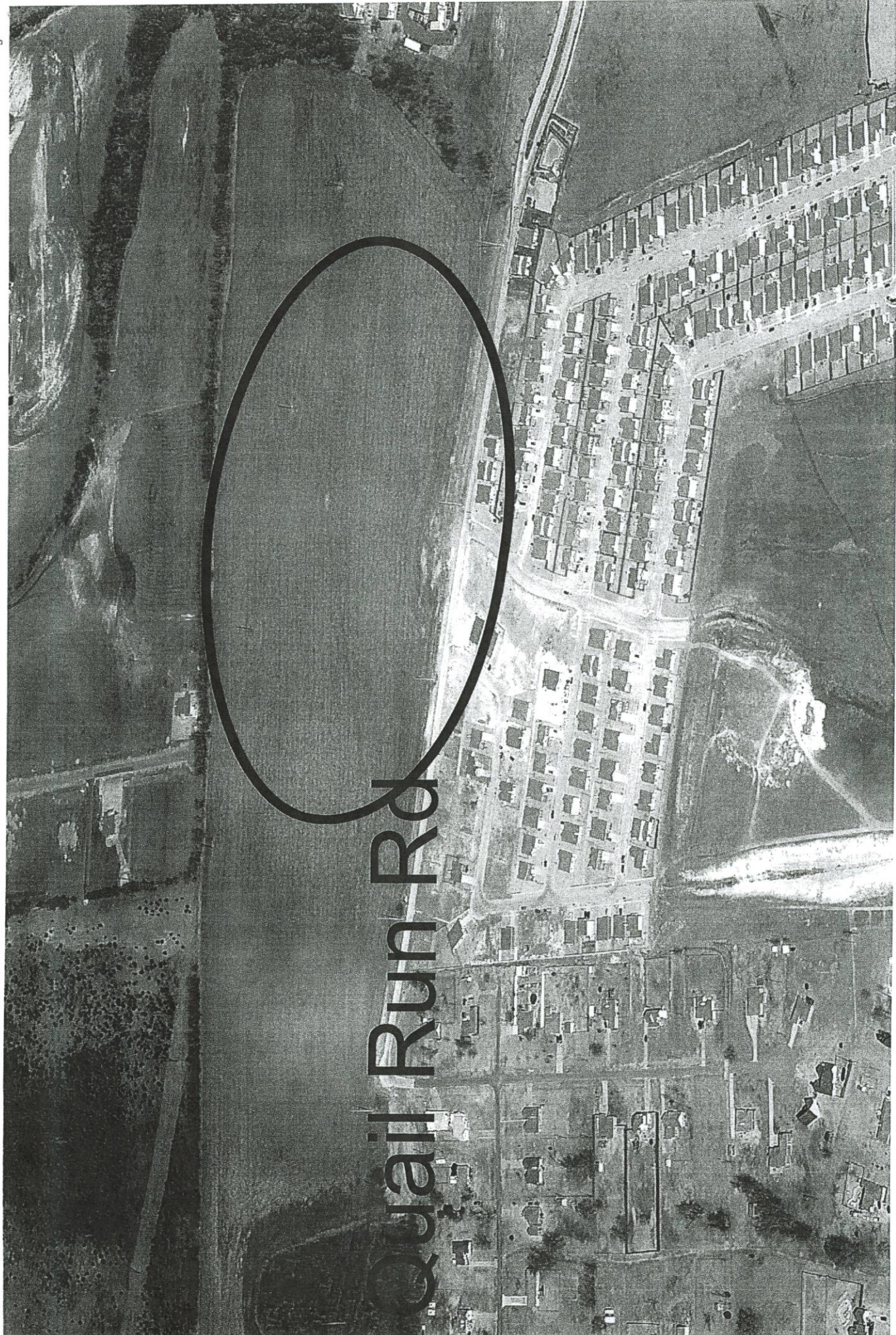
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



4300=-4600 QUAIL RUN RD
FINAL PLAT

Department of Developmental Services





Quail Run Rd



September 13, 2007

Country Ridge North, LLC
2001 Skyline Drive, Ste. A-145
Sherman, Texas 75092

Tipton Engineering, Inc.
6330 Broadway, Ste. C
Garland, TX 75043

Dear Applicant,

The request for approval of a Final Plat for The Preserve – Phase 1 located in the 4300-4600 Blocks of Quail Run Road will be considered by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the preliminary plat shall be followed.
2. Letters from the various utility companies stating the availability of service and adequacy of the easements are required. (City will contact)
3. Original tax certificates shall be furnished prior to recording of the plat. It is recommended that the runoff from the site not be directed onto adjoining properties.
4. The surveyor's seal and signature is required.
5. The Brant Drive shall align with Seasons West Avenue and the name changed.
6. The adjacent subdivision of Seasons West Addition shall be shown on the plat.
7. The curve length on the drawing and the field notes do not agree for the curve with a central angle of 13°20'55" located on the southwest side of the proposed plat.
8. On site storm water detention is required.
9. Verification is required that the capacity of the existing 10" sanitary sewer is adequate for this development.
10. The extreme depth of the sewer mains shown in the construction drawings will not be allowed.
11. All requirements of NTMUD must be met to utilize the existing easement for road or utility construction.
12. All requirements of TXU must be met to utilize easement for road or utility construction.
13. Easement on Lot 14, Block 8 is not labeled. This discharge point will require that a drainage easement be dedicated from the adjacent undeveloped property.
14. A copy of the home owner's association agreement shall be furnished for review prior to filing the plat.

Page two
The Preserve – Phase I
September 12, 2007

15. Eleven (11) lots are shown with less than the required 60 foot of street frontage. If not located in a cul-de-sac, R-1 (One and Two Family Residential) District lots are required to have 60 foot of street frontage at the right-of-way line.
16. Lot 25, Block 9 designated as open space must be marked as an unbuildable lot and maintained by the home owner's association.
17. Cormorant Drive shall have a cul-de-sac or turn around on the west end. One is shown in the construction plans but lies off site of the dedicated plat. It needs to be covered in a separate dedication or easement.
17. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	

STATE OF TEXAS X
COUNTY OF GRAYSON X

OWNERS CERTIFICATE

WHEREAS, Country Ridge North, L.L.C. is the owner of a tract of land situated in the Elizabeth Jones Survey, 4884-0C, City of Sherman, Grayson County, Texas, the subject tract being a portion of the Deed conveyed to Pulte Homes of Texas, L.P., according to the deed recorded in Volume 3663, Page 768 of the Deed Records of Grayson County Texas, (DRGCT), the subject tract being more particularly described as follows:
BEGINNING at a point on the north line of the subject tract, said point being the southeast corner of a tract of land conveyed to Alan Scott Francis, Trustee according to the deed recorded in Volume 2480, Page 477 (DRGCT), said point further being the southwest corner of a tract of land conveyed to Roy and Elizabeth Riddle according to the deed recorded in Volume 2015, Page 474 (DRGCT), a 1/2" iron pin found for corner;
THENCE, N 76° 39' 35" E, along the southerly line of said Riddle tract, a distance of 322.62 feet;

THENCE, S 13° 23' 38" E, a distance of 167.10 feet;
THENCE, a tangent curve to the right having a central angle of 5° 25' 25", a radius of 660.00 feet, and a chord of S 10° 40' 53" E-62.46 feet, an arc distance of 62.49 feet;
THENCE, N 82° 01' 51" E, a distance of 110.68 feet;
THENCE, S 13° 22' 02" E, a distance of 29.94 feet;
THENCE, S 00° 06' 21" W, a distance of 877.58 feet;
THENCE, S 89° 52' 41" E, a distance of 446.25 feet;
THENCE, around a tangent curve to the right having a central angle of 89° 48' 45", a radius of 800.00 feet, and a chord of S 13° 22' 02" E-29.94 feet, an arc distance of 29.94 feet;
THENCE, around a tangent curve to the left having a central angle of 13° 20' 55", a radius of 365.00 feet, and a chord of N 08° 46' 48" E-89.49 feet, an arc distance of 89.49 feet;
THENCE, S 27° 13' 30" W, along the west line of said Country Village Apartments, a distance of 35.58 feet;
THENCE, around a tangent curve to the right having a central angle of 13° 19' 57", a radius of 365.00 feet, and a chord of N 08° 47' 17" E-89.39 feet, an arc distance of 89.39 feet;
THENCE, around a reverse curve having a central angle of 13° 20' 55", a radius of 365.00 feet, and a chord of N 08° 46' 48" E-89.49 feet, an arc distance of 89.49 feet;
THENCE, N 00° 07' 19" E, a distance of 50.00 feet;
THENCE, around a tangent curve to the right having a central angle of 13° 19' 57", a radius of 365.00 feet, and a chord of N 08° 47' 17" E-89.39 feet, an arc distance of 89.39 feet;
THENCE, around a reverse curve having a central angle of 13° 20' 55", a radius of 365.00 feet, and a chord of N 08° 46' 48" E-89.49 feet, an arc distance of 89.49 feet;
THENCE, N 85° 40' 17" W, a distance of 485.09 feet;
THENCE, N 04° 19' 43" E, a distance of 110.00 feet;
THENCE, N 85° 40' 17" W, a distance of 200.00 feet;
THENCE, N 04° 19' 43" E, a distance of 200.00 feet;
THENCE, N 85° 40' 17" W, a distance of 96.16 feet to the southerly line of the said Alan Scott Francis, Trustee tract;
THENCE, N 75° 20' 46" E, along the southerly line of said Alan Scott Francis, Trustee tract, a distance of 81.80 feet, to a 1/2" iron pin found at corner;
THENCE, N 76° 44' 40" E, continuing along the said Alan Scott Francis, Trustee tract, a distance of 660.29 feet to the PLACE OF BEGINNING with the subject tract containing 879, 613 square feet or 20,151 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COUNTRY RIDGE NORTH, L.L.C. a Texas limited liability corporation, the Owner, does hereby adopt this amended plat designating the hereabove property as THE PRESERVE PHASE I, and the same to be used forever the street, rights-of-way, road and utility easements, drainage and utilities easements as designated on the plat.

WITNESS MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 2007.

COUNTRY RIDGE NORTH, L.L.C.
a Texas limited liability corporation

STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and that he is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2007.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYORS CERTIFICATE

I, DARREN K. BROWN, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat herein submitted for recording is a true and correct representation of the land and interests therein, and that all corners are as shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Sherman, Texas; No interior lot corner were staked.

Date: This the ____ day of _____, 2007.

TIPTON ENGINEERING, INC.

DARREN K. BROWN
Registered Professional Land Surveyor
No. 5252

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Darren K. Brown, whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This ____ Day of _____, 2007.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas
Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of The Preserve Phase I subdivision or addition to the City of Sherman was submitted to the City Council on the ____ day of _____, 2007, and that the City Council, by its action on the ____ day of _____, 2007, has approved the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.
Witness my hand this ____ day of _____, 2007.

City Clerk, City of Sherman, Texas

THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTWD) EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS, ITEMS SUCH AS DRIVEWAYS, FENCES, SPRINKLER SYSTEMS AND NORMAL LANDSCAPE MAINTENANCE. THE NTWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTWD PIPELINES. FURTHER, ANY COST FOR REPAIR TO THE PIPELINES RESULTING FROM CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.

F I N A L P L A T
THE PRESERVE PHASE I
ELIZABETH JONES SURVEY ~ ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER
COUNTRY RIDGE NORTH, L.L.C.
2001 Skyline Drive ~ Suite A 145 ~ Sherman, Texas 75069
TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
6331 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2887

71 LOTS 879.61359 AC. 7/21/07 4884-TP

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2500-2600 Blocks of U.S. Highway 75 South
6.3 acres, a portion of Tract 2 in the Sherman Hills Country Club Addition
Golf Course Tracts
Zone Change

Requested Action/Proposed Use:

Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12 for a golf course clubhouse from an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District and the O-1.2 (Sam Rayburn) Overlay District.

Adjacent Zoning:

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

Origination:

Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineers)

Considerations:

Master Plan Designation: Residential/Floodplain

Number of notices mailed:

0

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

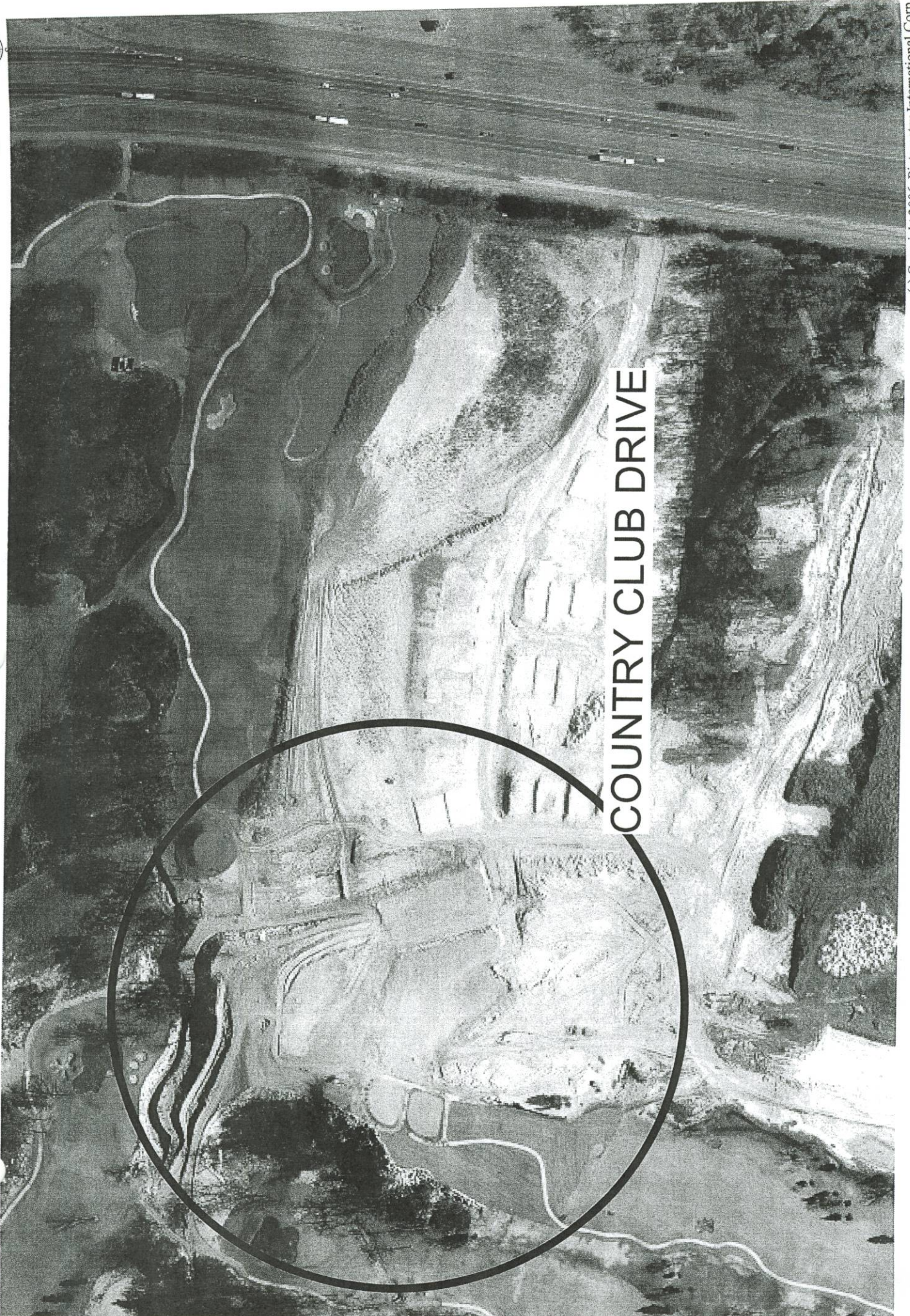
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		B-I-P BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY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



2500-2600 U. S. HWY. 75 S ZONE CHANGE

Department of Developmental Services



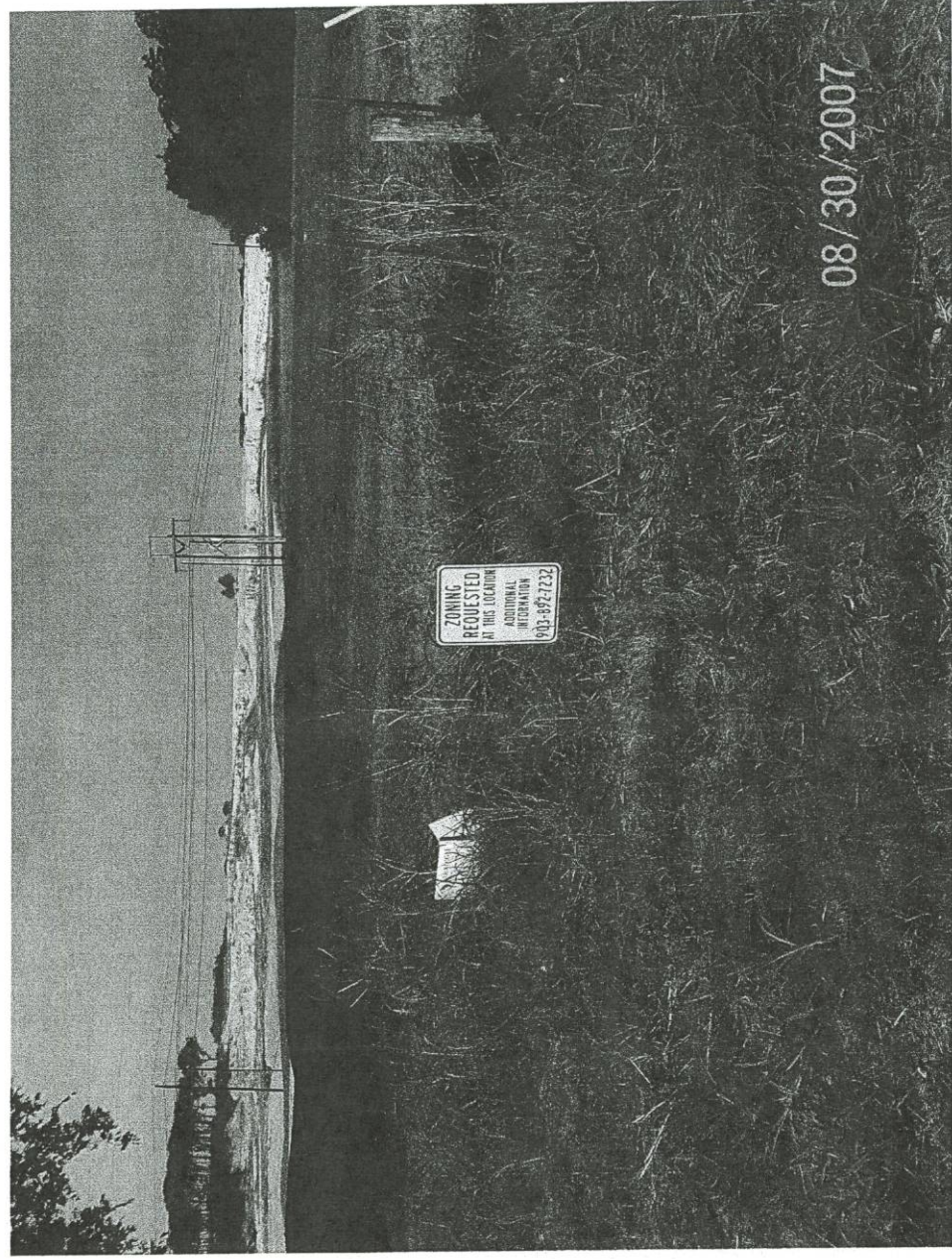


COUNTRY CLUB DRIVE

Scale: 1 inch = 250.0 feet

(c) Copyright 2006, Pictometry International Corp.

2500-2600 Blocks Hwy 75 S.



**STAFF REVIEW LETTER**

September 13, 2007

Sherman Hills LLC
500 Greenoble Rd.
Santa Barbara, CA 93105

Dan Murray
1604 S. Sam Rayburn Freeway West
Sherman, Texas 75090

Dear Applicant,

The request for approval of a zone change and site plan approval for the Clubhouse at Sherman Hills Country Club located in the 2500-2600 Blocks of U. S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

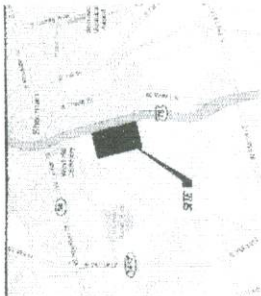
1. A replat is required to be approved consistent with the lot being zoned.
2. The proposed on site water and sanitary sewer shall be private ownership and maintenance.
3. A permit is required for the drive approach.
4. The parking lot shall follow the guidelines of the tree preservation ordinance for commercial parking lots.
5. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,

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

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Teague, Nall & Perkins

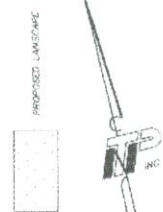


LOCATION MAP

LOT DATA
 LOT ZONING: C-1
 LOT AREA: 6.39 ACRES

BUILDING/PARKING DATA
 PARKING SPACES: 81=144 SF
 PARKING REQUIRED: 51=90 SF
 VARIANCE PROVIDED: BASE: 108 SF
 HANDICAP PARKING: 4 SF
 TOTAL PARKING: 112 SF

LANDSCAPE
 PARKING AREAS AND DRIVES = 64,543
 LANDSCAPE AREA REQUIRED = 6,454 S4
 (10% OF GROSS PAVED AREA)
 LANDSCAPE AREA PROVIDED = 10,378.4
 (16% OF GROSS PAVED AREA)

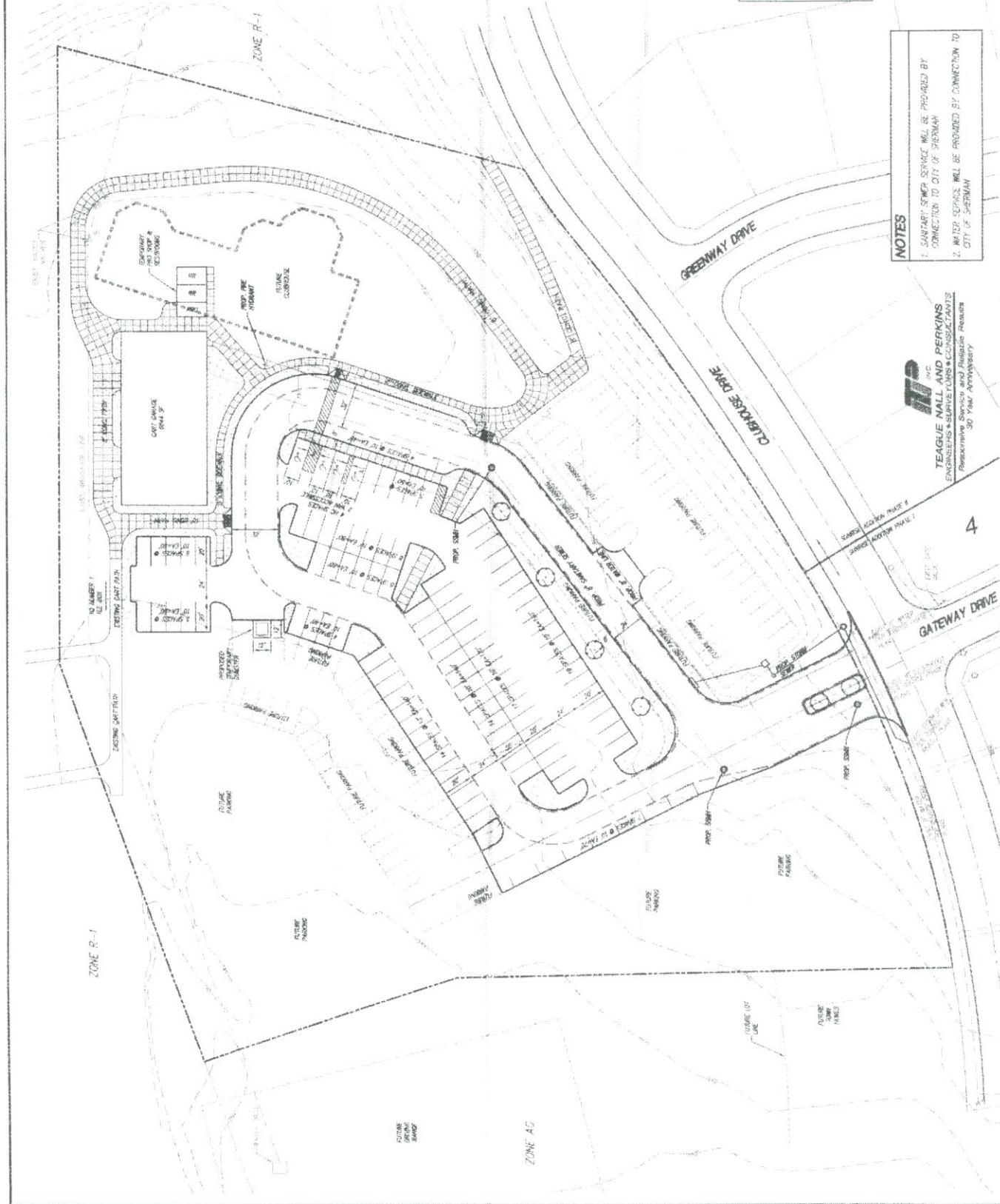


OWNER/DEVELOPER
 HURLEY & SONS, INC.
 200 NORTH TRAILS, SUITE 500
 SHERMAN, TEXAS 75090
 (940) 870-1000
 CONTACT: CHRIS SCHMITT, PE

ENGINEER
 TEAGUE MALL AND PERKINS
 200 NORTH TRAILS, SUITE 500
 SHERMAN, TEXAS 75090
 (940) 870-1000
 CONTACT: CHRIS SCHMITT, PE

SURVEYOR
 UNDERWOOD AND ASSOCIATES
 300A INTERMEDIAN AVENUE
 DENVER, CO 80202
 (303) 466-2151
 CONTACT: JASON HUNTER, L.S.

SITE PLAN FOR
SHERMAN HILLS
COUNTRY CLUB
 SHERMAN, TEXAS
 AUGUST 2007



NOTES
 1. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF SHERMAN
 2. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF SHERMAN

TEAGUE MALL AND PERKINS
 ENGINEERS, ARCHITECTS & PLANNERS
 30 Year Anniversary

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

1300-2600 Blocks of U.S. Highway 75 South
Sherman Hills Country Club Addition Golf Course Tracts
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2684, Section 26 (A) to not require the developer to be responsible for payment of escrow funds for the future construction of Park Avenue and Clubhouse Drive as required with the development of Sherman Hills Country Club Golf Course Addition in an R-1 (One and Two Family Residential) District, C-1 (Retail Business) District and O-1.2 (Sam Rayburn) Overlay District.

Adjacent Zoning:

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

Origination:

Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineers)

Considerations:

Master Plan Designation: Residential/Floodplain

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

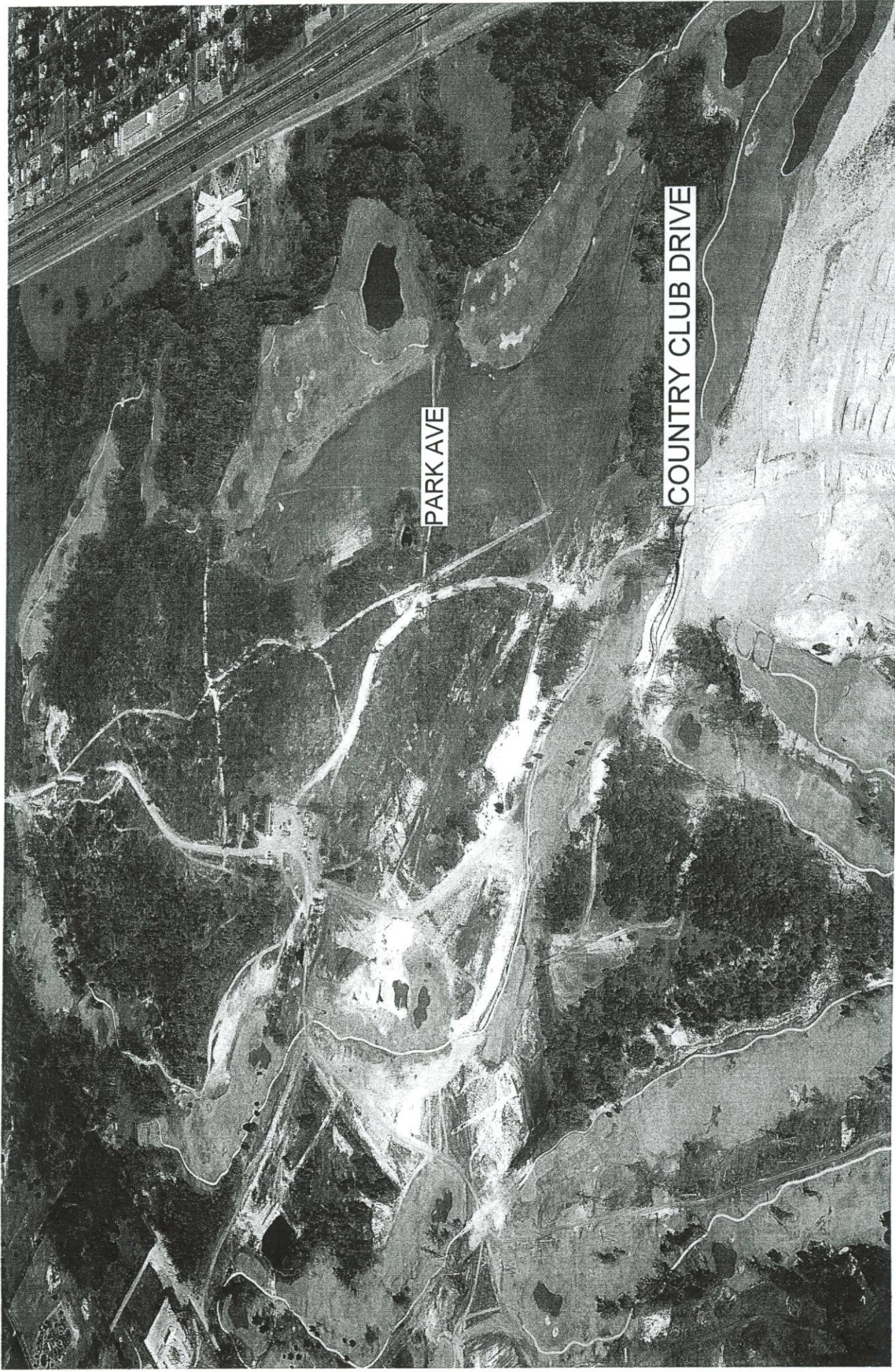
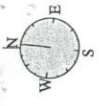
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT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



1300-2600 U. S. HWY. 75 S VARIANCE

Department of Developmental Services

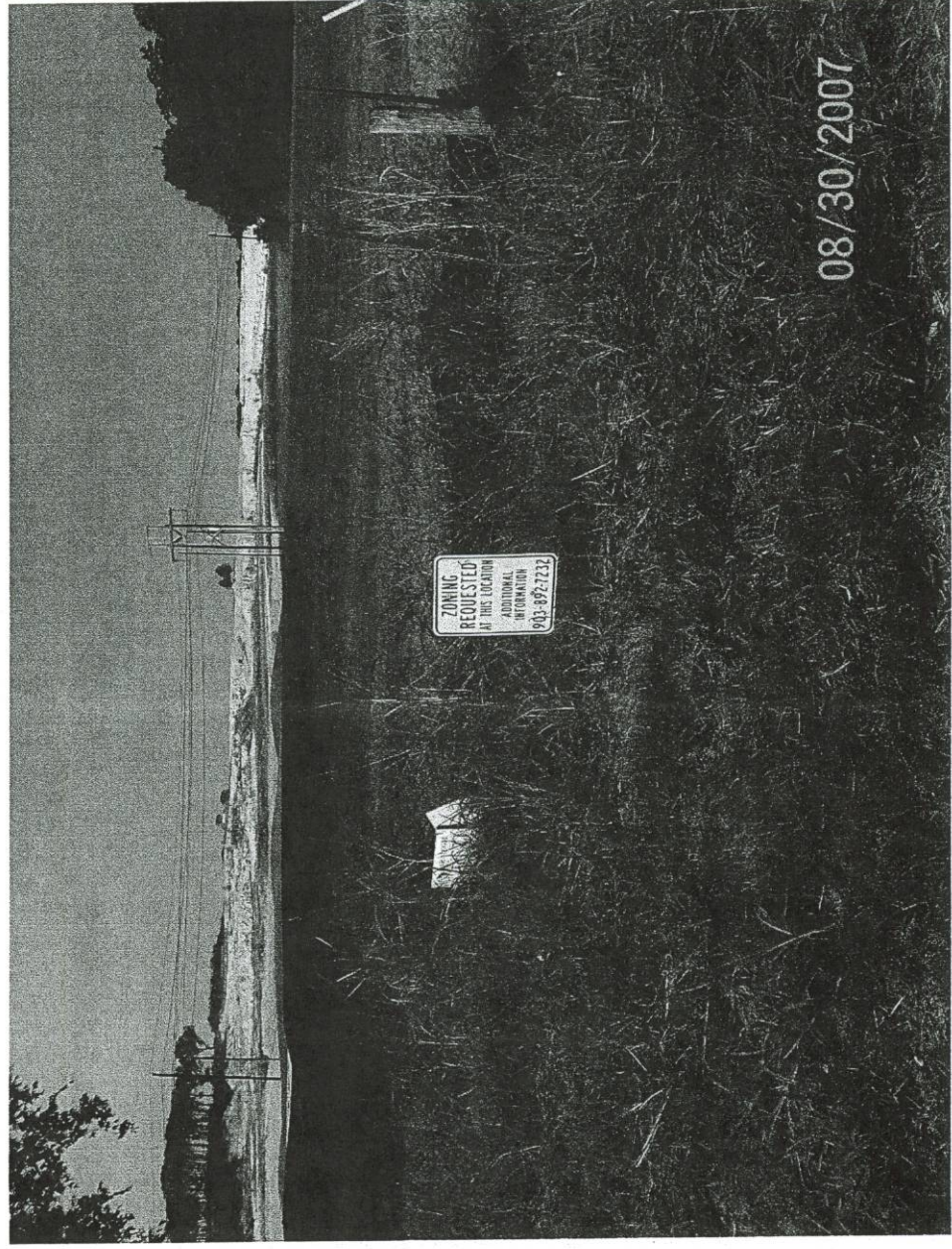




(c) Copyright 2006, Pictometry International Corp.

Average Scale: 1 inch = 444.5 feet

1800-2600 Blocks Hwy 75 S.



SHERMAN



STAFF REVIEW LETTER

September 13, 2007

Sherman Hills LLC
500 Greenoble Rd.
Santa Barbara, CA 93105

Dan Murray
1604 S. Sam Rayburn Freeway West
Sherman, Texas 75090

Dear Applicant,

The request for approval of a Variance under Ordinance No. 2684, Section 26 (A) to not require the developer to be responsible for payment of escrow funds for the future construction of Park Avenue and Clubhouse Drive as required with the development of Sherman Hills Country Club Golf Course has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

The City of Sherman's Developers Ordinance, Section 13, requires the developer to provide escrow funds for streets located in the subdivision and one-half the cost of boundary streets. Funds totaling \$1,446,246. are due for Sherman Hills Country Club Golf Course Tracts. A break down of these costs is as follows:

1. The escrow funds due for Park Avenue are \$478,098.
2. The escrow funds due for ½ of the bridge on Park Avenue are \$576,240.
3. The escrow funds due for Country Club Drive are \$391,908.

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

Respectfully,

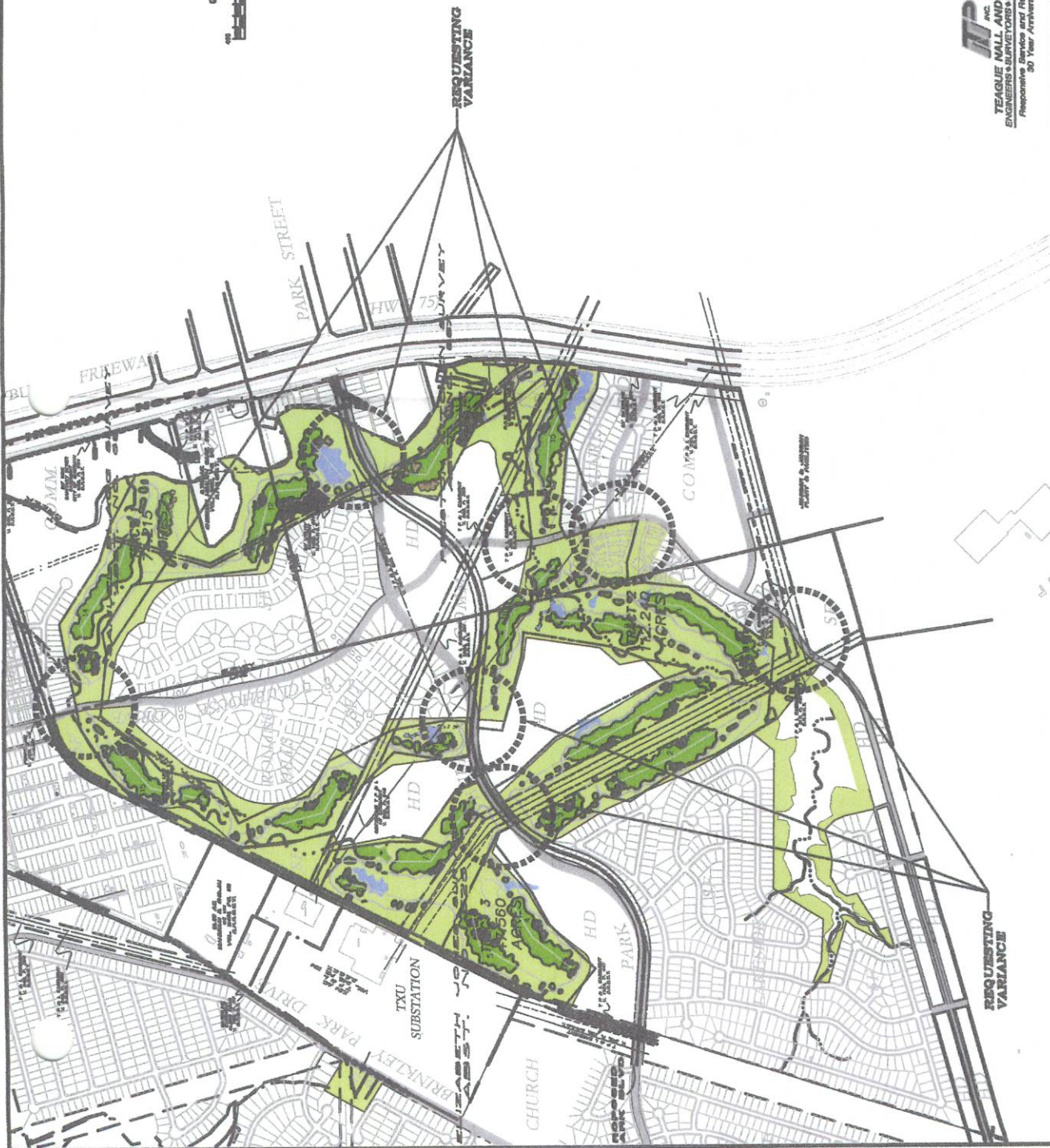
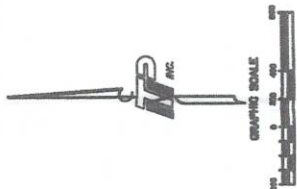
Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Teague, Nall & Perkins



LOCATION MAP



OWNER/DEVELOPER

ARMY CORP., INC.
300 S. GULF AVENUE, SUITE 200
HOUSTON, TEXAS 77002
(713) 494-3300

ENGINEER

TEAGUE NALL AND PERKINS, INC.
300 S. GULF AVENUE, SUITE 200
HOUSTON, TEXAS 77002
(713) 494-3300

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
300 S. GULF AVENUE, SUITE 200
HOUSTON, TEXAS 77002
(713) 494-3300

**SITE EXHIBIT FOR
SHERMAN HILLS
COUNTRY CLUB
SHERMAN, TEXAS
AUGUST 2007**

TEAGUE NALL AND PERKINS, INC.
ENGINEERS & SURVEYORS & CONSULTANTS
Responsive Service and Reliable Results
30 Year Anniversary

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2500-2600 Blocks of U.S. Highway 75 South
6.3 acres, a portion of Tract 2 in the
Sherman Hills Country Club Addition Golf Course Tracts
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a clubhouse for the golf course in an R-1 (One and Two Family Residential) District and the O-1.2 (Sam Rayburn) Overlay District.

Adjacent Zoning:

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

Origination:

Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineers)

Considerations:

Master Plan Designation: Residential/Floodplain

Number of notices mailed:

0

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

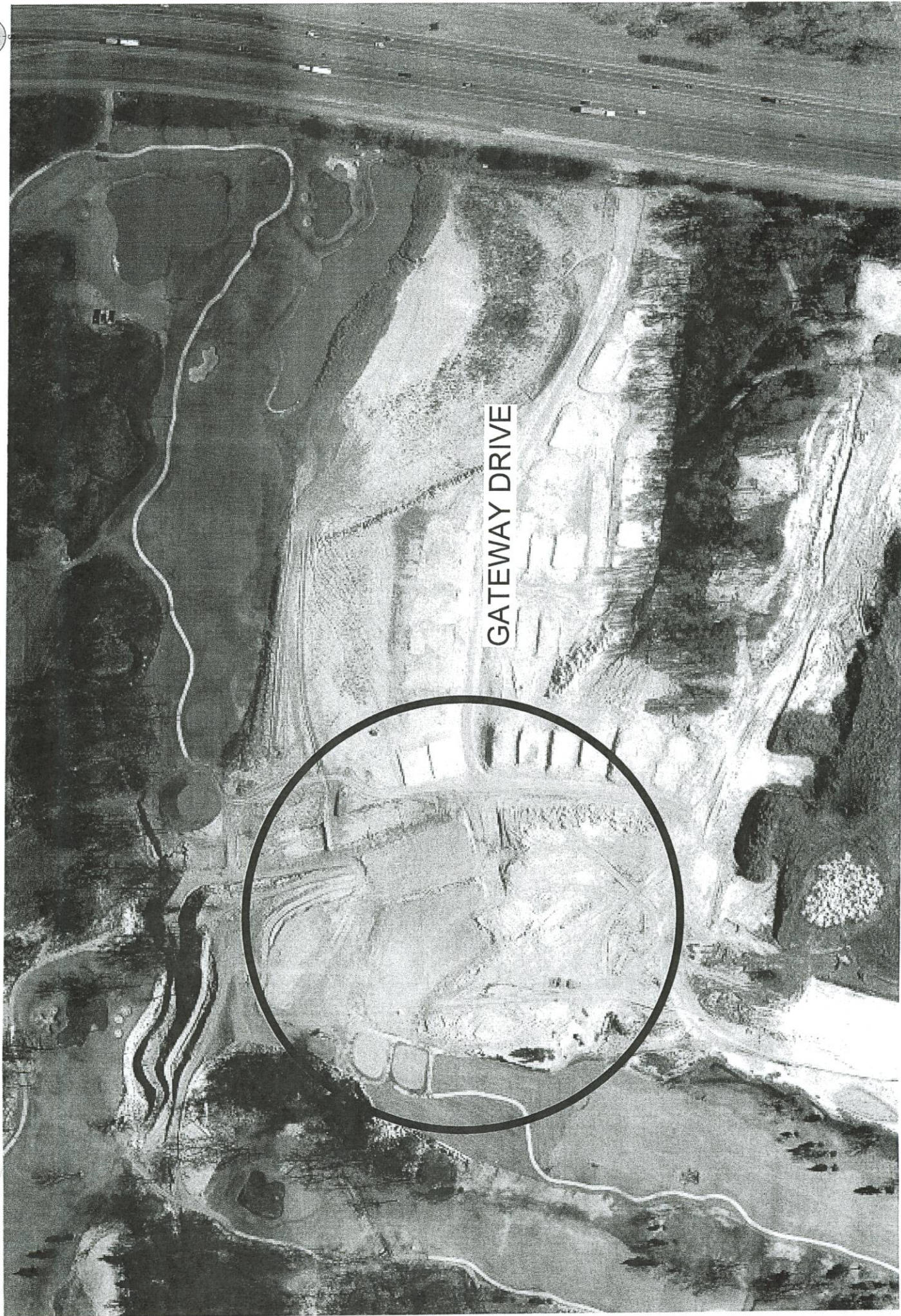
Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



Department of Developmental Services





GATEWAY DRIVE

Scale: 1 inch = 250.0 feet

**STAFF REVIEW LETTER**

September 13, 2007

Sherman Hills LLC
500 Greenoble Rd.
Santa Barbara, CA 93105

Dan Murray
1604 S. Sam Rayburn Freeway West
Sherman, Texas 75090

Dear Applicant,

The request for approval of a Specific Use Permit and site plan approval to allow a clubhouse for the golf course located in the 2500-2600 Blocks of U. S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. A replat is required to be approved consistent with the lot being zoned.
2. The proposed on site water and sanitary sewer shall be private ownership and maintenance.
3. A permit is required for the drive approach.
4. The parking lot shall follow the guidelines of the tree preservation ordinance for commercial parking lots.
5. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Teague, Nall & Perkins

Use Site Plan
from Agenda
Item # 11

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

2500-2600 Blocks of U.S. Highway 75 South
6.3 acres, a portion of Tract 2 in the
Sherman Hills Country Club Addition Golf Course Tracts
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to reduce the number of parking spaces for the golf course to 5 per green (90) in lieu of the required 8 per green (144) in a C-1 (Retail Business) District and the O-1.2 (Sam Rayburn) Overlay District

Adjacent Zoning:

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

Origination:

Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineers)

Considerations:

Master Plan Designation: Residential/Floodplain

Number of notices mailed:

0

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan

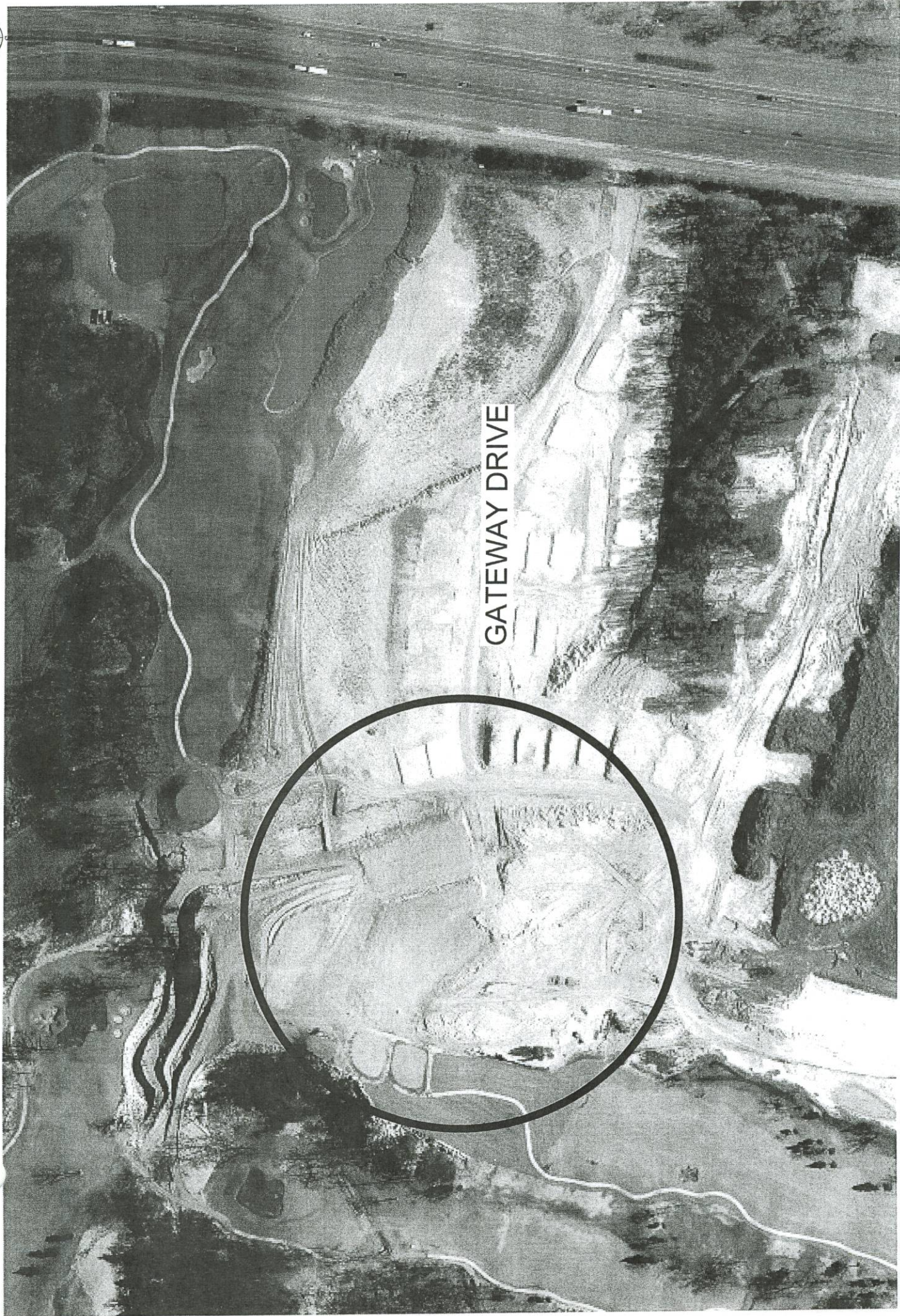
Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

A large, stylized, bold letter 'S' logo, which is the primary branding element for the Sanyo company. It is rendered in a thick, black, sans-serif font with a slight 3D effect.

Department of Developmental Services





GATEWAY DRIVE

Scale: 1 inch = 250.0 feet

(c) Copyright 2006, Pictometry International Corp.

Use Site Plan
from Agenda
Item # 11

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

1800-2800 Blocks of U.S. Highway 75 South
6.3 acres in the Elizabeth Jones Survey, Abstract No. 625
And the Preston Kitchens Survey, Abstract No. 667
Replat

Requested Action/Proposed Use:

Replat of a Portion of Tract 2 of Sherman Hills Country Club Addition Golf Course Tracts

Adjacent Zoning:

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

Origination:

Sherman Hills, LLC (Owner), Dan Murray (Representative) and Teague, Nall and Perkins (Engineers) and Underwood Drafting & Surveying (Surveyors)

Considerations:

Master Plan Designation: Residential/Floodplain

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

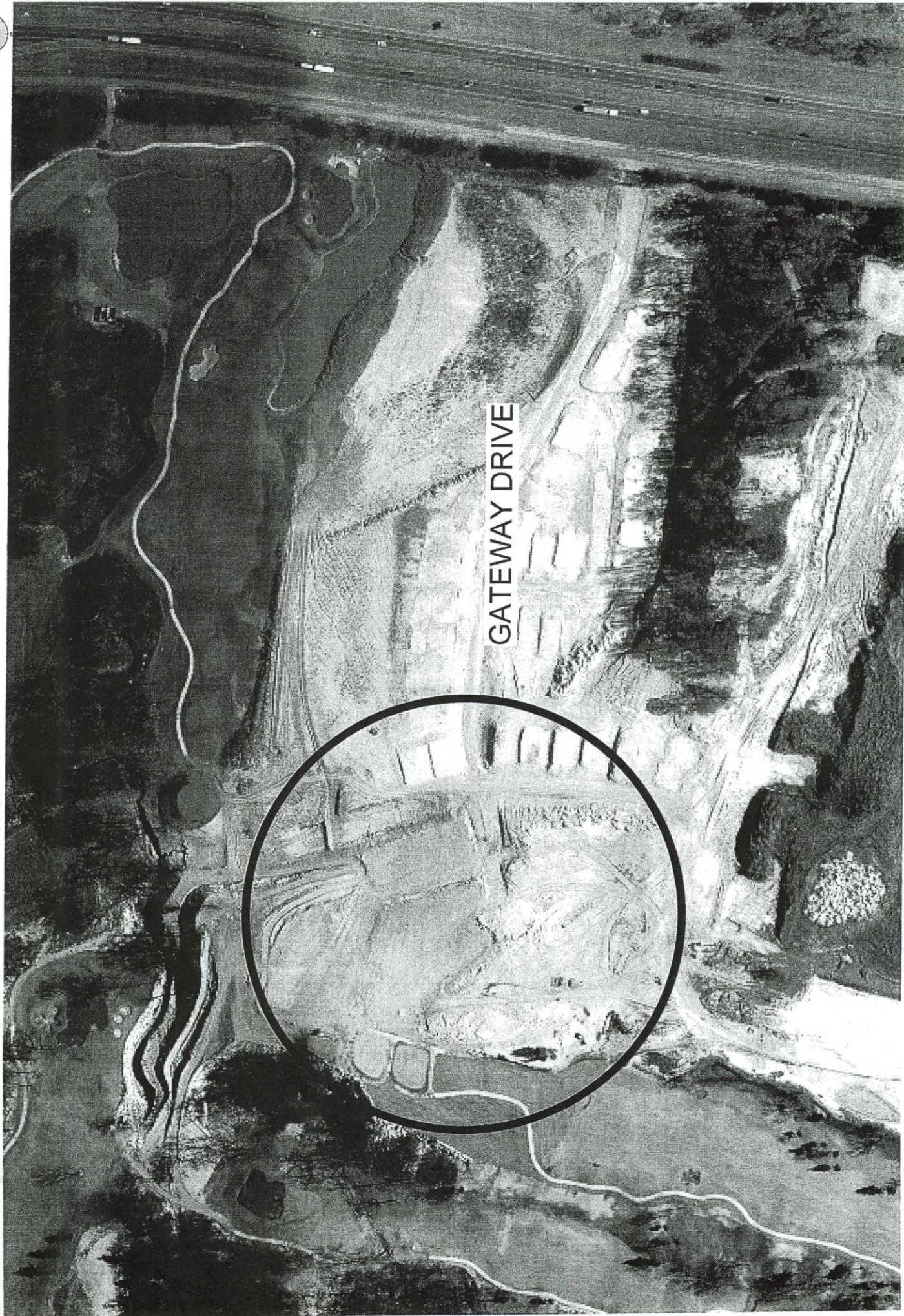
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



1800-2800 US Hwy 75 South
REPLAT

Department of Developmental Services





GATEWAY DRIVE

**STAFF REVIEW LETTER**

September 13, 2007

Sherman Hills LLC
500 Greenoble Rd.
Santa Barbara, CA 93105

Dan Murray
1604 S. Sam Rayburn Freeway West
Sherman, Texas 75090

Dear Applicant,

The request for approval of a Replat of a Portion of Tract 2 of Sherman Hills Country Club Addition Golf Course Tracts in the 1800-2800 Blocks of U. S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies stating the availability of service and adequacy of the easements are required. (City will contact)
2. Original tax certificates shall be furnished prior to recording of the plat. It is recommended that the runoff from the site not be directed onto adjoining properties.
3. The escrow money required to be paid as part of the development of Sherman Hills Country Club Addition Golf Course Tracts is due prior to this replat being filed.
4. Curve 3 does not match field notes.
5. Please show the several existing TP& L easements which are labeled but cannot be seen on the plat.
6. Bearings and distances within the darkened flood plain area cannot be read and therefore cannot be checked. Please enlarge or clarify printing.
7. 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 and Zoning Commission

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

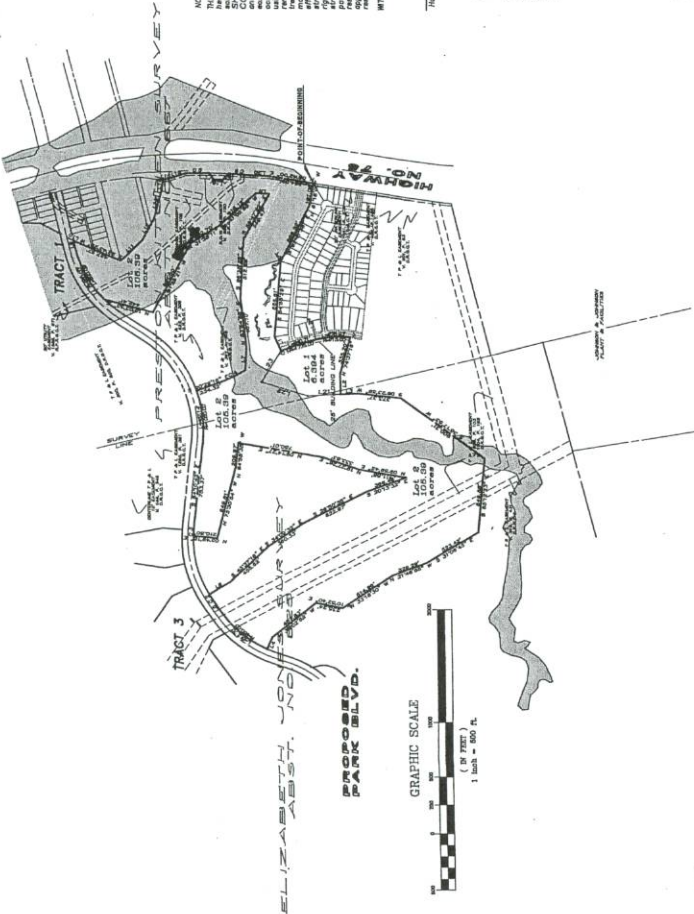
Respectfully,

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

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Teague, Nall & Perkins

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100	ADD	01/15/01	100

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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99	88.17	835.00	37.89	N 88°17'34" E	88.15
100	88.17	835.00	37.89	S 88°17'34" E	88.15



KNOW ALL MEN BY THESE PRESENTS
That I, Douglas W. Underwood, do hereby certify that I prepared
this plat from an actual and accurate survey of the land and that
the same is true and correct in all particulars and that I am not
personally responsible in connection with the subdivision
regulations of the City of Sherman, Texas.

Douglas W. Underwood
Surveyor
Lic. No. 1259
COUNTY OF TARRANT
STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for
the State of Texas, on this 15th day of January, 2001, Douglas W.
Underwood, known to me to be the person whose name is subscribed to the
above plat, acknowledged to me that he executed the same for the
purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of January,
2001.

Notary Public in and for
the State of Texas
Commission Expires _____

SHERMAN HILLS COUNTRY CLUB LTD
600 DUNDAS ROAD
SANTA ANITA, TEXAS

DOUGLAS W. UNDERWOOD
P.O. BOX 100
SANTA ANITA, TEXAS

UNDERWOOD
SHERMAN HILLS COUNTRY CLUB LTD
600 DUNDAS ROAD
SANTA ANITA, TEXAS

3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(803)468-2151

City of Sherman, Texas

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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

5209 Texoma Parkway
4.62 acres in the D.C. Shelp Survey, Abstract No. 1097
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for Retail/Office.

Adjacent Zoning:

C-2 (General Commercial) District and M-1 (Light) Manufacturing

Origination:

Childs-Hernandez Enterprises, LLC (Owner), Rod Tatchio, Tatchio & Associates
(Representative)

Considerations:

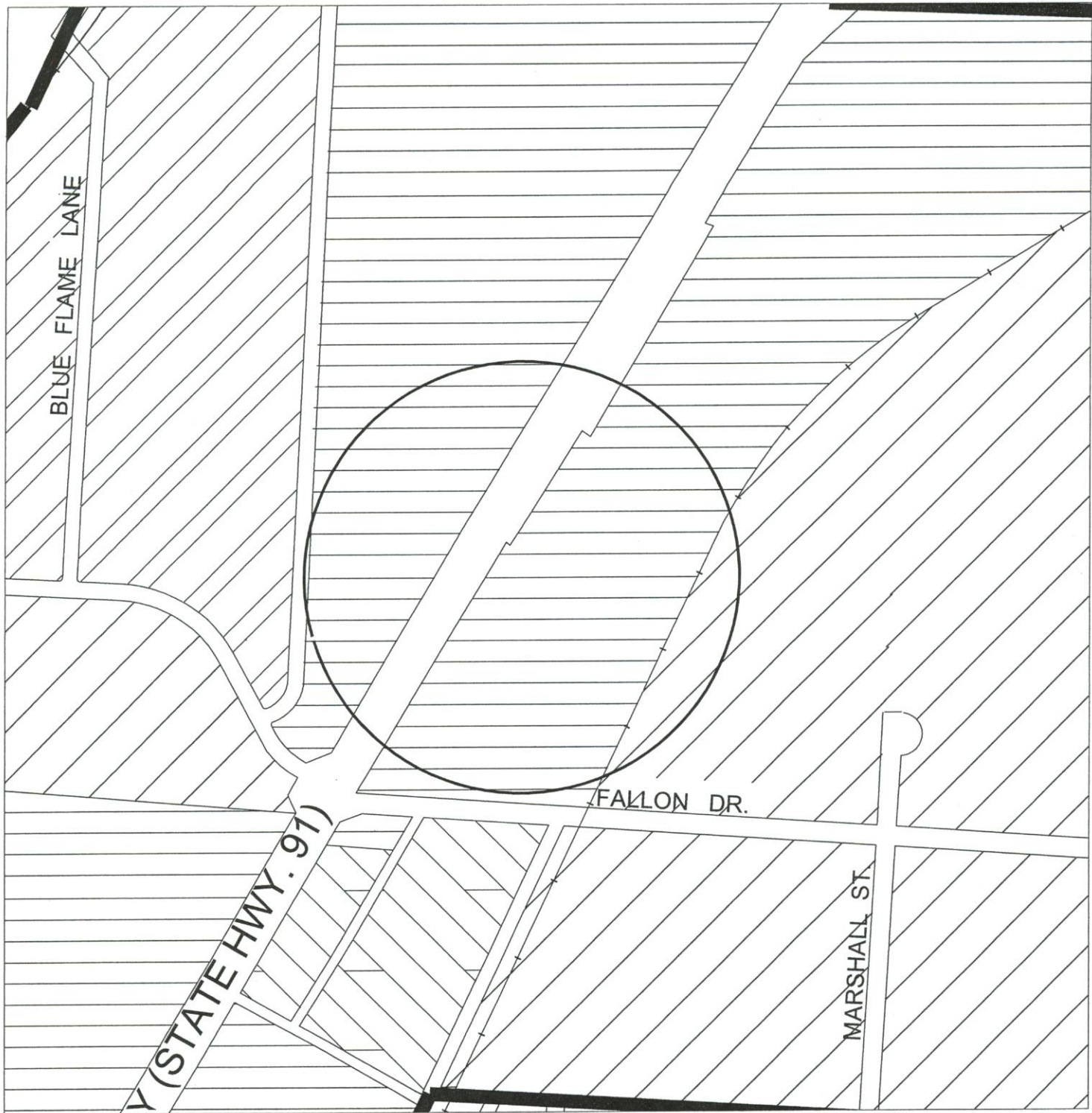
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



5209 TEXOMA PARKWAY SITE PLAN

Department of Developmental Services





Average Scale: 1 inch = 98.9 feet

**STAFF REVIEW LETTER**

September 13, 2007

Childs-Hernandez Enterprises, LLC
211 W. Lamar
Sherman, Texas 75090

Dear Applicant,

The request for approval of a site plan for a retail/office building at 5209 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 18, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. This property has not been platted. A plat of this property is required.
2. The area is greater than 1 acre. Detention facilities are required unless the runoff from the site can be directly carried to a designated FEMA floodway that has adequate capacity.
3. The 100-year floodplain shall be shown on the site plan. The finished floor elevation of the building shall be elevated 2 feet above the base flood elevation (BFE) if located in the floodplain.
4. Parking areas shall be constructed of HMA or Concrete.
5. Access driveway to Texoma Parkway shall require a TxDOT permit.
6. The dumpster enclosure shall not be located on the existing sanitary sewer.
7. Building set back lines shall be shown on the site plan.
8. Fire lanes shall be shown on the site plan.
9. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:	George Olson, City Manager	Perry Elliott, Fire Marshal
	Mark Gibson, Director of Utilities and Engineering	Jeff Miller, Director of Public Works
	Doreen E. McGookey, City Attorney	James Shankles, Jr., P.E., City Engineer
	Rita Gaither, Development Coordinator	Rod Tatchio

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 18, 2007
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner

505 F.M. 1417 North (Heritage Parkway North)
2.8 acres in the G.W. McGlothlin Survey, Abstract No. 828
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a medical assisted living facility for geriatric psyche with inpatient and outpatient services in an R-1 (One and Two Family Residential) District and O-1.1 (FM 1417) Overlay District.

Adjacent Zoning:

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

Origination:

CAM Sherman II, LLC (Owner), Sterling Legacy Holdings (Prospective Buyer), and John Patterson (Representative)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

14

Objections Received:

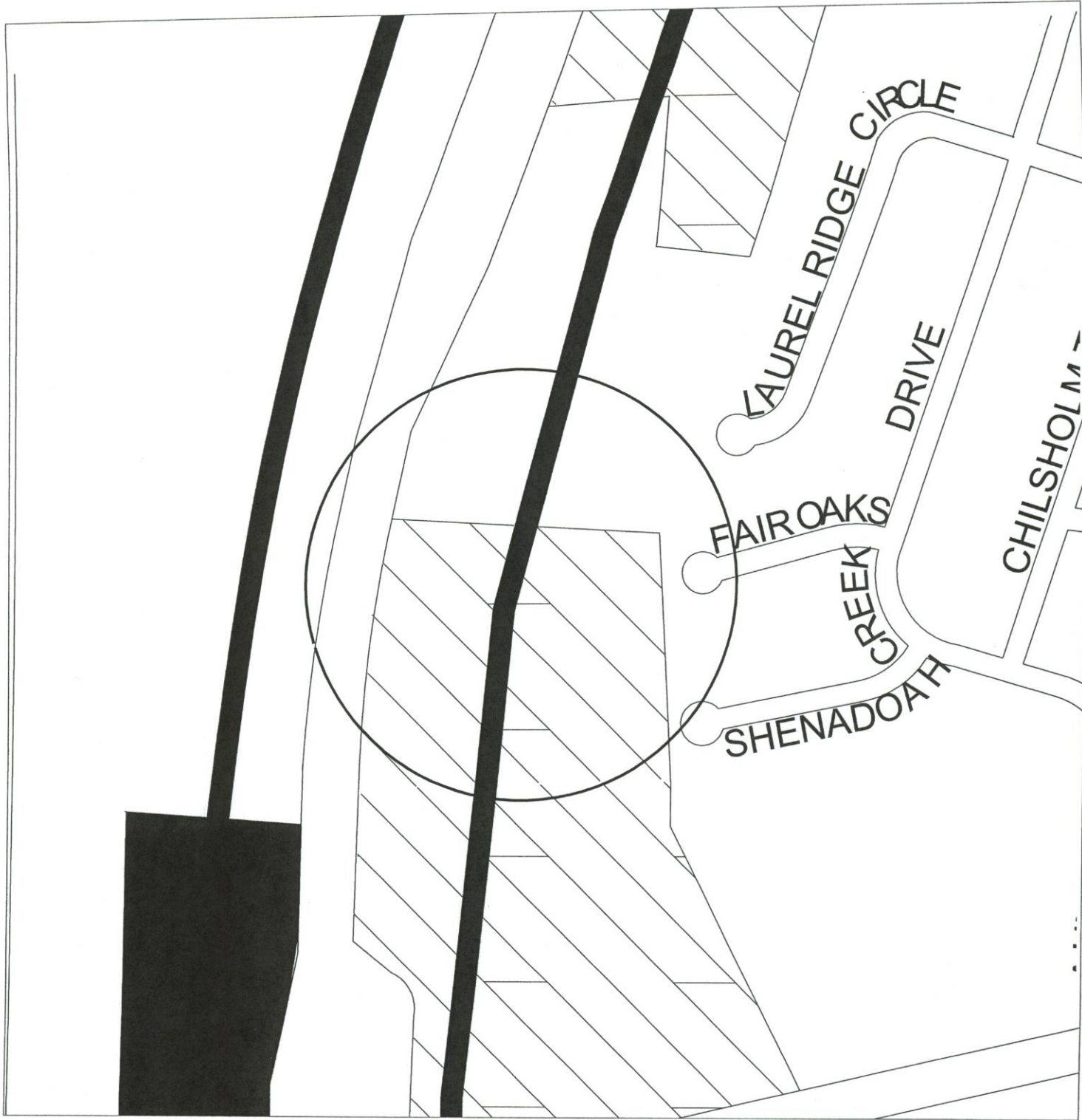
0

Attachments:

Location map
Photographs
Site Plan

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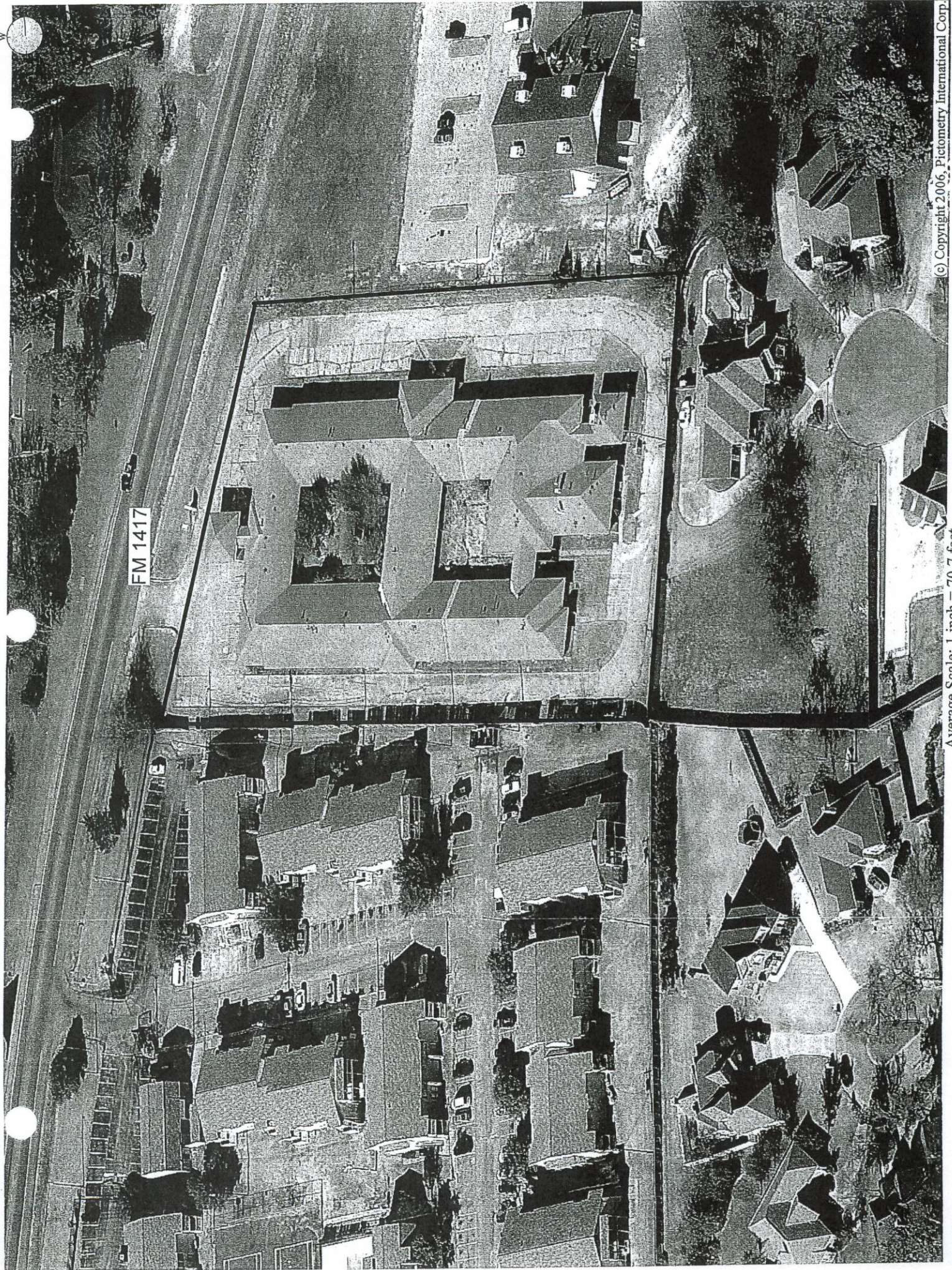
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
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	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



505 FM 1417 NORTH SPECIFIC USE PERMIT

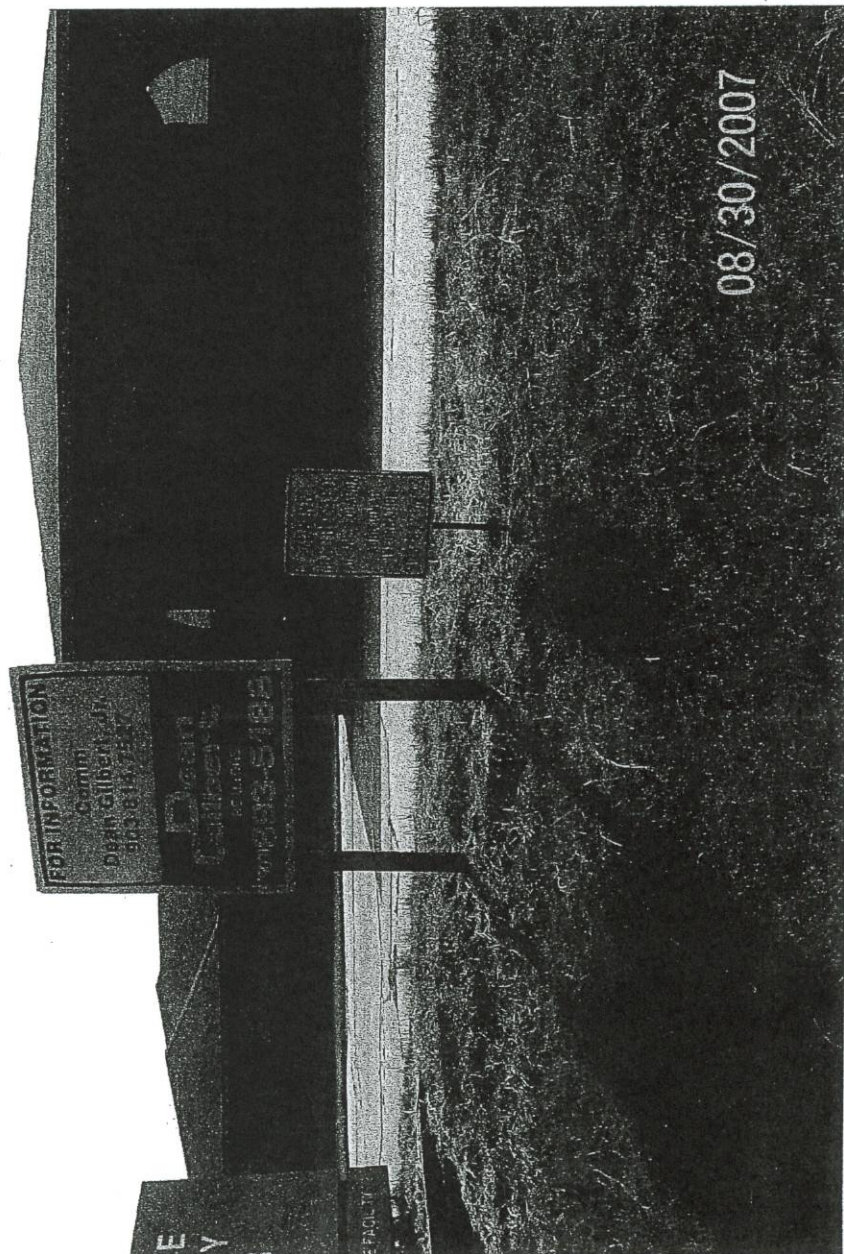
Department of Developmental Services





FM 1417

505 F. M. 1417 N.

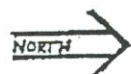
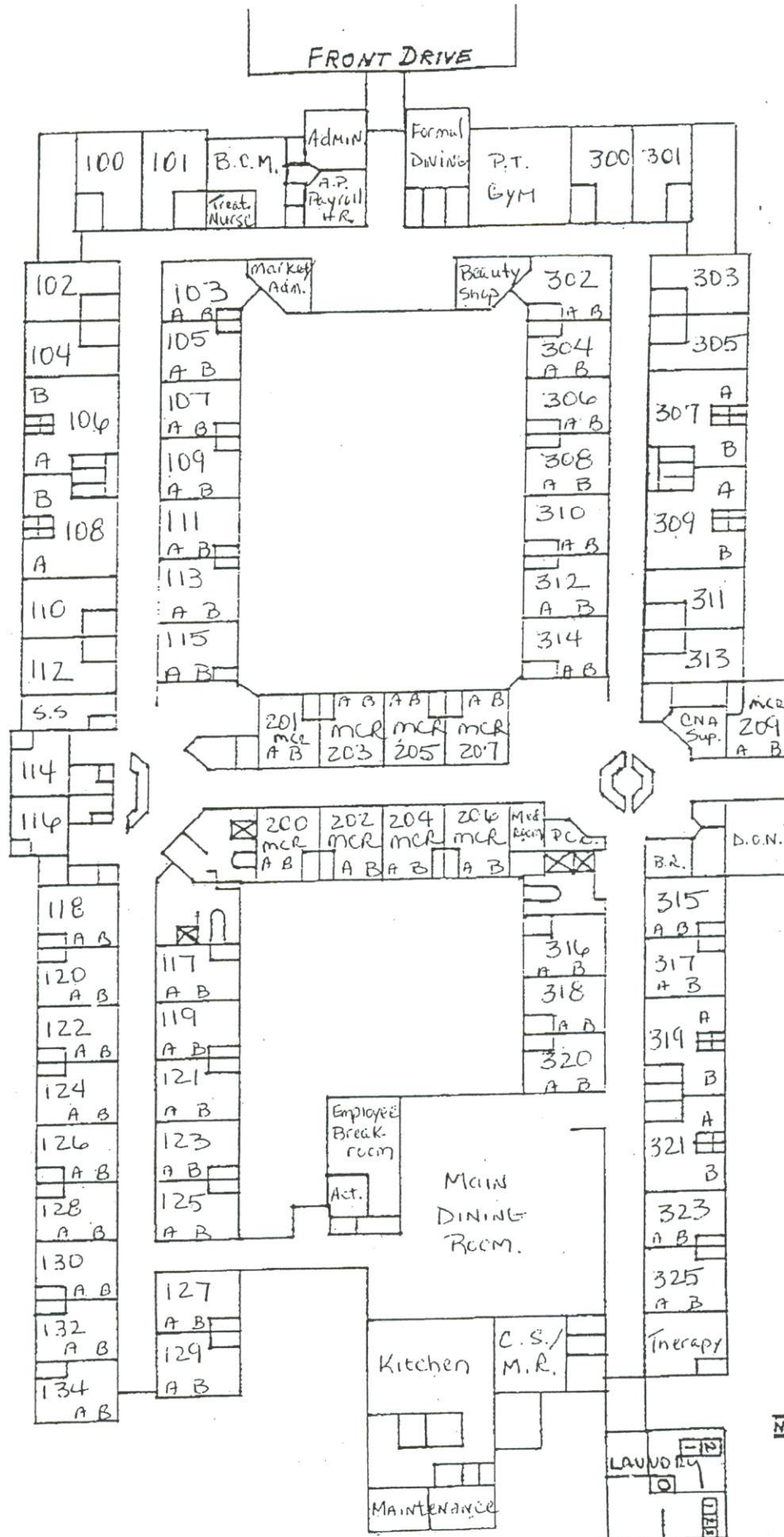


5007

10-13

SDD-0000070





KATE and LARRY WHITFIELD
210 Laurel Ridge Circle
Sherman, Texas 75092

SEP 17 REC'D

September 17, 2007

Members of the City of Sherman
Planning and Zoning Board
P.O. Box 1106
Sherman, TX 75091-1106

Re: Specific Use Permit and Site Plan Approval
Request Concerning Property at 505 FM 1417

Gentlemen:

We are writing concerning the above-referenced request since we are unable to attend the September 18, 2007 hearing. Based on the information contained in the request, we do not object to the Petitioner's request for the issuance of a specific use permit to "... allow a medical assisted living facility for geriatric psyche with inpatient and outpatient services," provided that:

1. the specific use permit is strictly limited to allow use of the property for serving a geriatric patient population, only; and
2. the site plan meets the City's requirements for adequate parking and traffic safety on 1417 to accommodate the Petitioner's plan to service both outpatients as well as inpatients.

We do not object to the request subject to the above qualifications because the proposed use appears to be very similar to (with the exception of the outpatient aspect) the original and permitted use of the property as a nursing home. We would, however, object vigorously to the issuance of a permit that would allow the Petitioner to serve a non-geriatric patient population, as we believe such a use would substantially negatively interfere with the R1 District in which 505 FM 1417 is located.

We thank you for your consideration of our concerns and appreciate your service to our community.

Very truly yours,

Kate and Larry Whitfield

KBW:tc

I can be reached at 903-816-0017 if you have any questions regarding this letter or our concerns. Thank you
Kate Whitfield