

member of Four Rivers Outreach and feel very comfortable with their proposed use of the property at 210 South Rusk. The services they are providing appear to be much needed in Sherman."

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF J. W. CUSTOM MANUFACTURING (OWNERS) AND ROD TATCHIO (ARCHITECT) CONCERNING THE PROPERTY AT 1701 TEXOMA DRIVE, BEING A TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763 AND THE SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808 AND LOT 5 AND PART OF LOT 4 OF TEAGUE INDUSTRIAL PARK FOR A TOTAL OF 3.81 ACRES AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO NOT REQUIRE AN OFF-STREET PARKING AREA, SERVICE DRIVE, OR DRIVEWAY SURFACE WITH AN ASPHALTIC OR PORTLAND CEMENT BINDER PAVEMENT IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

EXCEPTION – OFF-STREET PARKING REQUIREMENTS
1701 TEXOMA DR.
(J.W. CUSTOM MANUFACTURING)

(DENIED)

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

Mr. Tatchio appeared to represent the request for the owner. He explained they are requesting an exception to allow the manufacturer, Custom Bodies, to store trucks for finish out and customizing in their plant operation. They currently store the trucks in a grassy area at this location and they would like to continue doing so. The frame of the trucks are parked in the grassy area until they are ready to be finished. They are planning a capital expansion and to construct a new paint shop building in the near future and the paving of the parking area for the trucks have not been budgeted. They employ fifty employees. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Nix felt it would not be fair to the people that an exception had been turned down in the past for the

parking lot requirements because of the expense.

Chairman Sofey explained it was not that long ago that a church on Gribble Street requested an exception for the parking lot paving because they did not have the money; and the request was denied.

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

ACTION TAKEN.

Motion by Commission Member Nix to deny the exception.
Second by Commission Member Bethel.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF JAMES SCHMIDGALL (OWNER) CONCERNING THE PROPERTY AT 217 LAUREL CREEK DRIVE, BEING LOT 1, BLOCK 2 OF THE LAUREL CREEK ADDITION, SECTION 2, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A SIDE YARD OF FIVE (5) FEET IN LIEU OF THE REQUIRED TEN (10) FEET IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
217 LAUREL CREEK
DR.
(JAMES SCHMIDGALL)

James Schmidgall, 217 Laurel Creek Drive, Sherman, Texas

Mr. Schmidgall appeared to represent the request. He explained he has an existing shop that is five feet from the property line and he would like to extend it twenty two feet and connect it to his house; making it a recreation vehicle storage. The addition will be architecturally designed the same as the existing home with an oversized garage door.

Max Bryant, 318 Laurel Ridge Circle, Sherman, TX

Mr. Bryant explained they live in a choice area and they would not want RV pads everywhere. Mr. Schmidgall has showed him the site plan and elevations of the proposed building and Mr. Bryant was concerned if approving the request would set a precedent for future RV pads in the neighborhood. He did not oppose Mr. Schmidgall's request.

Chairman Sofey explained each case would be looked at individually if a variance is requested.

A letter was received from W.W. Wald, 301 Laurel Creek Drive, Sherman, Texas in support of the request.

A petition was received objecting to the variance with nine

signatures; however after reviewing the site plan and elevations, five of the people signing the petition withdrew their signatures from the petition.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

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

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.

VARIANCE -
SCREENING
2206 E. LAMAR
(GOODWILL
INDUSTRIES)

(TABLED)

Rod Tatchio, Tatchio and Associates, Pottsboro, Texas

Mr. Tatchio appeared to represent the request. He explained they would like to table the request until the next meeting with a modification of the variance.

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

TEMPORARY USE PERMIT

THE REQUEST OF CHARLES E. ANDERSON (OWNER) AND BARRY TRAVIS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1400 WEST TAYLOR, BEING A 1.6890 ACRE TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL)

TUP – HAUNTED
HOUSE
1400 W. TAYLOR
(CHARLES
ANDERSON & BARRY
TRAVIS)

DISTRICT.

Barry Travis, 1809 Ridgeway, Sherman, Texas

Mr. Travis appeared to represent the request and answer any questions. He explained he would like to operate a haunted house on the property at 1400 West Taylor (the old Anderson Slaughter House), September 15th through the end of October. The haunted house would be open Friday and Saturday evenings mostly and the last couple of weekends in October; which will be Thursday, Friday and Saturday. The hours of operation usually run between 8 p.m. to 1 a.m. Friday and Saturday night. A maze, story area, and games would also be available for the younger children. He has been working with a friend for about five years in the haunted house business. He has seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Thompson asked Mr. Travis if amplified sound would be heard by the neighbors and about the parking.

Mr. Travis explained amplified sound would not be heard because of the location; there is nothing within 300-400 foot of this location. All the speakers will be interior, so the noise factor will be lower; however there will be some noise from the people outside. Mr. Travis explained the required parking would be available on site and they will provide parking attendants to keep people from parking on Taylor Street. He plans to talk to Girls Incorporated about parking on their lot as well.

Scott Shadden, Director Development Services informed Mr. Travis that a sound permit would be required from the City Manager's Office, and if he would be disturbing the peace, the police would be called to quiet down the noise. He explained Mr. Travis would need to also supply liability insurance before he opens for business.

No other citizens appeared before the Planning and Zoning Commission to discuss the Temporary Use Permit.

ACTION TAKEN.

Motion by Commission Member Nix to approve the Temporary Use Permit subject to the Staff Review Letter and to provide a copy of liability insurance to the City. Second by Commission Member Davis.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF TEXLANDEV-AUSTIN LANDING, LP

FINAL PLAT – AUSTIN
LANDING, PHASE 2

(OWNER), VILBIG AND ASSOCIATES (ENGINEERS) AND HELVY AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 4900 BLOCK OF NORTH TRAVIS STREET, BEING 2.688 ACRES IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42 AS FOLLOWS:

4900 BLK. N. TRAVIS
(TEXLANDEV-AUSTIN,
LP)

PLANNING AND ZONING COMMISSION
FINAL PLAT OF AUSTIN LANDING, PHASE TWO

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

Mr. Vilbig appeared to represent the request and answer any questions. He explained this location is the regional detention basin for the Austin Landing project on the east side of North Travis Street and will be handling the detention requirements for the west side of Travis as well as the apartments and the commercial tracts. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BARTON CAPITAL (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 615 SOUTH VADEN, BEING LOTS 1 AND 2, BLOCK 6, OF THE C. L. STOWE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

VARIANCE – LOT
WIDTH
615 S. VADEN
(BARTON CAPITAL)

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

Mr. Sartin appeared to represent the request and answer any questions. He explained they would like to replat the property from two lots to three fifty foot lots for residential development.

No other citizens appeared before the Planning and Zoning

Commission to discuss the variance.

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF BARTON CAPITAL (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 615 SOUTH VADEN, BEING LOTS 1 AND 2, BLOCK 6, OF THE C. L. STOWE ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT OF LOT 1 AND LOT 2, BLOCK 6 OF THE C. L. STOWE ADDITION

VADEN CUPID ADDN,
A REPLAT LOTS 1 & 2,
BLK. 6, C.L. STOWE
615 S. VADEN
(BARTON CAPITAL)

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

Mr. Sartin appeared to represent the request and answer any questions. He explained they would like to replat the property from two lots to three fifty foot lots for residential development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Wanda Cathey, 616 S. Vaden, Sherman, TX

Ms. Cathey explained she and her neighbor, Jimmy Westmoreland's sewer line runs through the property over to the alley between Charles and Vaden Streets. She wanted to know how they were going to put three houses on the property without building over the sewer line. The City marked the sewer line with green flags yesterday and the sewer line definitely goes through the property.

Mr. Sartin explained the sewer line would be relocated and they would provide an easement for the private sewer line.

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

ACTION TAKEN.

Motion by Commission Member Bethel to approve the Replat subject to the Staff Review Letter. Second by Commission Member Plyler.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF FIRST TEXOMA NATIONAL BANK (OWNER) AND RICKY BATES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 3425 FM 1417 NORTH (HERITAGE PARKWAY), BEING LOT 1 AND 2 OF THE REPLAT OF POST OAK CROSSING LOT 1B, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (5) (III) AND SUBSECTION (10) TO ALLOW A FIFTEEN (15) FOOT FRONT SETBACK FOR A MONUMENT SIGN IN LIEU OF THE REQUIRED TWENTY-FIVE (25) FEET FROM THE HIGHWAY RIGHT-OF-WAY IN A C-1 (RETAIL BUSINESS), THE O.1 (75 & 82) OVERLAY DISTRICT AND THE O.1.1 (1417) OVERLAY DISTRICT.

Ricky Bates, 317 Shawn Lane, Calera OK

Mr. Bates appeared to represent the request and answer any questions. He explained the owner would like to move an existing monument sign so that it will be 15 foot from the front property line. The sign would be in line with the other signs along F.M. 1417 North. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Davis was concerned about the other tenants in the building wanting signage; they would not be allowed a sign because only one sign is allowed per lot. He felt they should have a multi-tenant sign for the strip center.

Mr. Bates explained Texoma National Bank owns the entire building.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DR. CHARLES PHELPS, (PARTNERSHIP), ISBELL ENGINEERING GROUP (ENGINEERS) AND RICKY BATES (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2622 U. S. HIGHWAY 75 NORTH, BEING LOT 5R-2, BLOCK 1, OF THE REPLAT OF LOT 5, BLOCK 1 OF CORNERSTONE ADDITION, AS FOLLOWS;

VARIANCE – FRONT
SETBACK FOR SIGN
3425 FM 1417 NORTH
(FIRST TEXOMA
NATIONAL BANK)

VARIANCE – FRONT
SETBACK FOR SIGN
2622 HWY. 75 N.
(DR. CHARLES
PHELPS, ADVANCED
MEDICAL IMAGING)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8., SUBSECTION (5) (A) TO ALLOW A TEN (10) FOOT FRONT SETBACK FOR A MONUMENT SIGN IN LIEU OF THE REQUIRED FORTY FEET OR TWENTY-FIVE (25) FEET PLUS THE HEIGHT OF THE STRUCTURE, WHICHEVER IS GREATER FROM THE HIGHWAY RIGHT-OF-WAY IN A C-1 (RETAIL BUSINESS), THE O.1 OVERLAY (75-82) DISTRICT.

Ricky Bates, 317 Shawn Lane, Calera OK

Mr. Bates appeared to represent the request and answer any questions. He explained the owner would like to erect a monument sign 10 foot from the front property line for the Advanced Medical Imaging Center; which is under construction. 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 variance.

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF BRIAN HARRIS (OWNER) AND ISBELL ENGINEERING GROUP, INC. (ENGINEERS) CONCERNING THE PROPERTY AT 2921 FM 1417 NORTH (HERITAGE PARKWAY), BEING LOT 3, BLOCK 1, OF THE BELVEDERE ESTATES ADDITION REPLAT, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A DENTAL OFFICE

**SITE PLAN – DENTAL
OFFICE
2921 FM 1417 NORTH
(BRIAN HARRIS)**

Scott Maynor, Isbell Engineering, 4084 Sandshell Drive, Ft. Worth, Texas

Mr. Maynor appeared to represent the request for the owner and answer any questions. He explained the owners would like to construct a dental office at 2921 F.M. 1417 North. 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 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: SOFTLY, SOFEY, PLYLER, JONES, DAVIS,
NIX, THOMPSON, AND BETHEL
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO
THE INTENT OF THE ORDINANCE.

MOBILE FOOD VENDOR

THE REQUEST OF JAMES RANDALL (OWNER) AND
GLENDA HUNTER (TENANT) CONCERNING THE
PROPERTY LOCATED AT 604 NORTH WALNUT, BEING
LOT 8 AND PT OF LOT 5 OF BONDS 1ST ADDITION, AS
FOLLOWS;

BOARD OF ADJUSTMENTS

SITE PLAN APPROVAL AND PERMIT FOR A MOBILE
FOOD VENDOR UNDER ORDINANCE NO. 2280, SECTION
8, SUBSECTION (4.1) IN A C-1 (RETAIL BUSINESS)
DISTRICT.

SITE PLAN & MOBILE
FOOD VENDOR
604 N. WALNUT
(JAMES RANDALL &
GLENDA HUNTER

(DENIED)

Malinda Pratt, 604 N. Walnut, Sherman, Texas

Ms. Pratt appeared to represent the request and answer
any questions. She explained they would like to operate a
mobile food vehicle in the back parking lot on the north
side of the retail center at 604 North Walnut. The hours of
operation would be 10 a.m. to 6 p.m.; the same as the hair
salon. They would like to serve snow cones, snacks, and
soft drinks. They have seen the Staff Review Letter and
would abide by the Staff Review Recommendations.

Letters were received from:

Mack & Sharon Broiles, PO Box 3377, Sherman, TX

They were opposed to the request because of increased
traffic congestion, parking, and they did not think a mobile
food vendor would give the area a favorable impression in
a business area.

WFH Holding Company, 619 N. Travis, Sherman, TX

They opposed the request because of the lack of parking
and traffic congestion on adjoining properties. "At one
time there was some type of night club in the back of this
property. We had problems with beer bottles and trash on
our 611 N. Travis property because there is not enough
parking on Walnut Street. We had to have the Police try to
keep them off our parking lot."

Samuel Thorpe, 516 W. Belden, Sherman, TX

Mr. Thorpe was totally against mobile food vendors. "It is
not in the best interest of Sherman to have these
cluttering Sherman."

Robert Rowland, PO Box 1446, Sherman, TX

Mr. Rowland opposed the request.

Mr. John Arizola, 507 W. College, Sherman, Texas
appeared from the audience.

Mr. Arizola explained he operates a restaurant in the

downtown area and he is opposed to the mobile food vendors in the downtown area. A lot of the mobile food vendors operate at night when there is not enforcement of the new ordinance.

No other citizens appeared before the Planning and Zoning Commission to discuss the Mobile Food Vendor Permit and Site Plan.

Doreen McGookey, City Attorney asked Ms. Pratt if the posted business hours are 10 a.m. to 6 p.m.

Ms. Pratt explained the posted business hours are 10 a.m. to 6 p.m., but if she has customers that need an appointment outside those hours she would provide those hours to them. The mobile food unit will be in operation during the posted business hours.

Commissioner Nix explained he did not feel mobile food vendors are good for Sherman, he felt they should try to go into an existing location.

ACTION TAKEN.

Motion by Commission Member Nix to deny the site plan and Mobile Food Vendor Permit. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, DAVIS, JONES, NIX, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

INTERPRETATION OF O-1.1 (1417) OVERLAY DISTRICT LANDSCAPE ORDINANCE

INTERPRETATION
LANDSCAPE ORD.

Scott Shadden asked the commission to appoint a committee to make a recommendation.

Chairman Sofey appointed David Plyler, Steve Jones and himself to the Committee to Review the Landscape Ordinance.

OTHER BUSINESS

REVIEW OF DRAFT ORDINANCE TO AMEND THE REQUIREMENTS FOR DUPLEXES IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND CONSIDER RECOMMENDATION TO THE CITY COUNCIL.

REQUIREMENTS FOR
DUPLEXES

Chairman Sofey explained a committee was appointed to review the requirements for duplexes in an R-1 (One and Two Family Residential) District. The members included Jason Sofey, Kelsel Thompson, Steve Jones, and John Nix. The committee determined the major effect of duplex housing on residential neighborhoods was the lack of off-

PLANNING & ZONING COMMISSION MINUTES – JULY 17, 2007

street parking for the duplexes. The committee suggested limiting the number of bedrooms to four; but still require one parking space per bedroom with a minimum of two spaces per unit.

No other citizens appeared before the Planning and Zoning Commission to discuss the requirements for duplexes in an R-1 (One and Two Family Residential) District.

ACTION TAKEN.

Motion by Commission Member Nix to forward the draft ordinance to amend the requirements for duplexes in an R-1 (One and Two Family Residential) District to the City Council. Second by Commission Member Thompson.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:05 p.m.

ADJOURNMENT



SECRETARY



CHAIRMAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

210 South Rusk
0.46 acres in the Samuel Blagg Survey, Abstract No. 56
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a halfway house in a C-2 (General Commercial) District and the Central Business District.

Adjacent Zoning:

R-2 (Multi-Family Residential) District and C-2 (General Commercial) District

Origination:

Four Rivers Outreach Inc. (Owner) and Arthur Horn (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

22

Objections Received:

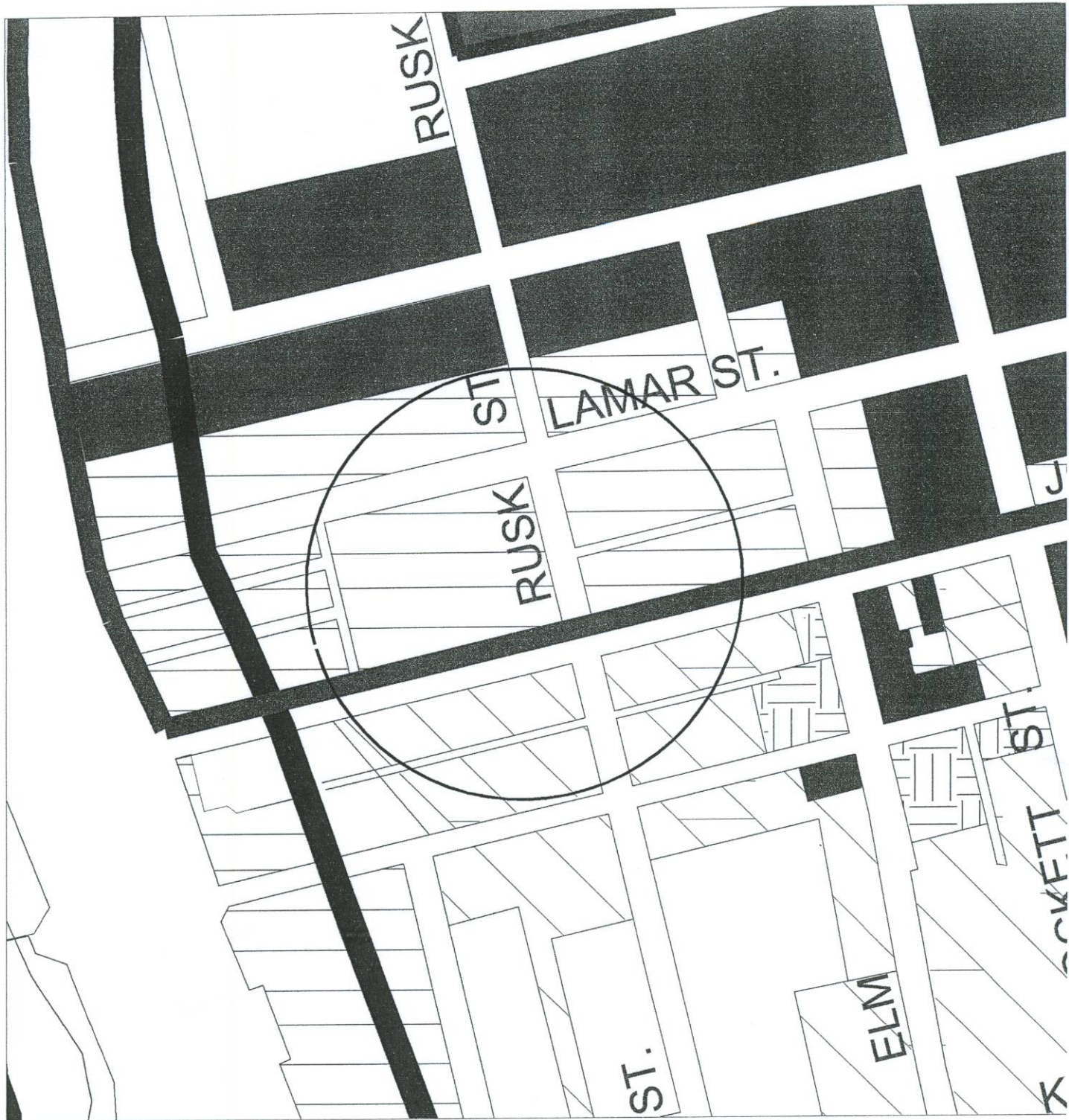
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Attachments:

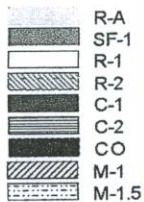
Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

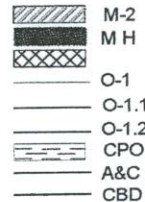
Approved By:
Scott Shadden,
Development Services Director



LEGEND



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



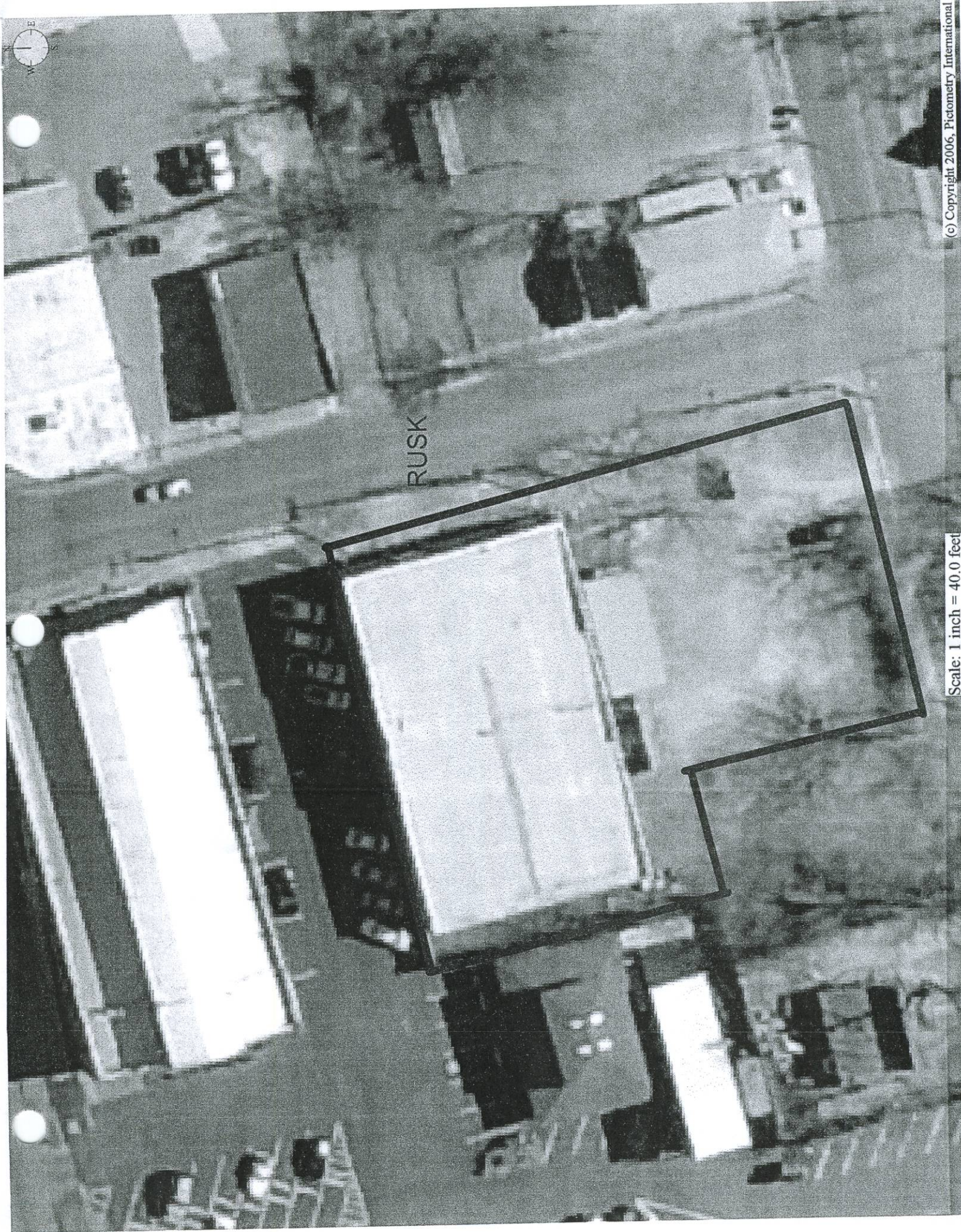
M-2 HEAVY MANUFACTURING DISTRICT
 MH MANUFACTURED HOUSING DISTRICT
 O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
 O-1.1 OVERLAY DISTRICT - 1417
 O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
 CPO COLLEGE PARK OVERLAY
 A&C ARTS & CULTURAL OVERLAY DISTRICT
 CBD CENTRAL BUSINESS DISTRICT



210 SOUTH RUSK SPECIFIC USE PERMIT

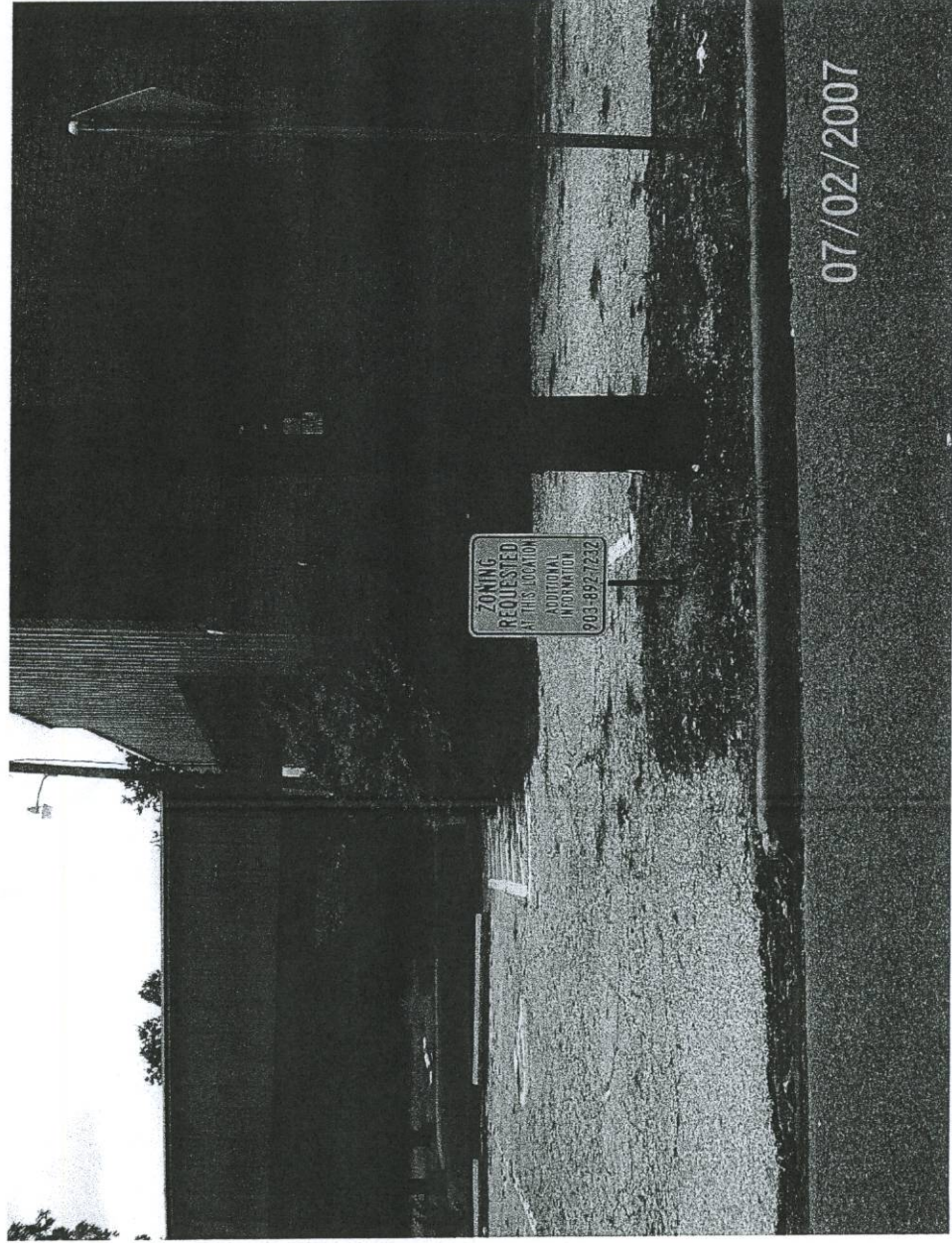
Department of Developmental Services



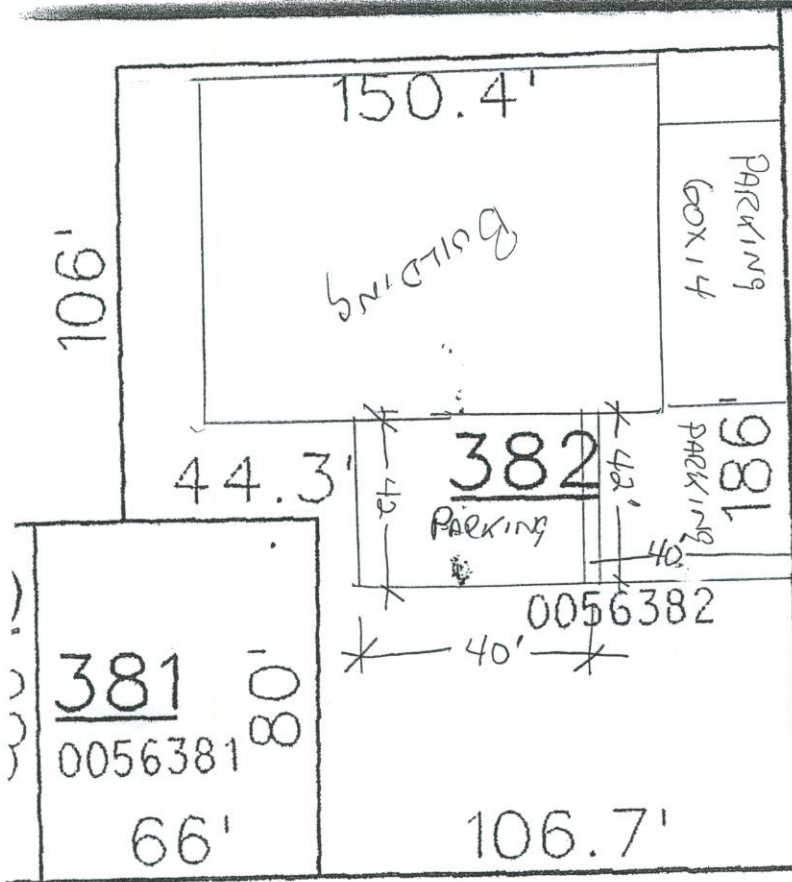


Scale: 1 inch = 40.0 feet

210 S. Rusk



2→



RUSK

W. JONES

1071

**STAFF REVIEW LETTER**

July 12, 2007

Four Rivers Outreach, Inc.
333 West Jones
Sherman, Texas 75090

Arthur Horn
333 West Jones
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Specific Use Permit and Site Plan approval for the property located at 210 South Rusk Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All parking areas shall be a dust free surface.
2. The building must be in compliance with all current City of Sherman building and fire codes prior to occupancy.
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

SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone No. (903) 892-7229
FAX No. (903) 892-7274

July 2, 2007 Waller Spears Inc.
2031 Meadowlake Dr.
Sherman, Texas 75092-8397

JUL 11 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 17, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Four Rivers Outreach Inc. (Owner) and Arthur Horn (Representative)
concerning the property located at 210 South Rusk Street, being 0.46 acres in the Samuel Blagg Survey, Abstract No. 56

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a halfway house in a C-2 (General Commercial) District and the Central Business District.

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

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


Secretary, Planning & Zoning Board

I have visited with Mr. Horn & another board member of Four Rivers Outreach & feel very comfortable with their proposed use of the property @ 210 S. Rusk. The services they are provided appear to be much needed in Sherman.


Joe Spears for
Waller Spears, Inc.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

1701 Texoma Drive
A tract in the J. B. McAnair Survey, Abstract No. 763
and the Smith McGlothlin Survey, Abstract No. 808
and Lot 5 and part of Lot 4 of Teague Industrial Park for a total of 3.81 acres
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to not require an off-street parking area, service drive, or driveway surface with an asphaltic or Portland cement binder pavement in an M-1 (Light Manufacturing)

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

J. W. Custom Manufacturing (Owners) and Rod Tatchio (Architect)

Considerations:

Master Plan Designation: Manufacturing

Number of notices mailed:

11

Objections Received:

0

Attachments:

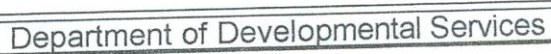
Location map
Photographs
Site Plan
Staff Review Letter

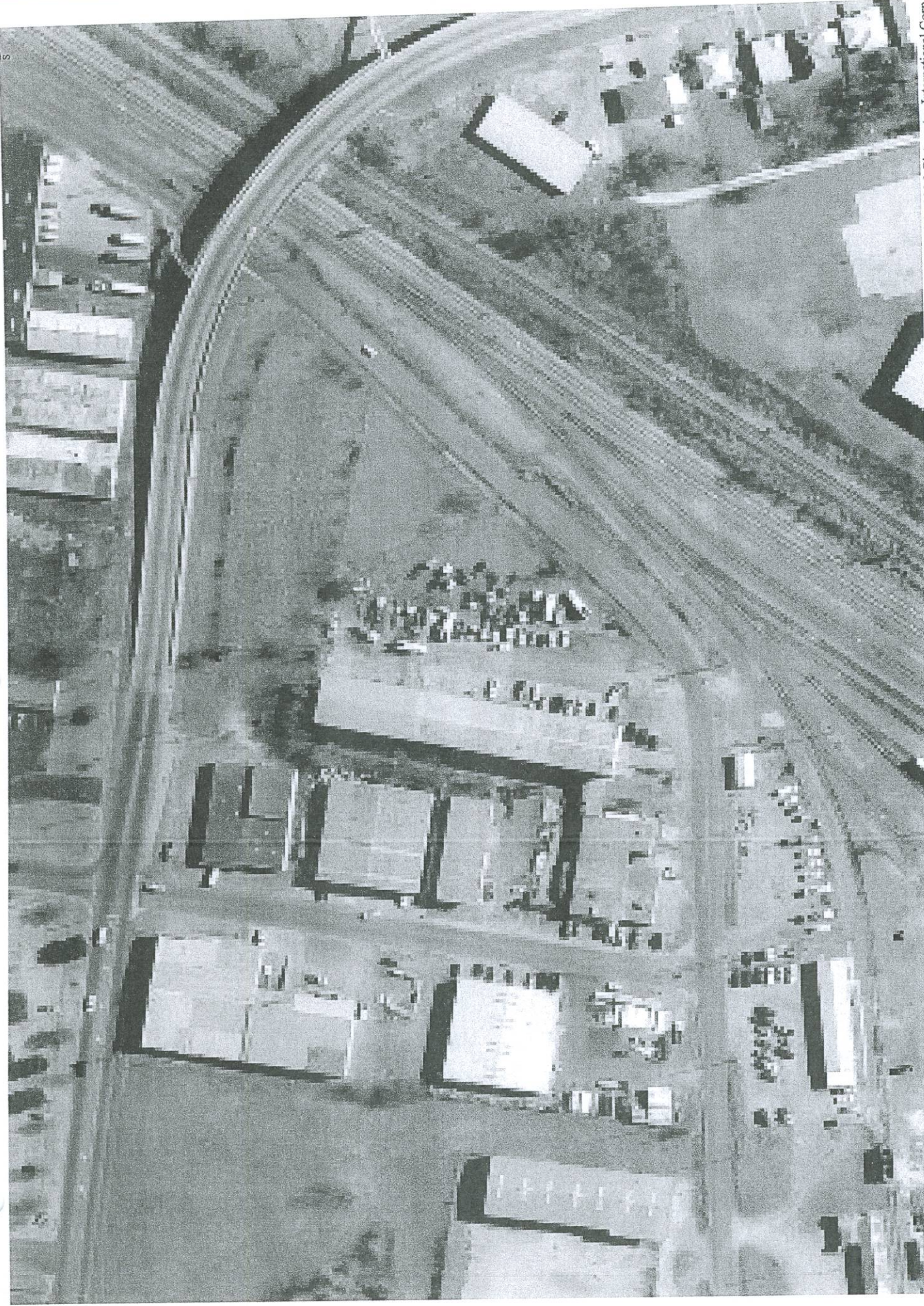
Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



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

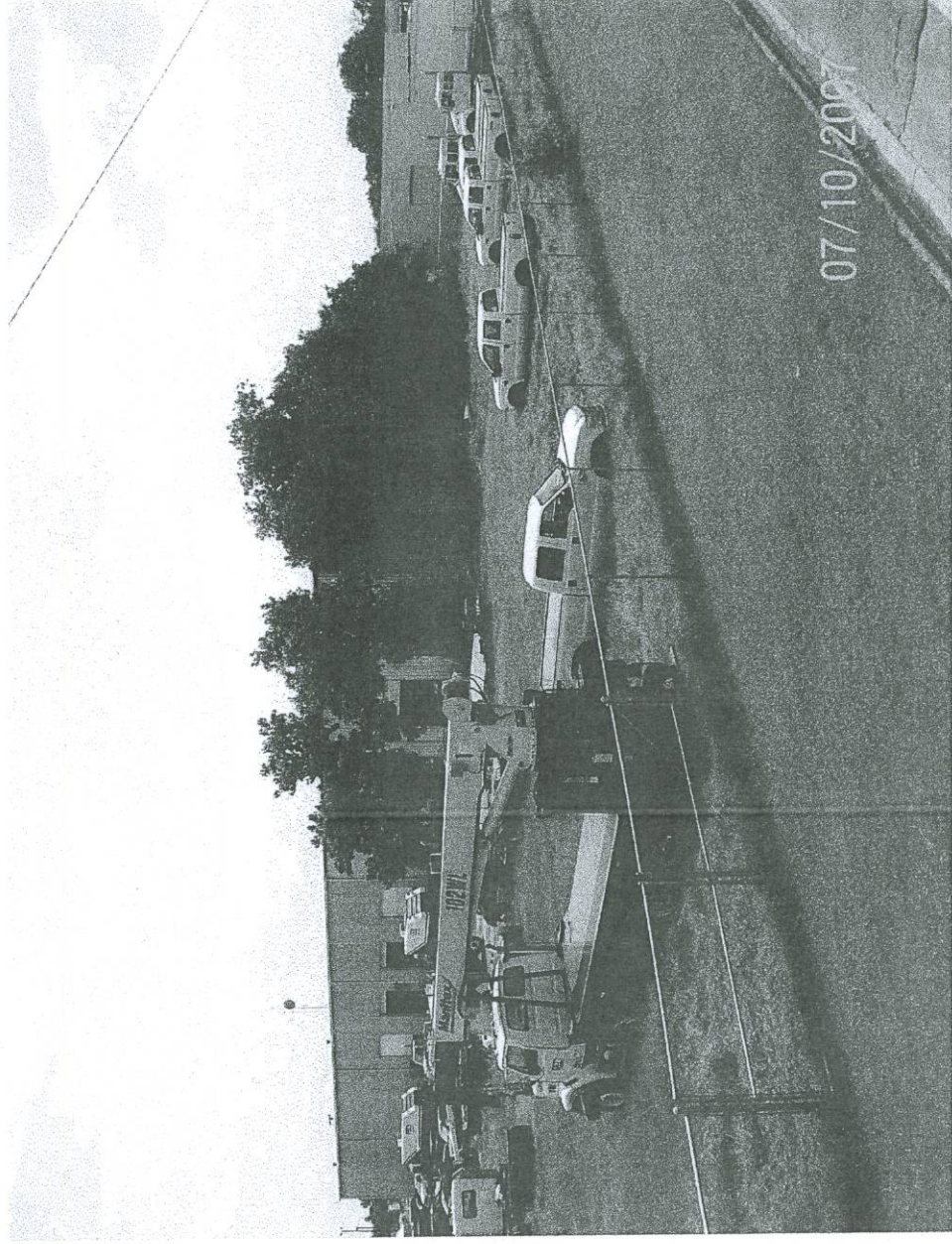




1701 Texoma Dr.



1701 Texoma Drive





July 12, 2007

J.W. Custom Manufacturing
1701 Texoma Drive
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 1701 Texoma Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The area of development is greater than one acre. A drainage plan is required including detention.
2. Driveways shall conform to City of Sherman standards and a permit is required from the Engineering Department.
3. The new building must be in compliance with all current City of Sherman building and fire codes prior to occupancy.
4. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

217 Laurel Creek Drive
Lot 1, Block 2 of the Laurel Creek Addition, Section 2
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a side yard of five (5) feet in lieu of the required ten (10) feet in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

James Schmidgall (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

20

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



217 LAUREL CREEK DR VARIANCE

Department of Developmental Services

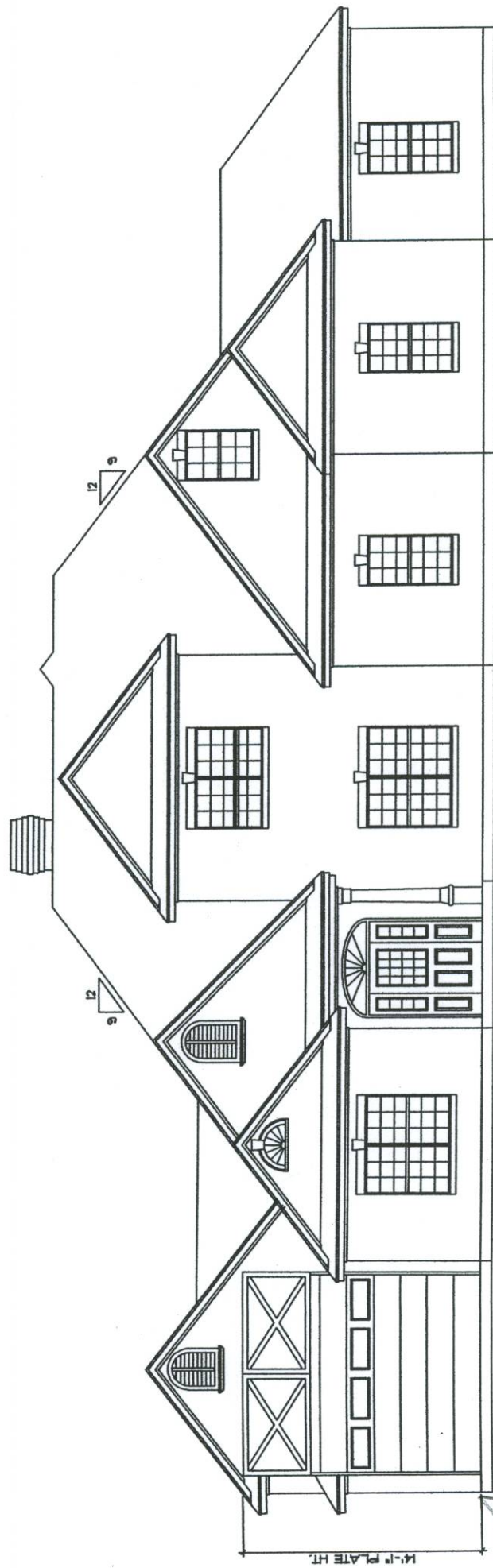




Average Scale: 1 inch = 34.1 feet

217 Laurel Creek Dr.

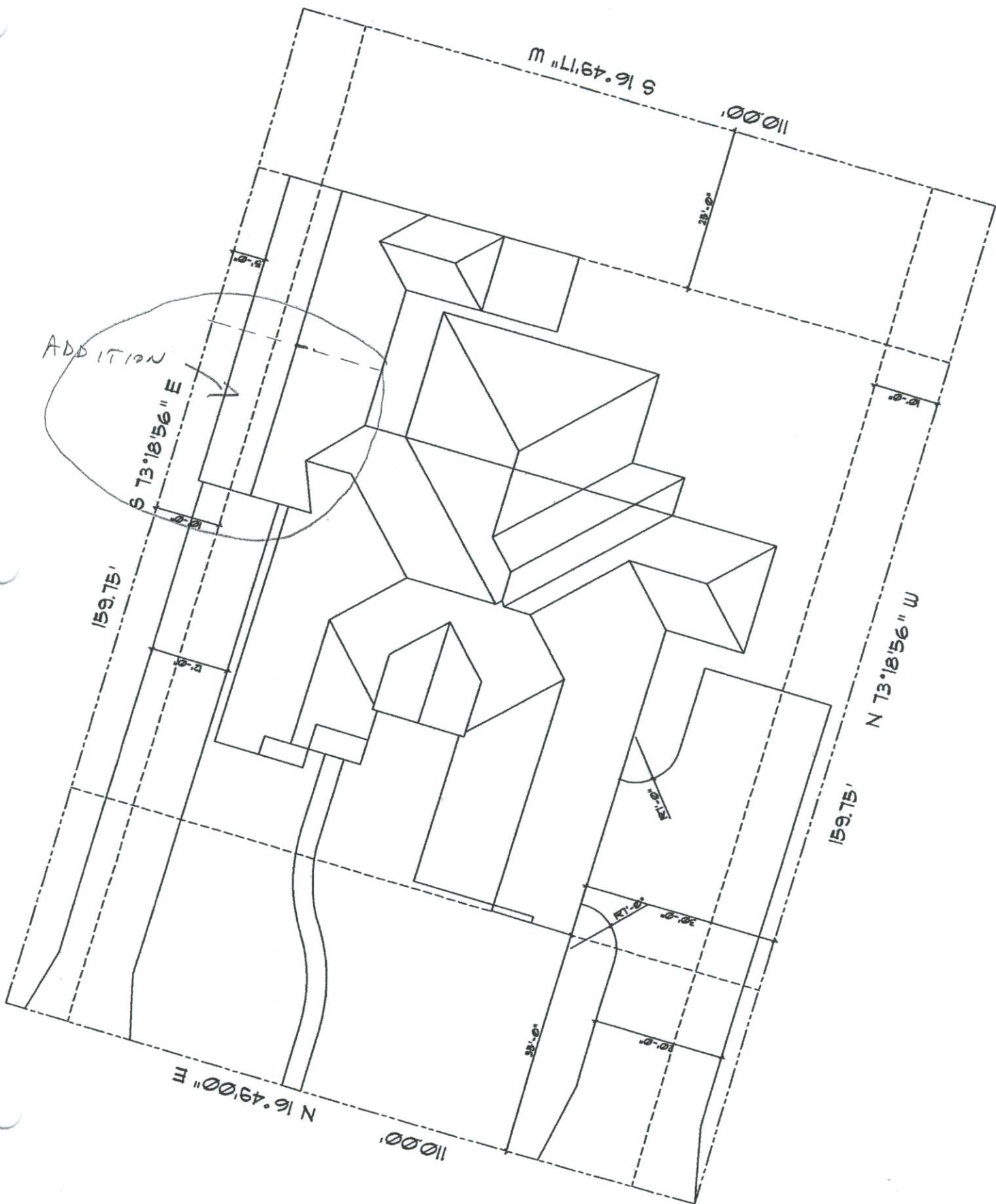


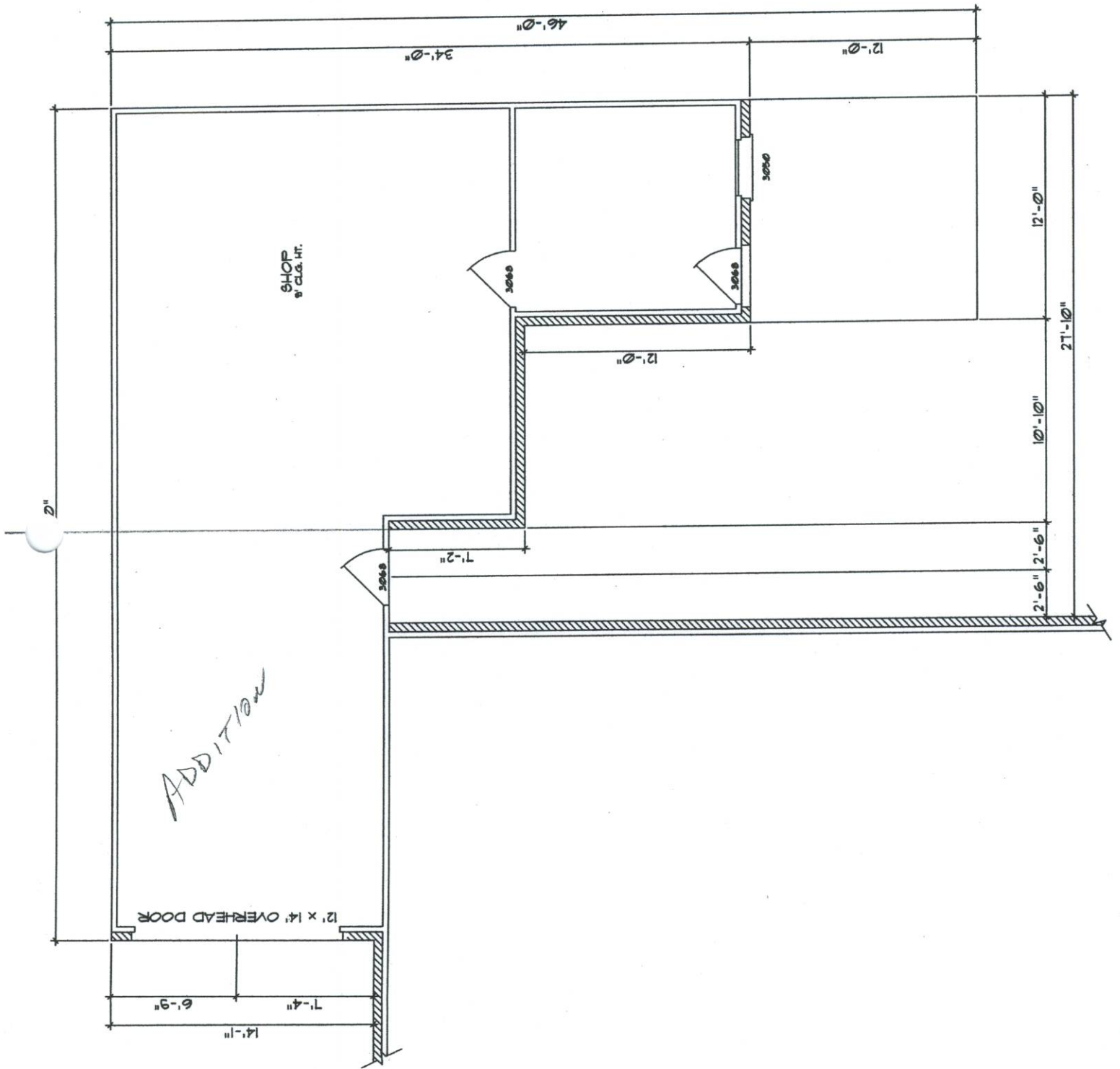


FRONT ELEVATION

Brought Forward
22 FT.

4'-0" PLATE HT.





To: The Planning and Zoning Commission and Board of Adjustment
of the City of Sherman

Date: July 17, 2007

We, the undersigned below object to the proposed variance allowing a side yard of five (5) feet in lieu of the required ten (10) feet concerning the property at 217 Laurel Creek Drive, Lot 1, Block 2 of the Laurel Creek Addition, Section 2.

As such, we respectfully ask the Planning and Zoning Commission to deny the request for variance of the above stated property.

Name

Address

3
Jane Sager

320 Laurel Ridge Circle, Sherman, TX

Jane Sager
Janice Bryant

325 Laurel Ridge Circle

Walter R. King

318 Laurel Ridge Circle

Frank King

322 LAUREL CREEK DRIVE

322 Laurel Creek Dr.

Bel + Kerry Bedgood

324 Laurel Ridge Circle

201 Laurel Creek Drive

Stephanie Harris

320 Laurel Ridge Cr., Sherman, TX,

Max Bryant

318 Laurel Ridge Circle Sherman TX

COPY

RESTRICTIVE COVENANTS APPLICABLE TO LAUREL CREEK ADDITION,
SECTION THREE, AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN
VOL. 10, PAGE 49, PLAT RECORDS, GRAYSON COUNTY, TEXAS

STATE OF TEXAS *

COUNTY OF GRAYSON *

KNOW ALL MEN BY THESE PRESENTS:

THAT EVERETT MITCHELL, hereinafter called "Declarant", being the owner of all of the Lots in LAUREL CREEK ADDITION, SECTION THREE, an Addition to the City of Sherman, Grayson County, Texas, recorded in Vol. 10, Page 49, Plat Records, Grayson County, Texas, does hereby make and file the following restrictive covenants covering the aforesaid lots, it being the intention of the Declarant to restrict use of such property by the following restrictive covenants, for the purpose of enhancing and protecting the value, attractiveness and desirability of the lots or tracts constituting such subdivision, Declarant hereby declares that all of the property described above and each part hereof shall be held, sold and conveyed only subject to the following easements, covenants, conditions and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

1. The covenants and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by EVERETT MITCHELL, or the owner of any lot subject to this declaration, their respective legal representatives, heirs, successors and assigns for a term of twenty-five (25) years from the date this declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless set aside by recorded instrument executed by seventy-five percent (75%) of the owners. The covenants, restrictions and other provisions of this declaration may be amended, and/or added restrictions may be placed upon the property by instrument executed by not less than seventy-five percent (75%) of the owners.

2. All lots are hereby designated and described as single family residential lots. No lot or combination of lots may be replatted so as to create from the total combined replatted lots more separate building sites or lots than existed in the original platting.

3. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed three (3) stories in height, private attached or detached garage, or carport for not less than two (2) or more than three (3) cars. No garage which shall open to the front of the lot or any detached garage shall be constructed without written approval of the Architectural Committee. The construction of any apartment, house, condominium, duplex, hotel or any other type of multi-family structure or business establishment of any kind or character is expressly prohibited. Outbuildings for single-family use may be built only when the plans therefor are approved in writing by the Architectural Control Committee. No business of any kind shall be conducted on any residence with the exception of the business of Declarant and any transferee of Declarant in developing all of the lots. As used in this section, the word "transferee" specifically excludes purchasers of lots improved with completed residences.

4. No house, dwelling and/or structure of any kind or character whatsoever may be moved upon any lot in said addition. A new structure only shall be erected on and permitted to remain on any lot in said addition.

5. No temporary dwelling, shop or trailer, or mobile home of a temporary character, shall be permitted on any lot. No building material of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvement, and then such material shall be placed or stored within the property line of the lot upon which the improvements are to be erected.

6. There shall not be erected on any lot a residence whose quality of structure and finish does not meet minimum property standards established by the Building Code of the City of Sherman, nor shall any alteration or addition to any residence be made which does not meet the same minimum property standards.

7. The main dwelling (living space) of every residence placed or constructed in the addition shall contain a minimum floor area of 2,000 sq. ft., with the exception of Lots One (1) and Two (2), in Block Two (2), which shall contain a minimum floor area of 1,800 square feet, such main living areas to be calculated exclusive of any areas contained in garages, porches, breezeways, servant quarters, outbuildings and terraces, etc.; all of which areas shall be completed and finished simultaneously with the first construction of such structure.

8. The main building shall not be located on any property nearer to the property line than the building line indicated on the recorded plat. All other building lines now shown shall be in accordance with the zoning ordinances of the City of Sherman as they presently exist.

9. The exposed exterior wall area of any improvement or structure placed or erected on any lot or tract shall follow the City of Sherman building Code. Such wall area, up to the first floor top plate line shall, exclusive of doors, windows and gable area, be 75% masonry, masonry veneer, stucco, or stone. There shall be a minimal requirement of 50% masonry, masonry veneer, stucco, or stone for any single wall. Masonry, stucco or stone material shall be of quality and appearance equal, or superior, to standard clay or shale, common brick, color pigment, portland cement brick or quarried stone. Exterior wall material, exclusive of the required masonry, stucco, or stone area, shall be of standard construction material selected and designed to add to the architectural appearance of the building. Only the upper floor of one and one-half story and two story residences may be of frame construction. Servant quarters, carports, garages, or other outbuildings which may be detached from main dwellings are specifically required to conform with this construction requirement. Written approval of Architectural Control Committee must be obtained for any but the following roof materials: No. 1 or No. 2 wood shingle, copper, standing seam metal, slate, tile, concrete tile, composition with a minimum weight of 235 pounds per square or tar and gravel build-up roof, as applicable to certain flat roof plans. All composition roofs shall be of natural wood color or earth tones.

10. Subject to approval by Architectural Control Committee, the main dwelling may be constructed without a garage facility if a front curved driveway is to be used with said driveway having a separate entrance and exit. Said driveway must pass under a 2-car width porte cochere. If no garage is constructed, at least 80 square feet of storage must be provided and may be attached, detached or incorporated within the main structure so long as an

outside entrance to said storage area is provided. Said storage area must comply with all other rules and regulations as set forth in this document of Building and Use Restrictions. No incorporated storage facility may open to the front of the main building. All garage auto entrances must face the rear of the lot. Written approval of the Architectural Control Committee must be obtained for any variation to the garage auto entrance location requirement, but in no case may the entrance open to the front of the main building.

11. Chain-link fences shall not be permitted; all fences shall be of either wood or masonry construction. The height of such fences shall not be in excess of seven (7) feet.

12. No house shall be occupied as a residence until it is completed in accordance with the provisions of these covenants. All houses and structures permitted under these restrictions shall be completed within twelve (12) months after construction is started.

13. If any lot is improved for occupancy, same shall not be occupied or continued to be occupied unless and until the premises are connected in a proper way with the city sewerage system.

14. All boats, pickup campers, travel trailers, motor homes, and any other types of recreational vehicles must be kept stores at the rear of each lot on a paved surface and all such vehicles must be completely shielded from all streets. None of these vehicles, trailers or mobile homes shall at any time be used as a residence, or office temporarily or permanently.

15. Grass, weeds and vegetation on each lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. Upon failure to so maintain any lot, the developer or the Architectural Control Committee may, at its option, have the grass, weeds and vegetation cut as often as necessary in its judgment, and the owner of such property shall be obligated, when presented with an itemized statement, to reimburse said developer or Committee for the cost of such work. This provision, however, shall in no manner be construed to create a lien in favor of any party on any piece of property for the cost or charge of such work or the reimbursement for such work.

16. The construction or maintenance of signs or advertising structures of any kind on any lot is prohibited, except that one (1) sign advertising the sale of property is permitted provided it does not exceed 2 ft. x 3 ft. in size. However, the developer of LAUREL CREEK ADDITION, SECTION THREE, shall be allowed to place several larger signs in the subdivision during the initial period of development.

17. No trash, ashes or other residue may be dumped, thrown or placed on any lot in said addition. No noxious or offensive trade or profession shall be carried on in any structure or upon any lot, nor shall anything be done or allowed to exist therein or thereon which is, or could become, a nuisance or annoyance to the neighborhood; specifically in this regard, the number and type of pets kept or maintained on any lot in this addition shall be limited to that type and number that will not be unreasonably noisy or odor-causing.

18. Trucks with tonnage in excess of one ton and any vehicle with painted advertisement shall not be permitted to park overnight on the streets, driveways or otherwise within this addition at any time.

19. No vehicle of any size which transports inflammatory or explosive cargo may be kept in this addition at any time.

20. No structure of a temporary character, such as a trailer, tent, shack, garage, barn, or other outbuilding shall be used on any property any time as a dwelling house.

21. Easements for drainage facilities and easements for the installation and maintenance of utilities are reserved as shown on the recorded plat. Easements are reserved for the benefit of General Telephone and Electric Co., TU Electric, Lone Star Gas Co., and their respective successors in their installation, operation, maintenance and ownership of service lines from the property lines to the residence in the addition.

22. No oil drilling, oil development operation, oil refining, quarrying or mining operations or any kind shall be permitted upon or in any property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any property. No derrick or other structure designed for use in quarrying for oil or natural gas shall be erected, maintained or permitted upon any property.

23. No animals, livestock or poultry of any kind shall be raised, bred or kept on any property except that dogs, cats and other household pets may be kept provided that they are not raised, bred or kept for commercial purposes.

24. No property shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers; all incinerators or other equipment for the storage or other disposal of such material shall be kept in a clean and sanitary condition.

25. No individual water supply system shall be permitted on any property unless the system is located, constructed and equipped in accordance with the requirements, standards and recommendations of State or local public health authority. Approval of such system, as installed, shall be obtained from such authority.

26. No air conditioning apparatus shall be installed on the ground in the front of a dwelling house nor any closer than five (5) feet to the front of the main residence. No air conditioning apparatus shall be attached to any front wall of a dwelling house. No evaporative cooler shall be installed on the front wall or the side wall of a dwelling house.

27. No garage, servant house, garage house or outbuilding on any property shall be occupied by owner, tenant or anyone prior to the erection of a dwelling house.

28. All mail boxes, unless affixed to the dwelling house, shall be affixed to a substantial and decorative pole or stand permanently placed in the ground, and such mail boxes and supporting poles or stands shall be of a design approved by the Architectural Control Committee.

29. No antennas shall be permitted in this subdivision, EXCEPT AM and FM radio reception and UHF and VHF television reception antennas and satellite dishes. Said antennas and satellite receptacles shall be located in such a manner so as to be the least visible from the street(s) adjacent to the house.

30. These restrictions are for the benefit of and shall inure to the benefit of each and every property owner in LAUREL CREEK ADDITION, SECTION THREE, may be enforced by any one or more of such property owners, and shall run with the land, and every property owners therein shall be taken to hold, agree and covenant with each other to conform to observe and abide by said restrictions.

31. If the parties hereto, or any of them, or the heirs, grantees, successors, or assigns shall violate or attempt to violate the covenants herein, it shall be lawful for any person or persons owning any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from doing so or to recover damages or other dues for such violations.

32. Invalidiation of any of these covenants by judgment or a court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

33. Nothing contained in this declaration shall impair or defeat the lien of any mortgage or Deed of Trust made in good faith and for value, but titles to any property subject to this Declaration obtained through sale, or otherwise, in satisfaction of any such mortgage or Deed of Trust, shall thereafter be held subject to all of the protective restrictions and covenants hereof.

34. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans, specifications and a plan showing the location of the structure shall have been approved by the Architectural Control Committee as to quality or workmanship and materials, harmony or exterior design with existing structures, and as to the location with respect to topography and finished grade elevation. No fence or walls shall be erected, placed or altered on any lot nearer to the street than the minimum building setback line unless similarly approved. Approval shall be as provided in Paragraph 35 below.

35. Architectural Control Committee Membership:

HAROLD MITCHELL - 2410 W. Houston, Sherman, TX 75090;

EVERETT MITCHELL - 401 Glacier, Sherman, TX 75090; and

STEVE MITCHELL - 300 Laurel Creek Drive, Sherman, TX 75090.

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. Subsequent to the sale and conveyance of ninety percent (90%) of all lots in the subdivision by EVERETT MITCHELL, the membership may be reconstituted by a seventy-five percent (75%) majority vote of the lot owners. Thereafter, vacancies on the Architectural Control Committee shall be filled by a seventy-five percent (75%) majority vote of lot owners.

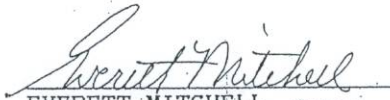
36. Procedure: Committee's approval or disapproval as required by this covenant shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty (30) days after plot plan, plans and specifications have been submitted to it or in any event if no suit to enjoin the construction has been commenced prior to the

completion thereof, approval will not be required and the restrictive covenants herein contained shall be deemed to have been fully complied with.

37. Amendments: Until one-half (1/2) of the platted lots have been sold and conveyed by the developer, EVERETT MITCHELL, said developer retains the right, by virtue of owning over one-half (1/2) of such lots, to amend these restrictions in whole or in part. After one-half (1/2) of the lots have been sold, these restrictions can be amended, altered or modified by approval of the owners of seventy-five percent (75%) of the total number of lots contained in said addition and shall be binding upon all owners of such lots and subsequent owners thereof.

EXECUTED this 24th day of July, 1996.

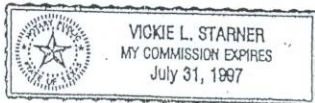
DECLARANT:

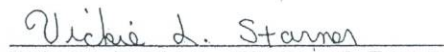

EVERETT MITCHELL, Owner

THE STATE OF TEXAS *
COUNTY OF GRAYSON *

BEFORE ME, the undersigned authority, on this day personally appeared EVERETT MITCHELL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of July, 1996.




Notary Public, State of Texas

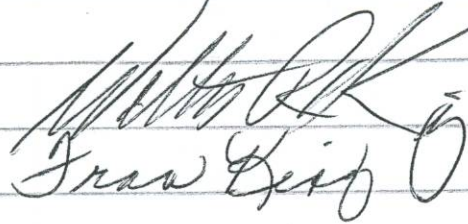
FILED FOR RECORD

96 JUL 26 AM 10:05

SARA JACKSON
COUNTY CLERK
GRAYSON COUNTY, TX

FOR <i>Scott</i>		Urgent ☐	
DATE	<i>7/17/07</i>	TIME	<i>2:30</i> A.M. P.M.
M <i>While You Were Out</i>			
OF <i>In Sargent</i>			
PHONE	<i>903</i>	NUMBER	<i>891 0567</i>
AREA CODE		EXTENSION	
TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
RETURNED YOUR CALL		WANTS TO SEE YOU	
MESSAGE <i>Has no problem</i>			
<i>with 217 Laurel</i>			
<i>Creek - signed petition</i>			
SIGNED			
adams 9711			

We have No objections to the construction
at 217 LAUREL CREEK DR.

 SR

322 Laurel Creek Dr.

JUL 17 REC'D

4:37 pm

Reeves, Patsy

From: bedgood@cableone.net
Sent: Tuesday, July 17, 2007 2:59 PM
To: Reeves, Patsy
Subject: Laurel Creek Petition

Patsy,

Please reply to this email so that I know you received my request. Thank you. Kerry Bedgood

After talking with Mr. Schmidgall and two of his neighbors, Joel and I do not have a problem with his building request. We wish for our name to be taken off the petition against him that was signed today, July 17, 2007. Thank you.

Joel and Kerry Bedgood

201 Laurel Creek

Sherman, Texas 75092

Msg sent via CableONE.net MyMail - <http://www.cableone.net>

7/17/2007

FOR Scott **Urgent** ☐
DATE 7/17/07 TIME 4:00 A.M.
P.M.

While You Were Out

M Walt King

OF _____

PHONE _____

AREA CODE

NUMBER

EXTENSION

TELEPHONED

PLEASE CALL

CAME TO SEE YOU

WILL CALL AGAIN

RETURNED YOUR CALL

WANTS TO SEE YOU

MESSAGE

217 Laurel Creek
- signed petition
has no objection
to the request.
Talked to Mr.
Schmidgall

SIGNED

 **adams**
9711

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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:

Variance under Ordinance No. 2280, Section 7 (13) to allow a 235 feet section of the east property line in lieu of the required 1058 feet on the east, and 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.

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:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

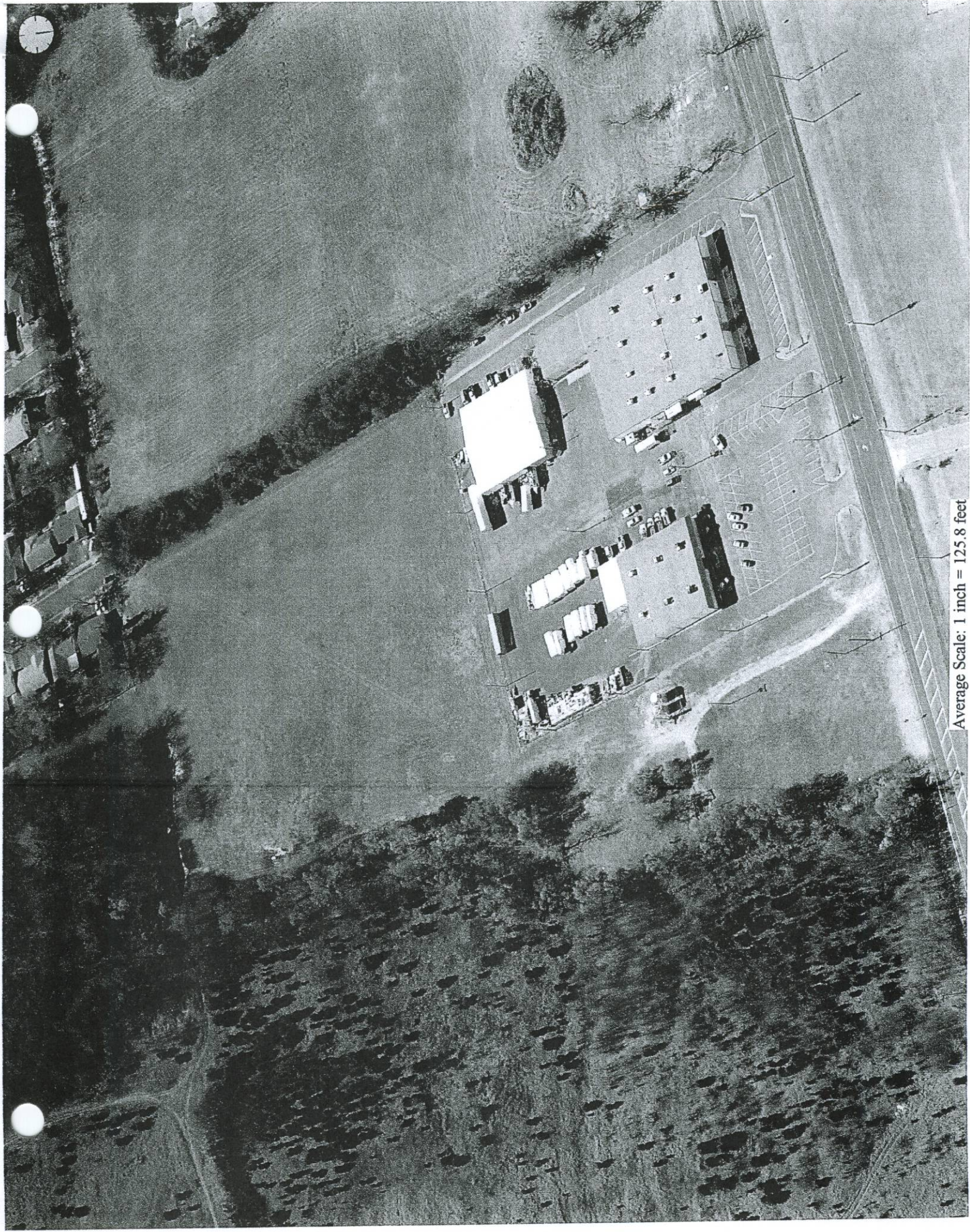
	M-2 HEAVY MANUFACTURING DISTRICT
	M-H MANUFACTURED HOUSING DISTRICT
	O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



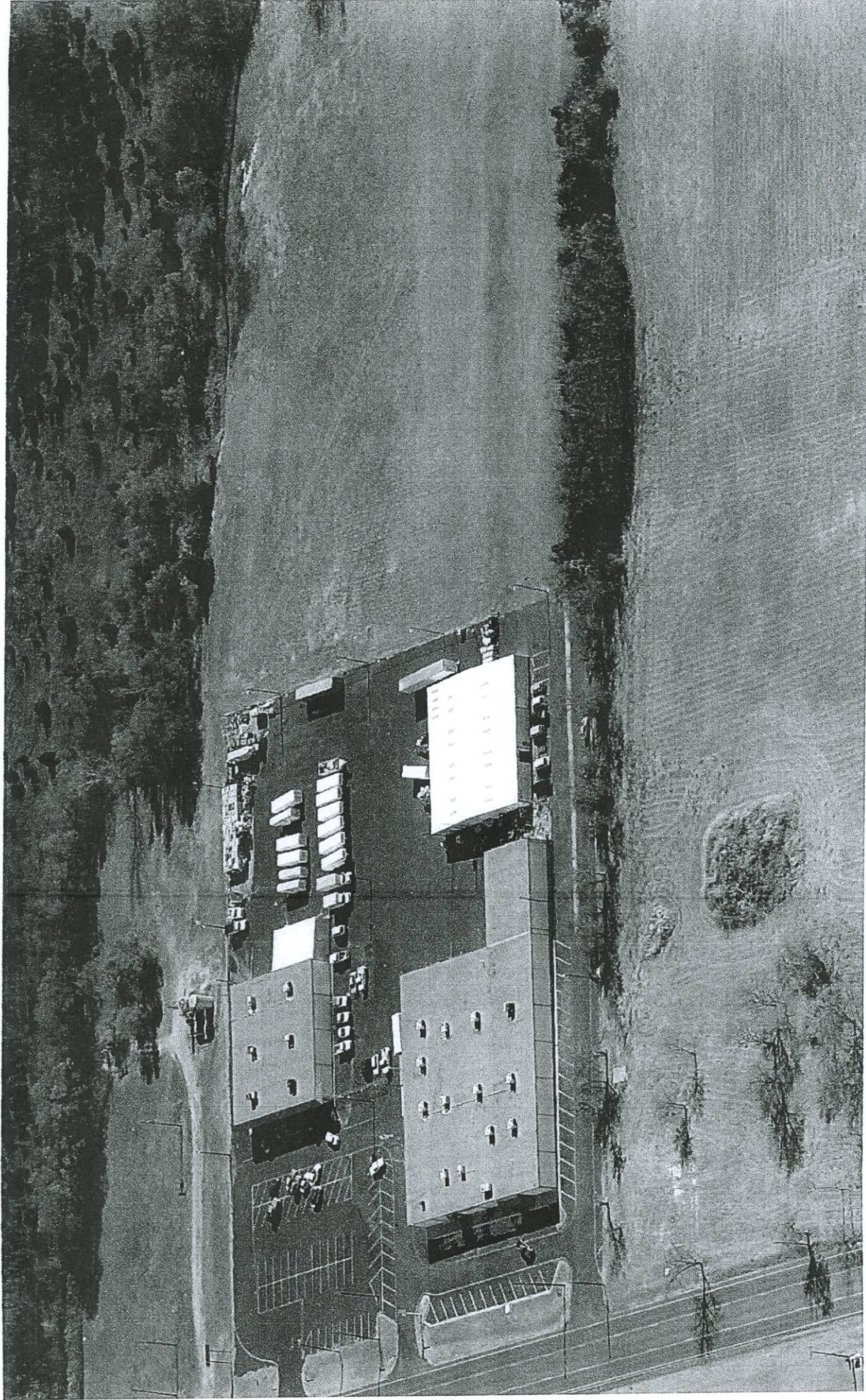
City of Sherman 2206 EAST LAMAR Variance

Department of Developmental Services



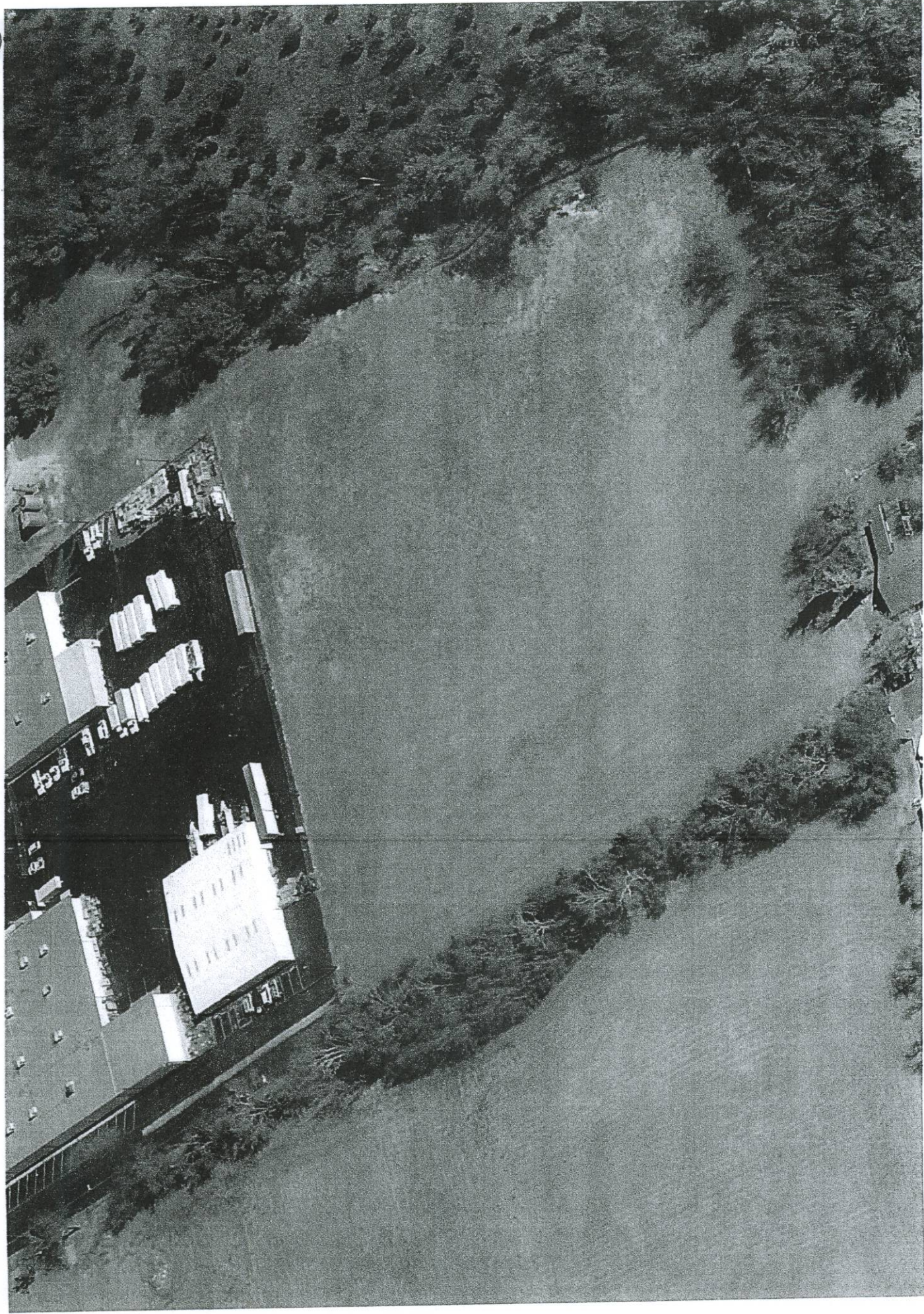


Average Scale: 1 inch = 125.8 feet



(c) Copyright 2006, Pictometry International

Average Scale: 1 inch = 93.4 feet



2206 E. Lamar



SHERMAN



STAFF REVIEW LETTER

July 12, 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 variance 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, July 17, 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. 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.

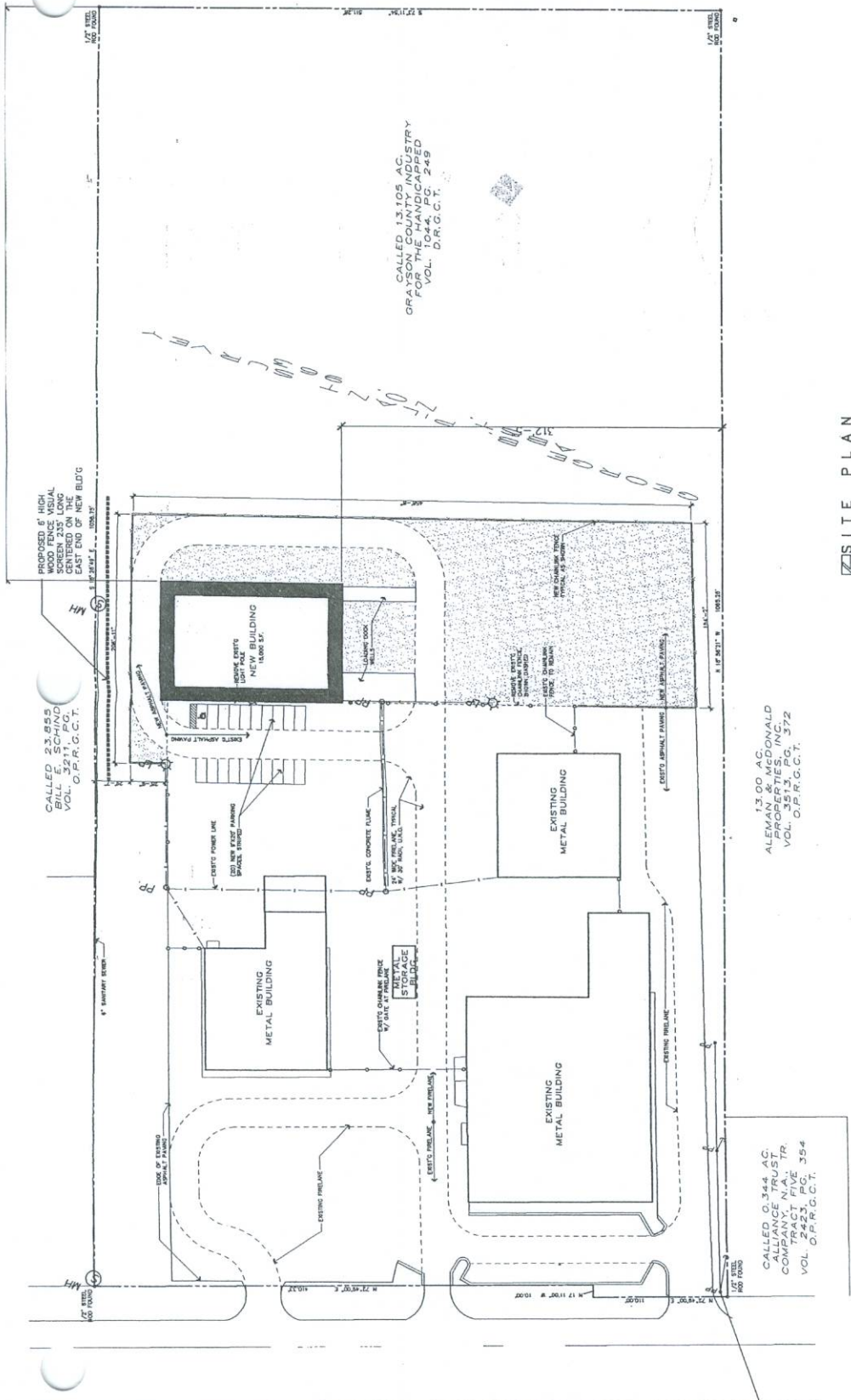
Respectfully,

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



CALLED 13.105 AC.
 ORANGE COUNTY
 FOR THE HANDICAPPED
 VOL. 1044, PG. 249
 D.R.G.C.T.

13.00 AC.
 ALEMAN & McDONALD
 PROPERTIES, INC.
 VOL. 038 G.C.T.

CALLED 0.344 AC.
 ALLEN COUNTY
 COMPANY, INC.
 TRACT FIVE
 VOL. 2423, PG. 354
 O.P.R.G.C.T.

SITE PLAN

SCALE 1"=40'-0"

A NEW FACILITY FOR
 GOODWILL INDUSTRIES
 BIRMINGHAM, TEXAS

DATE: 11.11.08
 PROJECT NO.
 SHEET NO.



LANDSCAPE	AREA CALCULATIONS	PERCENTAGE
NEW PAVING	STREET S.F.	20
NEW PRELAME	MANUFACTURING S.F.	70
NEW BUILDING	LANDSCAPE S.F.	10
	LANDSCAPE S.F.	200,000 S.F.

TATCHIHO AND ASSOCIATES ARCHITECTS • P.O. Box 2082 • Sherman, Texas 75081 • (803) 786 - 6082 • (803) 786 - 4344 FAX: TATCHIHO@TATCHIHO.COM

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

1400 West Taylor
a 1.6890 acre tract in the J. B. McAnair Survey, Abstract No. 763
Temporary Use Permit

Requested Action/Proposed Use:

Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 15 through the end of the month of October in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Charles E. Anderson (Owner) and Barry Travis (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

3

Objections Received:

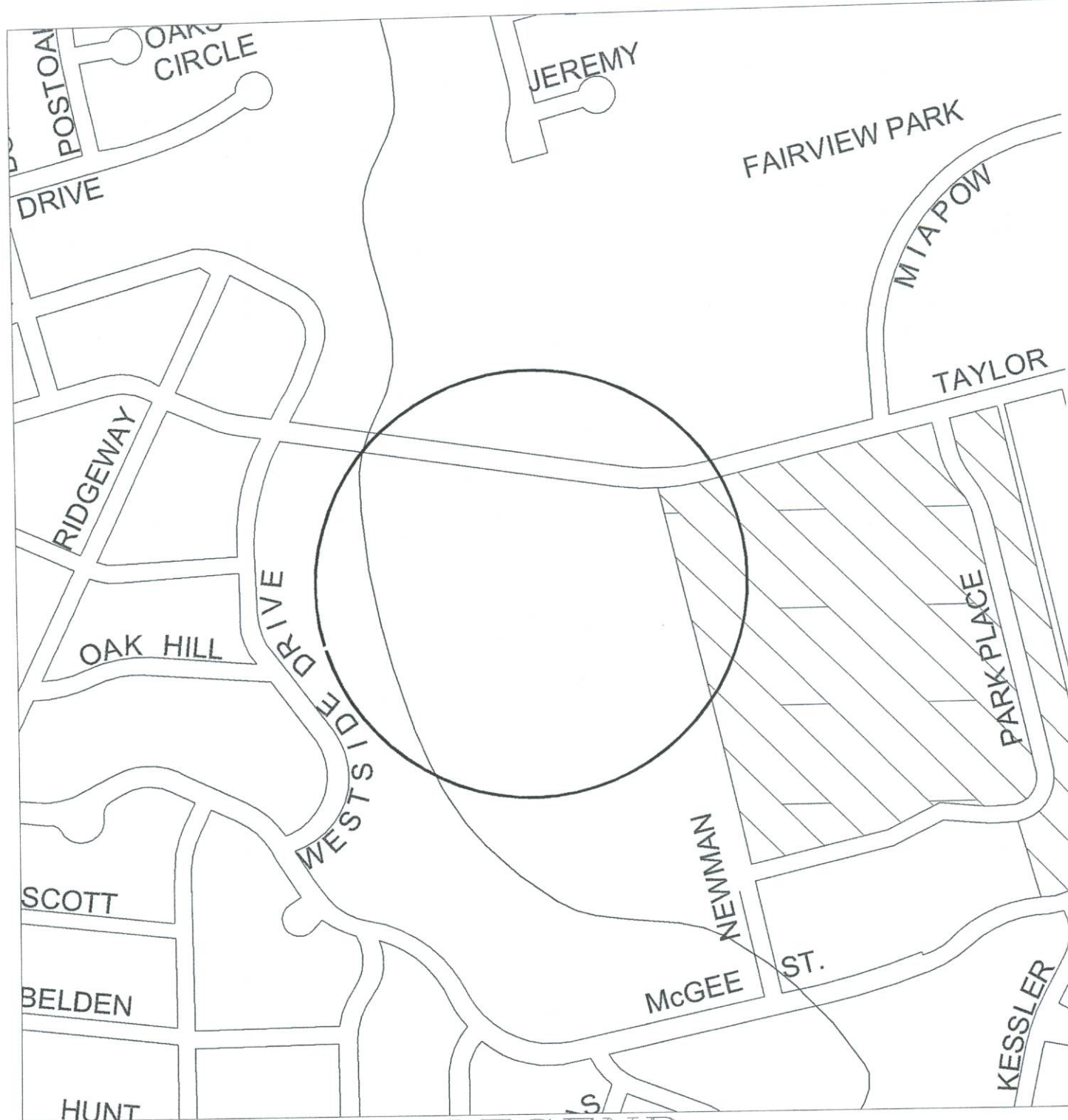
0

Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



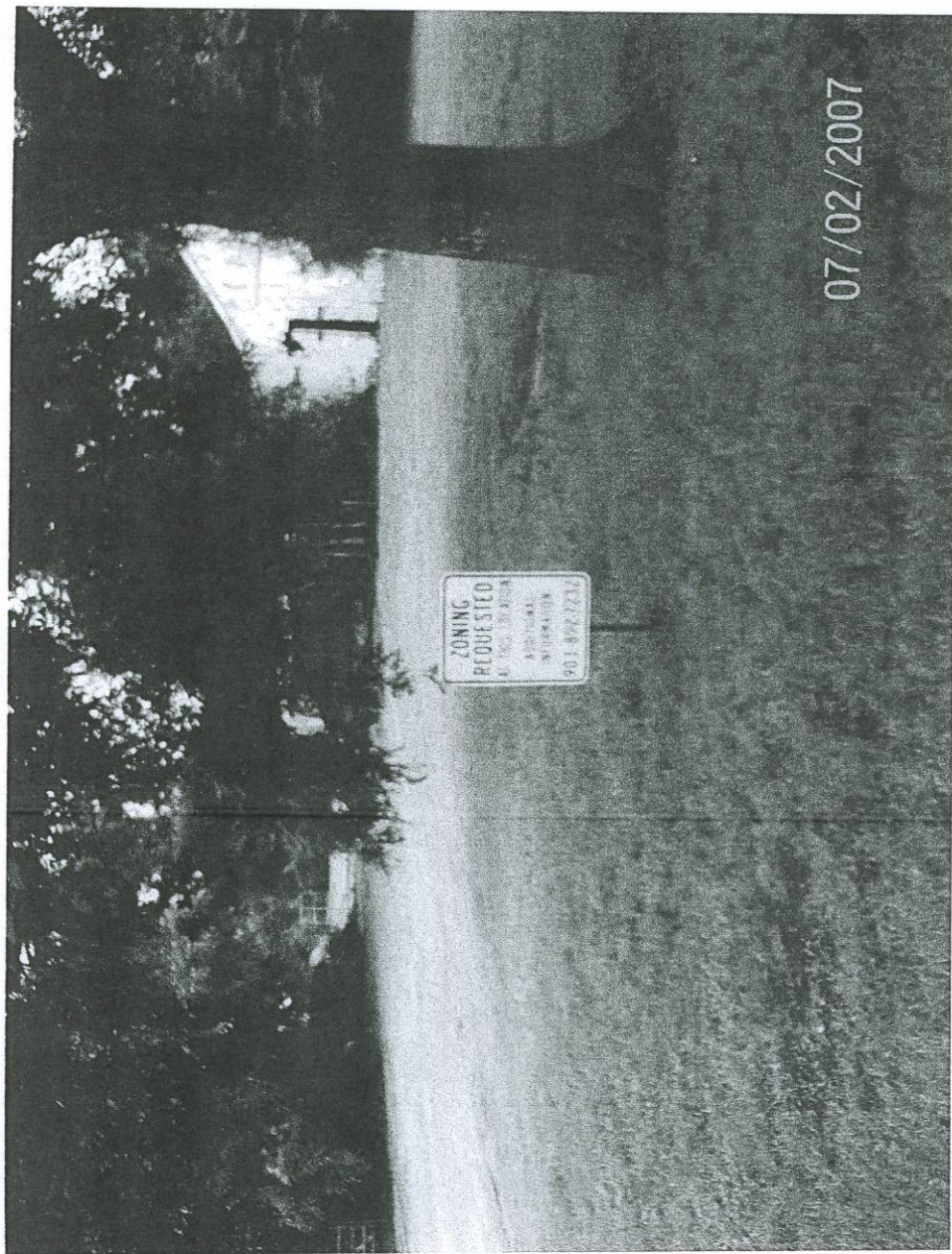
1400 WEST TAYLOR TEMPORARY USE PERMIT

Department of Developmental Services

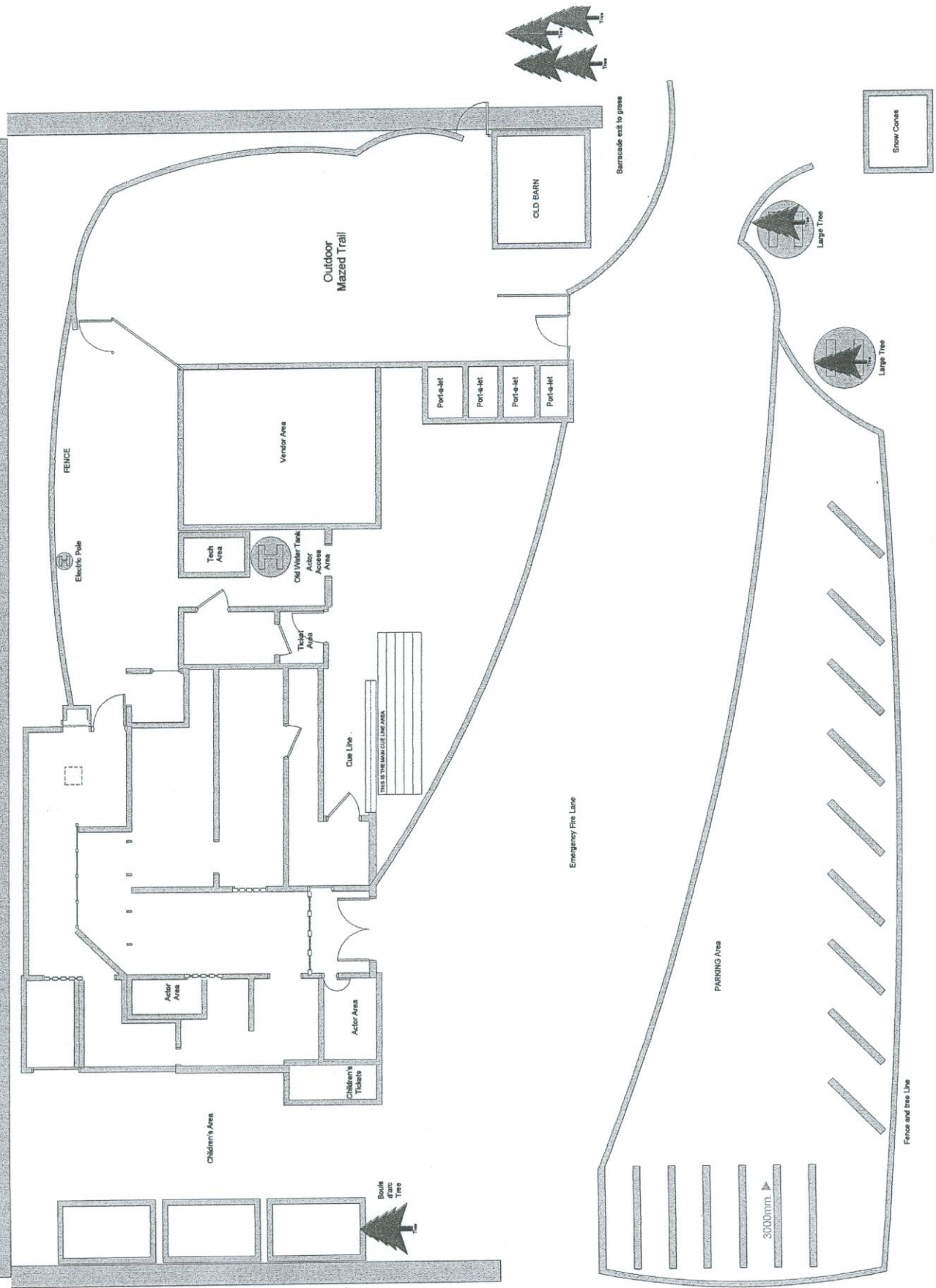




1400 W. Taylor



BARRICADED - OFF LIMITS



**STAFF REVIEW LETTER**

July 12, 2007

Charles Anderson
1300 W. Taylor
Sherman, Texas 75092

Barry Travis
1809 Ridgeway Dr.
Sherman, Texas 75092

Dear Applicants,

The request for approval of the temporary use permit for the property located at 1400 West Taylor has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The building must be in compliance with all current City of Sherman building and fire codes prior to occupancy to assure a safe environment.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, 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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

4900 Block of North Travis Street
2.688 acres in the Alexander and Richards Survey, Abstract No 42
Final Plat

Requested Action/Proposed Use:

Final Plat of Austin Landing Phase Two

Adjacent Zoning:

SF-1 (Single Family Residential) District and R-2 (Multi-Family Residential) District

Origination:

TexLanDev-Austin Landing, LP (Owner), Vilbig and Associates (Engineers) and Helvy and Associates (Surveyors)

Master Plan Designation:

Residential

Recommendation:

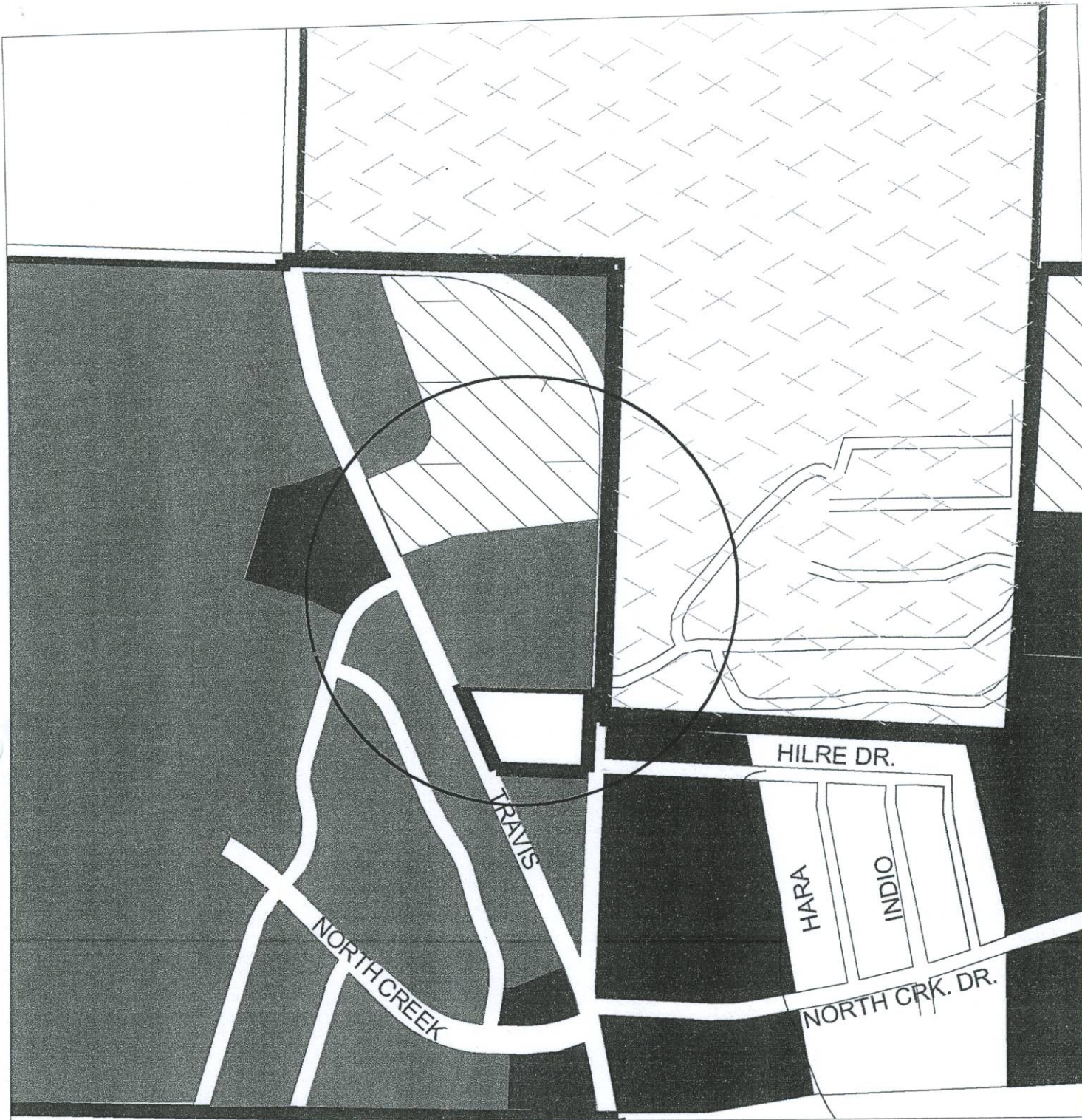
It is recommended that the final plat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
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		O-1	BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 1417
	C-1	RETAIL BUSINESS DISTRICT		O-1.2	OVERLAY DISTRICT -SAM RAYBURN FREEWAY
	C-2	GENERAL COMMERCIAL DISTRICT		CPO	COLLEGE PARK OVERLAY
	CO	OFFICE DISTRICT		A&C	ARTS & CULTURAL OVERLAY DISTRICT
	M-1	LIGHT MANUFACTURING DISTRICT		CBD	CENTRAL BUSINESS DISTRICT
	M-1.5	MEDIUM MANUFACTURING DISTRICT			



4900 BLK NORTH TRAVIS FINAL PLAT

Department of Developmental Services





**STAFF REVIEW LETTER**

July 12, 2007

TexLanDev – Austin Landing LP
Don Combs
205 Highland Knoll
Highland Village, TX 75077

Dear Applicants,

The request for approval of the Final Plat of Austin Landing Addition, Phase II for the property located in the 4900 Block of North Travis has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 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. Provide a copy of the plat with field notes.
2. Remove the private storm sewer easements.
3. Remove all incorrect easements on Northside on Travis platted area to avoid confusion.
4. Escrow money for improvements to Sherman Oaks Drive (Knollwood Road) is required.
5. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
6. Original tax certificates for the property must be furnished prior to recording of 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.

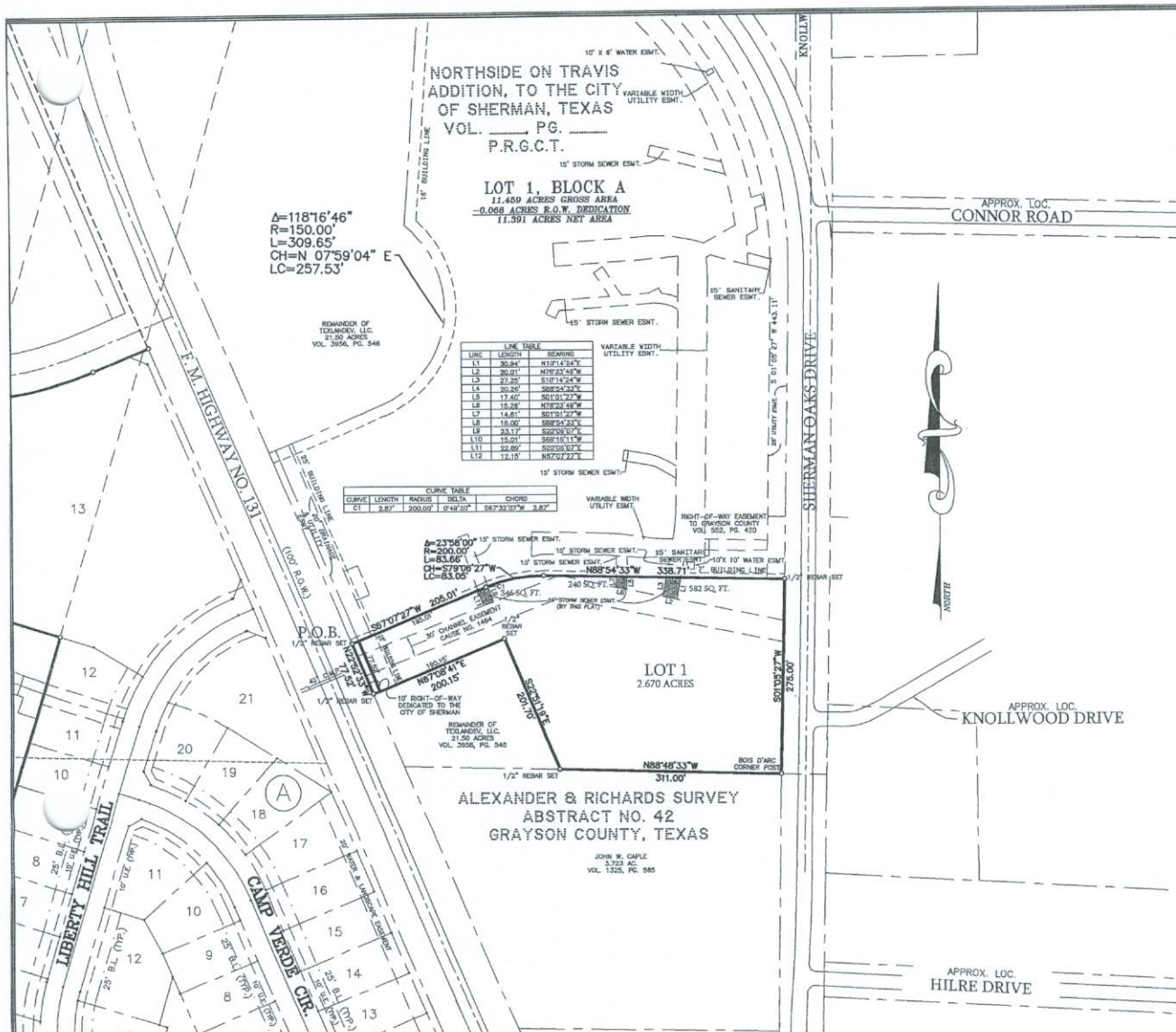
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



AUSTIN LANDING ADDITION, PHASE TWO

**TO
THE CITY OF SHERMAN, TEXAS**

2.688 ACRES

**IN THE
ALEXANDER & RICHARDS SURVEY
ABSTRACT NO. 42, GRAYSON COUNTY, TEXAS**

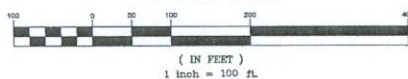
TEXLANDEV, LLC.

**OWNER
DON COMBS
AUTHORIZED AGENT**

GENERAL NOTES:

1. WATER SUPPLY WILL BE PROVIDED BY THE CITY OF SHERMAN.
2. SEWER TO BE PROVIDED BY THE CITY OF SHERMAN.

GRAPHIC SCALE



**LOCATION MAP
NOT TO SCALE**



HELVEY & ASSOCIATES SURVEYING, INC.
222 W. MAIN ST.
DENISON, TEXAS 75020
(PH) (803) 463-6191 FAX (803) 463-4088

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

615 South Vaden
Lot 1 and 2, Block 6, of the C. L. Stowe Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow three lots with widths of fifty (50) feet in lieu of the required sixty (60) feet in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

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

Origination:

Barton Capital (Owner) and Sartin and Associates, Inc. (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

15

Objections Received:

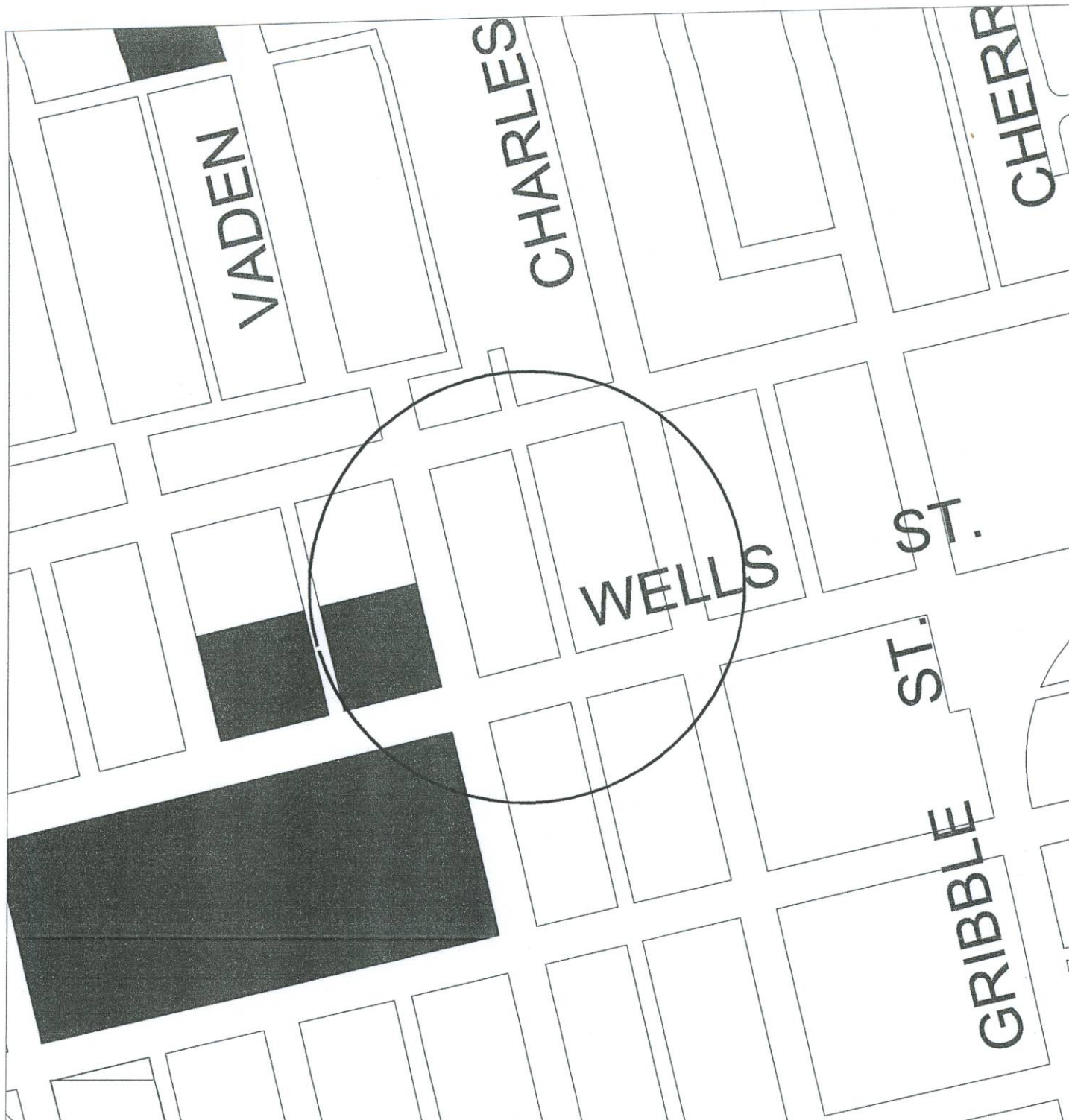
0

Attachments:

Location map
Photographs
Replat

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



615 SOUTH VADEN VARIANCES

Department of Developmental Services

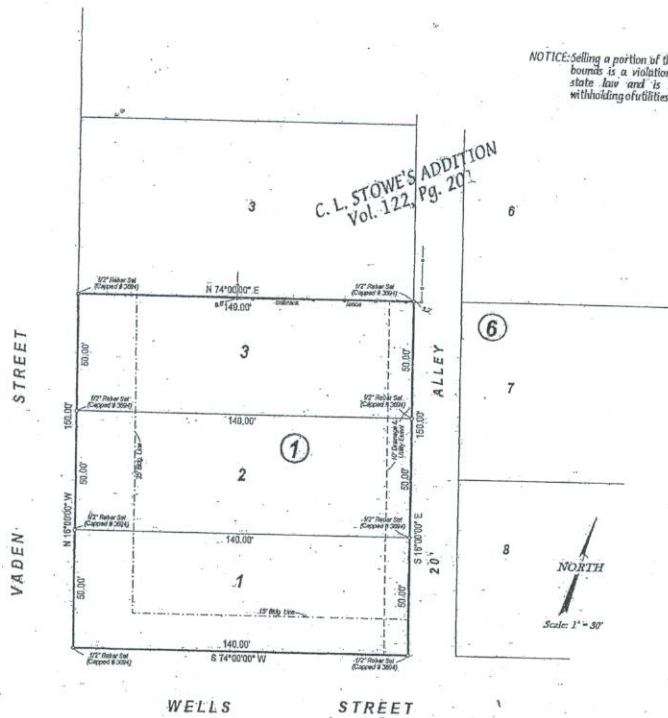




615 S. Vaden



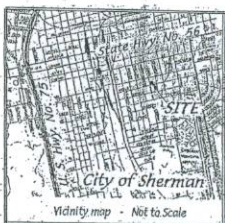
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



VADEN CUPID ADDITION to the CITY of SHERMAN, GRAYSON COUNTY, TEXAS

A replat of Lots One (1), and TWO (2) in Block SIX (6) of C. L. STOWE'S ADDITION as recorded in Volume 122, Page 201, Deed Records, Grayson County, Texas.

Owner & Developer
Ron Barton
715 S. Hwy 75
Sherman, Texas 75090
903-868-4204



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 897-8003 Fax: (903) 868-2970

SHEET 1 OF 2
VCADDN-1.PCS

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

615 South Vaden
Lot 1 and 2, Block 6, of the C. L. Stowe Addition
Replat

Requested Action/Proposed Use:

Replat of Lot 1 and Lot 2, Block 6 of the C. L. Stowe Addition

Adjacent Zoning:

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

Origination:

Barton Capital (Owner) and Sartin and Associates, Inc. (Surveyors)

Master Plan Designation:

Residential

Recommendation:

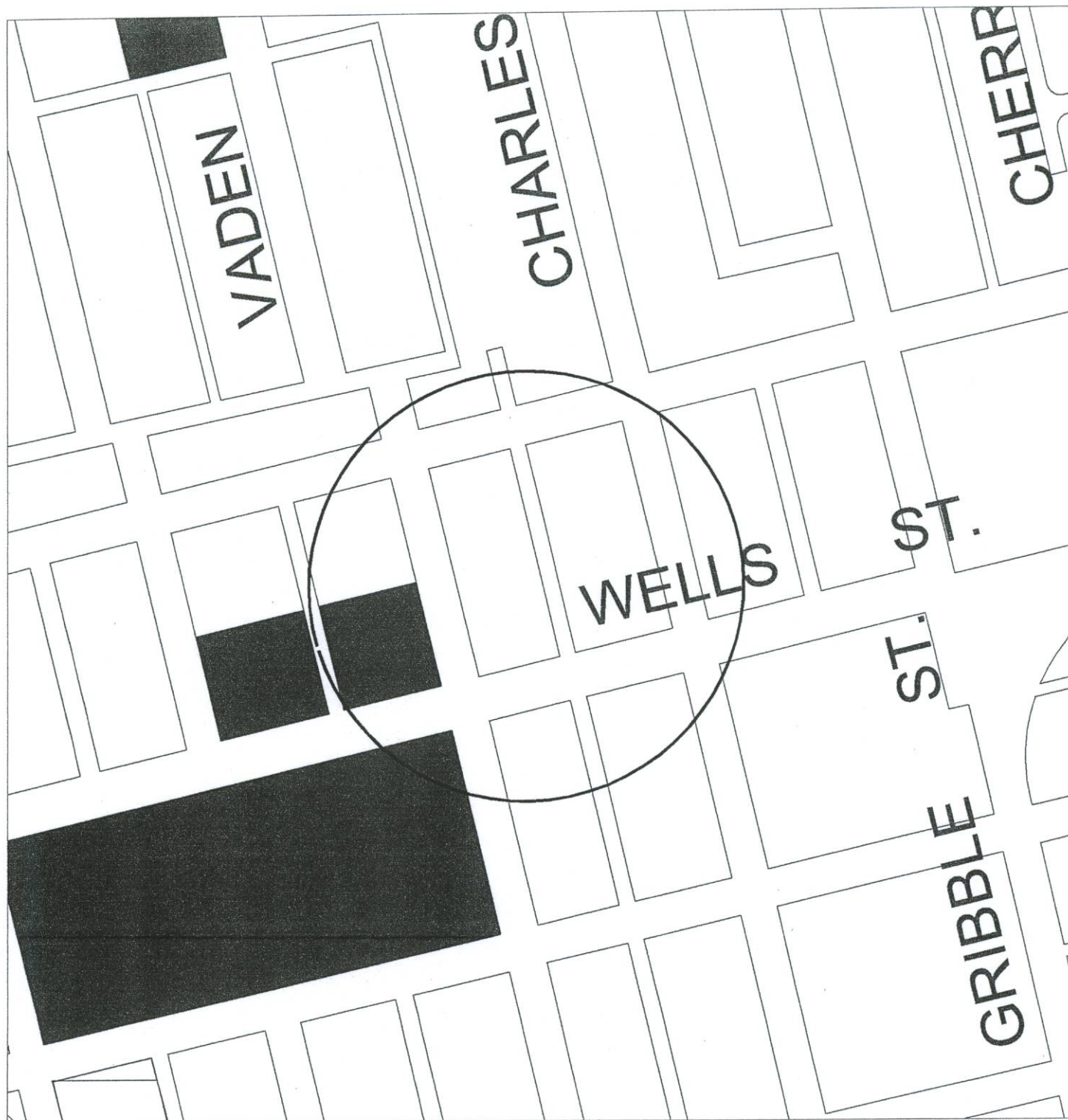
It is recommended that the Replat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



615 SOUTH VADEN REPLAT

Department of Developmental Services





Scale: 1 inch = 50.0 feet

**STAFF REVIEW LETTER**

July 12, 2007

Ron Barton
Barton Capitol
715 S Sam Rayburn Freeway
Sherman, Texas 75090

Dear Applicant,

The request for approval of the Vaden Cupid Replat for the property located at 615 South Vaden Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 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 lots be graded to ensure proper drainage.
2. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
3. Original tax certificates for the property must be furnished prior to recording of the plat.
4. Any other changes made to the replat 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.

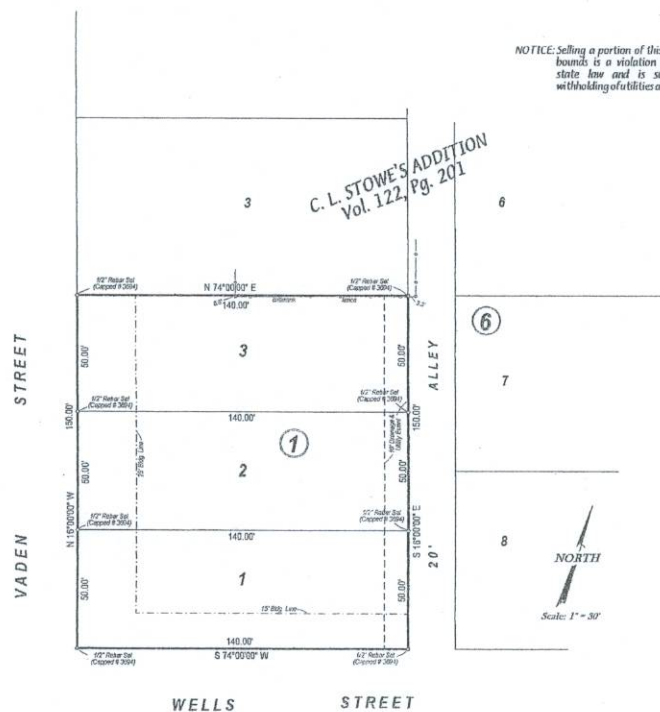
Respectfully,

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.

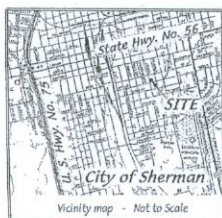


VADEN CUPID ADDITION
to the
CITY of SHERMAN,
GRAYSON COUNTY, TEXAS

A replat of Lots One (1), and TWO (2) in Block SIX (6) of C. L. STOWE'S ADDITION
as recorded in Volume 122, Page 201, Deed Records, Grayson County, Texas.

Owner & Developer

Ron Barton
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201



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
VCADDN-1.PCS

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

3425 FM 1417 North (Heritage Parkway)
Lot 1 and 2 of the Replat of Post Oak Crossing Lot 1B
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.8.1, Subsection (5) (iii) and Subsection (10) to allow a fifteen (15) foot front setback for a monument sign in lieu of the required twenty-five (25) feet from the highway right-of-way in a C-1 (Retail Business), the O.1 (75 & 82) Overlay District and the O.1.1 (1417) Overlay District.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First Texoma National Bank (Owner) and Ricky Bates (Representative)

Master Plan Designation:

Retail

Number of notices mailed:

5

Objections Received:

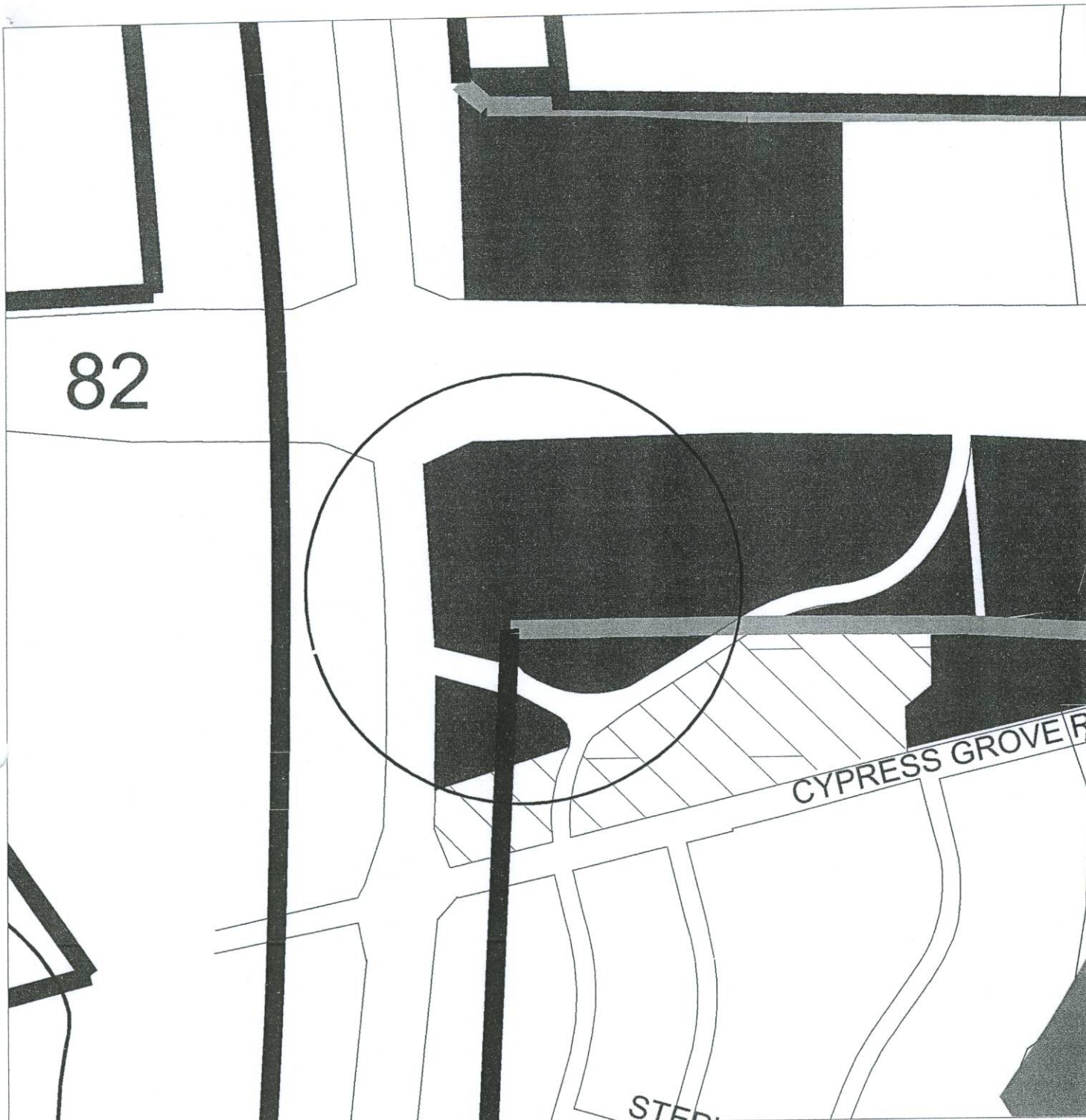
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

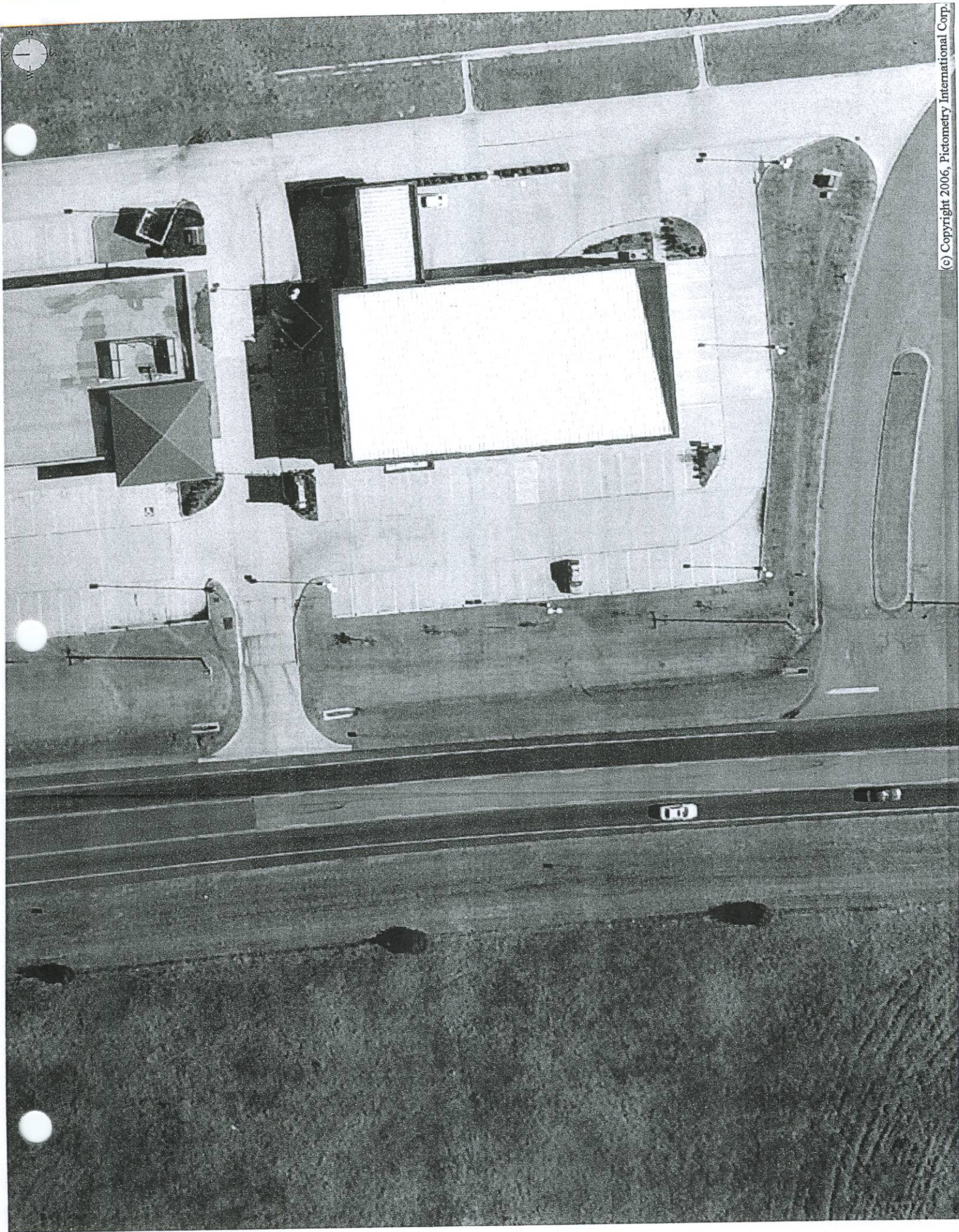
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M-H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



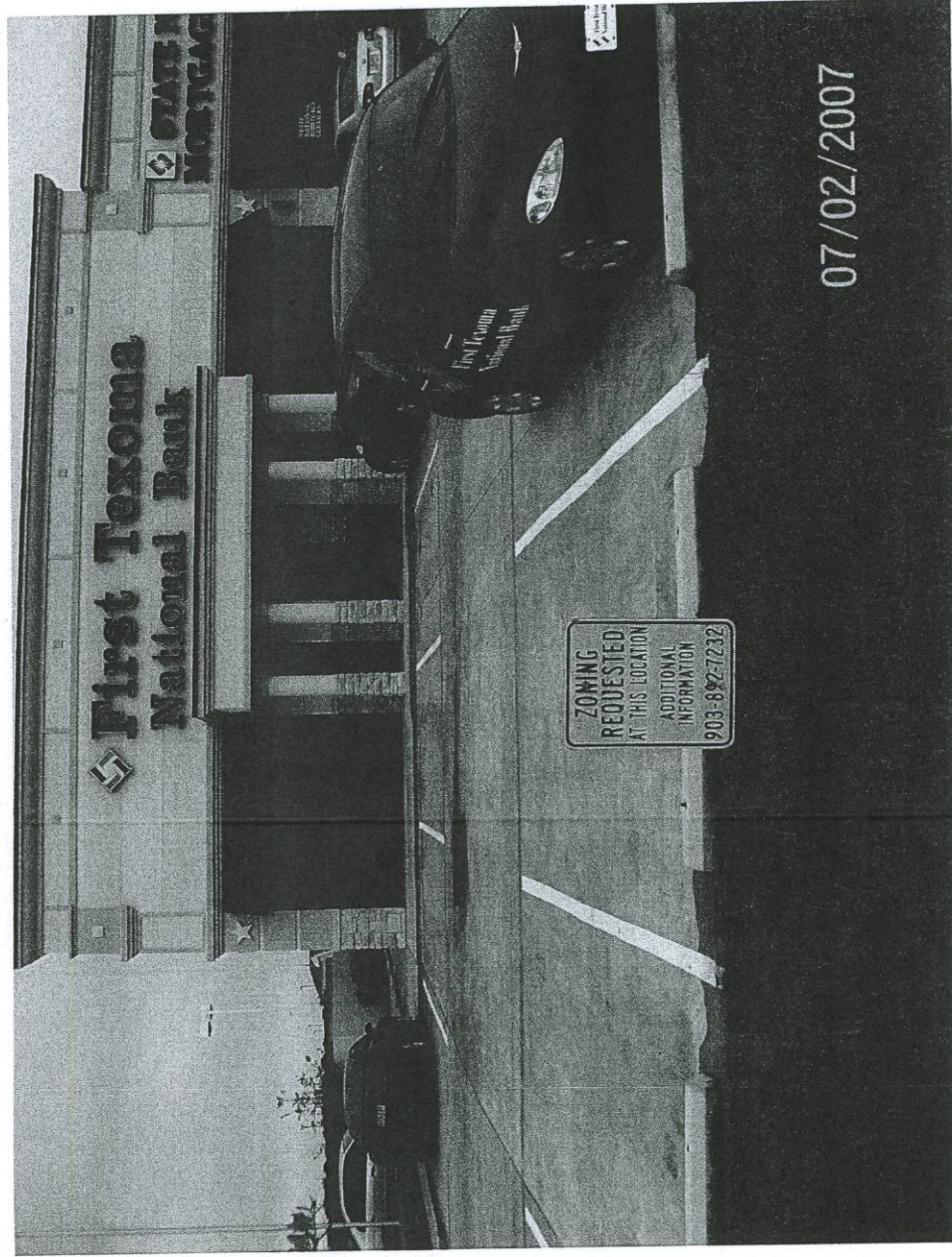
3425 FM 1417 NORTH VARIANCE

Department of Developmental Services





3425 F. M. 1417 N.



**STAFF REVIEW LETTER**

July 12, 2007

First Texoma National Bank
3401 F.M. 1417 North
Sherman, Texas 75090

Ricky Bates
103 E. Crawford
Denison, TX 75021

Dear Applicant,

The request for approval of the variance for the property located at 3425 FM1417 North (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the O-1.1 (1417) Overlay District shall be followed.
2. An encroachment from the City Council is required for the proposed sign as there is a twenty (20) foot utility easement along the highway right-of-way.
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,

A handwritten signature in black ink, which appears to read 'Scott Shadden'. The signature is fluid and cursive, written over the printed name.

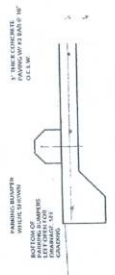
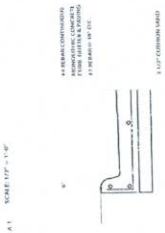
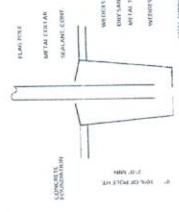
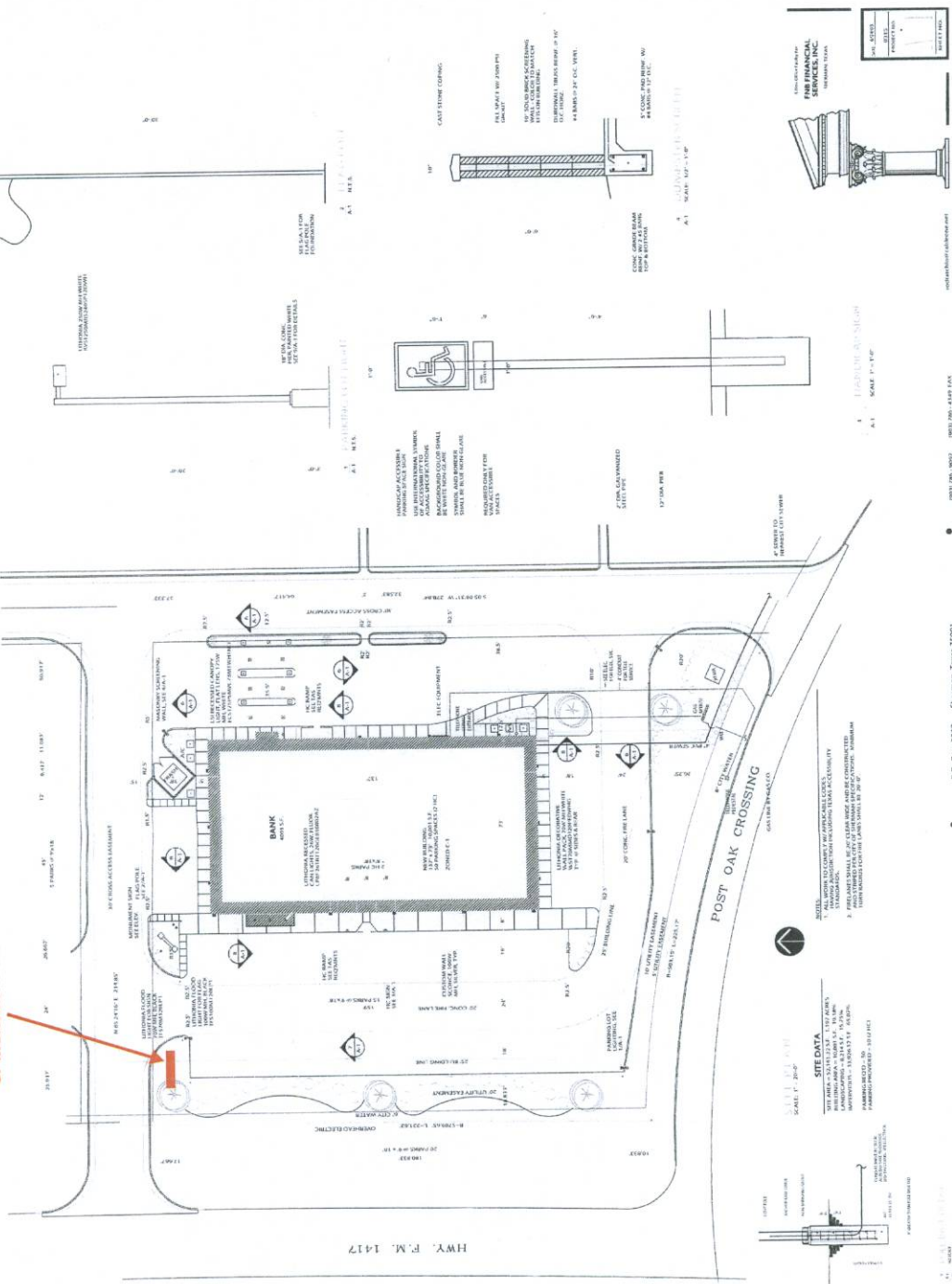
Scott Shadden

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

**PROPOSED RELOCATION
OF MONUMENT SIGN**

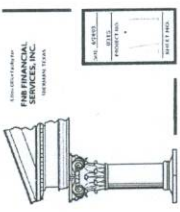


TATCHIO AND ASSOCIATES ARCHITECT

P.O. Box 2062 Sherman, Texas 75091

PHOTO: JIM WOOD

www.tatchio.com



POST OAK CROSSING

SITE DATA

1. THE AREA IS LOCATED IN THE CITY OF SHERMAN, TEXAS, COUNTY OF TARRANT COUNTY, TEXAS.

2. THE AREA IS LOCATED IN THE CITY OF SHERMAN, TEXAS, COUNTY OF TARRANT COUNTY, TEXAS.

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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

2622 U. S. Highway 75 North
Lot 5R-2, Block 1, of the Replat of Lot 5, Block 1 of Cornerstone Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.8., Subsection (5) (a) to allow a ten (10) foot front setback for a monument sign in lieu of the required forty feet or twenty-five (25) feet plus the height of the structure, whichever is greater from the highway right-of-way in a C-1 (Retail Business), the O.1 Overlay (75-82) District.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Dr. Charles Phelps, (Partnership), Isbell Engineering Group (Engineers) and Ricky Bates (Representative)

Master Plan Designation:

Retail

Number of notices mailed:

3

Objections Received:

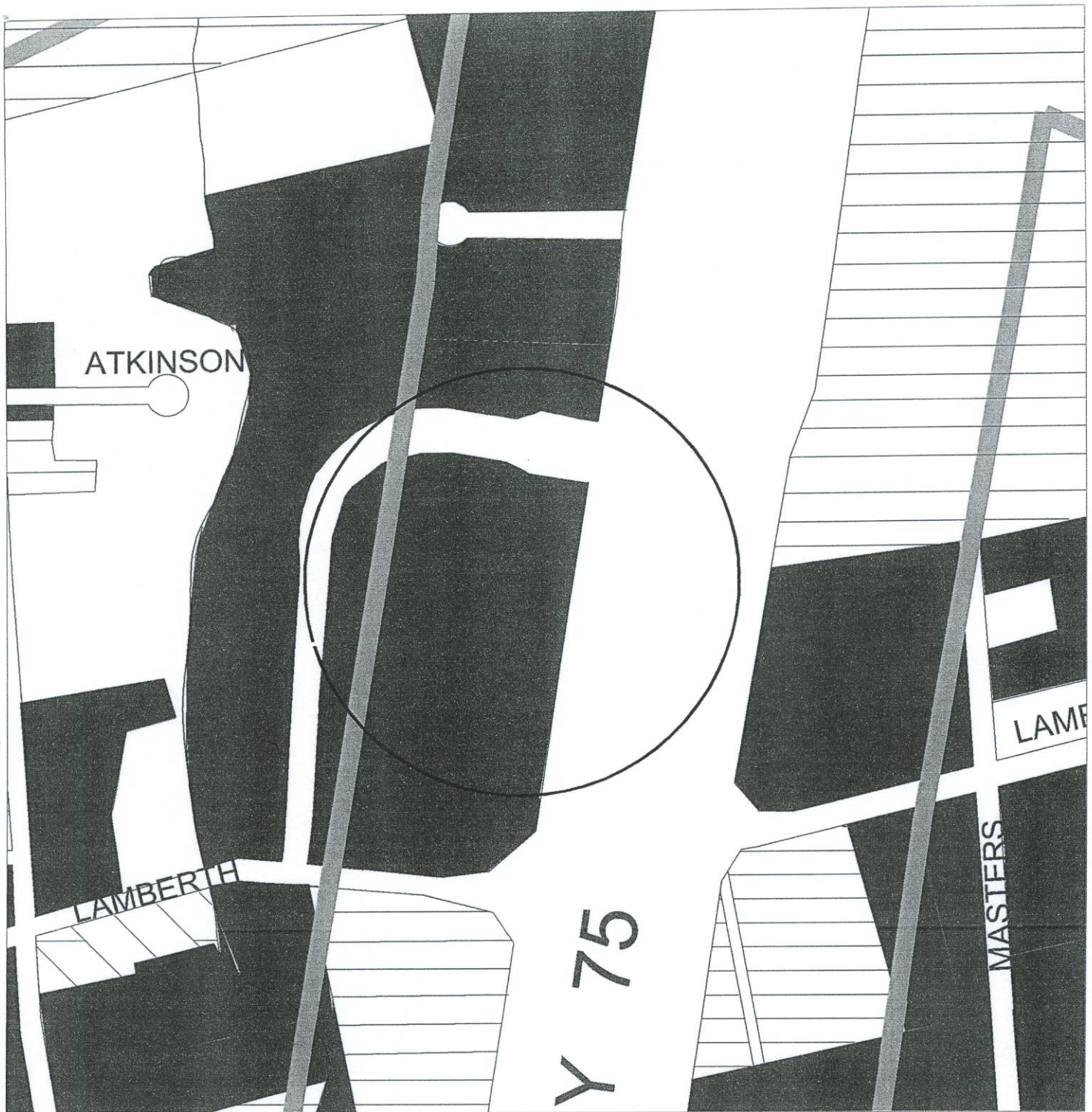
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

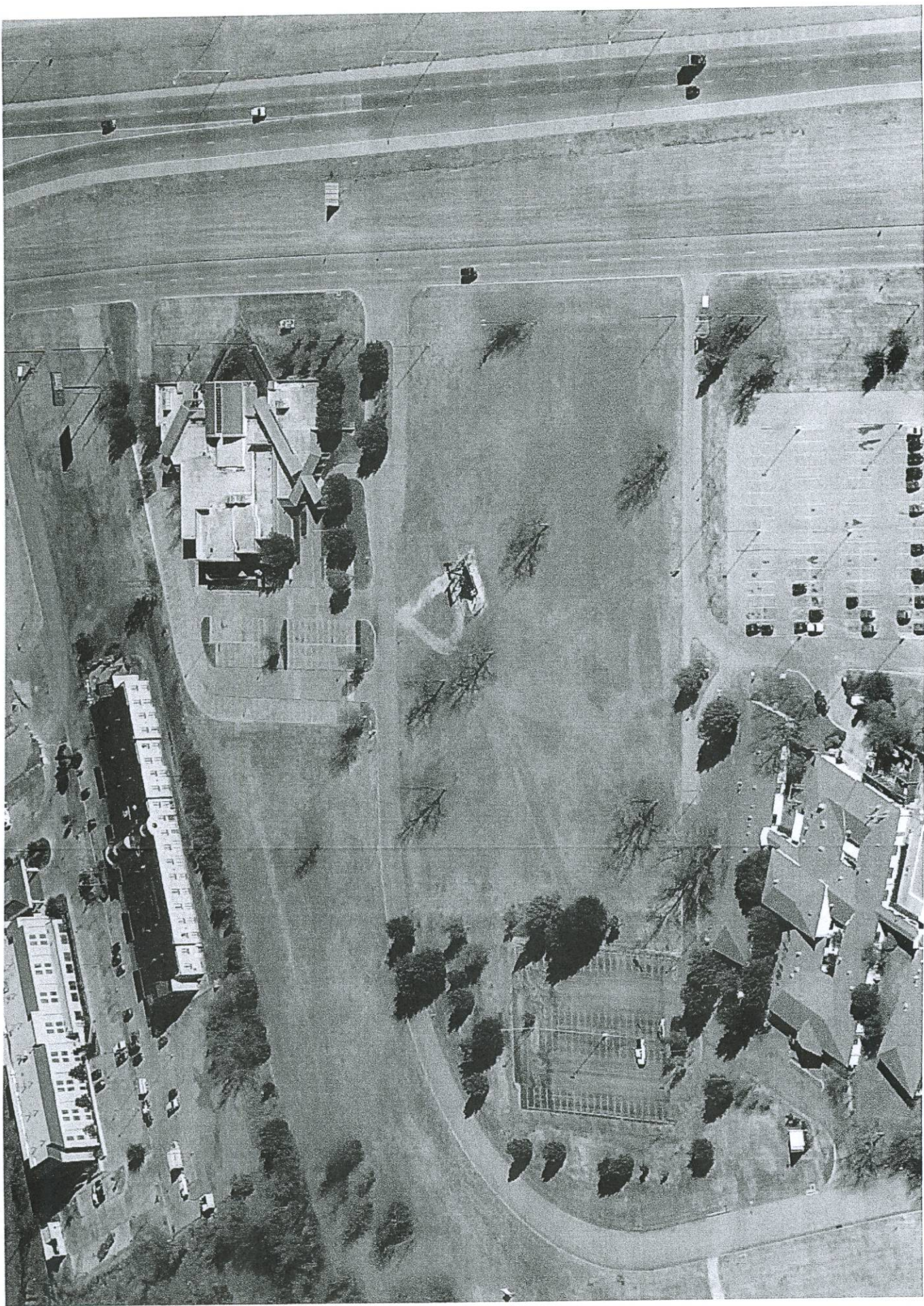
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT			OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



2622 US HWY 75 NORTH VARIANCE

Department of Developmental Services





2622 Hwy 75 N.





July 12, 2007

Dr. Charles Phelps
4303 Sierra Dr.
Denison, TX 75020

Ricky Bates
103 E. Crawford
Denison, TX 75021

Dear Applicant,

The request for approval of the variance for the property located at 2622 US Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the O-1 (75-82) Overlay District shall be followed.
2. Five (5') foot clearances from both the hydrant and yard mounted FDC is required.
3. An encroachment from the City Council is required for the proposed sign as there is a 20'x25' utility easement at the location shown.
4. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,

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
IEG



VICINITY MAP

118

GENERAL NOTES

1. REMOVE ALL VEGETATION, REMOVE OR EXISTING STRUCTURES IN CONFINES OF BUILDING CONSTRUCTION AND PAVING AREAS PRIOR TO COMPLETION OF WORK.
2. SURFACE SHALL BE GRADDED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDING.
3. REMOVE EXCESS SOILS FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
4. GRADING NOT OTHERWISE SPECIFIED ON THE PLANS SHALL BE UNIFORM LEVELS ON SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, ABRUPT CHANGES IN SLOPE SHALL BE SMOOTHED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES.
5. ACCESSIBLE ROUTES NOT TO EXCEED AS RUNNING SLOPE AND 2% CROSS SLOPE. ALL PAVING AND ACCESSIBLE AREAS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
6. ALL SITE EROSION SHALL BE CONSIDERED UNCLASSIFIED EROSION.
7. ALL SLOPES IN UNPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

SITE NOTES

- [illegible]

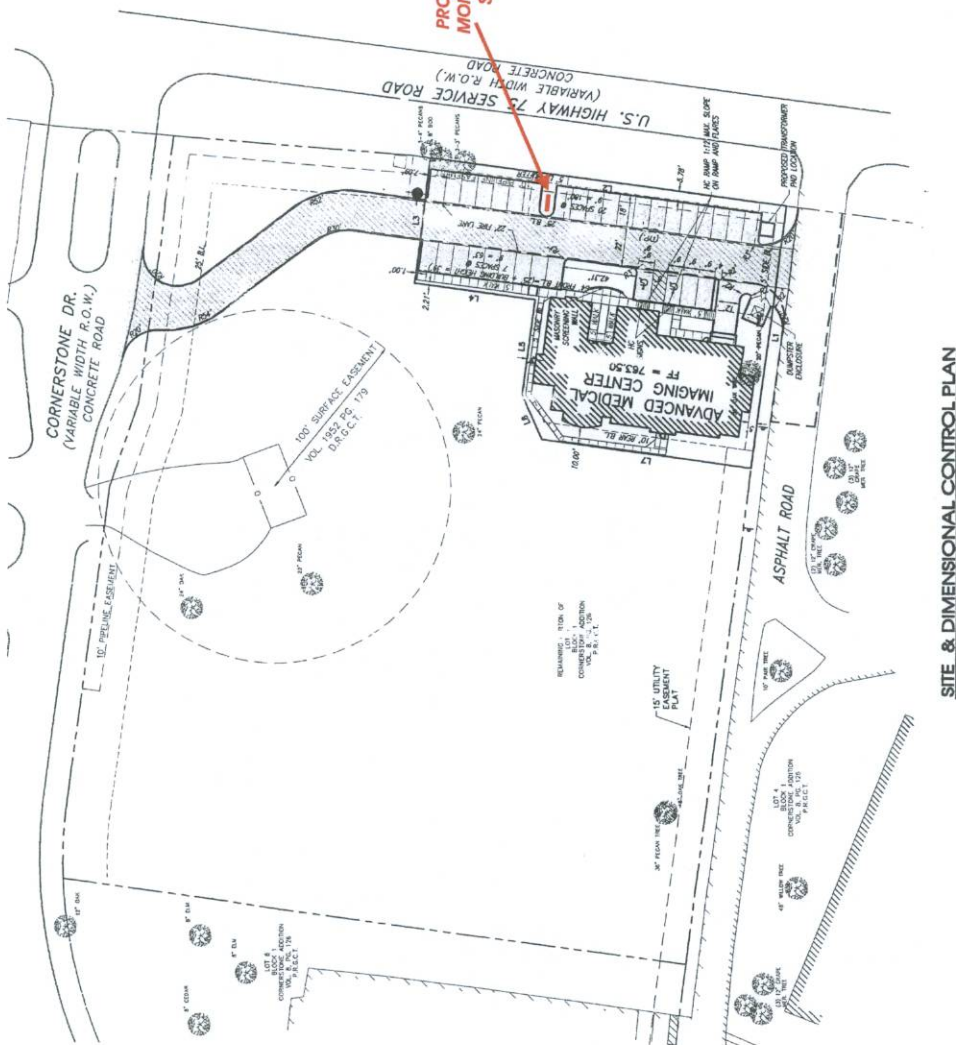
LINE TABLE		
LINE	LENGTH	BEARING
L1	144.90	N62°32'12"W
L2	203.59	S67°24'46"E
L3	72.01	S82°25'12"E
L4	69.24	N67°24'48"E
L5	53.66	S82°35'12"E
L6	27.86	N66°02'11"E
L7	120.24	N67°25'24"E

SITE DATA SUMMARY

ZONING	D-1
PROPOSED USE	OFFICE
LOT AREA	26,000 S.F. (0.57 AC.)
BUILDING SQ. FT.	6819 S.F.
BUILDING HEIGHT	1 STORY
FLOOR AREA RATIO	0.26/1
PARKING REQUIRED	33/1
ADJ. PARKING REQUIRED	2
PARKING PROVIDED	33 (TOTAL)
ADJ. PARKING PROVIDED	2
LANDSCAPE REQUIRED	5' FRONT LANDSCAPE BUFFER
LANDSCAPE ONSITE	81,156 S.F. (2.4 AC.)

LEGEND

- PROPERTY LINE
BUILDING LINE
EASEMENT LINE
ACCESSIBLE ROUTE
FIRE LANE STRIPING
SIDEWALK
6" CONCRETE PAVEMENT
5" CONCRETE PAVEMENT



SITE & DIMENSIONAL CONTROL PLAN

SCALE: 1"=30'

TEMPORARY BENCH MARK 2:
RAILROAD SPIKE IN WEST SIDE OF POWER
POLE LOCATED APPROXIMATELY 175' SOUTHWEST AND 42"
NORTHWEST OF THE INTERSECTION OF THE U.S. HIGHWAY 75
SERVICE ROAD AND CONNERSTONE DRIVE
ELEVATION: 767.71

TEMPORARY BENCH MARK 1;
BOXCUT IN CONCRETE CURBING
LOCATED APPROXIMATELY 30' SOUTHEAST
OF THE SOUTHEAST CORNER OF LOT 5 OF
CORNBERSTONE ADDITION
ELEVATION: 757.36



CAUTION EXISTING UTILITIES III

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. FAILURE TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES AND UNDERGROUND FACILITIES FROM DAMAGE DURING CONSTRUCTION MAY BE CAUSE FOR PROSECUTION.



1405 W. Chapman Drive
Singer, Texas 75266
Phone (940) 458-7503
Fax (940) 458-7417
www.iqigallies.com

ENROLL ENGINEERING GROUP
INTEGRITY IN ENGINEERING

SITE PLAN

ADVANCED MEDICAL IMAGING CENTER

LOT # 1 BLOCK 1 CONDOMINIUM ADDITION

SHERMAN, TEXAS

ENGR	DRAWN	DATE	APP'D	SCALE

C1.0

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

2921 FM 1417 North
Lot 3, Block 1, Belvedere Estates Addition Replat
Site Plan

Requested Action/Proposed Use:
Site Plan Approval for a dental office

Adjacent Zoning:
R-1 (One and Two Family Residential) District

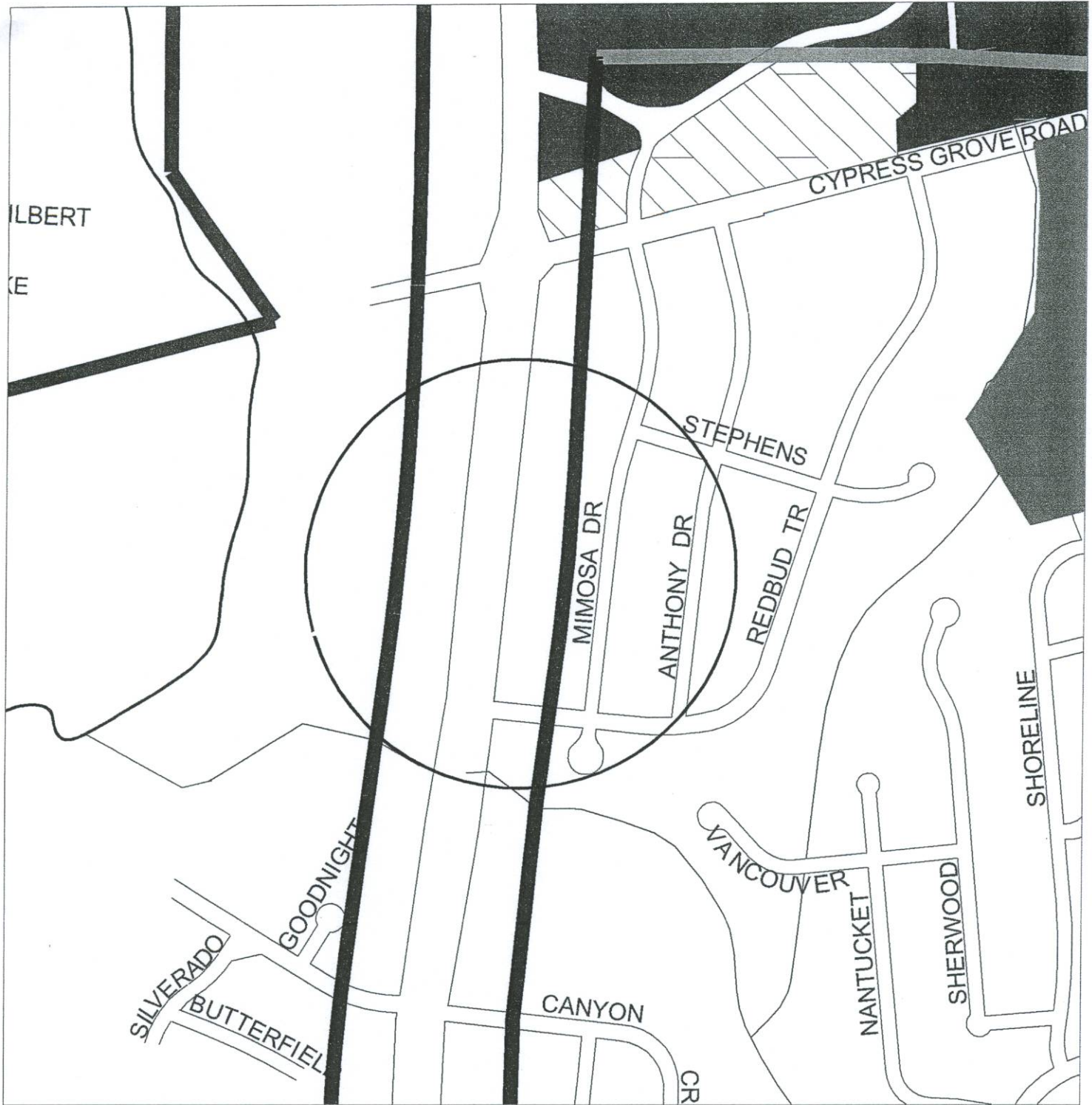
Origination:
Brian Harris (Owner) and Isbell Engineering Group, Inc. (Engineers)

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



2921 FM 1417 NORTH SITE PLAN

Department of Developmental Services





STAFF REVIEW LETTER

July 12, 2007

Brian Harris
2801 Loy Lake Rd.
Sherman, Texas 75090

Scott Maynor
4084 Sandshell Dr.
Ft. Worth, Texas 76137

Dear Applicant,

The request for approval of the variance for the property located at 2921 FM 1417 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the O-1.1 (1417) Overlay District shall be followed.
2. The water main shall be extended to the north property line of Lot 3.
3. The sanitary sewer main shall be extended to serve Lot 3.
4. A 20.0 foot utility easement is required over the utility lines.
5. The existing drive approach to the south shall be used for access to FM 1417.
6. Compliance with the City's drainage ordinance is required.
7. It is recommended that the lot be graded to ensure proper drainage.
8. The fire lanes shall be shown on the site plan.
9. All requirements of the Fire Marshal and the applicable fire codes shall be followed.
10. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,



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

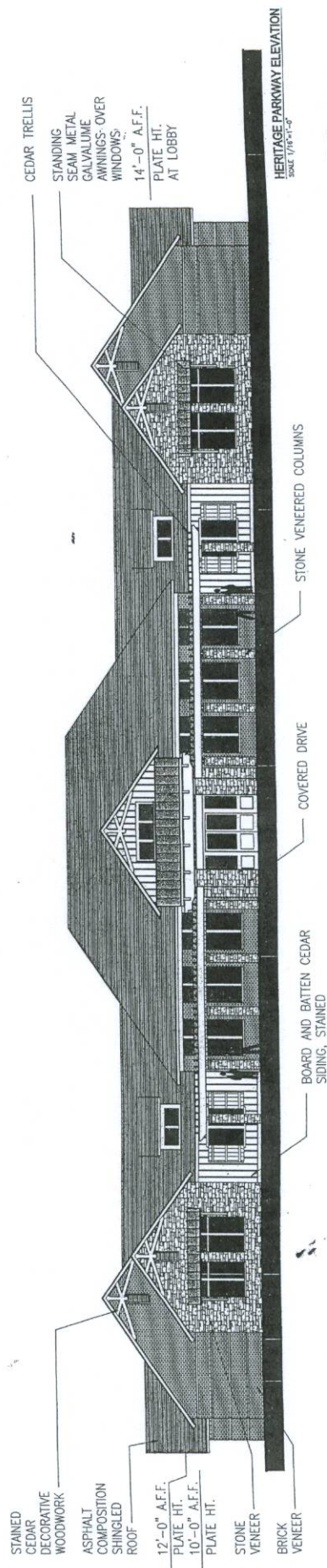
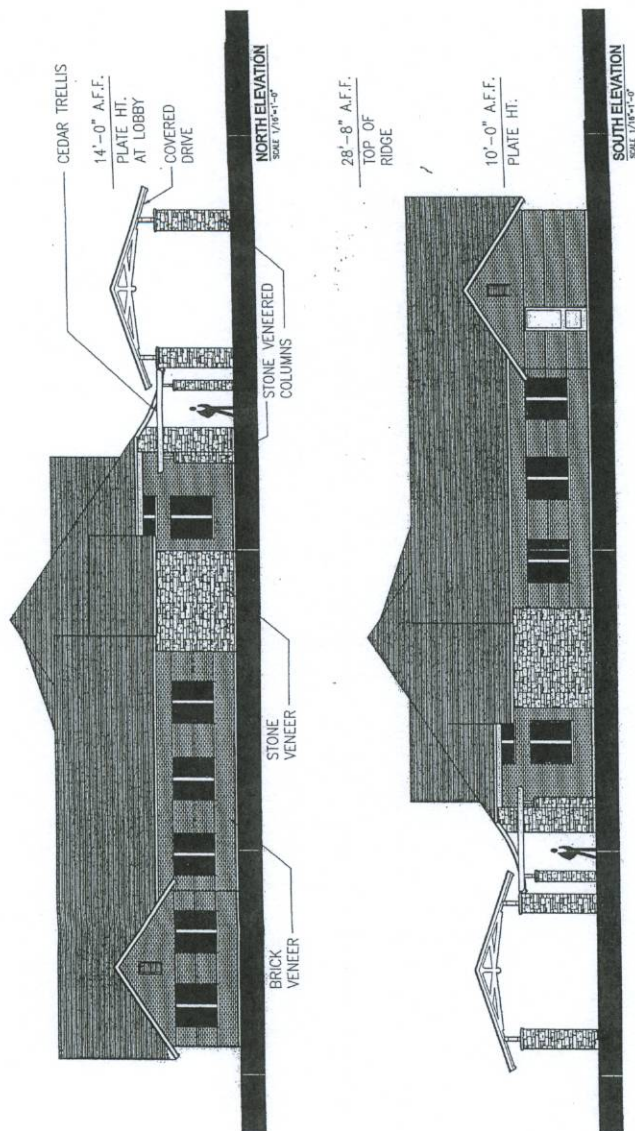
cc: George Olson, Acting City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

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

Pediatric Dental Offices

NOTES:

1. NO REFLECTIVE GLASS SHALL BE USED FOR WINDOW GLAZING.
2. MATERIAL AND PAINT COLORS SHALL COMPLY WITH THE REQUIREMENTS OF THE F.M. 1417 OVERLAY DISTRICT.



davidbaca
STUDIO



SITE DATA SUMMARY TABLE		PERCENTAGE
ZONING	DENTAL OFFICE	
PROPOSED LAND USE	64,351 S.F. (1,478 sqm)	
LOT AREA	12,287 S.F.	
PARKING AREA	18.1%	
LOT COVERAGE	10.19%	
FLOOR AREA RATIO	35-57	
BUILDING HEIGHT (MAX. OF 35)	OFFICE, 1400 S.F.	
PARKING RATIO	31	
REQUIRED PARKING	87	
PROVIDED PARKING	FOR 31 TO 75 SPACES = 3	
ACCESSIBLE PARKING REQUIRED	3	
UNDEVELOPED LANDSCAPE REQUIRED (10% OF PAVING)	3,844 S.F.	
LANDSCAPE PROVIDED	10,060 S.F.	

LEGEND

[illegible]



IBG
INTERNATIONAL BUSINESS GROUP
PROPERTY MANAGEMENT GROUP
www.ibgusa.com

4064 Kendall Drive
Fort Worth, Texas 76137
Phone (817) 244-0000
Fax (817) 244-9483
www.ibgusa.com

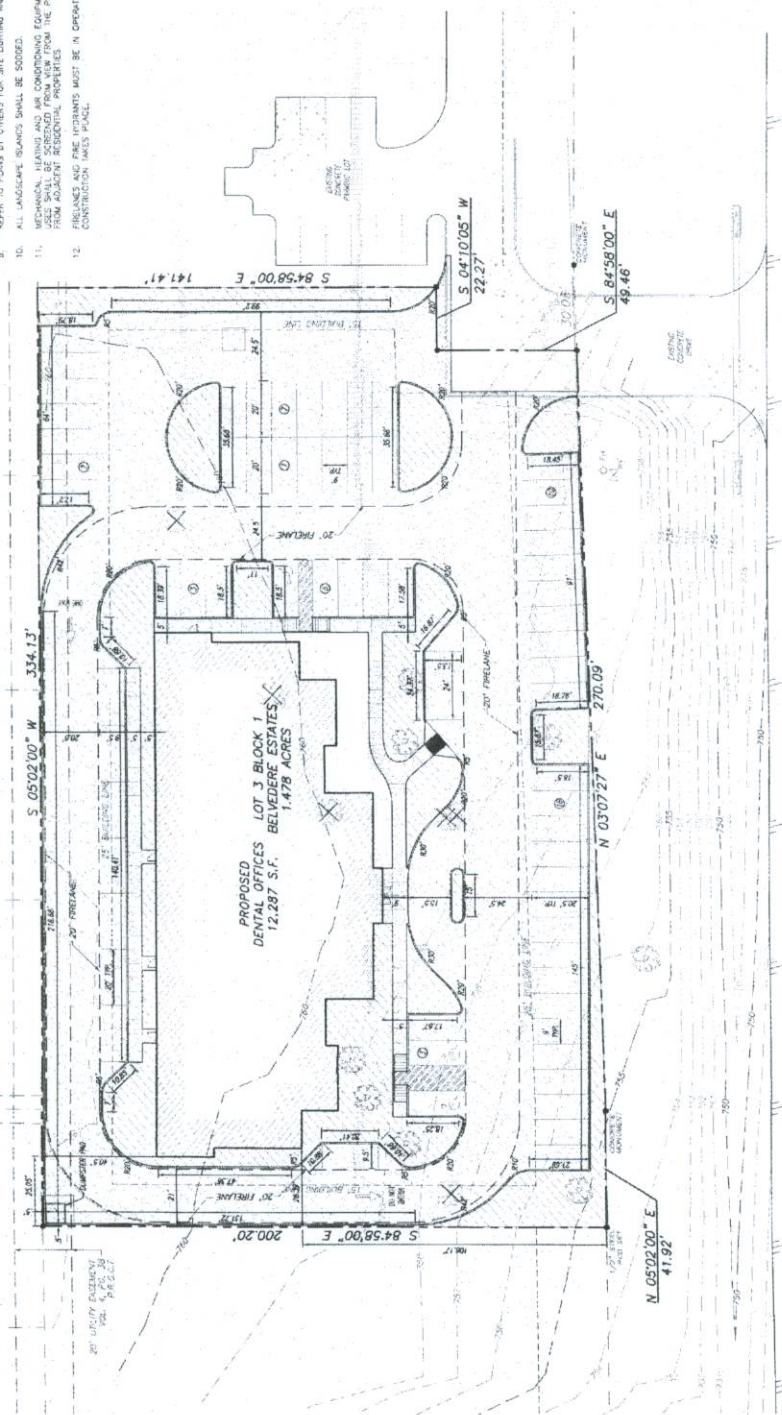
CAUTION EXISTING UTILITIES !!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES MAY BE OF THE SMALL OR LARGE TYPE, AND MAY BE LOCATED AT ANY DEPTH. SMALL UTILITIES ARE NOT NECESSARILY IDENTIFIABLE BY VISUAL INSPECTION. THE EXISTENCE OF ANY UTILITIES OR UNDERGROUND FACILITIES SHOULD BE DETERMINED BY THE APPROPRIATE AGENCIES BEFORE ANY CONSTRUCTION OR REMEDIATION WORK IS INITIATED. THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES SHOULD BE DETERMINED BY THE APPROPRIATE AGENCIES BEFORE ANY CONSTRUCTION OR REMEDIATION WORK IS INITIATED. THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES SHOULD BE DETERMINED BY THE APPROPRIATE AGENCIES BEFORE ANY CONSTRUCTION OR REMEDIATION WORK IS INITIATED.

[illegible]

DATE NOTED

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND U.S.A. STANDARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY/COUNTY PLANS AND ENGINEERING OF STRUCTURES, FOUNDATIONS, ELEVATIONS, MECHANICAL, ELECTRICAL AND EXISTING BUILDING UTILITY EXISTENCE, LOCATIONS, DIMENSIONS AND EXACT HAVING UTILITY EXISTENCE LOCATIONS.
- ALL SHEDS WITH CONCRETE CURBS SHALL BE UNCAULKED. THOSE SHEDS ARE TO HAVE 6" CONCRETE CURBS.
- ALL CURB AND ARE TO BE THE FACE OF CURB.
- ALL CURB AND ARE TO BE 2' SLABS OTHERWISE NOTED.
- ALL CONCRETE ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, RELOCATING OF ALL UTILITIES, EXISTING AND NEW, WATER, GAS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH CONCRETE AND SHALL BE LOCATED IN BASE DOWNSIDE OF CURB.
- ALL SHEDS SHALL BE UNCAULKED IN BASE DOWNSIDE OF CURB.
- SITE SURVEY AND TOPOGRAPHY SHALL BE TAKEN FROM A SURVEY PROVIDED BY UNDERGROUND SURVEY DESIGN.
- REFER TO PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
- ALL LANDSCAPE SHEDS SHALL BE SLOPED.
- MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL AREAS SHALL BE SCREENED FROM VIEW FROM THE PUBLIC POINT OF VIEW AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- ALL SHEDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY/COUNTY REGULATIONS AND CODES AND U.S.A. STANDARDS.
- ALL SHEDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY/COUNTY REGULATIONS AND CODES AND U.S.A. STANDARDS.

GELVEDERE ESTATES
BLOCK 1

F.M. HIGHWAY NO. 1417

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

604 North Walnut
Lot 8 and Pt of Lot 5 of Bonds 1st Addition
Temporary Use Permit for Mobile Food Vendor

Requested Action/Proposed Use:

Temporary Use Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-1 (Retail Business) District

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

James Randall (Owner) and Glenda Hunter (Tenant)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

14

Objections Received:

3

Attachments:

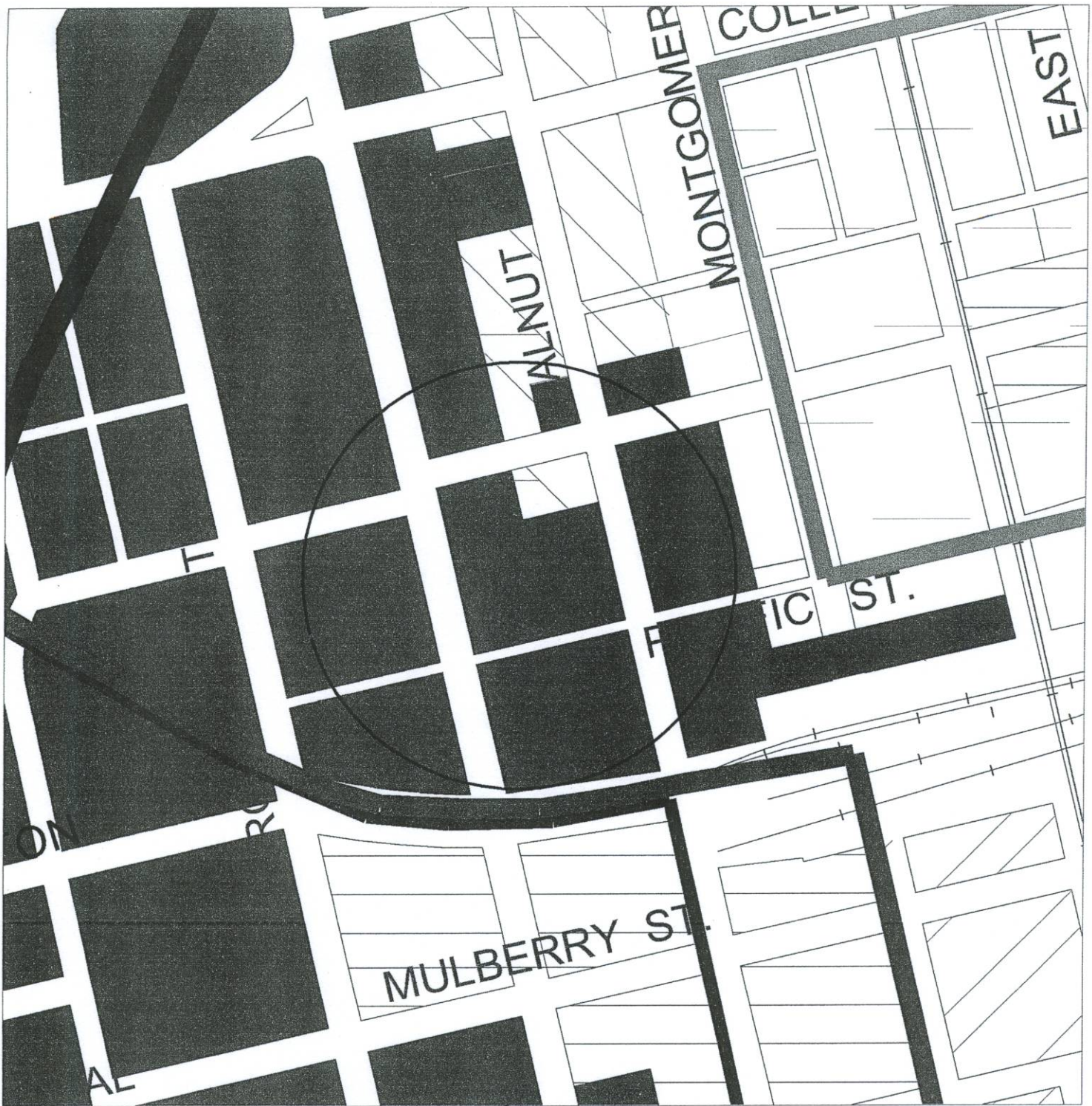
Location map
Photographs
Site Plan

Prepared By:

Rita Gaither
Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

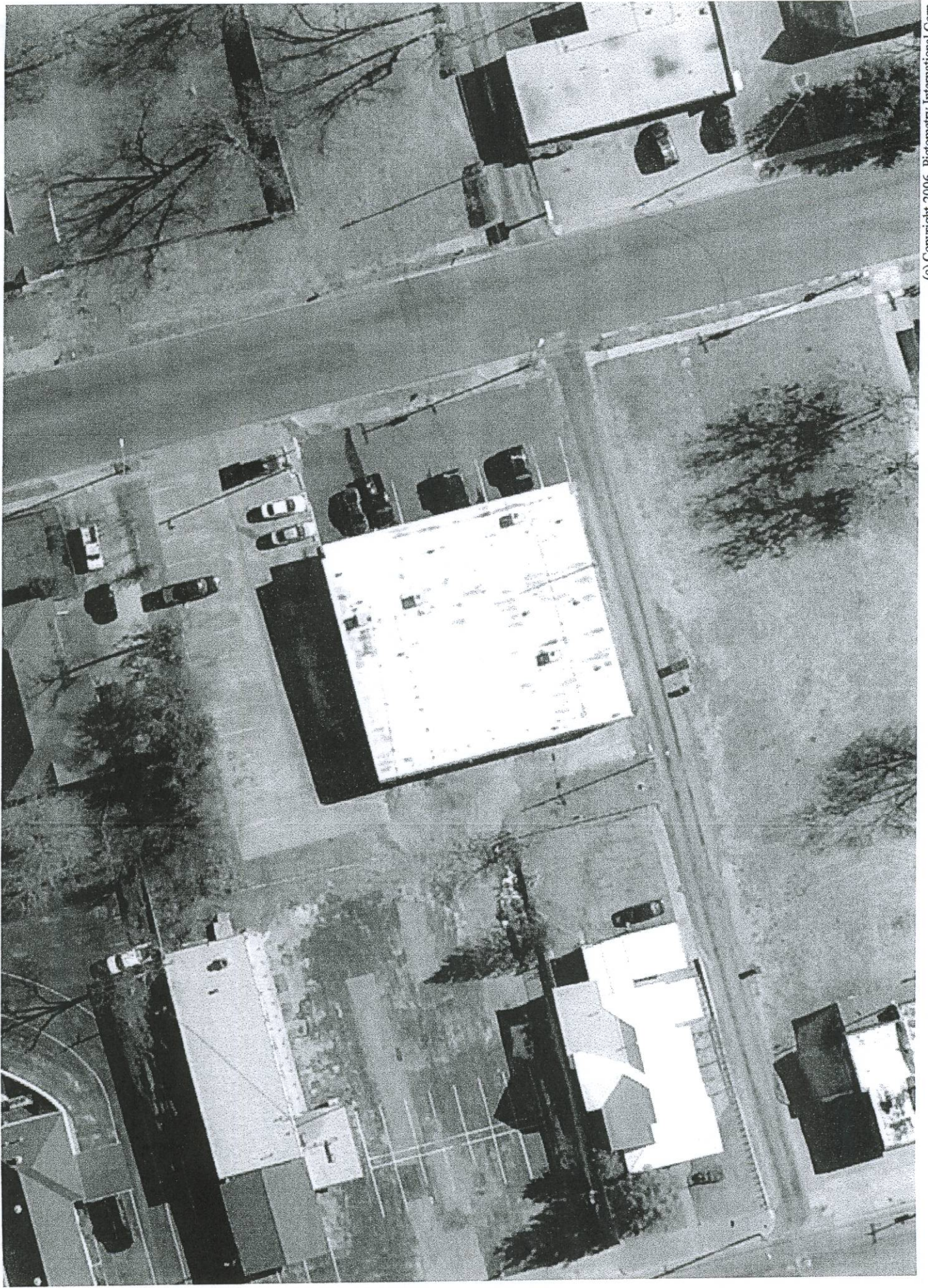
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 75 & 82
	C-1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



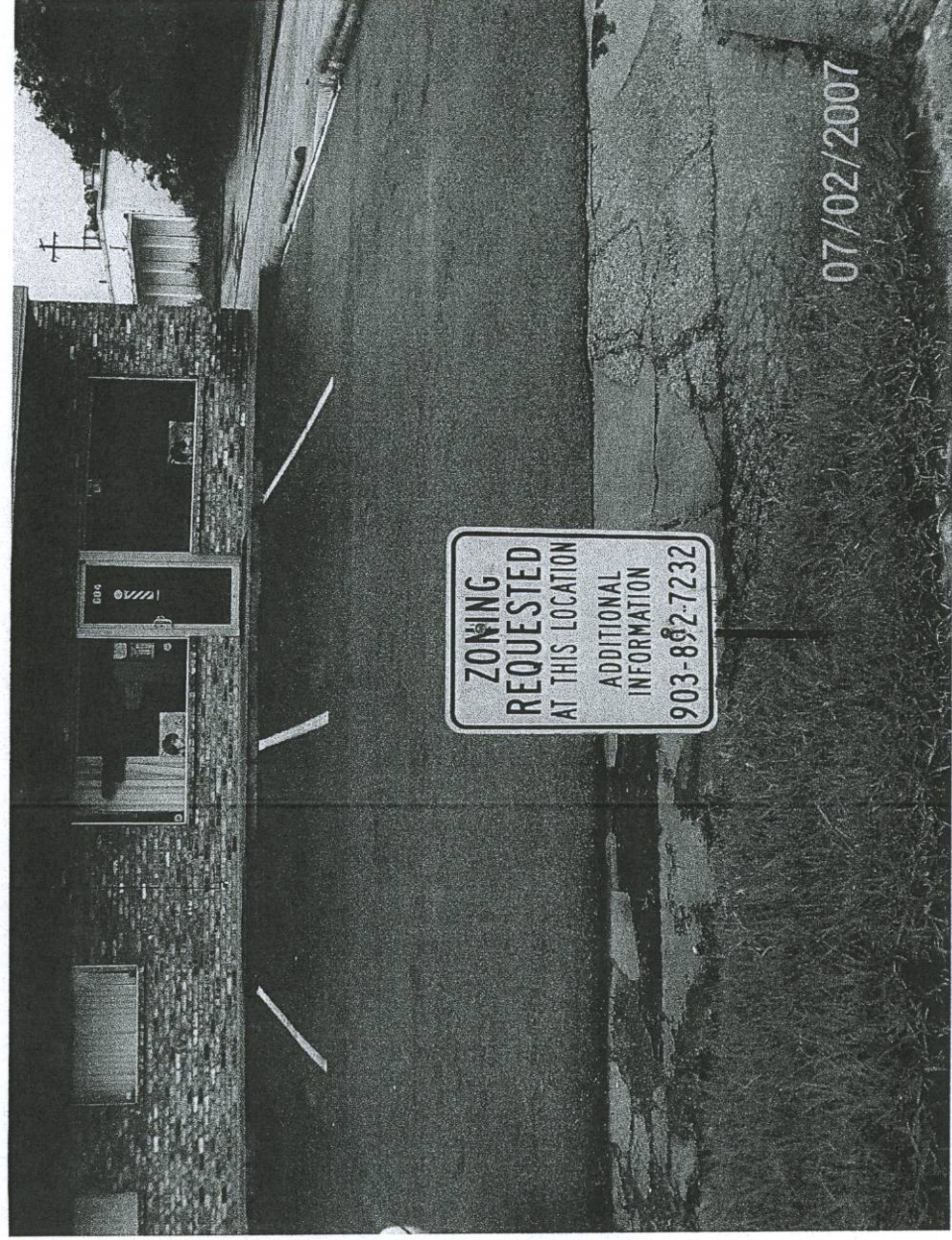
604 NORTH WALNUT TEMPORARY USE PERMIT

Department of Developmental Services





604 N. Walnut



**STAFF REVIEW LETTER**

July 12, 2007

James Randall
604 N. Walnut
Sherman, Texas 75090

Glenda Hunter
1814 E. May
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Temporary Use Permit for Mobile Food Vendor for the property located at 604 North Walnut has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The building must be in compliance with all current City of Sherman building and fire codes prior to occupancy.
2. Vending unit may not be closer than twenty-five (25') feet to the nearest building or the nearest residential property.
3. Compliance with all requirements of the Mobile Food Vendors Permit Ordinance is required.
4. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

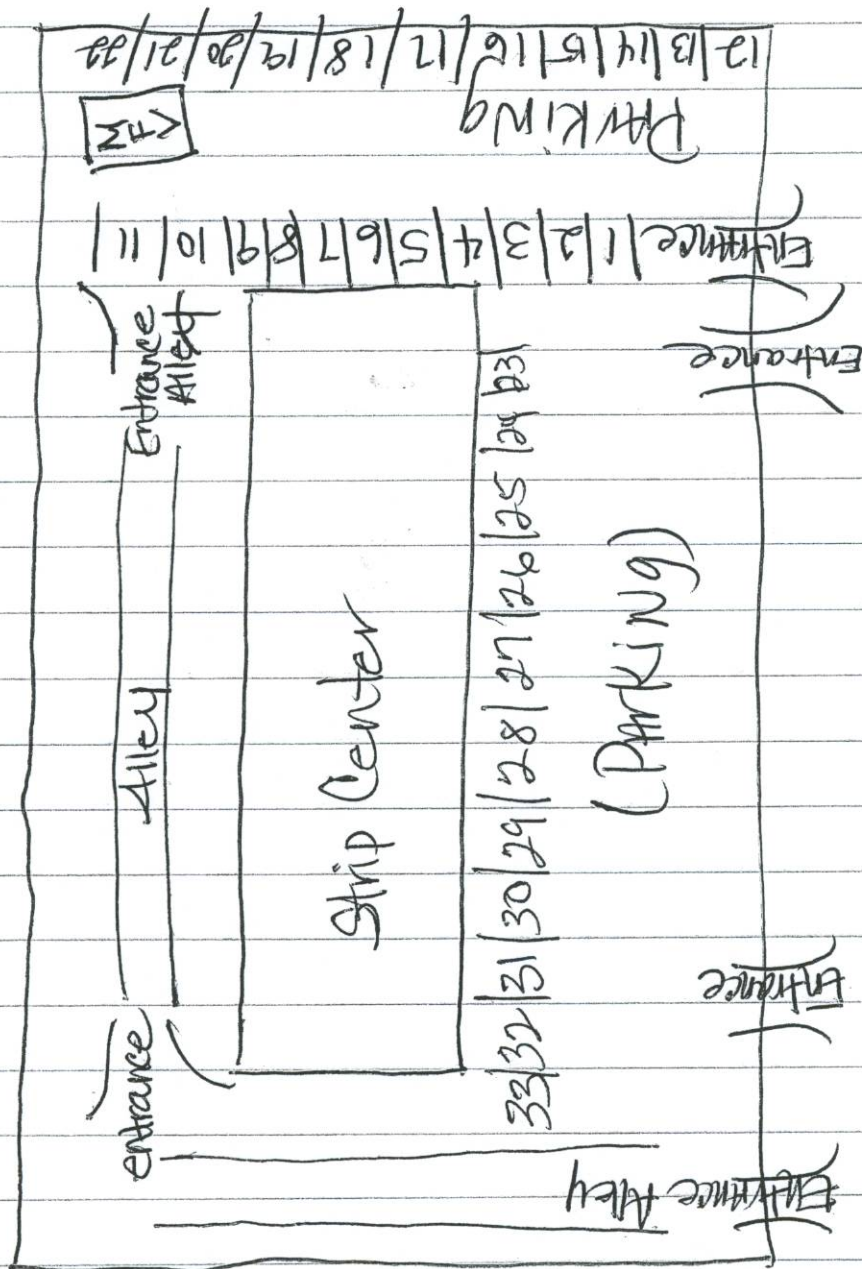
Scott Shadden

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

604 N. Walnut Sherman, TX
Glenda Hunter



SHERMAN



PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone No. (903) 892-7229
FAX No. (903) 892-7274

July 2, 2007

Mack & Sharon Broiles
PO Box 3377
Sherman, Texas 75091-3377

JUL 9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 17, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

James Randall (Owner) and Glenda Hunter (Tenant) concerning the property located at 604 North Walnut, being Lot 8 and Pt of Lot 5 of Bonds 1st Addition

The request is as follows:

Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

One Concern: increased traffic & congestion in the Area
Second Concern: it will take parking away from the tenants
that are leasing this property.
Third concern: we want this Area to look like a
business area and we do not think a mobile Food
Vendor will give this area a favorable impression.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



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**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

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July 2, 2007

WFH Holding Company
619 N. Travis
Sherman, Texas 75090-4948

JUL 9 REC'D

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


Secretary, Planning & Zoning Board

Scott; The main problem that I would have with any type of business like this going in on this property is a lack of parking and traffic congestion on adjoining properties. At one time there was some type of night club in the back of this property. We had problems with beer bottles and trash on our 611 N. Travis property because there is not enough parking on Walnut Street. We had to have the Police try to keep them off our parking lot. Thanks, David Bedgood
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**PLANNING AND ZONING BOARD
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FAX No. (903) 892-7274

July 2, 2007

Samuel Thorpe
516 W. Belden
Sherman, Texas 75092

JUL 9 REC'D

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


Secretary, Planning & Zoning Board

Scott, As you can guess I am
TOTALLY AGAINST Mobile Food Vendors. It is
NOT ~~IN~~ THE BEST INTEREST of SHERMAN TO HAVE
THESE cluttering SHERMAN. IN A SIDE NOTE, How IS IT POSSIBLE
THE CITY IS relying ITS OWN ORDINANCE AND PLACING COMM. DUMPSTERS
w/out SCREENING?

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**PLANNING AND ZONING BOARD
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Telephone No. (903) 892-7229

FAX No. (903) 892-7274

July 2, 2007

Robert Rowland
PO Box 1446
Sherman, Texas 75091-1446

JUL 16 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, July 17, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

James Randall (Owner) and Glenda Hunter (Tenant) concerning the property located at 604 North Walnut, being Lot 8 and Pt of Lot 5 of Bonds 1st Addition

The request is as follows:

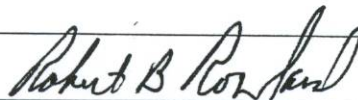
Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

I oppose the request for a Mobile Food Vendor!



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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 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

Interpretation of O-1.1 (1417) Overlay District
Landscape Ordinance

Requested Action/Proposed Use:

Interpretation of O-1.1 (1417) Overlay District Landscape Ordinance.

Background:

There has been some confusion of the landscape requirements in the O-1.1 (1417) Overlay District. The ordinance reads as follows:

(6) Landscaping.

- (a) *Landscaping definition.* Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.
- (b) *Site definition.* Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.
- (c) *Compliance.* Landscaping shall conform to the following:
 - (i) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.
 - (ii) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped, irrigated and curbed, being ten (10) feet in depth adjacent to the highway right-of-way.
 - (iii) All landscaping shall be installed so as to avoid hazards.
 - (iv) An effort shall be made to preserve existing trees.

Origination:

Staff

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
July 17, 2007
Jason Sofey, Chairman

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Robert Softly, Commissioner

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

**Amend Requirements for Duplexes in an
R-1 (One and Two Family Residential) District**

Requested Action/Proposed Use:

To consider amending the requirements for duplexes in an R-1 (One and Two Family Residential) District.

Background:

The College Park Overlay District Advisory Committee requested the Planning and Zoning Commission perform a comprehensive review of duplexes in an R-1 (One and Two Family Residential) District to determine how best to mitigate the negative effects duplex housing has on residential neighborhoods. The Planning and Zoning Committee members include: Jason Sofey, Kelsel Thompson, Steve Jones and John Nix. The committee determined the major effect of duplex housing on residential neighborhoods was the lack of off-street parking for the duplexes. The committee suggested limiting the number of bedrooms to four; but still require one parking space per bedroom with a minimum of two spaces per unit.

Origination:

College Park Overlay District Advisory Committee Members: Terrence Steele, George Rowland, Jerry Lincecum, Phyllis Rieser, Erik Jackson, and Scott Shadden.

Attachments:

Draft Ordinance

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES, ENTITLED "GENERAL ZONING ORDINANCE" AT SECTION 6.2; TO AMEND THE REQUIREMENTS FOR DUPLEXES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Section 6.2 of the Code of Ordinances of the City of Sherman, Texas, is hereby amended so that such section shall read as follows:

Sec. 6.2. R-1 (One and two-family residential) district.

- (1) Minimum requirements for lot area, width, and setback:

Lot area: 6,000 SF

Lot width: 60'

Front: 25'

Rear: 25'

Side yards: There shall be a side yard on each side of the main building not less than ten (10) percent of the mean horizontal distance between the side lines of the lot; except that such side yard shall be not less than six (6) feet; and need not be more than fifteen (15) feet. A building on a corner lot shall have a side yard adjacent to its side street of not less than ten (10) feet.

- (2) See section 7 for supplementary district regulations, exceptions and parking regulations applying to the R-1 District.
- (3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the board of adjustment and specific use permits that may be recommended by the [planning and] zoning board within the R-1 District under certain circumstances and conditions.
- (4) Permitted uses and parking requirements:

Permitted Uses	Parking Ratio
One and two -family dwellings.	1/ bedroom (min. 2/unit)
<i>Two family dwelling (maximum 4 bedrooms) 1/1, 1/2, 1/3 or 2/2 arrangement</i>	<i>1/ bedroom (min. 2/unit)</i>
Accessory building; garage or carport, domestic storage.	none
Bedrooms—two bedrooms may be rented to not more than four people.	1/unit
Field crops, horticulture, nursery, truck gardening, but not including retail sales on the premises.	none
Public park, playground or playfield.	none
Sign: Bulletin erected by a church, community center, school, public agency, or institution on its own premises for announcement purposes, and which does not exceed 20 square feet in area and 6 feet in height. See <u>section 7(14)(g)</u> . *none	
Sign: Identification not exceeding 1-1/2 square feet in area. Name and address only. See <u>section 7(14)(g)</u> . *	none
Sign: Real estate for sale, rent, or lease. Unlighted, 16 sq. ft. max. *	none
Swimming pool, private.	none
Railroad rights-of-way but not including shops and yards.	none
Portable offices and construction buildings which shall be removed upon completion or abandonment of construction work.	none
Home occupations: Any occupation that is customarily carried on at home that does not involve a structural change in the dwelling unit, that does not require the employment of help other than members of the immediate family, provided, however that the following uses shall not be permitted as customary home occupations: Any office in which services are rendered, or in which chattels or goods, wares or merchandise are commercially created, exchanged or sold; barber or beauty shops, beauty culture schools; commercial stables or kennels; doctor's office for the treatment of patients; and/or the display of goods.	

- (5) Height regulations: No building shall exceed 35 feet or 2 stories in height.
- (6) Front facing fences: Fences are not permitted in the front yard of any single family dwelling or duplex of any subdivision of four (4) lots or more, outside of the residential tax abatement zone and platted after this amendment to the ordinance, except an approved decorative fence.
- (a) Decorative fences with openings not less than fifty (50) percent of the fence area and not exceeding three (3) feet in height are permitted in the front yard.
- (b) Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2007.

ADOPTED on this the _____ day of _____, 2007.

EFFECTIVE DATE on this the _____ day of _____, 2007.

CITY OF SHERMAN, TEXAS

BY: _____

BILL MAGERS, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY:

DOREEN E. MCGOOKEY,
CITY ATTORNEY

DRAFT