

STATE OF TEXAS

§

March 18, 2008

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, March 18, 2008.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: JONES, NIX, SOFTLY, JACOBS,
BETHEL, AND ATHERTON

MEMBERS ABSENT:

PLYLER AND DAVIS

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the February 19, 2008 Meeting. Motion by Commission Member Jacobs to approve the Minutes as written. Second by Commission Member Bethel. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

Chairman Sofey appointed the following members to serve on the Board of Adjustment: SOFTLY, JONES, ATHERTON, BETHEL AND JACOBS.

APPOINT BOARD OF
ADJUSTMENT

SITE PLAN

THE REQUEST OF KAISER ALUMINUM (OWNERS) AND JERRY MAY (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4300 U.S. HIGHWAY 75 SOUTH, BEING 45.923 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR A CONCRETE PAD WITH A SIX (6) FOOT CONCRETE WALL FOR OUTSIDE STORAGE OF SCRAP ALUMINUM AND AN EXTENSION OF AN 8 FOOT CHAIN LINK FENCE IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN –
CONCRETE PAD
4300 HWY 75 S.
(KAISER ALUMINUM)

Jerry May, 4300 Hwy. 75 South, Sherman, Texas

Mr. May appeared to represent the request. He explained the property is located at 4300 U.S. Highway 75 South; Kaiser Aluminum. They would like to construct a concrete pad with a 6' concrete wall on the back to be used for storage of scrap aluminum. The pad will not be visible from the highway. They would also like to extend an 8' chain link fence from the pad to adjoin TXDOT's chain link fence on the north and extend an 8' chain link fence near the front of the building to the north connecting to TXDOT's chain link fence. They had seen the Staff Review Letter and would abide by the Staff Review

Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT & SITE PLAN

THE REQUEST OF WALTER M. COLE (OWNER) CONCERNING THE PROPERTY LOCATED AT 1802 EAST HOUSTON STREET, BEING LOTS 1 & 3, BLOCK 16 OF THE CHRISTIAN COLLEGE ADDITION AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4)(A) TO ALLOW A SNOW CONE STAND IN A C-1 (RETAIL BUSINESS) DISTRICT.

TUP & SITE PLAN –
SNOW CONE STAND
1802 E. HOUSTON
(WALTER M. COLE)

Walter Cole, 1809 E. Lamar, Sherman, Texas

Mr. Cole appeared to represent the request. The property is located at the southeast corner of East Houston and Carr Street. The owner would like to operate a snow cone stand/trailer at this location. Mr. Cole expected the operating hours to be from 2 p.m. until dark. He had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

One letter was received from Norman Duncan, 905 S. Burdette, Sherman, Texas

Mr. Duncan did not have a problem with Mr. Cole's snow cone stand.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the Temporary Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Softly.

VOTING AYE: SOFTLY, JONES, ATHERTON, 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 THE WESTMORELAND COMPANY, INC. (OWNERS) FEDEX GROUND (TENANT) AND GREG MITCHELL, BENCHMARK DESIGN GROUP, LLP (ENGINEERS) CONCERNING THE PROPERTY AT 3221 NORTHGATE DRIVE, BEING LOT 3, BLOCK 1 OF NORTHGATE BUSINESS PARK, PHASE 1 AND IN TRACT 4.1 OF THE BLALOCK INDUSTRIAL PARK AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) FOR AN EXPANSION OF EXISTING FEDEX GROUND FACILITY IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN –
EXPANSION TO FEDEX
GROUND
3221 NORTHGATE DR
(FEDEX GROUND)

Greg Mitchell, Benchmark Design Group, 602 Becky Drive, Tyler, Texas

Mr. Mitchell appeared to represent the request. The property is located at 3221 Northgate Drive; FedEx Ground is the tenant. They would like to construct a 910 square foot office expansion and a 27,325 square foot Distribution Center expansion to the existing plant for a total of 28,235 square feet. They will be adding 76 parking spaces and 11 tractor trailer parking spaces. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mr. Mitchell asked if concrete pavement was required, the original project used asphalt.

Scott Shadden, Director Developmental Services explained concrete would be required.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, 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 TPCR, LLC (OWNERS), VILBIG & ASSOCIATES (ENGINEERS) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2100 BLOCK OF EAST LAMAR STREET, BEING 1.76 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963 AS FOLLOWS:

FINAL PLAT – THE
LAUNCHING PAD
2100 BLK. E. LAMAR
(TPCR, LLC)

**PLANNING AND ZONING COMMISSION
FINAL PLAT OF THE LAUNCHING PAD.**

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

Mr. Vilbig appeared to represent the request and answer any questions. The property is located at the southeast corner of Colbert Street and East Lamar. This is the first phase of development of this property. This development will include street dedication and construction of South Colbert Street. The property is zoned commercial and the owners intend to have an indoor batting facility. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, SOFEY, BETHEL, AND JACOBS

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TPCR, LLC (OWNERS), VILBIG & ASSOCIATES (ENGINEERS) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2100 BLOCK OF EAST LAMAR STREET, BEING 1.76 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW INDOOR BATTING CAGES IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP & SITE PLAN –
INDOOR BATTING
CAGE
2100 BLK. E. LAMAR
(TPCR, LLC)

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

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 2100 Block of East Lamar Street across from the Sherman High School. The owner would like to construct a 16,000 square foot metal building for indoor batting cages. They would also like to have an infield practice range with a fence surrounding the field. Sixty four parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Jacobs asked how high the fence would be

to keep the balls from going onto the highway.

Mr. Vilbig explained it will be as high as it needs to be to keep balls from going out to the highway or as high as permitted.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, 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 AS-71 SHERMAN-PHASE III (OWNERS), STEPHAN SAHAYDA (REPRESENTATIVE) AND VILBIG AND ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 875 NORTHCREEK DRIVE, BEING LOT 6, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(A) TO ALLOW A 14.5' FOOT SIDE YARD SETBACK IN LIEU OF THE 25' REQUIRED ON A SPECIAL SETBACK STREET FOR AN OUTDOOR SEATING/DINING AREA IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1 (75&82) OVERLAY DISTRICT.

VARIANCE – SIDE
SETBACK
875 NORTHCREEK DR
(AS-71 SHERMAN-
PHASE III)

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

Mr. Vilbig appeared to represent the request and answer any questions. The property is located at the northwest corner of Northcreek Drive and Loy Lake Road in the Sherman Town Center Development. The owners would like to construct a Chipotle Mexican Grill with a 314 square foot patio area for outdoor seating and dining 14.5 foot from the side property line. Northcreek Drive is a major thoroughfare, so a 25' side yard setback is required. There will be a 4' wrought iron fence with lighting around the patio.

Commissioner Jacobs asked if the encroachment into the setback would block traffic view.

Mr. Vilbig explained it would not.

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 subject to the Staff Review Letter. Second by Commission Member Bethel.

VOTING AYE: SOFTLY, JONES, ATHERTON, 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 AS-71 SHERMAN-PHASE III (OWNERS), STEPHAN SAHAYDA (REPRESENTATIVE) AND VILBIG AND ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 875 NORTH CREEK DRIVE, BEING LOT 6, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CHIPOTLE MEXICAN GRILL.

**SITE PLAN –
CHIPOTLE MEXICAN
GRILL
875 NORTHCREEK DR
(AS-71 SHERMAN-
PHASE III)**

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

Mr. Vilbig appeared to represent the request and answer any questions. The property is located at the northwest corner of Northcreek Drive and Loy Lake Road in the Sherman Town Center Development. The owners would like to construct a 2,210 square foot Chipotle Mexican Grill. The exterior finish will be stone and glass. A ten (10) foot landscaped and irrigated area will be provided along Loy Lake Road. Forty (40) parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, 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 ROBERT J. TATE, CHRISTOPHER REHMET, CLAIRE REHMET (OWNERS), SARTIN AND ASSOCIATES (SURVEYORS), AND GEORGE KALMON

**FINAL PLAT –
PRESTON CLUB, THE
CLASSICS, PHASE 4
2100-2400 BLKS**

(ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 2100-2400 BLOCKS OF HUDGINS ROAD (HIGHWAY 289 EXTENSION) AND THE 400-500 BLOCKS OF PRESTON CLUB DRIVE, BEING 51.57 ACRES IN THE DANIEL BICKENBACK SURVEY, ABSTRACT NO. 128, THE J.M. THOMAS SURVEY, ABSTRACT NO. 1234, THE HENRY L. DOUGLAS SURVEY, ABSTRACT NO. 368 AND THE JOHN K. MILLER SURVEY, ABSTRACT NO. 819 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT OF PRESTON CLUB, THE CLASSICS – PHASE FOUR IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION

HUDGINS RD
(HIGHWAY 289
EXTENSION) & 400-500
BLKS PRESTON CLUB
DR
(ROBERT J. TATE,
CHRISTOPHER
REHMET, CLAIRE
REHMET)

(ETJ)

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

Mr. Sartin appeared to represent the request and answer any questions. The property is located in the extra territorial jurisdiction of the City of Sherman and is a continuation of the Preston Club Addition. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, SOFEY, BETHEL, AND JACOBS

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & PERMIT MOBILE FOOD VENDOR

THE REQUEST OF RODOLFO REYNOSO (OWNER) AND JESUS A. VALENZUELA (APPLICANT) CONCERNING THE PROPERTY AT 814 E. LAMAR STREET, BEING LOTS 5-8 AND THE EAST 3' OF LOT 4, BLOCK A, H.M. SUMNER'S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

SITE PLAN APPROVAL AND PERMIT FOR A MOBILE FOOD VENDOR UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4.1) IN A C-1 (RETAIL BUSINESS) DISTRICT.

SITE PLAN & PERMIT
MOBILE FOOD
VENDOR
814 E. LAMAR
(RODOLFO REYNOSO
OWNER) AND JESUS
A. VALENZUELA
(APPLICANT))

(TABLED)

Jesus Valenzuela, 1523 S. Walnut, Sherman, Texas

Mr. Valenzuela appeared to represent the request and answer any questions. The property is located at 814 East Lamar at a retail lease space; Muebleria Abby, a furniture store is the tenant. They would like to place a food cart on the sidewalk next to the building to sell corn on the cob and nachos. The hours of operation will be the same as the

store, Tuesday thru Sunday 10 a.m. to 8 p.m. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained by looking at the diagram of the cart, it is more of a push type cart, one of the items on the Staff Review Letter calls for a 50 gallon tank for fresh potable water and a 75 gallon holding tank within the unit; it does not appear to have enough room on the cart for the tanks.

Commissioner Nix asked Mr. Valenzuela if he would be able to comply with that.

Mr. Valenzuela explained maybe the cart is not big enough to put all that water, but there are other carts the same size working around the city.

Chairman Sofey explained he knew of one other cart which operates differently from the Mobile Food Vending application which Mr. Valenzuela applied for; it is on public property and has more restrictions on hours and days of operation; they applied for an Itinerant Vendor's permit. Mr. Valenzuela is applying to operate on private property and would have more liberties with the hours of operation and the days you could operate.

Commissioner Jacobs explained if the Commission goes through with what is requested and it is approved the cart would have to meet the requirements of the Staff Review Letter and if you cannot meet the requirements you would have to come back with a different request.

Mr. Shadden explained he did not think the cart would hold the capacity that is stated in the ordinance; that would have to be verified. If it did not meet the requirements, he would not get a permit to open, but it did meet the requirements he could get a permit and open for business. If Mr. Valenzuela needs to come back it would be starting over with additional fees, if he feels that the cart will not meet the requirements he could withdraw the request and come back at a later time without additional fees or the Commission could table it to come back next month.

Mr. Valenzuela explained he would agree to table the request until next month.

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

ACTION TAKEN.

Motion by Commission Member Jacobs to table the request for one month. Second by Commission Member Softly.

VOTING AYE: SOFTLY, JONES, ATHERTON, 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 LAZY L ENTERPRISES (OWNER) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 1908 AND 1914 EAST LAMAR STREET, BEING 0.6481 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF EAST SIDE BUSINESS PARK.

FINAL PLAT – EAST
SIDE BUSINESS PARK
1908 & 1914 E. LAMAR
(LAZY L
ENTERPRISES)

Billy Helvey, Helvey & Associates, 222 W. Main, Denison,
Texas

Mr. Helvey appeared to represent the request and answer any questions. This is redevelopment of existing property that has never been platted. The owner would like to plat the property into two lots. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, SOFEY, BETHEL, AND JACOBS

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHERMAN HILLS COUNTRY CLUB, LTD. (OWNERS), TEAGUE, NALL AND PERKINS, INC. (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING:

TRACT 1 – 1.325 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO KNOWN AS FUTURE LOTS 21-28, BLOCK D OF THE SUNRISE TRACT AT SHERMAN HILLS, PHASE II.

TRACT 2 – 0.569 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO KNOWN AS FUTURE LOTS 18-22, BLOCK C OF THE SUNRISE TRACT AT SHERMAN HILLS, PHASE II

AS FOLLOWS;

SUP & SITE PLAN –
PATIO HOMES
2100-2200 HWY 75 S.
(SHERMAN HILLS
COUNTRY CLUB, LTD)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND O-1 (75&82) OVERLAY DISTRICT.

Dan Murray, 2414 Monte Cristo Dr, Sherman, Texas

Mr. Murray appeared to represent the request. The property is located in the 2100-2200 Blocks of U.S. Highway 75 South; the Sherman Hills Country Club Development. The owner would like to construct patio homes on some of the lots in the Sunrise Tract at Sherman Hills, Phase II. Mr. Murray explained they are trying to create a street scene along Highway 75 to look like there are large homes along the highway. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey explained patio homes can be built ten foot from the side setback on one side and build on the property line on the other side as long as you keep them the same on the block or you can have five foot on either side of the home.

Commissioner Atherton asked Mr. Murray if there would be a fence along the highway.

Mr. Murray explained they plan to have a fence and do extensive landscaping along the highway and the entrance to the development.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, JONES, NIX, ATHERTON, SOFEY, BETHEL, AND JACOBS.

VOTING NAY: NONE

ABSTAIN: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF SHERMAN HILLS COUNTRY CLUB, LTD. (OWNERS), TEAGUE, NALL AND PERKINS, INC. (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING 11.38 ACRES IN THE PRESTON

**PRELIMINARY PLAT –
SUNRISE TRACT @
SHERMAN HILLS,
PHASE II
2100-2200 HWY 75 S.
(SHERMAN HILLS
COUNTRY CLUB, LTD)**

KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF SUNRISE TRACT AT SHERMAN
HILLS, PHASE II.

Dan Murray, 2414 Monte Cristo Dr, Sherman, Texas

Mr. Murray appeared to represent the request. The property is located in the 2100-2200 Blocks of U.S. Highway 75 South; the Sherman Hills Country Club Development. The owner would like to plat the property into 45 residential lots and 13 patio home lots. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, PLYLER, ATHERTON, SOFEY, BETHEL, DAVIS, AND JACOBS

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF SHERMAN HILLS COUNTRY CLUB, LTD. (OWNERS), TEAGUE, NALL AND PERKINS, INC. (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS OF U.S. HIGHWAY 75 SOUTH, BEING THE FUTURE LOTS 1-4, BLOCK D AND FUTURE LOTS 9-12, BLOCK C OF THE SUNRISE TRACT AT SHERMAN HILLS, PHASE II AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE TO ORDINANCE NO. 2280, SECTION 8, SUBSECTION 9(B) TO ALLOW ZERO SETBACKS TO BE ADJACENT WITH NO MORE THAN TWO PATIO HOMES ATTACHED IN ONE GROUPING IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND THE O-1 (75&82) OVERLAY DISTRICT.

VARIANCE –
SETBACKS FOR
PATIO HOMES
2100-2200 HWY 75 S
(SHERMAN HILLS
COUNTRY CLUB, LTD)

Dan Murray, 2414 Monte Cristo Dr, Sherman, Texas

Mr. Murray appeared to represent the request. The property is located in the 2100-2200 Blocks of U.S. Highway 75 South; the Sherman Hills Country Club Development. The owner would like to construct patio homes on some of the lots in the Sunrise Tract at Sherman Hills, Phase II. They plan to attach two houses on separate lots to make it look like one large home. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Atherton asked what is different when you have adjoining walls, why is it not a duplex or a townhome.

Commissioner Jacobs explained because it is on two separate lots with two owners. The common walls would be a building code issue.

Mr. Shadden explained the Building Code will address the fire wall and fire rating of the walls but they will be able to sell each unit individually because there is a property line down the common wall.

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

ACTION TAKEN.

Motion by Commission Member Atherton to approve the variance subject to the Staff Review Letter. Second by Commission Member Jacobs.

VOTING AYE: SOFTLY, JONES, ATHERTON, BETHEL AND JACOBS.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

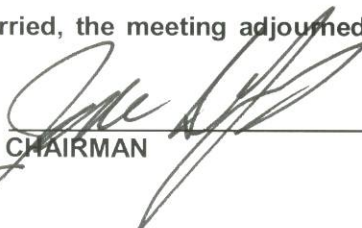
No other business came before the Commission.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:40 p.m.



SECRETARY



CHAIRMAN

OTHER BUSINESS

ADJOURNMENT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

4300 U.S. Highway 75 South
Being 45.923 acres in the Samuel Blagg Survey, Abstract No. 329
Site Plan

Requested Action/Proposed Use:

Site plan approval for a concrete pad with a six (6) foot concrete wall for outside storage of scrap aluminum and an extension of an 8 foot chain link fence in the Blalock Industrial Park.

Background

The property is located at 4300 U.S. Highway 75 South; Kaiser Aluminum. They would like to construct a concrete pad with a 6' concrete wall on the back to be used for storage of scrap metal. They also would like to erect an 8' chain link fence from the pad to adjoin TXDOT's chain link fence on the north and erect an 8' chain link fence near the front of the building to the north connecting to TXDOT's chain link fence.

Adjacent Zoning:

Blalock Industrial Park

Origination:

Kaiser Aluminum (Owners) and Jerry May (Representative)

Master Plan Designation:

Industrial

Number of notices mailed:

32

Objections Received:

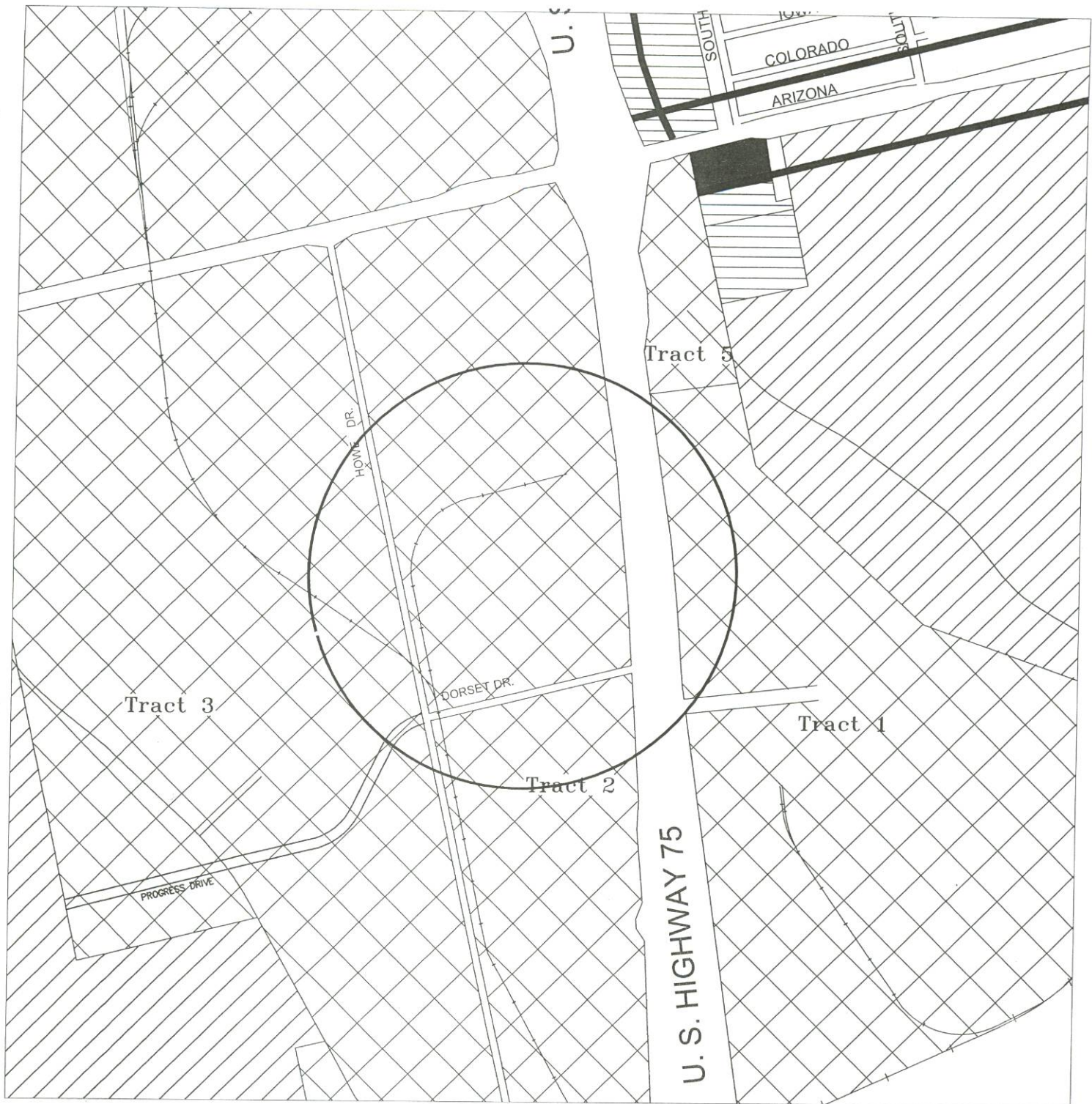
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



4300 U.S. HIGHWAY 75 SOUTH SITE PLAN

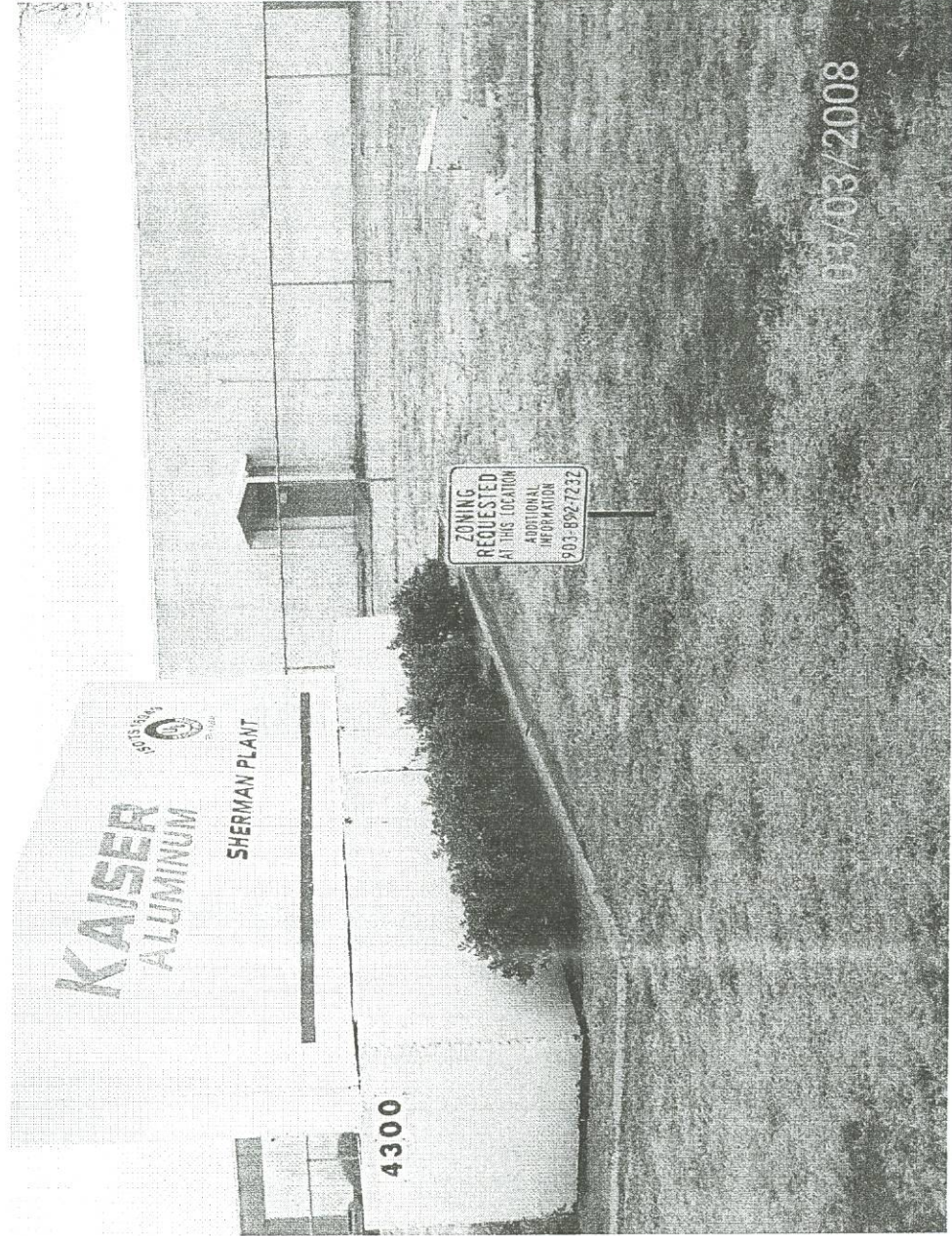
Department of Developmental Services





Hwy 75

4300 Hwy 75 S.



**STAFF REVIEW LETTER**

March 12, 2008

Kaiser Aluminum
4300 Hwy. 75 South
Sherman, Texas 75092

Kaiser Aluminum
Jerry May
4300 Hwy. 75 South
Sherman, Texas 75092

Dear Applicants,

The request for approval of the site plan for the property located at 4300 U.S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Current drainage patterns shall be maintained.
2. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
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 & Zoning Commission.

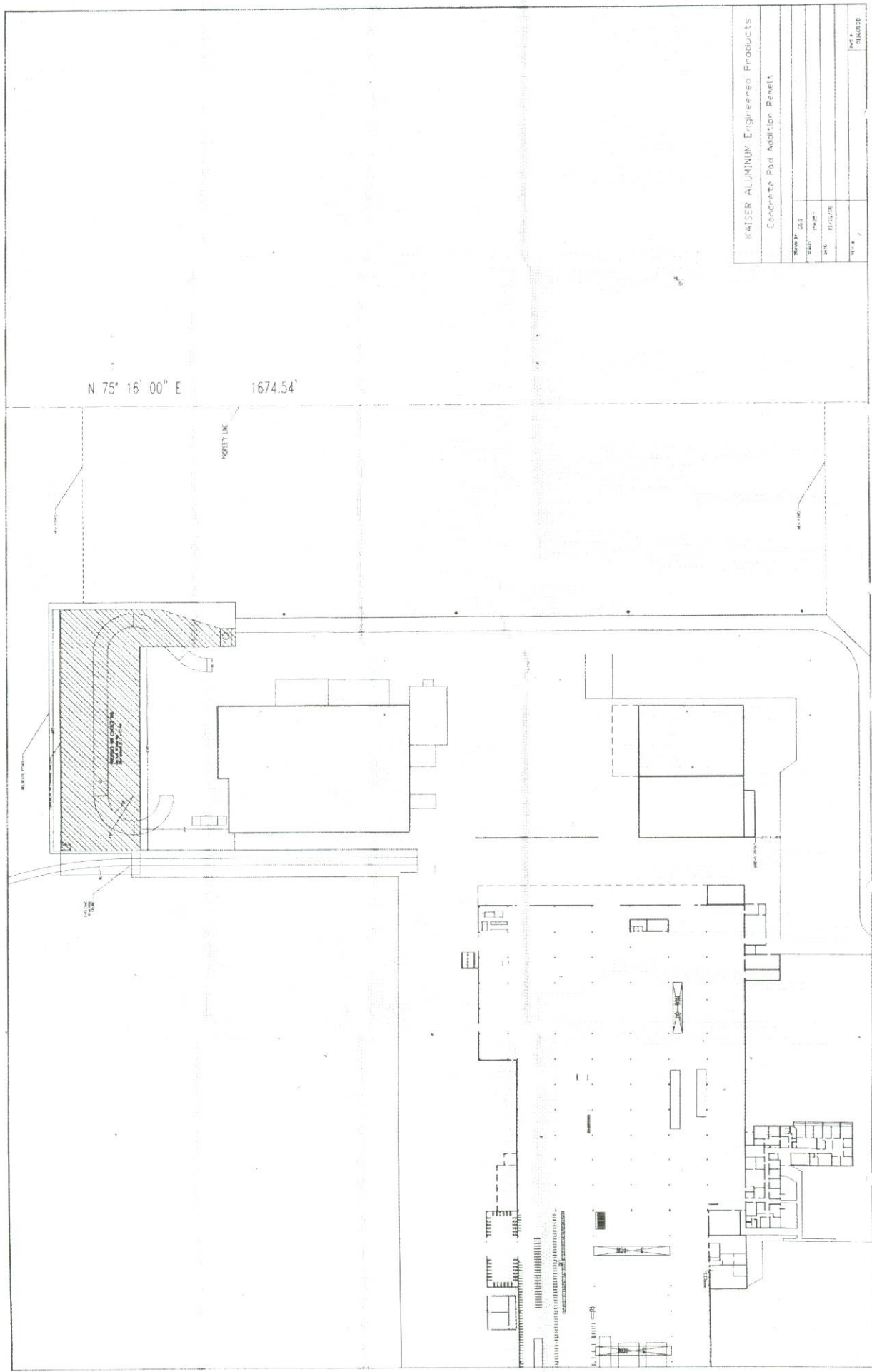
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

A handwritten signature in black ink that reads 'Scott Shadden'. The signature is fluid and cursive, with a long horizontal line extending from the end.

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

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



KAISER ALUMINUM Engineered Products	
Concrete Post Addition Permit	
Sheet No.	053
Scale	1/4" = 1'-0"
Date	07/02/06
By	
Check By	
Project No.	04-000000

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

1802 E. Houston
Being Lots 1 & 3, Block 16, Christian College Addition
Temporary Use Permit and Site Plan

Requested Action/Proposed Use:

Temporary Use Permit and site plan approval to allow a snow cone stand in a C-1 (Retail Business) District.

Background

The property is located at the southeast corner of East Houston and Carr Street. The owner would like to operate a snow cone stand/trailer at this location.

Adjacent Zoning:

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

Origination:

Walter M. Cole (Owner)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

17

Objections Received:

0

Attachments:

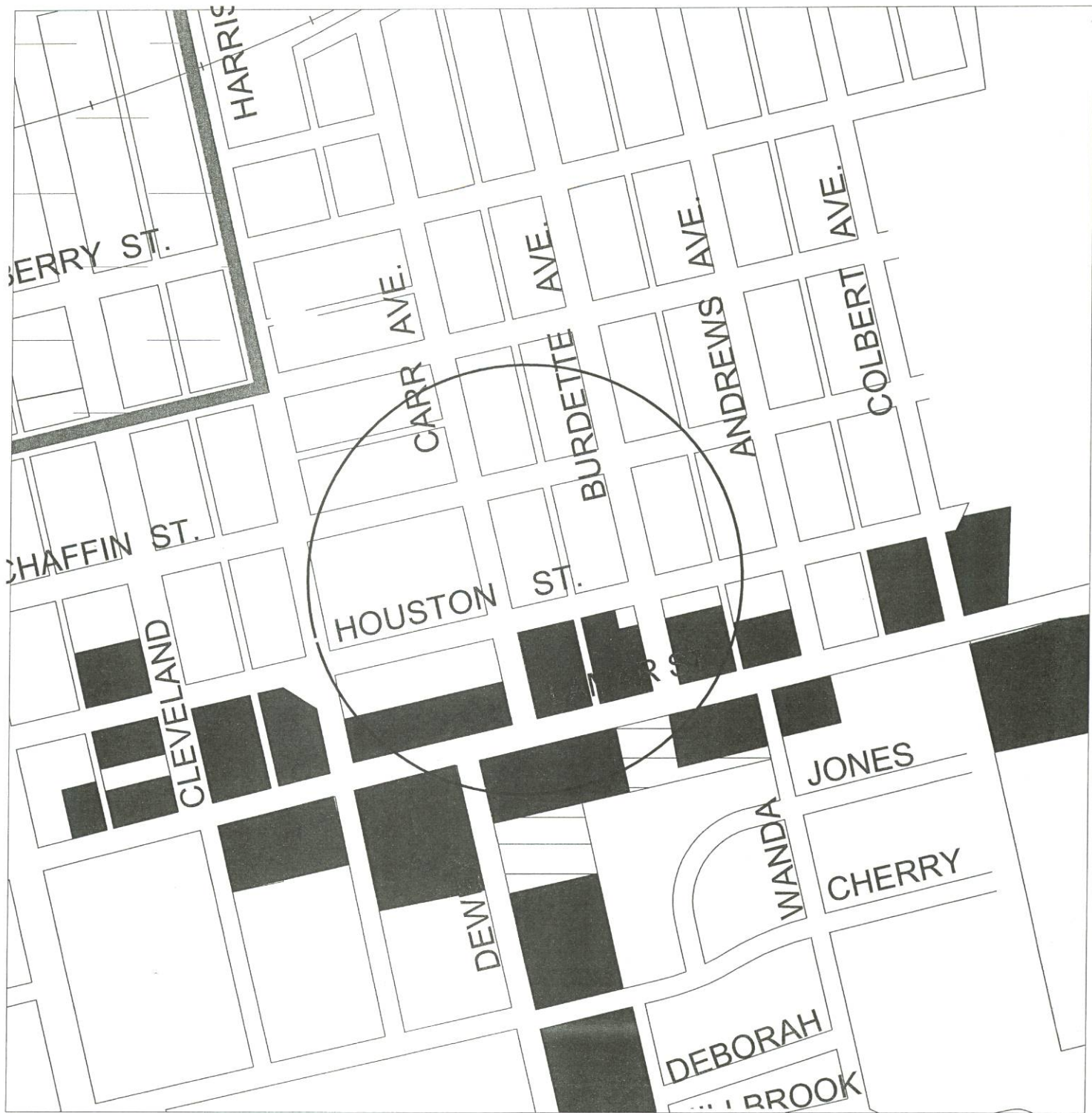
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



1802 EAST HOUSTON ST. TEMPORARY USE PERMIT

Department of Developmental Services



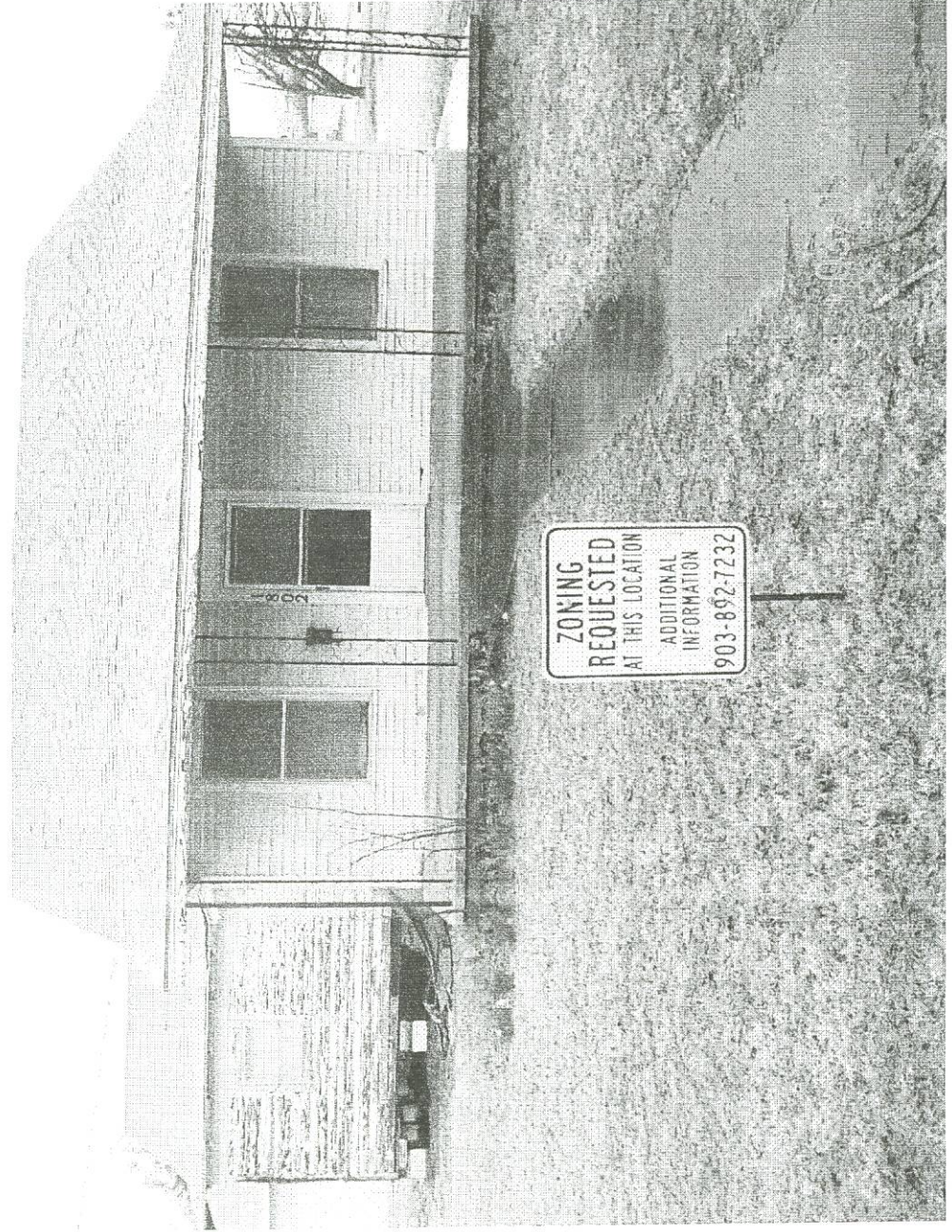


Carr

Houston

Scale: 1 inch = 85.0 feet

1802 E. Houston





View from Carr St.
Looking East

**STAFF REVIEW LETTER**

March 12, 2008

Walter M. Cole
1809 E. Lamar
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Temporary Use Permit to allow a snow cone stand for the property located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Off-street parking must be on an improved surface (asphalt or concrete).
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,

A handwritten signature in black ink that reads 'Scott Shadden'. The signature is written in a cursive, flowing style.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

SHERMAN



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

March 3, 2008 Norman Duncan
905 S. Burdette
Sherman, Texas 75090-8366

MAR - 6 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 18, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Walter M. Cole (Owner) concerning the property located at 1802 East Houston Street, being Lots 1 & 3, Block 16 of the Christian College Addition

The request is as follows:

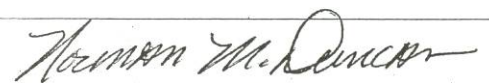
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a snow cone stand in a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

I have no problem with Walter's snow cone stand.

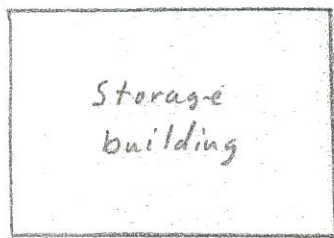

Max's Garage 903-892-3040

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.

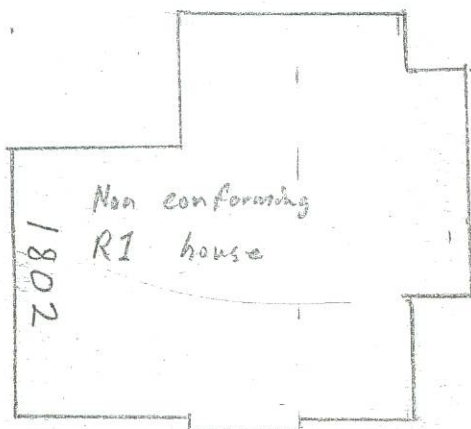
N — T — S
W

Alley

Christian Ct



150'



1802

70' 4"

(14' x 7')

Snow Cone
Trailer

8' 32'

Zoned C1

Zoned C1

Zoned C1

Lot 1

Lot 3

Lot 2

111

Christian College Addition
Block 16

Carr St.

Appl. of plan...

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

3221 Northgate Drive
Being Lot 3, Block 1 of Northgate Business Park, Phase 1
Site Plan

Requested Action/Proposed Use:

Site plan approval for an expansion of existing FedEx Ground Facility in the Blalock Industrial Park.

Background

The property is located at 3221 Northgate Drive; FedEx Ground is the tenant. They would like to construct a 910 square foot office expansion and a 27,325 square foot Distribution Center expansion to the existing plant for a total of 28,235 square feet. They will be adding 76 parking spaces and 11 tractor trailer parking spaces.

Adjacent Zoning:

Blalock Industrial Park

Origination:

The Westmoreland Company, Inc. (Owners) FedEx Ground (Tenant) and Greg Mitchell, Benchmark Design Group, LLP (Engineers)

Master Plan Designation:

Industrial

Number of notices mailed:

32

Objections Received:

0

Attachments:

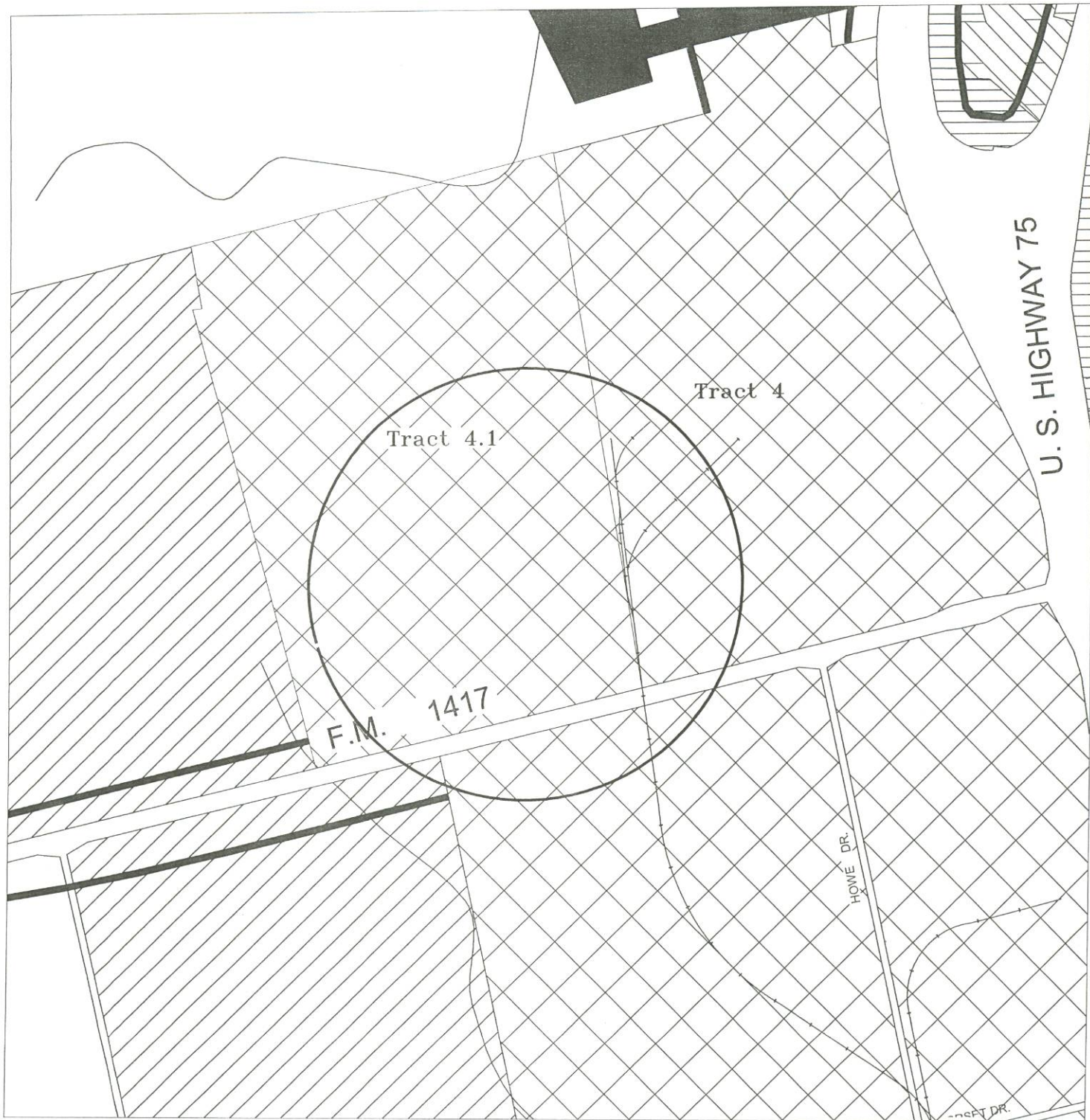
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	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

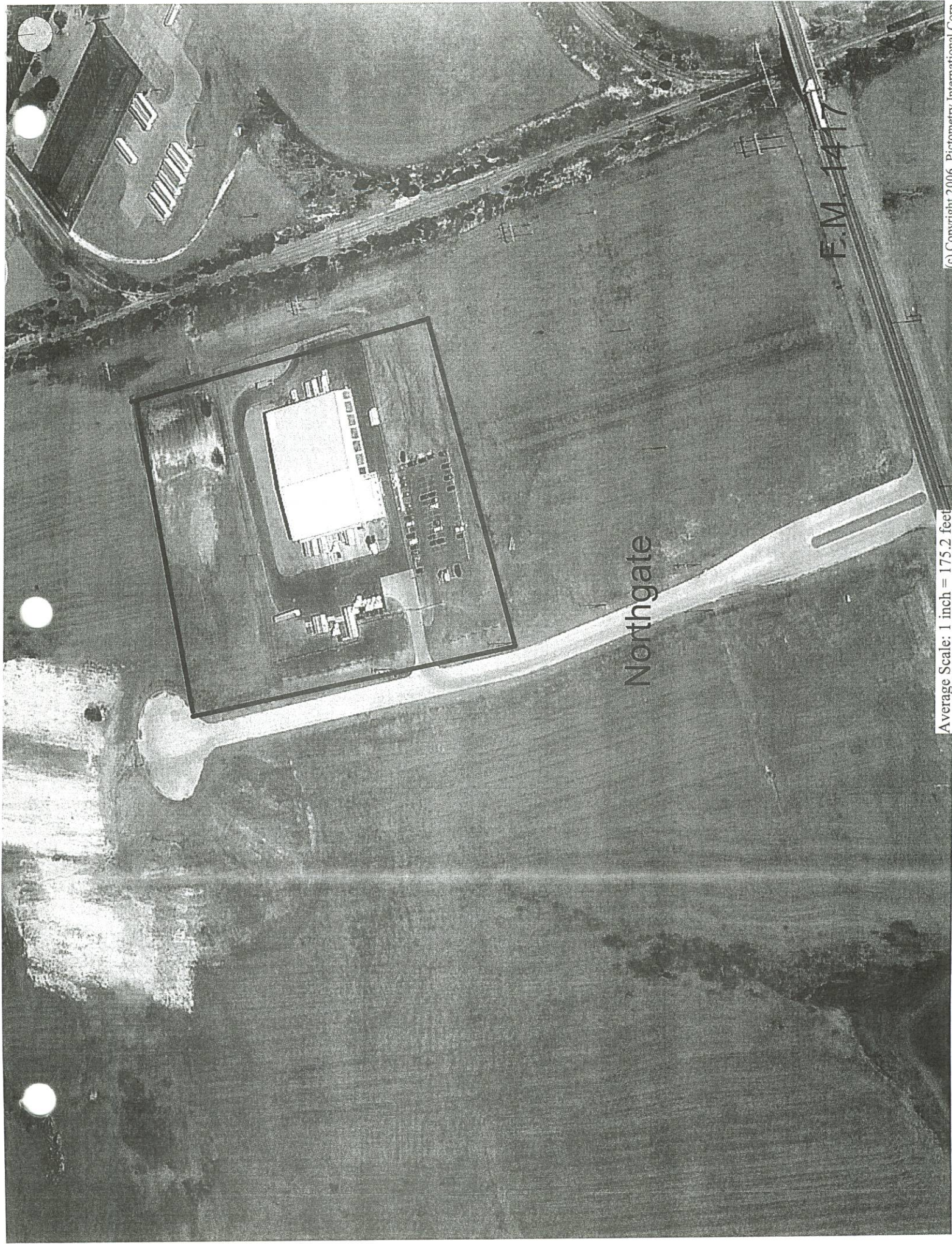
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLA BLACK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



3221 NORTHGATE DRIVE SITE PLAN

ENGINEERING DEPARTMENT





Northgate

F.M. 1417

Average Scale: 1 inch = 175.2 feet

(c) Copyright 2006, Pictometry International Corp.

3221 Northgate Dr.



**STAFF REVIEW LETTER**

March 12, 2008

Northgate Development Trust
%FedEx Ground
Attn: Jennifer Nicholson
1000 FedEx Drive
Moon Township, PA 15108

The Westmoreland Company, Inc.
200 Randolph Ave, Ste. 200
Huntsville, AL 35801-4899

Benchmark Design Group
Greg Mitchell, PE
2026-B Republic Drive
Tyler, TX 75701

Dear Applicants,

The request for approval of the site plan for the property located at 3221 Northgate Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Proposed improvements exceed one (1) acre. A drainage plan utilizing detention shall be submitted to the Engineering Department for approval.
2. All driving and parking areas shall be constructed of concrete.
3. "Future Pump Area" shown on the site plan needs to be screened.
4. All requirements of the Blalock Industrial Ordinance shall be met.
5. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
6. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

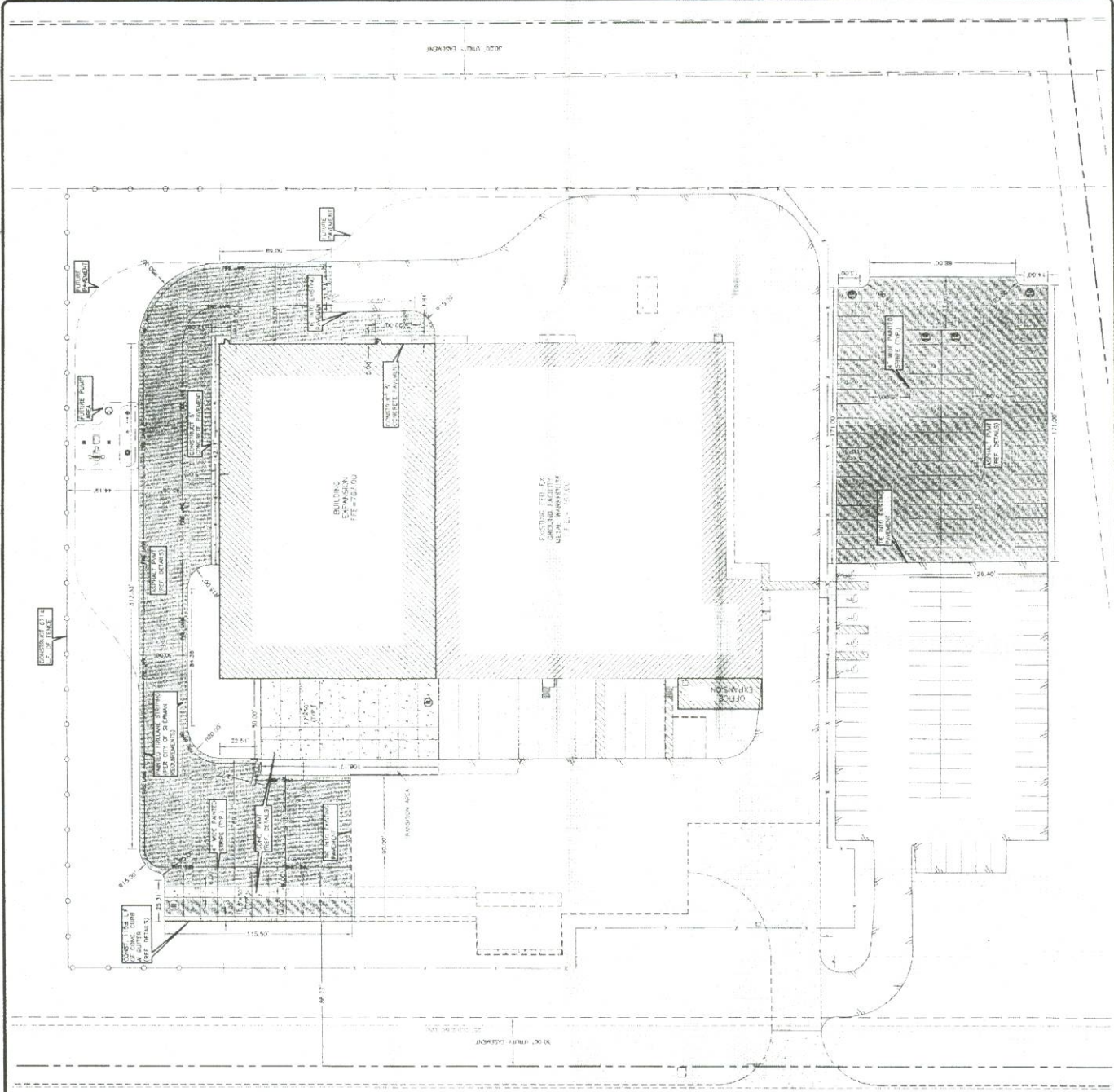
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

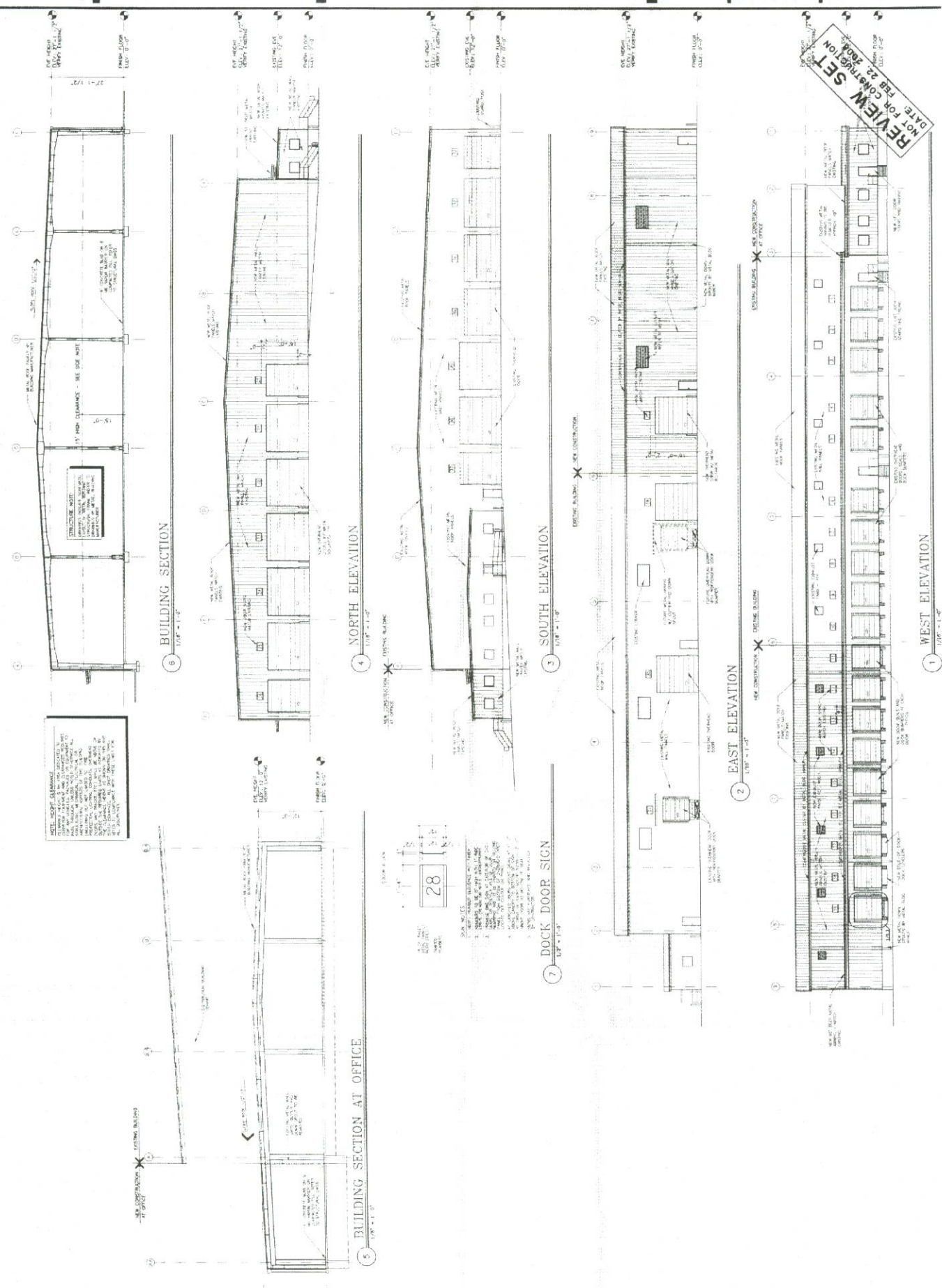
Respectfully,

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

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

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





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

2100-2200 Blocks U.S. Highway 75 South
Being Tract 1 – 1.325 acres in the Preston Kitchen Survey, Abstract No. 667 &
Tract 2 – 0.569 acres in the Preston Kitchen Survey, Abstract No. 667
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow patio homes in an R-1 (One Family Residential) District and O-1 (75&82) Overlay District.

Background

The property is located in the 2100-2200 Blocks of U.S. Highway 75 South, the Sherman Hills Country Club Development. The owner would like to construct patio homes on some of the lots in the Sunrise Tract at Sherman Hills, Phase II.

Adjacent Zoning:

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

Origination:

Sherman Hills Country Club, Ltd. (Owners), Teague, Nall and Perkins, Inc. (Engineers) and Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

R-A	SINGLE FAMILY AGRICULTURAL DISTRICT
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

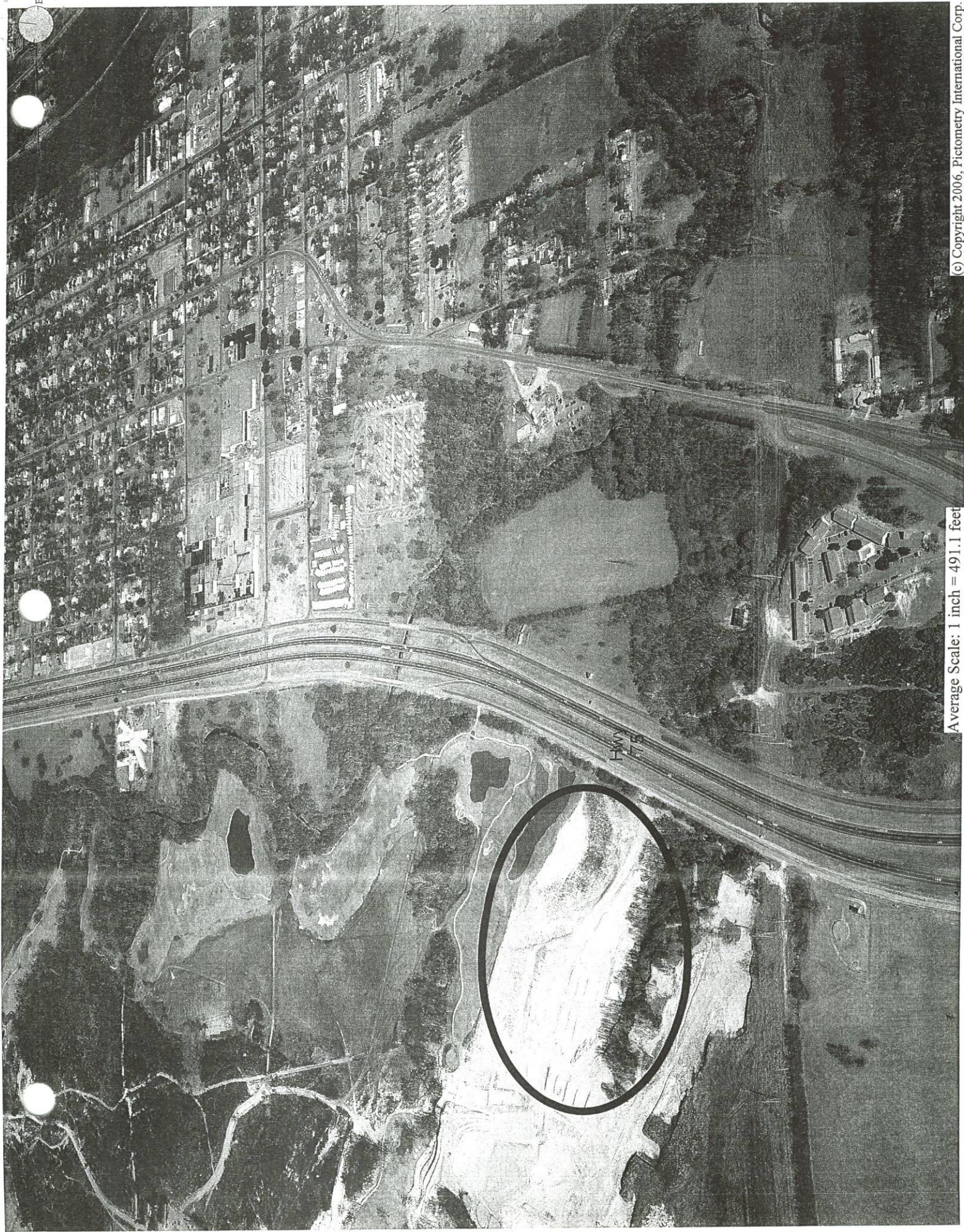
M-2	HEAVY MANUFACTURING DISTRICT
M H	MANUFACTURED HOUSING DISTRICT
BL	BLALOCK INDUSTRIAL PARK
O-1	OVERLAY DISTRICT - 75 & 82
O-1.1	OVERLAY DISTRICT - 1417
O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
CPO	COLLEGE PARK OVERLAY
A&C	ARTS & CULTURAL OVERLAY DISTRICT
CBD	CENTRAL BUSINESS DISTRICT



2100-2200 BLOCKS OF
U.S. HWY 75 SOUTH
VARIANCE TO ORDINANCE No. 2280

ENGINEERING DEPARTMENT

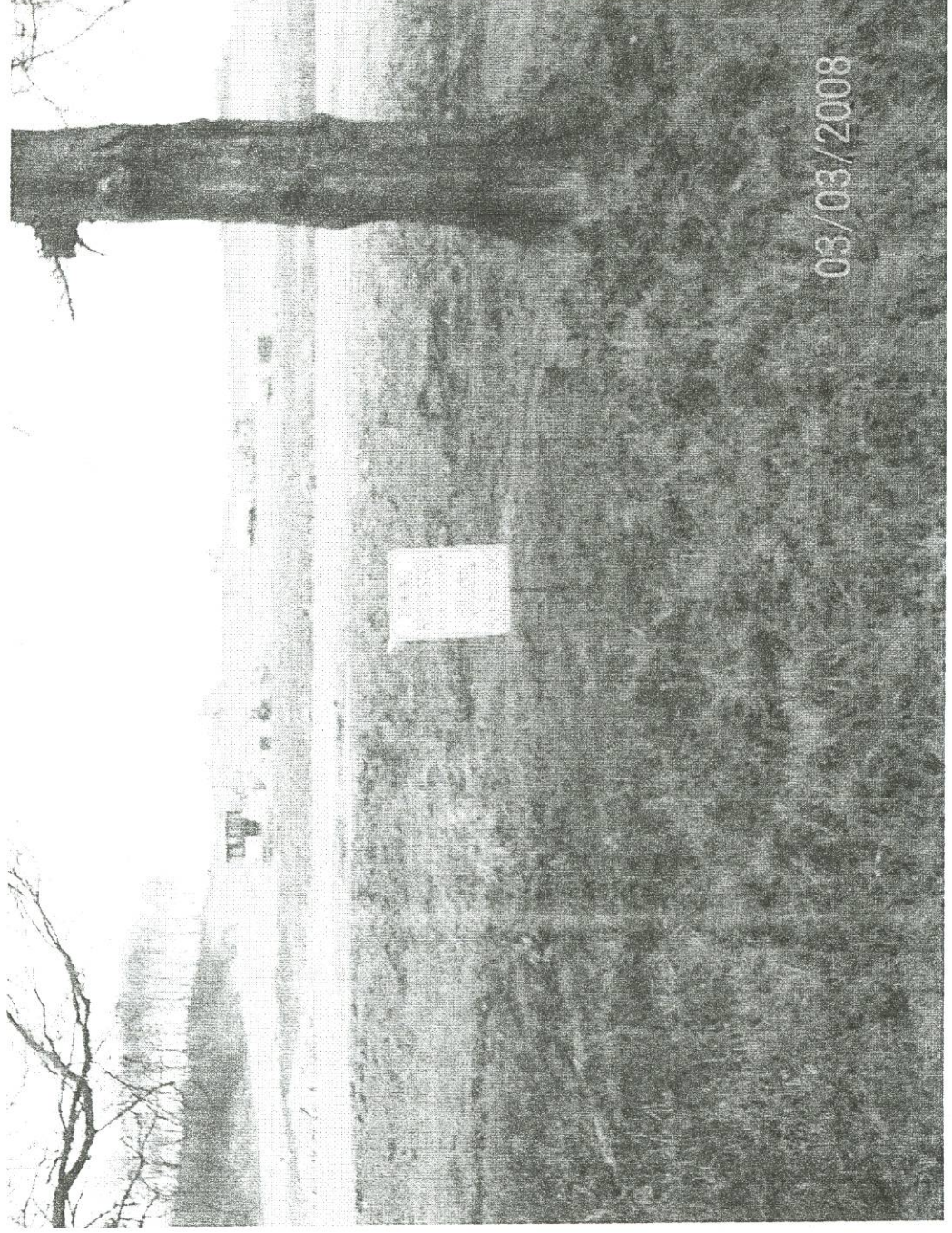




Average Scale: 1 inch = 491.1 feet

© Copyright 2006, Pictometry International Corp.

2100-2200 Blocks Hwy 75 S.



**STAFF REVIEW LETTER**

March 12, 2008

Sherman Hills Ltd.
500 Grenoble Rd.
Santa Barbara, CA 93110

Sherman Hills Country Club Ltd.
1800 W. Moore
Sherman, Texas 75092

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

Dear Applicants,

The request for approval of a Specific Use Permit and site plan to allow patio homes for the property located in the 2100-2200 Blocks of U.S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

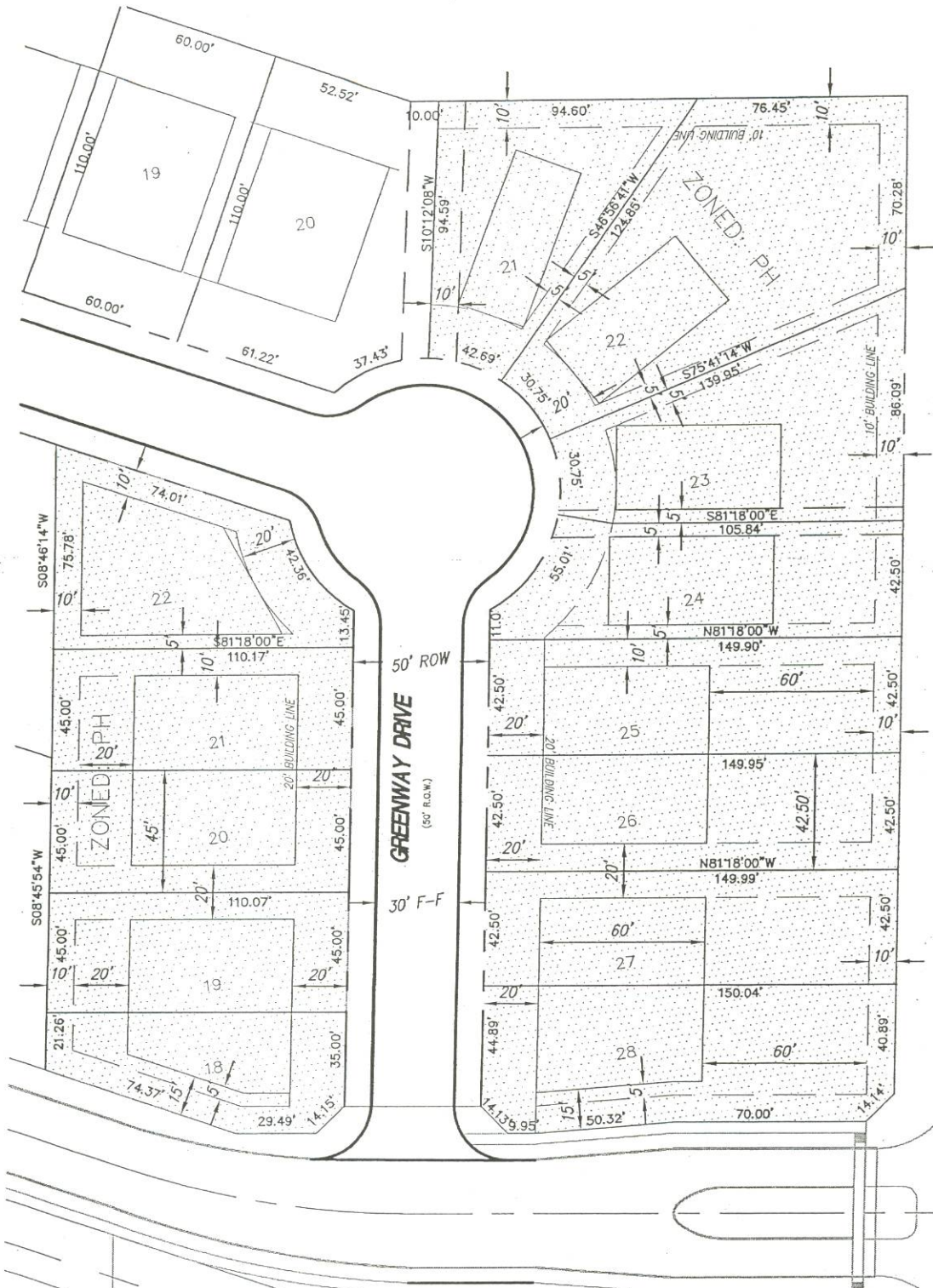
1. The Specific Use Permit approval is contingent upon the final plat being approved and all conditions of the staff review letter being met regarding the plat.
2. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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



SCALE
HORIZ
1"=40'
VERT
N/A
DATE
MAR 2008



TEAGUE NALL AND PERKINS
ENGINEERS ♦ SURVEYORS ♦ CONSULTANTS

200 N. Travis, Suite 500
Sherman, Texas 75090
Phone: (903) 870-7089 • Fax: (903) 893-0152

CITY OF SHERMAN, TEXAS
TYPICAL LOT LAYOUT FOR
SUNRISE PHASE II PATIO HOME
LOT EXHIBIT

TNP PROJECT
MG107315
SHEET
01
OF
XX



**PRELIMINARY PLAT FOR
SUNRISE TRACT
AT SHERMAN HILLS PHASE II**

SHERMAN, GRAYSON COUNTY, TEXAS
10.692 ACRES
(45 RESIDENTIAL LOTS AND 13 TOWN HOME LOTS)
FEBRUARY, 2008

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

2100-2200 Blocks of U.S. Highway 75 South
11.38 acres in the Preston Kitchen Survey, Abstract No. 667
Preliminary Plat

Requested Action/Proposed Use:

Approval of the preliminary Plat of Sunrise Tract at Sherman Hills, Phase II

Background

The property is located in the Sherman Hills Addition and is directly north of the Sunrise Tract currently under development. The developer plans on providing patio homes and regular sized lots.

Adjacent Zoning:

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

Origination:

The request of Sherman Hills Country Club, Ltd. (Owners), Teague, Nall and Perkins, Inc. (Engineers) and Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

Residential/Floodplain

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review

Prepared By:

Rita Gaither
Planning & Development Coordinator

Approved By:

Mark Gibson,
Director of Utilities & Engineering Services



LEGEND

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

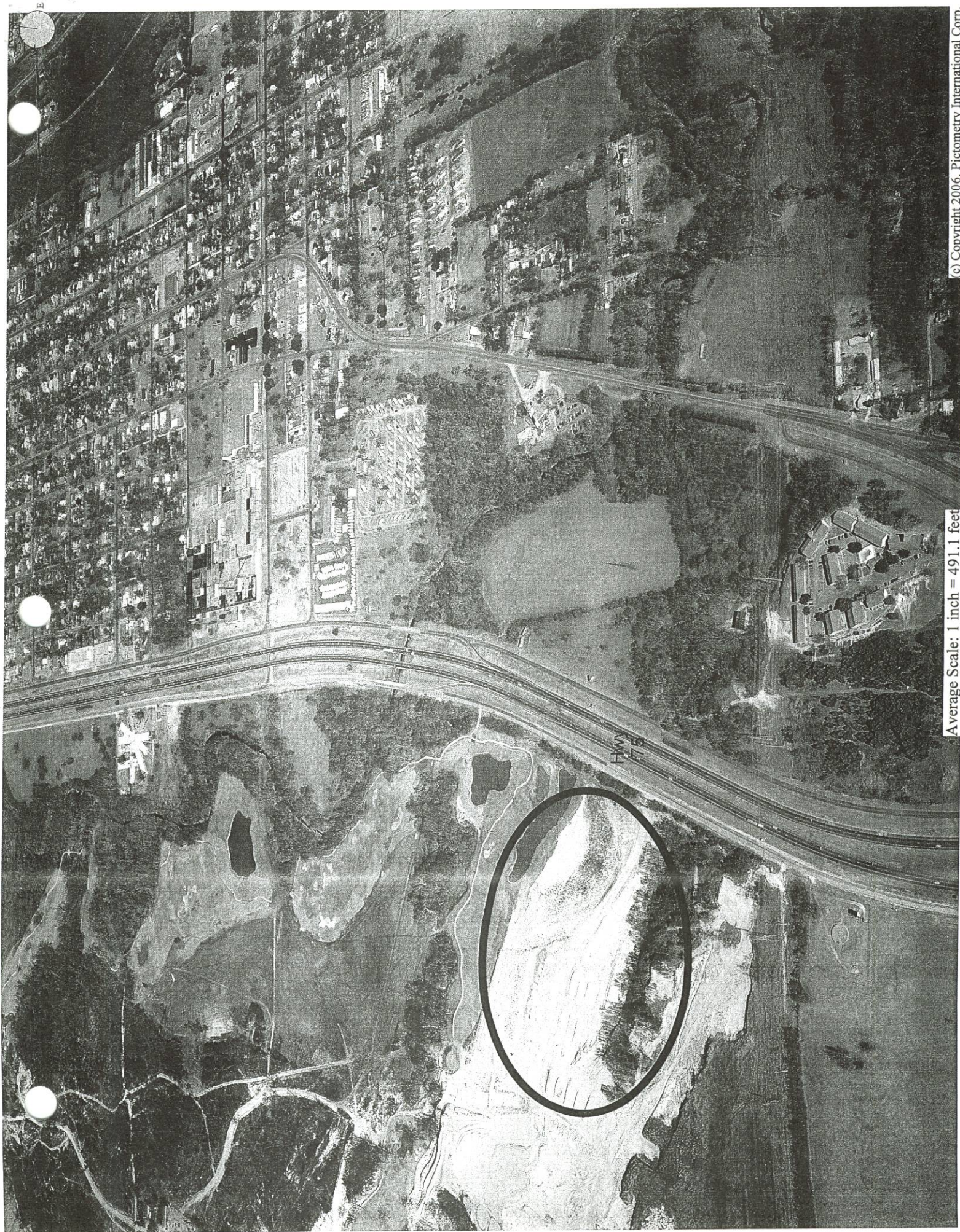
	M-2 HEAVY MANUFACTURING DISTRICT
	M-H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	O-1 OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



2100-2200 BLOCKS OF
U.S. HWY 75 SOUTH
PRELIMINARY PLAT

ENGINEERING DEPARTMENT





SHERMAN



STAFF REVIEW LETTER

March 11, 2008

Sherman Hills Ltd.
500 Grenoble Rd.
Santa Barbara, CA 93110

Sherman Hills Country Club Ltd.
1800 W. Moore
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a preliminary plat for property located in the 2100-2400 Blocks of U.S. Highway 75 South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

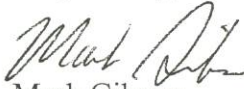
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Detention facilities are required unless runoff from the site can be directly carried to a designated FEMA floodway that has adequate capacity. A drainage plan shall be provided.
2. It is recommended that a lot grading plan be included in the design of the subdivision.
3. Existing contours shall be shown on the preliminary plat.
4. Proposed blocks shall be labeled in a systematic arrangement. Only part of Block D is labeled and the proposed lot numbers cause confusion without additional blocks.
5. Add a water main gate valve near the horizontal curve in Greenway Drive.
6. The water main connection between lots 5 and 6 to the existing 16" water main along U.S. Highway 75 is not needed.
7. The preliminary plat shall show the actual boundary survey.
8. Final Plat will not be considered by the board until the LOMA is completed.
9. The preliminary plat is valid for a period of one-year. If substantial progress has not been made with the development within one year, the preliminary plat shall be resubmitted for staff approval and if changed, commission approval.
10. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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 your authorized representative to present your request on the date and time stated above.

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

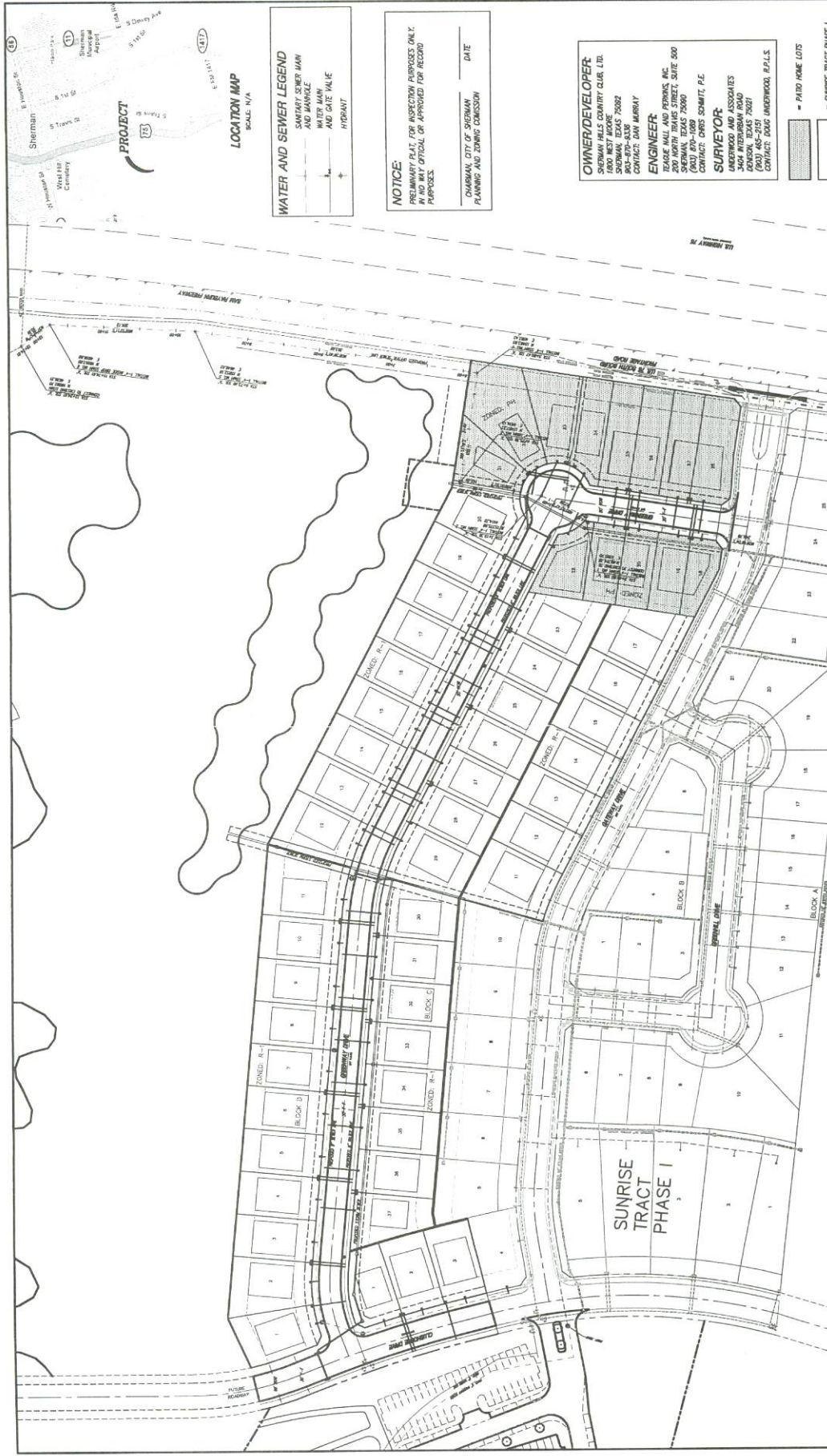
Respectfully,



Mark Gibson

Director of Utilities and Engineering

cc: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Teague, Nall and Perkins, Inc., 200 N. Travis, Ste. 500, Sherman, Texas 75090
Underwood Drafting & Surveying 3404 Interurban Road, Denison, Texas 75021



**PRELIMINARY UTILITY PLAN FOR
SUNRISES TRACT PHASE II
AT SHERMAN HILLS PHASE II**
SHERMAN, GRAYSON COUNTY, TEXAS
11.38 ACRES
(45 RESIDENTIAL LOTS AND 13 TOWN HOME LOTS)
FEBRUARY, 2008

OWNER/DEVELOPER
SHERMAN HILLS COUNTY CLUB, LTD.
1800 WEST 18TH STREET, SUITE 500
SHERMAN, TEXAS 75069
PHONE: 940-870-8338
CONTACT: DAN MURRAY

ENGINEER
TEAGUE NALL AND PERKINS, INC.
200 NORTH TRAVIS STREET, SUITE 500
SHERMAN, TEXAS 75069
PHONE: 940-870-8338
CONTACT: CHRIS SCHMITZ, P.E.

SURVEYOR
UNDERWOOD AND ASSOCIATES
3404 INTERURBAN ROAD
DALLAS, TEXAS 75247
PHONE: 972-465-2001
CONTACT: DOUG UNDERWOOD, R.P.L.S.

NOTICE:
PRELIMINARY PLAN, FOR INSPECTION PURPOSES ONLY.
IN NO WAY OFFICIAL OR APPROVED FOR RECORD
PURPOSES.

**CHANDLER, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION**

DATE

WATER AND SEWER LEGEND
SANITARY SEWER MAIN
AND MANHOLE
WATER MAIN
AND GATE VALVE
HYDRANT

LOCATION MAP
SCALE: N/A

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100

TEAGUE NALL AND PERKINS, INC.
200 N. TRAVIS STREET, SUITE 500
SHERMAN, TEXAS 75069
PHONE: (940) 870-8338
FAX: (940) 870-8339
WWW.TNP-COLLIER.COM



PROJECT

LOCATION MAP
SCALE: N/A

LOT SUMMARY

RESIDENTIAL AREA	10,692 ACRES
NUMBER OF RESIDENTIAL LOTS	50
AVERAGE LOT	0.15 ACRES
SMALLEST LOT	0.09 ACRES
LARGEST LOT	0.25 ACRES

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

CHARMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

DATE _____
DRAFT UNDERWOOD, R.P.L.L.
Registered Professional Land Surveyor No. _____
The surveyor is not responsible for any errors or omissions in this survey or plat, including any errors or omissions in the accompanying plat, which may be made by the surveyor or the platting agency.

OWNER/DEVELOPER
SHERMAN HILLS COUNTRY CLUB, LTD.
SHERMAN HILLS COUNTRY CLUB, LTD.
SHERMAN, TEXAS 75002
900-875-8338
CONTACT: GUY BARRY

ENGINEER
TEAGUE NALL AND PERKINS, INC.
SHERMAN, TEXAS 75002
900-875-8338
CONTACT: CHRIS SCHMITT, P.E.

SURVEYOR
UNDERWOOD AND ASSOCIATES
SHERMAN, TEXAS 75002
900-875-8338
CONTACT: DAVE UNDERWOOD, R.P.L.L.

- PATIO HOME LOTS
- SUNRISE TRACT PHASE I
- PROPOSED GREENWAY DRIVE

**PRELIMINARY PLAT FOR
SUNRISE TRACT
AT SHERMAN HILLS PHASE II**
SHERMAN, GRAYSON COUNTY, TEXAS
11.38 ACRES
(45 RESIDENTIAL LOTS AND 13 TOWN HOME LOTS)
FEBRUARY, 2008



City of Sherman
Planning and Zoning Commission
Board of Adjustments

Agenda Communication Form

March 18, 2008

Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

2100-2200 Blocks U.S. Highway 75 South
Being Tract 1 – 1.325 acres in the Preston Kitchen Survey, Abstract No. 667 &
Tract 2 – 0.569 acres in the Preston Kitchen Survey, Abstract No. 667
Variance

Requested Action/Proposed Use:

Variance to allow zero setbacks to be adjacent with no more than two patio homes attached in one grouping in an R-1 (One and Two Family Residential) District and the O-1 (75&82) Overlay District.

Background

The property is located in the 2100-2200 Blocks of U.S. Highway 75 South, the Sherman Hills Country Club Development. The owner would like to construct patio homes on some of the lots in the Sunrise Tract at Sherman Hills, Phase II.

Adjacent Zoning:

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

Origination:

Sherman Hills Country Club, Ltd. (Owners), Teague, Nall and Perkins, Inc. (Engineers) and Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

Residential

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

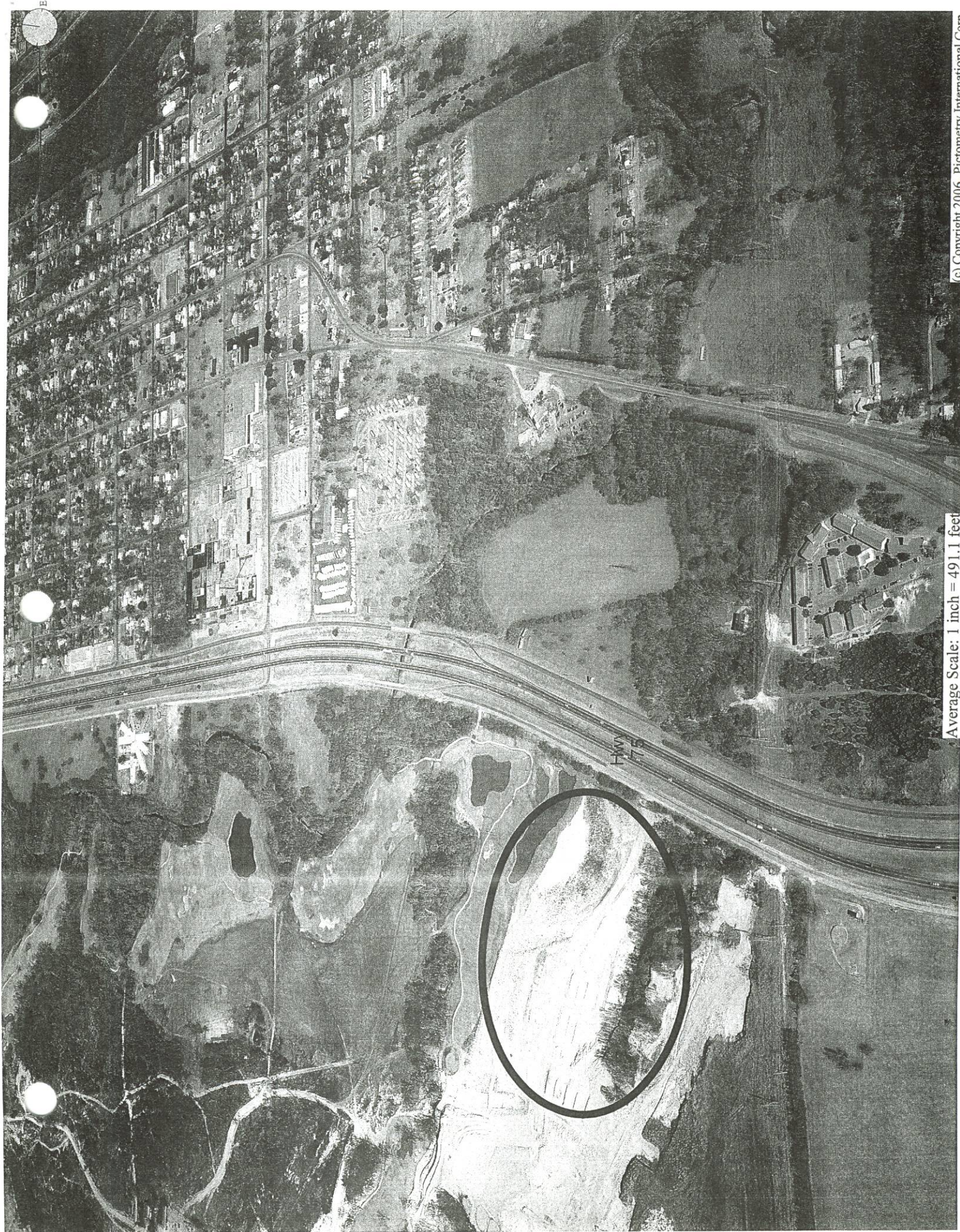
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M-H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT	BLA	BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS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



2100-2200 BLOCKS OF
U.S. HWY 75 SOUTH
VARIANCE TO ORDINANCE No. 2280

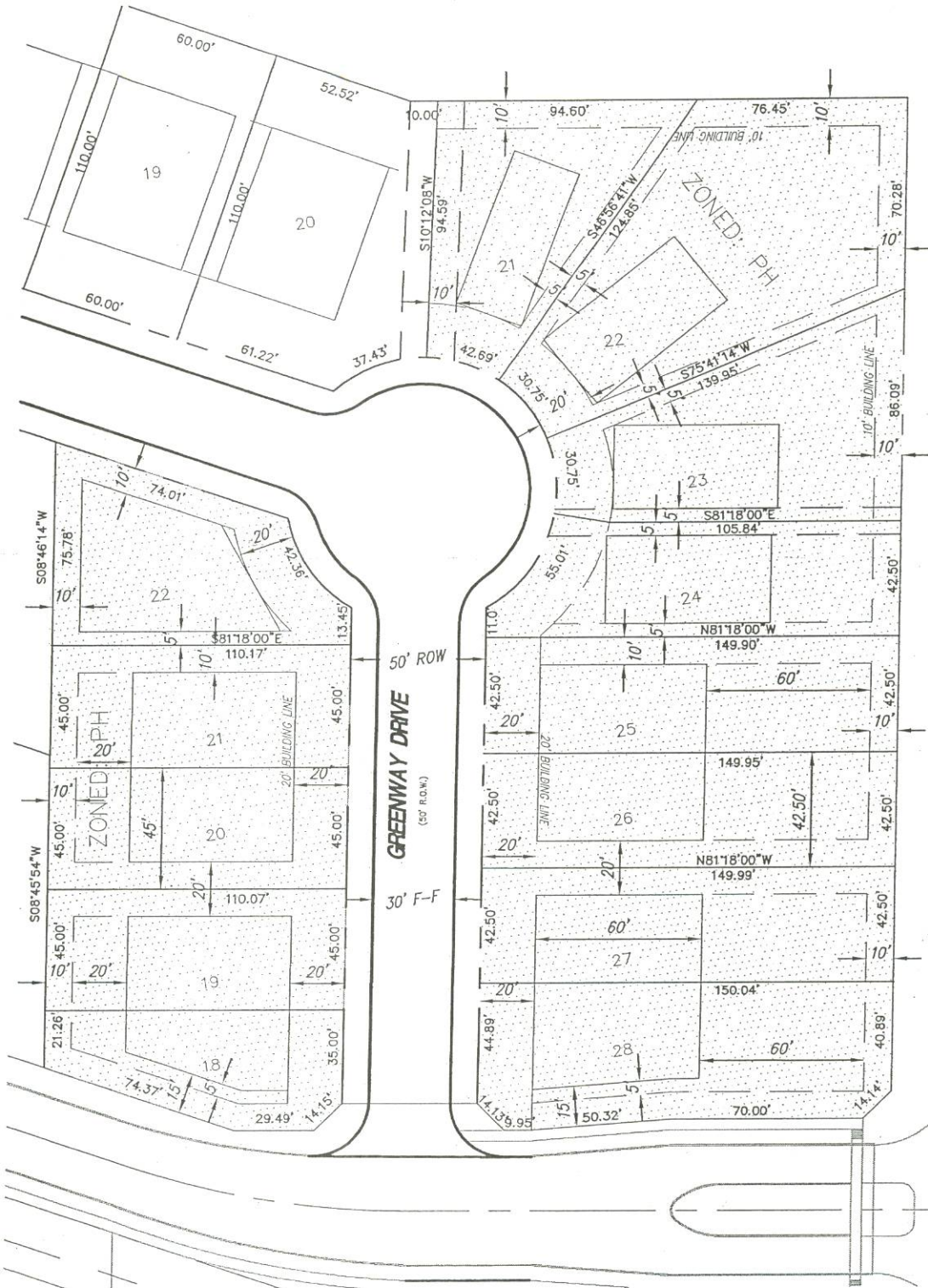
ENGINEERING DEPARTMENT





Average Scale: 1 inch = 491.1 feet

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SCALE
HORIZ
1"=40'
VERT
N/A
DATE
MAR 2008



TEAGUE NALL AND PERKINS
ENGINEERS ♦ SURVEYORS ♦ CONSULTANTS

200 N. Travis, Suite 500
Sherman, Texas 76090
Phone: (903) 870-1089 • Fax: (903) 893-0152

CITY OF SHERMAN, TEXAS
TYPICAL LOT LAYOUT FOR
SUNRISE PHASE II PATIO HOME
LOT EXHIBIT

TNP PROJECT
MG107315
SHEET
01
OF
XX

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

2100 Block of East Lamar Street
1.76 acres in the George B. Pilant Survey, Abstract No. 963
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of the Launching Pad Addition

Background

The property is located at the southeast corner of Colbert Street and East Lamar. This is the first phase of development of this property. This development will include street dedication and construction of South Colbert. The property is zoned commercial and the owners intend to have an indoor batting facility.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

The request of TPCR, LLC (Owners), Vilbig & Associates (Engineers) and Sartin & Associates (Surveyors).

Master Plan Designation:

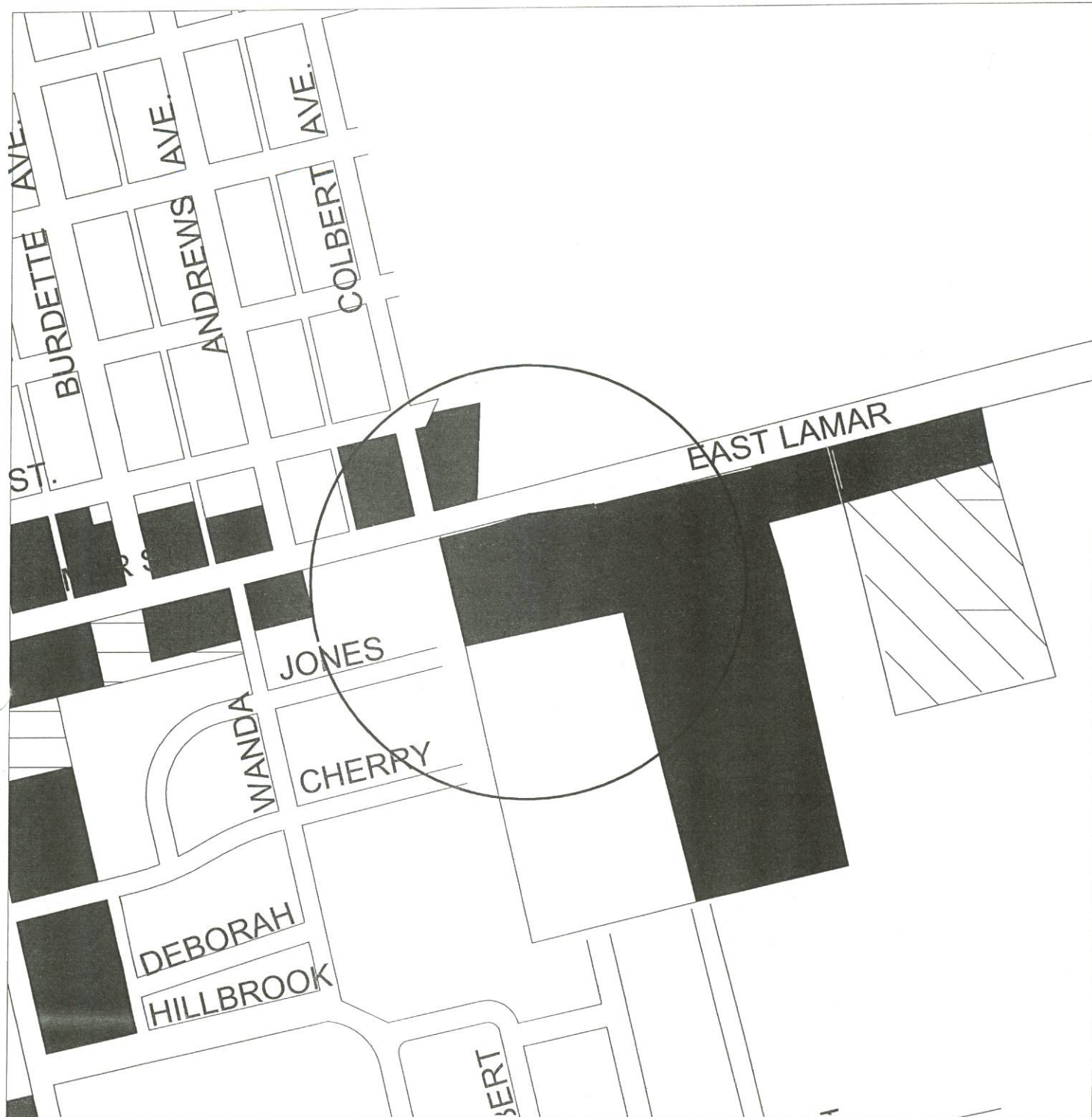
Retail/Commercial

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

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



LEGEND

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



2100 BLOCK EAST LAMAR ST. FINAL PLAT

Department of Developmental Services





Scale: 1 inch = 155.0 feet

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**STAFF REVIEW LETTER**

March 11, 2008

TPCR, LLC
2001 Skyline Dr., Ste. A-145
Sherman, Texas 75092

Dear Applicants,

The request for approval of a Final Plat of the Launching Pad concerning the property located in the 2100 Block of East Lamar has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
2. Original tax certificates shall be furnished prior to recording of the plat.
3. Water Pro Rata in the amount of \$7,249.35 is required.
4. Sewer Pro Rata in the amount of \$6,282.77 is required.
5. A utility layout is to be provided to the City of Sherman Engineering Department.
6. Detention facilities are required unless runoff from the site can be directly carried to a designated FEMA floodway that has adequate capacity. A drainage plan shall be provided.
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 & 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.

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

Respectfully,

A handwritten signature in dark ink, appearing to read "Mark Gibson", written in a cursive style.

Mark Gibson
Director of Utilities and Engineering

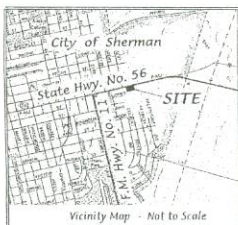
cc: George Olson, City Manager
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Doreen E. McGookey, City Attorney
Angela Gurley, Customer Service Manager
Vilbig & Associates, 10132 Monroe Drive, Dallas, Texas 75229
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75090

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



LAUNCHING PAD

An Addition
to the
CITY of SHERMAN, TEXAS



Owner & Developer

Derek Humphreys
4200 Quail Run Rd.
Sherman, Texas

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1853 Sherman, Texas 75091-1853
Ph. (903) 892-8003 Fax (903) 865-2970

STNGATE.pcs
SHEET 1 OF 2

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

2100 Block of East Lamar Street
Being 1.76 acres in the George B. Pilant Survey, Abstract No. 963
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and site plan approval to allow indoor batting cages in a C-1 (Retail Business) District.

Background

The property is located in the 2100 Block of East Lamar Street across from the Sherman High School. The owner would like to construct a 16,000 square foot metal building for indoor batting cages. Sixty four parking spaces will be provided.

Adjacent Zoning:

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

Origination:

TPCR, LLC (Owners), Vilbig & Associates (Engineers) and Sartin & Associates (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

55

Objections Received:

0

Attachments:

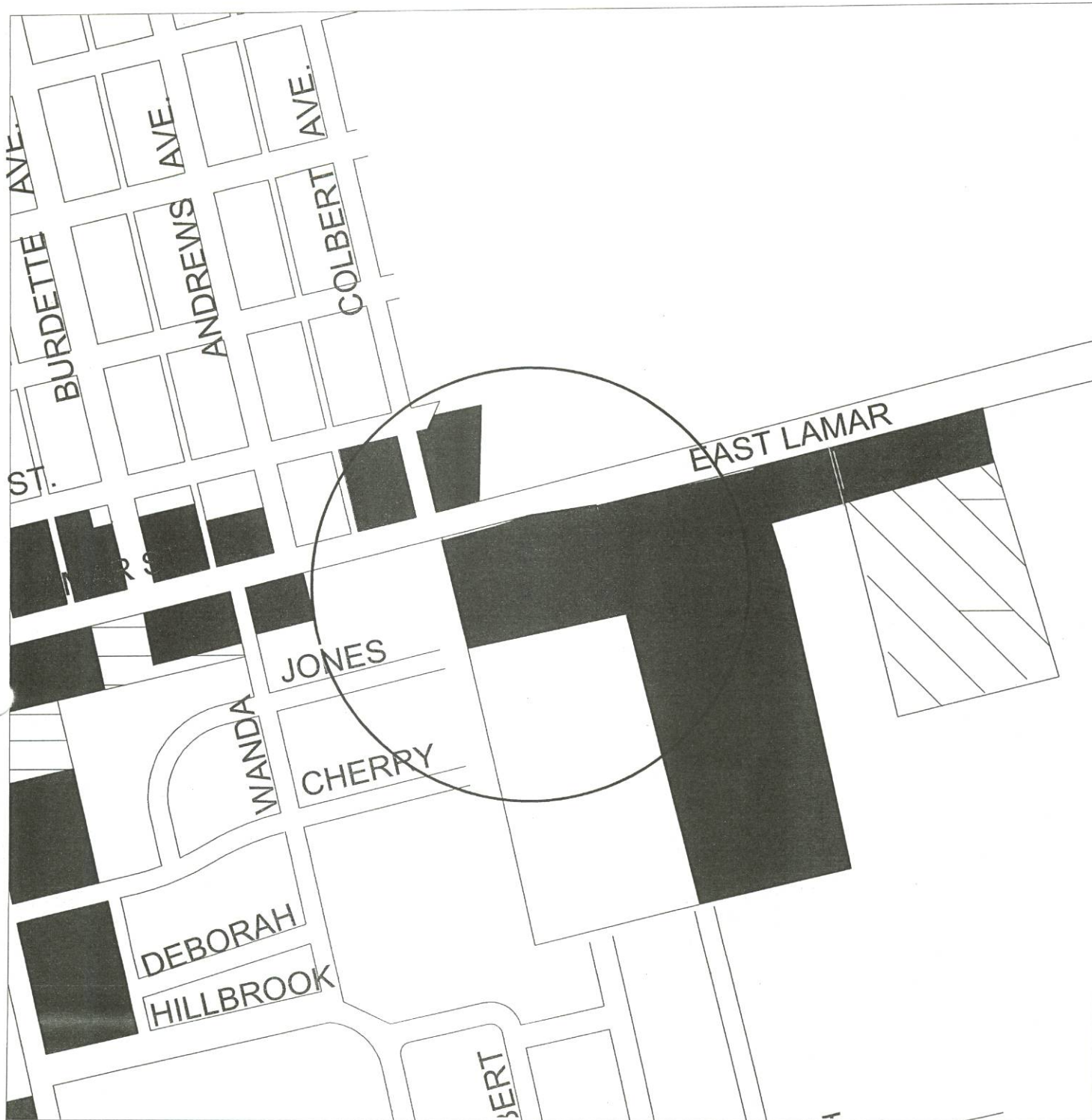
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



2100 BLOCK EAST LAMAR ST. SPECIFIC USE & SITE PLAN

Department of Developmental Services





Scale: 1 inch = 155.0 feet

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2100 Blk. E. Lamar



STAFF REVIEW LETTER

March 12, 2008

TPCR, LLC
2001 Skyline Dr., Ste. A-145
Sherman, Texas 75092

Vilbig & Associates
10132 Monroe Drive
Dallas, Texas 75229

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

Dear Applicants,

The request for approval of a Specific Use Permit and site plan to allow indoor batting cages for the property located in the 2100 Block of East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Screening is required adjacent to residentially zoned property.
2. A fifteen foot (15') setback is required adjacent to any residential district.
3. All aspects of the Commercial Tree and Landscaping Ordinance must be followed.
4. Parking spaces are required to be 9' X 20' minimum.
5. Screened trash receptor is required and to be shown in main building area.
6. Hillside Drive (37' min. for commercial property) shall be constructed along the west side of the Launching Pad Addition as part of this development.
7. If permitted, a driveway permit approved by the City and by TxDOT is required for any driveway on Lamar Street.
8. A driveway permit is required for any driveway on Hillside Drive and shall meet the City of Sherman guidelines.
9. All driving and parking areas shall be constructed of concrete.
10. Sidewalks are to be placed along Lamar Street and Hillside Drive.
11. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval.
12. 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, City Manager

Mark Gibson, Director Utilities & Engineering Services

Doreen E. McGookey, City Attorney

Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal

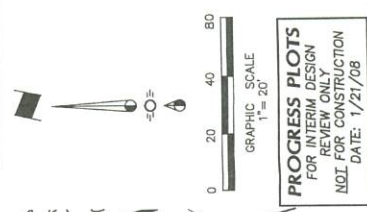
Jeff Miller, Director of Public Works

James Shankles, Jr., P.E., City Engineer

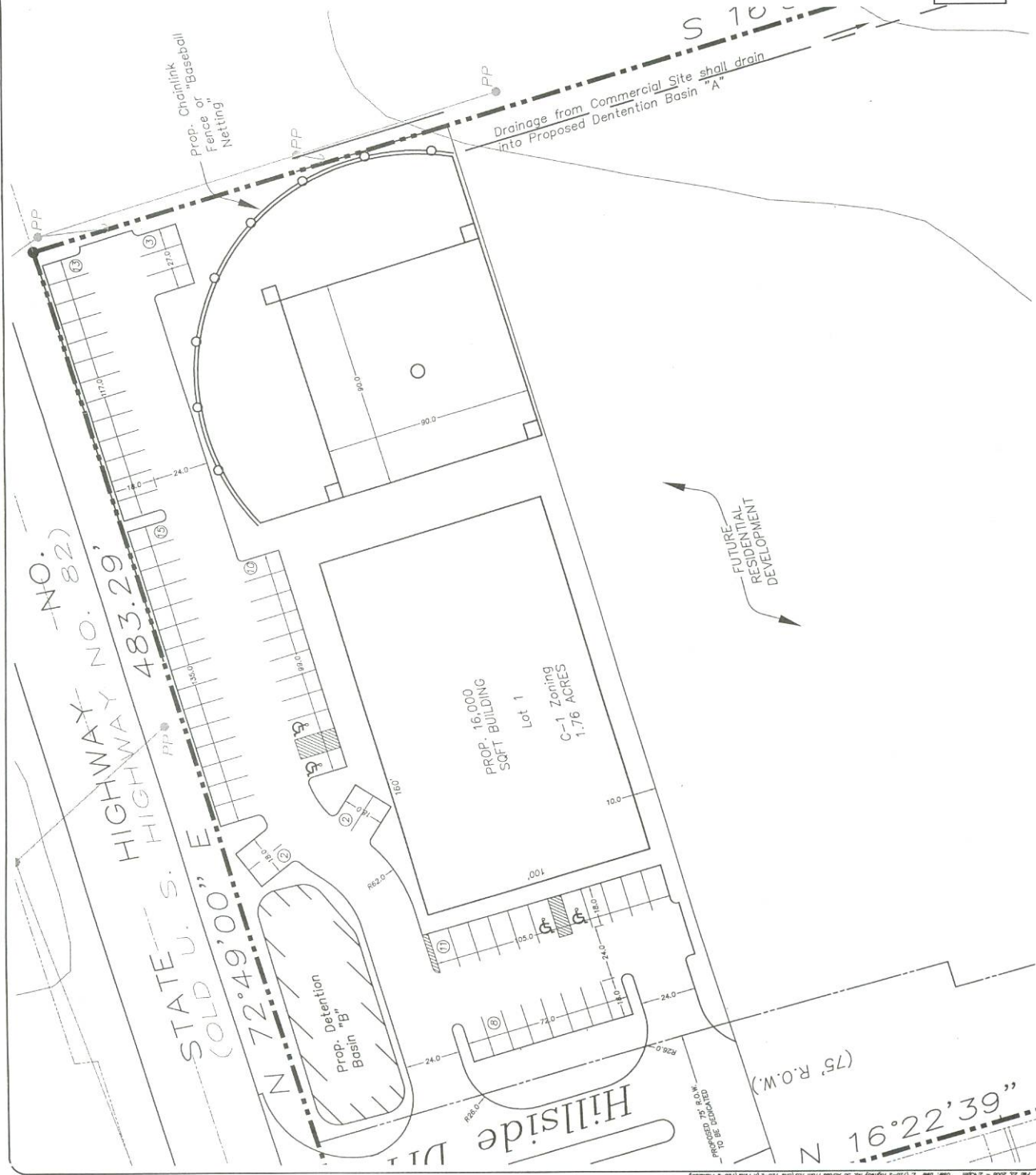
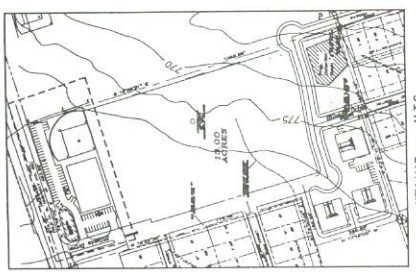
PROPOSED
COMMERCIAL
TRACT

STONEGATE ADDITION
South side of S.H. 56 East of S.H. 71
Sherman, Texas

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
10132 MONROE DRIVE DALLAS, TEXAS 75229
(214) 352-7333 fax (214) 352-0999

[illegible]

PROPOSED BUILDING:	15,000 sq. ft.
HANDICAP PARKING REQUIRED:	3 spaces
HANDICAP PARKING PROVIDED:	4 spaces
PARKING PROVIDED:	60
HANDICAP PROVIDED:	4
TOTAL:	64 total spaces



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

875 North Creek Drive
Being Lot 6, Block 1, Sherman Town Center, Section Two
Variance

Requested Action/Proposed Use:

Variance to allow a 14.5' foot side yard setback in lieu of the 25' required on a special setback street for an outdoor seating/dining area in a C-1 (Retail Business) District and the O-1 (75&82) Overlay District.

Background

The property is located at the northwest corner of Northcreek Drive and Loy Lake Road in the Sherman Town Center Development. The owners would like to construct a 314 square foot patio area for outdoor seating and dining 14.5 foot from the side property line. Northcreek Drive is a major thoroughfare, so a 25' side yard setback is required. There will be a 4' wrought iron fence around the patio.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

AS-71 Sherman-Phase III (Owners), Stephan Sahayda (Representative) and Vilbig and Associates (Engineers)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

2

Objections Received:

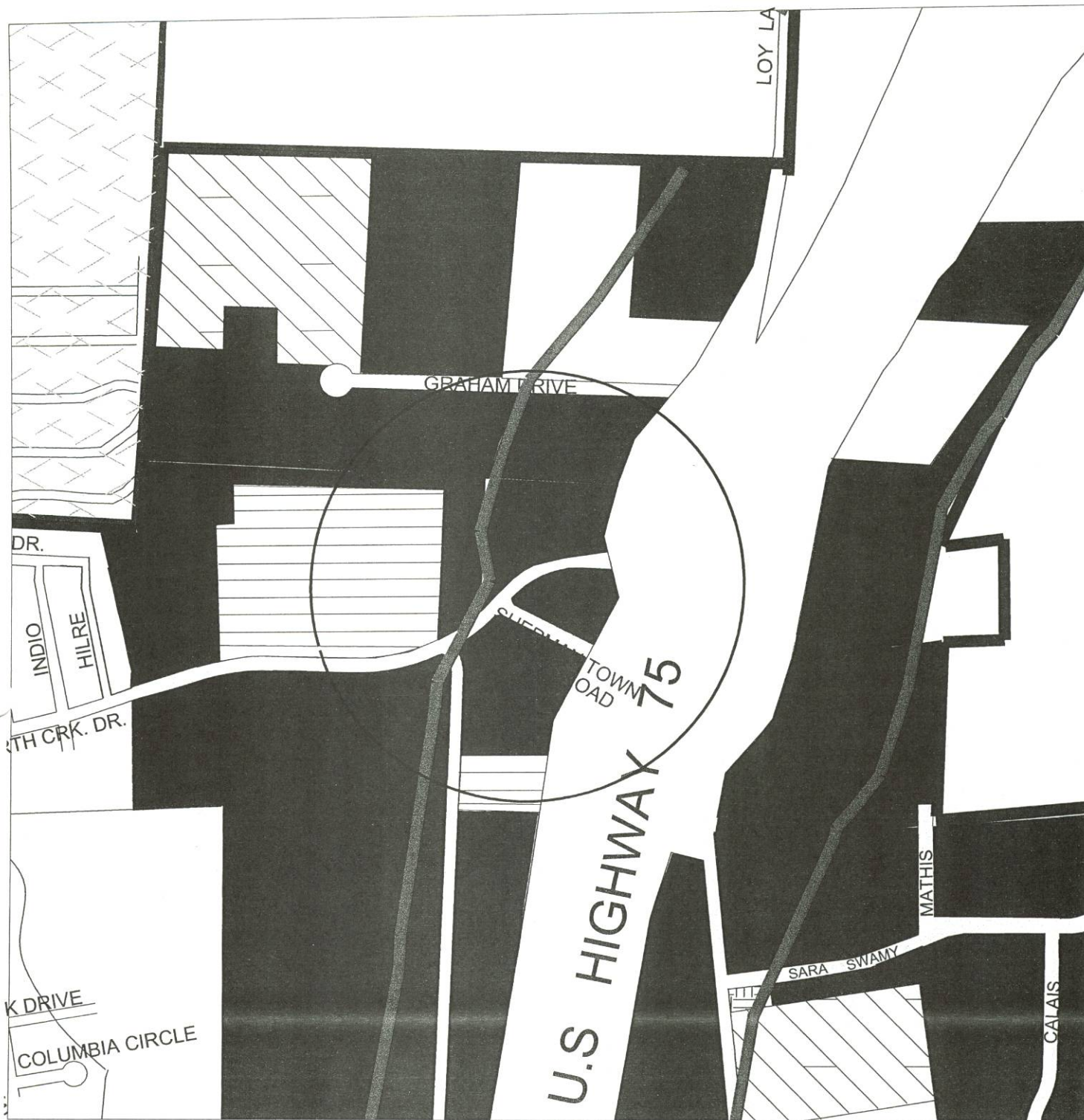
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



875 NORTH CREEK DRIVE VARIANCE

ENGINEERING DEPARTMENT

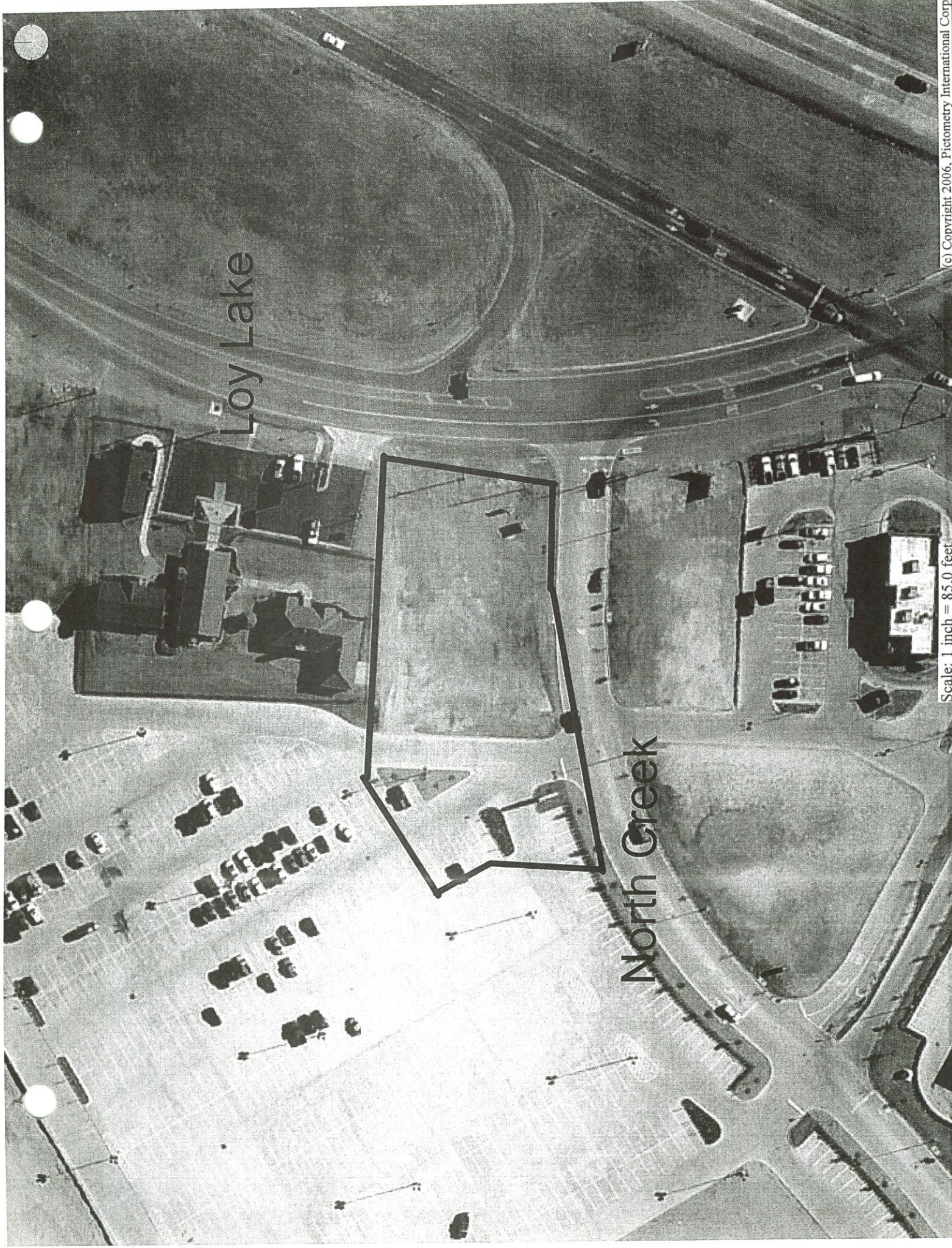


Loy Lake

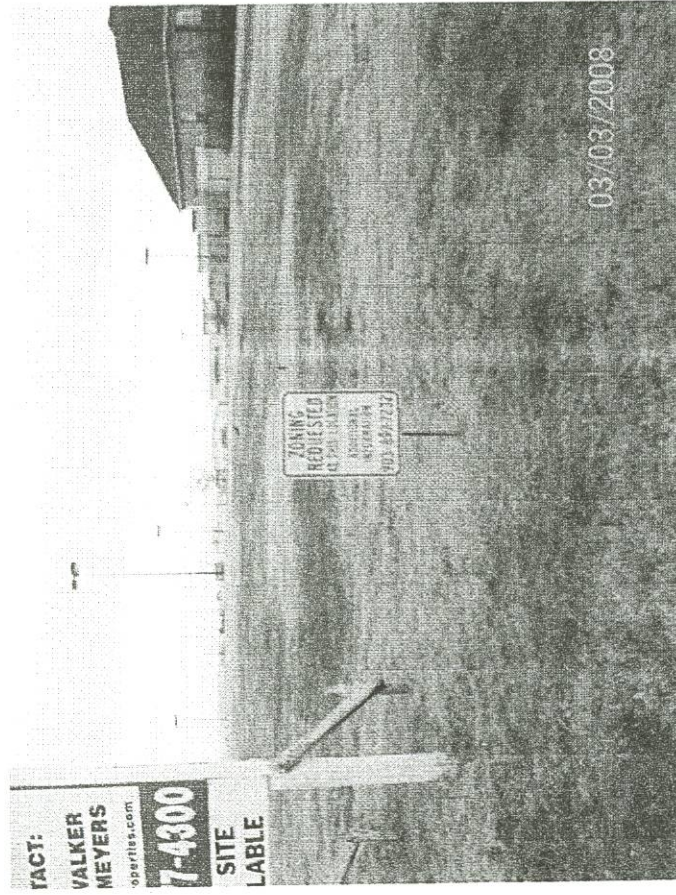
North Creek

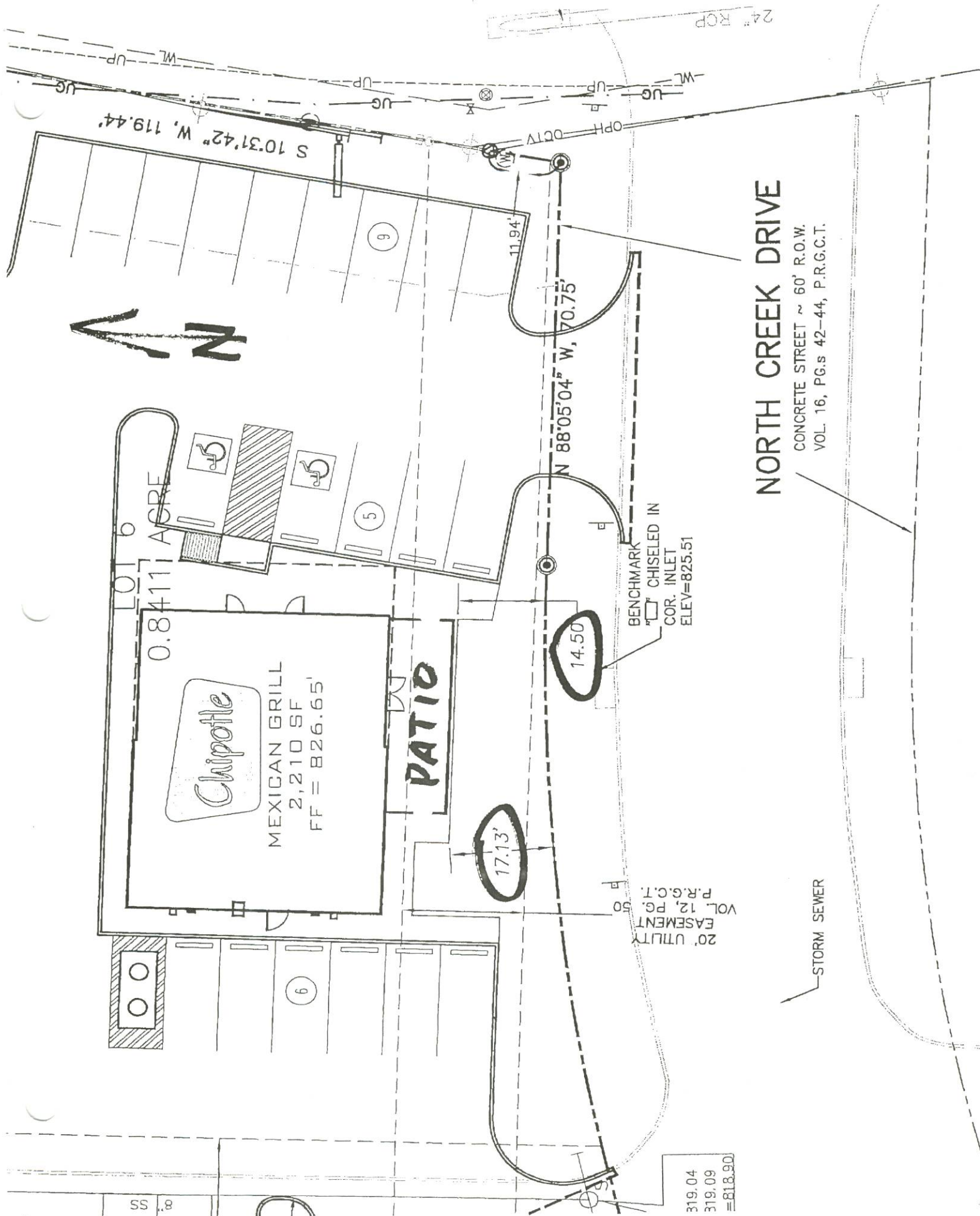
Scale: 1 inch = 85.0 feet

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875 North Creek Dr.





City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

875 North Creek Drive
Being Lot 6, Block 1, Sherman Town Center, Section Two
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for a Chipotle Mexican Grill.

Background

The property is located at the northwest corner of Northcreek Drive and Loy Lake Road in the Sherman Town Center Development. The owners would like to construct a 2,210 square foot restaurant. The exterior finish will be stone and glass. A ten (10) foot landscaped and irrigated area will be provided along Loy Lake Road. Forty (40) parking spaces will be provided.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

AS-71 Sherman-Phase III (Owners), Stephan Sahayda (Representative) and Vilbig and Associates (Engineers)

Master Plan Designation:

Retail/Commercial

Attachments:

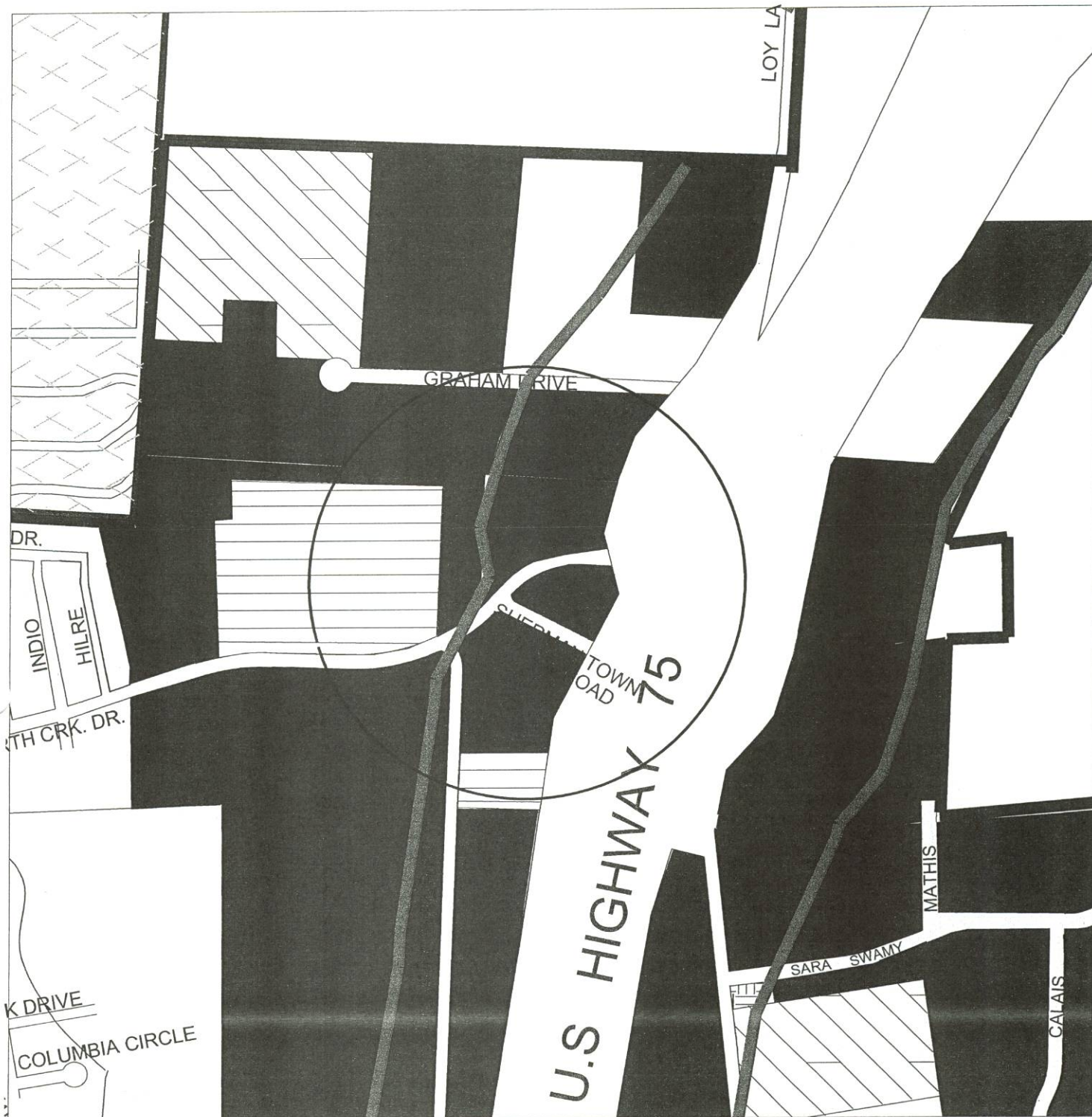
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



875 NORTH CREEK DRIVE SITE PLAN

ENGINEERING DEPARTMENT

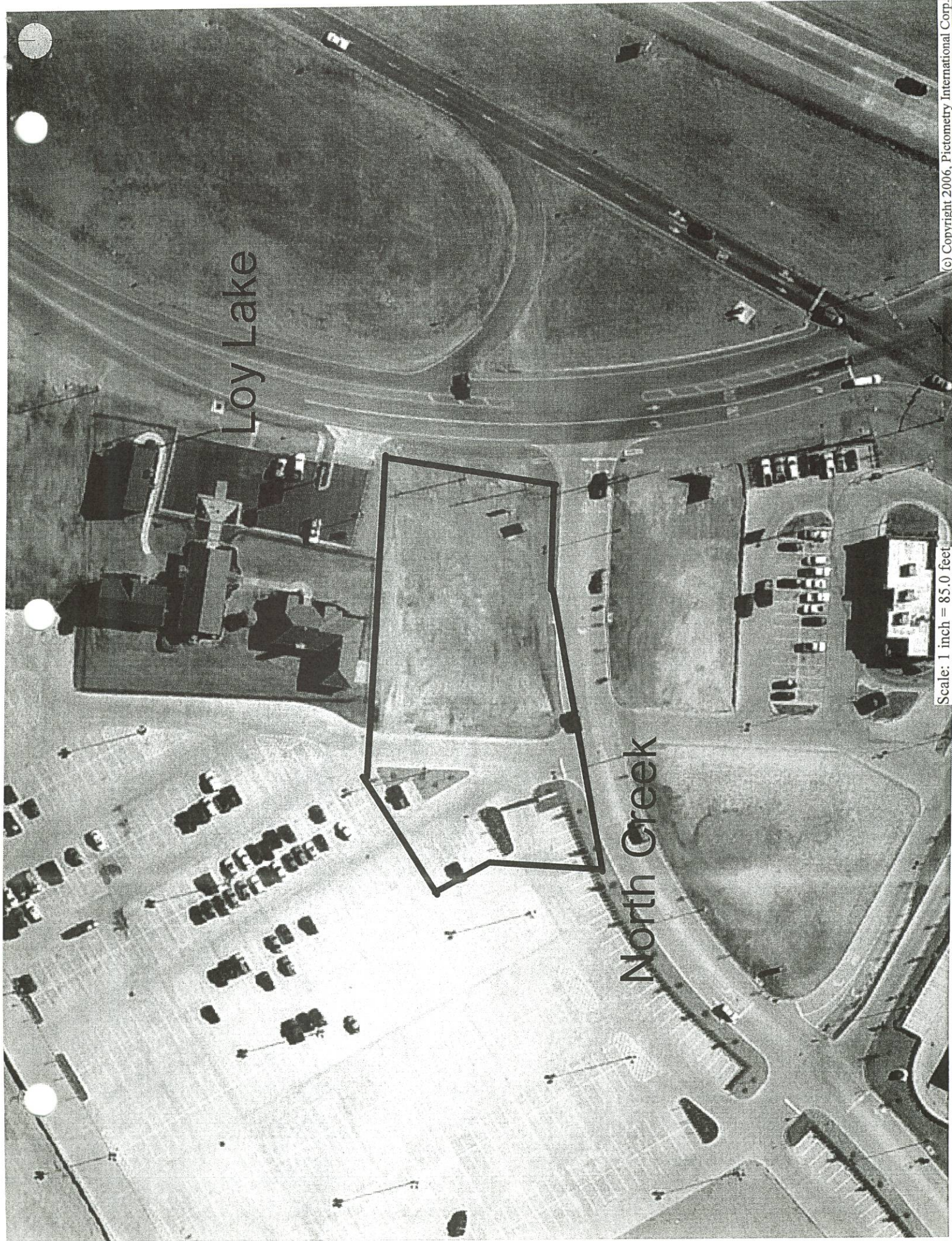


Loy Lake

North Creek

Scale: 1 inch = 85.0 feet

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**STAFF REVIEW LETTER**

March 12, 2008

AS-71 Sherman – Phase III
8807 W. Sam Houston Pkwy., Ste. 200
Houston, Texas 77040

Stephan Sahayda
855 Grandview Ave., Ste. 295
Columbus, OH 43215

Vilbig & Associates
10132 Monroe Drive
Dallas, Texas 75229

Dear Applicants,

The request for approval of a site plan for a Chipotle Mexican Grill for the property located at 875 Northcreek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the O-1 (75-82) Overlay District and the Commercial Tree and Landscaping Ordinance shall be followed.
2. Parking spaces are required to be 9' X 20' minimum.
3. The proposed pylon sign fronting Loy Lake Road should have a five (5) foot minimum setback.
4. Water Pro Rata in the amount of \$1,791.60 is required.
5. A driveway permit approved by the City of Sherman is required for driveways on North Creek Drive. Driveways shall be constructed according to City of Sherman standards.
6. All driving and parking areas shall be constructed of concrete.
7. Site plan approval is valid for a period of one-year. If substantial progress has not been made with the development within one year, the site plan shall be resubmitted for staff approval and if changed, commission approval
8. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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, City Manager

Mark Gibson, Director Utilities & Engineering Services

Doreen E. McGookey, City Attorney

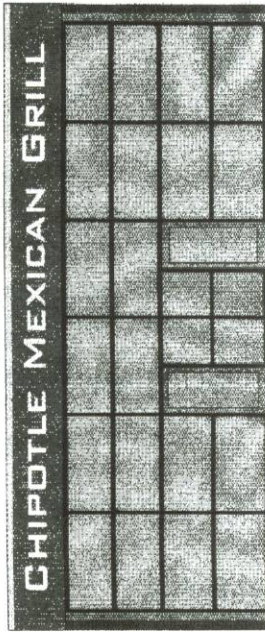
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal

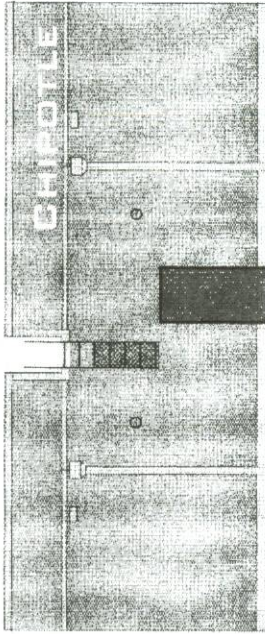
Jeff Miller, Director of Public Works

James Shankles, Jr., P.E., City Engineer

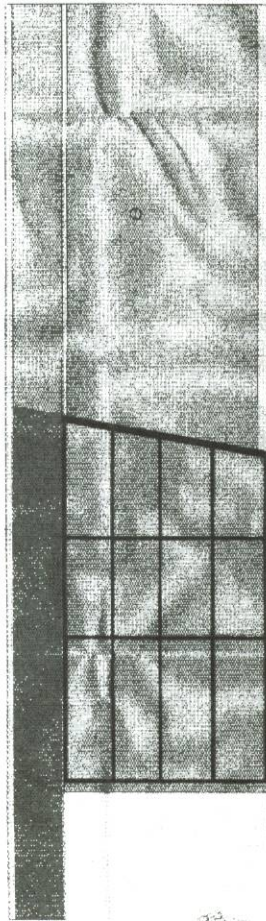




01.00.00



01.00.00



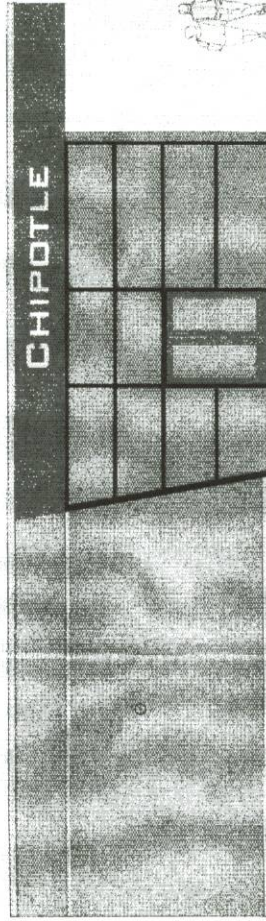
01.00.00

CHIPOTLE MEXICAN GRILL

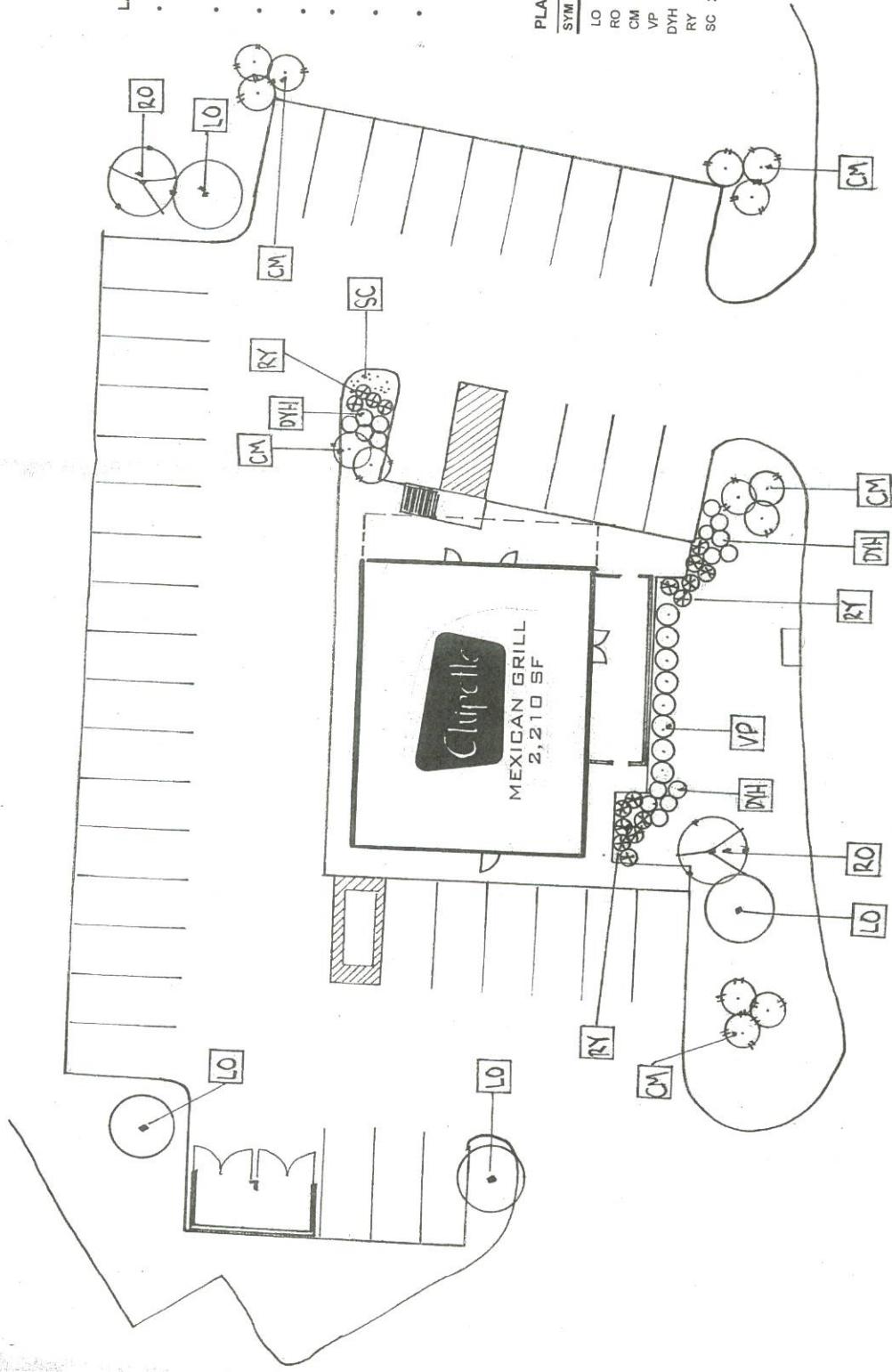
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CHIPOTLE

01.00.00



01.00.00



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect/Engineer of any discrepancies. Others supplied survey data of existing conditions.
- Contractor shall locate all existing underground utilities and notify Architect/Engineer of any conflicts.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor will provide a minimum of 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks and curbs.
- All landscape and turf areas to 100% irrigated with an underground automatic irrigation system.
- All lawn areas to be Bermuda Sod unless otherwise noted on the drawings.

PLANT LIST

SYM	Qty	Common Name	Scientific Name	Size	Spacing	Notes
LO	4	Live Oak	Quercus virginiana	3" cal as shown		B&B
RO	2	Red Oak	Quercus shumardii	3" cal as shown		B&B
CM	14	Crape Myrtle	Lagerstroemia indica	6-8' as shown		multi
VP	13	Variegated Privet	Ligustrum sinensis	5 gal 36" O.C.		full
DYH	21	Dwf. Yaupon Holly	Ilex vomitoria 'Nana'	5 gal 36" O.C.		full
RY	25	Red Yucca	Hesperaloe parviflora	5 gal 36" O.C.		full
SC	250	Annuals		4" Pot 6" spacing		

SITESCAPE
IRRIGATION & LANDSCAPE CONTRACTORS
SHERMAN, TEXAS

Chipotle MEXICAN GRILL #1195
"BIG BHERM"
NW/Corner Loy Lake Rd. & North Oest Dr
Sherman, Texas

LANDSCAPE PLAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

2100-2400 Blocks of Hudgins Road (Highway 289 Extension)
and the 400-500 Blocks of Preston Club Drive
51.57 acres in the Daniel Bickenback Survey, Abstract No. 128, the J.M. Thomas
Survey, Abstract No. 1234, the Henry L. Douglas Survey, Abstract No. 368
and the John K. Miller Survey, Abstract No. 819
Final Plat

Requested Action/Proposed Use:

Approval of the Final Plat of Preston Club, The Classics – Phase Four in the City of Sherman's Extra Territorial Jurisdiction

Background

The property is located in the extra territorial jurisdiction of the City of Sherman and is a continuation of the Preston Club Addition.

Adjacent Zoning:

NA

Origination:

Robert J. Tate, Christopher Rehmet, Claire Rehmet (Owners), Sartin and Associates (Surveyors), and George Kalmon (Engineer)

Master Plan Designation:

Residential

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

Approved By:
Mark Gibson,
Director of Utilities and Engineering



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



2100-2400 BLOCKS HUDGINS ROAD FINAL PLAT

ENGINEERING DEPARTMENT





Average Scale: 1 inch = 444.6 feet

**STAFF REVIEW LETTER**

March 11, 2008

Robert J. Tate
4520 Texoma Parkway
Sherman, Texas 75090

Christopher Rehmet
Claire Tate Rehmet
4520 Texoma Parkway
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Final Plat of Preston Club, The Classics, Phase Four concerning the property located in the 2100 - 2400 Blocks of Hudgins Road (S.H. 289 Extension) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. A preliminary drainage plan is to be provided. Detention is required unless the runoff from the development can be directly discharged to designated FEMA floodway that has adequate capacity.
2. Development in the floodplain shall follow City of Sherman regulation.
3. Remove Note 4 from the plat.
4. Finished floor elevations shall be 2' above the floodplain. Base flood elevations (BFE) shall be determined according to the FEMA manual "Managing Floodplain Development in Approximate Zone A Areas".
5. It is recommended that a lot grading plan be included in the construction plans.
6. A variance is required for no public street frontage. The plat as presented will not be recorded until a variance is granted.
7. A variance is required to construct a rural type roadway with lots less than an acre. The plat as presented will not be recorded until a variance is granted.
8. Street names shall be verified as acceptable by Grayson County 911 system to avoid duplications.
9. Any access to Hwy. 289 will require conformance to TxDOT guidelines.
10. At a minimum, utilities shall be constructed according to TCEQ rules.

11. Letters from the various utility providers are required verifying availability of service and when service will be available.
12. Original tax certificates shall be furnished prior to recording of the plat.
13. No fences or permanent structures shall be located in the roadway easements.
14. All improvements shall be inspected by the City of Sherman.
15. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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.

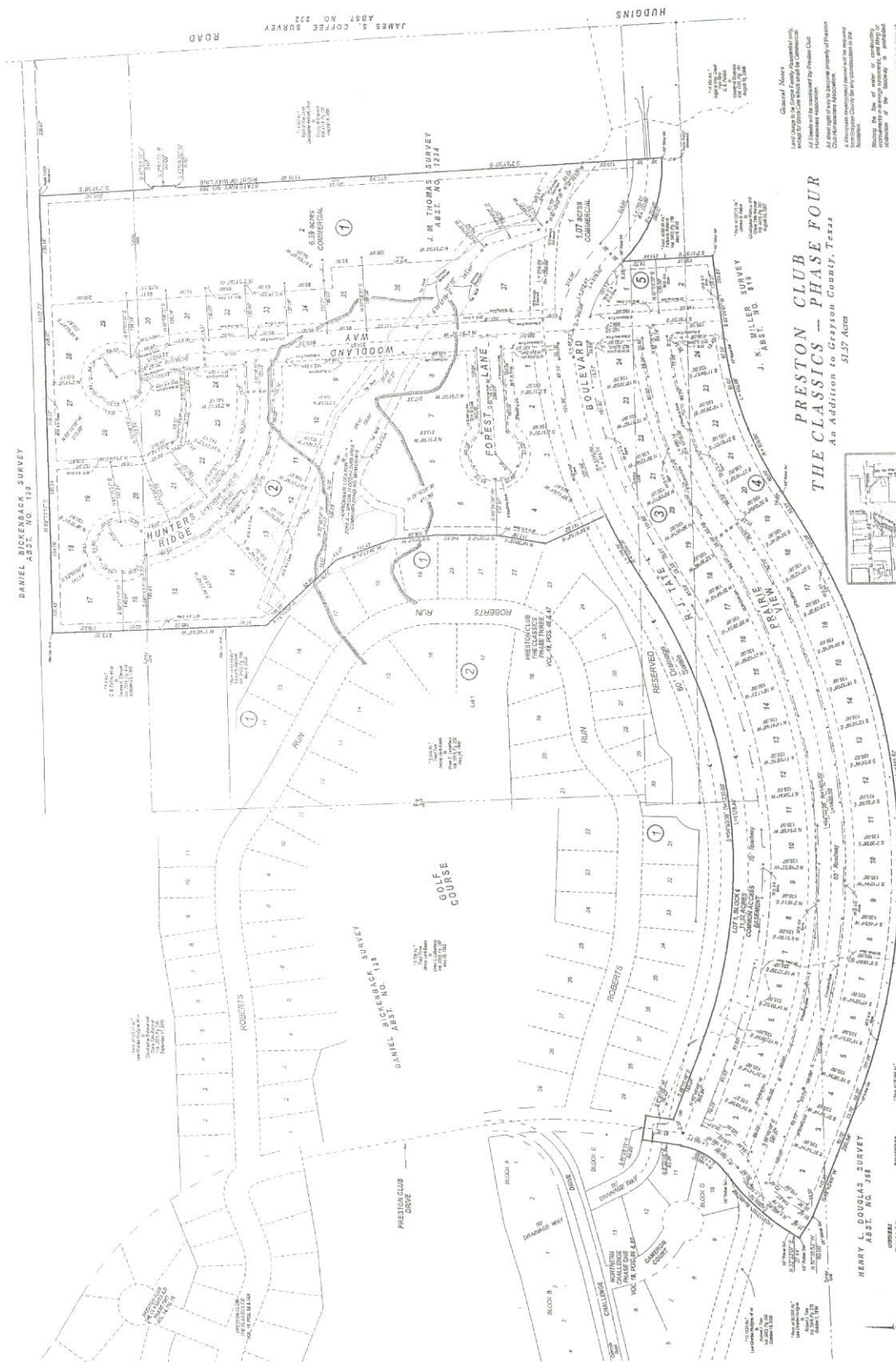
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Doreen E. McGookey, City Attorney
Jerry White, Planning Director, Grayson County Courthouse, 100 W Houston, Sherman, Texas 75090
George Kalmon, 1814 W. Murray St., Denison, TX 75020
Sartin & Associates Survey Company, P.O. Box 1843, Sherman, Texas 75091



General Notes

Land usage is for Single Family Residential only, unless a different use is specifically noted. All other uses which would be Commercial, Industrial or Agricultural are prohibited.

All streets will be maintained by Private Club Homeowners Association.

All street right of way to become property of Private Club Homeowners Association.

A three-quarter acre residential parcel will be required from Canyon County for city contribution to the foodbank.

Reducing the flow of water or conducting improvements in drainage, sewerage, and fire or other safety improvements if the property is purchased.

A 1/4 mile Channel is hereby designated as such for navigation and shall properly lines of each lot.

No applicant will have access to R. J. Ten South

SHEET 1 OF 4

Scale: 1" = 100'

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

814 E. Lamar Street
Being Lots 5-8 and the east 3' of Lot 4, Block A, H.M. Sumner's 1st Addition
Site Plan for Mobile Food Vendor

Requested Action/Proposed Use:

Site plan approval and permit for a Mobile Food Vendor in a C-1 (Retail Business) District.

Background

The property is located at 814 East Lamar at a retail lease space; Muebleria Abby a furniture store is the tenant. They would like to place the cart on the sidewalk in front of the building to sell corn on the cob and nachos. The hours of operation will be the same as the store, Tuesday thru Sunday 10 a.m. to 8 p.m.

Adjacent Zoning:

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

Origination:

Rodolfo Reynoso (Owner) and Jesus A. Valenzuela (Applicant)

Master Plan Designation:

Residential

Number of notices mailed:

20

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



814 EAST LAMAR STREET SITE PLAN

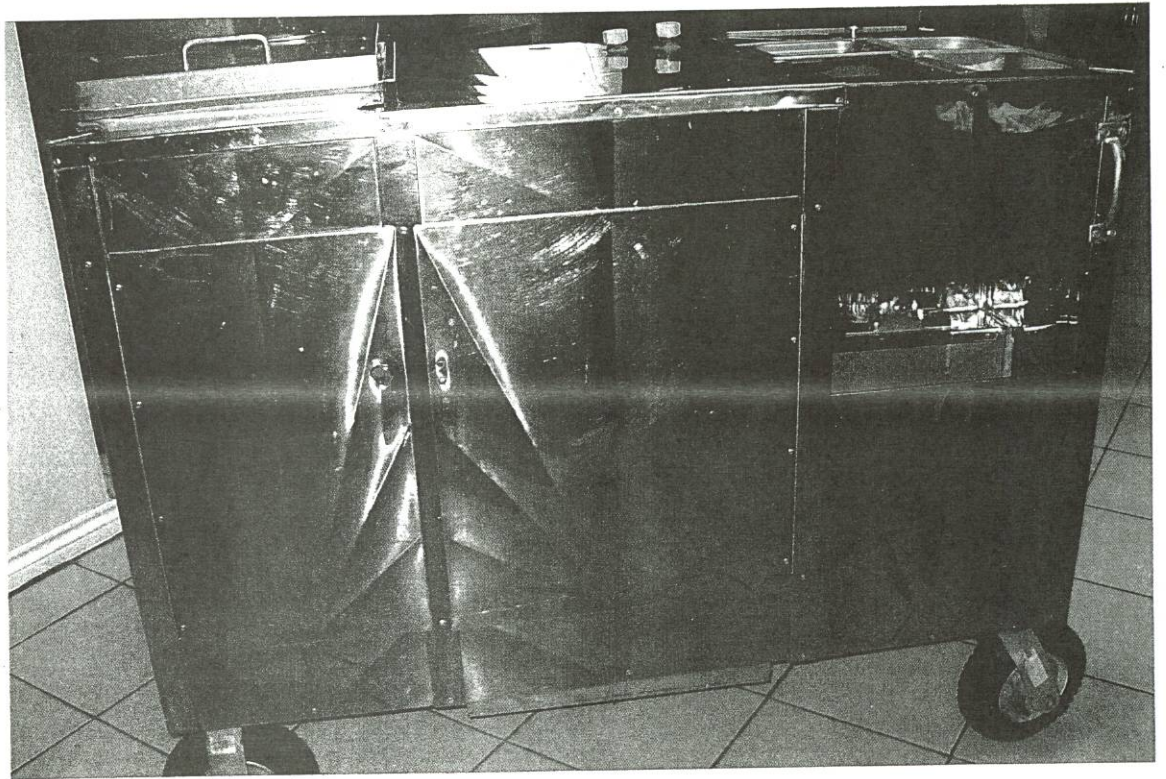
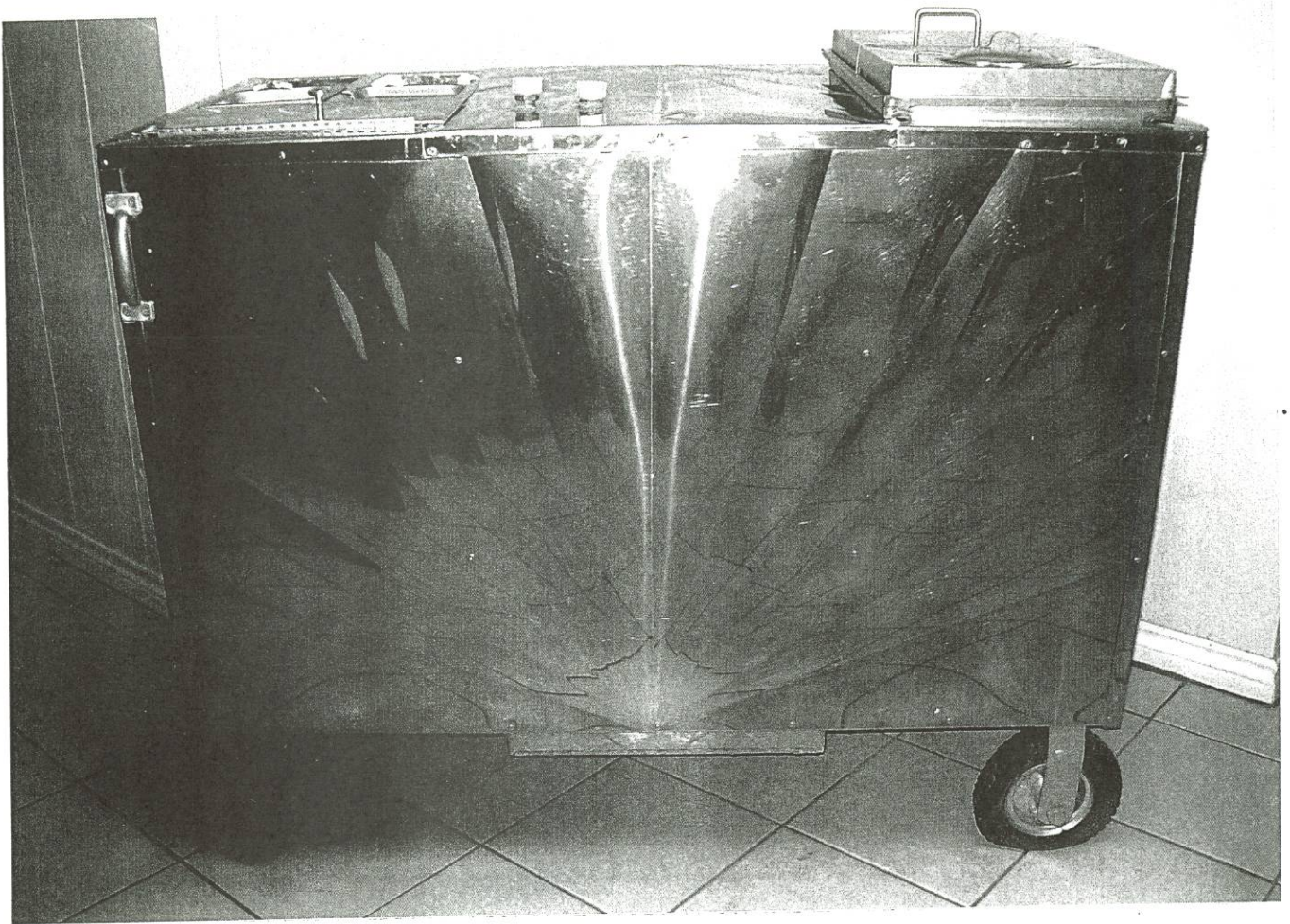
ENGINEERING DEPARTMENT



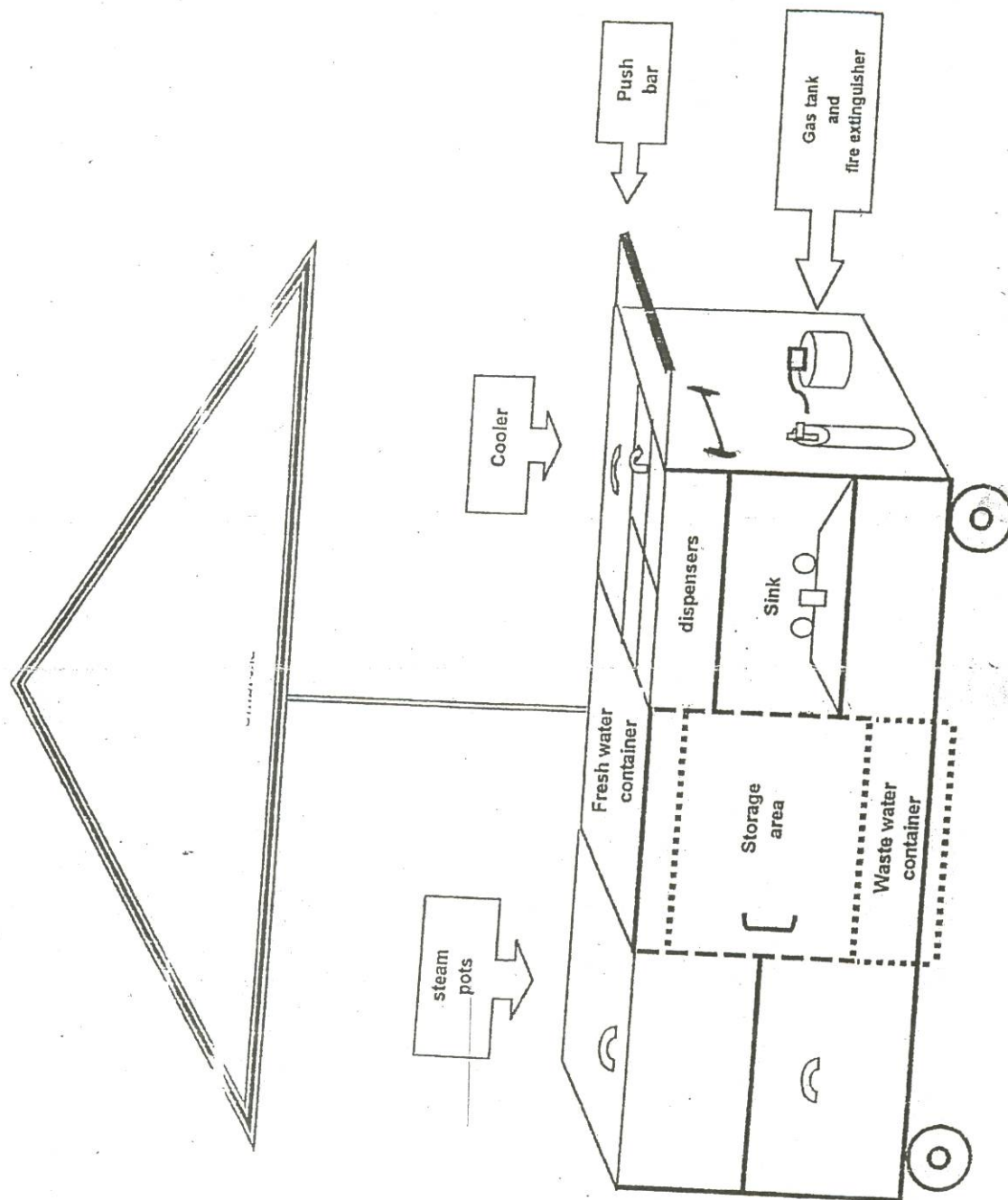


814 E. Lamar



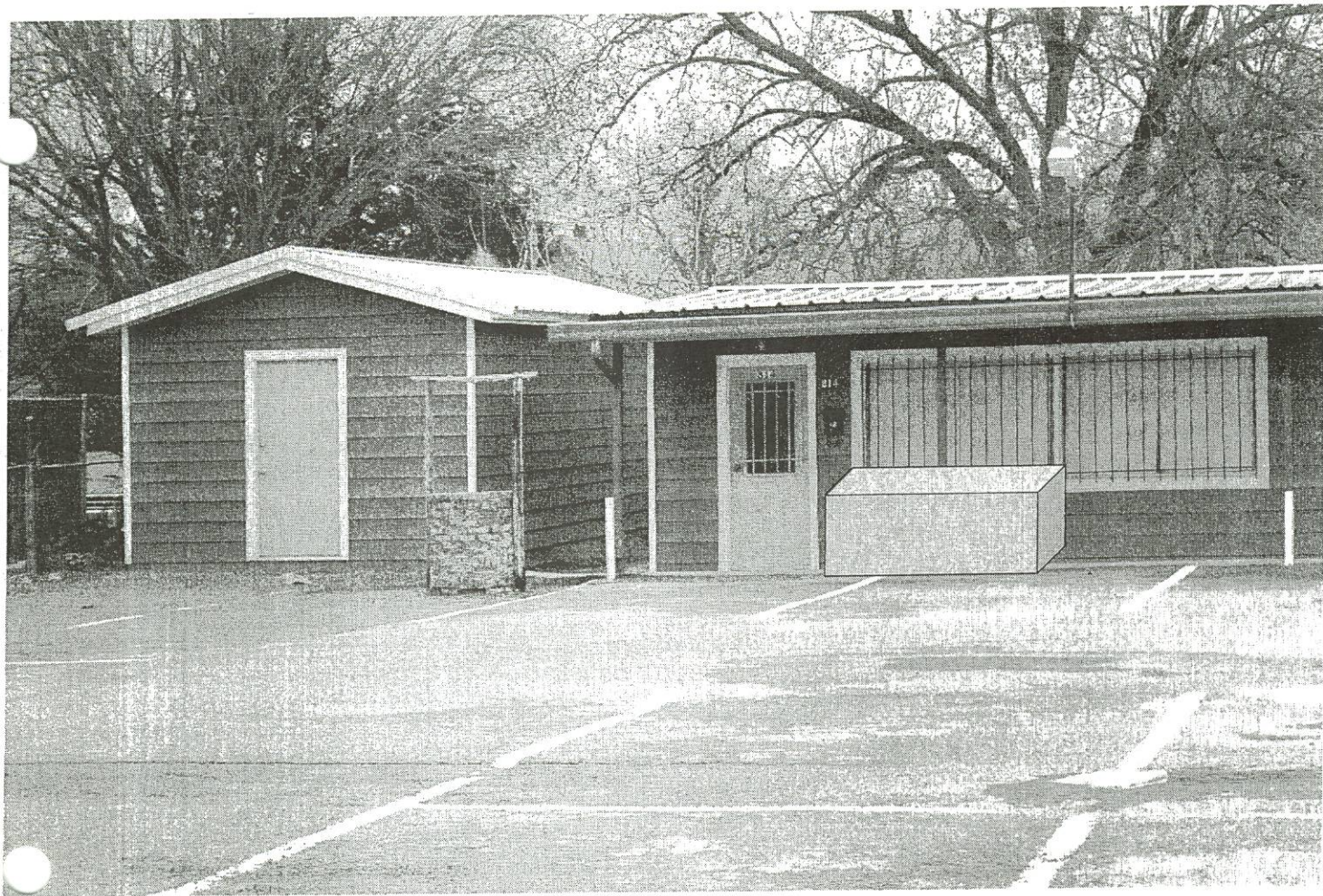


Basic Skimatic for Corn Car



OK Ben Sandner

4/16/2003



**STAFF REVIEW LETTER**

March 12, 2008

Rodolfo Reynoso
4601 Cox
Sherman, Texas 75090

Jesus A. Valenzuela
1523 S. Walnut
Sherman, Texas 75090

Dear Applicants,

The request for approval of the site plan and permit for a Mobile Food Vendor for the property located at 814 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Compliance with all requirements of the Mobile Food Vendors Permit Ordinance is required.
2. Temporary connections to potable water are prohibited. Water shall be from an internal tank with a minimum capacity of 50 gallons and a holding tank with a minimum capacity of 75 gallons, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the 2005 National Electrical Code.
3. Contact should be made with the Fire Marshal 903-892-7267 for compliance with Fire Codes regarding the gas tank storage on the cart.
4. 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, City Manager
Mark Gibson, Director Utilities & Engineering Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
March 18, 2008
Jason Sofey, Chairman

Jim Jacobs, Vice Chairman
Jason Bethel, Commissioner
Lawrence Davis, Commissioner
Robert Softly, Commissioner

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

1908 and 1914 East Lamar Street
0.6481 acres in the G.B. Pilant Survey, Abstract No. 963
Final Plat

Requested Action/Proposed Use:

Approval of Final Plat of East Side Business Park.

Background

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

Adjacent Zoning:

C-1 (Retail Business) District and C-2 (General Commercial) District

Origination:

Lazy L Enterprises (Owner) and Helvey & Associates Surveying, Inc. (Surveyors).

Master Plan Designation:

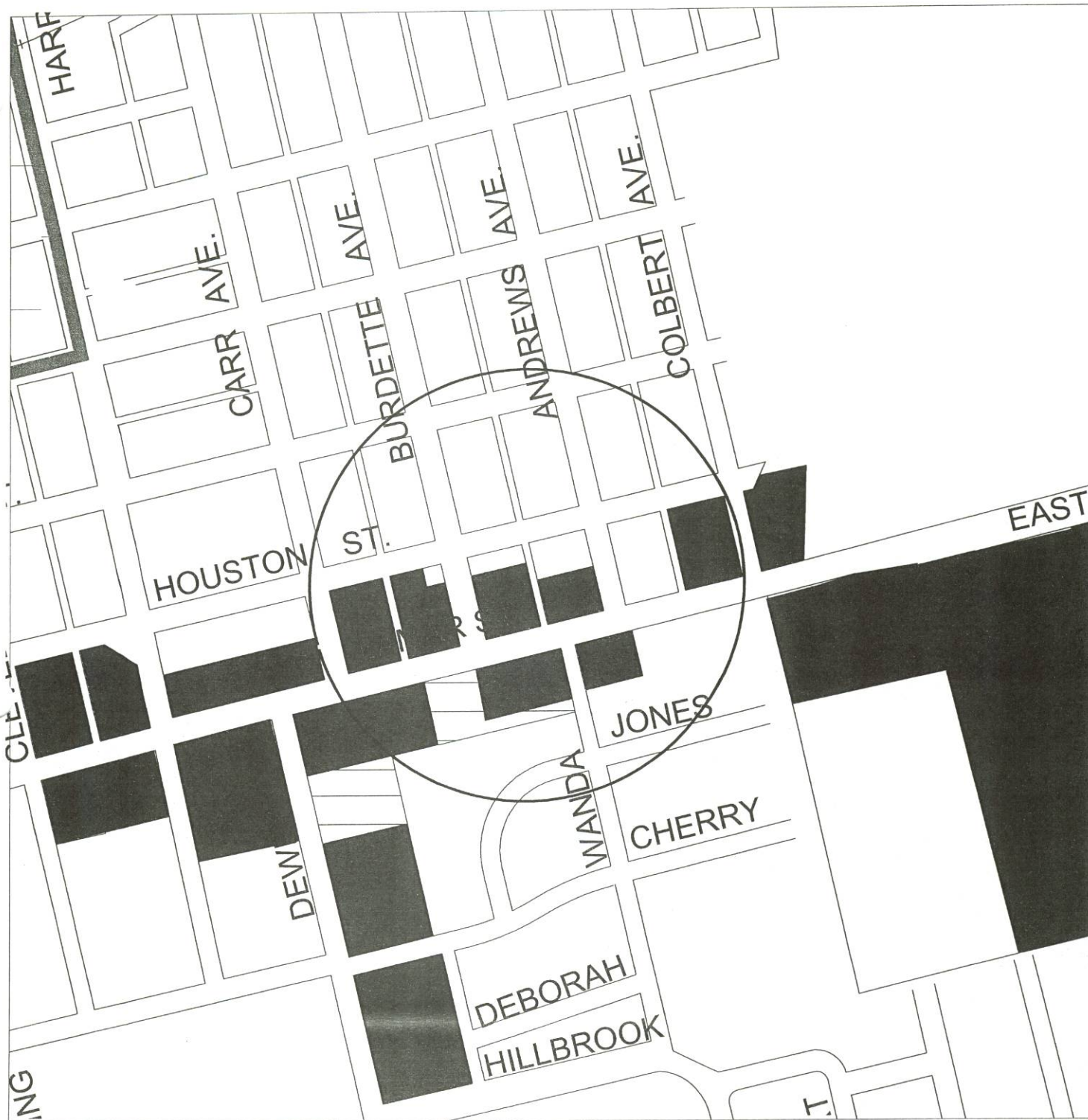
Retail/Commercial

Attachments:

Location map
Photographs
Final Plat
Staff Review

Prepared By:
Rita Gaither
Planning & Development Coordinator

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



LEGEND

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



1908 & 1914 EAST LAMAR ST.
FINAL PLAT

ENGINEERING DEPARTMENT





Scale: 1 inch = 60.0 feet

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**STAFF REVIEW LETTER**

March 11, 2008

Lazy L Enterprises
4 Timber Creek
Sherman, Texas 75092

Dear Applicants,

The request for approval of a Final Plat of the East Side Business Park Addition concerning the property located at 1908 and 1914 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 18, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Utility easement for existing 10" sanitary sewer shall be shown on the plat.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
3. Original tax certificates shall be furnished prior to recording of the plat.
4. Each lot shall be on separate water and sewer services.
5. Remove excess information on the plat including curb lines and stormwater statements.
6. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & 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.

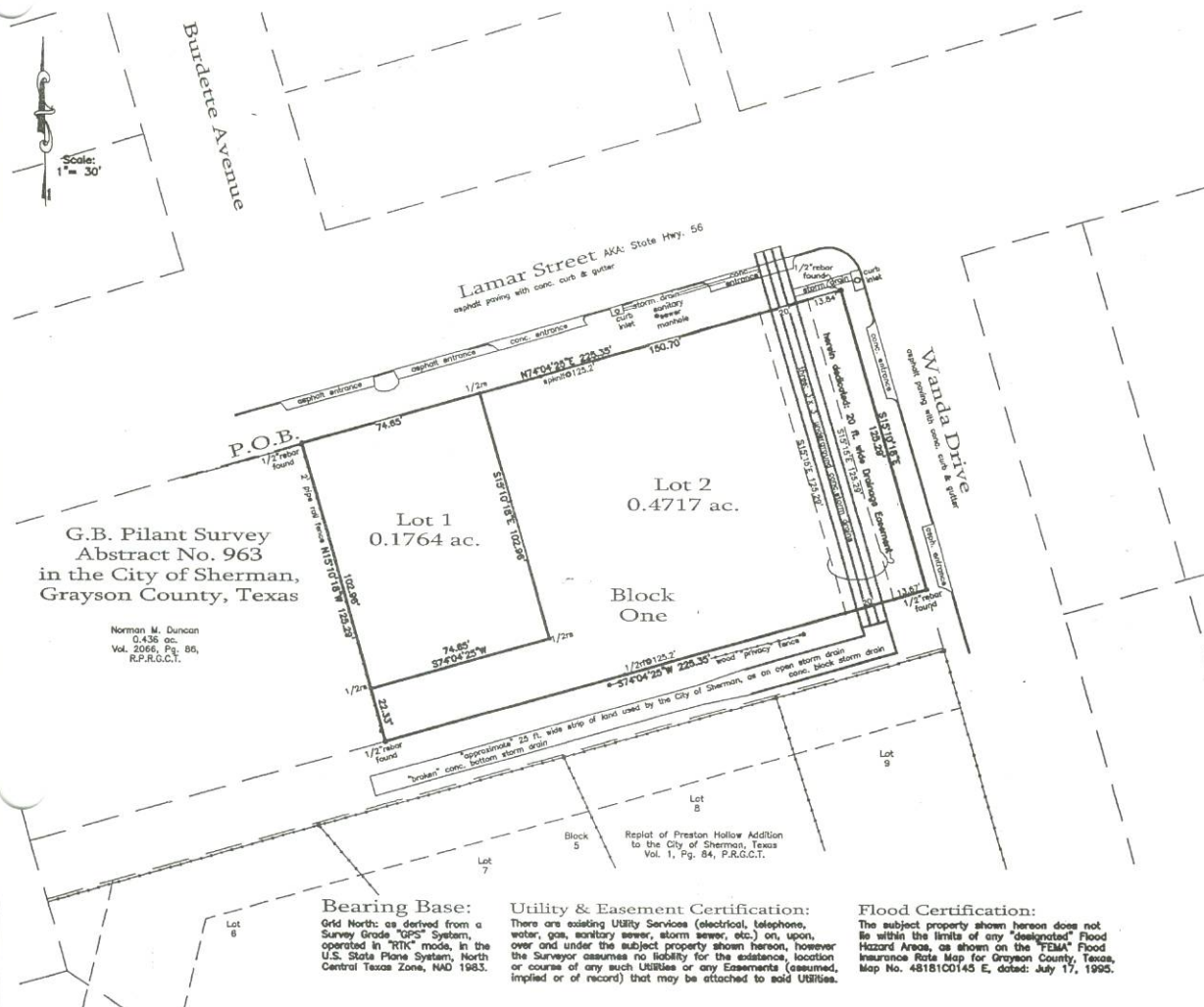
If additional information or clarification is needed, do not hesitate to contact Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Mark Gibson

Director of Utilities and Engineering

cc: George Olson, City Manager
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Rita Gaither, Development Coordinator
Danny Fuller, Fire Marshal
Doreen E. McGookey, City Attorney
Helvey & Associates Surveying, Inc., 222 W. Main St., Denison, Texas 75020



East Side Business Park to the City of Sherman, Texas

0.6481 acres in the
G. B. Pilant Survey, Abstract No. 963
in the City of Sherman, Grayson County, Texas

Owner & Developer: Lazy L Enterprises
4 Timber Creek Road
Sherman, Texas 75092

General Notes:

1. 1/2" = 1/2" rebar found
2. 1/2" = 1/2" rebar set
3. spike = spike nail with metal flasher found
4. Water Supply is provided by the City of Sherman, Texas.
5. Sanitary Sewer service is provided by the City of Sherman, Texas.

Helvey and Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph 903-463-6191 Fax 903-463-4088

Survey Plat: KR/LDDT1/Project/1914-E-Lamar-Sherman