

Ron Fine, Fine Barbeque, 1743 Texoma Parkway, Sherman, Texas

Mr. Fine appeared to represent the request and answer any questions. He explained he has operated Fine Barbeque at 1743 Texoma Parkway for seven years under a Temporary Use Permit. The ordinance has changed for mobile food vendors and Mr. Fine informed the board all the requirements have been met for a mobile food vendor's permit.

No other citizens appeared before the Planning and Zoning Commission to discuss the site plan and permit for a mobile food vendor.

ACTION TAKEN.

Motion by Commission Member Jones to approve the site plan and mobile food vendor permit. Second by Commission Member Nix.

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

VOTING NAY: NONE

MOTION CARRIED.

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

TEMPORARY USE PERMIT

THE REQUEST OF GLENDA HUNTER (OWNER) CONCERNING THE PROPERTY AT 1803 EAST MAY STREET, BEING LOTS 1 & 3, BLOCK 3, MILAN HEIGHTS ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT (RENEWAL) UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW THE OPERATION OF A SNOW CONE STAND MAY THROUGH SEPTEMBER IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

TUP – SNOW CONE
STAND
1803 E. MAY
(GLENDA HUNTER)

Robert Hunter, 1814 E. May Street, Sherman, Texas

Mr. Hunter appeared to represent the request. He explained they have operated a snow cone stand at 1803 East May Street for a number of years. They requested renewal of the Temporary Use Permit.

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

ACTION TAKEN.

Motion by Commission Member Bethel to approve the Temporary Use Permit. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF NAT MCCLURE AND CLINT LONG (OWNERS) AND KYLE BOOTHE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2201 & 2203 F.M. 1417 NORTH, BEING LOT 10-A, BLOCK ONE OF THE REPLAT OF CANYON CREEK ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

A) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (10) TO ALLOW A 99 SQUARE FOOT MONUMENT SIGN WITH A SETBACK DISTANCE OF ONE (1) FOOT IN LIEU OF A MAXIMUM 65 SQUARE FOOT FACE AREA WITH A SETBACK OF THE REQUIRED TWENTY-FIVE (25) FEET FROM F.M. 1417 IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.1 FM 1417 OVERLAY DISTRICT.

B) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION (5) (II) TO ALLOW A MONUMENT SIGN WITH A SETBACK DISTANCE OF TWO (2) FEET IN LIEU OF THE REQUIRED FIFTEEN (15) FEET FROM LAMBERTH ROAD IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1.1 FM 1417 OVERLAY DISTRICT.

Scott Shadden explained the face of the sign is in compliance, so they are only asking for a variance for the setbacks.

Kyle Boothe, 3715 Sumner Court, Sherman, Texas

Mr. Boothe appeared to represent the request for the owner and answer any questions. He explained the owners would like to erect two monument signs on the corner of FM 1417 North and Lambeth Road. One of the signs would be located on FM 1417 North, one foot from the property line, and the other sign would be located on Lambeth Road, two feet from the property line. 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 variances.

ACTION TAKEN.

Motion by Commission Member Jones to approve the variances subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BJH INC. (OWNER) AND VILBIG AND ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY AT 1804 U. S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK 1 OF THE JAMES PLAZA ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE –
SETBACK FOR SIGNS
2201 & 2203 FM 1417
N
(NAT MCCLURE &
CLINT LONG)

VARIANCE –
OVERHEAD DOORS
FACING HIGHWAY
1804 HWY. 75 N.
(BJH INC.)

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5)(C) TO ALLOW OVERHEAD DOORS FACING THE HIGHWAY IN A C-1 (RETAIL BUSINESS) DISTRICT AND O.1 (75 & 82) OVERLAY DISTRICT.

Brian Heiser, 1107 Bentbrook Lane, Sherman, Texas

Mr. Heiser appeared to represent the request. He explained they will be constructing a Suzuki Dealership at 1804 U.S. Highway 75 North and they would like to move the service center away from the main building. The doors facing the highway will be blocked by the showroom building and also by the hail protection coverings along the highway, so the doors will not be visible.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE.

MOTION CARRIED.

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

SITE PLAN

THE REQUEST OF BJH INC. AND VILBIG AND ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY AT 1804 U. S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK 1 OF THE JAMES PLAZA ADDITION.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A SUZUKI DEALERSHIP

**SITE PLAN - SUZUKI
1804 HWY 75 N.
(BJH, INC.)**

Brian Heiser, 1107 Bentbrook Lane, Sherman, Texas

Mr. Heiser appeared to represent the request. He explained the site plan for the Suzuki Dealership at 1804 U.S. Highway 75 North has been amended slightly and they are requesting approval of the revised site plan. 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 Nix to approve the site plan subject to the Staff Review Letter. Second by Commission Member Bethel.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF KEN POPKESS (OWNER) CONCERNING THE PROPERTY AT 2408 CREEKBEND CIRCLE, BEING LOT 9, BLOCK 1 OF THE CREEKBEND WEST ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

Ken Popkess, 2408 Creekbend Circle, Sherman, Texas

Mr. Popkess appeared to represent the request and answer any questions. He explained he would like to erect an eight foot privacy fence in the side yard of his property where a new house is being constructed at 2408 Creekbend Circle. The house is on a cul-de-sac and the fence will be on the back of the subdivision.

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

ACTION TAKEN.

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

VOTING AYE: NIX, DAVIS, JONES, BETHEL AND SOFTLY
VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF R.W. KLAS, AARON & AILEE CERNERO, JAMES & SHERRY LAMM, JAMES & VIRGINIA BUCKNER, CHARLES & SANDRA TEMPLETON, CHARLES & SHANNA POPKESS, EDWARD & SUSAN BROWN, AND LAWRENCE & MARSHA CROCKETT (OWNERS) CONCERNING THE PROPERTY LOCATED IN THE 2400, 2500 AND 2600 BLOCKS OF CREEKBEND CIRCLE, BEING LOTS 1-14, BLOCK 1, CREEKBEND WEST ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2684, SECTION 12 (F) TO NOT REQUIRE THE DEVELOPER TO CONSTRUCT SIDEWALKS IN THE CREEKBEND WEST ADDITION IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Ken Popkess, 2408 Creekbend Circle, Sherman, Texas

Mr. Popkess appeared to represent the request. He explained Creekbend Circle is a one street subdivision with 14 lots. Every owner of property on Creekbend Circle signed the request to not require sidewalks to be constructed in the addition. There are currently five completed homes in the subdivision, of those five, one has

VARIANCE – 8'

FENCE

2408 CREEKBEND

(KEN POPKESS)

VARIANCE –

SIDEWALKS

2400-2600 BLKS.

CREEKBEND

(CREEKBEND WEST

OWNERS &

DEVELOPER)

sidewalks. The subdivision is a rural type subdivision located off West Washington Street.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF EISENHOWER TEXOMA LTD, (OWNER) AND MCCREIGHT ENTERPRISES (TENANT) CONCERNING THE PROPERTY LOCATED AT 1745 TEXOMA PARKWAY, BEING 5.341 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT 763 AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A WATER VENDING SERVICE

**SITE PLAN – WATER
VENDING SERVICE
1745 TEXOMA
PARKWAY
(MCCREIGHT ENT.)**

Gary McCreight, 4404 Woodlawn Road, Denison, Texas

Mr. McCreight appeared to represent the request and answer any questions. He explained he has operated a water vending service at 1745 Texoma Parkway for six years. In the past, he had to request a Temporary Use Permit and renew it each year. He requested site plan approval to allow the water vending service as a permanent business.

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

ACTION TAKEN.

Motion by Commission Member Bethel to approve the site plan. Second by Commission Member Nix.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF DAVID M. SEAY (OWNER AND DEVELOPER), DARRELL REED (APPLICANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 50-200 BLOCKS OF GREENE ROAD AND 1400-1500 BLOCKS OF ROCKPORT ROAD, BEING 17.798 ACRES IN THE JAMES

**FINAL PLAT –
GREENE ACRES
(ETJ)
50-200 BLKS GREENE
RD & 1400-1500 BLKS
ROCKPORT RD
(DAVID SEAY)**

ROSBOROUGH SURVEY, ABSTRACT NO. 1019, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF GREENE ACRES, AN ADDITION IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SHERMAN

Darrell Reed, 3224 Redbud Trail, Sherman, Texas

Mr. Reed appeared to represent the request and answer any questions. He explained the property is located in the City of Sherman's extra territorial jurisdiction on Greene Road, which is west of Sherman between F.M. 1417 South and Highway 289. The owners would like to plat the property into five lots for 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 Thompson to approve the Final Plat subject to the Staff Review Recommendations. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF JOSE MARTINEZ (OWNER) AND CHRISTOPHER OCCHIPINTI, CHRISTOPHER HOUSE, LLC (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 2813 SOUTH TRAVIS STREET, BEING A 3 ACRE TRACT IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A HALFWAY HOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.2 SAM RAYBURN OVERLAY DISTRICT.

SUP & SITE PLAN –
HALFWAY HOUSE
2813 S. TRAVIS
(CHRISTOPHER
HOUSE)

(TABLED)

Christopher Occhipinti, Christopher House, LLC, 330 Marshall, Ste. 800 Shreveport, LA and Jose Martinez, 309 Utah, Sherman, TX

Mr. Occhipinti and Mr. Martinez appeared to represent the request and answer any questions. Mr. Occhipinti explained they are requesting a halfway house for non-violent, non-sex offenders trying to get their life together after they come out of prison or jail. There would be between 20-40 single, male and female individuals at the facility. Staff will include two live-ins, a director, cook, and a social worker on

site. The site in question use to be the Herman Motel located at 2813 South Travis Street. Mr. Occhipinti explained The Department of Corrections or the jails refer the individuals to the halfway house for a period of four to eight months before they go back into the community. They get a job, go to classes and will be drug tested weekly. Mr. Occhipinti informed the commission he has two other facilities like this in Shreveport, Louisiana and West Palm Beach Florida; this would be the first in Texas. He said the state asked him to come to this area because there is not a facility like this in Grayson or Collin Counties.

Referrals are done by a list which is kept in Huntsville and in the jails and as the inmates get out of confinement they are given the address of the halfway house in the area they are going to; the halfway house is a requirement of parole. Mr. Occhipinti stated "they have had over 88 people do jail time which have gone to Christopher House; only 4 out of the 88 have been sent back to jail, the rest graduated. When they come to Christopher House they are there to get their life together, not to mess up. Most of the individuals are there because of drug or alcohol abuse or robbery; non-violent crimes."

Mr. Occhipinti explained the tenants have a structured environment; there is a curfew, they have to go to classes, hold a job so that they can prove they can be productive. The benefit for Sherman is rather than the individuals hitting the street and the citizens of Sherman not knowing, there is a buffer in between the street and the citizens to see if they can make it. If the parolees are sent back to the area without going to a halfway house, family members or neighbors are not going to keep as close a watch on them as the staff will to make sure they are complying with the requirements of their probation. They will have 24 hour supervision, if there is a problem they call to get them out of there, whereas their family or neighbors would not.

Christopher House was started seven years ago in West Palm Beach, Florida to give people an opportunity to get their life together. Mr. Occhipinti needed one himself and there was not one available, so he started the halfway house to get his life together and it gave him an opportunity to make money at the same time. He did it for two years, the facility was called the Recovery House, and it had great success in Florida. Then he lost his son to a drunk driver, he changed the name from Recovery House to Christopher House, named after his son. For the last five years they have been doing this in Shreveport and West Palm Beach, keeping their focus on getting people jobs, keeping them clean and sober and getting them back into the world being productive members of society. "They offer their people a hand up not a hand out." It is not a liberal place, where you just lay on the couch, they will go to work or they will go back to jail, or they are getting out. He informed the commission he has had 2200 people through the door and

1600 have changed their lives because of Christopher House. "Christopher House is an opportunity."

They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Jack Sellers, 2901 S. Travis, Sherman, Texas

He explained he lives the closest to the hotel and he was disturbed by the number of ex-convicts living within two hundred feet of him. He had talked to other business owners and residents around the area and he had not found anyone that wasn't disturbed by the halfway house coming to the area, especially the one's that are trying to sell property. He felt it would have a serious affect on property values. The tenants would not have a job, have no money or transportation and that is a setup for trouble; desperate people. They will be coming from all parts of the state, not just Grayson County. The jobless people will be competing with Sherman residents for the jobs. They say they will be nonviolent people, but he felt they could be car thieves, embezzlers, burglars and admitted drug violators. He did not understand why anyone would want to put 20-40 people just out of prison in one place where they could plan more crime or instruct each other on the how-to avoid getting caught. He thought all those in the area and the citizens of Sherman should reject this idea; he did not think it would be good for Sherman.

W.T. Pine, 2224 S. Crockett, Sherman, Texas

Mr. Pine was concerned about the security in his neighborhood and the value of his property. Mr. Pine backed Mr. Sellers' comments. "He has known drug addicts that have been to halfway houses and when they get out, they go back to the drugs; they will steal you blind."

Ed Hinkle, 2315 S. Travis, Sherman, Texas

Mr. Hinkle explained he owns Hin-Co Printing and all of his employees are women, his doors are unlocked from 7 a.m. to 5 p.m.; he would like to keep his employees but if this happens he might not be able to keep them. The neighborhood has started to improve with the building of residential housing and if the halfway house is approved that may come to a screeching halt.

Mr. Martinez

Mr. Martinez explained he went to Louisiana where they have Christopher House before he made a decision to lease to Mr. Occhipinti; he found they were doing a good job for the community and the state of Louisiana. He thought it would be good for the community to have a place where they can rehabilitate people who have been on drugs or alcohol. "Everyone says not in my place or my backyard, but where are we are going to put them to give them a chance to rehabilitate these offenders. It is very easy to just say some place else. We need to put it in the community where they actually live, the offenders are not

from out of state, they are from Grayson County and they would be close to their family too. There are a lot of drug problems in Sherman and we are trying to avoid it, we try not see it, we try to say there is no alcohol problems but there are, so what are we doing to help them. Is the government or the City going to establish an institute for them, if it is not, then it has to be a private entity.” He thought it would be good for the community, he did not need this for the finances, he could still run the hotel.

Gene Mitchell 2401 S. Travis, Sherman, Texas

Mr. Mitchell owns the laundry mat on South Travis Street and he did not feel his customers would be very happy with the tenants coming to the laundry mat to wash their clothes; there are too many children there with their parents.

John Arizola, 907 West College, Sherman, Texas

Mr. Arizola asked the applicants if they had been turned down anywhere else.

Mr. Occhipinti responded yes they have, but they took it back and gained approval.

Mr. Arizola wanted the opportunity to talk to the Hispanic community that lives in the mobile home park next to the property to inform them of the request.

One letter was received from Melvin Shilling in favor of the request. He stated “My son and I have talked to Christopher, we like what he does, and feel he deserves a permit. No problem here.”

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

Commissioner Davis thought it was an admirable thing they were trying to do and it may be a good thing in a facility that was well run because the ex-convict is going to live in the community anyway, somewhere, he will probably live in that hotel without any supervision, without any help but he felt it was a big decision without a lot of evidence supporting it.

Commissioner Thompson felt they should have information from the Texas Department of Corrections inviting them to open a facility in Sherman. Also, information from Shreveport on how the facility is run and any complaints.

Commissioner Nix explained he is a criminal defense lawyer and he did not think what they were doing was a bad thing, but there are other places in Texas to do it, though. He knew they were up against a wall every time they open a facility like this, but he did not feel it would benefit Sherman. He did not want it to be in Sherman, although he knew it is not a bad thing; it is not necessarily a good thing for Sherman.

ACTION TAKEN.

Motion by Commission Member Davis to table the request to gather more evidence for the Specific Use Permit. Second by Commission Member Bethel.

VOTING AYE: BETHEL, DAVIS, SOFTLY AND THOMPSON.

VOTING NAY: JONES AND NIX

MOTION CARRIED

THE REQUEST WAS TABLED.

FINAL PLAT

THE REQUEST OF GENE MITCHELL (OWNER), AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2400 BLOCK OF SOUTH TRAVIS STREET, BEING 2.55 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF GENE'S ADDITION

FINAL PLAT – GENE'S
ADDN.

2400 BLKS. S. TRAVIS
(GENE MITCHELL)

Gene Mitchell 2401 S. Travis, Sherman, Texas

Mr. Mitchell appeared to represent the request. He explained he is platting the property so he can sell it. He has seen the Staff Review Letters 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 Nix.

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF ST. MARY'S CATHOLIC CHURCH (OWNER), AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 728 SOUTH TRAVIS STREET, BEING 3.03 ACRES OF LAND OF THE REPLAT OF BLOCKS 3 AND 6 OF HARE AND RANDOLPH'S ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
A REPLAT OF ST. MARY'S CATHOLIC CHURCH, A REPLAT OF BLOCKS 3 AND 6 OF HARE AND RANDOLPH'S ADDITION

REPLAT ST. MARY'S
CATHOLIC CHURCH,
A REPLAT OF BLKS.
3 & 6, HARE &
RANDOLPH'S ADDN.
728 S. TRAVIS
(ST. MARY'S
CATHOLIC CHURCH)

Jim Andrews 2501 Shoreline, Sherman, Texas

Mr. Andrews appeared to represent the request. He explained a few months ago, St. Mary's Catholic Church submitted a plan revision for a new church. In order to

accommodate fire protection to the rear of the building and to accommodate the drop off center and to restrict all traffic off Travis Street, they have committed to widen Moravec Lane and Sparrow Lane. They will rebuild Moravec Lane and widen it ten feet and Sparrow Lane six feet and be responsible for the maintenance of the widened width. They have seen the Staff Review Letters and would abide by the Staff Review Recommendations.

Tom Longo, 1005 S. Travis, Sherman, Texas

Mr. Longo asked if St. Mary's owned the vacant property south of the Washington School and if it is part of the plan.

Mr. Andrews stated St. Mary's does not own that property.

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 Recommendations. Second by Commission Member Thompson.

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

VOTING NAY: NIX

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF DGR DEVELOPMENT GROUP LTD., KYLE BOOTHE AND SHERMAN BIBLE CHURCH (OWNERS) SARTIN AND ASSOCIATES, INC. (SURVEYORS), AND VILBIG AND ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY LOCATED IN THE 2200-2800 BLOCKS OF FM 1417 NORTH AND THE 2300-2400 BLOCKS OF WEST LAMBERTH ROAD, BEING 42.54 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF O'HANLON RANCH ESTATES, PHASE 2

FINAL PLAT –
O'HANLON RANCH
ESTATES
2200-2800 BLKS. FM
1417 N. & 2300-2400
BLKS. W. LAMBERTH
(DGR DEVELOPMENT,
KYLE BOOTHE, &
SHERMAN BIBLE
CHURCH)

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

Mr. Vilbig appeared to represent the request. He explained the Preliminary Plat of O'Hanlon Ranch Estates was approved a couple of months ago and this is the first phase of the addition. They have seen the Staff Review Letters 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 Bethel to approve the Final Plat subject to the Staff Review Letter. Second by

Commission Member Softly.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DGR DEVELOPMENT GROUP LTD., KYLE BOOTHE AND SHERMAN BIBLE CHURCH (OWNERS) AND KYLE BOOTHE (REPRESENTATIVE) CONCERNING THE PROPERTY 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.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION 5 TO ALLOW A 15 FOOT SETBACK IN LIEU OF THE REQUIRED 40 FEET FROM A RESIDENTIAL ZONED PROPERTY IN A C-O (OFFICE) DISTRICT AND THE O-1.1 FM 1417 OVERLAY DISTRICT.

Kyle Boothe 3715 Sumner Court, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. He explained he is requesting a 15 foot setback on the north side of the property.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF COUNTRY RIDGE NORTH, LLC (OWNERS), TIPTON ENGINEERING, INC. (ENGINEERS) CONCERNING THE PROPERTY LOCATED IN THE 5100-5200 BLOCKS OF QUAIL RUN ROAD, BEING 4.42 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Richard Hovas, Tipton Engineering, 6330 Beltline Rd., #C,

VARIANCE –
SETBACK FROM
RESIDENTIAL
2900 BLK. OVERLAND
TRAIL
(DGR DEVELOPMENT
GROUP LTD., KYLE
BOOTHE & SHERMAN
BIBLE CHURCH)

ZONE CHANGE – R-2
TO SF-1
5100-5200 BLKS.
QUAIL RUN
(COUNTRY RIDGE
NORTH, LLC.)

Garland, Texas,

Mr. Hovas appeared to represent the request and answer any questions. He explained they are requesting a zone change to SF-1 (Single Family Residential) District for a new development off Quail Run Road.

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

ACTION TAKEN.

Motion by Commission Member Jones to approve the zone change. Second by Commission Member Nix.

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

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF COUNTRY RIDGE NORTH, LLC (OWNERS), TIPTON ENGINEERING, INC. (ENGINEERS) CONCERNING THE PROPERTY LOCATED IN THE 4100-5200 BLOCKS OF QUAIL RUN ROAD, BEING 85.40 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF THE PRESERVE

PRELIMINARY PLAT –
THE PRESERVE
4100-5200 BLKS.
QUAIL RUN
(COUNTRY RIDGE
NORTH, LLC.)

Richard Hovas, Tipton Engineering, 6330 Beltline Rd., #C, Garland, Texas,

Mr. Hovas appeared to represent the request and answer any questions. He explained The Preserve is a proposed residential development between FM 1417 South and Friendship Road. 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 Preliminary Plat.

ACTION TAKEN.

Motion by Commission Member Softly to approve the Preliminary Plat subject to the Staff Review Letter. Second by Commission Member Bethel.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF MHMR SERVICES OF TEXOMA (OWNER) AND TONY MADDOX (REPRESENTATIVE)

SUP & SITE PLAN –
ASSISTED LIVING
FACILITY

CONCERNING THE PROPERTY LOCATED AT 315 WEST MCLAIN, BEING 2.73 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN ASSISTED LIVING FACILITY IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

315 W. MCLAIN
(MHMR SERVICES OF
TEXOMA)

(TABLED)

Tony Maddox and David Kelly, 315 West McLain, Sherman, Texas

Mr. Maddox and Mr. Kelly appeared to represent the request and answer any questions. Mr. Maddox explained he is the Executive Director of MHMR Services. The request is for a residential short-term component that they have in the facility that they have been in four years. The property has always been in an R-1 (One and Two Family Residential) District, and it was a nursing home since 1968. A private group took over the facility and worked out an arrangement for an in-kind exchange for their services for the property. They acquired the property and did renovations on the building. They would like to operate their residential facility, which is a short term arrangement for people who need stabilization for mental illness. Many of the individuals return from the state hospitals and need stabilization. They reside in either Grayson, Cooke or Fannin Counties and will be going somewhere in the community. Their facility offers an opportunity with close contact with their psychiatrists to ensure stability of those individuals before they go into the community. MHMR will help them find residential support, be it back with their family members, or other alternatives in the community. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Nix asked how long they have been operating.

Mr. Maddox explained they have been at this location for four years but have been an MHMR Center since 1975. He explained tenants at the facility are all volunteer, there are two ways people can enter the facility; they can walk in the door or doctor referrals for patients that do not need inpatient hospitalization. The support they provide often avoids them going back to the street.

Mr. Shadden explained the four years they have been operating at this location, the Certificate of Occupancy Permit was for an office use, it was not for an assisted living facility.

Mr. Maddox explained this is a 16 bed facility and if they would have thought about it down the road, they knew they would be looking at a facility for assisted living. The state hospitals are at capacity, and MHMR is charged if they run over an allocation of beds. With the residential program, the patients return earlier, but because they are in constant

contact with their psychiatrists they are stable before they leave their facility and the average stay is a week to two weeks.

Commissioner Thompson asked Mr. Maddox if they are managing smaller facilities throughout Sherman.

Mr. Maddox explained they have small group homes for people with mental retardation in Denison, there are not any in Sherman.

Anthony Taylor, 206 W. McLain, Sherman, Texas

Mr. Taylor explained this is not what he expected for assisted living, he usually thinks of retarded people as confined to wheelchairs, beds and unable to leave the facility. He asked if the patients would be able to leave the facility to go the hamburger restaurant at the corner of Lamberth and Travis Street.

Mr. Maddox explained it is not a lock up facility, they are permitted to leave with a check-out system, where they sign out and the staff knows where they are going.

Mr. Taylor asked Mr. Maddox if they currently have people living there.

Mr. Maddox said they do have people living there for short term stay.

Mr. Taylor explained within the last two months, there have been three incidents on his street. Once his wife was in the front yard barbecuing and a guy came up and asked if she could give him a beer. A week or so ago, the doorbell rang and a woman was there saying Hi, he said Hi, who are you, and she responded Deanna. He asked her what she wanted and she said she just wanted to talk and once he indicated he was married and his wife was there she skedaddled and went up the street. His next door neighbor told him at 4 a.m. someone rang his door bell. Mr. Taylor explained his wife's sister is schizophrenic and he was aware what these people could do. He was concerned that there are potentially 16 people there with constant turn over. They say they will have psychotic supervision, but will it be 24 hours a day or 9 to 5.

Mr. Maddox explained they will have psychotic supervision 8 a.m. to 5 p.m. with on call psychiatric response, and 24 on site staff.

Mr. Taylor explained he was opposed to this request. He did not follow the woman who came to his door, but he felt with 16 people at this facility, this is the type of thing that would be happening if it is approved.

Commissioner Nix asked Mr. Shadden if people are living in the facility now, if they are in violation.

Mr. Shadden explained they are in violation and they will need to get in compliance.

Mr. Kelly, Chief Operating Office for the Wood Group.

Mr. Kelly explained they contract with the MHMR Health Group. They operate assisted living facilities across the state and contract with mental health authorities to help people with mental health issues. All of the facilities are licensed through DADS. Individuals must meet admission criteria; if they are a danger to themselves or others they do not meet admission criteria. If there is a problem with an individual there are protocols they follow to take care of that individual and remove them from the facility as quickly as possible. They try to respect the neighbors that are in the communities and understand if there is a situation with a patient they place there or if they don't follow the rules, then they don't meet admission criteria, then they will work with MHMR to find placement other where. Mr. Kelly has been working with the MHMR facility in Sherman since January of this year.

Commissioner Nix asked why they are in violation of the Specific Use Permit.

Mr. Maddox explained when they moved in, they were within the sixty day window for continuation of the Specific Use Permit for the nursing home that use to be there; they just simply stated offices at the time, there was not an intended violation. Now that they have a residential program, it is in the application process with the state for an approved assisted living facility and they would like to be in compliance. They understood it was a continuation of the Specific Use Permit for an assisted living facility which use to be there for a number of years.

Mr. Shadden explained he understood the nursing home was closed for more than sixty days and the Specific Use Permit went away. They came in and applied for an office use and nothing could be granted but an office use.

Mr. Maddox understood if they occupied the building the Specific Use Permit continued; staff was placed on site while they renovated the building. Most of the building is used for office; one wing is used for the assisted living facility.

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

Commissioner Nix felt the commission should table the request so that a timeline of events could be presented.

ACTION TAKEN.

Motion by Commission Member Nix to table the request to allow the applicant to present a timeline of events. Second

by Commission Member Bethel.

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

VOTING NAY: NONE

MOTION CARRIED

THE ITEM WAS TABLED.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF FYD LTD (OWNER) AND MITCHELL GARRETT (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 5631 TEXOMA PARKWAY, BEING A 3,000 SQUARE FOOT LEASE SPACE OUT OF A 1.714 ACRE TRACT IN THE D. C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MEETING HALL IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP & SITE PLAN –
MEETING HALL
5631 TEXOMA
PARKWAY
(FYD, LTD)

Mitchell Garrett, 1111 W. 5th Street, Tulsa OK

Mr. Garrett appeared to represent the request and answer any questions. He explained he represents the VFW eCenters. An eCenter is a place the VFW provides telecommunications and video link to the troops overseas and to families located in Sherman and surrounding areas and a donation center for the VFW to collect funds. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: CERNERO

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TEXAS LAND DEVELOPMENT (OWNERS), CONCERNING THE PROPERTY LOCATED IN THE 5000 BLOCK OF NORTH TRAVIS STREET, BEING LOTS 1 AND 2, BLOCK 1 OF THE AUSTIN LANDING EAST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2684, SECTION 12 (B) TO NOT REQUIRE THE DEVELOPER TO PROVIDE STREET

VARIANCE – STREET
ESCROW
5000 BLK. N. TRAVIS
(TEXAS LAND
DEVELOPMENT)

(DENIED)

ESCROW FUNDS TO CONSTRUCT SHERMAN OAKS DRIVE.

David Vilbig, Vilbig and Associates, 10132 Monroe Drive,
Dallas, Texas

Mr. Vilbig appeared to represent the request for the owners and developers and answer any questions. He explained they are requesting a variance to provide escrow funds for the west half of Sherman Oaks Drive. The street was annexed by the city last year at the request of the owner; the entire right of way was annexed into the City of Sherman. The east side of the right of way abuts and is against the City of Knollwood. It is their understanding the escrow funds cannot be used for repairs and in order to construct the new city street either the City of Sherman or the City of Knollwood would have to fund the east side of the improvements. The road only loops from the North Creek/Travis intersection back around north and turns west to Travis. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mr. Shadden asked if the owner has other properties that front on this street as well.

Mr. Vilbig explained the developer owns most of the property that goes from the Travis/North Creek intersection all the way around; the request is for the adjacent part of the final platted tract.

Chairman Sofey explained there are a lot of other pieces of property that this will set the precedent for in that area.

Mr. Vilbig felt the money would just sit there forever because they do not feel that the City of Sherman will escrow the other half of those funds to build the street. They do not think that Knollwood will do that either. The road does not go anywhere; it loops back to Travis Street.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Jerry Lincum , 608 N. Cleveland, Sherman, TX

Mr. Lincum informed the commission a couple of months ago a committee was appointed to do a duplex review and he would like to have the item placed on next month's

DUPLEX REVIEW

PLANNING & ZONING COMMISSION MINUTES – MAY 22, 2007

agenda for discussion.

ACTION TAKEN.

Motion by Commission Chairman Sofey to place the Duplex Review on next month's agenda. Second by Commission Member Thompson.

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

VOTING NAY: NONE

MOTION CARRIED

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:35 p.m.

ADJOURNMENT


SECRETARY


CHAIRMAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

1743 Texoma Parkway
5.341 acres in the J. B. McAnair Survey, Abstract No. 763
Site Plan Approval and Permit

Requested Action/Proposed Use:

Site Plan Approval and Permit for a Mobile Food Vendor under Ordinance No. 2280, Section 8, Subsection (4.1) in a C-2 (General Commercial) District.

Adjacent Zoning:

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

Origination:

Eisenhower Texoma Ltd (Owner) and Ron Fine, Fine Barbeque (Tenant)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

20

Objections received:

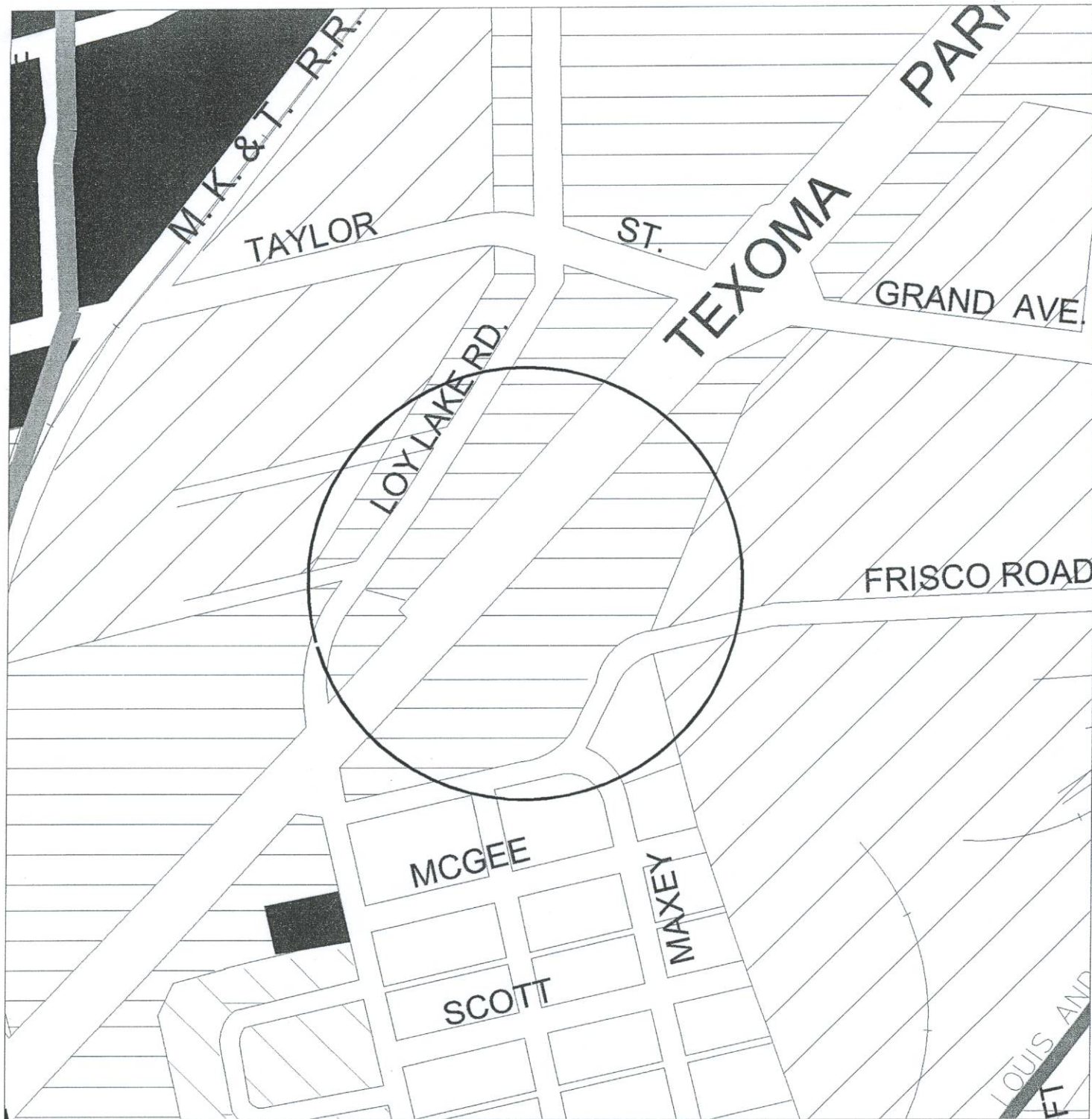
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

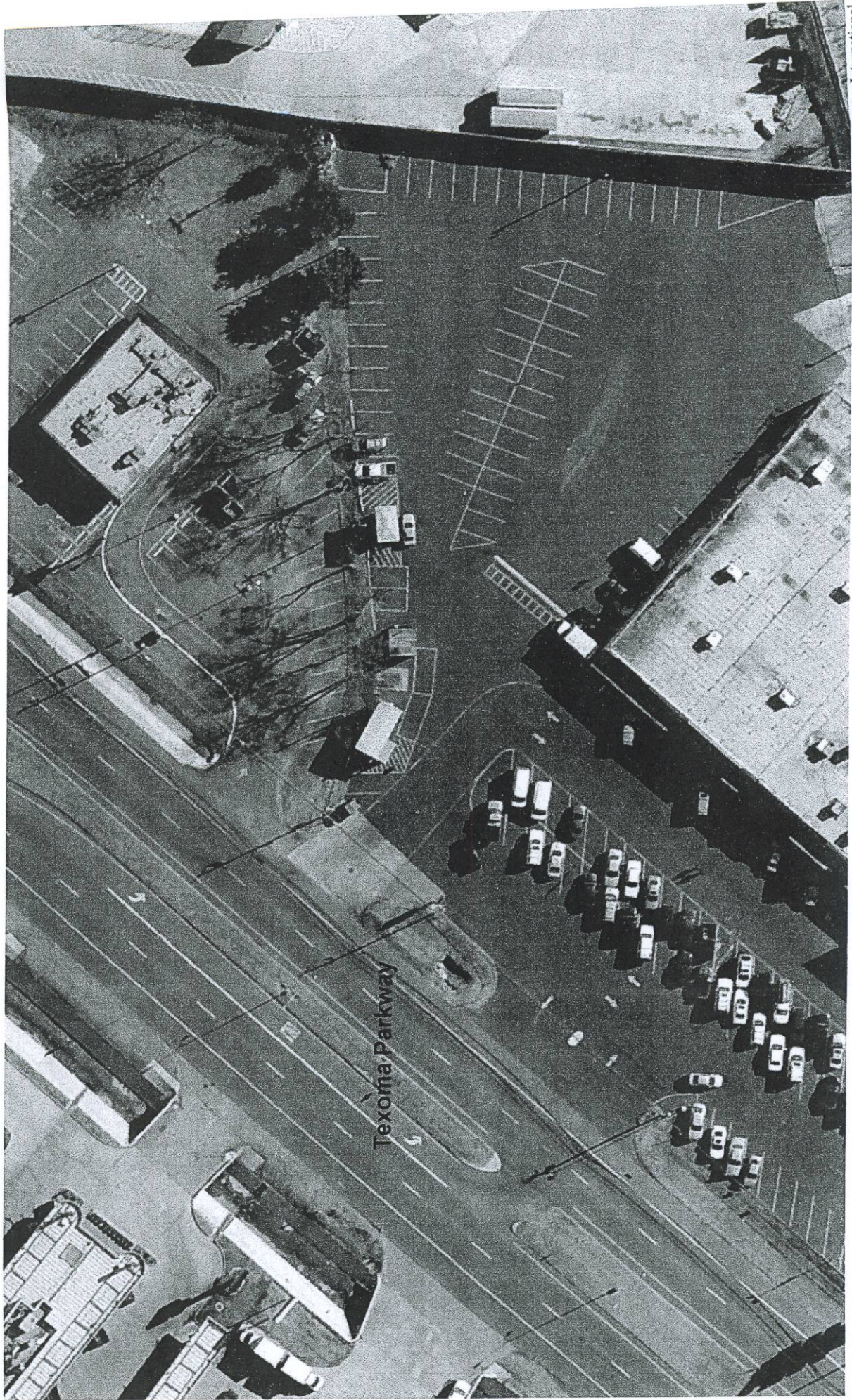
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



1743 TEXOMA PARKWAY TEMPORARY USE PERMIT

Department of Developmental Services

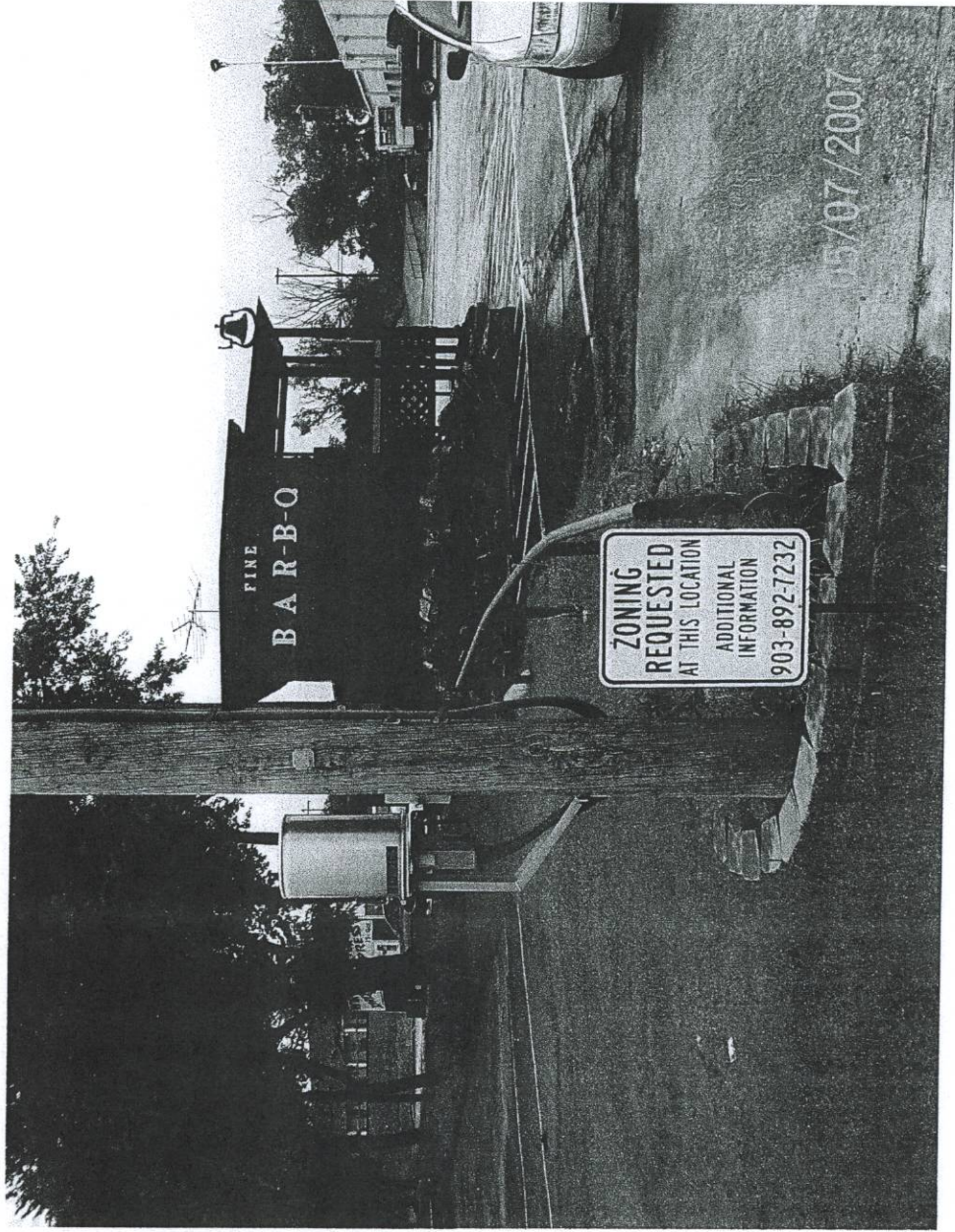




(c) Copyright 2006, Pictometry International

Scale: 1 inch = 60.0 feet

1743 Texoma Pky.



FINE'S B-B-Q

Measure to Wall
Vol. 1519, Pg. 709

Point of Beginning

Tract No. 1

S 56°58'09" E
57.67'

10' Clearance

N 84°09'00" E

250.70'

1/2" Steel Rod

Clearance

BBQ Restaurant Smokehouse,
24 x 8,
10 x 12

ASPHALT PAVING

248.42'

S 05°56'55" W

CONCRETE

SLOPE PAVING

N 76°12' 62"

1/2" Steel Rod

S 76°5'

5.341
ACRES

LIGHT POST

HT. POST

568.57'

153.5'

25' Building line

Trar
LaVillit

WALL

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

1803 East May Street
Lots 1 & 3, Block 3, Milan Heights Addition
Temporary Use Permit (Renewal)

Requested Action/Proposed Use:

Temporary Use Permit (Renewal) under Ordinance No. 2280, Section 8, Subsection (4) (a), to allow the operation of a snow cone stand, May through September in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Glenda Hunter (Owner)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

12

Objections received:

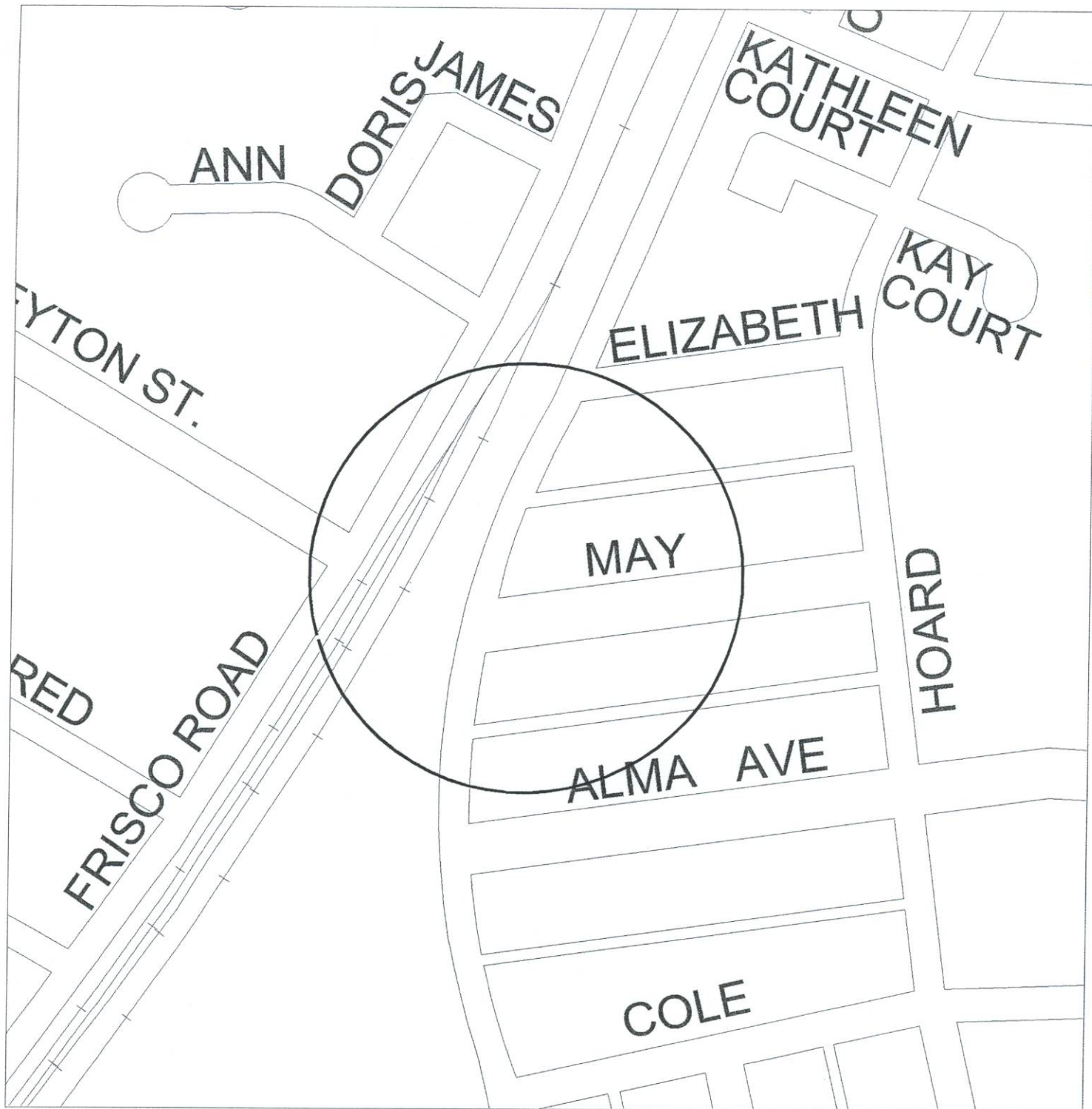
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



1803 EAST MAY TEMPORARY USE PERMIT

Department of Developmental Services

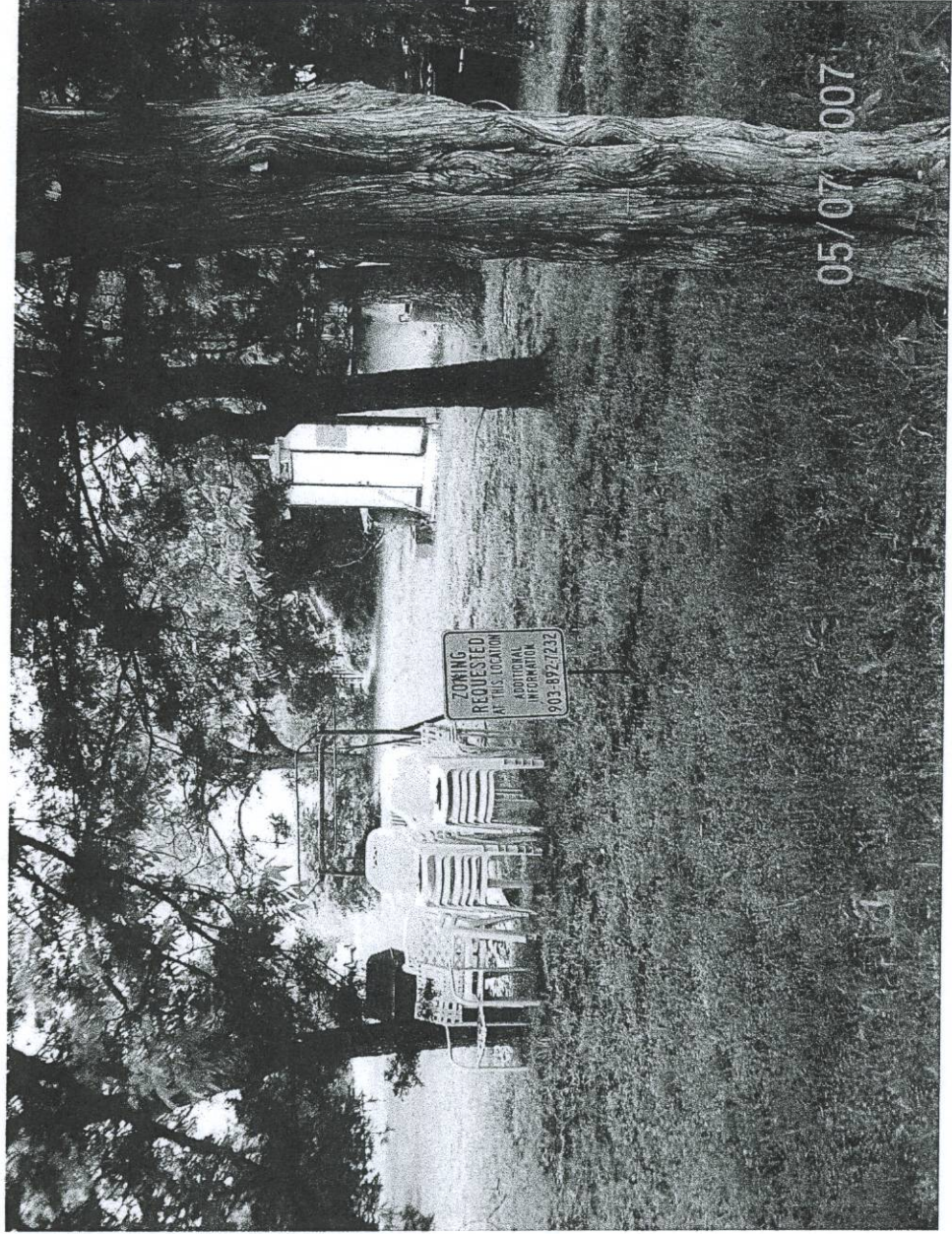


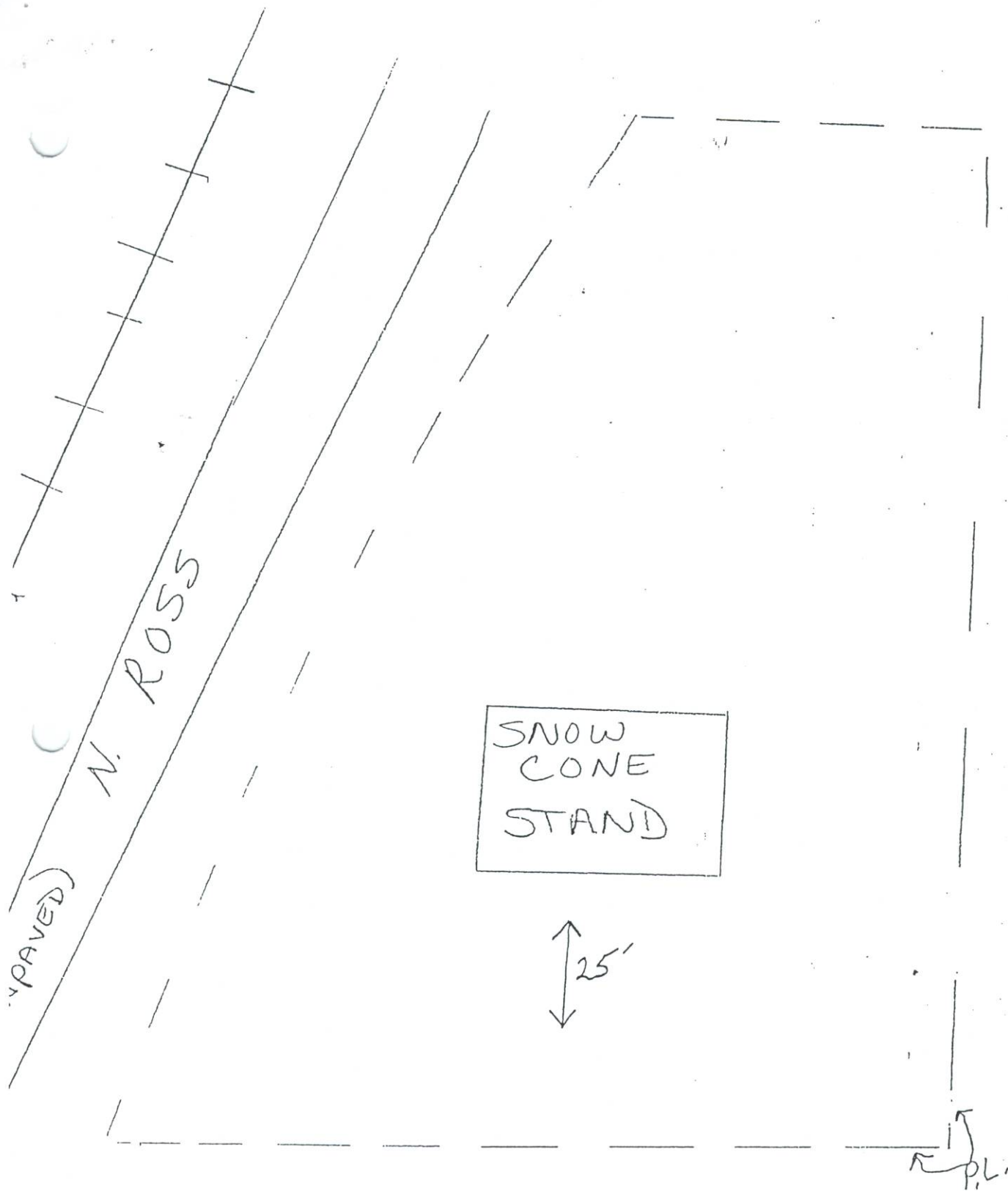


(c) Copyright 2006, Pictometry International

Scale: 1 inch = 60.0 feet

1803 E. May





E. MAY

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2201 & 2203 North F.M. 1417
Lot 10-A, Block One of the Replat of Canyon Creek Addition
Variances

Requested Action/Proposed Use:

- a) Variance under Ordinance No. 2280, Section 6.8.1 Subsection (10) to allow a 99 square foot monument sign with a setback distance of one (1) foot in lieu of a maximum 65 square foot face area with a setback of the required twenty-five (25) feet from F.M. 1417 in a C-1 (Retail Business) District and the O-1.1 FM 1417 Overlay District.
- b) Variance under Ordinance No. 2280, Section 6.8.1 Subsection (5) (ii) to allow a monument sign with a two (2) foot setback in lieu of the required fifteen (15) feet from Lamberth Road in a C-1 (Retail Business) District and the O-1.1 FM 1417 Overlay District.

Adjacent Zoning:

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

Origination:

Nat McClure and Clint Long (Owners) and Kyle Boothe (Representative)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

8

Objections received:

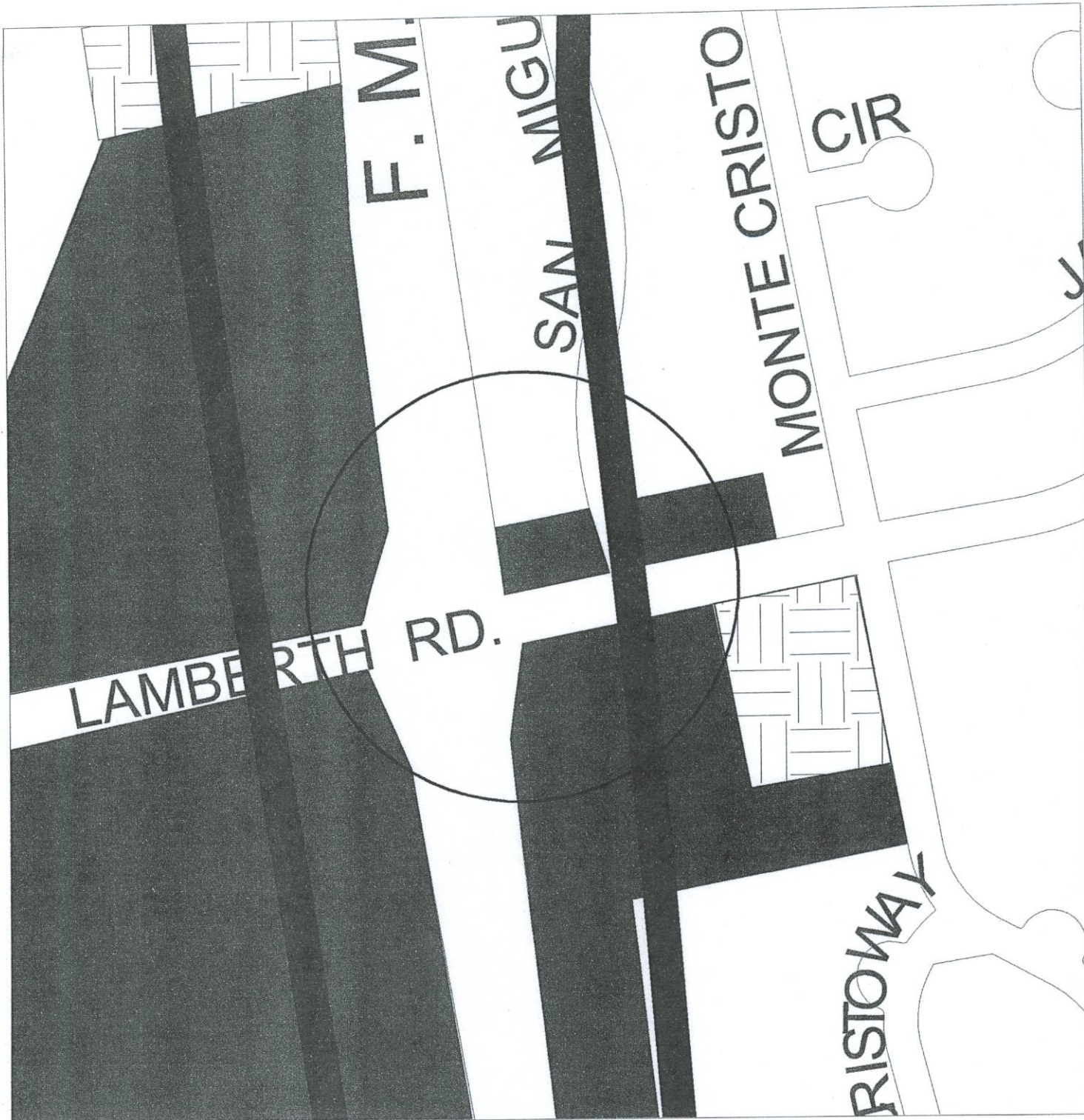
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



2201 N FM 1417 VARIANCES

Department of Developmental Services

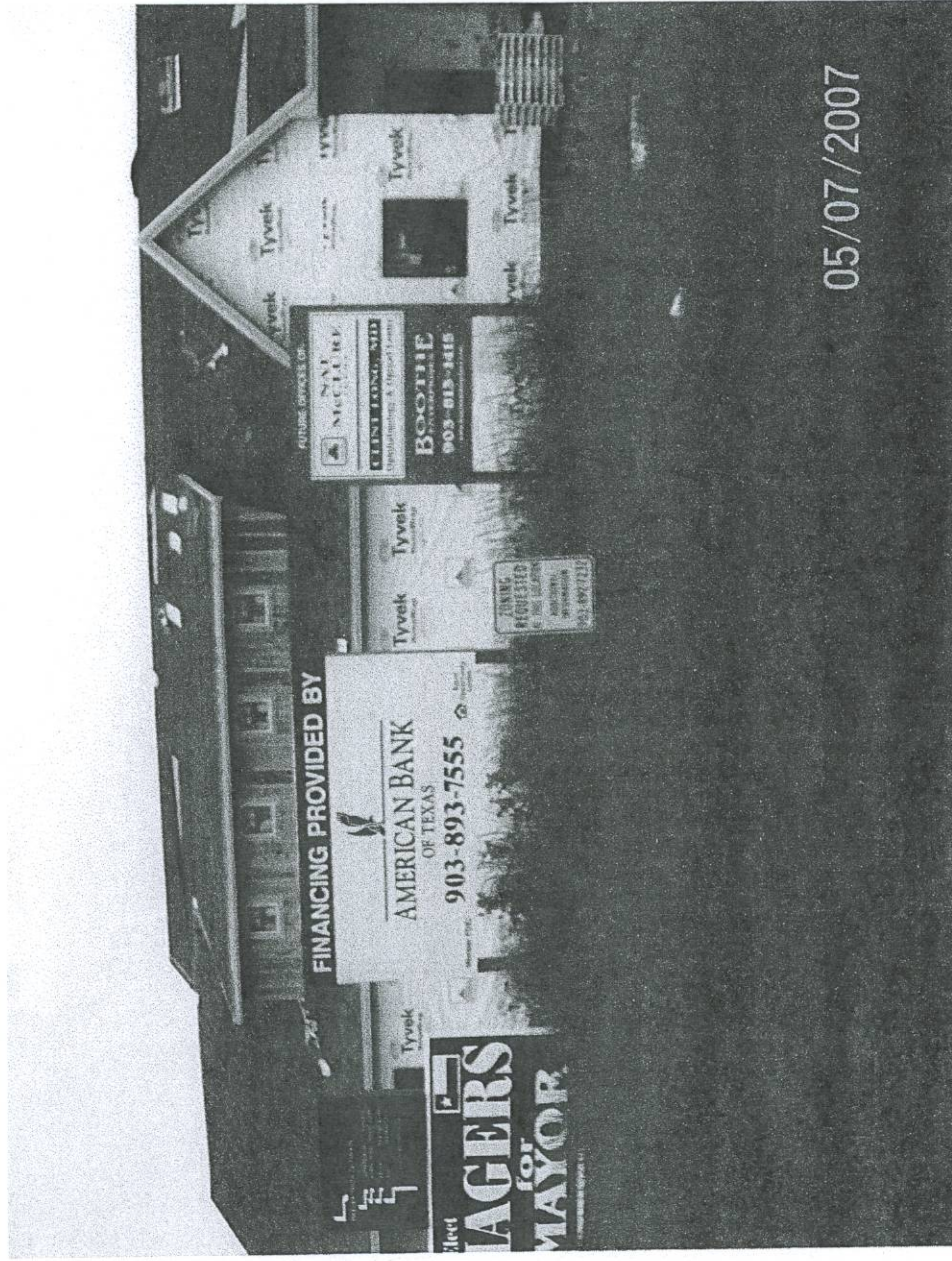
24

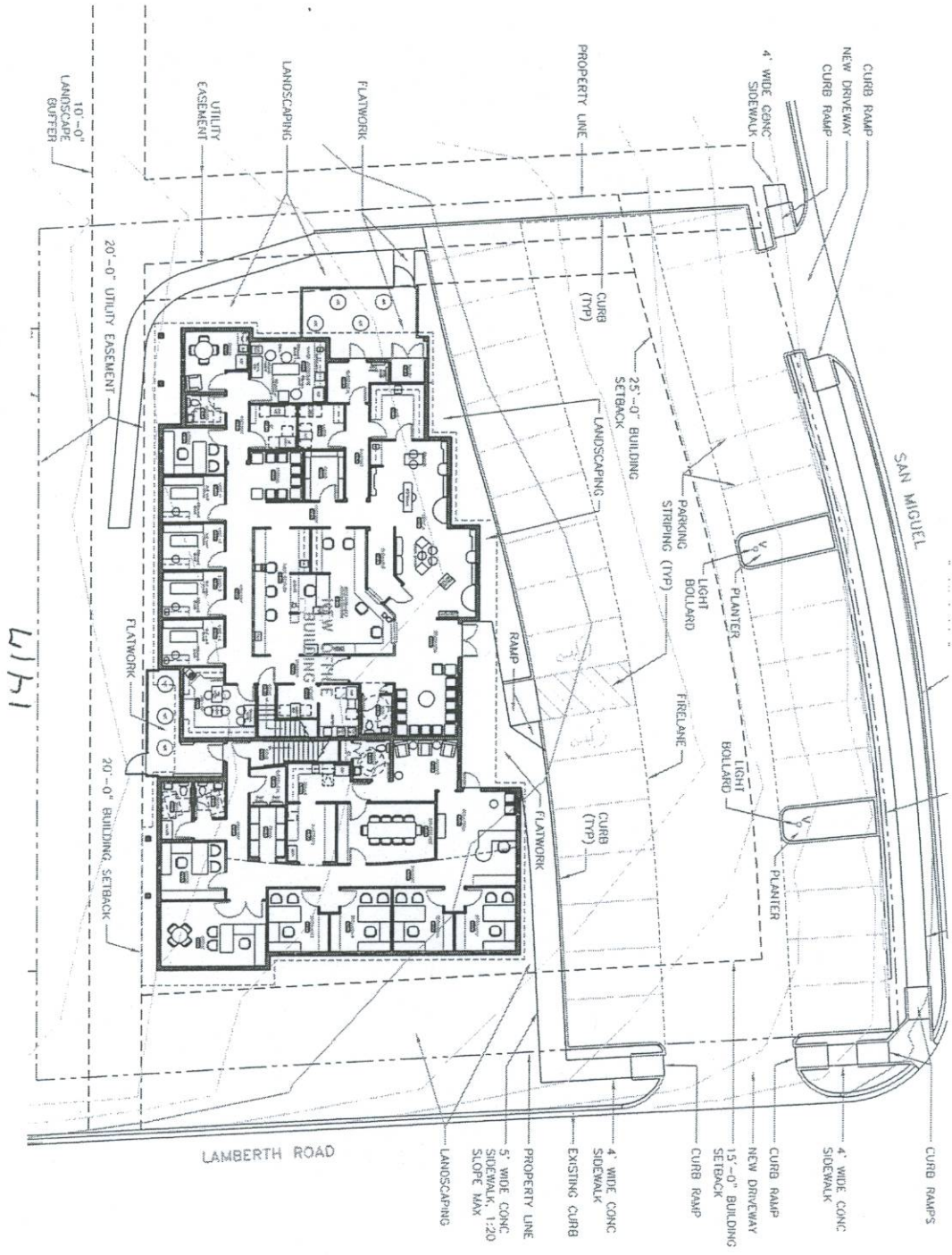


(c) Copyright 2006, Pictometry International

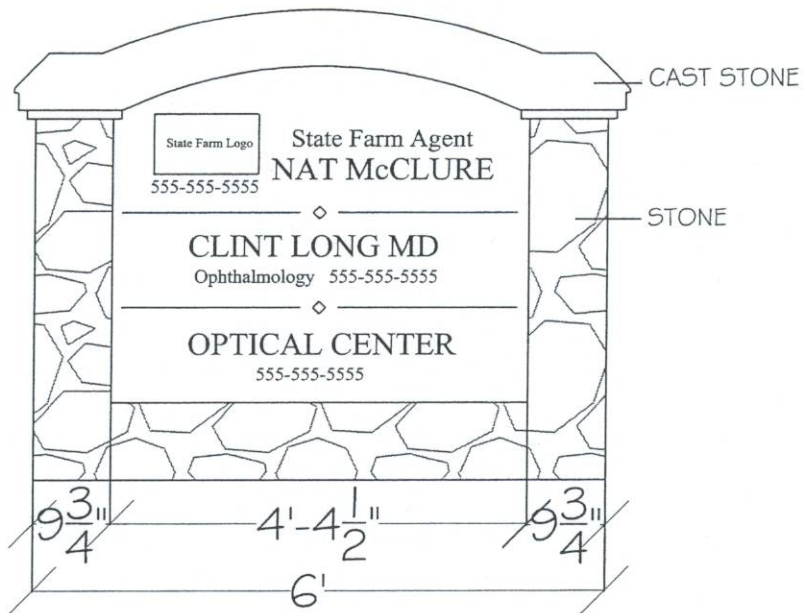
Scale: 1 inch = 60.0 feet

2201 & 2203 F. M. 1417 N.





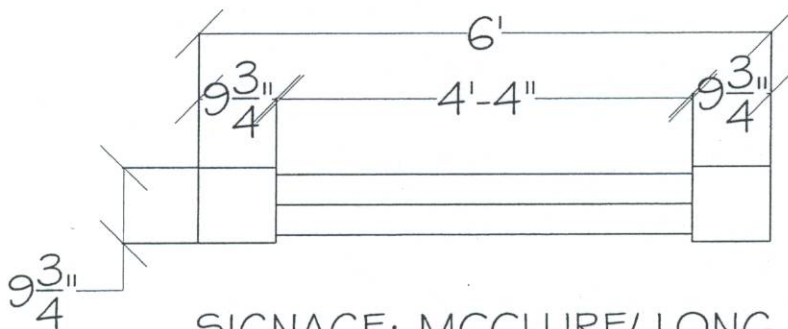
W171



SIGNAGE: MCCLURE/ LONG OFFICES
LAMBERTH RD. FRONTAGE

SCALE: 1/2" = 1'-0"

ELEVATION



SIGNAGE: MCCLURE/ LONG OFFICES
LAMBERTH RD. FRONTAGE

SCALE: 1/2" = 1'-0"

FLOOR PLAN

SHERMAN



STAFF REVIEW LETTER

May 16, 2007

Nat McClure
1528 Crescent
Sherman, Texas 75092

Clint Long
1505 Yarborough Dr.
Sherman, TX 75092

Kyle Boothe
3715 Sumner Ct.
Sherman, Texas 75090

Dear Applicants,

The request for approval of the variances at 2201 and 2203 F.M. 1417 North, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The proposed sign along F. M. 1417 may not be located in the existing 20' utility easement without an encroachment easement granted by the City Council.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

1804 U. S. Highway 75 North
Lot 1, Block 1 of the James Plaza Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(c) to allow overhead doors facing the highway in a C-1 (Retail Business) District and O.1 (75 & 82) Overlay District.

Adjacent Zoning:

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

Origination:

BJH Inc. (Owner) and Vilbig and Associates (Engineers)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

6

Objections received:

0

Attachments:

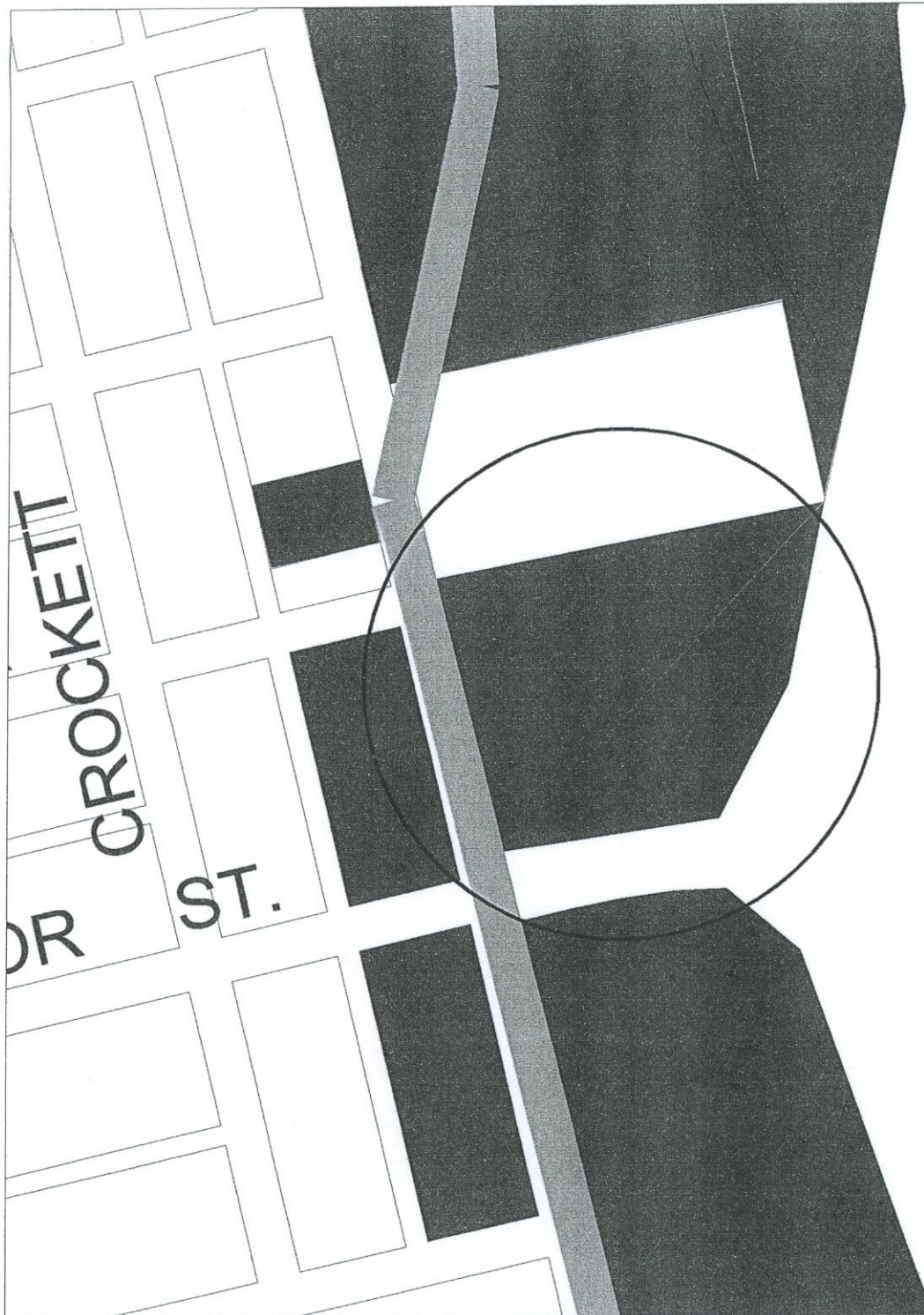
Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

U.S.

CROCKETT
ST.



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



1804 US 75 NORTH VARIANCE

Department of Developmental Services

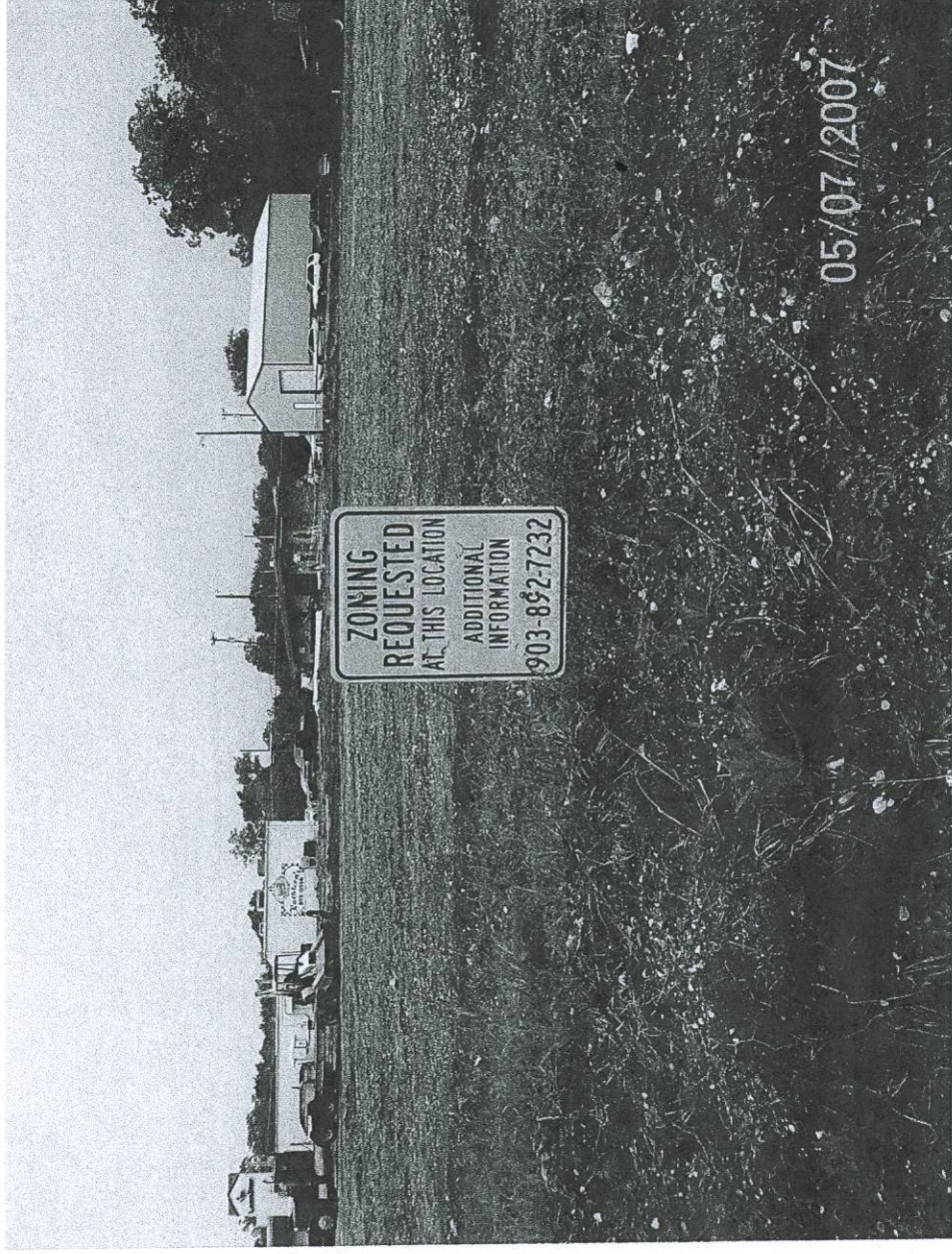




(c) Copyright 2006, Pictometry International

Scale: 1 inch = 200.0 feet

1804 Hwy 75 N.





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

1804 U. S. Highway 75 North
Lot 1, Block 1 of the James Plaza Addition
Site Plan

Requested Action/Proposed Use:

Site Plan Approval (Revise) for a Suzuki Dealership in a C-1 (Retail Business) District and O.1 (75 & 82) Overlay District.

Adjacent Zoning:

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

Origination:

BJH Inc. (Owner) and Vilbig and Associates (Engineers)

Considerations:

Master Plan Designation: Retail/Commercial

Attachments:

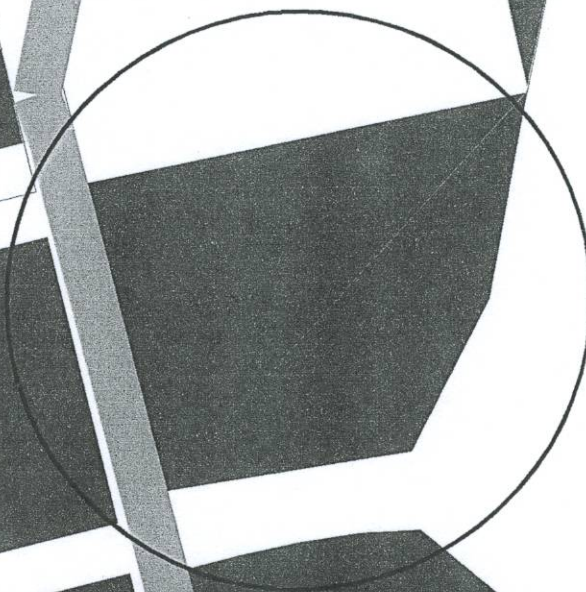
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

U.S.

OR CROCKETT ST.



LEGEND

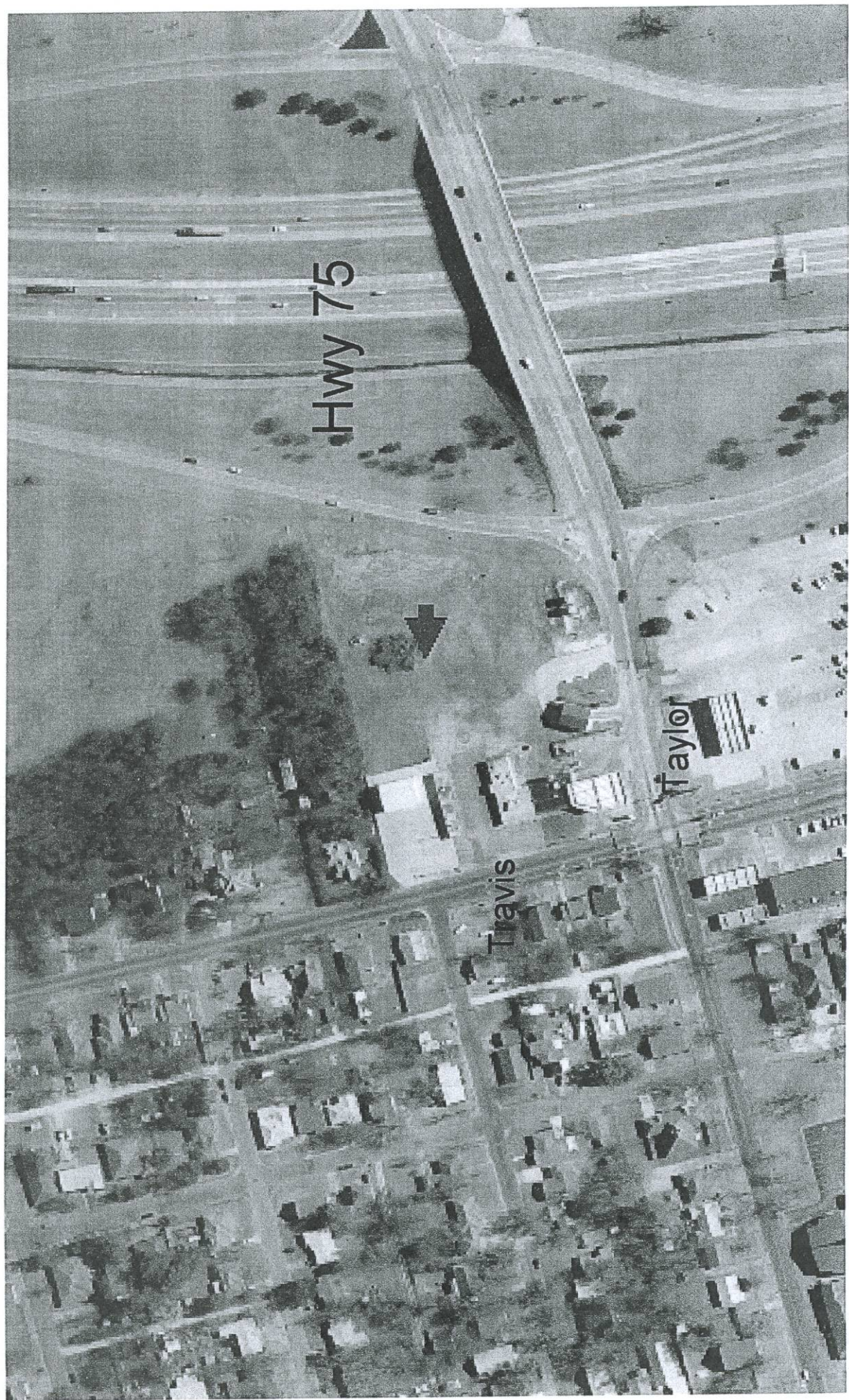
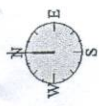
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



1804 US 75 NORTH SITE PLAN

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 200.0 feet

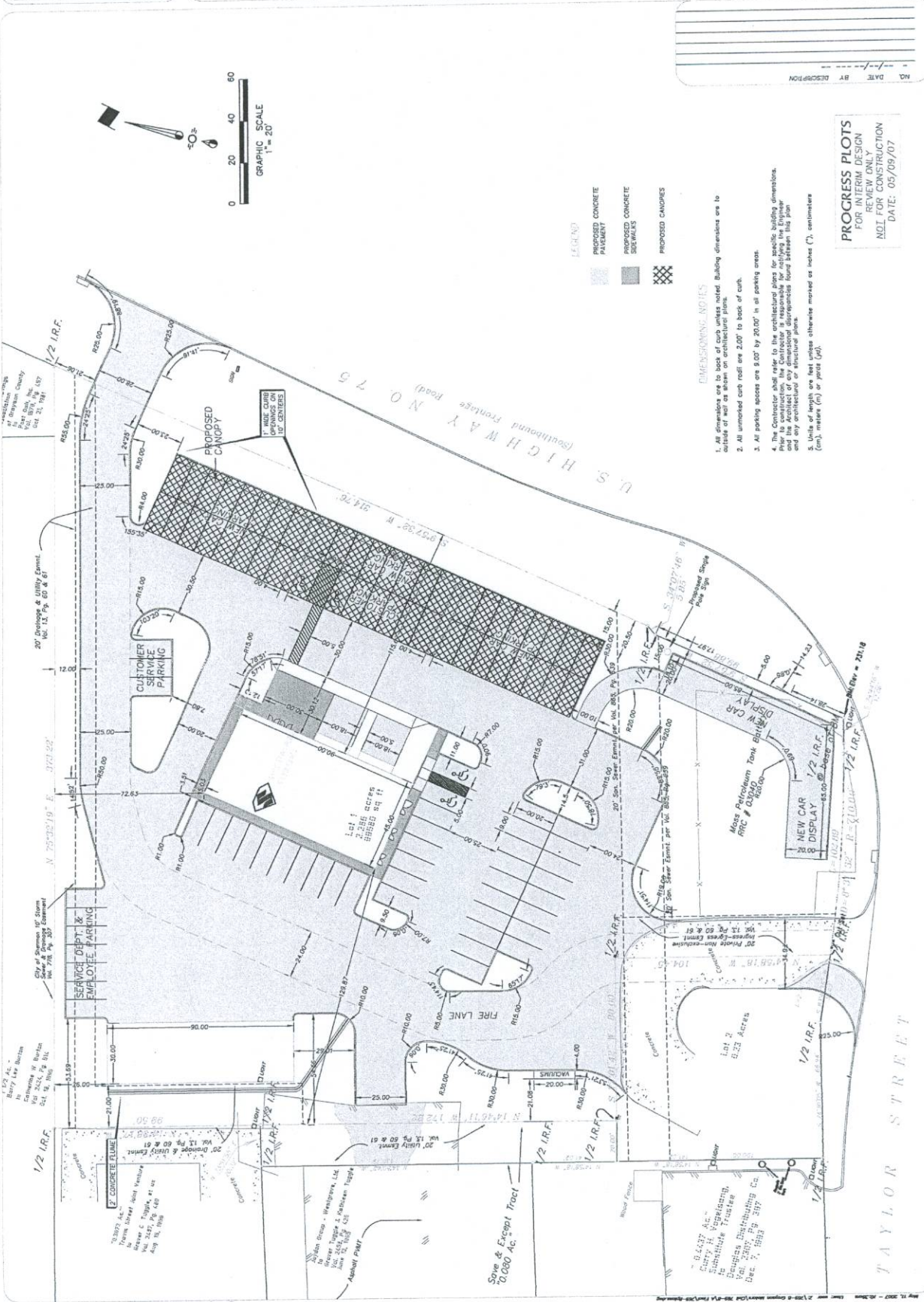
CONSULTING ENGINEERS & SURVEYORS
10132 MONROE DRIVE DALLAS, TEXAS 75220
(214) 353-7333 Fax (214) 353-0999

THIS DOCUMENT IS RELEASED
IN FULL TO THE PUBLIC BY THE
INTERSTATE COMMISSION ON
HIGHWAY RECORDS AND MAPS
FOR THE PURPOSE OF
PROVIDING A PUBLIC RECORD
OF THE PROJECT.
THIS DOCUMENT IS RELEASED
IN FULL TO THE PUBLIC BY THE
INTERSTATE COMMISSION ON
HIGHWAY RECORDS AND MAPS
FOR THE PURPOSE OF
PROVIDING A PUBLIC RECORD
OF THE PROJECT.



SITE PLAN

NO. PROJECT NO.
SHEET
C1.1
2 OF 9



© 2007 by V&S & Associates, Inc. Unauthorized duplication is prohibited.

- LEGEND**
- PROPOSED CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALKS
 - PROPOSED CANOPIES

- DIMENSIONING NOTES**
- All dimensions are to the back of each unless noted. Building dimensions are to outside of wall as shown on architectural plans.
 - All setbacks are 5.00' by 20.00' in all parking areas.
 - The Contractor shall refer to the architectural plans for specific building dimensions. Prior to construction, the Contractor is responsible for verifying the Engineer's dimensions and any architectural or structural plans.
 - Units of length are feet unless otherwise noted as inches ("), centimeters (cm), meters (m) or yards (yd).

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 05/09/07



**STAFF REVIEW LETTER**

May 16, 2007

Brian Heiser
PO Box 1750
Sherman, Texas 75091

Dear Applicant,

The request for approval of the revised site plan for 1804 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The proposed fire lane is accepted with the addition of the fire lane being included to run on the east side of the structure.
2. If the proposed building is 30 feet in height or greater, then a 26 foot wide fire lane is required along the proposed east side of the structure per the 2003 ICC Fire Code, sections D105.1, D105.2 and D105.3. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
3. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B of the 2003 ICC fire codes.
4. Provide the minimum number and distribution of fire hydrants for this proposed structure per Appendix C of the 2003 ICC fire codes. Please indicate location on the site plan.
5. The water line to the car wash shall be dedicated in a private easement.
6. Detention is required at the southeast corner of the property.
7. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, 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
Vilbig and Associates

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2408 Creekbend Circle
Lot 9, Block 1 of the Creekbend West Addition
Variance

Requested Action/Proposed Use:

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

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Ken Popkess (Owner)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

8

Objections received:

0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



2408 CREEKBEND CIRCLE VARIANCE

Department of Developmental Services

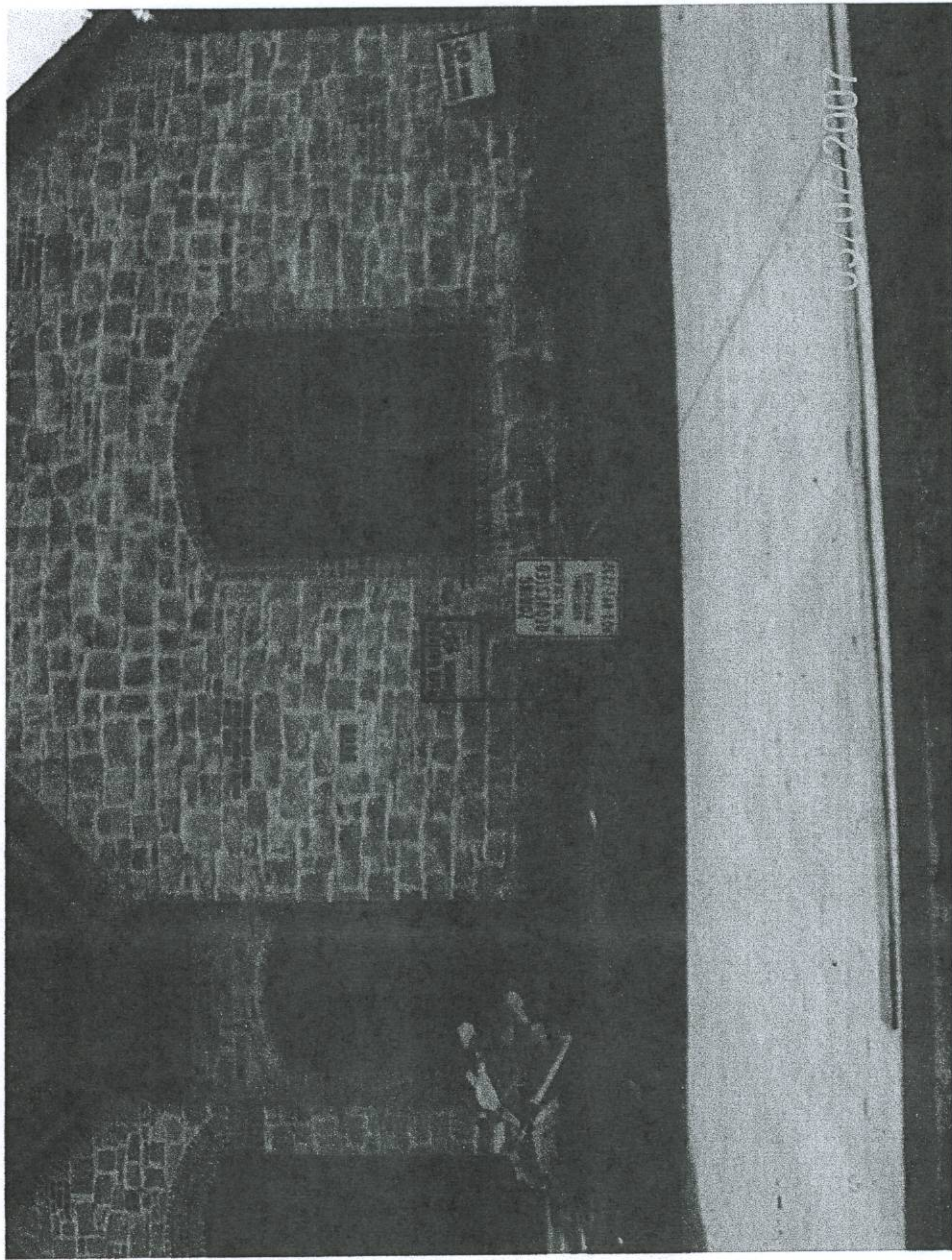




(c) Copyright 2006, Pictometry International

Scale: 1 inch = 200.0 feet

2408 Creekbend Cir.



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2400-2600 Creekbend Circle
Lots 1-14, Block 1, Creekbend West Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2684, Section 12 (F) to not require the developer to construct sidewalks in the Creekbend West Addition in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

R.W. Klas, Aaron & Ailee Cernero, James & Sherry Lamm, James & Virginia Buckner, Charles & Sandra Templeton, Charles & Shanna Popkess, Edward & Susan Brown, and Lawrence & Marsha Crockett (Owners)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

15

Objections received:

0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



2400-2600 CREEKBEND VARIANCES

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 200.0 feet

2400-2600 Blocks Creekbend Cir.



Law Office Ken Popkess

319 West Houston Street
Sherman, Texas 75090
Phone: 903-891-0110
Fax: 903-813-0922
Email: lawoffice@popkesslaw.com

April 25, 2007

City of Sherman
Planning & Zoning Commission

Re: Request for Waiver of Requirement for Sidewalks
Creekbend Circle

TO WHOM IT MAY CONCERN:

I am in the process of building a home at 2408 Creekbend Circle in Sherman. The general contractor/builder is Mark Garland Homes.

It is my understanding that several of the existing homes on Creekbend Circle were built prior to a City requirement for sidewalks. Those homes do not have sidewalks, including the house next door to mine. For aesthetic and economic reasons all property owners on Creekbend Circle are requesting that the City waive the requirement for sidewalks on this particular street. Four of the five existing homes do not have sidewalks.

This letter has been signed in counterpart by all property owners on the street, such signatures reflecting their agreement to and joinder in the request for waiver of the City requirement for sidewalks.

Very truly yours,



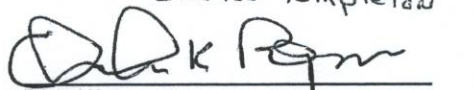
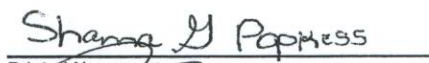
Ken Popkess
Attorney at Law

KP/pr

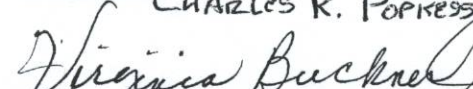
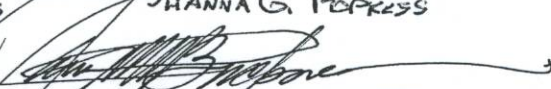
04/25/07
Date


Printed Name: Charles Templeton
Printed Name: SANDRA S. TEMPLETON

04/25/07
Date


Printed Name: CHARLES K. POPKESS
Printed Name: SHANNA G. POPKESS

04/26/07
Date


Printed Name: VIRGINIA BUCKNER
Printed Name: JAMES W. BUCKNER

4/26/07
Date

LK Crockett
Printed Name:
LAURENCE K. CROCKETT

Marsha Crockett
Printed Name:
MARSHA G. CROCKETT

Date

Printed Name:

Printed Name:

Date

Printed Name:

Printed Name:

Date

Printed Name:

Printed Name:

Date

Printed Name:

Printed Name:

Law Office Ken Popkess

319 West Houston Street
Sherman, Texas 75090
Phone: 903-891-0110
Fax: 903-813-0922
Email: lawoffice@popkesslaw.com

April 25, 2007

City of Sherman
Planning & Zoning Commission

Re: Request for Waiver of Requirement for Sidewalks
Creekbend Circle

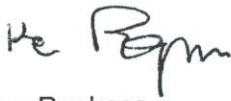
TO WHOM IT MAY CONCERN:

I am in the process of building a home at 2408 Creekbend Circle in Sherman. The general contractor/builder is Mark Garland Homes.

It is my understanding that several of the existing homes on Creekbend Circle were built prior to a City requirement for sidewalks. Those homes do not have sidewalks, including the house next door to mine. For aesthetic and economic reasons all property owners on Creekbend Circle are requesting that the City waive the requirement for sidewalks on this particular street. Four of the five existing homes do not have sidewalks.

This letter has been signed in counterpart by all property owners on the street, such signatures reflecting their agreement to and joinder in the request for waiver of the City requirement for sidewalks.

Very truly yours,



Ken Popkess
Attorney at Law

KP/pr

4/25/07
Date

EDDIE BROWN
Printed Name:

Eddie Brown
Printed Name:

4-25-07
Date

Sueann Brown
Printed Name:

Sueann Brown
Printed Name:

Date

Printed Name:

Printed Name:

Law Office Ken Popkess

319 West Houston Street
Sherman, Texas 75090
Phone: 903-891-0110
Fax: 903-813-0922
Email: lawoffice@popkesslaw.com

April 25, 2007

City of Sherman
Planning & Zoning Commission

Re: Request for Waiver of Requirement for Sidewalks
Creekbend Circle

TO WHOM IT MAY CONCERN:

I am in the process of building a home at 2408 Creekbend Circle in Sherman. The general contractor/builder is Mark Garland Homes.

It is my understanding that several of the existing homes on Creekbend Circle were built prior to a City requirement for sidewalks. Those homes do not have sidewalks, including the house next door to mine. For aesthetic and economic reasons all property owners on Creekbend Circle are requesting that the City waive the requirement for sidewalks on this particular street. Four of the five existing homes do not have sidewalks.

This letter has been signed in counterpart by all property owners on the street, such signatures reflecting their agreement to and joinder in the request for waiver of the City requirement for sidewalks.

Very truly yours,



Ken Popkess
Attorney at Law

KP/pr

4/25/07
Date

Aaron Cernero
Printed Name:

Ailee Cernero
Printed Name:

04/26/07
Date

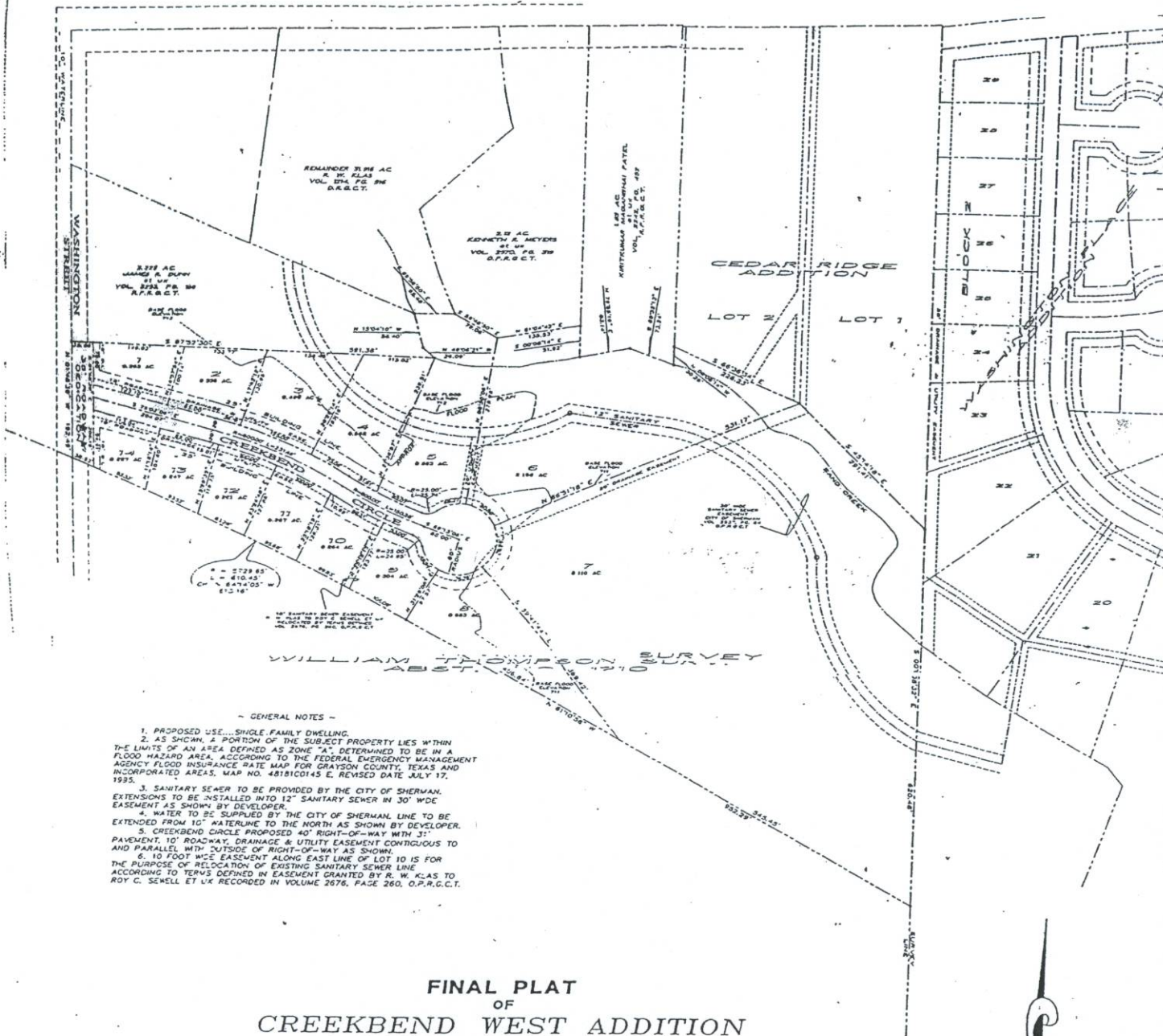
Sherry Lamm
Printed Name:

James I Lamm
Printed Name:

4-27-07
Date

Philip Kloss
Printed Name:

Printed Name:



GENERAL NOTES -

1. PROPOSED USE... SINGLE FAMILY DWELLING.
2. AS SHOWN, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF AN AREA DEFINED AS ZONE "A", DETERMINED TO BE IN A FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0145 E, REVISED DATE JULY 17, 1995.
3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF SHERMAN. EXTENSIONS TO BE INSTALLED INTO 12" SANITARY SEWER IN 30' WIDE EASEMENT AS SHOWN BY DEVELOPER.
4. WATER TO BE SUPPLIED BY THE CITY OF SHERMAN. LINE TO BE EXTENDED FROM 10" WATERLINE TO THE NORTH AS SHOWN BY DEVELOPER.
5. CREEKBEND CIRCLE PROPOSED 40' RIGHT-OF-WAY WITH 3" PAVEMENT, 10' ROADWAY, DRAINAGE & UTILITY EASEMENT CONTIGUOUS TO AND PARALLEL WITH OUTSIDE OF RIGHT-OF-WAY AS SHOWN.
6. 10 FOOT WIDE EASEMENT ALONG EAST LINE OF LOT 10 IS FOR THE PURPOSE OF RELOCATION OF EXISTING SANITARY SEWER LINE ACCORDING TO TERMS DEFINED IN EASEMENT GRANTED BY R. W. KLAS TO ROY C. SENELL ET UX RECORDED IN VOLUME 2676, PAGE 260, O.P.R.G.C.T.

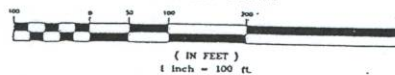
FINAL PLAT
OF
CREEKBEND WEST ADDITION
TO THE CITY OF
SHERMAN, TEXAS
18.03 ACRES
OUT OF THE
WILLIAM THOMPSON SURVEY
ABST. NO. 1210
GRAYSON COUNTY, TEXAS

1-24-2002
OWNER ~ DEVELOPER
R. W. KLAS
3701 W. WASHINGTON ST.
SHERMAN, TEXAS, 75092

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD CENISON, TEXAS 75021 (903)465-2151

GRAPHIC SCALE



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

1745 Texoma Parkway
5.341 acres in the J. B. McAnair Survey, Abstract No. 763
Site Plan Approval

Requested Action/Proposed Use:

Site Plan Approval for a Water Vending Service

Adjacent Zoning:

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

Origination:

Eisenhower Texoma Ltd (Owner) and McCreight Enterprises (Tenant)

Considerations:

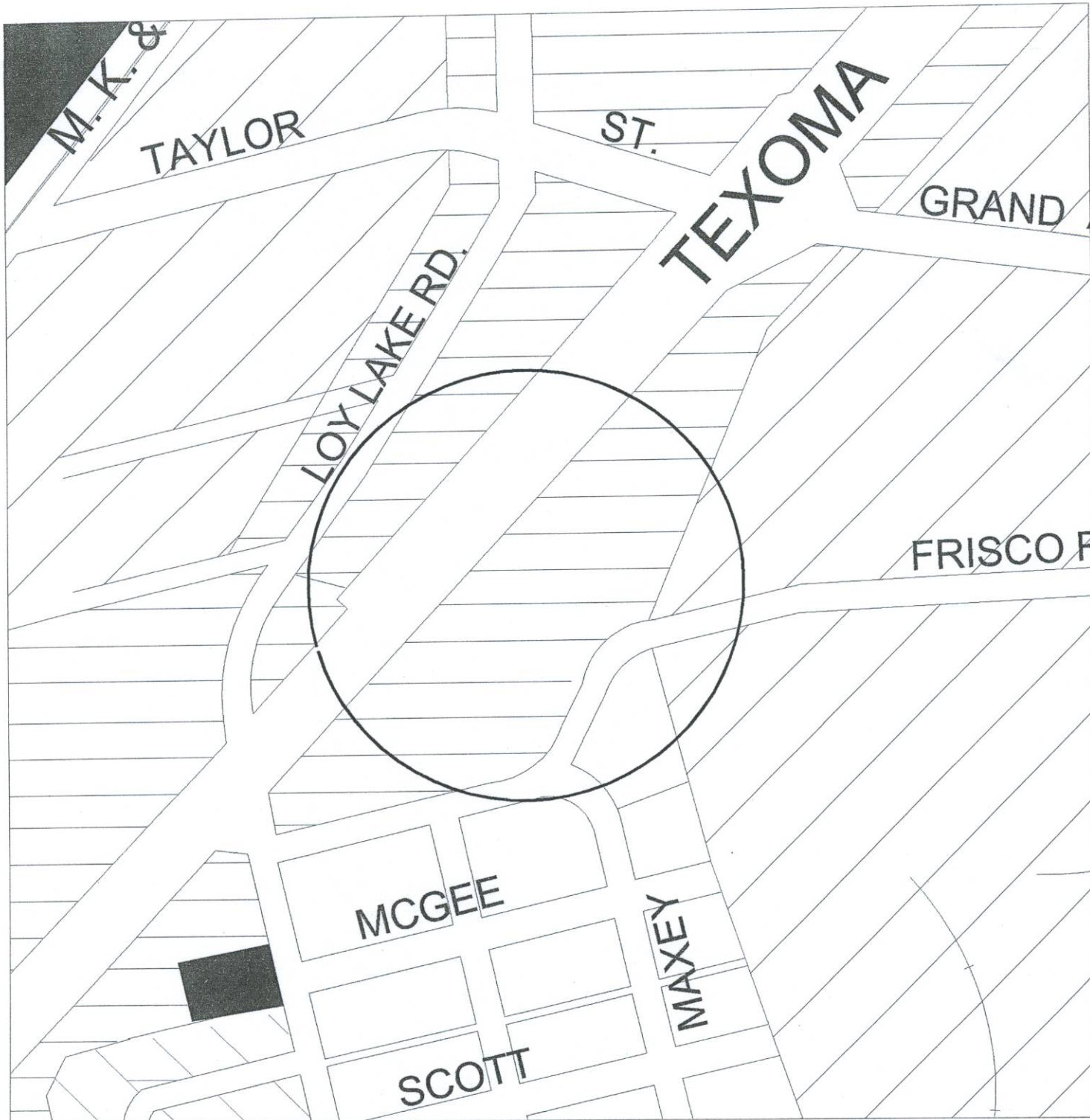
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

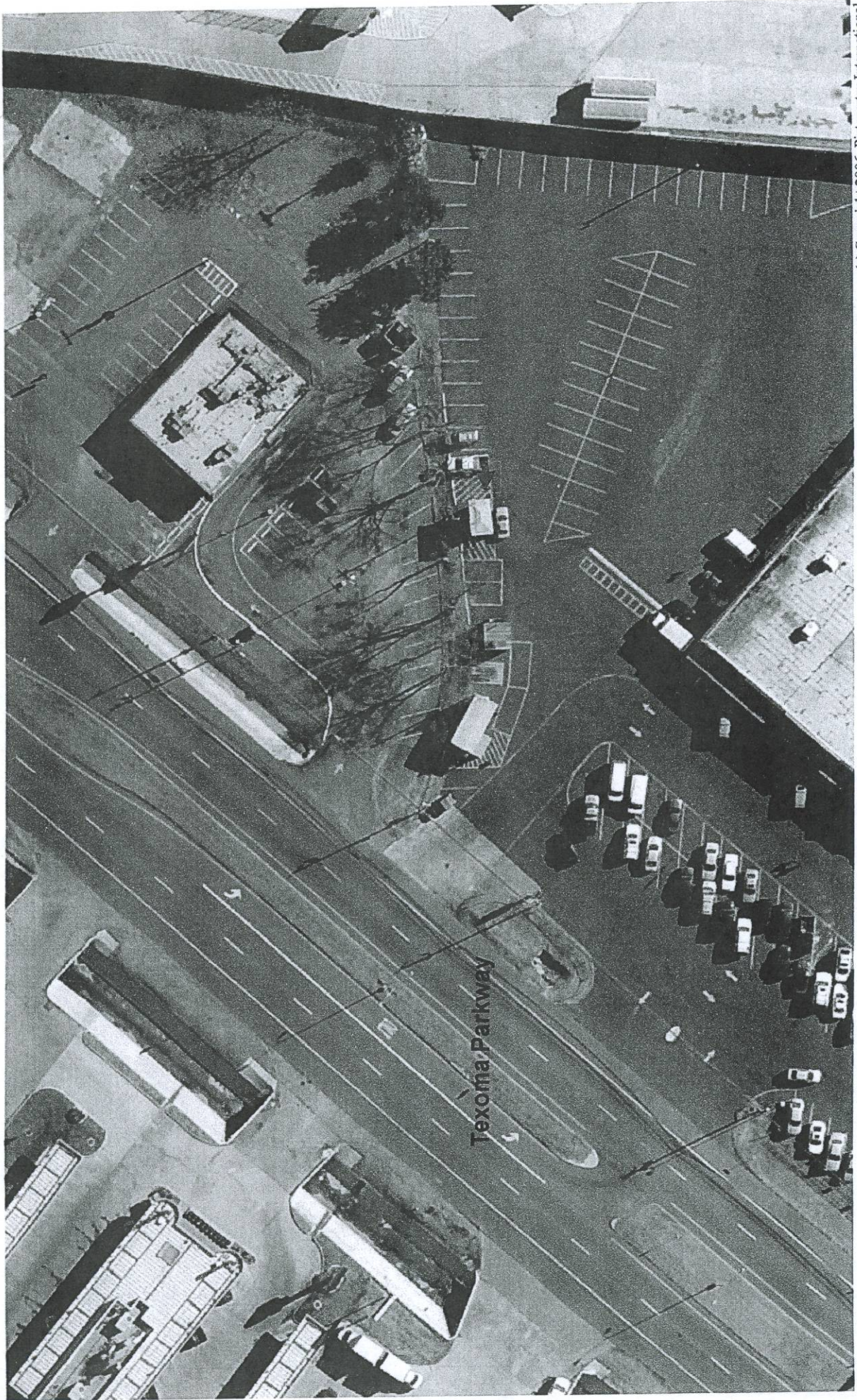
	M-2 HEAVY MANUFACTURING DISTRICT
	M-H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



1745 TEXOMA PARKWAY SITE PLAN

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 60.0 feet



WATER XPRESS 25¢ Gal.

America's Finest Reverse Osmosis Water Purification System

WATER XPRESS
© PATENTED BY
ALL RIGHTS RESERVED
Water Express Inc. 800-800-8000
Water Express Inc.

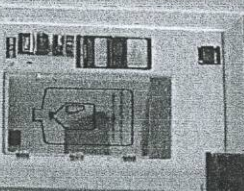
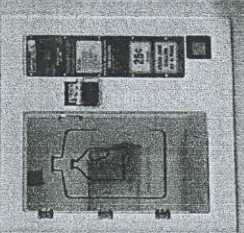
PROTECTED BY
SECURITY SYSTEM

Water Express is a leader in the water purification industry. The Advanced Reverse Osmosis System is the most advanced water purification system available. It is designed to remove all impurities from the water, including lead, chlorine, and other harmful substances. The system is easy to use and requires no maintenance. It is the perfect solution for anyone who wants to ensure the safety and purity of their drinking water.

1745

WATER XPRESS 25¢ Gal.

America's Finest Reverse Osmosis Water Purification System



WATER EXPRESS

Point of Beginning
Tract No. 1

McClure to Wall
Vol. 159, Pg. 709

S 56°58'09" E
57.67'

1/2" Steel Rod

N 84°09'00" E

250.70'

WATER EXPRESS

9' x 5' FRAME BUILDING

ASPHALT PAVING

248.42'

S 05°56'55" W

CONCRETE SLOPE PAVING

1/2" Steel Rod

62.7'

N 76°12'2"

S 76°54' 67.6

CONCRETE RETAINING WALL

161.03'

S 73°01'00" W

S 41°39'00" W

25' Building line

COVERED WALK 510.0'

PAVING

OVERHEAD SIGN

LIGHT POST

LIGHT POST

LIGHT POST

568.57'

N 41°50'00" E

ASPHALT

5.341 ACRES

Tran La Villita

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

50-200 Blocks of Greene Road and 1400-1500 Blocks of Rockport Road
17.798 acres in the James Rosborough Survey, Abstract No. 1019
Final Plat

Requested Action/Proposed Use:

Final Plat of Greene Acres, an addition in the extra-territorial jurisdiction of the City of Sherman

Adjacent Zoning:

NA

Origination:

David M. Seay (Owner and Developer), Darrell Reed (Applicant) and Underwood Drafting & Surveying (Surveyors)

Considerations:

Master Plan Designation: Residential

Recommendation:

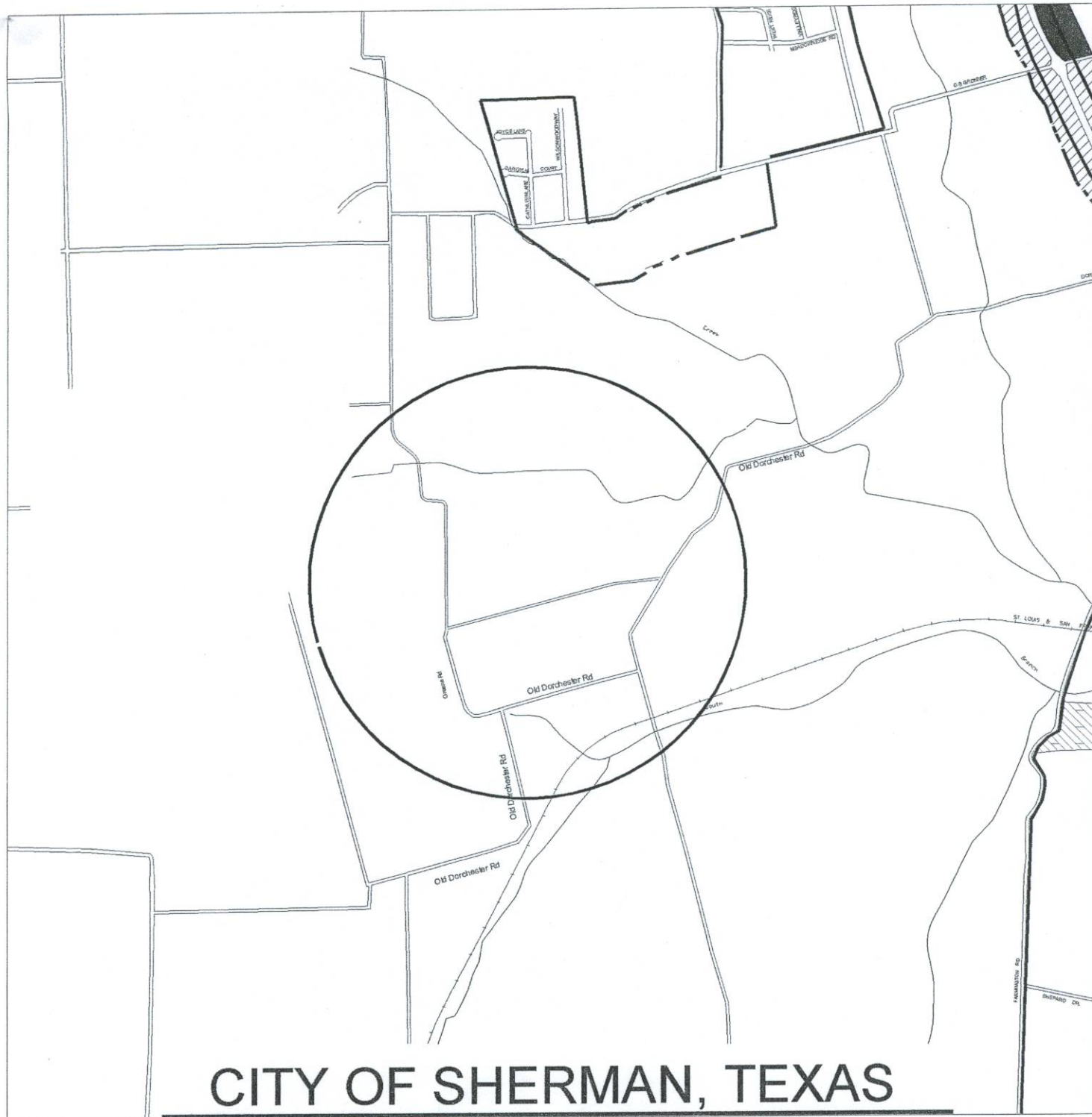
It is recommended the final plat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



CITY OF SHERMAN, TEXAS

LEGEND

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



GREENE & ROCKPORT RD FINAL PLAT

Department of Developmental Services





Scale: 1 inch = 200.0 feet

(c) Copyright 2006, Pictometry International

**STAFF REVIEW LETTER**

May 16, 2007

David Seay
PO Box 887
Gunter, Texas 75058

Darrel Reed
3224 Redbud Trail
Sherman, Texas 75092

Dear Applicants,

The request for approval of the Final Plat of Greene Acres in the 50-200 Blocks of Greene Road and 1400-1500 Blocks of Rockport Road, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 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. Original tax certificates for the property must be furnished prior to recording of the plat.
2. A note shall be placed on the plat stating "Blocking the flow of water or construction improvements in drainage easements or filling or obstruction of the floodway is prohibited."
3. Wording on the plat shall provide that the lot is served by an individual on-site sewage facility and is installed according to State of Texas and Grayson County guidelines.
4. The proper utility service companies serving the lot shall be shown on the plat.
5. All county roadways shall have a 35 foot roadway dedication.
6. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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

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

Book Club of Sharon. Yarn

JOB NO 47030184



OF THE ACADEMY

17.788 AGED
OUT OF THE

JAMES F. ROSBOROUGH SURVEY
JULY 1918

ABST. NO. 1019
CRAYSON COUNTY, TEXAS

4-4-07

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

DRAFTING & SURVEYING
HARRIS ROAD DENISON, TEXAS 75021

NAME _____

LEGAL DESCRIPTION

[illegible]

CONCLUSIONS AND RECOMMENDATIONS

THAY I, James R. Morst, do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.

James R. Moret
Registered Professional
Land Surveyor No. 5433STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Illinois, on this 15 day of February, 1967, James R. McDaniel, known to me to be James R. McDaniel, whose name he subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

WITNESS UNDER MY HAND AND SEAL OF OFFICE this 15 day of February, 1967.

Notary Public in and for
the State of Texas

1. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND MAP NO. 48101C203 D, EFFECTIVE DATE MAY 18, 1973.

[illegible]

**STAFF REVIEW LETTER**

May 22, 2007

David Seay
PO Box 887
Gunter, Texas 75058

Darrel Reed
3224 Redbud Trail
Sherman, Texas 75092

Dear Applicants,

The request for approval of the Final Plat of Greene Acres in the 50-200 Blocks of Greene Road and 1400-1500 Blocks of Rockport Road, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 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. Original tax certificates for the property must be furnished prior to recording of the plat.
2. A note shall be placed on the plat stating "Blocking the flow of water or construction improvements in drainage easements or filling or obstruction of the floodway is prohibited."
3. Wording on the plat shall provide that the lot is served by an individual on-site sewage facility and is installed according to State of Texas and Grayson County guidelines.
4. The proper utility service companies serving the lot shall be shown on the plat.
5. A letter to Grayson County from Dorchester Water Supply saying they will provide water to Greene Acres and saying when the service will be available is required.
6. Greene Road shall have a right-of-way width of 40 feet dedicated as it is a thoroughfare on the county thoroughfare system. All other county roadways shall have a 35 foot roadway dedication.
7. Grayson County would like a copy of the subdivision restrictions and three paper copies of the plat after approval.
8. After the plat is approved, Grayson County will accept the dedication of the right-of-way and agree to maintain the roads.
9. 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

Page two
Greene Acres
May 22, 2007

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
Underwood Drafting & Surveying

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2813 South Travis Street
3 acre tract in the Preston Kitchen Survey, Abstract No. 667
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a halfway house in a C-2 (General Commercial) District and O-1.2 Sam Rayburn Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Jose Martinez (Owner) and Christopher Occhipinti, Christopher House, LLC (Applicant)

Considerations:

Master Plan Designation:

Number of notices mailed:

6

Objections received:

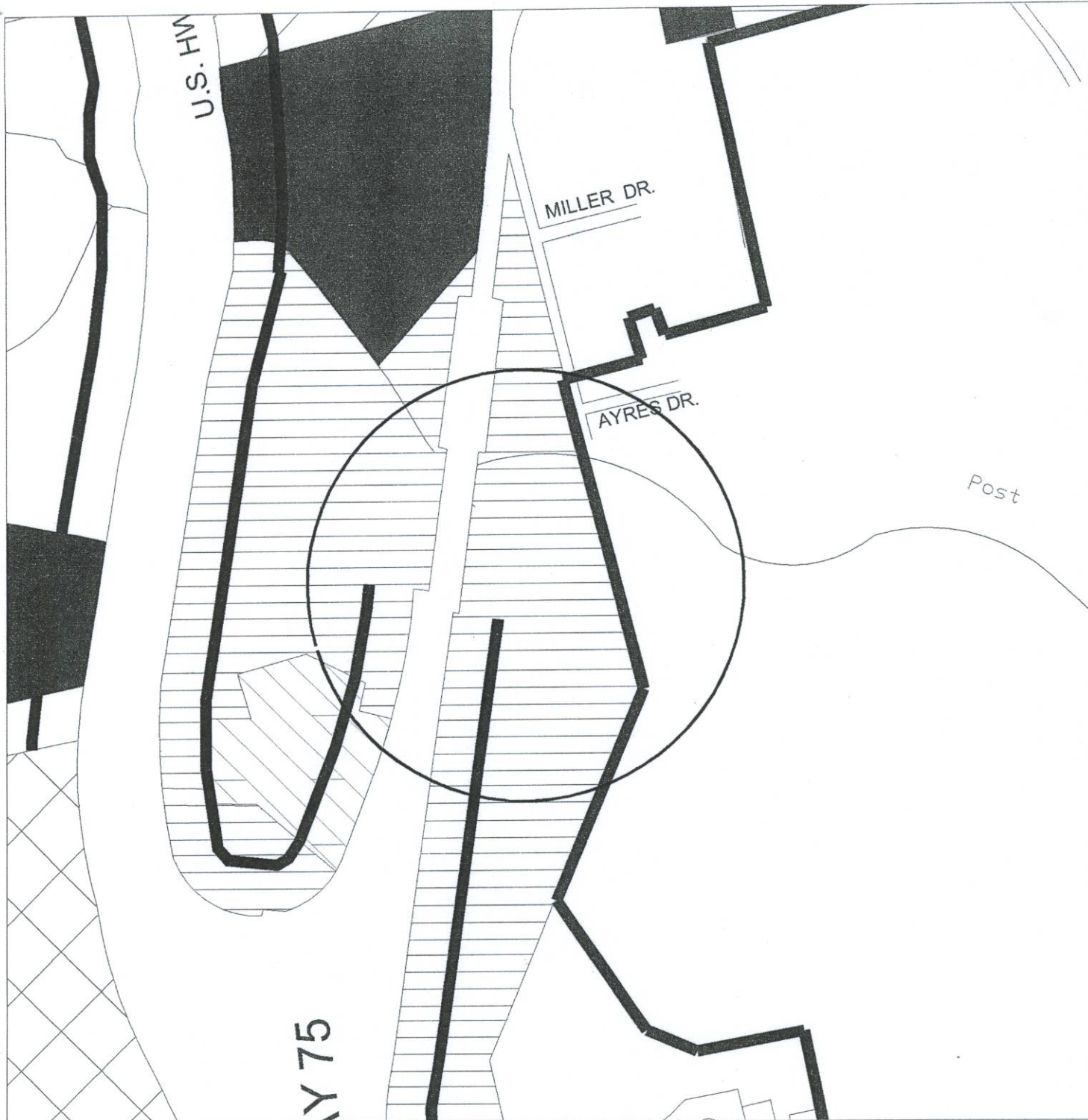
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

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



2813 S TRAVIS SPECIFIC USE PERMIT

Department of Developmental Services



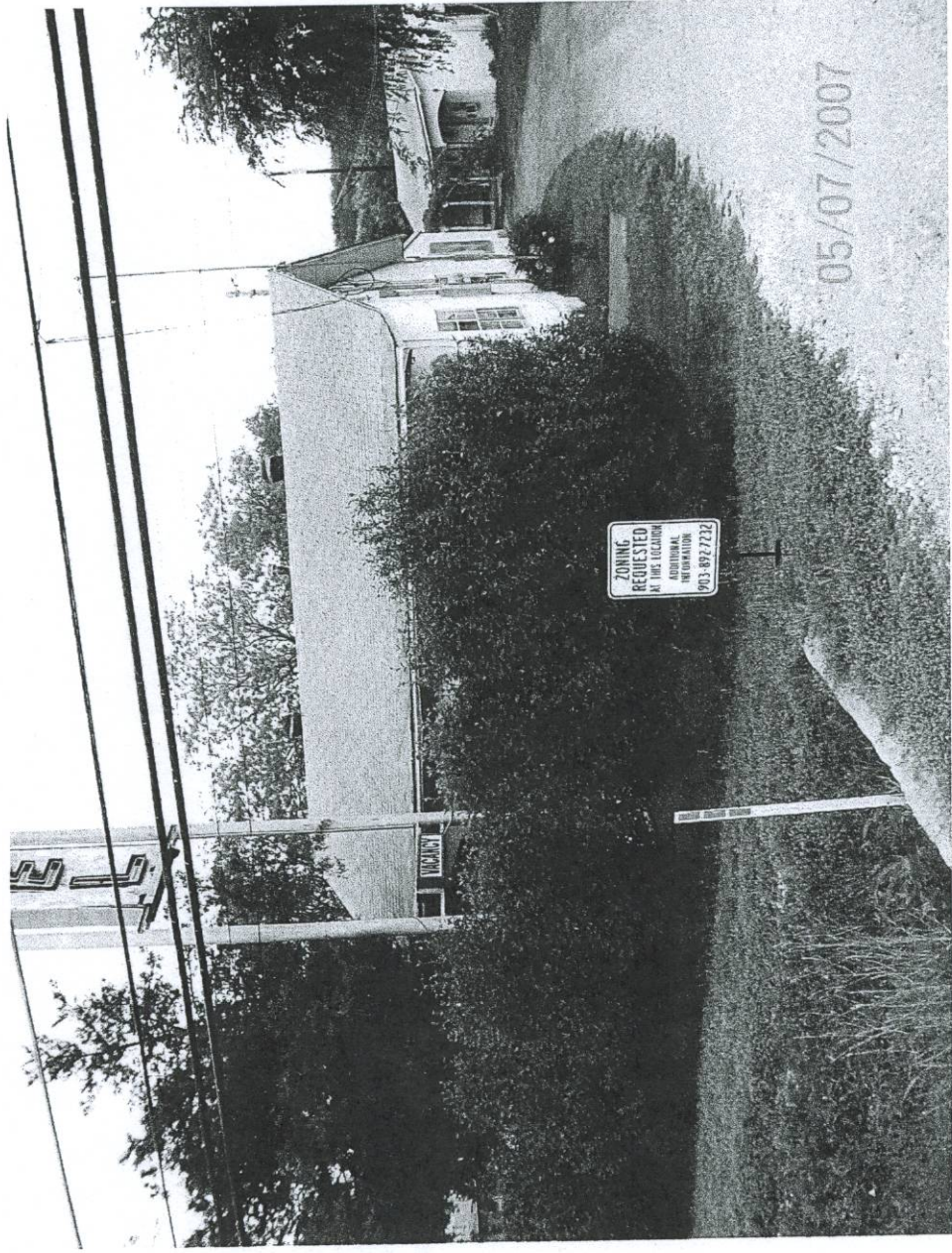


S Travis

Scale: 1 inch = 50.0 feet

© Copyright 2006, Pictometry International

2813 S. Travis



**STAFF REVIEW LETTER**

May 16, 2007

Jose Martinez
309 Utah
Sherman, Texas 75090

Christopher House, LLC
Chris Occhipinti
330 Marshall, Ste. 800
Shreveport, LA 71101

Dear Applicants,

The request for approval of the specific use permit and site plan at 2813 South Travis Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 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. Based on the final determination of the occupant load all current fire codes may be required to be met. Items such as sprinkler system and fire alarms may be required.
2. Submit to the Fire Marshal's office the number of occupants who will be living in this facility and if the occupants are supervised, under care or if they need assistance.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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

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

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

May 7, 2007

Melvin Shilling
PO Box 934
Sherman, Texas 75091-0934

MAY 15 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 22, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

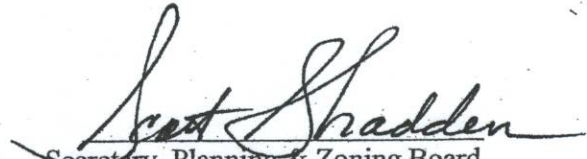
Jose Martinez (Owner) and Christopher Occhipinti, Christopher House, LLC (Applicant) concerning the property located at 2813 South Travis Street, being a 3 acre tract in the Preston Kitchen Survey, Abstract No. 667

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a halfway house in a C-2 (General Commercial) District and O-1.2 Sam Rayburn Overlay District.

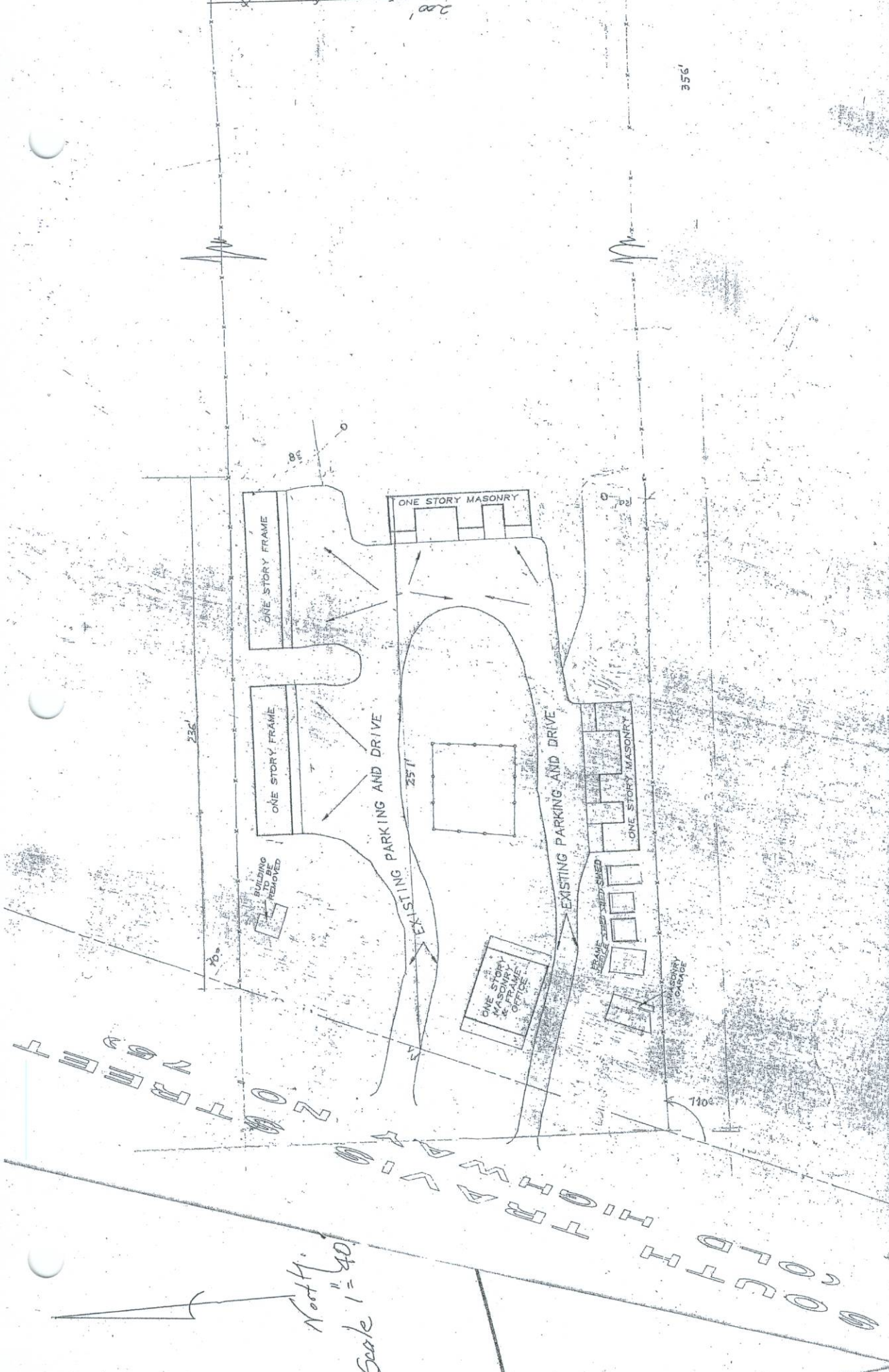
As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented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

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


Secretary, Planning & Zoning Board

*My son and I have talked to
"Christophe" Ives. which is today 5-15-07.
We like what he does, and feel
he deserves a permit. No problem here.*

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.



355'

North
Scale 1" = 40'

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2400 Block of South Travis Street
2.55 acres in the Preston Kitchen Survey, Abstract No. 667
Final Plat

Requested Action/Proposed Use:

Final Plat of Gene's Addition

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Gene Mitchell (Owner), and Sartin and Associates (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Recommendation:

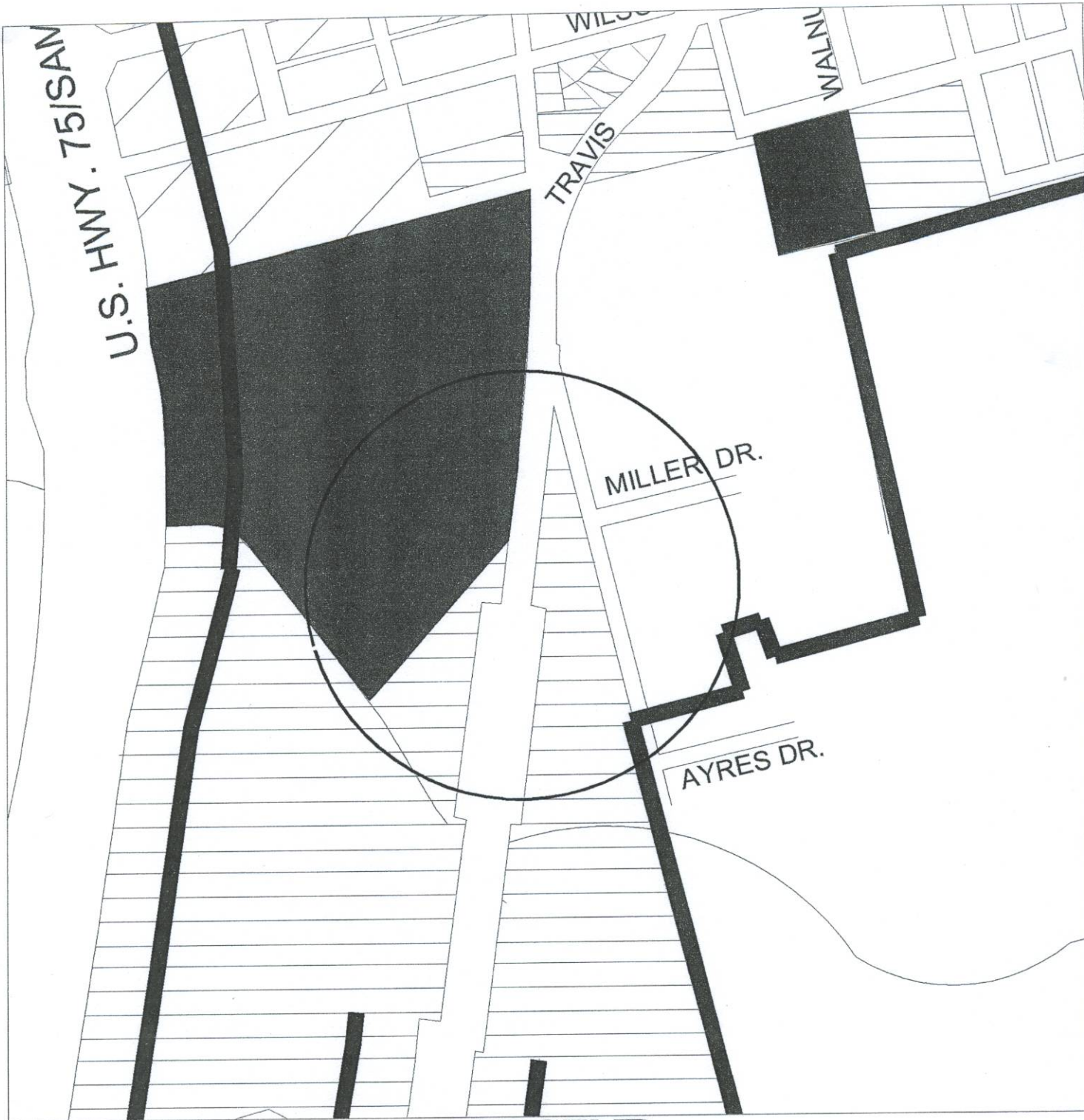
It is recommended that the final plat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



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



2400 BLK S TRAVIS FINAL PLAT

Department of Developmental Services





Average Scale: 1 inch = 70.6 feet

STAFF REVIEW LETTER

May 16, 2007

Gene Mitchell
2401 S. Travis
Sherman, Texas 75090

Dear Applicant,

The request for approval of the Final Plat of Gene's Addition in the 2400 Block of South Travis Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. The existing sewer line crossing this tract shall be shown in a dedicated easement.
4. The floodplain elevation shall be shown on the plat.
5. Any new construction within the 100 year floodplain shall be 2' above the 100 year floodplain elevation. Fill may not be imported to or exported from the 100 year floodplain. Construction in the floodway is not permitted.
6. Include within the title of the plat, the legal description of the land being platted.
7. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

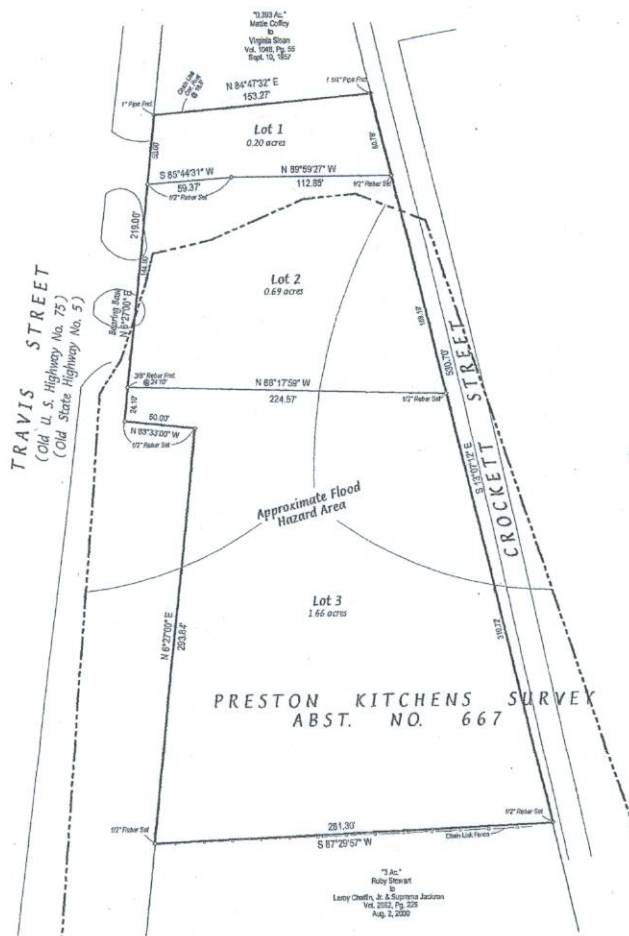
Respectfully,



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

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

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



Scale: 1" = 50'

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.

GENE'S ADDITION to the CITY of SHERMAN GRAYSON COUNTY, TEXAS

Owner & Developer
Gene Mitchell



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

SHEET 1 OF 2
CRWHS01.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

728 South Travis Street
3.03 acres of land of the Replat of Blocks 3 and 6 of Hare and Randolph's Addition
Replat

Requested Action/Proposed Use:

A Replat of St. Mary's Catholic Church, a Replat of Blocks 3 and 6 of Hare and Randolph's Addition

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

St. Mary's Catholic Church (Owner), and Sartin and Associates (Surveyors)

Considerations:

Master Plan Designation: Residential

Recommendation:

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

Number of notices mailed:

42

Objections received:

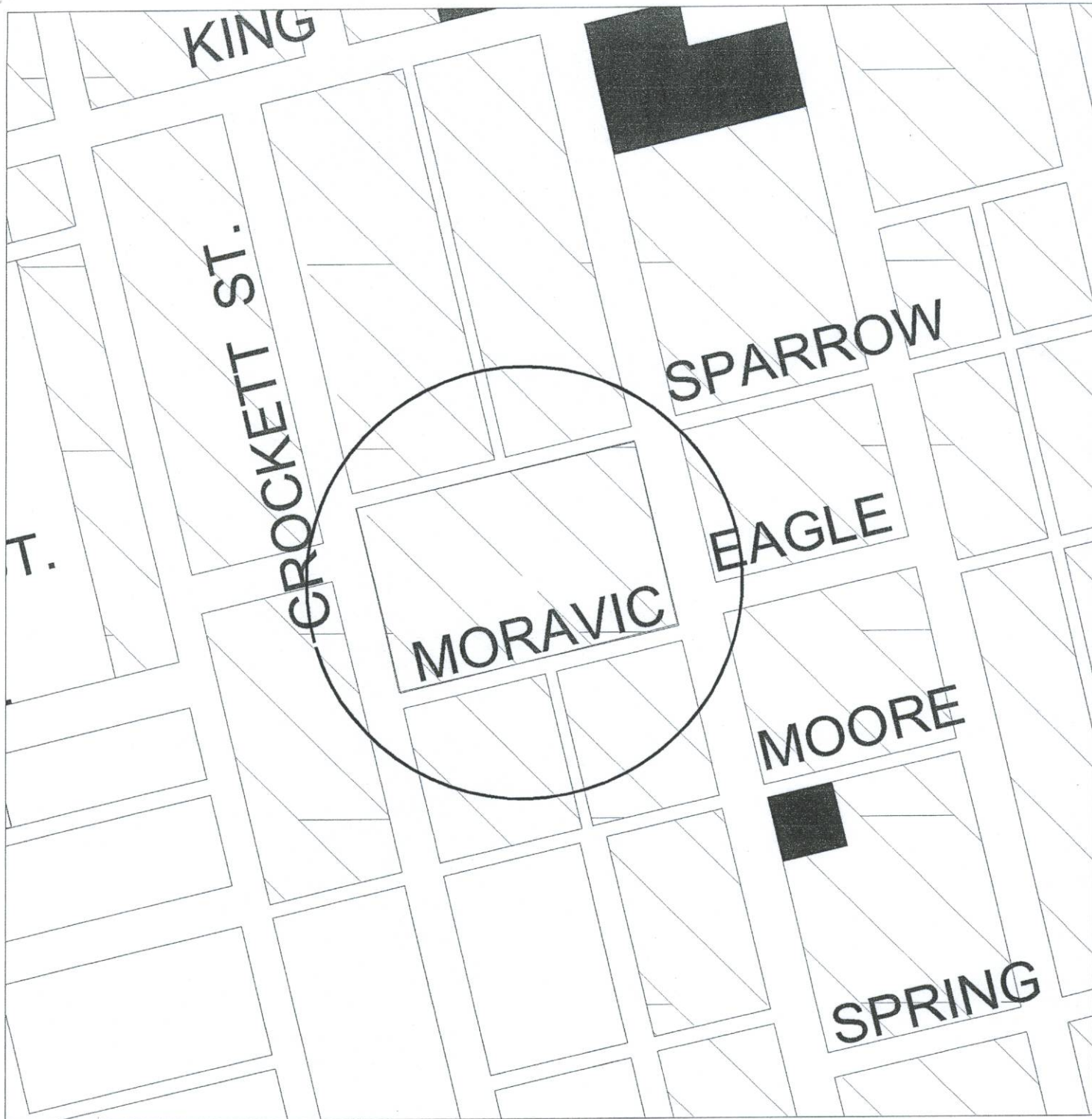
0

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



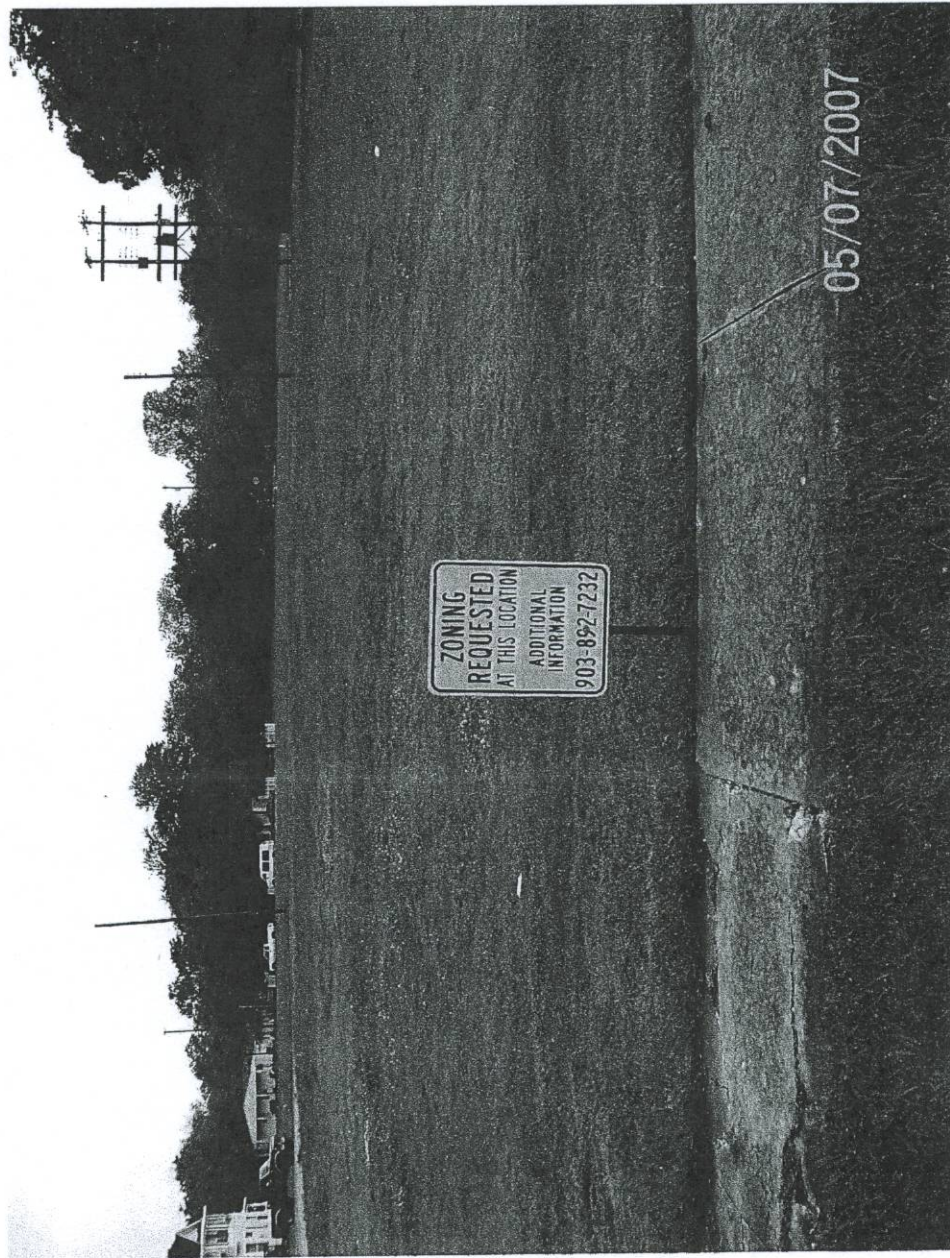
728 SOUTH TRAVIS
REPLAT

Department of Developmental Services





728 S. Travis



**STAFF REVIEW LETTER**

May 16, 2007

St. Mary's Catholic Church
727 S. Travis
Sherman, Texas 75090

Dear Applicant,

The request for approval of the a Replat of St. Mary's Catholic Church, a Replat of Blocks 3 and 6 of Hare and Randolph's Addition at 728 South Travis, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. A notation shall be made on the plat with reference to the "private access easement" stating that this is and always will be private maintenance and that these easements are not dedicated to the city for maintenance.
4. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

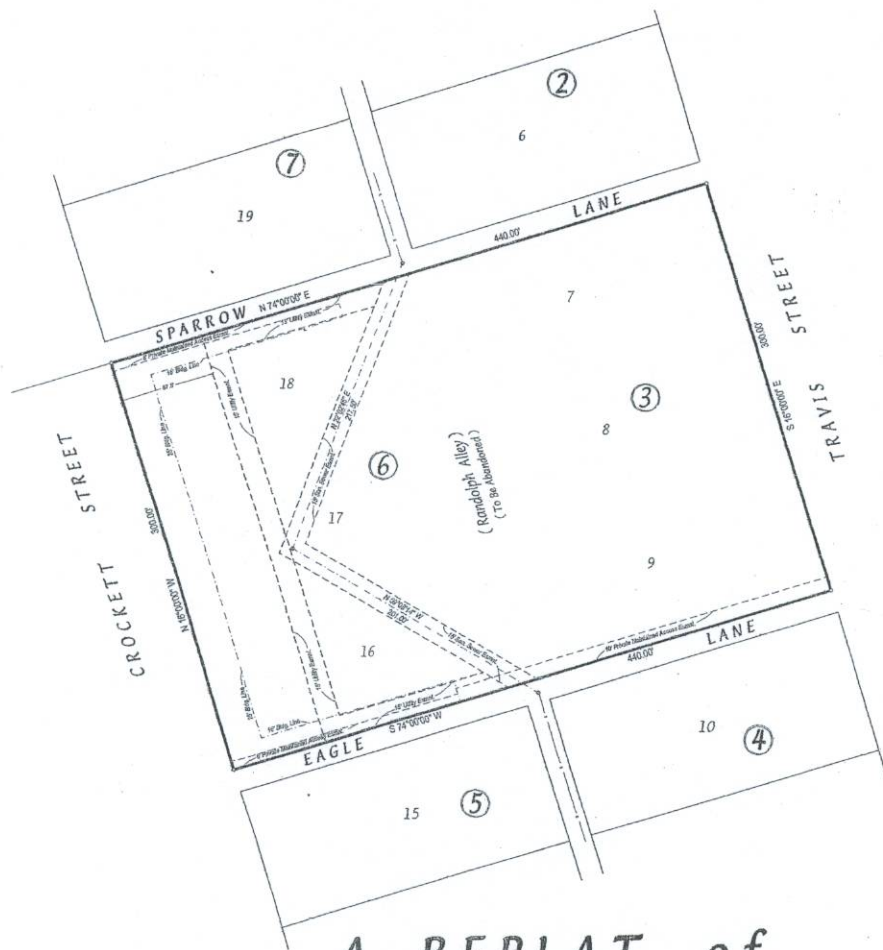
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: George Olson, 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.



A REPLAT of
ST. MARY'S CATHOLIC CHURCH
REPLAT of
BLOCKS THREE and SIX of
HARE and RANDOLPH'S ADDITION
to the
CITY of SHERMAN, TEXAS



Owner & Developer
St. Mary's Catholic Church
of Sherman, Texas,
Charitable Trust,
727 S. Travis
Sherman, Texas
Rev. Jeremy B. Myers - Pastor

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

SMRYRERE.pcs
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2200-2800 Blocks of FM 1417 North
and the 2300-2400 Blocks of West Lamberth Road
42.54 acres in the J. B. McAnair Survey, Abstract No. 763
Final Plat

Requested Action/Proposed Use:

Final Plat of O'Hanlon Ranch Estates, Phase 2

Adjacent Zoning:

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

Origination:

DGR Development Group Ltd., Kyle Boothe and Sherman Bible Church (Owners) Sartin and Associates, Inc. (Surveyors), and Vilbig and Associates (Engineers)

Considerations:

Master Plan Designation: Residential

Recommendation:

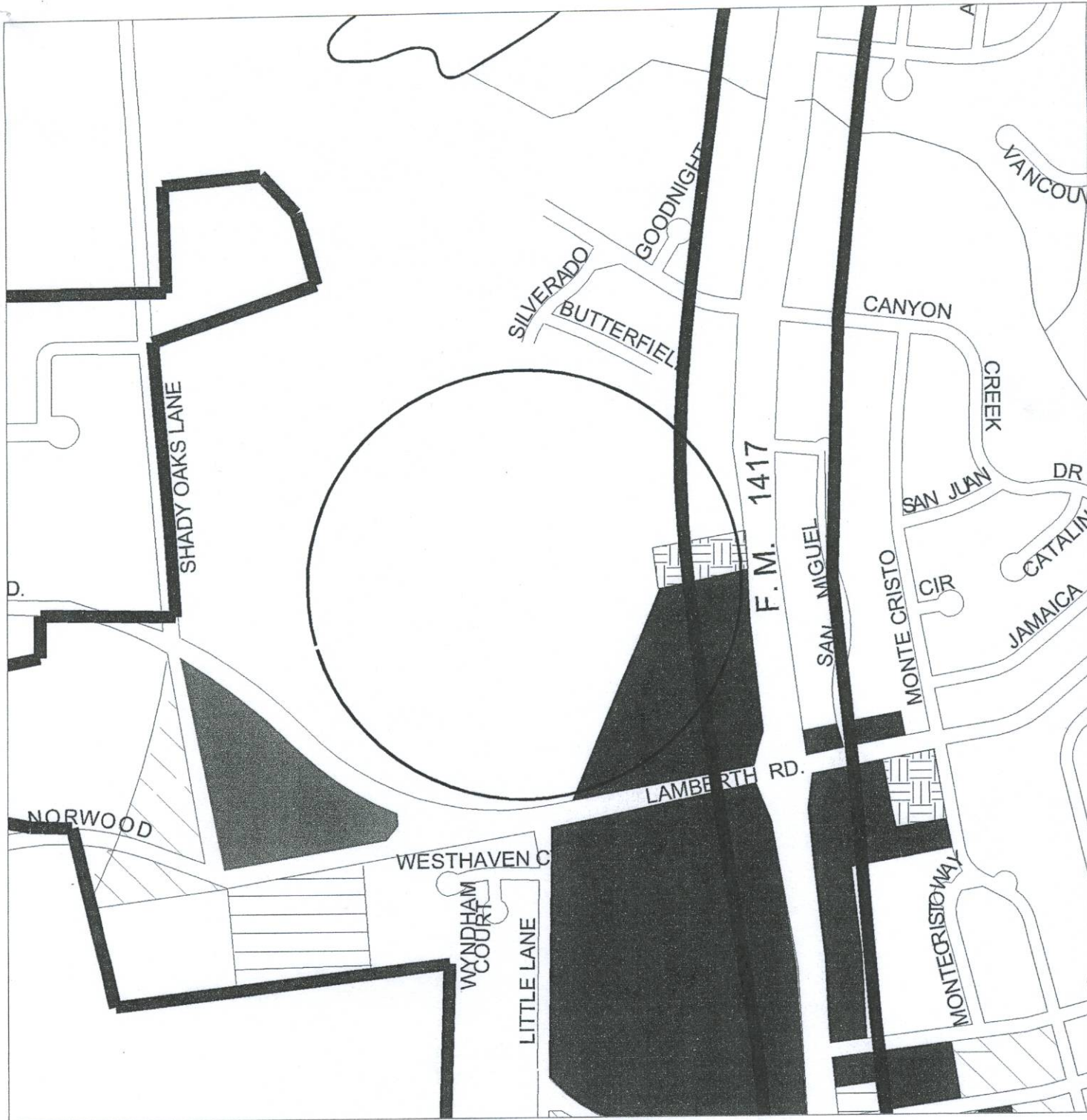
It is recommended that the final plat be approved and forwarded to the City Council for final action.

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		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



2200-2800 FM 1417 FINAL PLAT

Department of Developmental Services





FM
1417



Lamberth

Scale: 1 inch = 200.0 feet

(c) Copyright 2006, Pictometry International

**STAFF REVIEW LETTER**

May 16, 2007

DGR Development Group, LTD
801 E. Taylor
Sherman, Texas 75090

Kyle Boothe
3715 Sumner Ct.
Sherman, Texas 75090

Sherman Bible Church
2617 F.M. 1417 North
Sherman, Texas 75092

Dear Applicants,

The request for approval of the Final Plat of O'Hanlon Ranch Estates, Phase 2, in the 2200-2800 Blocks of F.M. 1417 North and the 2300-2400 Block of West Lamberth Road, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. A drainage plan must be submitted.
4. A utility plan must be submitted.
5. Right-of-way for the south one-half of Overland Trail will need to be dedicated to the city prior to the Developers contract being signed.
6. Include with the title of the plat, the legal description of land being platted.
7. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

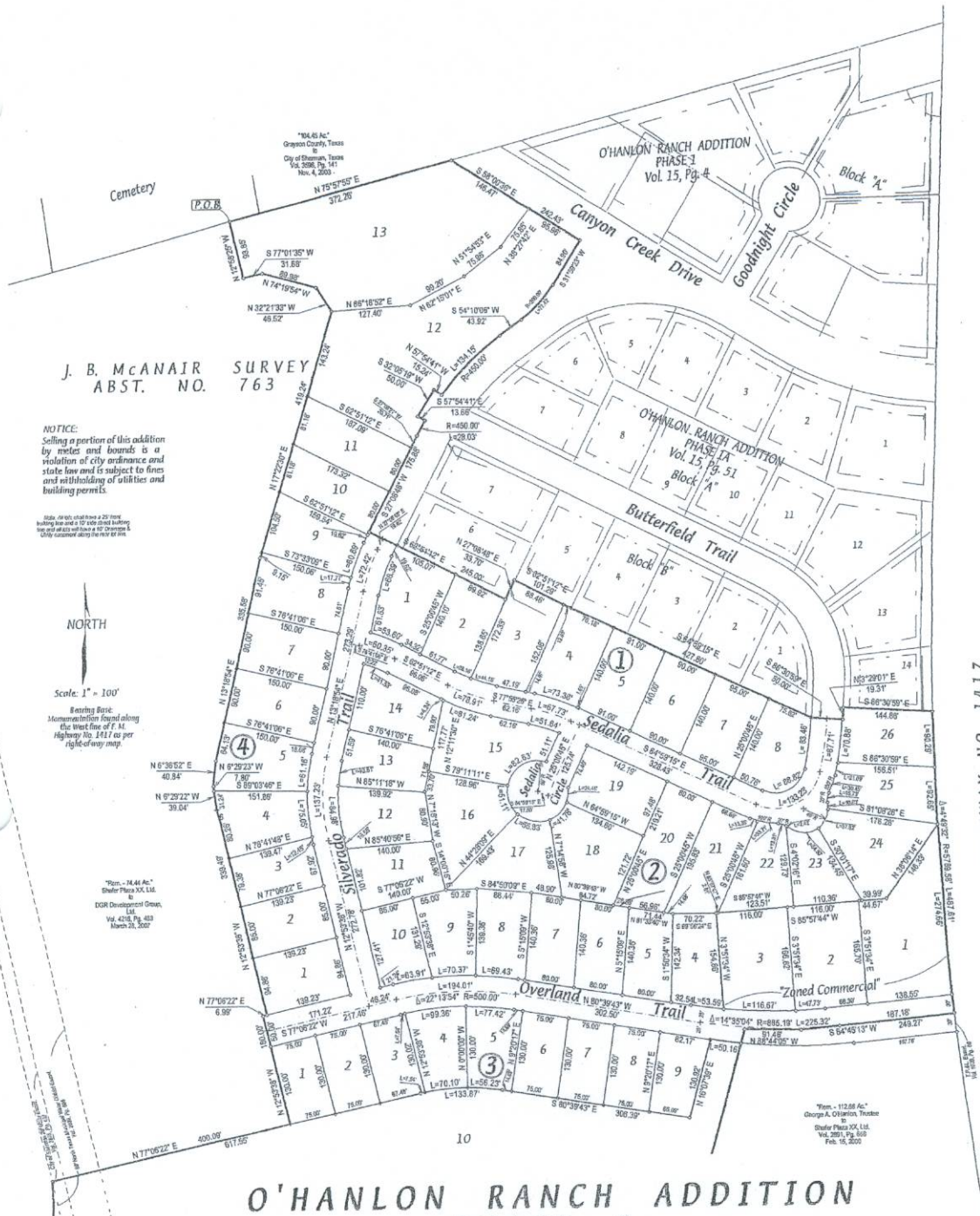
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

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

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

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Charles, Jr., P.E., City Engineer
Tipton Engineering, Inc.
P.O. BOX 1106 • SHERMAN, TEXAS 75051-1106 (903) 892-7206



J. B. McANAIR SURVEY
ABST. NO. 763

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.

Note: All lots shall have a 20' front building line and a 10' side street building line and shall not have a 10' driveway & utility easement along the rear or side.

NORTH
Scale: 1" = 100'
Bearing Note:
Measurements figured along the West line of F.M. Highway No. 1417 as per right of way map.

"Town - N. 44th Ac."
Shuler Plaza XX, Ltd.
DGR Development Group, Ltd.
Vol. 428, Pg. 483
March 25, 2002

"Town - 12.88 Ac."
O'Hanlon Ranch Addition
Shuler Plaza XX, Ltd.
Vol. 281, Pg. 618
Feb. 15, 2002

F. M. HIGHWAY NO. 1417

O'HANLON RANCH ADDITION PHASE 2 to the CITY of SHERMAN GRAYSON COUNTY, TEXAS

Owners & Developers

DGR Development Group, Ltd.
Dean Gilbert, Inc.
801 E. Taylor
Sherman, Texas 75090
Dean Gilbert, President

Kyle Boothe

Sherman Bible Church
Todd Syane, Chairman
of the Deacons



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

SHEET 1 OF 3
OHN N-7A

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

2900 Block of Overland Trail
1.52 Acres in the J. B. McAnair Survey, Abstract No. 763
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.8.1 Subsection 5 to allow a 15 foot setback in lieu of the required 40 feet from a residential zoned property in a C-O (Office) District and the O-1.1 FM 1417 Overlay District.

Adjacent Zoning:

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

Origination:

Kyle Boothe (Representative)

Considerations:

Master Plan Designation: Retail/Residential

Number of notices mailed:

32

Objections received:

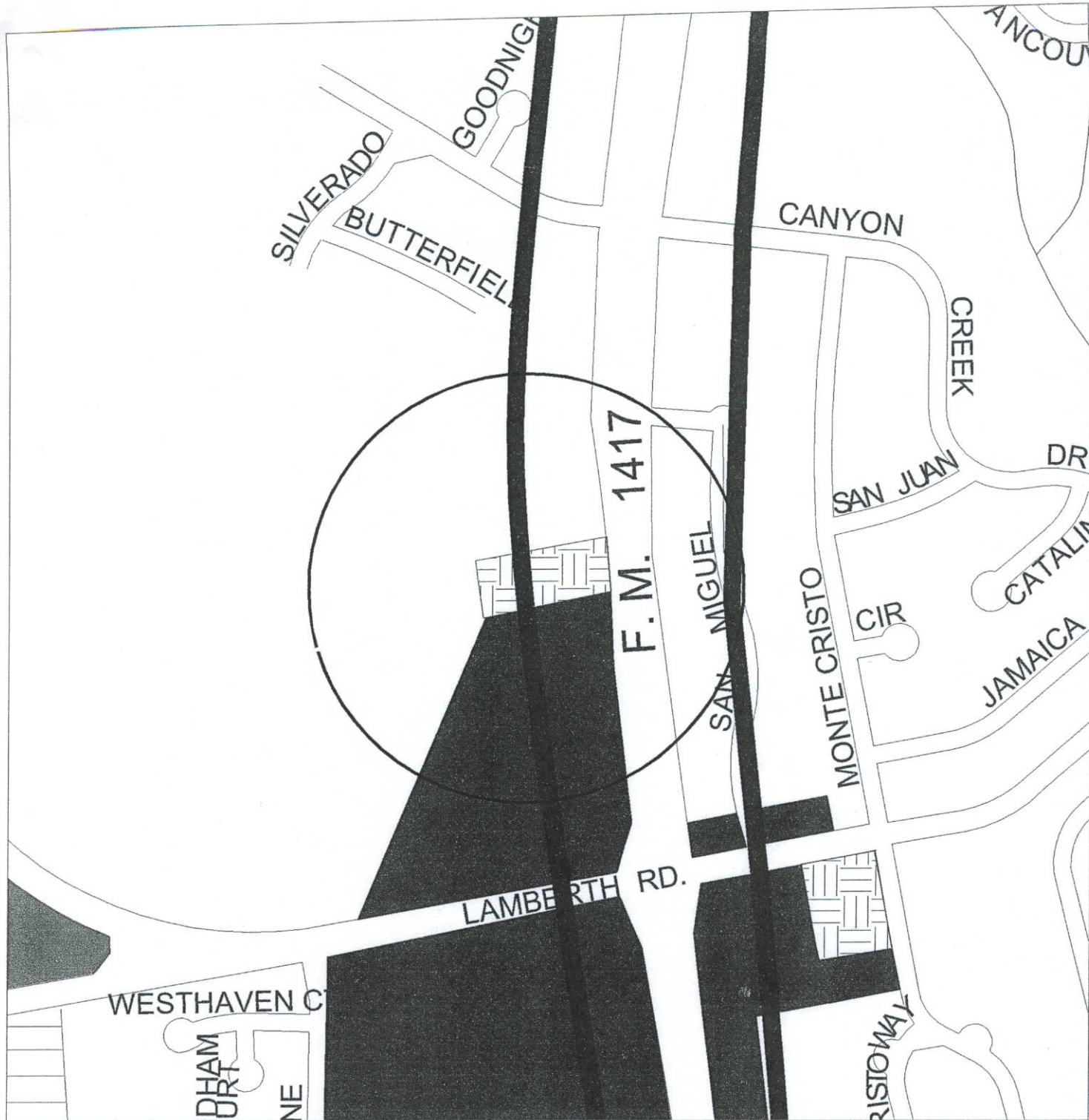
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



2900 OVERLAND VARIANCE

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 200.0 feet

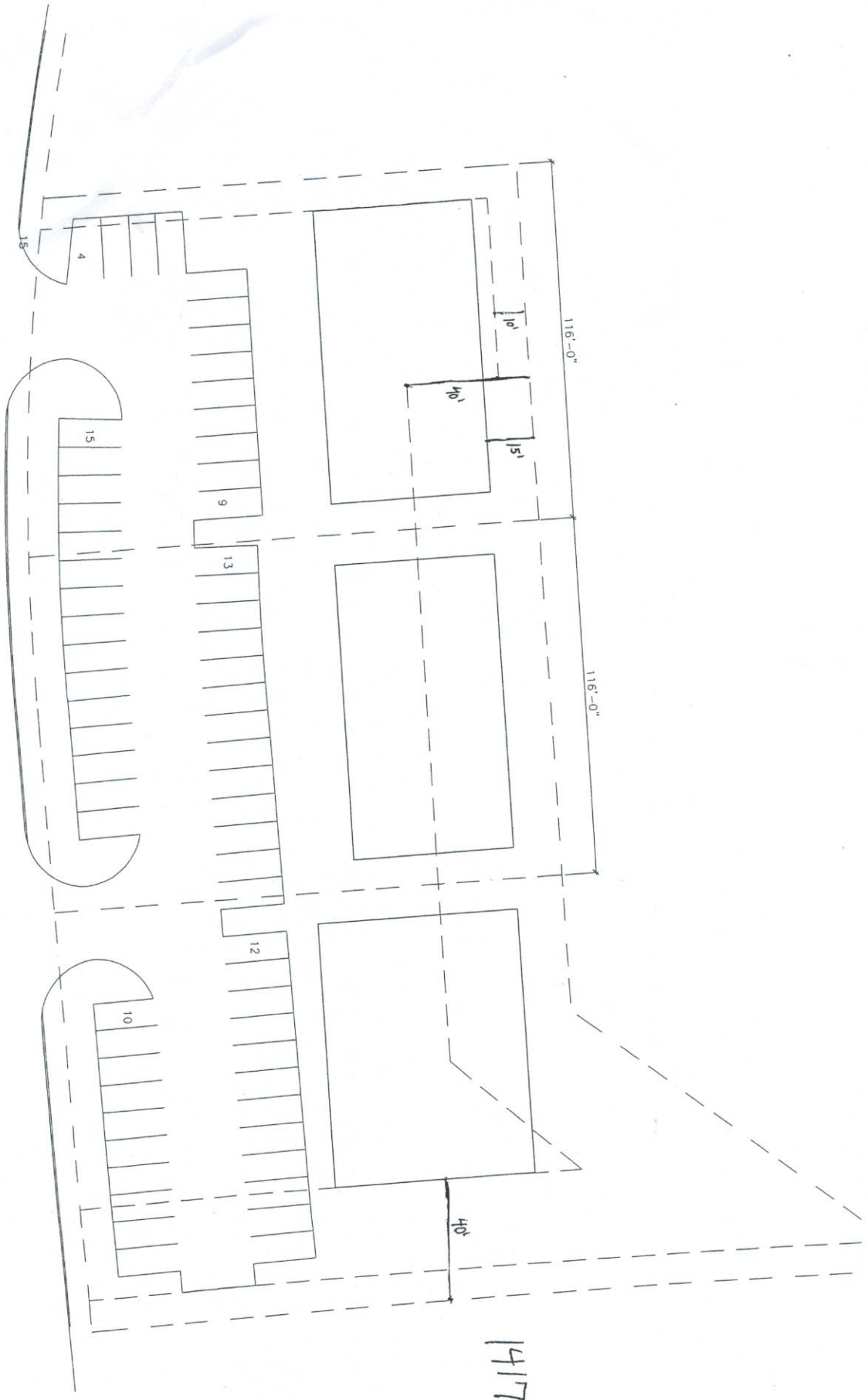
26 APRIL 2007



CONCEPTUAL SITE PLAN
SCALE: 1" = 30'

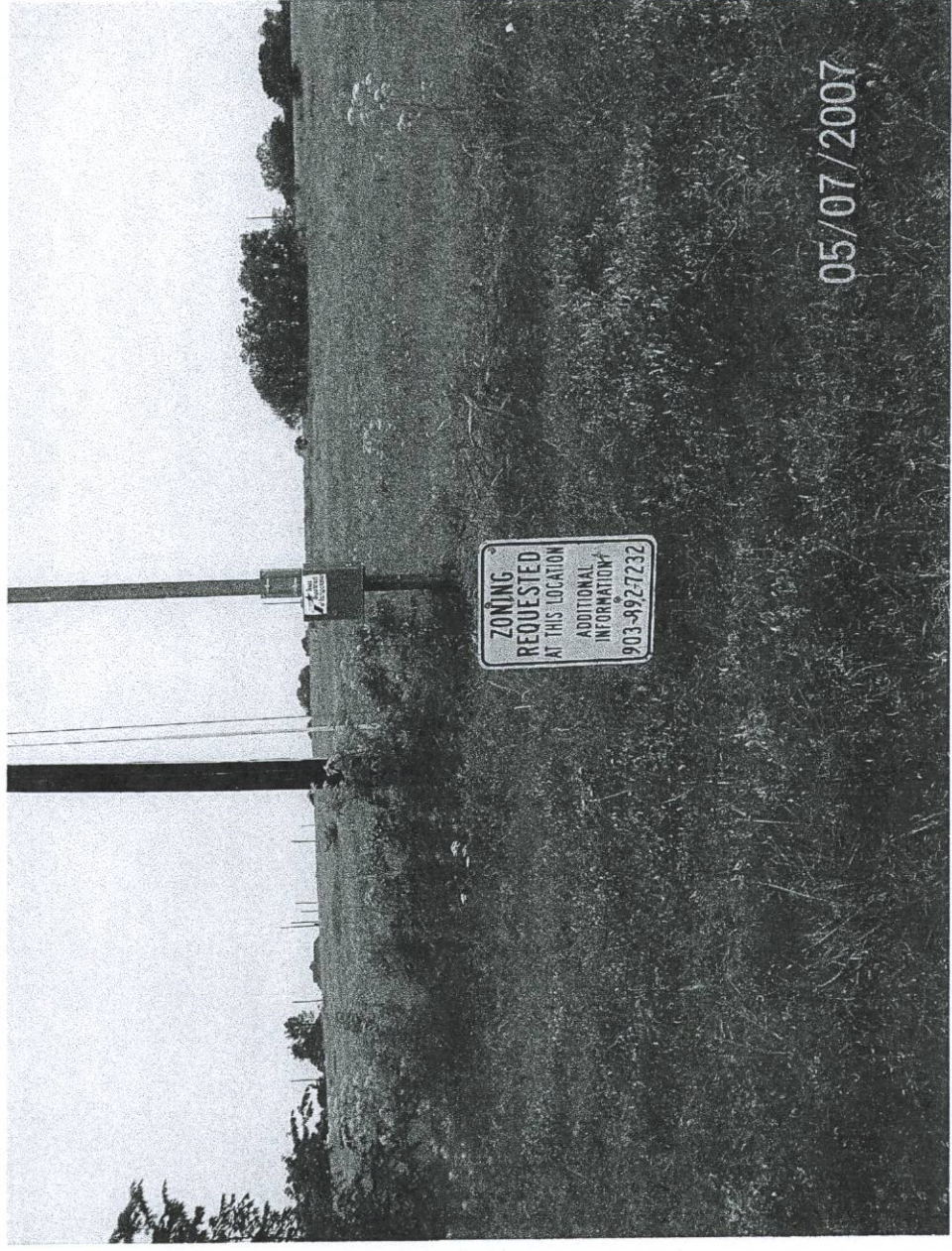
Overland Trail

davidbaca
STUDIO



1417
Overland Trail Office Park

2900 Block of Overland Trail



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

5100-5200 Blocks of Quail Run Road
4.42 acres in the Elizabeth Jones Survey, Abstract No. 625
and the Jason Stamps Survey, Abstract No. 1115
Zone Change

Requested Action/Proposed Use:

Zone Change under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District to a SF-1 (Single Family Residential) District.

Adjacent Zoning:

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

Origination:

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

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

8

Objections received:

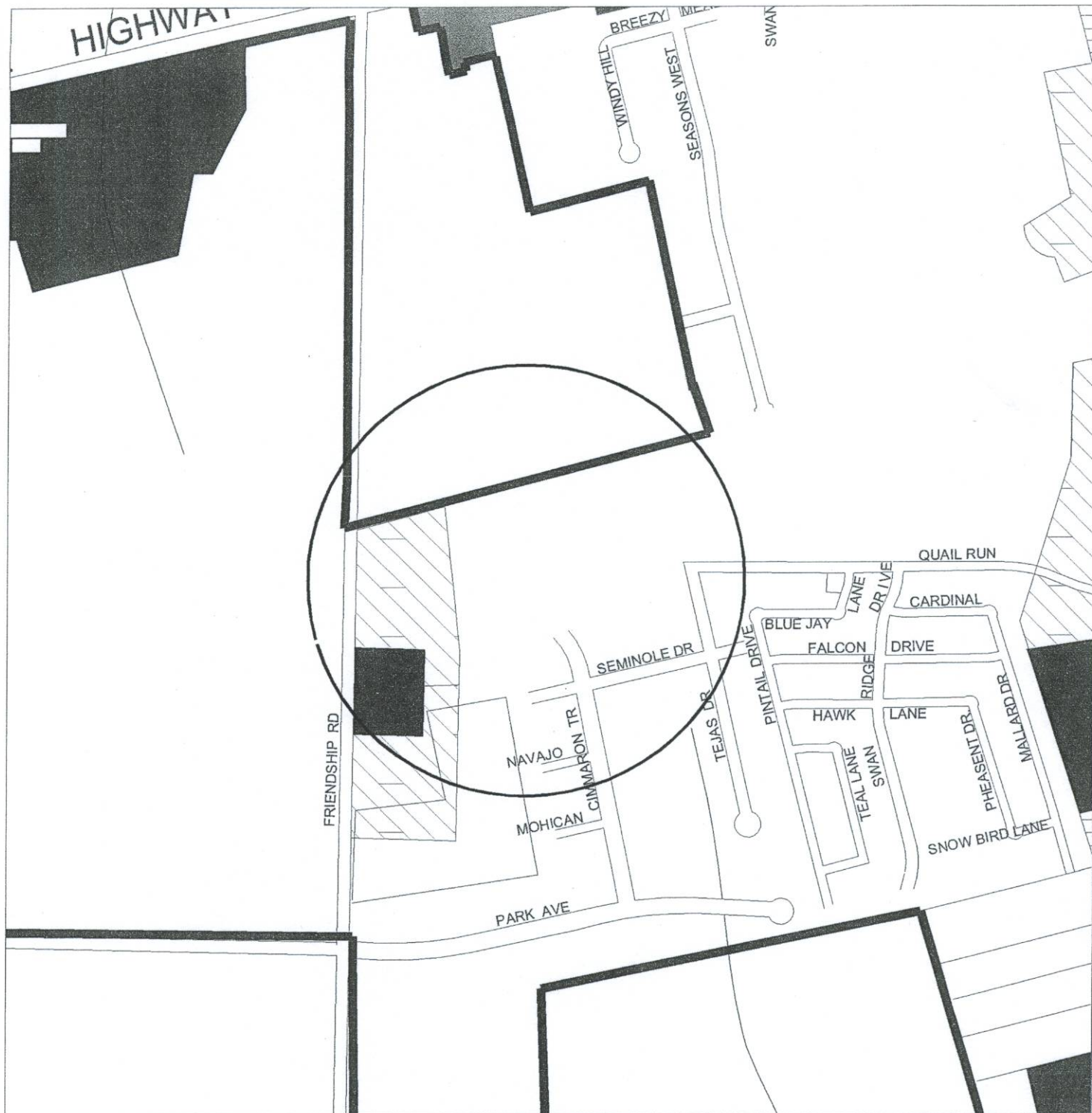
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT
	C-1	RETAIL BUSINESS DISTRICT
	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



5100-5200 BLK QUAIL RUN ZONE CHANGE

Department of Developmental Services





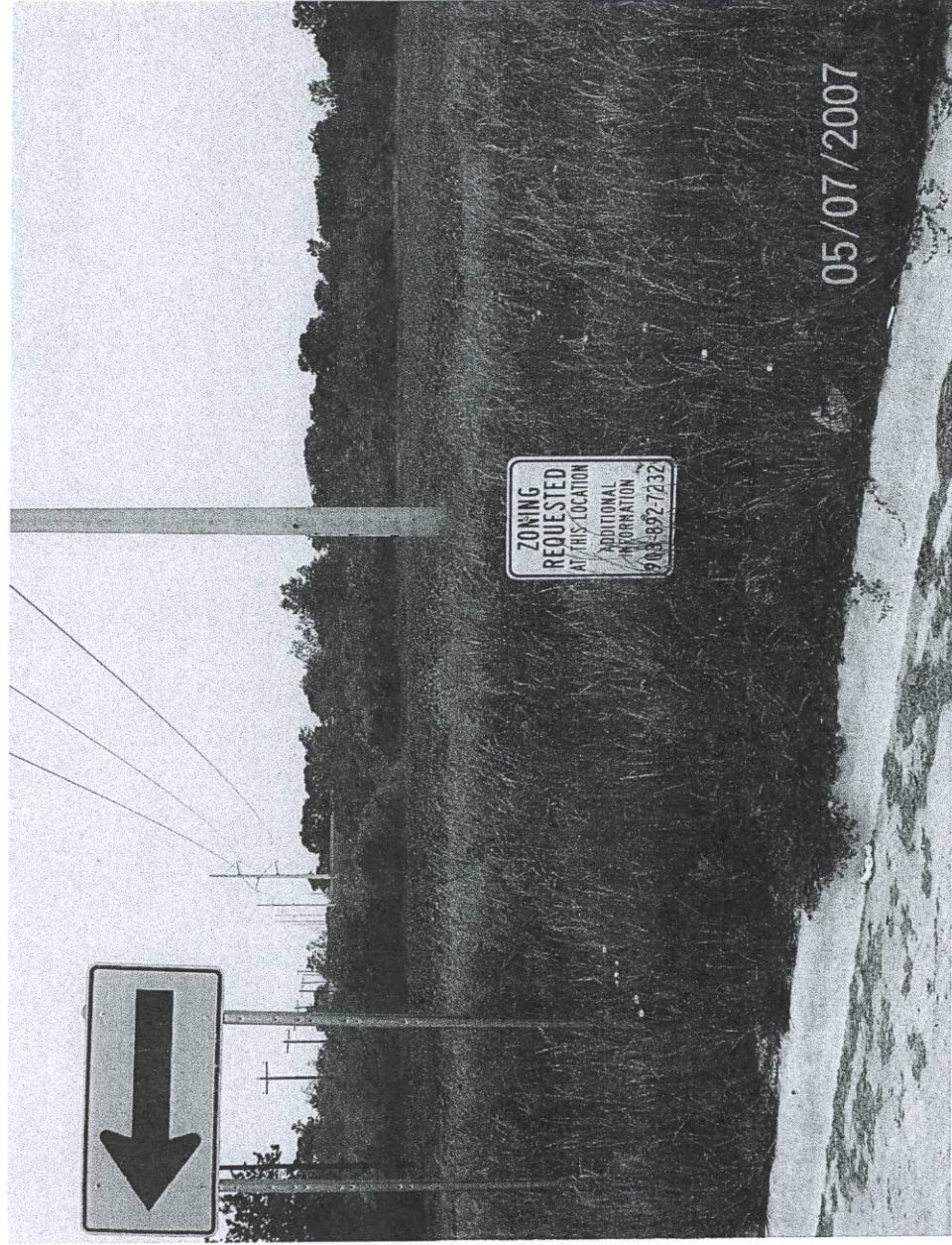
Friendship

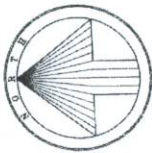
Quail Run Rd

Average Scale: 1 inch = 275.5 feet

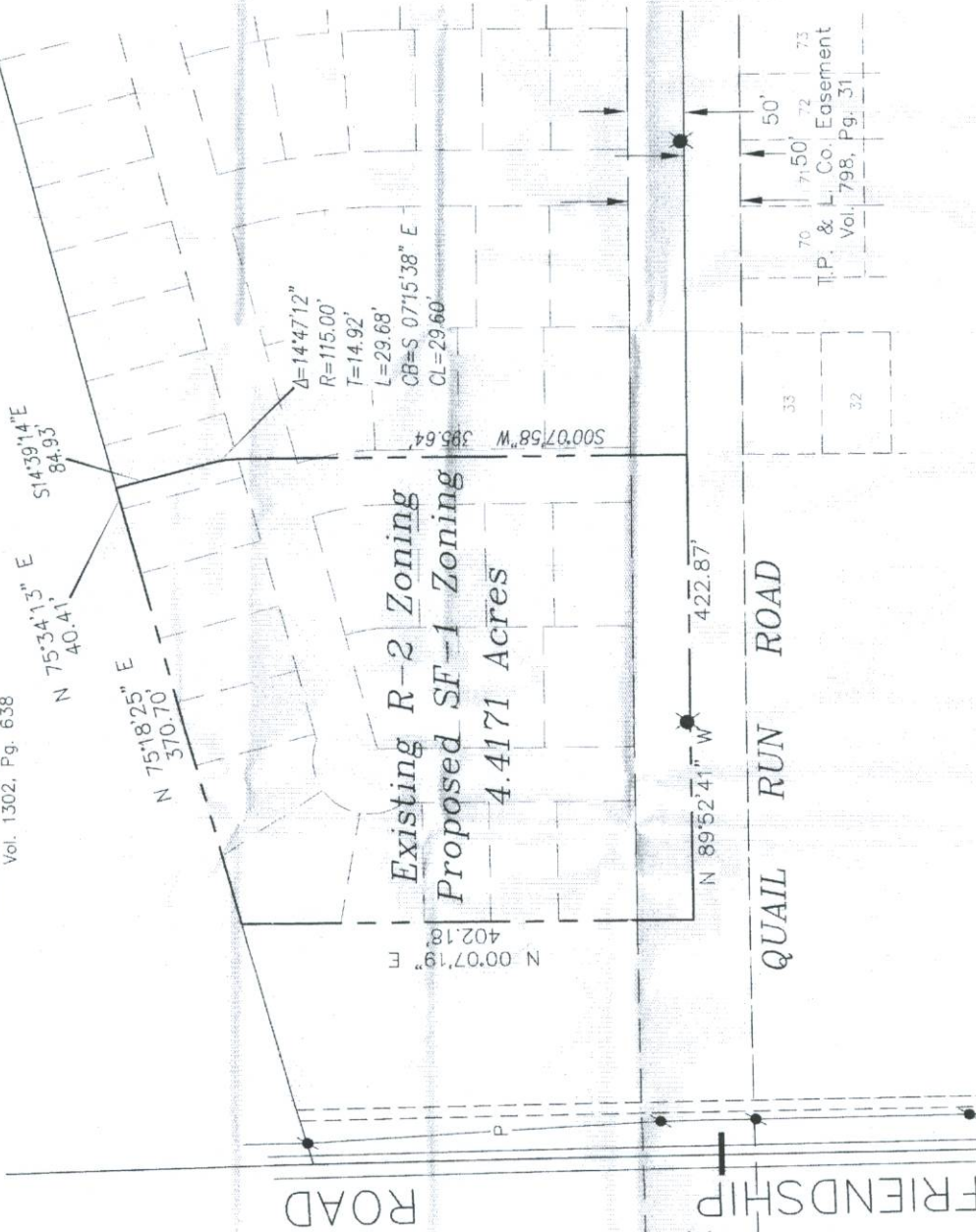
(c) Copyright 2006, Pictometry International

5100-5200 Blocks Quail Run





JOE and HELEN HICKS
Vol. 1302, Pg. 638



ROAD

FRIENDSHIP

QUAIL RUN ROAD

Existing R-2 Zoning
Proposed SF-1 Zoning
4.4171 Acres

T.P. & L. Co. Easement
Vol. 798, Pg. 31

METES & BOUNDS DESCRIPTION

4352-72
Being a tract of land situated in the El Estero area, Sherman County, Texas, the said tract being a portion of a tract of land conveyed to Joe and Helen Hicks by deed of conveyance to said Joe and Helen Hicks, dated and recorded in the Public Records of the County of Sherman, Texas, Book 1302, Page 638, and being more particularly described as follows:
Beginning at a point located in the southeast corner of the subject tract, and being N 00° 12' 41" E, a distance of 175.00 feet and S 89° 47' 15" E, a distance of 40.00 feet from the intersection of the center line of Friendship Road (on 00° 20' 00" at this intersection) with the north line of said Joe and Helen Hicks (Pg. 638);
THENCE, N 00° 12' 41" E, with the centerline of Friendship Road, a distance of 224.40 feet to a point located at the northeast corner of the subject tract;
THENCE, N 75° 18' 25" E, along the south line of a tract of land conveyed to Joe and Helen Hicks by deed of conveyance to said Joe and Helen Hicks, dated and recorded in the Public Records of the County of Sherman, Texas, Book 1302, Page 638, a distance of 370.70 feet to the point of beginning of the subject tract;
THENCE, along the south line of said Joe and Helen Hicks, a brief of land conveyed to said Joe and Helen Hicks, dated and recorded in the Public Records of the County of Sherman, Texas, Book 1302, Page 638, a distance of 370.70 feet;
N 75° 18' 25" E, a distance of 40.00 feet;
N 75° 18' 25" E, a distance of 40.00 feet;
THENCE, S 14° 39' 14" E, along the south line of a tract of land conveyed to Joe and Helen Hicks by deed of conveyance to said Joe and Helen Hicks, dated and recorded in the Public Records of the County of Sherman, Texas, Book 1302, Page 638, a distance of 84.93 feet to a point for corner;
THENCE, along a tangent curve to the right having a central angle of 14° 47' 12", and a radius of 115.00 feet, and an arc length of 28.68 feet with a chord bearing of S 07° 15' 38" E, a distance of 29.60 feet to a point for corner;
THENCE, S 07° 15' 38" E, a distance of 29.60 feet to a point for corner;
THENCE, N 89° 52' 41" E, a distance of 422.87 feet to a point for corner;
THENCE, N 89° 52' 41" E, a distance of 422.87 feet to a point for corner;
THENCE, N 89° 52' 41" E, a distance of 422.87 feet to a point for corner;
with the subject tract containing 105,428 square feet or 4.4171 acres of land.

ZONING EXHIBIT

THE PRESERVE

OUT OF THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
JASON STAMPS SURVEY, ABSTRACT NO. 1115
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SCALE: 1"=50' ~ DATE: 5-02-07 ~ 4.4171 ACRES
~ OWNER ~
COUNTRY RIDGE NORTH, LLC
2001 Skyline Drive ~ Suite A 145 ~ Sherman, Texas 75092
~ ENGINEER ~
TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
6330 Broadway Blvd., Suite C • Garland, Texas 75043 • (972) 226-2967

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

4100-5200 Blocks of Quail Run Road
85.40 acres in the Jason Stamps Survey
Abstract No. 1115
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of The Preserve

Adjacent Zoning:

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

Origination:

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

Considerations:

Master Plan Designation: Residential

Recommendation:

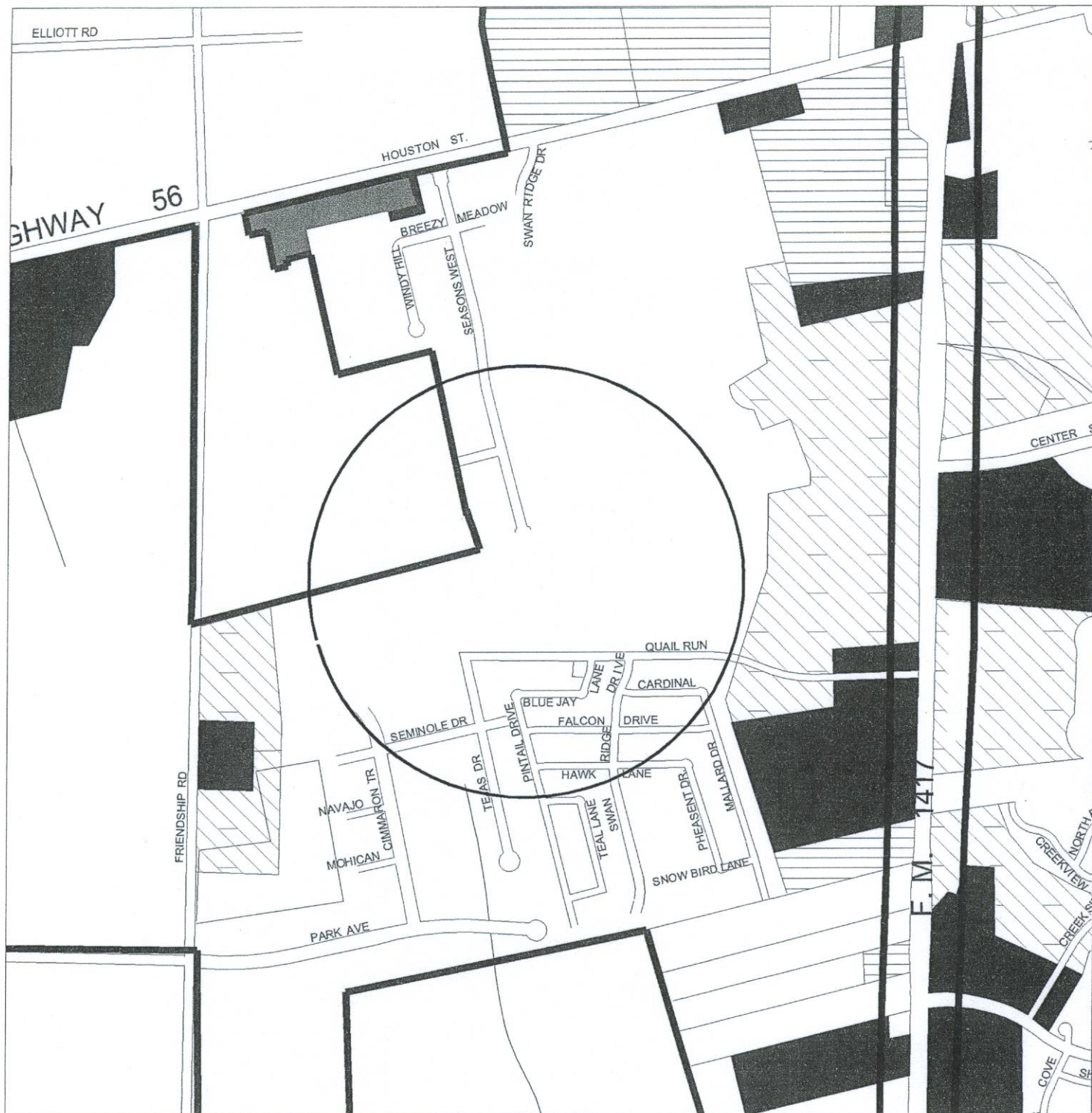
It is recommended that the preliminary plat be approved for preparation of the final plat.

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

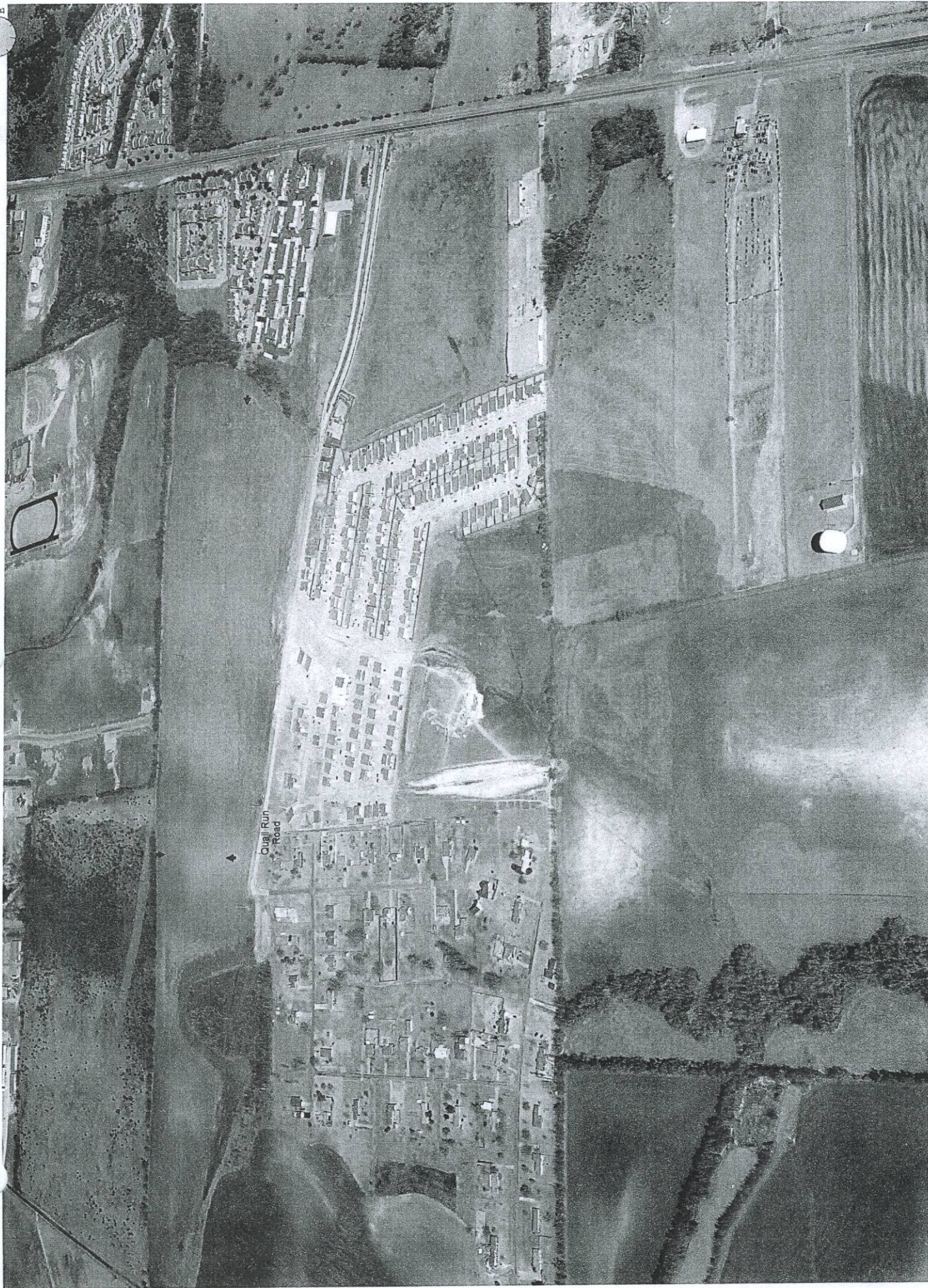
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M-H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



4100-5200 BLK QUAIL RUN PRELIMINARY PLAT

Department of Developmental Services





Average Scale: 1 inch = 486.7 feet

(c) Copyright 2006, Pictometry International

**STAFF REVIEW LETTER**

May 16, 2007

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

Dear Applicants,

The request for approval of the Preliminary Plat of the Preserve, in the 4100-5200 Blocks of Quail Run Road, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 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. Verify that the capacity of the existing 10" sanitary sewer is adequate for the new development.
2. Verify that a sanitary sewer lift station is not required to serve the west end of the development.
3. Submit a revised drainage plan utilizing detention as required.
4. Quail Run Road is required to be built to Friendship by the developer.
5. A street extension to the undeveloped track to the north is required.
6. Additional park land, walking trails and/or open space connecting existing parks and/or trails with new neighborhood parks and/or trails may be required to be made available to the public as final plat review is considered to the number of lots in the addition.
7. Streets shown to be built in the TXU easements and/or ROW will require written approval from TXU.
8. All requirements of NTMUD allowing permissions to utilize their easement shall be met.
9. 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
Tipton Engineering, Inc

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

315 West McLain Street
2.73 Acres in the J.B. McAnair Survey, Abstract No. 763
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an assisted living facility in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Mental Health Mental Retardation Services of Texoma (Owner)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

18

Objections received:

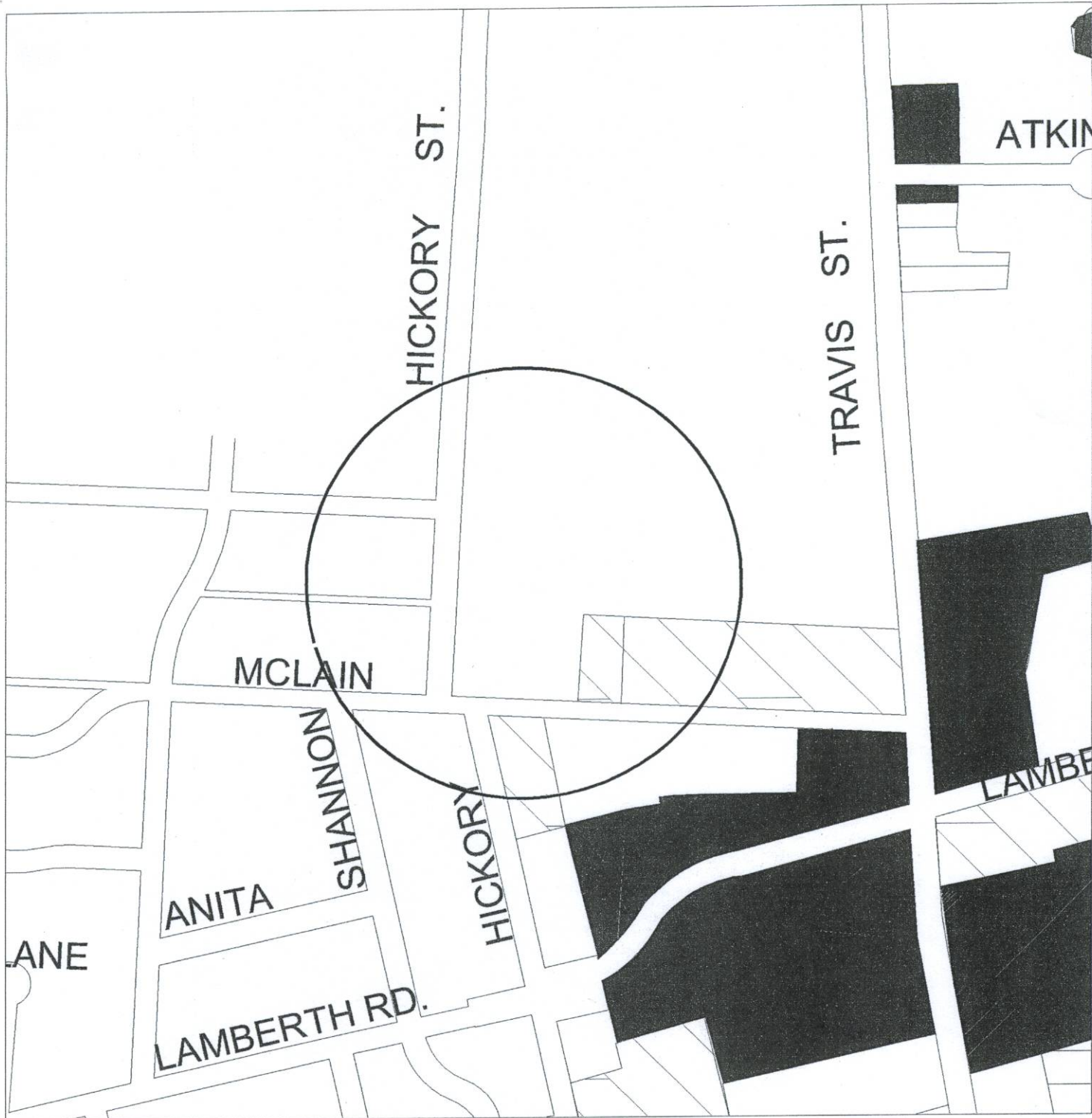
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

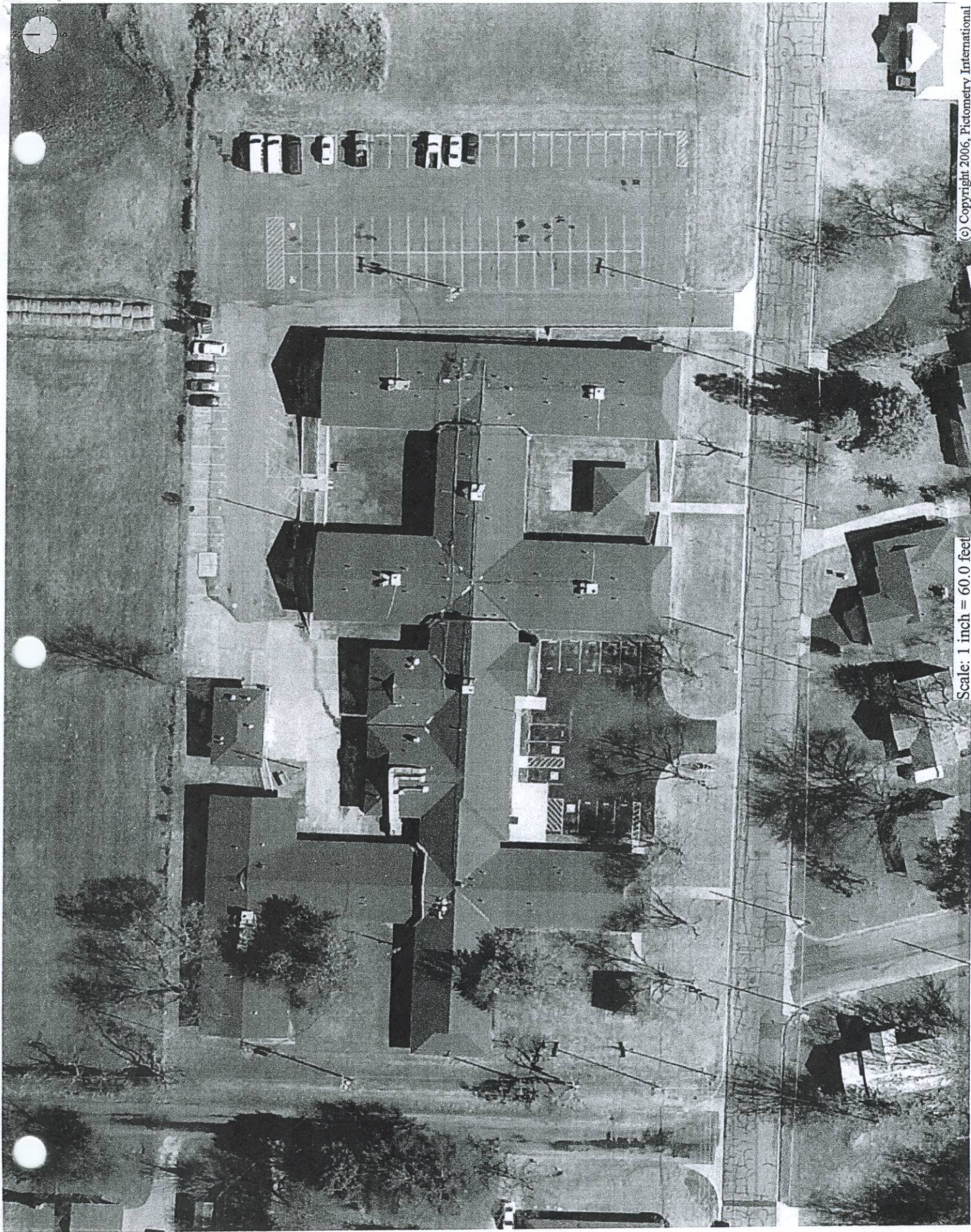
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA	BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



315 W MCLAIN SPECIFIC USE PERMIT

Department of Developmental Services





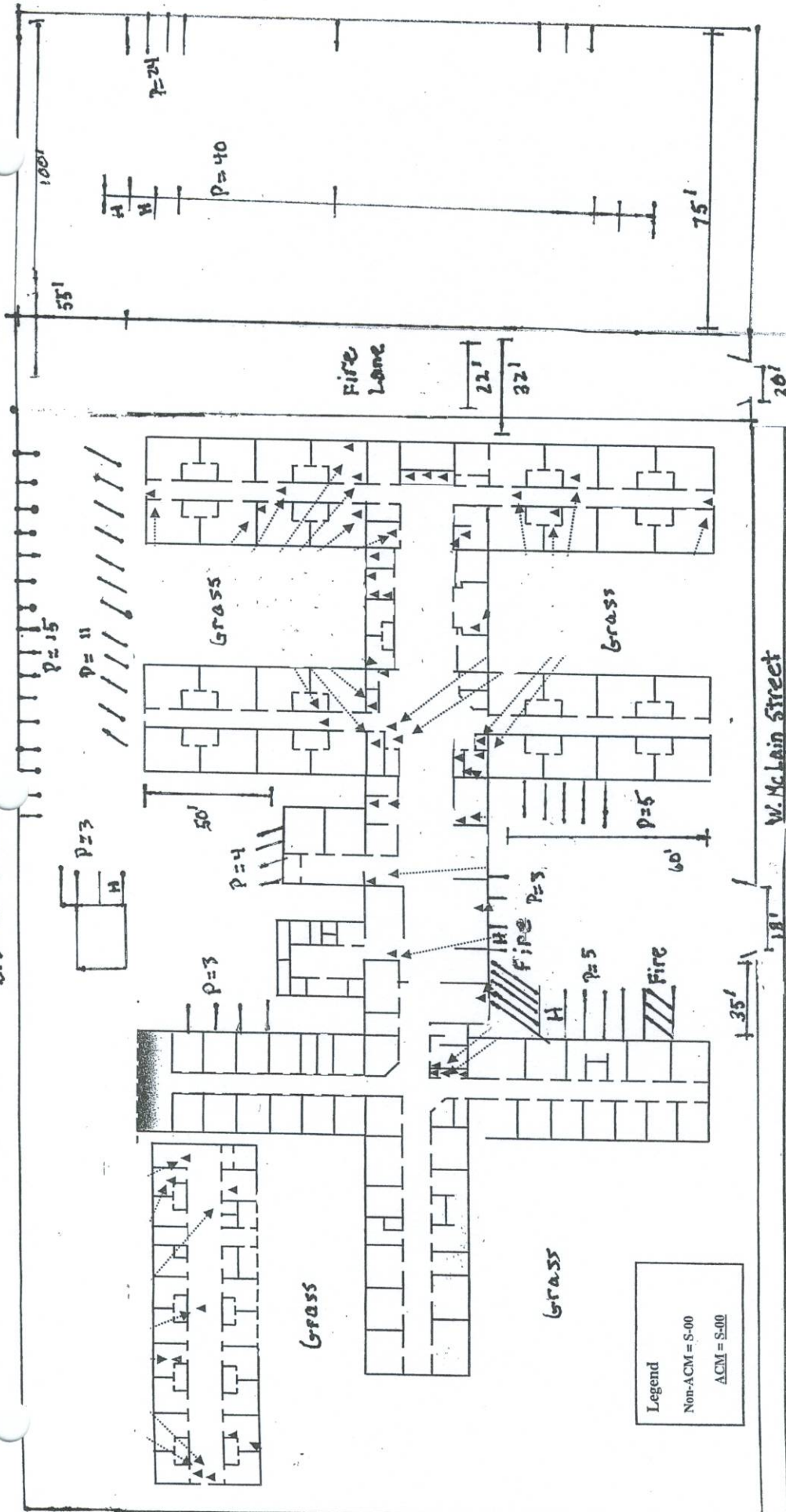
Scale: 1 inch = 60.0 feet

315 W. McLain



MMMK DESIGN OF PARKING
315 W. McLain

315 W. McLain



P = Parking
H = Handicapped Parking

W. McLain Street

Integra Realty Resources 930 West First Street Suite 303 Fort Worth, Texas 76102	Prepared by Louis Jensen	Sherman Habilitation Center 315 West McLain Sherman, Texas	Drawing not to scale	FIGURE 01
			Drawn by: JAS	

Legend
Non-ACM = S-00
ACM = S-00

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

5631 Texoma Parkway
3,000 square foot lease space
1.714 acre tract in the D. C. Shelp Survey, Abstract No. 1097
Specific Use Permit

Requested Action/Proposed Use:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

FYD LTD (Owner) and Mitchell Garrett (Representative)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

4

Objections received:

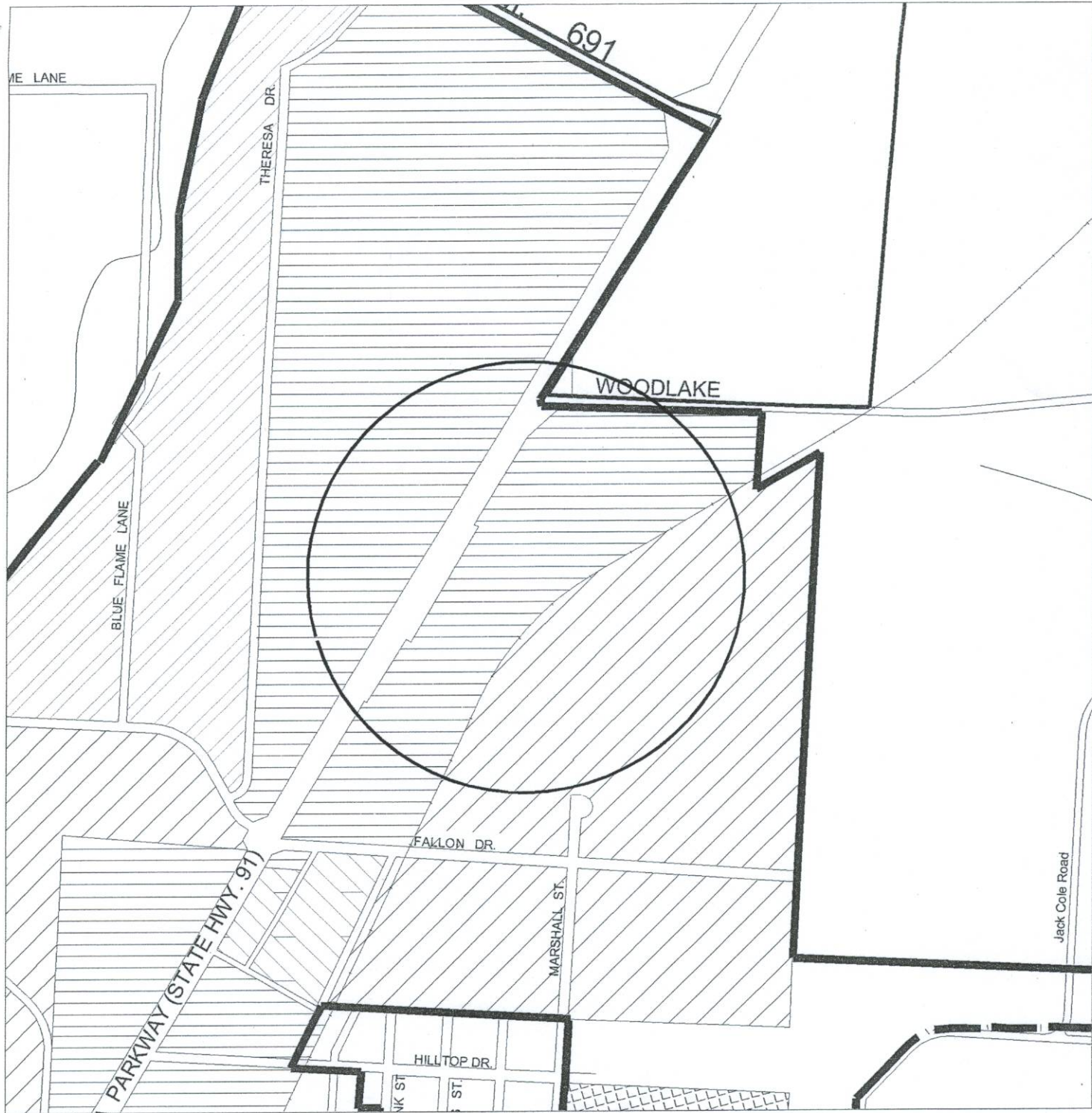
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



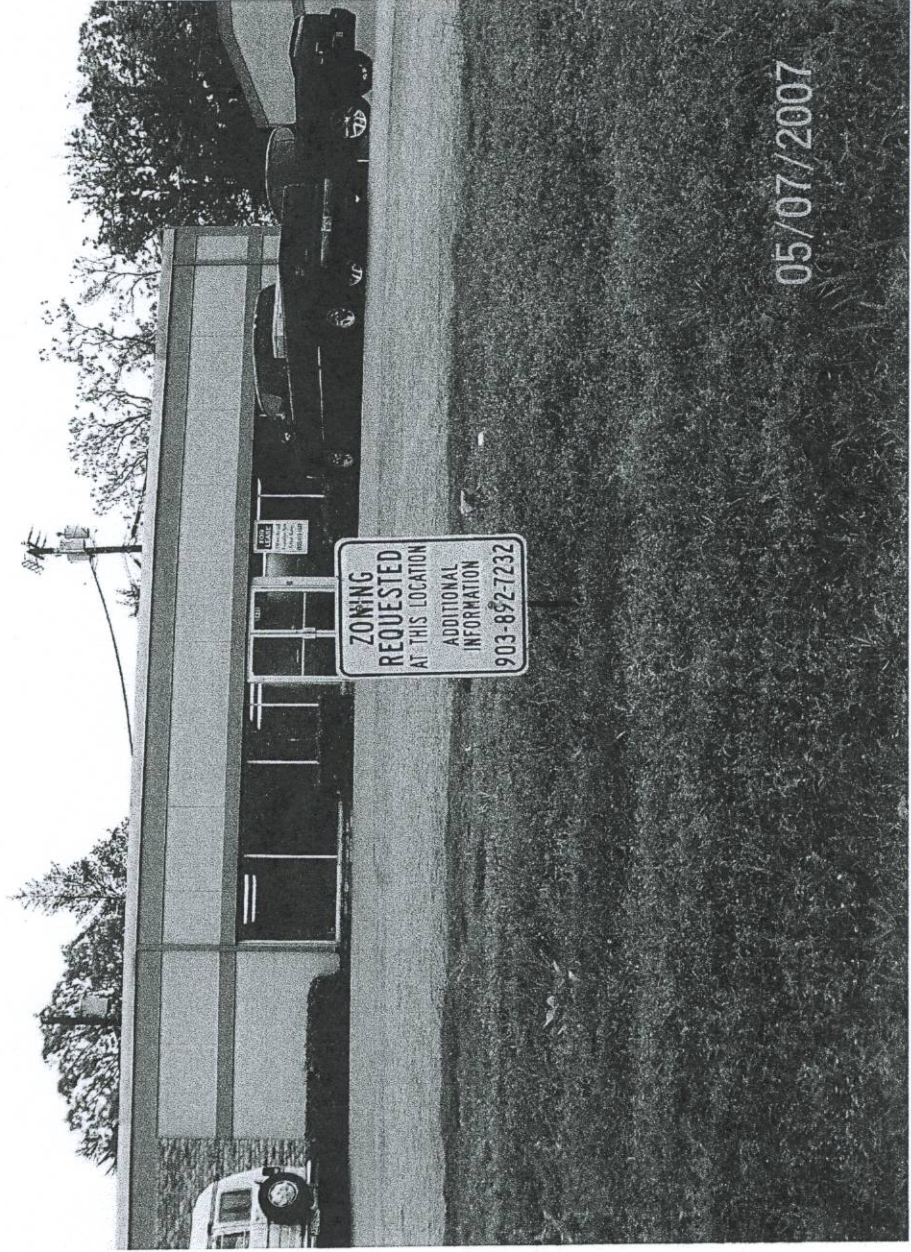
5631 TEXOMA PARKWAY SPECIFIC USE PERMIT

Department of Developmental Services





5631 Texoma Pky.



**STAFF REVIEW LETTER**

May 16, 2007

FYD LTD
111 Panarama Circle
Pottsboro, TX 75076

Mitchell Garrett
111 W. 5th St., 8th Floor
Tulsa, OK 74103

Dear Applicants,

The request for approval of the Specific Use Permit and site plan for the 3000 square foot lease space at 5631 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 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. Based on the final determination of the occupant load, all current fire codes may be required to be met.
2. Contact the Fire Marshal's office to determine sprinkler system, fire lane and fire alarm requirements.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

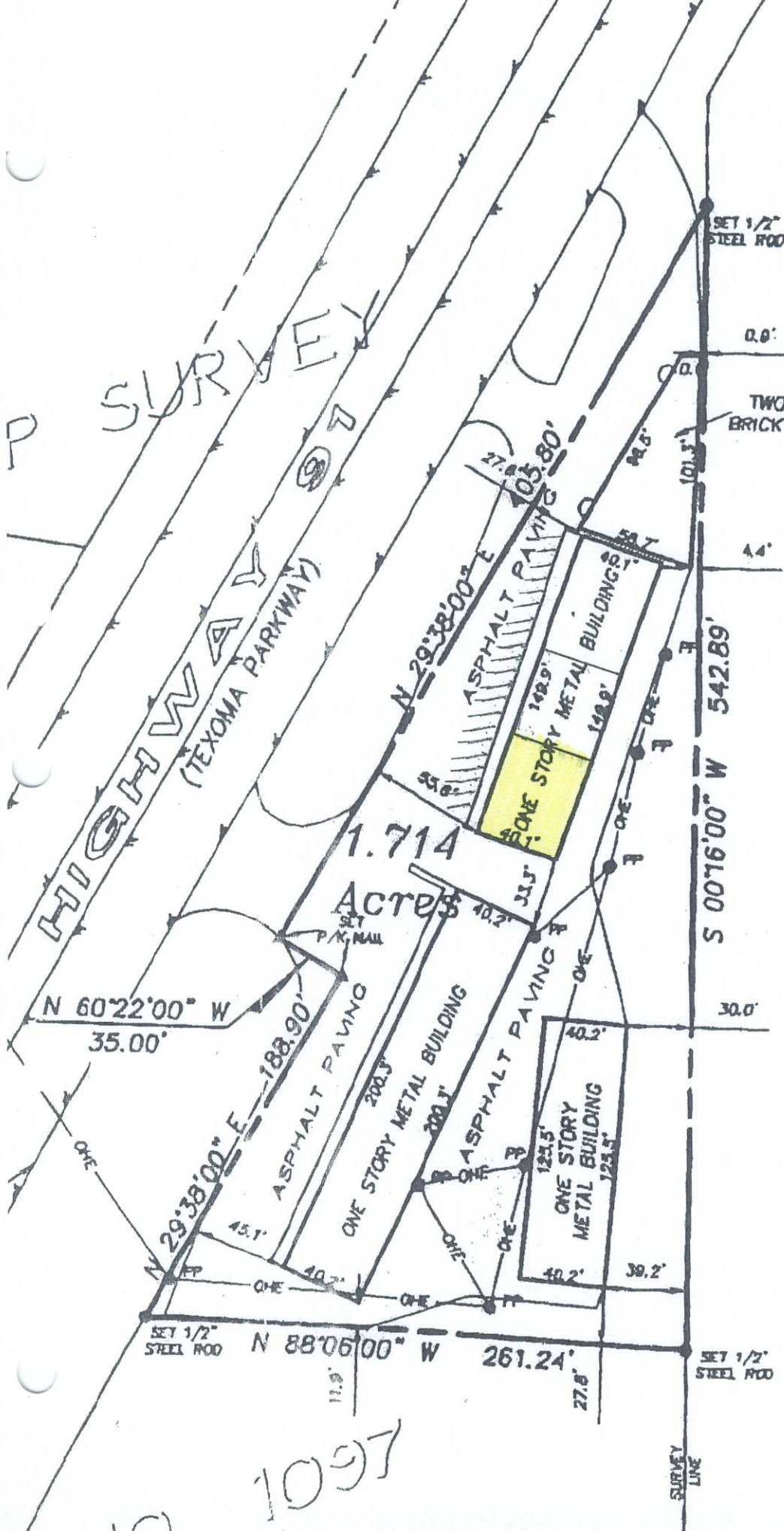
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



J. B. SHANNON SURVEY

ECI CEME
OF 7
VOL. 2
D.

1097

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 22, 2007

Jim Jacobs, Vice Chairman
Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

5000 Block of North Travis Street
Lots 1 and 2, Block 1,
Austin Landing East Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2684, Section 12 (B) to not require the developer to provide street escrow funds to construct Sherman Oaks Drive.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Texas Land Development (Owners)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

3

Objections received:

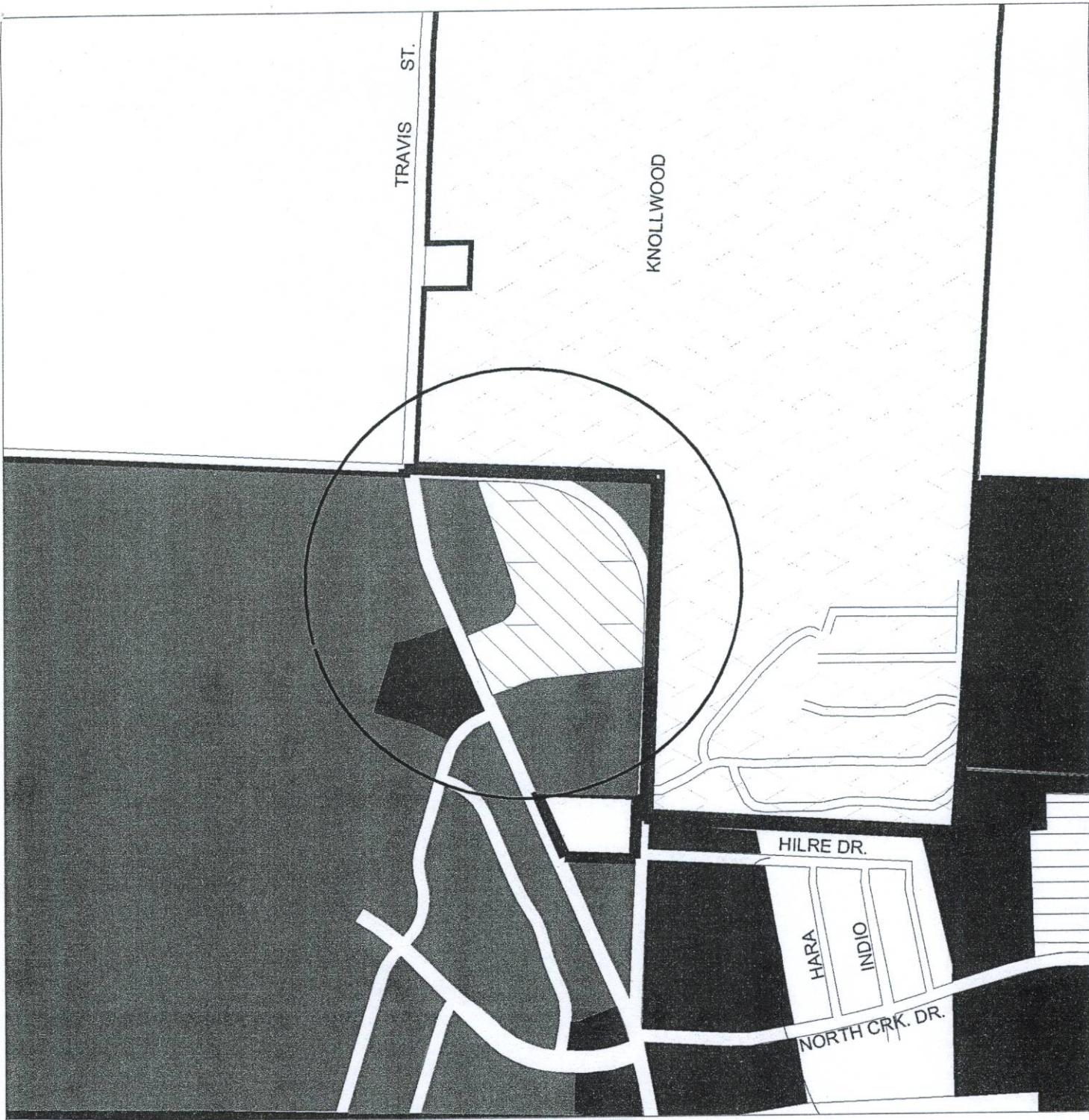
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



5000 NORTH TRAVIS VARIANCE

Department of Developmental Services

24



5000 Block N. Travis





30 April 2007

Mr. Scott Shadden
Director of Developmental Services – City of Sherman
P.O. Box 1106
Sherman, Texas 75091-1106

Regarding: Request of Exception to Paving Escrow—Sherman Oaks Drive

Dear Scott,

This request is in connection with the proposed multifamily project by Portfolio Development. Consideration is requested regarding escrow for future public improvement of the Sherman Oaks Drive. The portion of the road being addressed borders the commercial tract being developed by Portfolio Development in the Austin Landing East Addition and abuts the neighboring city of Knollwood on the other side.

This road appears to be a unique situation—it is adjacent to another city, and does not provide access to any needed destination within the city of Sherman. We ask consideration in this matter because of the uncertainty regarding the initiating of capital expense for the improvement of this road. Specifically, we request that an exception to the escrow deposit requirement for such improvements be granted.

Because of the convenience and more direct route to most destinations provided by Travis, it is anticipated that the majority of the traffic to the multifamily property will both enter and exit on the west side of the property, thus minimizing use of the subject road.

Thank you for your consideration.

Don Combs
Manager

**STAFF REVIEW LETTER**

May 16, 2007

Don Combs
205 Highland Knoll
Highland Village, TX 75077

Dear Applicant,

The request for approval to not require the developer to provide street escrow funds to construct Sherman Oaks Drive in the Austin Landing East Addition in the 5000 Block of North Travis Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The City of Sherman's Developers Ordinance, Section 13, requires the upgrading of substandard streets adjacent to the boundary of commercial and multi-family developments. The Engineering Department has calculated the developers cost of Sherman Oaks Drive (concrete) along the frontage of Austin Landing East for this portion of their property to be \$107,520.00.

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

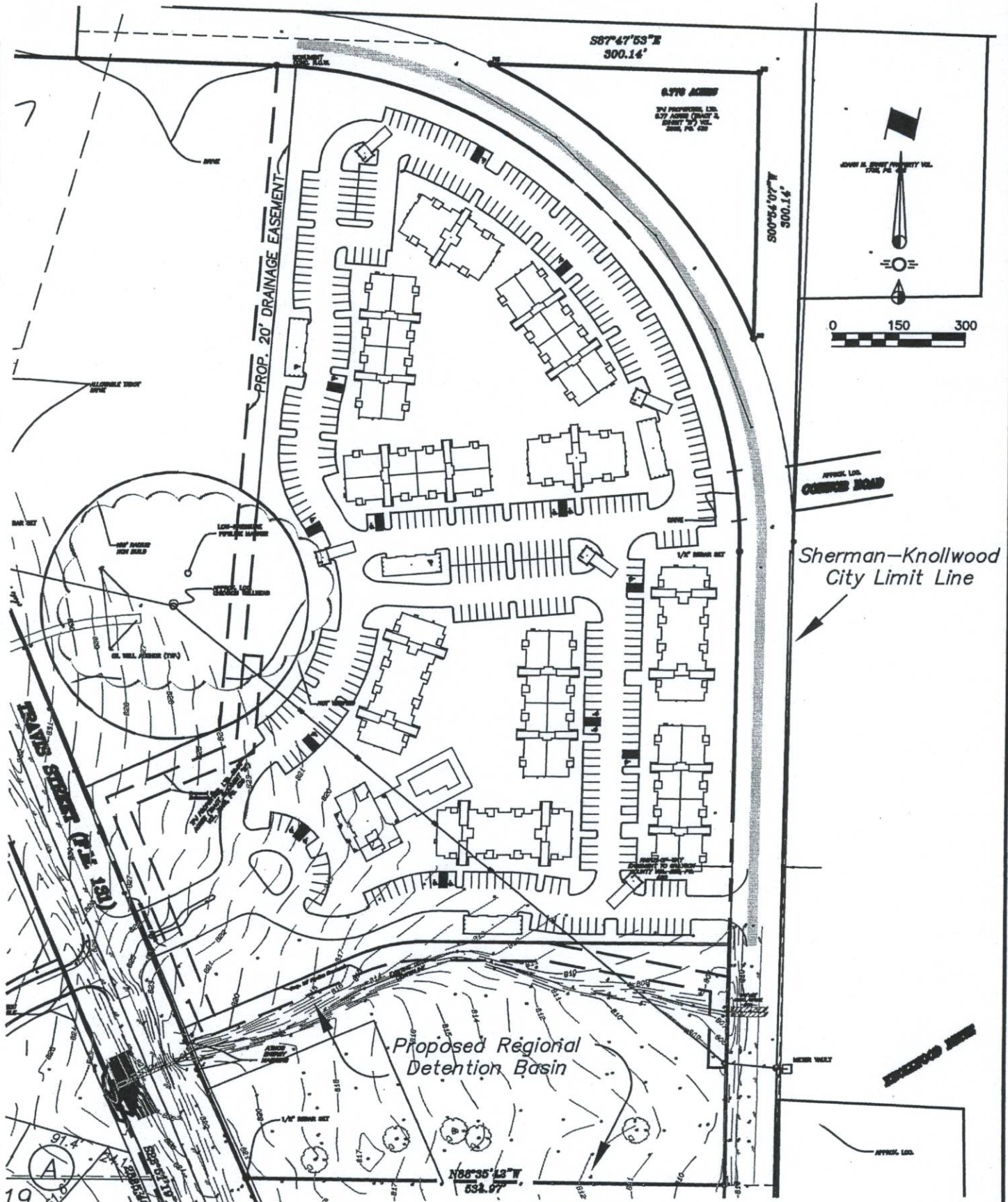
Secretary, Planning and Zoning Board and Board of Adjustment

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
Vilbig and Associates

Exception Request Exhibit

May 01, 2007 - 12:24pm User: Chris Z:\808-2 12 Ac on Travis\Civil\808-2\Design\ASG\85X11_ERE.dwg



VILBIG & ASSOCIATES, INC.

Consulting Engineers & Surveyors

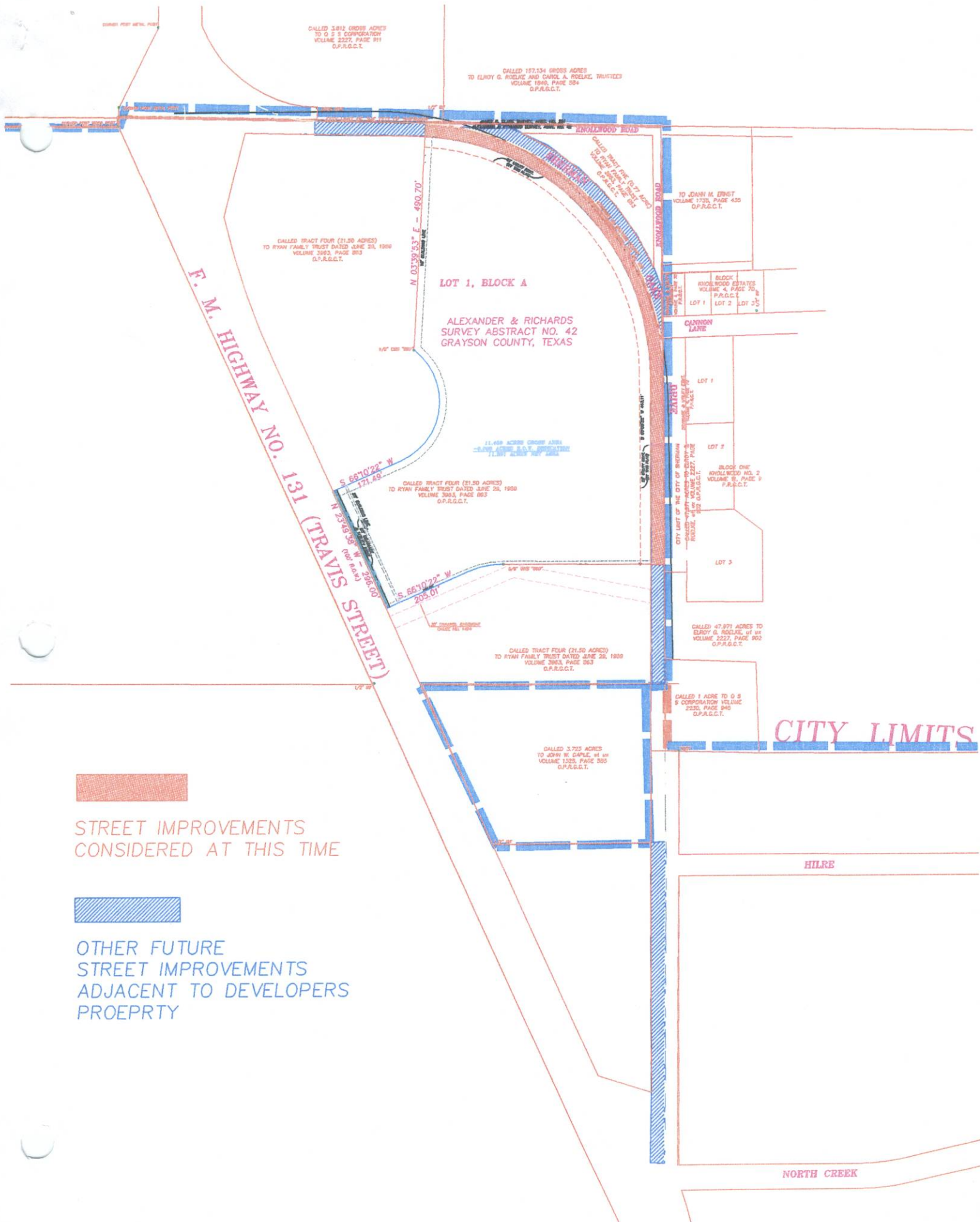
10132 Monroe Drive Dallas, Texas 75229

214-352-7333

JOB NO. 808-2

Scale 1" = 150'

Date 04/30/07



STREET IMPROVEMENTS
CONSIDERED AT THIS TIME

OTHER FUTURE
STREET IMPROVEMENTS
ADJACENT TO DEVELOPERS
PROEPRTY