

STATE OF TEXAS

§

August 21, 2007

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, August 21, 2007.

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

MEMBERS ABSENT:

SOFTLY

CALL TO ORDER

Chairman Sofey called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the July 17, 2007 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written; Second by Commission Member Bethel. 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: PLYLER, NIX, THOMPSON, BETHEL, AND JACOBS.

APPOINT BOARD OF
ADJUSTMENT

SITE PLAN

THE REQUEST OF ALVARO ZORRILLA (OWNER) CONCERNING THE PROPERTY AT 520 WEST HOUSTON STREET, BEING .09 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A 39X15 FOOT AWNING.

SITE PLAN – AWNING
520 W. HOUSTON
(ALVARO ZORRILLA)

Alvaro Zorrilla, 520 W. Houston, Sherman, Texas

Mr. Zorrilla appeared to represent the request. He explained he owns Motor Masters located at 520 West Houston Street and he would like to add a 15' X 39' awning to the front of his building.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve the site plan. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

EXCEPTION

THE REQUEST OF GRAYSON COUNTY INDUSTRY FOR THE HANDICAP (OWNERS) AND ROD TATCHIO (ARCHITECT) CONCERNING THE PROPERTY AT 2206 EAST LAMAR, BEING A 13.105 ACRE TRACT IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7 (13) TO NOT REQUIRE THE OWNER TO PROVIDE SCREENING BETWEEN THE COMMERCIAL ZONED TRACT ADJACENT TO RESIDENTIAL ZONING IN A C-1 (RETAIL BUSINESS) DISTRICT.

EXCEPTION –
SCREENING
BETWEEN
RESIDENTIAL
2206 E. LAMAR
(GRAYSON COUNTY
INDUSTRY FOR THE
HANDICAP)

Rod Tatchio, Tatchio and Associates, 2605 Westridge Trail, Sherman, Texas

Mr. Tatchio appeared to represent the request for the owner. He explained Goodwill Industries is requesting a variance for screening between the commercial property and the residential properties. Goodwill Industries has come to an agreement with the property owner to the east; the developer to the east will build the fence when he develops the property. They requested that they be allowed to not put up any screening around the property because the distance between the building they have built and property line is great enough that it would not influence the residential property around them. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mary Hendrickson, 604 Patricia, Sherman, Texas

Ms. Hendrickson explained she lives on the south end of the property line. She was concerned about more development around the residential neighborhood.

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 until such a time the lot is further developed and subject to the Staff Review Letter. Second by Commission Member Thompson.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & BUILDING DESIGN

THE REQUEST OF BENNY J. RISNER (OWNER) AND DAVID KIGHT (AGENT) CONCERNING THE PROPERTY AT 611, 613, 615 AND 617 NORTH CLEVELAND AS FOLLOWS;

SITE PLAN &
BUILDING DESIGN
611, 613, 615, & 617 N.
CLEVELAND

PLANNING AND ZONING COMMISSION

(BENNY J. RISNER)

TRACT 1: SITE PLAN AND BUILDING DESIGN APPROVAL FOR A DUPLEX IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT, AND THE COLLEGE PARK OVERLAY DISTRICT, BEING LOT 2, BLOCK 1, KANGAROO COURT.

(DENIED)

TRACT 2: SITE PLAN AND BUILDING DESIGN APPROVAL FOR A DUPLEX IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT, THE COLLEGE PARK OVERLAY DISTRICT BEING, LOT 1, BLOCK 1, KANGAROO COURT.

David Kight, 860 Brown Road, Sherman, Texas and Benny Risner, 12651 Briar Forest Dr., Ste. 190, Houston, TX

Mr. Risner and Mr. Kight appeared to represent the request. Mr. Risner explained he would like to construct duplexes at 611-613 and 615-617 North Cleveland Street. Each duplex will have 2,480 total square foot with eight bedrooms, five baths, and a two car garage. The exterior will be red brick with hardy board on the other three sides. The lots were replatted last year from two and a half lots to two lots so that they could enlarge the lots to have more green area. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mr. Kight explained he will be the general contractor for the duplexes. There will be eight parking spaces in the back of the duplexes with additional parking in the front and garage. A common access will be between the lots to get to the rear parking. The alley egress/access will only be for emergency use.

Peggy Redshaw, 608 N. Cleveland, Sherman, Texas

Ms. Redshaw explained she lives across the street from this proposal. She explained the College Park Overlay District was created February 6, 2006. "The Overlay District was created to protect private property values, public investments in and near the College Park neighborhood, reduce conflicts between new construction and existing development in the neighborhood, and preserve the areas special and historic and architectural character. The district will create superior planning and design and mixing of land use to foster a livable community of residential, commercial and cultural uses. The district also respects socioeconomic diversity by encouraging a variety of home styles and sizes that are sympathetic to the neighborhood's historical design. The College Park Overlay Development standards will make the city a more desirable place to live and conduct business." Ms. Redshaw said "The gate keepers for the orderly development of this area are the Planning and Zoning Commission and Mr. Shadden and his staff. The sixteen bedroom, Kangaroo Court clearly violates these guidelines, and therefore should not be given a building permit in College Park."

Phyllis Riser, 1015 N. Grand, Sherman, Texas

Ms. Riser explained she was on the committee that established the College Park Overlay District. She wanted to see some of those intentions applied to this request. Under intent and purposes it reads: "In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed that same use can be an attractive and welcome activity. Designs standards for the buildings shall ensure that the design, color, materials, and basis for proportion of structures within the College Park Overlay District development are harmonious with the intent of the ordinance." She explained she and her husband live in a home that was built 1886, they have invested in it and they would like to preserve that investment. They are very passionate about the community to ensure other small families can move into that community and be a single family neighborhood. They felt the new College Park Overlay District ordinance would do that. She asked the commission to carefully consider if Kangaroo Court would be a harmonious addition to the community and if it meets the design standards of the ordinance.

Tom Nuckols, 2341 Canyon Creek Dr., Sherman, Texas

Mr. Nuckols explained he owns a house at 810 North Cleveland and there are two vacant lots across the street, he was very pleased when he heard they were going to be developed. The first one was to be developed as a single resident, but the whole front yard was put in concrete, so that there would be multiple parking. That alone had an impact on the whole street, it has changed the character just in the appearance. Then one of the "super duplexes" was constructed, eight bedrooms, four on each side, the whole front yard concrete. "Drive by on Sunday morning and see the impact. Four people living on each side, each of whom has a car and on Sunday morning you not only have eight cars, one parked behind the other in the driveway, but they have people that spend the night, usually at least two or three, so there are eleven or twelve cars. So you can realize the impact just one of the duplexes has on the street and how it changes the character of the neighborhood. This request is talking about sixteen bedrooms and there will not be just sixteen cars there. The problem is we are talking about a two-family duplex, this is not what these are. Usually ordinances are very specific and very spelled out, it just refers to two families, doesn't define that and so here you have where you can drive a truck and create what is in effect an apartment house with multiple parking problems, it does not fit the requirements. It has had a very dramatic impact in the 800 block of North Cleveland on the value of the property and it is changing the character of the street in many ways."

Winnie Jones, 609 N. Cleveland, Sherman, Texas

Ms. Jones explained she lives next door to the property. Rental property surrounds her single family home. Parking and the garage cans are the problem in the neighborhood. She appreciated that they need more housing but she thinks they could build more dorms and more parking on the college campus.

Henry Bucher, 1123 N. Cleveland, Sherman, Texas

Mr. Bucher explained he is a retired Austin College Professor and they live in the 1100 block of North Cleveland. They love Austin College students and live across from them, the students in traditional homes that have been there for many years, there are a lot of cars for a few people that are there. He backs what had been said to him by several people regarding the number of cars and the trash bins in the street. He was afraid the rules that have been set for the College Park Overlay District will not be followed. "They need something that will limit the number of people living there and the rules followed that have been set."

Jerry Lincecum, 608 N. Cleveland, Sherman, Texas

Mr. Lincecum informed the commission on how the College Park Overlay has changed since it went into effect. Mr. Lincecum received a printout of the building permits in the College Park Overlay District since February 2006. He said it shows "no new construction other than the mega duplexes. None of the projects fulfilled the review procedures that are spelled out in the ordinance." He felt it is no accident that tonight's agenda is the first one that the Planning and Zoning Commission have any references to the approval of building design. "If I and my attorney had not strenuously objected, Planning and Zoning might never have considered building design in College Park and yet the ordinance says: A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission. All new residential structures shall have a minimum 1,200 square foot living area." Mr. Risner said he would have 1,240 which will be split up into four bedrooms. Mr. Lincecum thought there was a zoning requirement that one bedroom had to be 10'X12' and there is a requirement for the size of the others. He asked if Mr. Risner could show documentation how he is going to fulfill those requirements. He asked if a complete set of elevation plans and a schedule of materials had been submitted." Mr. Lincecum stated if he could have looked at those he would have a better informed view of whether it meets the criteria. He said he had put in a public information request for that and it seems to be stuck in the City Attorney's office.

"As you read the College Park Overlay Ordinance, it says the Planning and Zoning Board is suppose to be the gate keepers to ensure that new development is going to protect the private property values in the College Park

neighborhood and it will reduce conflicts between new construction and existing development. It is suppose to preserve the area's special historic and architectural character. It was left up to Planning and Zoning to ensure what that says superior planning design and so forth." He felt it was left up to the Planning and Zoning Board to enforce the College Park Overlay development standards, and he felt that did not happen. "Several months ago, when I pointed out to you it did say you were suppose to review site plans, you immediately ran to City Council and said take that out. My point is, I think you are shirking your responsibility, as I read this College Park Overlay, it is something above and beyond normal Planning and Zoning. It calls for the kind decisions that are not just check offs." He did not feel Mr. Shadden should be asked to make the kind of judgments that are said in the College Park Overlay District; regarding whether you are going to preserve the integrity of the community. "Mr. Shadden looks at footprints of buildings, he looks if they have the right number of parking spaces and so on." He felt it was up to the Planning and Zoning Commission to be presented the different views if it is going to fit or not, there are not that many of them, it is not going to be an overwhelming job, but if you do not do that, College Park is going to be worthless to those of us that live there and we are going to move out and it will become a ghetto for nothing but student housing and I think that is entirely contrary to what was intended."

Keith Kisselle, 1302 N. Cleveland, Sherman, Texas

Mr. Kisselle asked the commission to consider the concern about surface run off. He understood to maintain the city's discharge permit from the TCEQ, the City will soon have to come up with a plan to be able to deal with surface run off. There are going to a lot of different places that are going to have required off street parking, and a large footprint on their lot means there is going to be more water; it is going to run off that site based on their plan if they have met the codes. "As a city, there will be more run off problems to deal with in order to maintain the permits from TCEQ. Developers cannot enforce this type of planning, nor individual citizens that will be necessary to develop surface run off plans. This will be the City's responsibility." He asked that the commission think about this with this request and also to develop some type of policy for surface run off. "We will have to deal with it sooner or later, the floods showed us this past spring that there are problems already."

Pat Phillips, 841 Hillside, Sherman, Texas

Ms. Phillips explained she does not live in this area but she drives through there a couple of times a week. She could not believe they were allowed to construct the duplexes so close to the property line, it takes away from the beauty of the area. "This needs to be taken into consideration when development occurs in that area."

Pat Lowry, 1008 N. Harrison, Sherman, Texas

Ms. Lowry explained she has lived in the area for 24 years. She was concerned about the car issue because there is an elementary school not too far from this location. She did not want to see the traffic hazard that is already developing on Cleveland Street, because of the duplexes. "The lack of sidewalks add to that; which is a public safety issue."

Robert Cape, 523 N. Cleveland, Sherman, Texas

Mr. Cape explained he has only lived in the area a couple of months, just after the flooding. The water came just up to his property line. Behind him is the Harrison Street bridge, when it floods the blockade is put by his house. He did not think about run off because his house survived the flood and he is not in the flood plain, but he is at the lower end of the street, the duplexes will be three doors down, and it will be higher. The run off will not bother that property but it will come down to his property. He felt having a house that was built in the 1880's has a certain character; the duplexes in the area are a totally different style. "It sends a different message about what the neighborhood is about. To have a duplex with four bedrooms on each side in and among houses like this really changes the character of the neighborhood and not for the better."

Cathy Garlit Bucher, 1123 N. Cleveland, Sherman, Texas

Ms. Bucher explained she appreciated all the time that is being put into this request. She wanted to speak about some of the intangible values in which she grew up believing after living abroad and growing up here. She use to be told wonderful stories about community people helping each other, places where it was safe for kids to play and walk to school, places where older citizens could actually walk in the morning and at night for their health. Moving to Sherman was actually the first time after coming back to the U.S. where she actually found those values. The reason she and her husband retired in College Park is specifically because of the intentional community they saw a lot of people really working hard to create. What she is seeing now with the multiple family designs are destruction of the values of the little man for the profits of the rich. "The term Kangaroo Court, I question the mentality of how someone could either steal the identity of the college to name it that way or whether they were insulting you, by calling it a Kangaroo Court and assuming they would get approval. I like living in a community where it is not like Tokyo where you don't have to legislate into local ordinances the right to see sunlight and the right to see sky when we look out of our windows rather than the building next door, that is part of what College Park is. To be able to have this community it must be able to be safe at a minimum to walk, with the kind of traffic and congestion that is developing with

these buildings it is really getting to the point where it is no longer safe to walk, and that will mean deaths in the neighborhood to children and senior citizens eventually.” She said those are the facts if you look at other places. She appealed to the citizen in each of the board members who care about the non-commercialized values that we hold dear in this country, which are not about dollars and cents only, but are about lifestyle and the incredible worth in the developing community; which goes by the wayside when ability for individual families with small children and older citizens to lead healthy lives and walk down the streets, when that is decimated there is no more community.

Gil Randall, 622 N. Cleveland, Sherman, Texas

Mr. Randall explained they moved into the neighborhood because it was a nice neighborhood, the older homes were attractive. He explained he can afford to live anywhere he wants to, but they chose to live there. If this type of construction continues he will be forced to move. He felt it was degrading his quality of life.

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

Commissioner Davis explained he likes the neighborhood and he would like to see it preserved and have compatible buildings be built, but it seemed the property owner had complied with the zoning requirements, the construction requirements and the building code requirements and has followed the rules; he felt he has the right to build the building. There is probably room for new rules to be looked at, the duplex issue has been a problem, there may be a need for stricter rules to make the neighborhood go like the community wants it to be.

Commissioner Nix was concerned about the parking issue.

Chairman Sofey explained they have addressed the parking issue before, and now that is not adequate enough. He explained he is fourth generation and has lived here all his life, he sympathized with the situation. There are still some things that need to be addressed in the College Park Overlay District. Any of the items that are listed in the ordinance could be built next door on any of the vacant lots. It is hard to deny someone that complies with everything.

Commissioner Thompson explained she was on the College Park Overlay District committee and the conceptualization of the maintenance of a historic part of Sherman. If everyone had their druthers everyone would have a sidewalk and we would be walking, there would be small businesses; people would be cycling and walking in the College Park Overlay and Harrison Street would not be

a NASCAR speedscape in front of her house. "We were not refined enough in being clearly specific enough to say we were not going to have multi-person, single individual housing such as this, that was never the intention, the intention was to maintain the kind of single family experience. It is not clear enough how it is structured, but the intentions were not this, does that mean it gets passed or failed tonight, I do not know, everyone will have to make their own decision. No one thought when they did the overlay district they would be here addressing this issue. We are where we are because we were not precise enough. It's a work in progress."

ACTION TAKEN.

Motion by Commission Member Jones to deny the site plan and building design. Second by Commission Member Nix.

Doreen McGookey, City Attorney asked the Chairman for an executive session to render legal advice before the board makes a decision.

David Kight informed the board they understood all the concerns but he as business people are putting out their hard earned money to develop. "When someone establishes the rules and guidelines such as this group and the City of Sherman and individuals invest and meet those rules and guidelines such as the additional parking requirements; we have way more parking than any of the other duplexes that have been talked about. We are meeting every aspect and every guideline the city has put out there, I have been on the other side of the fence too, but if you want investment to come and development to come, when you set up a set of rules and guidelines to follow, then you need to stick with it. Let's not change the rules in the middle of the game."

Commissioner Jacobs explained he could see both sides of this, redevelopment in any existing neighborhood is difficult, because you have two vested interest; the interest of the people wanting to do the redevelopment, the interest of the people who want to preserve what they have, and these interest are a lot of times conflicted each other. "Sometimes I think the best solution is we don't make anyone happy. There is probably no perfect solution, if we make one side happy we are probably not doing service to the other side. We have to try to balance, that means more new development than some of the existing property owners want, but also if we balance, it means less than the new developer may wish."

Jerry Lincecum informed the board they are not opposed to all duplexes, but we find these proposed duplexes really seem to do violence to our understanding of the standards that are set forth. "Not all standards are black and white check off, there are gray areas here, and I think we are in a gray area. The very reason this comes before Planning and

Zoning instead of Mr. Shadden checking it off is because these gray areas need to be looked at by people like you.”

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

EXECUTIVE SESSION

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

SECTION 551.071 -- CONSULTATION WITH THE CITY ATTORNEY CONCERNING LEGAL MATTERS ON AGENDA ITEM 5

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:00p.m.

On Motion duly made and carried, the Executive Session recessed at 6:15 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

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

ACTION TAKEN.

Motion by Commission Member Jones to deny the site plan and building design because the proposal did not meet the intent of the Overlay District. Second by Commission Member Nix.

VOTING AYE: THOMPSON, JACOBS, JONES, PLYLER, AND NIX.

VOTING NAY: SOFEY, BETHEL, AND DAVIS

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF TPCR, LLC (OWNER), VILBIG AND ASSOCIATES (ENGINEER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100 BLOCK OF EAST LAMAR, BEING 13 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

TRACT 1: ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, BEING 11.24 ACRES FROM AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

TRACT 2: ZONE CHANGE UNDER ORDINANCE NO. 2280,

ZONE CHANGE – R-1 & C-1
2100 BLK. E. LAMAR
(TPCR, LLC)

SECTION 12, BEING 1.76 ACRES FROM A C-1 (RETAIL BUSINESS) DISTRICT AND AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

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

Mr. Vilbig appeared to represent the request. He explained at this time the north third of the tract is currently zoned C-1 (Retail Business) District and the south two thirds is zoned R-2 (Multi-Family Residential) District. They would like to change the zoning to an R-1 (One and Two Family Residential) District C-1 (Retail Business) District.

Mary Hendrickson, 604 Patricia, Sherman, Texas

Ms. Hendrickson asked for clarification on the R-1 (One and Two Family Residential) District zoning.

Mr. Vilbig explained there will be single family homes and there could be some duplexes.

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. Second by Commission Member Nix.

VOTING AYE: 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 TPCR, LLC (OWNER), VILBIG AND ASSOCIATES (ENGINEER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100 BLOCK OF EAST LAMAR, BEING 13 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF STONEGATE ADDITION

**PRELIMINARY PLAT –
STONEGATE ADDN.
2100 BLK. E. LAMAR
(TPCR, LLC)**

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

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 2100 Block of East Lamar. The plat consists of 45 residential lots and one commercial lot. 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 Jacobs to approve the Preliminary Plat subject to the Staff Review Letter. Second by Commission Member Nix.

VOTING AYE: 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 DANNY ODEGAARD (OWNER), AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 100-200 BLOCKS OF REYNOLDS LANE, BEING 7.07 ACRES IN THE J. M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT OF ODIE ADDITION, A 7.07 ACRE ADDITION IN THE EXTRA TERRITORIAL JURISDICTION

FINAL PLAT – ODIE
ADDN. (ETJ)
100-200 BLKS.
REYNOLDS LANE
(DANNY ODEGAARD)

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

Mr. Sartin appeared to represent the request and answer any questions. He explained the property is located in the City's extra territorial jurisdiction off of U.S. Highway 82 West and consists of two lots. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: 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 INFINITUS LIMITED PARTNERSHIP (OWNER/DEVELOPER), TEAGUE, NALL AND PERKINS, INC. (ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 1100-1400 BLOCKS OF FRIENDSHIP ROAD SOUTH, BEING 41.691 ACRES IN THE WILLIAM DEAYER SURVEY, ABSTRACT NO. 347 AND THE P. THOMPSON SURVEY, ABSTRACT NO. 1208, AS FOLLOWS;

PRELIMINARY PLAT –
BELLEVUE ADDN.
1100-1400 BLKS.
FRIENDSHIP RD.
SOUTH
(INFINITUS LP)

**PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF BELLEVUE ADDITION**

Chris Schmitt, Teague, Nall, and Perkins, 330 W. Lamar,
Sherman, Texas

Mr. Schmitt appeared to represent the request and answer any questions. The property is located in the 1100-1400 Blocks of Friendship Road South and consists of 108 residential lots with 2 open space lots. 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 Jacobs to approve the Preliminary Plat subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: 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 RAY CHILDRESS DENISON REALTY LP (OWNER), BARRY FONTAINE (PROSPECTIVE BUYER), DIXIE EDWARDS (AGENT) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4509 TEXOMA PARKWAY, BEING 5.69 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969 AND LOTS 1-8 OF THE J. W. LINDLEY SUBDIVISION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT OF TEXOMA CENTER ADDITION

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

Mr. Sartin appeared to represent the request and answer any questions. The plat consists of 3 commercial lots on Texoma Parkway. 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 Thompson to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: DAVIS, JONES, NIX, SOFEY, THOMPSON,

FINAL PLAT –
TEXOMA CENTER
ADDN.
4509 TEXOMA
PARKWAY
(RAY CHILDRESS
DENISON REALTY LP)

PLYLER, JACOBS, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF RAY CHILDRESS DENISON REALTY LP (OWNER), BARRY FONTAINE (PROSPECTIVE BUYER), DIXIE EDWARDS (AGENT) AND SARTIN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4509 TEXOMA PARKWAY, BEING 5.69 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969 AND LOTS 1-8 OF THE J. W. LINDLEY SUBDIVISION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND REPAIR IN A C-1 (RETAIL BUSINESS).

Barry Fontaine, 4305 Texoma Parkway, Sherman, Texas and Marshall Sartin, Sartin & Associates, 109 S. Travis, Sherman, Texas

Mr. Sartin and Mr. Fontaine appeared to represent the request and answer any questions. Mr. Sartin explained Mr. Fontaine would like to operate automobile sales with minor repairs with detailing, and cleaning of the autos at 4509 Texoma Parkway. They will not be any outside storage of parts or dismantled vehicles. 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.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Specific Use Permit subject to the Staff Review Letter and provided there are no outside storage of parts or dismantled vehicles on Lot 2 of the Texoma Center Addition. Second by Commission Member Bethel.

VOTING AYE: 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.

SITE PLAN & BUILDING DESIGN

THE REQUEST OF RAKESK DEMLA (OWNER) AND RICK LAVIN (AGENT) CONCERNING THE PROPERTY AT 514 AND 516 EAST BROCKETT, BEING THE WEST 75 FEET OF LOT 1 AND LOT 4, BLOCK 8 OF BOND'S 2ND ADDITION, AS

SUP – AUTOMOBILE
SALES & REPAIR
4509 TEXOMA
PARKWAY
(RAY CHILDRESS
DENISON REALTY LP)

SITE PLAN &
BUILDING DESIGN
514 & 516 E.
BROCKETT
(RAKESK DEMLA)

FOLLOWS;

PLANNING AND ZONING COMMISSION

(DENIED)

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

Rick Lavin, 2005 Skyline, Sherman, TX

Mr. Lavin appeared to represent the request and answer any questions. He explained the owner would like to construct a duplex at 514 and 516 East Brockett. The duplex will have a total of 8 bedrooms on a 75' X 150' lot. The same duplex has been built at 609 and 611 East McGee and there have been no complaints. The tenants are very orderly and courteous to the neighborhood. Parking will be in the rear with a garage on each side of the duplex. The duplex will be ninety nine percent brick; red brick with off-white trim. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Jimmy Polk, 3113 Mimosa, Sherman, Texas

Mr. Polk explained he is Mr. Lavin's partner and they have always checked with the churches, worked with Councilman Terrence Steele and the councilman from their district, and the neighbors before starting a project. They have always had good response.

Gil Randall, 622 N. Cleveland, Sherman, Texas

Mr. Randall explained this is the same type of duplex as the earlier request on North Cleveland Street and he felt it would take away from the neighborhood.

Commissioner Nix explained the earlier request had 16 bedrooms at basically the same location and he thought that would cause a congestion problem. But protecting the ambiance of the neighborhood as it is right now will be hard to do when you have new construction, and you are going to have new construction.

Jerry Lincecum, 608 N. Cleveland, Sherman, Texas

Mr. Lincecum explained it is very different to have an eight bedroom duplex opposed to a sixteen bedroom duplex. He was concerned about the drainage and run off problem. This request seemed quite different from the Kangaroo Court request. Mr. Lincecum asked when someone says they have addressed the drainage problems what does that mean.

James Shankles, City Engineer explained they have recommended in the Staff Review Letter that they do not allow the run off to go onto the other adjoining properties. "We cannot require them to do that."

David Kight, 860 Brown Rd., Sherman, TX

Mr. Kight thought they were comparing apples to apples, and he did not have privy to this site plan and they did not

have his, but his parking is around back, the drainage issue was addressed, code and compliances were addressed. He knew his request had been turned down, and he did not have a problem with that, but if they are going to compare apples to apples he would like to have a copy of this site so that next time he is before the commission he will not run into this problem, if this is approved.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan and building design. Second by Commission Member Bethel.

VOTING AYE: SOFEY, DAVIS, AND BETHEL.

VOTING NAY: PLYLER, JACOBS, THOMPSON, JONES, AND NIX

MOTION FAILED

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

SITE PLAN

THE REQUEST OF ST. MARY'S CATHOLIC SCHOOL (OWNER) AND NANCY KIRKPATRICK (REPRESENTATIVE) CONCERNING THE PROPERTY AT 713 SOUTH TRAVIS STREET, BEING LOT 1, BLOCK 1, HARE AND RANDOLPH HEIGHTS, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A PORTABLE CLASSROOM.

SITE PLAN –
PORTABLE
CLASSROOMS
713 S. TRAVIS
(ST. MARY'S
CATHOLIC SCHOOL)

Nancy Kirkpatrick, Principal St. Mary's School, 713 S. Travis, Sherman, Texas

Mrs. Kirkpatrick appeared to represent the request. She explained they have purchased a portable building from Sherman ISD; it was a building that was at Washington Elementary School. The building will set behind St. Mary's School and they will meet the requirements of the Fire Marshal.

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

ACTION TAKEN.

Motion by Commission Member Thompson to approve the site plan subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: 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.

OTHER BUSINESS

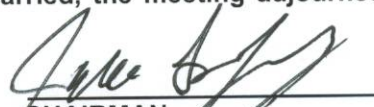
No other business came before the Commission.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:46 p.m.



SECRETARY



CHAIRMAN

OTHER BUSINESS

ADJOURNMENT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

520 West Houston Street
.09 acres in the J.B. McAnair Survey, Abstract No. 763
Site Plan

Requested Action/Proposed Use:

Site Plan approval for a 39' x 15' awning

Adjacent Zoning:

C-1 (Retail Business) District, C-2 (General Commercial) District and the O1.2 (Sam Rayburn Freeway) Overlay District

Origination:

Alvaro Zorrilla (Owner)

Considerations:

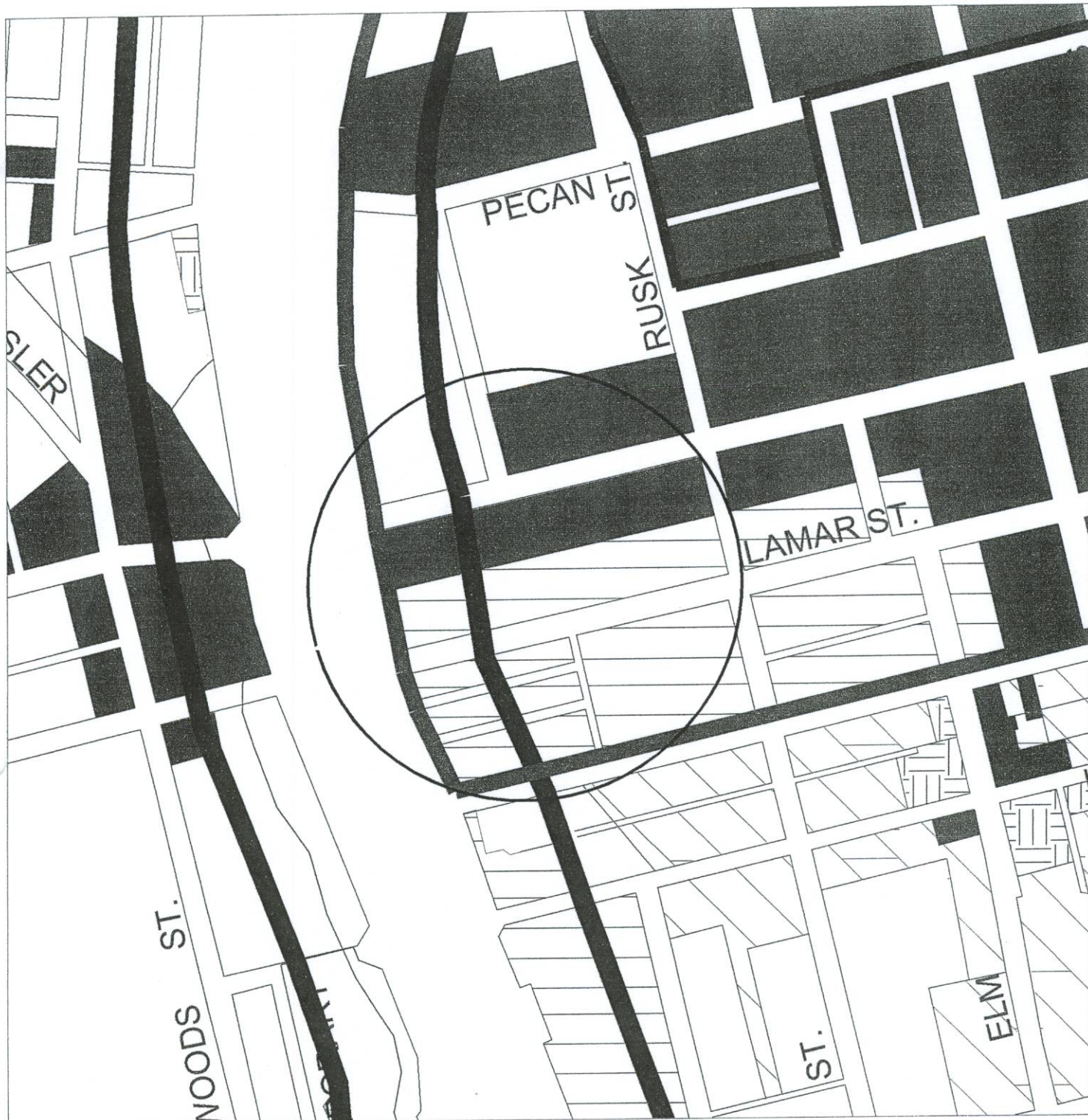
Master Plan Designation: Retail/Commercial and the Central Business District

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
	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



520 WEST HOUSTON SITE PLAN

Department of Developmental Services

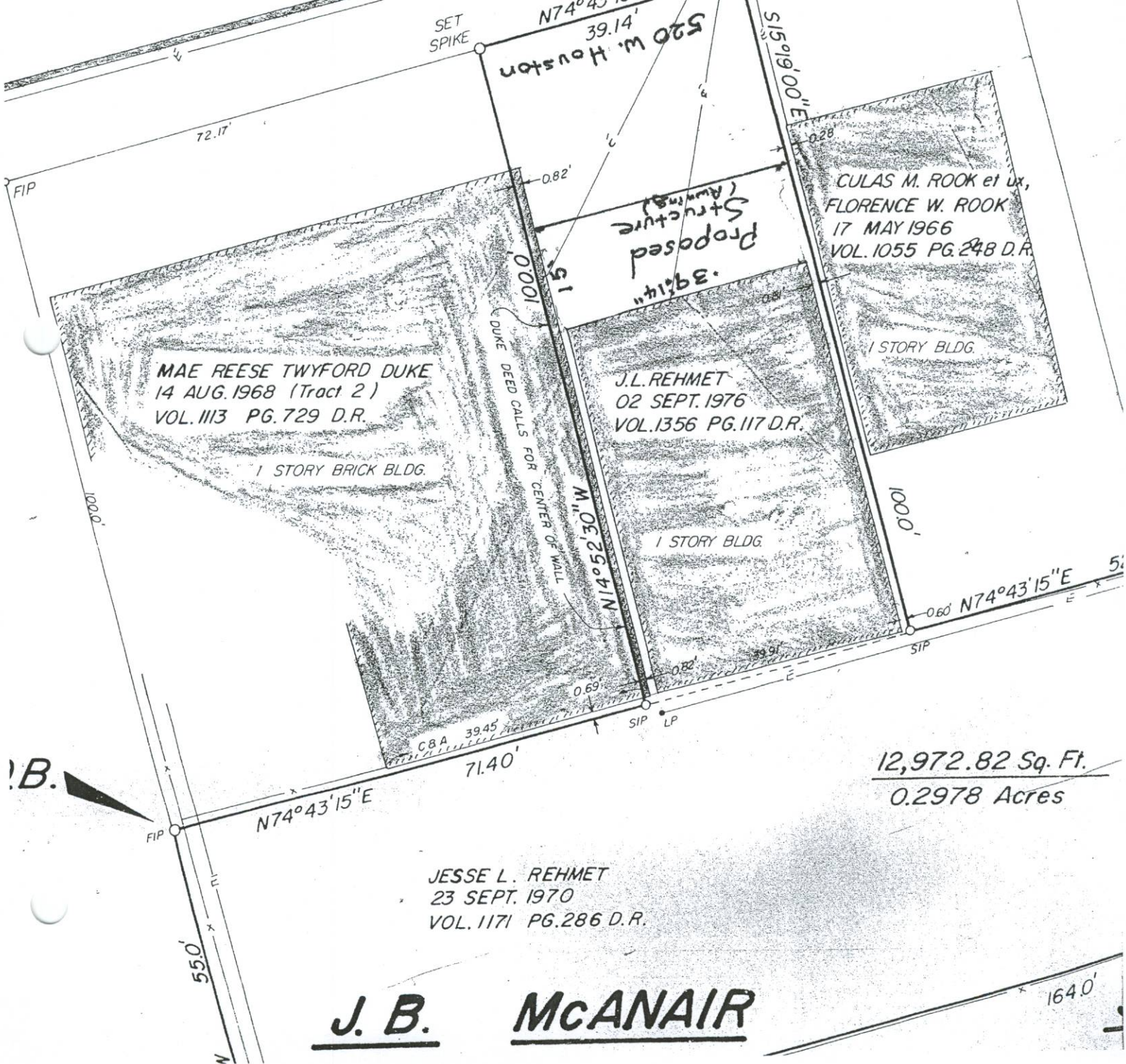




HOUSTON

STREET

T



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

2206 East Lamar Street
13.10 acres in the G.B. Pilant Survey, Abstract No. 963
Variance

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 7 (13) to not require the owner to provide screening between the commercial zoned tract adjacent to residential zoning in a C-1 (Retail Business) District.

Adjacent Zoning:

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

Origination:

Grayson County Industry for the Handicapped (Goodwill Industries) (Owner) and Tatchio and Associates (Architect)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

15

Objections Received:

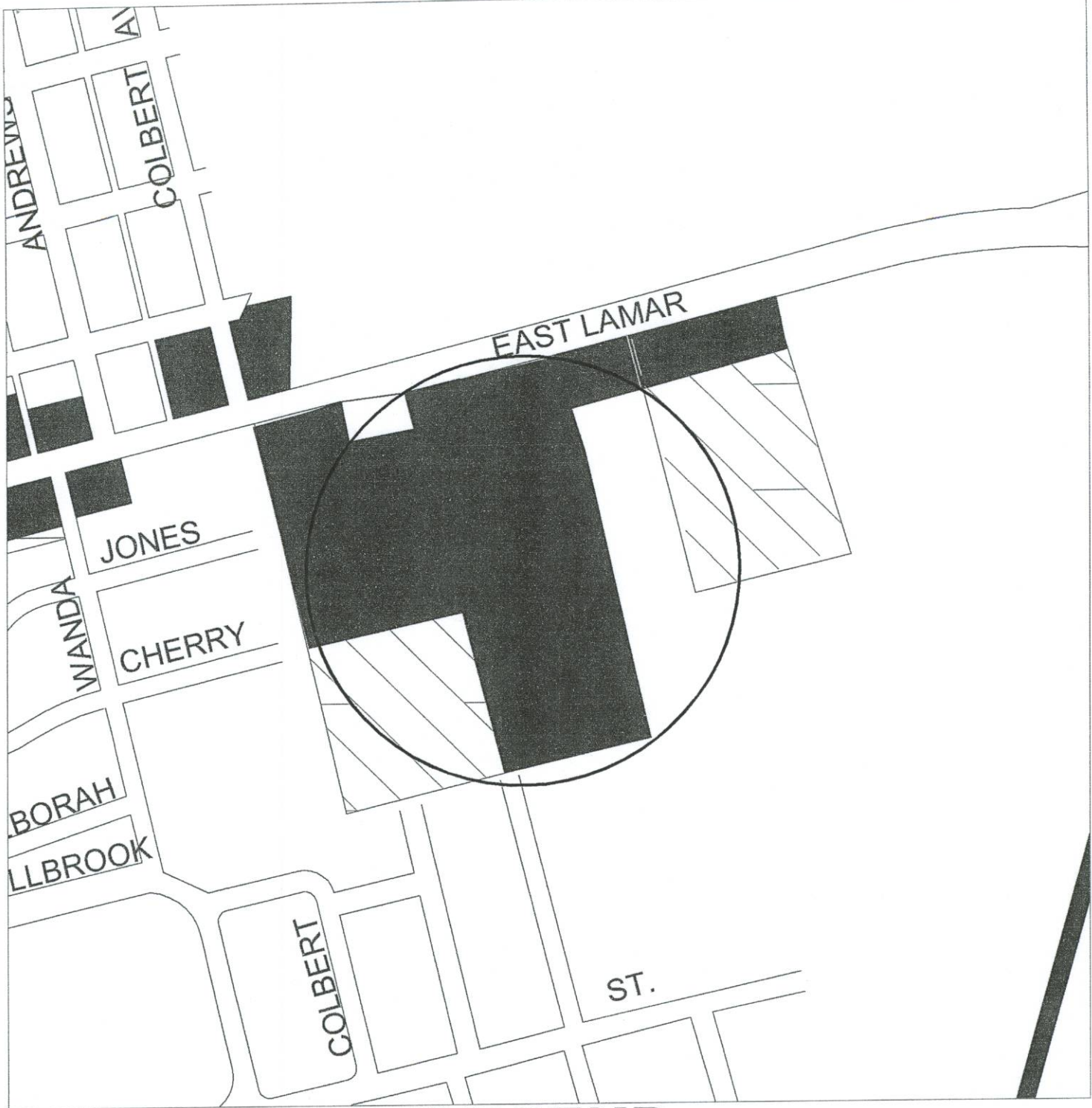
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Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

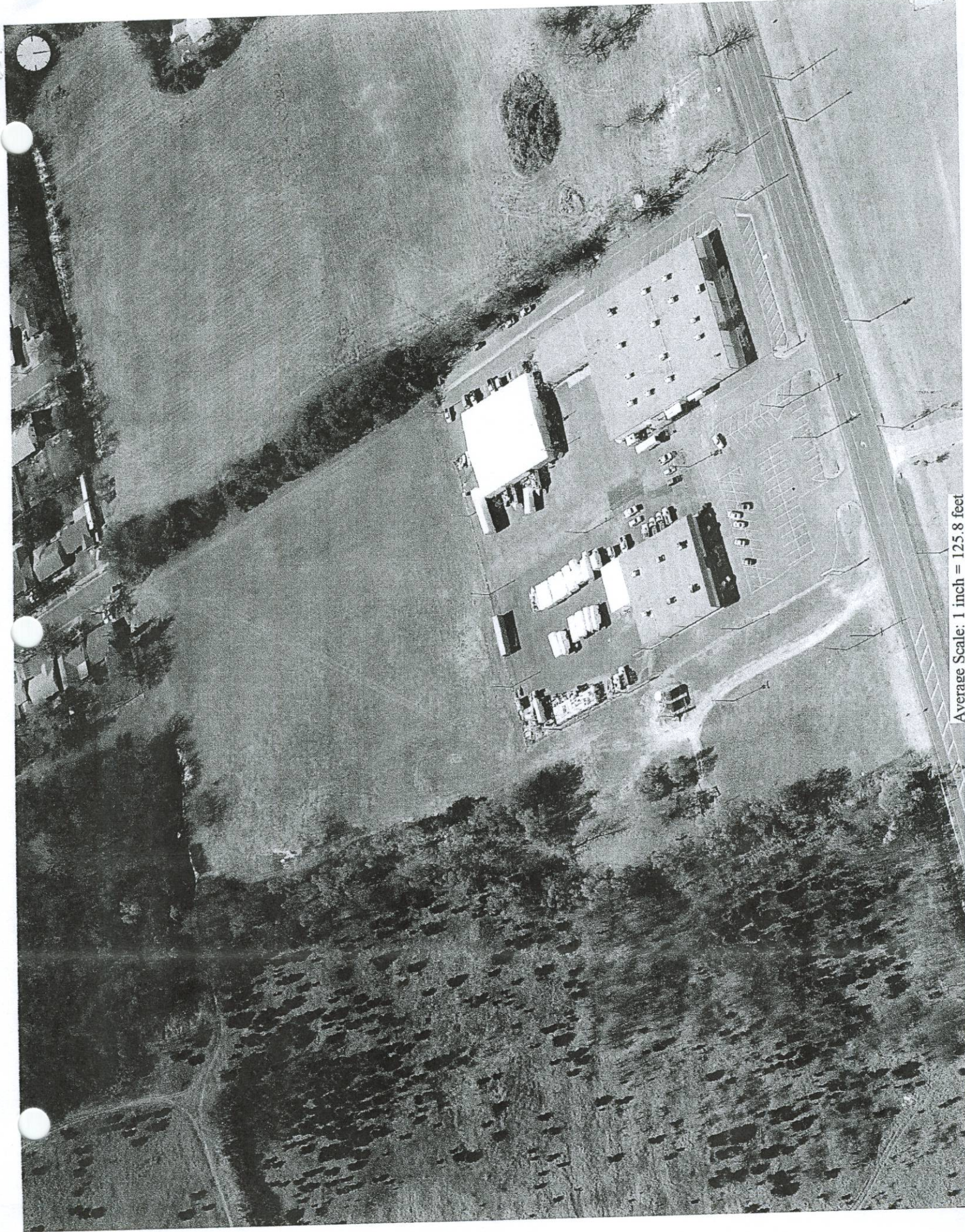
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	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M-H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL BUSINESS DISTRICT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



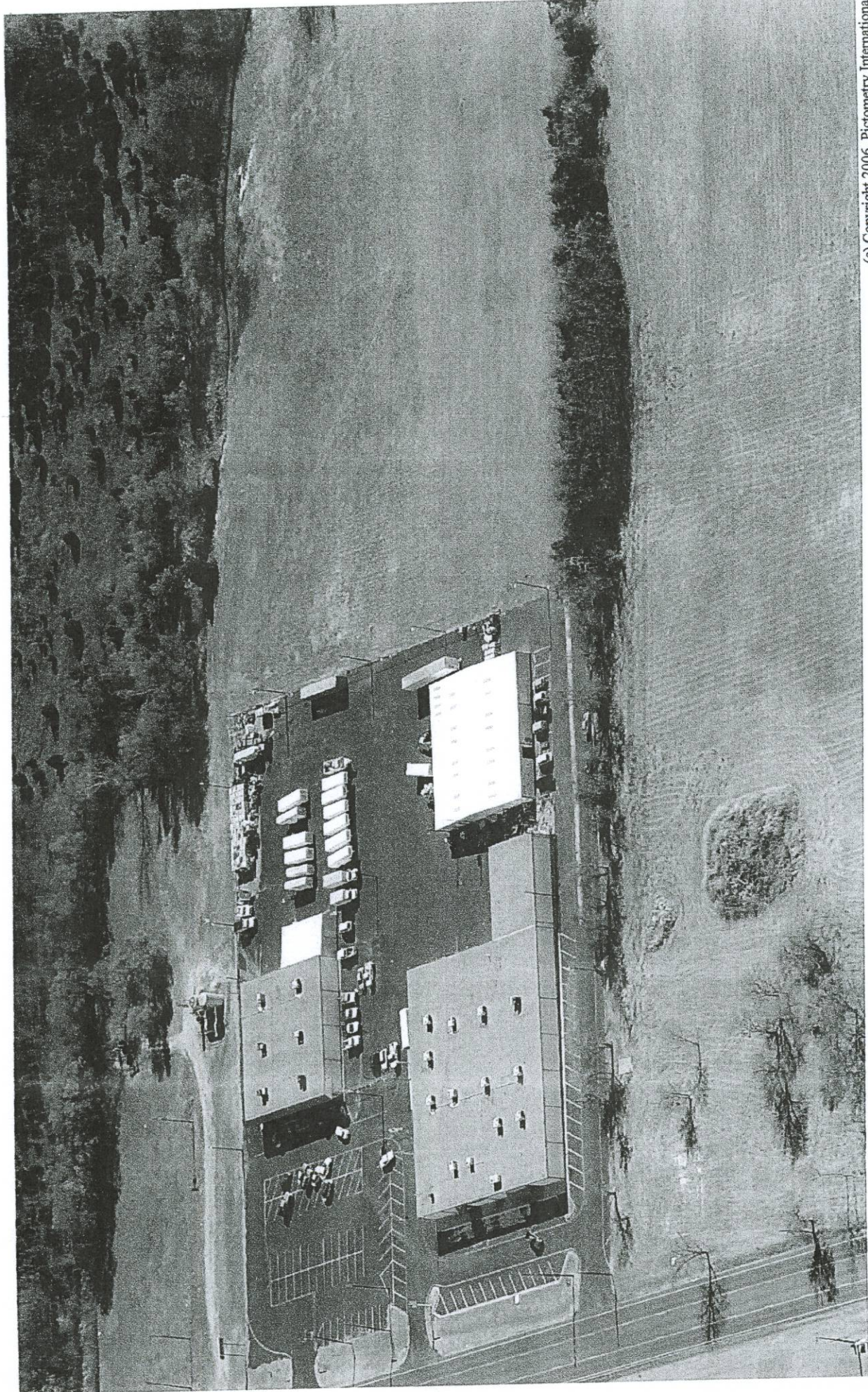
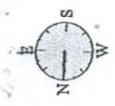
2206 EAST LAMAR EXCEPTION

Department of Developmental Services



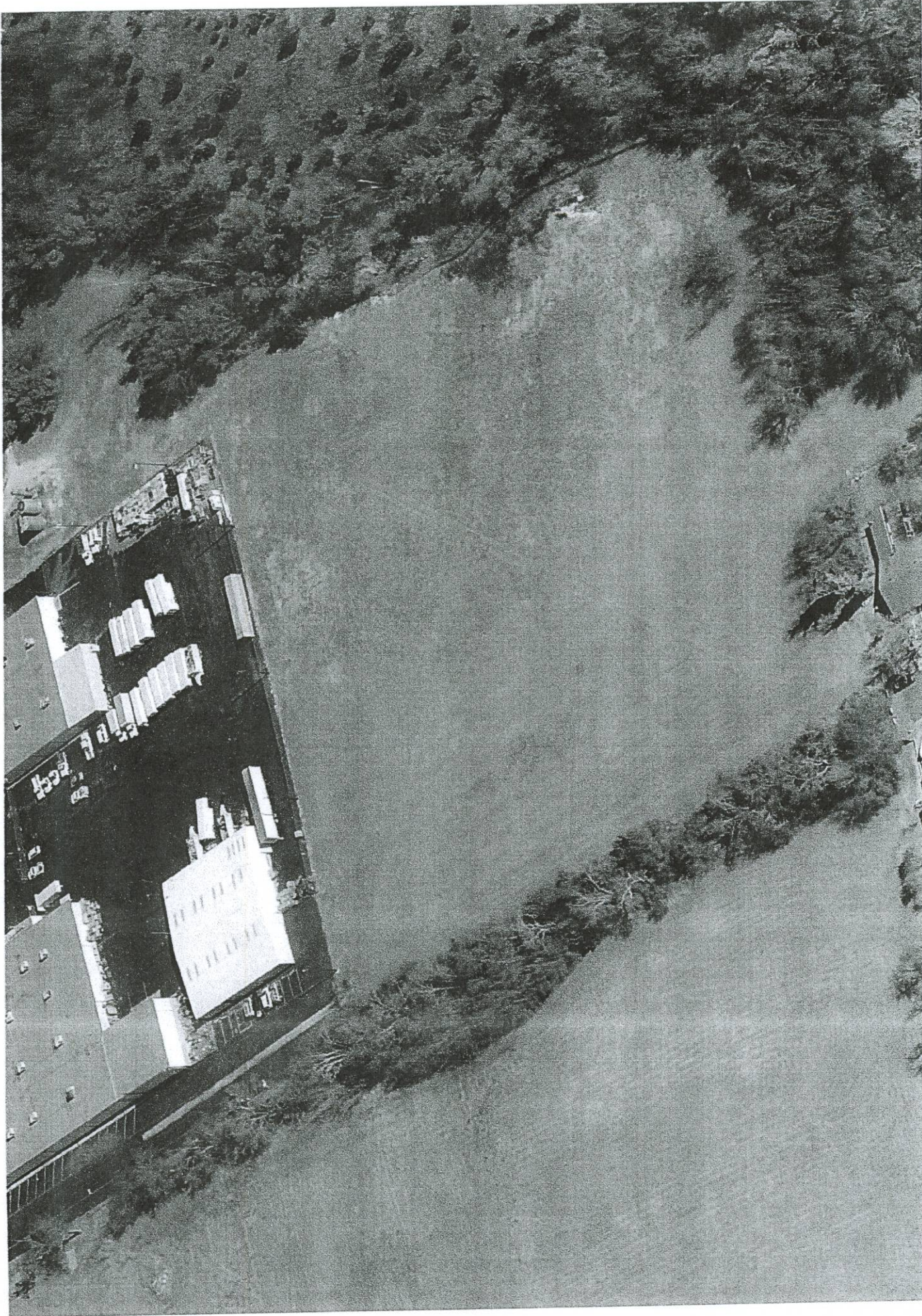


Average Scale: 1 inch = 125.8 feet

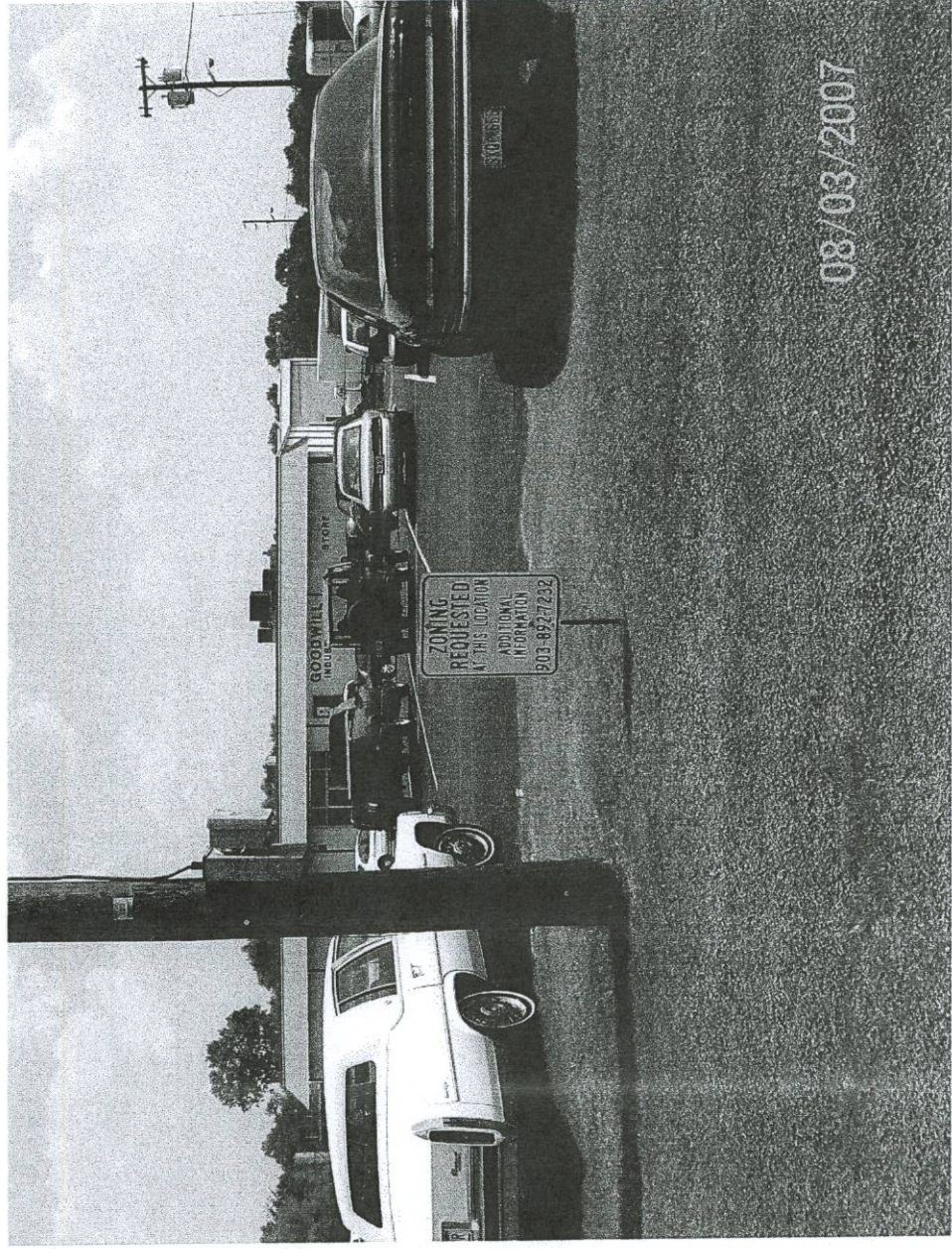


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Average Scale: 1 inch = 93.4 feet



2206 E. Lamar



**STAFF REVIEW LETTER**

August 16, 2007

Grayson County Industry for the Handicap
2206 E. Lamar
Sherman, Texas 75090

Rod Tatchio
P.O. Box 2062
Sherman, Texas 75091

Dear Applicants,

The request for approval of the exception for the property located at 2206 East Lamar has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday August 21, 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. Existing water and sewer shall be shown along with the easements. Permanent structures shall not be constructed within dedicated utility easements.
2. The screening is required adjacent to residentially zoned property and therefore not on all areas shown on the site plan.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



PARKING TABLES		AREA CALCULATIONS		LEGEND	
SPACES REQUIRED FOR 17.5	20	AREA OF PROPERTY	ENGLISH 5.7.		NEW PARKING
MANUFACTURING 4 1/2 DOTS	20	BUILDING AREA	64,110 S.F.		NEW BUILDING
SPACES PROVIDED	20	PARKING LOT AREA	214,130 S.F.		NEW PAVING
MANHOLES SPACES PROVIDED	1	LANDSCAPE PROVIDED	323,890 S.F.		

Sherman, Texas 75091 • (903) 786 - 9092 FAX (903) 786 - 4348 rotation@ccble.com.net

TEC T • P.O. Box 2082

ARCHITECT

ASSOCIATES

THATCH



8/17/07

Rita Gaither
Development Coordinator
City Of Sherman

Dear Rita,

David Vilbig informed me of the request by goodwill to allow them to change the screening fence that should go along the east side of our property where we plan on commencing with our development(stonegate). Please accept this letter as my acknowledgement and disapproval of the proposed change to the fence requirement. See below:

Variance under Ordinance No. 2280, Section 7 (13) to allow screening along a 235 foot section of the east property line in lieu of the required 1058 feet on the east, 511 feet on the south, and 1056 along the west sides of the commercial zoned tract adjacent to residential zoning in a C-1 (Retail Business) District.

Derek Humphreys



President
Tin Star Construction, Inc.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

611, 613, 615 and 617 North Cleveland
Lot 1 and Lot 2, Block 1, Kangaroo Court
Site Plans

Requested Action/Proposed Use:

Site plans and building design approval for two duplexes in an R-1 (One and Two Family Residential) District and the CPO (College Park Overlay) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and the College Park Overlay District.

Origination:

Benny R. Risner (Owner) and David Kight (Agent)

Considerations:

Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
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



600 BLOCK N. CLEVELAND SITE PLANS

Department of Developmental Services

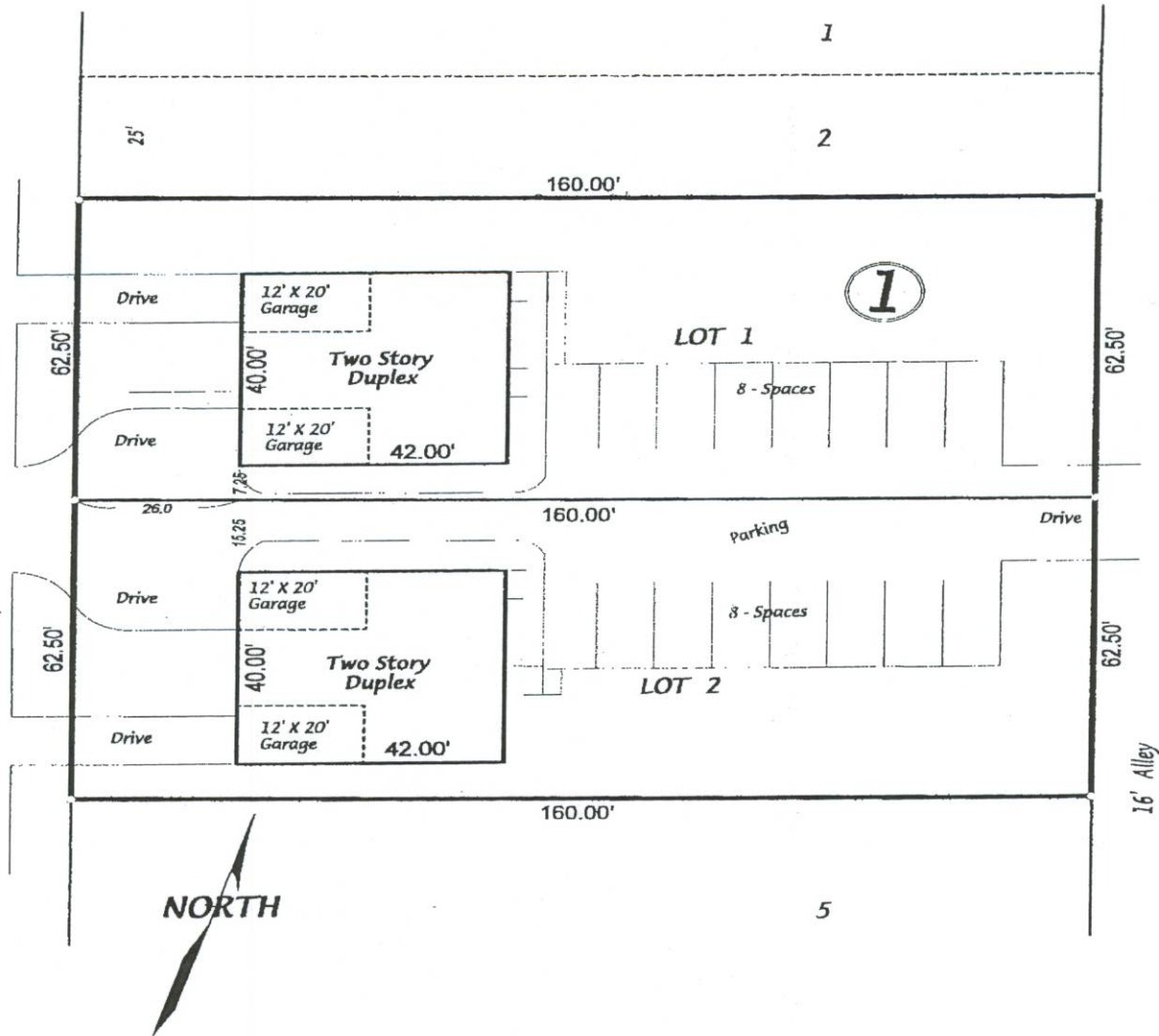




(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 80.0 feet

CLEVELAND AVENUE



Scale: 1" = 30'

SITE PLAN

for

TXA Holdings, Inc.

Lots 1 & 2, Block 1 of Kangaroo Court,
an addition to the City of Sherman, Texas
as shown by plat of record in
Volume 18, Pages 121 & 121A,
Plat Records, Grayson County, Texas

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**

August 16, 2007

Benny J. Risner
12651 Briar Forest Dr., Ste. 190
Houston, TX 77077

David Kight
860 Brown Rd.
Sherman, TX 75090

Dear Applicant,

The request for approval of a site plan and design standards concerning the property located at 611, 613, 615 and 617 North Cleveland has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 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 common access and parking agreement is required between Lot 1 and Lot 2.
2. It is recommended that the runoff from the site not be directed onto adjoining properties.
3. The city will not maintain the alley above what is needed for City services.
4. Parking and driving surfaces shall be concrete or HMAC.
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.

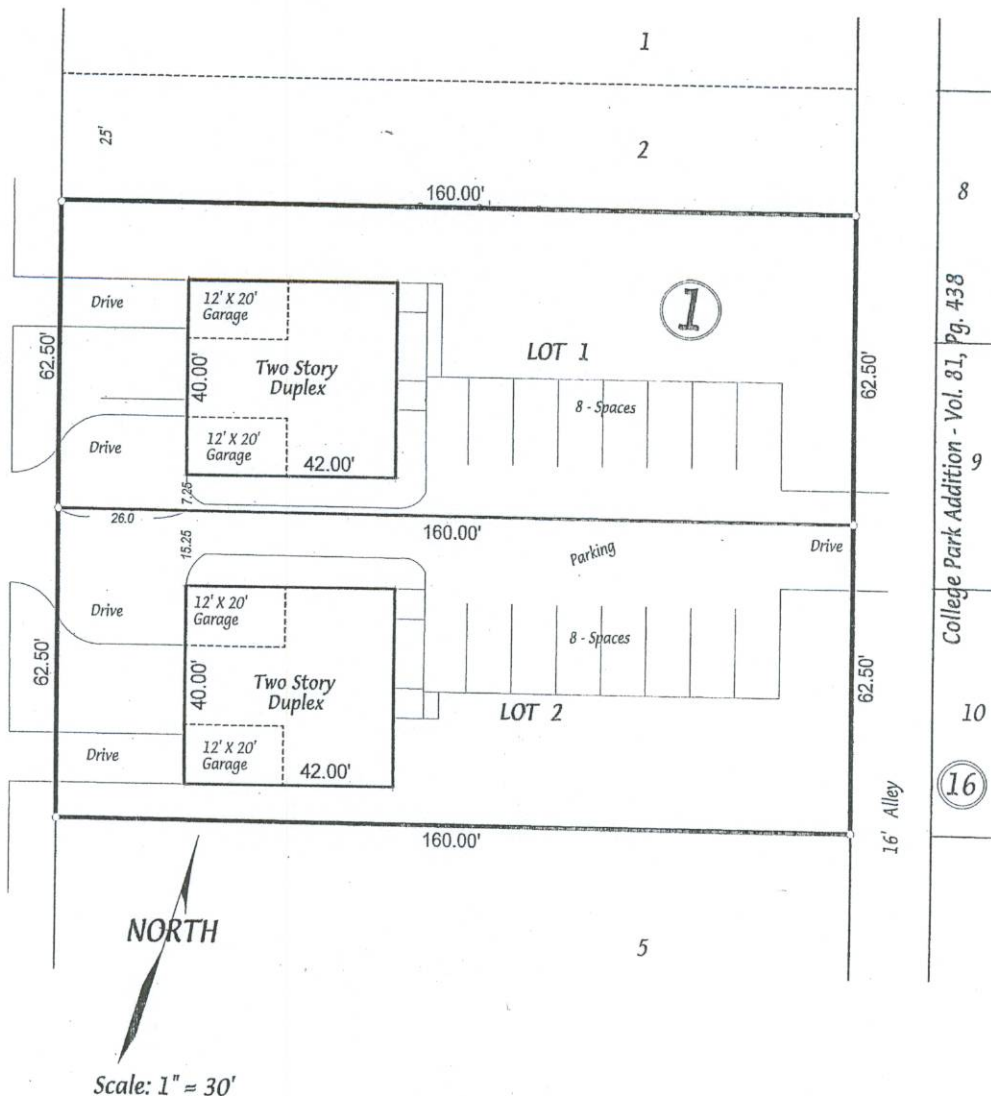
Respectfully,

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

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

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

CLEVELAND AVENUE



SITE PLAN

for

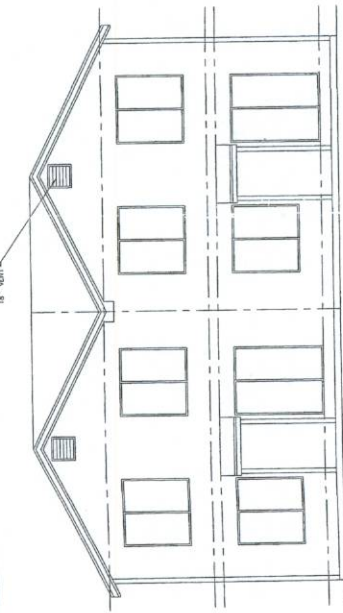
TXA Holdings, Inc.

Lots 1 & 2, Block 1 of Kangaroo Court,
an addition to the City of Sherman, Texas
as shown by plat of record in
Volume 18, Pages 121 & 121A,
Plat Records, Grayson County, Texas

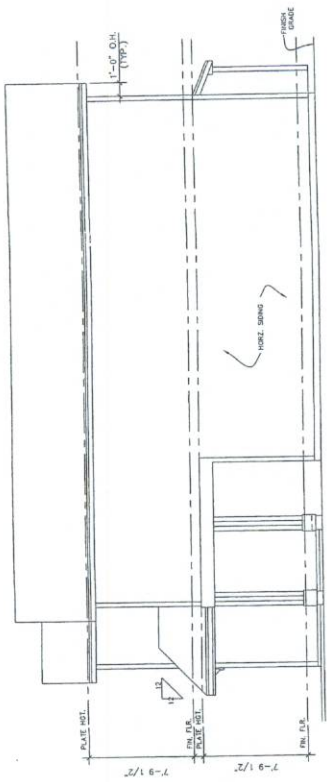
SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors

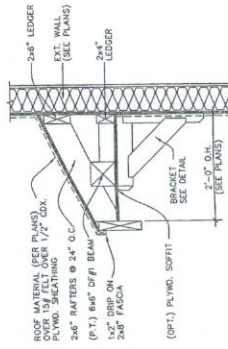
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 Fax: (903) 868-2970



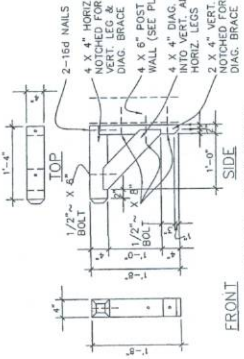
REAR ELEVATION
SCALE 1/4"=1'-0"



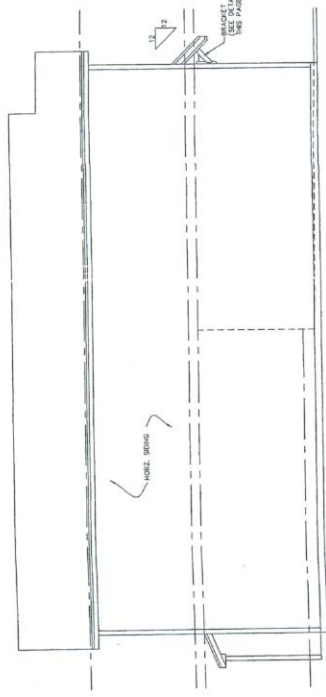
RIGHT ELEVATION
SCALE 1/4"=1'-0"



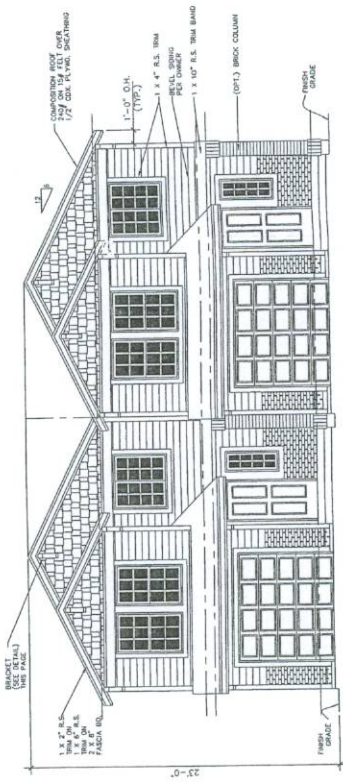
ROOF CONNECTION
SCALE 1"=1'-0"



TYPICAL BRACKET
SCALE 1"=1'-0"



LEFT ELEVATION
SCALE 1/4"=1'-0"



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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

2100 Block of East Lamar
13 acres in the George B. Pilant Survey, Abstract 963
Zone Change

Requested Action/Proposed Use:

- Tract 1: Zone Change under Ordinance No. 2280, Section 12, being 11.24 acres from an R-2 (Multi-Family Residential) District and a C-1 (Retail Business) District to an R-1 (One and Two Family Residential) District.
- Tract 2: Zone Change under Ordinance No. 2280, Section 12, being 1.76 acres from a C-1 (Retail Business) District and an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District.

Adjacent Zoning:

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

Origination:

TPCR, LLC (Owner), Vilbig and Associates (Engineer) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

56

Objections Received:

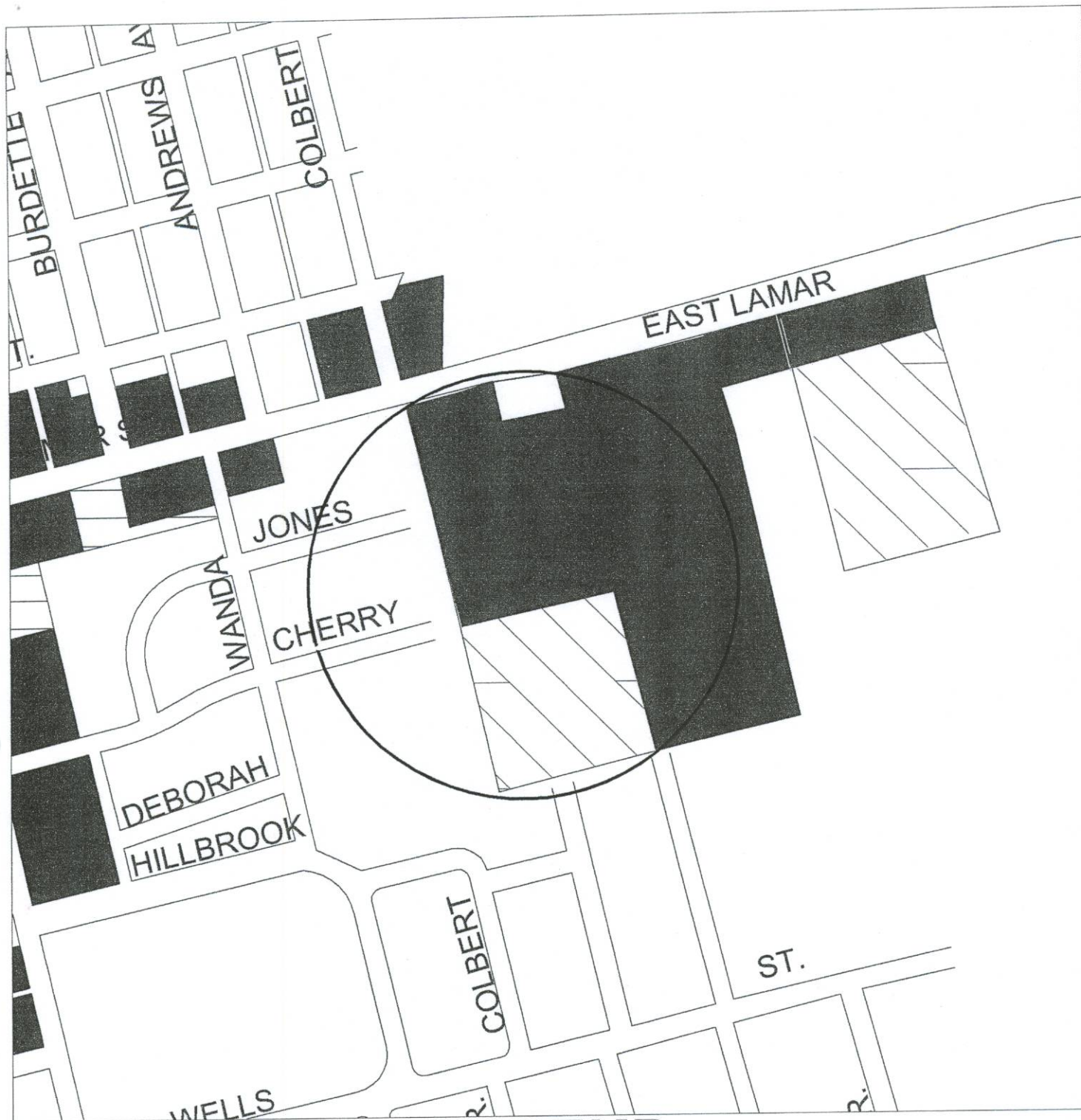
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

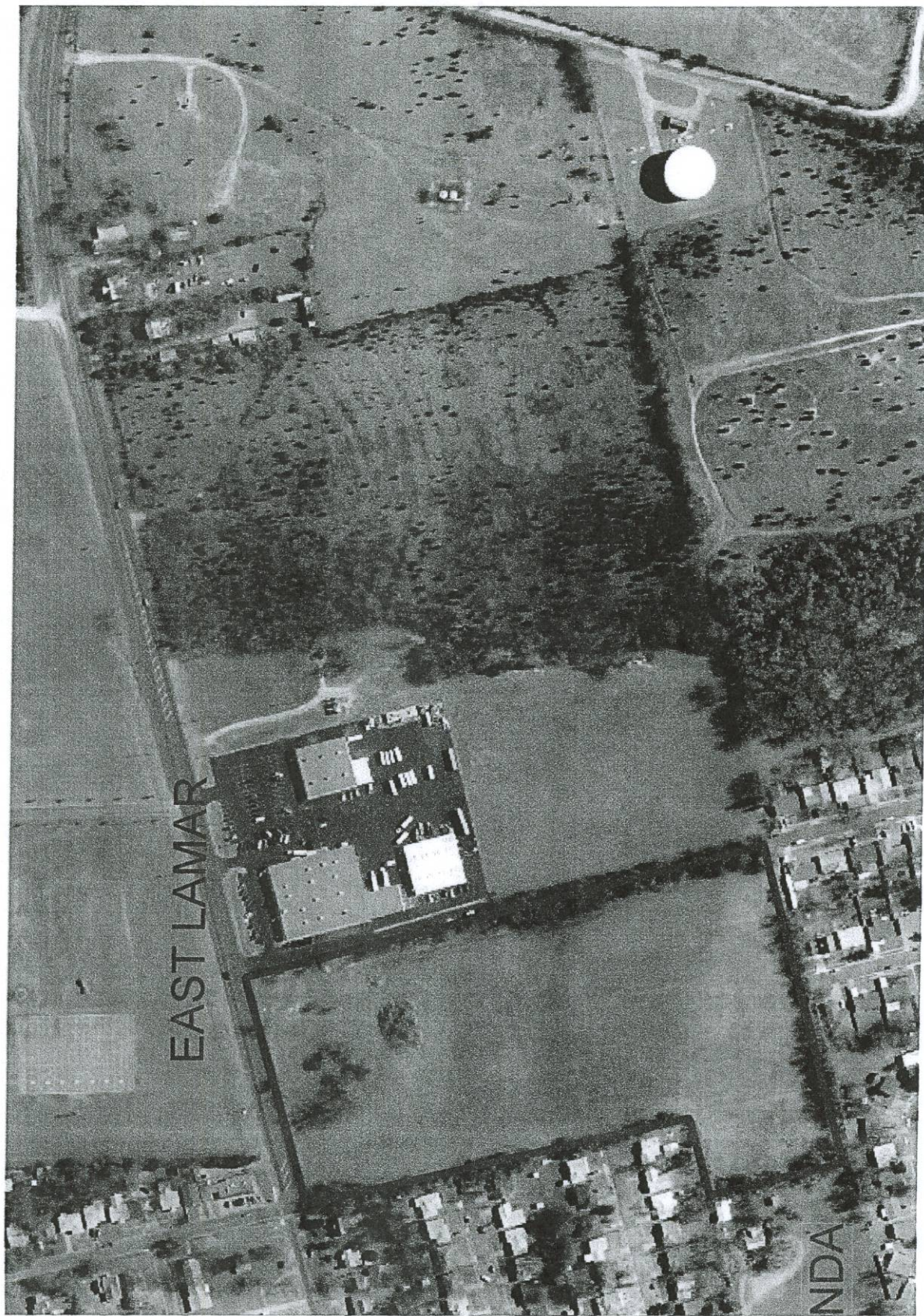
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT	XXXX	BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	---	O-1 OVERLAY DISTRICT - 75 & 82
C-1	RETAIL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



2100 EAST LAMAR ZONE CHANGE

Department of Developmental Services

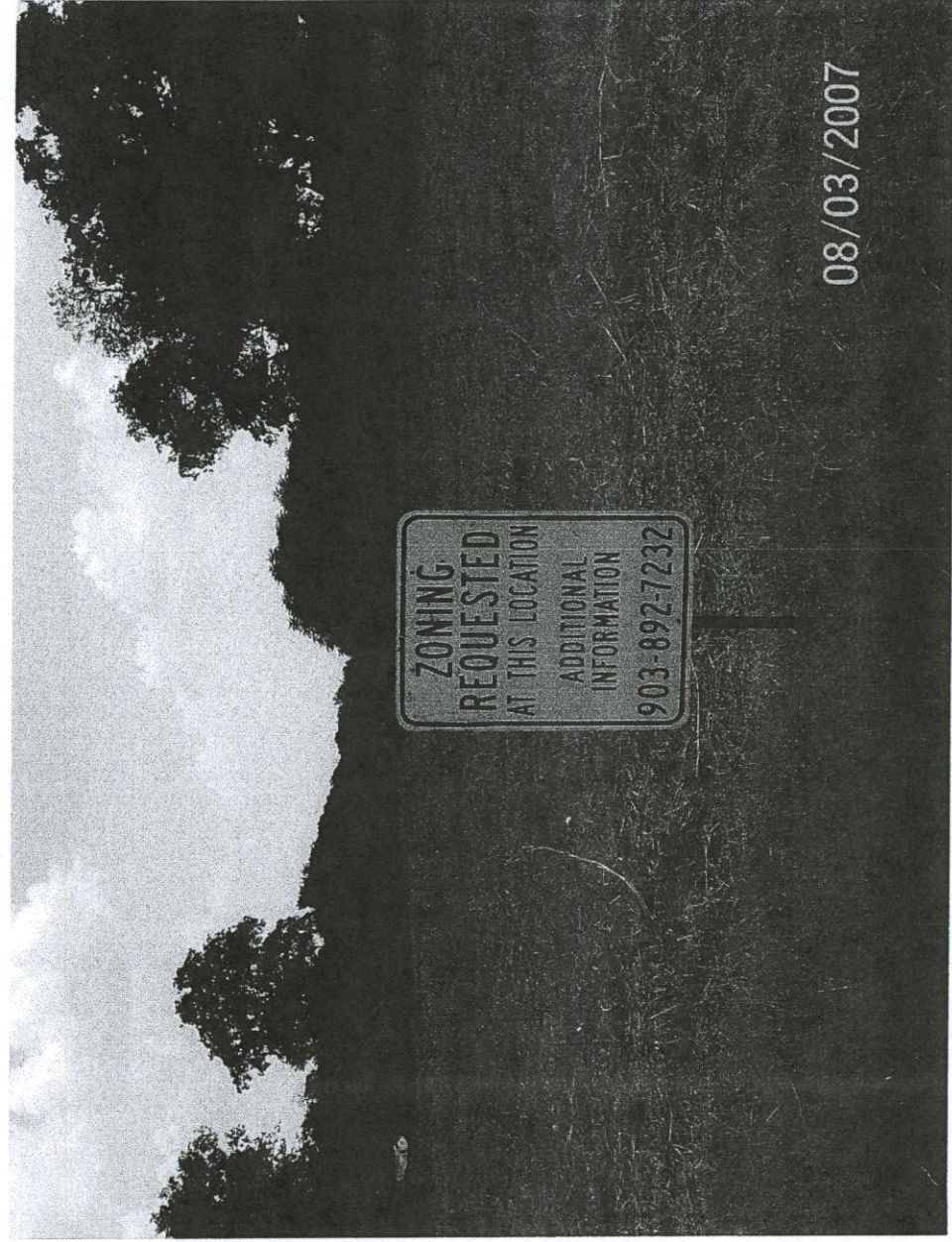


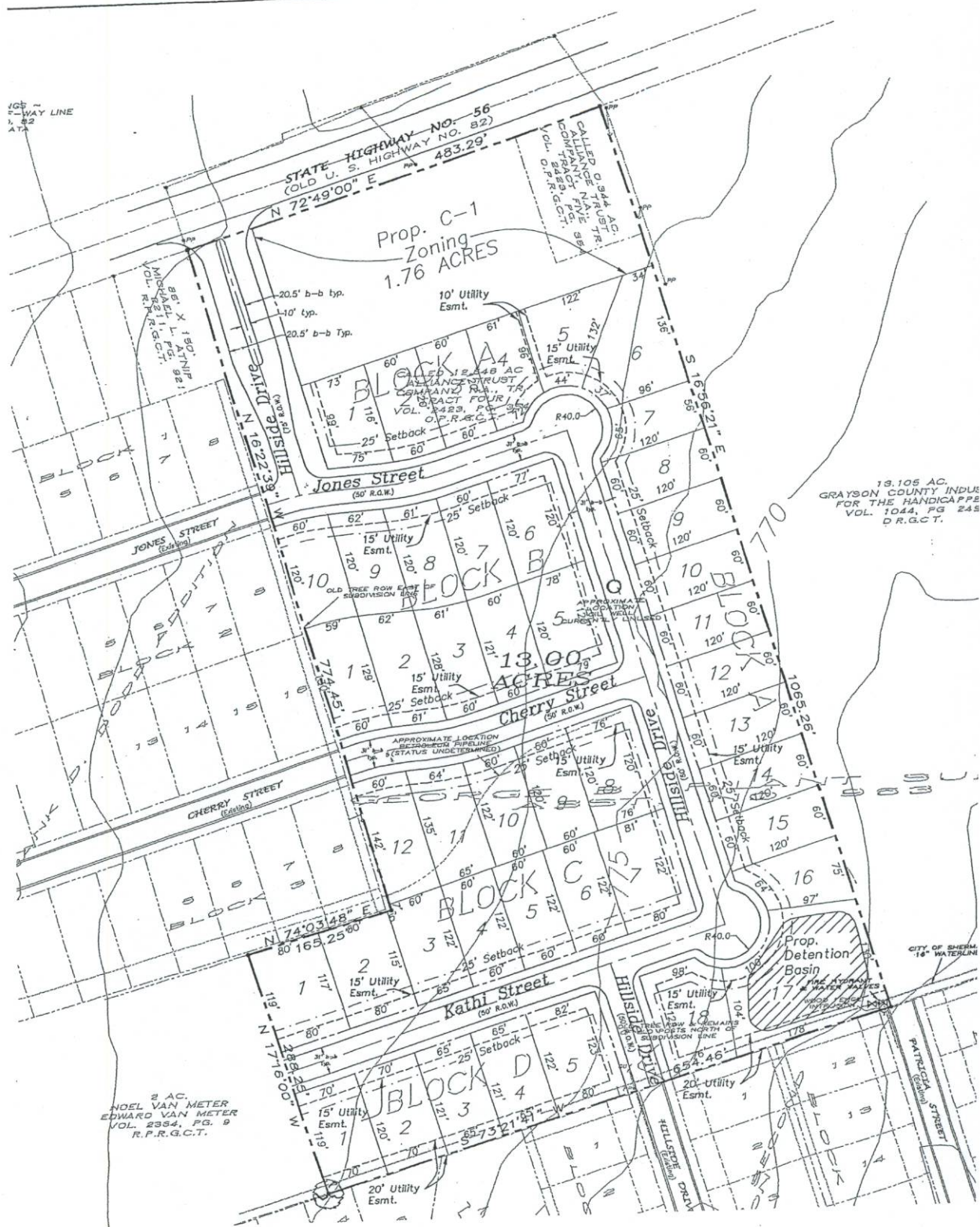


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Scale: 1 inch = 300.0 feet

2100 Block E. Lamar





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

2100 Block of East Lamar
13 acres in the George B. Pilant Survey, Abstract 963
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of Stonegate Addition

Adjacent Zoning:

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

Origination:

TPCR, LLC (Owner), Vilbig and Associates (Engineer) and Sartin and Associates, Inc. (Surveyors)

Considerations:

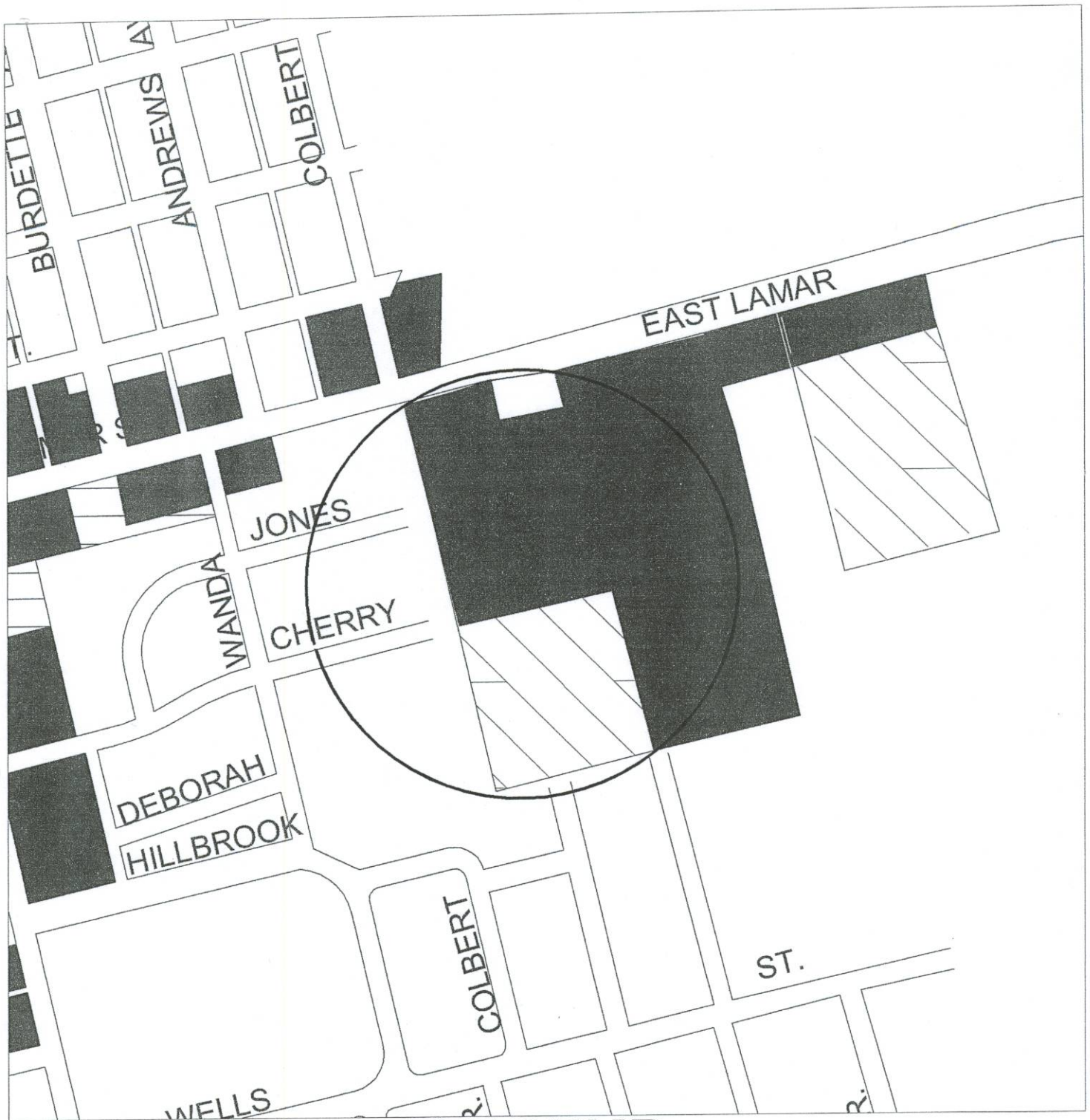
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

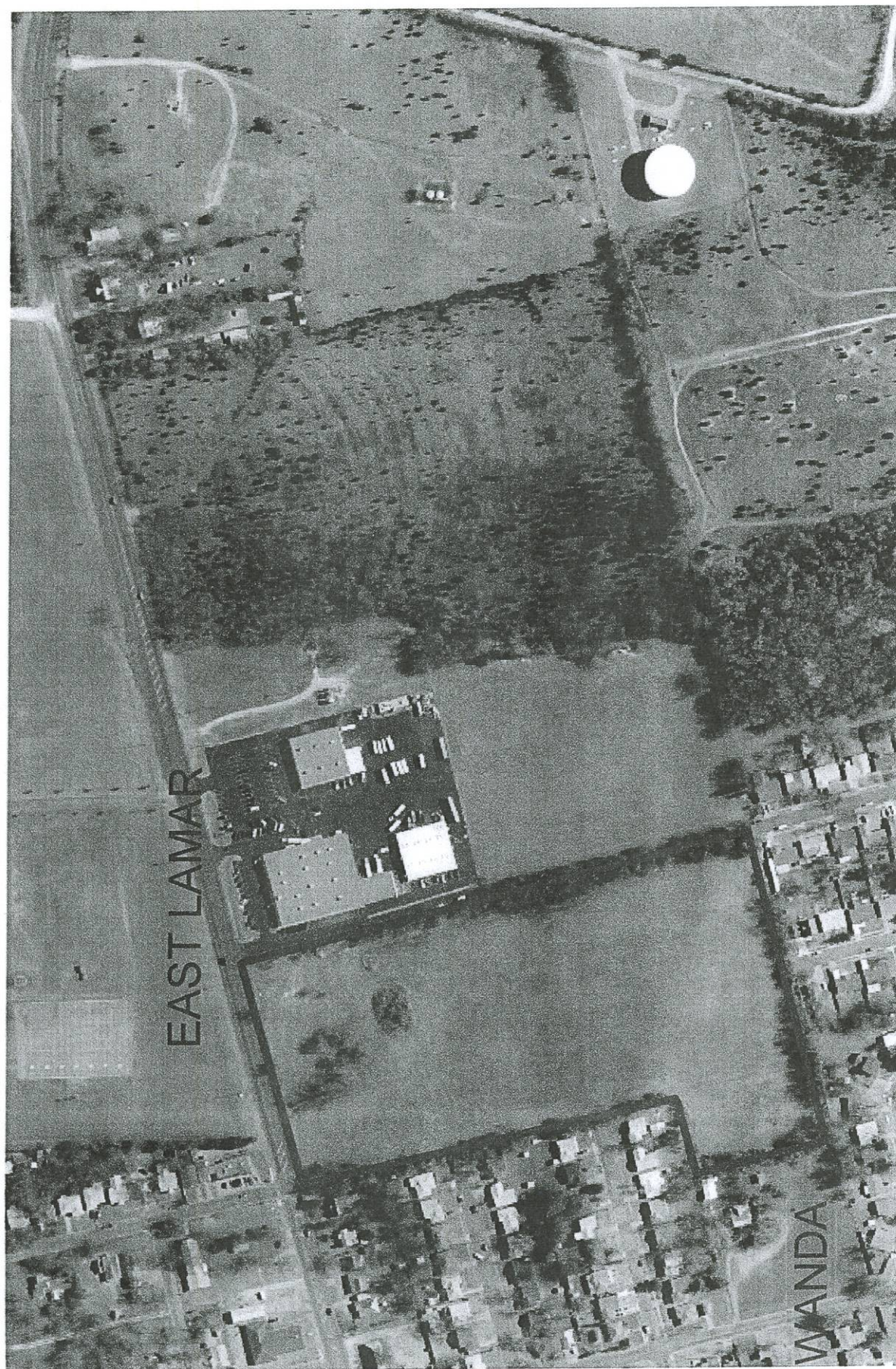
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA BLACK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



2100 EAST LAMAR PRELIMINARY PLAT

Department of Developmental Services





(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 300.0 feet



August 16, 2007

TPCR, LLC
Derek Humphreys
2001 Skyline Dr., Ste. A-145
Sherman, Texas 75092

Dear Applicants,

The request for approval of the preliminary plat of Stonegate Addition for the property located in the 2100 Block of East Lamar has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday August 21, 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. Detention pond discharge into Patricia Street will not be allowed. The discharge shall be directed east to the existing creek. An easement will be required from the adjacent property owners.
2. Kathi Street shall provide a cul-de-sac or hammer head turn around to accommodate emergency vehicles.
3. Patricia Street shall be connected to the proposed street layout or right-of-way provided for a future street extension.
4. The street north of Jones shall be named Colbert Street. The street between Blocks A and Blocks B and C shall be named Patricia Street if connected and if not, shall be given another name.
5. The easement between Lot 4 and Lot 5 of Block A shall be twenty feet wide.
6. Proposed landscaping median at north end of Hillside Drive shall remain private ownership and maintenance
7. All off-site easements shall be furnished and indicated on the final plat with recording information
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.

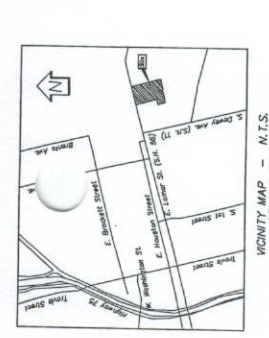
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

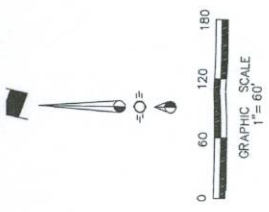
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

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

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



VICINITY MAP - N.T.S.
CITY OF SHERMAN



GRAPHIC SCALE
1" = 60'

PRELIMINARY PLAT FOR INSPECTION SERVICES ONLY.
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

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

LEGEND

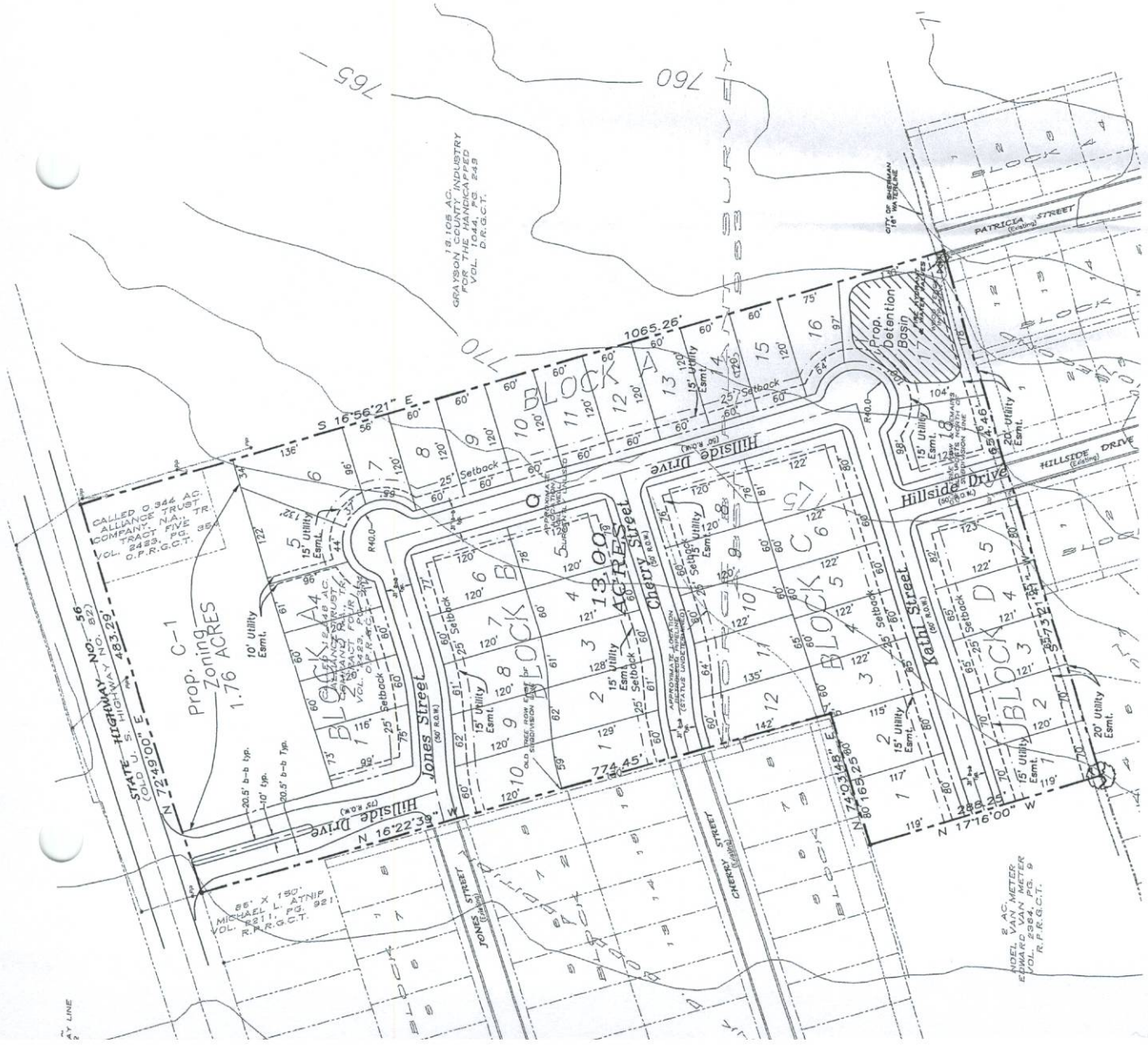
- | | |
|-----------------------|------------------------|
| BOUNDARY LINE | SANITARY SEWER LINE |
| FLAT OR DEED LINE | SANITARY SEWER MANHOLE |
| ELECTRIC LINE | STORM SEWER LINE |
| POWER POLE | EXISTING CONTOUR LINE |
| ELECTRIC OUTLET | SPOT ELEVATION |
| GAS LINE | ASPHALT PAVING |
| GAS METER | CONCRETE PAVING |
| STREET OR FLOOD LIGHT | FIRE HYDRANT |
| PIPE BOLLARD | WATER METER |
| UNDERGROUND TELEPHONE | WATER VALVE |

PRELIMINARY PLAT
13 ACRES on STATE HIGHWAY 56
13.00 ACRES
STATE HIGHWAY 56 EAST OF WANDA STREET
SHERMAN, GRAYSON COUNTY, TEXAS

STATED IN THE GEORGE B. PLANT SURVEY, ABSTRACT 943
BEING ALL OF THE SAME TRACT OF LAND REFERRED TO AS TRACT
FOUR, DESCRIBED AS 12.646 ACRES, AND TRACT FIVE, DESCRIBED AS
1.76 ACRES, BOTH ACRES CONVEYED BY CHARLOTTE RUSSELL BEARS TO
ALLIANCE TRUST COMPANY, INC., BY DEED DATED AUGUST 29,
1995, RECORDED IN VOLUME 2423, D.A.E.C.T.

ENGINEER
VIRGIL & ASSOCIATES, INC.
1003 S. Wanda Street
Sherman, Texas 75092
(214) 358-7333

SURVEYOR
Sherin & Associates
109 S. Wanda Street
Sherman, Texas 75092
(903) 892-6003



SCALE: 1" = 60'

VOL. No. 728-2

DATE: July 31, 2007

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

100-200 Block of Reynolds Lane
7.07 acres in the J. M. Hambright Survey, Abstract 538
Final Plat

Requested Action/Proposed Use:

Final Plat of Odie Addition, a 7.07 addition in the Extra Territorial Jurisdiction

Adjacent Zoning:

NA

Origination:

Danny Odegaard (Owner), and Sartin and Associates, Inc. (Surveyors)

Considerations:

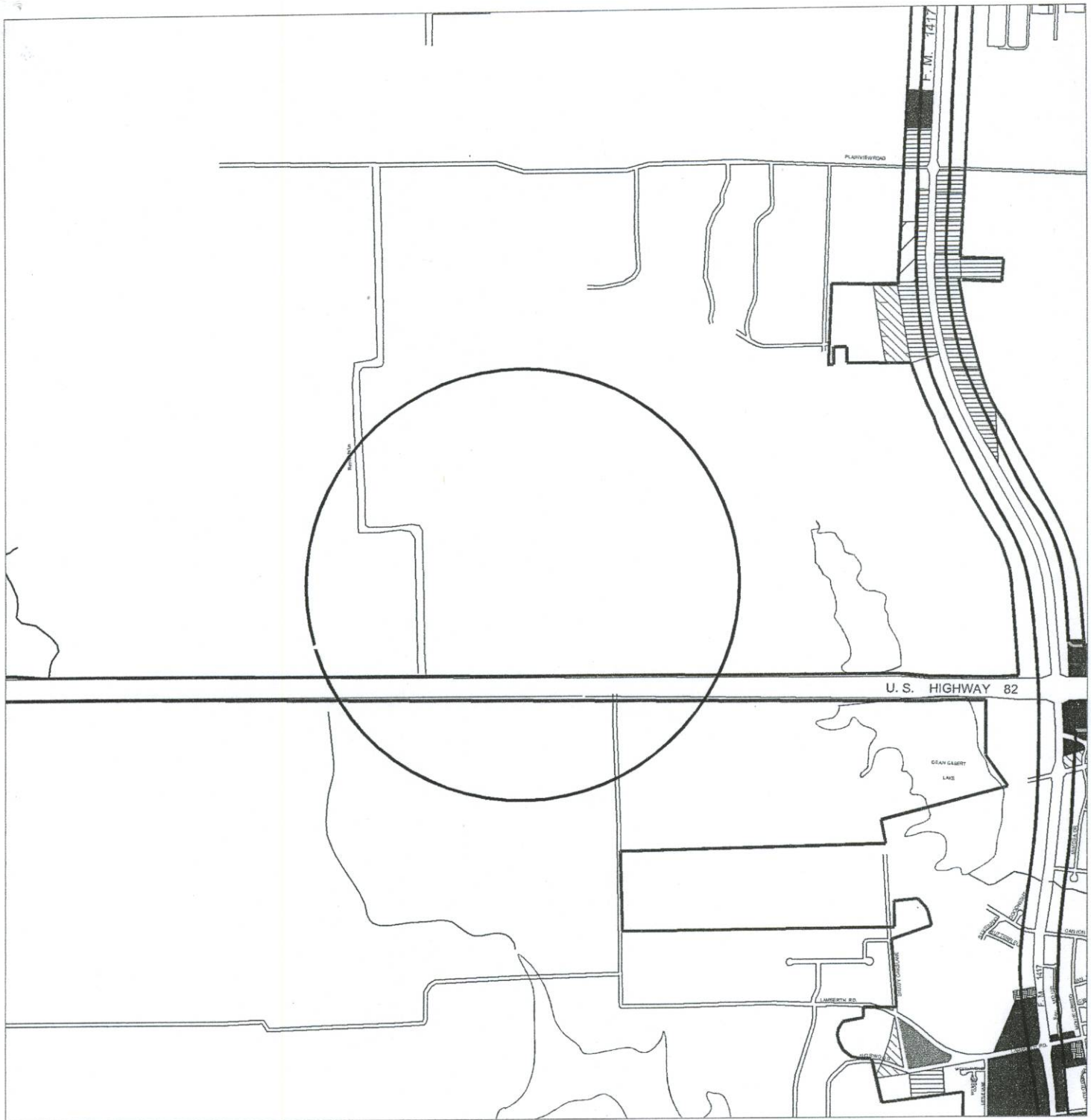
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Final 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 BLACK 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



100-200 BLK OF REYNOLDS LN.
FINAL PLAT

Department of Developmental Services



Reynolds
Lane

US Hwy
82

US Hwy
82

Average Scale: 1 inch = 350.3 feet

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**STAFF REVIEW LETTER**

August 16, 2007

Danny Odegard
192 Reynolds Lane
Sherman, Texas 75092-6838

Dear Applicant,

The request for approval of the Final Plat of Odie Addition, a plat in Sherman's extra territorial jurisdiction, located in the 100-200 Block of Reynolds Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday August 21, 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 total right-of-way width of 35 feet from the center line of Reynolds Lane is required.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. The proper utility service companies serving the lot shall be shown on the plat.
3. Original tax certificates for the property must be furnished prior to recording of the plat.
4. A note shall be placed on the plat stating "Blocking the flow of water or construction improvements in drainage easements or filling or obstruction of the floodway is prohibited."
5. Wording on the plat shall provide that the lot is served by an individual on-site sewage facility and is installed according to State of Texas and Grayson County guidelines.
6. 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,

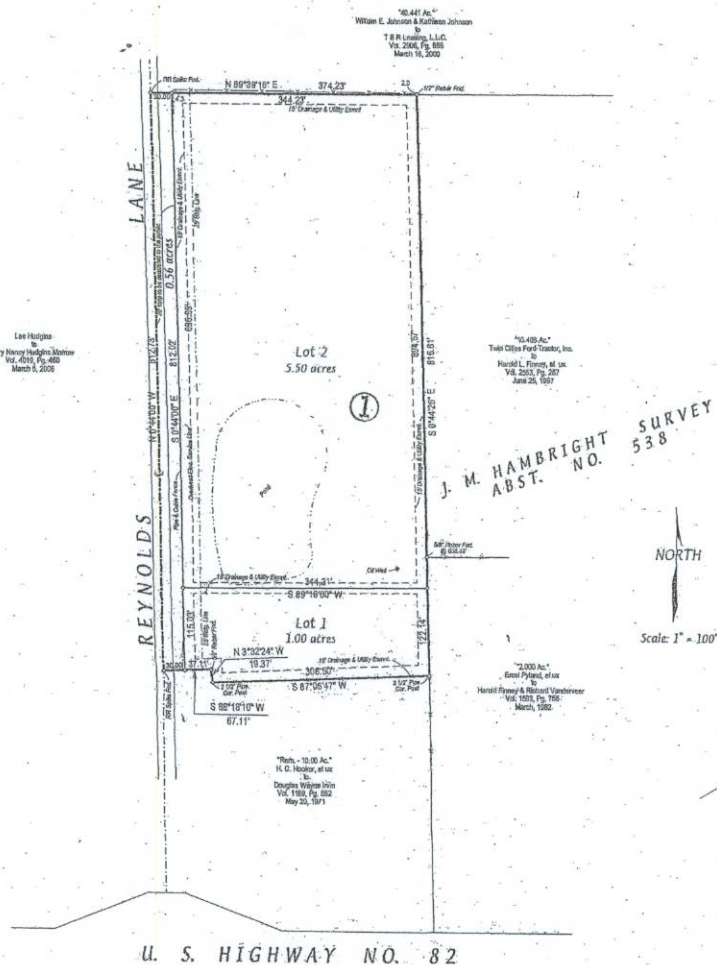
Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

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



U. S. HIGHWAY NO. 82

ODIE ADDITION to the CITY of SHERMAN GRAYSON COUNTY, TEXAS



Owner & Developer

Danny E. Odgaard
192 Reynolds Ln.
Sherman, Texas 75092

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

SHEET 1 OF 2
ODIE-1.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

1100-1400 Blocks of Friendship Road South
41.691 acres in the William Deaver Survey, Abstract 347
and the P. Thompson Survey, Abstract 1208
Preliminary Plat

Requested Action/Proposed Use:
Preliminary Plat of Bellevue Addition

Adjacent Zoning:
R-1 (One and Two Family Residential) District, R-2 (Multi-Family Residential) District and C-1 (Retail Business) District

Origination:
Infinitus Limited Partnership (Owner/Developer), Teague, Nall and Perkins, Inc. (Engineer) and Underwood Drafting & Surveying (Surveyor)

Considerations:
Master Plan Designation: Residential

Attachments:
Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

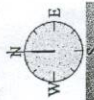
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLACKLOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY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



1100-1400 FRIENDSHIP PRELIMINARY PLAT

Department of Developmental Services







August 16, 2007

Infinitus Limited Partnership
17916 Castle Bend Dr.
Dallas, TX 75287

Dear Applicants,

The request for approval of the preliminary plat of Bellevue Addition for the property located in the 1100-1400 Blocks of South Friendship Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday August 21, 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. Right-of-way shall be dedicated to the center of Friendship Road. The distance to the centerline shall be 43 feet on Friendship Road and Pleasant Home Road.
2. The turning radius on Street "J" is not acceptable.
3. Hydrants shall not be located in the "bulbs" of the cul-de-sacs.
4. All open areas including common areas and detention ponds sites shall remain under private ownership and maintenance. The ownership of the open space shall be indicated and assigned a lot number. These lots shall also be noted as "unbuildable lots" on the plat.
5. A boundary utility easement is required.
6. Remove the 20 foot building line notation from the plat as a 25 foot rear building line is required.
7. Indicate the name of the surveys in which this property is located
8. The existing water line easement along Friendship Road shall be shown.
9. The estimated sewer loads shall be submitted to verify that adequate capacity is available.
10. The offsite drainage swale being created along the boundary of the property shall be moved to be contained on the property being developed.
11. Street "D" shall be stubbed out to the adjacent property to the west.
12. Proposed landscaping medians shall remain private maintenance.
13. All off-site easements required for sewer main extensions shall be furnished and indicated on the final plat with recording information.
14. The storm drainage shall be moved from under the street surface where possible.
15. The residential lots with double frontage along Pleasant Home Road and Friendship Road are not allowed driveway access to the relative streets. A note shall be placed on the plat and in the deed restrictions that any homeowner desiring connection to these streets will be required to pay street escrow funds to the City.

Page two
August 16, 2007
Bellevue Addition

16. 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.

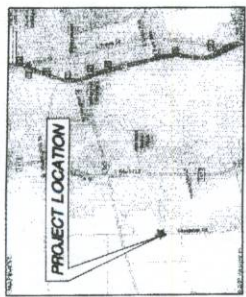
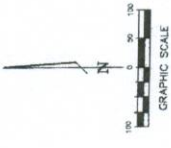
Respectfully,



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

cc: George Olson, Acting City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Teague, Nall and Perkins, Inc.

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



LOT SUMMARY

RESIDENTIAL AREA	41.691 ACRES
NUMBER OF RESIDENTIAL LOTS	108
AVERAGE LOT	0.28 ACRES
SMALLEST LOT	0.23 ACRES
LARGEST LOT	0.50 ACRES

NOTICE
 PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY.
 THIS PLAT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN
 FOR RECORD PURPOSES.

CHARTMAN, CITY OF SHERMAN
 PLANNING AND ZONING COMMISSION
 DATE _____

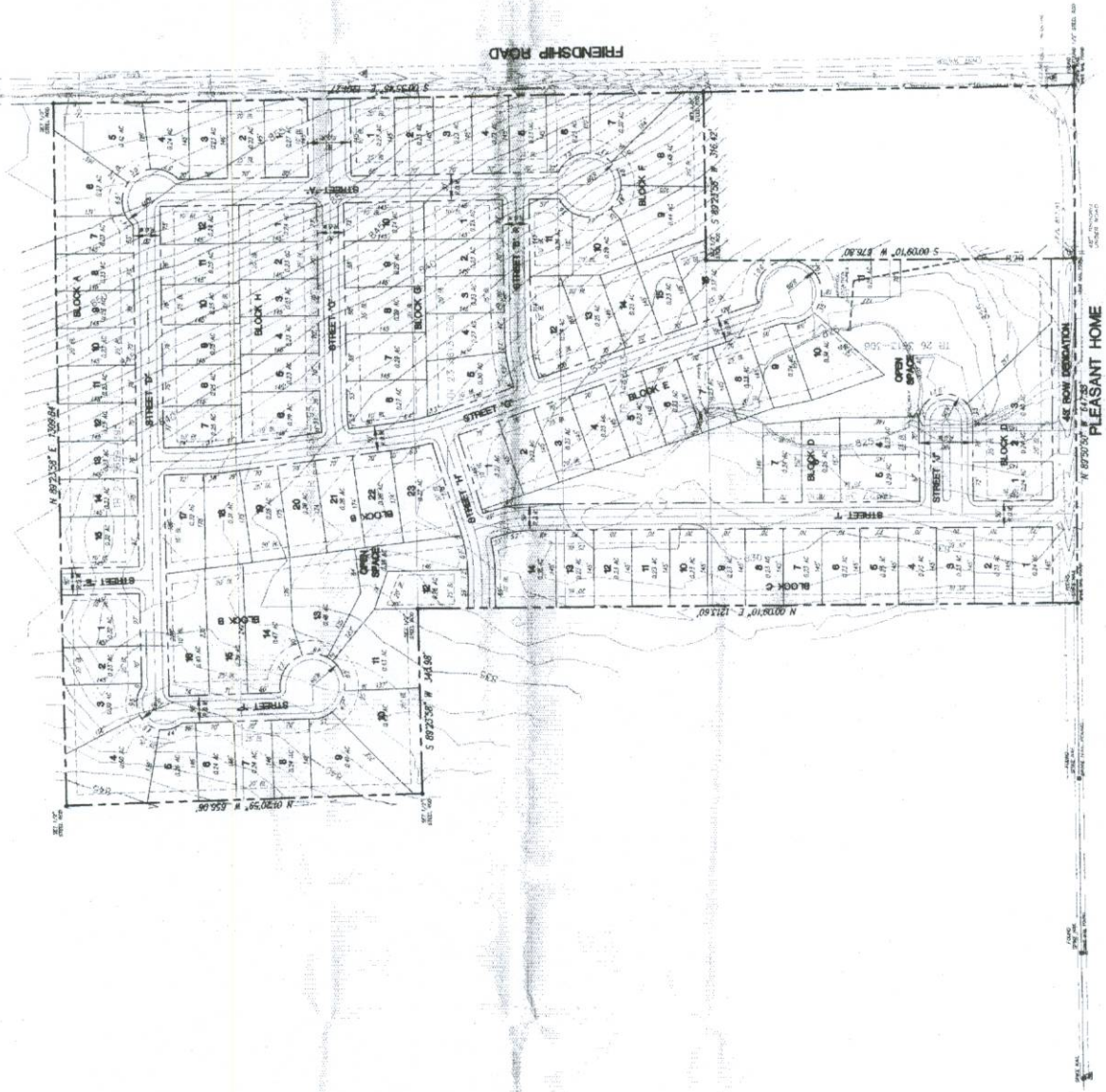
Owner
 No warranty is made by the Surveyor as to the accuracy of the information furnished by the Owner, and the Surveyor is not responsible for the accuracy of the information furnished by the Owner.

OWNER/DEVELOPER
 APARTIS LIMITED PARTNERSHIP
 1100 MACON STREET
 DALLAS, TEXAS 75202
 972-552-2594
 CONTACT: S.D. PERKINS

ENGINEER
 TEAGUE NALL AND PERKINS, INC.
 1100 MACON STREET
 DALLAS, TEXAS 75202
 972-552-2594
 CONTACT: S.D. PERKINS, P.E.

SURVEYOR
 JASON ANGELO, L.S.
 1100 MACON STREET
 DALLAS, TEXAS 75202
 (800) 465-2101
 CONTACT: JASON ANGELO, P.S.L.S.

**PRELIMINARY PLAT FOR
 BELLEVUE
 BLOCKS A THRU H**
 SHERMAN, GRAYSON COUNTY, TEXAS
 41.691 ACRES
 (108 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS)
 JULY 31st, 2007



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

4509 Texoma Parkway
5.69 acres in the John Hendrix Survey, Abstract 503,
the W. F. Patterson Survey, Abstract 969
and Lot 1-Lot 8 of the J. W. Lindley Subdivision
Final Plat

Requested Action/Proposed Use:

Final Plat of Texoma Center Addition

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Ray Childress Denison Realty LP (Owner), Barry Fontaine (Prospective Buyer), Dixie Edwards (Agent) and Sartin and Associates, Inc. (Surveyor)

Considerations:

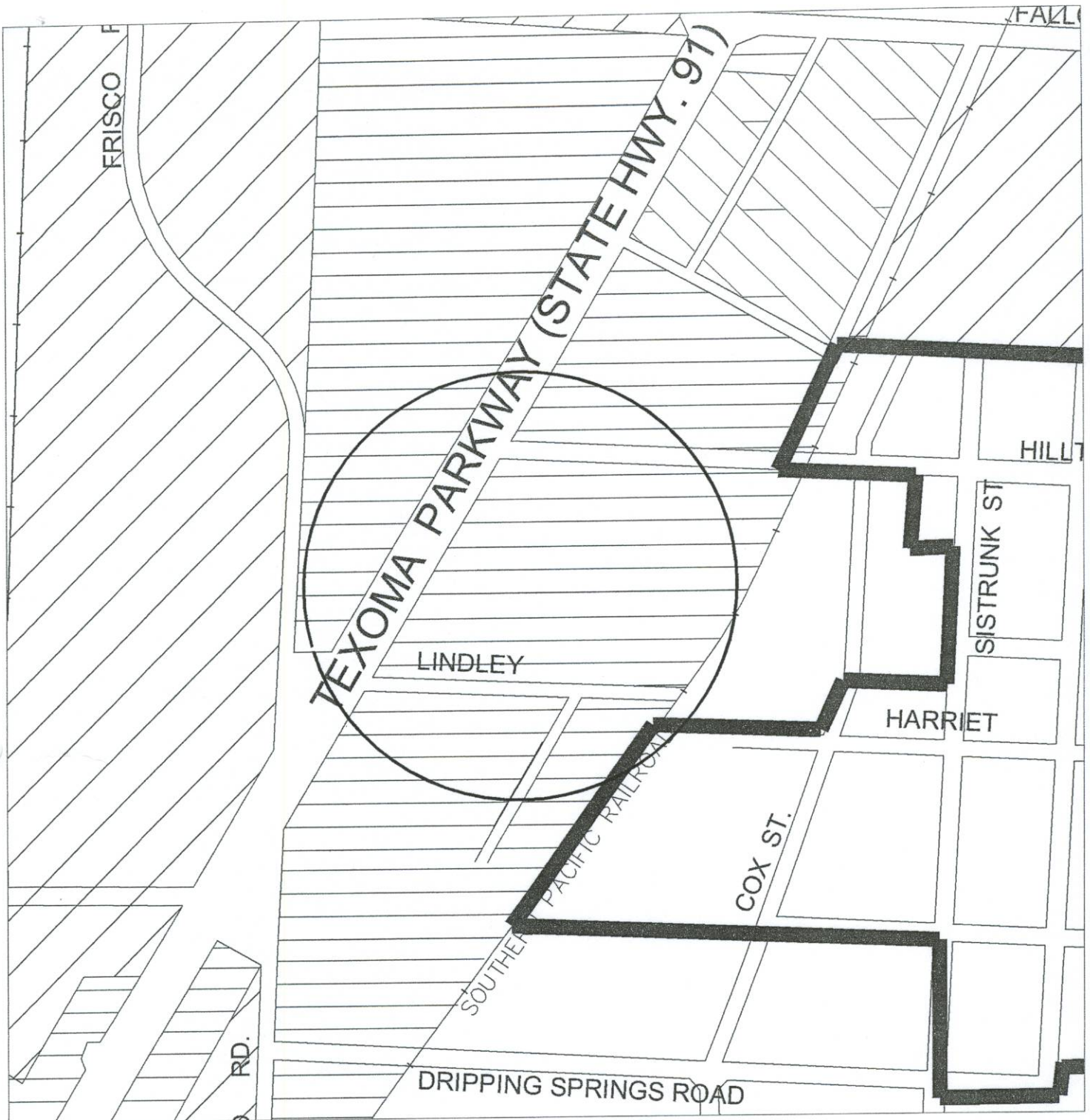
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Final 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 BLACK 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
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	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



4509 TEXOMA PKWY FINAL PLAT

Department of Developmental Services



**STAFF REVIEW LETTER**

August 16, 2007

Ray Childress Denison Realty L.P.
900 Business hwy. 290
Hempstead, TX 77445

Dear Applicant,

The request for approval of the Final Plat of Texoma Center for the property located at 4509 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday August 21, 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.
3. No changes may be made to the drive approaches without a permit and meeting TxDOT criteria and approval.
4. A common access and parking agreement is required between Lot 1 and Lot 2. The recording information shall be noted on the plat.
5. Pro-rata fees are due Lot 1 for water and sewer.
6. A sewer service will have to be established for Lot 1 across Lot 2 to the existing main in a private sewer easement. The location and recording information shall be indicated on the plat.
7. 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

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

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

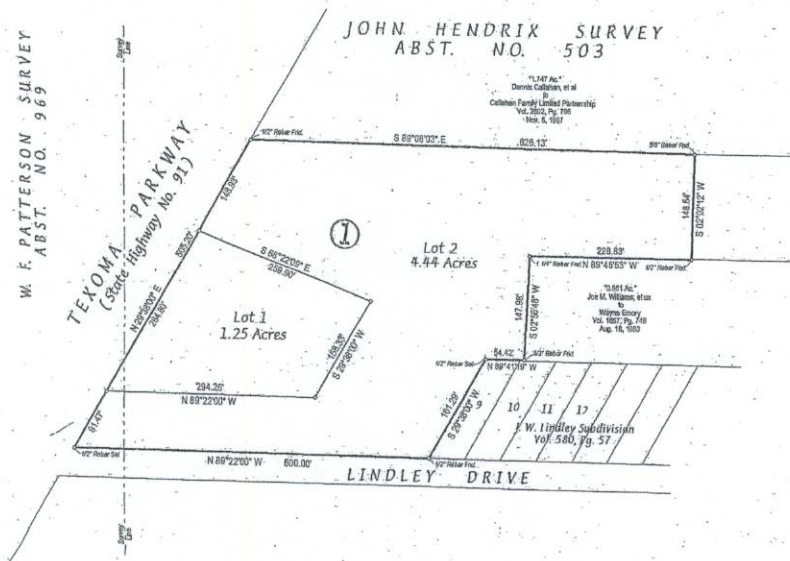
Rita Gaither, Development Coordinator
Dixie Edwards
Mike Price

Sartin and Associates, Inc.
Barry Fontaine

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

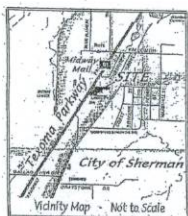


Scale: 1" = 100'



TEXOMA CARLOT ADDITION to the CITY of SHERMAN GRAYSON COUNTY, TEXAS

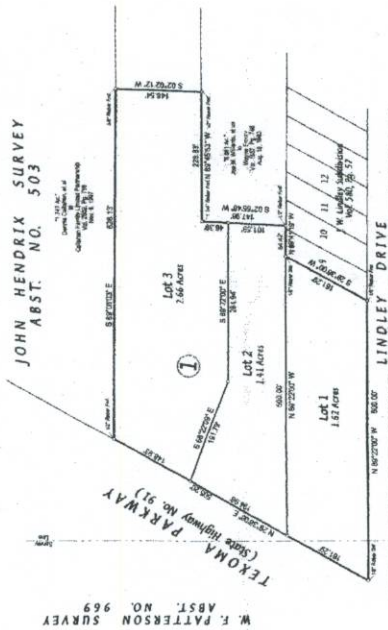
Owner & Developer
GMC Land II
by: Ray Childress



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

SHEET 1 OF 2
CARLOT-1.pcs

NOTICE: This plat is subject to the addition by metes and bounds of any and all other land and is subject to the rules and regulations of the City of Sherman.



TEXOMA CENTER ADDITION to the CITY of SHERMAN GRAYSON COUNTY, TEXAS

Owner & Developer
CMC Land II
By: Ray Childress



SARTIN & ASSOCIATES, INC.
109 S. Temple, 2nd Floor, Sherman, Texas 79061-1483
PH: (803) 882-8055 FAX: (803) 882-2970

SHEET 1 OF 2
CMC/LH/2/03

SITUATED in the County of Grayson, State of Texas, being a part of the JOHN HENDRIX SURVEY, Abstract No. 503, and the W. F. PATTERSON SURVEY, Abstract No. 969, being the same 5.69 acre tract of land conveyed by L. H. Partners, Ltd. to CMC Land II, Inc. by deed dated August 7, 2001, (3) FOUR (4) FIVE (5) SIX (6) SEVEN (7) and EIGHT (8) of J. W. LINDLEY SUBDIVISION to Grayson County, Texas as shown by plat of record in Volume 580, Page 57, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set 1/2 inch rebar at the intersection of the East right-of-way line of Texoma Parkway, (State Highway No. 91) with the North line of Lindley Drive, said rebar maintaining the Southwest corner of both said 5.69 acre tract, and Lot One, a distance of 160.00 feet bearing N 89° 00' 00" W, 12 sec. 03 min. 00 sec. East, to a found 1/2 inch rebar at the Southwest corner of said Lot One, at a distance of 160.00 feet bearing N 89° 00' 00" W, 12 sec. 03 min. 00 sec. East, to a found 1/2 inch square tube maintaining the Southwest corner of a 1.747 acre tract of land conveyed by Dennis Callahan, et al to Callahan Family Limited Partnership by deed dated November 6, 1997, recorded in Volume 2802, Page 788, Official Public Records, Grayson County, Texas;

THENCE South 89 deg. 00 min. 03 sec. East, with the South line of said 1.747 acre tract, a distance of 628.13 feet to a found 28 inch rebar; THENCE South 02 deg. 02 min. 12 sec. West, a distance of 148.54 feet to a found 1/2 inch rebar on the North line of an 0.861 acre tract of land conveyed by Joe M. Williams, et ux to Wayne Emory by deed dated August 16, 1983, recorded in Volume 1657, Page 140, Deed Records, Grayson County, Texas;

THENCE North 89 deg. 48 min. 53 sec. West, with the North line of said 0.861 acre tract, a distance of 228.83 feet to a found 1 1/4 inch rebar maintaining the Northwest corner of said 0.861 acre tract; THENCE North 02 deg. 58 min. 48 sec. West, a distance of 147.98 feet to a found 1/2 inch rebar on the North line of the above mentioned J. W. Lindley Subdivision, said rebar maintaining the Southwest corner of said 0.861 acre tract;

THENCE South 89 deg. 41 min. 19 sec. West, with the North line of said J. W. Lindley Subdivision, a distance of 64.42 feet to a set 1/2 inch rebar for the Northwest corner of said Lot Eight, a distance of 161.29 feet to a found 1/2 inch rebar maintaining the Southeast corner of said Lot Eight on the North line of said Lindley Drive;

THENCE North 89 deg. 22 min. 00 sec. West, with the North line of said Lindley Drive, the South line of said Lots Eight through One, a distance of 600.00 feet to the PLACE OF BEGINNING and containing 5.69 ACRES OF LAND more or less.

I, Marshall Sartin, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Sherman, Texas

That I, CMC Land II, by: Ray Childress, owner and developer of the TEXOMA CENTER ADDITION, to the City of Sherman, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

By: Ray Childress, CMC Land II

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ray Childress, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2007.

NOTARY PUBLIC, State of Texas

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

CHAIRMAN

SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this _____ day of _____, 2007.

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of the TEXOMA CENTER ADDITION to the City of Sherman, was submitted to the City Council on the _____ day of _____, 2007 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this _____ day of _____, 2007.

CITY CLERK, City of Sherman, Texas

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Temple, 2nd Floor, Sherman, Texas 79061-1483
PH: (803) 882-8055 FAX: (803) 882-2970

SHEET 2 OF 2
CMC/LH/2/03

**STAFF REVIEW LETTER**

August 16, 2007

Ray Childress Denison Realty L.P.
900 Business Hwy. 290
Hempstead, TX 77445

Dear Applicant,

The request for approval of the Final Plat of Texoma Center for the property located at 4509 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday August 21, 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.
3. No changes may be made to the drive approaches without a permit and meeting TxDOT criteria and approval.
4. A common access and parking agreement is required.
5. Pro-rata fees are due on Lot 1 and Lot 2 for water and sewer.
6. An individual water line and sewer service is required for Lot 1 and Lot 2.
7. The sewer service will have to be established for Lot 2 across Lot 3 to the existing main in a private sewer easement. The location and recording information shall be indicated on the plat. A sewer connection for Lot 1 is also required. Private easements may be required.
8. 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
Dixie Edwards
Mike Price

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

4509 Texoma Parkway
5.69 acres in the John Hendrix Survey, Abstract 503,
the W. F. Patterson Survey, Abstract 969
and Lot 1-Lot 8 of the J. W, Lindley Subdivision
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 automobile sales and repair in a C-1 (Retail Business).

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Ray Childress Denison Realty LP (Owner), Barry Fontaine (Prospective Buyer), Dixie Edwards (Agent) and Sartin and Associates, Inc. (Surveyor)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

10

Objections Received:

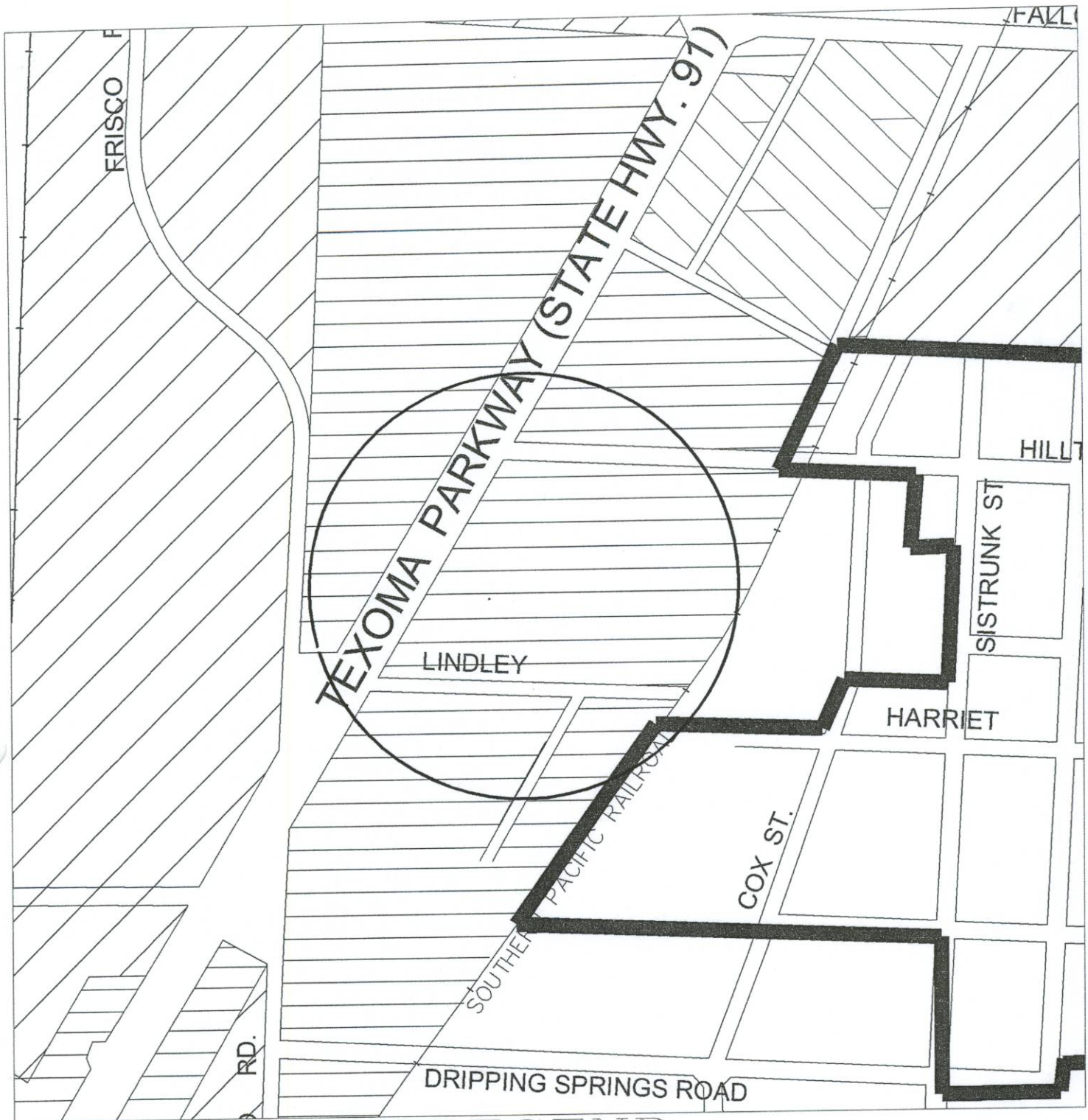
0

Attachments:

Location map
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

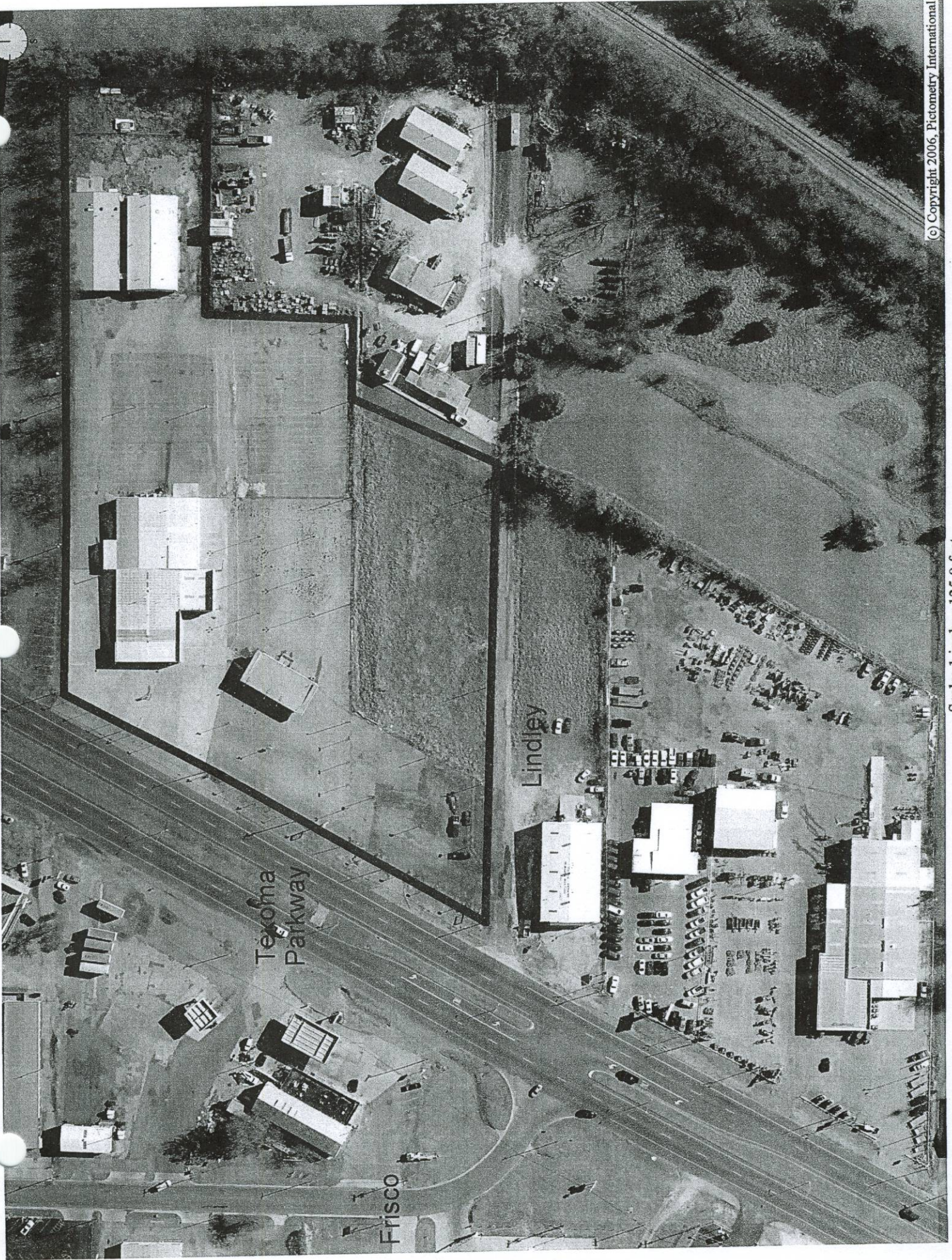
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT	XXXX	BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS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



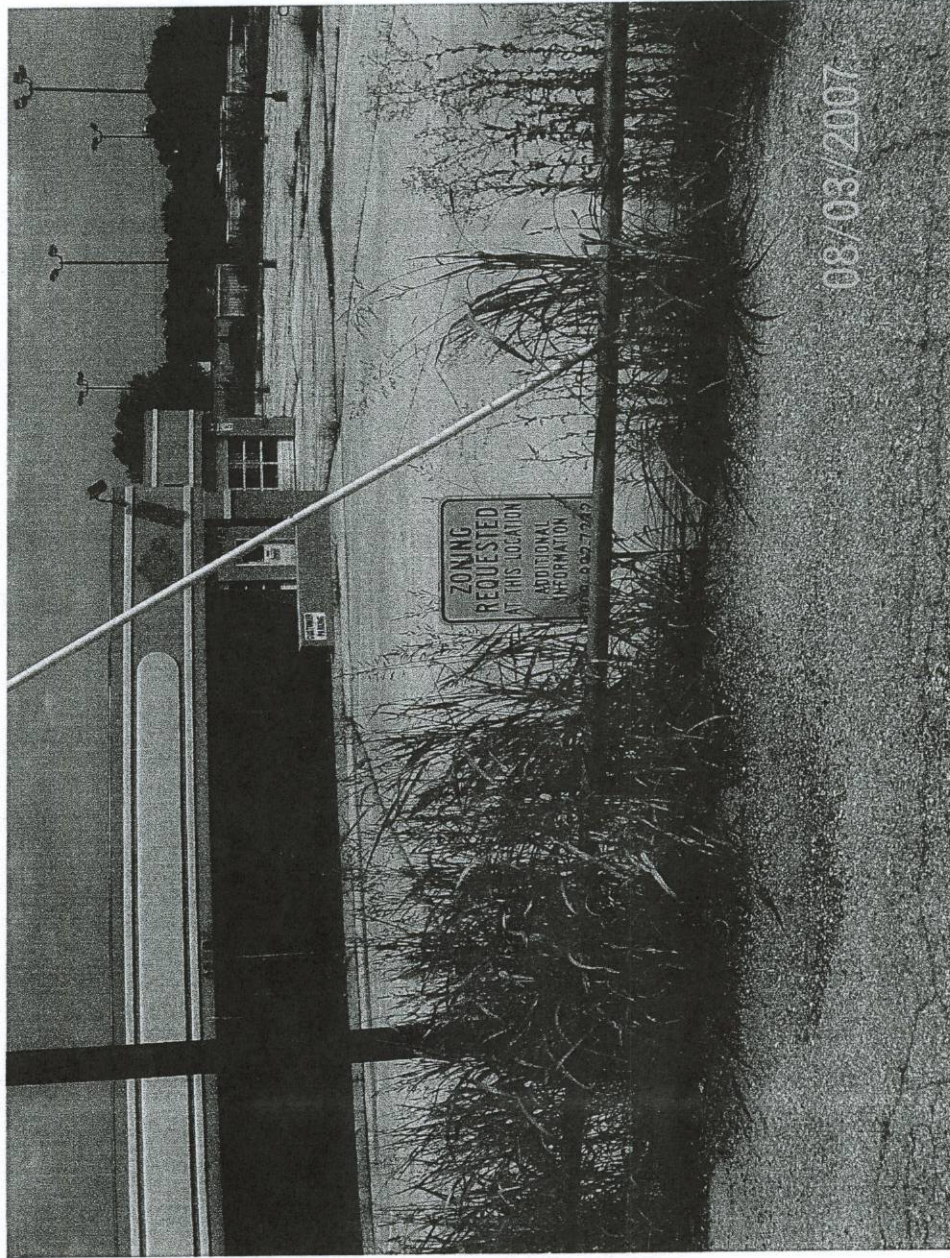
4509 TEXOMA PKWY SPECIFIC USE PERMIT

Department of Developmental Services





4509 Texoma Pky.





August 16, 2007

Ray Childress Denison Realty L.P.
900 Business hwy. 290
Hempstead, TX 77445

Dear Applicant,

The request for approval of a Specific Use Permit and Site Plan Approval concerning the property located in the 4509 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 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. Knox pad locks are required for each of the pole gates.
2. Address is required to be visible from Texoma Parkway.
3. If the new building is a repair garage, Section 2211 of the 2003 ICC Fire Codes will be in effect.
4. Fire lanes will be required. Contact the Fire Marshal for direction on this.
5. Fire Inspections are required prior to receiving a certificate of occupancy.
7. No changes may be made to the drive approaches without a permit and meeting TxDOT criteria and approval.
8. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
9. A common access and parking agreement is required between Lot 1 and Lot 2.
10. Pro-rata fees are due on Lot 1 for water and sewer.
11. An individual water line and sewer service is required for Lot 1.
12. The sewer service will have to be established for Lot 1 across Lot 2 to the existing main in a private sewer easement. The location and recording information shall be indicated on the plat.
13. 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



Page two
August 16, 2007
4509 Texoma Parkway

notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly distinguishable.

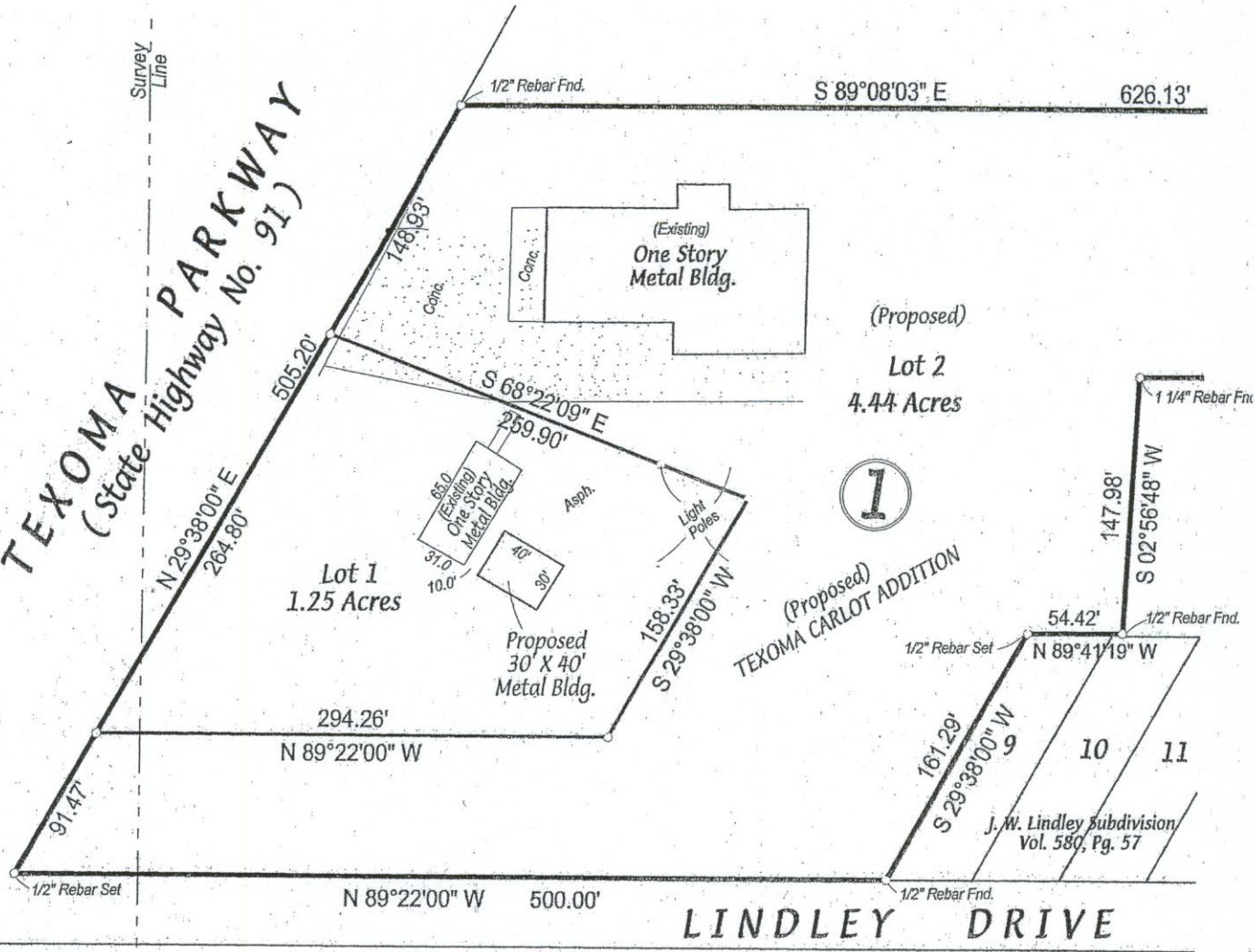
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, Acting City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Dixie Edwards
Mike Price

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

W. F. PATTERSON SURVEY
ABST. NO. 969

TEXOMA PARKWAY
(State Highway No. 91)

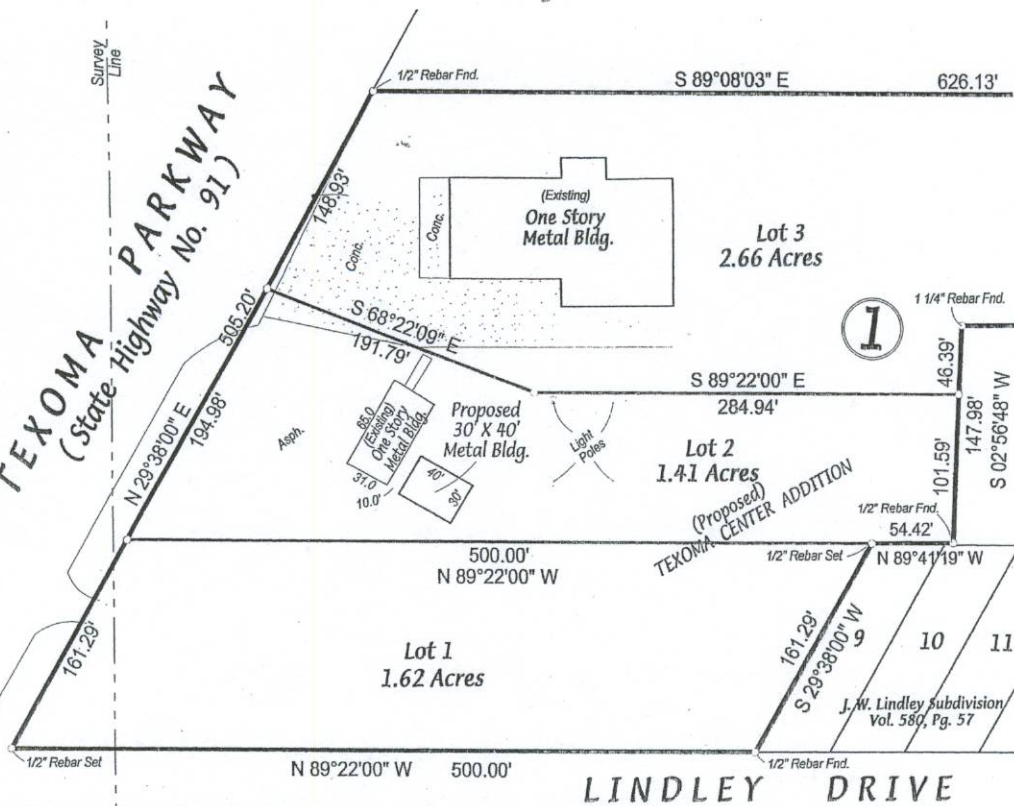


SITE PLAN

for
Barry Fontaine

W. F. PATTERSON SURVEY
ABST. NO. 969

TEXOMA PARKWAY
(State Highway No. 91)



NORTH

Scale: 1" = 100'

SITE PLAN

for
Barry Fontaine

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



August 16, 2007

Ray Childress Denison Realty L.P.
900 Business hwy. 290
Hempstead, TX 77445

Dear Applicant,

The request for approval of a Specific Use Permit and Site Plan Approval concerning the property located in the 4509 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 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. Knox pad locks are required for each of the pole gates.
2. Address is required to be visible from Texoma Parkway.
3. If the new building is a repair garage, Section 2211 of the 2003 ICC Fire Codes will be in effect.
4. Fire lanes will be required. Contact the Fire Marshal for direction on this.
5. Fire Inspections are required prior to receiving a certificate of occupancy.
7. No changes may be made to the drive approaches without a permit and meeting TxDOT criteria and approval.
8. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
9. A common access and parking agreement is required.
10. Pro-rata fees are due on Lot 1 and Lot 2 for water and sewer.
11. An individual water line and sewer service is required for Lot 1 and Lot 2.
12. The sewer service will have to be established for Lot 2 across Lot 3 to the existing main in a private sewer easement. The location and recording information shall be indicated on the plat. A sewer connection for Lot 1 is also required. Private easements may be required.
13. 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



Page two
August 16, 2007
4509 Texoma Parkway

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,

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

cc: George Olson, Acting City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Dixie Edwards
Mike Price

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

514 & 516 East Brockett
west 75 feet of Lot 1 and Lot 4, Block 8 of Bond's 2nd Addition, as follows;
Site Plans

Requested Action/Proposed Use:

Site plan and building design approval for a duplex in a R-1 (One and Two Family Residential) District the College Park Overlay District being the west 75 feet of Lot 1 and Lot 4, Block 8 of Bond's 2nd Addition.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and the College Park Overlay District.

Origination:

Rakesk Demla (Owner) and Rick Lavin (Agent)

Considerations:

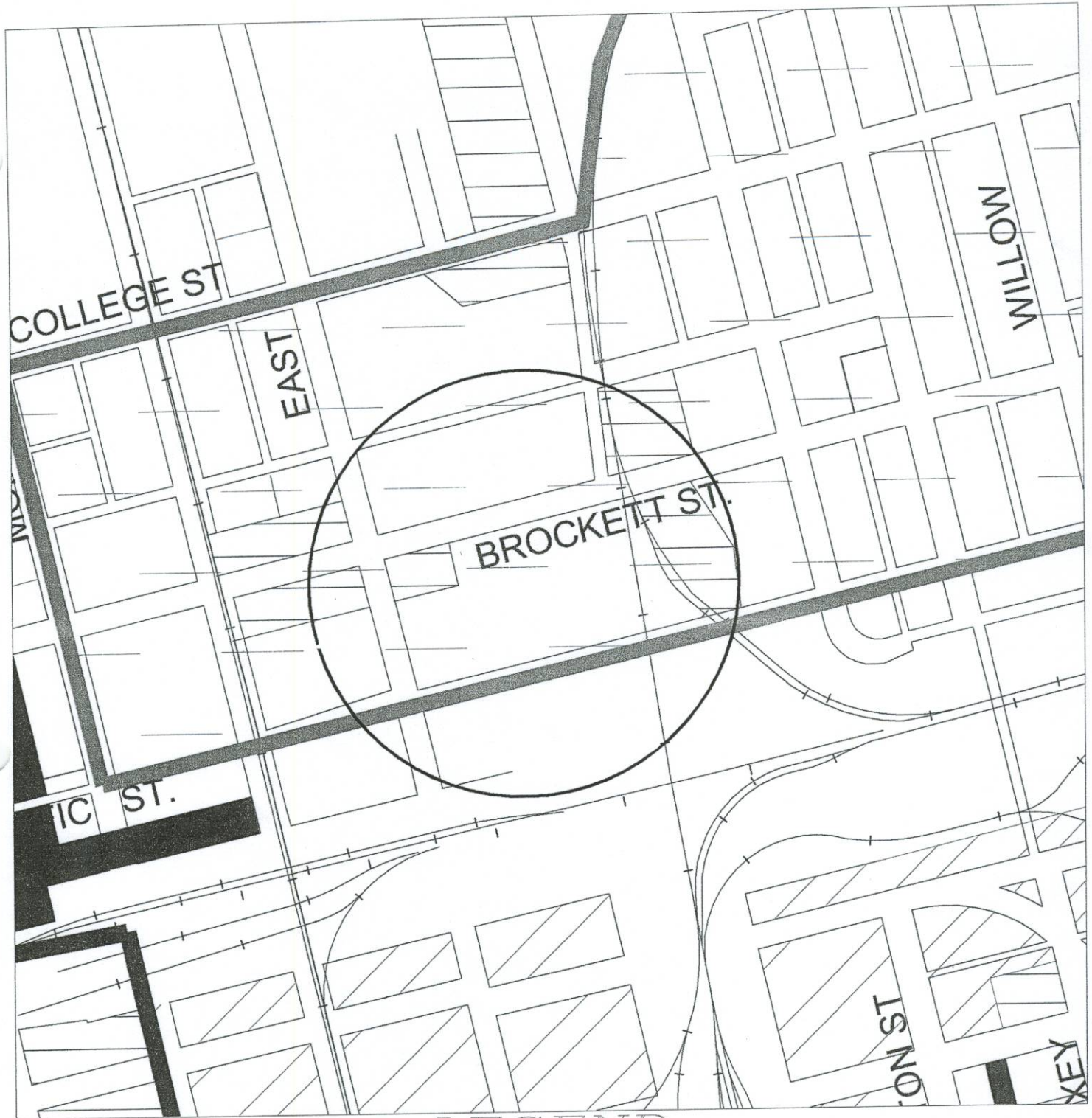
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
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 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 - 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



514 & 516 E BROCKETT SITE PLAN

Department of Developmental Services



**STAFF REVIEW LETTER**

August 16, 2007

Rick Lavin
2005 Skyline Dr.
Sherman, Texas 75092

Rakesh Demla
2105 Texoma Parkway
Sherman, Texas 75090

Dear Applicant,

The request for approval of a site plan and design standards concerning the property located at 514 and 516 East Brockett has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, August 21, 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. It is recommended that the runoff from the site not be directed onto adjoining properties.
2. Parking and driving surfaces shall be concrete or HMA.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

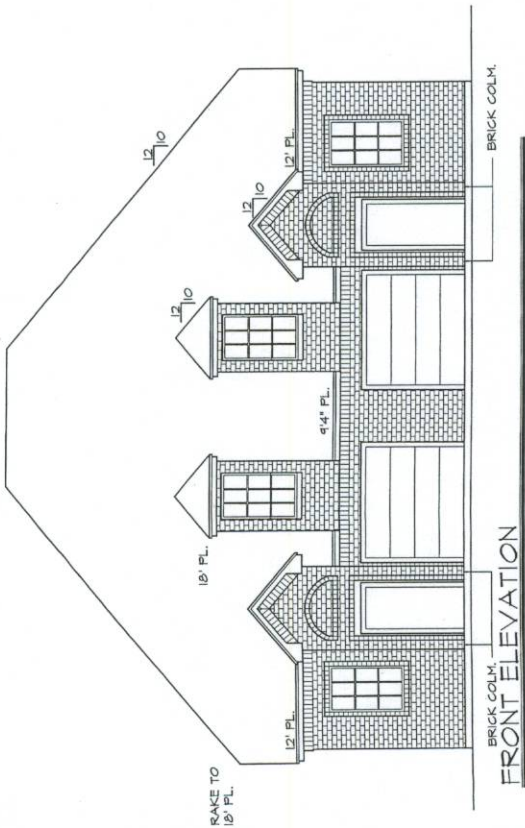
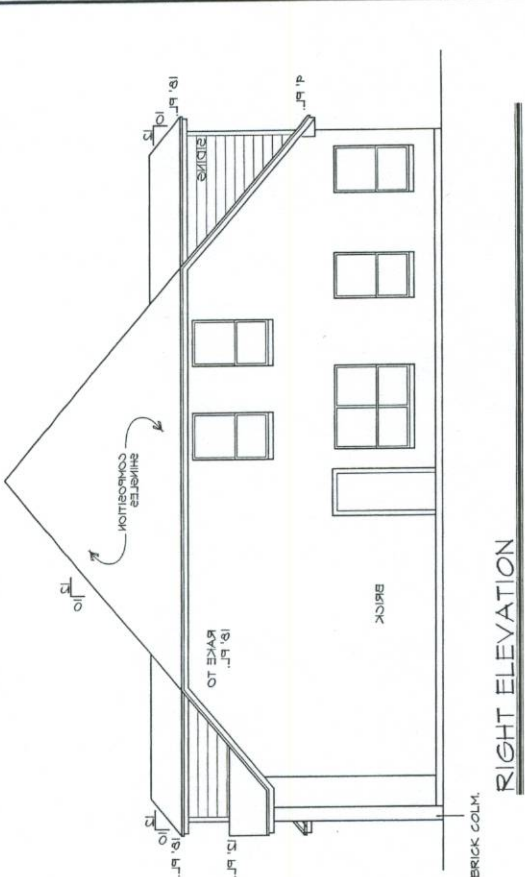
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

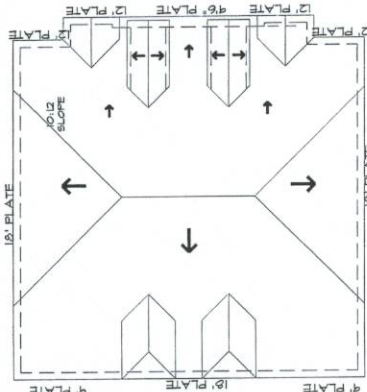
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

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

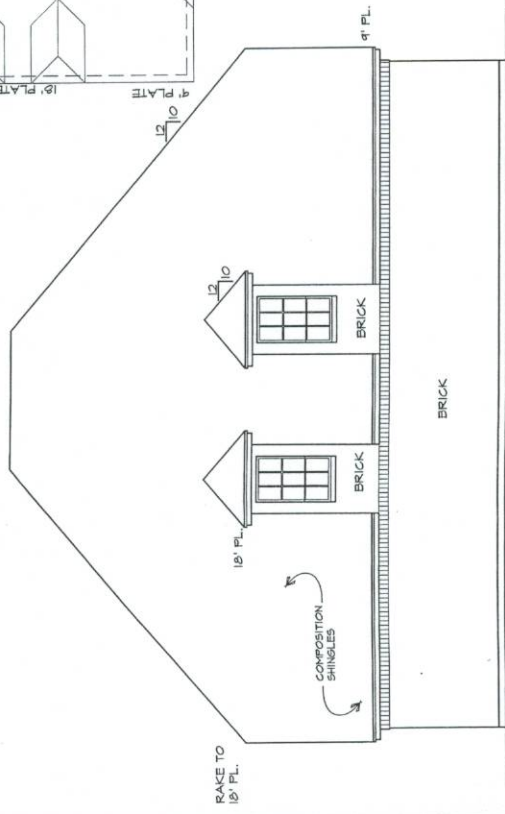
Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer

SCALE: $1/4^{\circ} = 1^{\circ}$ 

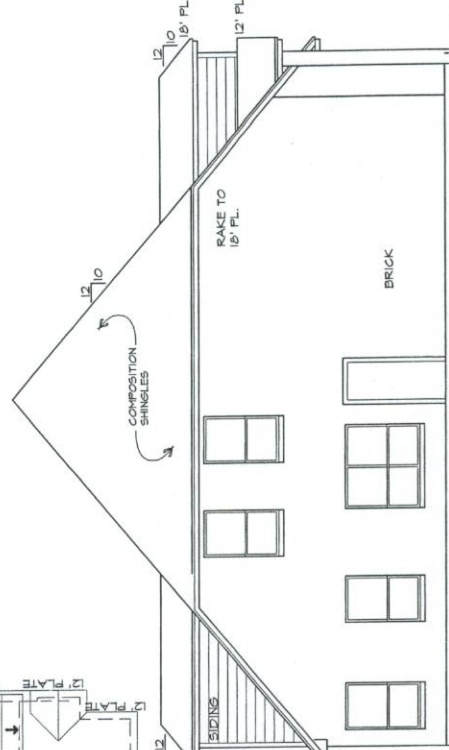
RIGHT ELEVATION



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

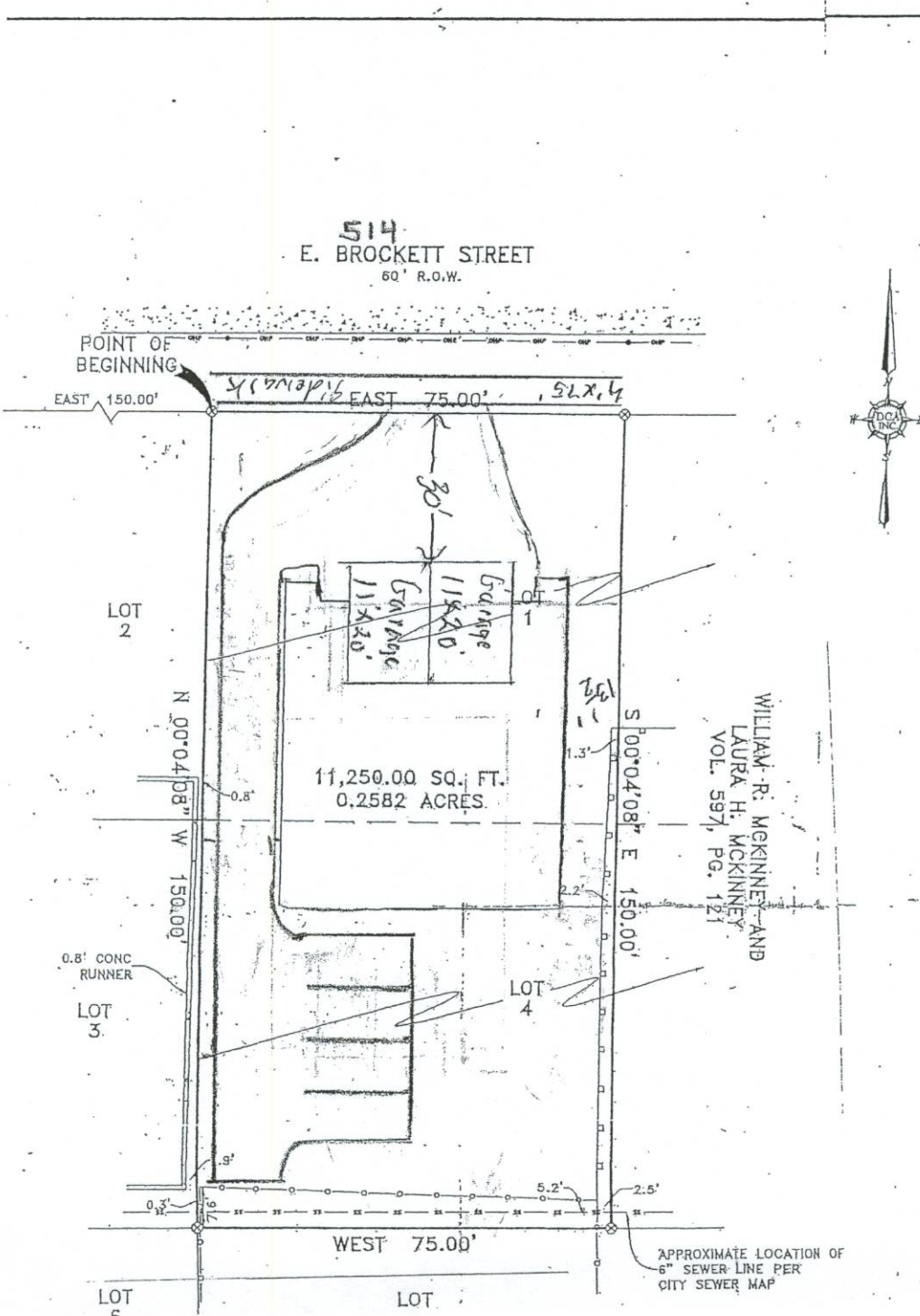


REAR ELEVATION



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



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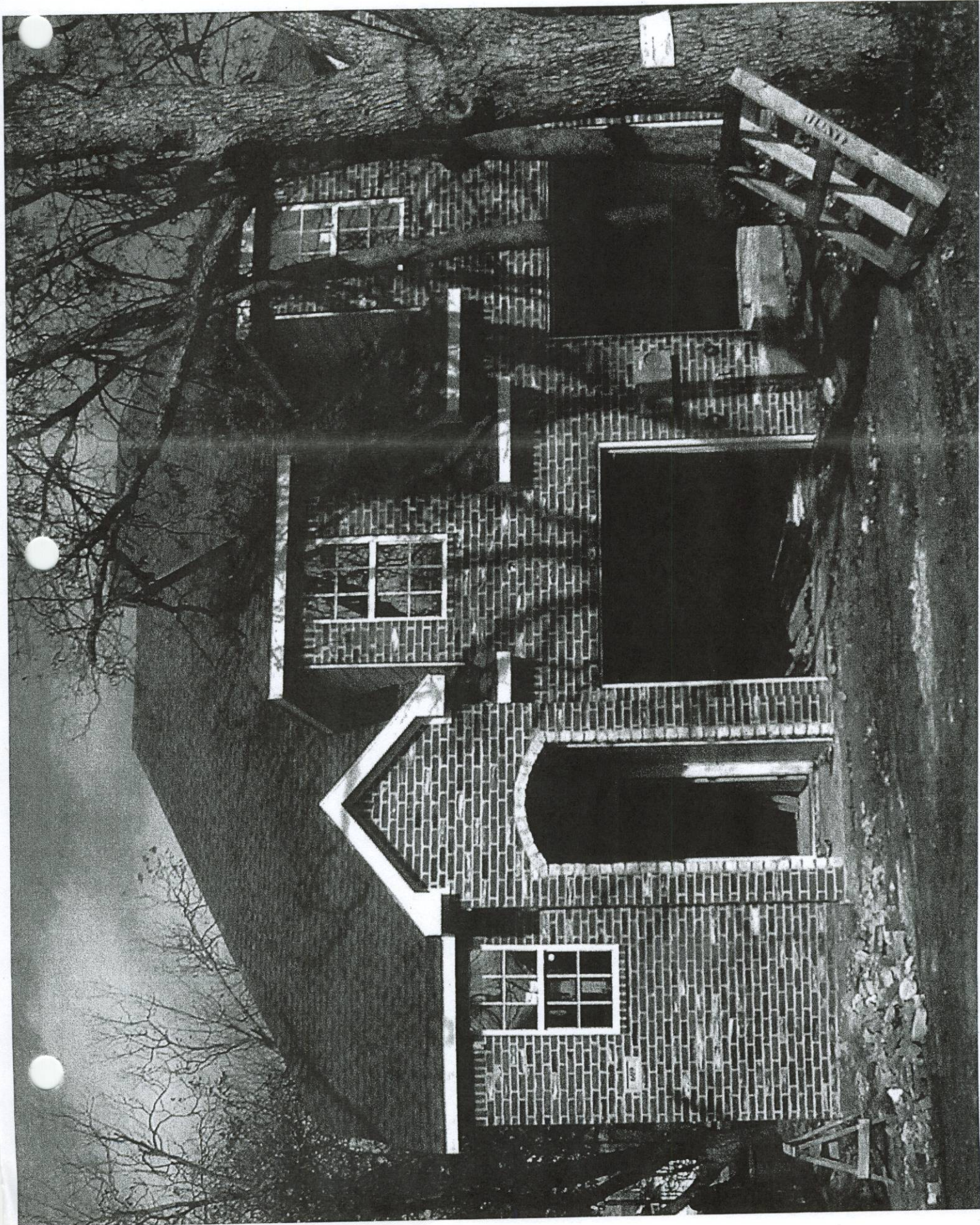
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514 E Arneket

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
August 21, 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

713 South Travis Street
Lot 1, Block 1, Hare and Randolph Addition
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for portable classrooms

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

St. Mary's Catholic School (Owner) and Nancy Kirkpatrick (Representative)

Considerations:

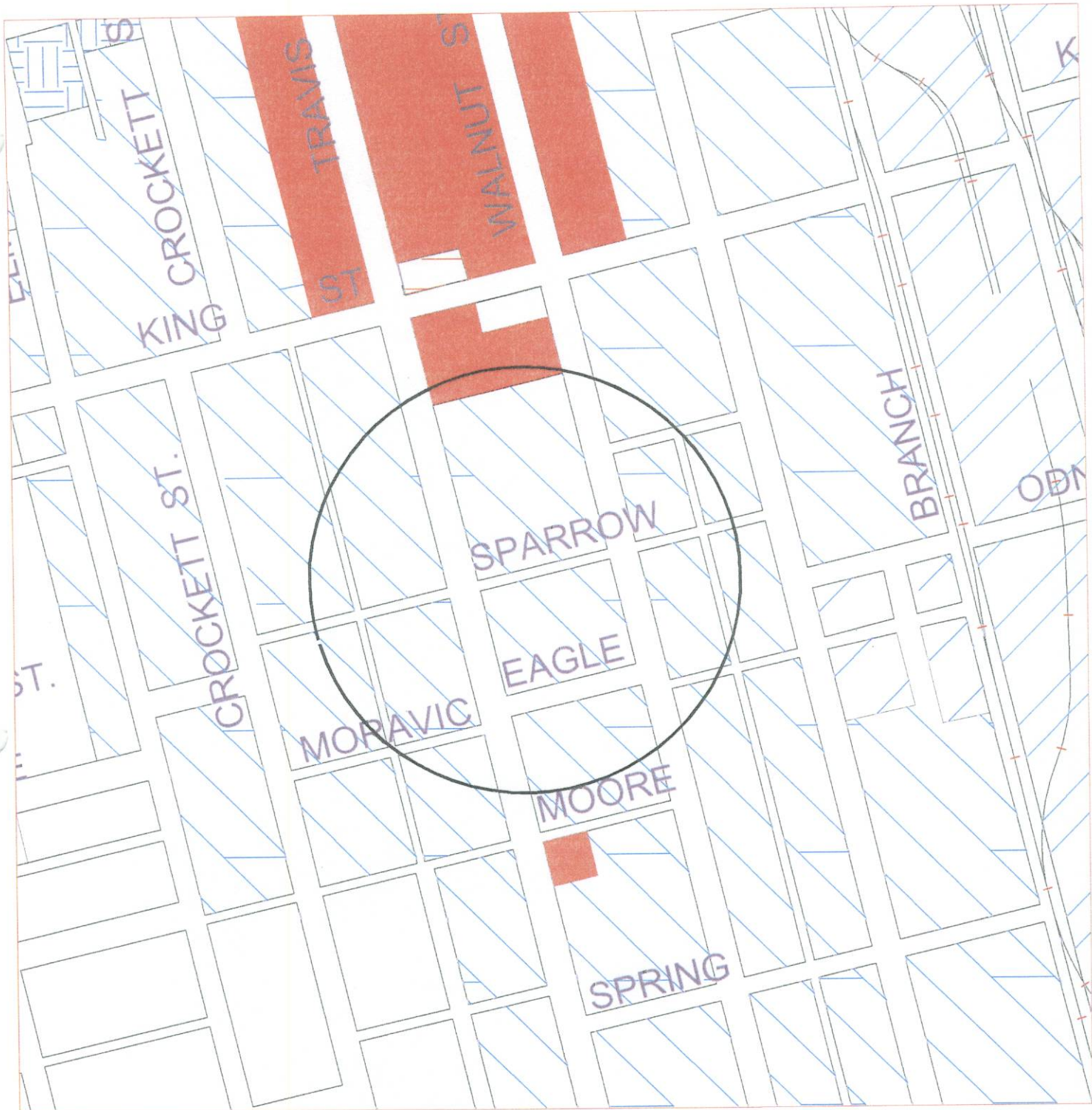
Master Plan Designation: Residential

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
	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



713 SOUTH TRAVIS SITE PLAN

Department of Developmental Services

4/27



WALNUT

TRAVIS

proposed
classroom

W. F. PATTERSON SURVEY
ABST. NO. 969

TEXOMA PARKWAY
(State Highway No. 91)
29° 38' 00" E
154.38' 505.2'

"1.747 Ac."
Dennis Callahan, et al
to
Callahan Family Limited Partnership
Vol. 2602, Pg. 798
Nov. 6, 1997

S 89°08'03" E 625.13' 58" Rubber Fod

56" Rebar End

Lot 3
2.66 Acres

①

Lot 2
1.41 Acres

Lot 1
1.62 Acres

"0.851 Ac."
Joe M. Williams, et ux
to
Wayne Emory
Vol. 1657, Pg. 746
Aug. 18, 1983

J. W. Lindley Subdivision
Vol. 580, Pg. 57

LINDLEY DRIVE

TEXOMA CENTER ADDI
to the
CITY of SHERMAN
GRAYSON COUNTY, TEXAS

CMC Land II
by: Ray Childress