

STATE OF TEXAS §
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, May 20, 2008.

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

MEMBERS ABSENT: JACOBS AND BETHEL

CALL TO ORDER

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

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the April 22, 2008 Meeting. Motion by Commission Member Plyler to approve the Minutes as written. Second by Commission Member Jones. All present voted AYE.
MOTION CARRIED.

WELCOME NEW COMMISSION MEMBER

Chairman Sofey welcomed Brad Morgan to the Planning and Zoning Commission.

APPOINT BOARD OF ADJUSTMENT

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

APPOINT VICE-CHAIRMAN

Chairman Sofey explained he would be abstaining from two items on the agenda at this meeting. Vice-Chairman Jacobs was not at the meeting; in his absence he appointed Commissioner John Nix as Vice-Chairman for this meeting only.

VARIANCE

**THE REQUEST OF RON BARTON (OWNER) CONCERNING
THE PROPERTY LOCATED AT 1419 NORTH BROUGHTON
STREET, BEING LOTS 5 & 6, BLOCK 9 OF JONES SUMMIT
ADDITION AS FOLLOWS:**

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 13 (H) (2) TO ALLOW A ZERO SETBACK FOR A 6' PRIVACY FENCE IN LIEU OF THE REQUIRED 25 FOOT IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Ron Barton, Cupid Homes, 715 S. Sam Rayburn, Sherman,
Texas

Mr. Barton appeared to represent the request and answer

CALL TO ORDER

APPROVE MINUTES

WELCOME BRAD MORGAN

APPOINT BOARD OF
ADJUSTMENT

APPOINT VICE-CHAIRMAN FOR THIS MEETING

**VARIANCE – SIDE
STREET SETBACK
1419 N. BROUGHTON
300 BLK. W. KING
(RON BARTON)**

any questions. He explained the property is located at the southeast corner of Broughton and Scott Streets. He showed the Commission pictures of the 6 foot privacy fence that was erected on the property line. They erected the fence when the house was built, thinking it was in the back yard, but Scott Street is a front facing street which requires a 25' setback. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, NIX, PLYLER AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF RON BARTON (OWNER) CONCERNING THE PROPERTY LOCATED AT 614 EAST SCOTT STREET, BEING LOT 3, BLOCK 9 OF JONES SUMMIT ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 13 (B) TO ALLOW A 6' PRIVACY FENCE TO THE FRONT PROPERTY LINE IN LIEU OF A SCREENING DEVICE NOT TO EXCEED 4' IN HEIGHT WITHIN 25' FEET OF A FRONT STREET RIGHT-OF-WAY IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
HEIGHT
614 E. SCOTT
(RON BARTON)

Ron Barton, Cupid Homes, 715 S. Sam Rayburn, Sherman, Texas

Mr. Barton appeared to represent the request and answer any questions. He explained the property is located at 614 East Scott Street between Broughton and Throckmorton Streets. They erected a 6' privacy fence on the east side of the lot when the house was constructed to block the overgrown vegetation and debris in the neighbor's rear yard.

Commissioner Nix explained he understood why he wanted to erect the fence, but he felt they should have obtained permission before the fence was erected.

Chairman Sofey explained it is becoming an issue where some of the things are necessary things but it is getting hard for the Commission to grant the request after the fact; it defeats the purpose. "I understand in both of these

cases, but this is happening more and more and we are going to reach a point where the Commission will not be granting the request.”

Mr. Barton explained they will make a plan on their part to come before the Board before they do it.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, AND SOFEY.

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 BOONIE SANDERS (OWNER) AND SHILOH BRADFORD (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 4915 NORTH F.M. 1417 (HERITAGE PARKWAY), BEING LOT 1, BLOCK 1 OF SANDERS ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW AUTOMOBILE COLLISION REPAIR IN AN EXISTING STRUCTURE IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1.1 (FM 1417) OVERLAY DISTRICT.

SUP & SITE PLAN –
AUTOMOBILE
COLLISION REPAIR
4915 FM 1417 N.
(BOONIE SANDERS &
SHILOH BRADFORD)

Chairman Sofey abstained from this request because of a conflict of interest. Vice-Chairman Nix took his place.

Shiloh Bradford, 307 W. Steadman, Sherman, Texas

Mr. Bradford appeared to represent the request. The property is located at 4915 F.M. 1417 North (Heritage Parkway). He would like to operate an automobile collision repair business at this location. He explained he would like to put in a shop like something you would see in the Dallas Fort Worth area, not like you see in the existing area. He would like to provide a high quality service in Sherman in a nice structure that is not unappealing. They will be recycling up to 90% of all the waste. They will be complying with the Overlay District requirements. He explained he owns Bradford Collision Repair on East Houston Street. He plans to stucco the metal building and have stone accents. Screening will be provided around the building. “If you are familiar with Service Kings or Caliber Collisions in the Dallas/Fort Worth area, it will be similar to those businesses, everything is screened, when a wrecked vehicle comes in, no one can see it.”

Dr. Ken Lawrence, 5005 N. FM 1417, Sherman, Texas

Dr. Lawrence explained he owns the business next door and they did not want a junk yard next door. They have animals next door and they did not want fumes that could affect the animals. He would object if you are going to be able to see junked/wrecked vehicles or if fumes will be coming out of building that could be hazardous to the pet's health or clinic.

Mr. Bradford explained you will not be able to see any wrecked/junked cars; they will fence all the way around the property. They will be putting in a high dollar and up to date paint booth, so they will be filtering all exhaust gases of any sort. They will be using mostly water based paints; they would like to protect the environment as much as possible.

Commissioner Jones asked how high the fence and what type of screening would be provided. He also asked if the vehicles would be the vehicles that he would be working on.

Mr. Bradford explained he would like to erect at least a six foot privacy fence. The vehicles will be only the vehicles they will be working on. He has owned his own business for the last three years and he is strict about what vehicles are left on site.

Commissioner Jones asked Scott Shadden the rules for the Overlay District.

Scott Shadden, Director of Developmental Services explained the rules for screening for this use in the Overlay District require the screening to be tall enough to hide anything on the lot. If he had a six foot fence he could not store anything taller than the fence.

Mr. Bradford explained he would erect an eight foot fence if that is what it takes.

Commissioner Morgan asked if he kept totaled out cars on the lot.

Mr. Bradford explained no totaled out cars will be kept on the lot, if they are totaled they will have the insurance company come out immediately.

Commissioner Davis asked Mr. Bradford if he was familiar with all the F.M. 1417 Overlay requirements.

Mr. Bradford explained he is familiar with the Overlay District requirements and intends to comply with the requirements.

Commissioner Morgan asked how much he planned to fence on the lot.

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Mr. Bradford explained he would like to go 75 feet past the building, he did not have an overlay of the lot at that time but it would be approximately 175 foot long fence.

Commissioner Atherton asked if the front of the building that faces F.M. 1417 would be pleasing.

Mr. Bradford explained it will be very pleasing. He plans to resurface the front of the building with EFIS which is a man made stucco finish.

Commissioner Plyler asked if the area between the veterinary clinic and his yard would be completely fenced and if the filters would be current EPA requirements.

Mr. Bradford explained yes it would.

Commissioner Morgan asked Mr. Shadden if there were any requirements for upkeep on the fence over time.

Mr. Shadden explained the fence will have to be maintained.

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

Letters were received from:

Glenn & Mary Goode, 1651 FM 371, Gainesville, Texas
Mr. & Mrs. Goode were in favor of the request.

Kenneth & Mary Lawrence, 5005 FM 1417 North, Sherman, TX

They wrote, "My primary concern would be appearance. I would not want wrecked cars sitting out and it looking like a junk yard next door."

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, NIX AND MORGAN.

VOTING NAY: NONE

ABSTAIN: SOFEY

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF JOHN W. ANDREWS AND CYNTHIA A. SOFEY-ANDREWS (OWNERS) CONCERNING THE PROPERTY AT 102 NORTH MCKOWN AVENUE, BEING LOT 12, BLOCK 2, GREENMOUNT 1ST ADDITION, AS FOLLOWS:

**ZONE CHANGE – R-1
TO C-1
102 N. MCKOWN
(JOHN W. ANDREWS &
CYNTHIA A. SOFEY-
ANDREWS)**

**PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION
12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT
TO A C-1 (RETAIL BUSINESS) DISTRICT.**

(DENIED)

Chairman Sofey abstained from this request because of a conflict of interest. Vice-Chairman Nix took his place.

John Andrews, 1400 Western Hills, Sherman, Texas

Mr. Andrews appeared to represent the request and answer any questions. The property is located at 102 N. McKown, the northeast corner of Houston and McKown Streets. The property is east of a lot Mr. Andrews owns and operates a RV consignment sales business. He explained he is requesting a zone change from residential to commercial. He did not have any plans for construction on the lot; he thought it would flow better in the future if it were already commercial. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Steven Deighton, 1220 W. Houston, Sherman, Texas

Mr. Deighton explained he and the neighbors are steadily improving the area and he did not want to look at an RV lot across the street. He objected to the zone change. He sees the existing RV sales lot now; it is a block away. When he bought his house he knew it was a block away, but he did not want another one in his front yard.

Larry Saye, 106 N. McKown, Sherman, Texas

Mr. Saye explained he owns the property immediately to the north of this property. He understood Mr. Andrews wants to do something with the lot; "it is a neat lot but he did not want to open the door or look out his window and see nothing but travel trailers. They would be as close to me as you out the front door." He knew Mr. Andrews needed the room because he does not have a whole lot where he is now, but he hated to see that lot put to that use and some point later it may be changed to something else.

Jimmy Troxtell, 102 S. McKown, Sherman, Texas

Mr. Troxtell explained he lives directly across the street from this lot. He objected because he did not feel it would be beneficial to the neighborhood. He had been doing a lot of improvements to his house and he felt that would be defeating the purpose of improving his property. He can look out his bedroom window and see the RV's lined up on the lot now.

Doris Gonzalez, 104 N. McKown, Sherman, Texas

Ms. Gonzalez explained she lives next door to this lot where he wants to put commercial advertised trailers. She rents the house. She explained she has one window in her apartment living room, when she opens the blinds she sees the tops of the trailers. If she looks out the back door there is nothing but trailers, that's fine, that's his business,

but for her to have to get up over her front door and look out her window and see trailers; she objected to that. "It is right next door to where he wants to zone it commercial and I object."

Mr. Andrews explained he has no plans to put the trailers on this lot. A Specific Use Permit is required to sale trailers on the lot and he thought that was required even if he wanted to pave the lot. He only wanted to make the property flow commercial; no building plans whatsoever at this time or any time in the future.

Commissioner Jones asked Mr. Andrews what the two buildings were behind the building on the lot to the west.

Mr. Andrews explained they were warehouses.

Commissioner Jones asked if that was part of his property.

Mr. Andrews explained he sold the warehouses.

Commissioner Morgan asked Mr. Andrews if he had no intention of doing anything with the property, he just wanted a zoning change.

Mr. Andrews explained that was correct.

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

Commissioner Jones explained the property is master planned residential and he knew they are currently in the process of updating the master plan; he would be opposed to it until they see what the new master plan designation has for it to change the zoning. The new plan will be complete in the next 6-9 months, so if there is no immediate use, he was opposed to it until we see what happens with that study if this is going to be recommended for commercial or stay residential.

Letters were received from:

Steven Deighton, 1220 W. Houston, Sherman, Texas

Mr. Deighton objected to the zone change. He wrote "The area is steadily improving and this would not be a step in the right direction."

ACTION TAKEN.

Motion by Commission Member Jones to deny the zone change based on the Master Plan designation. Second by Commission Member Davis.

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, NIX AND MORGAN.

VOTING NAY: NONE

ABSTAIN: SOFEY

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RON BARTON (OWNER) CONCERNING THE PROPERTY LOCATED AT 711 E. ODNEAL STREET, BEING THE EAST 70' OF LOTS 10-12, BLOCK 10 OF W. ELLIOTT'S ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION 1 TO ALLOW A 20' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25 FOOT IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Chairman Sofey took over as Chair.

Ron Barton, Cupid Homes, 715 S. Sam Rayburn, Sherman, Texas

Mr. Barton appeared to represent the request and answer any questions. He explained the property is located at 711 East Odneal Street between Throckmorton and Maxey Streets. The lot is 70'X75' and he would like to construct a 1,096 square foot single family residence 20' from the rear property line.

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 Plyler.

VOTING AYE: PLYLER, JONES, DAVIS, NIX, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF C-BROS MANUFACTURING INC. (OWNER) CHRIS CROMEENS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4420 FRISCO ROAD, BEING 0.929 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969 AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN FOR A&D STORAGE FOR AN ADDITIONAL 16 STALL STORAGE FACILITY.

Chris Cromeens, 4420 Frisco Road, Sherman, Texas

Mr. Cromeens appeared to represent the request and answer any questions. The property is located at 4420 Frisco Road off of Texoma Parkway near Midway Mall. This is an existing mini-warehouse facility and they would like to add an additional sixteen stall storage building. They currently have 25 stall storage units on the facility. The new storage building will go where an existing house

VARIANCE – REAR
SETBACK

711 E. ODNEAL
(RON BARTON)

SITE PLAN – STORAGE
FACILITY
4420 FRISCO RD.
(C-BROS
MANUFACTURING,
INC.)

was on the lot; the house has been demolished. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Nix to approve the site plan subject to the Staff Review Letter. Second by Commission Member Atherton.

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, NIX, MORGAN, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF RANDY AND JOANNA BENNETT (OWNERS) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 1622 AND 1624 NORTH TRAVIS STREET, BEING PART OF LOTS 1&2, BLOCK 1, W.M. SHANNON SUPPLEMENT AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF THE MEDICINE SHOPPE ADDITION, A REPLAT OF LOTS 1 & 2, BLOCK 1 OF W.M. SHANNON'S SUPPLEMENT.

FINAL PLAT – THE
MEDICINE SHOPPE, A
REPLAT OF LOTS 1 &
2, BLK. 1 OF W.M.
SHANNON'S
SUPPLEMENT
1622 & 1624 N. TRAVIS
(RANDY & JOANNA
BENNETT)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located at southwest corner of Texas and Travis Streets. The owner would like to replat two lots into one lot. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, NIX, MORGAN, AND SOFEY

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF RANDY AND JOANNA BENNETT (OWNERS) AND SARTIN & ASSOCIATES (SURVEYOR)

SITE PLAN –
MEDICINE SHOPPE
16222 & 1624 N.

CONCERNING THE PROPERTY AT 1622 AND 1624 NORTH TRAVIS STREET, BEING PART OF LOTS 1 & 2, BLOCK 1, W.M. SHANNON SUPPLEMENT AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN FOR THE MEDICINE SHOPPE.

TRAVIS
(RANDY AND JOANNA
BENNETT)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located at southwest corner of Texas and Travis Streets. The owner would like to construct a 30' X 50' two story pharmacy with drive thru. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, NIX, MORGAN, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF TERRY PETERSON (OWNER) AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 1302 SOUTH ELM STREET, BEING LOT 4, BLOCK 11 OF B.H. MOORE HEIRS ADDITION AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT OF LOT 4, BLOCK 11 OF B.H. MOORE'S HEIRS ADDITION

REPLAT LOT 4, BLK.
11 OF B.H. MOORE'S
HEIRS ADDITION
1302 S. ELM
(TERRY PETERSON)

Marshall Sartin, 109 S. Travis, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. The property is located on the southwest corner of Dulin and Elm Streets. The owner would like to replat the property into two lots for residential development. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Eddie Roy Burchfield, 307 W. Hester, Sherman, Texas

Mr. Burchfield explained this property is northeast of his parent's property. He was concerned about Replatting the property into lots and allowing entryway off the alley. He explained other homeowners were denied entryway from the alley. He was concerned about drainage problems created by replatting these lots into small of lots and having too much coverage on the lot. Parking was another

concern; he has had problems with travel trailers parking in the street because they do not have enough room to park in the rear yard.

Scott Shadden explained he would be happy to visit with him about code issues but that is not a forum for the Planning and Zoning Board. As far as the Replat, the board does not have a choice but to pass it if it meets the minimum requirements with no exceptions or variances and the minimum requirements is 60 foot of street frontage and 6,000 square feet per lot. They are not asking for exceptions.

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

ACTION TAKEN.

Motion by Commission Member Morgan to approve the Replat subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: JONES, DAVIS, ATHERTON, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF JEFF FITZGERALD (OWNER) CONCERNING THE PROPERTY LOCATED AT 1709 CREEKSIDE AVENUE, BEING LOT 48, BLOCK 1, PEBBLEBROOK ADDITION, PHASE II AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION 1 TO ALLOW A 6'1" SIDE YARD SETBACK FOR AN ATTACHED GARAGE IN LIEU OF THE REQUIRED 15' IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
1709 CREEKSIDE
(JEFF FITZGERALD)

Commission Member Atherton had to leave at this time, 5:45 p.m.

Jeff Fitzgerald, 1709 Creekside Avenue, Sherman, Texas

Mr. Fitzgerald appeared to represent the request and answer any questions. The property is located at 1709 Creekside Avenue in the Pebblebrook Subdivision. The previous owner enclosed the existing garage. The owner would like to construct a 24' X 24' two car garage to match the existing home. A creek would not allow him to construct the garage on the south side of the property.

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

A letter was received from Richard & Lisa West, 1712

Creekside, Sherman, Texas

They wrote "Lisa and I support Jeff Fitzgerald for the variance on attached garage. We feel it will help raise the property values and make the neighborhood look better. Please vote yes on this variance."

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF MONROE BANK, TRUSTEE FOR JANE ALLEN ELLIS TRUST (OWNERS), THE BOUSQUET GROUP, INC., TRAVIS BOUSQUET (REPRESENTATIVE) AND JNI INVESTMENTS (DEVELOPER) CONCERNING THE PROPERTY LOCATED AT 1828 TEXOMA PARKWAY, BEING 1.547 ACES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF JANE ALLEN ELLIS ADDITION.

FINAL PLAT – JANE
ALLEN ELLIS ADDN
1828 TEXOMA PKWY
(MONROE BANK,
TRUSTEE FOR JANE
ALLEN ELLIS TRUST)

Travis Bousquet, 2126 Hamilton Drive, #430, Argyle, Texas

Mr. Bousquet appeared to represent the request. The property is located at the southwest corner of Texoma Parkway and Taylor Street; Long John Silvers was the previous tenant. The owners would like to plat the property into one lot to construct a Walgreen's Pharmacy on the lot. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & CONCEPTUAL SITE PLAN

THE REQUEST OF SHERMAN BIBLE CHURCH (OWNERS) AND PREFERRED CARE PARTNERS MANAGEMENT GROUP, LP (PROSPECTIVE BUYER) AND THOMAS D. SCOTT (REPRESENTATIVE) CONCERNING THE

SUP –
CONVALESCENT
HOME/HOME SKILLED
NURSING FACILITY
2617 FM 1417 NORTH

PROPERTY AT 2617 NORTH FM 1417 (HERITAGE PARKWAY), BEING LOTS 1 & 2, BLOCK 3, SECTION 2-A, CANYON CREEK ADDITION AND LOT 5, BLOCK 1 OF THE REPLAT OF BELVEDERE ESTATES ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CONVALESCENT HOME/SKILLED NURSING FACILITY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

(SHERMAN BIBLE CHURCH, OWNERS; AND PREFERRED CARE PARTNERS MANAGEMENT GROUP, LP, PROSPECTIVE BUYER)

Lester Terrell, Sherman Bible Church, 2617 N. FM 1417, Sherman, Texas and Thomas Scott, Preferred Care Partners Management Group, LP, Dallas, Texas

Mr. Terrell explained Sherman Bible Church is currently relocating across F.M. 1417 on Lamberth Road and they were contacted by Thomas Scott about purchasing the property.

Thomas Scott appeared to represent the request. The property is located at 2617 North F.M. 1417 (Heritage Parkway); Sherman Bible Church occupies the building at this time. Mr. Scott explained he is president and owner of Preferred Care Partners Management Group, LP, they own a number of nursing homes around the country. Until a year ago they operated the nursing home on Highway 75 South that suffered the flood that came through Sherman. The flood seriously damaged the facility, they could have reopened the facility but knowing that it was in a flood prone area he elected not to do that; he would not put his patients back in risk by putting them back in that facility. They closed that facility and he is looking for a new location. They found the location of Sherman Bible Church being a very attractive location for the type of facility he wishes to build. They have entered into a contract with the church subject to getting approval.

They will be building a very high quality facility. He submitted pictures from the facility that was built in McKinney called Baybrooke Village which will be made a part of these minutes. They specialize in a lot of therapy, a lot of restorative care, patients with knee and hip replacements. He has been in the nursing home business for 31 years and has owned the company he is with now for over 20 years. They are requesting approval for the nursing home to start the development of the project and provide the board with a site plan. The old building on Highway 75 was a 194 bed facility, they are probably only looking at 140 beds at this facility, with 40 of those beds being single suites; what they call rapid recovery unit, where a patient goes to the hospital for knee replacement, they go to the rapid recovery unit, specialized therapy to be there only 2-3 weeks and be released. They had seen the Staff Review Letter and would abide by the Staff

Review Recommendations.

Commissioner Nix asked Mr. Scott if the facility here would look like the facility in McKinney.

Mr. Scott explained it would be similar to the McKinney facility. He probably would not go with the height they have on that one. It will be right across the street from the O'Hanlon Ranch subdivision and he wants the facility to blend in with that subdivision. The height on the McKinney facility is a little bit much.

Commissioner Morgan asked if the entrance would be off F.M.1417 or the other road beside it.

Mr. Scott explained it would be off both roads.

Commissioner Davis asked if he had other nursing home facilities.

Mr. Scott currently operates sixty nursing home facilities around the country, 32 in Texas.

Commissioner Jones asked Mr. Scott the timeline for the project.

Mr. Scott explained Sherman Bible Church hopes to be completed with their project by June 2009, and they would start construction at that time, probably 18-24 months to build.

Commissioner Davis asked if they would keep the existing buildings and redo them or tear them down and start over.

Mr. Scott explained they would tear them down and start over, the existing buildings would not meet code for a nursing facility.

Commissioner Morgan asked if they would be able to leave a lot of the trees on the lot.

Mr. Scott hoped to leave as many trees as possible; that is the beauty of the lot. Assuming the name has not already been taken, they plan to name the facility Sherman Oaks, so they would like to leave the trees there as much as possible.

Commissioner Jones asked what services they would be providing.

Mr. Scott explained it would be a skilled nursing facility, nursing home facilities for a majority of the patients, but they will have the rapid recovery unit for therapy. They do a lot of rehabilitation for stroke patients, pain management, hip and knee rehabilitation, most of the hospitals want to get those patients out quickly and their goal is to get them

out to do the rehab as quickly as possible.

Commissioner Davis asked Mr. Scott what type of activities go on at the facilities after dark.

Mr. Scott explained most of the patients will be in their 70's or 80's so there is not a lot of activity that goes on in the evening, some leisure time activity, a movie theater, those type of activities, but there will not be a lot of activity in the evening time, visiting time for family. Youth groups like to come in to entertain also. It will not be a busy location after hours.

Commissioner Jones asked Mr. Shadden if the Specific Use Permit was approved and the owner sold the property, would the Specific Use Permit go with the property.

Mr. Shadden explained a Specific Use Permit runs with the land as long as it does not close for sixty days, if that use stops for sixty days it goes away.

Chairman Sofey explained if the Specific Use Permit is granted now, it would be 2-2 ½ years before the facility would be operational, would the Specific Use Permit carry up to that point and time.

Mr. Shadden explained if they begin the plans and working with the City, then that opens up that use, but if that use ceases for sixty days it goes away.

Commissioner Jones asked if they sold the property then the Specific Use Permit goes with the land.

Mr. Shadden explained as long as they had an ongoing project. If he gets approval and does not do anything, it does not just hang out there. If he has activity on the project, the Specific Use Permit will remain.

Chairman Sofey asked Mr. Shadden if the conceptual site plan they are considering even though it is not truly a conceptual site plan, would this be a good enough conceptual site plan to lay restrictions on in case something happened and the property were sold to protect the City.

Mr. Shadden explained they would need to put those conditions in the motion.

Chairman Sofey asked Mr. Scott if he would agree to placing conditions on the conceptual site plan by using the pictures from the McKinney facility.

Mr. Scott explained they were clearly going to build that type of facility, "in that neighborhood I would be foolish to do anything but that."

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

A letter was received from Robert & Teresa Young, 2521 Monte Cristo Dr., Sherman, Texas

Mr. Young wrote "My wife and I are 100% opposed to having a nursing home almost next door. I'm concerned with property values, more traffic and possibly more crime. This is a residential neighborhood not meant for a business."

ACTION TAKEN.

Motion by Commission Member Jones to approve the Specific Use Permit and conceptual site plan subject to being substantially similar to be consistent with Exhibit A (Baybrooke Village) and consistent with the architecture in the O'Hanlon Ranch subdivision and the Staff Review Letter. Second by Commission Member Nix.

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF BEN DYE COMPANY (OWNER) CONCERNING THE PROPERTY LOCATED AT 2511 NORTH TRAVIS STREET, BEING LOT 2.52 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN FOR A MINI-WAREHOUSE FACILITY.

SITE PLAN – MINI-
WAREHOUSE
FACILITY
2511 N. TRAVIS
(BEN DYE COMPANY)

Ben Dye, 604 Legend Lane, Sherman, Texas

Mr. Dye appeared to represent the request. The property is located near Lamberth Road, the lot has been vacant for a number of years after the office building was destroyed by fire. He explained he sold his office on F.M. 1417 so he would like to construct an office with mini-warehouse behind it at this location. It will be brick on the north, east, south and west, the buildings on the inside will have metal doors but outside all you will see is brick. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations,

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND

MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

ANNEXATION - ZONING

(REMOVE FROM TABLE) THE REQUEST OF PRESTON DORCHESTER PARTNERS, LTD (OWNERS) AND GEORGE R. SCHRADER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 5300 BLOCK OF U.S. HIGHWAY 82 WEST AND THE 2600-2900 BLOCKS HUDGINS ROAD, BEING 22.27 ACRES IN THE JAMES S. COFFEE SURVEY, ABSTRACT NO. 232, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ANNEXATION-ZONING – PROPOSED ANNEXATION INTO THE SHERMAN CITY LIMITS AND A RECOMMENDATION FOR ZONE CHANGE AND CONCEPTUAL SITE PLAN UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

ANNEXATION-ZONING

– SF-1 TO C-1
5300 BLK U.S. HWY 82
W. & 2600-2900 BLKS
HUDGINS RD
(PRESTON
DORCHESTER
PARTNERS, LTD)

This item was tabled at the April 22, 2008 Planning and Zoning Commission Meeting.

ACTION TAKEN.

Motion by Commission Member Davis to remove items 16 and 17 from table. Second by Commission Member Plyler.

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

George R. Schrader, 4800 Broadway, Ste. A, Addison, Texas and Olen Long, Engineer, 410 Cherrywood, Celina, Texas

Mr. Schrader and Mr. Long appeared to represent the request and answer any questions. The property is located on U.S. Highway 82 West and future Highway 289. The property is currently in the process of being annexed into the City limits of Sherman; City Council will conduct a public hearing for introduction and consideration of adoption of the annexation ordinance on June 16, 2008. The owners would like to develop the property for a commercial retail development. Mr. Schrader explained it is pretty hard to be very specific at this point and time, we think it will be a pretty high standard retail center. It is out by itself, water is approaching it, sewer will have to be extended; there is a good deal of site work that will need to be done, we cannot give you a specific date that it will be done; it will depend how soon Highway 289 is extended. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Nix asked what type of retail stores will be developed for the site.

Mr. Long explained they are planning for a grocery store operation, large gas stations like Shell or Exxon with food establishments inside, fast food and more relaxed restaurants, hotels similar to Motel 6 or Motel 8, Embassy Suite, office type spaces, some mini-warehouse/office spaces in the rear of the property. Retention ponds will be provided with fountains as a water feature.

Chairman Sofey asked Mr. Long about the timeline for the project.

Mr. Long explained it depends on the timing of the extension of Highway 289.

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

A letter was received from UCD 82/Hudgins LP, 7007 Preston Road, Ste. 500, Dallas, TX
They were in favor of the zone change.

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

(REMOVE FROM TABLE) THE REQUEST OF PRESTON DORCHESTER PARTNERS, LTD (OWNERS) AND GEORGE R. SCHRADER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 5300 BLOCK OF U.S. HIGHWAY 82 WEST AND THE 2600-2900 BLOCKS HUDGINS ROAD, BEING 22.27 ACRES IN THE JAMES S. COFFEE SURVEY, ABSTRACT NO. 232, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF HAMPTON HEIGHTS IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION.

George R. Schrader, 4800 Broadway, Ste. A, Addison, Texas

Mr. Schrader appeared to represent the request and answer any questions. The property is located on U.S. Highway 82 West and future Highway 289 in the City of Sherman Extra Territorial Jurisdiction. The property is currently in the process of being annexed into the City limits of Sherman. They would like to plat the property into one lot for a commercial retail development. The major

PRELIMINARY PLAT –
HAMPTON HEIGHTS
5300 BLK U.S. HWY 82
W. & 2600-2900 BLKS
HUDGINS RD
(PRESTON
DORCHESTER
PARTNERS, LTD)
(ETJ)

investor in this project is the AVEX Group. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ALYSIA GARCIA (OWNER) AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 1400 BLOCK OF EAST LAKE STREET, BEING 1.12 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963 AS FOLLOWS;

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2684, SECTION 26 SUBSECTION 12(E)(2) TO ALLOW A LOT WITH NO PUBLIC STREET FRONTAGE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – LOT
WITH NO STREET
FRONTAGE
1400 BLK. E. LAKE
(ALYSIA GARCIA)

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

Mr. Sartin appeared to represent the request. The property is located in the 1400 block of East Lake Street between First Street and the railroad tracks. The lot is located behind two other lots with a 30' general access easement, but it does not have street frontage. The owner would like to construct a single family home on this lot. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Robin Barnum, 1338 E. Lake, Sherman, Texas

Ms. Barnum is a neighbor of this property and shares the driveway easement, she wanted to make sure if the driveway is improved they would work with her to access her property.

Mr. Sartin explained they would certainly work with Ms. Barnum.

Harold Schuster, Ida Road, Sherman, Texas

Mr. Schuster explained he owns property near this parcel and he just wanted a clarification of where the property was located.

Mr. Sartin showed Mr. Schuster the location of the property and Mr. Schuster was fine with the request.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF ALYSIA GARCIA (OWNER) AND SARTIN AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 1400 BLOCK OF EAST LAKE STREET, BEING 1.12 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT OF GARCIA ADDITION.

FINAL PLAT –
GARCIAL ADDN.
1400 BLK. E. LAKE
(ALYSIA GARCIA)

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

Mr. Sartin appeared to represent the request. The property is located in the 1400 block of East Lake Street between First Street and the railroad tracks. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: JONES, DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

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 VIRGINIA ARCHER REECE TRUST, BANK OF TEXAS, NA, TRUSTEE (OWNER/REPRESENTATIVE) CARRUS SPECIALTY HOSPITAL (PROSPECTIVE BUYER) AND TEAGUE, NALL

SUP & SITE PLAN –
CONVALESCENT
HOME/LONG TERM
ACUTE CARE
HOSPITAL

AND PERKINS (ENGINEERS) CONCERNING THE PROPERTY AT 1810 U.S. HIGHWAY 82 WEST, BEING LOT 2 OF POST OAK CROSSING EAST ADDITION, A REPLAT OF LOTS 1-C, 1-D, 1-E AND 2-C, OF POST OAK CROSSING ADDITION, 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 CONVALESCENT HOME/LONG TERM ACUTE CARE HOSPITAL IN A C-1 (RETAIL BUSINESS) DISTRICT, O-1 (75 & 82) OVERLAY DISTRICT AND THE O-1.1 (FM 1417) OVERLAY DISTRICT.

1810 HWY 82 WEST
(VIRGINIA ARCHER
REECE TRUST, BANK
OF TEXAS, NA,
TRUSTEE,
OWNER/REPRESENTA
TIVE; CARRUS
SPECIALTY
HOSPITAL,
PROSPECTIVE
BUYER)

Commissioner Jones abstained from this request because of a conflict of interest.

Chris Schmitt, Teague, Nall and Perkins, 200 N. Travis, Ste. 500, Sherman, Texas

Mr. Schmitt appeared to represent the request. The property is located at the southeast corner of U.S. Highway 82 West and Post Oak Crossing. The owner would like to sell the property to Carrus Specialty Hospital to develop the property for a 60 bed capacity convalescent home/long term acute care hospital. Access will be from U.S. Highway 82 West and from Cypress Grove Road. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

John Munson, 2402 W. Morton, Denison, Texas

Mr. Munson explained he is an agent for the owner of the property and they have been working with potential buyers. They have an architectural control committee in place for the property.

Jim Dover, Viking Health Care, Houston, Texas

Mr. Dover explained he works for Carrus Specialty Hospital as Hospital Administrator. This would be a licensed hospital with the State of Texas, classified as a long term acute care special hospital. It would not have surgery or deliver babies. This hospital is for patients that do not recover from hospital care in the amount of time that Medicare uses to pay for so they are transferred to their facility. The facility exist today in Denison at Texoma Medical Center, it would be moved to this location and expanded to this site. It has been providing service to the Texoma Community for over 16 years. It is a needed service and one that they can provide for in this area. The building will be red brick veneer with the type of roof lines that are seen in the area.

Chairman Sofey asked about detention requirements.

Mark Gibson, Director Utilities and Engineering Services explained the project is next to an identified drainage easement so they do not have to have detention when it is adjacent to that as long as it drains to that waterway

without creating problems.

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

ACTION TAKEN.

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

VOTING AYE: DAVIS, PLYLER, NIX, SOFEY AND MORGAN.

VOTING NAY: NONE

ABSTAIN: JONES

MOTION CARRIED

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

OTHER BUSINESS

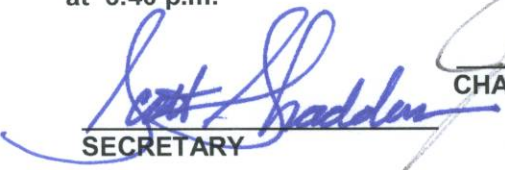
No other business came before the Commission.

OTHER BUSINESS

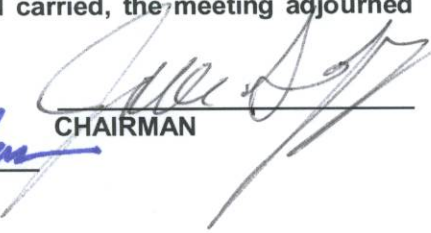
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:40 p.m.

ADJOURNMENT



SECRETARY



CHAIRMAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1419 North Broughton Street
Being Lots 5 & 6, Block 9 of Jones Summit Addition
Variance

Requested Action/Proposed Use:

Variance to allow a zero setback for 6' privacy fence in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.

Background

The property is located at southeast corner of Broughton and Scott Streets. The owner would like to erect a six foot privacy fence along the side of Scott Street, which is a front facing street.

Adjacent Zoning:

R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District and C-2 (General Commercial) District

Origination:

Ron Barton, Cupid Homes (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

11

Objections received:

0

Attachments:

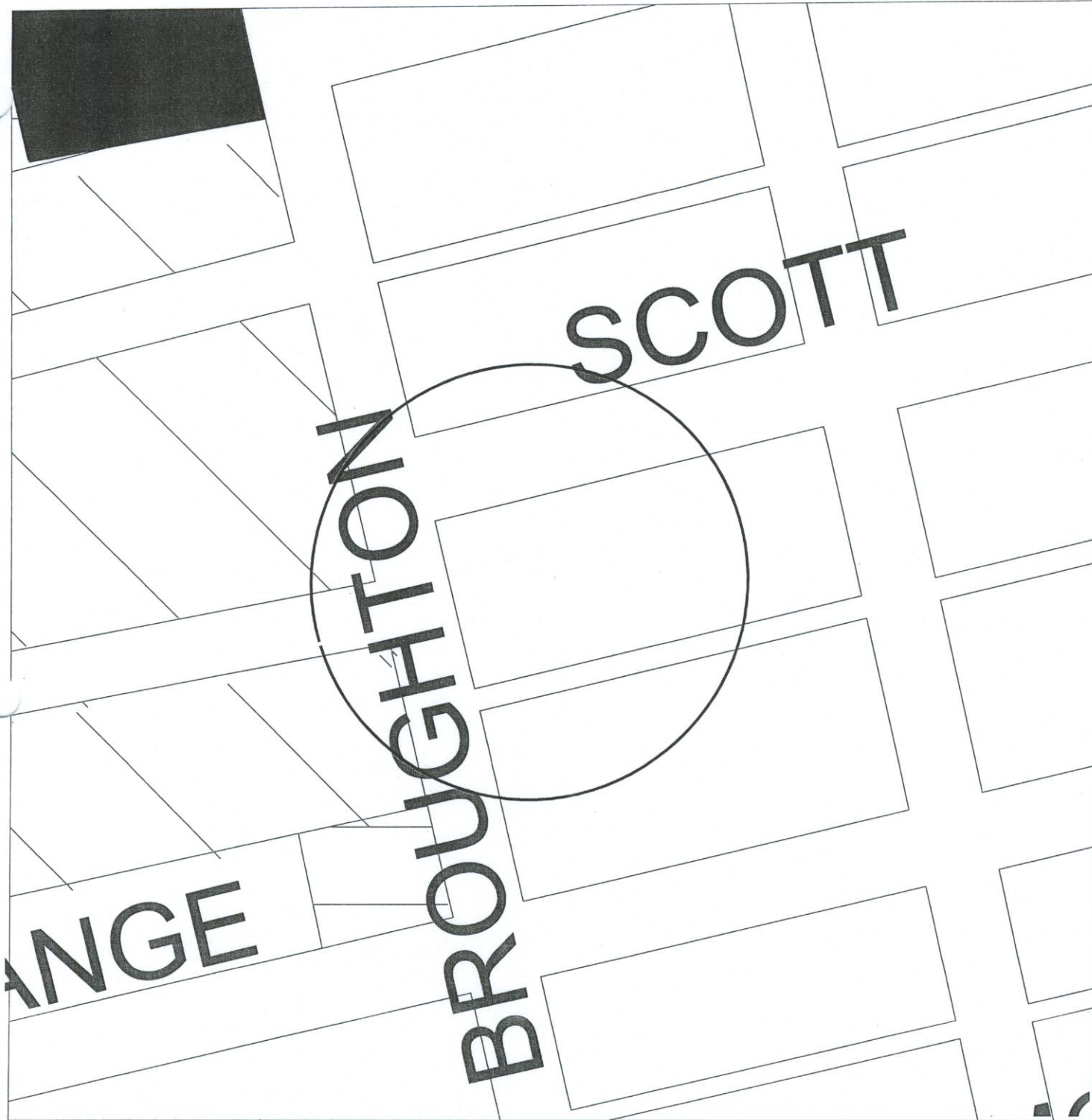
Location map
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



1419 NORTH BROUGHTON ST.
VARIANCE

ENGINEERING DEPARTMENT





1419 N. BROUGHTON



May 14, 2008

Barton Capital, LTD
715 S. Sam Rayburn Freeway
Sherman, Texas 75090

Barton Capital, LTD
Melenie Barajas
715 S. Sam Rayburn Freeway
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a variance to allow a zero setback for a 6' privacy fence located at 1419 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. The fence shall not be located within 50' of Broughton Street.

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

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

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

Respectfully,



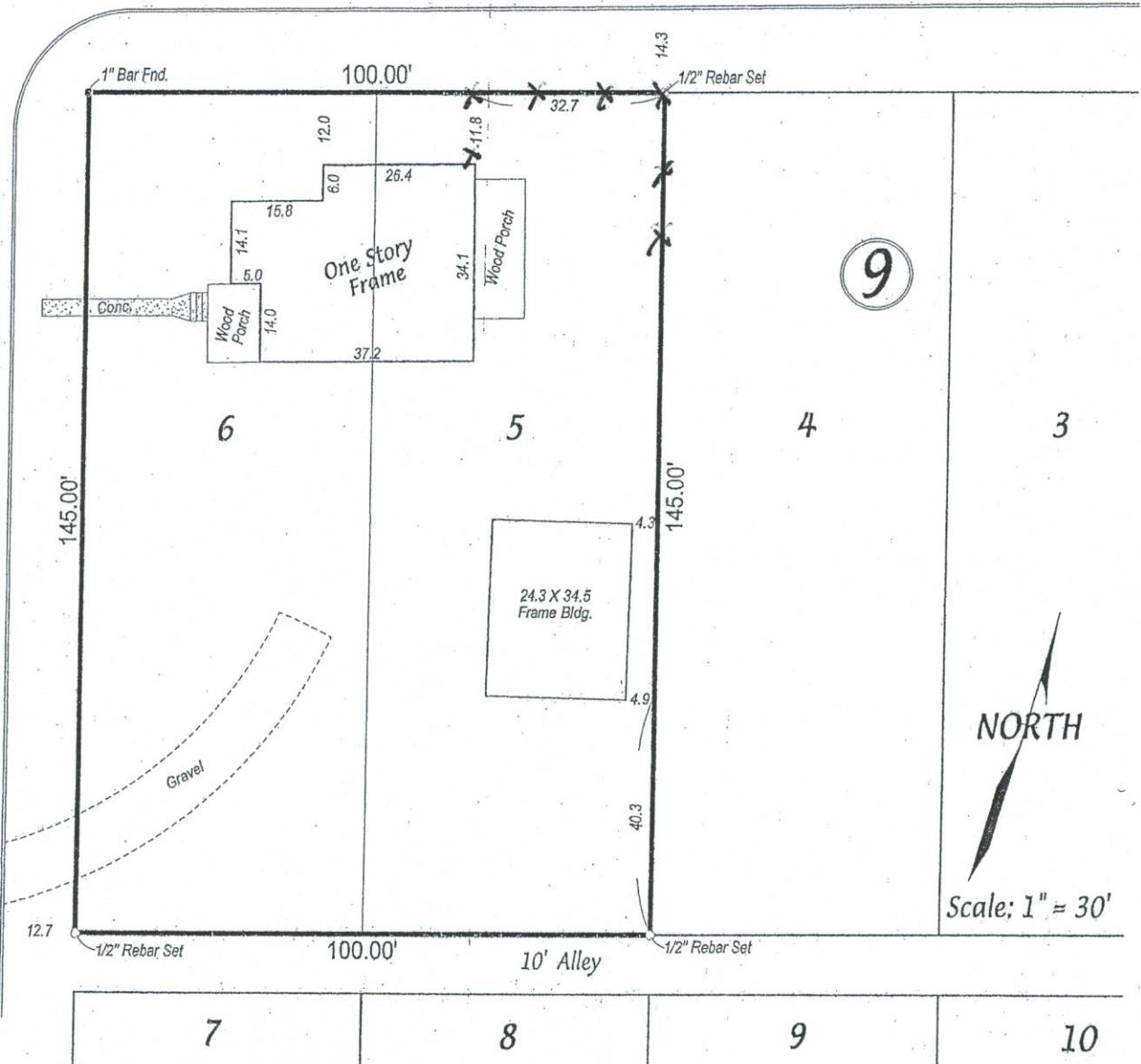
Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

SCOTT STREET

BROUGHTON STREET



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

SURVEY FOR: CUPID INVESTMENTS, INC.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 27 th day of March, 2007 of the following described property:

Lots FIVE (5), and SIX (6) in Block NINE (9) of JONES SUMMIT ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 303, Page 86, and Volume 304, Page 3, Deed Records, Grayson County, Texas.

That the improvements located on said property are known as 1419 N. BROUGHTON STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

614 East Scott Street
Being Lot 3, Block 9 of Jones Summit Addition
Exception

Requested Action/Proposed Use:

Exception to allow a 6' privacy fence to the front property line in lieu of a screening device not to exceed 4' in height within 25' feet of a front street right-of-way in an R-1 (One and Two Family Residential) District.

Background

The property is located at 614 East Scott Street between Broughton and Throckmorton Street. The owner erected a 6' privacy fence on the east side of the lot when the house was constructed to block the overgrown vegetation and debris in the neighbor's rear yard.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ron Barton, Cupid Homes (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

14

Objections received:

0

Attachments:

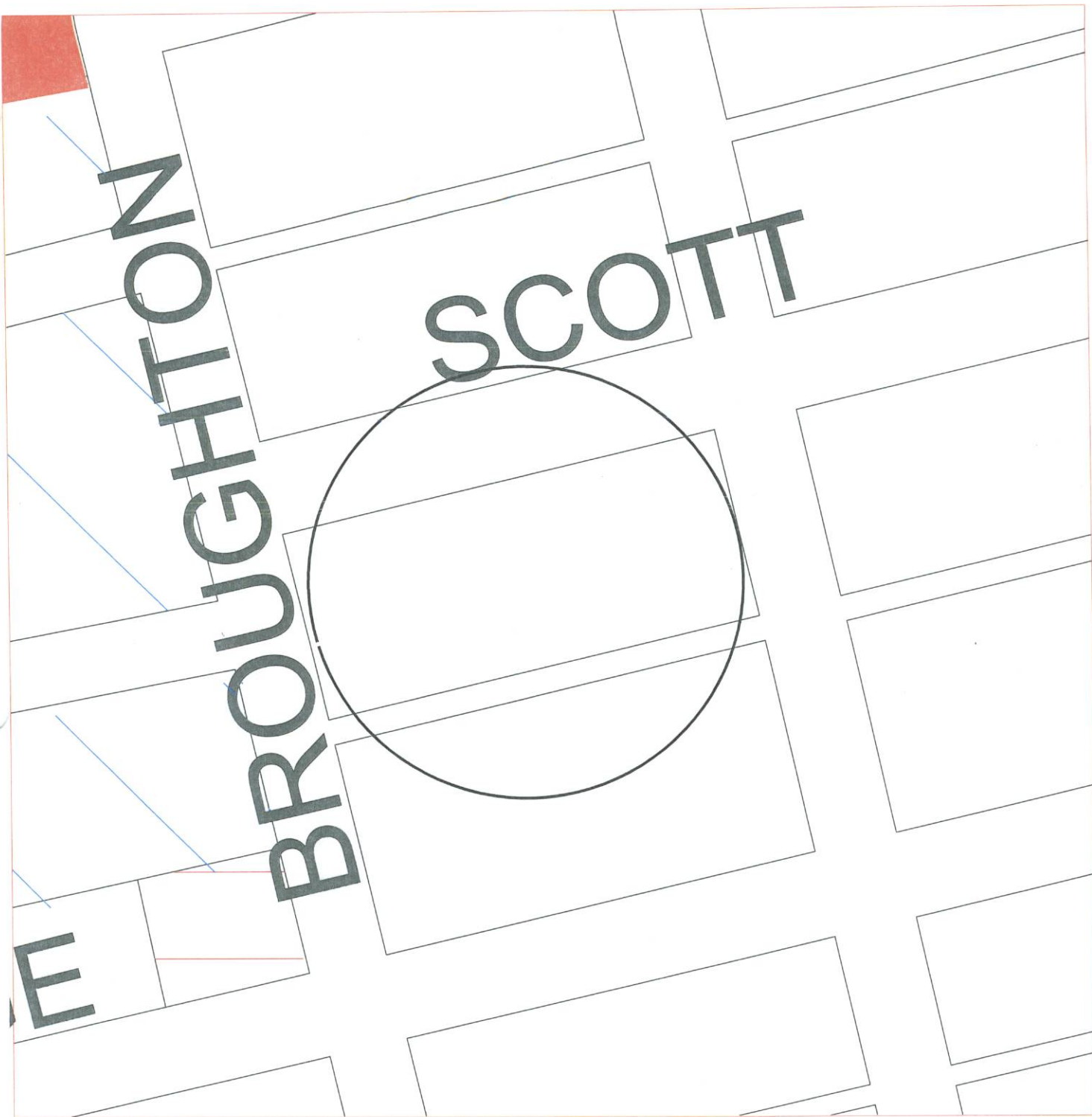
Location map
Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



**614 EAST SCOTT STREET
EXCEPTION**

Department of Developmental Services





(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 55.0 feet

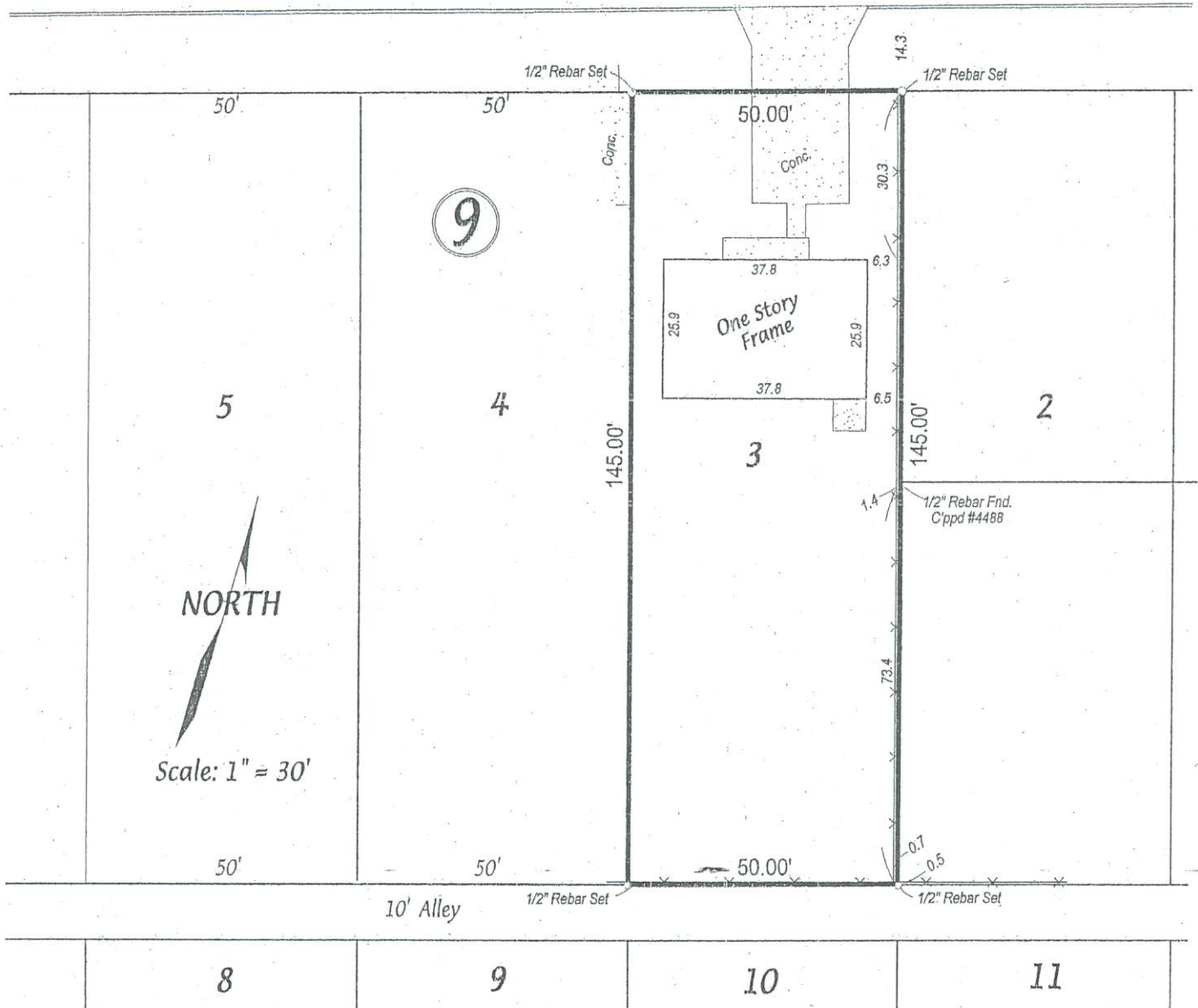
614 E. SCOTT







SCOTT STREET



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

SURVEY FOR: CUPID HOMES INVESTMENT

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 27 th day of March, 2007 of the following described property:

Lot THREE (3) in Block NINE (9) of JONES SUMMIT ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 303, Page 86, and Volume 304, Page 3, Deed Records, Grayson County, Texas.

That the improvements located on said property are known as 614 E. SCOTT STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
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Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

4915 FM 1417 North (North Heritage Parkway)
Being Lot 1, Block 1 of Sanders Addition
Specific Use Permit

Requested Action/Proposed Use:

Specific Use Permit and site plan approval to allow automobile collision repair in an existing structure in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.

Background

The property is located at 4915 North FM 1417 (Heritage Parkway). The applicant would like to operate an automobile collision repair business at this location. He would like to upgrade the building to conform to the FM 1417 Overlay District requirements.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Boonie Sanders (Owner) and Shiloh Bradford (Applicant)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

6

Objections received:

0

Attachments:

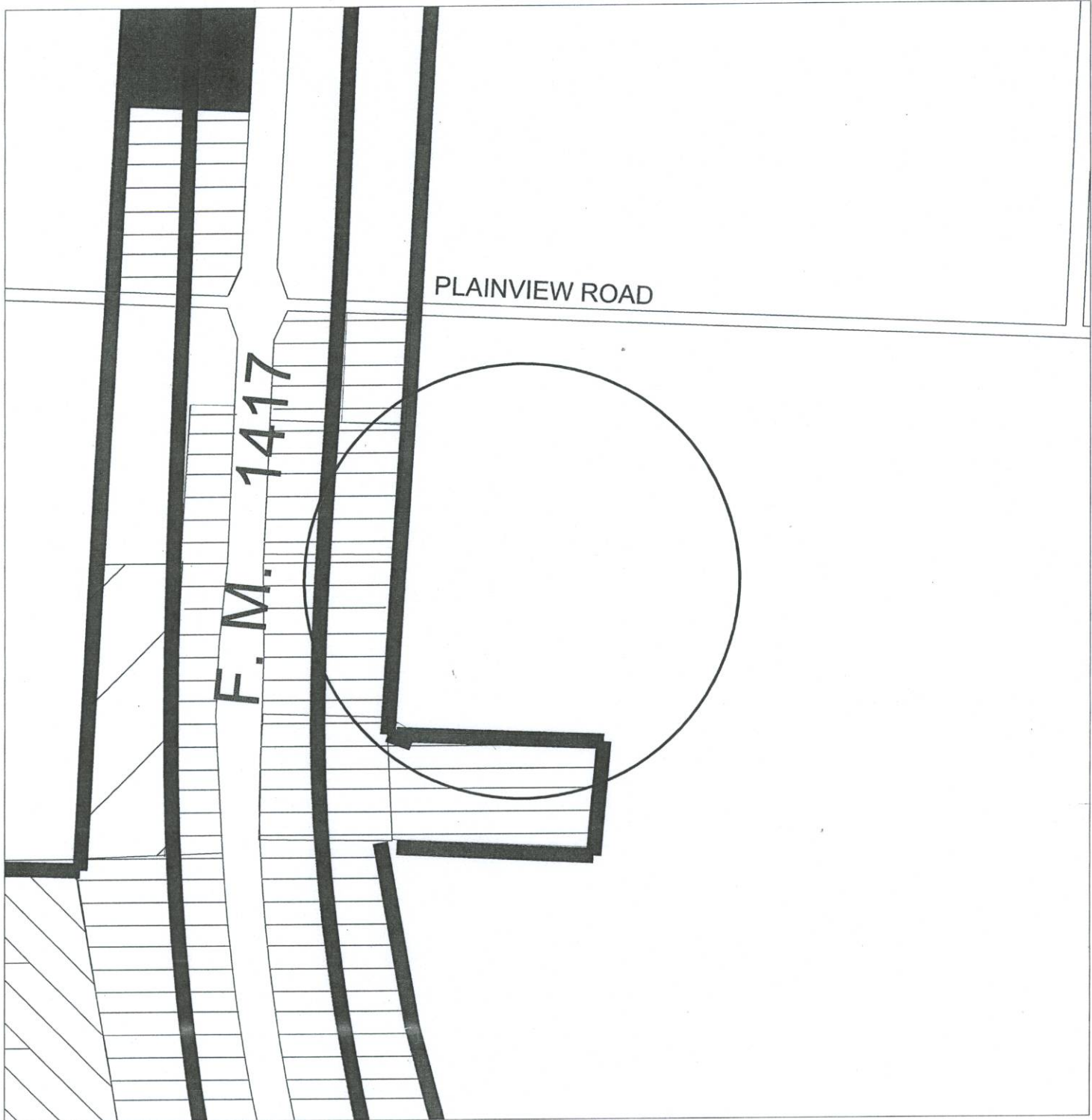
Location map
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

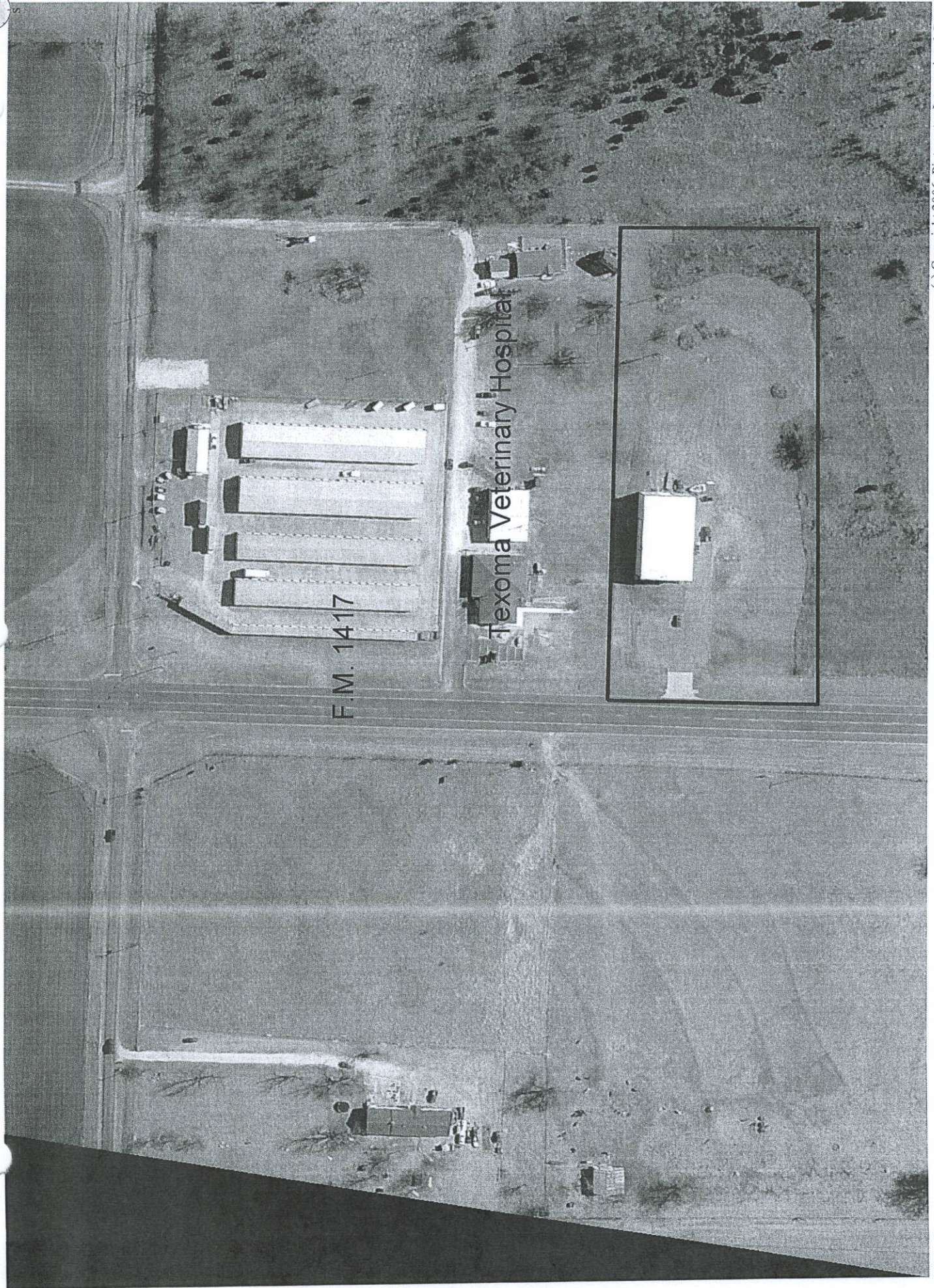
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT	XXXX	BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS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



4915 N. HERITAGE PARKWAY (FM 1417) SPECIFIC USE PERMIT

Department of Developmental Services





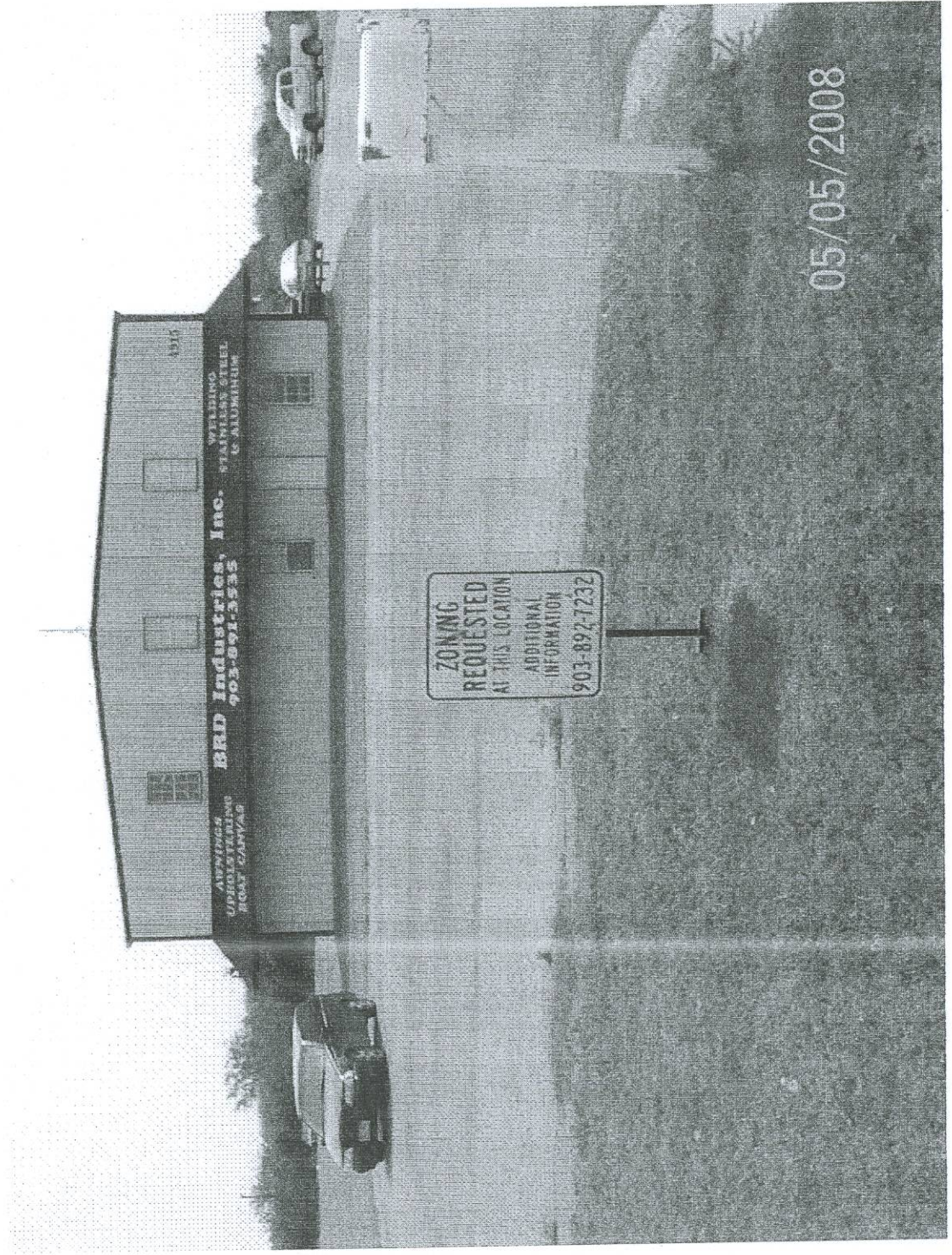
F.M. 1417

Texoma Veterinary Hospital

Scale: 1 inch = 150.0 feet

(c) Copyright 2006, Pictometry International Corp.

4915 N. F.M. 1417



May 14, 2008

Boonie Sanders
4915 N. FM 1417
Sherman, Texas 75092

Shiloh Bradford
307 W. Steadman
Sherman, Texas 75090
Dear Applicants,

Your request for approval of a Specific Use Permit and site plan approval to allow automobile collision repair in an existing structure located at 4915 FM 1417 North (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the O-1.1 Overlay (1417) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Screening shall be provided adjacent to Residential Districts.
3. Fire lanes shall be coordinated with the Fire Marshal, (903.892.7267)

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

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

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

Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

SHERMAN



Glenn Goode
"the FIBERGLASS man"

CUSTOM
SANDBLASTING

(940) 668-7487 Cell (940) 665-8200
1651 FM 371 Walnut Bend Rd,
Gainesville, TX 76240

May 5, 2008

Glenn & Mary Goode
1651 FM 371
Gainesville, TX 76240

MAY 13 2008

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 20, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

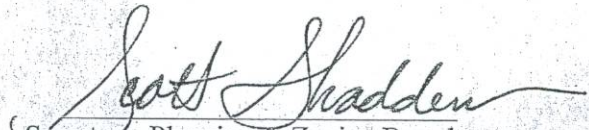
Boonie Sanders (Owner) and Shiloh Bradford (Applicant) concerning the property located at 4915 North Heritage Parkway (FM 1417), being Lot 1, Block 1 of Sanders Addition

The request is as follows:

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow automobile collision repair in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.

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

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


Secretary, Planning & Zoning Board

Please Let Them have this

Zoning Change:

*Glenn Goode owner of
Land at Plunview Rd & FM 1417
Southwest Side*

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.

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

May 5, 2008

Kenneth & Mary Lawrence
5005 FM 1417 North
Sherman, Texas 75092

MAY 19 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 20, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Boonie Sanders (Owner) and Shiloh Bradford (Applicant) concerning the property located at 4915 North Heritage Parkway (FM 1417), being Lot 1, Block 1 of Sanders Addition

The request is as follows:

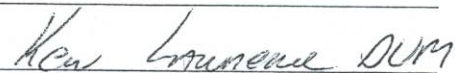
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow automobile collision repair in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District.

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

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


Secretary, Planning & Zoning Board

My primary concern would be appearance.
I would not want a wrecked car
sitting out & it looking like
a junk yard next door.


Mary Lawrence DUM

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

102 North McKown Avenue
Being Lot 12, Block 2, Greenmount 1st Addition
Zone Change

Requested Action/Proposed Use:

Zone Change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

Background

The property is located at 102 N. McKown Avenue, the northeast corner of Houston and McKown. The owner owns the lot next to this one on the west side. He does not have any plans at this time to develop the property.

Adjacent Zoning:

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

Origination:

John W. Andrews and Cynthia A. Sofey-Andrews (Owners)

Master Plan Designation:

Residential

Number of notices mailed:

23

Objections received:

1

Attachments:

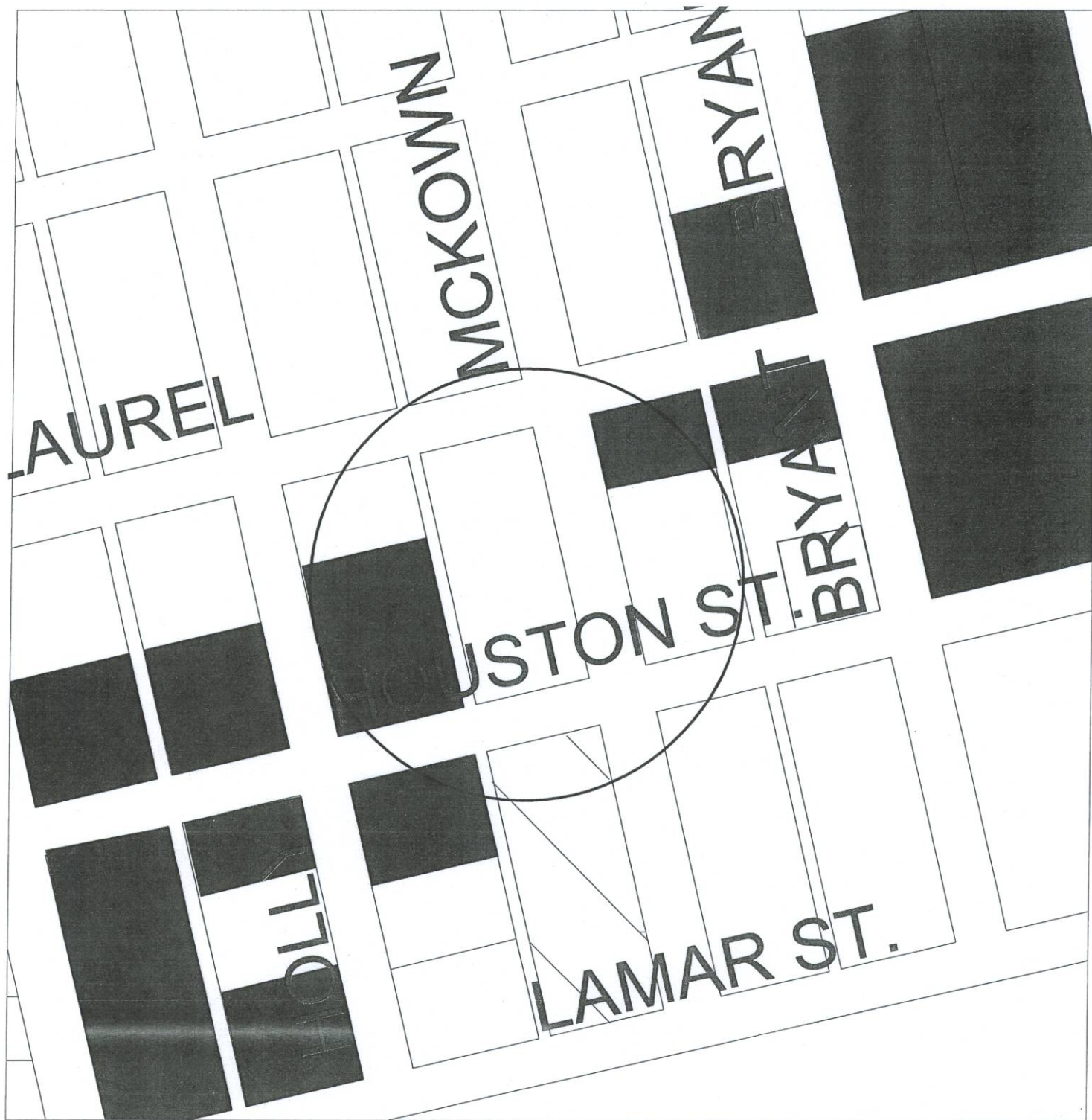
Location map
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



102 NORTH MCKOWN ZONE CHANGE

ENGINEERING DEPARTMENT





Scale: 1 inch = 50.0 feet

(c) Copyright 2006, Pictometry International Corp.

102 N. MCKOWN



May 14, 2008

John Andrews
Cynthia A. Sofey-Andrews
1400 Western Hills Drive
Sherman, Texas 75092

John Andrews
1309 W. Houston
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District located at 102 North McKown Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Any future construction will require site plan approval from the Planning and Zoning Commission.
2. Screening shall be provided adjacent to Residential Districts.

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

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

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

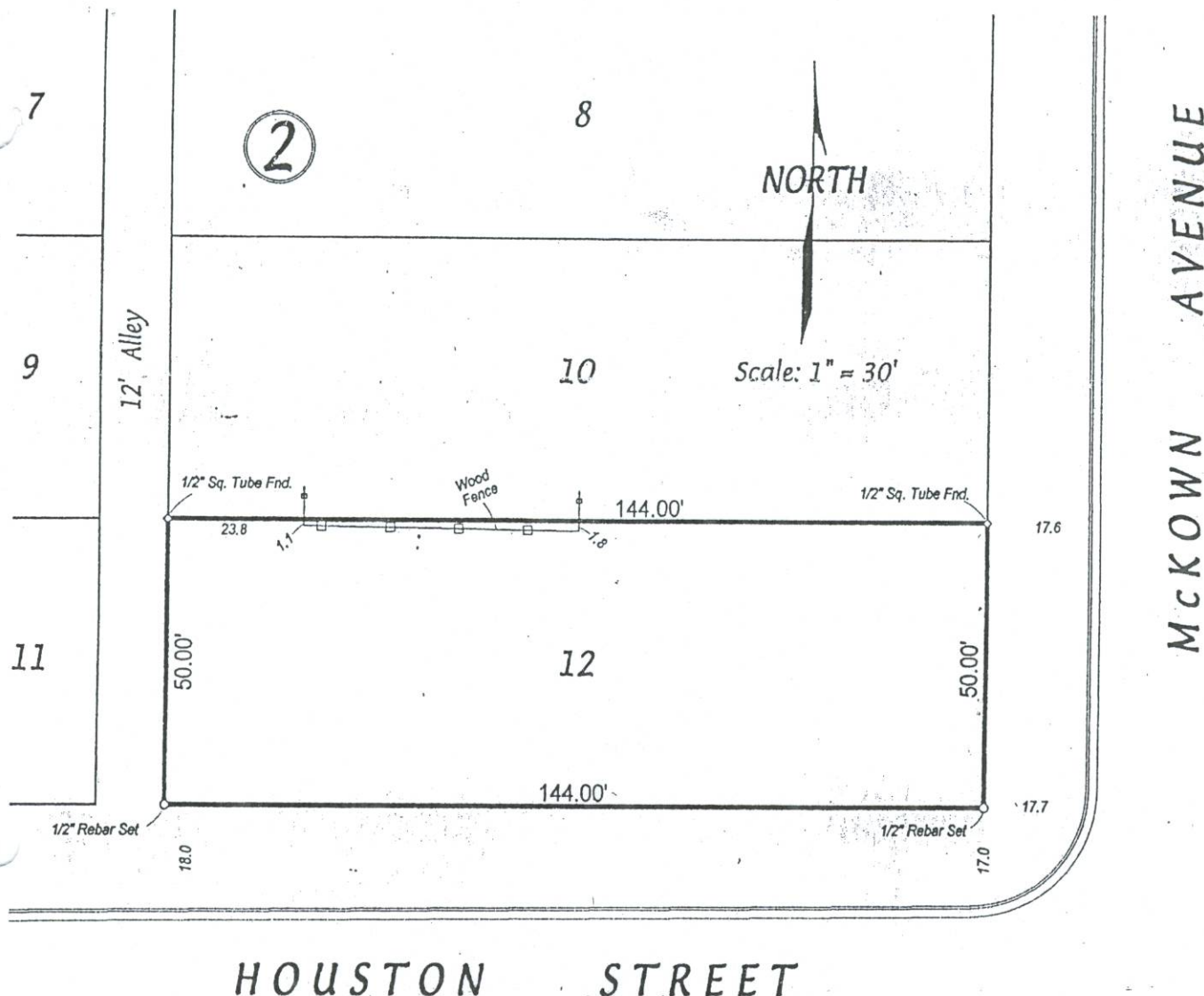
Respectfully,



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

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



HOUSTON STREET

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

SURVEY FOR: JOHN ANDREWS

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 2nd day of September, 2003 of the following described property:

Lot TWELVE (12) in Block TWO (2) of GREEN MOUNT ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 193, Page 21, Deed Records, Grayson County, Texas.

That the improvements located on said property are known as 102 N. MCKOWN AVENUE, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE PURPOSES OF THIS SURVEY THIS

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

May 5, 2008

Steven Deighton
1220 W. Houston
Sherman, Texas 75092

MAY 7 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 20, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

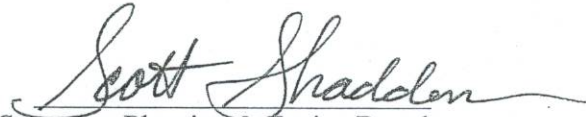
John W. Andrews and Cynthia A. Sofey-Andrews (Owners) concerning the property at 102 North McKown Avenue, being Lot 12, Block 2, Greenmount 1st Addition

The request is as follows:

Zone Change under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

*I (Steven Deighton) object to the above Zoning change. The area is steadily improving and this would not be a step in the right direction.
Thank you. S Deighton.*

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

711 E. Odneal Street
Being the east 70' of Lots 10-12, Block 10 of W. Elliott's Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow a 20' rear yard setback in lieu of the required 25 foot in an R-1 (One and Two Family Residential) District.

Background

The property is located at 711 East Odneal Street, between Throckmorton and Maxey Streets. The lot is 70'x 75' and the owner would like to construct a single family residence 20' from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ron Barton (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

17

Objections received:

0

Attachments:

Location map
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

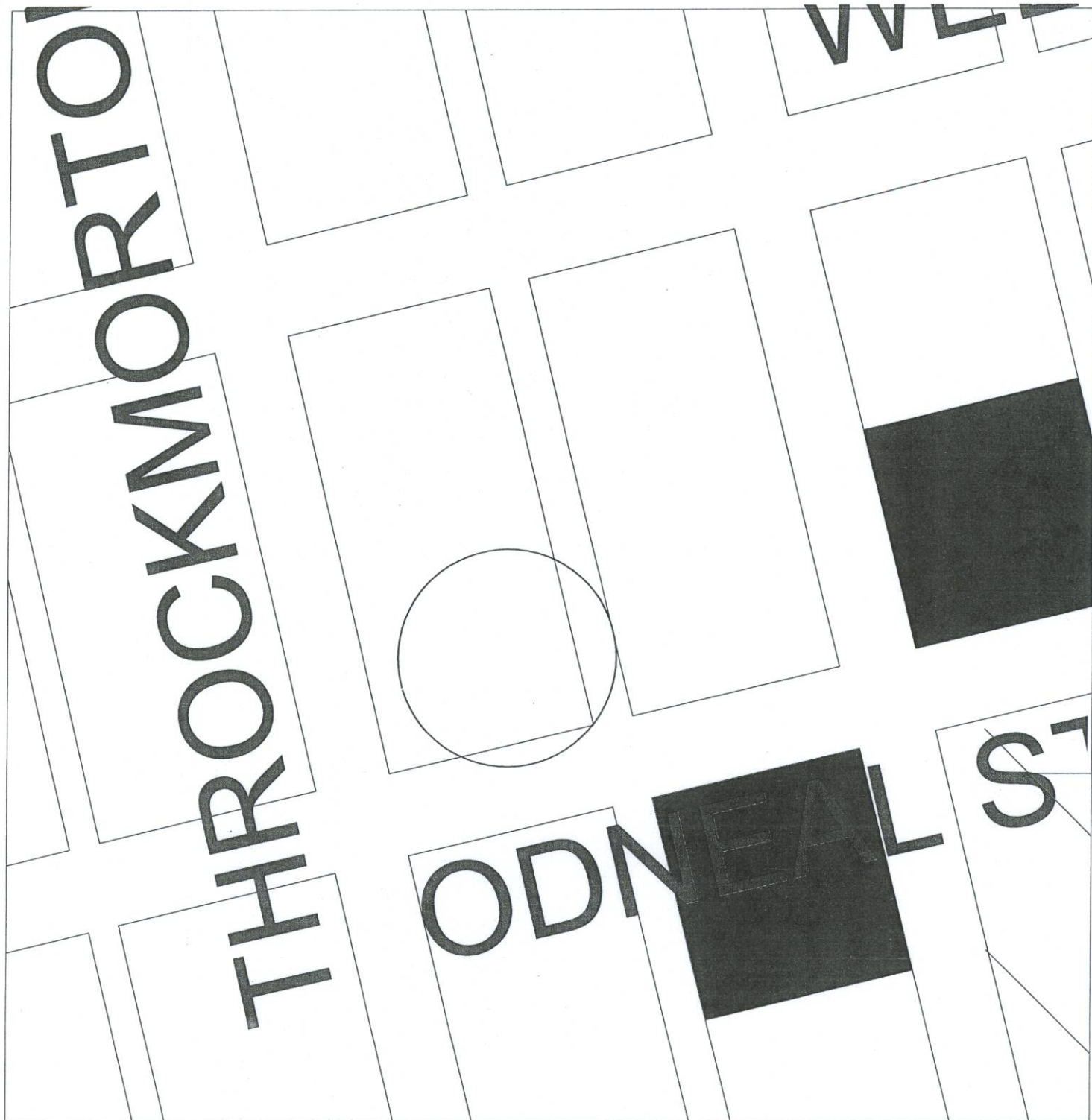
Approved By:
Scott Shadden,
Director of Developmental Services



Maxey

Oodneal

Thornton



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



711 E. ODNEAL
VARIANCE

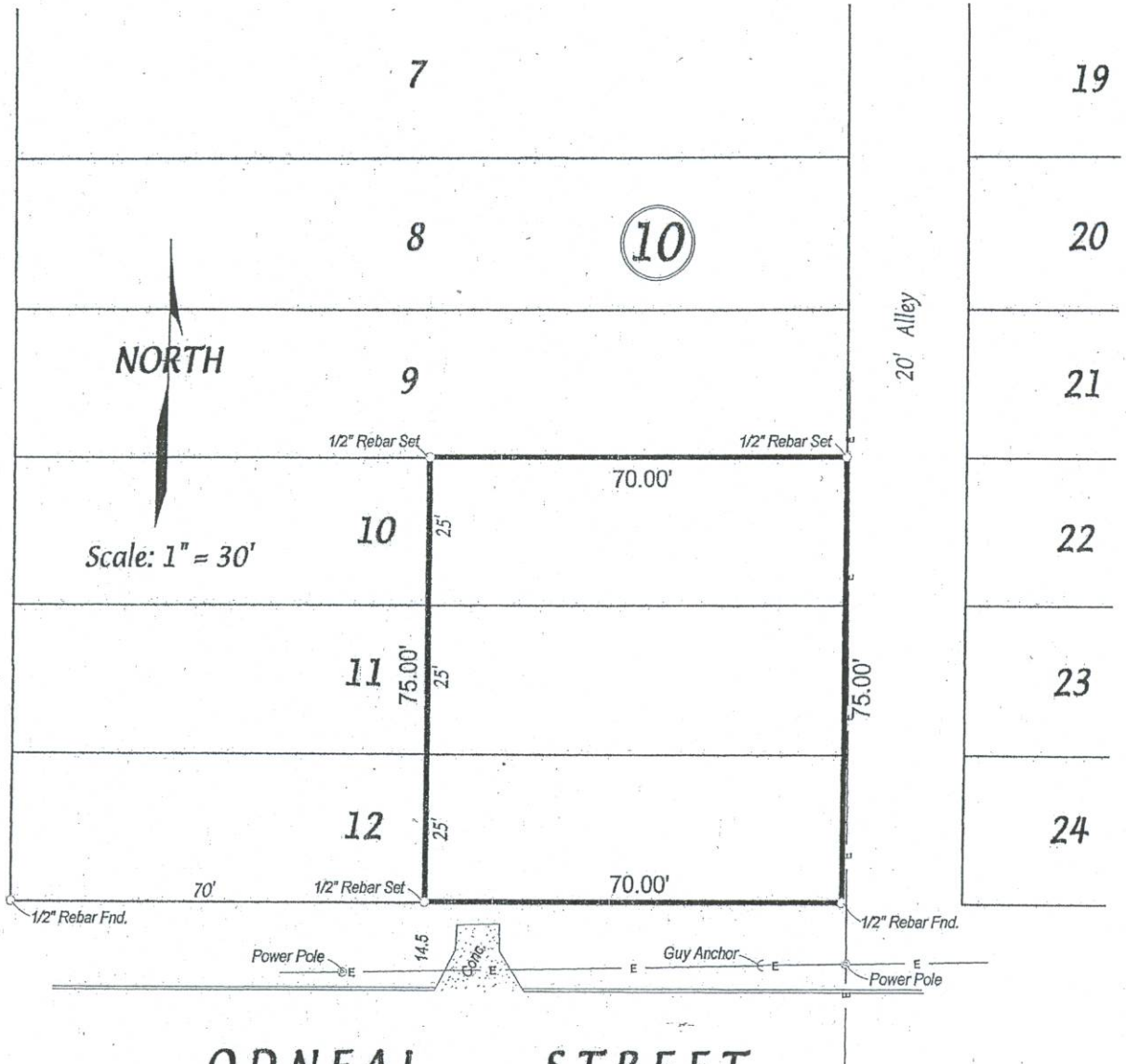
ENGINEERING DEPARTMENT



711 E. ODNEAL



THROCKMORTON STREET



ODNEAL STREET

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

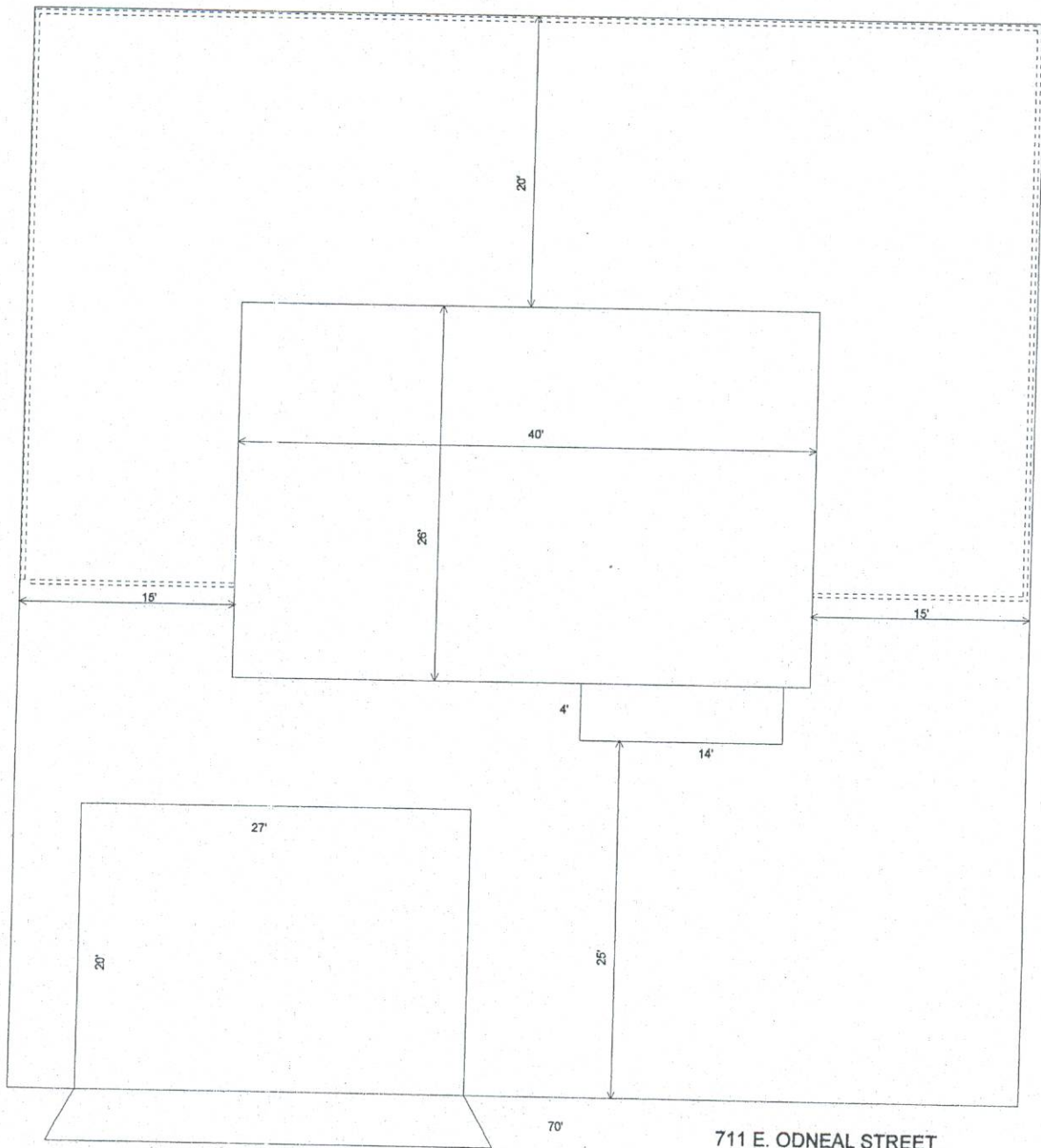
SURVEY FOR: BARTON CAPITAL, LTD.

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 4 th day of December, 2006 of the following described property:

The East Seventy feet (70.00 ft.) of Lots TEN (10), ELEVEN (11), and TWELVE (12) in Block TEN (10) of W. ELLIOTTS ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 101, Page 4, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as 711 E. ODNEAL STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE

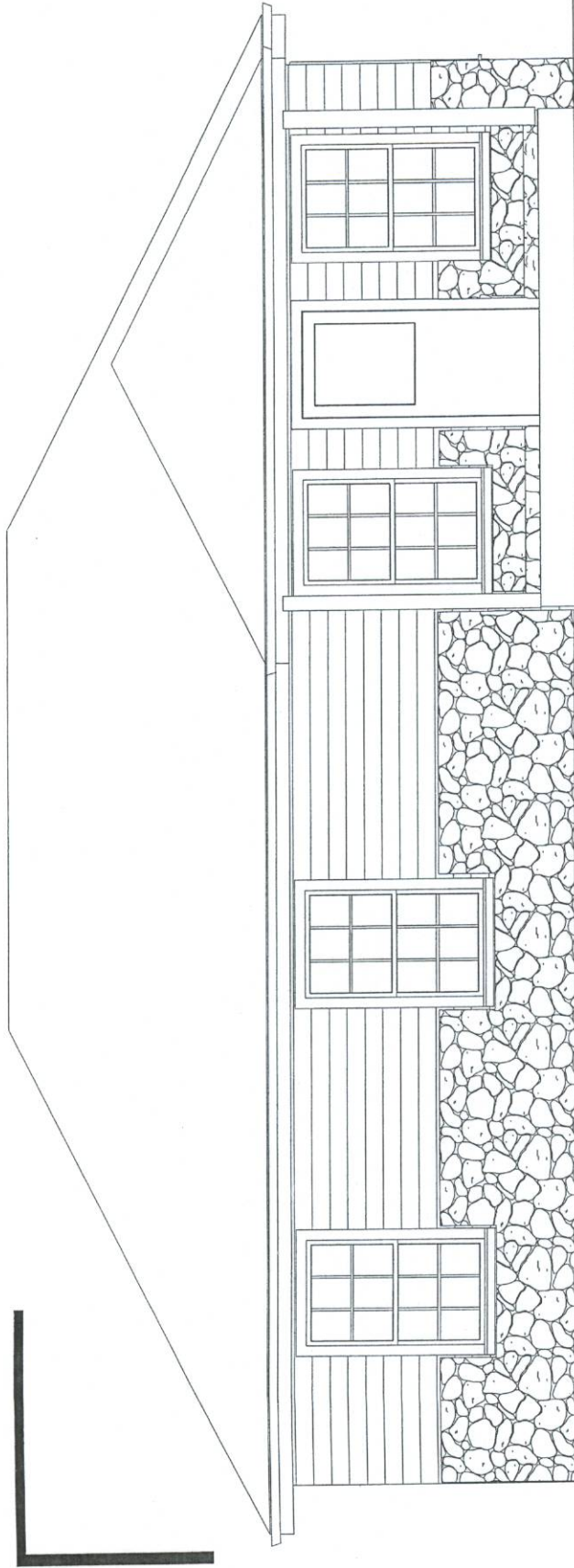


ODNEAL STREET

711 E. ODNEAL STREET

12

6



LIVING: 1040 SQ FT TOTAL: 1096 SQ FT
SCALE: 1/4" = 1"

CUPID HOMESTM

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

4420 Frisco Road
Being 0.929 acres in the W.F. Patterson Survey, Abstract No. 969
Site Plan

Requested Action/Proposed Use:

Site plan for A&D Storage for an additional 16 stall storage facility.

Background

The property is located at 4420 Frisco Road off of Texoma Parkway near Midway Mall. This is an existing Mini-Warehouse Facility which would like to add an additional sixteen stall storage building.

Adjacent Zoning:

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

Origination:

C-Bros Manufacturing Inc. (Owner) Chris Cromeens (Representative)

Master Plan Designation:

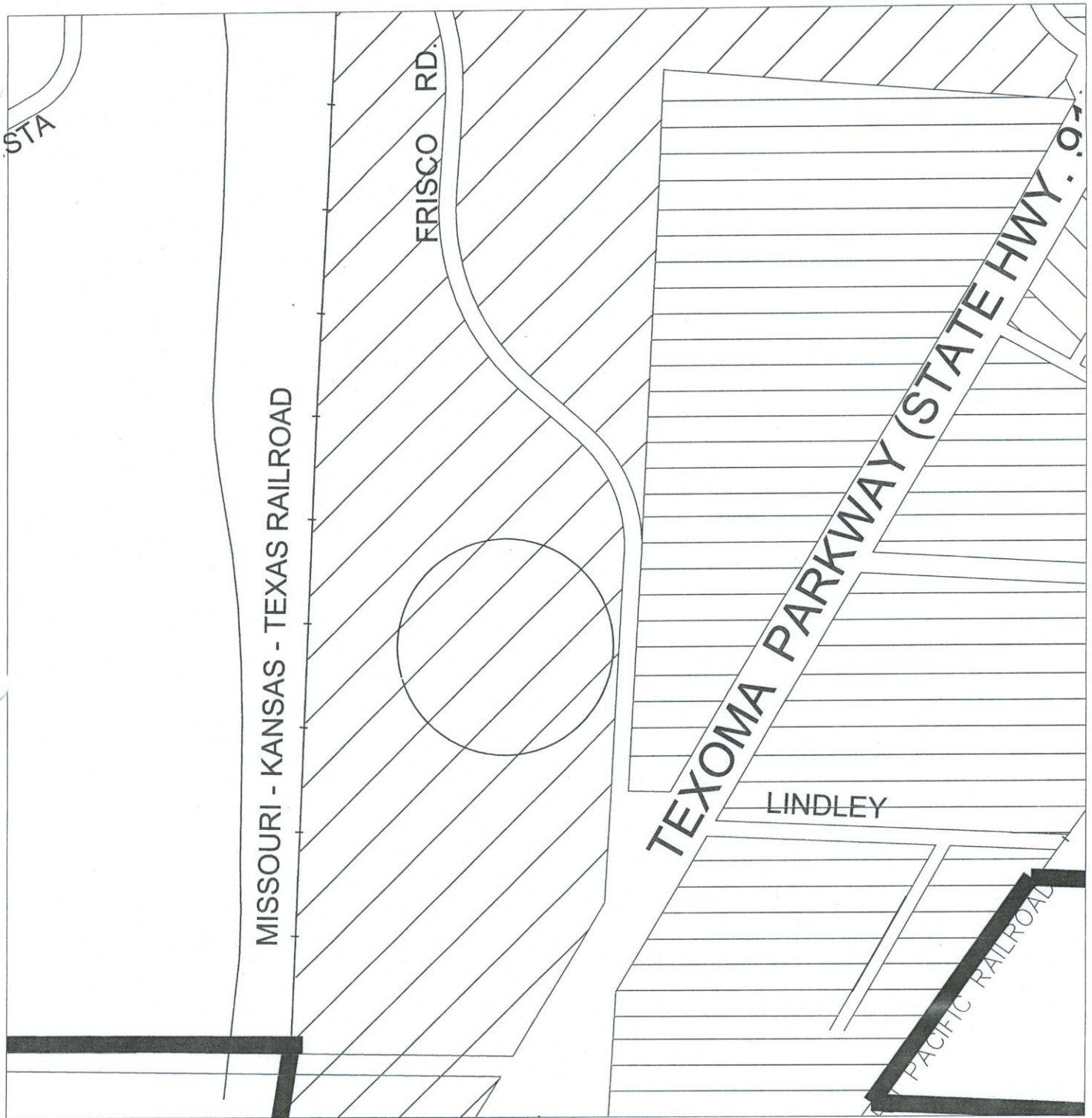
Retail/Commercial

Attachments:

Location map
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

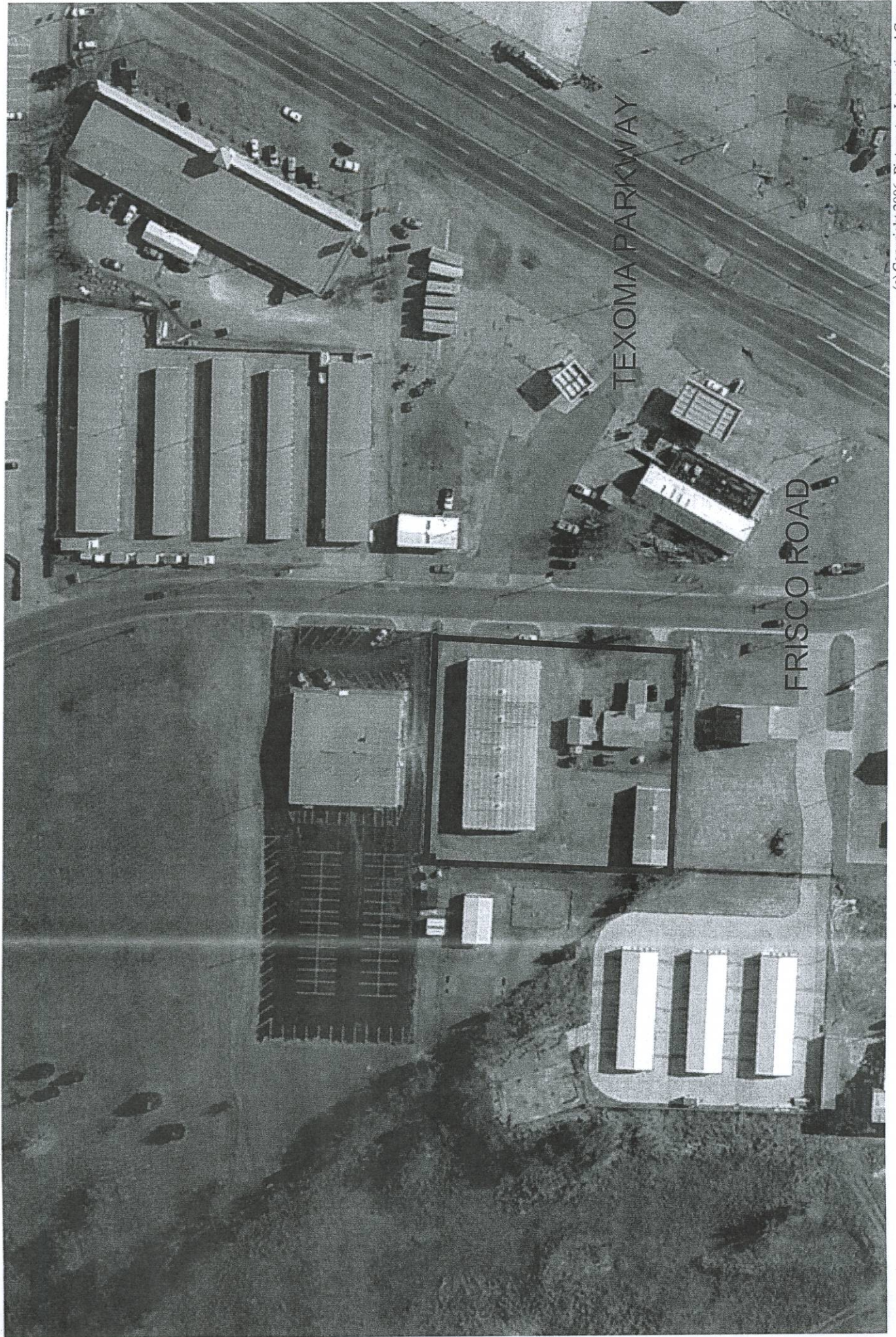
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY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



4420 FRISCO ROAD SITE PLAN

Department of Developmental Services

1/27



May 14, 2008

C-Bros Manufacturing, Inc.
174 Glen Oaks
Gordonville, TX 76245

Chris Cromeens
174 Glen Oaks
Gordonville, TX 76245

Dear Applicants,

Your request for approval of a site plan for A&D Storage for an additional 16 stall storage facility located at 4420 Frisco Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the M-1 (Light Manufacturing) District shall be followed.

Engineering:

2. Platting of the property is required.

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

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

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

Respectfully,

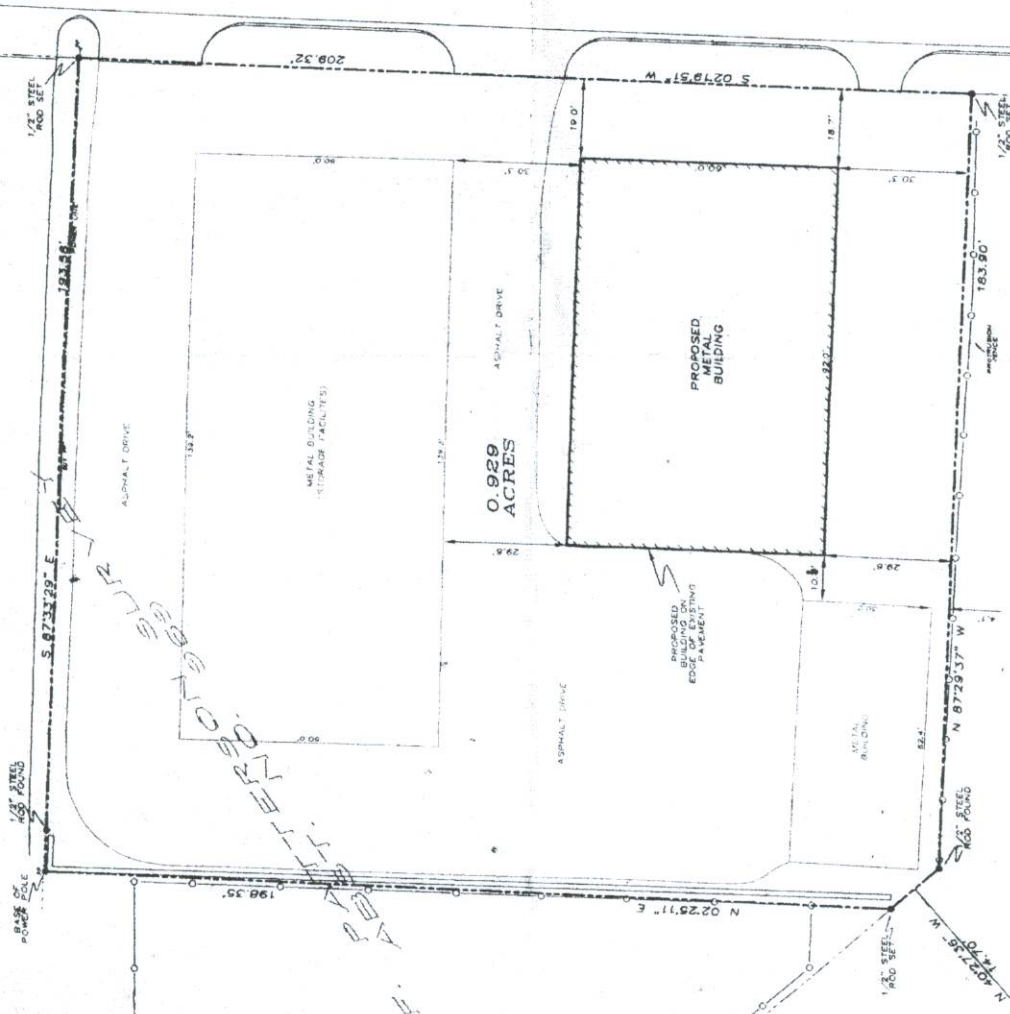


Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

2.00 AC
AMVETS POST #47
VOL. 100, PG. 292
D.R.G.C.T.



BASE OF MEASUREMENT
ON THE N.E. CORNER OF THE
SECTION 10, T.10N., R.10E.,
S. 23.10' N. 87.33' E. 193.52'



GRAPHIC SCALE



**SITE PLAN
FOR PROPOSED BUILDING**
4480 FRISCO RD., SHERMAN



3404 INTERURBAN ROAD DENISON, TEXAS 75020 (903)465-2151

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1622 and 1624 North Travis Street
Being part of Lots 1 & 2, Block 1, W.M. Shannon Supplement
Final Plat

Requested Action/Proposed Use:

Final Plat of the Medicine Shoppe Addition.

Background

This is the final plat for property currently zoned C-1 (Retail Business) District.

Adjacent Zoning:

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

Origination:

Randy and Joanna Bennett (Owners) and Sartin & Associates (Surveyor).

Master Plan Designation:

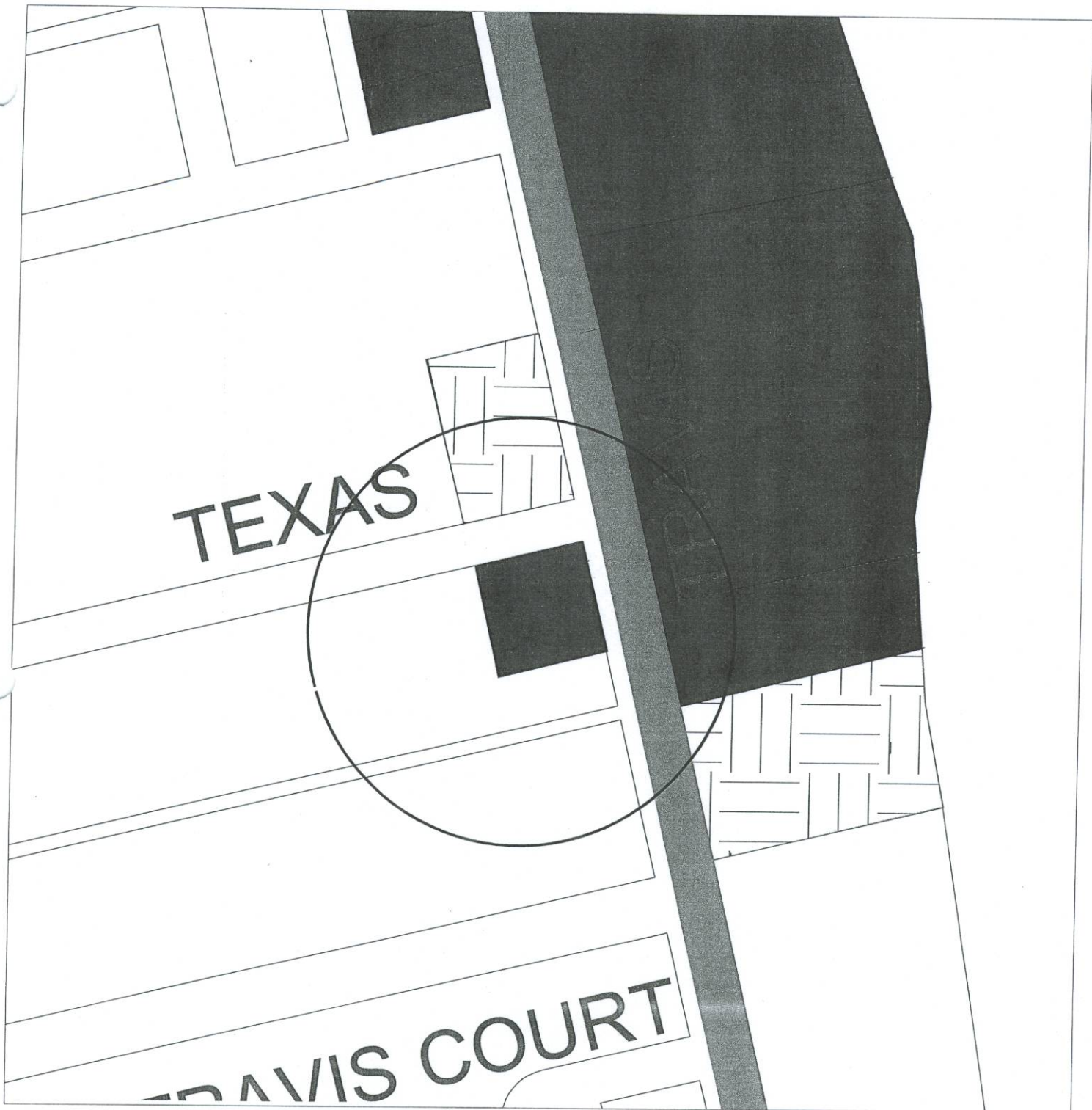
Residential

Attachments:

Location map
Photos
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Planning & Developmental Coordinator

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

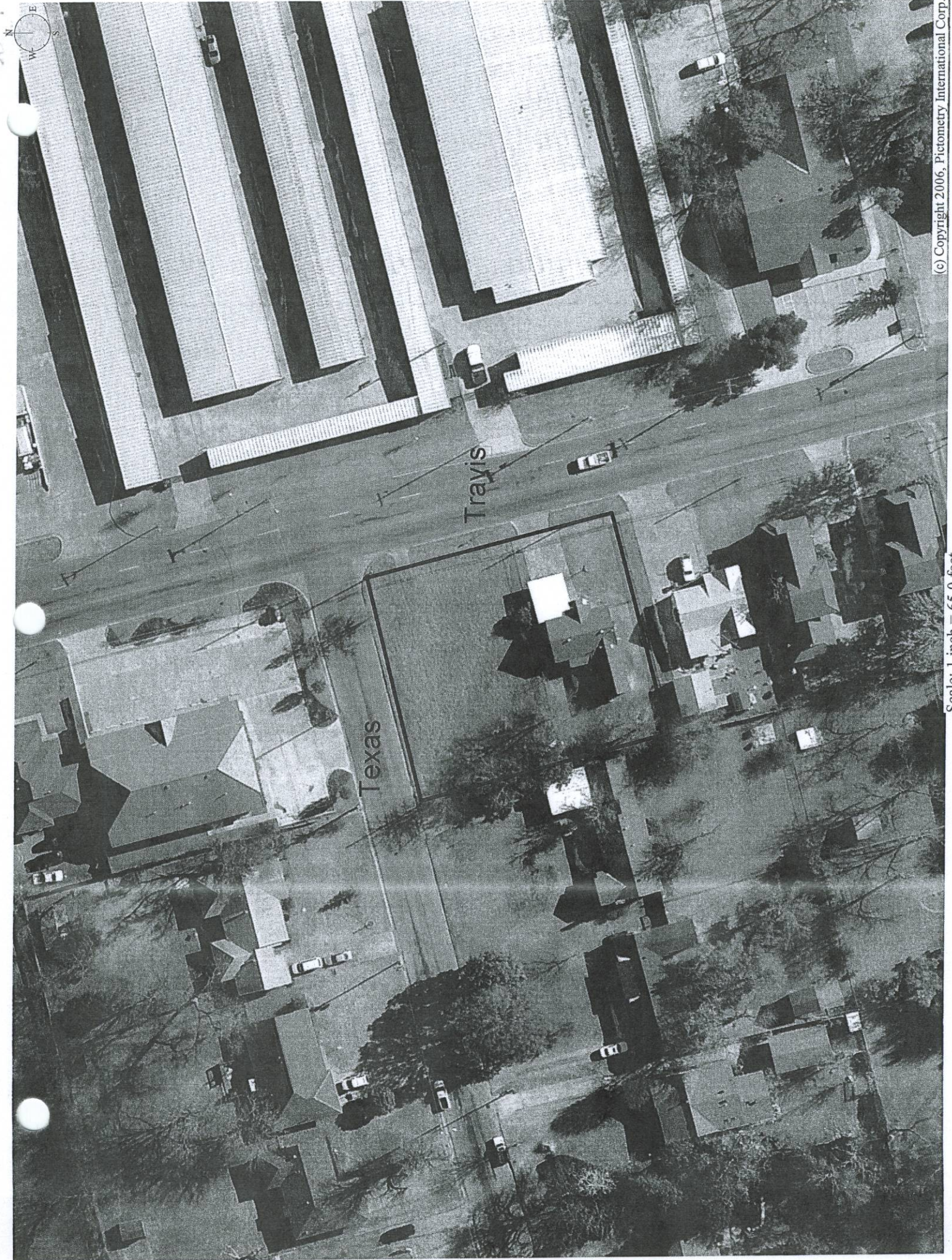
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



1622 & 1624 N. TRAVIS STREET
FINAL PLAT

ENGINEERING DEPARTMENT





Scale: 1 inch = 65.0 feet

1622, 1624 N. TRAVIS



**STAFF REVIEW LETTER**

April 14, 2008

Randy Bennett
Joanna Bennett
364 W. Acres Road
Whitesboro, TX 76273

Dear Applicants,

The request for approval of a Final Plat of the Medicine Shoppe Addition concerning the property located at 1622 and 1624 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Field notes shall be corrected to agree with drawing on last call.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Any other changes made to the 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 & Zoning Commission.

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

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

Respectfully,

Mark Gibson
Director of Utilities and Engineering

CC: George Olson, City Manager
Rita Gaither, Development Coordinator
Doreen E. McGookey, City Attorney

Jeff Miller, Director of Public Works
Danny Fuller, Fire Marshal
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1622 and 1624 North Travis Street
Being part of Lots 1 & 2, Block 1, W.M. Shannon Supplement
Site Plan

Requested Action/Proposed Use:

Site plan approval for The Medicine Shoppe Pharmacy.

Background

The property is located at southwest corner of Texas and Travis Street. The owner would like to construct a 30'X50' two story pharmacy with drive thru.

Adjacent Zoning:

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

Origination:

Randy and Joanna Bennett (Owners) and Sartin & Associates (Surveyor)

Master Plan Designation:

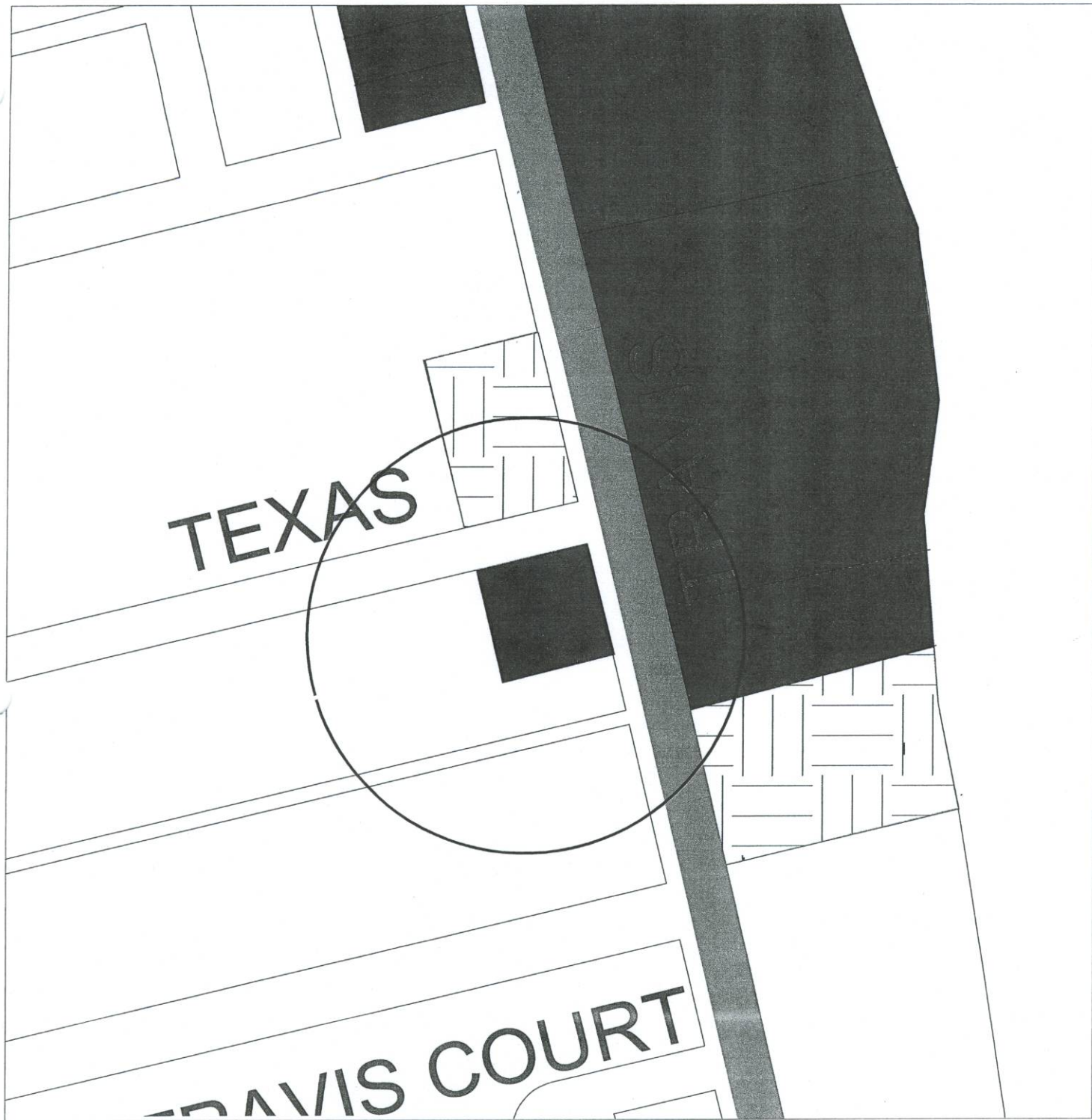
Residential

Attachments:

Location map
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

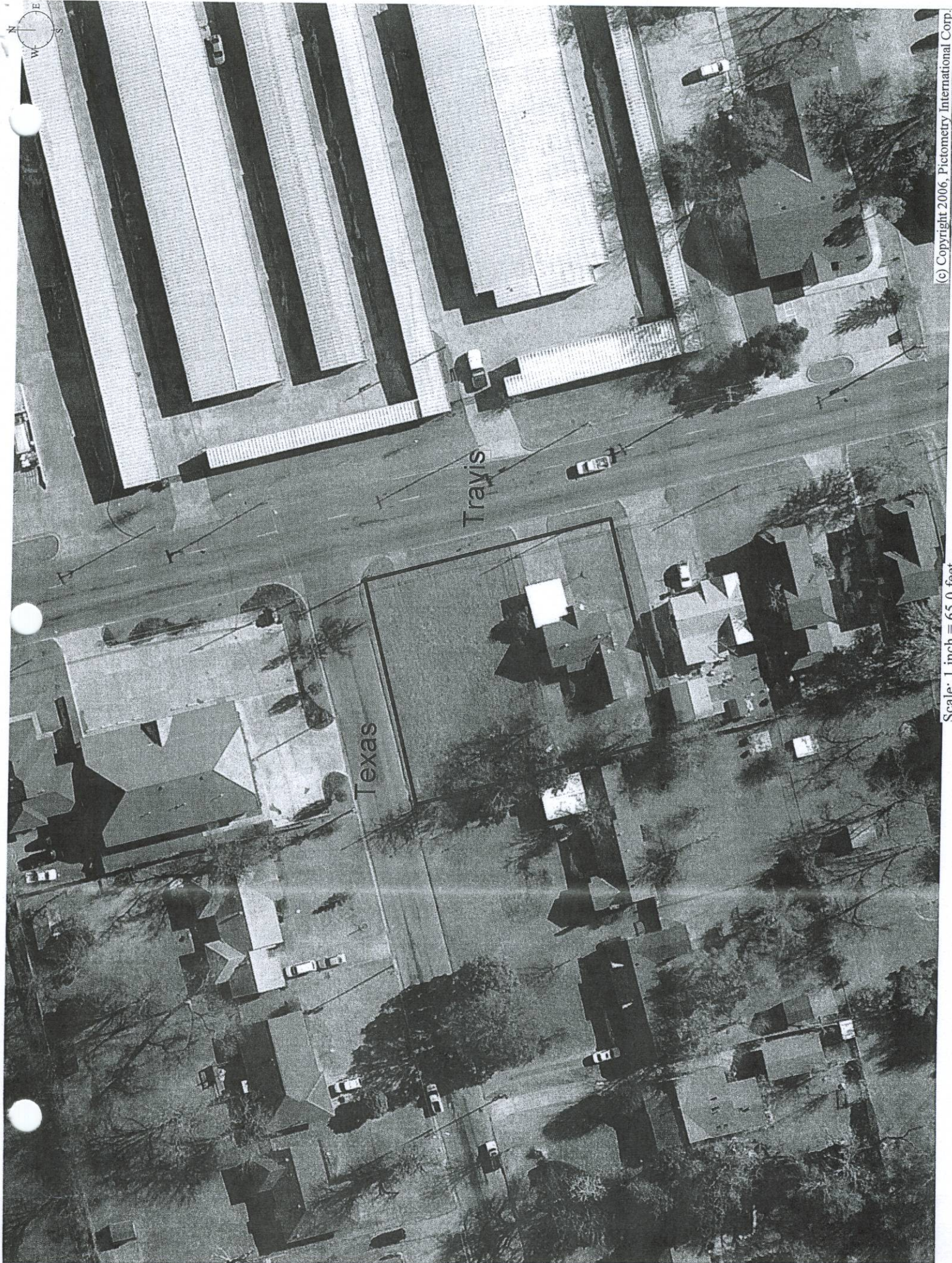
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



1622 & 1624 N. TRAVIS STREET SITE PLAN

ENGINEERING DEPARTMENT





Scale: 1 inch = 65.0 feet



May 14, 2008

Randy Bennett
364 W. Acres Rd.
Whitesboro, TX 76273

Sartin & Associates
P.O. Box 1843
Sherman, Texas 75090

Dear Applicant:

Your request for approval of a site plan for The Medicine Shoppe located at 1622 and 1624 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District and the Commercial Tree and Landscaping Ordinance must be followed.
2. Screening shall be provided adjacent to Residential Districts.
3. The trash receptacle shall be located in the main building area of the lot.
4. Fire lanes shall be coordinated with the Fire Marshal (903.892.7267).

Engineering:

5. Sidewalks are required on Texas Street and shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
6. Driveways shall conform to TxDOT standards. A City of Sherman driveway permit will be required and inspection will be preformed by the City of Sherman Engineering Department. Driveway shall be a maximum width of 35'.
7. Sewer service location shall be indicated on site plan.

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

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

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

Respectfully,

A handwritten signature in cursive script, reading "Scott Shadden". The signature is written in dark ink and is positioned above the printed name and title.

Scott Shadden,

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

George Olson, City Manager

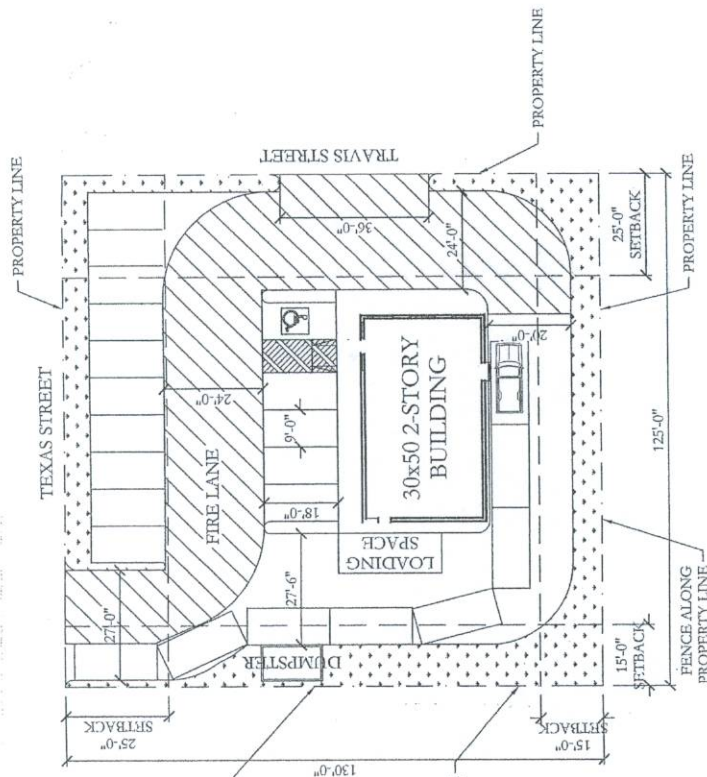
Mark Gibson, Director Utilities & Engineering Services

Doreen E. McGookey, City Attorney

Rita Gaither, Development Coordinator

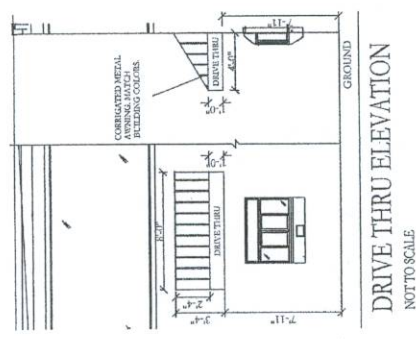
Danny Fuller, Fire Marshal

Jeff Miller, Director of Public Works



***CONTRACTOR TO PROVIDE POWER TO POLE SIGN. COORDINATE LOCATION WITH SIGN VENDOR.

***SITE PLAN IS DESIGN INTENT ONLY. ARCHITECT AND/OR ENGINEER MUST BE CONSULTED FOR CODE COMPLIANCE PRIOR TO CONSTRUCTION.



Scale: 1" = 30'



SITE PLAN for The Medicine Shop

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1302 South Elm Street
Replat of Lot 4, Block 11, B. H. Moore Heirs Addition
Replat

Requested Action/Proposed Use:

Replat of Lot 4, Block 11, B. H. Moore Heirs Addition

Background

This is a replat dividing an existing tract into two lots.

Adjacent Zoning:

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

Origination:

Terry Peterson (Owner) and Sartin and Associates, Inc. (Surveyors)

Master Plan Designation:

Residential

Attachments:

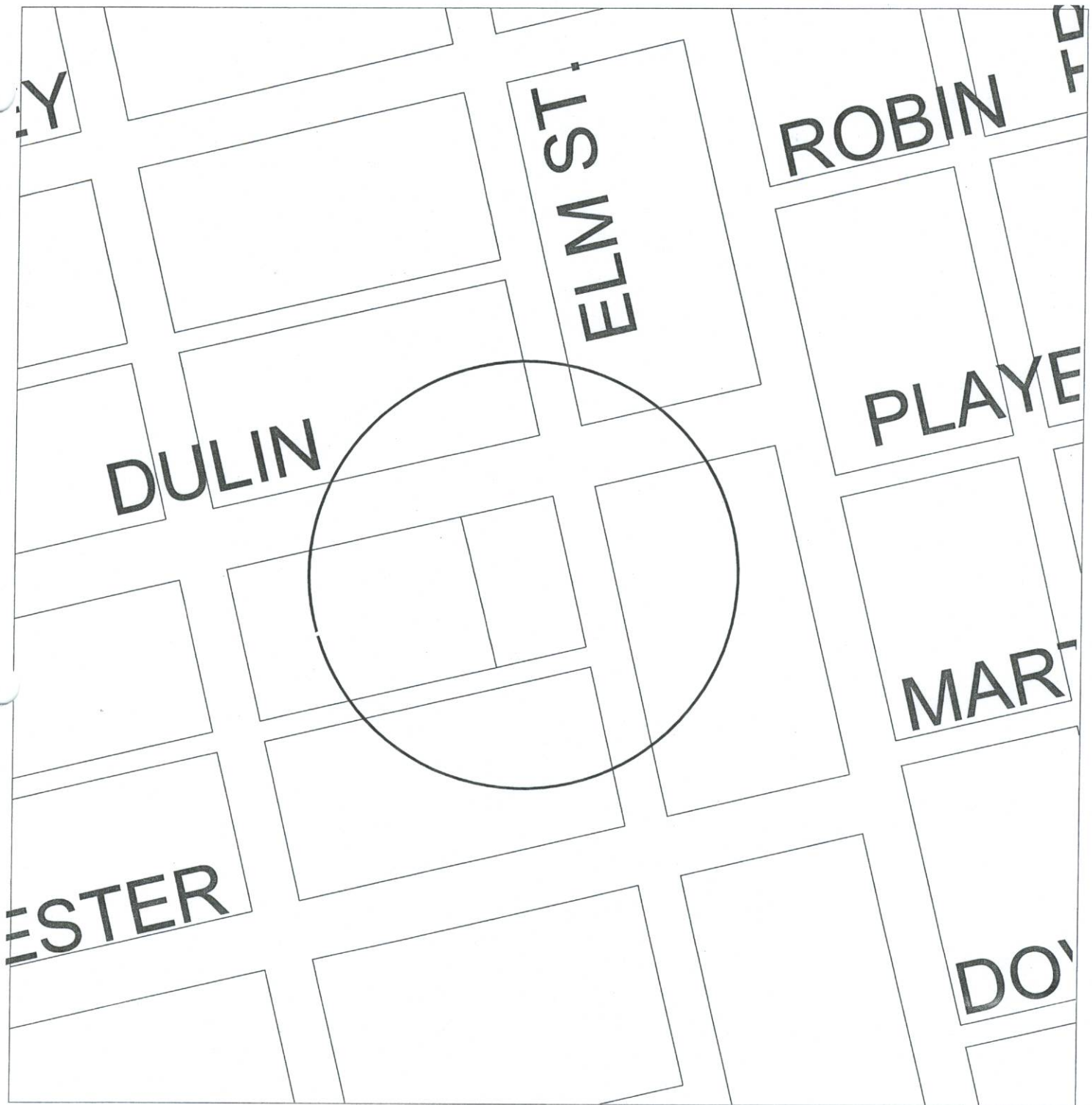
Location map
Photographs
Replat
Staff Review

Prepared By:

Rita Gaither
Planning & Development Coordinator

Approved By:

Scott Shadden
Director of Developmental Services



LEGEND

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



1302 S. ELM
REPLAT

ENGINEERING DEPARTMENT





Scale: 1 inch = 45.0 feet

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1302 S. ELM



**STAFF REVIEW LETTER**

April 14, 2008

Terry Peterson
1236 Park Place
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a Replat for the property located at 1302 South Elm Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Original tax certificates shall be furnished for the purpose of recording the plat.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
3. Water Pro-Rata in the amount of \$1,425.00 is required.
4. Sewer Pro-Rata in the amount of \$1,235.00 is required.
5. Drive approaches shall conform to City of Sherman standards. Inspection and a permit are required from the City of Sherman Engineering Department.
6. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

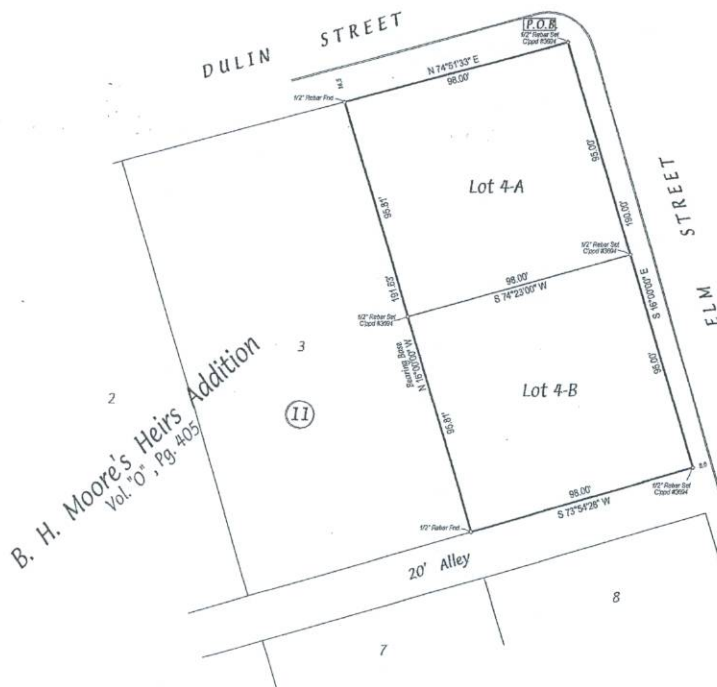
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Mark Gibson
Director of Utilities & Engineering

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Sartin & Associates, P.O. Box 1843, Sherman, Texas 75091

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Angela Gurley, Customer Service Manager

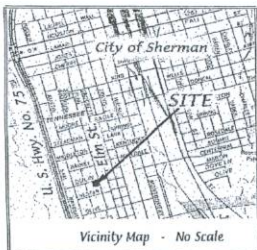


NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



Replat of Lot 4, Block 11 B. H. Moore's Heirs Addition to the City of Sherman, Texas

Owner & Developer
Terry Peterson
6789 Hwy 11
Sherman, Texas



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
PTRSNAD2.pcs















City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1709 Creekside Avenue
Being Lot 48, Block 1, Pebblebrook Addition, Phase II
Variance

Requested Action/Proposed Use:

Variance to allow a 6'1" side yard setback for an attached garage in lieu of the required 15' in an R-1 (One and Two Family Residential) District.

Background

The property is located at 1709 Creekside Avenue. The owner would like to construct an attached 24'X24 two car garage. The previous owner enclosed the existing garage for a bedroom.

Adjacent Zoning:

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

Origination:

Jeff Fitzgerald (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

26

Objections received:

0

Attachments:

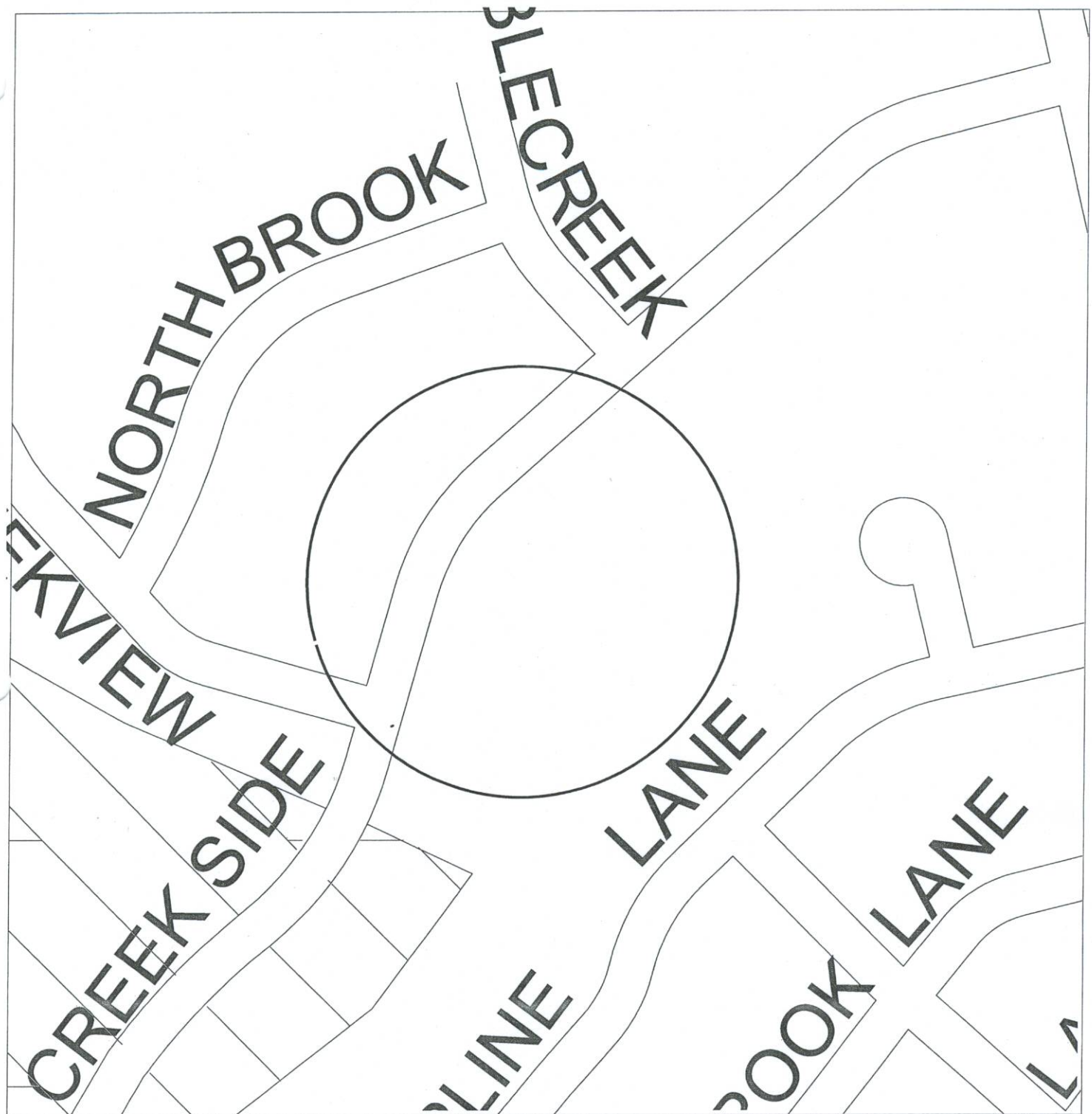
Location map
Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



1709 CREEKSIDE AVE.
VARIANCE

Department of Developmental Services

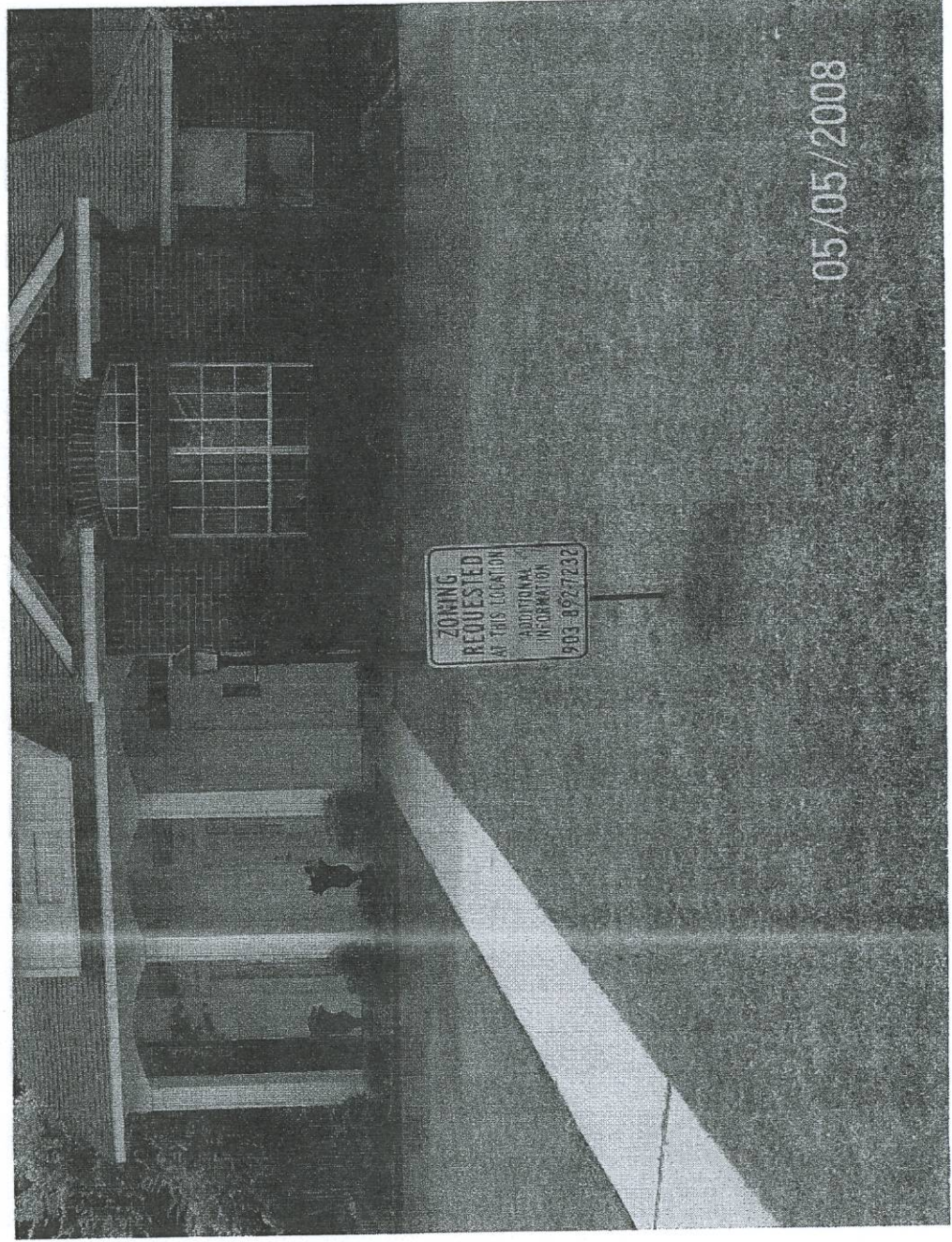


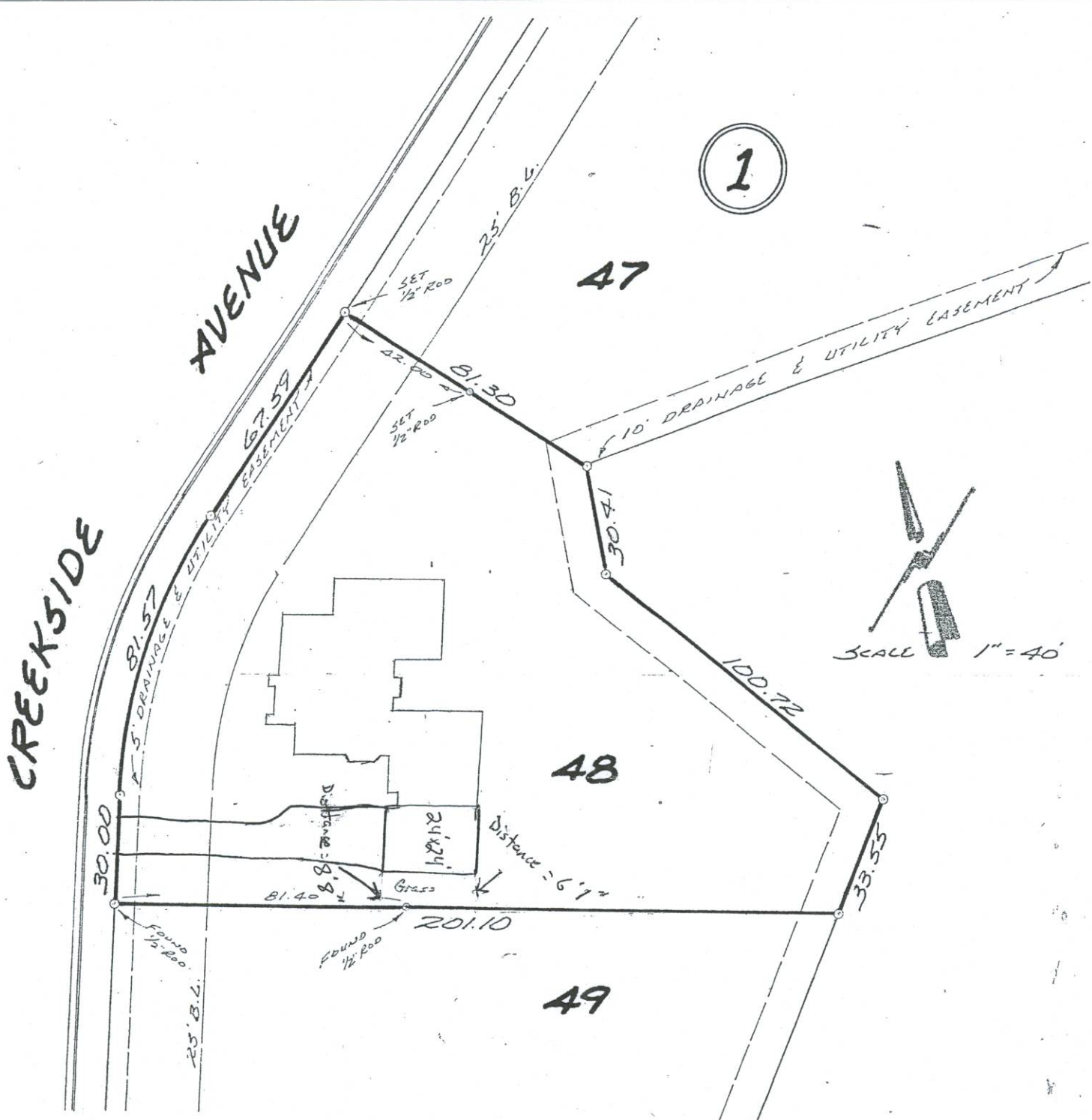


Scale: 1 inch = 65.0 feet

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1709 CREEKSIDE





SARTIN & ASSOCIATES
 SURVEYING COMPANY
 P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
 FAX NUMBER 903-868-2970

Survey for: BRAD MOORE

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 12 th day of June, 1992 of the following described property:

Lot Forty-eight (48) in Block One (1) of PEBBLEBROOK, PHASE II, an Addition to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 117, Plat Records, Grayson County, Texas.

That the improvements on said lot are known as 1709 CREEKSIDE

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

May 5, 2008 Richard & Lisa West
1712 Creekside
Sherman, Texas 75092

MAY 13 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 20, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

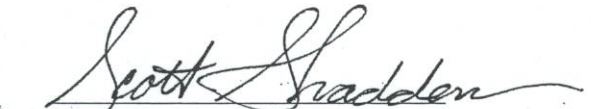
Jeff Fitzgerald (Owner) concerning the property located at 1709 Creekside Avenue, being Lot 48, Block 1, Pebblebrook Addition, Phase II

The request is as follows:

Variance under Ordinance No. 2280, Section 6.2, Subsection 1 to allow a 6'1" side yard setback for an attached garage in lieu of the required 15' or 10% of the lot width in an R-1 (One and Two Family Residential) 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

Lisa and I support Jeff Fitzgerald
for the variance on attached garage.
We feel it will help raise the property
values and make the neighbors feel
love better. Please vote yes on this
variance. Thanks R. & Lisa West.

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1828 Texoma Parkway
Being 1.547 aces in the J.B. McAnair Survey, Abstract No. 763
Final Plat

Requested Action/Proposed Use:

Final Plat of Jane Allen Ellis Addition (Walgreen's Pharmacy).

Background

This is the final plat for property currently zoned C-2 (General Commercial) District. The property has never been platted.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Monroe Bank, Trustee for Jane Allen Ellis Trust (Owners), The Bousquet Group, Inc., Travis Bousquet (Representative) and JNI Investments (Developer)

Master Plan Designation:

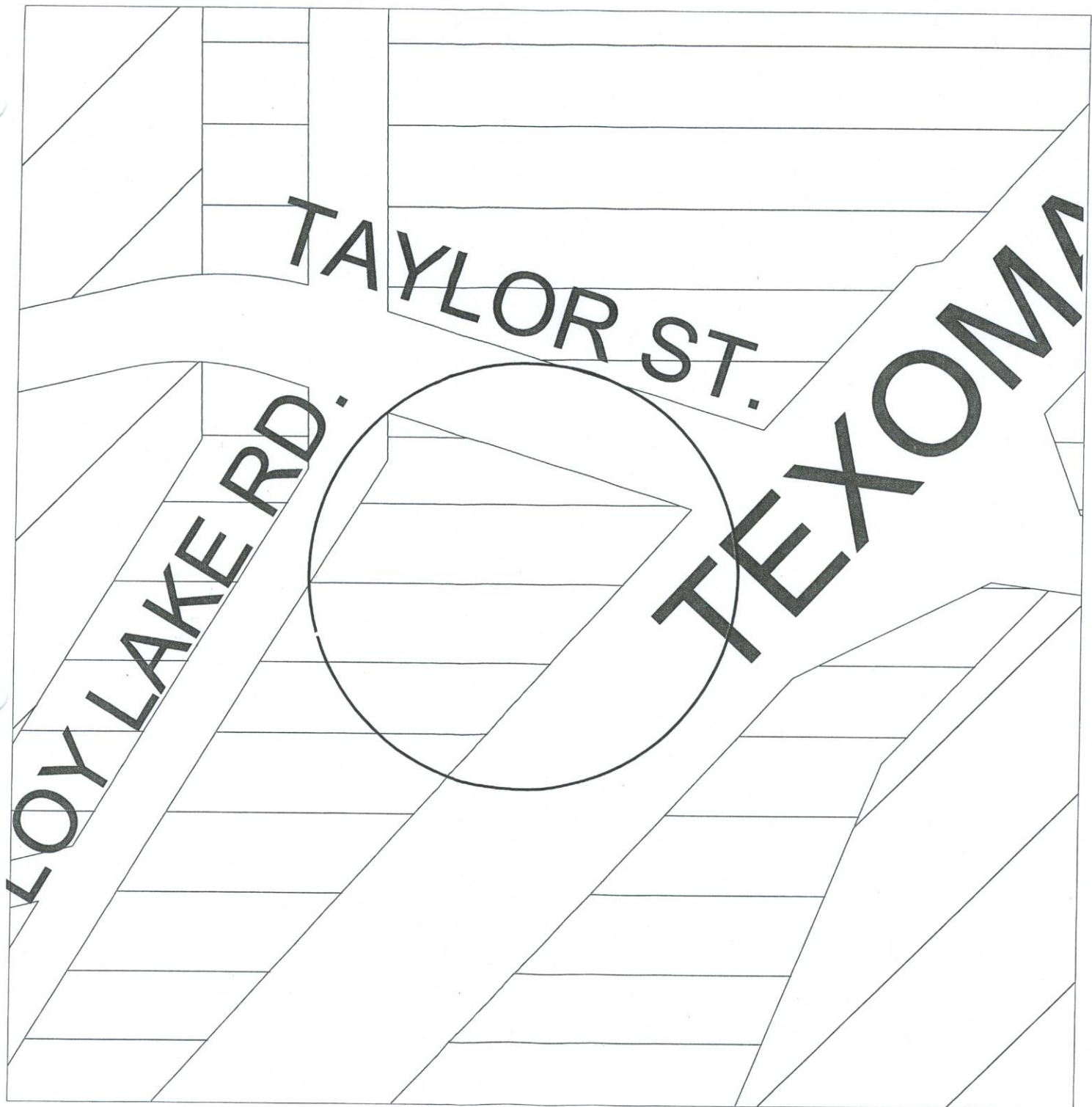
Retail/Commercial

Attachments:

Location map
Photos
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Planning & Developmental Coordinator

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

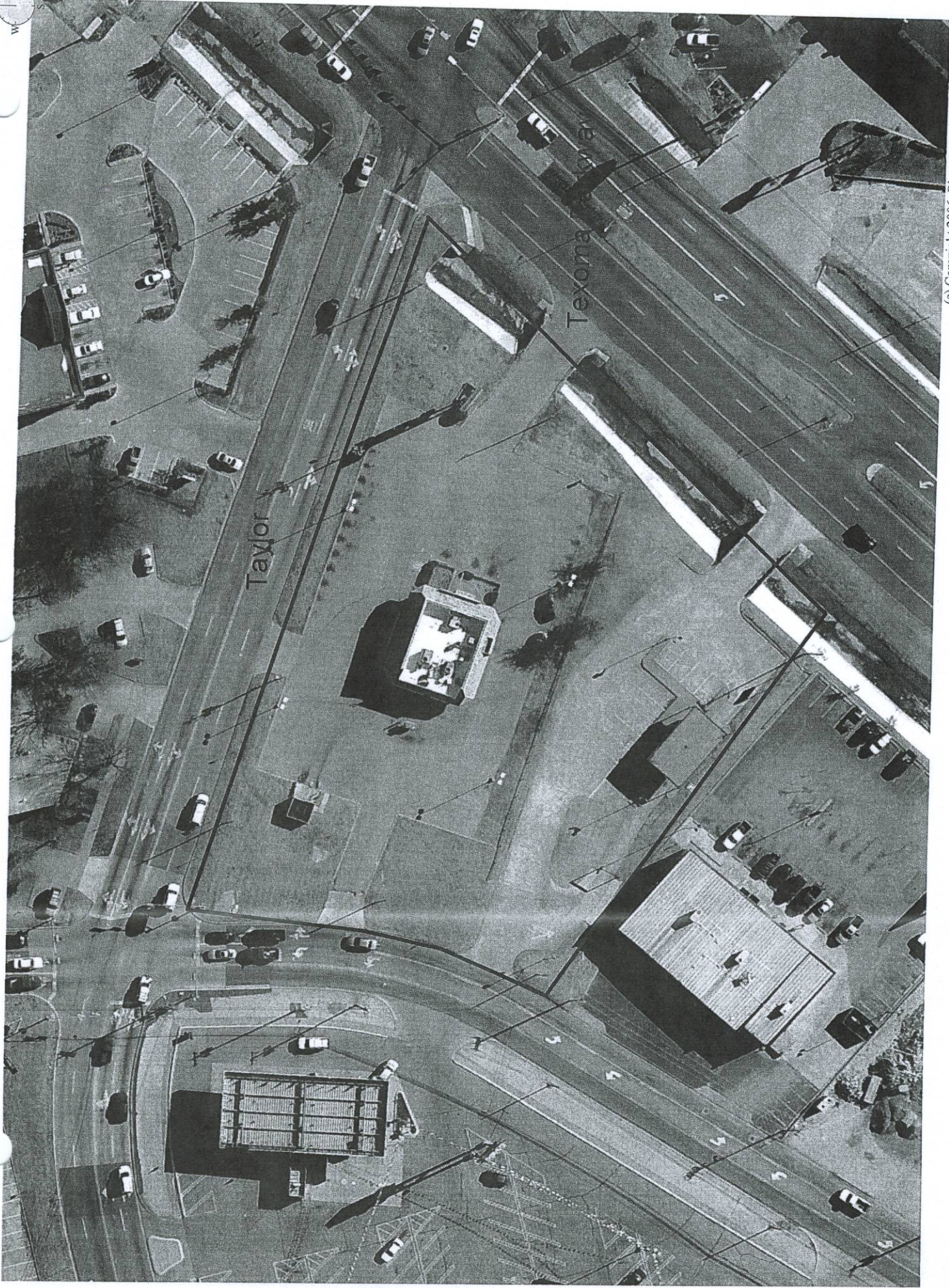
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



1828 TEXOMA PARKWAY
FINAL PLAT

ENGINEERING DEPARTMENT





Scale: 1 inch = 70.0 feet

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**STAFF REVIEW LETTER**

April 14, 2008

Monroe Bank
Trustee Jane Allen Ellis Trust
P.O. Box 2329
Bloomington, IN 47402

The Bousquet Group, Inc.
Travis Bousquet
2126 Hamilton Drive #430
Argyle, TX 76226

JNI Investments
12050 Vance Jackson, Ste. 102
San Antonio, TX 78230

Dear Applicants,

The request for approval of a Final Plat of the Jane Allen Ellis Addition concerning the property located at 1828 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

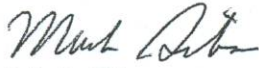
1. Original tax certificates shall be furnished for the purpose of recording the plat.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
3. The floodplain line shall be tied by dimensions to lot corners for location.
4. The plat shall show right-of-way of existing streets and names of adjacent plats.
5. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Rita Gaither,

Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

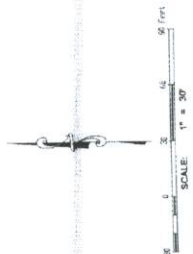
A handwritten signature in dark ink, appearing to read "Mark Gibson", with a stylized flourish at the end.

Mark Gibson

Director of Utilities and Engineering

CC: George Olson, City Manager
Rita Gaither, Development Coordinator
Doreen E. McGookey, City Attorney

Jeff Miller, Director of Public Works
Danny Fuller, Fire Marshal



City Clerk

Professional Land Surveyors
 875 E. 3430 - P.O. Box 301-0879
 220 State Street, Suite 200 - P.O. Box 34
 Lawrenceville, Georgia 30047

[illegible]

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

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

Requested Action/Proposed Use:

Specific Use Permit and conceptual site plan approval to allow a Convalescent Home/Skilled Nursing Facility in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

Background

The property is located at 2617 North FM 1417 (Heritage Parkway); Sherman Bible Church occupies the building at this time. They would like to sell the property to Preferred Care Partners Management Group, LP for a convalescent home/skilled nursing facility.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Sherman Bible Church (Owners) and Preferred Care Partners Management Group, LP (Prospective Buyer) and Thomas D. Scott (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

18

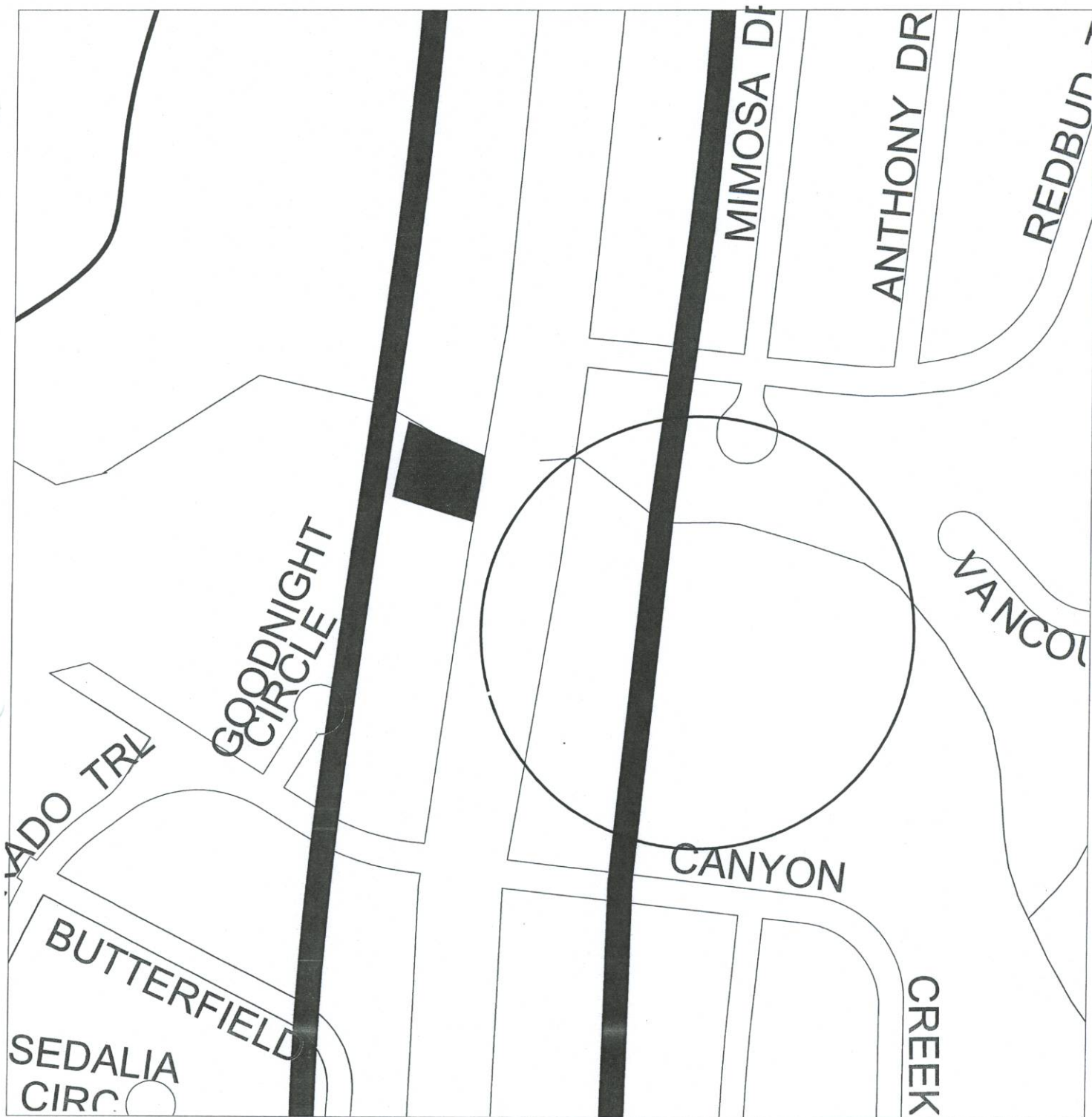
Objections received:

1

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

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



2617 N. FM 1417(HERITAGE PARKWAY)
SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT





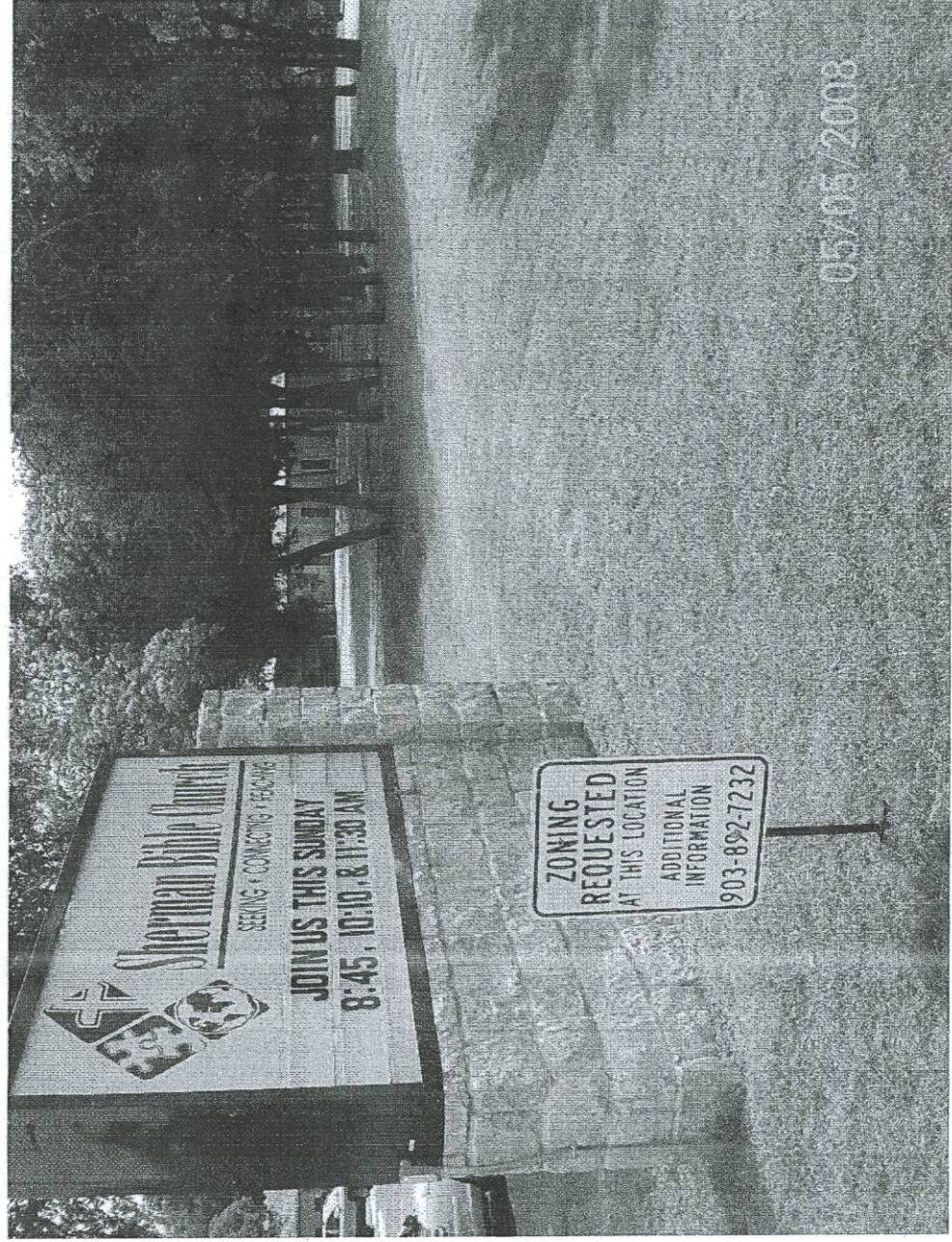
F.M. 1417

Canyon Creek

Average Scale: 1 inch = 174.7 feet

(c) Copyright 2006, Pictometry International Corp.

2617 N. F.M. 1417



May 14, 2008

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

Thomas D. Scott
5420 W. Plano Parkway
Plano, TX 75093

Dear Applicants,

Your request for approval of a Specific Use Permit and conceptual site plan to allow a Convalescent Home/Skilled Nursing Facility located at 2617 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All conditions of the O-1.1 Overlay (1417) District must be followed.
2. All conditions of the Commercial Tree and Landscaping Ordinance must be followed.
3. Screening is required adjacent to Residential Districts.
4. Fire lanes shall be coordinated with the Fire Marshal.

Engineering:

5. Platting of the two tracts into one lot is required.
6. The parking area on the north lot must show the access designated to the south lot.

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

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

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

Respectfully,

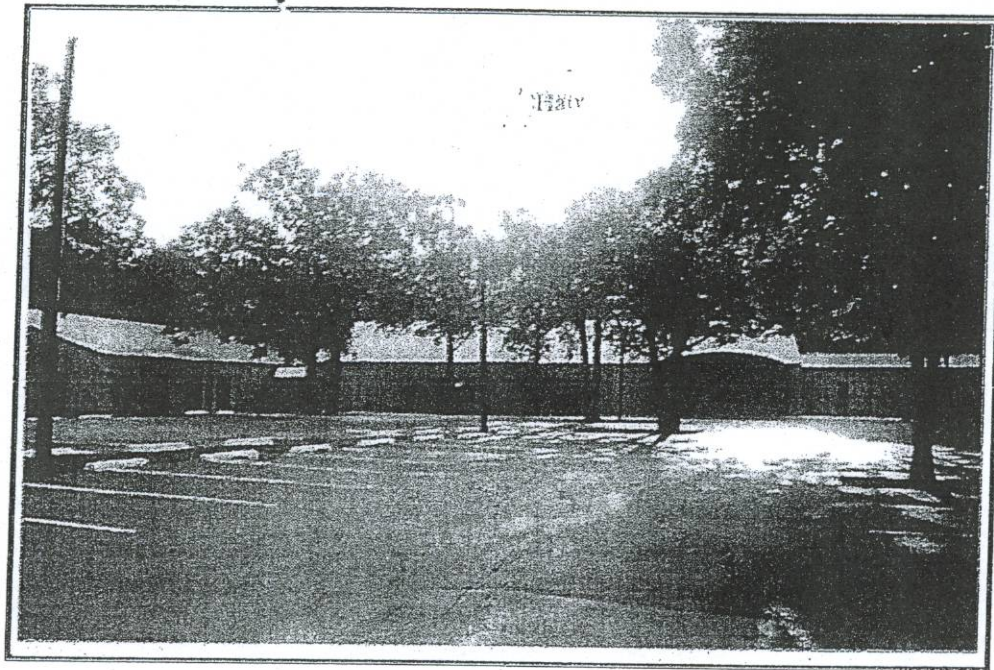


Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC:

George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



Identification of the Subject:

A religious facility located at 2617 North F.M. Highway 1417, Sherman, Grayson County, Texas 75092.

Legal Description:

Lots 1 and 2, Block 3, Section 2-A, Canyon Creek Addition and Lot 5, Block 1, Replat of Belvedere Estates Addition, Sherman, Grayson County, Texas

Census Tract:

0009.02

Map Reference:

62.G

Purpose of the Appraisal:

Estimate the market value of the fee simple estate in the subject property on the appraisal date.

Appraisal Date:

August 26, 2006

Site Summary-

Site Area:

7.254 acres (approximately 5.5 useable acres)

Frontage:

1,028 feet along F.M. Highway 1417

190 feet along Redbud Trail

355 feet along Canyon Creek Drive

Zoning:

R-1, One and Two Family Residential District

Flood Hazard Zone:

According to the FEMA Flood Map and the plat provided, a portion of the site does lie within the flood plain; however, a survey would be necessary to determine how much of the property lies within the flood plain.

Improvement Summary-

Gross Building Area:

14,037 SF

Year of Construction:

1976 with additions in 1981, 1982 and 1990

Type of Construction:

Frame with stucco veneer

Quality of Construction:

Average

Parking and Drives:

Asphalt (88,500 SF)

Grayson County Appraisal District-

Account Number:

155625 and 230312

2006 Assessed Value:

\$280,083

2006 Ad Valorem Taxes:

\$7,593 without exemptions; subject is 100% exempt.

Highest and Best Use-

As Though Vacant:

Hold for resale or future office development.

As Improved:

Continued use as a religious facility.

Exposure Time:

0 to 24 months

Reasonable Marketing Time:

0 to 24 months

VALUE INDICATIONS ON THE APPRAISAL DATE

Cost Approach:

\$1,370,000

Sales Comparison Approach:

\$1,390,000

Income Approach – Direct Capitalization:

Not developed

FINAL ESTIMATE OF VALUE

Market Value on the Appraisal Date (8/26/2006):

\$1,380,000

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

1. A title insurance commitment verifying that the subject property is held in fee simple estate.
2. A title insurance commitment verifying that there are no deed restrictions, which may adversely affect the use, value or marketability of the subject property.
3. A current survey verifying that there are no easements or encroachments that would adversely affect the use or marketability of the subject property.

Location

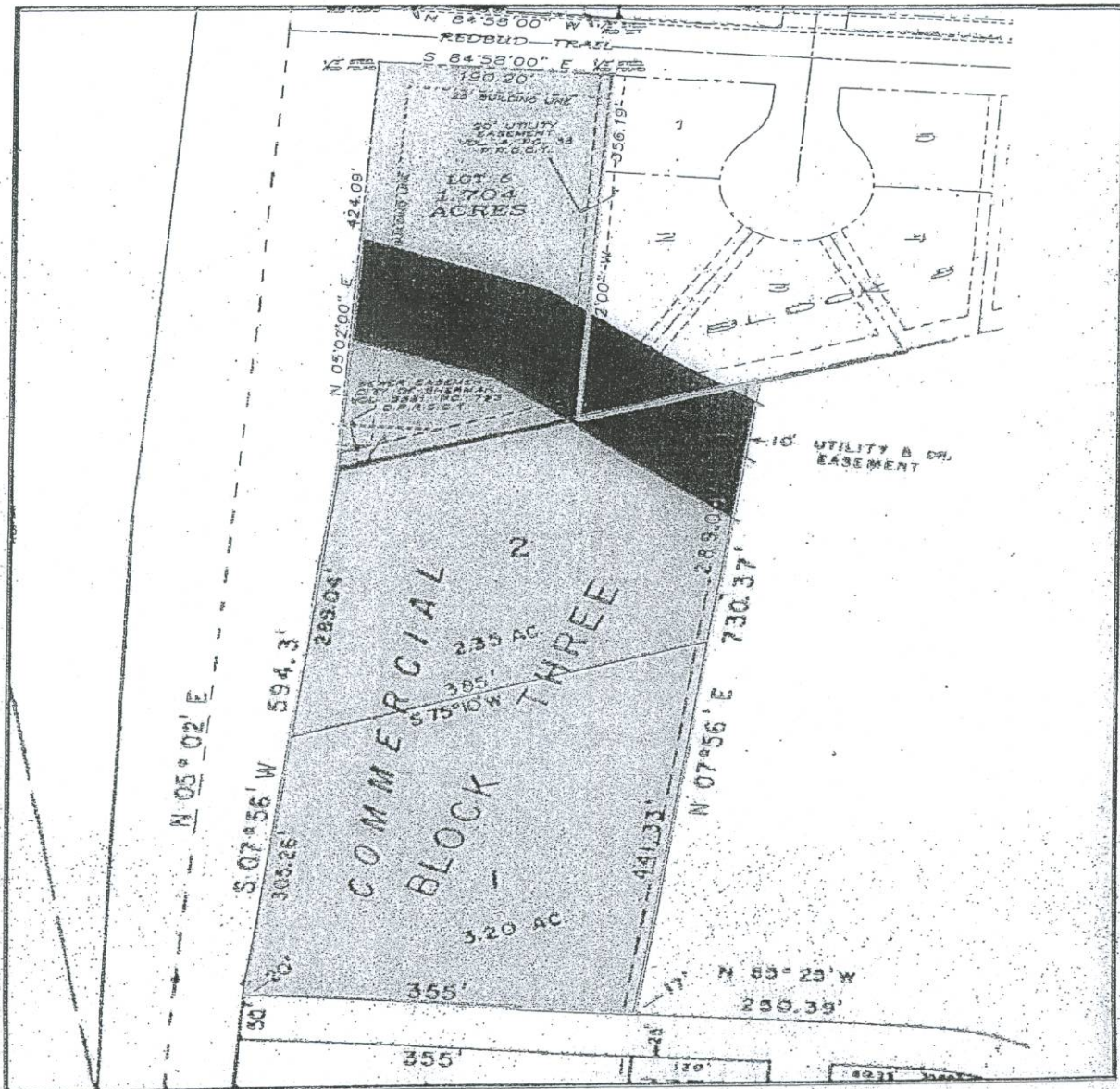
The subject site is located approximately ½ mile south of the intersection of U.S. Highway 82 and F.M. Highway 1417 in the western portion of the City of Sherman. The property's address is 2617 North F.M. Highway 1417, Sherman, Grayson County, Texas.

Access and Visibility

Access to the property is provided by F.M. Highway 1417, which is a partial loop around the City of Sherman. F.M. Highway 1417 intersects with U.S. Highway 82, which is the major east-west roadway through the City of Sherman. As a result, the subject's access and visibility are considered average to good.

Size and Shape

The subject's site is located along the east side of F.M. Highway 1417. The site contains 7.254 acres and is generally rectangular in shape. Since a portion of the site lies within the floodplain, we have estimated that only 5.5 acres is useable. A copy of the plat is presented below with the subject highlighted in yellow.



Easements

According to the plat obtained from the Grayson County Clerks Office, typical utility easements affect the subject property; however, these easements are not thought to have a significant impact upon the utility, value or marketability of the property. The drainage easement that is indicated in blue on the plat provided does have a negative impact on the utility and value of that portion of the site. It has been specifically assumed that there are no other easements that would adversely affect the use of the subject property.

Encroachments

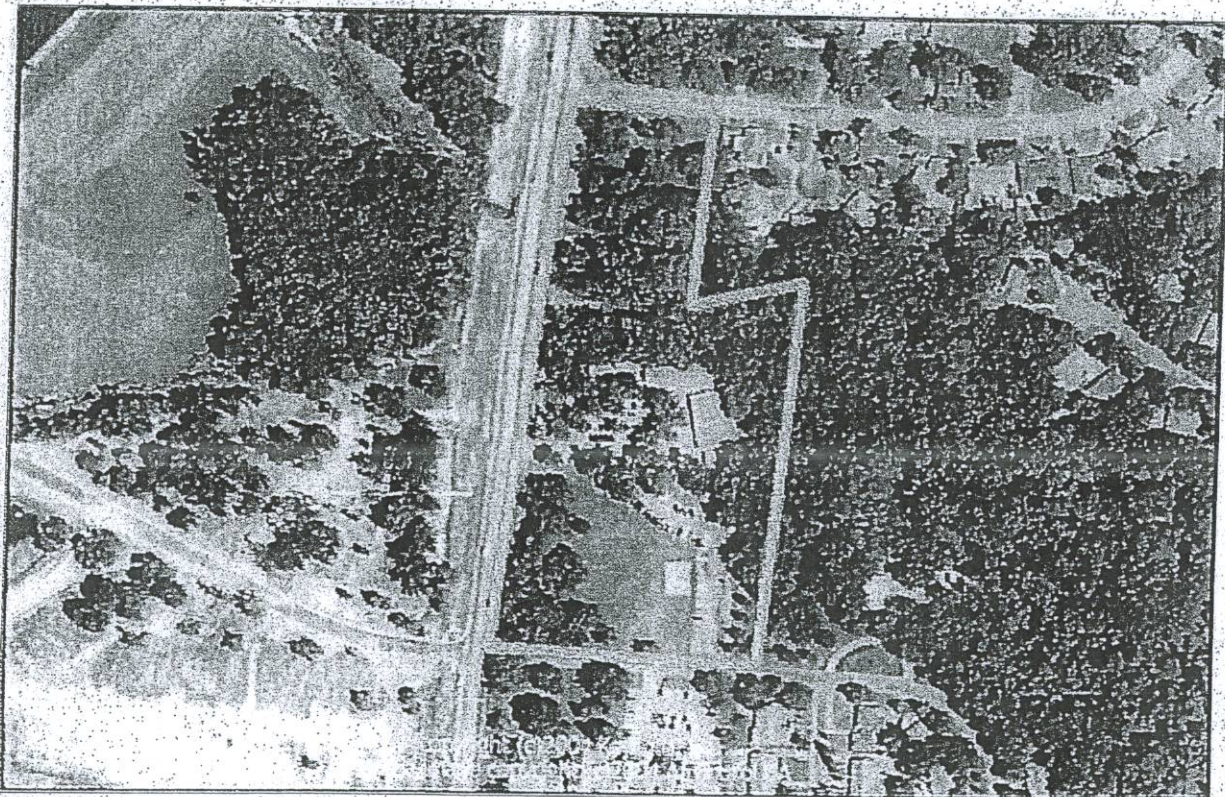
No adverse encroachments were noted; however, a survey is recommended to determine the exact location of encroachments, if any, and their affect on the property.

Environment

We noted no environmental hazards during our inspection of the subject, but we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials could potentially affect the value of the property. The value estimate is predicated on the assumption that there is no such material on the property that would cause a loss in value.

Aerial Photograph

An aerial photograph provided by Keyhole Aerial Imagery with the subject property outlined in yellow is presented below.



45



SUMMARY OF SITE COMPARABLES						
	Subject	COMPARABLE				
		1	2	3	4	5
Address	2617 N. F.M. Hwy. 1417	2100 Lamberth	2903 N. F.M. Hwy. 1417	2100 Lamberth	1704 N. F.M. Hwy. 1417	2108 Post Oak Crossing
City	Sherman	Sherman	Sherman	Sherman	Sherman	Sherman
Grantor		McClure	KS Realty	Mulder	Landmark	Archer Reece
Grantee		Point Man	EE Group	McClure	Sherman DG	Copay
Utilities	All Available	All Available	All Available	All Available	All Available	All Available
Zoning	R-1	C-1	R-1	C-1	C-1	C-1
Site Area (Acres)	5.50	0.50	1.41	0.50	1.21	3.31
Site Area (SF)	239,580	21,902	61,202	21,902	52,490	144,184
Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Topography	Level	Level	Sloping	Level	Level	Level
Frontage	Corner	Corner	Corner	Corner	Average	Average
Date of Sale		Nov-2005	Aug-2005	Oct-2004	Sep-2004	Mar-2003
Sales Price		\$125,000	\$199,000	\$105,600	\$140,000	\$432,812
Sales Price per SF		\$5.71	\$3.25	\$4.82	\$2.67	\$3.00

Qualitative Rating Analysis

Comparables #1, #3, #4 and #5 were all zoned for commercial use; therefore, they were rated superior for zoning.

Smaller properties typically sell for more on a per unit basis; therefore, Comparables #1 and #3 were rated superior for size.

Comparables #4 and #5 were rated inferior for frontage, since they were not corner sites like the subject.

There were no other significant differences to warrant different rankings for the comparables.

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

May 5, 2008

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

MAY 9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 20, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Bible Church (Owners) and Preferred Care Partners Management Group, LP (Prospective Buyer) and Thomas D. Scott (Representative) concerning the property at 2617 North FM 1417 (Heritage Parkway), being Lots 1 & 2, Block 3, Section 2-A, Canyon Creek Addition and Lot 5, Block 1 of the Replat of Belvedere Estates Addition

The request is as follows:

Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Convalescent Home/Skilled Nursing Facility in an R-1 (One Family Residential) District and the O-1.1 (FM 1417) Overlay District.

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

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

Scott Shadden/PR
Secretary, Planning & Zoning Board

My wife and I are 100% opposed to having a nursing home almost next door. I'm concerned with property values, more traffic and possibly more crime. This is a residential neighborhood not ment for a business!

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.

Sincerely,
R. Gary Young

...ASTER PLAN

SHERMAN
BIBLE
CHURCH

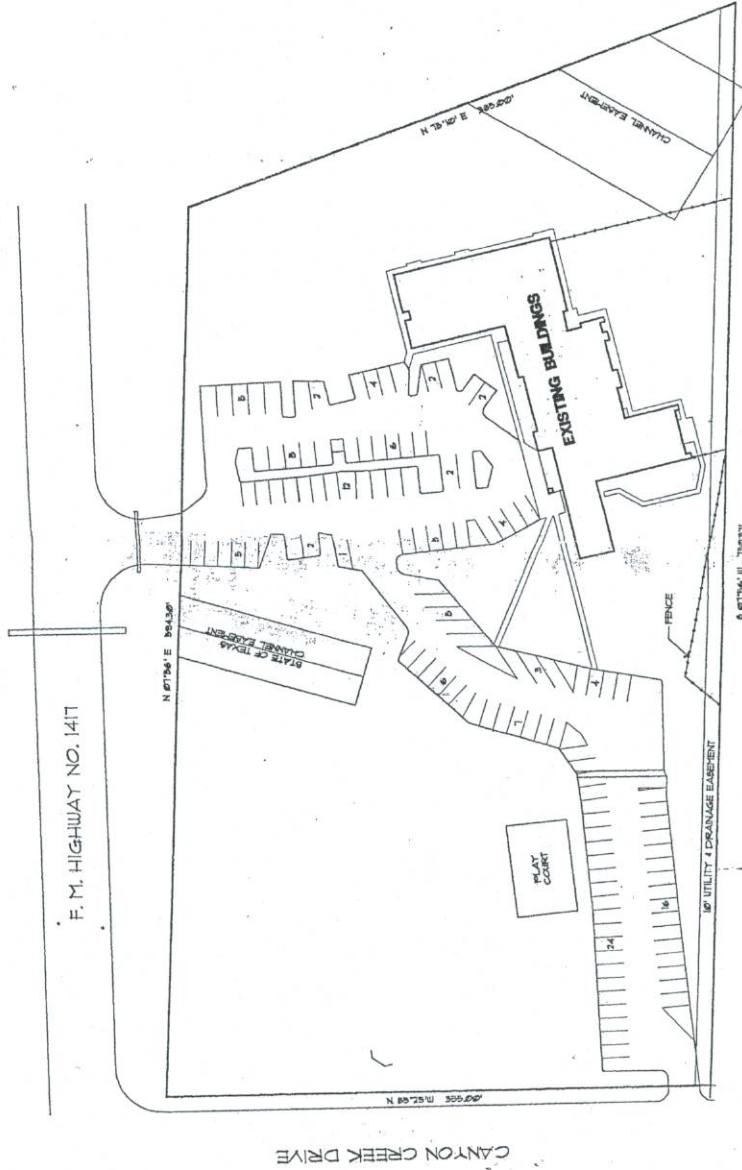
Sherman,
Texas

**DANIELS &
ASSOCIATES
ARCHITECTS**
4320 N. Bellvue Rd.
Suite A120
Irving, Texas 75038
972-255-1515



Job Number: 0202
Issue Date: 3-22-02
Revisions:

Sheet
Number: **A1**



EXISTING SITE PLAN

SCALE: 1" = 40.0'

122 CARS SHOWN

**Sherman,
Texas**

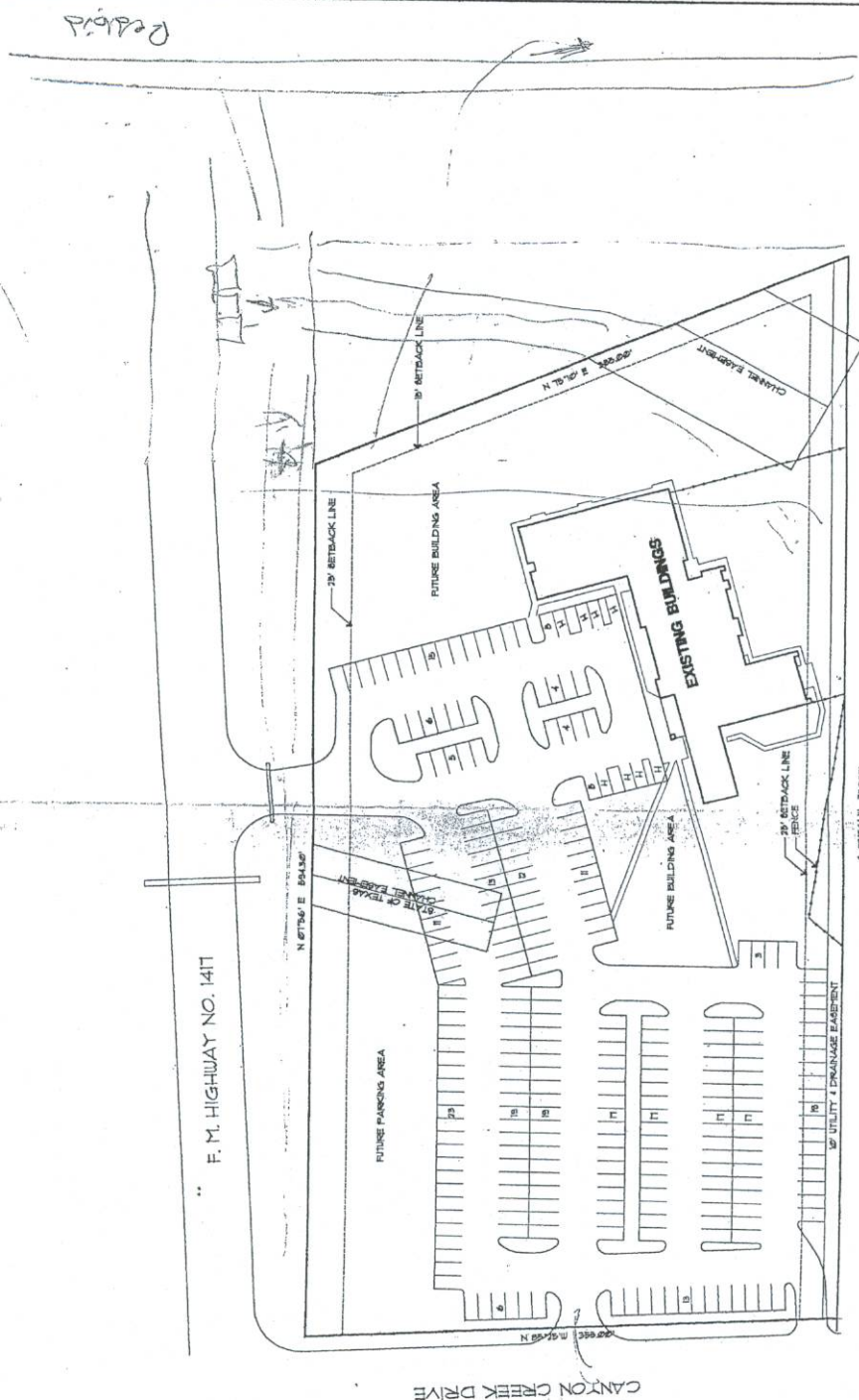


**DANIELS &
ASSOCIATES
ARCHITECTS**
4320 N. Beltline Rd.,
Suite A120
Irving, Texas 75038
972/255-1515



Job Number: 0202
Issue Date: 4-9-02
Revisions:

Sheet Number: A2



1
A2 PROPOSED SITE PLAN - PHASE ONE
SCALE: 1" = 40.0'
201 CARS SHOWN

SCALE: 1" = 40.0'

MASTER PLAN

SHERMAN
BIBLE
CHURCH

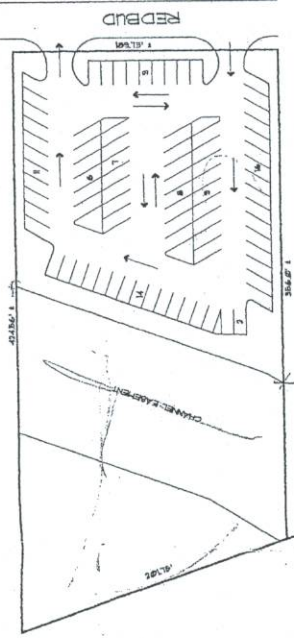
Sherman,
Texas



DANIELS &
ASSOCIATES
ARCHITECTS
4320 N. Bellvue Rd.
Suite A120
Dallas, TX 75246
972-255-1815

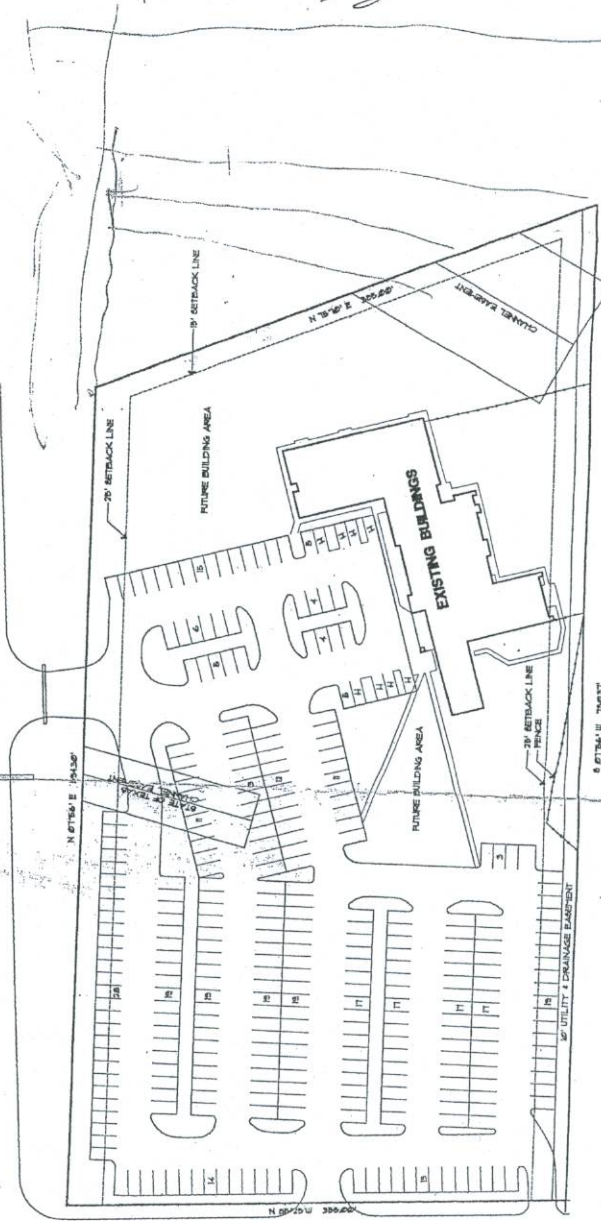


Job Number: 0202
Issue Date: 4-9-02
Revision:



2 PROPOSED SITE PLAN - 17 ACRES
A3 SCALE: 1" = 40.0'
82 CARS SHOWN

F. M. HIGHWAY NO. 1417



1 PROPOSED SITE PLAN - PHASE TWO
A3 SCALE: 1" = 40.0'
312 CARS SHOWN

30
200
600

Shade - Live Oak
Gibson / Shadles
City

CANYON CREEK DRIVE



BAYBROOKE VILLAGE

Care & Rehab Center

Elegance awaits you at Baybrooke Village. Our state of the art facility features all of the amenities you would expect in a fine establishment. From our restaurant style dining to your personal liaison, every detail of your stay will be overseen by our fine staff. Come by for a tour today and see why our facility is McKinney's premier choice for rehabilitation

Rehabilitation Services

- Physical Therapy
- Occupational Therapy
- Speech Therapy
- Wound Care
- Respiratory Care
- Complex Medical Care
- Post-Cardiac Rehab



8300 Eldorado Parkway • McKinney, TX. 75070 • 972-548-9339 • 972-569-9330 fax













FIRE LANE NO PARKING

FIRE LANE NO T

























City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

2511 North Travis Street
Being Lot 2.52 acres in the J.B. McAnair Survey, Abstract No. 763
Site Plan

Requested Action/Proposed Use:

Site plan for a Mini-Warehouse Facility.

Background

The property is located at 2511 North Travis Street near Lamberth Road; the lot has been vacant for a number of years after the office building was destroyed by fire. The owner would like to construct a mini-warehouse facility at this location. The office building will be two-story, 2,400 square foot brick with stone accents. The storage buildings will consists of 36,678 square feet and the exterior finish will be brick. The facility will be screened along Travis Street with a brick wall with two sliding wrought iron gates.

Adjacent Zoning:

R-2 (Multi-Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District

Origination:

Ben Dye Company (Owner)

Master Plan Designation:

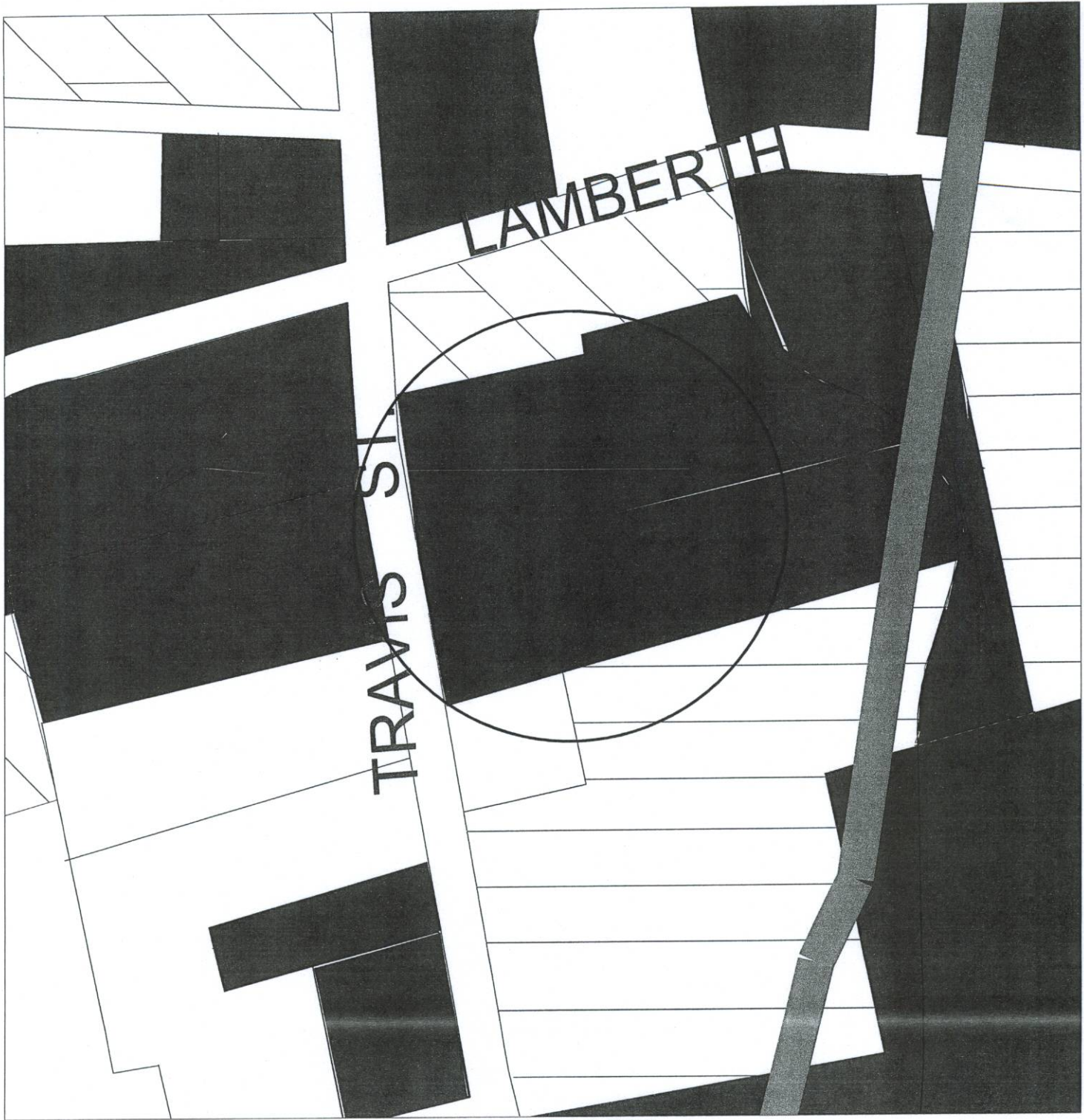
Retail/Commercial

Attachments:

Location map
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



2511 NORTH TRAVIS SITE PLAN

ENGINEERING DEPARTMENT





Lamb

Travis

Scale: 1 inch = 100.0 feet

(c) Copyright 2006, Pictometry International Corp.

May 14, 2008

Ben Dye Company
4801 FM 1417 North
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a site plan for a Mini-Warehouse Facility located at 2511 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the C-1 (Retail Business) District and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. Screening shall be provided adjacent to Residential Districts.
3. Fire lanes shall be coordinated with the Fire Marshal (903.892.7267).
4. The proposed monument sign along Travis Street is required to have a 25' setback.
5. A 15' side yard setback is required when abutting a Residential District.

Engineering:

6. Platting of the property is required.
7. Driveways shall conform to TxDOT standards. A driveway permit will be required and inspection will be performed by the City of Sherman Engineering Department. Existing drive approaches are to be utilized unless TxDOT and the City of Sherman agree to the relocation.
8. The floodplain information shall refer to elevations.

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

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

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

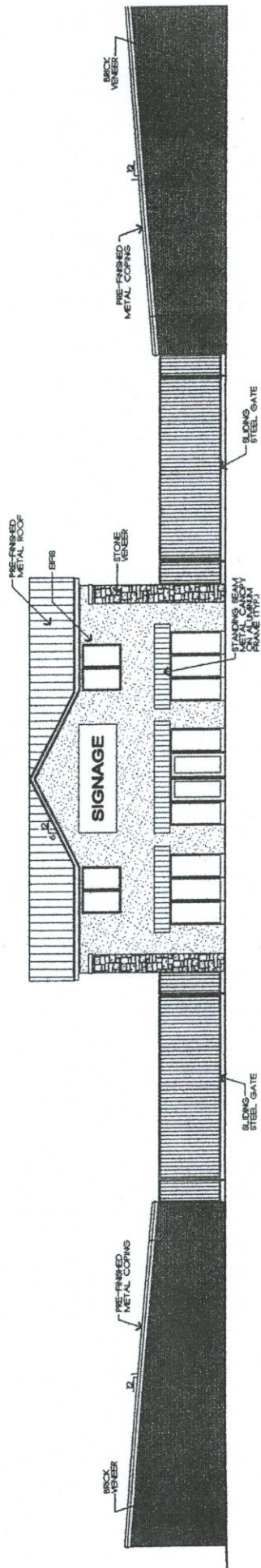


Respectfully,

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

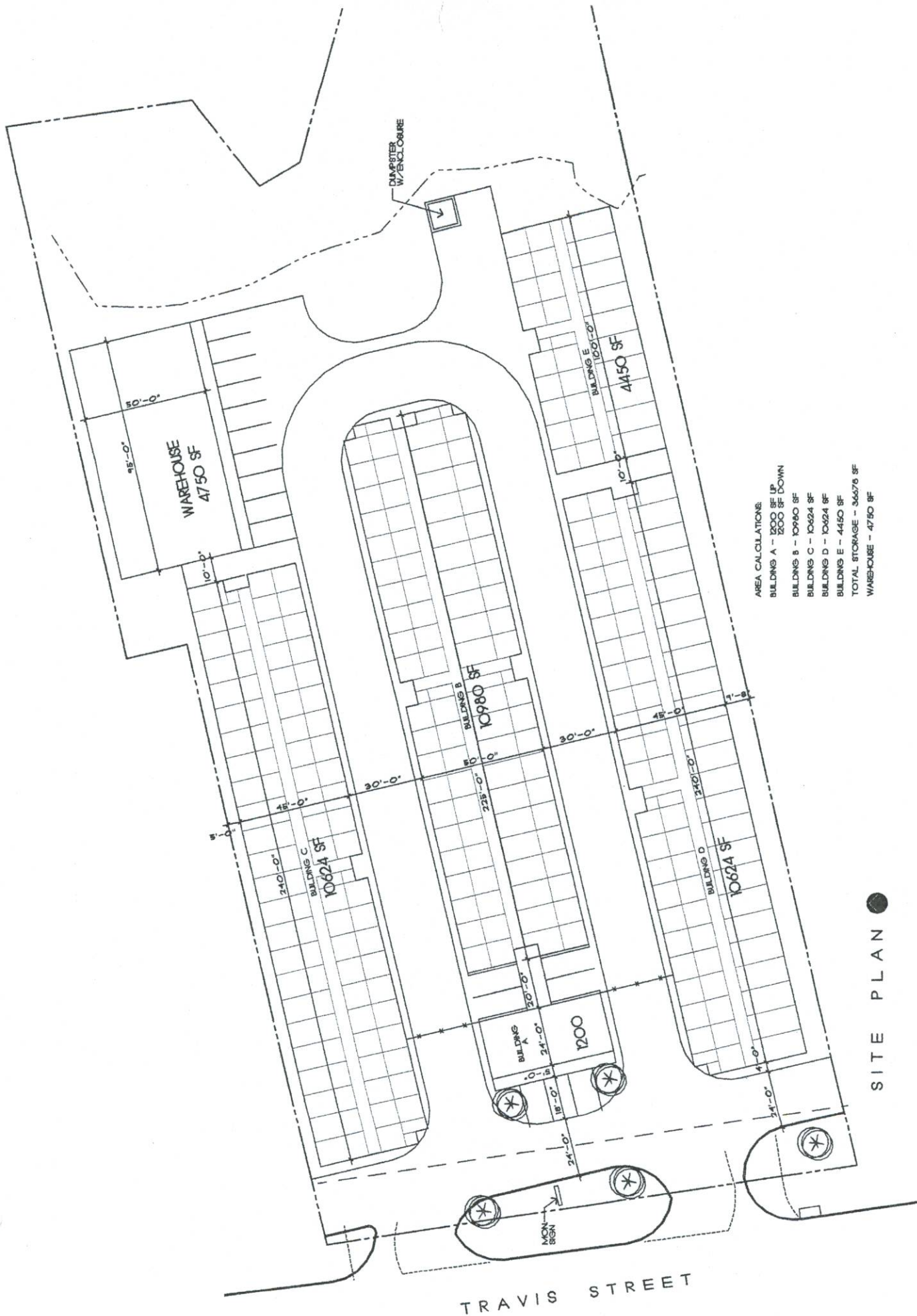
CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works



WEST ELEVATION - SELF STORAGE FACILITY

SCALE 1/8" = 1'-0"



SITE PLAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

5300 Blk U.S. Highway 82 W. & 2600-2900 Blks Hudgins Rd.
Being 22.27 acres in the James S. Coffee Survey, Abstract No. 232
Zone Change

Requested Action/Proposed Use:

Annexation-Zoning – Proposed annexation into the Sherman City Limits and a recommendation for a Zone Change and conceptual site plan from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.

Background

The property is located on U.S. Highway 82 West and future Highway 289. The property is currently in the process of being annexed into the City limits of Sherman; City Council will conduct a public hearing for introduction and consideration of adoption of the annexation ordinance on June 16, 2008. They would like to develop the property for a commercial retail development. **As this item was tabled at the April 22nd Planning and Zoning Commission, a motion and order are required to remove it from the table for consideration at this meeting.**

Adjacent Zoning:

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

Origination:

Preston Dorchester Partners, LTD (Owners) and George R. Schrader (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

2

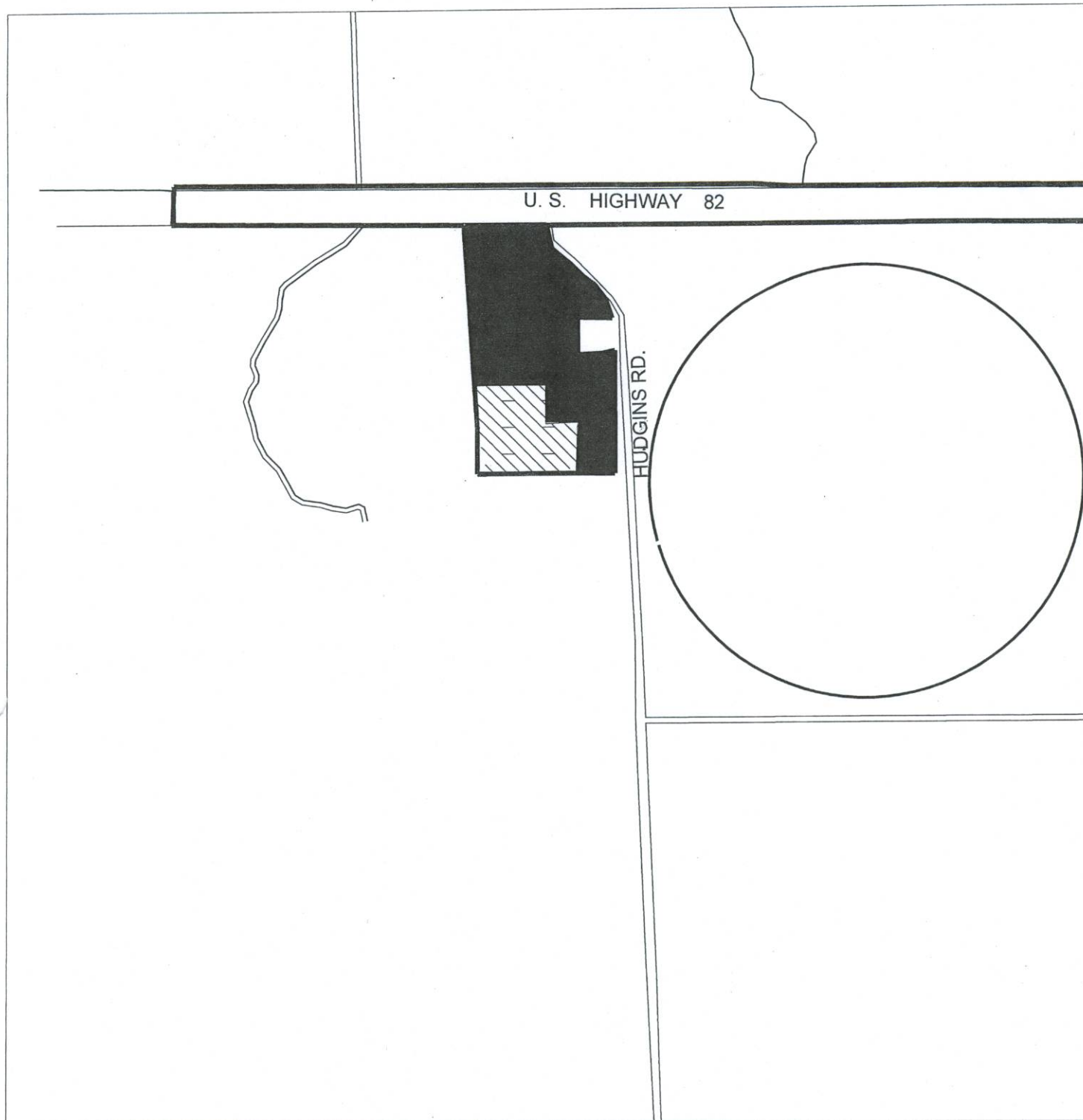
Objections received:

0

Attachments: Location map, Photographs, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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

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



2600-2900 BLOCKS HUDGINS ROAD ZONE CHANGE

ENGINEERING DEPARTMENT



Hwy 82

Huddins



Average Scale: 1 inch = 307.0 feet

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5300 BLK HWY 82 W.



STATE HIGHWAY 82

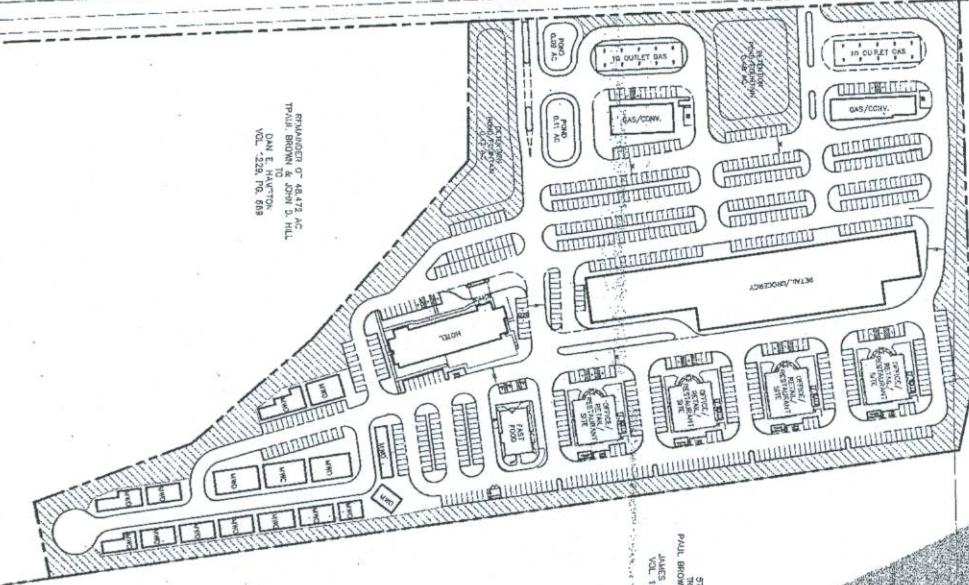
CREEK

5,000 AC
TRACT TWO
VOL. 1224, PG. 686

5,000 AC
TRACT TWO
VOL. 1224, PG. 686

HUDGINS ROAD
to be relocated

STATE HIGHWAY 289



MANAGER OF 48,472 AC
TRACT TWO
VOL. 1224, PG. 686

5,000 AC
TRACT TWO
VOL. 1224, PG. 686



LEGEND

- ██████ OPEN SPACE
- ▤▤▤▤ DRIVE
- ▤▤▤▤ MAIN BUILDING OFFICE

PROPOSED ZONING - "C-1" COMMERCIAL
TOTAL SITE AREA - 22,831 ac.
TOTAL OPEN SPACE REQUIRED - 2,28 ac.
TOTAL OPEN SPACE PROVIDED - 4,47 ac.

**CONCEPT PLAN
HAMPTON PROPERTIES**

22.27 ACRES
SITUATED IN THE
JAMES S. COFFEY SURVEY, ABSTRACT NO. 292
SHERMAN ETI, GRAYSON COUNTY, TEXAS

LONG ENGINEERING

115 E. GASTRORP STREET
DALLAS, TEXAS 75208
DATE: MARCH 2008
SCALE: 1" = 100'

JOB NO. 08011-00

SHERMAN**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

May 5, 2008

UCD 82/Hudgins LP
7007 Preston Road, Ste. 500
Dallas, TX 75205

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 20, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

(Remove from Table) The request of Preston Dorchester Partners, LTD (Owners) and George R. Selrader (Representative) concerning the property in the 5300 Block of U.S. Highway 82 West and the 2600-2900 Blocks Hudgins Road, being 22.27 acres in the James S. Coffee Survey, Abstract No. 232

The request is as follows:

Annexation-Zoning - Proposed annexation into the Sherman City Limits and a recommendation for Zone Change and conceptual site plan under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.

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

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

Scott Shadden /PR
Secretary, Planning & Zoning Board

I AGREE WITH THE ZONING REQUEST.

DAVID W. DUNNING

UCD 82/HUDGINS LP - PARTNER

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

2600-2900 Blocks Hudgins Road
22.27 acres in the James S. Coffee Survey, Abstract No. 232
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of Hampton Heights.

Background

This is a preliminary plat for property currently in our Extra-Territorial Jurisdiction (ETJ). The property will be annexed into the City of Sherman before the recording of the Final Plat.

Adjacent Zoning:

C-1 (Retail Business) District.

Origination:

Preston Dorchester Partners, LTD. (Owners), George R. Schrader

Master Plan Designation:

Retail/Commercial

Attachments:

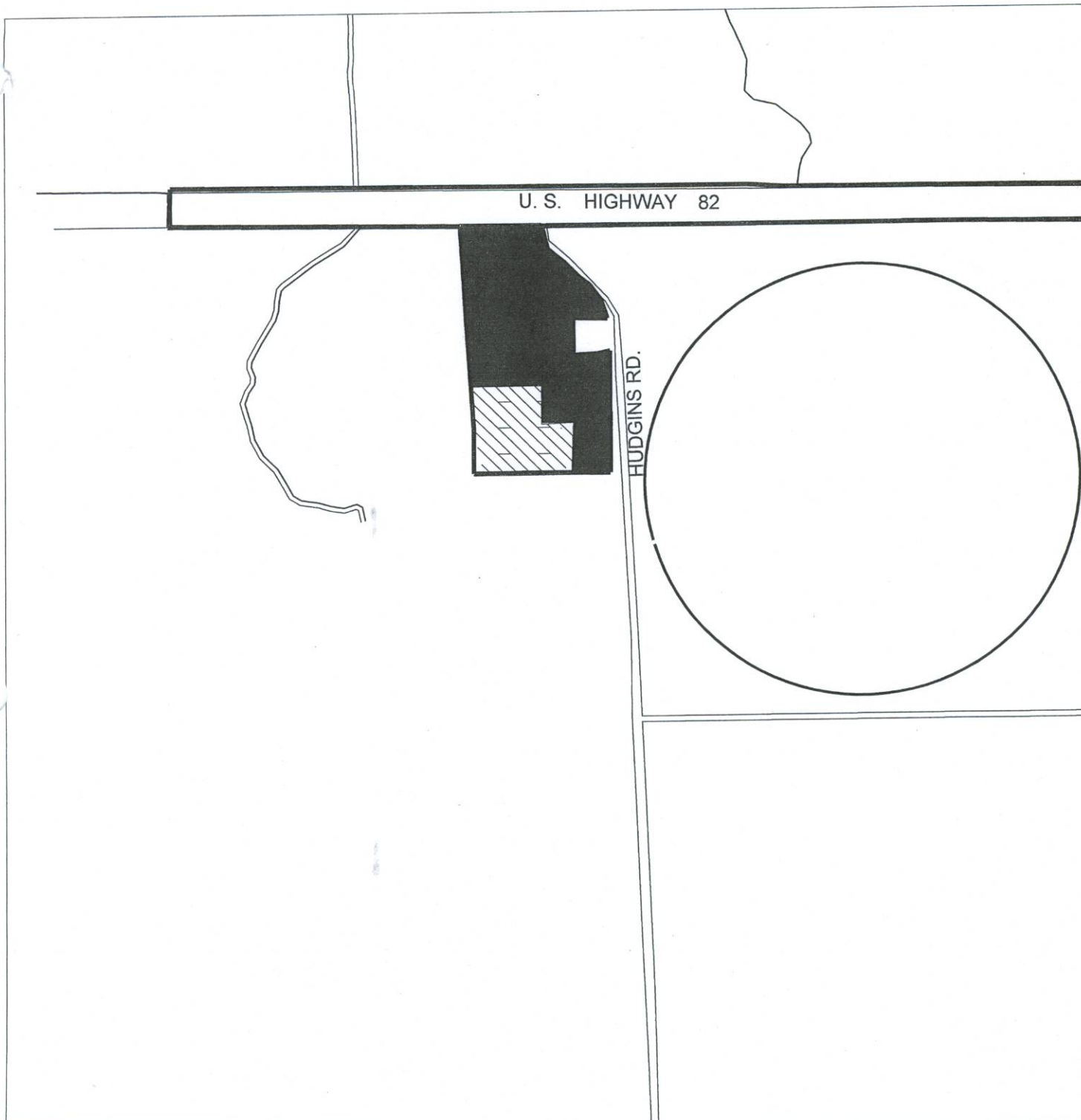
Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:

Rita Gaither
Planning & Developmental Coordinator

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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

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



2600-2900 BLOCKS HUDGINS ROAD
PRELIMINARY PLAT

ENGINEERING DEPARTMENT





Average Scale: 1 inch = 307.0 feet

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**STAFF REVIEW LETTER**

April 14, 2008

Preston Dorchester Partners, Ltd.
5953 Dallas Parkway, Ste. 200-A
Plano, TX 75093

George R. Schrader
4800 Broadway, Ste. A
Addison, TX 75001

Dear Applicants,

Your request for approval of a preliminary plat for property located in the in the 2600-2900 Blocks of Hudgins Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All on-site water and sewer mains are to be privately owned and maintained. Master meters with fire protection capability are required.
2. Minimum width (20 feet) easements are required around the perimeter for drainage and utilities.
3. A lift station site, meeting City requirements, is required outside the limits of proposed utility and drainage easements.
4. An off-site sewer plan is required to be presented for review and approval by the City Engineer.
5. Detention ponds shall not encroach into the limits of any drainage and utility or lift station easements.
6. The size of the water mains shall be indicated.
7. If any of the buildings fall under different ownership, replatting of the property will be required.
8. Driveway permits are required and a copy shall be provided to the City Engineer.
9. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Mark Gibson

Director of Utilities and Engineering

cc: George Olson, City Manager
Doreen E. McGookey, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Rita Gaither, Development Coordinator
Jeff Miller, Director of Public Works



VICINITY MAP

SURVEYORS' CERTIFICATE

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

PRELIMINARY - FOR REVIEW ONLY
ROBERT D. PETITT, JR.
REGISTERED PROFESSIONAL LAND

CERTIFICATE OF APPROVAL

CHAPMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

LEGEND

F.L.A.D. SUT.	FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESTIMATE
R.O.W	RIGHT-OF-WAY
V.M.F.L.	VARIABLE WIDTH FIRE LANE, ACCESS, OPEN SPACE
	PROPOSED FIRE HYDRANT
	PROPOSED 8" WATER LINE
	PROPOSED MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER

PROPOSED ZONING - "C-1" COMMERCIAL
TOTAL SITE AREA - 22.27 ac
TOTAL OPEN SPACE REQUIRED - 2.28 ac
TOTAL OPEN SPACE PROVIDED - 4.47 ac

PRELIMINARY PLAT HAMPTON HEIGHTS

22.27 ACRES - 1 COMMERCIAL LOT
SITUATED IN THE
EAST COFFEE SURVEY, ABSTRACT NO. 232
HERMAN ETJ, GRAYSON COUNTY, TEXAS

LONG ENGINEERING

410 E. CHERRYWOOD STREET
CELUINA, TEXAS 75009
Tel. No. (972) 382-2674
Fax No. (972) 382-4210

22/05/2015

WESTON DORCHESTER PARTNERS, LTD.
TEXAS LIMITED PARTNERSHIP
c/o PROPERA LAND PARTNER B. L.L.C.
TEXAS LIMITED PARTNERSHIP
CHEMEL PARTNER
9523 DALLAS PARKWAY
SUITE 200-A
LAWO, TEXAS 75083
(214) 695-6110
(214) 460-7700 fax

PETITT BARRAZA

ENGINEERING PLANNING SURVEYING

3500 Municipal Drive
Tomball, Texas 77375

Tel. Nos. (714) 221-8055
Fax No. (714) 443-1550

DATE: APRIL 2008

SCALE: 1" = 100'

SHEET 1 OF 1

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1400 Block of East Lake Street
Being 1.12 acres in the G. B. Pilant Survey, Abstract No. 963
Variance

Requested Action/Proposed Use:

Variance to allow a lot with no public street frontage in an R-1 (One Family Residential) District.

Background

The property is located in the 1400 block of East Lake Street between First Street and the railroad tracks. The lot is located behind two other lots with a 30' general access easement. The owner would like to construct a single family home on this lot.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Alysia Garcia (Owner) and Sartin and Associates (Surveyors) Care Partners Management Group, LP (Prospective Buyer) and Thomas D. Scott (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

8

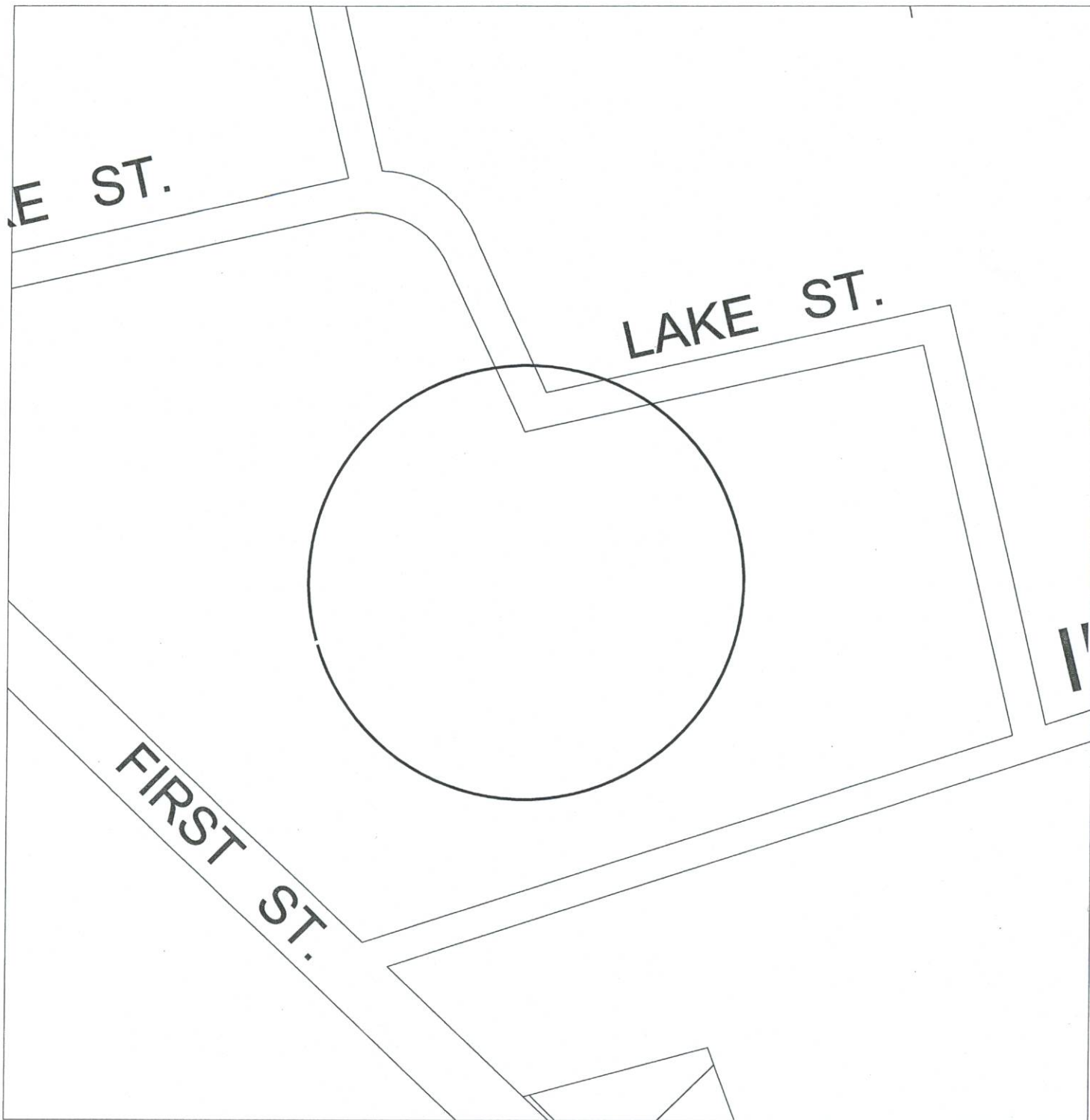
Objections received:

0

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

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



1400 BLOCK OF EAST LAKE STREET VARIANCE

ENGINEERING DEPARTMENT



Wake Street

Scale: 1 inch = 100.0 feet

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1400 BLOCK E. LAKE



**STAFF REVIEW LETTER**

April 14, 2008

Alysia Garcia
PO Box 773
Sherman, Texas 75091

Sartin & Associates
P.O. Box 1843
Sherman, Texas 75090

Dear Applicants,

The request for approval of a variance to allow a lot with no public street frontage in an R-1 (One Family Residential) District concerning the property located in the 1400 Block of East Lake Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Engineering:

1. This variance is for one lot and will not apply to a second lot even if the property is replatted.
2. The easement for access is private in nature and no maintenance or services will be provided by the City.
3. Solid Waste pickup will not be provided to the site. The receptacle will need to be placed on Lake Street.
4. A driveway permit will be required to improve this access when a building permit is issued and inspection will be performed by the City of Sherman Engineering Department.

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

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

Respectfully,

A handwritten signature in dark ink, appearing to read "Mark Gibson". The signature is fluid and cursive, with the first name "Mark" being more prominent than the last name "Gibson".

Mark Gibson

Director of Utilities and Engineering

cc:

George Olson, City Manager
Rita Gaither, Development Coordinator
Doreen E. McGookey, City Attorney

Jeff Miller, Director of Public Works
Danny Fuller, Fire Marshal
Scott Shadden, Director Developmental Services

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1400 Block of East Lake Street
1.12 acres in the G.B. Pilant Survey, Abstract No. 963
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Garcia Addition.

Background

This is redevelopment of existing property that has never been platted.

Adjacent Zoning:

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

Origination:

Alysia Garcia (Owner) and Sartin & Associates (Surveyors).

Master Plan Designation:

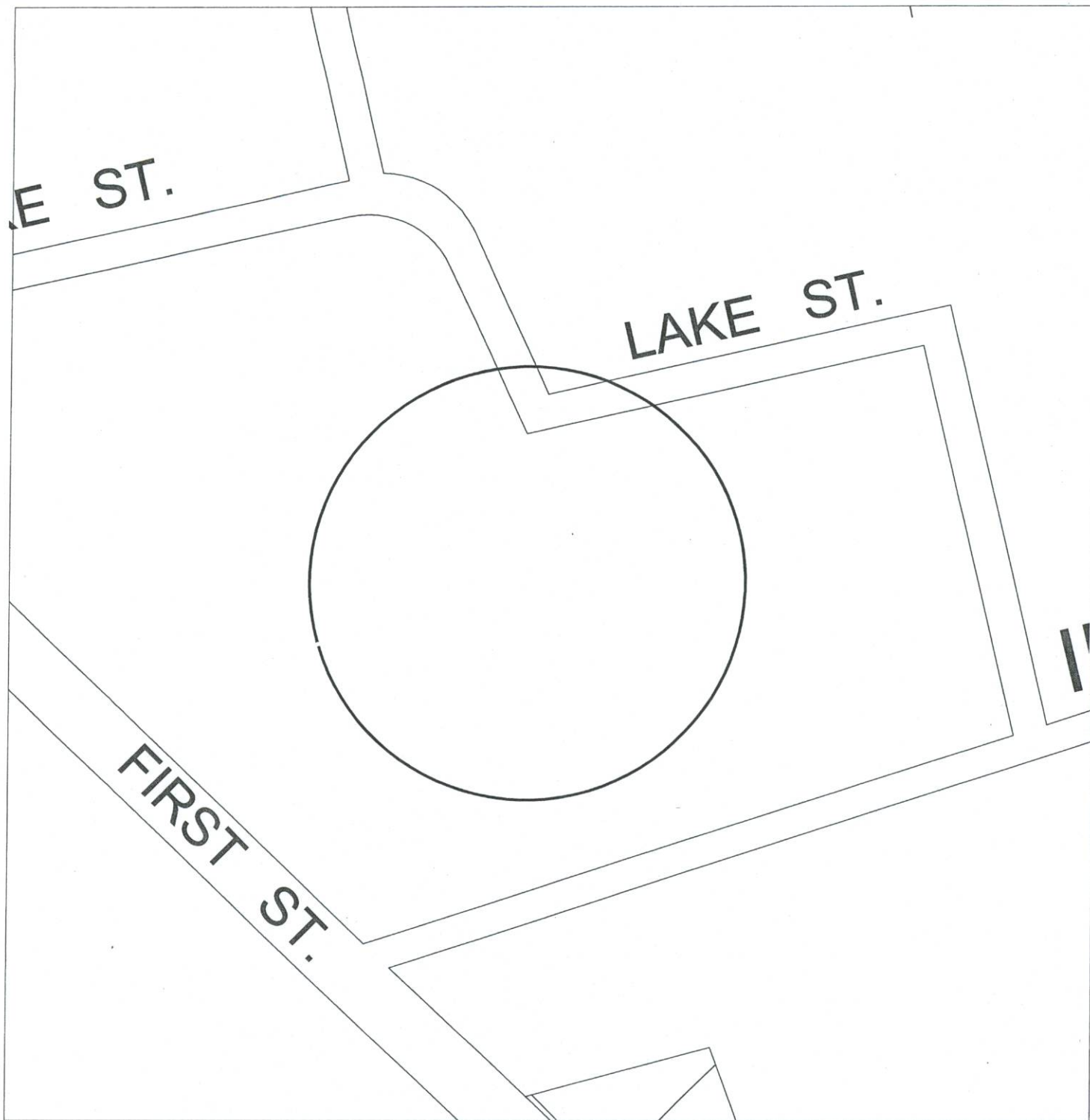
Residential

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Mark Gibson,
Director of Utilities & Engineering Services



LEGEND

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



1400 BLOCK OF EAST LAKE STREET FINAL PLAT

ENGINEERING DEPARTMENT





**STAFF REVIEW LETTER**

April 14, 2008

Alysia Garcia
PO Box 773
Sherman, Texas 75091

Dear Applicants,

The request for approval of a Final Plat of the Garcia Addition concerning the property located at 1400 Block of East Lake Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show Lot 1, Block 1 to clarify that the two tracts area being platted into one.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
4. Water pro-rata of \$1,500.00 is required.
5. The sewer service shall be extended to the property.
6. The field notes refer to a 0.789 acre tract and the drawing has 0.769 acre tract and they refer to a 1.200 acre tract in lieu of the 1.12 acre tract. Appropriate corrections shall be made to the field notes.
7. This lot has no street frontage as required. A variance is required prior to approval of plat.
8. Remove the electric service line notation from the plat.
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 & Zoning Commission.

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

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

Respectfully,

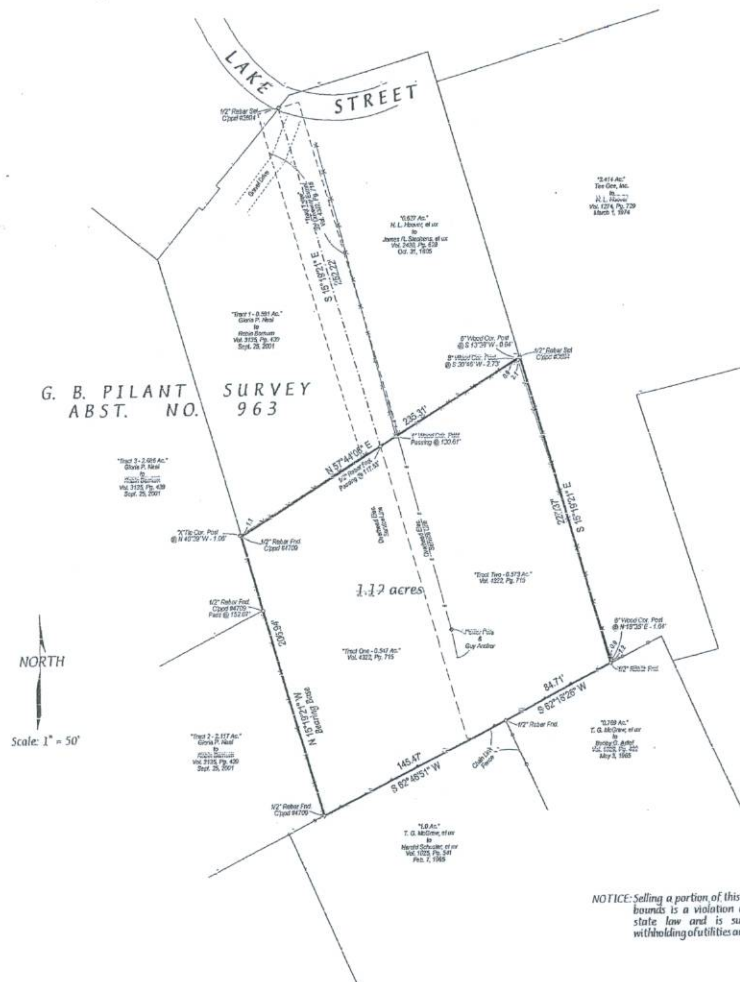


Mark Gibson

Director of Utilities and Engineering

cc: George Olson, City Manager
Rita Gaither, Development Coordinator
Doreen E. McGookey, City Attorney
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

Jeff Miller, Director of Public Works
Danny Fuller, Fire Marshal
Angela Gurley, Customer Service Manager



GARCIA'S ADDITION to the CITY of SHERMAN, TEXAS



Owner & Developer
Alycia Garcia
P.O. Box 73
Sherman, Texas 75090
903-436-1346

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
A GARCIA.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
May 20, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Brad Morgan, Commissioner

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

1810 U.S. Highway 82 West
Being Lot 2 of Post Oak Crossing East Addition, a Replat of Lots 1-C, 1-D, 1-E and 2-C, of
Post Oak Crossing Addition
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and site plan approval to allow a Convalescent Home/Long Term Acute Care Hospital in a C-1 (Retail Business) District, O-1 (75 & 82) Overlay District and the O-1.1 (FM 1417) Overlay District.

Background

The property is located at the southeast corner of U.S. Highway 82 West and Post Oak Crossing. The owner would like to sell the property to Carrus Specialty Hospital to develop the property for a 60 bed capacity convalescent home/long term acute care hospital.

Adjacent Zoning:

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

Origination:

Virginia Archer Reece Trust, Bank of Texas, NA, Trustee (Owner) (Representative) Carrus Specialty Hospital (Prospective Buyer) and Teague, Nall and Perkins (Engineers)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

12

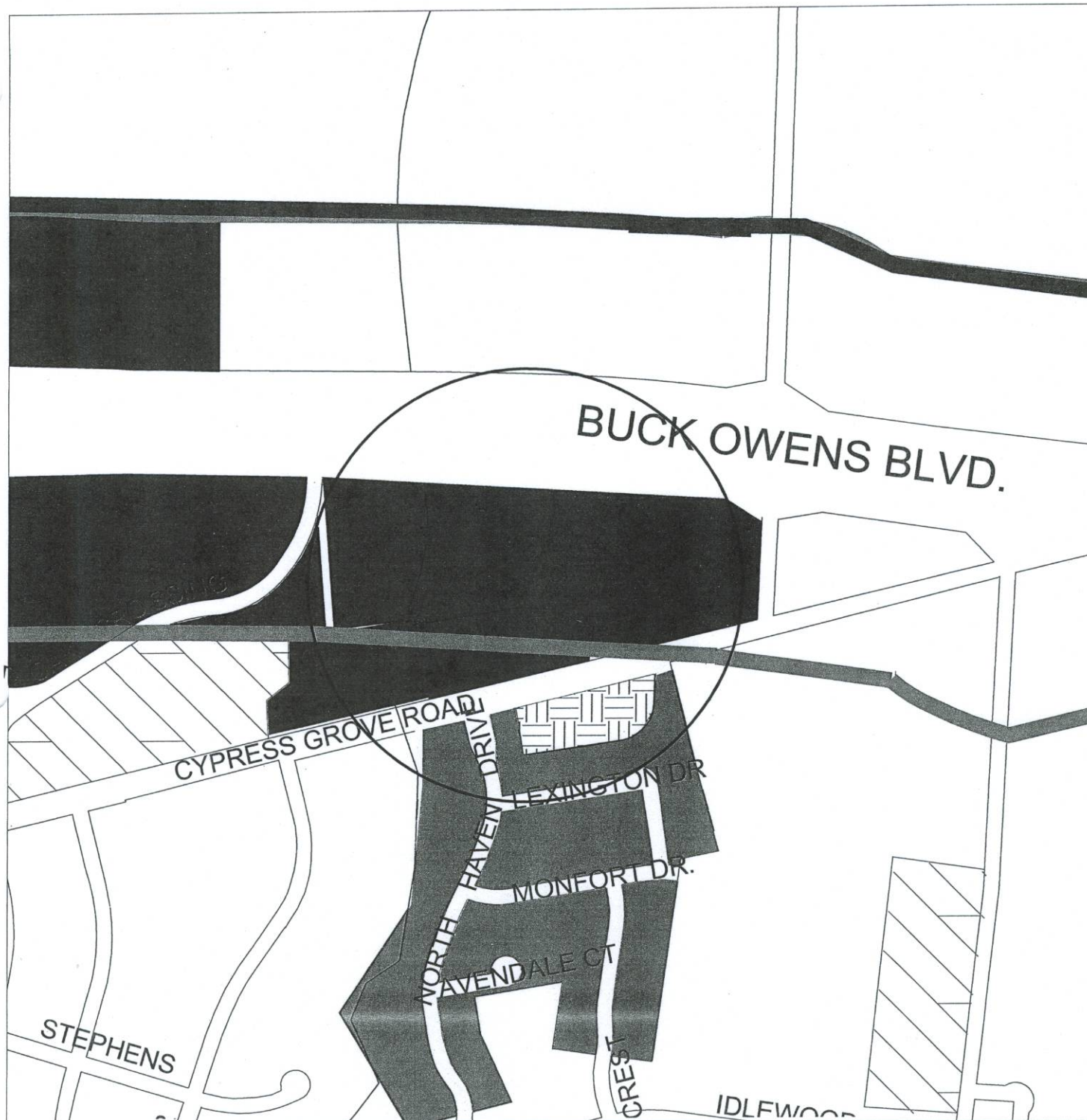
Objections received:

0

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

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

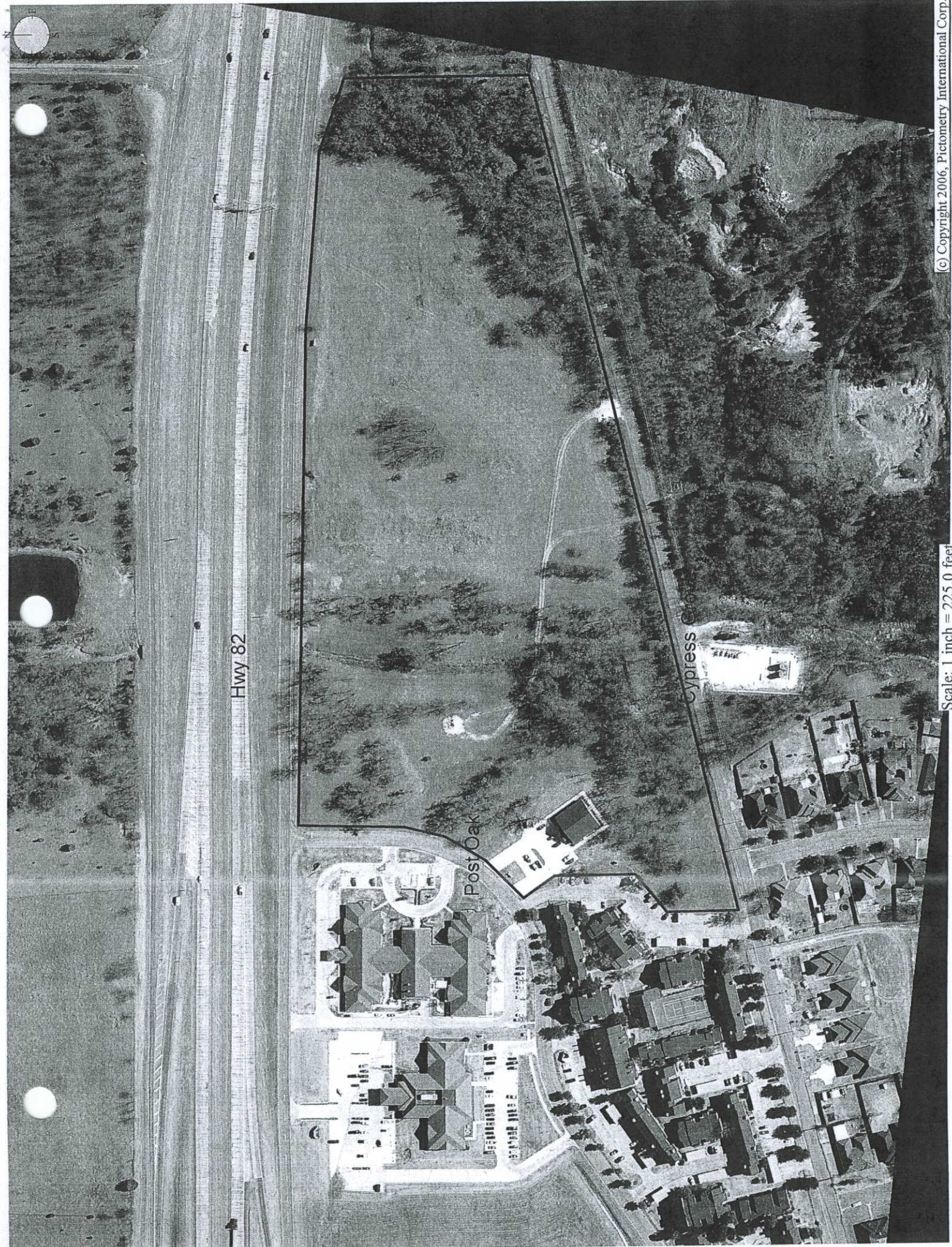
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY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



1810 U.S. HIGHWAY 82 SPECIFIC USE PERMIT

Department of Developmental Services





Hwy 82

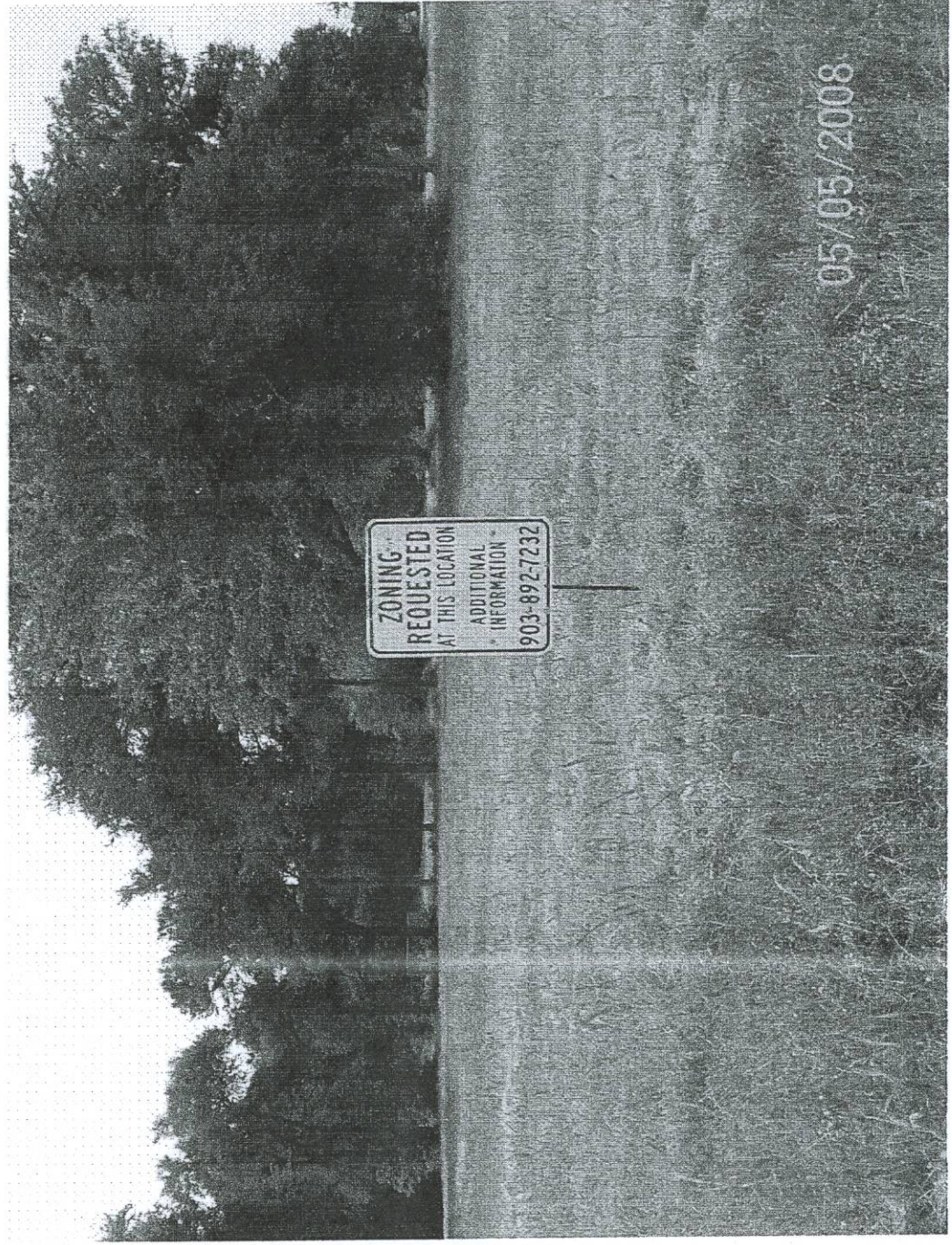
Post Oak

Cypress

Scale: 1 inch = 225.0 feet

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1810 HWY 82 W.



May 14, 2008

Virginia Archer Reese Trust
C/O Bank of Texas
Melvin Camp Trustee
307 W. Washington
Sherman, Texas 75090

Viking Healthcare Inc.
Jim Dover, FACHE
5314 Bashwood
Houston, TX 77081

Teague, Nall and Perkins
Chris Schmitt
200 N. Travis, Ste. 500
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan approval to allow a Convalescent Home/Long Term Acute Care Hospital located at 1810 U.S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 20, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, O-1 (75 & 82) Overlay District and O-1.1 Overlay (1417) District must be followed.
2. All aspects of the Commercial Tree and Landscaping Ordinance must be followed.
3. The driveways and parking area must be concrete.
4. Fire lanes shall be coordinated with the Fire Marshal (903.892.7267).

Engineering:

5. Driveways shall conform to TxDOT and City of Sherman standards. A driveway permit will be required and inspection will be performed by the City of Sherman Engineering Department.
6. The Oil Company easement shown under the building shall be relocated.
7. Water pro-rata of \$21,976.20 is required.
8. Sewer pro-rata of \$10,075.00 is required.
9. Street Escrow is required for Cypress Grove Road.
10. Additional fire hydrants are required along U.S. Hwy 82 frontage to provide adequate coverage.

11. Designate the floodplain elevation. If any buildings are to be located in the floodplain, they shall meet the floodway/floodplain ordinance requirements.
12. If any of the buildings fall under different ownership, replatting of the property will be required.

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

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

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

Respectfully,

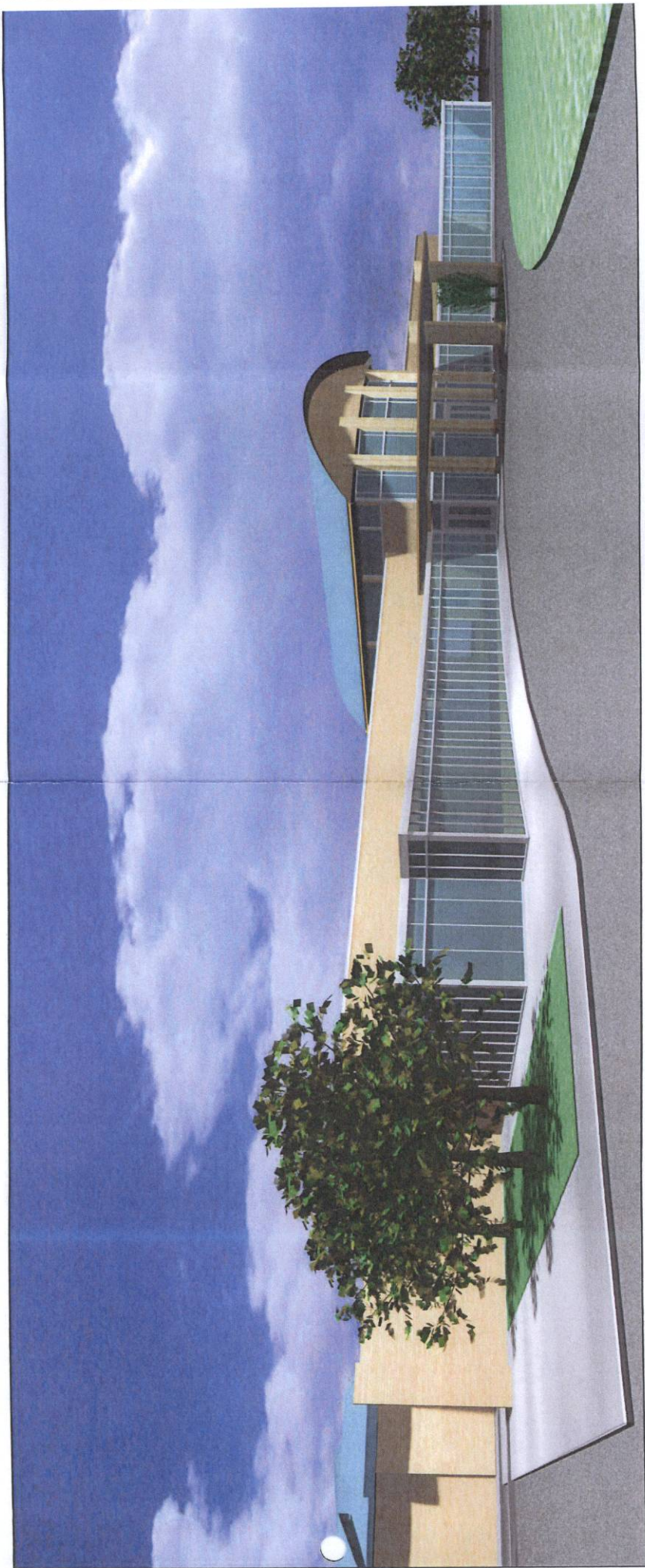


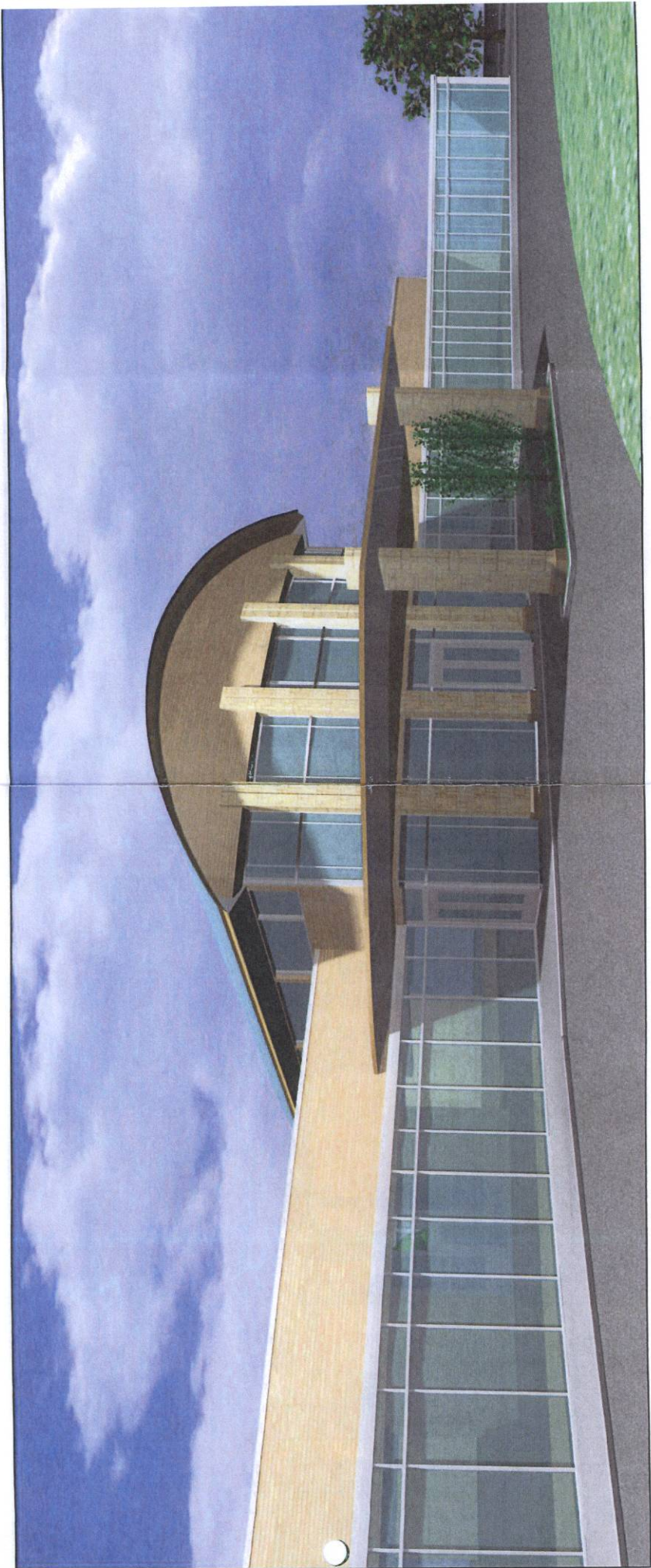
Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works

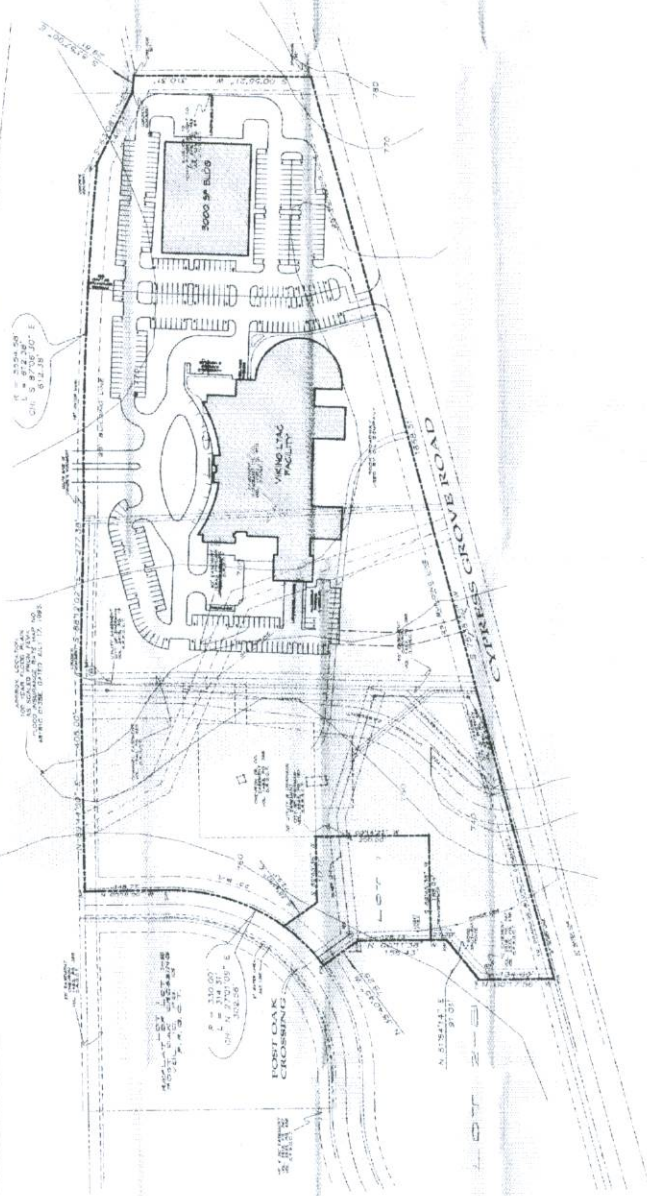








U. S. HIGHWAY NO. 82



NO. REVISED DATE BY	SCALE DATE DATE	TEAGUE NALL AND PERKINS INC. 235 W. Hickory Street, Suite 100 Denton, Texas 76201 Phone: (840) 388-1111 www.tnp-online.com	CITY OF SHERMAN, TEXAS VP: JACOB VP: JACOB SHEET EX-E CONCEPTUAL SITE PLAN OF
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