

STATE OF TEXAS §
 June 19, 2007
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, June 19, 2007.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: VICE CHAIRMAN JACOBS,
JONES, SOFTLY, AND PLYLER

MEMBERS ABSENT: BETHEL, DAVIS, NIX, AND THOMPSON

CALL TO ORDER

Chairman Sofey called the meeting to order at 5:00 p.m.

CALL TO ORDER

Chairman Sofey welcomed new Commissioner David Plyler to his first Planning and Zoning Commission meeting.

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the May 22, 2007 Meeting. Motion by Commission Member Jones to approve the Minutes as written; Second by Commission Member Jacobs. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

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

APPOINT BOARD OF
ADJUSTMENT

FINAL PLAT

THE REQUEST OF PATCHA CORPORATION (OWNERS) GARY AND TANA MORGAN (DEVELOPERS) AND UNDERWOOD DRAFTING & SURVEYING AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 700 BLOCK OF WEST HOUSTON AND WEST LAMAR STREETS, BEING 1.55 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF THE G & T MORGAN ADDITION

FINAL PLAT – G&T
MORGAN ADDN.
700 BLK. W. HOUSTON
& W. LAMAR
(PATCHA CORP. &
GARY & TANA
MORGAN)

(TABLED)

No one came before the board to represent the request.

ACTION TAKEN.

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

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED.

THE REQUEST WAS TABLED.

VARIANCE

THE REQUEST OF BARTON CAPITOL LTD. (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 700 BLOCK OF EAST SYCAMORE, BEING THE REPLAT OF LOTS 6-10, BLOCK 11 OF THE JONES & SUMMIT ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW LOTS WITH A WIDTH OF 52 FEET IN LIEU OF THE REQUIRED 60 FEET IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT

Ron Barton, Barton Capitol, Ltd. 1315 S. Sam Rayburn Freeway, Sherman, Texas

Mr. Barton appeared to represent the request. He explained they were requesting a variance to allow 52 foot wide lots for residential development.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the variance. Second by Commission Member Softly.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF BARTON CAPITOL LTD. (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 700 BLOCK OF EAST SYCAMORE, BEING THE REPLAT OF LOTS 6-10, BLOCK 11 OF JONES & SUMMIT ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF THE REPLAT OF LOTS 6-10, BLOCK 11, JONES & SUMMIT ADDITION

Ron Barton, Barton Capitol, Ltd. 1315 S. Sam Rayburn Freeway, Sherman, Texas

Mr. Barton appeared to represent the request. He explained they are replatting the property from five lots to four lots for residential development. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the

VARIANCE – LOT
WIDTHS
700 BLK. E.
SYCAMORE
(BARTON CAPITOL,
LTD)

REPLAT OF THE
REPLAT OF LOTS 6-10,
BLK. 11, JONES &
SUMMIT ADDITION
700 BLK. E.
SYCAMORE
(BARTON CAPITOL,
LTD)

Replat subject to the Staff Review Recommendations.
Second by Commission Member Jones.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF KYLE BOOTH (OWNER) AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 2900 BLOCK OF OVERLAND TRAIL, BEING 1.52 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AND THE FUTURE LOTS 1, 2 AND 3 OF BLOCK 3 OF O'HANLON RANCH ESTATES, PHASE 2.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR OVERLAND TRAIL OFFICES

David Baca, 1000 South Sam Rayburn Freeway, Sherman, Texas

Mr. Baca appeared to represent the request. He explained the owner would like to construct the Overland Trail Office complex on the lots. The property will be screened by a six foot privacy fence between the residential districts. 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 Jones to approve the site plan subject to the Staff Review Recommendations and to provide a six foot screen between the residential districts.
Second by Commission Member Jacobs.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF LESLIE LANE LLC AND DOMINICK SCHIFENO (OWNER), TEAGUE, NALL AND PERKINS (ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2400-2500 BLOCKS OF EAST LESLIE LANE, BEING 30.697 ACRES LOCATED IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963 AND THE WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 958, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN-

OVERLAND TRAILS
OFFICES
2900 BLK. OVERLAND
TRL.
(KYLE BOOTHE)

FINAL PLAT OF
SCARSDALE
ESTATES, PHASE I
2400-2500 BLK. E.
LESLIE LANE
(LESLIE LANE LLC &
DOMINICK SCHIFENO)

FINAL PLAT OF SCARSDALE ESTATES, PHASE 1

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

Mr. Schmitt appeared to represent the request and answer any questions. He explained the property was recently annexed into the city limits of Sherman. The owners would like to divide the property into 22 lots for the first phase of the residential development. 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 Plyler.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF R. P. SHAW INVESTMENTS, LLC AND CRF & ASSOCIATES (OWNERS AND DEVELOPERS) AND HANK FEDDERN, (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 500 BLOCK OF EAST GRAHAM DRIVE, BEING LOT 1A, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO (REPLAT), AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN APARTMENT COMPLEX

SITE PLAN –
APARTMENT
COMPLEX
500 BLK. E. GRAHAM
DR.
(R.P. SHAW
INVESTMENTS, LLC &
CRF & ASSOC.)

Hank Feddern, 737 Gattis Lane, Van Alstyne, Texas

Mr. Feddern appeared to represent the request and answer any questions. He explained they would like to construct a 208 unit apartment complex in the 500 block of Graham Drive. Access to the apartment complex will be off of Graham Drive. The apartment complex will have a clubhouse with a clock tower, garages and will be called the Lofts. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Jacobs was concerned about traffic congestion in the Sherman Town Center. The apartment complex will only have one access/egress off of Graham Drive and J.C. Penney will be using Graham Drive also. He felt in the future, the traffic should be taken into consideration.

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

ACTION TAKEN.

Motion by Commission Member Softly to approve the site plan subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

DUPLEX REVIEW DISCUSSION

DUPLEX REVIEW

Chairman Sofey explained the Duplex Review Committee had met to discuss duplexes in residential neighborhoods. One of the items the committee came up with was to limit the number of bedrooms in an R-1 (One and Two Family Residential) District to four bedrooms. The existing parking requirements would still apply.

Jerry Lincecum, 608 N. Cleveland, Sherman, Texas

Mr. Lincecum explained the city will always have to keep looking at the City's ordinances because things crop up that were not anticipated and then they become problems. He explained when he first started coming before the commission a year ago, he discovered across the street from him on two lots, there was going to be two duplexes constructed and each one would have four bedrooms per unit; that would be sixteen people in a very small area. The duplexes would be two stories among single story houses. The duplexes were legal under the current ordinance; but as everyone looked farther they realized it was not a good thing for the neighborhood or a good thing for Sherman for the "mega" duplexes to be cropping up all over the place. The "mega" duplexes were like mini apartment houses as you look at the number of people they were squeezing into the buildings. Mr. Lincecum felt it would be a very good move to limit the number of bedrooms for duplexes. He felt a couple of other things to keep in mind and consider in the future should be to limit the number of stories and increase the lot frontage for duplexes.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to draft an amendment to the R-1 (One and Two Family Residential) District ordinance to limit duplexes to four bedrooms per lot. Second by Commission Member Plyler.

VOTING AYE: SOFTLY, SOFEY, PLYLER, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Commissioner Jacobs stated how proud he was to live in Sherman after the tragic events of the flood on Monday, June 18th. "The fire department and other city staff really did a good job and it really made me feel good to live here."

Chairman Sofey reiterated the outstanding job everyone did in the emergency Monday.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:28 p.m.



SECRETARY



CHAIRMAN

COMMEND CITY ON
EMERGENCY

ADJOURNMENT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
June 19, 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

700 Block of West Houston and West Lamar
1.55 acres in the J. B. McAnair Survey, Abstract No. 763
Final Plat

Action/Proposed Use:

Final Plat of the G & T Morgan Addition

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Patcha Corporation (Owners) Gary and Tana Morgan (Developers) and Underwood Drafting & Surveying, Inc. (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

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 Letter

Prepared By:
Rita Gaither
Development Coordinator

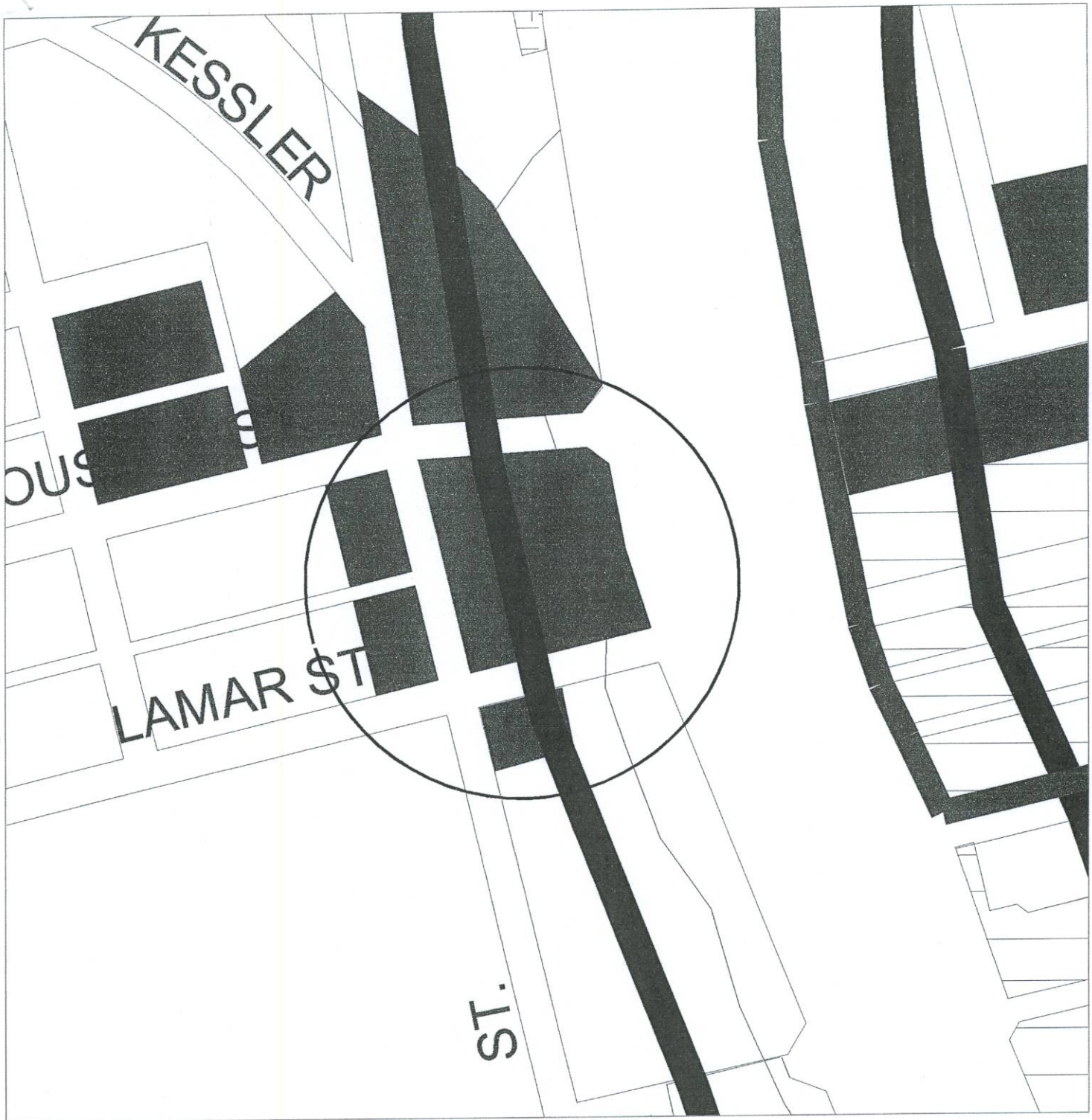
Approved By:
Scott Shadden,
Development Services Director

HOUSTON

WOODS

LAMAR

US HWY 75



LEGEND

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



700 W HOUSTON & LAMAR FINAL PLAT

Department of Developmental Services



**STAFF REVIEW LETTER**

June 14, 2007

Patcha Corporation
4040 Shadow Circle
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat of G&T Morgan Addition, for the property located in the 700 Block of West Houston and West Lamar Streets has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 19, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The proposed 10' drainage and utility easement located between Lot 1 and Lot 2 shall be 20' in width.
2. Center a 20' utility easement over an existing 6" sanitary sewer main located on the east side of Lot 2.
3. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
4. Original tax certificates for the property must be furnished prior to recording of the plat.
5. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

Situated in the City of Sherman, Govean County, Nebraska, being a part of the E. B. McAnier Survey, Abstract No. 783, and described as 0.66 acre, described as 1.043 acres, Tract Two of Section 29, Township 28 North, Range 16 East, Twp. 28N., R. 16E., as conveyed by Charles E. Weston Enterprises, Inc., to the Plaintiff herein, by Deed recorded in Public Records of Volume 2124, Page 814, Real Record December 23, 1980, according to said deed, and being more particularly described by maps and bounds contained therein.

The beginning of a spike-nail set marking the Southwest corner of said Tract One at the intersection of the East line of Woods Street with the North line of said Tract One; thence South 78°15'00" West with said East Line of Woods Street and the Northwest corner of said Tract Two and the total distance of 330.51 feet to a spike nail set marking the East line of Woods Street; Thence South 78°15'00" West with said East line of Woods Street one mile to the intersection of said Highway 288; thence in an Easterly direction with said South line of street; thence in the North line of said Tract One the following calls and distances:

a spike-nail North 78°44'15" East, a distance of 70.00 feet to a spike-nail set;

a spike-nail S 81°05'25" East a distance of 70.00 feet to an angle for the Northeast corner of said Tract One in the center of Post Oak Creek;

a Southerly direction with the general center of said Post Oak Creek and East line of said Tract One the following calls and distances:

South 02°21'34" East, a distance of 32.43 feet;
South 12°03'26" West, a distance of 43.98 feet;
South 03°33'26" East, a distance of 32.86 feet;
Thence corner of said Tract Three;

1/2" steel rod set marking the Northeast corner of said Tract Three;

Thence North 74°00'00" East a distance of 27.46 feet to the intersection of said road set marking the Southeast corner of said Tract Three;

Thence South 17°22'00" East a distance of 125.38 feet to a Trave in the said North line of Southeast corner of said Tract Three;

Thence South 74°00'00" West, passing the most Southerly corner of said Tract Two and the Southeast corner of said Tract Two to 125 feet from the Southeast corner of said Tract Two to the Point-of-Beginning and containing 1.37

That I, James R. Maret, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James R. Morel, known to me to be the person whose name is subscribed to this foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2007.

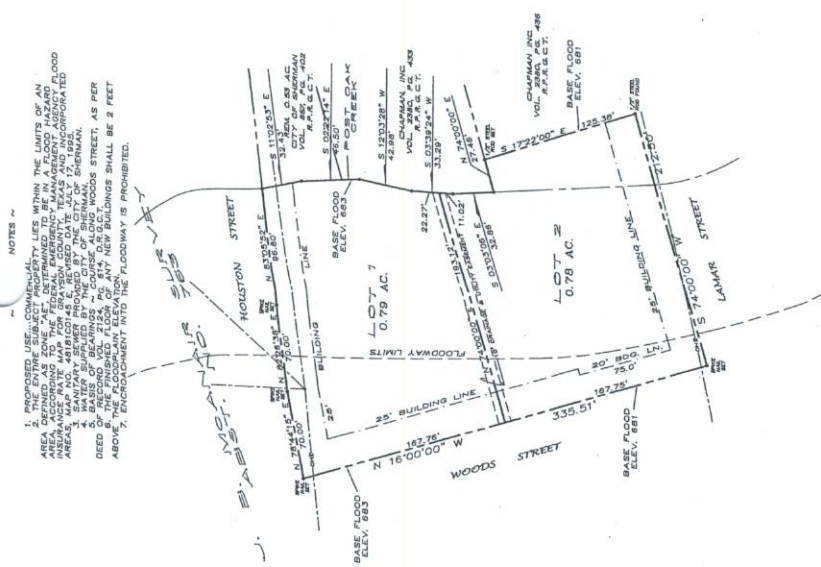
Notary Public in and for the State of Texas	Commission Expires:
--	---------------------



SURVEYOR
JAMES R. MARET
R.P.L.S. NO. 5433
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
(903)465-2151

ON, TEXAS 75020
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021
(903)465-2151
DENISON, TEXAS 75021

FINAL PLAT
G & T MORGAN ADDITION
TO THE CITY OF
SHERMAN, TEXAS
1.57 ACRES
OUT OF THE
J. B. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS
5-10-07



THAT WE, GARY MORGAN and Tonda Morgan, do hereby adopt this plat designating the hereinabove property as the W. & J. MORGAN ADDITION to the City of Sherman, Texas, and we do hereby agree to pay for the public utility service for the streets and easements shown on this plat for the mutual use and accommodation of all public and private utility shall have the right to remove and "keep removed all or part of any buildings, structures, which in any way obstruct or interfere with the construction, maintenance, or efficiency of its lines" with the public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of installing, maintaining and adding to or removing all or part of the public utility lines and appurtenances, and for any other purpose as may appear subject to ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2007.

Gary Morgan

WITNESS MY HAND this _____ day of _____, 2007.

STATE OF TEXAS
COUNTY OF GRAYSON

Tana Morgan

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary M. Wynn, 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 and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2007.

Notary Public in and for
the State of Texas

Commission Expires:

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Tana Morgan, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____ 2007.

Notary Public In and for
the State of Texas

Commission Expires:

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

Chairman	Secretary
----------	-----------

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date _____

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of the G & T MORGAN ADDITION to the City of Sherman, Texas, was submitted to the City Council on May 1, 2007, and that the City Council has accepted the plat by formal action then and there accepted the dedication of streets, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing

Witness my hand this _____ day of _____ 2007.

Clerk, City of Sherman, Texas

JOB NO. A7040297

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
June 19, 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

700 Blk of East Sycamore
Replat Lots 6-10, Block 11 of Jones Summit Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow five lots each with a width of 52 feet in lieu of the required 60 feet in an R-1 (One and Two Family Residential) District .

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Barton Capitol Ltd. (Owner) and Sartin and Associates, Inc. (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

23

Objections Received:

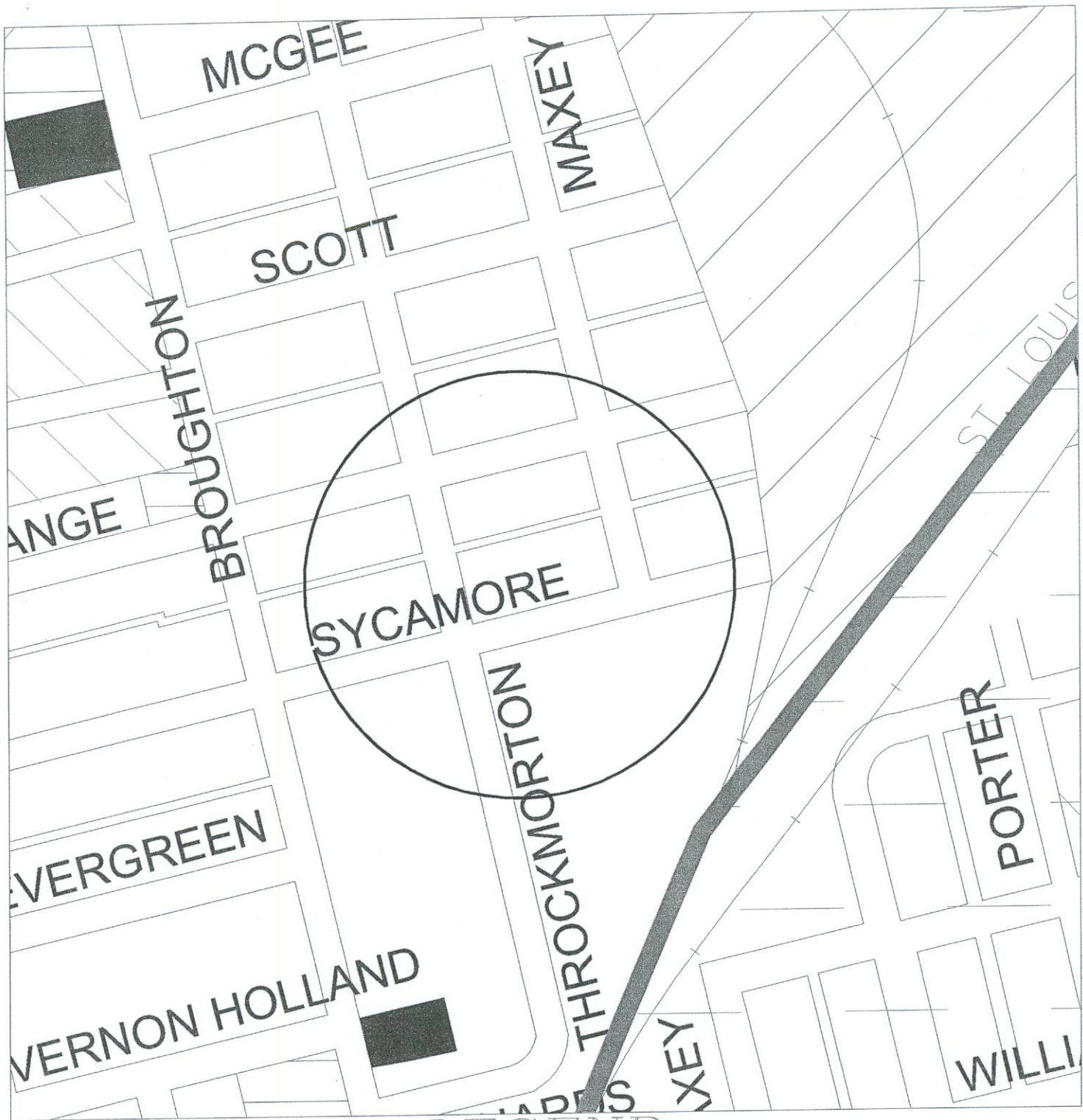
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

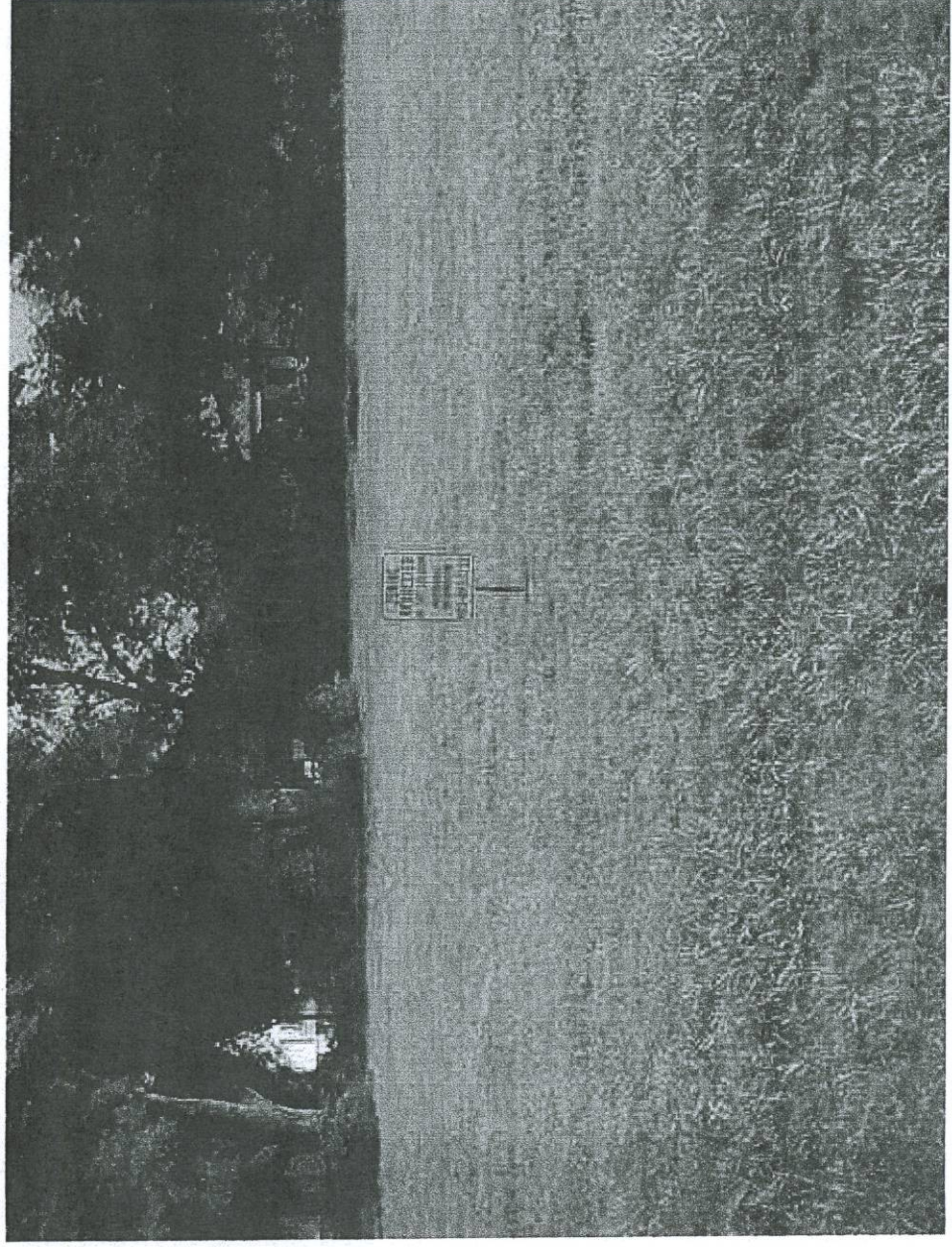


700 BLK EAST SYCAMORE VARIANCES

Department of Developmental Services



700 Blk E. Sycamore



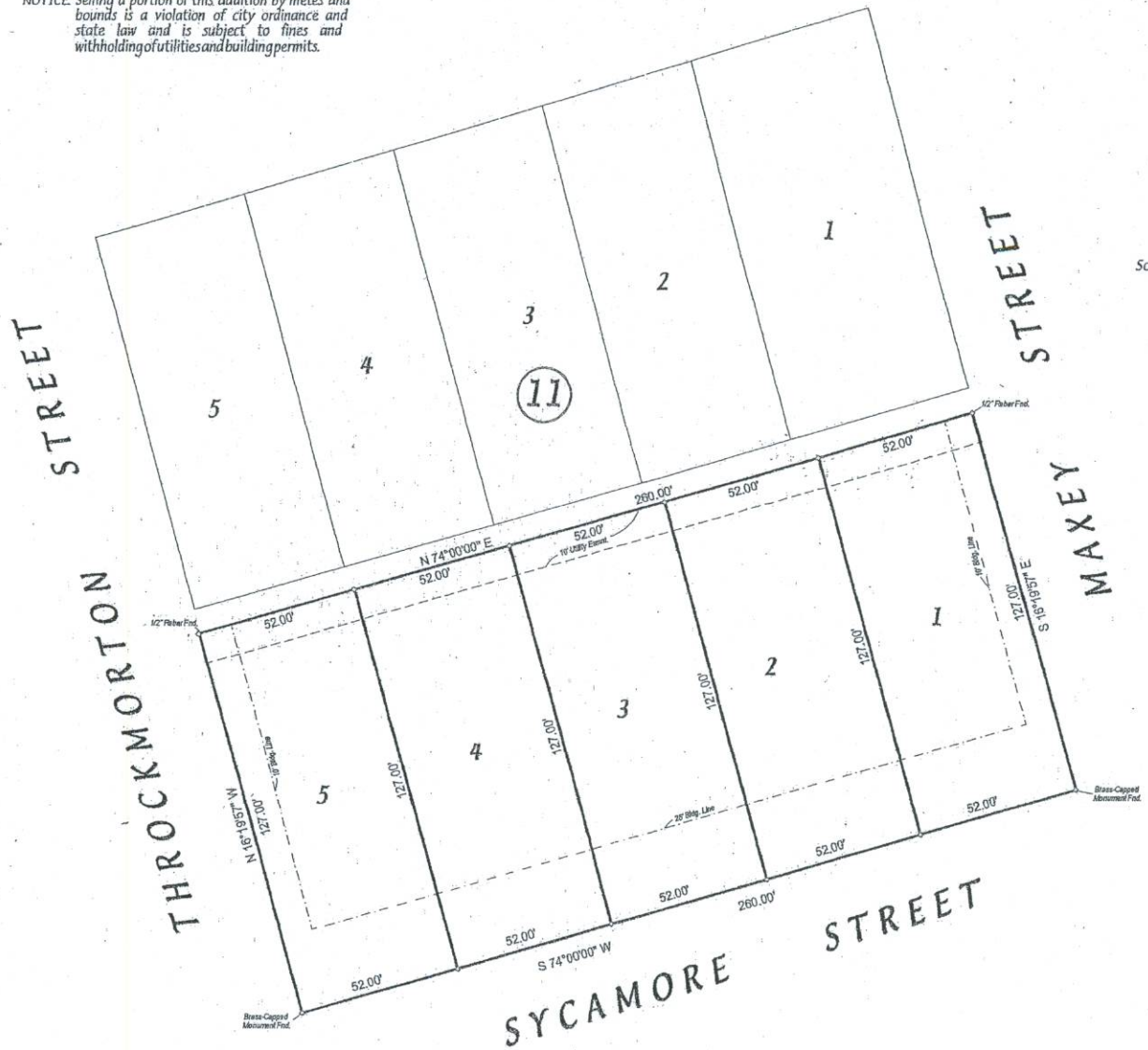
THROCKMORTON

SYCAMORE

Scale: 1 inch = 50.0 feet

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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.



**Replat of the Replat of
LOTS 6-10, BLOCK 11
JONES & SUMMIT ADDITION**
Volume 18, Page 54,
Plat Records, Grayson County, Texas

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
June 19, 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

700 Blk of East Sycamore
Replat of Lots 6-10, Block 11 of Jones Summit Addition
Replat

Requested Action/Proposed Use:

Approval of Cupids Corner, Phase II, A Replat of a Replat of Lots 6-10, Block 11 of Jones Summit Addition

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

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

Master Plan Designation:

Residential

Number of notices mailed:

106

Objections Received:

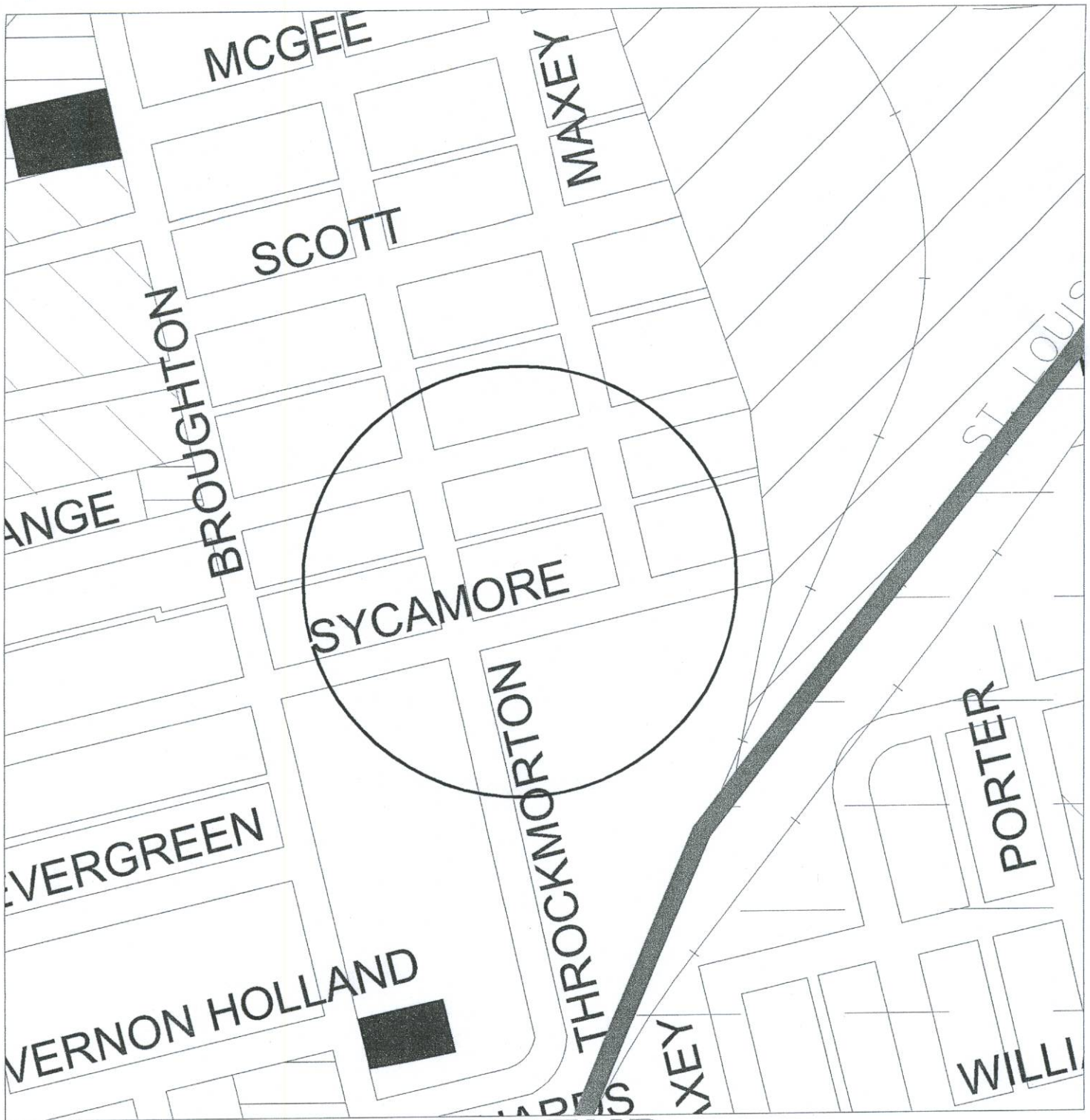
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Attachments:

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
	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



700 BLK EAST SYCAMORE REPLAT

Department of Developmental Services



THROCKMORTON

SYCAMORE

Scale: 1 inch = 50.0 feet

(c) Copyright 2006, Pictometry International

**STAFF REVIEW LETTER**

June 14, 2007

Barton Capital, LTD
1715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Replat of a Replat of Lots 6-10, Block 11 of Jones & Summit Addition is scheduled to be heard by the Planning and Zoning Board on Tuesday, June 19, 2007 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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

1. Letters from the various utility companies stating the availability of service and sufficiency of easements is required. (City will make contact.)
2. Original tax certificates for the property shall be furnished prior to recording of the plat.
3. 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 your authorized representative to present your request on the date and time stated above.

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

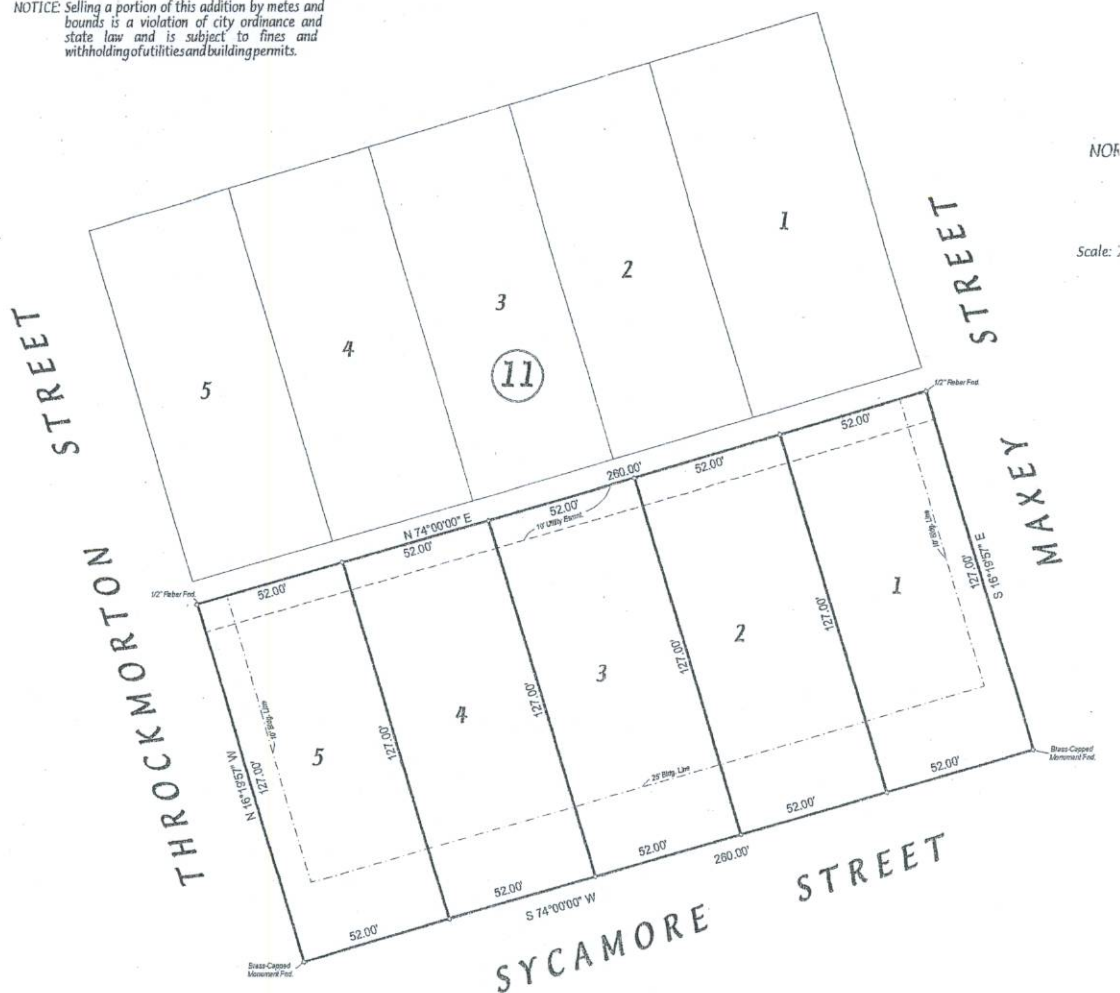
Respectfully,

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

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

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

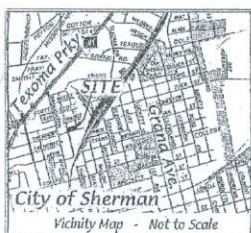
NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



NOR

Scale: 1\"/>

**Replat of the Replat of
LOTS 6-10, BLOCK 11
JONES & SUMMIT ADDITION**
Volume 18, Page 54,
Plat Records, Grayson County, Texas
to the
CITY of SHERMAN,
GRAYSON COUNTY, TEXAS



Owner & Developer

Barton Capital, Ltd.
Ron Barton, President
715 S. U.S. Hwy 75
Sherman, Texas 75090
903-819-4098

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
June 19, 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

2900 Block of Overland Trail
1.52 acres in the J. B. McAnair Survey, Abstract No. 763,
and the future Lots 1, 2 and 3 of Block 3 of O'Hanlon Ranch Estates, Phase 2.
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for Overland Trail Offices

Adjacent Zoning:

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

Origination:

Kyle Booth (Owner) and David Baca (Architect)

Master Plan Designation:

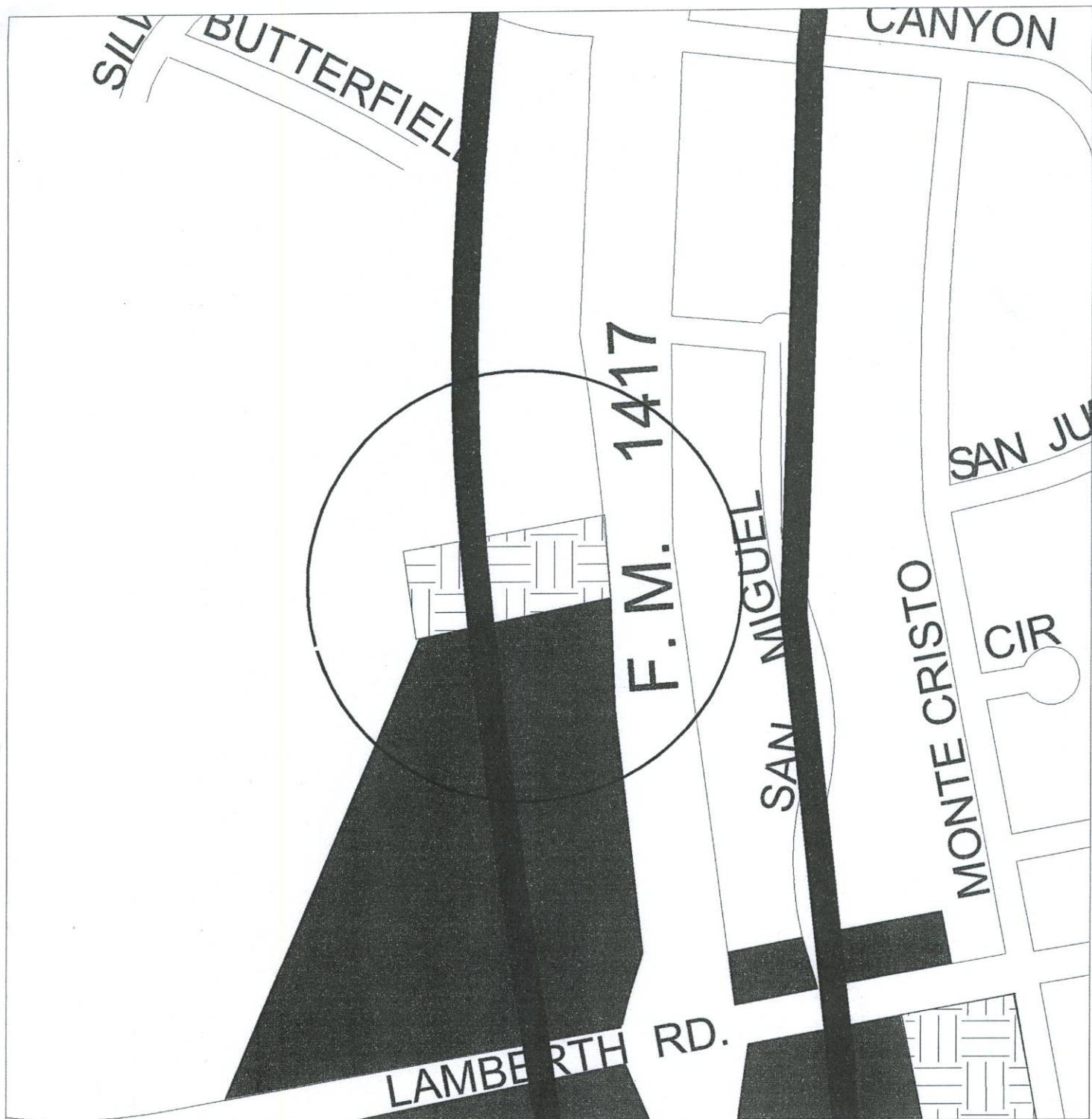
Residential/ Retail and Commercial

Attachments:

Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

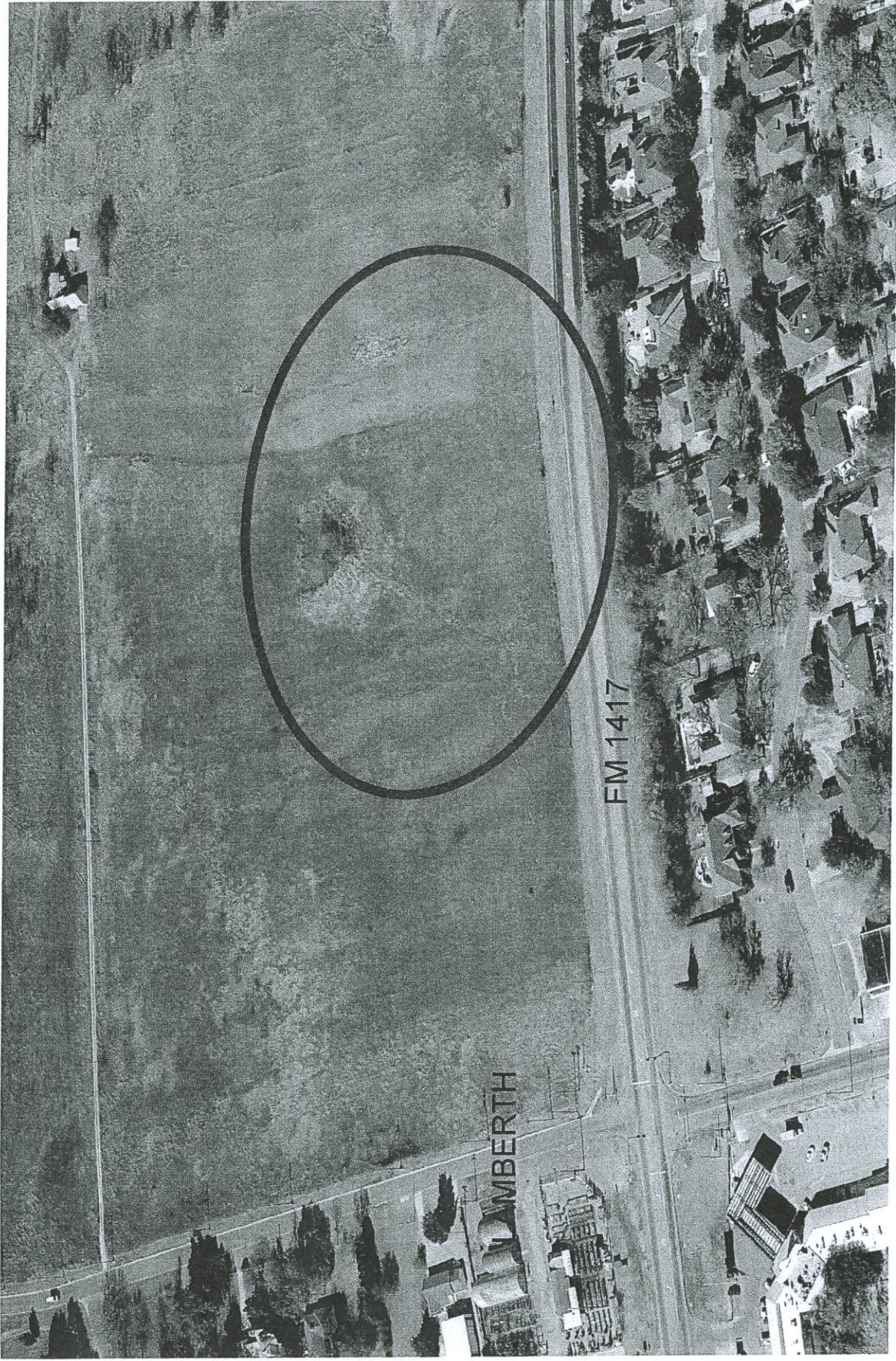
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY 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		



2900 OVERLAND TRAIL SITE PLAN

Department of Developmental Services





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Average Scale: 1 inch = 159.9 feet

**STAFF REVIEW LETTER**

June 14, 2007

Kyle Boothe
3715 Sumner Ct.
Sherman, Texas 75090

David Baca
1000 South Sam Rayburn Freeway
Sherman, Texas

Dear Applicants,

The request for approval of the site plan for Overland Trail Offices in the 2900 Block of Overland Trail, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 19, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. A drainage plan, including detention, is required unless the drainage is included in the O'Hanlon Way, Phase II drainage plan.
2. Driveways shall be constructed according to the City of Sherman driveway standards and shall be inspected by a representative of the City of Sherman Engineering Department.
3. Construction may not begin until the final plat of O'Hanlon Way, Phase II has been filed.
4. Fire lanes and other fire code requirements shall be in accordance with the requirement of the Fire Marshal.
5. Screening is required adjacent to all residential property.
6. The 10' curbed and irrigated landscaped buffer area shall be shown on the drawing.
7. All aspects of the O1.1 (1417) Overlay District must be followed.
8. 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

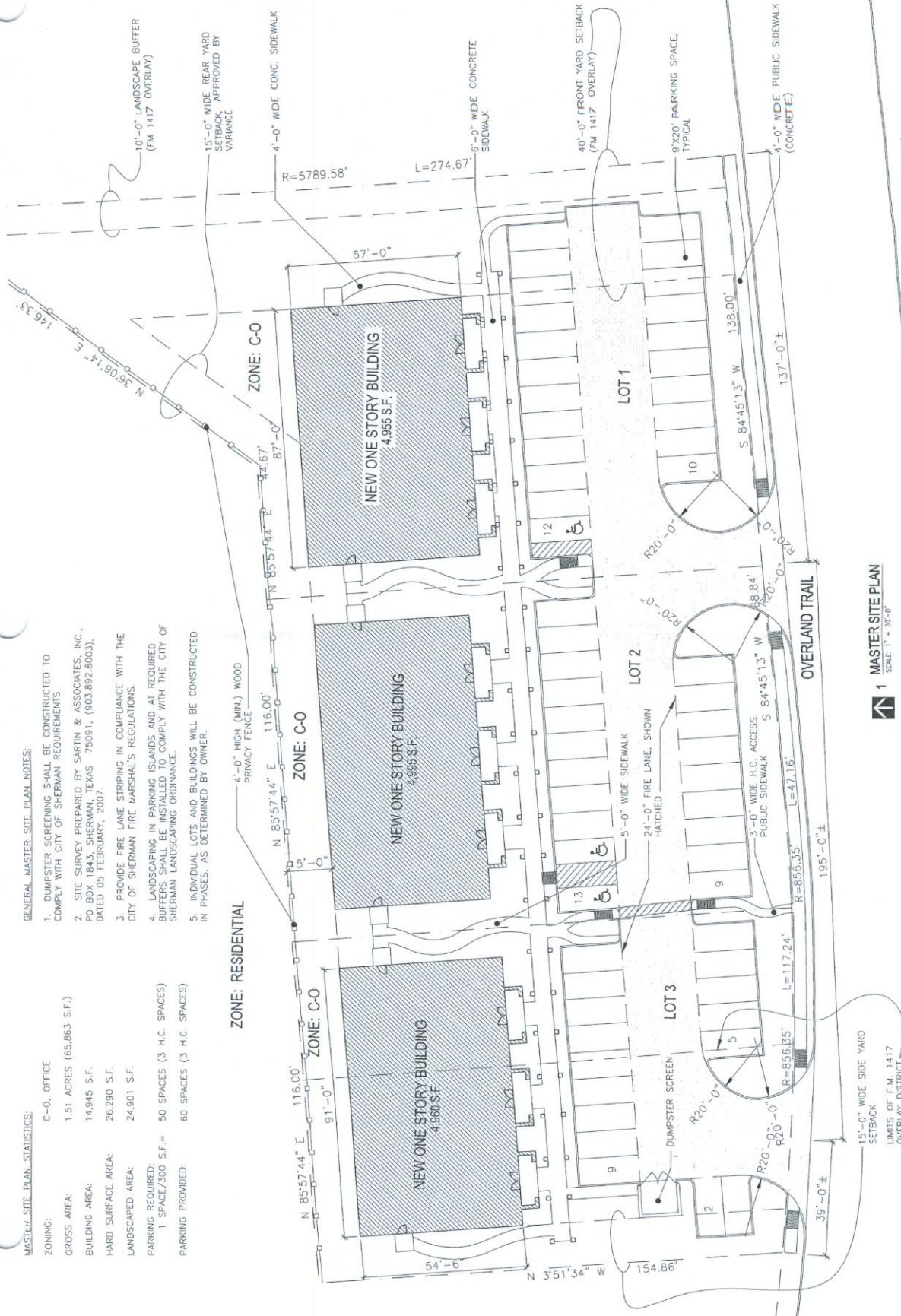
Secretary, Planning and Zoning Board and Board of Adjustment

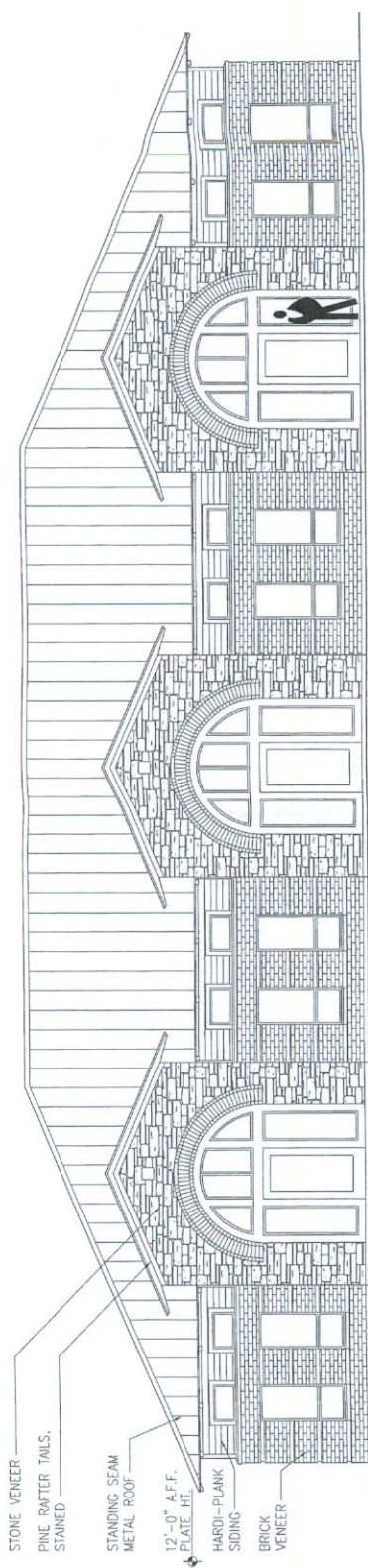
cc: George Olson, Acting City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

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

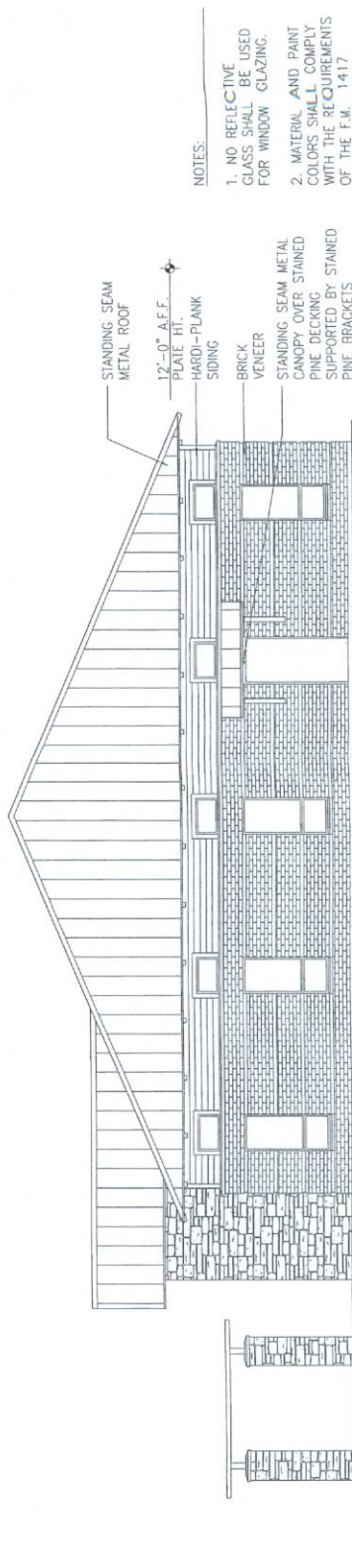
1
↑
MASTER SITE PLAN
SCALE: 1" = 30'-0"

- | | |
|--------------------|---------------------------|
| ZONING: | C-O, OFFICE |
| GROSS AREA: | 1.51 ACRES (65,863 S.F.) |
| BUILDING AREA: | 14,145 S.F. |
| HARD SURFACE AREA: | 26,290 S.F. |
| LANDSCAPED AREA: | 24,301 S.F. |
| PARKING REQUIRED: | 50 SPACES (3 H.C. SPACES) |
| | 1 SPACE/200 S.F. = |
| PARKING PROVIDED: | 60 SPACES (3 H.C. SPACES) |





1 SOUTH ELEVATION (OVERLAND DRIVE FRONTAGE)
SCALE: 1/8" = 1' - 0"

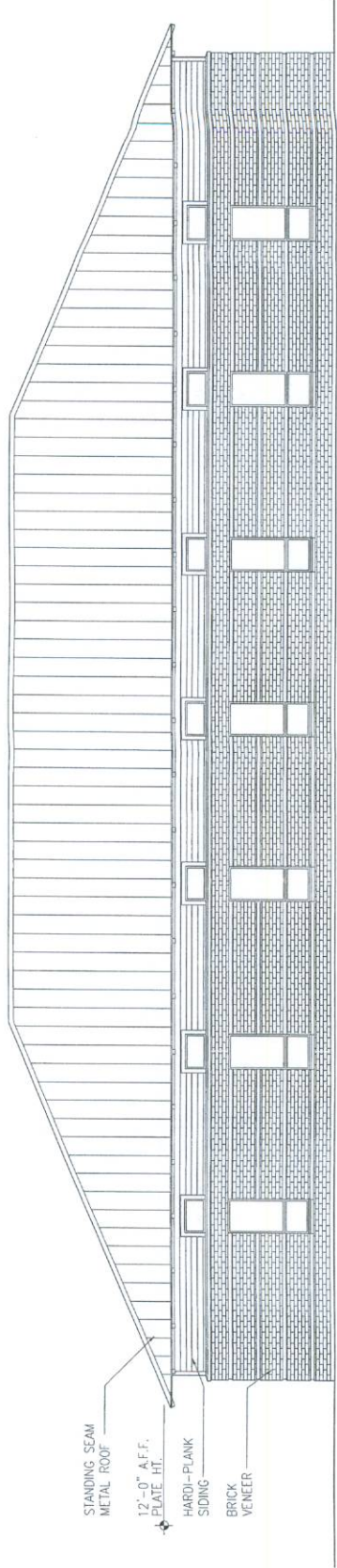


2 EAST ELEVATION (HERITAGE PARKWAY FRONTAGE)

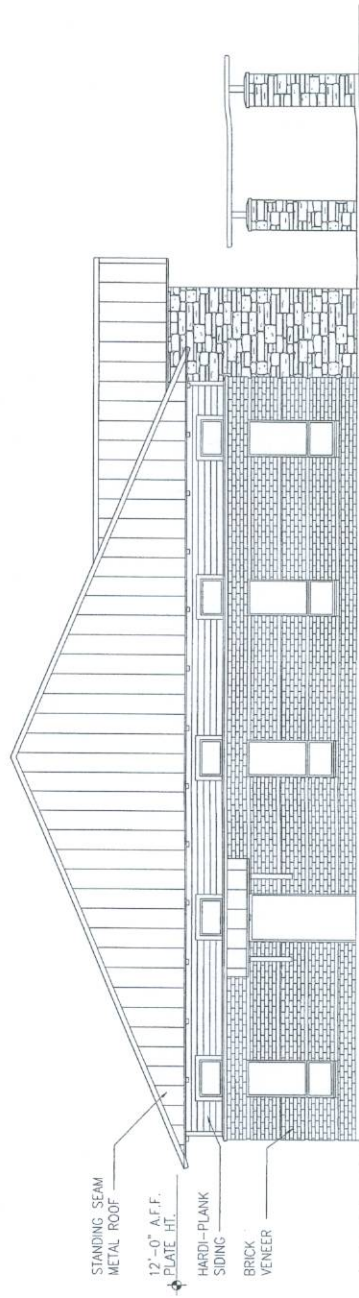
NOTES:

1. NO REFLECTIVE GLASS SHALL BE USED FOR WINDOW GLAZING.

Exterior Elevations



1 NORTH ELEVATION
 SCALE 1/8"=1'-0"



2 WEST ELEVATION
 SCALE 1/8"=1'-0"

- 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.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
June 19, 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

2400-2500 Blocks of East Leslie Lane
30.697 acres located in the George B. Pilant Survey, Abstract No. 963
and the William H. Pulliam Survey, Abstract No. 958
Final Plat

Action/Proposed Use:

Final Plat of Scarsdale Estates, Phase 1

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Leslie Lane LLC and Dominick Schifeno (Owner), Teague, Nall and Perkins (Engineer) and Underwood Drafting & Surveying Inc. (Surveyor)

Considerations:

Master Plan Designation: Residential

Recommendation:

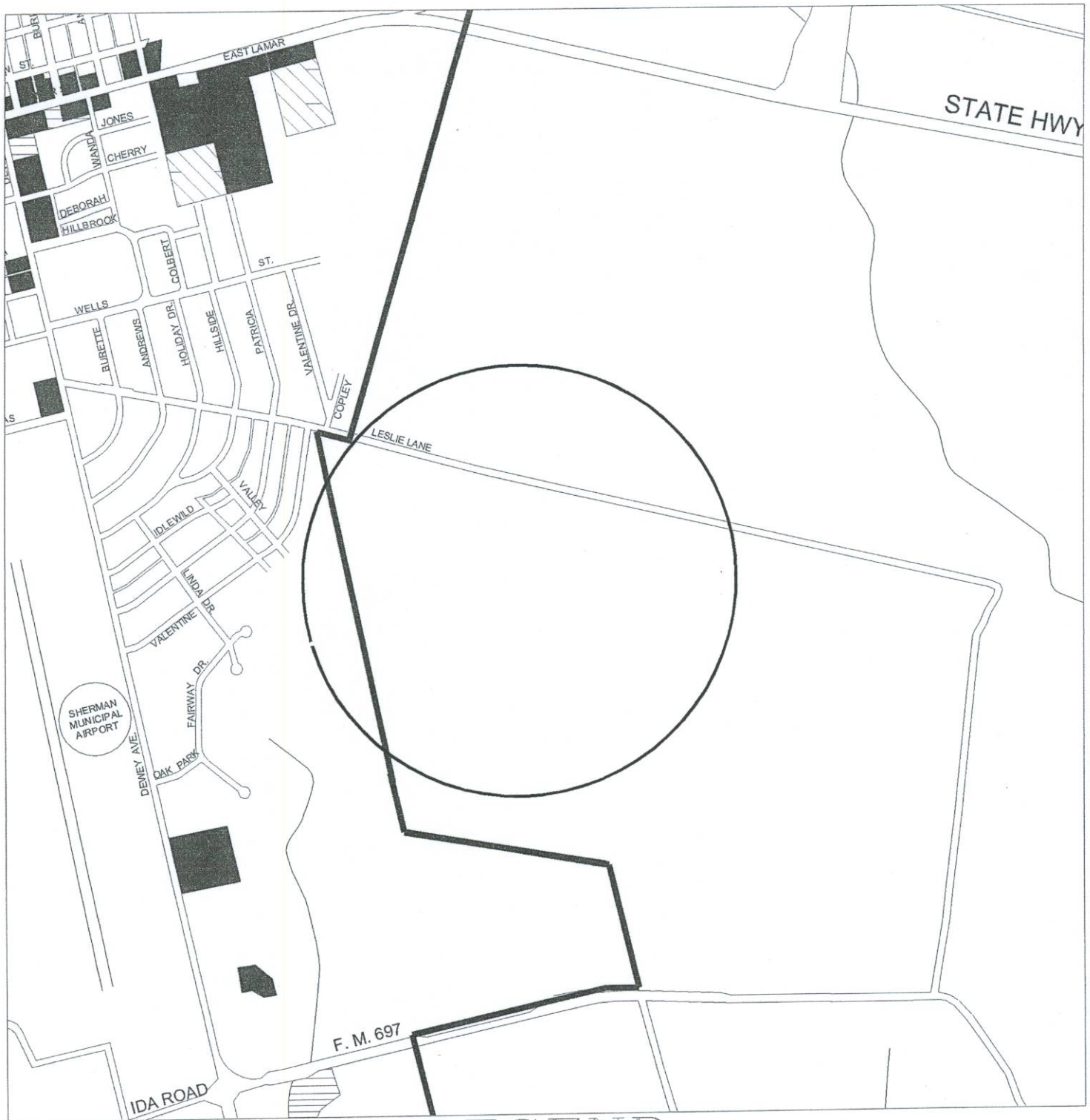
It is recommended that the final plat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

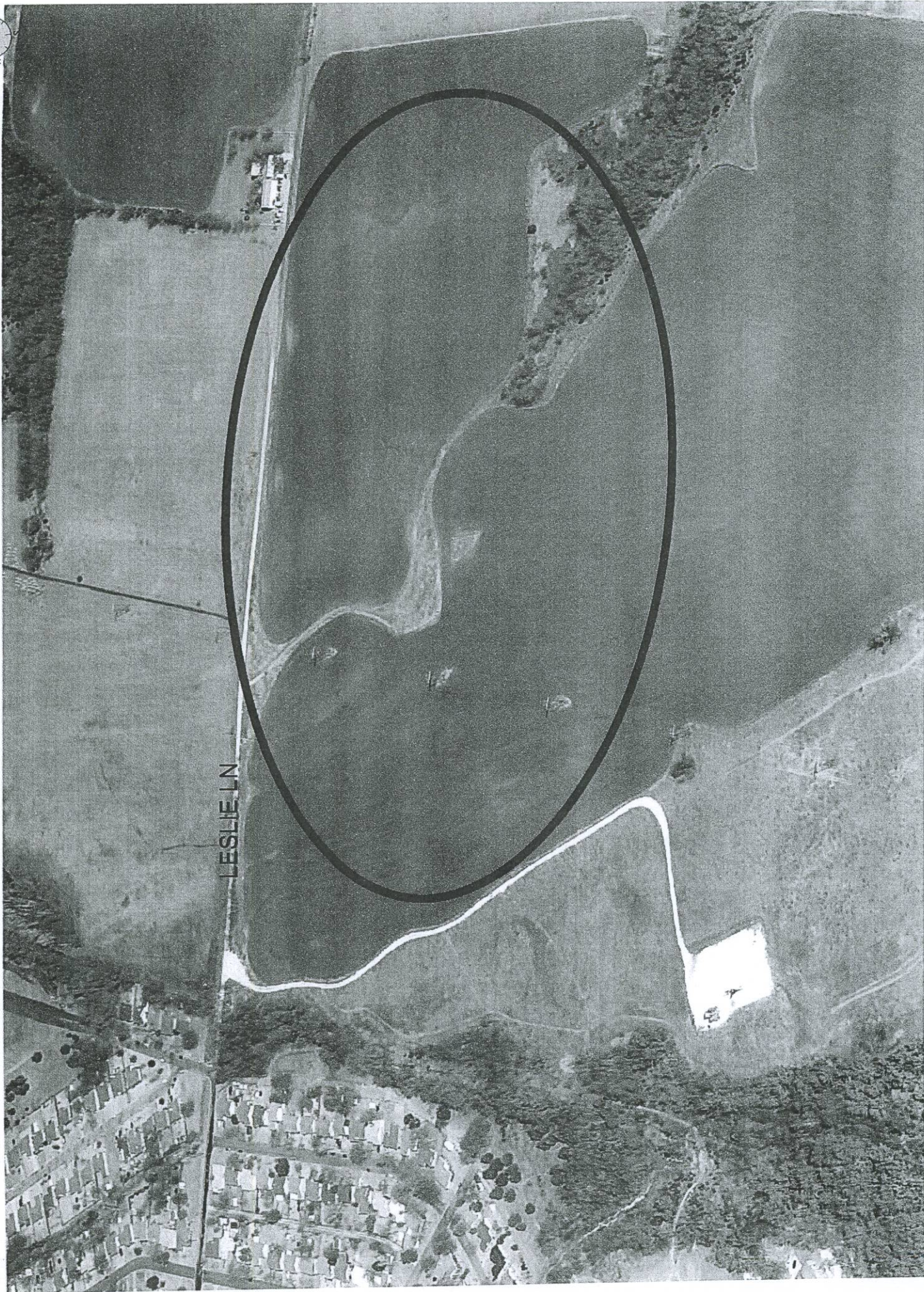
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



2300-2500 E LESLIE LANE FINAL PLAT

Department of Developmental Services





LESLIE LN

Average Scale: 1 inch = 272.4 feet

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**STAFF REVIEW LETTER**

June 14, 2007

Leslie Lane LLC
% Doug Thompson
6079 FM 1753
Denison, TX 75021

Teague, Nall & Perkins
Chris Schmitt
330 W. Lamar, Ste. 200
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Scarsdale Addition, Phase I concerning the property located in the 2400-2500 Blocks of Leslie Lane, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 19, 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 on site and off site utility easements shall be 20' in width.
2. A 10' roadway and utility easement is required along the street frontages.
3. The cul-de sacs outside of the plat boundary shall be dedicated as roadway easements.
4. The sewer shall serve all lots available with a sewer depth of no deeper than 10 feet. All other lots may be served by septic systems.
5. No lots in Scarsdale Estates shall have driveway access to Leslie Lane without payment of escrow funds for street improvements. This notation shall be placed on the plat.
6. Natural drainage patterns shall be maintained.
7. Provide additional information on the circumstances regarding the 15' utility easement along the east boundary of the plat.
8. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:

Giles Brown, Assistant City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Jerry White, Grayson County Planner

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
June 19, 2007
Jason Sofey, Chairman

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Robert Softly, Commissioner

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

500 Block of East Graham Drive
Lot 1, Block 1, Sherman Town Center, Section Two,
Site Plan Approval

Action/Proposed Use:

Site Plan Approval for an apartment complex

Adjacent Zoning:

C-1 (Retail Business) District and C-2 (General Commercial) District

Origination:

R. P. Shaw Investments, LLC and CRF & Associates (Owners and Developers) and Hank Feddern, (Representative)

Considerations:

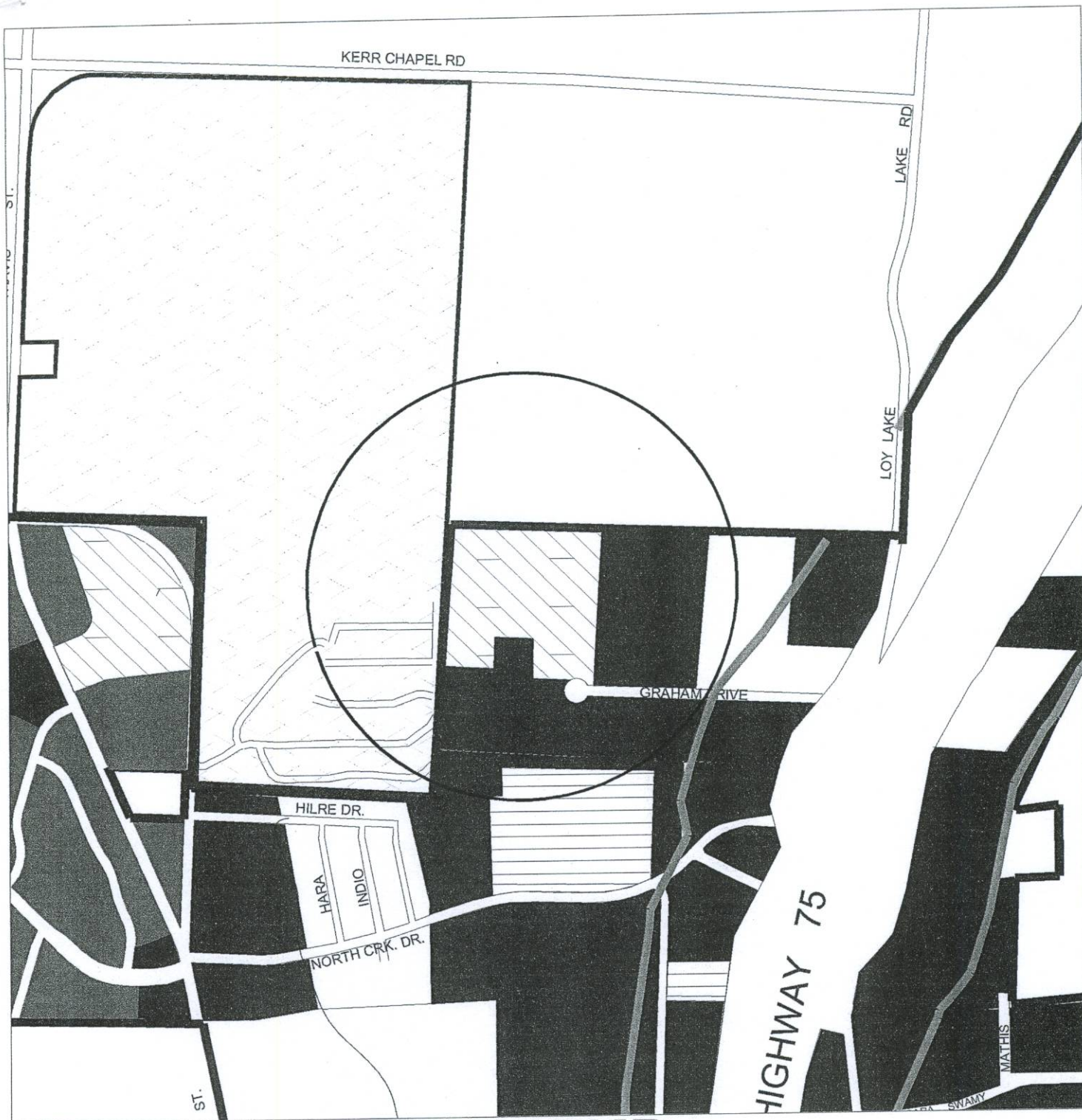
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

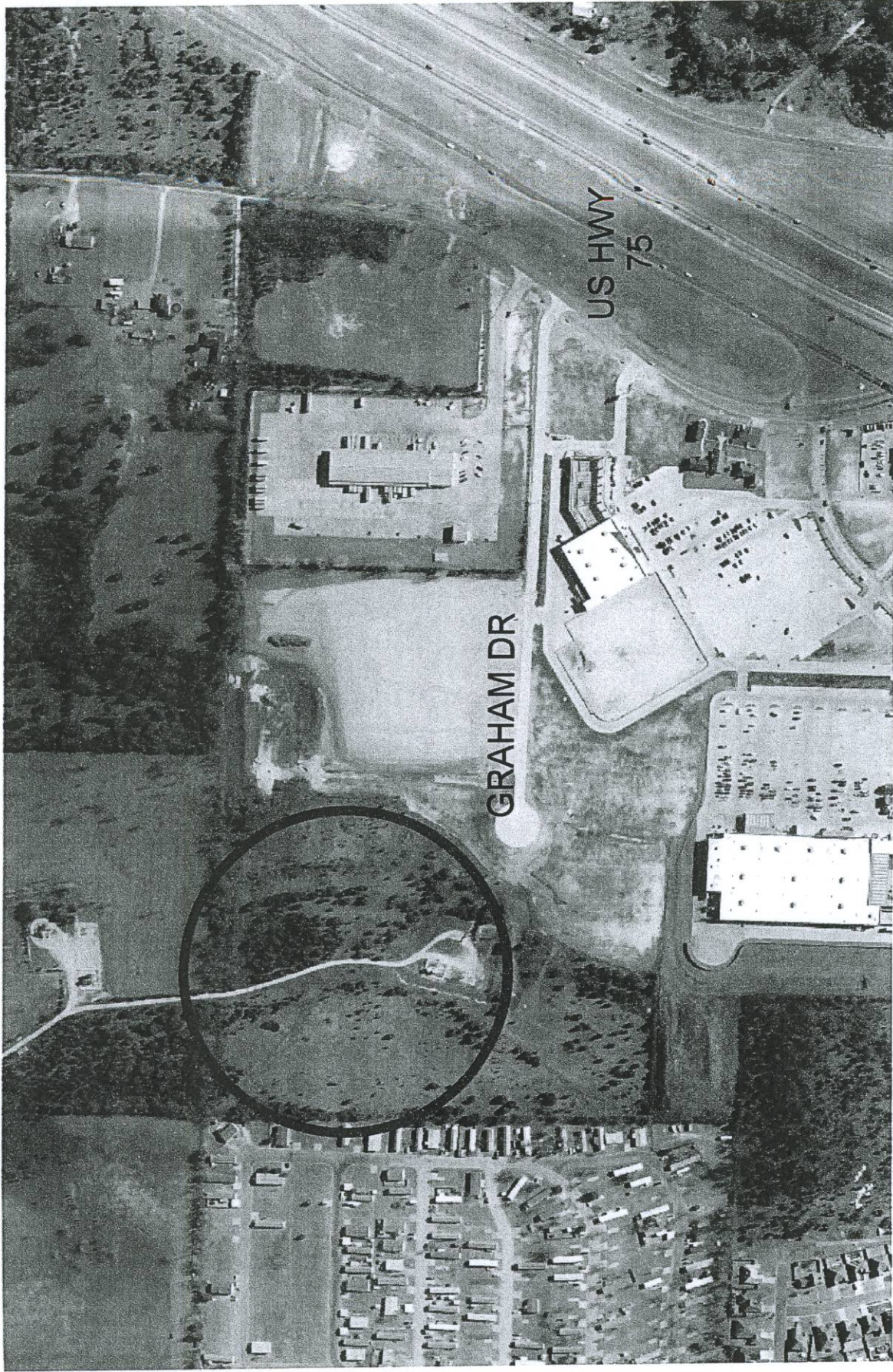
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



500 GRAHAM DRIVE SITE PLAN

Department of Developmental Services

42



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Scale: 1 inch = 400.0 feet

**STAFF REVIEW LETTER**

June 14, 2007

Hank Feddern
PO Box 2149
Van Alstyne, TX 75495

R.P. Shaw LP/CRF & Associates
17103 Preston Rd. #250
Dallas, TX 75248

Dear Applicant,

The request for approval of a site plan for Sherman Lofts concerning the property in the 500 Block of Graham Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 19, 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 of the requirements of the site plan review regarding the specific use permit shall be met.
2. All detention shall be directed to the detention pond located east of this property.
3. The lot area in front of the Club House shall be the front of the building and the area shall meet the front setback area requirements.
4. Fire lanes and other fire code requirements shall be in accordance with the requirements of the Fire Marshal.
5. The site plan has been drawn on a previous copy of a plat with easements shown to be vacated by the plat. The easements indicated were not able to be vacated by the plat. A clear copy of the site plan without that notation shall be furnished.
6. 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
Gonzalez & Schneeberg
P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206

