STATE OF TEXAS §

June 17, 2008

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, June 17, 2008.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY; COMMISSION MEMBERS: JONES, JACOBS, MORGAN, PLYLER, DAVIS, AND ATHERTON

MEMBERS ABSENT: NIX AND TANKERSLEY

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the May 20, 2008 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENT

APPOINT BOARD OF ADJUSTMENT
Chairman Sofey appointed the following members to serve on the Board of Adjustment: MORGAN, PLYLER, ATHERTON, JACOBS AND SOFEY.

TEMPORARY USE PERMIT

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

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
(RENEW) TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A HAUNTED HOUSE FROM SEPTEMBER 26TH THROUGH THE END OF THE MONTH OF OCTOBER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Barry Travis, 1809 Ridgeway, Sherman, Texas
Mr. Travis appeared to represent the request and answer any questions. He explained the property is located at 1400 West Taylor Street, the old Anderson Slaughter House. They would like to renew their Temporary Use Permit to allow a haunted house the weekends of September 26, 2008 through November 1st. They were reviewed as the "Best new haunted house of 2007 in North Texas" by two Dallas Reviewers last year. 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 Temporary Use Permit.

ACTION TAKEN.
Motion by Commission Member Jacobs to approve the Temporary Use Permit from September 26th through November 1st, 2008 and subject to the Staff Review Letter. Second by Commission Member Atherton.

VOTING AYE: MORGAN, PLYLER, ATHERTON, JACOBS AND SOFEY.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

EXCEPTION & SITE PLAN – 3 PORTABLE BLDGS. 2617 N. FM 1417 (SHERMAN BIBLE CHURCH)

EXCEPTION & SITE PLAN
THE REQUEST OF SHERMAN BIBLE CHURCH (OWNERS) CONCERNING THE PROPERTY AT 2617 NORTH F.M. 1417 (HERITAGE PARKWAY), BEING LOTS 1 & 2, BLOCK 3, SECTION 2-A, CANYON CREEK ADDITION AND LOT 5, BLOCK 1 OF THE REPLAT OF BELVEDERE ESTATES ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8.1 TO NOT BE REQUIRED TO COMPLY WITH THE DESIGN STANDARDS OF THE O-1.1 (FM 1417) OVERLAY DISTRICT FOR THREE (3) TEMPORARY PORTABLE OFFICE BUILDINGS FOR A PERIOD OF UP TO EIGHTEEN (18) MONTHS IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

Lester Terrell, Sherman Bible Church, 2617 F.M. 1417 North, Sherman, Texas
Mr. Terrell appeared to represent the request and answer any questions. He explained the property is located at 2617 F.M. 1417 North; Sherman Bible Church. They would like to move in three portable buildings to be used as staff offices on the west side of the property. They are planning to construct a new church across F.M. 1417 starting in September and expect it to take 18 months to finish. They promised the City and the Board after the 18 months to move all the portable buildings; they felt the property is more valuable without the portable buildings. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

One letter was received from Robert & Teresa Young, 2521 Monte Cristo Drive, Sherman, Texas
They wrote "I feel your minds are already made up, but my wife and I are totally against this project and every phase of it. I do not want portable buildings in our neighborhood for even one day, much less 18 months. We need to stay residential."

No other citizens appeared before the Planning and Zoning

Commission to discuss the exception and site plan.

ACTION TAKEN.
Motion by Commission Member Jacobs to approve the exception and site plan subject to the Staff Review Letter. Second by Commission Member Morgan.

VOTING AYE: MORGAN, PLYLER, ATHERTON, JACOBS AND SOFEY.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE – C-1 TO C-2
SUP & SITE PLAN – TIRE SALES, SERVICE & REPAIR
3801 HWY 75 N.
(WOODMONT SHERMAN, L.P. & MAYS & COMPANY)

(WITHDRAWN)

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF WOODMONT SHERMAN, L.P. (OWNERS) AND MAYS & COMPANY (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED AT 3801 U.S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK C OF THE SHERMAN COMMONS ADDITION, REPLAT OF BLOCK C AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT AND SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER SECTION 8, SUBSECTION (5)(A) TO ALLOW A TIRE SALES BUSINESS AND AN AUTOMOBILE SERVICE AND REPAIR BUSINESS, INCLUDING SALES, SERVICE, REPAIR AND INSTALLATION OF TIRES, MOTOR VEHICLE PARTS AND ACCESSORIES, OIL AND ITS DERIVATIVES, AUTOMOBILE SUPPLIES AND FURNISHINGS IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1 (75 & 82 OVERLAY) DISTRICT.

Staff received a written request to withdraw this request.

SITE PLAN – ADDITION TO OFFICE
902 COTTONWOOD DR
(FSW CORPORATION)

SITE PLAN
THE REQUEST OF FSW CORPORATION (OWNER), ROBERT MUCKLEROY (REPRESENTATIVE) AND TEAGUE, NALL AND PERKINS (ENGINEERS) CONCERNING THE PROPERTY AT 902 COTTONWOOD DRIVE, BEING LOTS 6 & 7 OF COTTONWOOD PARK ADDITION AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN ADDITION TO AN OFFICE BUILDING.

Casey McBroom, Teague, Nall & Perkins, 200 N. Travis, Ste. 500, Sherman, Texas
Mr. McBroom appeared to represent the request and answer any questions. The property is located at 902 Cottonwood Drive off of Loy Lake Road. They would like to construct a 1,200 square foot addition on the east side of the building; The Children's Advocacy Center is the tenant. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Jones to approve the site plan subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, JACOBS, SOFEY AND MORGAN.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT LOTS 1 & 2, BLOCK A OF THE REPLAT OF O'HANLON RANCH ADDITION, PHASE 1A 2900 & 2904 CANYON CREEK DR. (RANDY & LETA WILLIAMS AND FISCHER & MATA CONSTRUCTION)

REPLAT
THE REQUEST OF RANDY & LETA WILLIAMS AND FISCHER & MATA CONSTRUCTION (OWNERS) AND HELVEY AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 2900 AND 2904 CANYON CREEK DRIVE, BEING LOTS 1 & 2, BLOCK A, OF THE REPLAT OF O'HANLON RANCH ADDITION, PHASE 1A AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 1 & 2, BLOCK A OF THE REPLAT OF O'HANLON RANCH ADDITION, PHASE 1A

Elizar Mata, 1708 River Oaks Circle, Sherman, Texas
Mr. Mata appeared to represent the request and answer any questions. The property is located at 2900 and 2904 Canyon Creek Drive in the O'Hanlon Ranch subdivision off F.M. 1417 North. He explained when they constructed the new home at 2904 Canyon Creek Drive he measured off the wrong stakes for the property line, which made the home too close for the side setback. The survey was done after the house was finished which is when it was discovered. He purchased part of the lot next door, but the side setback was still too close, so a variance was needed. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.
Motion by Commission Member Jones to approve the Replat subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, JACOBS, SOFEY AND MORGAN.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

VARIANCE – SIDE SETBACK
2904 CANYON CREEK DR.
(RANDY & LETA WILLIAMS)

VARIANCE
THE REQUEST OF RANDY & LETA WILLIAMS (OWNERS) AND ELIZAR MATA (REPRESENTATIVE) AND HELVEY AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 2904 CANYON CREEK DRIVE, BEING LOT 2, BLOCK A, OF THE REPLAT OF O'HANLON RANCH ADDITION, PHASE 1A AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION 1 TO ALLOW A 7'8" SIDE YARD SETBACK FOR A SINGLE FAMILY DWELLING IN LIEU OF THE REQUIRED 13'6" IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Elizar Mata, 1708 River Oaks Circle, Sherman, Texas
Mr. Mata appeared to represent the request and answer any questions. The property is located at 2904 Canyon Creek Drive in the O'Hanlon Ranch subdivision off F.M. 1417 North. He explained when they constructed the house he measured off the wrong stakes for the property line, which made it too close for the side setback. He purchased part of the lot next door, but the side setback was still too close, so a variance was requested.

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 Atherton.

VOTING AYE: MORGAN, PLYLER, ATHERTON, JACOBS AND SOFEY.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT LOT 19, BLK. 3 & A PORTION OF HARRISON ST. BETWEEN BLKS. 3 & 4 OF J.C. LINNSTAEDT'S ADDN.
1624 E. KING
(RON BARTON)

REPLAT
THE REQUEST OF RON BARTON (OWNER) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1624 EAST KING STREET, BEING LOT 1, BLOCK 1 OF THE REPLAT OF LOT 19, BLOCK 3 AND A PORTION OF HARRISON STREET BETWEEN BLOCKS 3 AND 4 OF THE J.C. LINNSTEADT'S ADDITION AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF THE REPLAT OF LOT 19, BLOCK 3 AND A PORTION OF HARRISON STREET BETWEEN BLOCKS 3 & 4 OF J.C. LINNSTAEDT'S ADDITION.

Marshall Sartin, Sartin and Associates, 109 S. Travis, Sherman, Texas
Mr. Sartin appeared to represent the request and answer any questions. The property is located at 1624 East King

Street. The owner would like to replat this tract into two lots for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Dorothy Hill, 1620 E. King, Sherman, Texas
Mrs. Hill asked what was going to be built on the lots.

Ron Barton, Cupid Homes, 715 S. Sam Rayburn, Sherman, Texas
Mr. Barton explained two small single family homes would be built on the lots.

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

ACTION TAKEN.
Motion by Commission Member Atherton to approve the Replat subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, JACOBS, SOFEY AND MORGAN.
VOTING NAY: NONE
MOTION CARRIED
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

REPLAT OF LOT 2, BLK. 1 OF THE HARMONY BAPTIST CHURCH ADDITION.

(WITHDRAWN)

REPLAT
THE REQUEST OF ARTHUR & DEBORAH HARMON (OWNERS) AND ALL AMERICAN SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 1400-1700 BLOCKS OF NORTH HOARD AND THE 2100 BLOCK OF EAST TUCK STREET, BEING LOT 2, BLOCK 1 OF THE HARMONY BAPTIST CHURCH ADDITION AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 2, BLOCK 1 OF THE HARMONY BAPTIST CHURCH ADDITION.

Staff received a request to withdraw this request.

OTHER BUSINESS

OTHER BUSINESS
No other business came before the Commission.

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 5:17 p.m.

CHAIRMAN

SECRETARY

AGENDA ITEM #3

City of Sherman

Planning and Zoning Commission
Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

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

Requested Action/Proposed Use:
(Renew) Temporary Use Permit under Ordinance No. 2280, Section 8, Subsection (4) to allow a Haunted House from September 26th through the end of the month of October in an R-1 (One Family Residential) District.

Background
The property is located at 1400 West Taylor across from Fairview Park. The applicant would like to open a haunted house the last weekend of September through Halloween.

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

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

Master Plan Designation:
Residential

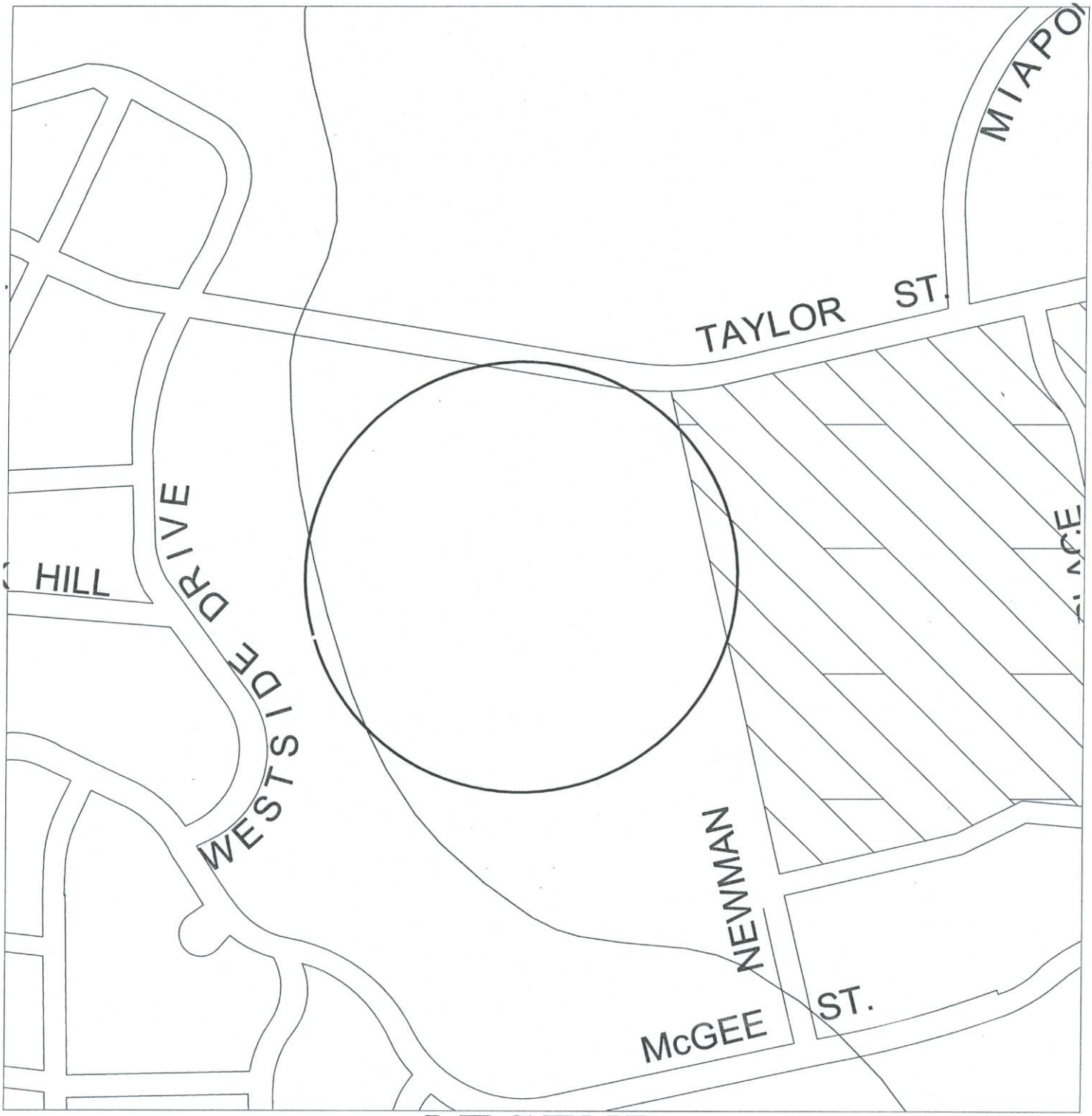
Number of notices mailed:
3

Objections Received:
0

Attachments: Location map, Photographs, Site Plan, and Staff Review

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

1400 WEST TAYLOR STREET
TEMPORARY USE PERMIT

Department of Developmental Services

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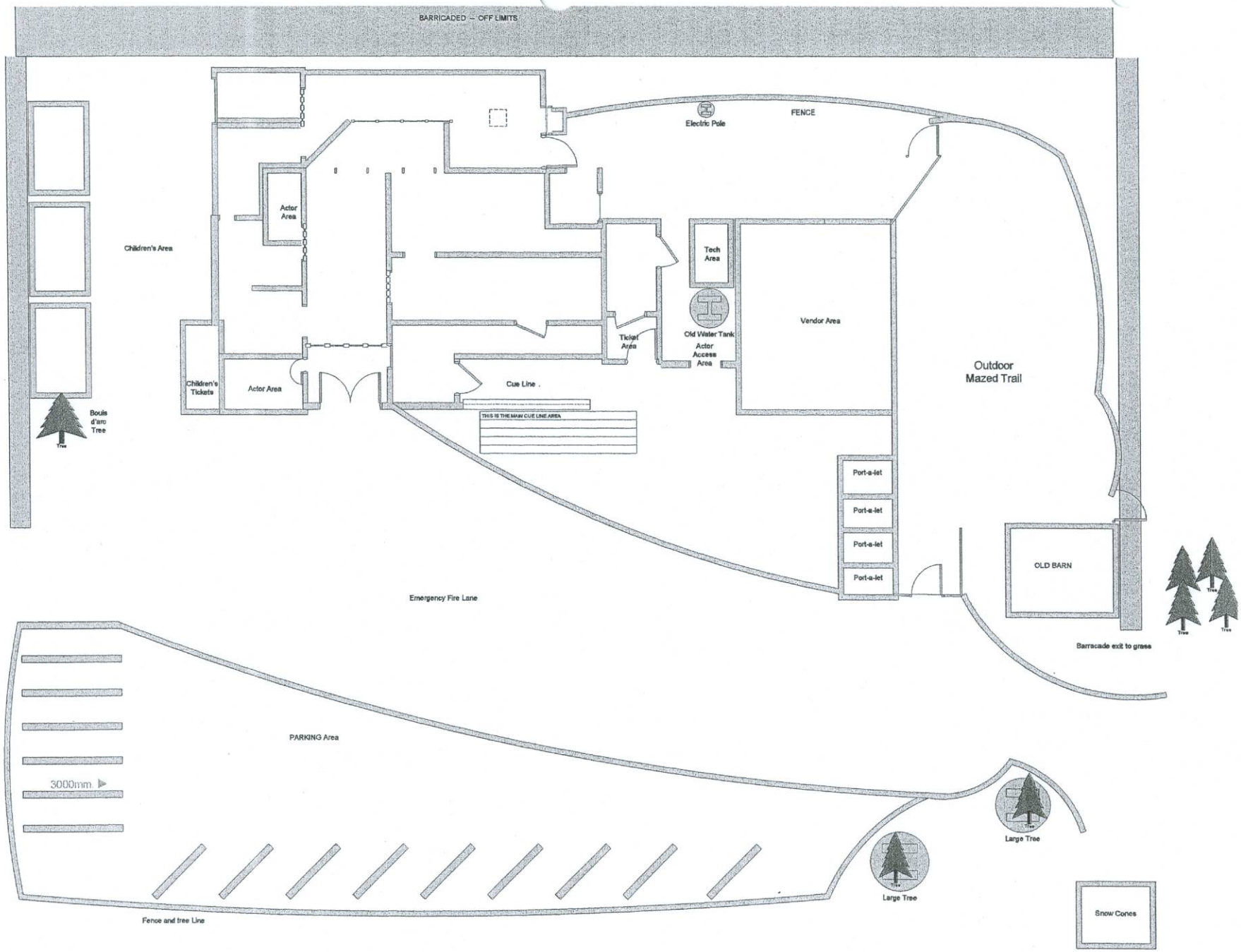
1400 W. Taylor


BARRICADED -- OFF LIMITS
Electric Pole
FENCE
Actor Area
Children's Area
Tech Area
Vendor Area
Ticket Area
Old Water Tank
Actor Access Area
Children's Tickets
Actor Area
Cue Line .
THIS IS THE MAIN CUE LINE AREA
Outdoor Mazed Trail
Bouis d'arc Tree
Port-a-let
Port-a-let
Port-a-let
Port-a-let
OLD BARN
Emergency Fire Lane
Barrcade exit to grass
PARKING Area
3000mm.
Large Tree
Large Tree
Fence and tree Line
Snow Cones

SHERMAN

STAFF REVIEW LETTER

June 11, 2008

Charles Anderson
1300 W. Taylor
Sherman, Texas 75092

Barry Travis
1809 Ridgeway Dr.
Sherman, Texas 75092

Dear Applicants,

The request for approval of a Temporary Use Permit allow a Haunted House from September 26th through the end of the month of October in an R-1 (One Family Residential) District 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, June 17, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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. Fire lanes shall be coordinated with the Fire Marshal, (903.892.7267)
3. A copy of general liability shall be provided to the City of Sherman.

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.

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

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

Respectfully,

Scott Shadden

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

cc: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

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

AGENDA ITEM #4

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2617 North FM 1417 (Heritage Parkway)
Being Lots 1 & 2, Block 3, Section 2-A, Canyon Creek Addition and Lot 5, Block 1 of the Replat of Belvedere Estates Addition
Exception & Site Plan

Requested Action/Proposed Use:
Exception and site plan approval under Ordinance No. 2280, Section 6.8.1 to not be required to comply with the design standards of the O-1.1 (FM 1417) Overlay District for three (3) temporary portable office buildings for a period of up to eighteen (18) months in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

Background
The property is located at 2617 North FM 1417 (Heritage Parkway); Sherman Bible Church occupies the building at this time. They would like to move in two portable buildings to be used as offices for a period up to eighteen months. The exterior of the portable buildings is metal.

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

Origination:
Sherman Bible Church (Owners)

Master Plan Designation:
Residential

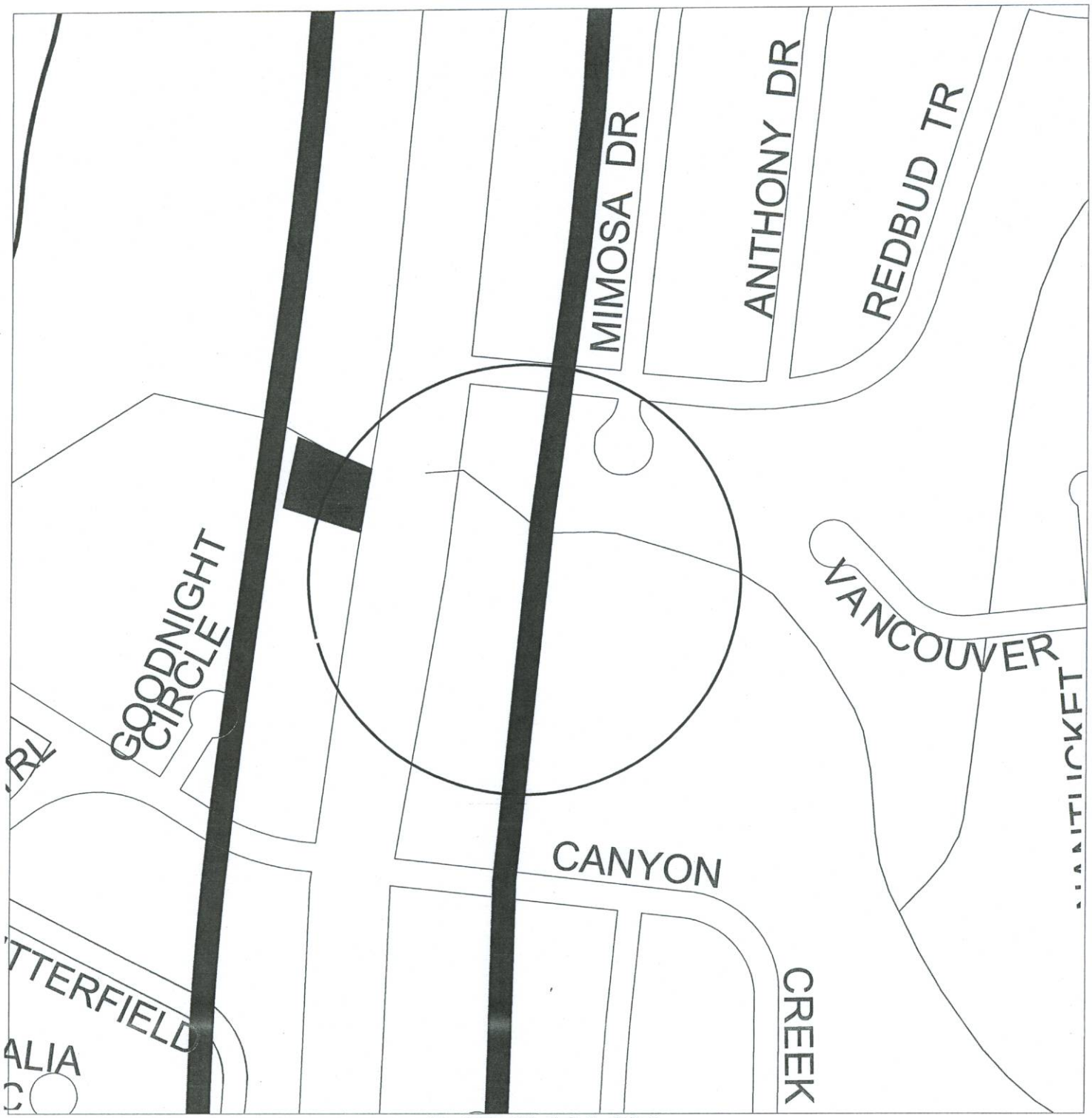
Number of notices mailed:
18

Objections received:
1

Attachments: Location map, Photos Site Plan, Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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

2617 NORTH F.M. 1417
EXCEPTION & SITE PLAN

Department of Developmental Services

Redbud
FM 1417
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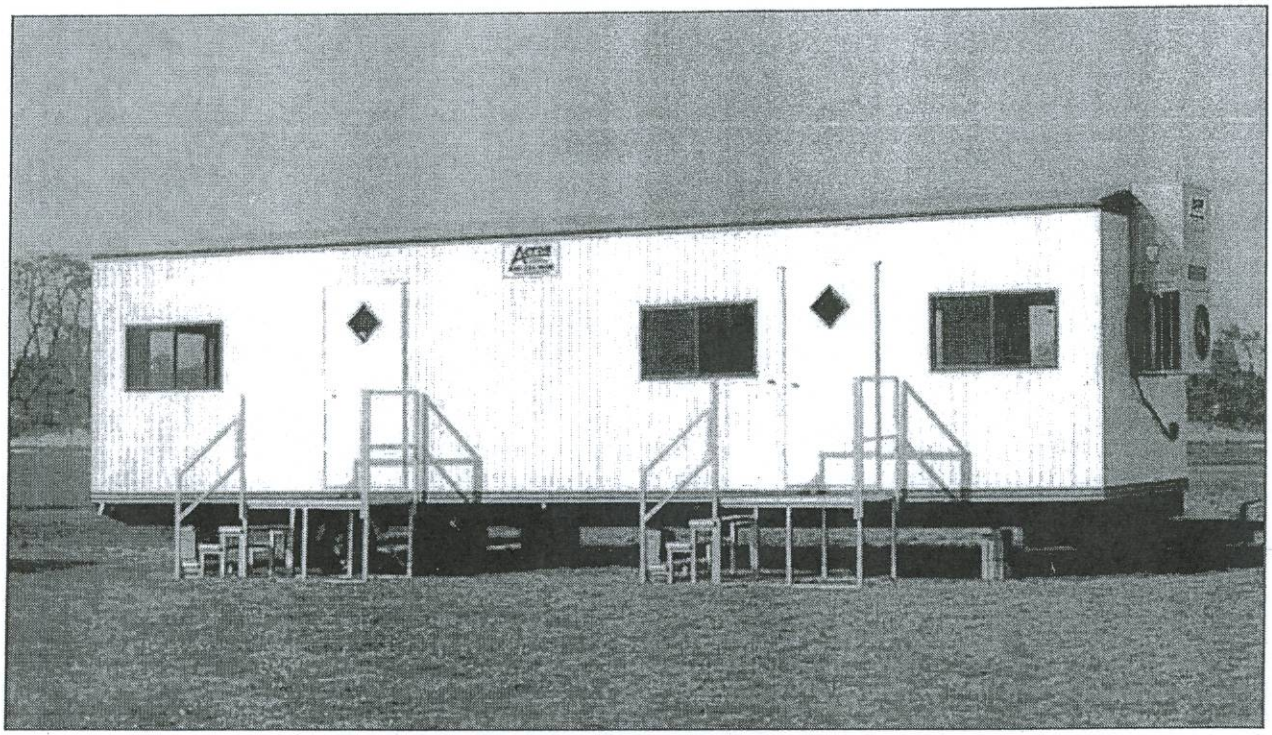
N
W
E
S

2617 N. F.M. 1417

ACTON MOBILE INDUSTRIES

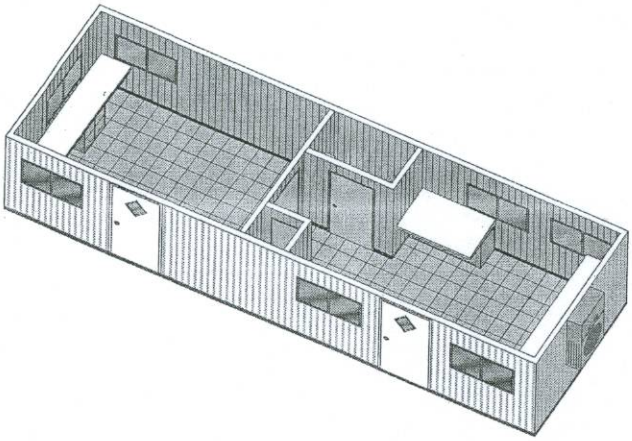
"The Value Leader in Mobile Offices"℠

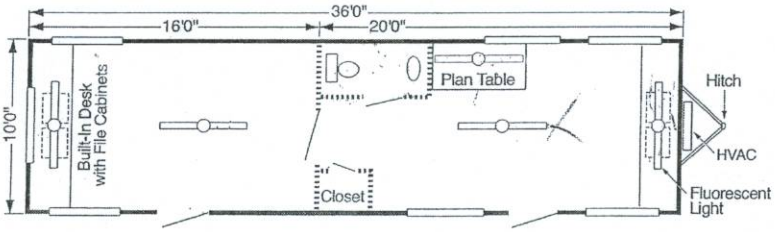
Model 1040



.019 Aluminum Siding
Woodgrain Paneling
Block Tile or Vinyl Flooring

Electric Heat & Air Conditioning
Built-in Furniture
Building Size: 10'x36'





ADA

Floor plans may vary based on location.

800-251-1600
www.actonmobile.com

Offices in PA (2), VA (2), NC (2), GA, FL (3), AL (2), TN, KY, IL, TX (3), OK, SC

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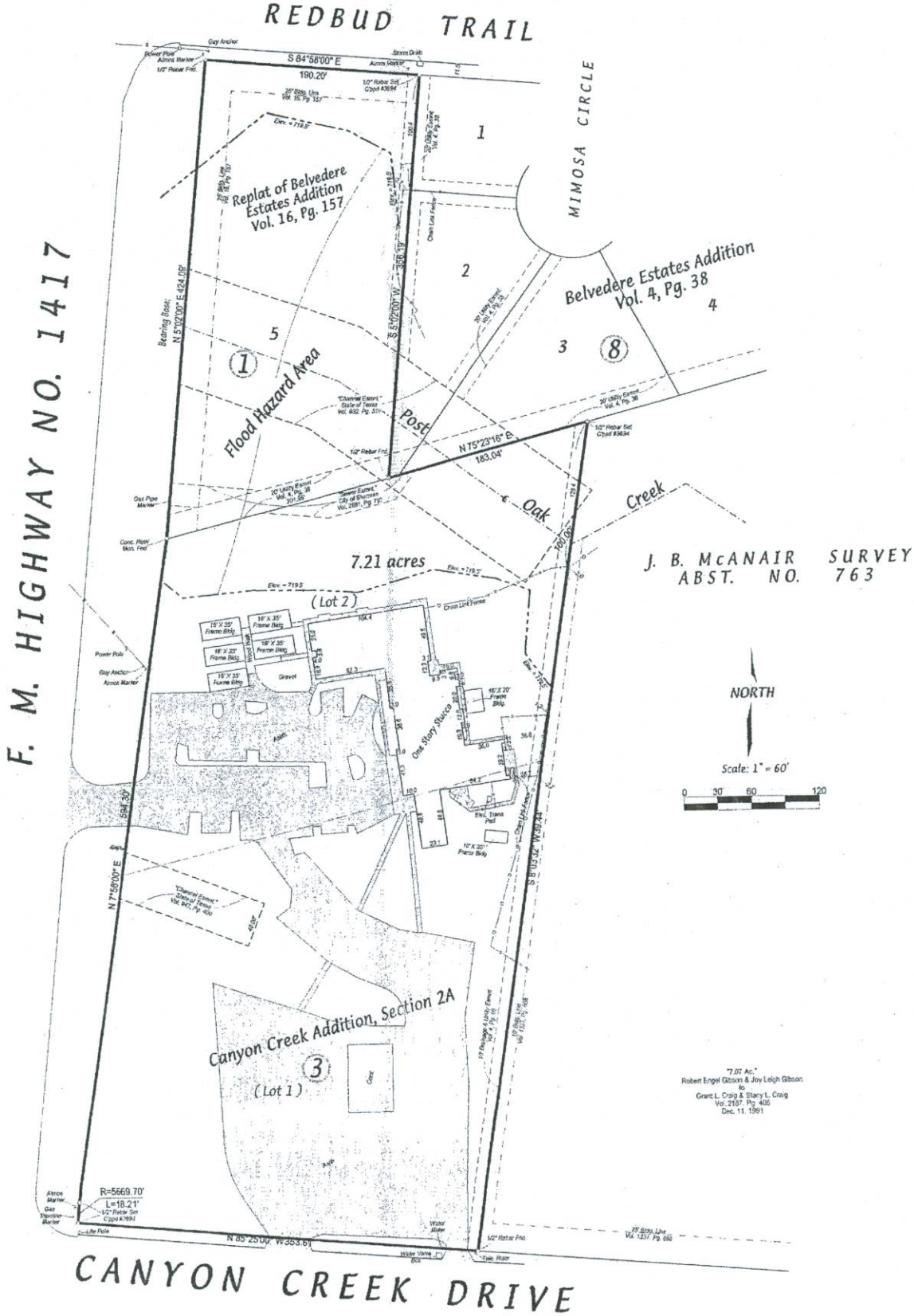


SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 Fax: (903) 868-2970

SHERMAN

STAFF REVIEW LETTER

June 11, 2008

Sherman Bible Church
2617 N. FM 1417
Sherman, Texas 75092

Lester Terrell
PO Box 1152
Sherman, Texas 75091

Dear Applicants,

Your request for approval of an exception and site plan to not be required to comply with the design standards of the O-1.1 (FM 1417) Overlay District for three (3) temporary portable office buildings for a period of up to eighteen (18) months in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District located at 2617 FM 1417 North (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Fire lanes shall be coordinated with the Fire Marshal, (903.892.7267)

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

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

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

Respectfully,

Scott Shadden

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

cc: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

SHERMAN

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

Robert & Teresa Young
2521 Monte Cristo Dr.
Sherman, Texas 75092

June 2, 2008

JUN 5 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, June 17, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Bible Church (Owners) concerning the property at 2617 North F.M. 1417 (Heritage Parkway), being Lots 1 & 2, Block 3, Section 2-A, Canyon Creek Addition and Lot 5, Block 1 of the Replat of Belvedere Estates Addition

The request is as follows:

Exception and site plan approval under Ordinance No. 2280, Section 6.8.1 to not be required to comply with the design standards of the O-1.1 (FM 1417) Overlay District for three (3) temporary portable office buildings for a period of up to eighteen (18) months in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

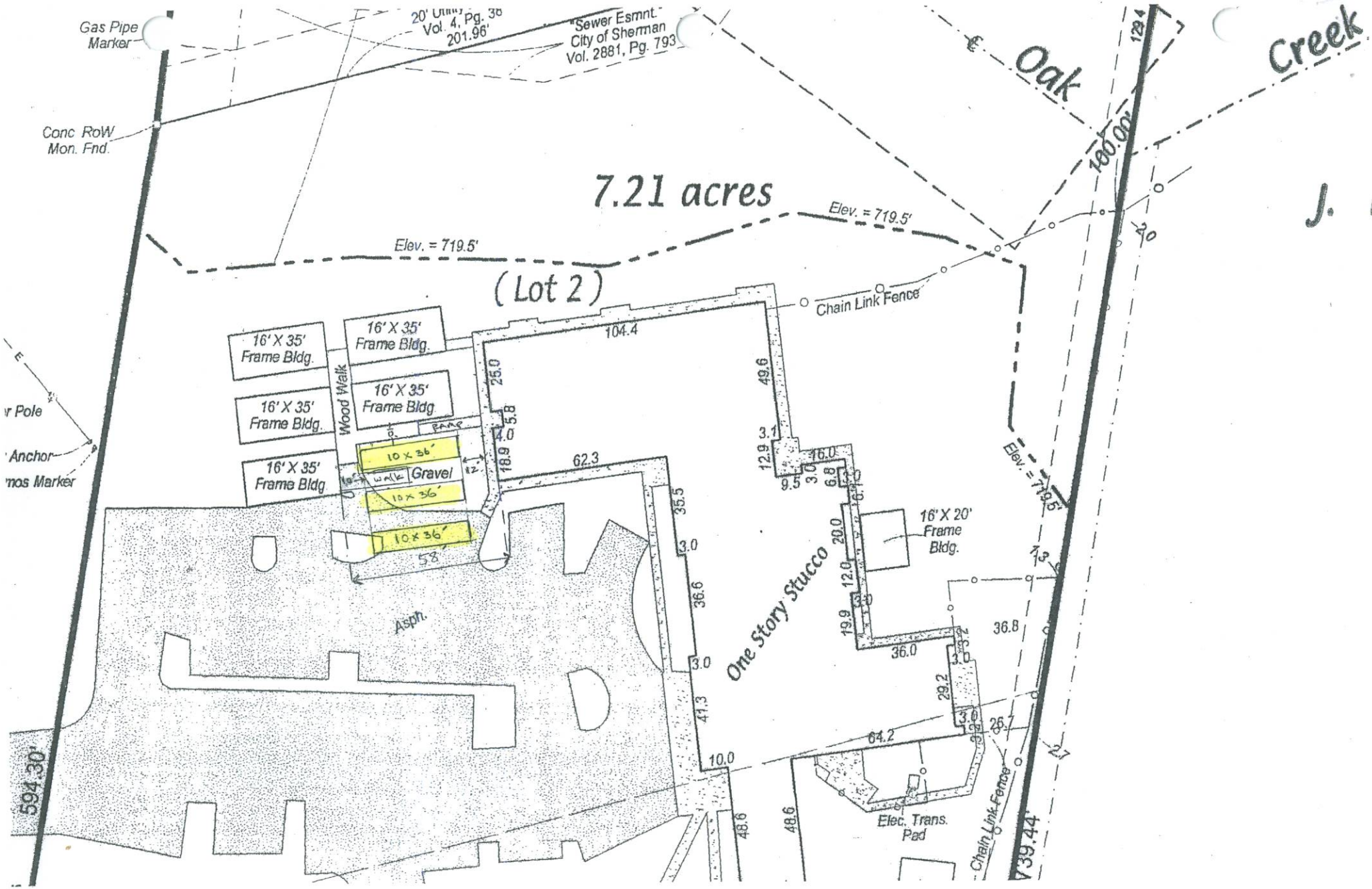
As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented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

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

Scott Shadden
Secretary, Planning & Zoning Board

I FEEL YOUR MINDS ARE ALREADY MADE UP, BUT MY WIFE AND I ARE TOTALY AGAINST THIS PROJECT AND EVERY PHASE OF IT. I DO NOT WANT PORTABLE BLDGS. IN OUR NEIGHBORHOOD FOR EVEN ONE DAY, MUCH LESS (18) mos. WE NEED TO STAY RESIDENTIAL.

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.


Gas Pipe Marker
20' Utility Vol. 4, Pg. 38
201.96'
Sewer Esmnt. City of Sherman Vol. 2881, Pg. 793
Oak Creek
Conc. RoW Mon. Fnd.
7.21 acres
Elev. = 719.5'
Elev. = 719.5'
(Lot 2)
Chain Link Fence
16' X 35' Frame Bldg.
16' X 35' Frame Bldg.
16' X 35' Frame Bldg.
16' X 35' Frame Bldg.
16' X 35' Frame Bldg.
Wood Walk
Fence
10 x 36'
walk
Gravel
10 x 36'
10 x 36'
58'
104.4
62.3
One Story Stucco
16' X 20' Frame Bldg.
Asph.
Elev. = 719.5'
Elec. Trans. Pad
Chain Link Fence
594.30'
739.44'
100.00'
J.

ITEM #5
HAS BEEN
WITHDRAWN

AGENDA ITEM #6

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

902 Cottonwood Drive
Being Lots 6 & 7 of Cottonwood Park Addition
Site Plan

Requested Action/Proposed Use:
Site plan approval for an addition to an existing office building.

Background
The property is located at 902 Cottonwood Drive off Loy Lake Road. The owner would like to construct a 1,200 square foot addition to the Child Advocacy Center.

Adjacent Zoning:
C-2 (General Commercial) District

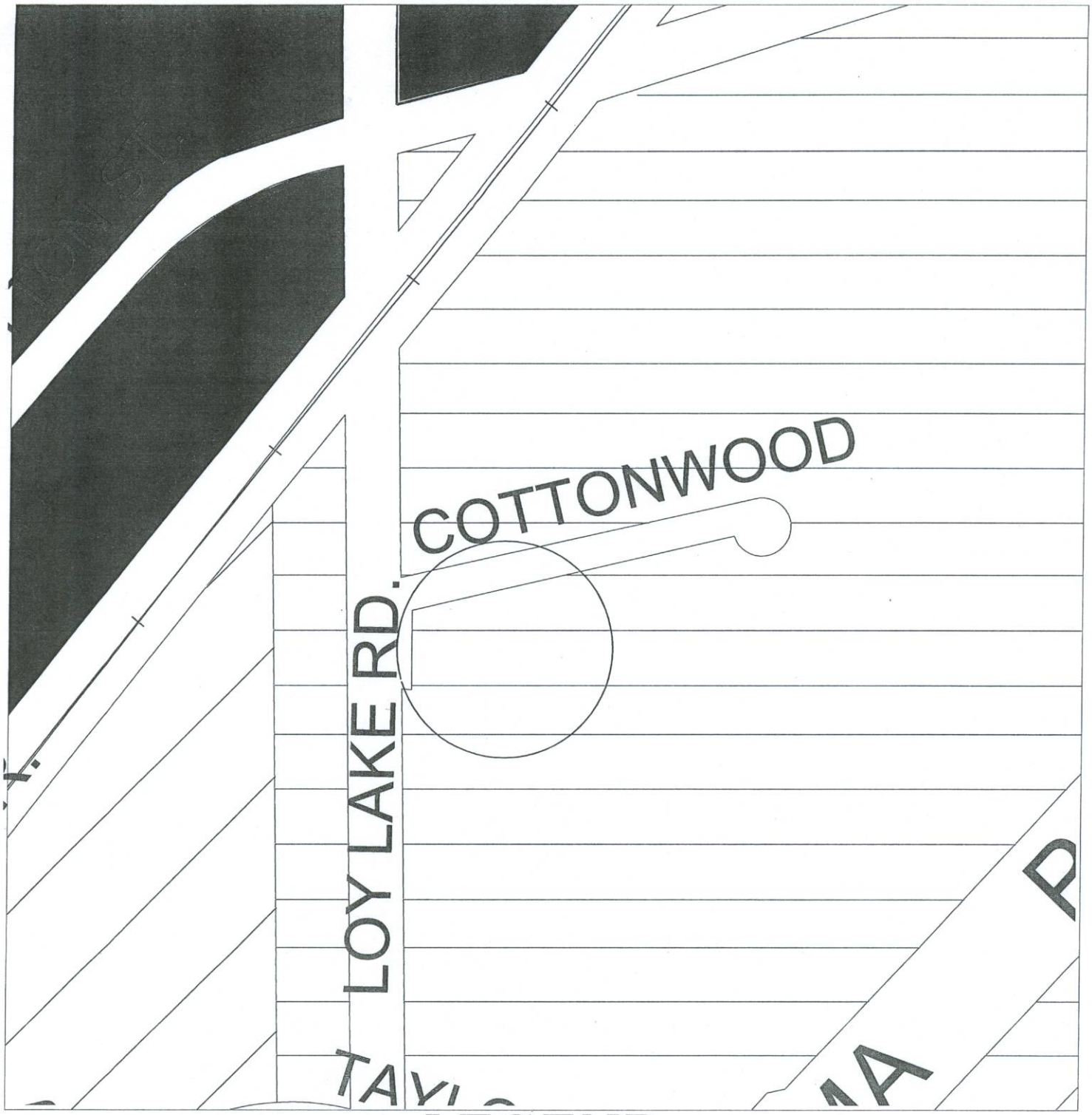
Origination:
FSW Corporation (Owner), Robert Muckleroy (Representative) and Teague, Nall and Perkins (Engineers)

Master Plan Designation:
Retail/Commercial

Attachments:
Location map
Photos Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

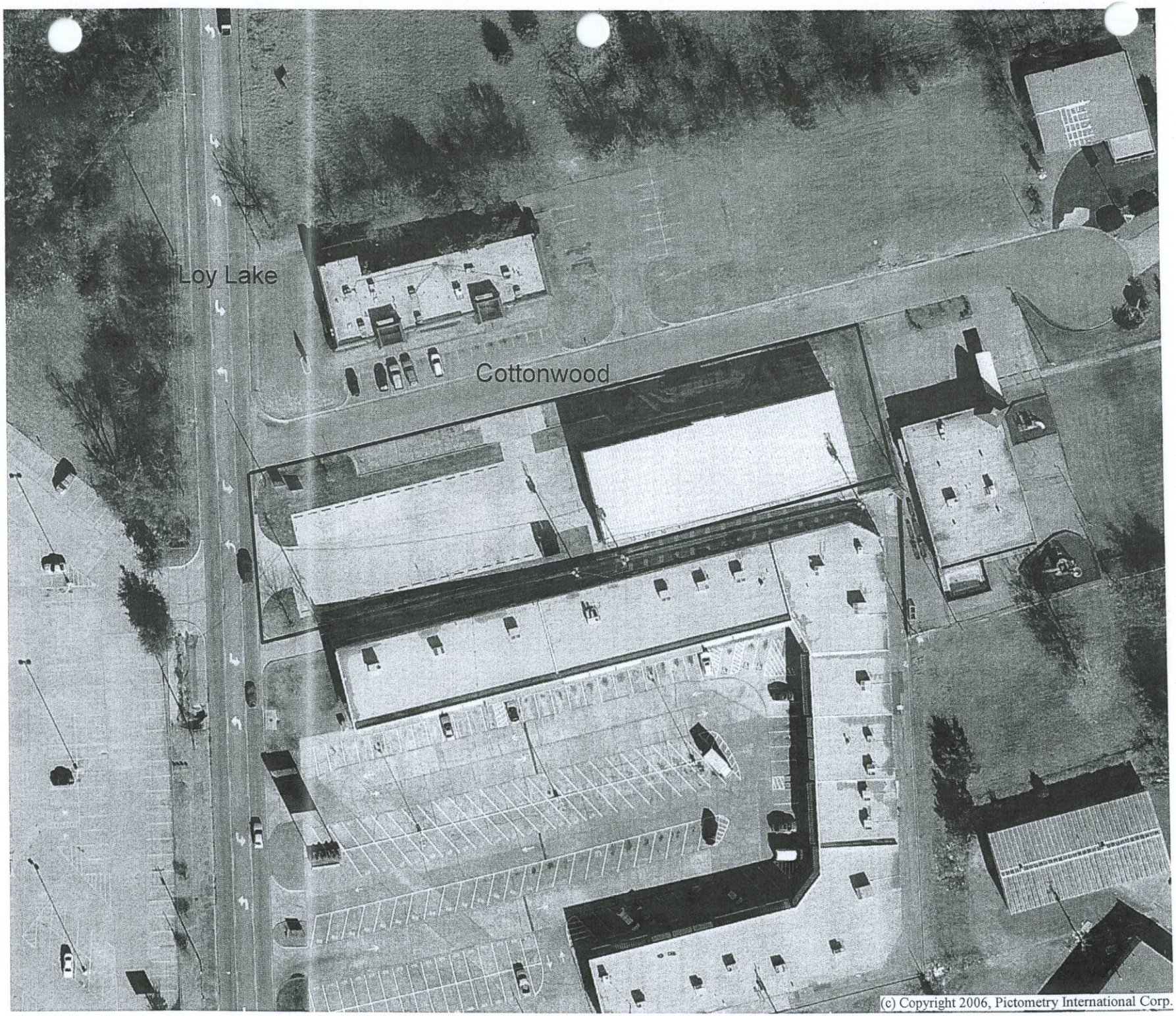


LEGEND

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

902 COTTONWOOD DRIVE SITE PLAN

ENGINEERING DEPARTMENT


Loy Lake
Cottonwood
(c) Copyright 2006, Pictometry International Corp.

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SHERMAN

STAFF REVIEW LETTER

June 11, 2008

FSW Corporation
PO Box 5335
Granbury, TX 76049

Robert Muckleroy
PO Box 5335
Granbury, TX 76049

Teague Nall, and Perkins
200 N. Travis, Suite 500
Sherman, TX 75090

Dear Applicants,

Your request for approval of a site plan for an addition to an office building located at 902 Cottonwood Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. The sign along Loy Lake Road shall have a 25 foot setback from the property line.
3. Fire lanes shall be coordinated with the Fire Marshal, (903.892.7267)

Engineering:

4. A permit and construction plans for the parking area along Cottonwood Drive is required to be submitted and reviewed by the Engineering Department.

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

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

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

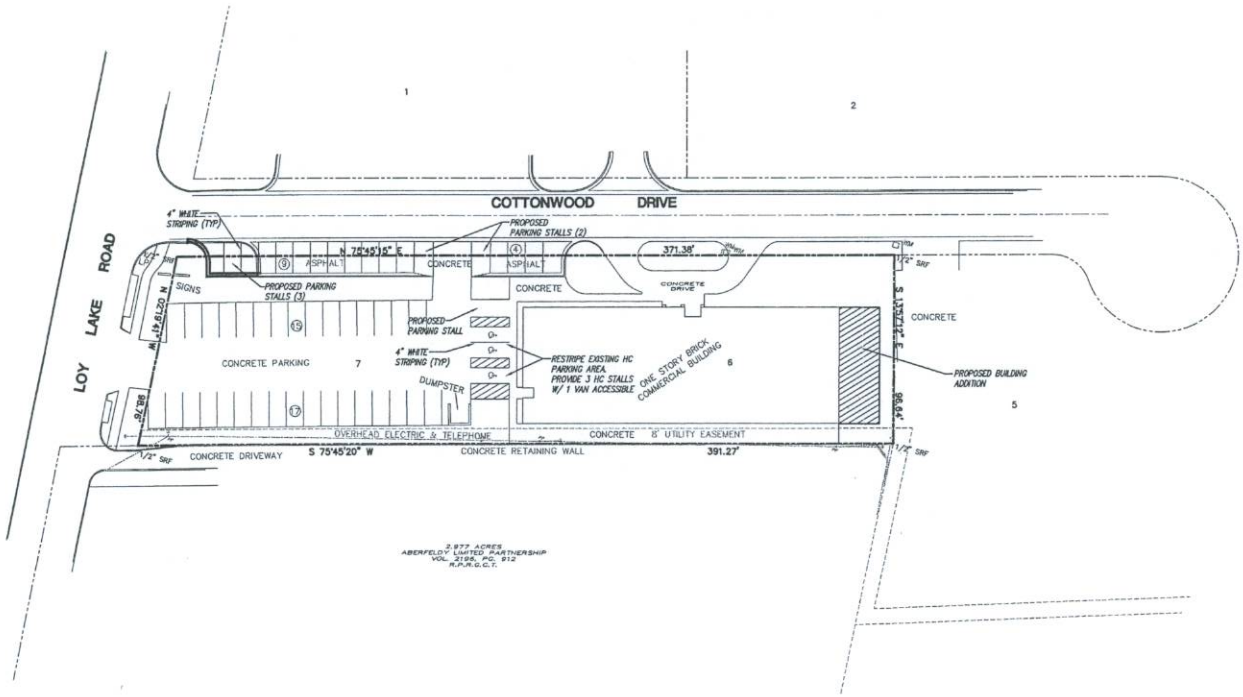
Respectfully,

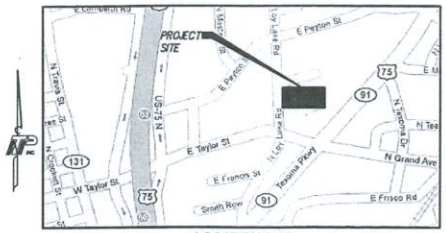
Scott Shadden

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

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

cc: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works





LOCATION MAP
SCALE: N/A

BUILDING/PARKING DATA

BUIDING INFORMATION:

EXISTING BUILDING SQ. FT.	9,360
PROPOSED BUILDING ADDITION	1,200
TOTAL SQ. FT.:	10,560

EXISTING PARKING SPACES:

(1 SPACE PER 200 SQ. FT. OFFICE USE)	200/9,360=46.8
PARKING PROVIDED:	47 SPACES
HANDICAP PARKING:	2 SPACES
TOTAL PARKING:	49 SPACES

PROPOSED ADDITIONAL PARKING SPACES:

(1 SPACE PER 200 SQ. FT. OFFICE USE)	200/1200=6
PARKING ADDED:	5 SPACES
HANDICAP PARKING ADDED:	1 SPACES
TOTAL PARKING:	6 SPACES

TOTALS:

PARKING:	51 SPACES
HANDICAP PARKING:	3 SPACES
TOTAL PARKING:	54 SPACES

DATE PREPARED:
MAY 30, 2008

OWNER/DEVELOPER:
ROBERT MUCKLEROY
P.O. BOX 5338
DENISON, TX. 75049
(817) 399-3077
(817) 339-3070
CONTACT: ROBERT MUCKLEROY

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
200 N TRAVIS SUITE 500
SHERMAN TEXAS, 75090
(903) 870-1089
CONTACT: CHRIS SCHMITT, P.E.

SURVEYOR:
UNDERWOOD AND ASSOCIATES
3404 WOODBRIDGE ROAD
DENISON, TX. 75020
(903) 465-2151
CONTACT: JASON ARMSTRONG, R.P.L.S.

GRAPHIC SCALE
30 0 15 30 60

SCALE HORIZ 1"=30' VERT N/A	TEAGUE NALL AND PERKINS INC. 200 North Travis, Suite 500 Sherman, Texas 75090 Phone:(903)870-1089 Fax:(903)893-0152 www.tnp-online.com	This document is for interim review and is not intended for construction, bidding or permit purposes. CHRISTOPHER L. SCHMITT, P.E. Date: MAY 2008 Tx. Reg. # 91150
DATE JUNE 2008		

CITY OF SHERMAN, TEXAS
MUCKLEROY CONSTRUCTION
PRELIMINARY SITE PLAN

TNP PROJECT RGM08228
SHEET C1.1 OF XX

AGENDA ITEM #7

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2900 and 2904 Canyon Creek Drive
Replat of Lots 1 & 2, Block A, of the Replat of O'Hanlon Ranch Addition, Phase IA Replat

Requested Action/Proposed Use:
Replat approval of Lots 1 & 2, Block A of the Replat of O'Hanlon Ranch Addition, Phase 1A

Background
The purpose of the Replat is to increase one of the lot sizes.

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

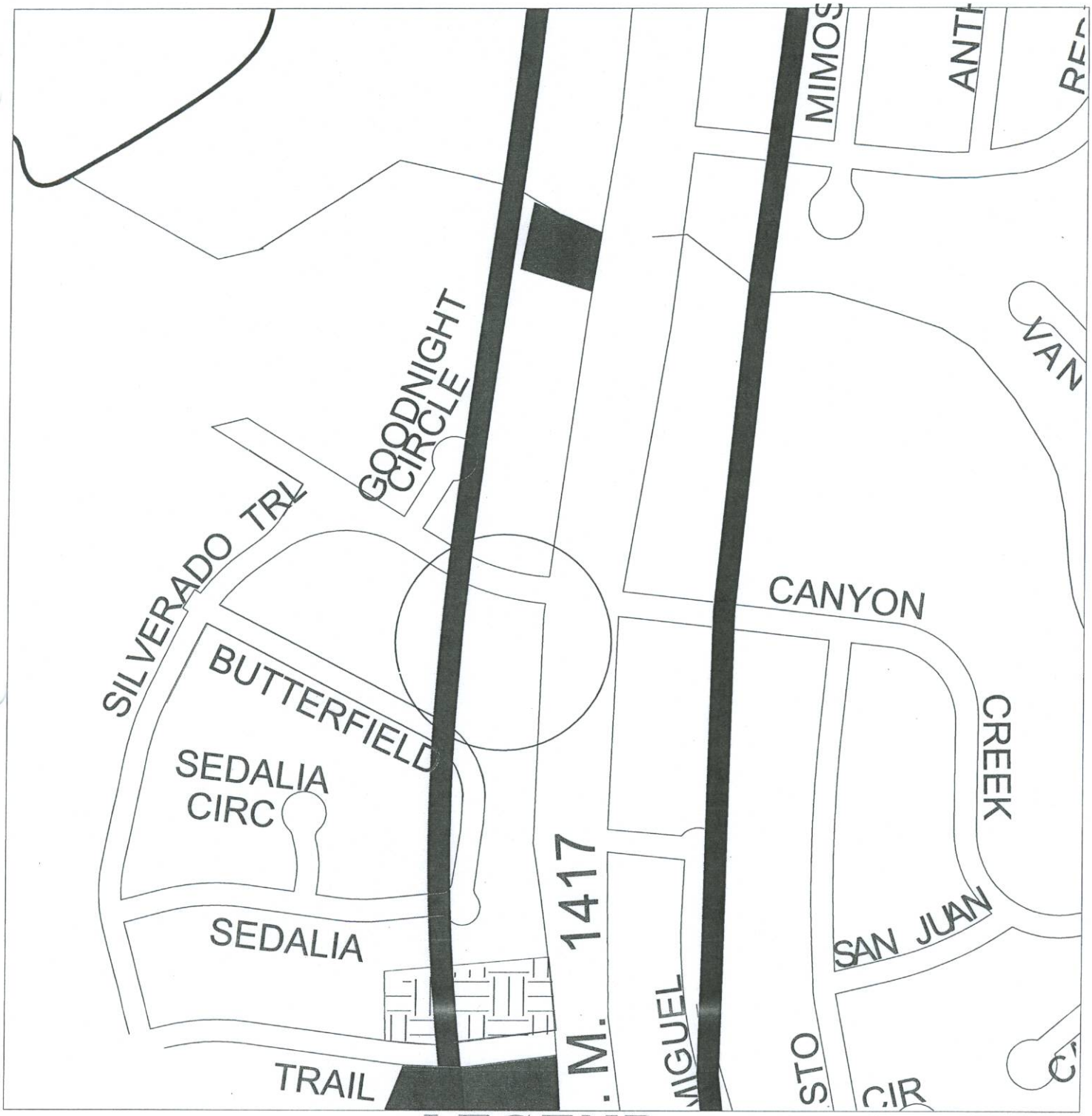
Origination:
Randy & Leta Williams, Elizar & Robin Mata and Helvey & Associates.

Master Plan Designation:
Residential

Attachments:
Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services



LEGEND

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

2900 & 2904 CANYON CREEK REPLAT

Department of Developmental Services

N
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S
F.M. 1417
Canyon Creek
(c) Copyright 2006, Pictometry International Corp.

2900 Canyon Creek

SHERMAN

STAFF REVIEW LETTER

June 6, 2008

Randy & Leta Williams
2904 Canyon Creek Drive
Sherman, Texas 75092

Elizar & Robin Mata
1708 River Oaks Circle
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a Replat for the property located at 2900 and 2904 Canyon Creek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Remove the side setback lines from the plat.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

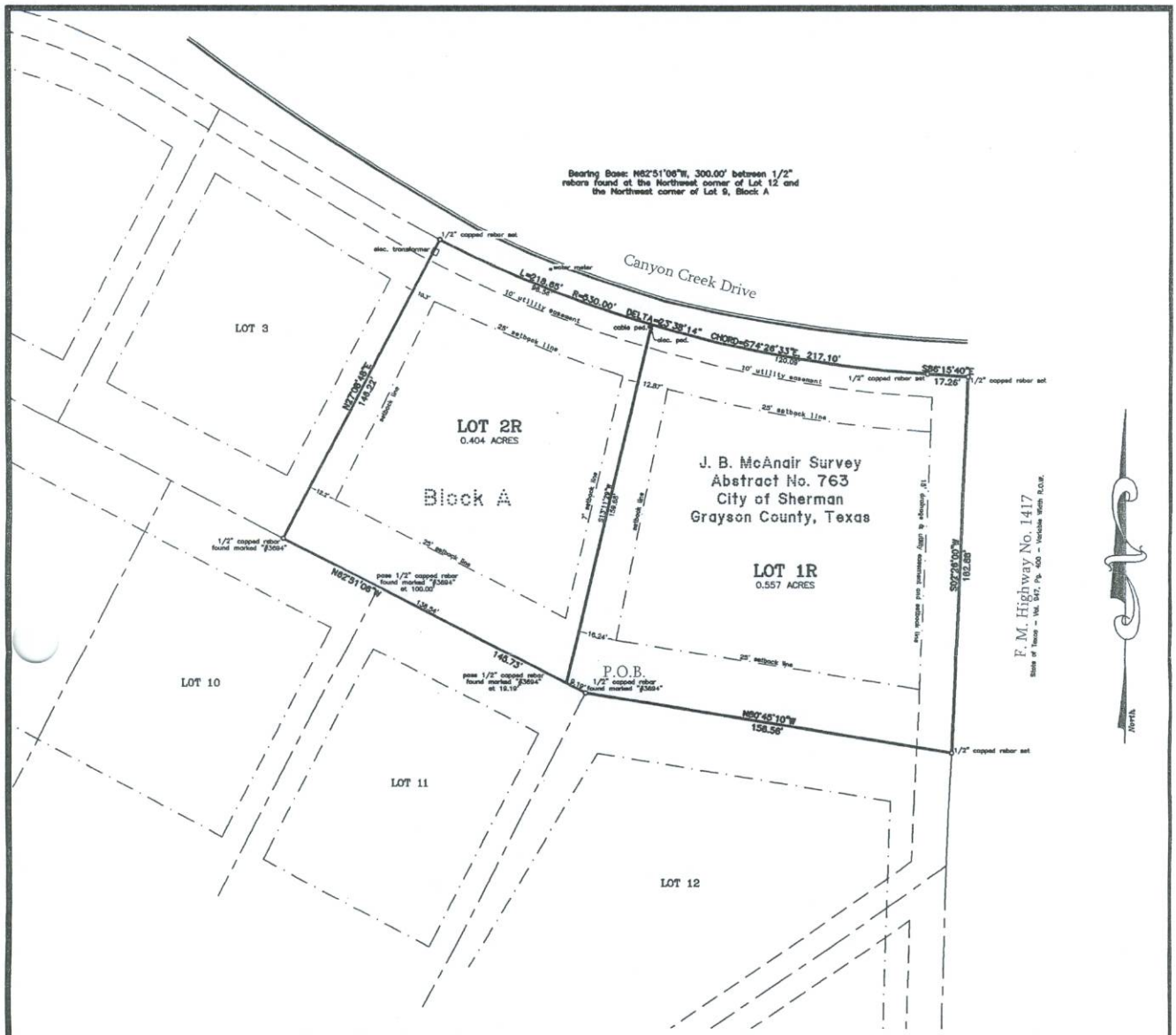
The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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,

Mark Gibson
Director of Utilities & Engineering

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Helvey & Associates 222 W. Main, Denison, TX 75020
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator



REPLAT OF LOTS 1 AND 2, BLOCK A REPLAT OF O'HANLON RANCH ADDITION, PHASE IA

TO

THE CITY OF SHERMAN, TEXAS

0.961 ACRES

IN THE

J. B. McANAIR SURVEY ABSTRACT NO. 763

ELIZAR & ROBIN MATA
OWNER, LOT 1R

LETA & RANDALL C. WILLIAMS
OWNER, LOT 2R

GENERAL NOTES:

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

AGENDA ITEM #8

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

2904 Canyon Creek Drive
Being Lot 2, Block A, of the Replat of O'Hanlon Ranch Addition, Phase 1A
Variance

Requested Action/Proposed Use:
Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow a 7'8" side yard setback for a single family dwelling in lieu of the required 13'6" in an R-1 (One Family Residential) District.

Background
The property is located at 2904 Canyon Creek Drive in the O'Hanlon Ranch Subdivision off F.M. 1417 North (Heritage Parkway). The house was built too close to the side yard property line.

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

Origination:
Randy & Leta Williams (Owners) and Elizar Mata (Representative) and Helvey and Associates (Surveyors)

Master Plan Designation:
Residential

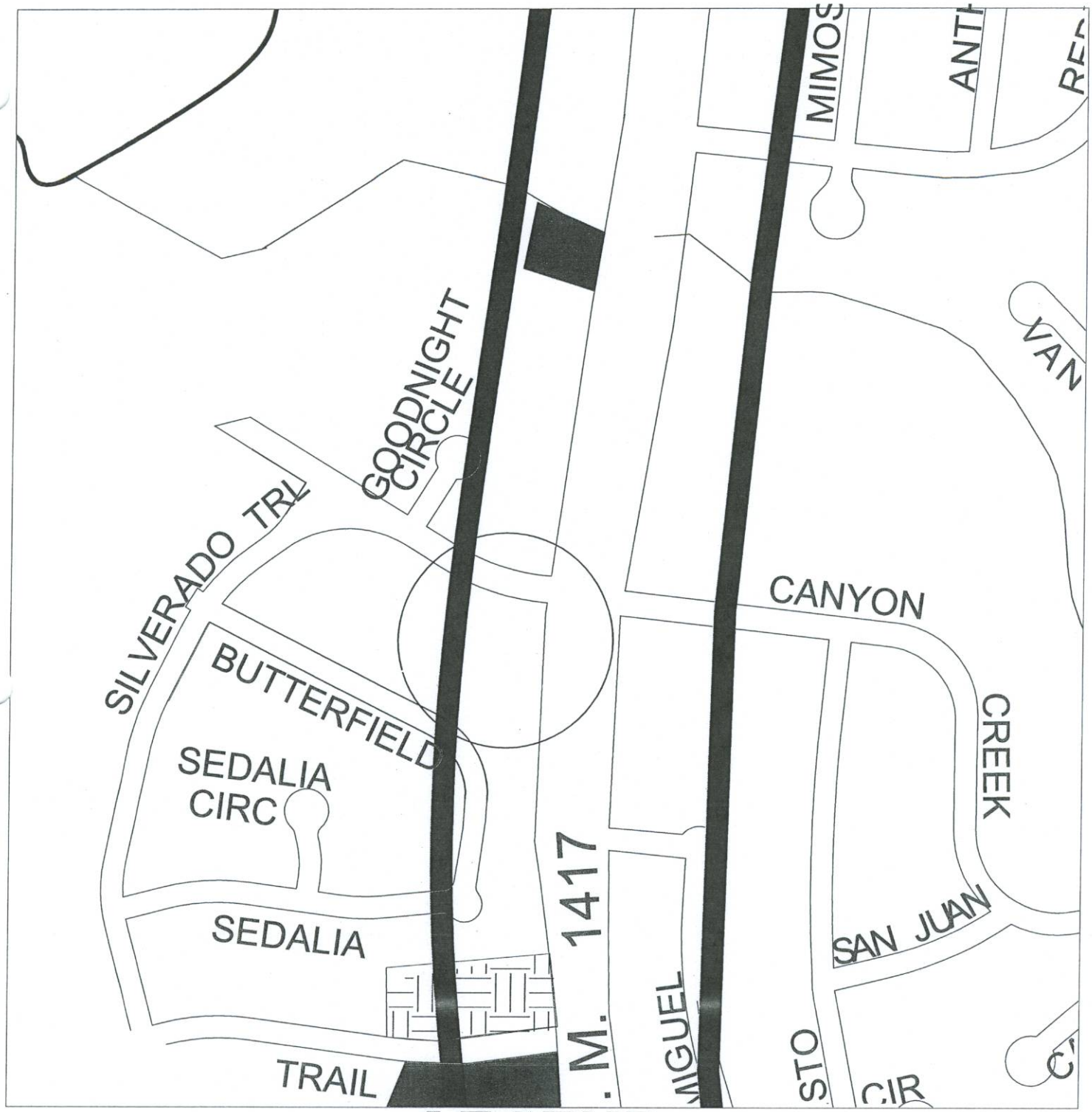
Number of notices mailed:
19

Objections received:
0

Attachments: Location map, Photos, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

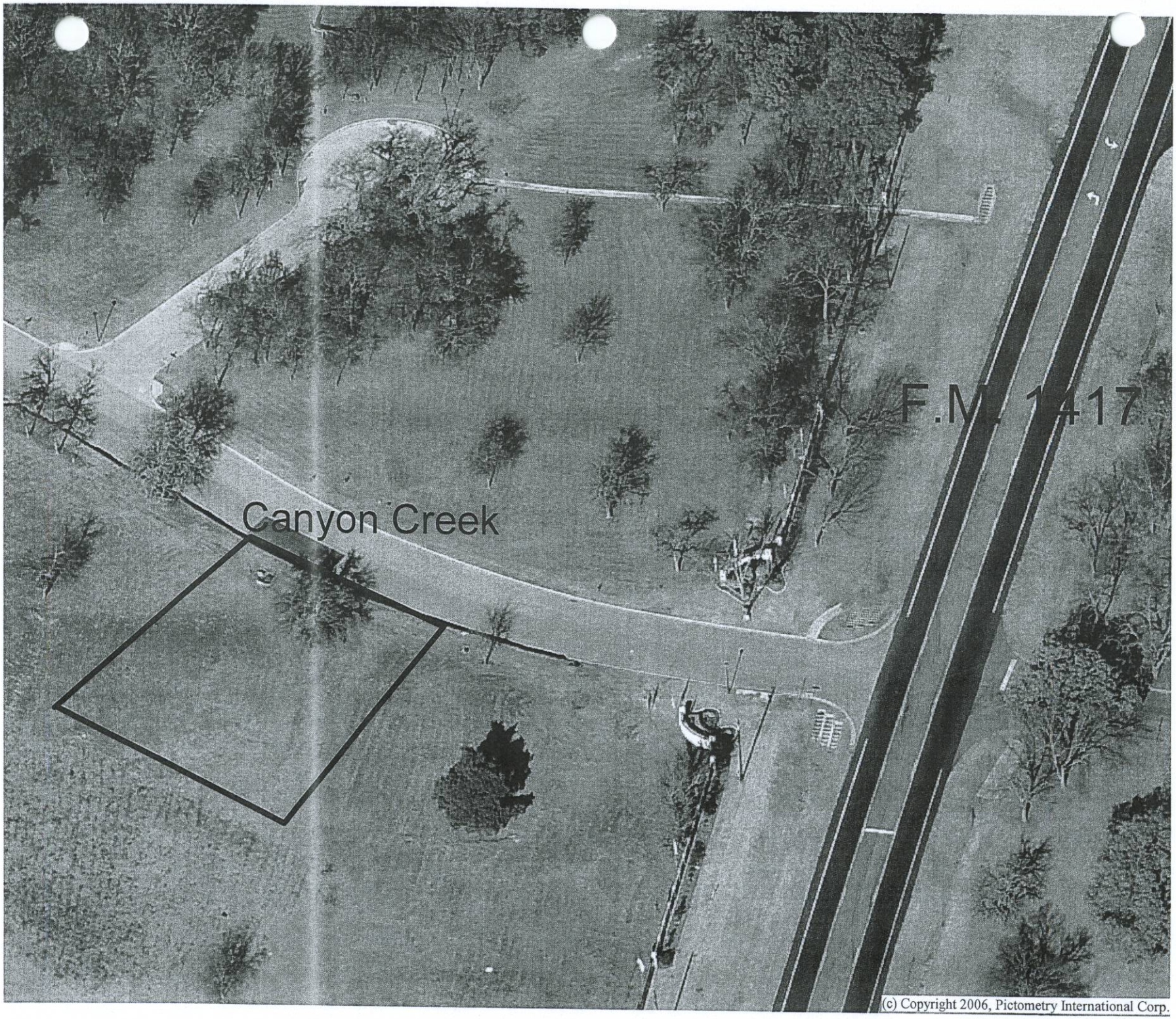


LEGEND

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

2904 CANYON CREEK VARIANCE

Department of Developmental Services



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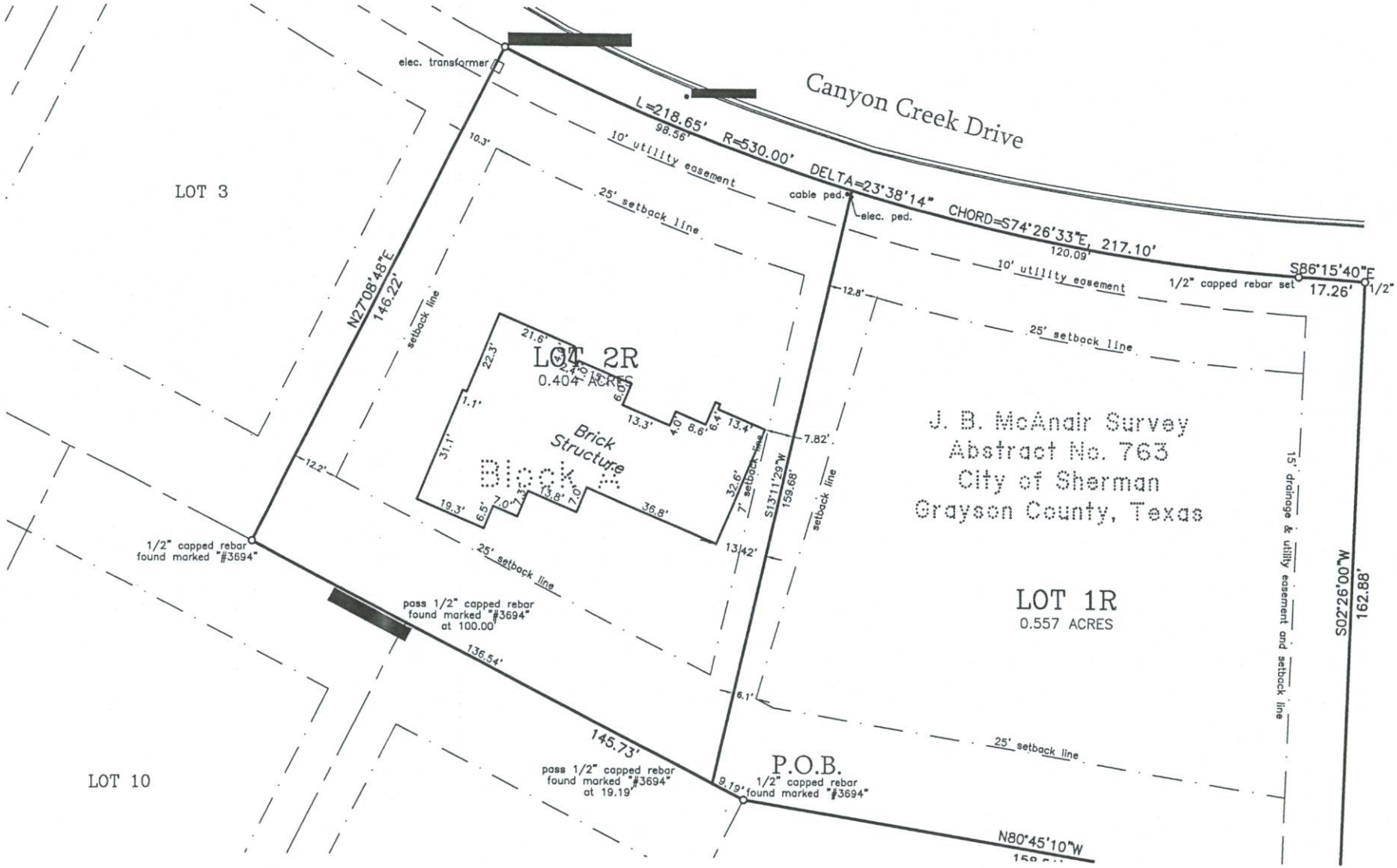
2904 Canyon Creek

02/20/2008


Canyon Creek Drive
L=218.65' R=530.00' DELTA=23°38'14" CHORD=S74°26'33"E, 217.10'
98.56'
120.09'
S86°15'40"E
17.26'
1/2"
1/2" capped rebar set
10' utility easement
25' setback line
cable ped.
elec. ped.
elec. transformer
LOT 3
LOT 10
N27°08'48"E
146.22'
setback line
LOT 2R
0.404 ACRES
Brick Structure
Block R
J. B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas
LOT 1R
0.557 ACRES
15' drainage & utility easement and setback line
S02°26'00"W
162.88'
S13°11'29"W
159.68'
7' setback line
1/2" capped rebar
found marked "#3694"
pass 1/2" capped rebar
found marked "#3694"
at 100.00'
136.54'
145.73'
pass 1/2" capped rebar
found marked "#3694"
at 19.19'
P.O.B.
1/2" capped rebar
found marked "#3694"
N80°45'10"W

AGENDA ITEM #9

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1624 East King Street
Being Lot 1, Block 1 of the Replat of Lot 19, Block 3 and a Portion of Harrison Street between Blocks 3 and 4 of the J.C. Linnsteadt's Addition
Replat

Requested Action/Proposed Use:
Replat approval of the Replat of Lot 19, Block 3 and a portion of Harrison Street between Blocks 3 & 4 of J.C. Linnstaedt's Addition.

Background
This is a replat dividing an existing tract into two lots. Mr. Barton purchased this tract from the surplus property of the City of Sherman.

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

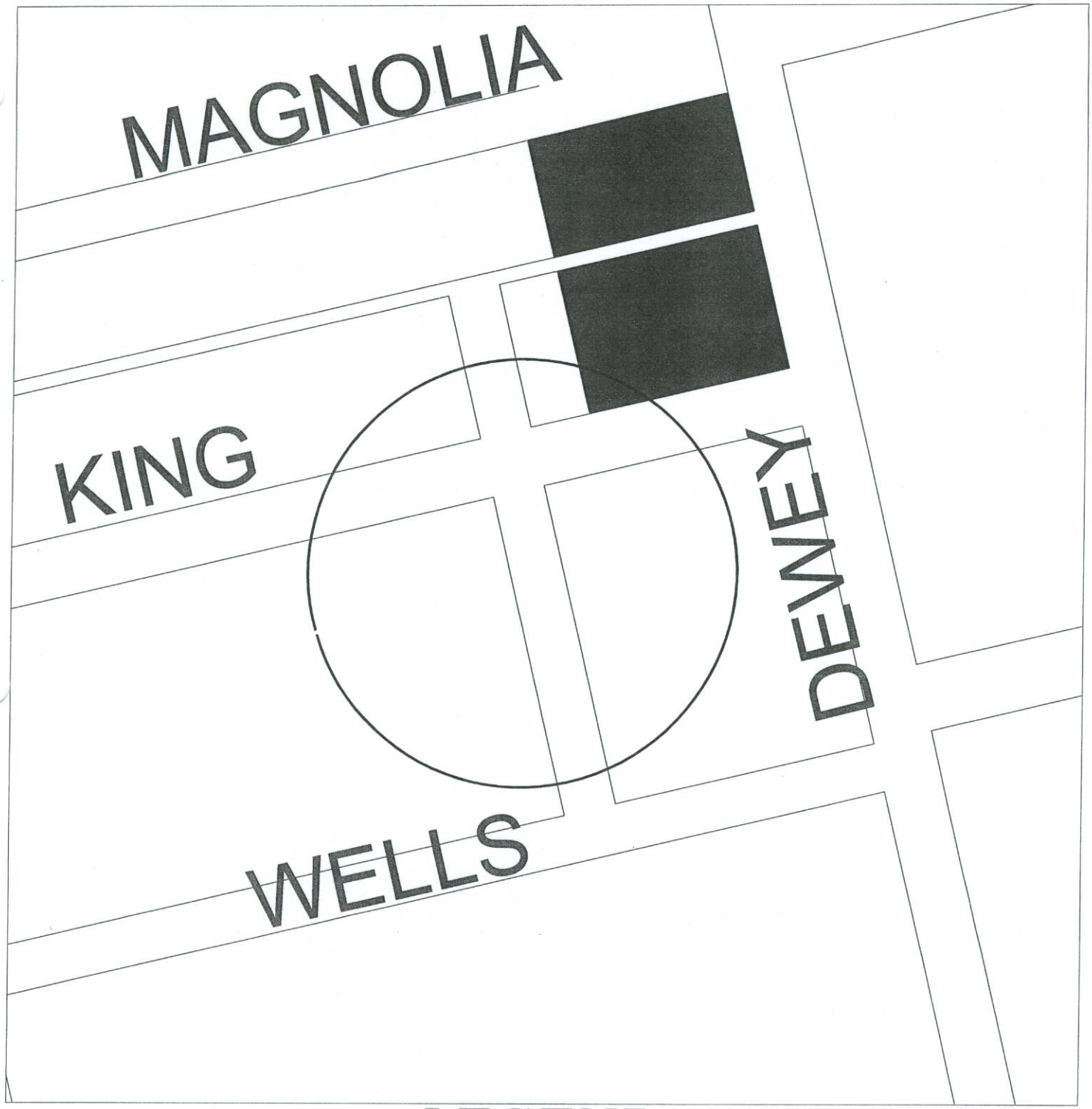
Origination:
Barton Capital, Ltd. and Sartin & Associates.

Master Plan Designation:
Residential

Attachments:
Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services



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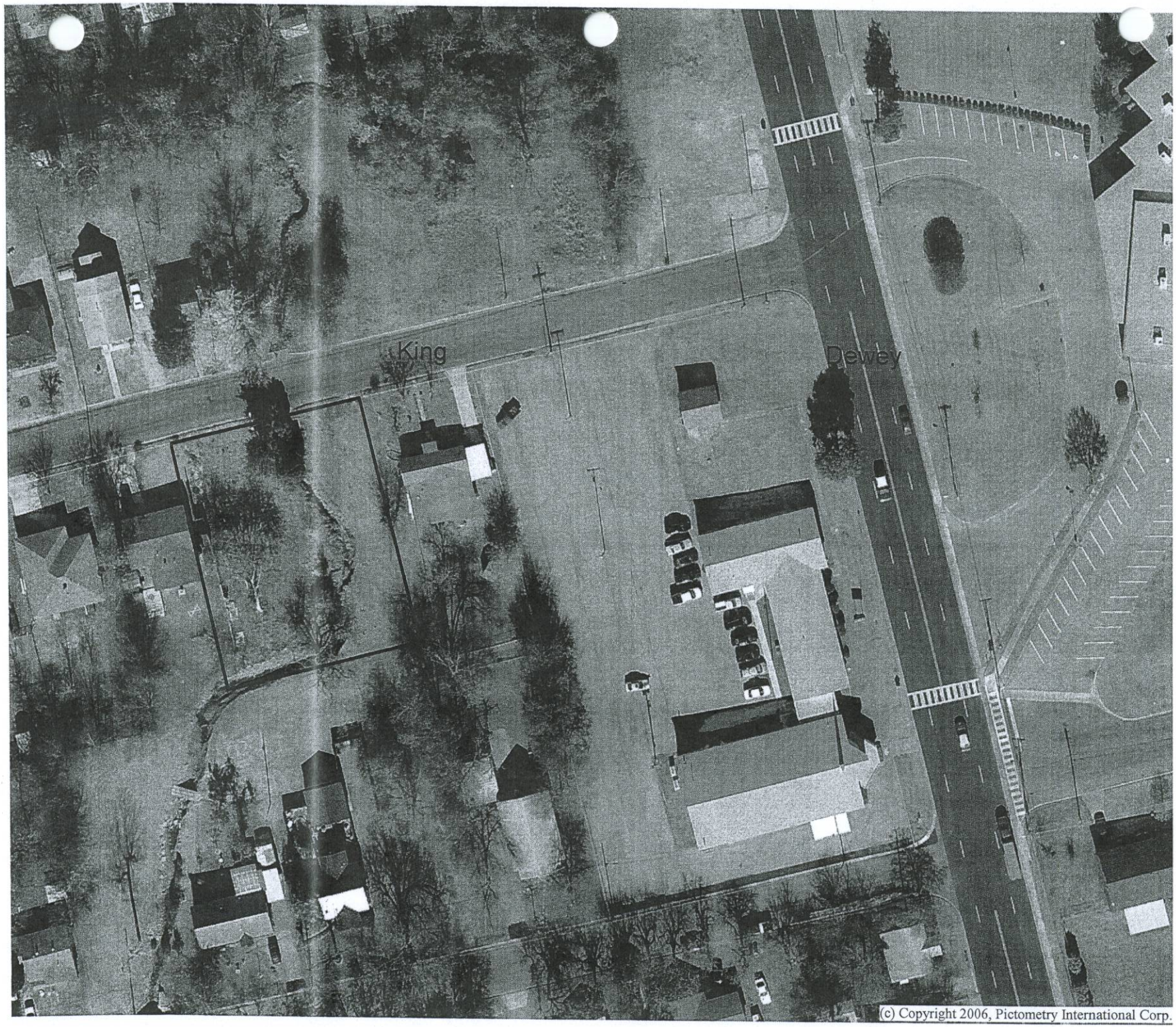
	C-2	GENERAL COMMERCIAL DISTRICT
	CO	OFFICE DISTRICT
	M-1	LIGHT MANUFACTURING DISTRICT
	M-1.5	MEDIUM MANUFACTURING DISTRICT
	M-2	HEAVY MANUFACTURING DISTRICT
	M H	MANUFACTURED HOUSING DISTRICT
		BLALOCK INDUSTRIAL PARK
	O-1	OVERLAY DISTRICT - 75 & 82
	O-1.1	OVERLAY DISTRICT - 1417
	O-1.2	OVERLAY DISTRICT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

1624 EAST KING REPLAT

ENGINEERING DEPARTMENT


King
Dewey
(c) Copyright 2006, Pictometry International Corp.

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1624 E. King

ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7232

SHERMAN

STAFF REVIEW LETTER

June 6, 2008

Barton Capital, Ltd.
715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Replat for the property located at 1624 East King Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Notation for the exposed 6" metal pipe shall be removed from the plat.
2. Water Pro-Rata in the amount of $1,650.30 is required.
3. Sewer Pro-Rata in the amount of $1,430.26 is required.
4. Original tax certificates shall be furnished for the purpose of recording the plat.
5. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
6. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

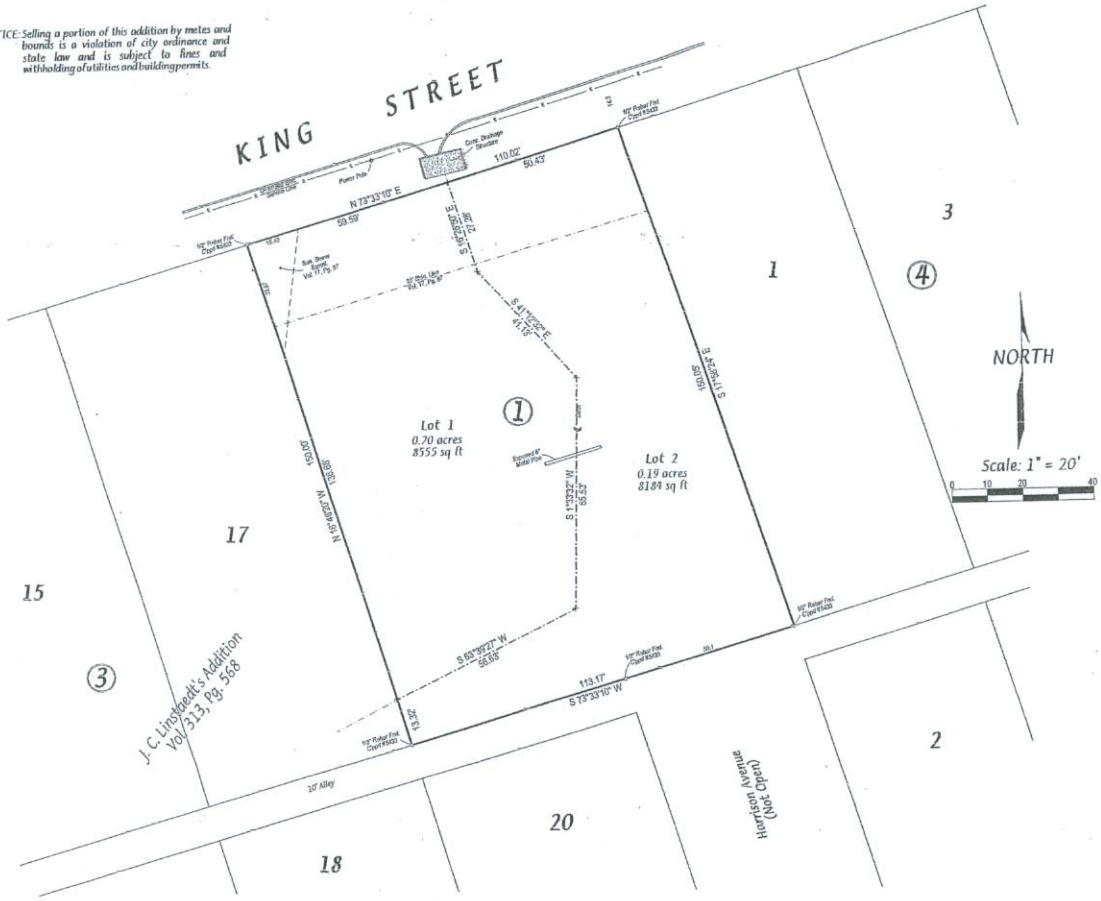
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

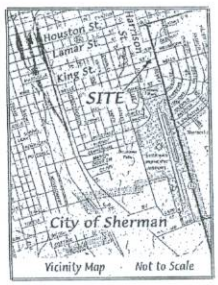
Mark Gibson
Director of Utilities & Engineering

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Angela Gurley, Customer Service Manager
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator
Sartin & Associates, P.O. Box 1843, Sherman, Texas 75090

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 LOT 19, BLOCK 3 AND PORTION OF HARRISON STREET BETWEEN BLOCK 3 AND 4 OF J. C. LINNSTAEDT'S ADDITION TO THE CITY OF SHERMAN, 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

1674KING.pcs

City of Sherman

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

June 17, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Robin Atherton, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner
John Nix, Commissioner
Steve Jones, Commissioner
David Plyler, Commissioner
Darren Tankersley, Commissioner

1400-1700 Blocks of North Hoard and the 2100 Block of East Tuck Street
Replat of Lot 2, Block 1 of the Harmony Baptist Church Addition
Replat

Requested Action/Proposed Use:
A Replat of Lot 2, Block 1 of the Harmony Baptist Church Addition.

Background
This is a replat dividing an existing tract into lots for the purpose of development.

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

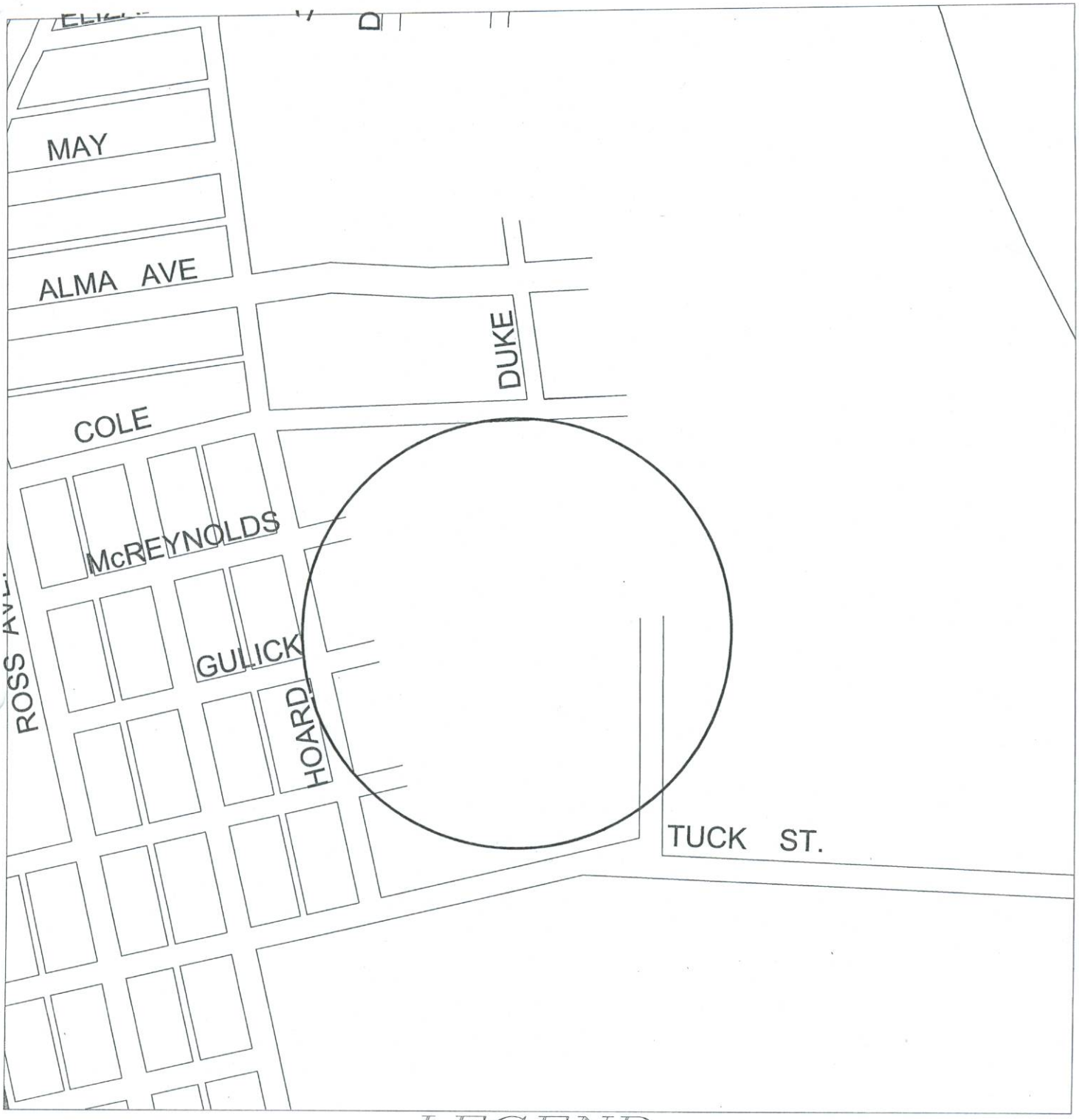
Origination:
Arthur & Deborah Harmon and All American Surveying.

Master Plan Designation:
Residential

Attachments:
Location map
Photographs
Replat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Scott Shadden
Director of Developmental Services

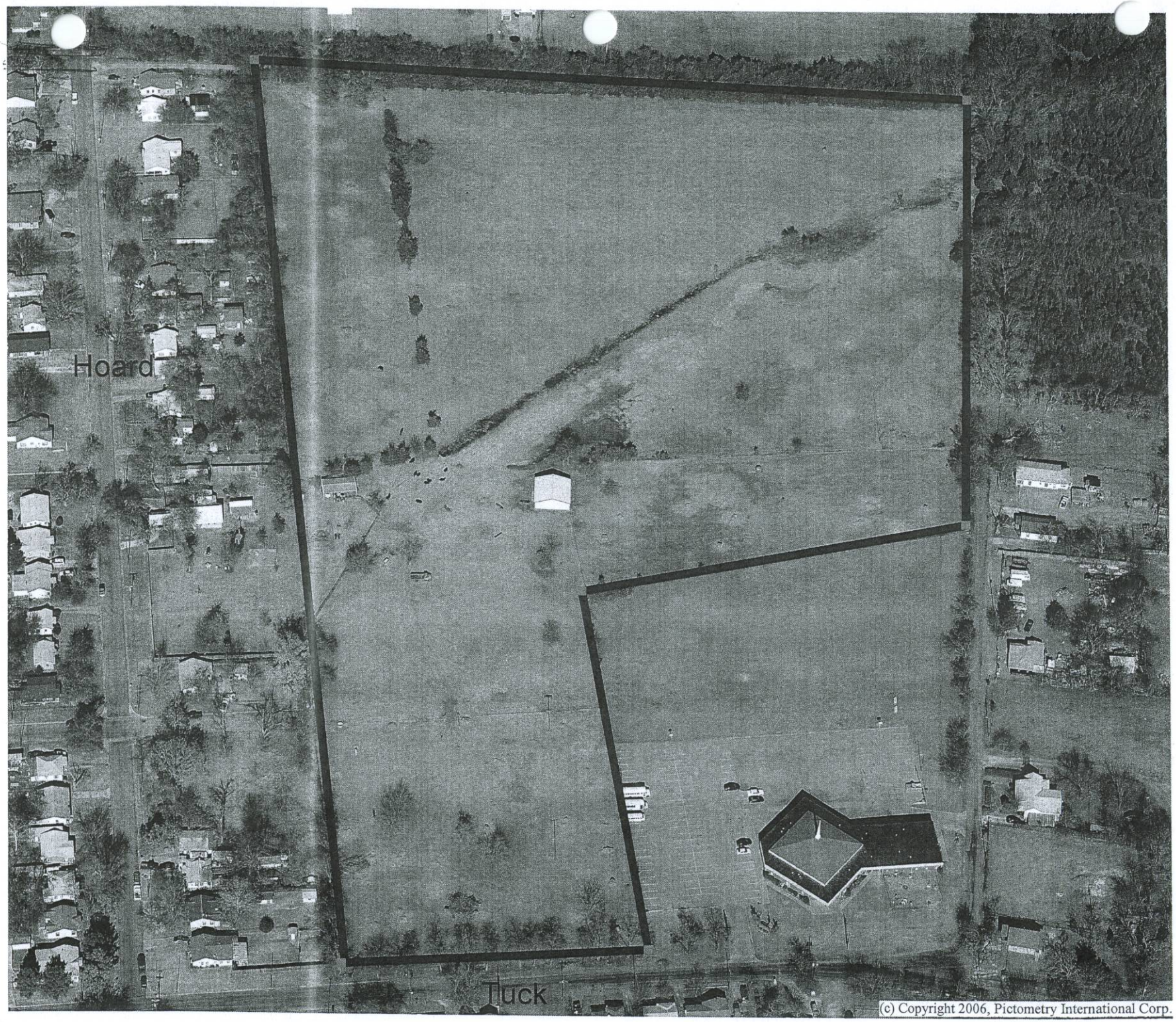


LEGEND

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

1400-1700 BLOCKS OF N. HOARD REPLAT

ENGINEERING DEPARTMENT


Hoard
Tuck
(c) Copyright 2006, Pictometry International Corp.

N
W
E
S

2100 Block E. Tuck

SHERMAN

STAFF REVIEW LETTER

June 6, 2008

Art Harmon
1521 N. Hoard Ave.
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Replat for the property located in the 1400-1700 Blocks of North Hoard and the 2100 Block of East Tuck Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, June 17, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Field notes shall be corrected.
2. Easement over existing drainage culvert on Lot 1R needs to be addressed.
3. Water Pro-Rata in the amount of $4,493.85 is required.
4. Sewer Pro-Rata in the amount of $3,894.67is required.
5. Escrow in the amount of $26,963.10 is required for Tuck Street.
6. Roadway dedication will be required at the time of development on Lot 1R.
7. Original tax certificates shall be furnished for the purpose of recording the plat.
8. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
9. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by 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,

Mark Gibson
Director of Utilities & Engineering

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Angela Gurley, Customer Service Manager
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
Rita Gaither, Development Coordinator
All American Surveying, 114-B W. Main Street, Gainesville, TX 76240

6/16/08

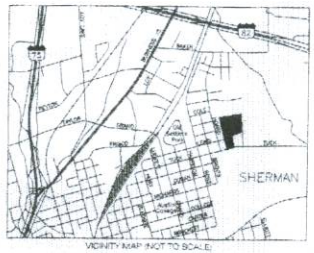
JUN 16 REC'D

Attention: Planning & Zoning

Please accept this as my request to withdraw final Plat of my 2100 Block E. Tuck at this time. I will notify you when I'm ready to resume finalization of this matter

Arthur L. Harmon. Jr.

Arthur Harmon



VICINITY MAP (NOT TO SCALE)

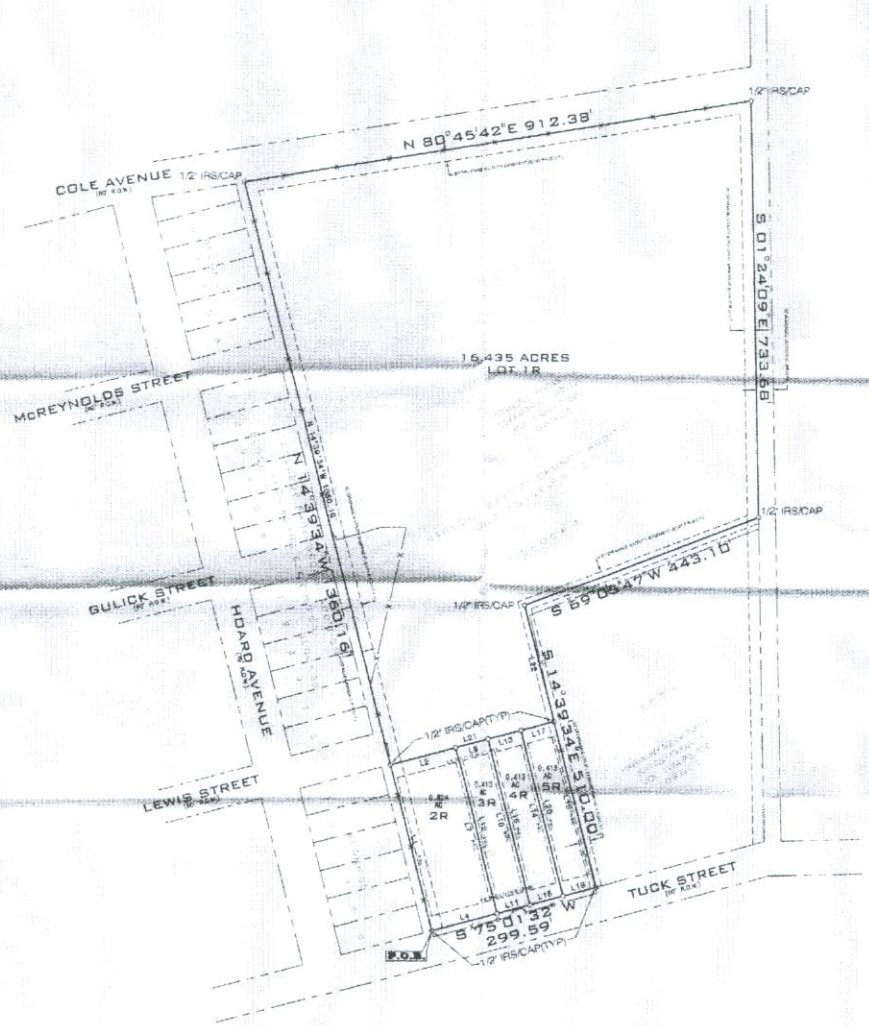
UTILITY PROVIDERS:

NATURAL GAS
ATMOS ENERGY
CONTACT - DARRELL WHITE
5111 BLUE FLAME LN
SHERMAN, TEXAS 75090
(903) 891-4267

ELECTRIC
GRAYSON ELECTRIC
CONTACT - DONNA COLLUM
2201 WOODLAKE ROAD
DENISON, TEXAS 75021
(903) 868-8242

PHONE:
VERIZON
CONTACT - BOB HOLLAND
2320 S. HWY 1417
SHERMAN, TEXAS 75092
(903) 870-5204

Course	Bearing	Distance
L1	N 14°39'34" W	300.00'
L2	N 75°01'32" E	119.59'
L4	S 75°01'32" W	119.59'
L7	S 14°39'34" E	300.00'
L9	N 75°01'32" E	60.00'
L10	S 14°39'34" E	300.00'
L11	S 75°01'32" W	60.00'
L12	N 14°39'34" W	300.00'
L13	N 75°01'32" E	60.00'
L14	S 14°39'34" E	300.01'
L15	S 75°01'32" W	60.00'
L16	N 14°39'34" W	300.00'
L17	N 75°01'32" E	60.00
L18	S 14°39'34" E	300.00'
L19	S 75°01'32" W	60.00'
L20	N 14°39'34" W	300.01'
L21	S 75°01'32" W	299.59'
L22	S 14°39'34" E	210.00'



GRAPHIC SCALE

SCALE 1" = 100'

DESCRIPTION

FIELD NOTES TO ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING ALL OF LOT 2 OF BLOCK 1 OF THE HARMONY BAPTIST CHURCH ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN THE DEED TO ARTHUR L. HARMON AND DEBORAH K. HARMON, AS RECORDED IN VOLUME 2364, PAGE 600, OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AT A ½" CAPPED IRON ROD SET FOR CORNER IN THE NORTH LINE OF TUCK STREET AT THE SOUTHWEST OF SAID LOT 2 AND IN THE EAST LINE OF A 16 FOOT ALLEY AS SHOWN ON THE PLAT OF THE COLLEGE PARK 2ND ADDITION TO THE CITY OF SHERMAN TEXAS, AS RECORDED IN VOLUME 56, PAGE 334, OF SAID DEED RECORDS;

THENCE NORTH 14 DEGREES 39 MINUTES 34 SECONDS WEST WITH THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID ALLEY A DISTANCE OF 1360.16 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2 AND IN THE SOUTH LINE OF COLE AVENUE;

THENCE NORTH 80 DEGREES 45 MINUTES 42 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF COLE AVENUE A DISTANCE OF 912.38 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2 AND THE INTERSECTION OF THE SOUTH LINE OF COLE STREET AND THE WEST LINE OF A 30 FOOT ROADWAY EASEMENT AS RECORDED IN VOLUME 335, PAGE 415, SAID DEED RECORDS;

THENCE SOUTH 01 DEGREES 24 MINUTES 09 SECONDS EAST WITH AN EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID ROADWAY EASEMENT A DISTANCE OF 733.08 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT THE EASTERN-MOST SOUTHEAST CORNER OF SAID LOT 2 AND AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 OF SAID HARMONY BAPTIST CHURCH ADDITION;

THENCE SOUTH 69 DEGREES 08 MINUTES 42 SECONDS WEST WITH A SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 443.10 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT A RE-ENTRANT CORNER OF SAID LOT 2 AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 14 DEGREES 39 MINUTES 34 SECONDS EAST WITH AN EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1 A DISTANCE OF 510.03 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT THE SOUTHERN-MOST SOUTHEAST CORNER OF SAID LOT 2 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND IN THE NORTH LINE OF TUCK STREET;

THENCE SOUTH 75 DEGREES 01 MINUTES 32 SECONDS WEST WITH A SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF TUCK STREET A DISTANCE OF 299.59 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2 AND IN THE EAST LINE OF SAID 16 FOOT ALLEY;

THENCE NORTH 14 DEGREES 39 MINUTES 34 SECONDS WEST WITH THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID 16 FOOT ALLEY A DISTANCE OF 1360.16 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 18.499 ACRES OF LAND MORE OR LESS.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ARTHUR L. HARMON JR. AND DEBORAH K. HARMON, AS SOLE OWNERS OF THE HEREIN DESCRIBED PROPERTY, DO ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF HARMONY BAPTIST CHURCH ADDITION, BLOCK 1, LOT 2 IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN HEREON. NO PORTION OF THE HEREIN DESCRIBED PROPERTY CONSTITUTES OUR HOMESTEAD.

_____ DATE
ARTHUR L. HARMON

_____ DATE
DEBORAH K. HARMON

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ARTHUR L. HARMON AND DEBORAH K. HARMON, KNOWN TO ME TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2008

_____
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

APPROVED THIS _____ DAY OF _____ 20____ BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

_____ DATE
CHAIRMAN SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN

_____ DATE
MAYOR, CITY OF SHERMAN, TEXAS

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF _____ SUBDIVISION OR ADDITION TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 20____ AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.
WITNESS MY HAND THIS _____ DAY OF _____ A.D. 20___

_____
CITY CLERK, CITY OF SHERMAN, TEXAS

REVISION 06-09-08

LEGEND

- CO = CLEANOUT (SEWER)
- F = FIRE HYDRANT (FH)
- P = UTILITY POLE (TRANSFORMER, LIGHT)
- = FIRE HYDRANT (FH)
- = WATER VALVE (WV)
- = WATER METER (WM)
- = GAS VALVE (GV)
- = GAS METER (GM)
- = CABLE TV RISER
- = MAILBOX (MB)
- = CONTROL POINT, MONUMENT
- = BEARING, BASIS
- = FINISHED FLOOR ELEVATION
- MTC = METAL TOP
- MFC = METAL FOR
- = ROOF OF BYRD, CALL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY
- CE = COMMUNICATION EASEMENT
- DE = DRAINAGE EASEMENT
- EE = ELECTRIC EASEMENT
- UE = UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- BSBL = BUILDING SETBACK LINE
- BFPE = BURIED FIBER OPTIC EASEMENT
- BPUE = BURIED PIPELINE EASEMENT
- OHE = OVERHEAD ELECTRIC
- BOUNDARY LINES = _____
- SPATULAS LINES = _____
- FENCE LINES = _____
- SURVEY LINES = _____

OWNER:
ARTHUR L. HARMON & DEBORAJ K. HARMON
1521 N. HOARD AVE.
SHERMAN, TEXAS 75090

SURVEYOR:
ALL AMERICAN SURVEYING
114 B. W. MAIN ST.
GAINESVILLE, TEXAS 76240

STATE OF TEXAS
J.E. THOMPSON
4867
REGISTERED PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J.E. THOMPSON II, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS.

SIGNATURE: _____
DATE: _____

REPLAT OF ALL OF LOT 2 OF BLOCK 1 OF THE HARMONY BAPTIST CHURCH ADDITION TO THE CITY OF SHERMAN GRAYSON COUNTY, TEXAS

18.499 ACRES

All American Surveying
PHONE: 940-668-9100
FAX: 940-668-9100
114 B.W. MAIN STREET
GAINESVILLE, TX 76240
JOB# 08103-3 REVISING