

THE JALAPEÑO TREE (TENANT) CONCERNING THE
PROPERTY AT 2916 US HWY. 75 NORTH, SUITE 100,
BEING LOT 2, BLOCK 1, SHAFER PLAZA, AS FOLLOWS:
BOARD OF ADJUSTMENTS
SITE PLAN APPROVAL

100
(SHAFER
PROPERTIES &
JALAPENO TREE)

Paul Bambrey 6101 Sutherland Drive, Tyler, Texas

Mr. Bambrey appeared to represent the request and answer any questions. He explained they would like to construct a cover over the east side of the building for a patio for the Jalapeno Tree Restaurant.

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 Jones.

VOTING AYE: NIX, STEELE, DAVIS, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED.

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

VARIANCES

THE REQUEST OF FURNITURE ROW (OWNER), AND CAPITOL SIGN COMPANY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2201 U. S. HIGHWAY 75 NORTH, BEING LOT 1, BLOCK 1, OF THE REPLAT OF BLOCK ONE OF THE REPLAT OF INDEPENDENCE SQUARE ADDITION, SECTION TWO, AS FOLLOWS:

BOARD OF ADJUSTMENTS

a) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8 (5) TO ALLOW A TEN (10) FOOT FRONT SETBACK IN LIEU OF THE REQUIRED FORTY (40) FEET FROM THE HIGHWAY RIGHT-OF-WAY OR TWENTY-FIVE (25) FEET PLUS THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER FOR A SIGN

b) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7 (14)(I)(3) TO ALLOW A 480 SQUARE FOOT SIGN IN LIEU OF THE PERMITTED 300 SQUARE FEET IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1 (75-82 OVERLAY) DISTRICT.

VARIANCES – SIGN
2201 HWY. 75 N.
(FURITURE ROW)

Tony Ahmed, Capitol Sign Company, 21920 Platteview Rd., Gretna, Nebraska

Mr. Ahmed appeared to represent the request. He explained Furniture Row would like to maintain their national image at all of their locations by erecting a monument sign with a sculpture of stacked chairs. The sign would be ten foot from the front property line and in line with the neighboring businesses along Highway 75. They would like to move the sign to the north to get out of an existing drainage and utility easement. The building

will house several different types of furniture stores which will be under one entity called Furniture Row. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: STEELE, DAVIS, JONES, AND JACOBS.

VOTING NAY: NIX

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF JEFF BROWN (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS), CONCERNING THE PROPERTY LOCATED AT 2111 TEXOMA PARKWAY, BEING LOT 7 AND THE SOUTH 2 FEET OF LOT 6, BLOCK 7, HIGHLAND PARK 1ST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL

SITE PLAN –
RENDENVOUS CLUB
2111 TEXOMA
PARKWAY
(JEFF BROWN)

(WITHDRAWN)

Jeff Brown, 2111 Texoma Parkway, Sherman, Texas

Mr. Brown sent in a written request to withdraw the request until the next scheduled meeting.

EXCEPTIONS & VARIANCE

THE REQUEST OF SPAVINAW DEVELOPMENT, LLC (OWNER), AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 1700 BLOCK OF FM 1417 NORTH AND THE 2000 BLOCK OF WEST TAYLOR, BEING PART OF BLOCK 1 AND THE WEST 150 FEET OF BLOCK 2 OF WESTERN HILLS ADDITION, SECTION 5, AS FOLLOWS:

BOARD OF ADJUSTMENTS

A) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 (5) (C) TO NOT REQUIRE CONCRETE WITH CURB AND GUTTER ON THE NEW PORTION OF PARKING AND DRIVEWAYS

B) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.1 (6) TO ALLOW 4400 SQ. FT. OF LANDSCAPE AREA IN LIEU OF THE REQUIRED LANDSCAPE REQUIREMENTS ALONG FM 1417

C) EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1 (7) TO NOT REQUIRE THE SCREENING ADJACENT TO RESIDENTIAL ZONING IN AN M-1 (LIGHT MANUFACTURING) DISTRICT AND THE O-1.1 (1417 OVERLAY) DISTRICT.

EXCEPTION –
PARKING &
DRIVEWAYS

VARIANCE –
LANDSCAPING

EXCEPTION -
SCREENING
BETWEEN
RESIDENTIAL

1700 BLK. FM 1417 N.
& 2000 BLK. W.
TAYLOR
(SPAVINAW
DEVELOPMENT LLC)

David Baca, 1000 S. Sam Rayburn, Sherman, Texas

Mr. Baca appeared to represent the request for Spavinaw Development. He explained all the parking around the building is paved with asphalt with no curbs along Taylor Street and F.M. 1417. They would like to landscape along the northwest corner around the existing sign and a 10 foot landscape buffer along Taylor Street, cutting it back 10 foot from the property line as opposed to the asphalt going all the way to the property line. They will be adding new asphalt on the west side of the building along F.M. 1417 and are requesting a variance for the landscape setback and curb and gutter; they would like to match the existing parking lot. They also plan to move the existing drive approach along F.M. 1417 to the south farther away from the Taylor Street intersection. He explained along the entire south property line is an existing row of trees and they would like to use the trees as screening between the residential districts to the south. He explained this is the first phase of the Heritage Crossing project and they plan to come back to the board for phase two, which will include the property to the east of the building.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the exceptions and variance. Second by Commission Member Nix.

VOTING AYE: NIX, STEELE, DAVIS, JONES, AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF SPAVINAW DEVELOPMENT, LLC (OWNER), AND DAVID BACA (ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 1700 BLOCK OF FM 1417 NORTH AND THE 2000 BLOCK OF WEST TAYLOR, BEING PART OF BLOCK 1 AND THE WEST 150 FEET OF BLOCK 2 OF WESTERN HILLS ADDITION, SECTION 5, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL OF HERITAGE CROSSING

Commissioner Sofey informed the board he would abstain from this request because of a conflict of interest.

David Baca, 1000 S. Sam Rayburn, Sherman, Texas

Mr. Baca appeared to represent the request for Spavinaw Development and answer any questions. He explained the building will house retail and office uses. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

SITE PLAN –
HERITAGE CROSSING
1700 BLK. FM 1417 N.
& 2000 BLK. W.
TAYLOR
(SPAVINAW
DEVELOPMENT LLC

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 Jacobs.

VOTING AYE: NIX, THOMPSON, STEELE, DAVIS, JONES AND JACOBS.

VOTING NAY: NONE

ABSTAIN: SOFEY

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF TEXOMA BLOOD BANK (APPLICANT), GRAYSON COUNTY (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 3911 TEXOMA PARKWAY, BEING 1.17 ACRES IN THE SAMUEL MCGLOTHLIN SURVEY ABSTRACT NO. 811, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL

SITE PLAN –
CARPORT
3911 TEXOMA
PARKWAY
(TEXOMA BLOOD
BANK)

Carol Baker, Texoma Regional Blood Center, 3911 Texoma Parkway, Sherman, Texas

Ms. Baker appeared to represent the request and answer any questions. She explained Texoma Regional Blood Center would like to construct a 16' X 24' metal building to protect their minibus, which transports staff and equipment to blood drives around Grayson and Fannin Counties, from the elements and hail.

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

ACTION TAKEN.

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

VOTING AYE: NIX, THOMPSON, STEELE, SOFEY, DAVIS, JONES AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF DOUGLASS DISTRIBUTING COMPANY, INC., BY BILL DOUGLASS (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 325 EAST FOREST AVENUE, BEING A PART OF THE PRESTON KITCHENS SURVEY, ABSTRACT

KEVIN & WHITNEY
ADDN. A 13.93 AC.
PLAT OF A PT. OF
PRESTON KITCHENS
SURVEY, & A REPLAT
OF ALL OF BLK. 1, 20,

NO. 667 AND BEING ALL OF BLOCKS ONE, TWENTY AND TWENTY-ONE AND ALL OF LOTS SEVEN, EIGHT, AND NINE OF BLOCK TWENTY-TWO OF SOUTHSIDE ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

KEVIN AND WHITNEY ADDITION, A 13.93 ACRE PLAT OF A PART OF THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667 AND A REPLAT OF ALL OF BLOCKS ONE, TWENTY AND TWENTY-ONE AND ALL OF LOTS SEVEN, EIGHT, AND NINE OF BLOCK TWENTY-TWO OF SOUTHSIDE ADDITION.

21 AND LOTS 7-9, BLK.
22 SOUTHSIDE ADDN.

325 E. FOREST AVE.
(DOUGLASS
DISTRIBUTING CO.)

Brad Douglass, President Douglass Distributing, 325 E. Forest Avenue, Sherman, Texas

Mr. Douglass appeared to represent the request and answer any questions. He explained Douglass Distributing has been in the community for 25 years and during that time has purchased fifteen different lots and properties. They now have a fourteen acre tract which extends on the south side from Park Street to the north side on Lake Street that borders on the west by Montgomery Street. They would like to replat those properties into one lot. They operate a 24 hour distribution business with residential housing around them, so they are trying to develop a green barrier between the residential housing. 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 Jones to approve the Replat plan subject to the Staff Review Letter. Second by Commission Member Sofey.

VOTING AYE: STEELE, SOFEY, JONES, JACOBS, DAVIS, THOMPSON, AND NIX.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF GK TRI-TEXAS, LLC (CONSOLIDATED CONTAINER) (OWNER), TEAGUE, NALL AND PERKINS (ENGINEERS) AND UNDERWOOD AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 4201 US HIGHWAY 75 SOUTH, BEING LOT 1, BLOCK 1, BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN –
CONSOLIDATED
CONTAINER IN
BLALOCK
INDUSTRIAL PARK
4201 HWY. 75 S
(GK TRI-TEXAS LLC)

Chris Schmitt, Teague, Nall, Perkins, Sherman, Texas

Mr. Schmitt appeared to represent the request and answer any questions. He explained Consolidated Container would like to construct an extension of their parking lot for trailer parking to get the trucks out of the fire lane in the rear. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: STEELE, SOFEY, JONES, JACOBS, DAVIS, THOMPSON, AND NIX.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

APPOINT DUPLEX REVIEW COMMITTEE

**APPOINT DUPLEX
REVIEW COMMITTEE**

Scott Shadden, Director Development Services explained they would like to appoint a committee to review the effects of duplexes on residential neighborhoods.

Chairman Steele appointed the following members to the Duplex Review Committee: SOFEY, THOMPSON, JONES AND NIX.

EXCEPTION

THE REQUEST OF JOEY BETHEL (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 1201 WEST HOUSTON, BEING PARTS OF LOT 1, BLOCK 1 OF THE REPLAT OF LOTS 10 AND 12, BLOCK 3 OF THE GREENMOUNT ADDITION, AS FOLLOWS:

**EXCEPTION – SIGN
1201 W. HOUSTON
(JOEY BETHEL)**

(DENIED)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2 (4) TO ALLOW A 12 SQUARE FOOT WALL SIGN WITH NAME, ADDRESS AND PHONE NUMBER FOR A HOME OCCUPATION BUSINESS IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Jason Jacob, 1201 W. Houston, Sherman, Texas

Mr. Jacob appeared to represent the request and answer any questions. He explained they have a home health business operating out of the residence at 1201 West Houston Street. They would like to place a sign with the business name and phone number on the side of the building. The administrator of the business will be living in the home. Orders will come into the business by fax, nurses are contacted to go to the patient's home;

customers will not be coming to the home. He explained doctor's drive past the house to the hospital and they would be able to see the name of the home health agency to market business. Basically their business is through referrals from doctors.

Commissioner Davis asked Mr. Jacob if any other homes in the area had signs.

Mr. Jacob did not think any of the other homes had signs. He explained the home was a run down residence and they have spent \$15,000 to \$20,000 improving the property for a home based business.

Mr. Jacob explained Medicare allows them to operate from a home and the administrator will be living in the home. "It will basically be a fax machine and desk to operate the business. Most of the business is done outside the home."

Commissioner Jacobs explained they would be creating a "billboard in a residential area" if this request is approved and they have not done that in the past. He was not in favor of the request.

One letter was received from Ralph Courtney, 214 Iowa, Sherman, Texas opposing the exception for the sign. He stated "West Houston is one of Sherman's busiest streets. A lot of hospital traffic turns at this corner. No parking is available. If no one will visit this business, why is a sign needed to identify its location?"

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

ACTION TAKEN.

Motion by Commission Member Jones to deny the exception. Second by Commission Member Nix.

VOTING AYE: NIX, STEELE, DAVIS, JONES AND JACOBS

VOTING NAY: NONE

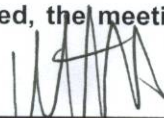
MOTION CARRIED.

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:50 p.m.

ADJOURNMENT


CHAIRMAN


SECRETARY

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

1201 West Houston
part of Lot 1, Block 1 of the Replat of Lots 10 and 12, Block 3 of the Greenmount Addition
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 6.2 (4) to allow a 12 square foot wall sign with name, address and phone number for a home occupation business in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

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

Origination:

Joey Bethel (Owner)

Considerations:

Master Plan Designation: Residential

The exception is not in compliance with other signs in residential areas.

Number of notices mailed:

16

Objections Received:

0

Attachments:

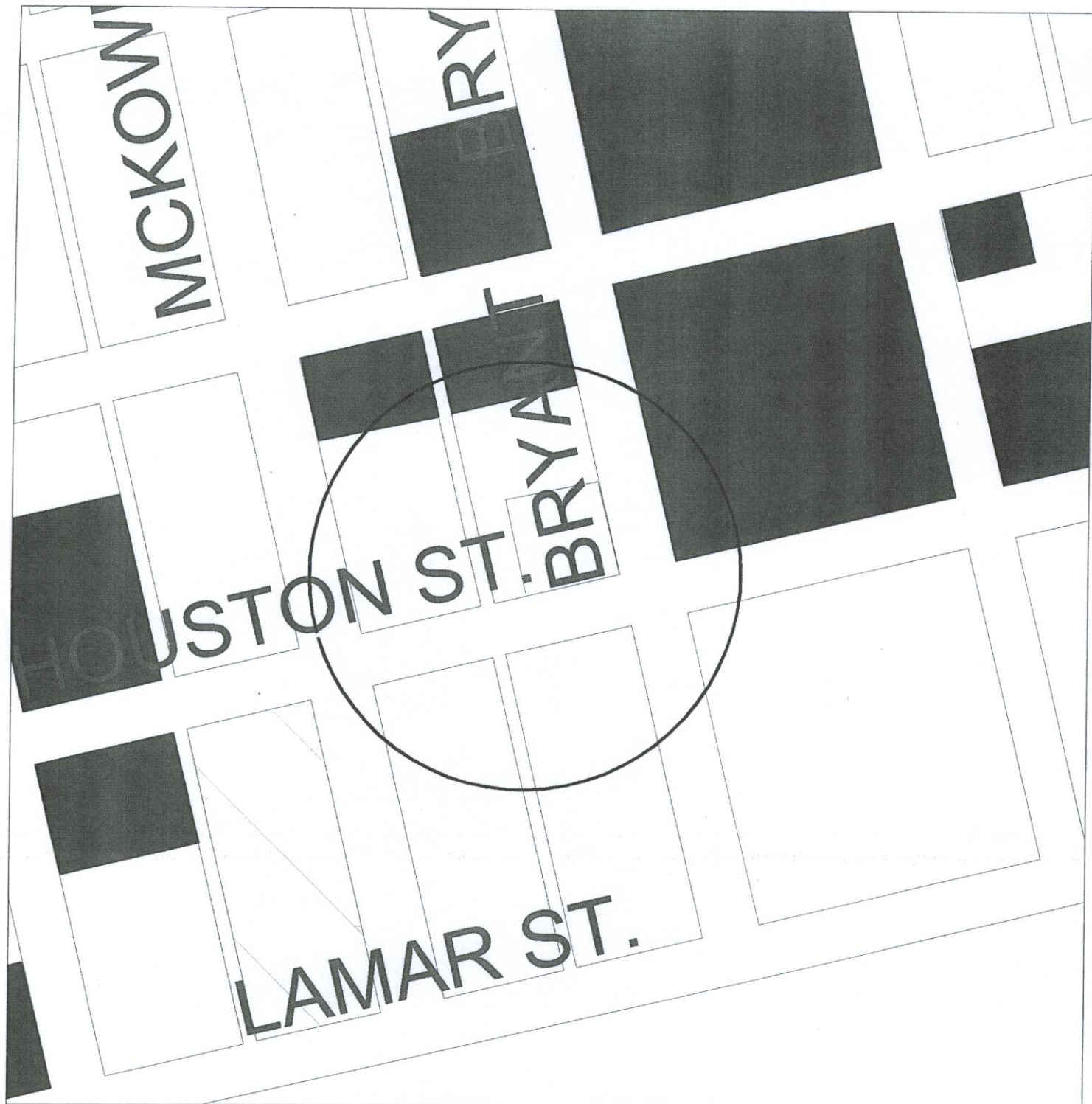
Location map
Photographs
Sign face drawing
Site Plan

Prepared By:

Rita Gaither
Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

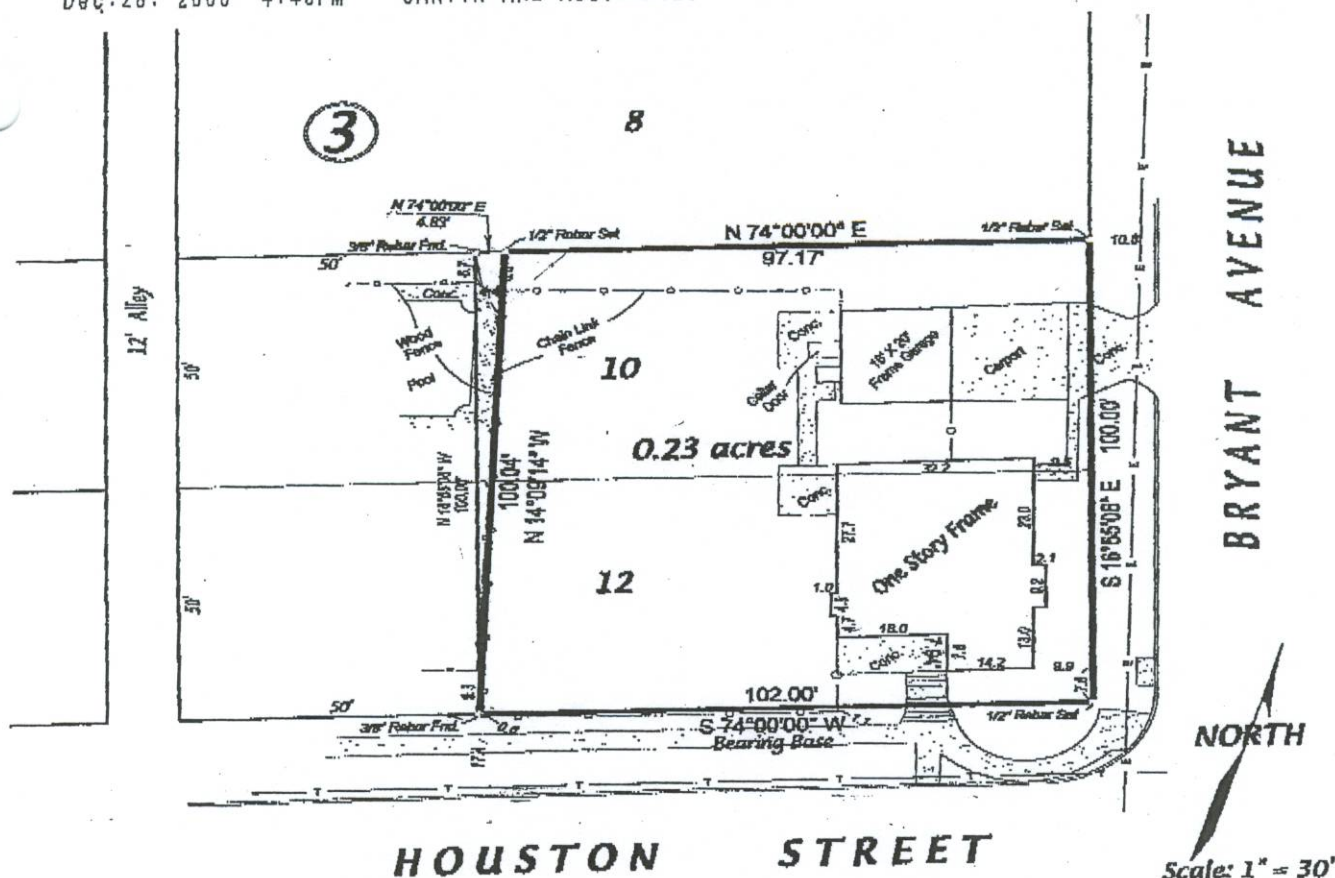
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 75 & 82
	C-1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



1201 West Houston Exception

Department of Developmental Services





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: JOEY P. BETHEL & JOLLY J. BETHEL

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 6th day of December, 2006 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 1201 W. HOUSTON 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 DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

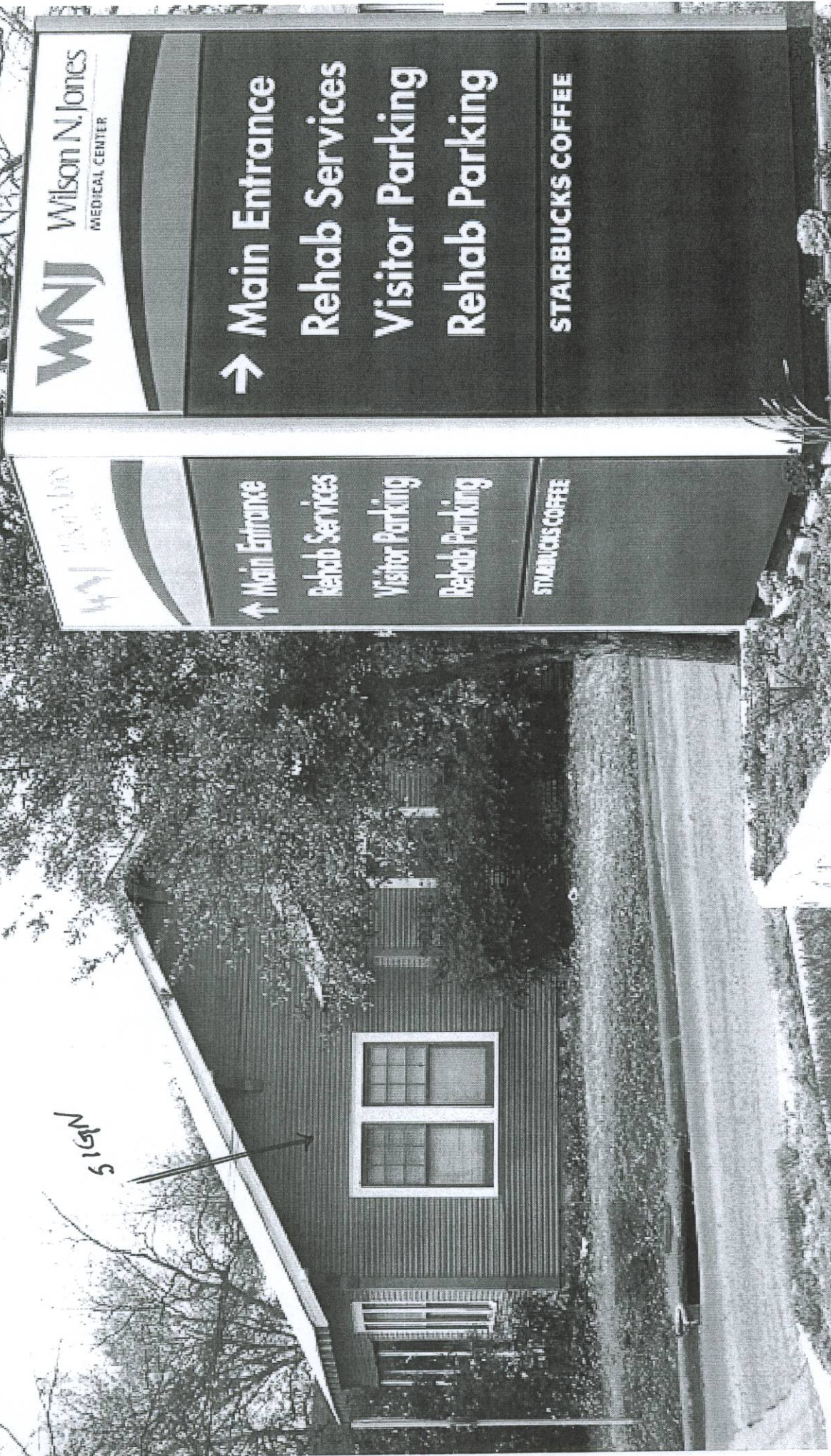
Marshall Sartin
R.P.L.S. # 3694

1201 W. Houston

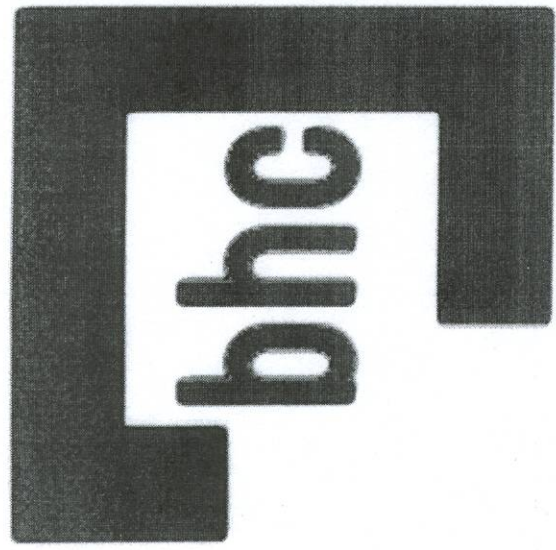


201 W. Houston

515N



LF RJ



**BETHEL
HOME
CARE**

3 F 7

SENIOR CARE AT HOME

214-500-7491

1201 W. Houston

Courtney Rentals

214 Iowa
Sherman, Texas 75090

Phone 903-814-0232

Fax 903-893-5022

MAR 8 REC'D

March 6, 2007

Planning and Zoning Commission
City of Sherman
P.O. Box 1106
Sherman, TX 75091

Dear Planning Board:

On March 20th, I will be in Mexico visiting my parents and am unable to appear. I am writing to oppose the exception for sign at 1201 W Houston. West Houston is one of Sherman's busiest streets. A lot of hospital traffic turns at this corner. No parking is available. If no one will visit this business, why is a sign needed to identify its location?

Sincerely,
Ralph Courtney



SHERMAN



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

March 5, 2007

Ralph & Jacqueline Courtney Jr.
214 Iowa
Sherman, Texas 75090

MAR 8 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 20, 2007 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Joey Bethel (Owner) and Sartin and Associates, Inc. (Surveyors) concerning the property at 1201 West Houston, being parts of Lot 1, Block 1 of the Replat of Lots 10 and 12, Block 3 of the Greenmount Addition

The request is as follows:

Exception under Ordinance No. 2280, Section 6.2 (4) to allow a 12 square foot wall sign with name, address and phone number for a home occupation business 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

Scott Shadden/PR
Secretary, Planning & Zoning Board

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.



Wilson N. Jones
MEDICAL CENTER

→ Main Entrance

Rehab Services

Visitor Parking

Rehab Parking

STARBUCKS COFFEE



Wilson N. Jones
MEDICAL CENTER

↑ Main Entrance

Rehab Services

Visitor Parking

Rehab Parking

STARBUCKS COFFEE



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

2916 US Hwy. 75 North, Suite 100
Lot 2, Block 1, Shafer Plaza
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for the Jalapeño Tree

Adjacent Zoning:

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

Origination:

Shafer Properties (Owner) and the Jalapeño Tree (Tenant)

Considerations:

Master Plan Designation: Retail/Commercial

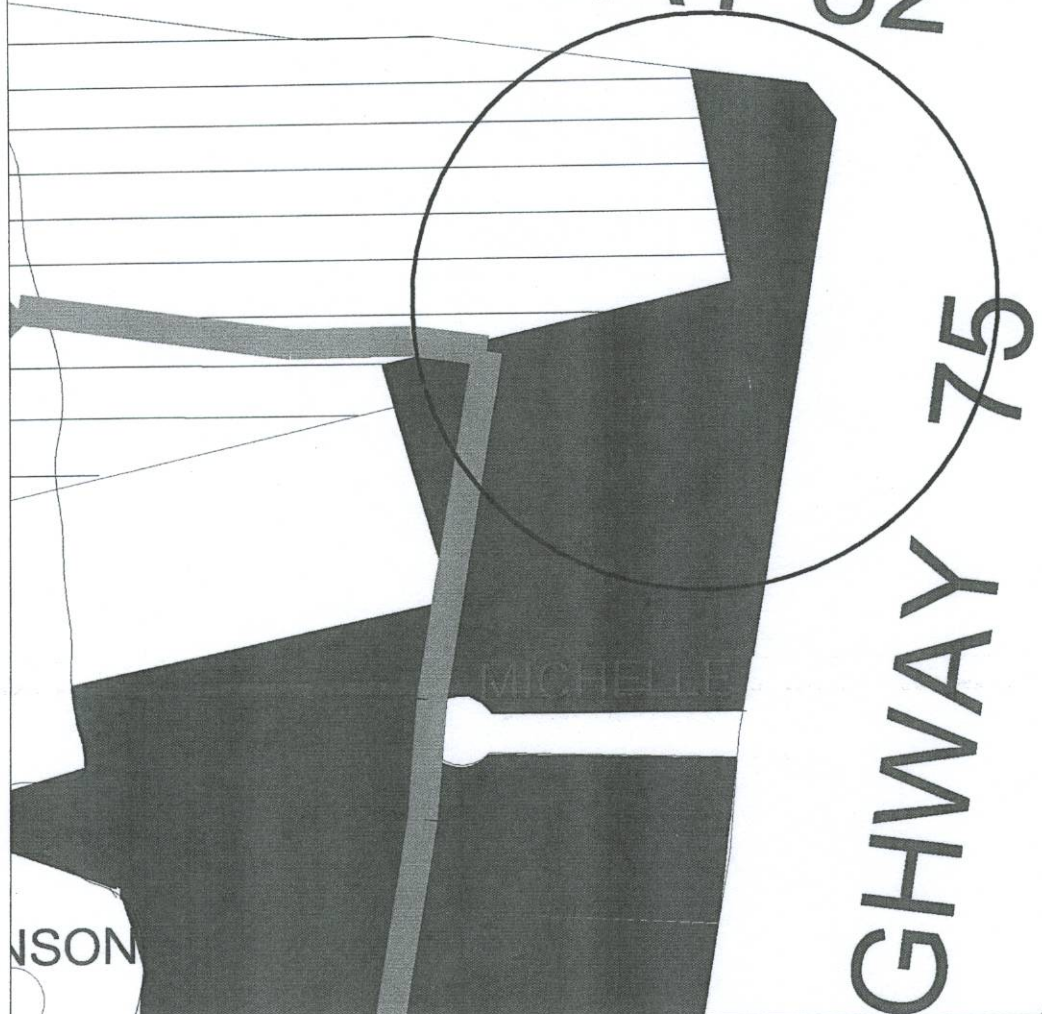
Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

S. HIGHWAY 82



LEGEND

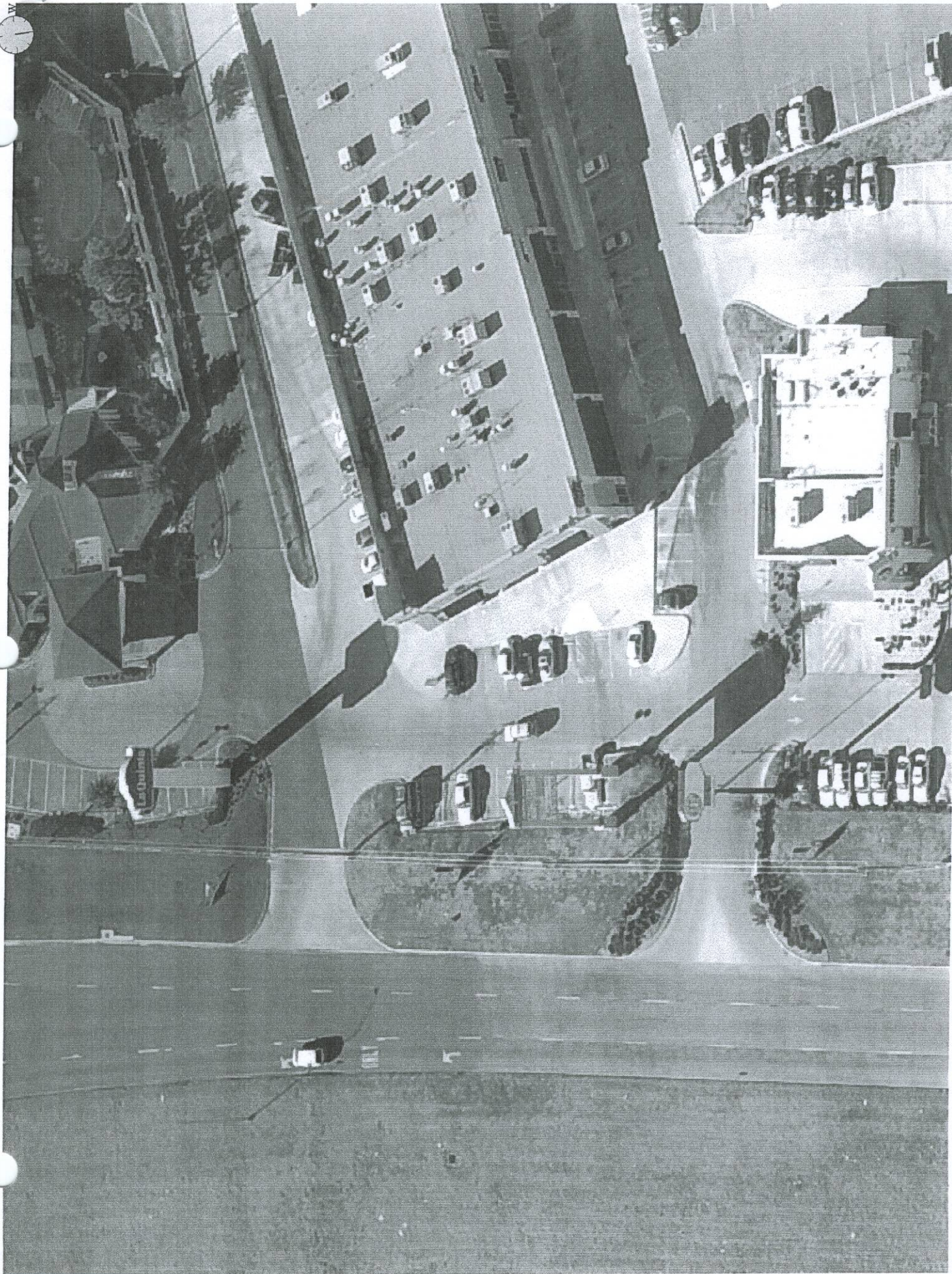
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



2916 US Hwy 75 North Site Plan

Department of Developmental Services





Average Scale: 1 inch = 42.2 feet

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

2201 U. S. Highway 75 North
Lot 1, Block 1, of the Replat of Block One of the Replat
of Independence Square Addition, Section Two
Variances

Requested Action/Proposed Use:

- a) Variance under Ordinance No. 2280, Section 6.8 (5) to allow a ten (10) foot front setback in lieu of the required forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater for a sign
- b) Variance under Ordinance No. 2280, Section 7 (14)(i)(3) to allow a 480 square foot sign in lieu of the permitted 300 square feet

Adjacent Zoning:

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

Origination:

Furniture Row (Owner), and Capitol Sign Company (Representative)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

13

Objections Received:

0

Attachments:

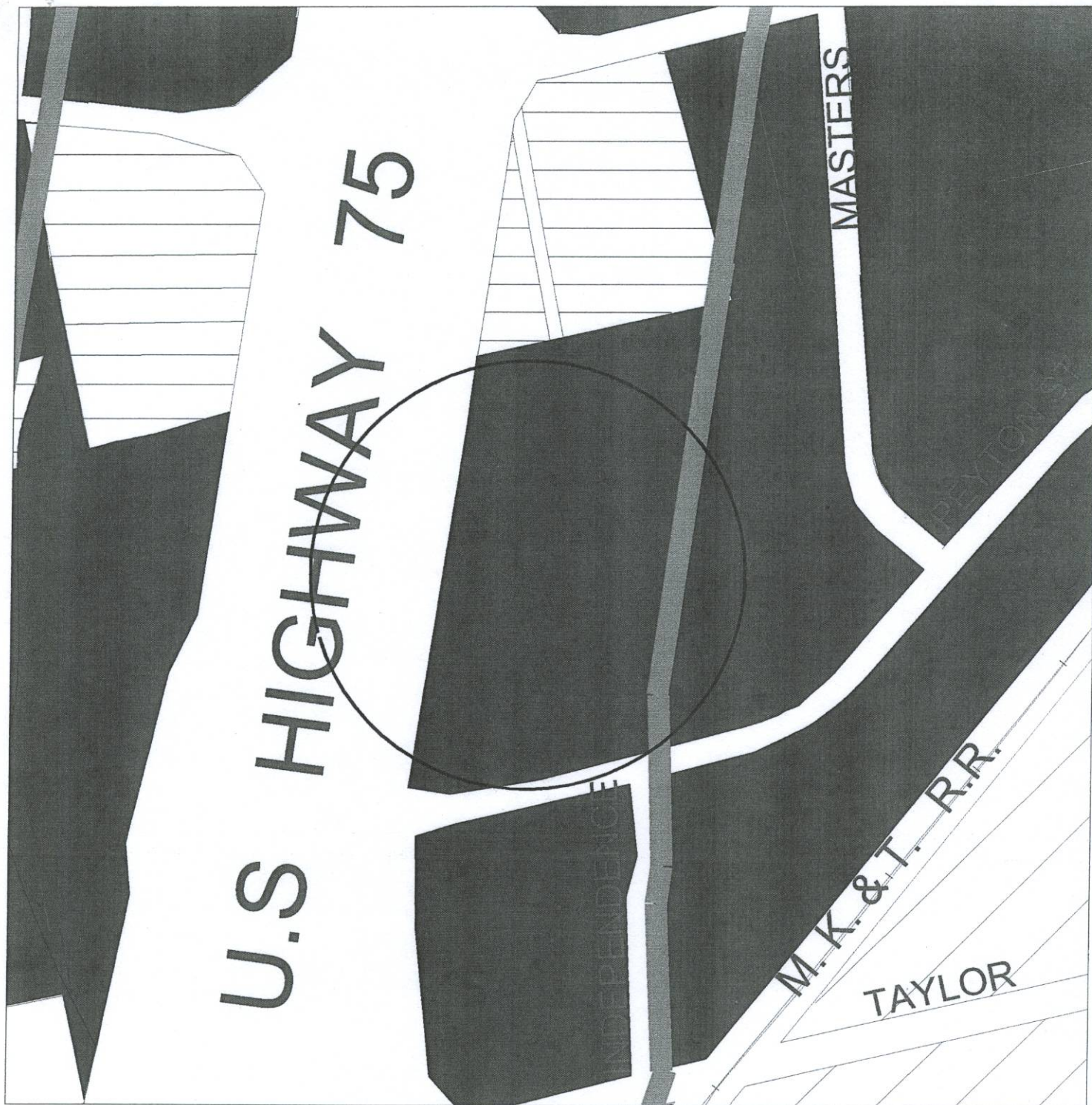
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Rita Gaither
Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

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



2201 U S Hwy 75 North Variance

Department of Developmental Services





Average Scale: 1 inch = 149.0 feet

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78"

FURNITURE ROW

FURNITURE ROW

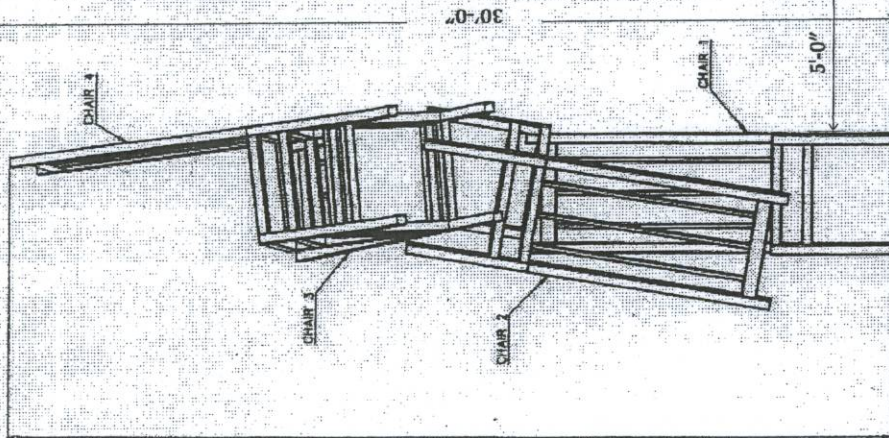
ILLUMINATED
CABINET, BACKGROUND
IS OPAQUE, LETTERS
ILLUMINATE ONLY

SPECIFICATIONS:

FABRICATE AND INSTALL NEW, DOUBLE-FACED, ILLUMINATED POLE SIGN FOR EXISTING POLE STRUCTURE. CABINET TO BE FABRICATED WITH ALUMINUM FRAME, SKINNED WITH .125" ALUMINUM PAINTED TO MATCH SAMPLE ENCLOSED.
LETTERING TO BE ROUTED OUT OF ALUMINUM FACE, AND FITTED WITH 3/4" CLEAR ACRYLIC LETTER PROTRUDING FROM FACE. ACRYLIC LETTER TO BE BACKED WITH WHITE TRANSLUCENT VINYL.
LIGHTING TO BE FLOURESCENT TUBES.
SIGN TO HAVE SADDLE TO ACCOMMODATE 12" SQUARE OR 14" DIAMETER STEEL.
FOOTING TO BE DETERMINED.

VOLTAGE: 277 VOLTS, 1-CIRCUIT, 14 AMPS

PENDING VARIANCE APPROVAL



(800) 538-4464
(402) 466-7446
FAX (402) 466-2157

www.capitolsgnco.com

3421 N. 35TH STREET • LINCOLN, NE 68504

JOB TITLE: FURNITURE ROW
LOCATION: SHERMAN, TX
DESIGN # 4009
DATE: 11-10-06
SCALE: 1/4" = 1'

REVISION #

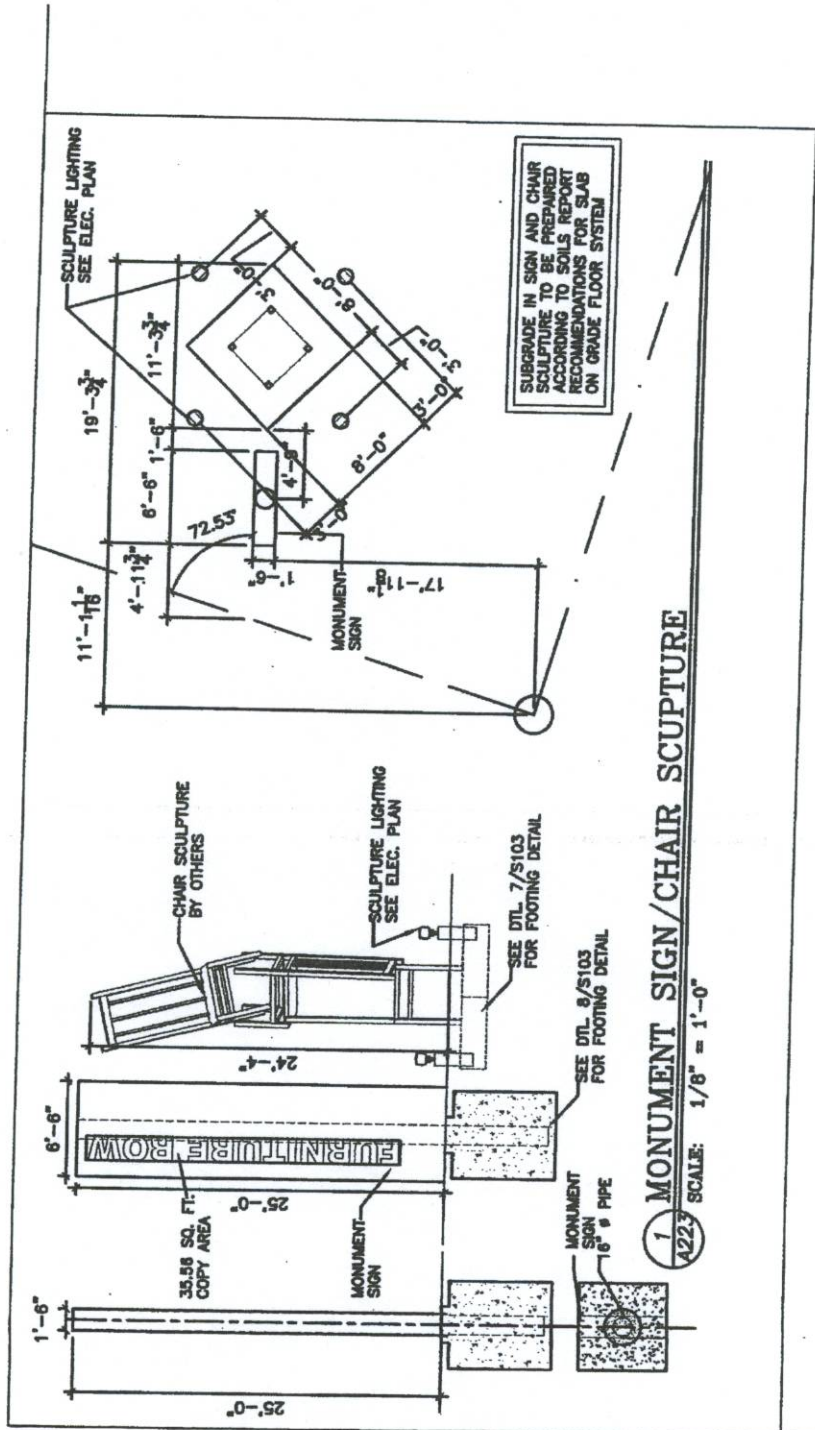
OPTION # 1

SALES: TONY AHMED

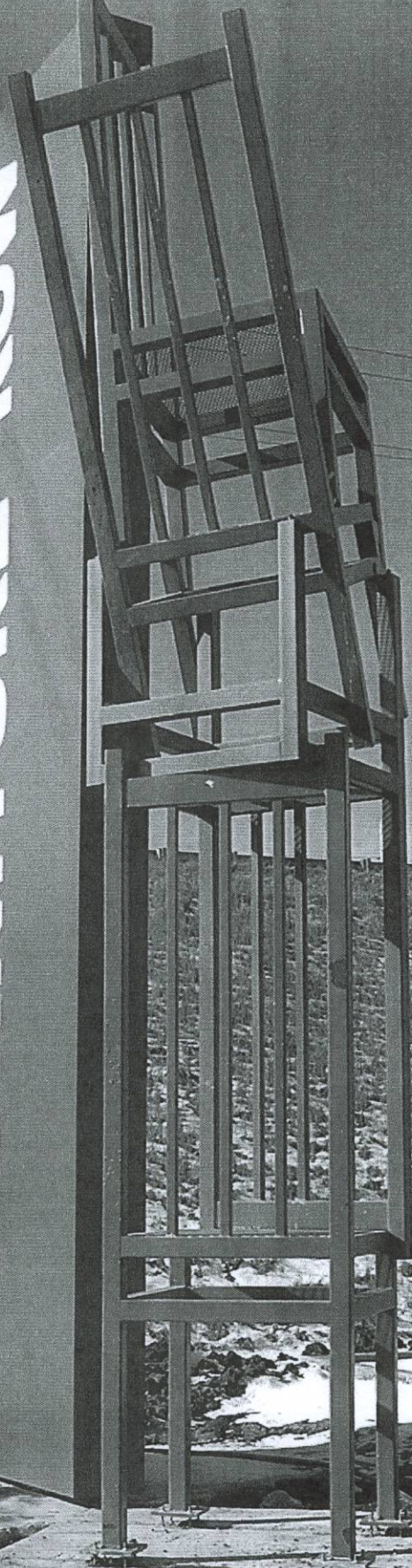
DESIGNER: TONY PERSONS

APPROVED BY:

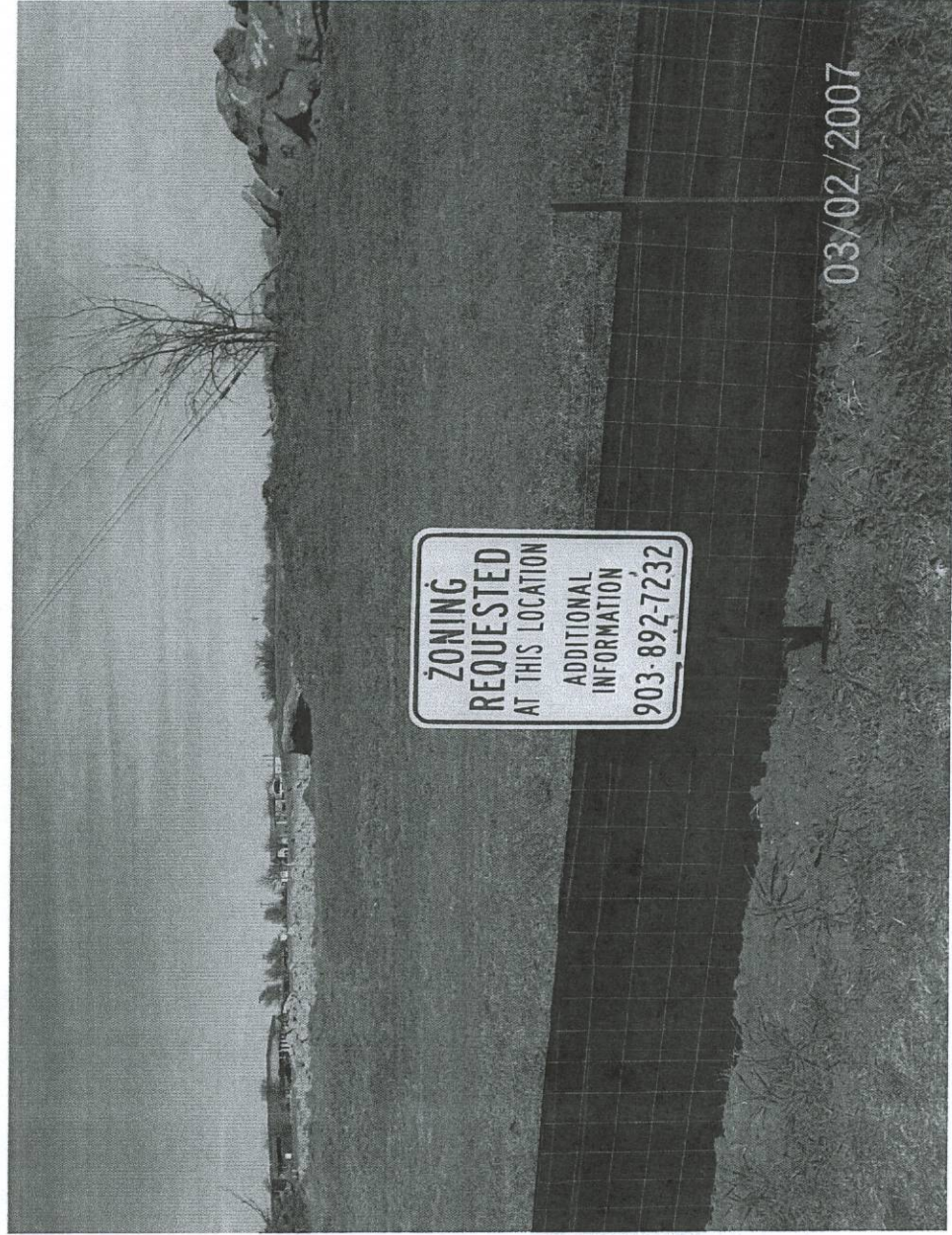
This design and all material appearing hereon constitute the original unpublished work of CAPITOL SIGN CO. and may not be duplicated, used or disclosed without written consent



FURNITURE ROW



2201 Hwy 75 N.



**STAFF REVIEW LETTER**

March 15, 2007

Capitol-Blair Sign Co.
Tony Ahmed
21920 Platteview Road
Gretna, NE 68028

Woody Boyd
13333 East 37th Avenue
Denver, CO 80239

Dear Applicant,

The request for approval of variances for Furniture Row at 2201 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 20, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The sign proposed is located five (5) feet from an existing 8" sanitary sewer within a drainage and utility easement. Permanent structures shall not be constructed within dedicated utility easements.
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,

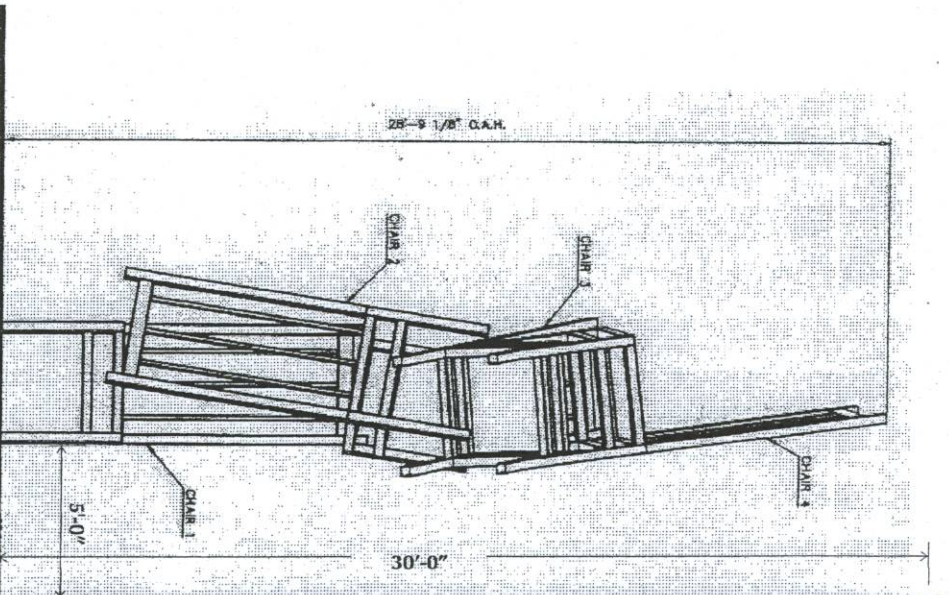

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc: Giles Brown, Assistant 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

78"



FURNITURE ROW

FURNITURE ROW

ILLUMINATED
CABINET, BACKGROUND
IS OPAQUE, LETTERS
ILLUMINATE ONLY

SPECIFICATIONS:

FABRICATE AND INSTALL NEW, DOUBLE-FACED, ILLUMINATED POLE SIGN FOR EXISTING POLE STRUCTURE. CABINET TO BE FABRICATED WITH ALUMINUM FRAME, SKINNED WITH .125\" ALUMINUM PAINTED TO MATCH SAMPLE ENCLOSED.
LETTERING TO BE ROUTED OUT OF ALUMINUM FACE, AND FITTED WITH 3/4\" CLEAR ACRYLIC LETTER PROTRUDING FROM FACE. ACRYLIC LETTER TO BE BACKED WITH WHITE TRANSLUCENT VINYL.
LIGHTING TO BE FLUORESCENT TUBES.
SIGN TO HAVE SADDLE TO ACCOMMODATE 12\" SQUARE OR 14\" DIAMETER STEEL.
FOOTING TO BE DETERMINED.

VOLTAGE: 277 VOLTS, 1-CIRCUIT, 14 AMPS

PENDING VARIANCE APPROVAL



CAPITOL SIGN
company
www.capitolsignco.com
3421 N. 35TH STREET • LINCOLN, NE 68504
(800) 538-4464
(402) 486-7446
FAX (402) 486-2157

JOB TITLE: FURNITURE ROW
LOCATION: SHERMAN, TX
DESIGN # 4009
DATE: 11-10-06
SCALE: 1/4\" = 1'

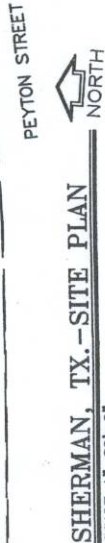
REVISION#
OPTION# 1
SALES: TONY AHMED
DESIGNER: TONY PERSONS
APPROVED BY:

This design and all material appearing hereon constitute the original unpublished work of CAPITOL SIGN CO. and may not be duplicated, used or disclosed without written consent

RIVA Architects LLC
216 EAST MAIN STREET
WAUPUN, WISCONSIN 53983
(920) 324-2068 FAX (920) 324-9025



E101	TITLE SHEET & SITE PLAN	
E101	FLOOR PLAN - SCHEDULES-REVISION 6 - 01/17/07	
A101	RACKING PLAN-REVISION 3 - 12/21/06	
A102	OFFICE PLANS & DETAILS -REVISION 2 - 11/06/06	
A103	ELEVATIONS-REVISION 6 - 01/17/07	
A201	SOFA WART - ELEVATION & DETAILS	
A210	SOFA MART - FINISH PLANS-REVISION 4 - 01/03/07	
A211	DENVER MATRESS - FINISH & DETAILS	
A220	DENVER MATRESS - FINISH PLANS-REVISION 2 - 11/06/06	
A221	DENVER MATRESS - DETAILS-REVISION 2 - 11/06/06	
A222	DENVER MATRESS - DETAILS	
A223	DENVER MATRESS - STOREFRONT DETAILS-REVISION 6 - 01/17/07	
A224	DENVER MATRESS - STOREFRONT DETAILS-REVISION 6 - 01/17/07	
A230	BEDROOM EXPRESSIONS ELEVATION & DETAILS	
A231	BEDROOM EXPRESSIONS-PROG-BOX & TRASH-LIGHTING-REVISION 3 - 12/21/06	
A232	BEDROOM EXPRESSIONS/OAK EXPRESS PAINTING PLAN-REVISION 4 - 01/03/07	
A233	BEDROOM EXPRESSIONS/OAK EXPRESS PAINTING PLAN-REVISION 4 - 01/03/07	
S101	OAK EXPRESS ELEVATION & DETAILS	
S101	FOUNDATION PLAN & DETAILS-REVISION 8 - 01/17/07	
S102	FOUNDATION DETAILS-REVISION 4 - 01/03/07	
S103	FOUNDATION DETAILS-REVISION 2 - 11/06/06	
H101	PLUMBING PLAN-REVISION 2 - 11/06/06	
H101	HEATING PLAN	
E1	SITE PLAN ELECTRICAL	
E1A	SITE PLAN PHOTOMETRIC PLAN	
E2	FLOOR PLAN LIGHTING-REVISION 2 - 11/06/06	
E3	FLOOR PLAN POWER-REVISION 3 - 12/21/06	
E4	ONE LINE, SCHEDULES-REVISION 3 - 12/21/06	
E5	DETAILS, RISERS-REVISION 3 - 12/21/06	
E6	SPECIFICATIONS	
E7	OVERALL CANTASTORY LIGHTING-REVISION 5 - 01/10/07	
E8	EXIT AND EMERGENCY EGRESS LIGHTING	
E9		



CABINET SYSTEM NOTE:

[illegible]

As shown in Figure 1, all three related systems are now fully adapted for use across a full range of building types. The systems are designed to be installed in existing buildings, and can be retrofitted to existing buildings. The systems are designed to be installed in existing buildings, and can be retrofitted to existing buildings. The systems are designed to be installed in existing buildings, and can be retrofitted to existing buildings.

clock (year of the facility) or along the damming will estimate the anadromy of

DESIGN BLOCK IBC 2003
OCCUPANCY GROUP M
CONSTRUCTION TYPE II B
GROSS AREA 53,440 SF
ALLOWABLE AREA 59,375 SQ. FT.
NUMBER OF OCCUPANTS 1,275
FIRE ALARM AND DETECTION IS PROVIDED BY A

CONTRACT NO.	DRAWN BY: MJS	SECRET NO.
		G101
DATE	APPROVED BY:	JOB NO.
8/23/08		0621

FURNITURE ROW





Planning And Zoning Committee,

Please withdraw application for Rendezvous Club to be presented to
Planning and Zoning Committee on March 20th. Drawing should be Ready to be
presented by the next scheduled meeting.

Thank You

A handwritten signature in black ink, appearing to read "Jeff Brown". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jeff Brown
Rendezvous Club

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

2111 Texoma Parkway
Lot 7 and the South 2 feet of Lot 6, Block 7, Highland Park 1st Addition
Site Plan

Requested Action/Proposed Use:

Site Plan approval for the Rendezvous Club

Adjacent Zoning:

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

Origination:

Jeff Brown (Owner) and Sartin and Associates, Inc. (Surveyors)

Considerations:

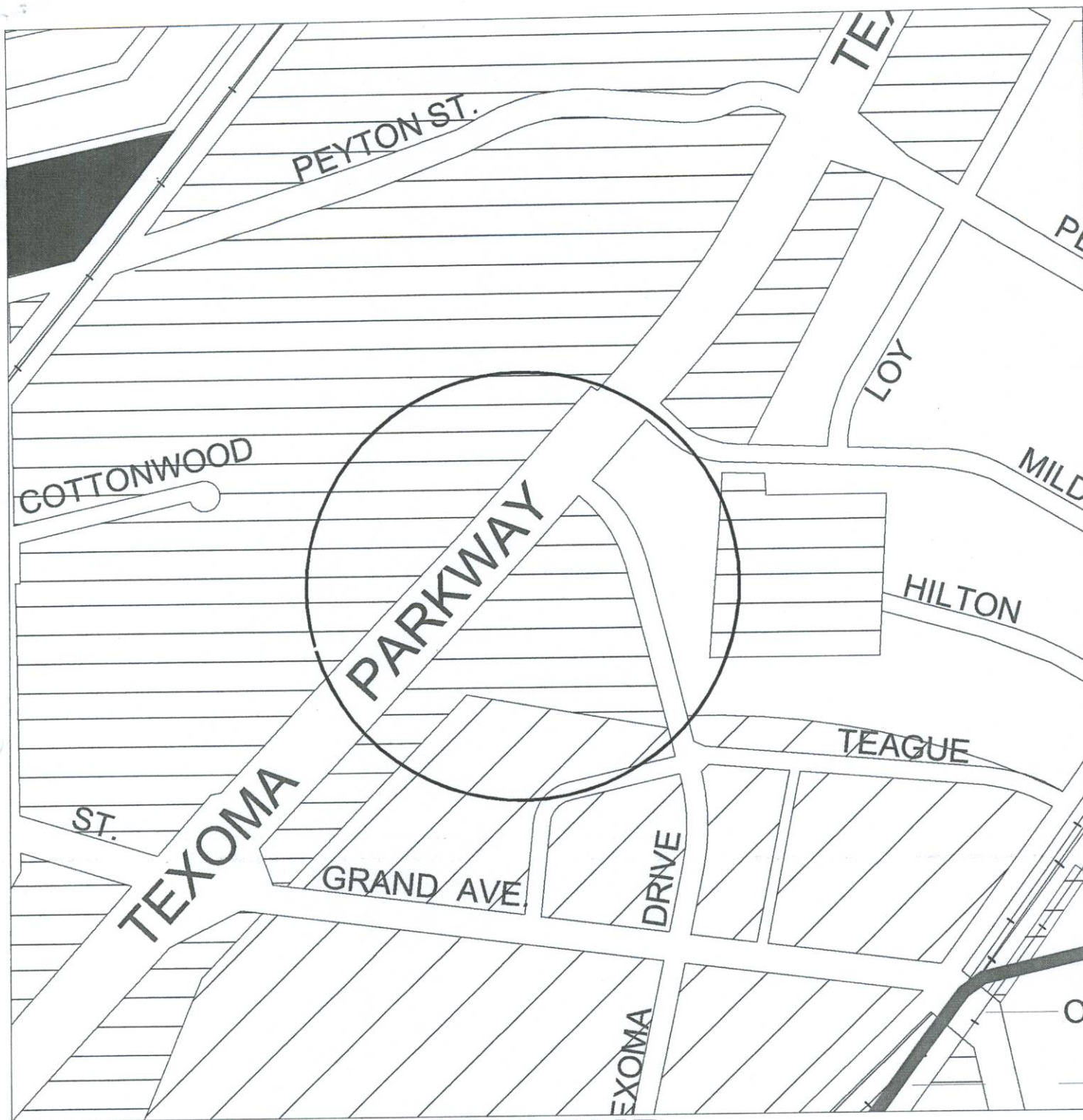
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

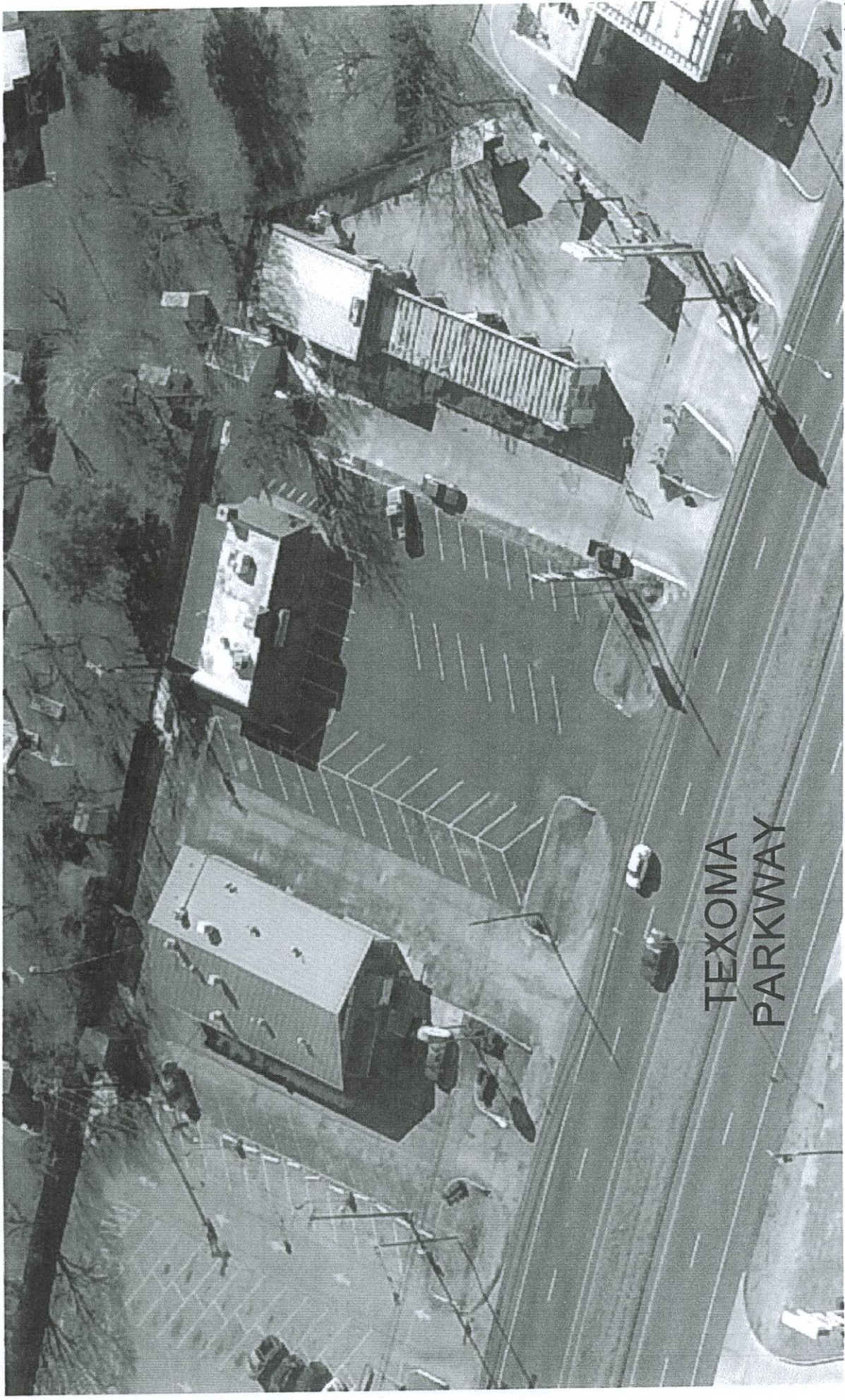
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1 OVERLAY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



City of Sherman 2111 TEXOMA PARKWAY Site Plan

Department of Developmental Services





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TEXOMA
PARKWAY

Average Scale: 1 inch = 42.4 feet

**STAFF REVIEW LETTER**

March 15, 2007

Tommy Altand
2111 Texoma Parkway
Sherman, Texas 75090

Jeff Brown
227 W. Lamar
Sherman, Texas 75090

Dear Applicant,

The request for approval of the site plan for the Rendezvous Club at 2111 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 20, 2007 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The new construction and site changes must meet all requirements of the 2003 IFC Fire Codes and 2003 International Building Codes.
2. Parking is prohibited below this proposed structure.
3. Two entrances/exits must be provided from the deck area.
5. 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.

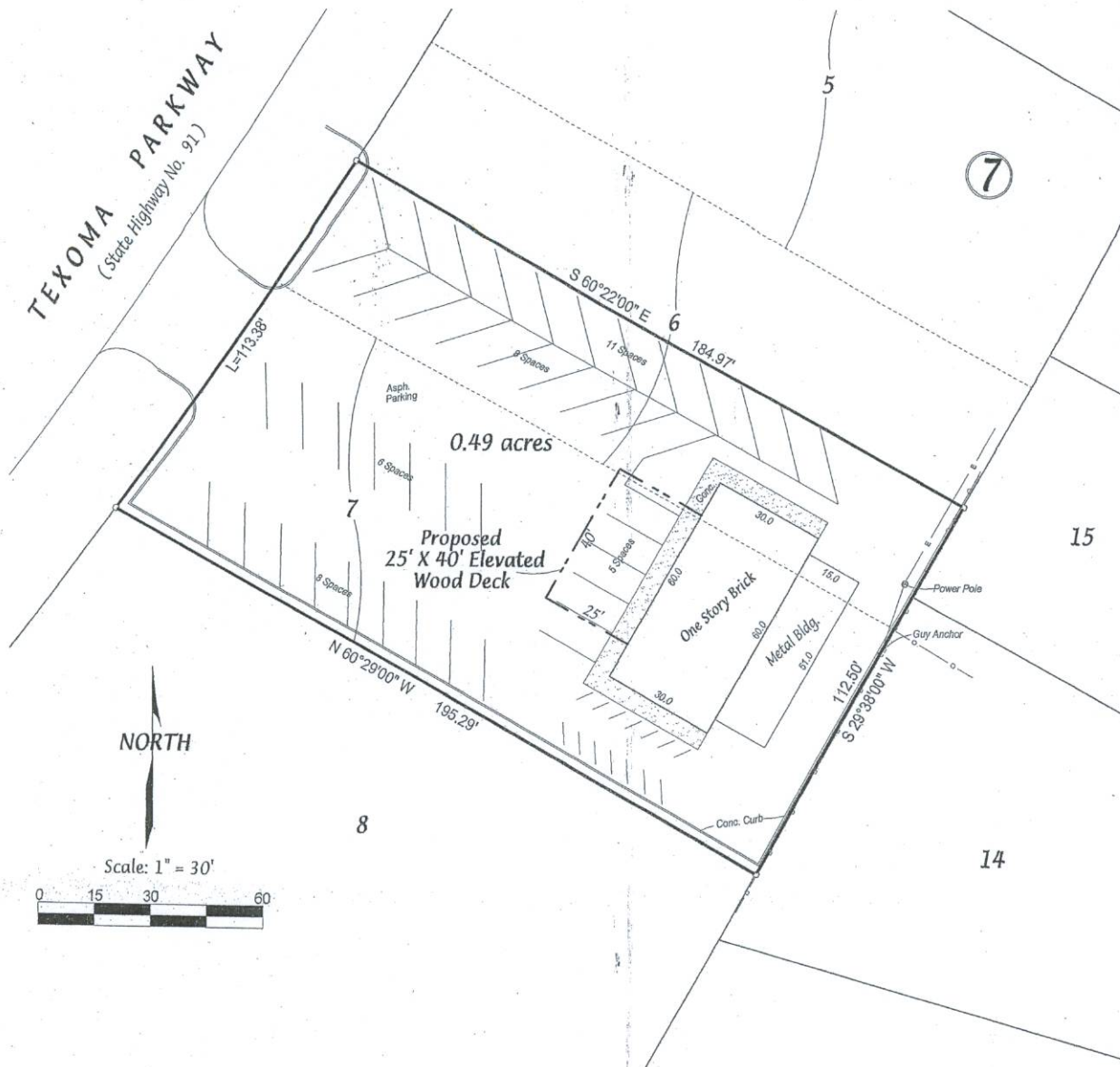
Respectfully,

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

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

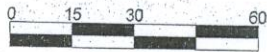
Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Sartin and Associates, Inc.

TEXOMA PARKWAY
(State Highway No. 91)



NORTH

Scale: 1" = 30'



SITE PLAN

for

Walker - Robinson, Inc.

2119 Texoma Parkway
Sherman, Texas 75090

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

NITECLUB.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

1700 Block of FM 1417 North and the 2000 Block of West Taylor
part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5
Variance and Exceptions

Requested Action/Proposed Use:

- a) Exception under Ordinance No. 2280, Section 6.8.1 (5) (c) to not require concrete with curb and gutter on the new portion of parking and driveways
 - b) Variance under Ordinance No. 2280, Section 6.8.1 (6) to allow 4400 square foot of landscape area in lieu of the required landscape requirements along FM 1417
 - c) Exception under Ordinance No. 2280, Section 6.8.1 (7) to not require the screening adjacent to residential zoning
- in an M-1 (Light Manufacturing) District and the O-1.1 (1417 Overlay) District

Adjacent Zoning:

C-1 (Retail Business) District, R-1 (One and Two Family Residential) District, R-2 (Multi-Family Residential) District, and the O-1.1 (1417 Overlay) District

Origination:

Spavinaw Development, LLC (Owner), and David Baca (Architect)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

9

Objections Received:

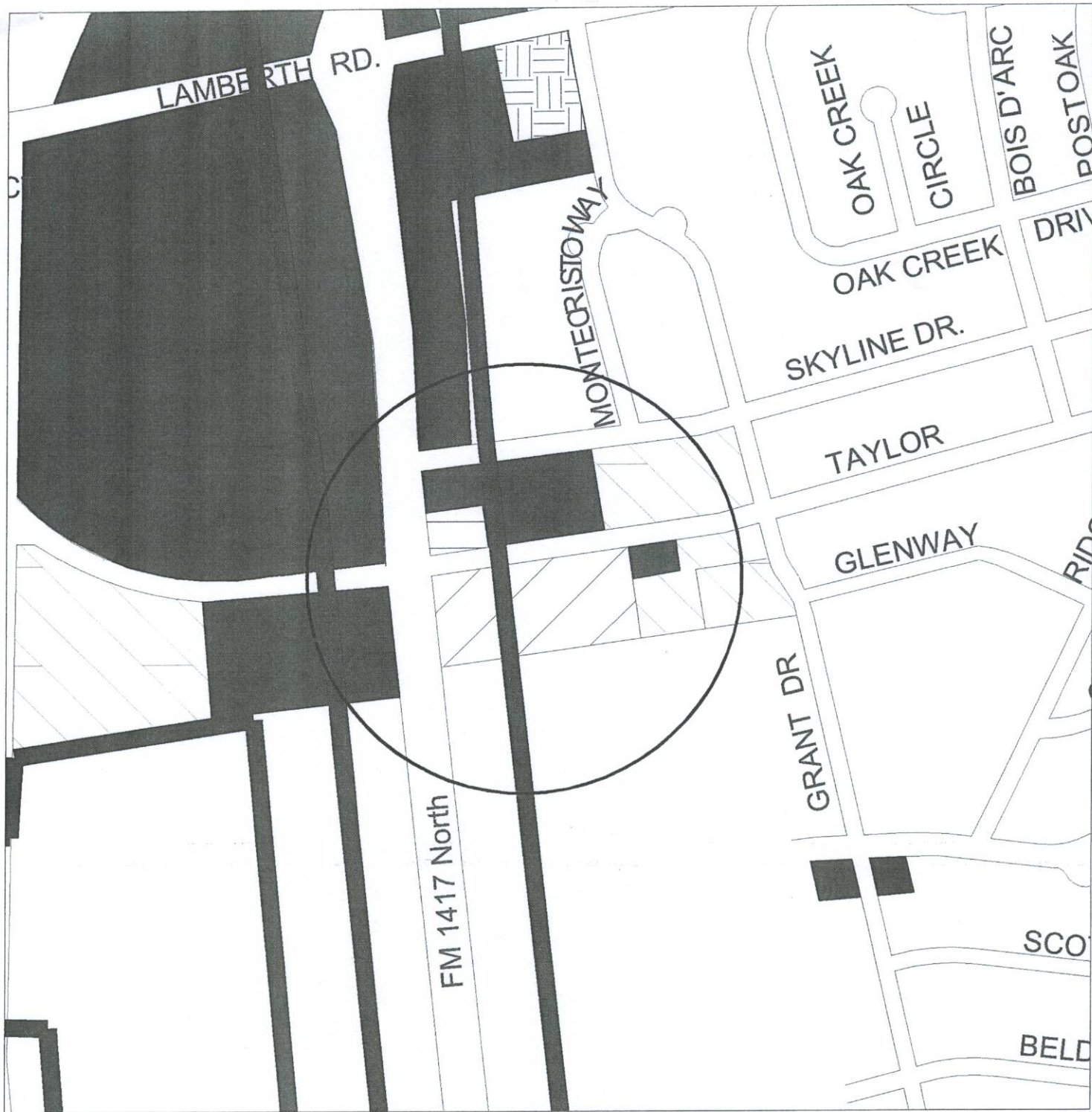
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

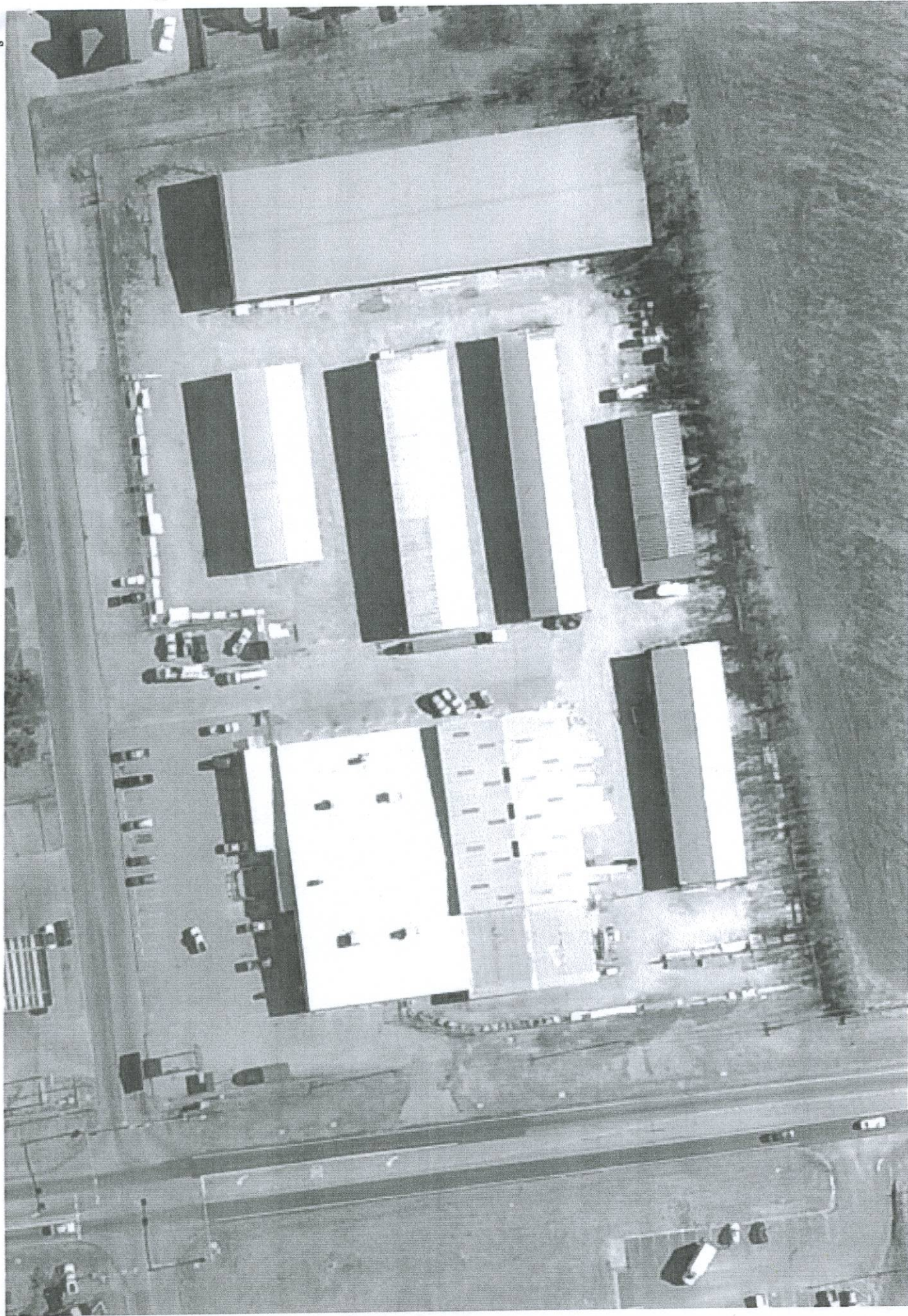
	M-2	HEAVY MANUFACTURING DISTRICT
	M H	MANUFACTURED HOUSING DISTRICT
		BLA LOCK INDUSTRIAL PARK
	O-1	OVERLAY DISTRICT - 75 & 82
	O-1.1	OVERLAY DISTRICT - 1417
	O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO	COLLEGE PARK OVERLAY
	A&C	ARTS & CULTURAL OVERLAY DISTRICT
	CBD	CENTRAL BUSINESS DISTRICT



2008 West Taylor Variance

Department of Developmental Services

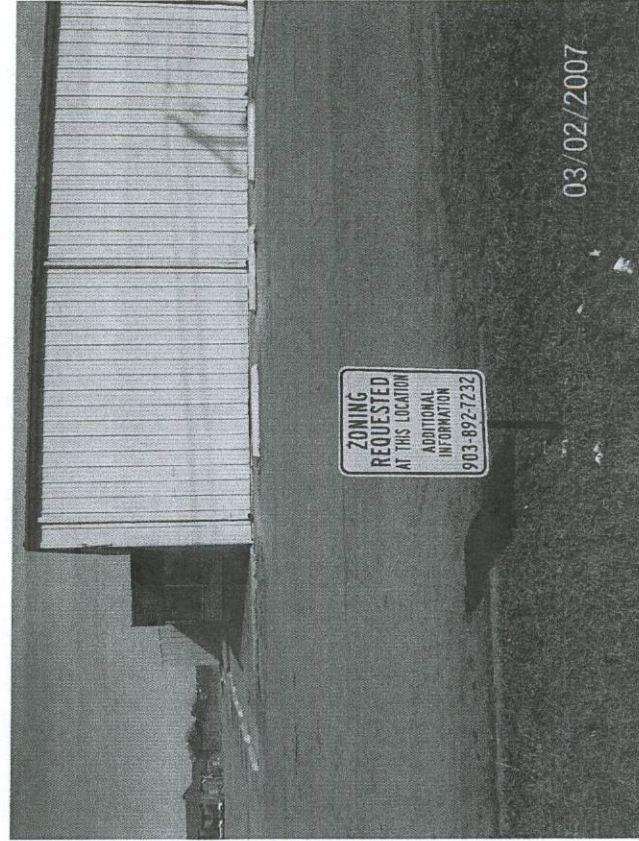
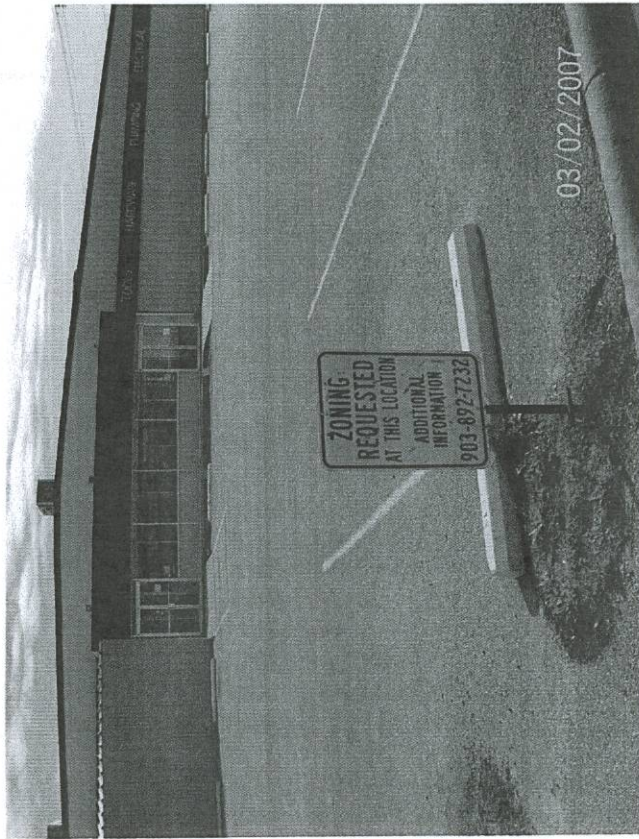




Scale: 1 inch = 80.0 feet

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2000 Blk W. Taylor & 1700 F.M. 1417





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

1700 Block of FM 1417 North and the 2000 Block of West Taylor
Being part of Block 1 and the West 150 feet of Block 2 of Western Hills Addition, Section 5
Site Plan

Requested Action/Proposed Use:

Site Plan approval of Heritage Crossing

Adjacent Zoning:

C-1 (Retail Business) District, R-1 (One and Two Family Residential) District, R-2 (Multi-Family Residential) District, and the O-1.1 (1417 Overlay) District

Origination:

Spavinaw Development, LLC (Owner), and David Baca (Architect)

Considerations:

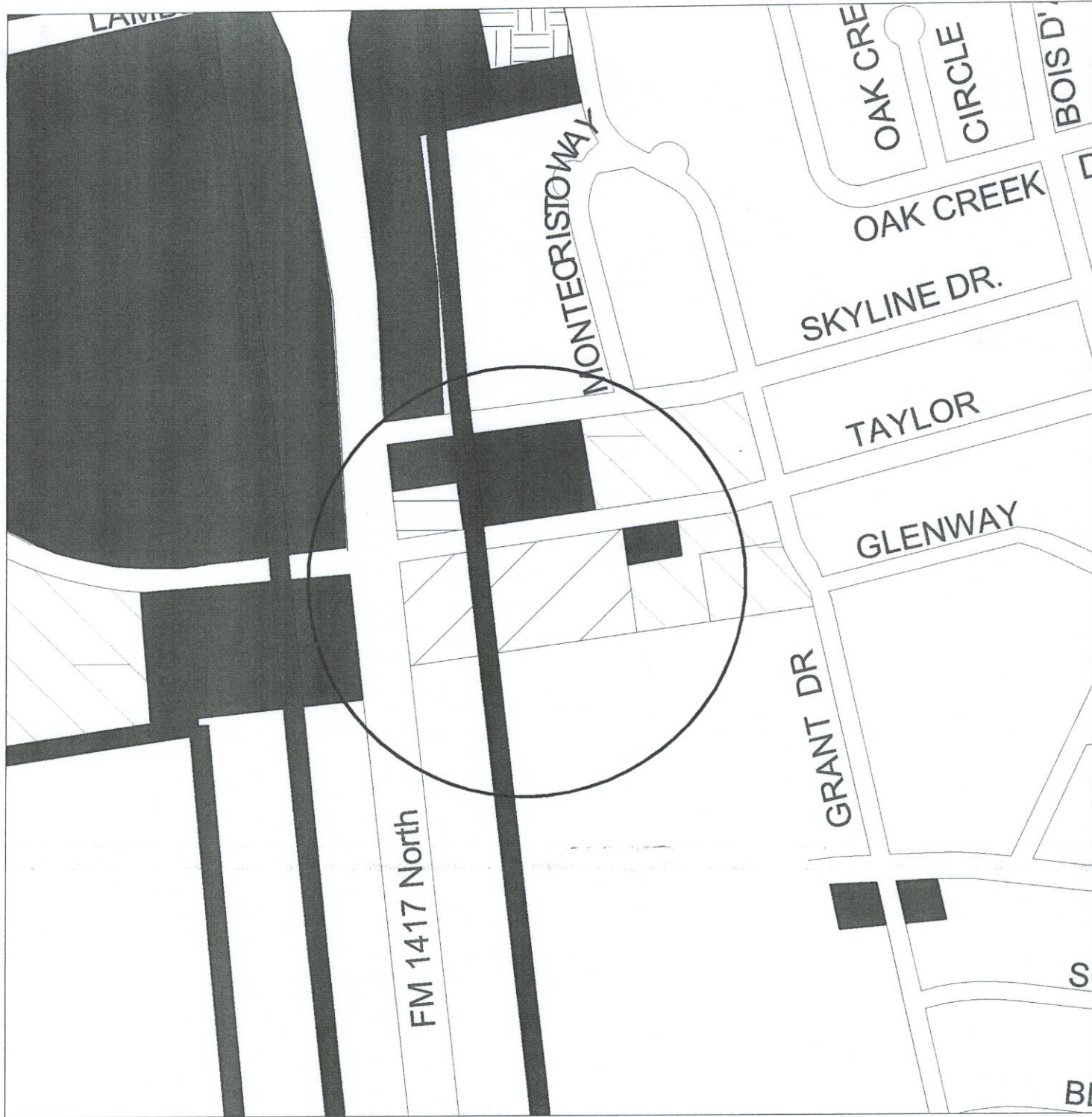
Master Plan Designation: Retail/Commercial

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
	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

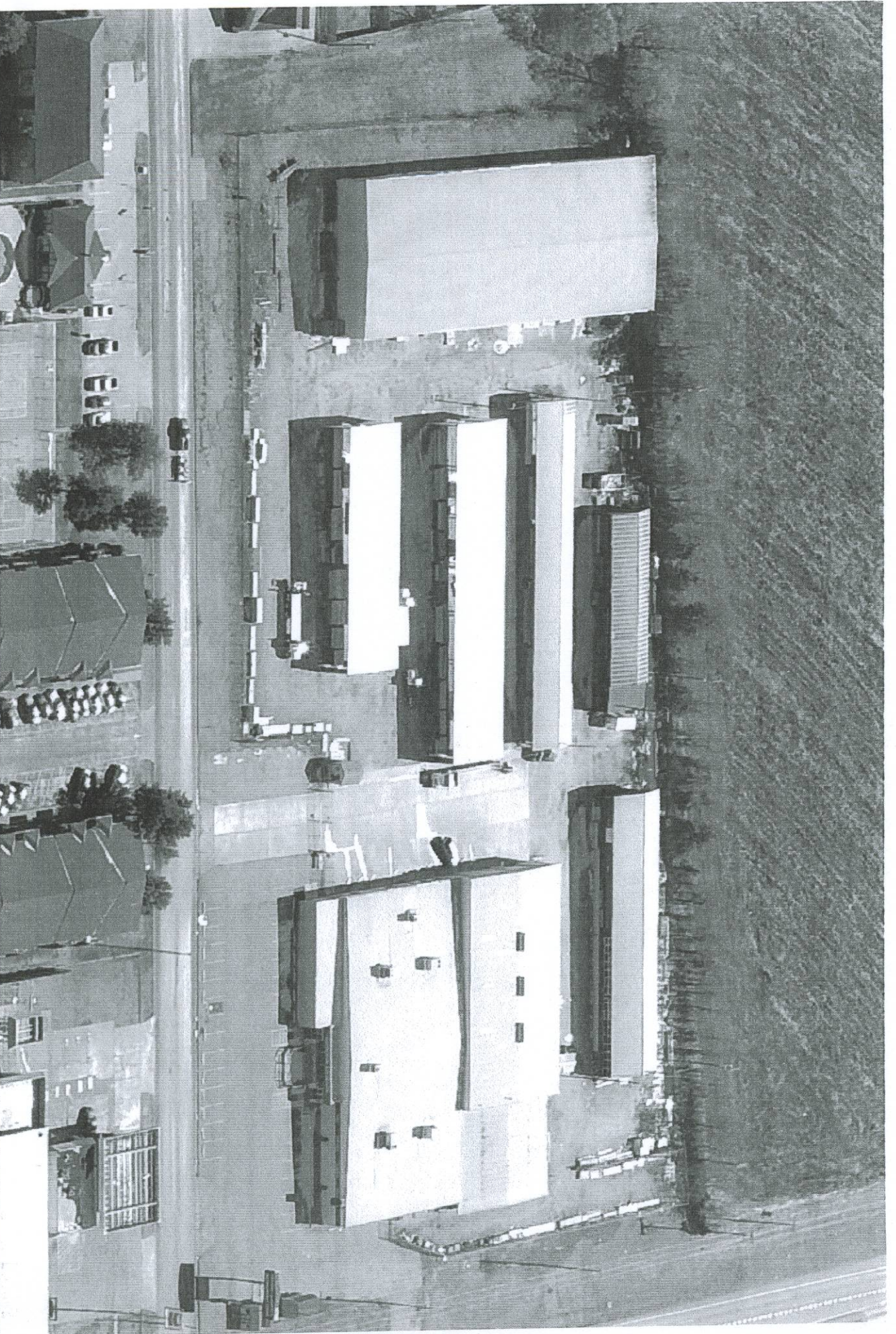
	M-2	HEAVY MANUFACTURING DISTRICT
	M H	MANUFACTURED HOUSING DISTRICT
		BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	O-1	OVERLAY DISTRICT - 1417
	O-1.1	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	O-1.2	OVERLAY DISTRICT - COLLEGE PARK OVERLAY
	CPO	COLLEGE PARK OVERLAY
	A&C	ARTS & CULTURAL OVERLAY DISTRICT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



2008 West Taylor Site Plan

Department of Developmental Services





Average Scale: 1 inch = 66.3 feet

**STAFF REVIEW LETTER**

March 15, 2007

Spavinaw Development LLC
PO Box 2904
Sherman, Texas 75091

Dear Applicant,

The request for approval of a site plan for Heritage Crossing at the 1700 Blk. of FM 1417 North and the 2000 Blk. of West Taylor has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 20, 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 O-1.1 (1417) Overlay district shall be followed.
2. Any future construction in Phase Two will require a site plan approval.
3. Screened trash receptacle is required to be provided in an approved location.
4. The relocated drive approach onto FM 1417 will require a TxDOT permit.
5. 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: Giles Brown, Assistant City Manager
Mark Gibson, Director of Utilities
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
David Baca

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



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

3911 Texoma Parkway
1.17 acres in the Samuel McGlothlin Survey Abstract No. 811
Site Plan

Requested Action/Proposed Use:

Site Plan approval

Adjacent Zoning:

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

Origination:

Texoma Blood Bank (Applicant), Grayson County (Owner) and Sartin and Associates, Inc. (Surveyors)

Considerations:

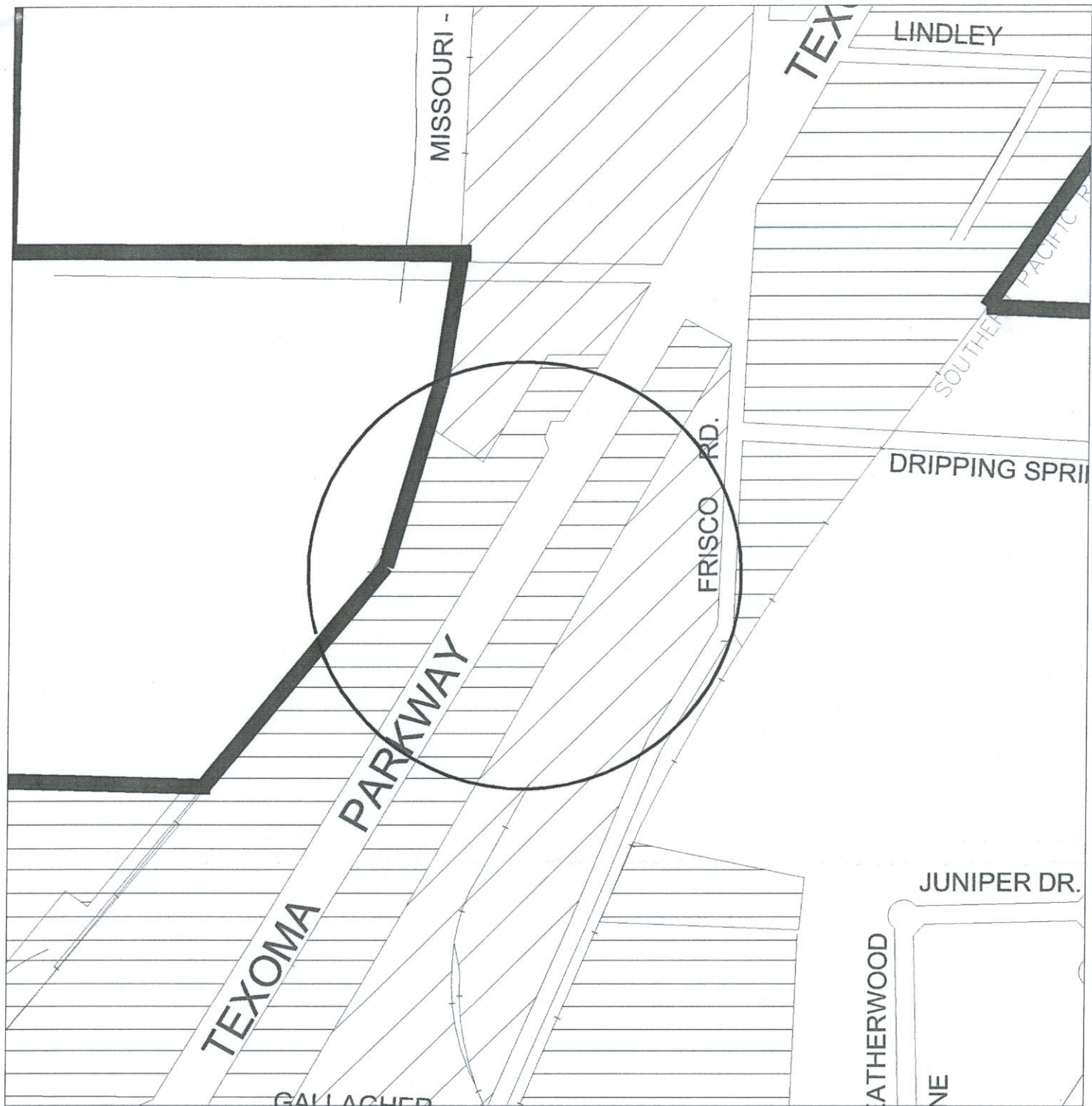
Master Plan Designation: Retail/Commercial

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			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



3911 TEXOMA PARKWAY SITE PLAN

Department of Developmental Services



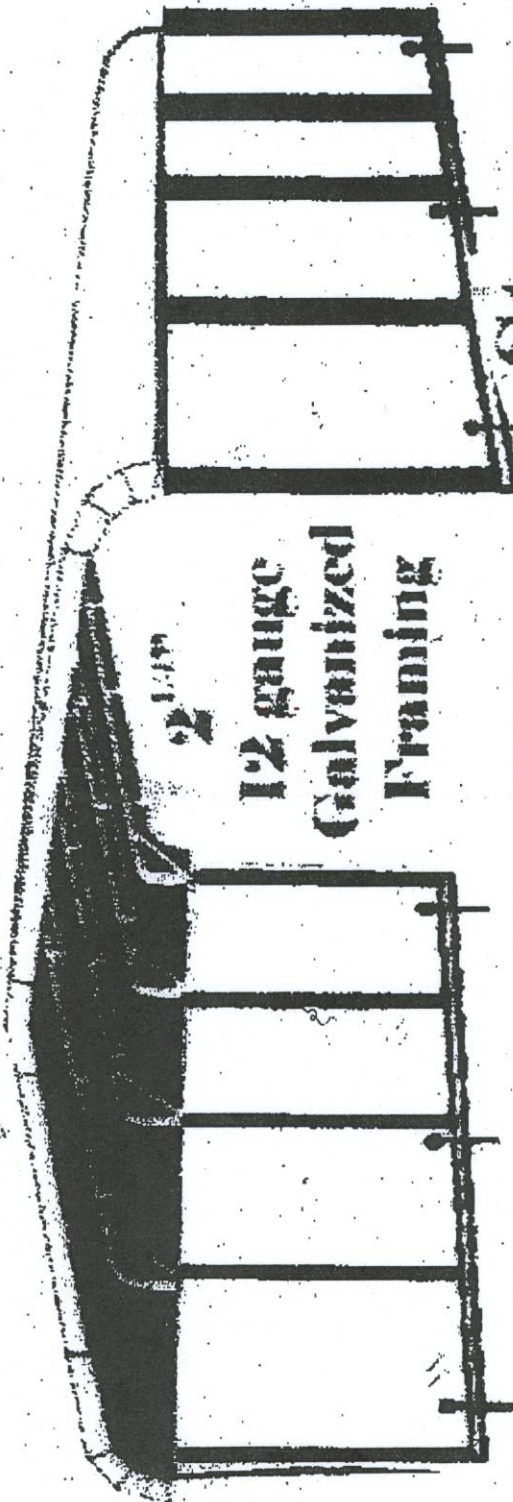


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Scale: 1 inch = 60.0 feet

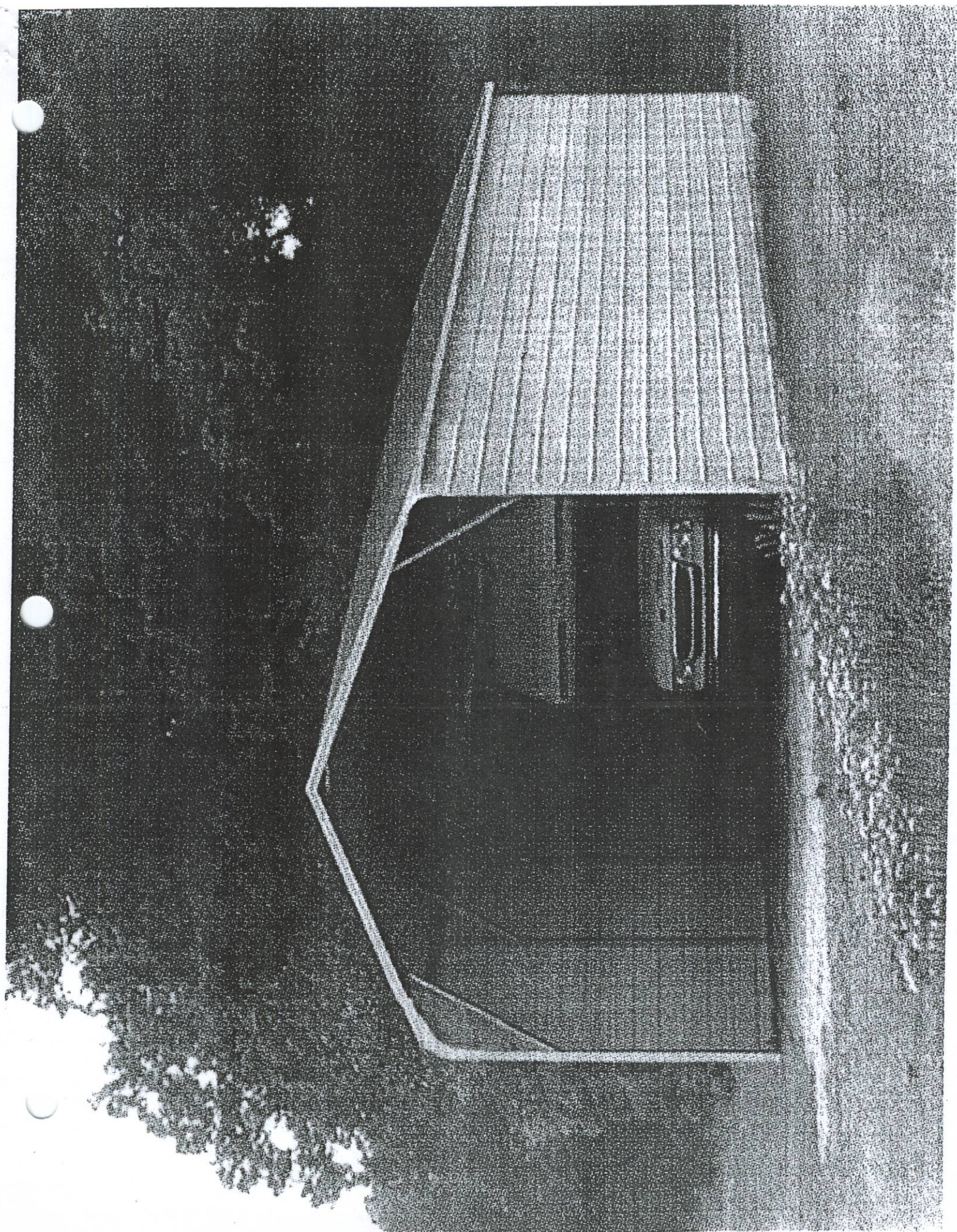
20 Gauge Steel Roof

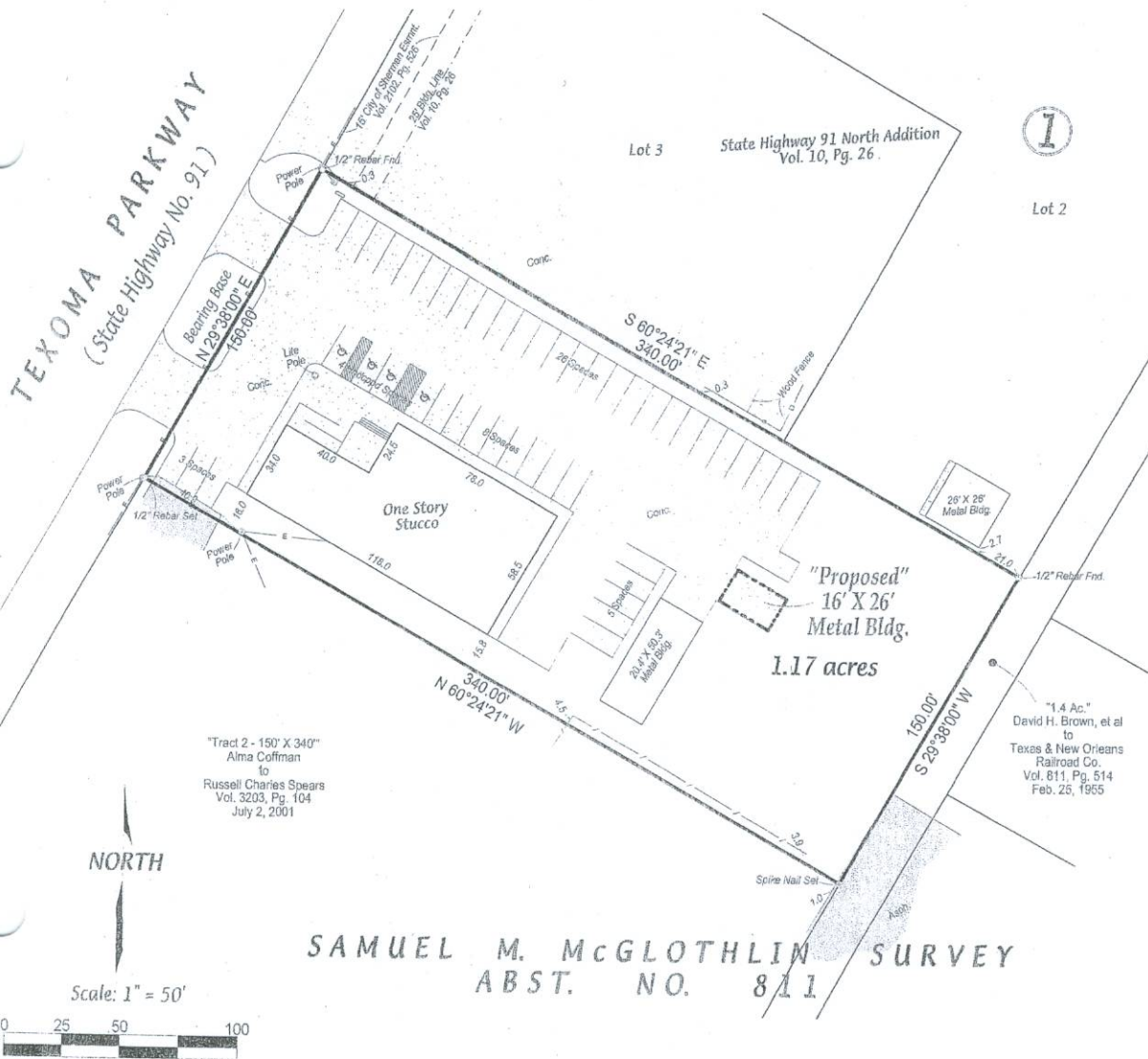
Trimmed for a finished appearance.



Anchors for ground installation.

Stronger Steel





SITE PLAN

FOR

TEXOMA REGIONAL BLOOD CENTER

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

Texoma Regional Blood Center



DONATE BLOOD
SAVE LIVES!

903-893-4314

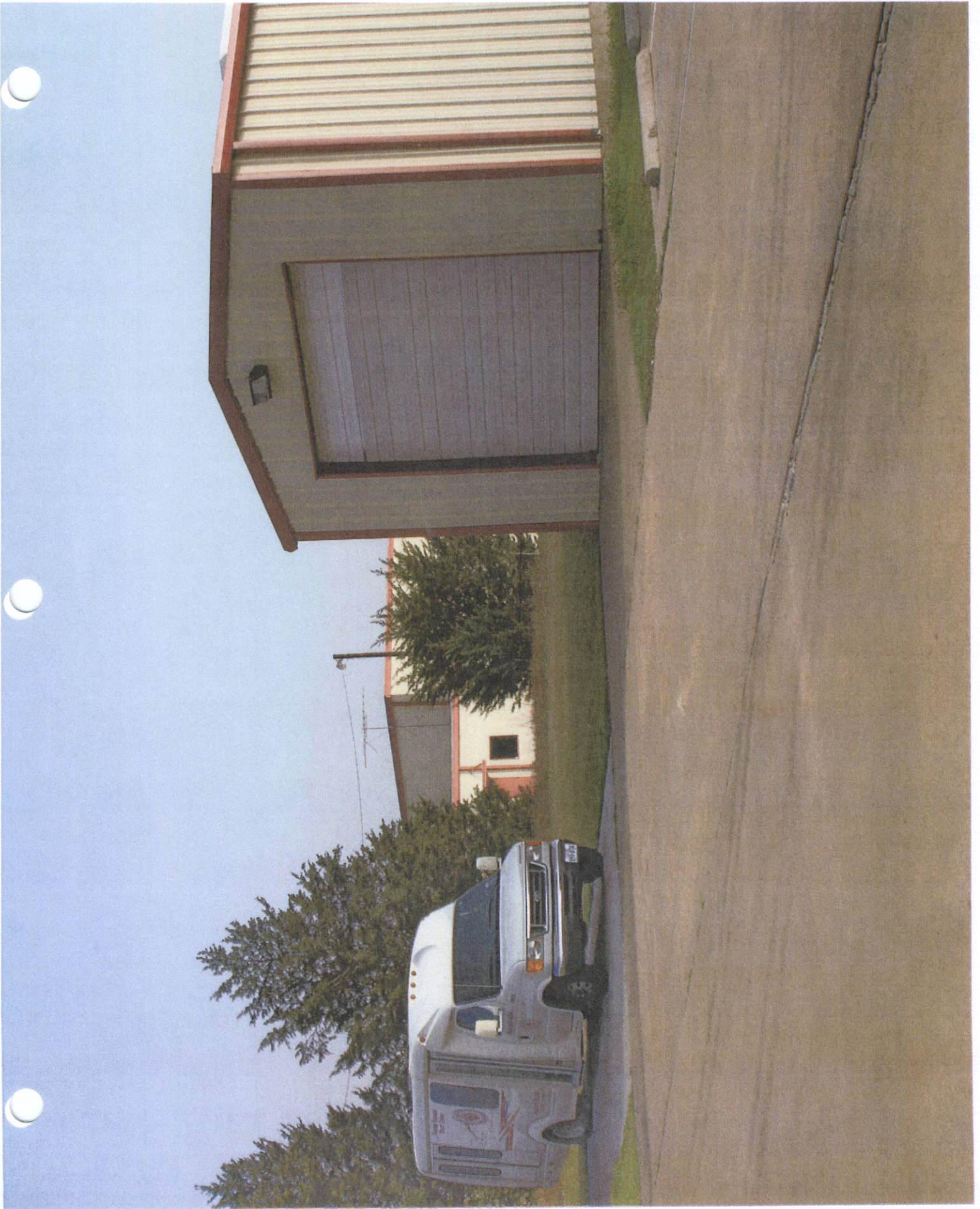


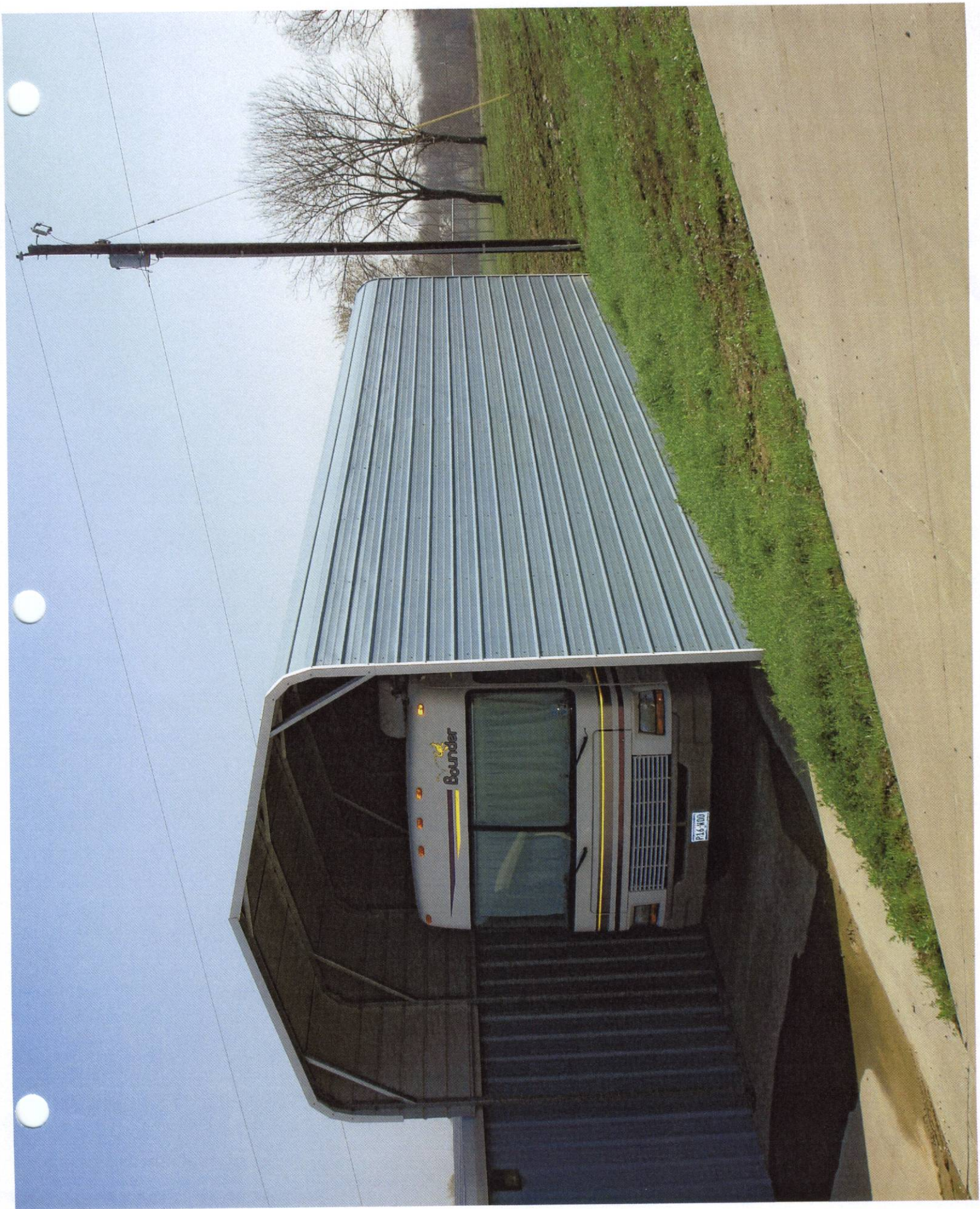
STANDART













City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

325 East Forest Avenue
a part of the Preston Kitchens Survey, Abstract No. 667
and being all of Blocks One, Twenty and Twenty-one and all of lots Seven, Eight, and Nine
of Block Twenty-two of Southside Addition
Replat

Requested Action/Proposed Use:

Kevin and Whitney Addition, a 13.93 acre Plat of a part of the Preston Kitchens Survey, Abstract No. 667 and a Replat of all of Blocks One, Twenty and Twenty-one and all of lots Seven, Eight, and Nine of Block Twenty-two of Southside Addition

Adjacent Zoning:

R-1 (One and Two Family Residential) District, C-1 (Retail Business) District and
M-2 (Heavy Manufacturing) District

Origination:

Douglass Distributing Company, Inc., by Bill Douglass (Owners) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Industrial

Number of notices mailed:

162

Objections Received:

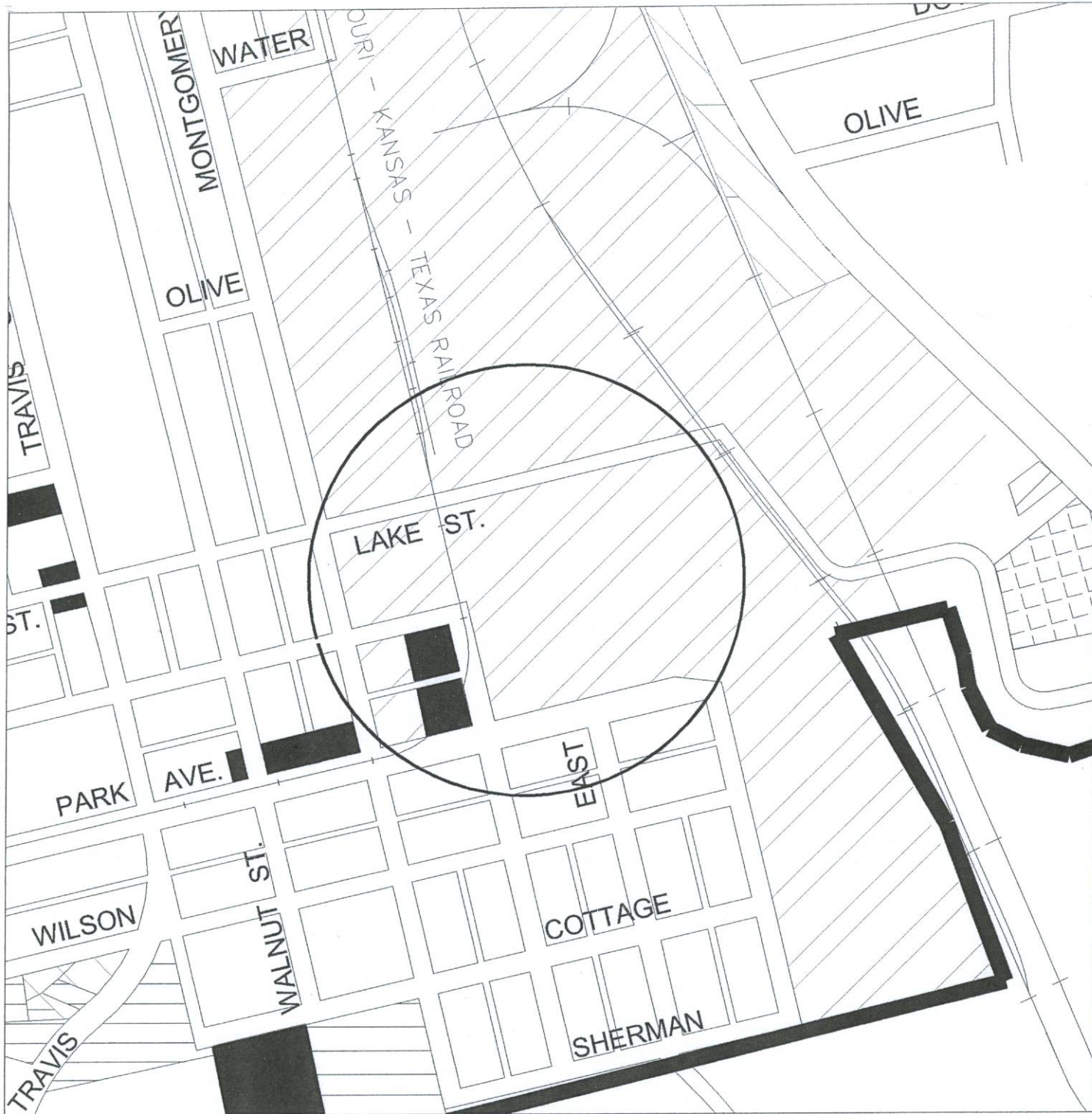
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Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



325 East Forest Replat

Department of Developmental Services

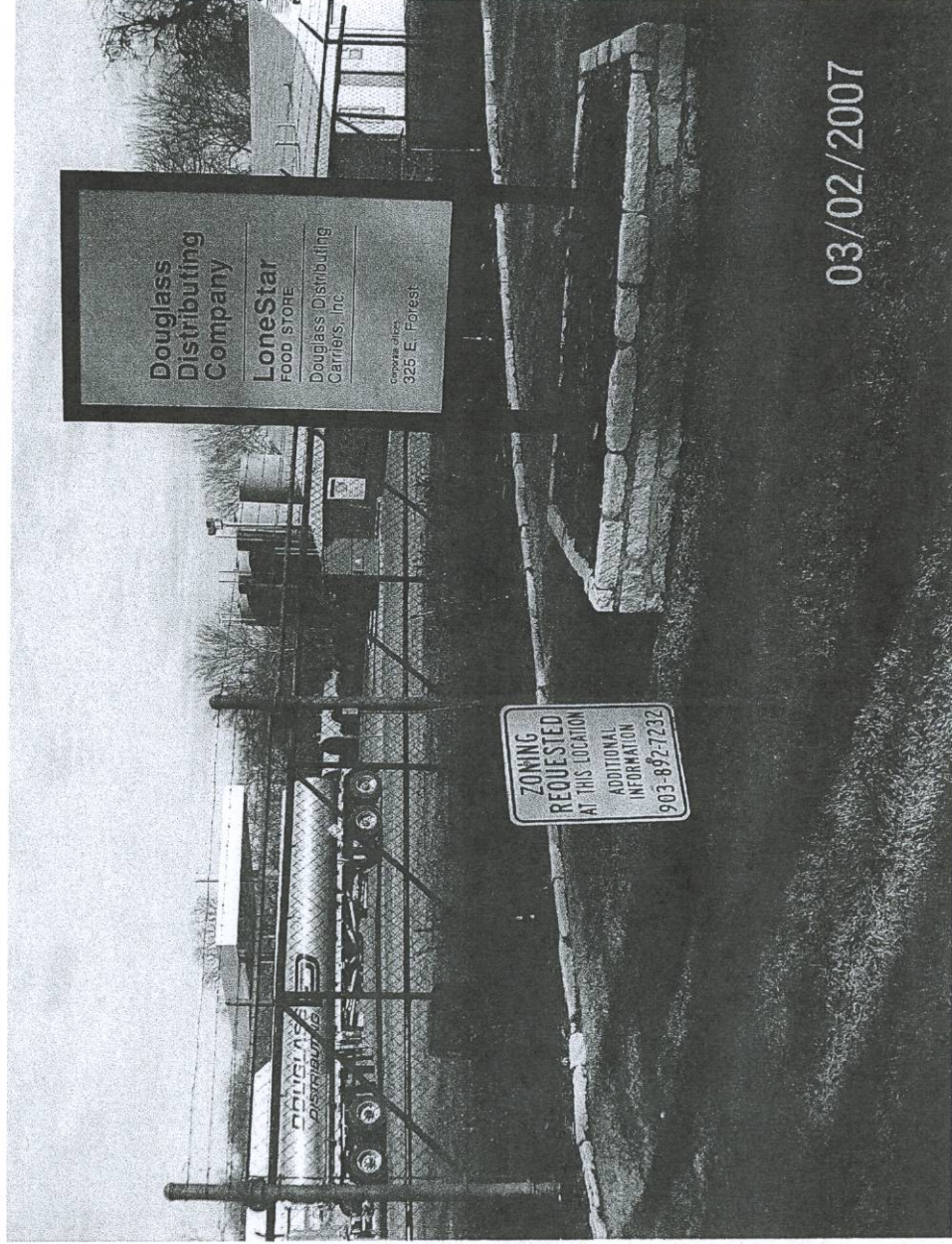




Scale: 1 inch = 160.0 feet

(c) Copyright 2000, Pictometry International

325 E. Forest



03/02/2007

**STAFF REVIEW LETTER**

March 15, 2007

Douglass Distributing Company
325 East Forest Ave.
Sherman, Texas 75090

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

Dear Applicant,

The request for approval of the Kevin and Whitney Replat located at 325 E. Forest Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 20, 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. If any floodplain is relevant, it should be indicated on the plat.
3. Original tax certificates for the property must be furnished prior to recording of the plat.
4. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

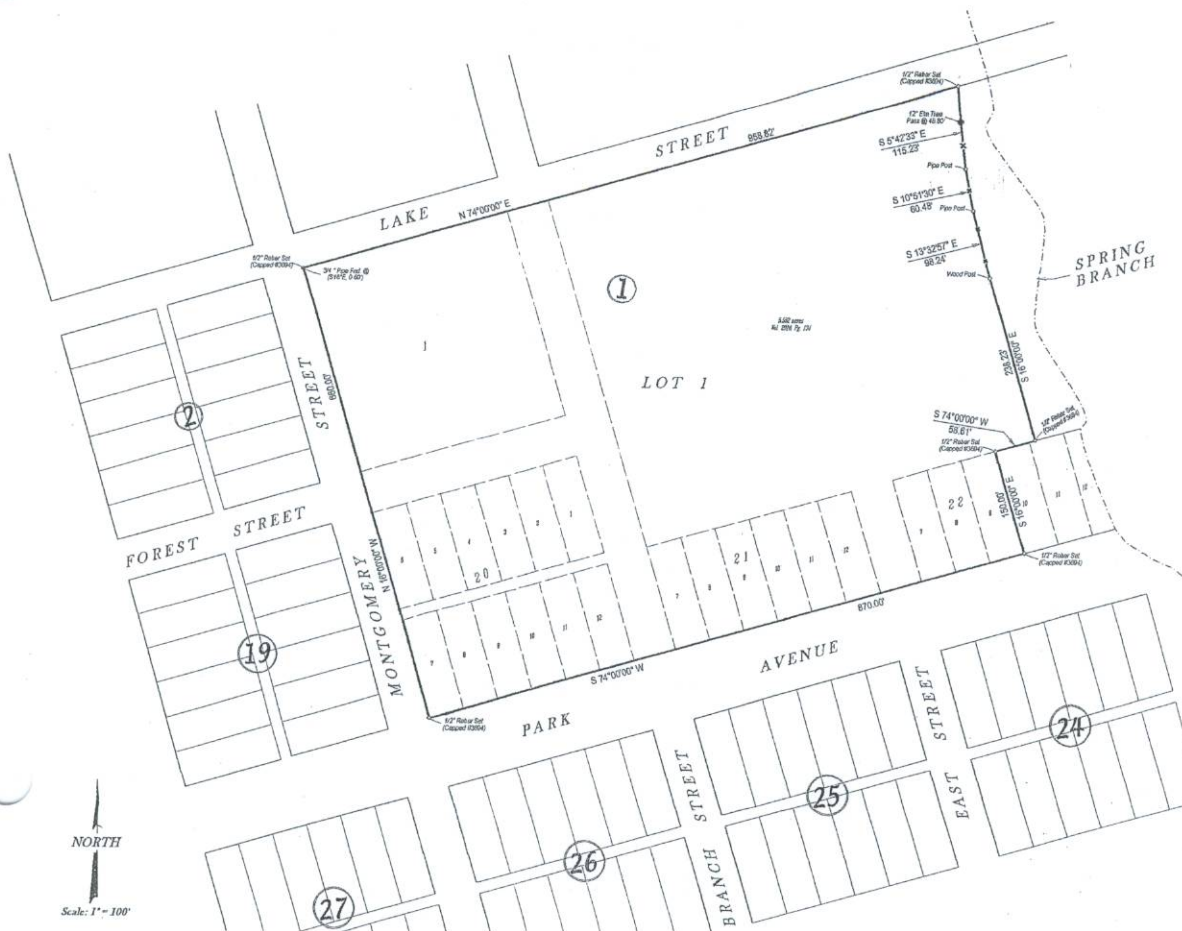
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

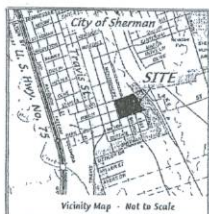
Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer



KEVIN AND WHITNEY ADDITION **TO THE** **CITY OF SHERMAN, TEXAS**

Being a Replat of Blocks One, Twenty, Twenty One and Lots No. Seven, (7), Eight (8), and Nine (9) in Block Twenty Two, Southside Addition, together with adjacent streets, alleys and unplatted land out of the Preston Kitchens Survey, Abstract No. 667.

Owner & Developer
 Douglas Distributing Co., Inc.
 by: Bill Douglas
 325 E. Forest Ave.
 Sherman, Texas



SARTIN & ASSOCIATES, INC.
 Registered Professional Land Surveyors
 109 S. Travis, P. O. Box 1883 Sherman, Texas 75091-1883
 Ph: (903) 897-8003 Fax: (903) 868-9970

SHEET 1 OF 2
 DD-BND-2.PCS

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 20, 2007
Willie Steele, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
John Nix, Commissioner
Lawrence Davis, Commissioner

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

4201 US Highway 75 South
Lot 1, Block 1, Blalock Industrial Park Addition
Site Plan

Requested Action/Proposed Use:

Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) in the Blalock Industrial Park.

Adjacent Zoning:

Blalock Industrial Park

Origination:

GK TRI-TEXAS, LLC (Consolidated Container) (Owner), Teague, Nall and Perkins (Engineers) and Underwood and Associates (Surveyors)

Considerations:

Master Plan Designation: Industrial

Number of notices mailed:

32

Objections Received:

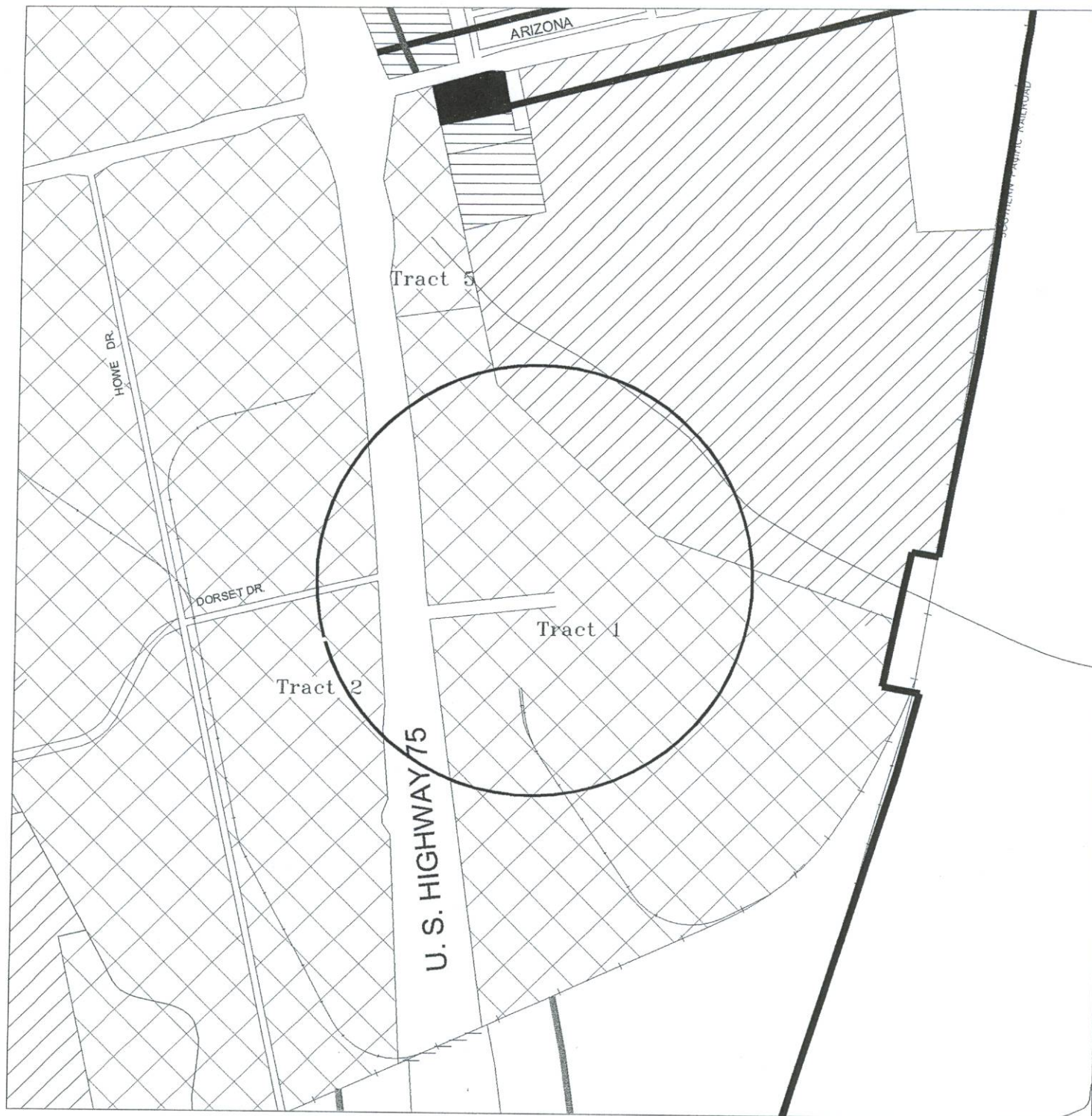
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



4201 US HWY 75 SOUTH SITE PLAN

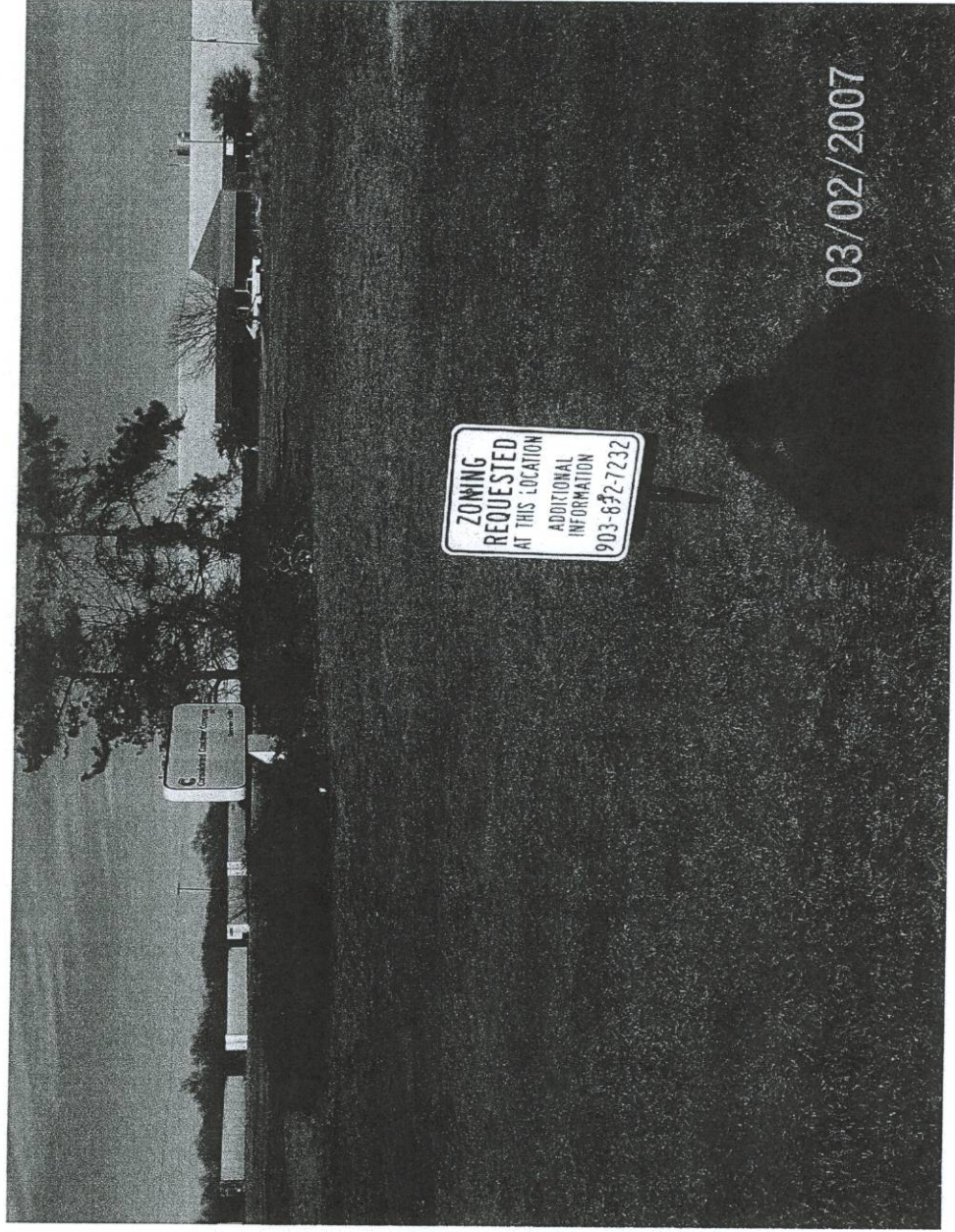
Department of Developmental Services





Average Scale: 1 inch = 138.3 feet

4201 U.S. Highway 75 S.



**STAFF REVIEW LETTER**

March 15, 2007

GK TRI-Texas LLC
C/O Geller Associates
51 Gibraltar Drive, Ste. 3B
Morris Plains, NJ 07950-1254

Chris Schmitt
300 W. Lamar, Ste. 220
Sherman, Texas 75090

Dear Applicant,

The request for approval of a site plan for Consolidated Container at 4201 U. S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 20, 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. On site detention is required to be provided.
2. New construction of the parking area shall be concrete.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

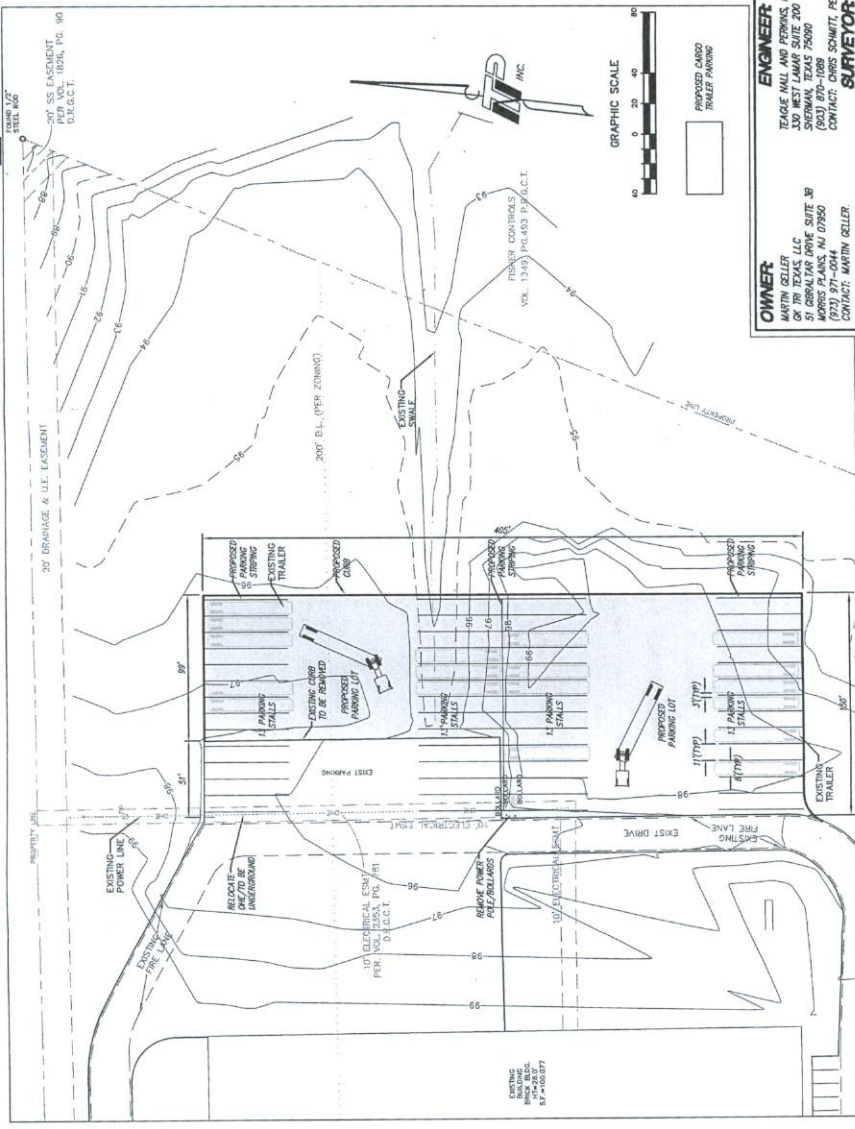
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Giles Brown, Assistant 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



LOCATION MAP

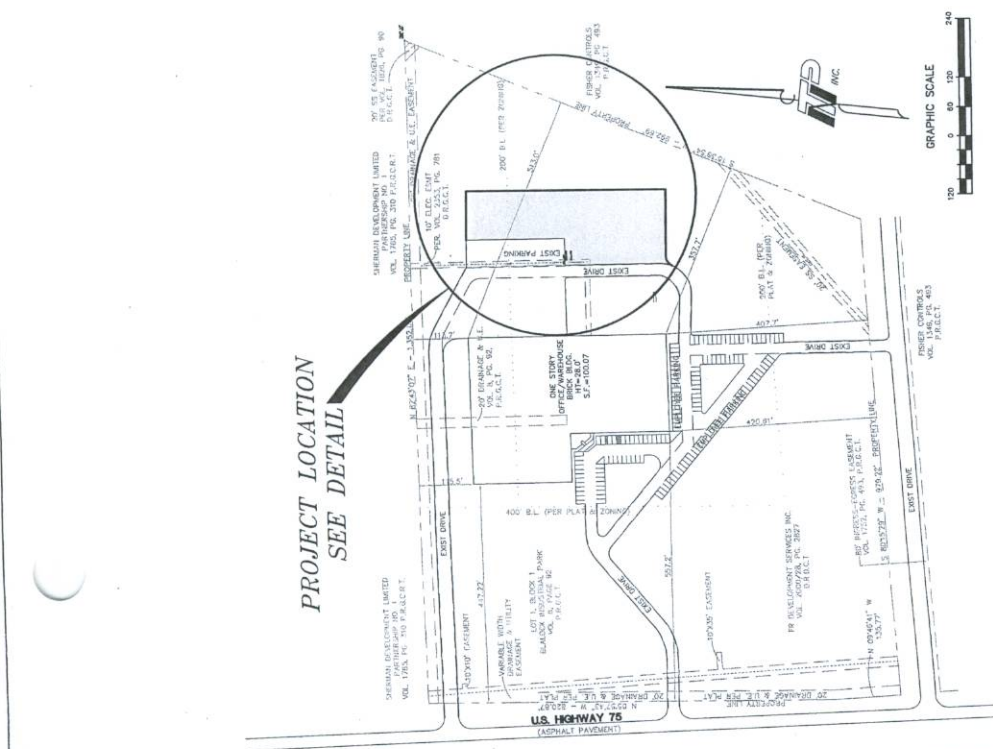


PROPOSED CARGO TRAILER PARKING DETAIL

OWNER
MARTIN GELLER
OF THE TEXAS, LLC
100 WEST LAMAR, SUITE 200
SHERMAN, TEXAS 75090
PHONE: (903) 877-1089
FAX: (903) 877-0244
CONTACT: MARTIN GELLER

ENGINEER
TEAGUE NALL AND PERKINS, INC.
330 WEST LAMAR, SUITE 200
SHERMAN, TEXAS 75090
PHONE: (903) 877-1089
FAX: (903) 877-0244
CONTACT: CHRIS SCHMITT, PE

SURVEYOR
UNDERWOOD AND ASSOCIATES
3404 INTERURBAN ROAD
SHERMAN, TEXAS 75090
PHONE: (903) 877-1089
FAX: (903) 877-0244
CONTACT: JASON ANDERSON, SURS



PROJECT LOCATION SEE DETAIL

SCALE NOTED N/A DATE FEB 2007	TEAGUE NALL AND PERKINS, INC. 330 W. Lamar Street, Suite 200 Sherman, Texas 75090 Phone: (903) 877-1089 • Fax: (903) 877-0244 www.tnpi-inc.com	CITY OF SHERMAN, TEXAS CARGO TRAILER PARKING/STORAGE ADDITION CONSOLIDATED CONTAINER	NO. REVISION BY DATE
SHEET 1 OF 1	SITE PLAN	PROJECT GRD12141	NO. REVISION BY DATE