

STATE OF TEXAS

§

April 17, 2007

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, April 17, 2007.

MEMBERS PRESENT: CHAIRMAN WILLIE STEELE;
COMMISSION MEMBERS: BETHEL, SOFEY, DAVIS,
SOFTLY, AND JACOBS

MEMBERS ABSENT:

JONES, NIX, AND THOMPSON

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission March 20, 2007 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written; Second by Commission Member Sofey. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

Chairman Steele appointed the following members to serve on the Board of Adjustment: SOFTLY, DAVIS, SOFEY, BETHEL, AND JACOBS.

APPOINT BOARD OF
ADJUSTMENT

VARIANCE

THE REQUEST OF PULTE HOMES OF TEXAS, LP (OWNERS), TIPTON ENGINEERING, INC. (ENGINEERS) CONCERNING THE PROPERTY LOCATED IN THE 1300-1500 OF PINTAIL DRIVE AND 1436 SWAN RIDGE DRIVE, BEING LOTS 32-46, BLOCK 6, AND LOT 20, BLOCK 9, OF COUNTRY RIDGE ESTATES NO. 3, AS FOLLOWS:

VARIANCE

1300-1500 OF PINTAIL
DRIVE & 1436 SWAN
RIDGE DRIVE
(PULTE HOMES OF
TEXAS, LP)

BOARD OF ADJUSTMENTS

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

Richard Hovas, Tipton Engineering, 6330 Broadway Blvd.,
Garland, Texas

Mr. Hovas appeared to represent the request and answer any questions. He explained they are requesting a rear yard setback of 20 feet in lieu of the required 25 feet for 15 lots in the Country Ridge Estates Subdivision. This would allow them to construct larger homes on the lots.

Loren Urban, 1401 Tejas Drive, Sherman, Texas

Mr. Urban explained he lives behind the Country Ridge subdivision. He was concerned about constructing the homes closer to his existing home, which he felt would

depreciate the value of his home.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED.

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

TEMPORARY USE PERMIT

THE REQUEST OF EDDIE ANDERSON (OWNER) AND SHAWN DAVIS (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 1330 WEST TAYLOR, BEING 28.49 ACRES IN THE J. B. MCANAI SURVEY, ABSTRACT NO. 763 AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

TUP – SNOW CONE
STAND
1330 W. TAYLOR
(EDDIE ANDERSON,
OWNER & SHAWN
DAVIS, APPLICANT)

Shawn Davis, 915 Western Hills, Sherman, Texas

Mr. Davis appeared to represent the request. He explained the snow cone stand has been in operation for eight years under different tenants; this will be his first year to operate the stand if approved.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, DAVIS, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RONALD AND DIANE SWENSON (OWNERS) AND FRED SMITH (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2409 SAN MIGUEL, BEING LOT 8, BLOCK 2 OF THE REPLAT OF A PART OF SECTIONS 1B AND 2A OF CANYON CREEK ADDITION AS

VARIANCE – SIDE
SETBACK
2409 SAN MIGUEL
(RONALD AND DIANE
SWENSON)

FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION 2, TO ALLOW A ONE (1) FOOT SIDE YARD SETBACK FOR A DETACHED GARAGE IN LIEU OF THE REQUIRED 5 FOOT IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Fred Smith, 555 Dickson Circle, Sherman, Texas

Mr. Smith appeared to represent the request for the owners. He explained the owners would like to construct a 16' X 22' detached brick garage, one foot from the side property line.

Michael Hall, 2413 San Miguel, Sherman, Texas

Mr. Hall was concerned about the distance between the fence and garage only being one foot, how would they finish the exterior of the garage with only one foot to work in; would they have to take down the fence, which they own; how would they maintain the lawn between the building and the property line.

Mr. Smith explained they will be placing netting down to control weeds and grass between the property line and garage. They will also replace the privacy fence next to the garage with new panels.

Commissioner Davis asked Mr. Smith if he had the neighbor's permission to work on his side of the property and to replace the fence.

Mr. Smith explained he thought that was worked out between the property owners. He explained they may not have to go onto the neighbor's property to construct the garage.

Two letters were received: Terry & Melba Johnson, PO Box 2425, Sherman, TX having no objections to the request and Cynthia McVey, 2408 Monte Cristo opposing the request. Ms. McVey stated "My main concern is the water shed. Last time something like this was asked for directly behind me, I stated my concern and it was ignored because every time a rain comes we get water from San Miguel like nobodies business. This area was poorly engineered and I AM OPPOSED TO THIS TOO."

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: DAVIS

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF BRINKER TEXAS LP (OWNER), GHA ARCHITECTURE / DEVELOPMENT (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 2809 U.S.HIGHWAY 75 NORTH, BEING LOT 1, TEXOMA CROSSING ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR CHILI'S RESTAURANT

SITE PLAN- CHILI'S RESTAURANT
2809 U.S.HWY. 75 N.
(BRINKER TEXAS LP)

Sydnee Freeman, GHA Architecture, 14110 Dallas Parkway, #100, Dallas, Texas

Ms. Freeman appeared to represent the request. She explained Chili's would like to remodel the exterior of the restaurant. The footprint of the building will not change.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the site plan. Second by Commission Member Davis.

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF FRIENDSHIP RANCH JOINT VENTURE, NATHAN MCCLURE AND JIM HILDALGO (OWNERS) TEAGUE, NALL AND PERKINS (ENGINEERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 400 BLOCK OF NORTH FRIENDSHIP ROAD, BEING 18.5 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF FRIENDSHIP RANCH, BEING A RURAL TYPE SUBDIVISION IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SHERMAN

FINAL PLAT OF FRIENDSHIP RANCH
400 BLK. N. (ETJ)
FRIENDSHIP RD.
(FRIENDSHIP RANCH JOINT VENTURE, NATHAN MCCLURE AND JIM HILDALGO)

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

Mr. Schmitt appeared to represent the request and answer any questions. Friendship Ranch is a rural type subdivision consisting of eight lots located in the 400 Block of North Friendship Road. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning

Commission to discuss the Final Plat.

ACTION TAKEN.

Motion by Commission Member Sofey to approve the Final Plat subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF PROGRESS RAIL SERVICES AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS), AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 525 PROGRESS DRIVE, BEING LOTS 1 AND 2, BLOCK 1, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, AND PART OF THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 IN TRACT 3 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF LOTS 1 AND 2, BLOCK 1 OF THE SHERMAN INDUSTRIAL DEVELOPMENT ADDITION

REPLAT LOTS 1 & 2,
BLK. 1, SHERMAN
INDUSTRIAL
DEVELOPMENT ADDN.
525 PROGRESS DR.
(PROGRESS RAIL
SERVICES & SEDCO)

John Boswell, President SEDCO, Sherman, Texas

Mr. Boswell appeared to represent the request and answer any questions. He explained they have been working with Progress Rail to expand their operation on the west side. They will be able to pull some rail siding down parallel to the rail siding they have already. They are using the east side for a staging area for their product overflow. They have done some landscaping berms to screen the product, which was required previously. SEDCO plans to give the title over to Progress Rail and the replat is required to do that. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

REVISED MASTER PLAN

THE REQUEST OF SHERMAN HILLS LTD. (OWNER) MURRAY GOLF CLUB INC. (DEVELOPER) AND CLB ENGINEERS, INC. (ENGINEERS) CONCERNING THE PROPERTY IN THE 1800-2800 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING A PART OF THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REVISED MASTER PLAN OF SHERMAN HILLS MASTER PLANNED GOLF COMMUNITY.

REVISED MASTER
PLAN OF SHERMAN
HILLS PLANNED GOLF
COMMUNITY
1800-2800 BLKS U.S.
HIGHWAY 75 S.
(SHERMAN HILLS
LTD.)

Dan Murray, 2414 Monte Cristo Drive, Sherman, Texas

Mr. Murray appeared to represent the request and answer any questions. He explained they have had a master plan approved before, but it had some inconsistencies. The revised master plan has two major four lane roads going through the property, a 233 acre golf course, and a lake to be constructed, if they can get permits. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Master Plan subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF PATEL AND SHAFER (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 2900 BLOCK OF U.S. HIGHWAY 75 NORTH, BEING A PORTION OF LOT 4, BLOCK ONE OF SHAFER PLAZA AND LOT 3, BLOCK ONE OF THE HOLIDAY INN SHERMAN, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SHAFER PLAZA II, A REPLAT OF LOT 4, BLOCK ONE OF SHAFER PLAZA, AND LOT 3, BLOCK ONE OF THE HOLIDAY INN SHERMAN.

SHAFER PLAZA II, A
REPLAT OF LOT 4,
BLK. 1, SHAFER
PLAZA & LOT 3, BLK.
1, HOLIDAY INN
SHERMAN
2900 BLK U.S. HWY. 75
NORTH
(PATEL AND SHAFER)

Lee Terrell, Sherman, Texas

Mr. Terrell appeared to represent the request and answer any questions. He explained this is a replat of the Shafer Plaza Addition so that they can sell one of the tracts. They have seen the Staff Review Letter and would abide by the

Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Sofey to approve the Replat subject to the Staff Review Letter. Second by Commission Member Softly.

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF WOODMONT SHERMAN LP (OWNER AND DEVELOPER) AND HERSCHMAN ARCHITECTS, INC. (ARCHITECTS) CONCERNING THE PROPERTY AT 4127 U. S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK A OF THE REPLAT OF BLOCKS A, B AND D OF SHERMAN COMMONS ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CIRCUIT CITY

SITE PLAN – CIRCUIT CITY

4127 HWY 75 N.
(WOODMONT SHERMAN LP)

Rick Machak, Woodmont Sherman LP, 2100 W. 7th St., Ft. Worth, Texas

Mr. Machak appeared to represent the request and answer any questions. He explained they would like to construct a Circuit City Electronics Store north of Kohl's. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF TEJINDER SINGH AND CHUHAR SINGH (OWNERS) AND JASPAL SINGH (TENANT) CONCERNING THE PROPERTY AT 220 EAST FM 1417, BEING 13.21 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN – SHERMAN TRUCK STOP

220 FM 1417 EAST
(TEJINDER SINGH AND CHUHAR SINGH)

SITE PLAN APPROVAL SHERMAN TRUCK STOP

Tejinder Singh, 6937 Pensacola Dr., Plano, Texas

Mr. Singh appeared to represent the request and answer any questions. He explained they would like to install a truck scale on the east side of the Sherman Truck Stop. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: STEELE, DAVIS, SOFTLY, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

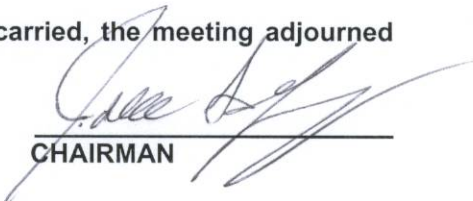
No other business came before the commission.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:45 p.m.

ADJOURNMENT



CHAIRMAN



SECRETARY

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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

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

1300-1500 of Pintail Drive and 1436 Swan Ridge Drive
being Lots 32-46, Block 6, and Lot 20, Block 9, of Country Ridge Estates No. 3
Variance

Requested Action/Proposed Use:

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

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Pulte Homes of Texas, LP (Owners), Tipton Engineering, Inc. (Engineers)

Considerations:

Master Plan Designation: Residential

Rear setback variances have been granted on several lots in Country Ridge Addition.

Number of notices mailed:

19

Objections Received:

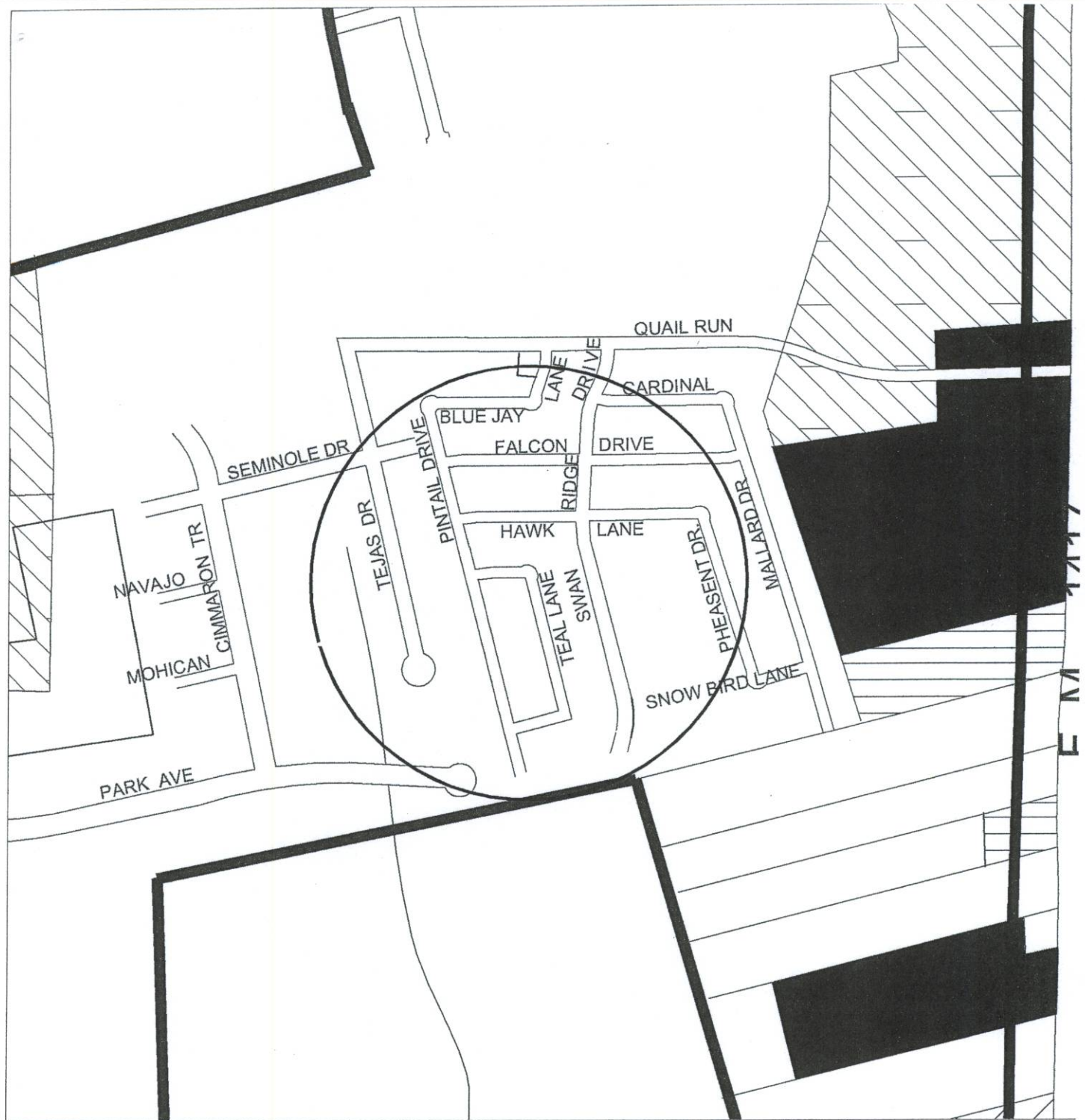
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



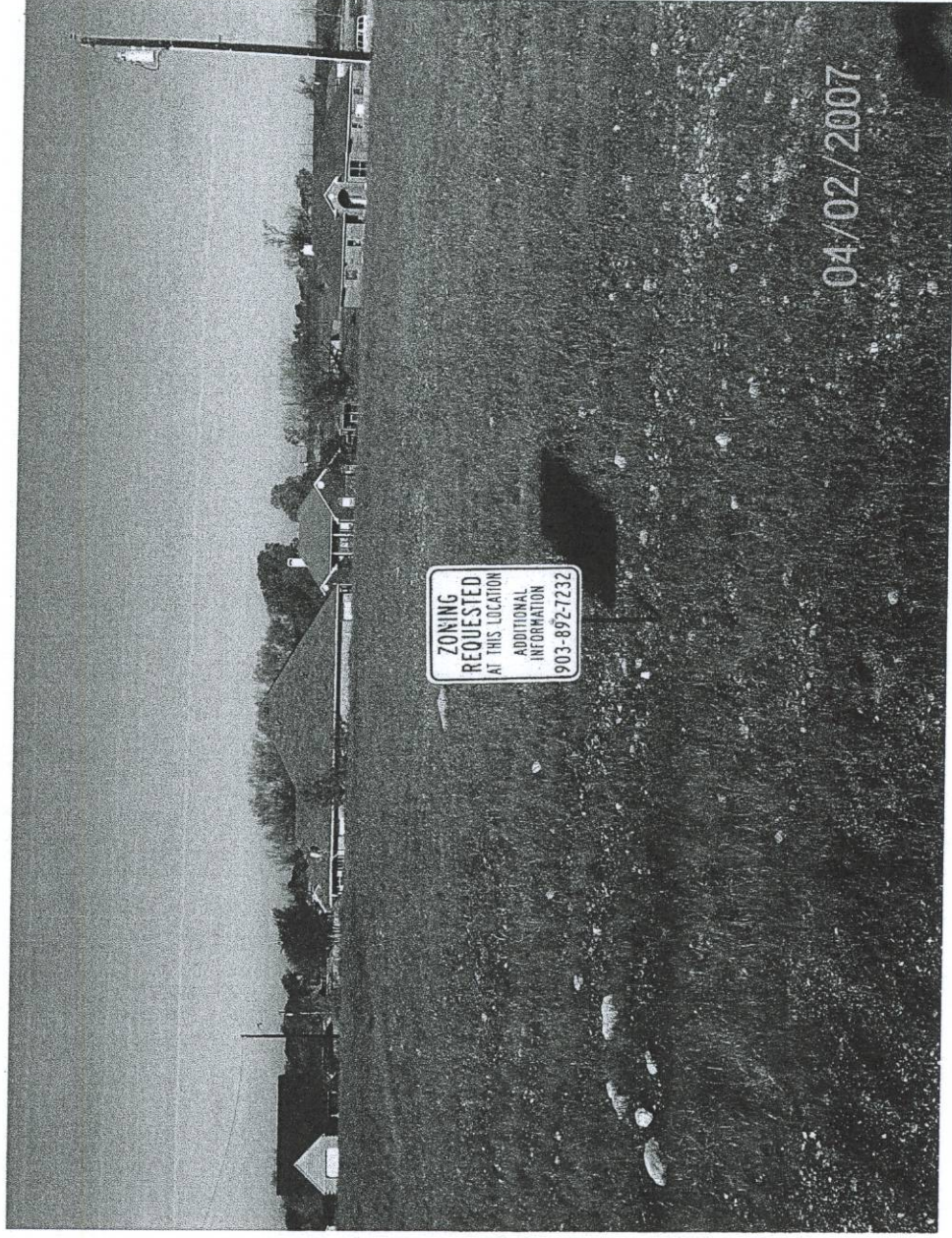
1300-1500 PINTAIL
1436 SWAN RIDGE DRIVE
VARIANCE

Department of Developmental Services

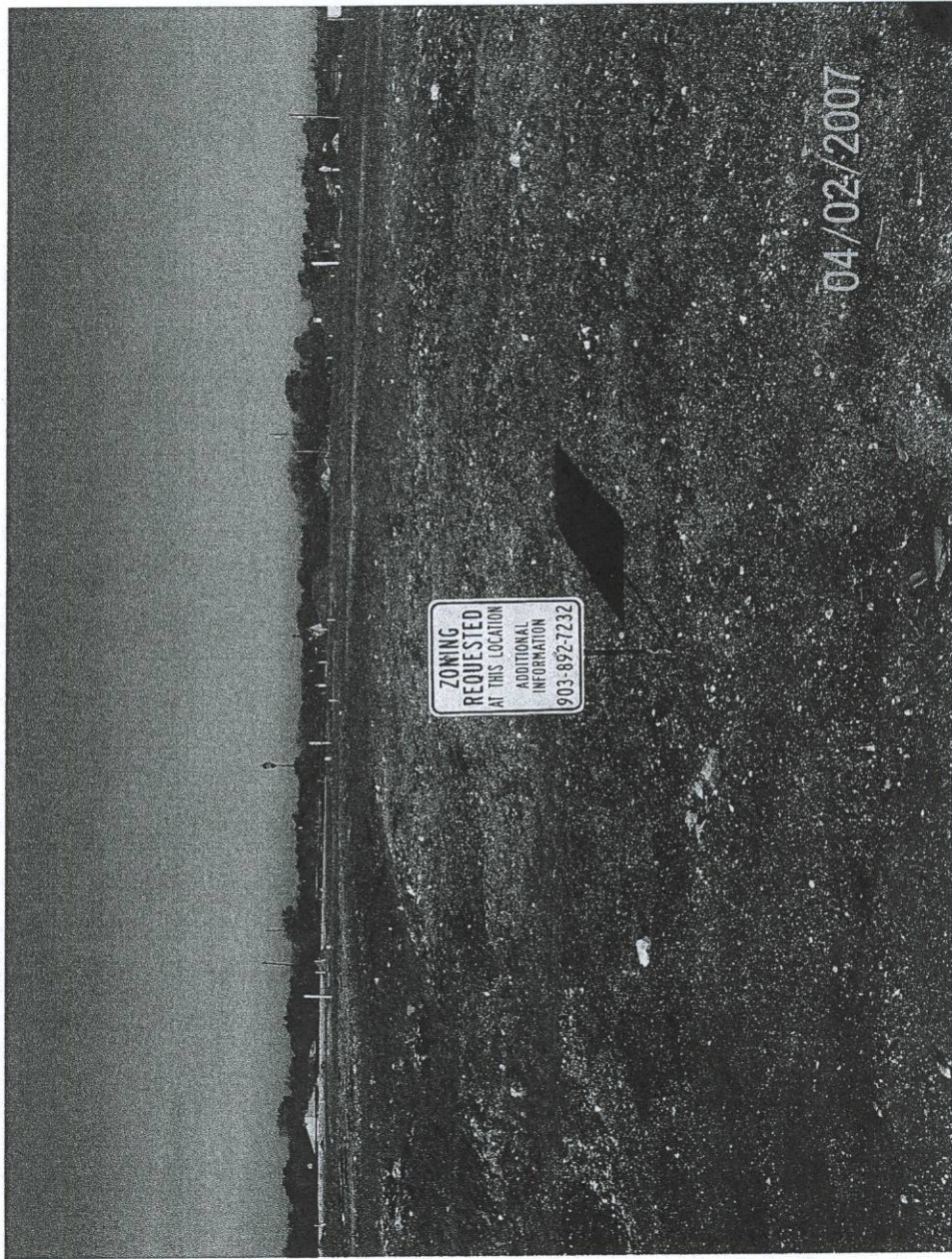


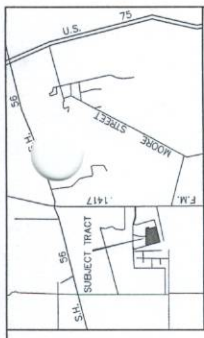


1300-1500 Blk of Pintail Dr.

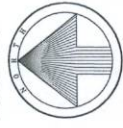


1436 Swan Ridge





LOCATION MAP

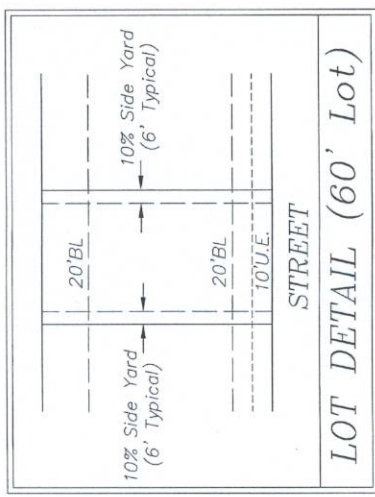


1" = 60'

Bearing based on the subject tract deeds east line as recorded in Volume 2254, Page 788

- ① = 1/2" iron pin found
- ② = 1/2" iron pin with a stamped Tipton Eng. Inc. set
- UE = Utility Easement
- ◇ = Street Name Change
- DE = Drainage Easement

NOTE: There is a 10'UE on all front yards.

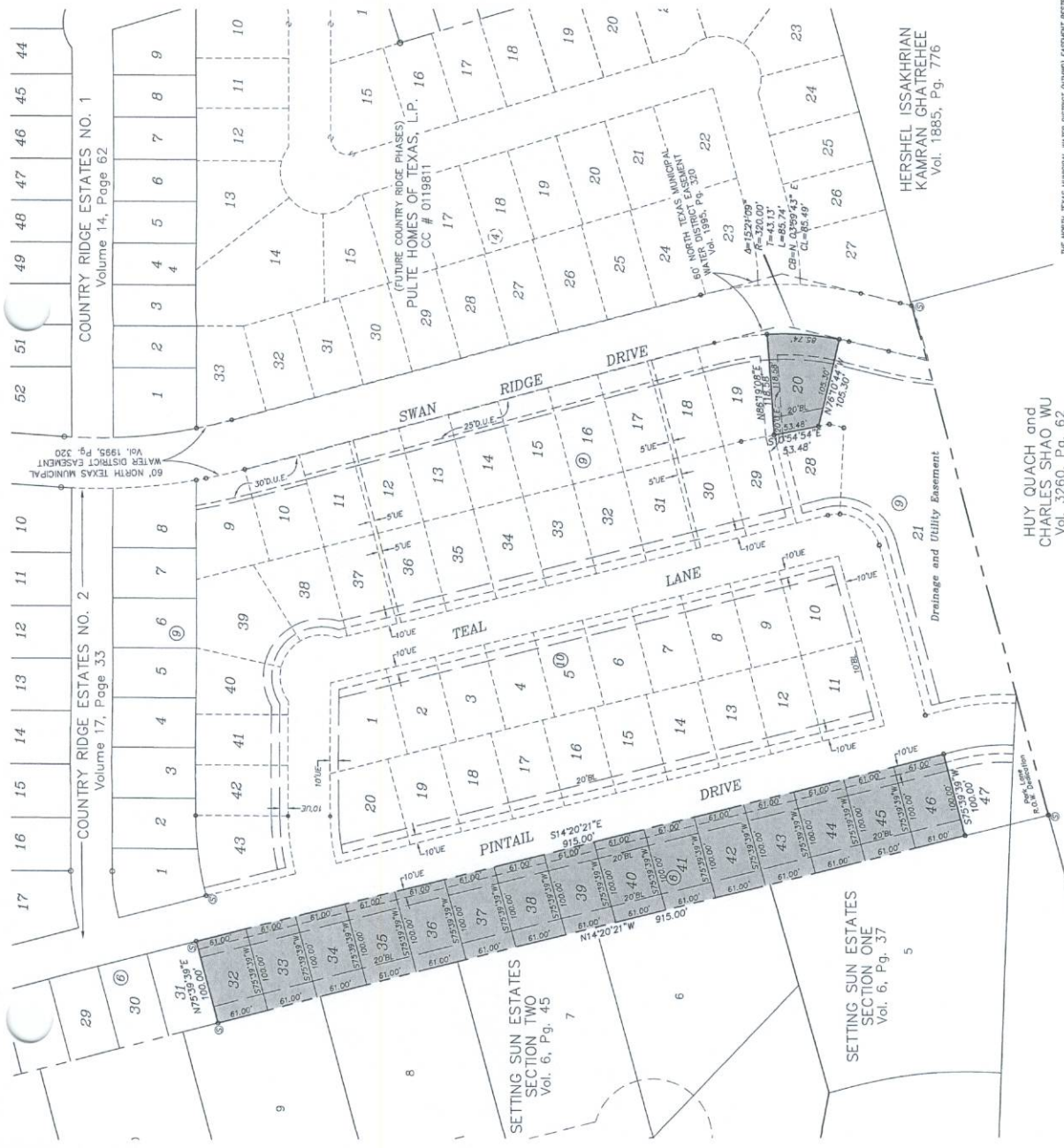


REAR YARD VARIANCE EXHIBIT
 LOT 20, BLOCK 9 - LOTS 32-46 BLOCK 6
 COUNTRY RIDGE ESTATES NO. 3
 ELIZABETH JONES SURVEY ~ ABSTRACT NO. 625
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER
PULTE HOMES OF TEXAS, L.P.
 1234 Lakeshore Drive ~ Suite 750A ~ Coppell, Texas 75019
 972-304-2800

TIPTON ENGINEERING, INC.
 ENGINEERING • SURVEYING • PLANNING
 6330 Buckner Blvd. • Suite C • Carroll, Texas 75003 • (972) 726-2807

3/25/07 #4823



THE ABOVE TEXAS LANDS HAVE BEEN SURVEYED (OWNED) EXCEPT REFERENCE TO THE CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, FENCES, DRIVEWAYS, POOLS, AND OTHERS. THE SURVEYOR HAS NOT BEEN REQUIRED TO LOCATE OR REMOVE ANY EXISTING STRUCTURES OR UTILITIES. THE SURVEYOR HAS NOT BEEN REQUIRED TO LOCATE OR REMOVE ANY EXISTING STRUCTURES OR UTILITIES. THE SURVEYOR HAS NOT BEEN REQUIRED TO LOCATE OR REMOVE ANY EXISTING STRUCTURES OR UTILITIES.

HERSEL ISSAKHRIAN
 KAMRAN CHATREHEE
 Vol. 1885, Pg. 776

HUY QUACH and
 CHARLES SHAO WU
 Vol. 3260, Pg. 62

SETTING SUN ESTATES
 SECTION TWO
 Vol. 6, Pg. 45

SETTING SUN ESTATES
 SECTION ONE
 Vol. 6, Pg. 37

16 LOTS 99,244 SQ. FT./2.2783 AC.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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Kelsel Thompson, Commissioner
Jason Sofey, Commissioner
Steve Jones, Commissioner

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

Temporary Use Permit
1330 West Taylor
a 28.49 acre tract in the J. B. McAnair Survey, Abstract #763

Requested Action/Proposed Use:

Temporary Use Permit to allow a snow cone stand May through September in an R-1 (One and Two Family Residential) District

Adjacent Zoning:

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

Origination:

Shawn Davis (Applicant) and Eddie Anderson (Owner)

Considerations:

Master Plan Designation: Residential

This is a new owner for the snow cone stand that has been in operation at this location for eight years.

Number of notices mailed:

6

Objections received:

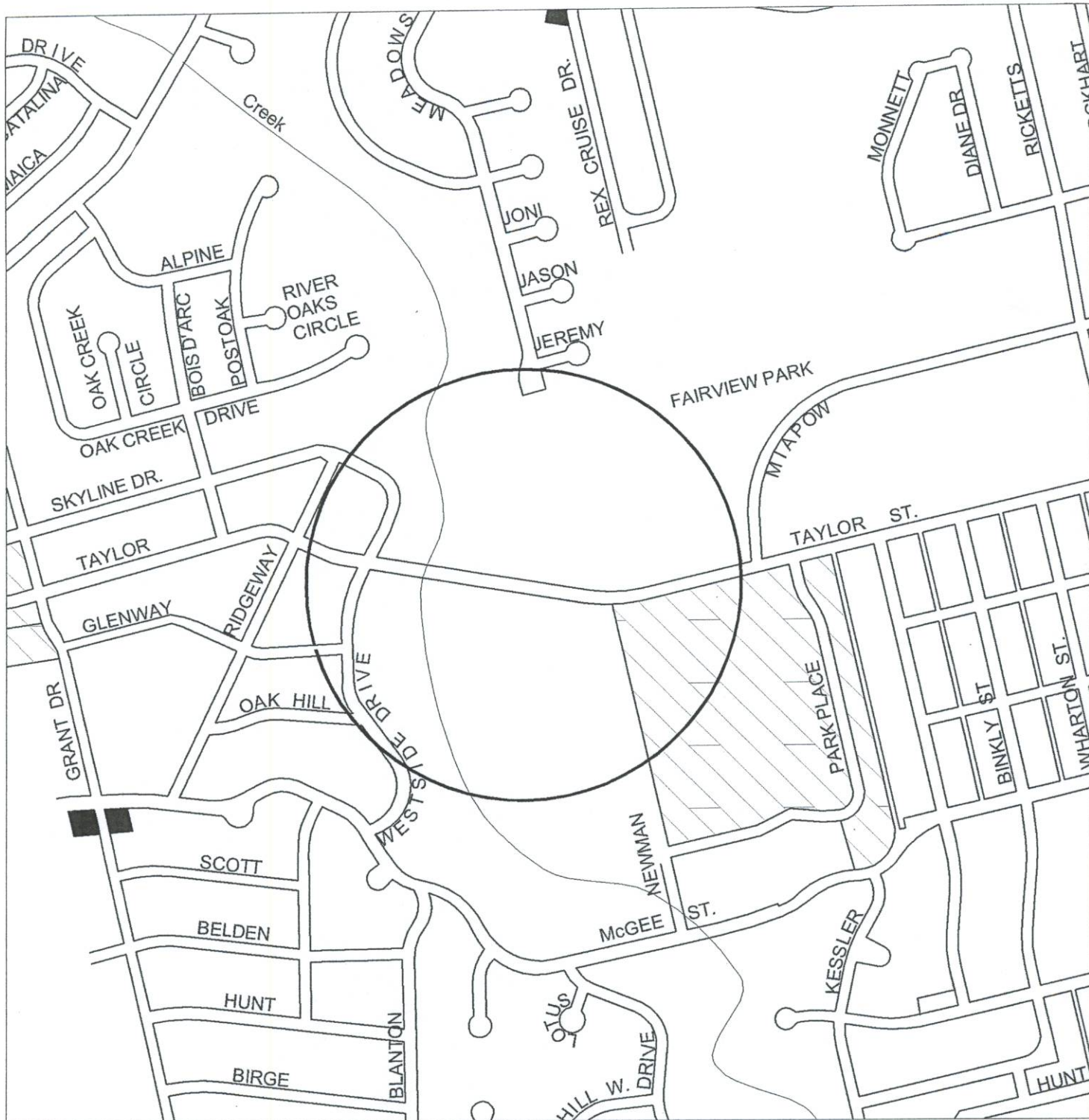
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



1330 WEST TAYLOR TEMPORARY USE PERMIT

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 40.0 feet

1330 W. Taylor



ANDERSON
PROCESS
BLD.

SNOW
BALL
STAND

W. TAYLOR

1330

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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Jason Sofey, Commissioner
Steve Jones, Commissioner

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

2409 San Miguel
Lot 8, Block 2 of the Replat of a part of Sections 1B and 2A of Canyon Creek Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 7, Subsection 2, to allow a one (1) foot side yard setback for a detached garage in lieu of the required 5 foot in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Ronald and Diane Swenson (Owners) and Fred Smith (Representative)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

22

Objections received:

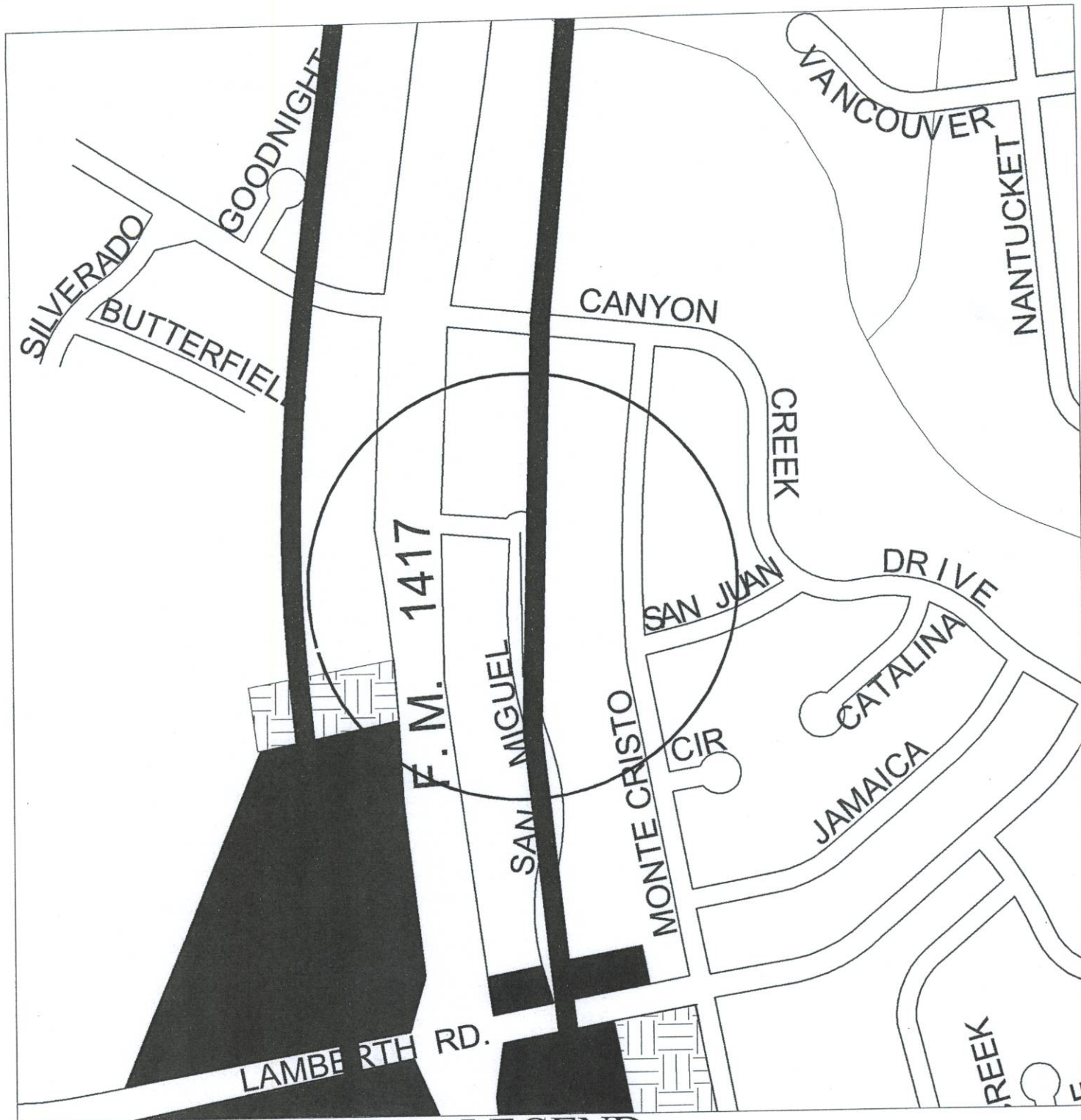
1

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

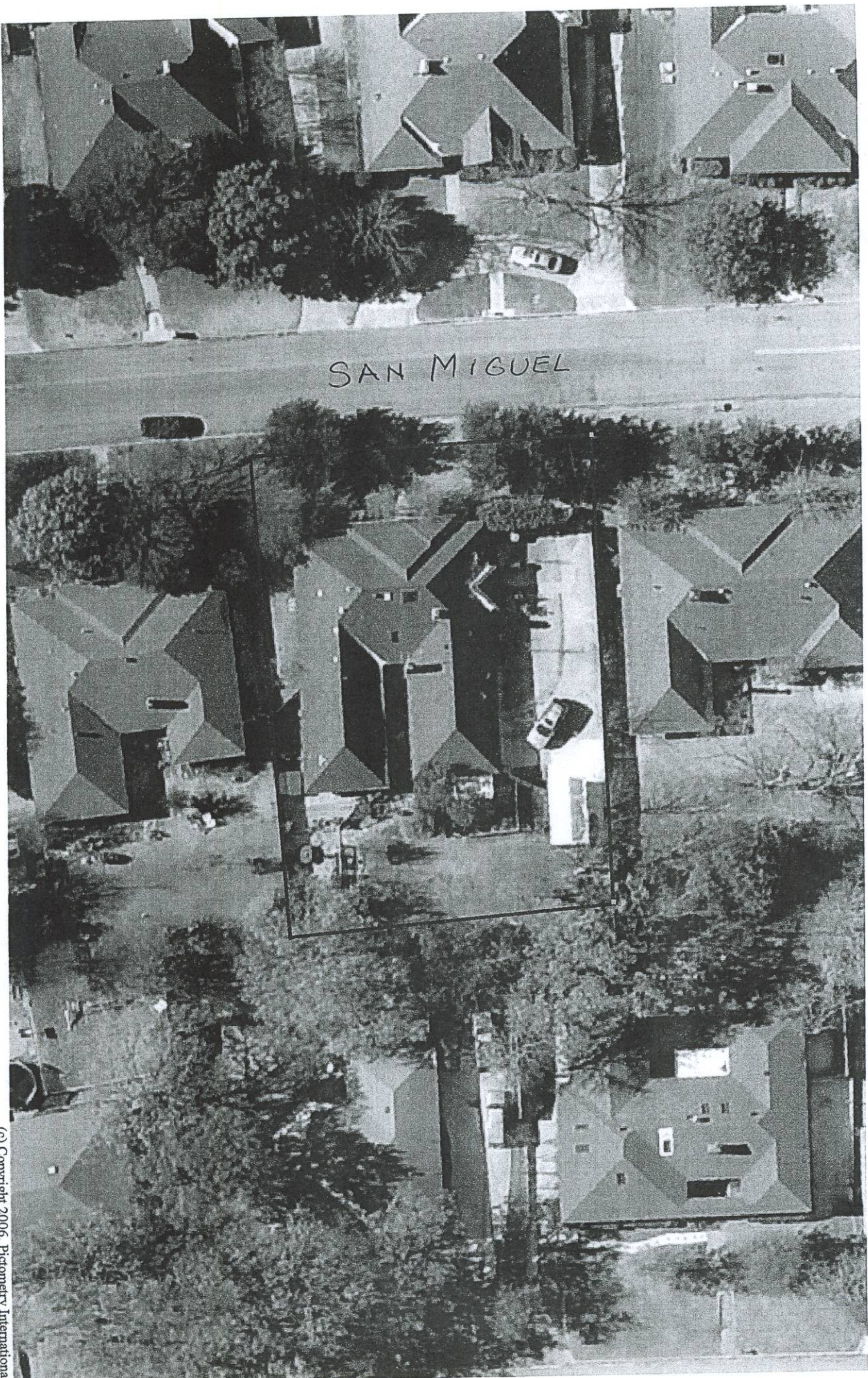
	M-2	HEAVY MANUFACTURING DISTRICT
	M-H	MANUFACTURED HOUSING DISTRICT
	O-1	BLALOCK INDUSTRIAL PARK
	O-1.1	OVERLAY DISTRICT - 75 & 82
	O-1.2	OVERLAY DISTRICT - 1417
	CPO	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	A&C	COLLEGE PARK OVERLAY
	CBD	ARTS & CULTURAL OVERLAY DISTRICT
		CENTRAL BUSINESS DISTRICT



2409 SAN MIGUEL VARIANCE

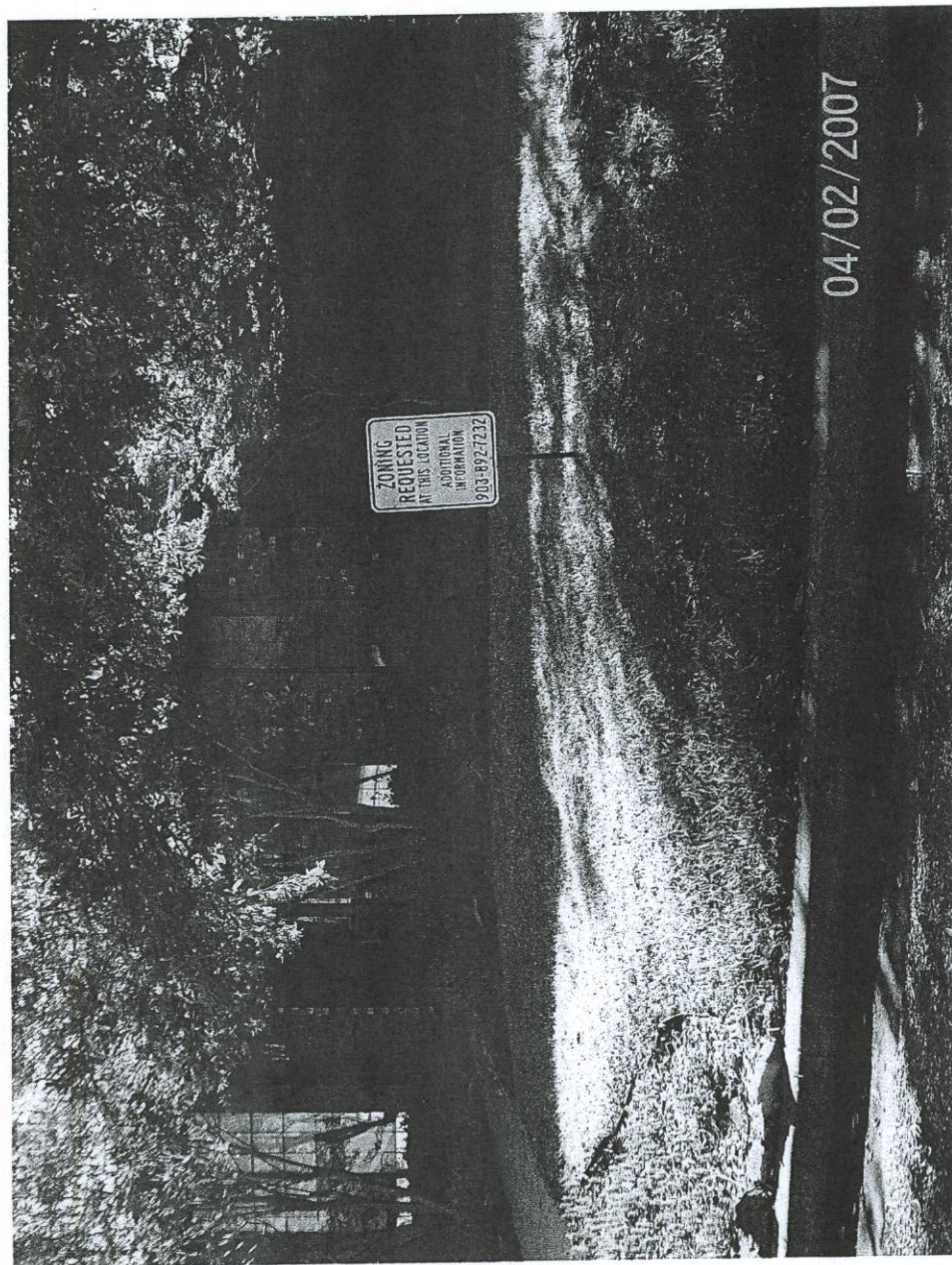
Department of Developmental Services





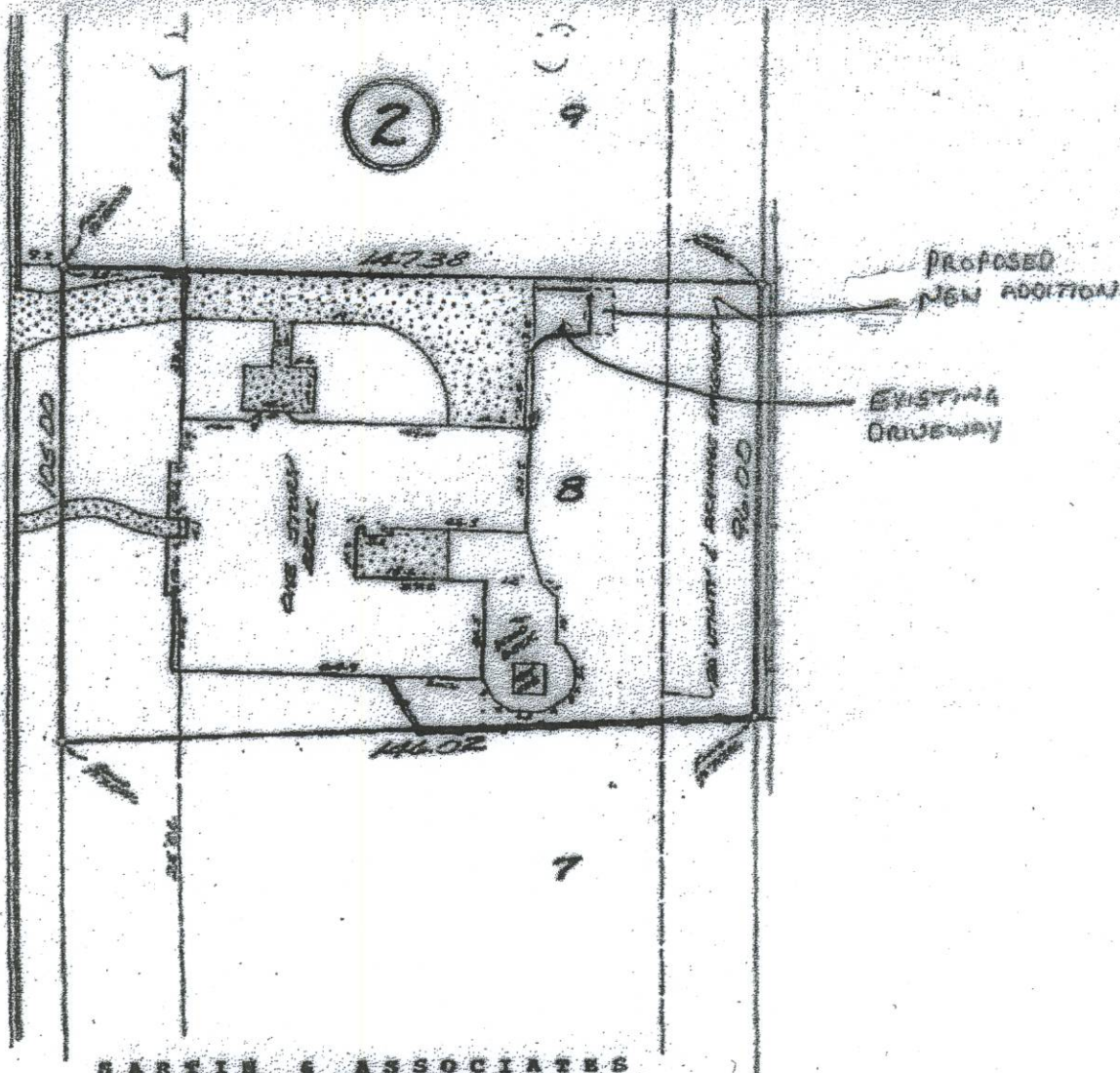
Scale: 1 inch = 40.0 feet

2409 San Miguel



MIGUEL

SAN



MARTIN & ASSOCIATES
SURVEYING COMPANY

P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

Survey for: DIANE HILL

I, Marshall Martin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 25th day of June, 1996 of the following described property:

Lot Eight (8) in Block Two (2) of the REPLAY OF A PART OF SECTION ONE "B", AND SECTION TWO "A" OF CANYON CREEK ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 5, Page 44, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as 2409 SAN MIGUEL, 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.

Marshall Martin, R.P.L.S.



at Margaret Gulerson

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

April 2, 2007

Terry & Melba Johnson
PO Box 2425
Sherman, Texas 75091

APR 6 REC'D

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

Ronald and Diane Swenson (Owners) and Fred Smith (Representative)
concerning the property at 2409 San Miguel, being Lot 8, Block 2 of the
Replat of a part of Sections 1B and 2A of Canyon Creek Addition

The request is as follows:

Variance under Ordinance No. 2280, Section 7, Subsection 2, to allow a one
(1) foot side yard setback for a detached garage in lieu of the required 5 foot
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

2409 N Monte Cristo Dr.

April 4, 2007

We have no objections to granting
this variance

Terry Johnson

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

April 2, 2007

Cynthia McVey
2408 Monte Cristo
Sherman, Texas 75092

APR 11 REC'D

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

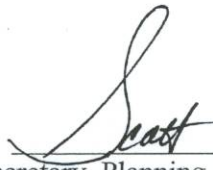
**Ronald and Diane Swenson (Owners) and Fred Smith (Representative)
concerning the property at 2409 San Miguel, being Lot 8, Block 2 of the
Replat of a part of Sections 1B and 2A of Canyon Creek Addition**

The request is as follows:

**Variance under Ordinance No. 2280, Section 7, Subsection 2, to allow a one
(1) foot side yard setback for a detached garage in lieu of the required 5 foot
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

My main concern is the water shed. Last time
something like this was asked for directly
behind me I stated my concern and it was ignored
because everytime a rain comes we get water
from S. M. like noxious business. This area
was poorly engineered and I AM OPPOSED TO THIS TOO!

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
April 17, 2007
Willie Steele, Chairman

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

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

2809 Texoma Parkway
Lot 1, Texoma Crossing Addition
Site Plan

Requested Action/Proposed Use:

Site Plan approval for Chili's Restaurant

Adjacent Zoning:

C-1 (Retail Business) District, and the O-1 (75-82 Overlay) District

Origination:

Brinker Texas LP (Owner)

Considerations:

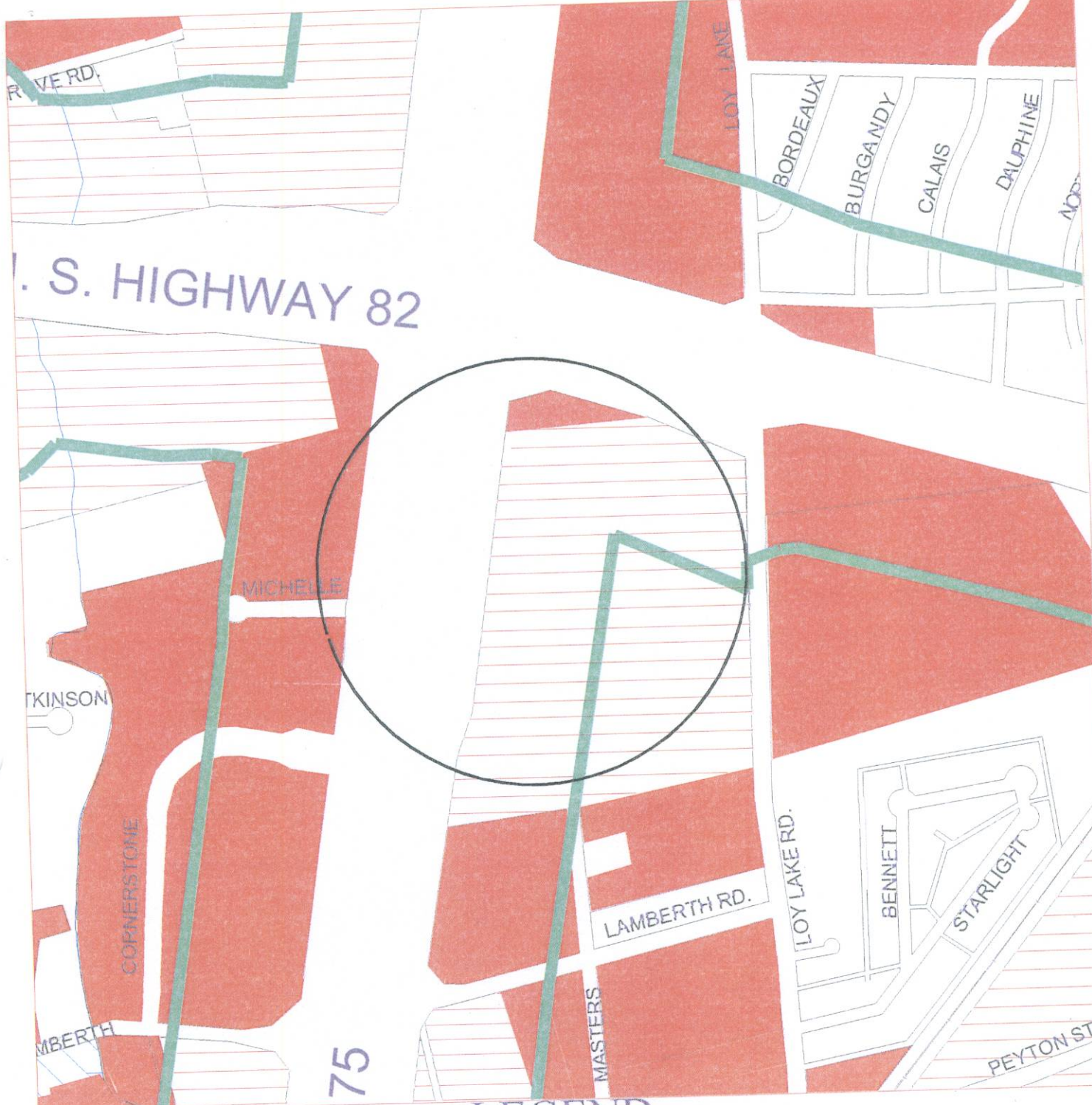
Master Plan Designation: Retail/Commercial
This is a remodel of the existing building.

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



2809 US HWY 75 NORTH SITE PLAN

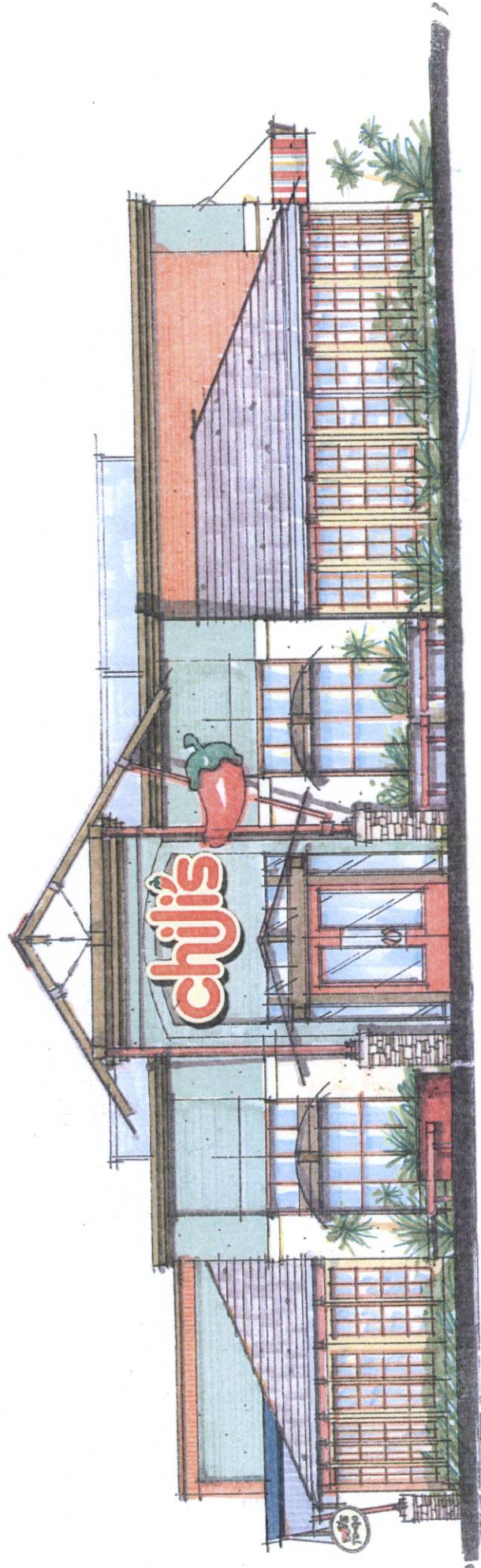
Department of Developmental Services

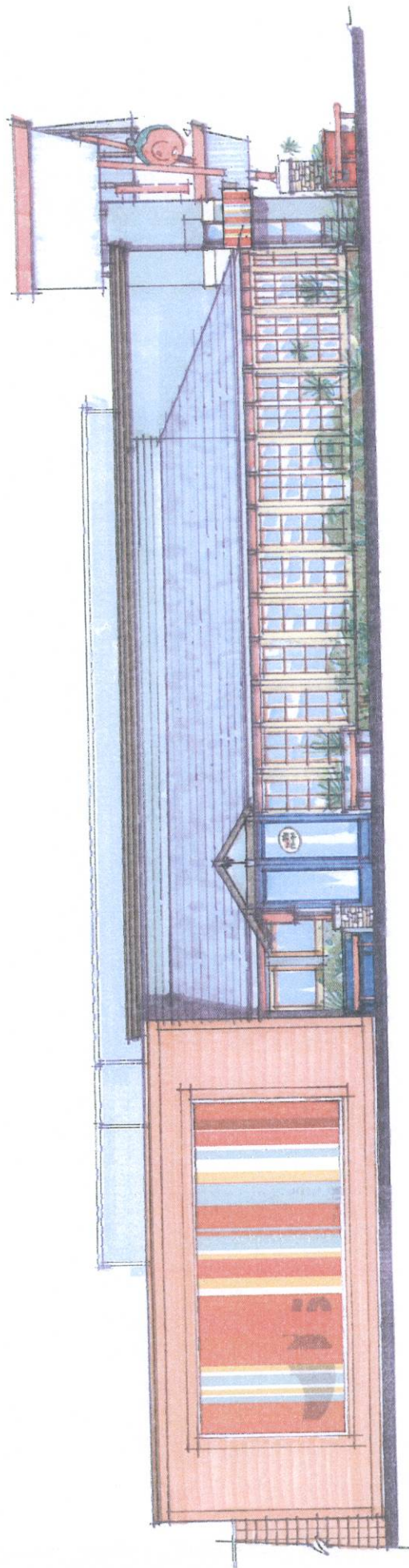


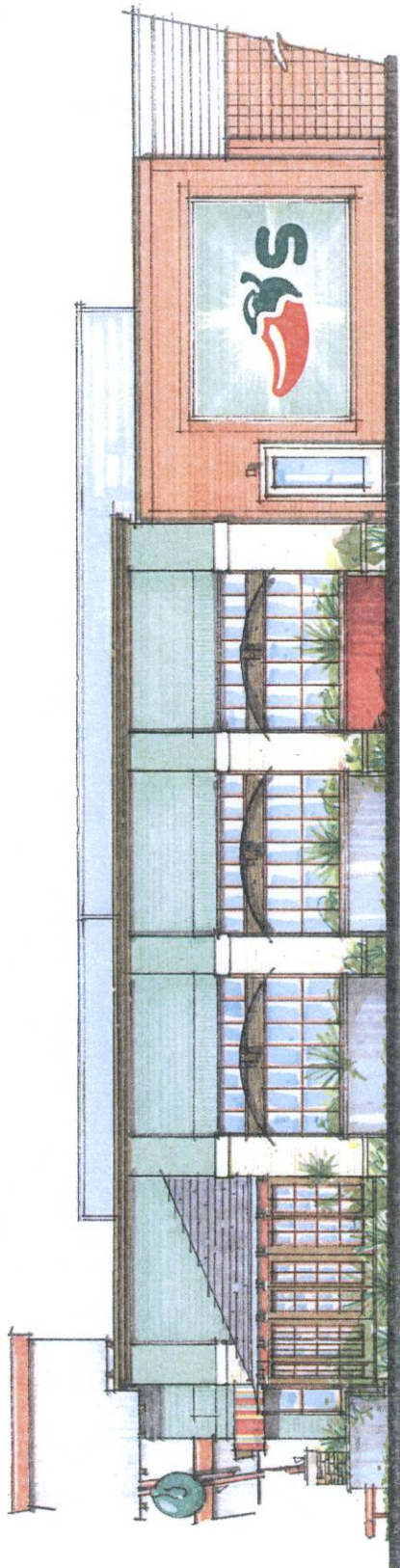
US HWY 75 N

(c) Copyright 2005, Pictometry International

Average Scale: 1 inch = 41.7 feet







Chili's Re-Image '07 Scope of Work

We are updating our image to reflect the current chili's brand.

We will be enhancing the entry with a tower element that will be using metal roofing and steel pipe columns at angles painted red that add even more interest. The building will be painted with colors reflective of the southwest Texas landscape, sage greens and dark reds that are comforting.

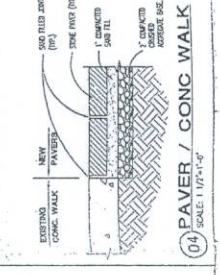
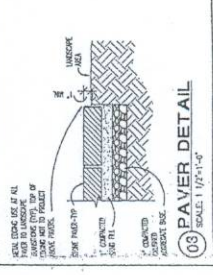
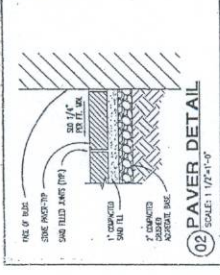
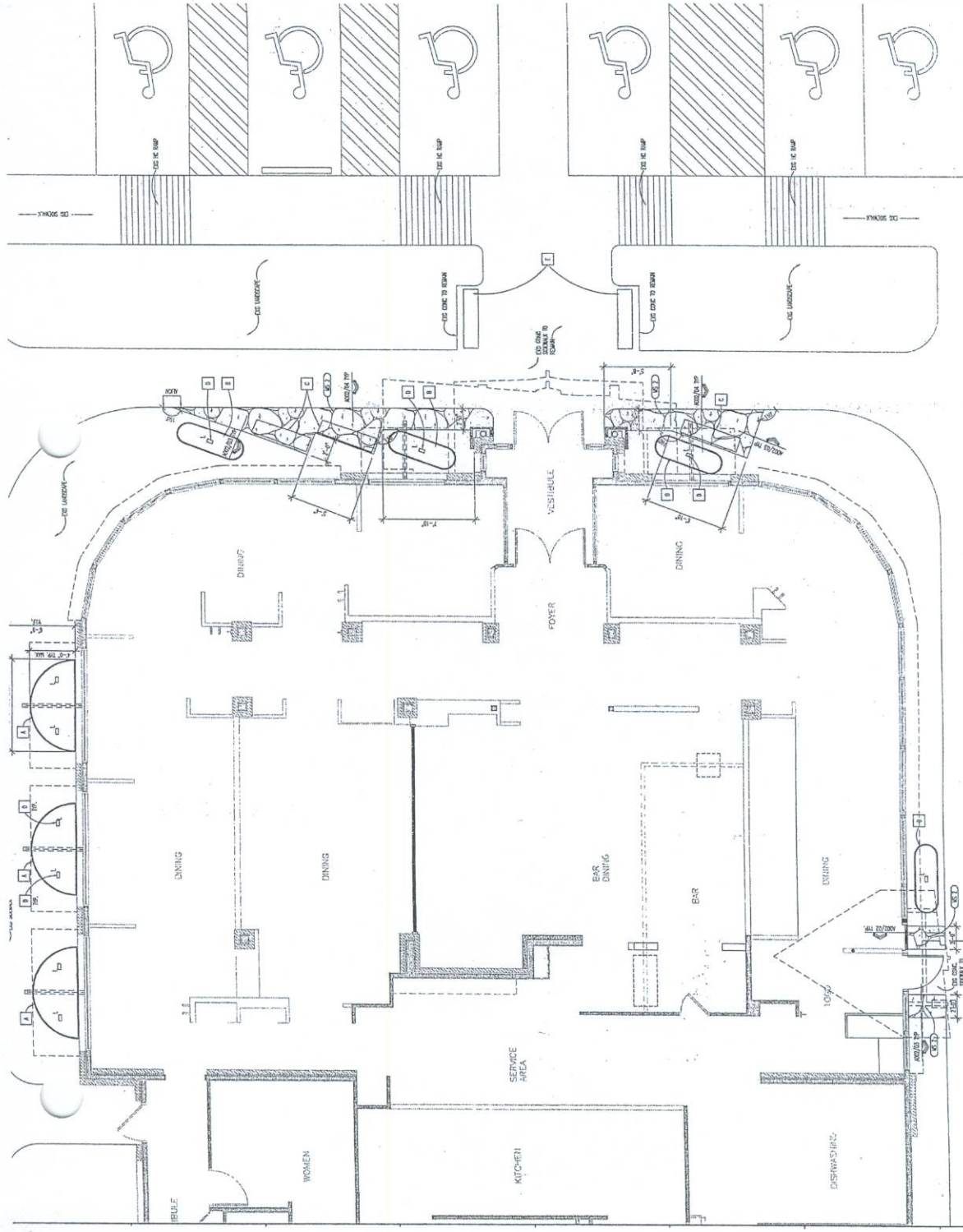
The awnings are different with some of the new colors in a striped pattern with a curved frame that let's everyone know that chili's is like no place else. Benches will be added to the exterior with stone surfaces below giving our guest a comfortable place if they have to wait.

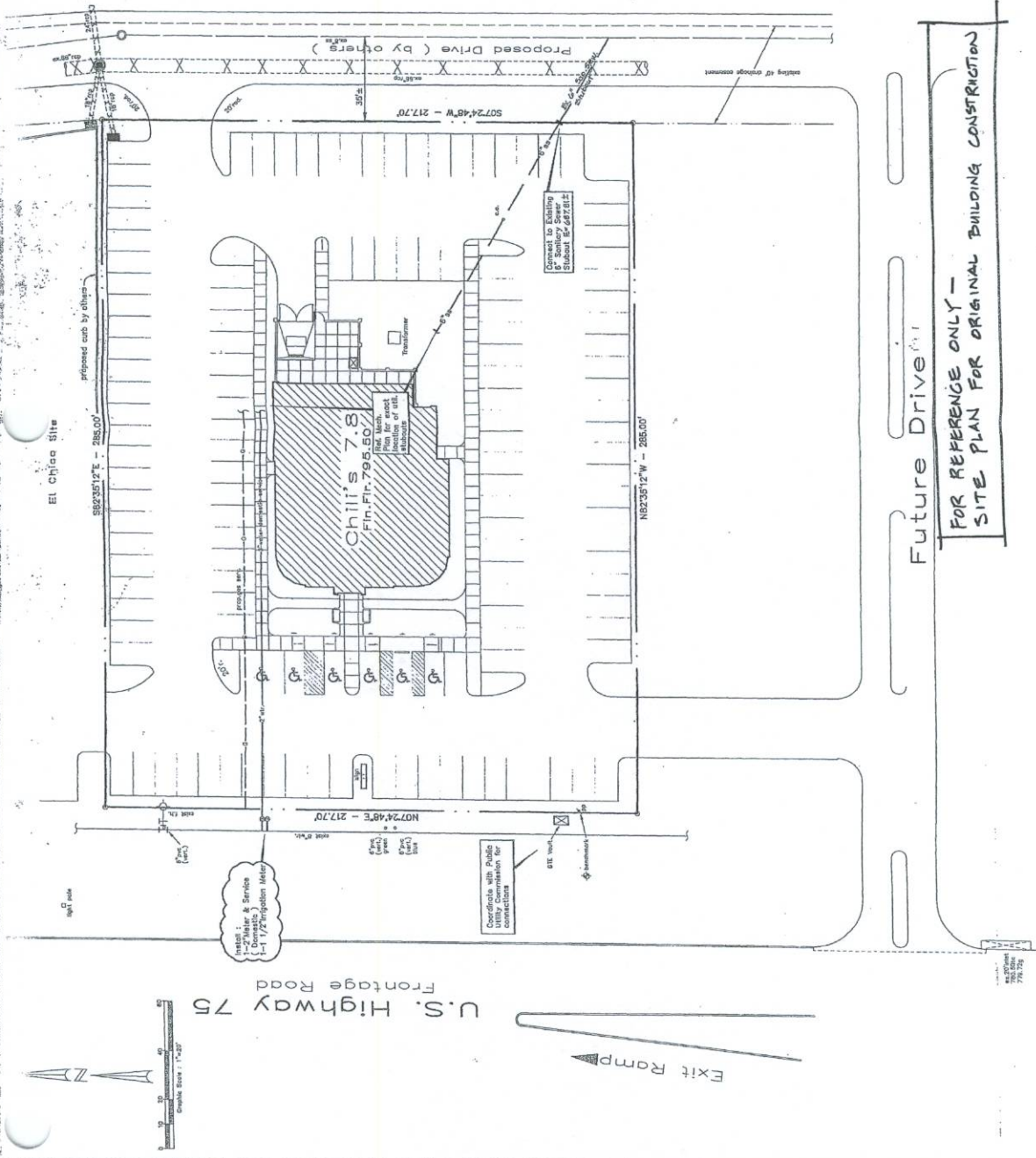
The landscaping will be pruned and updated with new plants as needed.

The interior of the restaurant will be updated with paint, lighting, and decor. A couple of the walls in the bar area will be opened up to bring more light into the bar area.

Based on customer feedback from other re-images we completed similar to this we have received positive comments and sales increase.

- SITE PLAN KEY NOTES:**
1. EXISTING SITE DRAINAGE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. NEW DRAINAGE SHALL BE DESIGNED TO COMPLY WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
 2. ALL NEW CONCRETE SHALL BE 4" MINIMUM THICKNESS WITH #4 REINFORCEMENT BARS AT 18" ON CENTER.
 3. ALL NEW PAVING SHALL BE 4" MINIMUM THICKNESS WITH #4 REINFORCEMENT BARS AT 18" ON CENTER.
 4. ALL NEW PAVING SHALL BE 4" MINIMUM THICKNESS WITH #4 REINFORCEMENT BARS AT 18" ON CENTER.
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 9. ALL NEW PAVING SHALL BE 4" MINIMUM THICKNESS WITH #4 REINFORCEMENT BARS AT 18" ON CENTER.
 10. ALL NEW PAVING SHALL BE 4" MINIMUM THICKNESS WITH #4 REINFORCEMENT BARS AT 18" ON CENTER.
- GENERAL NOTES:**
1. ALL PAVING (SEE PRICES AND FINISHES) SHALL BE DONE TO REMAIN.
 2. ALL EXISTING AREAS TO BE REMOVED.
 3. REMOVE EXISTING LANDSCAPE AT LOCATIONS FOR NEW PARKING AND DRIVE WALKS.
 4. RETAIN EXISTING LANDSCAPE FOR NEW PARKING AND DRIVE WALKS.
 5. REMOVE EXISTING DRIVEWAYS & CONC. PAVES AT DRIVE DRIVE AND TRUCK DRIVE.
 6. REMOVE EXISTING DRIVEWAYS & CONC. PAVES AT DRIVE DRIVE AND TRUCK DRIVE.
 7. REMOVE EXISTING DRIVEWAYS & CONC. PAVES AT DRIVE DRIVE AND TRUCK DRIVE.
 8. REMOVE EXISTING DRIVEWAYS & CONC. PAVES AT DRIVE DRIVE AND TRUCK DRIVE.
 9. REMOVE EXISTING DRIVEWAYS & CONC. PAVES AT DRIVE DRIVE AND TRUCK DRIVE.
 10. REMOVE EXISTING DRIVEWAYS & CONC. PAVES AT DRIVE DRIVE AND TRUCK DRIVE.





General Notes

- All construction shall be in conformance with the Standards and Specifications of the City of Dallas. The City Engineer's decision shall apply.
- It will be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc., shall be located and marked prior to and after the placement of permanent pavement. Utilities must be maintained to proper line and grade during construction of the parking lot and grade during construction of the parking lot.
- The location of all utilities located on these plans are taken from existing public records. The exact location of the utilities shall be determined by the Contractor. It shall be the responsibility of the Contractor to ascertain whether any additional facilities other than those on the plans may be present.
- Existing utilities shown on this plan were taken from plans prepared by John F. Henkel & Associates, Inc., dated July, 1983. The Contractor shall verify the location of the utilities and notify the Engineer of any discrepancies.
- The slope for sewer laterals shall be 2% or 1/4" per foot, or greater.
- Any excavated rock material shall be disposed offsite by the Contractor at no additional expense to the Owner.
- Backfill for utility lines shall be carefully placed so that utilities will remain stable. Where utility lines pass through pavement areas, the top six inches should be compacted. The Contractor shall be visually inspected during the excavation process to insure that undesirable fill that was not detected by test borings is not used.
- Contractor shall install all necessary shoring, etc. for electrical, telephone, gas etc. per the various utility company requirements.

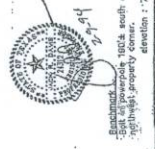
Contractor shall coordinate utility installation with the following providers:

- TU Electric (803) 888-8273
- Lane Star Gas (803) 882-3512
- AT&T (803) 882-3512
- GTE (803) 882-3512

**FOR REFERENCE ONLY -
SITE PLAN FOR ORIGINAL BUILDING CONSTRUCTION**

Site Utility Plan

Chili's Restaurant
Sherman, Texas
BROCKETT, DAVIS & DRAKE, Inc.
consulting engineers
3033 Travis, Suite 110 • Dallas, Texas 75241 • (214) 342-0540



Sheet	Scale	Date	Revised
1	1"=40'	10/1/84	10/1/84

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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

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

400 Block of North Friendship Road
18.5 acres in the Fielding Bacon Survey, Abstract No. 119
Final Plat

Requested Action/Proposed Use:

Final Plat of Friendship Ranch, being a rural type subdivision in the Extra Territorial Jurisdiction of the City of Sherman.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Friendship Ranch Joint Venture, (Nathan McClure and Jim Hildalgo) (Owners), Teague, Nall and Perkins (Engineers) and Underwood Drafting & Surveying (Surveyors)

Consideration:

Master Plan Designation: Residential

The final plat would be accepted as a plat in the ETJ and would come into the City of Sherman at completion of the annexation process if accepted by the City Council.

Recommendations:

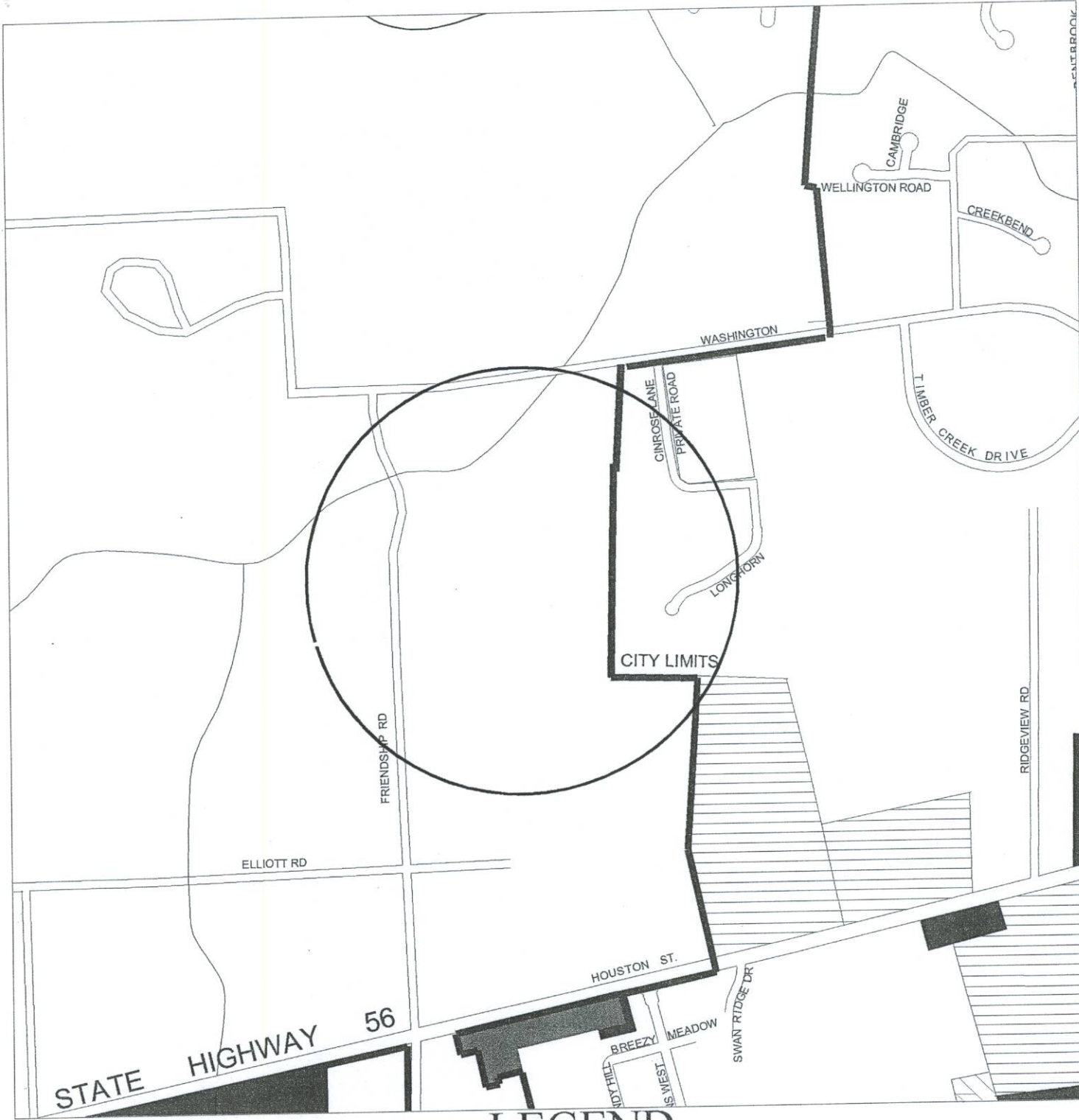
It is recommended that the final be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

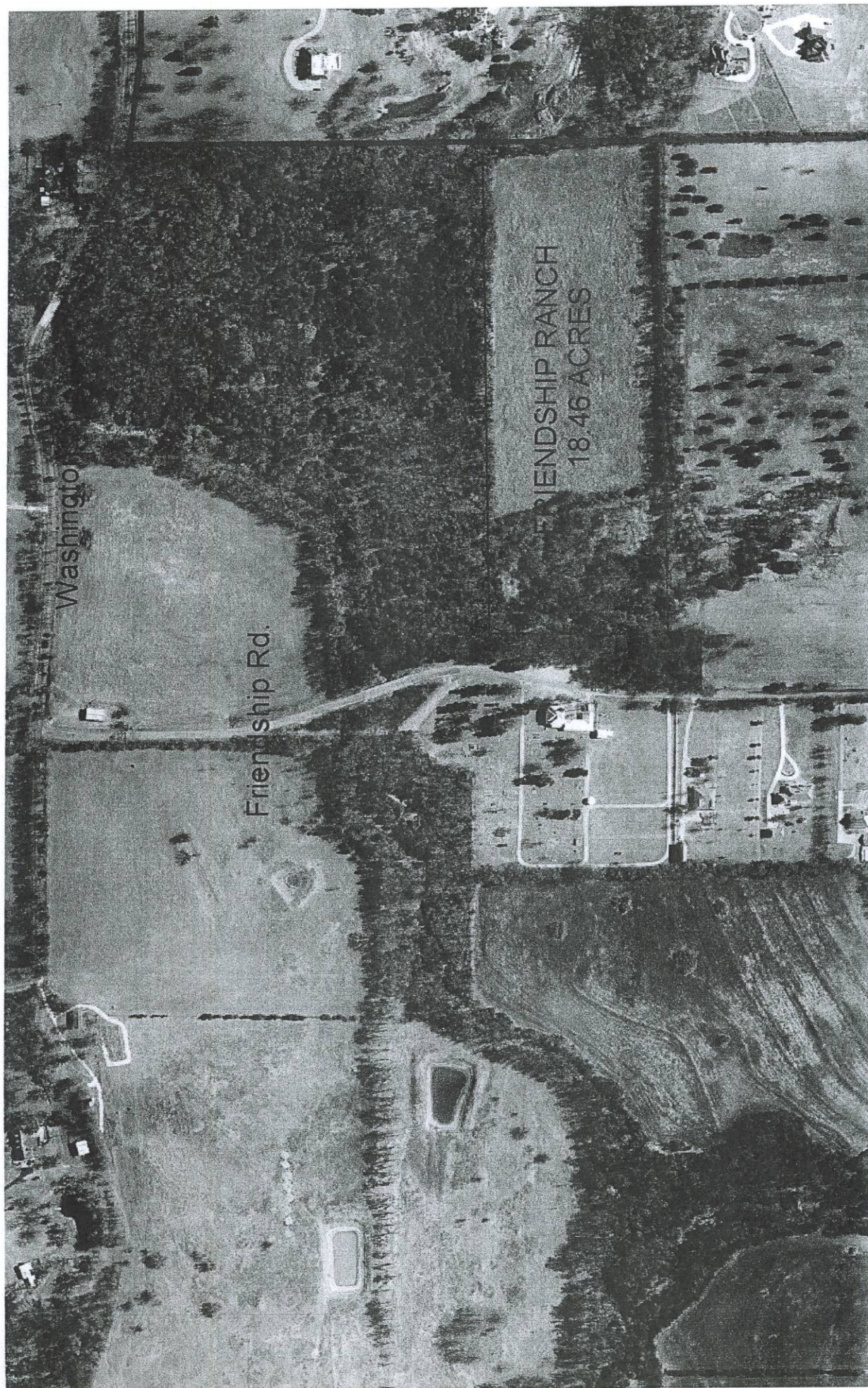
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
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	CO OFFICE DISTRICT		CPO COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



FRIENDSHIP RANCH FINAL PLAT

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 400.0 feet

**STAFF REVIEW LETTER**

April 9, 2007

Friendship Ranch Partners
1528 Crescent Drive
Sherman, Texas 75092

Dear Applicant,

The request for approval of the Final Plat of Friendship Ranch, 400 Block of North Friendship, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the staff review letter to the Preliminary Plat (copy attached) shall be complied with prior to filing of the final plat.
2. All bearings in the legal description require a degree symbol.
3. Note #5 of the General Notes shall include verbage that Lots A, B, C, and D are non-buildable lots and cannot be sold.
4. A utility easement requirement (20') is needed for the water main within Lot B (street).
5. Fire hydrants, cul-de-sacs and access systems shall comply with city codes.
5. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
6. Original tax certificates for the property must be furnished prior to recording of the plat.
7. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

**STAFF REVIEW LETTER**

January 11, 2007

Friendship Ranch Partners
1528 Crescent Drive
Sherman, Texas 75092

Dear Applicant,

The request for approval of the Preliminary Plat of Friendship Ranch being a rural type subdivision in the Extra Territorial Jurisdiction of the City of Sherman, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. This land lies in the extra territorial jurisdiction of the City of Sherman. Annexation will be required and should begin immediately. The plat is being reviewed using the City of Sherman rules and regulations.
2. If the subdivision is to be developed with private streets the following items shall be considered and reviewed in more detailed prior to the final plat and the developer shall agree to provide the city a copy of an agreement with these terms:
 - a) Streets shall be built under the same standards and guidelines as if they were public streets.
 - b) A subdivision developed with private streets must have a mandatory property owners association which includes all property served by private streets. This association shall be responsible for the maintenance of the private streets and appurtenances.
 - c) The street itself must be a lot owned by the association and must provide an easement to the city and all utility providers for access.
 - d) The city shall not pay for any portion of the cost of construction or maintaining private streets. All other requirements and fees related to development are still applicable and must be paid by the developer.
 - e) Entrances to all private streets must be manned 24 hours a day or must provide an alternative means of ensuring access to the subdivision by the city and other utility service providers with appropriate identification.
 - f) There shall be language on the final plat, property deeds and property owner association documents that cover items such as a waiver of certain city services such as routine police patrols, enforcement of traffic and parking ordinances and preparation of accident reports.
 - g) There shall also be a clause to allow the association to request the City to accept the streets as public streets in the future.

- h) There shall also be Hold Harmless language on the subdivision plat whereby the Property Owners Association shall release the city, governmental entities and public utilities for damage and injuries.
3. Lots 1 and Lot 10 are not buildable lots and shall be indicated as such on the final plat.
 4. As the future right-of-way width of Friendship Road will be 86 feet, a 43 foot wide roadway dedication is required along the west boundary of the addition.
 5. The cul-de-sac turn around is required to be 100' diameter.
 6. Per Section D103.1 of Appendix D of the 2003 ICC Fire Codes, where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
 7. Proper number and distribution of fire hydrants per 2003 ICC Fire Codes, Appendix C, Section C105 and Table C105.1 is required.
 8. All utility easements shall be 20 feet in width.
 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 and Zoning Commission.

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

Respectfully,

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

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

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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

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

525 Progress Drive
Lots 1 and 2, Block 1, Sherman Industrial Development Addition
and part of the William Martin Survey, Abstract No. 765
Replat

Requested Action/Proposed Use:

Replat of Lots 1 and 2, Block 1 of the Sherman Industrial Development Addition and part of the William Martin Survey, Abstract No. 765

Adjacent Zoning:

Tract 3 of the Blalock Industrial Park

Origination:

Progress Rail Services and Sherman Economic Development Corporation (Owners), and Underwood Drafting & Surveying (Surveyors)

Considerations:

Master Plan Designation: Industrial

Number of notices mailed:

32

Objections Received:

0

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

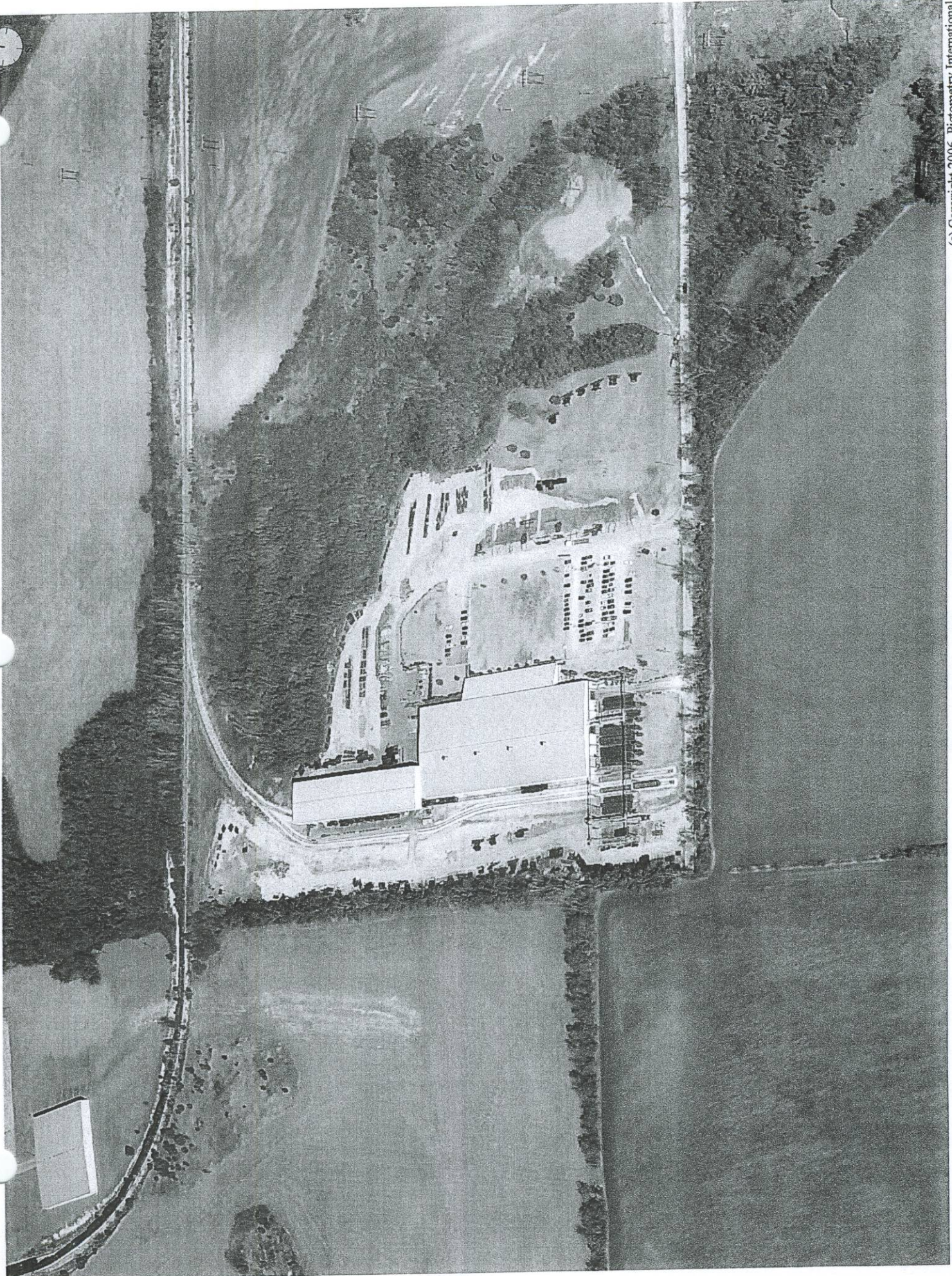
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	CO OFFICE DISTRICT		O-1.2 OVERLAY DISTRICT - COLLEGE PARK OVERLAY
	M-1 LIGHT MANUFACTURING DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT



525 PROGRESS DRIVE REPLAT

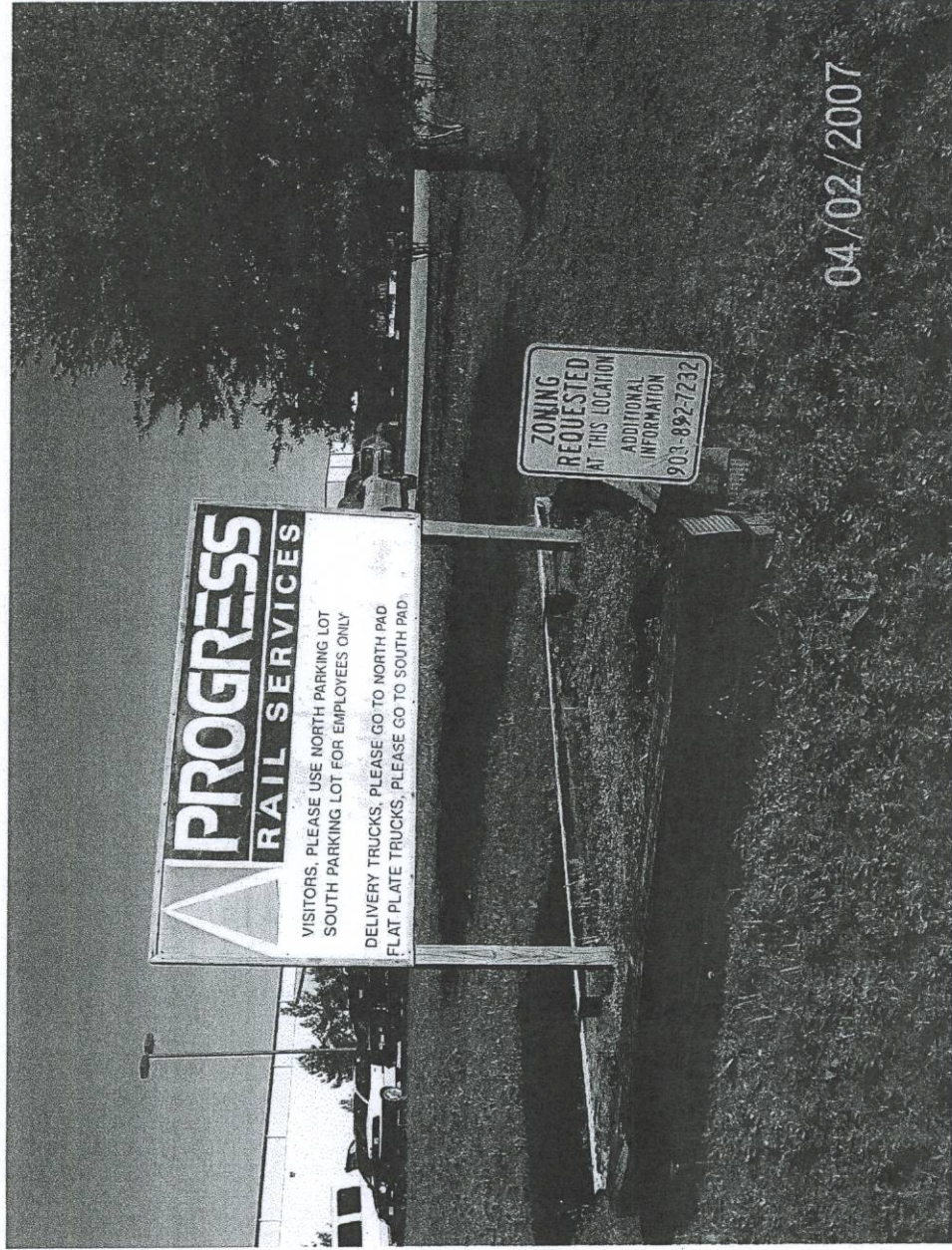
Department of Developmental Services





Average Scale: 1 inch = 241.4 feet

525 Progress Dr.



**STAFF REVIEW LETTER**

April 9, 2007

Progress Rail Services Corporation
525 Progress Dr.
Sherman, Texas 75092

Sherman Economic Development Corporation
307 W. Washington, Ste. 102
Sherman, Texas 75090

Dear Applicant,

The request for approval of the Replat of Lots 1 and 2, Block 1 of the Sherman Industrial Development Addition, 525 Progress Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

City of Sherman
Planning and Zoning Commission
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Jason Sofey, Commissioner
Steve Jones, Commissioner

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

1800-2800 Blocks of U.S. Highway 75 South
a part of the Elizabeth Jones Survey, Abstract No.625, the Samuel Blagg Survey, Abstract
No. 56, and the Preston Kitchen Survey, Abstract No. 667
Revised Master Plan

Requested Action/Proposed Use:

Revised Master Plan of Sherman Hills Master Planned Golf Community.

Adjacent Zoning:

R-1 (One and Two Family Residential) District, R-2 (Multi-Family Residential) District
C-1 (Retail Business) District, C-2 (General Commercial) District, M-1 (Light Manufacturing)
District

Origination:

Sherman Hills LTD. (Owner) Murray Golf Club Inc. (Developer) and CLB Engineers, Inc.
(Engineers)

Considerations:

Master Plan Designation: Residential, Retail/Commercial Floodplain
In order to proceed with development of smaller tracts out of the 1342 acre parcel, a master plan
is required to show the overall layout. This is a revision to the master plan previously submitted
to the city.

Attachments:

Location map
Photographs
Master Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

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



SHERMAN HILLS ADDITION MASTER PLAT

Department of Developmental Services





STAFF REVIEW LETTER

April 9, 2007

Sherman Hills Country Club LTD.
500 Grenoble Road
Santa Barbara, Ca. 93110

Murray Golf Club Inc.
1604 S. Sam Rayburn
Sherman, Texas 75090

Dear Sirs:

The request for approval of the Master Plat approval of Sherman Hills Development, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

The master plan for the Sherman Hills Development presents the basic development concept for the entire subdivision. The infrastructure (water, sewer, drainage, and streets) is being presented in a preliminary state in the master plan. With this in mind, the following items should be noted.

1. Each portion of the development shall be developed in more detail as it is presented in the preliminary and final plat stages of approval.
2. Approval of the conceptual master plan **does not** grant any exceptions or variances to the subdivision ordinance, fire codes, City master plan, floodway/floodplain management regulations, and changes to zoning classification or requirements of any city codes or ordinances.
3. Proposed water mains and sanitary sewers shall be sized to adequately capacity to serve the development. The sizing shown on the plan is not approved at this time.
4. The intersection of the existing Moore, Holly Street and the proposed Moore Street shall be modified. Intersecting traffic intersections are too close for safe traffic flow.
5. The colors uses on the zoning classifications should be changed to match the City of Sherman zoning colors for easier clarification and comparison
6. It appears the block length requirements may be exceeded in the HD areas along the southern portion of the addition.
7. Clubhouse Drive shall be a continuous thoroughfare north to Center Street.
8. The zoning classification for the Clubhouse is a commercial use and should be indicated as such.
9. Include more detail of surrounding developed area including Pebblebrook Addition.

Page two
Sherman Hills Development
April 9, 2007

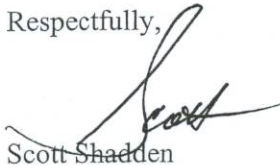
10. Golf cart crossings of city streets will require encroachment easements from the City Council as each of the streets is dedicated and constructed.
11. The area around the proposed Clubhouse shall be shown more clearly.
12. Additional park land, walking trails and/or open space connecting existing parks and trails with new neighborhood parks and trails may be required to be dedicated to the city due to the number of lots and density of the addition.
13. Streets shown to be built in the TXU easements and/or ROW will require written approval from TXU.
14. Street alignment in individual sections of the development may require adjustments to tie in to existing streets and master planned streets in adjacent additions.
15. The lake and green area shown on the southern portion of the development would be private in nature with private maintenance.
16. Any other changes made to the master plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

This is a preliminary review of the master plan as presented. Each portion of the development will be reviewed in detail as it is presented for platting and development. It must be noted that approval of the master plan is an approval of the development concept and not an approval of every detail shown on the master plan. Any variances or changes will be presented to the appropriate forum as they are formally requested in the development process.

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

MASTER PLAT

SHERMAN HILLS

A Master Planned Community



Prepared By:



A Professional Engineering Corporation

100 E. Virginia Street, Suite 200
Midland, Texas 79701
www.clbengineers.com 806.442.0000

LEGEND

	HIGH DENSITY (Patio / Town Homes)
	SINGLE-FAMILY
	MULTI-FAMILY
	COMMERCIAL

A Master Planned Community



PROPOSED WATER

EXISTING WATER

PROPOSED SEWER

EXISTING SEWER

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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

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

2900 Block of U.S. Highway 75 North
a portion of Lot 4, Block One of Shafer Plaza
and Lot 3, Block One of the Holiday Inn Sherman
Replat

Requested Action/Proposed Use:

Replat - Shafer Plaza II, a Replat of Lot 4, Block One of Shafer Plaza, and Lot 3, Block One of the Holiday Inn Sherman.

Adjacent Zoning:

C-1 (Retail Business) District and C-2 (General Commercial) District and the O-1 (75 & 82) Overlay District

Origination:

Patel and Schafer (Owners), and Underwood Drafting & Surveying (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

U. S. HIGHWAY 82

ATKINSON

LEGEND

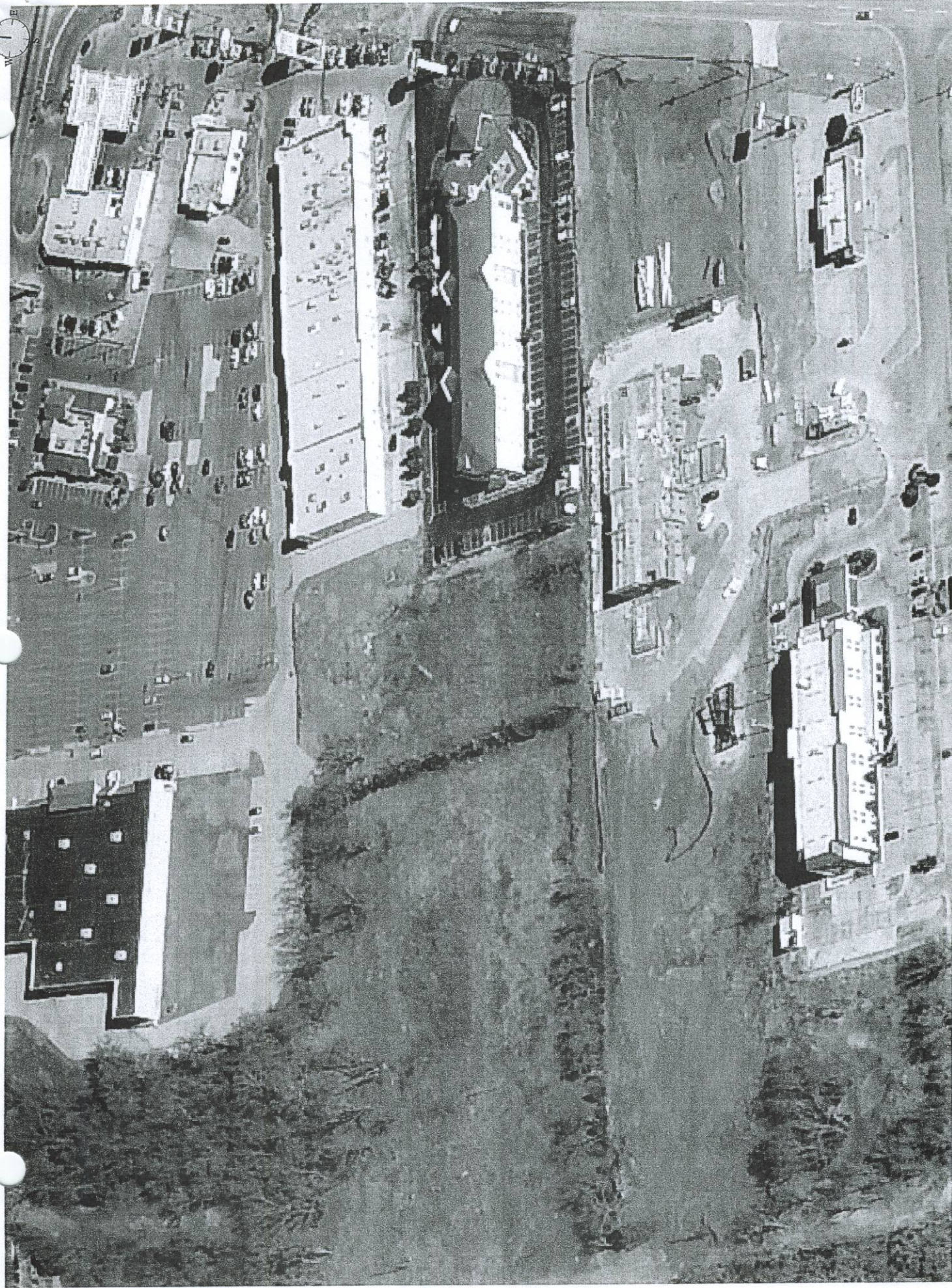
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	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL BUSINESS DISTRICT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



2900 BLK US 75 NORTH
REPLAT

Department of Developmental Services

4
AV



Average Scale: 1 inch = 111.1 feet

**STAFF REVIEW LETTER**

April 9, 2007

Shafer Property Co.
C/O Lee Terrell
3001 Knox St., Ste. 207
Dallas, TX 75205

Newcrest Hotels LTD
Chuck Patel
308 Wright Ave.
Rockwall, TX 75032

Dear Applicant,

The request for approval of the Shafer Plaza II, a Replat of Lot 4, Block One of Shafer Plaza, and Lot 3, Block One of the Holiday Inn Sherman, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2007 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. Bearings in the legal descriptions require degree symbols.
4. The existing detention pond must remain in place and responsibility of maintenance must be specified on plat.
5. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,


Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Sherman, Texas 75090-1106 (972) 892-7206

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

City Clerk _____ Secretary _____

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby
certifies that the foregoing plat was submitted to the City Council on
this _____ day of _____, 2007, and that the same was
approved by the City Council on this _____ day of _____, 2007.
Witness my hand and the seal of the City of Sherman, Texas
this _____ day of _____, 2007.

City Clerk _____

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, of the County of _____, State of _____, do hereby
certify that the foregoing plat was submitted to the City Council on
this _____ day of _____, 2007, and that the same was
approved by the City Council on this _____ day of _____, 2007.
Witness my hand and the seal of the City of Sherman, Texas
this _____ day of _____, 2007.

Shaver Property Company _____

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for
said County and State, on this _____ day of _____, 2007, personally
appeared _____, known to me to be the person whose name is
subscribed to the foregoing plat, and acknowledged to me that
he executed the same for the purposes and consideration therein
expressed.

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

NOTARY PUBLIC _____

My Comm. Expires _____

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for
said County and State, on this _____ day of _____, 2007, personally
appeared _____, known to me to be the person whose name is
subscribed to the foregoing plat, and acknowledged to me that
he executed the same for the purposes and consideration therein
expressed.

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

NOTARY PUBLIC _____

My Comm. Expires _____

SHAFER PROPERTY COMPANY
3005 INTERURBAN ROAD
DALLAS, TEXAS 75225
PHONE 803-815-1299

SHAFER PROPERTY COMPANY
3005 INTERURBAN ROAD
DALLAS, TEXAS 75225
PHONE 803-815-1299

FINAL PLAT

OF
SHAVER PLAZA II, AN ADDITION
TO THE CITY OF SHERMAN, TEXAS
BEING 10.444 ACRES SITUATED IN THE
J.B. MCANAIR SURVEY, ABST NO. 763
GRAYSON COUNTY, TEXAS



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (803) 485-2151



Plat No. _____ of _____
City of Sherman, Texas
This plat is a part of the _____
addition to the City of Sherman, Texas,
being _____ acres, situated in the
J.B. McAnair Survey, Abstract No. 763,
Grayson County, Texas.
The area shown on this plat is the same
as the area shown on the plat of the
City of Sherman, Texas, dated _____,
2007, and is subject to the same
conditions and restrictions as the
area shown on the plat of the
City of Sherman, Texas, dated _____,
2007.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, of the County of _____, State of _____, do hereby
certify that the foregoing plat was submitted to the City Council on
this _____ day of _____, 2007, and that the same was
approved by the City Council on this _____ day of _____, 2007.
Witness my hand and the seal of the City of Sherman, Texas
this _____ day of _____, 2007.

City Clerk _____

Secretary _____

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby

certifies that the foregoing plat was submitted to the City Council on

this _____ day of _____, 2007, and that the same was

approved by the City Council on this _____ day of _____, 2007.

Witness my hand and the seal of the City of Sherman, Texas

this _____ day of _____, 2007.

City Clerk _____

Secretary _____

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby

certifies that the foregoing plat was submitted to the City Council on

this _____ day of _____, 2007, and that the same was

approved by the City Council on this _____ day of _____, 2007.

Witness my hand and the seal of the City of Sherman, Texas

this _____ day of _____, 2007.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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

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

4127 U. S. Highway 75 North
Lot 1, Block A of the Replat of Blocks A, B and D of Sherman Commons Addition,
Site Plan

Requested Action/Proposed Use:

Site Plan approval of Circuit City

Adjacent Zoning:

C-1 (Retail Business) District and the O-1 (75 & 82) Overlay District

Origination:

Woodmont Sherman LP (Owner and Developer) and Herschman Architects, Inc. (Architects)

Considerations:

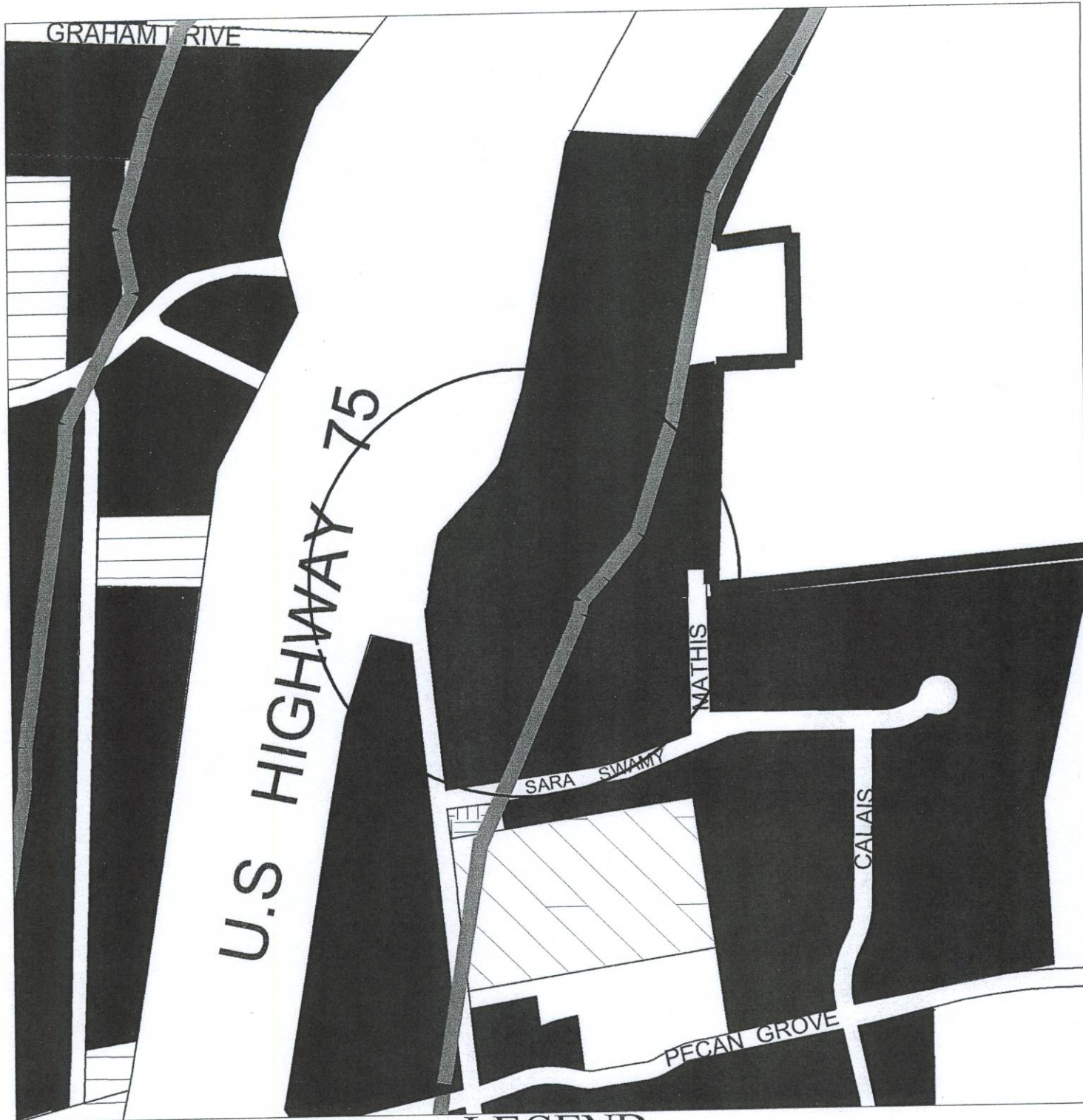
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



4127 U S HWY 75 N SITE PLAN

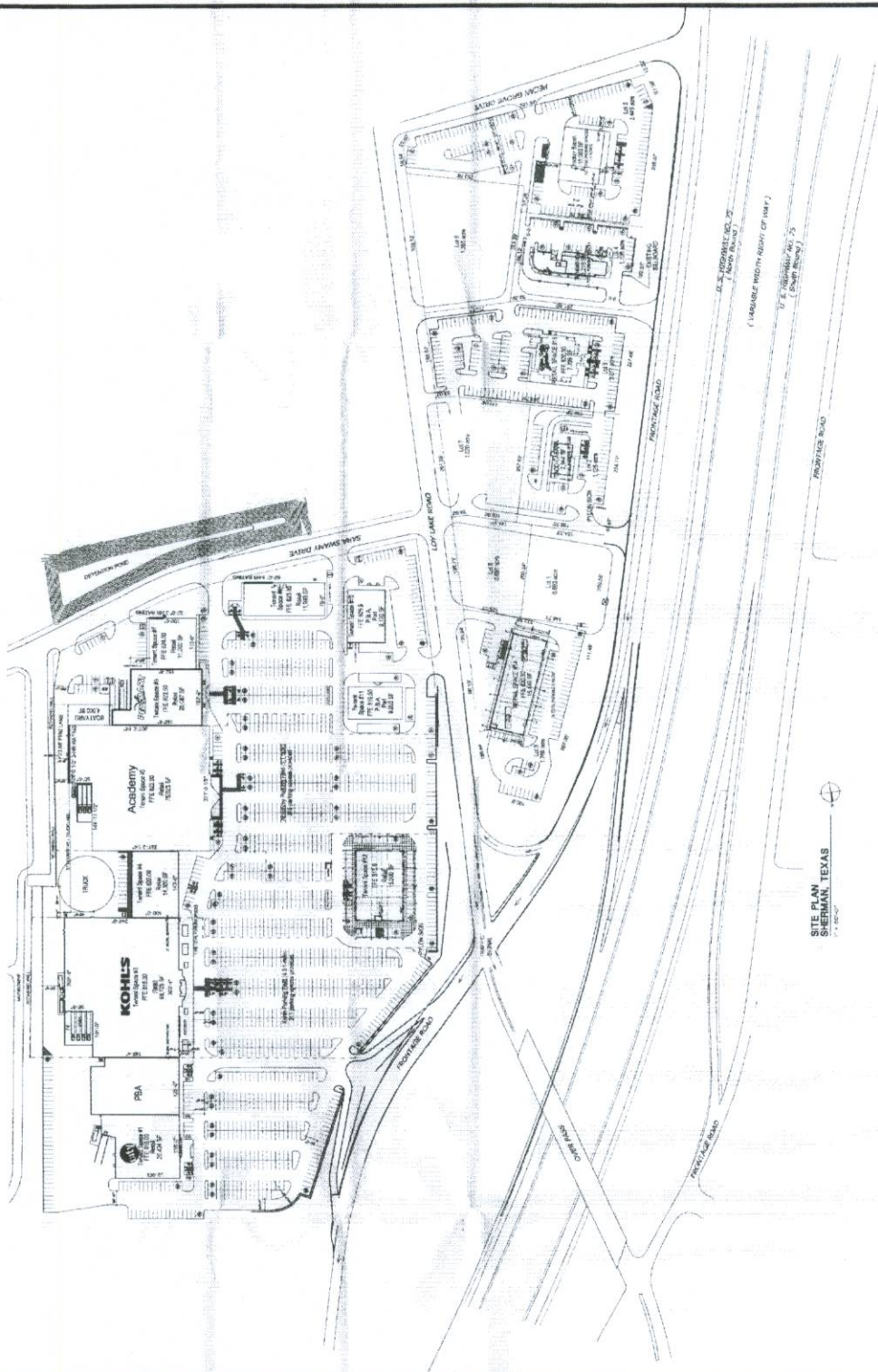
Department of Developmental Services





Average Scale: 1 inch = 212.5 feet

(c) Copyright 2006, Pictometry International





TWD PARTNERS
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.TWDPARTNERS.COM

10/10/2010 10:10:10

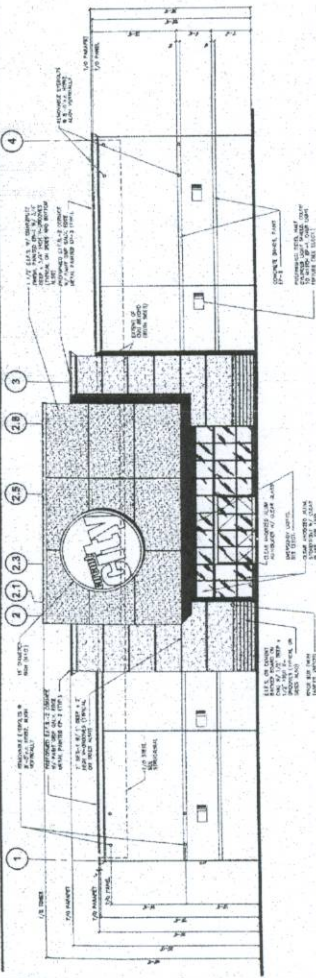
circuit city
CIRCUIT CITY STORES INC.



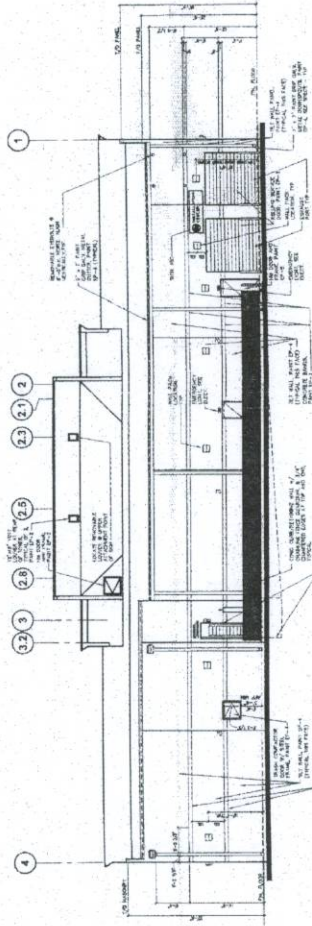
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ADDRESS 1
ADDRESS 2
ADDRESS 3
CITY
STATE
ZIP

10/10/2010 10:10:10
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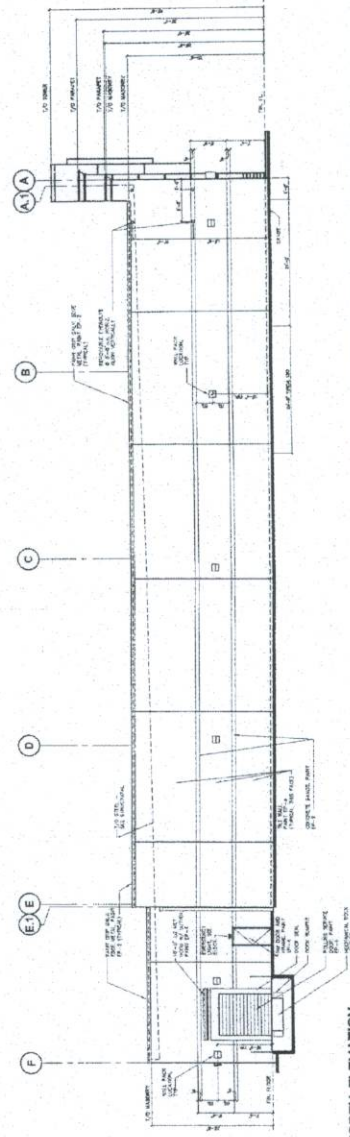
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A3.1



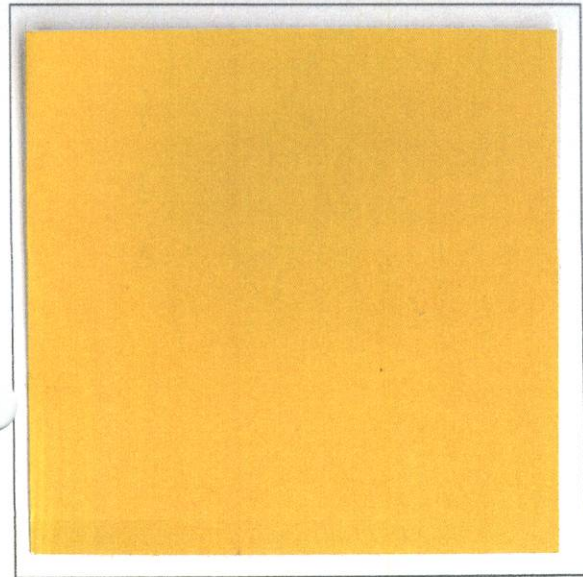
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



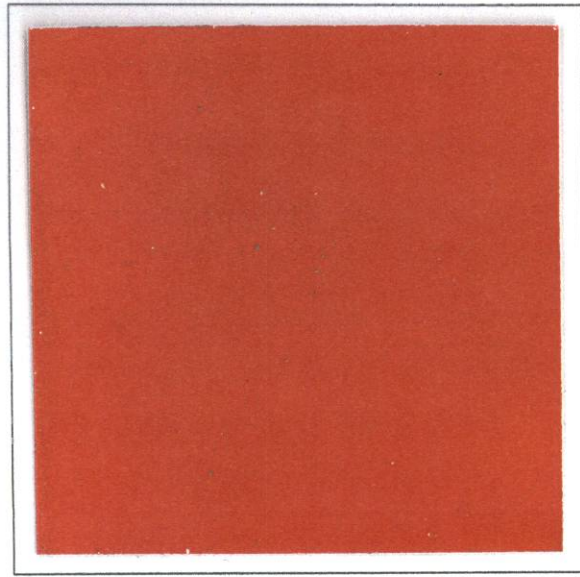
Benjamin Moore
"Circuit City Gold"



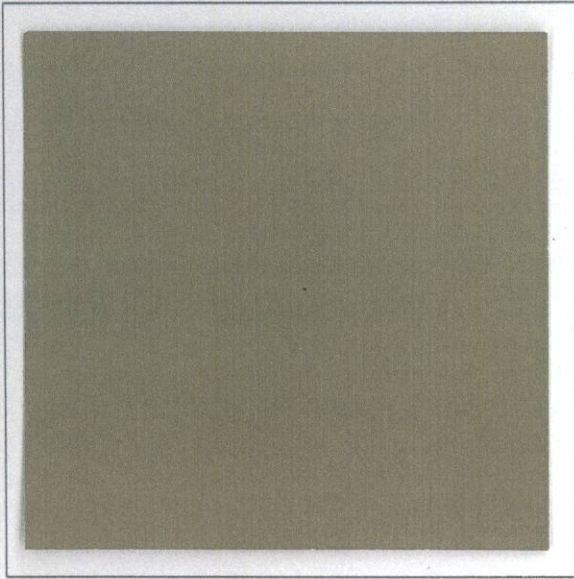
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"Brite White"



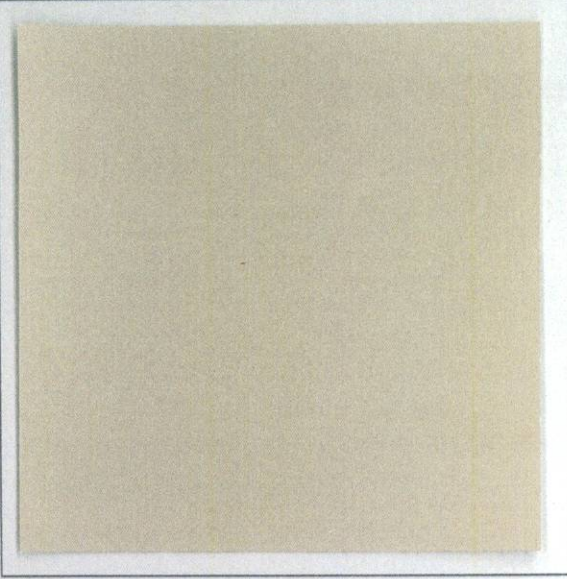
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"Carmel Apple"



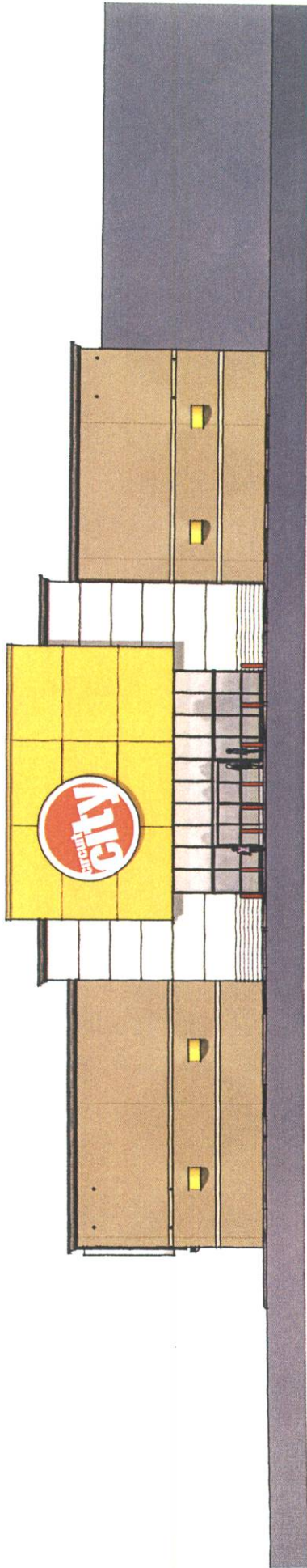
Benjamin Moore
"Carnival Red"



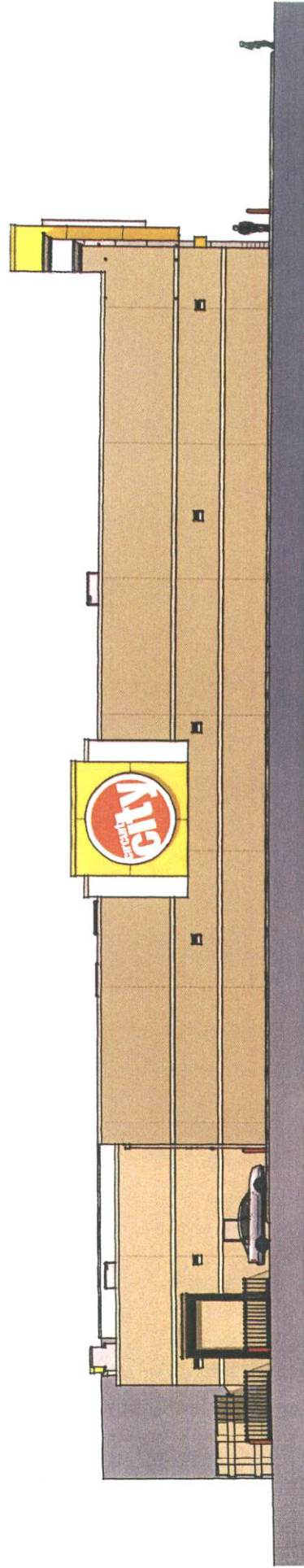
Benjamin Moore 1020
"Wood Acres"



Benjamin Moore 1025
"Chocolate Mousse"



Front Elevation



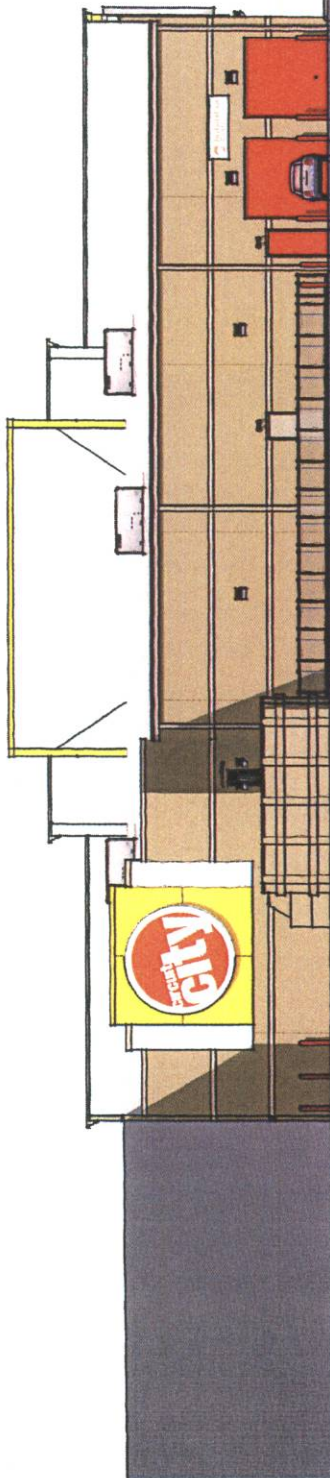
Left Elevation



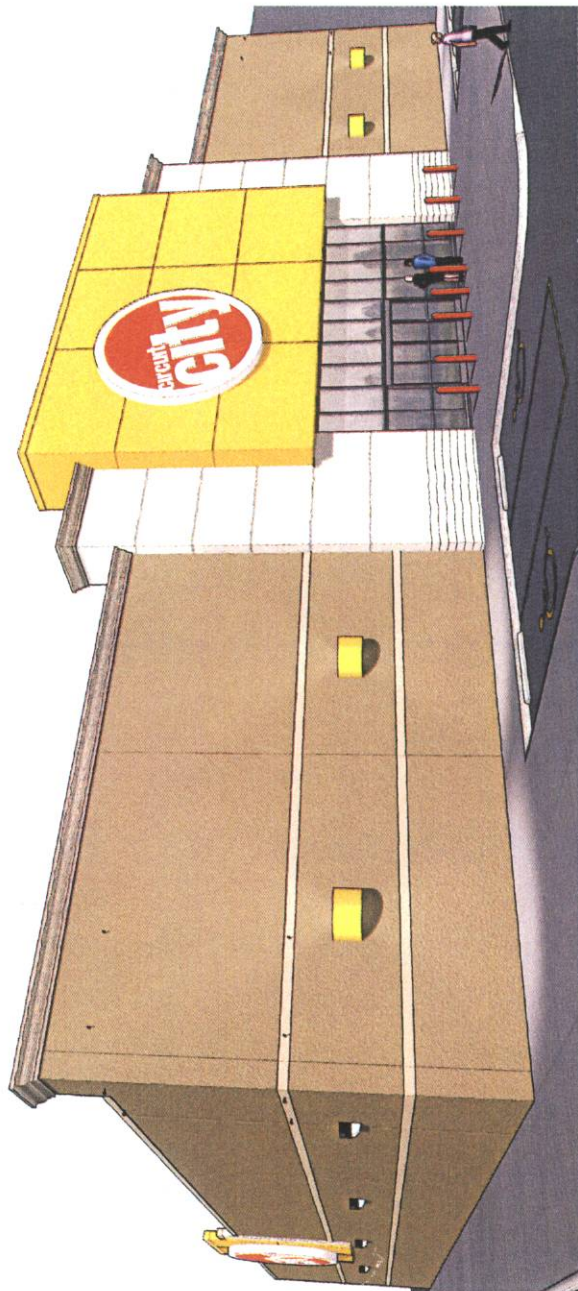
Circuit City
 3400 Loy Lake Dr.
 Sherman, Texas
 main building elevations



Copyright WD Partners CRR00027-031207



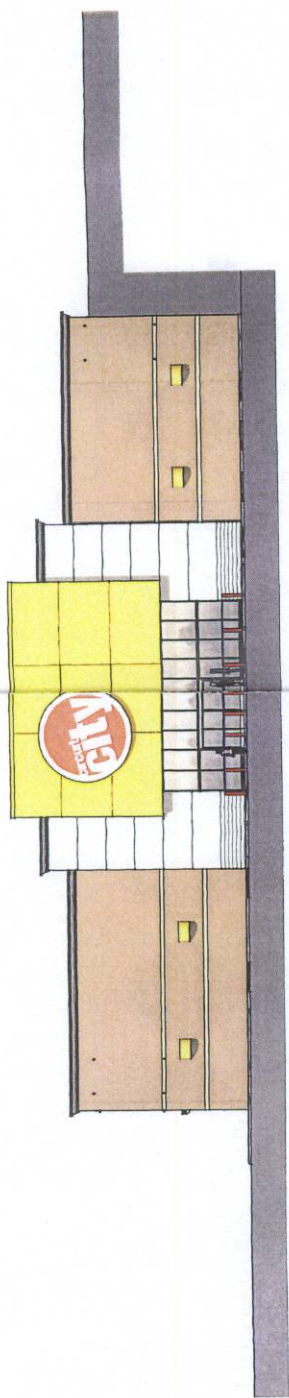
Rear Elevation



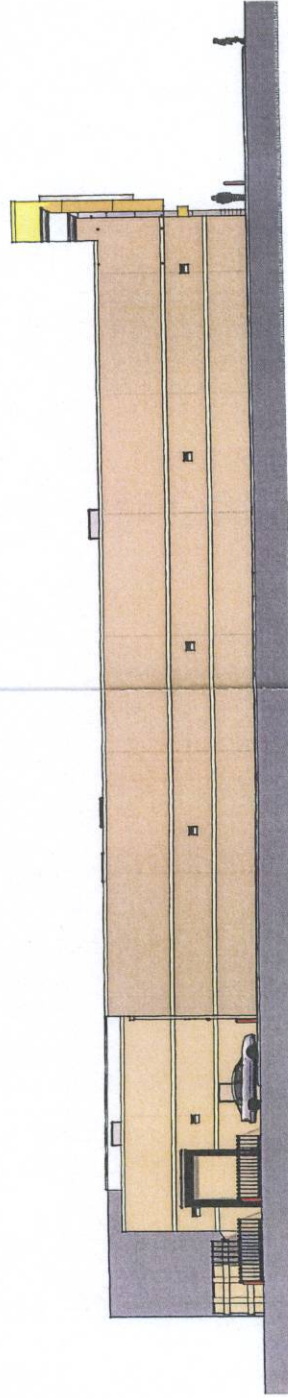
Circuit City
3400 Loy Lake Dr.
Sherman, Texas
interior building elevations



Copyright WD Partners CIRB59027-031207



Front Elevation

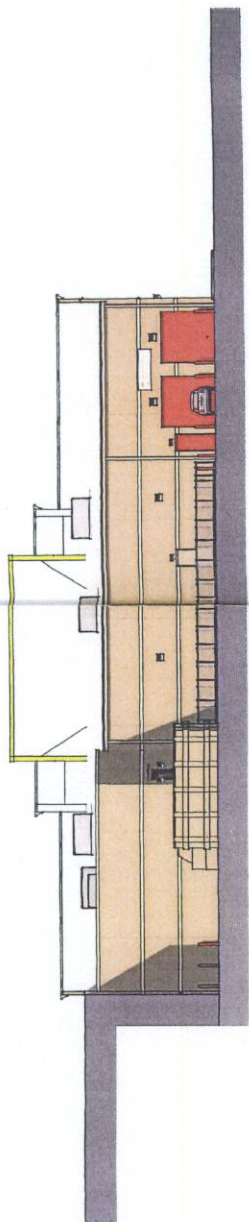


Left Elevation

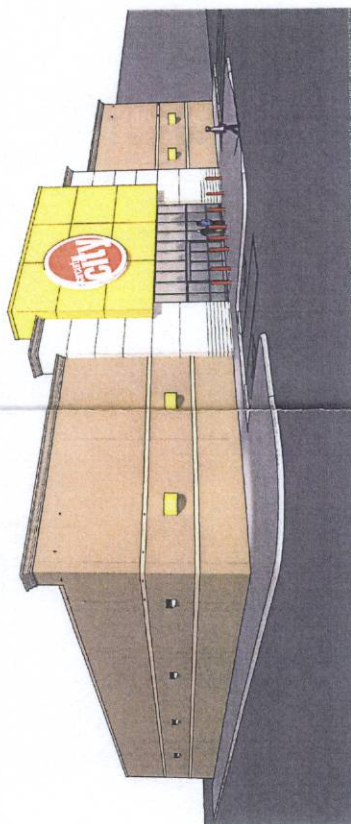


Circuit City
3400 Loy Lake Dr.
Sherman, Texas
main building entrance





Rear Elevation



Circle City
 3400 Loy Lake Dr.
 Sherman, Texas
 75092-1000



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PMI
 PROJECT MANAGEMENT
 10000 N. Loop West, Suite 1000
 Houston, Texas 77067
 Tel: 281.460.1000
 Fax: 281.460.1001
 Email: info@pmi.com
 Website: www.pmi.com

HORIZONTAL TO SCALE

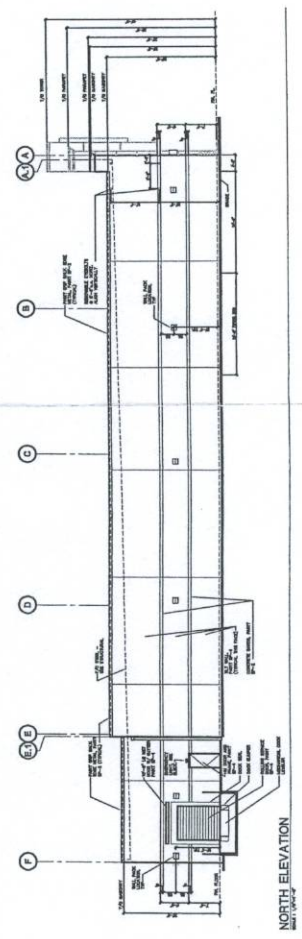
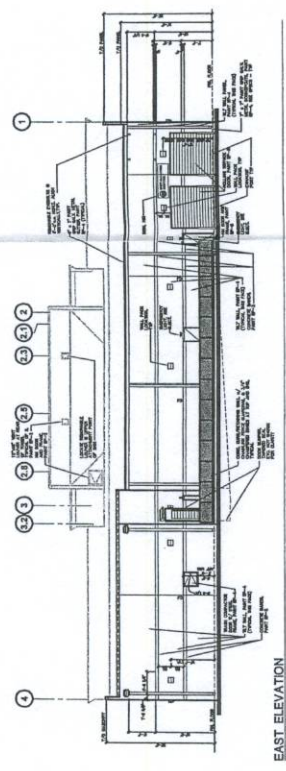
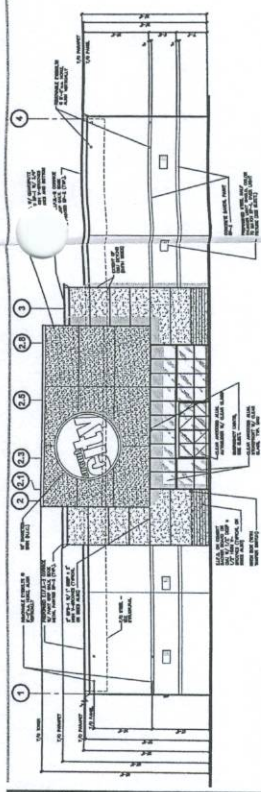
circuit city
 CIRCUIT CITY STORES INC.
 STORE NUMBER: 10000
 ADDRESS: 10000 N. Loop West
 HOUSTON, TX 77067



STORE NUMBER: 10000
 ADDRESS: 10000 N. Loop West
 HOUSTON, TX 77067

EXTERIOR ELEVATIONS

A3.1



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
April 17, 2007
Willie Steele, Chairman

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

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

220 East FM 1417
13.21 Acres in the Sherod Dunman Survey, Abstract No. 329
Site Plan

Requested Action/Proposed Use:

Site Plan approval of Sherman Truck Stop

Adjacent Zoning:

C-1 (Retail Business) District and the O-1.1 (1417) Overlay District, C-2 (General Commercial) District, M-1 (Light Manufacturing) District and the Blalock Industrial Park

Origination:

Tejinder Singh and Chuhar Singh (Owners) and Jaspal Singh (Tenant)

Considerations:

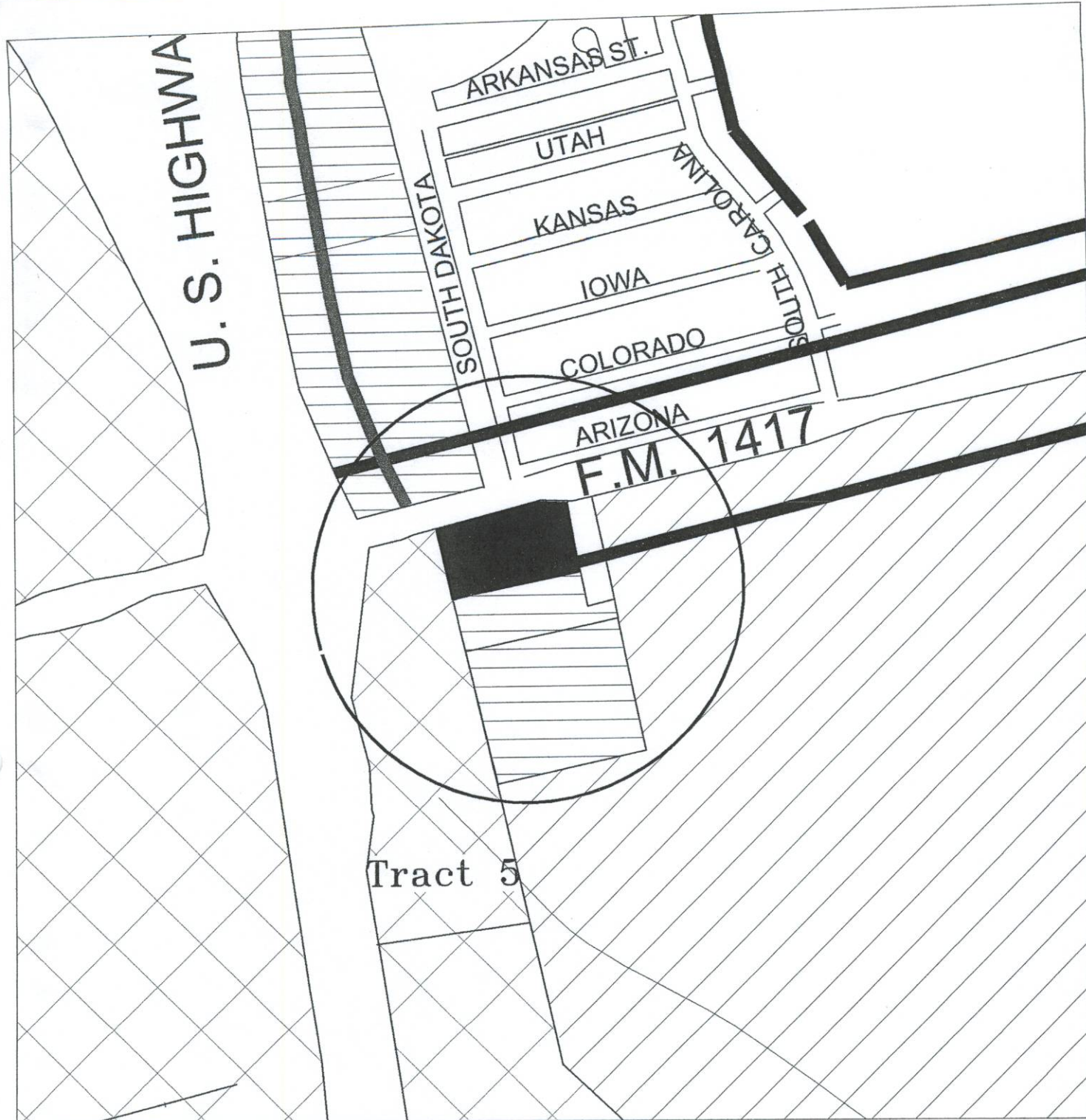
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

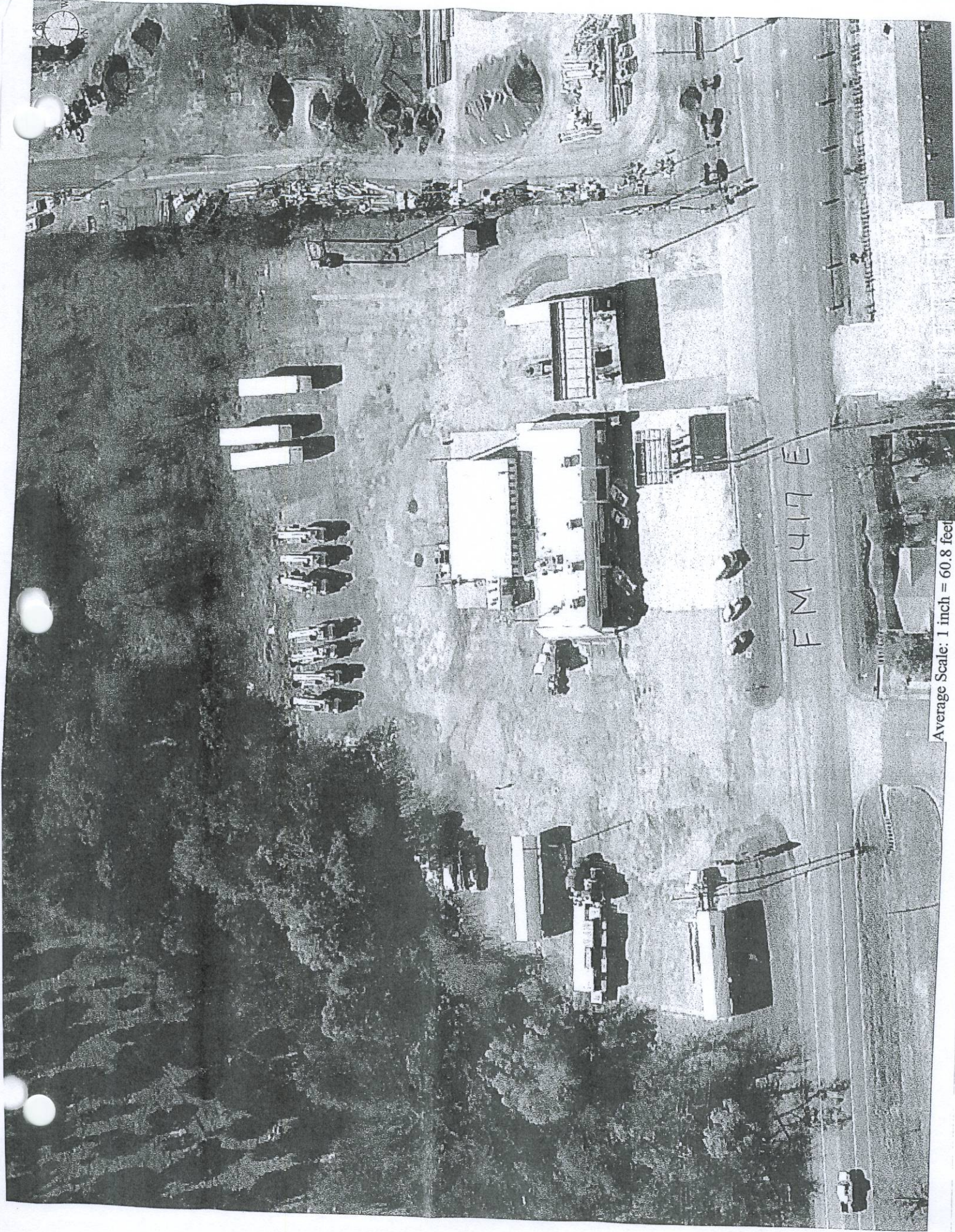
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLA LOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



220 EAST FM 1417 SITE PLAN

Department of Developmental Services





Average Scale: 1 inch = 60.8 feet

SHERMAN



STAFF REVIEW LETTER

April 9, 2007

Tejinder Singh
Chuhar Singh
6937 Pensacola Dr.
Plano, TX 75074

Jaspal Singh
220 FM 1417 East
Sherman, Texas 75090

Dear Applicant,

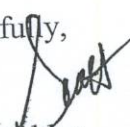
The request for approval of a site plan for 220 E FM 1417 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, April 17, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. A 6" sanitary sewer is located along the west property line. The proposed scale shall not encroach onto sewer line or easement.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

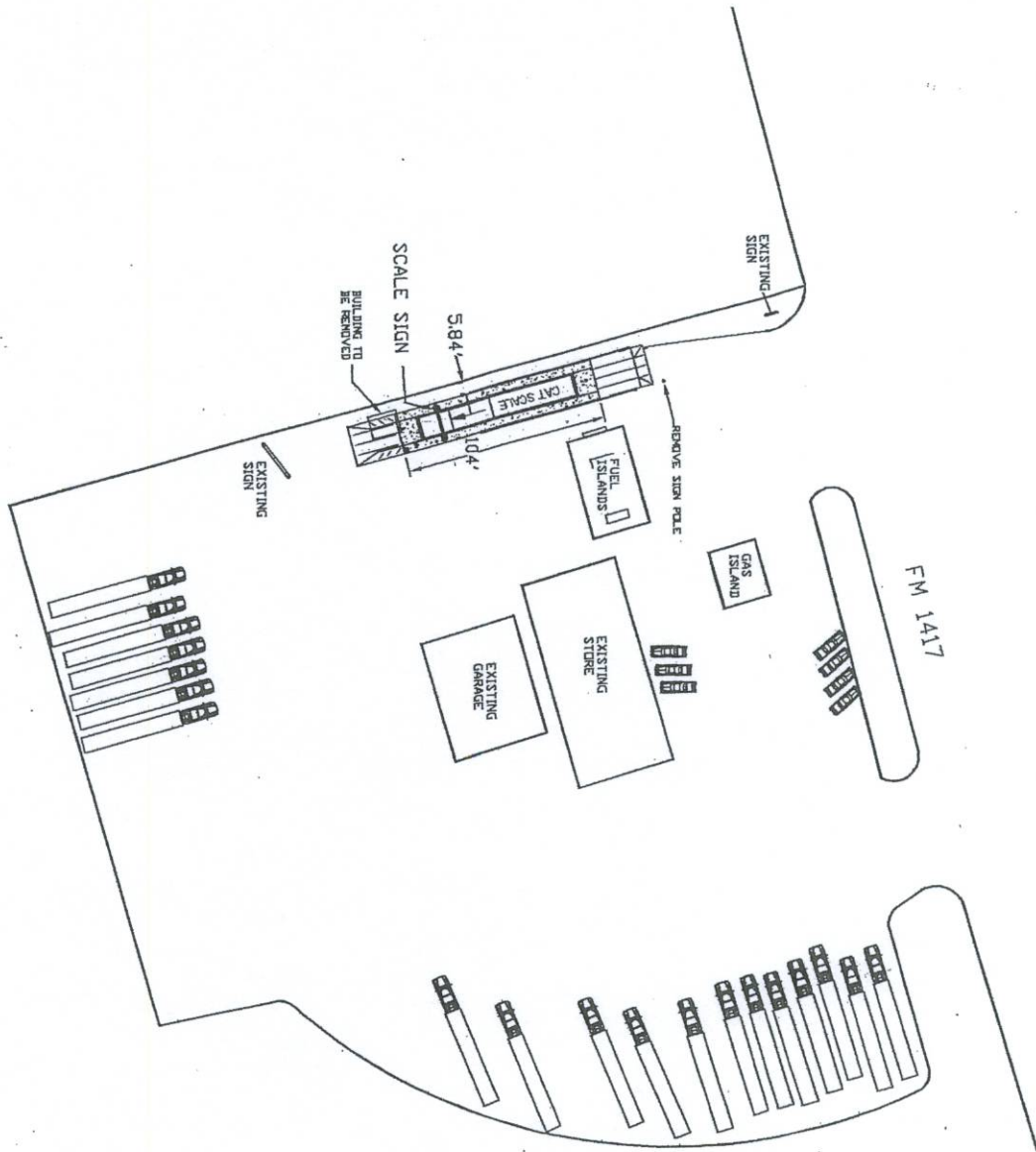
Respectfully,


Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



NORTH
↑

SITE LOCATION

SHERMAN TRUCKSTOP
220 EAST FM 1417
SHERMAN, TEXAS 75090



CAT SCALE COMPANY
515 STERLING DRIVE
WALCOTT, IOWA 52773
(563) 284-6263

REVISIONS:

DRAWN BY: JTB
CHECKED BY: JTB
DATE: 12/1/81
SCALE: 1"=40'