

STATE OF TEXAS

§

February 20, 2007

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, February 20, 2007.

MEMBERS PRESENT: CHAIRMAN WILLIE STEELE;
COMMISSION MEMBERS: THOMPSON, SOFEY, BETHEL,
DAVIS, CERNERO, NIX, AND JONES

MEMBERS ABSENT:

JACOBS

CALL TO ORDER

Chairman Steele called the meeting to order at 6:10 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission January 16, 2007 Meeting. Motion by Commission Member Jones to approve the Minutes as written; Second by Commission Member Bethel. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

Chairman Steele appointed the following members to serve on the Board of Adjustment: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

APPOINT BOARD OF
ADJUSTMENT

VARIANCE

THE REQUEST OF RUMSEY DEVELOPMENT (OWNER) CONCERNING THE PROPERTY LOCATED IN THE 1300 TO 1500 BLOCKS OF SOUTH FIRST STREET, BEING 3.16 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A REAR YARD SETBACK OF FIFTEEN (15) FEET IN LIEU OF THE REQUIRED TWENTY-FIVE (25) FEET IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR
SETBACK
1300-1500 BLK. S.
FIRST
(RUMSEY
DEVELOPMENT)

Robert Rumsey, 1114 Ridgewood, Denison, Texas

Mr. Rumsey appeared to represent the request and answer any questions. He explained they are requesting a variance to allow a 15 foot rear setback to construct an apartment complex. The adjacent property to the rear is railroad tracks.

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

ACTION TAKEN.

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

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF KENNETH WAYNE DAY (OWNER) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 1205 WEST HOUSTON, BEING PARTS OF LOTS TEN AND TWELVE OF BLOCK 3 OF THE GREENMOUNT ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE FOR AN EXISTING NON-CONFORMING PARCEL UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW A 50 FOOT LOT FRONTAGE IN LIEU OF THE REQUIRED 60 FOOT OF FRONTAGE AND A 5,242 SQUARE FOOT LOT IN LIEU OF THE REQUIRED 6,000 SQUARE FOOT LOT IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – LOT
FRONTAGE & SQ. FT.
1205 W. HOUSTON
(KENNETH WAYNE
DAY)

Marshall Sartin, Sartin and Associates Surveying,
Sherman, Texas

Mr. Sartin appeared to represent the request for the owner and answer any questions.

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

ACTION TAKEN.

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

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED.

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

REPLAT

THE REQUEST OF JOE P. BETHEL AND KENNETH WAYNE DAY (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 1201 AND 1205 WEST HOUSTON STREET, BEING LOTS TEN AND TWELVE OF BLOCK 3 OF THE GREENMOUNT ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF LOTS TEN AND TWELVE OF BLOCK 3 OF THE GREENMOUNT ADDITION

REPLAT LOTS 10 & 12,
BLK. 3, GREENMOUNT
ADDN.
1201 & 1205 W.
HOUSTON
(JOE P. BETHEL &
KENNETH WAYNE
DAY)

Marshall Sartin, Sartin and Associates Surveying,
Sherman, Texas

Mr. Sartin appeared to represent the request for the owner and answer any questions. They have seen the Staff

Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF BJH INC. AND GROVER TUGGLE (OWNERS) AND VILBIG AND ASSOCIATES (ENGINEERS) CONCERNING THE PROPERTY AT 1804 U. S. HIGHWAY 75 NORTH AND 1917 NORTH TRAVIS STREET, BEING LOT 1, BLOCK 1 OF THE JAMES PLAZA ADDITION, AND A .44 ACRE TRACT IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS:

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND REPAIR IN A C-1 (RETAIL BUSINESS) DISTRICT AND O.1 (75 & 82) OVERLAY DISTRICT.

SUP & SITE PLAN –
AUTOMOBILE SALES
& REPAIR
1804 HWY. 75 N. &
1917 N. TRAVIS
(BJH INC. & GROVER
TUGGLE)

Brian Heiser, 1107 Bentbrook Lane, Sherman, Texas

Mr. Heiser appeared to represent the request. He explained he is renting a 5,000 square foot office building from Mr. Tuggle that is adjacent to the property he is planning to construct a Suzuki Dealership. He would like to pave the lot while they are doing construction on the new dealership building to display vehicles and use Mr. Tuggle's building for an office to sell automobiles. They will not be doing any service work on Mr. Tuggle's property other than using the office area. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Steele asked Mr. Shadden if the Specific Use Permit would go away.

Scott Shadden, Director of Development Services explained the Specific Use Permit would go away when Mr. Heiser moves out of the building.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE.

MOTION CARRIED.

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

VARIANCE

THE REQUEST OF GRAYSON COUNTY INDUSTRY FOR THE HANDICAPPED (GOODWILL INDUSTRIES) (OWNER) AND TATCHIO AND ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY AT 2206 EAST LAMAR STREET, BEING 13.10 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7 (13) TO ALLOW A 235 FEET SECTION OF THE EAST PROPERTY LINE TO BE SCREENED IN LIEU OF THE REQUIRED 1058 FEET ON THE EAST, AND 511 FEET ON THE SOUTH, AND 1056 ALONG THE WEST SIDES OF THE COMMERCIAL ZONED TRACT ADJACENT TO RESIDENTIAL ZONING IN A C-1 (RETAIL BUSINESS) DISTRICT.

VARIANCE –
SCREENING
BETWEEN
RESIDENTIAL
2206 E. LAMAR
(GOODWILL IND.)

(TABLED)

Rod Tatchio, 2605 Westridge Trail, Sherman, Texas

Mr. Tatchio appeared to represent the request for Goodwill Industries. He explained they would like to erect a 6 foot wood fence to screen the building. The property adjacent to the property on two sides is residential but is undeveloped at this time. There are some homes along the other side of the property but there is a vegetation screen along that property line. The new building is 475 feet from the property line. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Sofey asked if future development happens on the adjacent property, where would they stand if they approve the variance.

Scott Shadden explained a condition could be placed on the motion if future development happens on the adjacent properties screening would be required; but it would be hard to enforce.

Mr. Tatchio felt Goodwill would not have a problem with doing that.

Doug Wilder, Great American Investments, Plano, Texas

Mr. Wilder explained they own the property to the east of Goodwill and have a subdivision planned for the property. They were opposed to limiting the screening as proposed.

They did not have a timeframe for development of the property. They were not opposed if something was agreed to delay building any of the fence until construct the road to the subdivision; if they could come up with an agreement of the size and quality of the fence. They would prefer to have a nice new screening fence between the properties when the subdivision develops. They would propose the fence run the length of the property line on both sides as is required by code.

Mr. Tatchio informed the commission he felt Goodwill would be inclined to participate in the cost of the fence with the adjacent property owner if they decided to build something more elaborate.

Scott Shadden informed the commission at this time they could not grant a request to not to put a fence; they are limited to what was advertised; they might request this item be tabled until they can agree on the screening or modify the request.

Mr. Tatchio agreed to table the request until the property owners could come to an agreement.

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

ACTION TAKEN.

Motion by Commission Member Thompson to table request. Second by Commission Member Sofey.

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

VARIANCE

THE REQUEST OF CRETA LYNN CARTER (OWNER AND DEVELOPER) AND SARTIN AND ASSOCIATES, INC. AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY AT 208 WEST CHERRY, BEING THE WEST 48 FEET OF LOT 1, DICKERMAN ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3 ½ SUBSECTION (1) TO ALLOW A 10 FOOT BUILDING SETBACK IN LIEU OF THE REQUIRED 25 FOOT SETBACK IN A C-O (OFFICE) DISTRICT.

VARIANCE – FRONT
SETBACK
208 W. CHERRY
(CRETA LYNN
CARTER)

Creta Lynn Carter, 221 West Cherry, Sherman, Texas

Mr. Carter appeared to represent the request and answer any questions. He explained he owns the property and building at 208 West Cherry Street. He plans to tear down the building and replace it with a 30' X 50' brick one story office building. Both of the buildings on each side of the building have a 10 foot front setback, so he is proposing to replace the building with the same setback as the frame

building has now. The lot is very small, 48' X 70' and if he went with a 25 foot front setback he would not be able to do what he proposes.

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

ACTION TAKEN.

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

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BARTON CAPITAL LTD (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 929 SOUTH MONTGOMERY STREET BEING 0.31 ACRES OF LAND IN THE SAMUEL A. BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW TWO 58.22 FOOT LOT FRONTAGES IN LIEU OF THE REQUIRED 60 FOOT FRONTAGES IN AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT.

Marshall Sartin, Sartin and Associates Surveying, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. He explained the two lots will be 58 foot lots, which is larger than the normal 50 foot lots.

One letter was received from Albert Salazar, 609 S. Charles, Sherman, Texas approving of the request.

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

ACTION TAKEN.

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

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

VARIANCE – LOT
FRONTAGE
929 S. MONTGOMERY
(BARTON CAPITAL)

FINAL PLAT BARTON

THE REQUEST OF BARTON CAPITAL LTD (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 929 SOUTH MONTGOMERY STREET, BEING 0.31 ACRES OF LAND IN THE SAMUEL A. BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT OF BARTON-VESTAL ADDITION

– VESTAL ADDN.
929 S. MONTGOMERY
(BARTON CAPITAL)

Marshall Sartin, Sartin and Associates Surveying, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF BARTON CAPITAL LTD (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 422 SOUTH MONTGOMERY STREET BEING 0.33 ACRES OF LAND IN THE SAMUEL A. BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2 SUBSECTION (1) TO ALLOW TWO 50 FOOT LOT FRONTAGES IN LIEU OF THE REQUIRED 60 FOOT FRONTAGES IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT

VARIANCE – LOT
FRONTAGE
422 S. MONTGOMERY
(BARTON CAPITAL)

Marshall Sartin, Sartin and Associates Surveying, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. He explained the two lots will be 50 foot wide lots.

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

ACTION TAKEN.

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

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF BARTON CAPITAL LTD (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 422 SOUTH MONTGOMERY STREET BEING 0.33 ACRES OF LAND IN THE SAMUEL A. BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT OF BARTON-ZELAYA ADDITION

FINAL PLAT OF
BARTON – ZELAYA
ADDN.
422 S. MONTGOMERY
(BARTON CAPITAL)

Marshall Sartin, Sartin and Associates Surveying,
Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF BOB UTTER (OWNER), RE-ZONING, INC. (AGENT) AND EAGLE LAKE SURVEYING (SURVEYORS) CONCERNING THE PROPERTY AT 2525 TEXOMA PARKWAY, BEING 9.957 ACRES IN THE R. HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF BOB UTTER ADDITION

PRELIMINARY & FINAL
PLAT – BOB UTTER
ADDN.

SUP – TELECOMMUNI-
CATIONS TOWER
2525 TEXOMA
PARKWAY
(BOB UTTER)

PLANNING AND ZONING COMMISSION

FINAL PLAT OF BOB UTTER ADDITION

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8 TO ALLOW A TELECOMMUNICATION TOWER IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND THE O-1 (75 & 82)

OVERLAY DISTRICT.

Santiago Fuentes, T-Mobile, 7668 Warren Parkway, Frisco, Texas

Mr. Fuentes appeared to represent the request. He explained T-Mobile would like to erect a telecommunications tower at this location. The term of the lease agreement will be 30 years. The design of the pole will be a mono-pole type tower because of the surrounding commercial and residential areas. Because of the height of the tower they possibility could get an additional two carriers on the pole; if another carrier needed coverage in that area they could come to this existing pole rather than build another tower. They have seen the Staff Review Letters and would abide by the Staff Review Recommendations.

No other citizens appeared before the Planning and Zoning Commission to discuss the Preliminary and Final Plats or Specific Use Permit and site plan

ACTION TAKEN.

Motion by Commission Member Thompson to approve the Preliminary, Final Plats and Specific Use Permit and site plan subject to the Staff Review Letters. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF SANDEEP KAUR (OWNER), AND TATCHIO AND ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1728 FM 1417 SOUTH, BEING TEN (10) ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL

SITE PLAN –
CONVENIENCE
STORE/GAS
1728 FM 1417 SOUTH
(SANDEEP KAUR)

Rod Tatchio, 2605 Westridge Trail, Sherman, Texas

Mr. Tatchio appeared to represent the request and answer any questions. He explained the owner purchased the property at 1728 FM 1417 South and would like to open a convenience/gas store at this location.

Mr. Tatchio wanted to discuss some of the items on the Staff Review Letter. Item 3 states "Provide a second entrance to FM 1417 at the south end of the property and include a fire lane. This should be accomplished by a joint use agreement with the property to the south." He explained they do not have a means to build a fire lane; but they will set up an agreement so that there will be a shared access. The same owner owns the property to the

south. TX DOT will not allow them to put another entrance because they would be too close to each other. He would like to get the convenience store going at this time and when and if he develops the property to the south, the shared access will be part of the development to the south at that time.

The other item is item 11 which states “all signage on this tract shall comply with the O-1.1 (1417 Overlay) District”. There is an existing pole sign on the property and they would like to use the sign and restore it for his operation; it will be the same size as it is now, they will just reface it. The sign ordinance for the Overlay District only allows a maximum 65 square foot, not to exceed 12 feet in height with a 25 foot setback.

Scott Shadden explained it would be an existing nonconforming use that would allow the sign to stay there as a condition.

Mr. Tatchio explained the owner is making an attempt to comply with the Overlay District. He has put masonry veneer over the entire building, he will construct a new canopy and the columns around the canopy will have masonry on them; so everything that is new, he is doing in accordance with the Overlay District requirements. He will use the same framework of the sign; just reface it for gas prices, the sign will be much improved. The canopy will have signage around it also.

Scott Shadden explained he has purchased the property to the south; which was the wrecking yard. They have moved all the wrecked cars out and closed it, so that use has gone away. “He has really improved the area.”

They have seen the Staff Review Letter and would abide by the rest of 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 Thompson to approve the site plan, to reface the existing nonconforming sign, have a mutual access agreement with the property to the south, and subject to the rest of the Staff Review Letter Recommendations. Second by Commission Member Sofey.

VOTING AYE: SOFEY, STEELE, JONES, BETHEL, DAVIS, CERNERO, AND THOMPSON.

VOTING NAY: NIX

MOTION CARRIED

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

SITE PLAN

SITE PLAN – MULTI-

THE REQUEST OF TEXLANDEV-AUSTIN LANDING, LP (OWNER), AND PORTFOLIO DEVELOPMENT (PROSPECTIVE BUYER) CONCERNING THE PROPERTY LOCATED IN THE 5000 BLOCK OF NORTH TRAVIS STREET, BEING 11.5 ACRES IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42 AS FOLLOWS:

FAMILY
DEVELOPMENT
5000 N. TRAVIS
(TEXLANDEV-AUSTIN
LANDING, LP)

PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL

Mike Hampton, 4311 Oaklawn #50, Dallas, Texas

Mr. Hampton appeared to represent the request and answer any questions. He explained they would like to construct an apartment complex at this location. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF WOODS STREET GROUP AND BANK (OWNERS) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY IN THE 2600 BLOCK OF LOY LAKE ROAD AND MASTERS STREET, BEING LOT 1 & LOT 2 OF BENTLEY ADDITION, AS FOLLOWS:

REPLAT LOTS 1 & 2,
BENTLEY ADDN.
2600 BLK. LOY LAKE
(WOODS STREET
GROUP & BANK)

PLANNING AND ZONING COMMISSION

REPLAT OF LOT 1 AND LOT 2 OF BENTLEY ADDITION

Marshall Sartin, Sartin and Associates Surveying, Sherman, Texas

Mr. Sartin appeared to represent the request and answer any questions. He explained the owners would like to replat the property into two lots for commercial development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF PATCHA CORPORATION (OWNERS) GARY AND TANA MORGAN (DEVELOPERS) AND UNDERWOOD DRAFTING & SURVEYING AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 700 BLOCK OF WEST HOUSTON AND WEST LAMAR STREETS, BEING 1.55 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF THE G & T ADDITION

FINAL PLAT – G&T
ADDN.
700 BLK. W. HOUSTON
& LAMAR ST.
(PATCHA CORP.)

John Munson, Denison, Texas

Mr. Munson appeared to represent the request and answer any questions. He explained the owners would like to plat the property into three lots and sell the southern lot. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF MIKEN HOLDEN (OWNER) AND JIM ANDREWS (REPRESENTATIVES) CONCERNING THE PROPERTY AT 1024 SOUTH FIRST, BEING 0.656 ACRES IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT TO AN M-1 (LIGHT MANUFACTURING) DISTRICT.

ZONE CHANGE – R-1
TO M-1
1024 S. FIRST
(MIKEN HOLDEN)

Jim Andrews, 2501 Shoreline, Sherman, Texas

Mr. Andrews appeared to represent the request and answer any questions. He explained the property has been

used for manufacturing purposes for probably 50 years. The owners would to rezone the property to an M-1 (Light Manufacturing) District for a new employer; F&A Construction Company. The company will begin with six employees and they intend to grow to 15-30 employees eventually. They are a construction company with a specialty of wood laminated beams. They intend to fence and screen the property. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Thompson to approve the zone change subject to the Staff Review Letter. Second by Commission Member Cernero.

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

VOTING NAY: NONE

MOTION CARRIED

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

REVISED PRELIMINARY PLAT

THE REQUEST OF BRAD NASS (OWNER), VILBIG AND ASSOCIATES (ENGINEERS) AND HELVEY AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 4000-4800 BLOCKS OF PECAN GROVE ROAD, BEING 89.307 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969 AS FOLLOWS, *PLANNING AND ZONING COMMISSION* REVISED PRELIMINARY PLAT OF VISTA NORTE ADDITION, PHASE 2

REVISED
PRELIMINARY PLAT –
VISTA NORTE,
PHASE 2
4000-4800 BLKS.
PECAN GROVE RD.
(BRAD NASS)

Brad Nass, 1720 Alpine Sherman, Texas

Mr. Nass appeared to represent the request and answer any questions. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Cernero to approve the Revised Preliminary Plat subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

REVISED PRELIMINARY PLAT

THE REQUEST OF SHAFER PLAZA XX LTD (OWNER), DEAN GILBERT JR. (REPRESENTATIVE) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2200-2800 BLOCKS OF FM 1417 NORTH AND THE 2300-2400 BLOCKS OF WEST LAMBERTH, BEING 92.35 ACRES IN THE ELIZAH HARTZOG SURVEY, ABSTRACT NO. 540, THE FIELDING BACON SURVEY, ABSTRACT NO. 120, THE JAMES VADEN SURVEY, ABSTRACT NO. 1228 AND THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REVISED PRELIMINARY PLAT OF O'HANLON RANCH ESTATES

PLANNING AND ZONING COMMISSION

(TRACT 1) BEING 1.40 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE AND TWO FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT TO A C-O (OFFICE) DISTRICT IN THE O-1.1 (1417 OVERLAY) DISTRICT.

(TRACT 2) BEING 7.53 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120 AND ELIJAH HARTZOG, ABSTRACT NO. 540

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT TO AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8 (9) TO ALLOW PATIO HOMES IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Dean Gilbert Jr., 801 E. Taylor, Sherman, Texas

Mr. Gilbert appeared to represent the request and answer any questions. He explained they are presenting a revised Preliminary Plat of the O'Hanlon Ranch Estates subdivision. They proposed to do a majority of the property as single family homes with a 1.4 acre tract proposed as office use. The office use would be a buffer area between the residential homes and retail zoned property at the corner of Lamberth Road and Highway 1417. There are 25 existing lots that have already been platted, with a balance of 168 lots to be done in several phases. The sizes of the lots vary; the smallest lot being 75' X 130' up to .4 to .5 acres.

They are proposing a zone change from an R-1 (One and Two Family Residential) District to a C-O (Office) District and another zone change from R-2 (Multi-Family

REVISED
PRELIMINARY PLAT –
O'HANLON RANCH
ESTATES

ZONE CHANGE –
R-1 TO C-O AND R-2
TO SF-1

2200-2800 BLKS. F.M.
1417 NORTH & 2300-
2400 BLKS. WEST
LAMBERTH

SUP & SITE PLAN –
PATIO HOMES
2400 BLK. W.
LAMBERTH

(SHAFER PLAZA XX
LTD)

Residential) District and C-1 (Retail Business) District to an SF-1 (Single Family Residential) District. They would also like to construct homes under the patio home ordinance on the SF-1 (Single Family Residential) District lots. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mark Brown, 104 Shady Oaks Circle, Sherman, Texas

Mr. Brown explained he lives north of the proposed subdivision. He was concerned about the traffic in the area along Shady Oaks Lane and Lamberth Road. He explained "the original plat had 4 houses coming out to that lane and now there are six; which means there will be a lot more traffic. "You are talking about 20 or 30 more houses dumping out onto the lane." He was concerned how the traffic problem would be addressed. "The traffic is already difficult handling the traffic from Carriage Estates, Shady Oaks and all the other houses up and down there." He was also concerned about the quality of the houses; the Shady Oaks Subdivision has 2 acre lots with 2500-3500 square foot houses. He wanted a clarification of the patio homes.

Dean Gilbert Jr.

Mr. Gilbert explained the patio home is a detached single family house, with the land being platted under the patio home ordinance to allow higher density style housing in lieu of typical setbacks under regular single family. Mr. Gilbert explained what Mr. Brown is talking about is a prior preliminary plat which was submitted years ago and a street identified as Bandera Drive instead of coming out and connecting to Shady Oaks, came down to a cul-de-sac, it did not tie in. They feel it is a superior way for traffic flow and in and out to connect to Shady Oaks for ingress and egress.

James Fry, 74 Shady Oaks Circle, Sherman, Texas

Mr. Fry explained he lives next door to Mr. Brown in a subdivision known as the Shady Oaks Subdivision, it is about 10 acres which has been divided up into five two acre tracts. The previous plat Mr. Brown was referring to have a cul-de-sac backing up to the subdivision. Shady Oaks Circle is a very narrow street, it is asphalt, but it is very difficult for two cars to pass. His concerns were why did they abandon the original plat they had with the cul-de-sac, what thought has gone into dumping all the traffic onto Shady Oaks Lane and why did they cut the plat up into smaller lots. These houses will be built behind the people on Shady Oaks Lane with all the traffic coming onto Shady Oaks Lane; so they are the ones directly affected by the request. "The developers have had months to think about the development and they would like to have more time to talk to them and voice their concerns." Mr. Fry felt they should table the request until they could meet and work out some kind of agreement with the homeowners.

Chairman Steele explained Shady Oaks Lane is a county road and the city does not have any control on a county road.

John Proctor, 2919 Butterfield Trail, Sherman, Texas

Mr. Proctor explained he owns property in the O'Hanlon Ranch Estates subdivision and the Gilbert's were his agent when he purchased the property this past July. He was happy to see the Gilbert's take an interest in the property; "it has been cleaned up greatly". He has an interest in the plans for the development of the neighborhood and he has not been privy to plans. He said when he purchased the property he requested repeatedly for a plat drawing of the phased development of O'Hanlon Ranch Estates and he did not receive a satisfactory plan and he has not seen the future plan for the development, either. There are four homeowners inside the addition which are directly impacted by the request in terms of traffic, property values and what is planned for the estates. "It is quite a nice development and I am very proud to be a new citizen of Sherman." His concerns would be traffic, size of lots and number of homes, etc.

Traffic flow along Highway 1417 should be a concern; he thought there should be deceleration lanes. Highway 1417 is a 55 mph thoroughfare with very heavy aggregate pavement. Often people at 60 mph plus get in the left turn lane to go around him as he decelerates to go into the subdivision, throwing gravel onto the roof of his vehicle. He understands there is another entrance planned from Highway 1417 into the subdivision between the current entrance and the intersection of Lamberth Road; this is only one of the concerns he had. He asked the board to table the request until the residents had an opportunity to participate in the review of the plans and make comments.

Dean Gilbert Sr., 801 E. Taylor, Sherman, Texas

Mr. Gilbert explained the city has an obligation to extend Canyon Creek Drive up to Shady Oaks Drive as part of an agreement with the county when they acquired a portion of the County Farm. "If that road was extended by the city which they have an obligation to do, it would alleviate some of the traffic problems and I think the agreement they had with the county, there wasn't a timeline in it. My conversations with the city staff have been that once the County Farm begins to be developed that they would require twenty houses to be developed in that site before they would extend the road and that is a 37 foot collector street, made out of asphalt." The 111 acres that was sold by the County, which used to be called "The County Farm" has been preliminarily engineered that there could be 350 houses on the tract and that goes from Shady Oaks Lane out to the extension of Lamberth Road and turns north out to Highway 82. He knew the residents live on a couple of acres in the county and are not participatory in

the city, but they still have rights and knew Shady Oaks needs to be improved if not for them but once that subdivision develops; they will only have two roads Shady Oaks on the front and Lamberth Road on the back. He would encourage the city to move forward with the plans to extend Canyon Creek Drive up to Shady Oaks which they have a financial obligation to do and that would take care of a lot of the traffic concerns.

Mr. Gilbert said the concern with fire trucks and emergency personnel, they felt like the plan has changed since the original preliminary plat and instead of having two accesses on Lamberth there is only one, so there would be one on Shady Oaks, so that it would not bottle up the traffic within the subdivision and just take it out to Lamberth Road. It would provide a better flow not only for emergency vehicles but also the traffic which is generated by the homes. The first stage of the development which will take two to three years and will focus on Highway 1417, and the part near Shady Oaks will happen in subsequent years. The preliminary plat is just a guideline, but the final plat will probably differ greatly once the engineers get a hold of it. When you adopt a preliminary plat; that is probably not what it is going to look like until the final plat comes so everyone will have an opportunity to have their input. "This is not something we have done in the spare of the moment; we have put a lot of thought, time and effort into it."

Commissioner Nix asked Mr. Gilbert if he would like to table the request so they could meet with the neighbors.

Mr. Gilbert informed the commission they would like to move forward with the request.

Scott Shadden informed the commission the Texas State Law states if someone submits a plat and they are not asking for any exceptions or variances then you do not have a choice but to approve the plat.

Doreen McGookey, City Attorney informed the board even if they table the plat, by law after a certain point of time it is automatically approved. Under State Law this is a ministerial Act, you do not have any discretion with respect to plats and preliminary plats wherefore the City has to go forward with it and if it doesn't, then by operational law it is approved. "The board has no choice but to approve the plat unless it falls under one of the exceptions or variances, which is not the case."

Scott Shadden stated for residential property the minimum requirements are 60 foot wide lots with 6,000 square feet per lot.

Commissioner Thompson stated the earliest the applicant could come back with the Final Plat would be next month

so maybe there is an opportunity within that month period for the meetings and conversations to happen among the neighbors and the developers and hopefully they will be able to reach some common ground and some common understanding, now that they know this is the direction they want to take.

Chairman Steele stated they would not be able to construct any new roads until the final plat has been filed.

Commissioner Nix said he understood if it is a ministerial Act he is all for going forward but he wanted to be fair to the neighbors; he wished they could get together before they develop the property just so everyone is happy, but if the Gilbert's want to force the vote, he understood that too. He wanted to know if the people that oppose the request were hampered by approving the preliminary plat from objecting to the final plat when it comes up.

Scott Shadden informed the board the final plat could be a ministerial Act also unless they request variances or exceptions.

Dean Gilbert

Mr. Gilbert informed the commission what they are trying to do is file a preliminary plat with the City of Sherman; the purpose of which is to put the City on notice of their plans and the world on notice of their plans. They plan to come back to the March or April Meeting with Phase One, which will be a final plat on the east side of the subdivision as an extension of Silverado and Butterfield Trail up against the highway down to the C-1 (Retail Business) District. He was not in favor of tabling any of the items, but he was willing to schedule a meeting with the homeowners of Shady Oaks or anyone else that would like to attend and make them privy to what they are doing over the next several weeks or months.

Chairman Steele asked Doreen McGookey if the board could table an item if the applicant is not willing to do that.

Doreen McGookey stated the board could take any action they wanted to do.

Letters were received from Robert J. Tate and Claire Tate in favor of the request.

No other citizens appeared before the Planning and Zoning Commission to discuss the Revised Preliminary Plat, the zone changes or Specific Use Permit and site plan.

ACTION TAKEN.

Motion by Commission Member Cernero to table the Preliminary Plat, zone changes and Specific Use Permit and site plan. Second by Commission Member Nix.

VOTING AYE: CERNERO AND NIX.

VOTING NAY: SOFEY, STEELE, JONES, JACOBS, BETHEL, DAVIS, AND THOMPSON.

MOTION FAILED

ACTION TAKEN.

Motion by Commission Member Bethel to approve the Revised Preliminary Plat, the zone changes and the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Sofey.

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

VOTING NAY: CERNERO

MOTION CARRIED

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

VARIANCE

THE REQUEST OF SHAFER PLAZA XX LTD (OWNER), DEAN GILBERT JR. (REPRESENTATIVE) AND SARTIN AND ASSOCIATES, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2400 BLOCK OF WEST LAMBERTH, BEING 7.53 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120 AND THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8 (9)(5) TO ALLOW THREE FOOT AND SEVEN FOOT SETBACKS FOR A TOTAL OF 10 FOOT IN LIEU OF FIVE FOOT AND FIVE FOOT SETBACKS FOR PATIO HOMES IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Dean Gilbert Jr., Sherman, Texas

Mr. Gilbert requested to withdraw the request.

REPLAT

THE REQUEST OF NELL GRAHAM, TRUSTEE FOR THE ESTATE OF THE JIMMIE C. GRAHAM TESTAMENTARY TRUST (OWNERS) R. P. SHAW INVESTMENTS, LLC AND CRF & ASSOCIATES (DEVELOPERS) AND PHIL SMITH SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 500 BLOCK OF EAST GRAHAM DRIVE, BEING LOT 1, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

LOT 1A AND LOT 1B SHERMAN TOWN CENTER, SECTION TWO, BEING A REPLAT OF SHERMAN TOWN CENTER SECTION TWO, LOT 1 AND LOT 2

Hank Feddern, 17103 Preston Rd. #250, Dallas, Texas

Mr. Feddern appeared to represent the request for the owners and developers and answer any questions. He explained the replat consist of Lot 1 of the Sherman Town Center and they are proposing to divide the tract into two lots. Richard Shaw and Mr. Feddern plan to purchase Lot

VARIANCE – PATIO
HOMES SIDE YARD
SETBACKS
2400 BLK. W.
LAMBERTH
(SHAFER PLAZA XX
LTD.)

(WITHDRAWN)

REPLAT – LOT 1A &
LOT 1B SHERMAN
TOWN CENTER,
SECTION TWO, BEING
A REPLAT OF
SHERMAN TOWN
CENTER SECTION
TWO, LOT 1 AND 2

ZONE CHANGE – C-1
TO R-2

500 BL. E. GRAHAM
(NELL GRAHAM,
TRUSTEE FOR THE
ESTATE OF JIMMIE C.
GRAHAM
TESTAMENTARY
TRUST)

1A which consist of 14.3 acres and Lot 1B will remain in the Graham Estate. They are requesting a zone change for Lot 1A for a multi-family development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

One letter was received from A-S 71 Sherman Phase III, LP stating "I would not object so long as the City would ask the developer to not in any way use the Sherman Town Center name."

The applicant agreed to not use the Sherman Town Center name.

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

ACTION TAKEN.

Motion by Commission Member Cernero to approve the Replat and zone change subject to the Staff Review Letter. Second by Commission Member Thompson.

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF MIKE MINUKHIN (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING AND ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY AT 2807 WELLINGTON DRIVE, BEING LOT 11, BLOCK 1, FOREST GLEN ADDITION AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF LOT 11, BLOCK 1, FOREST GLEN ADDITION

REPLAT LOT 11, BLK. 1, FOREST GLEN ADDN.
2807 WELLINGTON DR.
(MIKE MINUKHIN)

Bob Maret, Underwood Drafting and Surveying, Denison, Texas

Mr. Maret appeared to represent the request and answer any questions. He explained the owners would like to replat the property because the owner to the east built a fence over the property line. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFEY, STEELE, JONES, JACOBS, BETHEL,

DAVIS, CERNERO, NIX, AND THOMPSON.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TOM SHIELDS (OWNERS) AND BOONE SANDERS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 121 N. WILLOW STREET, BEING A 73 FEET X 102 FEET TRACT OUT OF BLOCK 19 OF CHAFFIN'S 2ND ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

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

VARIANCE – SIDE
YARD SETBACK
121 N. WILLOW
(TOM SHIELDS)

Boone Sanders, BRD Industries, Sherman, Texas

Mr. Sanders appeared to represent the request and answer any questions. He explained the owner purchased the old Fire Station at 121 North Willow Street and turned it into a residence. He would like to erect a covered canopy on the side to park his car under. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: NIX, SOFEY, THOMPSON, CERNERO, AND BETHEL.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

TEMPORARY USE PERMIT AMENDMENT

TUP AMENDMENTS

Chairman Steele explained at the December 19, 2006 Planning and Zoning Commission Meeting, a recommendation was approved to be forward to the City Council, however, after consideration of the draft ordinance, changes were made so that the holder of the Temporary Use Permit for Mobile Food Vendors did not have to renew the permit annually.

Scott Shadden explained it separates the Temporary Use Permits from the Mobile Food Vendors so they would be permanent when approved. The mobile food vendor would

not be a Temporary Use anymore; but there are conditions they would have to meet.

John Munson, Parkway Village, Sherman, Texas

Mr. Munson explained he has a couple of vendors at Parkway Village on Texoma Parkway that annually renews permits. One being a water kiosk, a twenty-four hour operation, and the other being a barbecue stand. They have been there for over five years and come before the commission annually to renew their Temporary Use Permits. They have permanent water and sewer hooked up. He explained they are good tenants and are set up properly and they expect them to stay if it falls within the guidelines. He wanted to know what the options were for those businesses.

Chairman Steele explained they would more than likely fall under the requirement where they are parked next to a building that has a Certificate of Occupancy Permit already. The Mobile Food Vendors are not going to have permanent sewer and water.

Scott Shadden explained the barbecue stand would have a choice to run it as a restaurant or a mobile food vendor. If it is used as a restaurant they will have to put in public restrooms and have some other things to do before they could operate with a Certificate of Occupancy Permit. As a Mobile Food Vendor, if they want to apply when their Temporary Use Permit runs out, they would have to reapply and ask for some variances to some of the items on the list. The water vendor would be similar to the ice vendor across the street, they could apply for site plan approval and if approved, they would be in business. As long as they are approved they would not have to come back annually.

Mr. Shadden explained the catering trucks which drive around to the construction sites will be required to obtain an itinerate vendor's permit from the City Clerk and would not apply as a mobile food vendor.

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

ACTION TAKEN.

Motion by Commission Member Sofey to forward a recommendation to the City Council to amend the Temporary Use Permit Ordinance. Second by Commission Member Thompson.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 8:14 p.m.

ADJOURNMENT



CHAIRMAN


SECRETARY

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

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

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

1300 to 1500 Block of South First Street
3.16 acres in the G. B. Pilant Survey, Abstract No. 963,
Variance

Requested Action/Proposed Use:

Variance under Ordinance 2280, Section 6.3 Subsection (1) to allow a rear yard setback of fifteen (15) feet in lieu of the required twenty-five (25) feet in an R-2 (Multi-Family Residential) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and M-2 (Heavy Manufacturing) District

Origination:

Rumsey Development (Owners)

Consideration:

Master Plan Designation: Industrial

Number of notices mailed:

17

Objections Received:

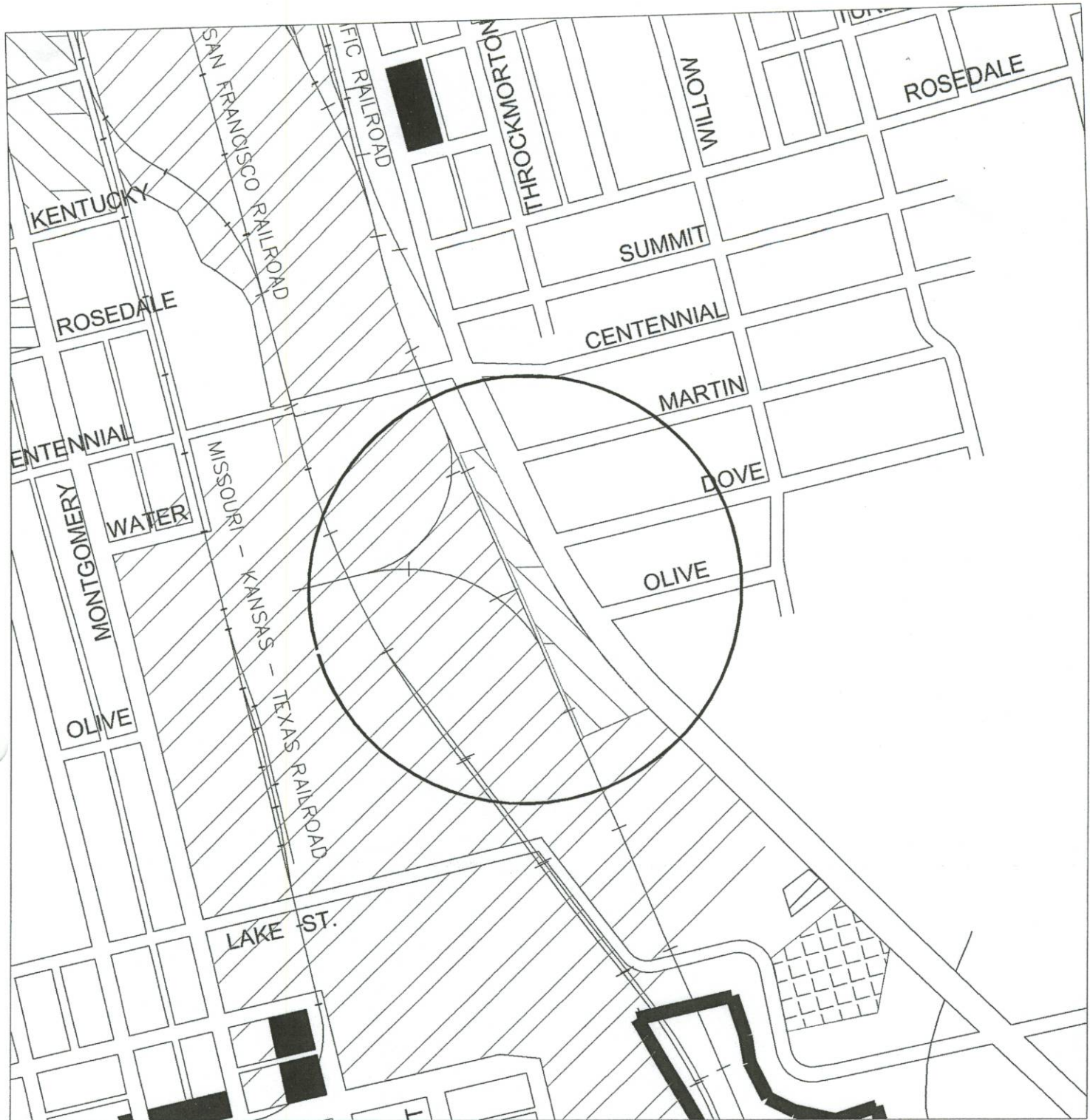
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman 1300-1500 South First Street Site Plan

Department of Developmental Services

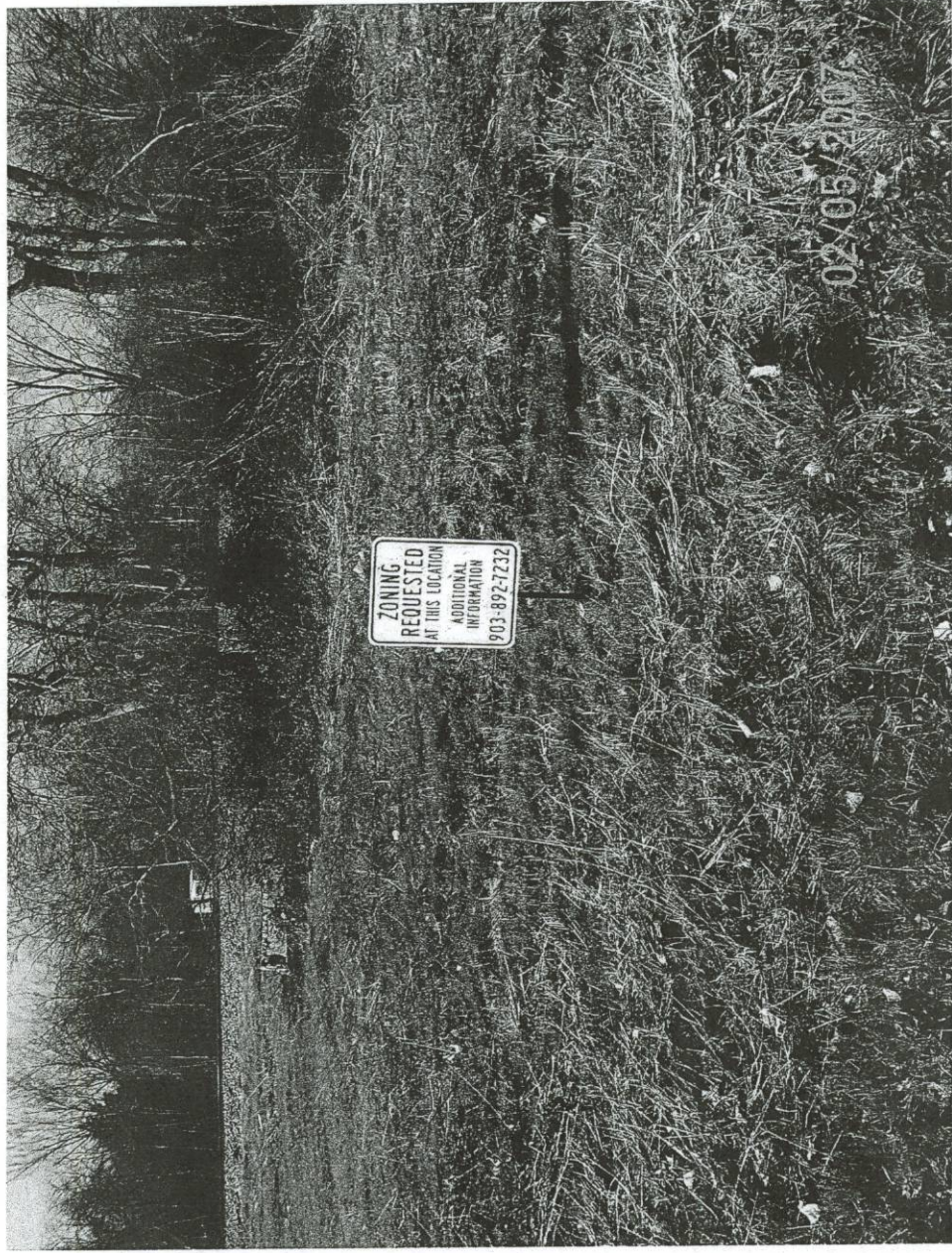


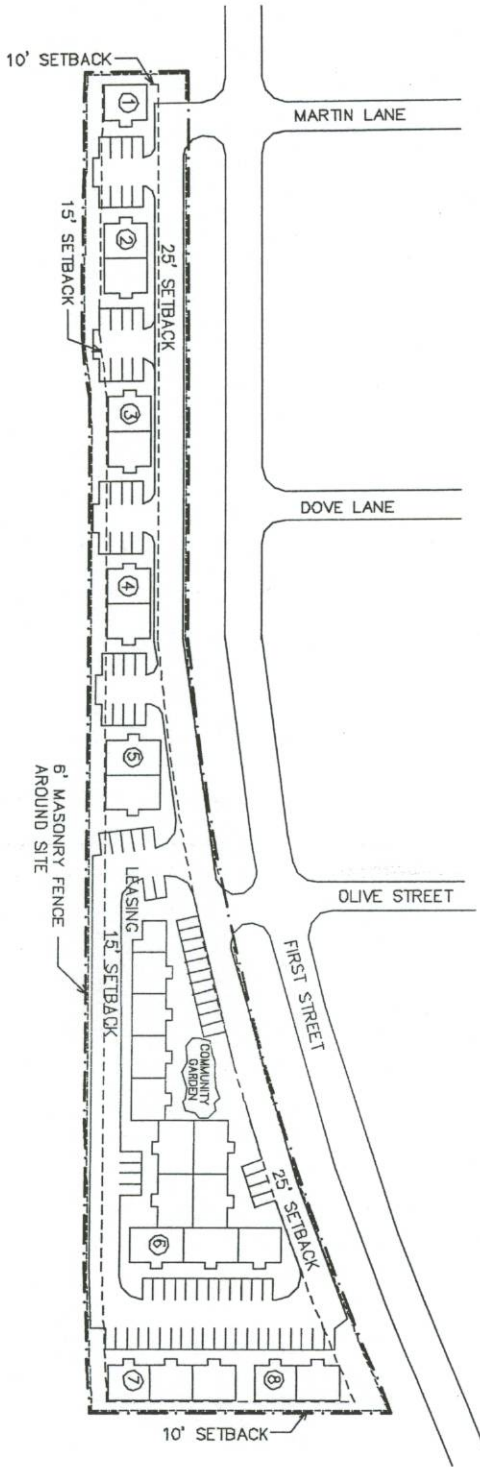


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Scale: 1 inch = 200.0 feet

1300-1500 Blk S. First





FIRST STREET SENIOR VILLAGE (55 AND OLDER)

SHERMAN, TEXAS

34 ONE BEDROOM
16 TWO BEDROOM
50 TOTAL

104 PARKING SPACES

TWO-STORY TOWNHOUSES

SCALE
0 50 100 200

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

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

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

1205 West Houston
part of Lots Ten and Twelve of Block 3 of the Greenmount Addition
Variance

Requested Action/Proposed Use:

Variance for an existing non-conforming parcel under Ordinance No. 2280, Section 6.2 Subsection (1) to allow a 50 foot lot frontage in lieu of the required 60 foot of frontage and a 1252 square foot lot in lieu of the required 6000 square foot lot in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

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

Origination:

Kenneth Wayne Day (Owner) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

This lot has been divided by previous owners and the variance and replat will make an existing non-conforming use a recorded tract of record.

Number of notices mailed:

16

Objections Received:

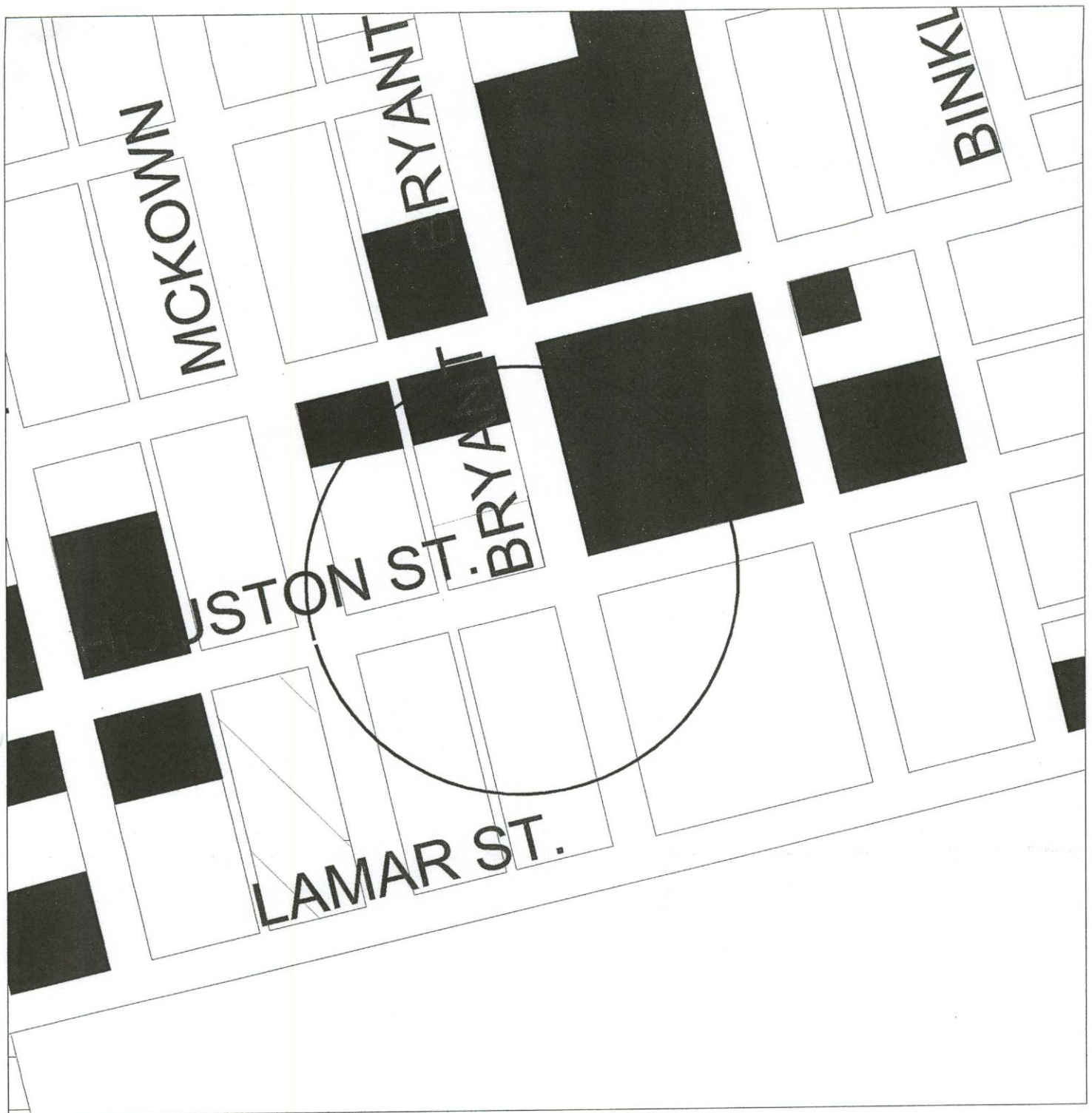
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



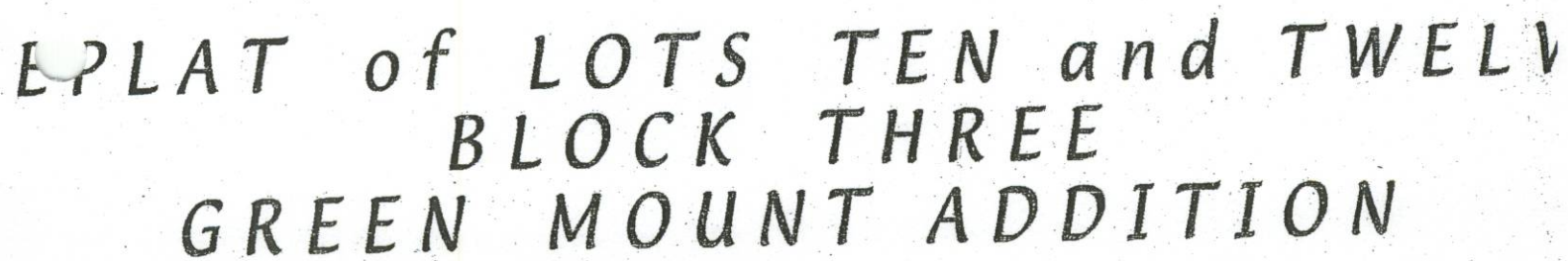
City of Sherman 1205 WEST HOUSTON Variance

Department of Developmental Services





Scale: 1 inch = 40.0 feet



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

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

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

1201 and 1205 West Houston
Lots Ten and Twelve of Block 3 of the Greenmount Addition
Replat

Requested Action/Proposed Use:

Replat of Lots Ten and Twelve of Block 3 of the Greenmount Addition

Adjacent Zoning:

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

Origination:

Joe P. Bethel and Kenneth Wayne Day (Owners) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

This property has been divided by previous owners and houses have been built over property lines.

Number of notices mailed:

102

Objections Received:

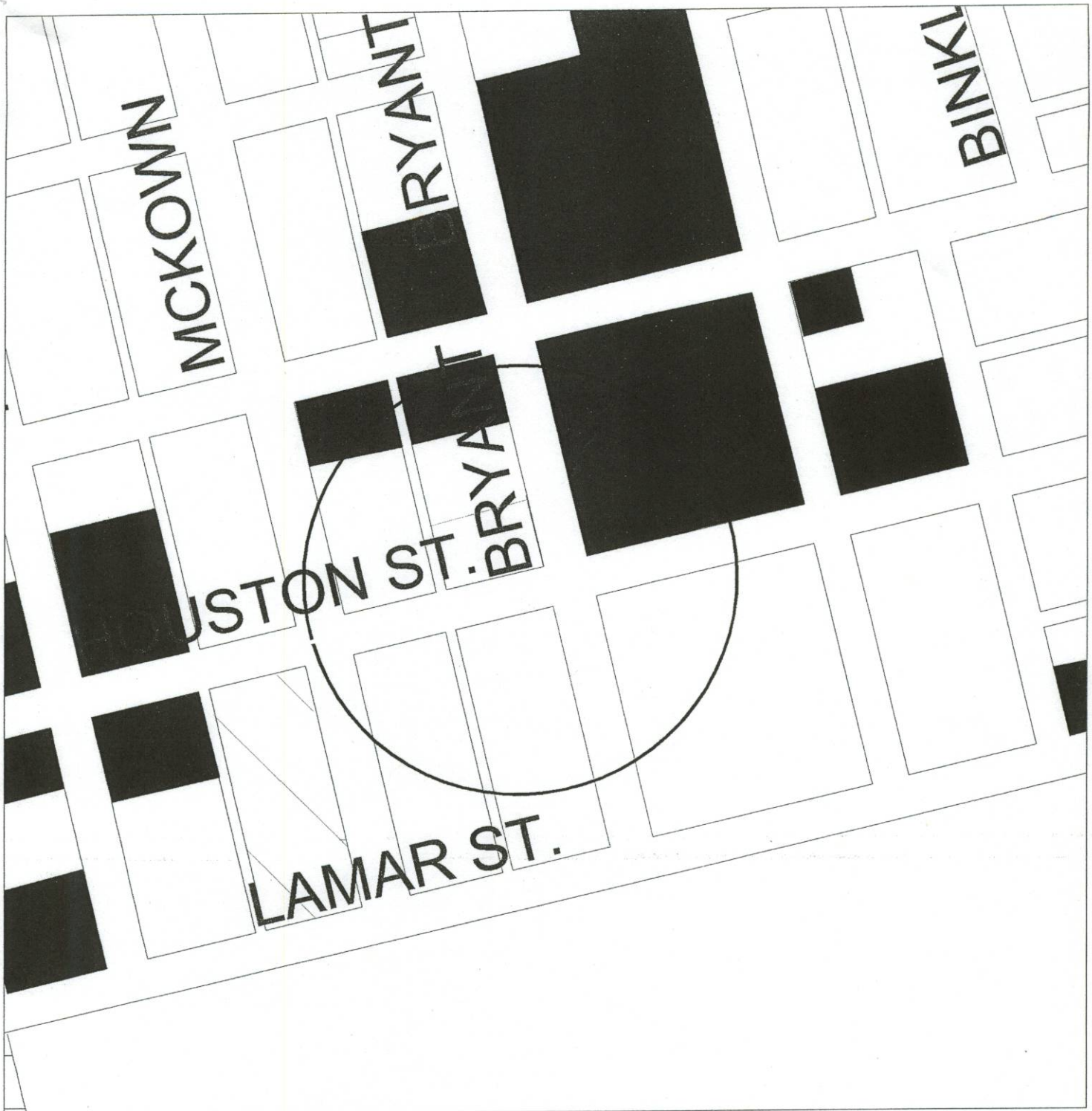
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Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
1201 & 1205 WEST HOUSTON
Replat

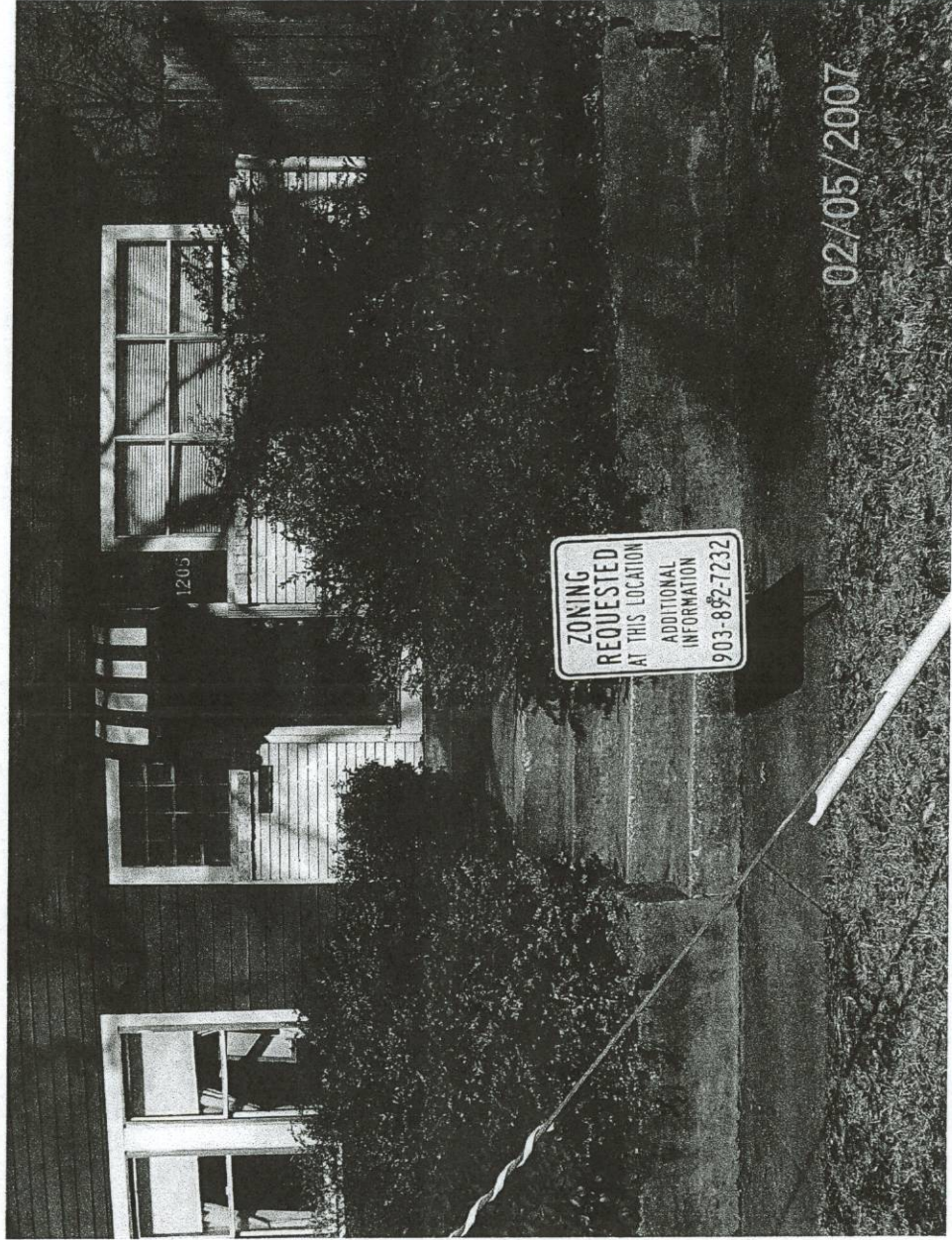
Department of Developmental Services





Scale: 1 inch = 40.0 feet

1205 W. Houston



SHERMAN



STAFF REVIEW LETTER

February 15, 2007

Kenneth Wayne Day
1205 West Houston
Sherman, Texas 75092

Joe Bethel
1709 Lake Bluff Dr.
Garland, TX 75043

Dear Applicants,

The request for approval of the Replat of Lots 10 and 12 of Block 3 of Greenmount Addition, to the property located 1201 and 1205 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. The sewer service line that serves Lot 2 crosses Lot 1. A private sewer easement is required to be provided from Lot 1 to Lot 2, recorded and noted on the plat.
4. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

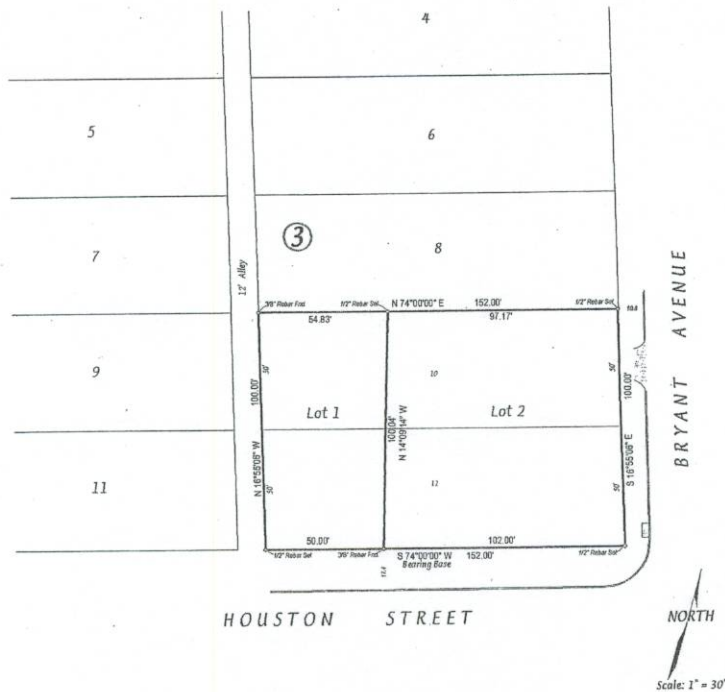
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



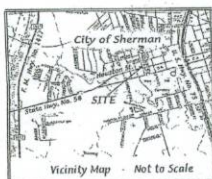
REPLAT of LOTS TEN and TWELVE,
BLOCK THREE
GREEN MOUNT ADDITION
to the
CITY of SHERMAN, TEXAS

Owner & Developer

Joey P. Bethel & Jolly Joy Bethel
1709 Lake Bluff Dr.
Garland, Texas 75043

&

Kenneth Wayne Day & Miltzi Lou Day
1205 W. Houston
Sherman, Texas 75092



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

SHEET 1 OF 2
JOBETHSD.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
September 19, 2006
Willie Steele, Chairman

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

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

1804 U. S. Highway 75 North and 1917 North Travis Street
Lot 1, Block 1 of the James Plaza Addition and
a .44 acre tract in the J.B. McAnair Survey, Abstract No. 763
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales and repair in a C-1 (Retail Business) District and O.1 (75 & 82) Overlay District.

Adjacent Zoning:

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

Origination:

BJH Inc. and Grover Tuggle (Owners) and Vilbig and Associates (Engineers)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

13

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

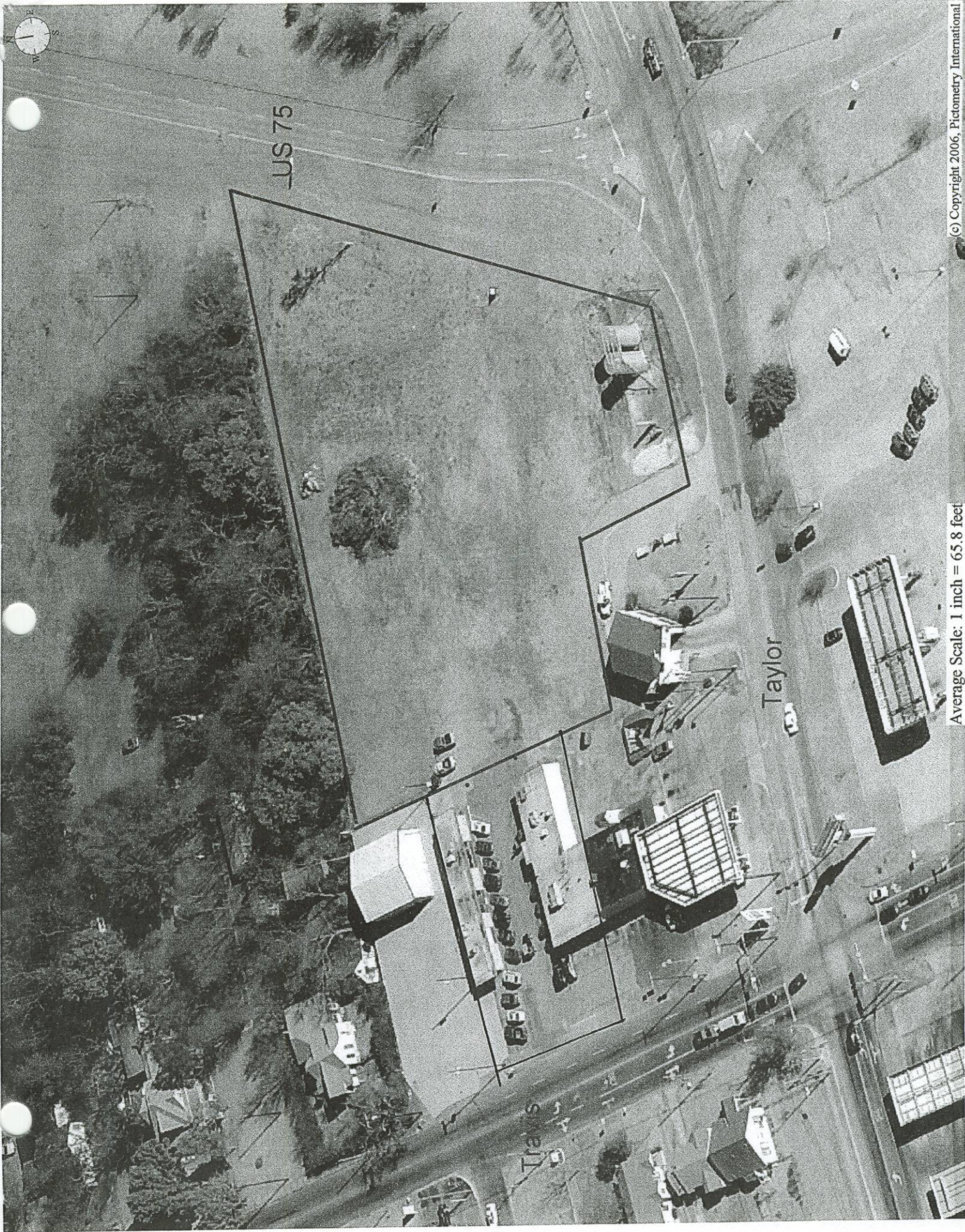
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		B-I-P BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1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



City of Sherman, Texas
 1804 US Hwy 75 and 1917 N TRAVIS
 Specific Use Permit

Department of Developmental Services





US 75

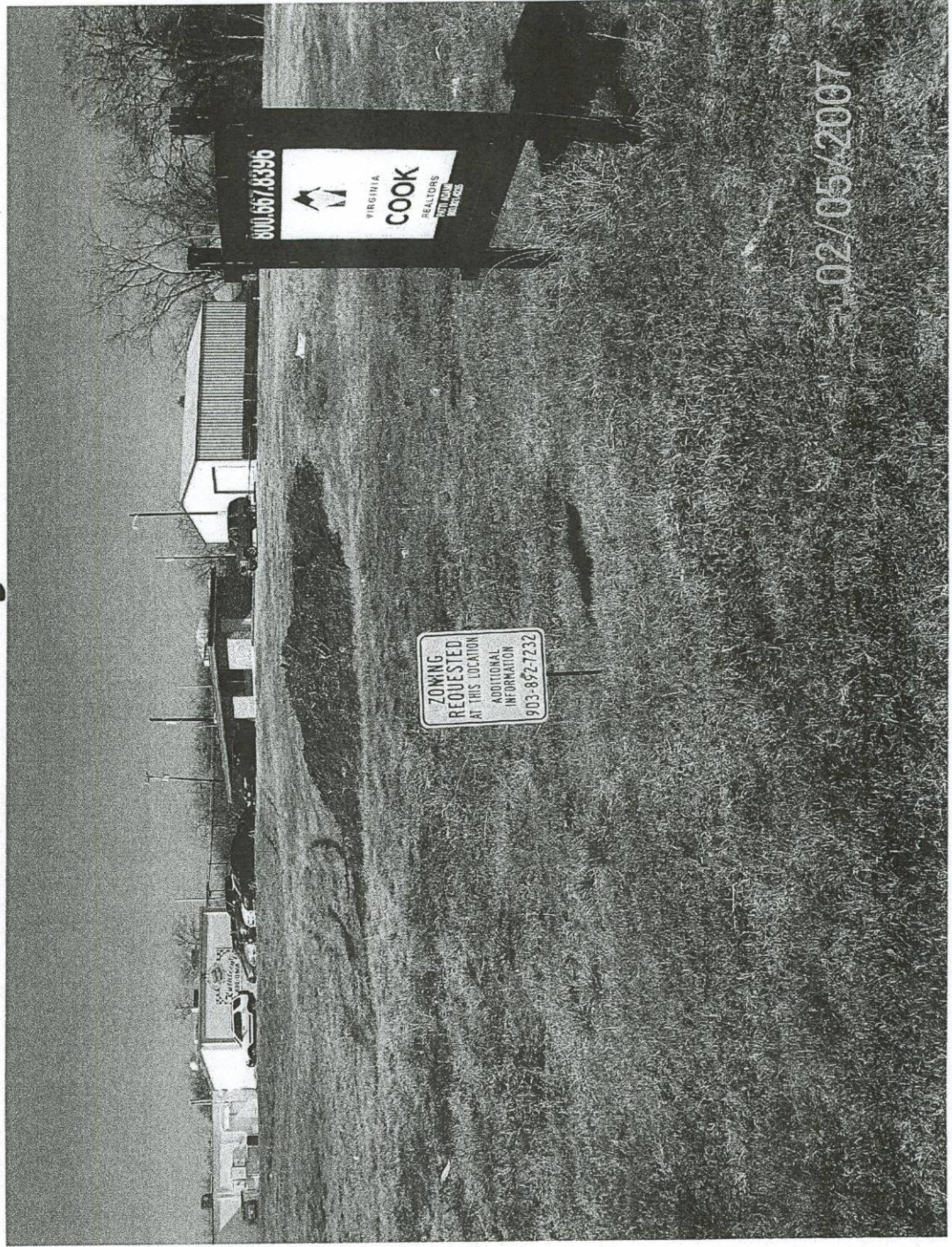
Taylor

Travis

Average Scale: 1 inch = 65.8 feet

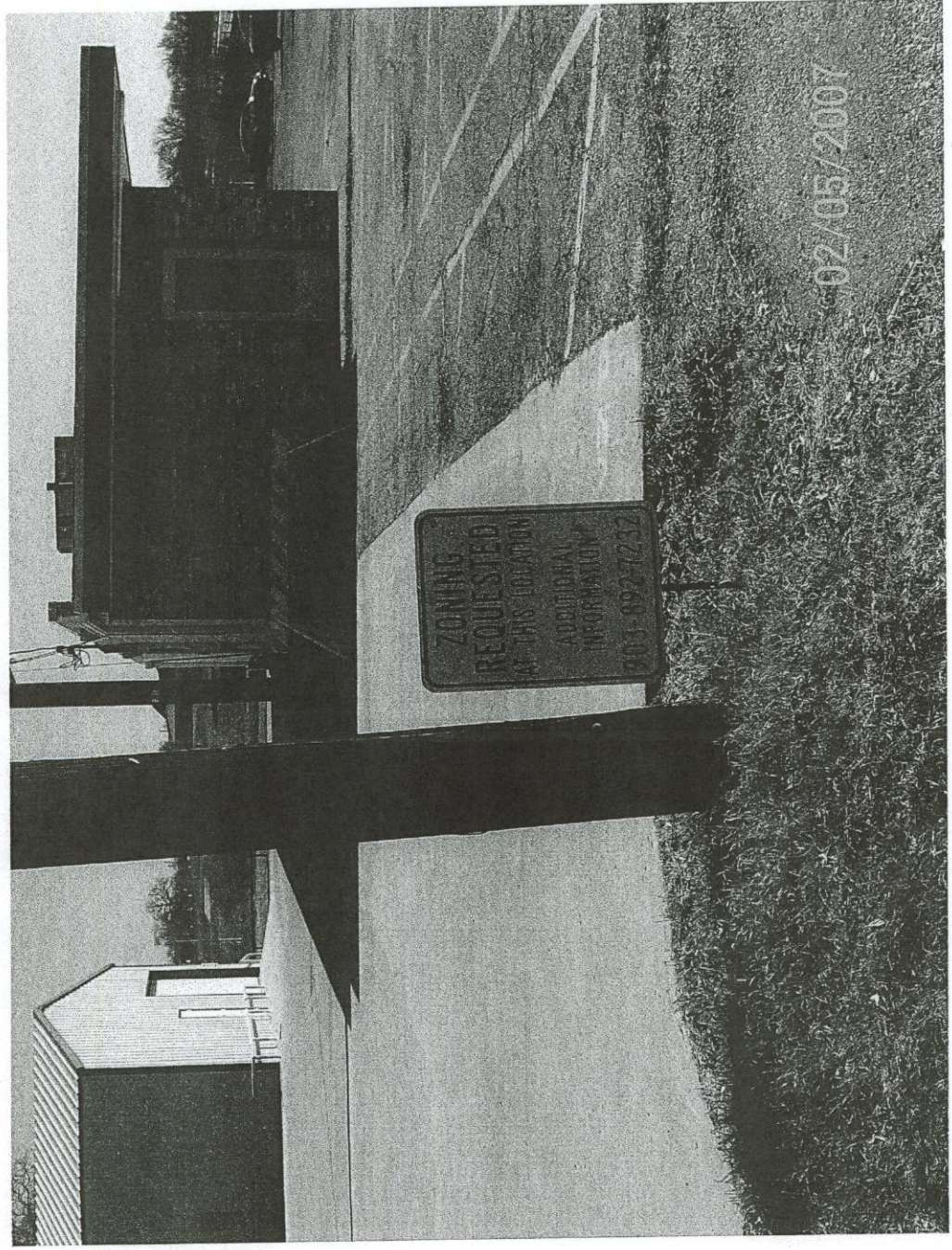
© Copyright 2006, Pictometry International

1804 Hwy. 75 N.



02/05/2007

1917 N. Travis



**STAFF REVIEW LETTER**

February 15, 2007

Brain Heiser
P.O. Box 1750
Sherman, Texas 75091

Grover Tuggle
1913 N. Travis
Sherman, Texas 75092

Dear Applicant,

The request for approval of a Specific Use Permit and Site Plan concerning the property located at 1804 U. S. North Highway 75 and 1917 North Travis, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Proposed fire lane is not acceptable. Additional fire lane needs to be installed closer to the building on the east and south sides of the structure, running from the north fire lane on the east side to connect to the west fire lane via the south side of the structure. Please contact the Fire Marshal at (903) 892-7267 for clarification on this requirement.
2. If the proposed building is 30 feet in height or greater, then a 26 feet wide fire lane is required along the proposed north side of the structure per the above stated code sections D105.1, D105.2 and D105.3. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to the entire north side of the building.
3. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B of the 2003 ICC fire codes.
4. Provide the minimum number and distribution of fire hydrants for this proposed structure.
5. Temporary sales office may not be used for automobile repairs.
6. Existing water and sewer shall be shown along with easements. Permanent structures shall not be constructed within dedicated utility easements.
7. Provide drainage plan including detention.
8. A corrected site plan needs to be submitted.
9. The location of the drive access for this tract to U.S. Highway 75 is not ideal considering the nearby location of the drive entrance to the north. This entrance will be allowed by TxDOT under the stipulation that the owner will make all efforts to work with the

property owners to the north as their property develops to provide a joint access drive and cross access easements.

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

WILBIC & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
10133 MONROE DRIVE DALLAS, TEXAS 75229
(214) 352-2333 FAX (214) 352-0999

THIS DOCUMENT IS RELEASED
INTERIM REVIEW UNDER THE
AUTHORITY OF DAWG
WILBIC & ASSOCIATES, INC.
OCTOBER 27, 2006. IT IS NOT TO
BE USED FOR CONSTRUCTION
FINAL, BIDDING, OR PERMIT PURPOSES.

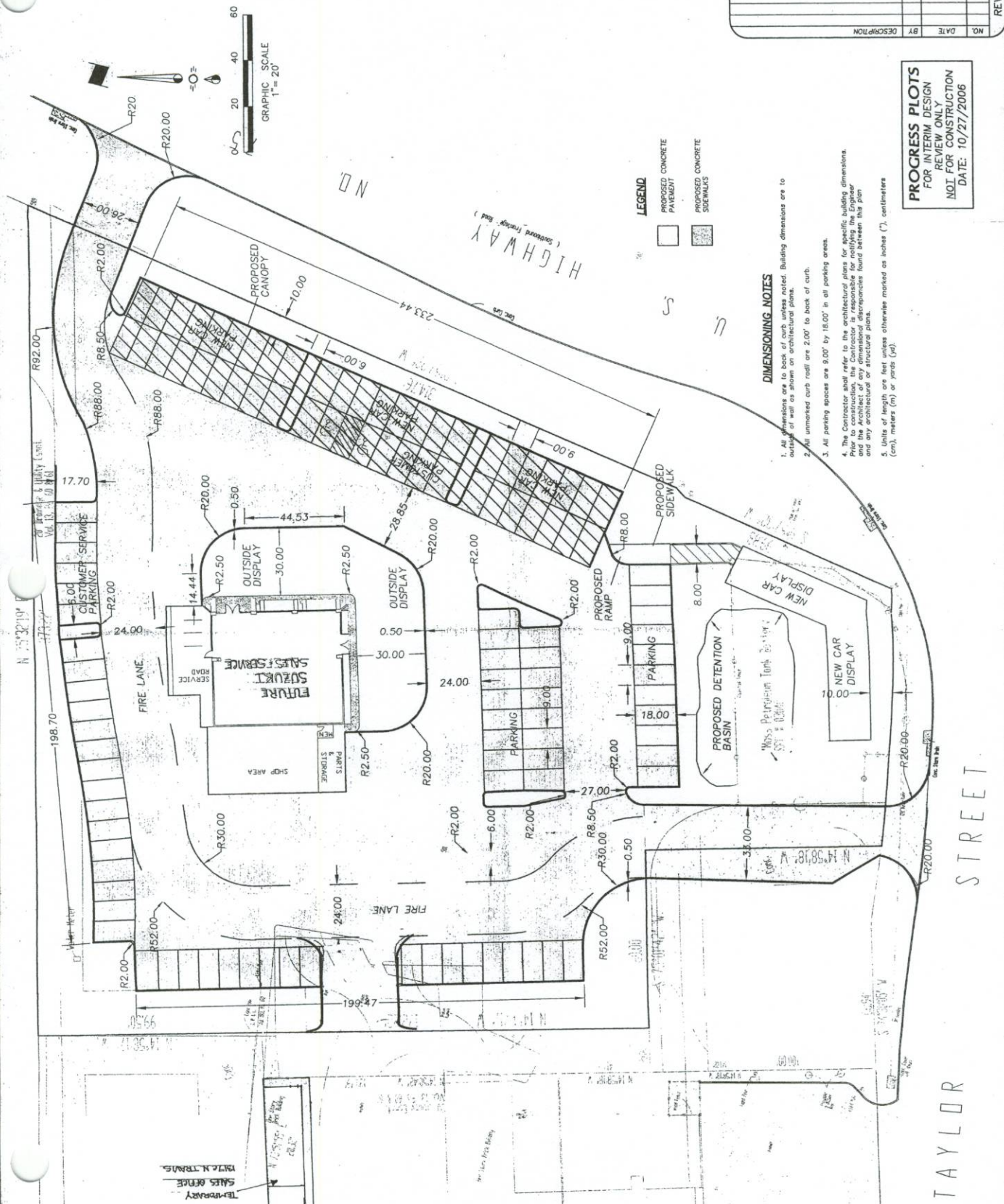
ALL STATE
SUZUKI
SPRIMAN, TEXAS

PRELIMINARY
SITE PLAN

SUBMITTAL #2:	NO.	DATE	BY	DESCRIPTION
SUBMITTAL #1:				
DESIGN SET				
SCALE: 1"=20'				
PROJECT NO. 789-B				

SHEET
1 OF 1

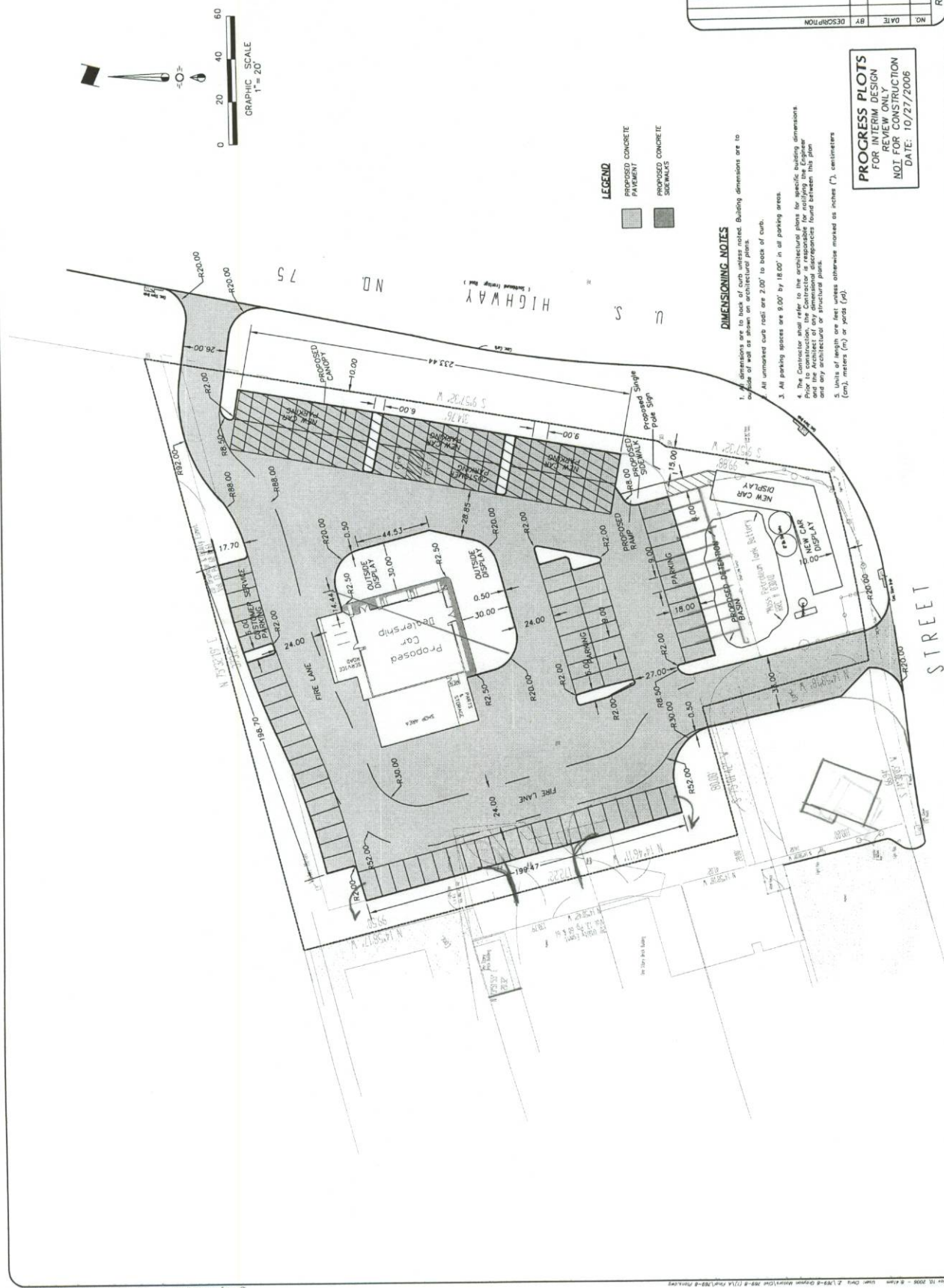
REVISIONS



[illegible]

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 10/27/2006

- ### **DIMENSIONING NOTES**
1. All dimensions are to back of curb unless noted. Building dimensions are to outside of wall as shown on architectural plans.
 2. All unmarked curb radii are 2'00" to base of curb.
 3. All parking spaces are 9'00" by 18'00" in all parking areas.
 4. The Contractor shall refer to the architectural plans for specific building dimensions and details. The Contractor is responsible for utilizing the Engineer's notes and the Architect if any dimensional discrepancies found between this plan and any architectural or structural plans.
 5. Units of weight are feet unless otherwise marked as inches ("), centimeters (cm), meters (m) or tons (tp).



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

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

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

2206 East Lamar Street
13.10 acres in the G.B. Pilant Survey, Abstract No. 963
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 7 (13) to allow a 235 feet section of the east property line in lieu of the required 1058 feet on the east, and 511 feet on the south, and 1056 along the west sides of the commercial zoned tract adjacent to residential zoning in a C-1 (Retail Business) District.

Adjacent Zoning:

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

Origination:

Grayson County Industry for the Handicapped (Goodwill Industries) (Owner) and Tatchio and Associates (Architect)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

15

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

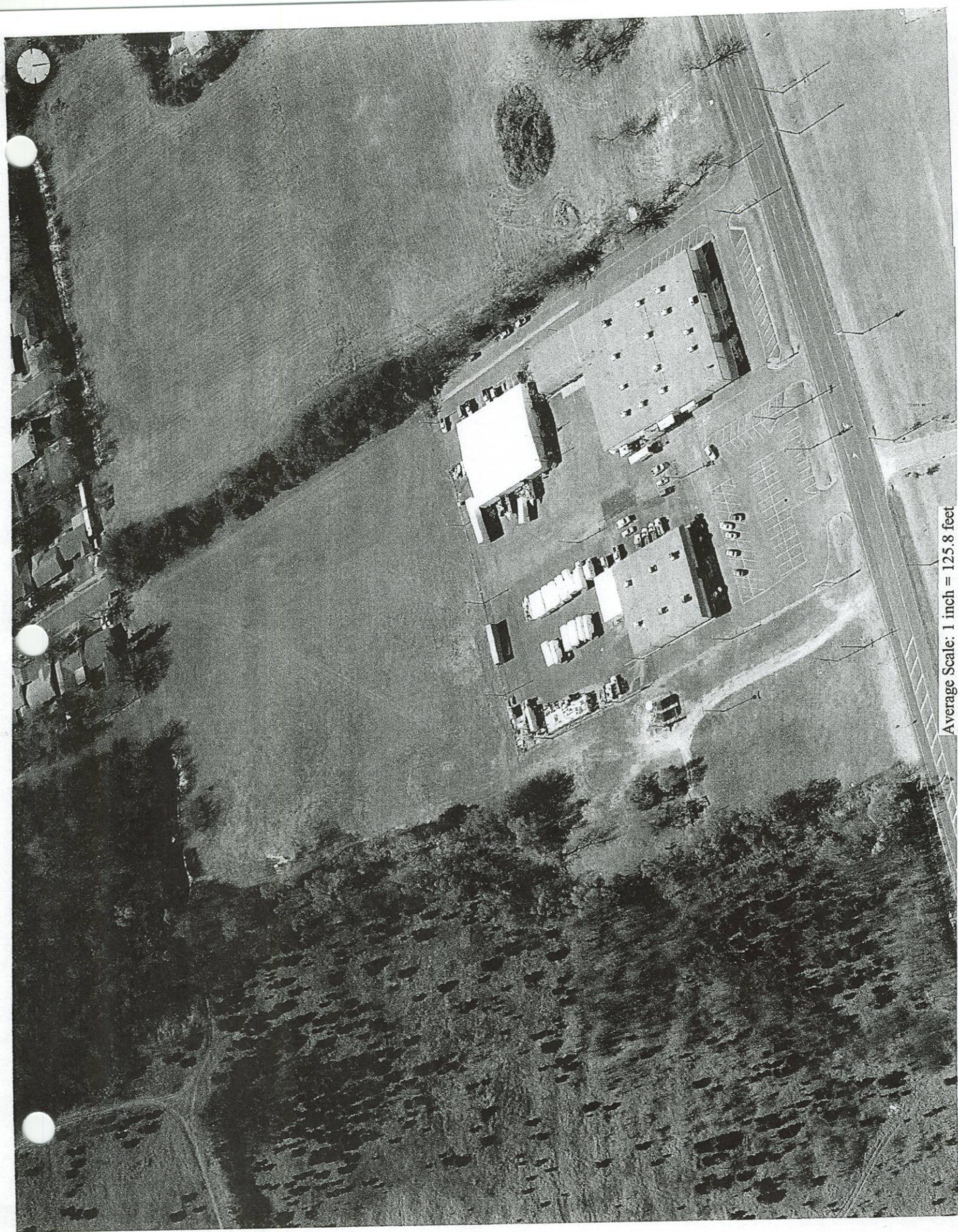
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	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 1417
	C-1	RETAIL BUSINESS DISTRICT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



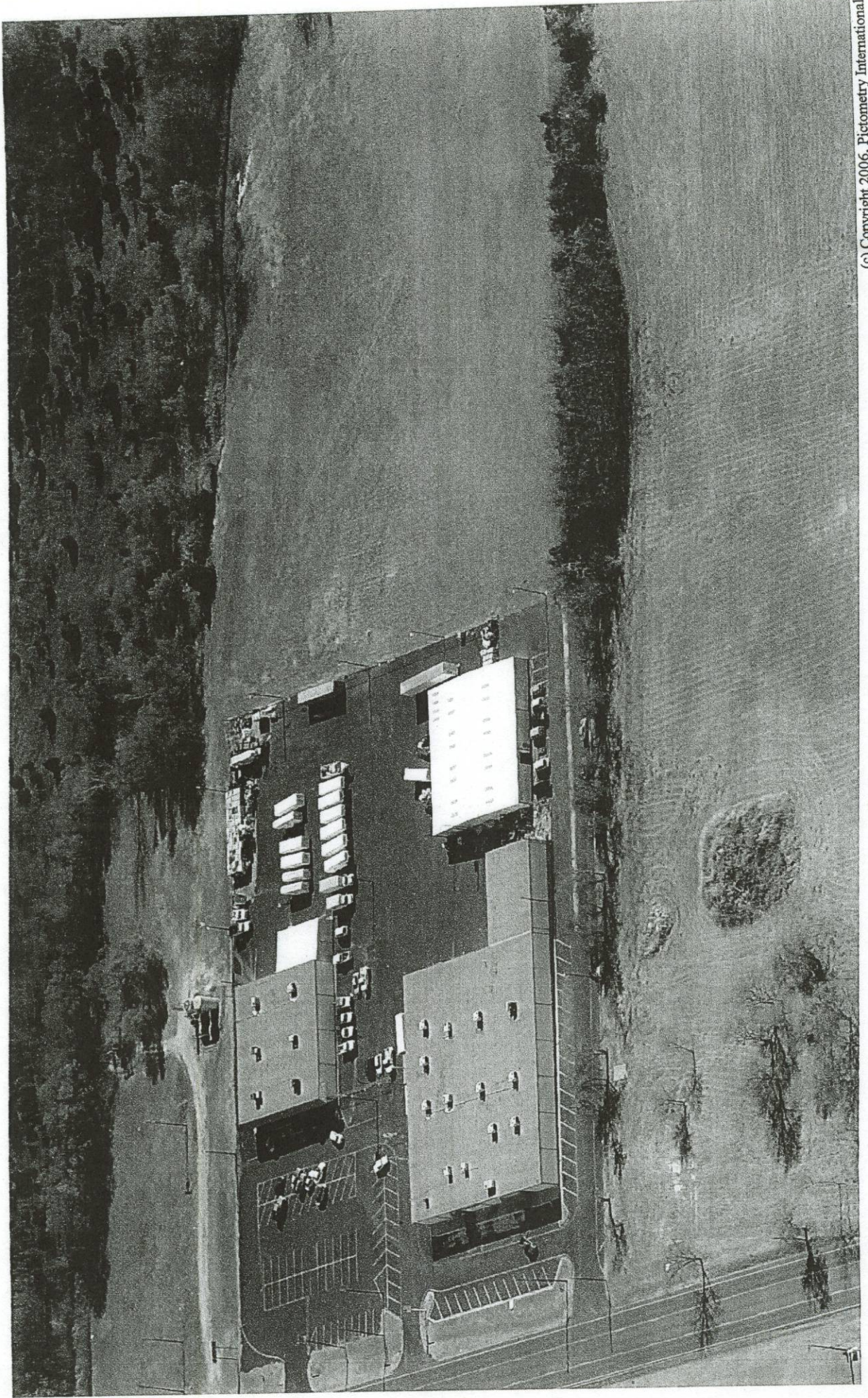
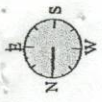
City of Sherman
2206 EAST LAMAR
Variance

Department of Developmental Services





Average Scale: 1 inch = 125.8 feet



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Average Scale: 1 inch = 93.4 feet



Average Scale: 1 inch = 82.5 feet

2206 E. Lamar



**STAFF REVIEW LETTER**

February 15, 2007

Grayson County Industry for the Handicapped
2206 East Lamar
Sherman, TX 75090

Tatchio & Associates Architect
10,000 Grayson Drive
Denison, TX 75020

Dear Applicants,

Your request for approval of variance regarding the property located at 2206 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Existing water and sewer shall be shown along with the easements. Permanent structures shall not be constructed within dedicated utility easements.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

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

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

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

208 West Cherry
being the West 48 feet of Lot 1, Dickerman Addition
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.3 ½ Subsection (1) to allow a 10 foot building setback in lieu of the required 25 foot setback in a C-O (Office) District

Adjacent Zoning:

C-O (Office) District and C-1 (Retail Business) District

Origination:

Creta Lynn Carter (Owner and Developer) and Sartin and Associates, Inc. and Associates (Surveyors)

Consideration:

Master Plan Designation:

Number of notices mailed:

8

Objections Received:

0

Attachments:

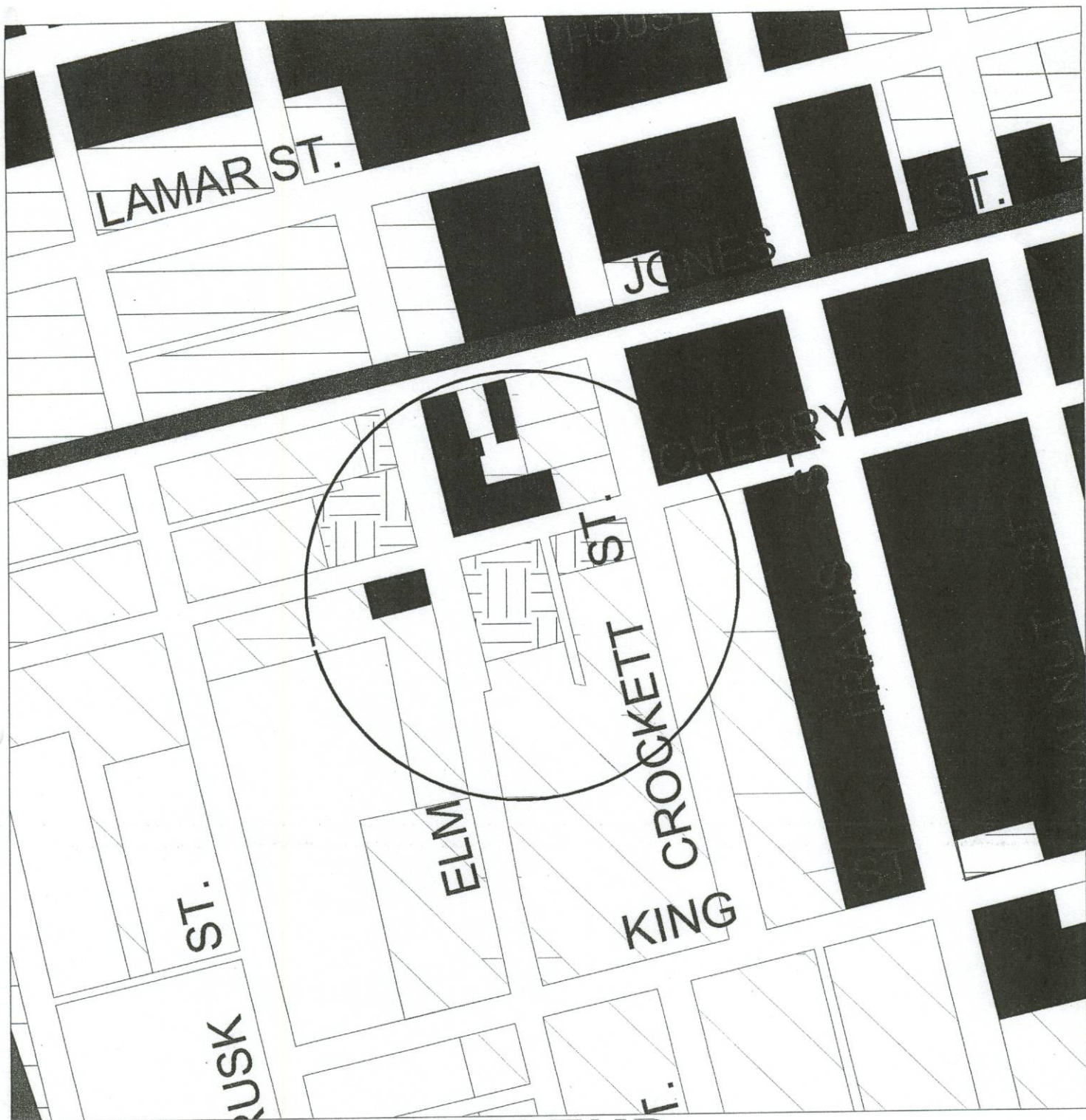
Location map
Photographs
Site Plan

Prepared By:

Rita Gaither
Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

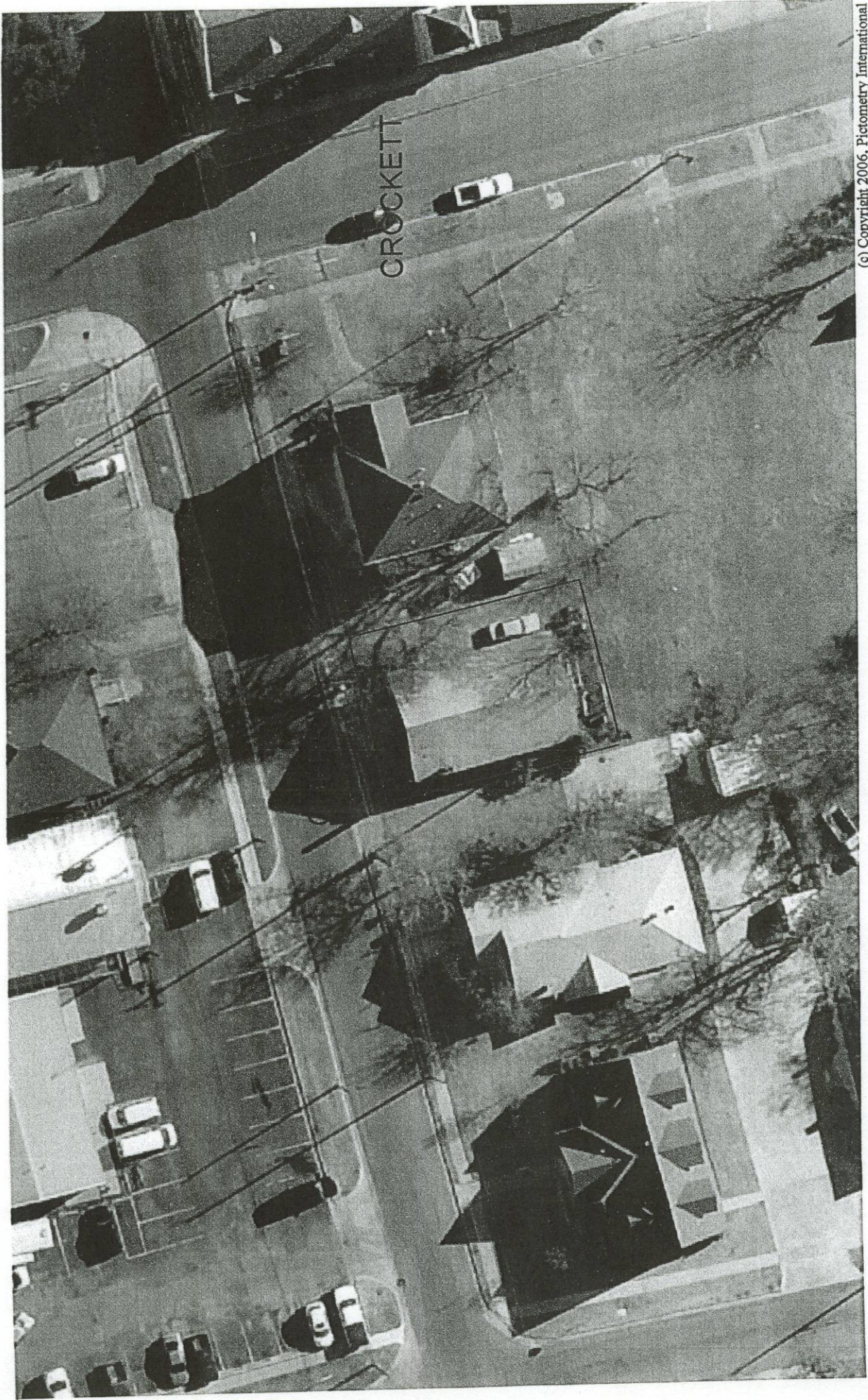
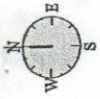
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



City of Sherman 208 WEST CHERRY VARIANCE

Department of Developmental Services

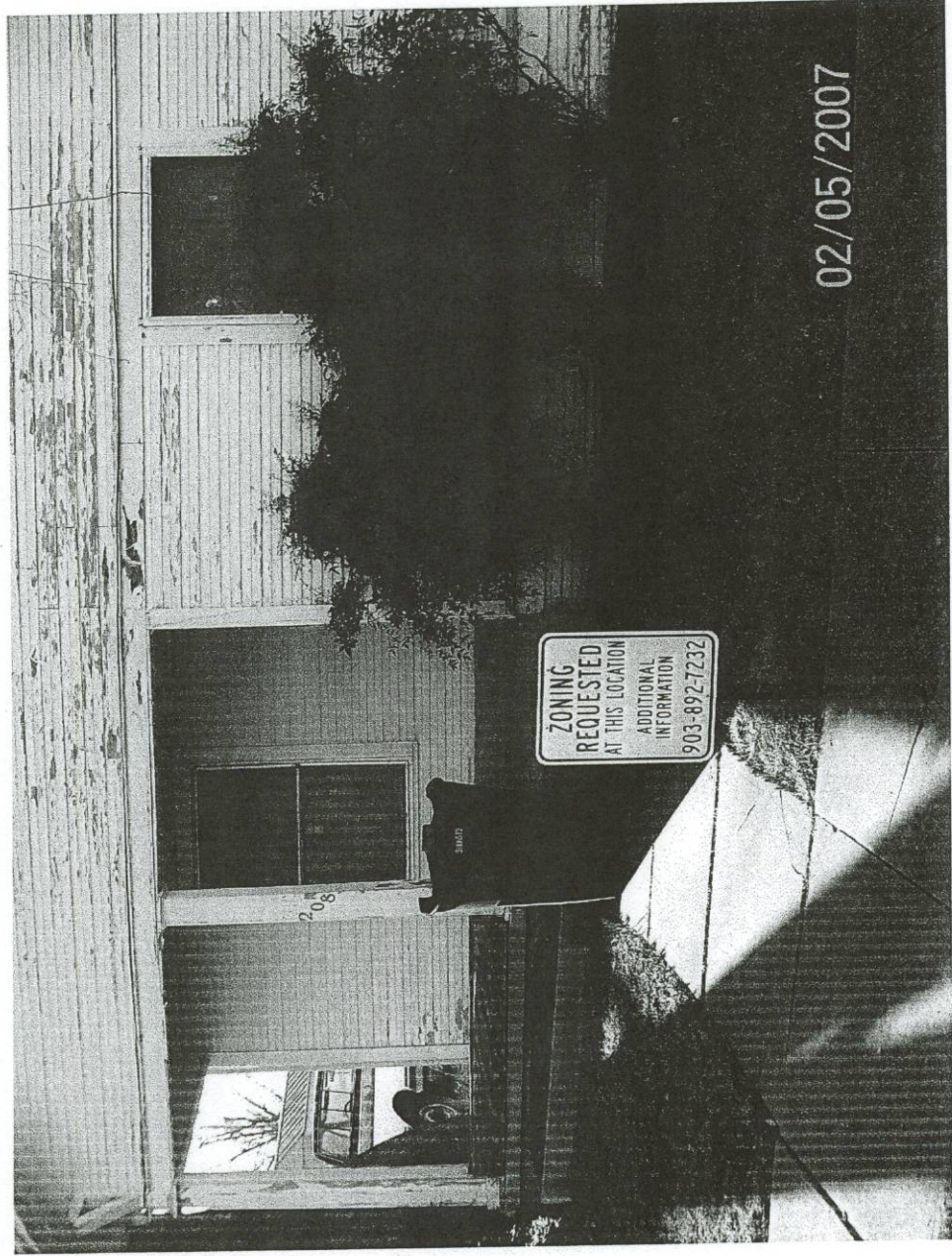




(c) Copyright 2006, Pictometry International

Scale: 1 inch = 40.0 feet

208 W. Cherry



CHERRY

STREET

Existing

PAVING LOW AIRLEY
F. MARY CLON
TO
RUBEN BISHOP, et ux
20 x 121
VOLUME 558 PAGE 12

ASPHALT

POWER

LINE

M. SE. 1/4 N. 71° W.

ONE STORY
FRAME

WOOD
DECK

GRAVEL
DRIVE

ALVIN T. ROSS, et ux
TO
HAROLD W. LOW, JR., et ux
VOLUME 1659 PAGE 16

SURVEY

BLAGG
NO.

56

ROBY FRANK WEATHERMAN
TO
DIOCESE OF DALLAS
120' x 145'
VOLUME 2320 PAGE 58
2-21-1994

SAMUEL

ABST.

SCALE 1" = 20'

SARTIN & ASSOCIATES
SURVEYING COMPANY

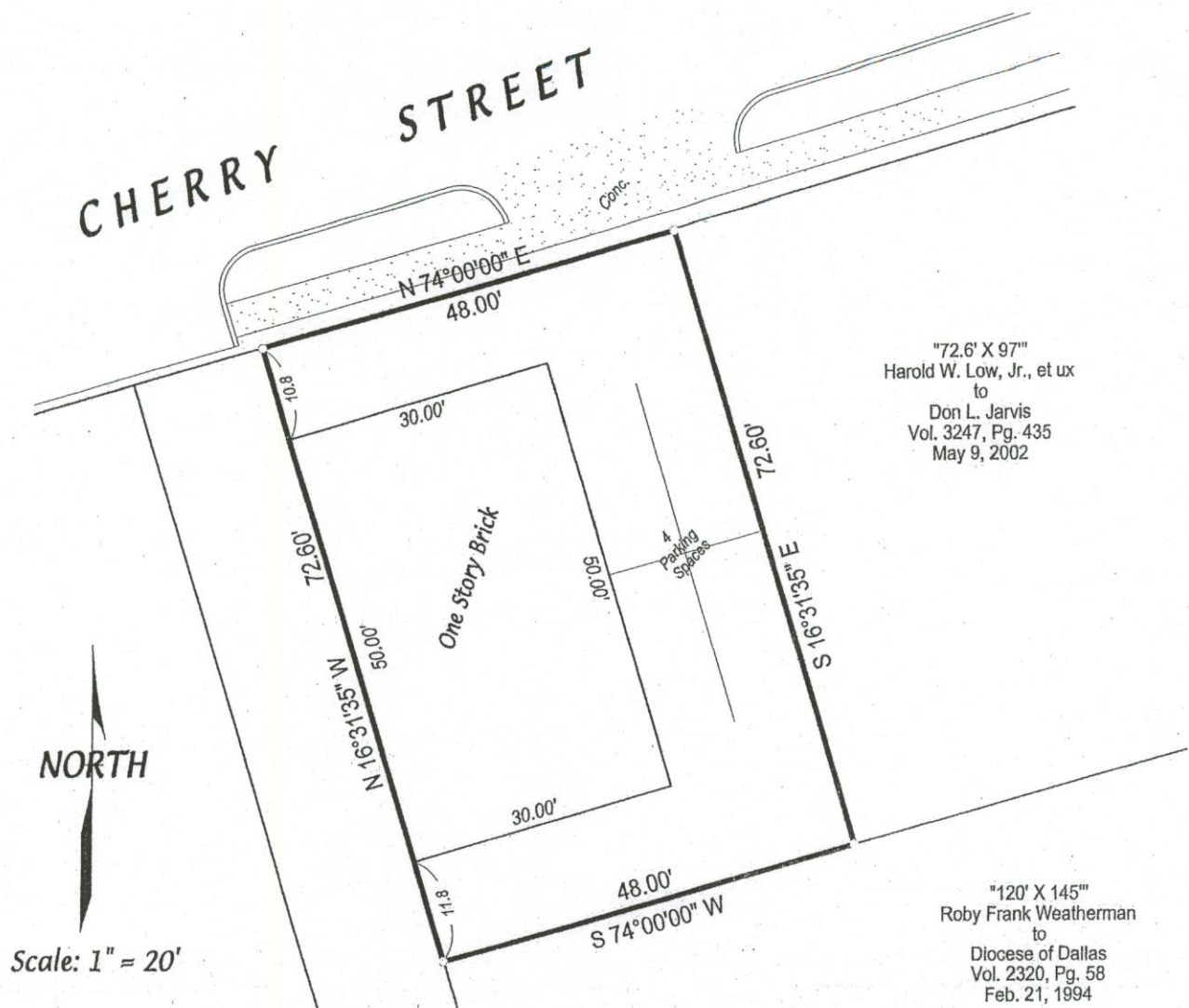
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

Survey for: CARKIE CARTER

I, Marshall Sartin, Registered Professional Land Surveyor,
hereby certify that a survey of the property shown hereon was
made on the 28 th day of July, 1994 of the
following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as
202 W CHERRY STREET, SHERMAN, TEXAS and that this survey



SAMUEL BLAGG SURVEY
ABST. NO. 56

SITE PLAN

for
Creta Carter

**CRETA L. CARTER II
CLC PROPERTIES
220 W. CHERRY STREET
SHERMAN, TX 75090**

Telephone: (903) 893-5543

Fax: (903) 893-5544

February 2, 2007

Mr. Scott Shadden
City of Sherman
Planning and Zoning Board
P. O. Box 1106
Sherman, TX 75091-1106

Re: 208 W. Cherry Street, Sherman, TX Zoning Application.

Mr. Scott Shadden and Planning and Zoning Board Members:

On January 24, 2007 I submitted a Zoning Application to The City of Sherman with a Variance Request for 208 W. Cherry Street, Sherman, TX 75090. This is a follow up letter to more fully describe the Variance Request to be heard by the Zoning Board members on Tuesday, February 20, 2007 at 6:00 p.m.

My plans are to demolish the existing structure at 208 W. Cherry Street and build a new building that will enhance that area. Currently, the existing structure to be demolished has a 10.8 ft setback. The existing structures on both sides of property to be demolished each have a 10 ft setback and I am requesting a 10 ft setback to be in line with those structures.

In essence, what I am asking the Zoning Board members to do is allow me to replace the old structure with a new structure of approximately the same dimensions.

Thank you for your consideration in this matter.

Sincerely,



Creta L. Carter II

CLC/bs

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

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

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

929 South Montgomery
0.31 acres of land in the Samuel A. Blagg Survey, Abstract No. 56
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow two 58.22 foot lot frontages in lieu of the required 60 foot frontages in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

16

Objections Received:

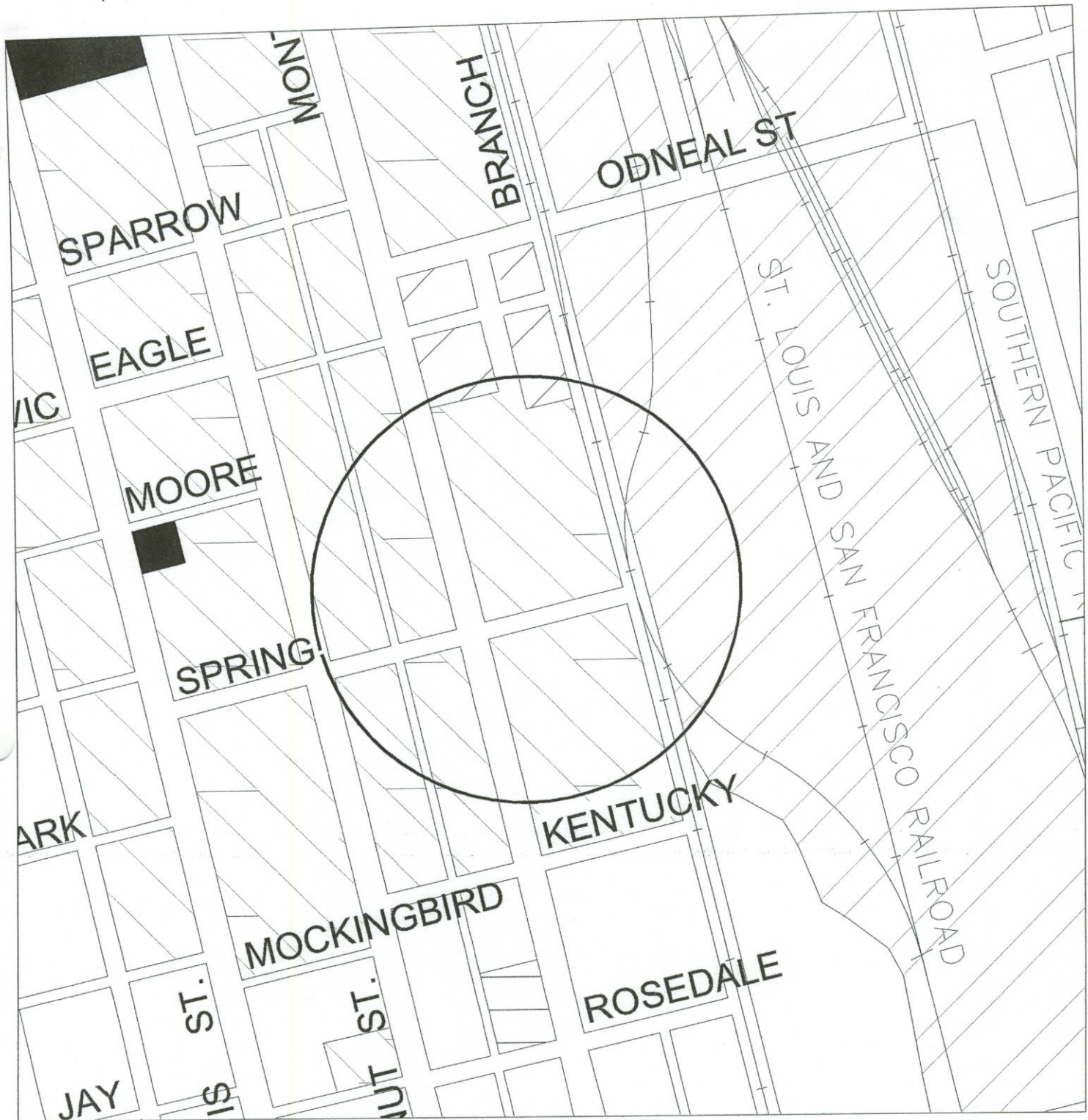
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	BLALOCK INDUSTRIAL PARK
	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



City of Sherman
929 SOUTH MONTGOMERY
VARIANCE

Department of Developmental Services





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Scale: 1 inch = 80.0 feet

929 S. Montgomery



State Map Union
to
J. B. Linton
Vol. 1446, Pg. 378
July 14, 1978

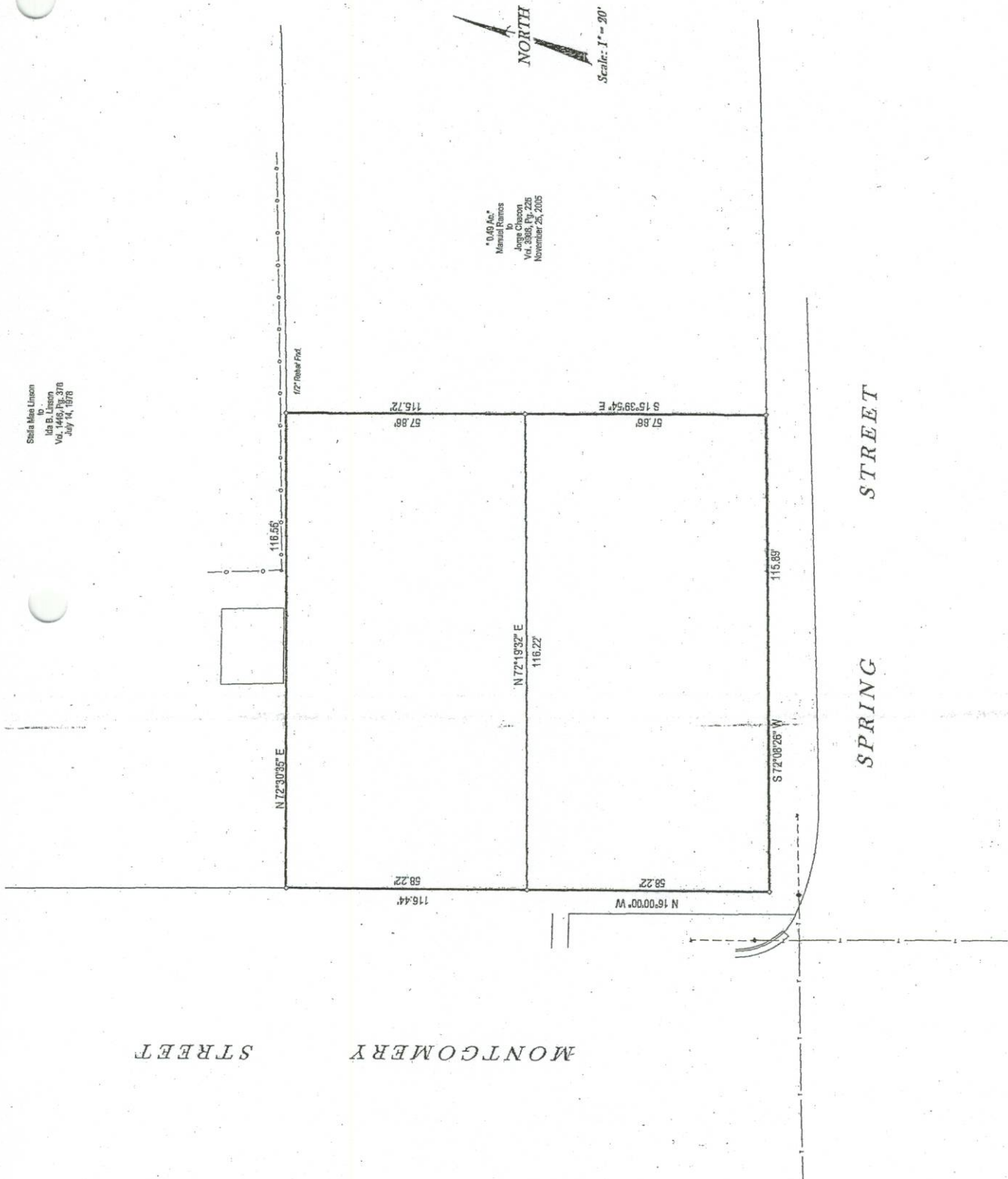
STREET

MONTGOMERY

STREET

SPRING

BARTON - VESTAL ADDITION



SHERMAN



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

February 5, 2007 Albert Salazar
609 S. Charles
Sherman, TX 75090-6847

FEB 12 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors)
concerning the property at 929 South Montgomery Street, being 0.31 acres of
land in the Samuel A. Blagg Survey, Abstract No. 56

The request is as follows:

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow a 50
foot lot frontage in lieu of the required 60 foot of frontage in an R-1 (One and
Two Family Residential) District.

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

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


Secretary, Planning & Zoning Board

NO OBJECTION



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

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

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

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

929 South Montgomery
0.31 acres of land in the Samuel A. Blagg Survey, Abstract #56
Final Plat

Requested Action/Proposed Use:
Final Plat of Barton-Vestal Addition

Adjacent Zoning:
R-2 (Multi-Family Residential) District

Origination:
Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors)

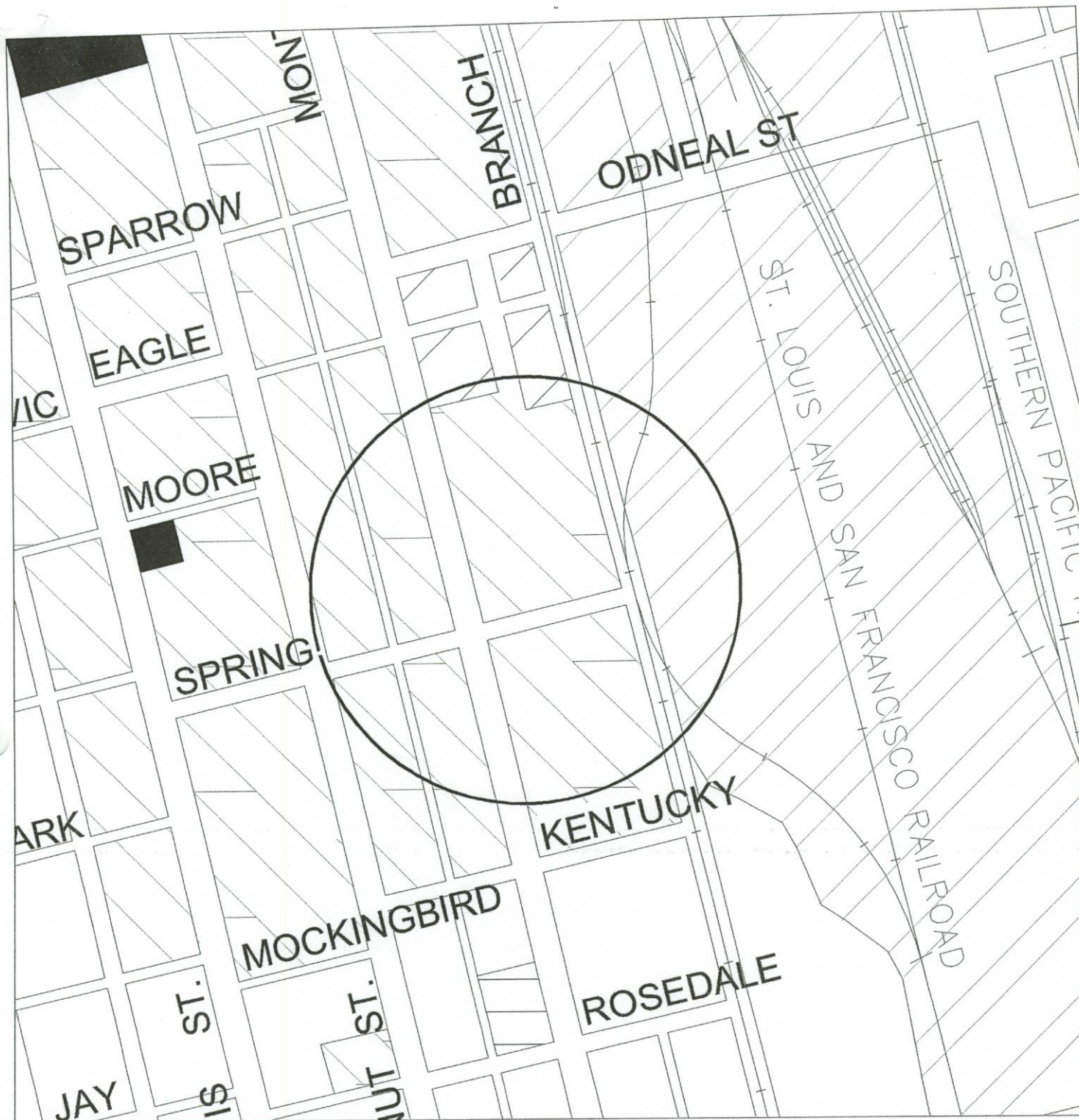
Considerations:
Master Plan Designation: Residential

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

Attachments:
Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
929 SOUTH MONTGOMERY
FINAL PLAT

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 80.0 feet

**STAFF REVIEW LETTER**

February 15, 2007

Barton Capital, LTD
1715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Final Plat of Barton-Vestal, for the property located at 929 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The east end of each proposed lot may lie within the 100 yr. floodplain. The finished floor elevation of any structure located within the floodplain must be at least two (2) feet above the base floodplain elevation. Fill shall not be imported into the floodplain.
2. An easement across the proposed southern lot for sanitary sewer service to the proposed northern lot is required.
3. Lots shall have a lot and block number.
4. A variance is required to allow 58.22 feet widths in lieu of 60 feet.
5. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
6. Original tax certificates for the property must be furnished prior to recording of the plat.
7. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

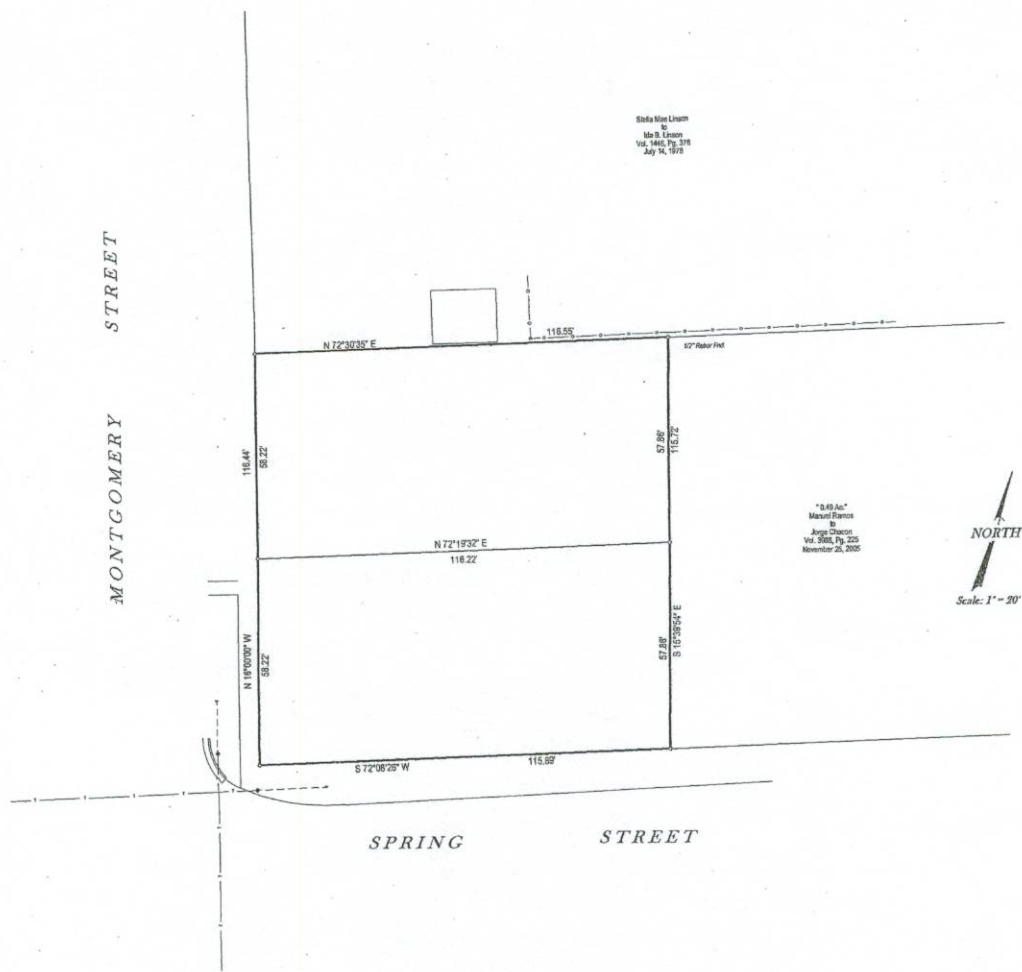
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

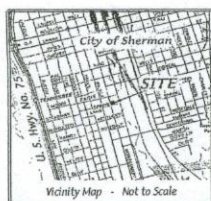
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

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

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



BARTON - VESTAL ADDITION to the CITY of SHERMAN, TEXAS



Owner & Developer

Ron Barton
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1243 Sherman, Texas 75091-1843
Ph: (903) 897-8003 Fax: (903) 868-2970

SHEET 1 OF 2
929SMONT.PCS

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

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

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

422 South Montgomery
0.33 acres of land in the Samuel A. Blagg Survey, Abstract No. 56
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.2 Subsection (1) to allow a 50 foot lot frontage in lieu of the required 60 foot of frontage in an R-1 (One and Two Family Residential) District.

Adjacent Zoning:

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

Origination:

Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

26

Objections Received:

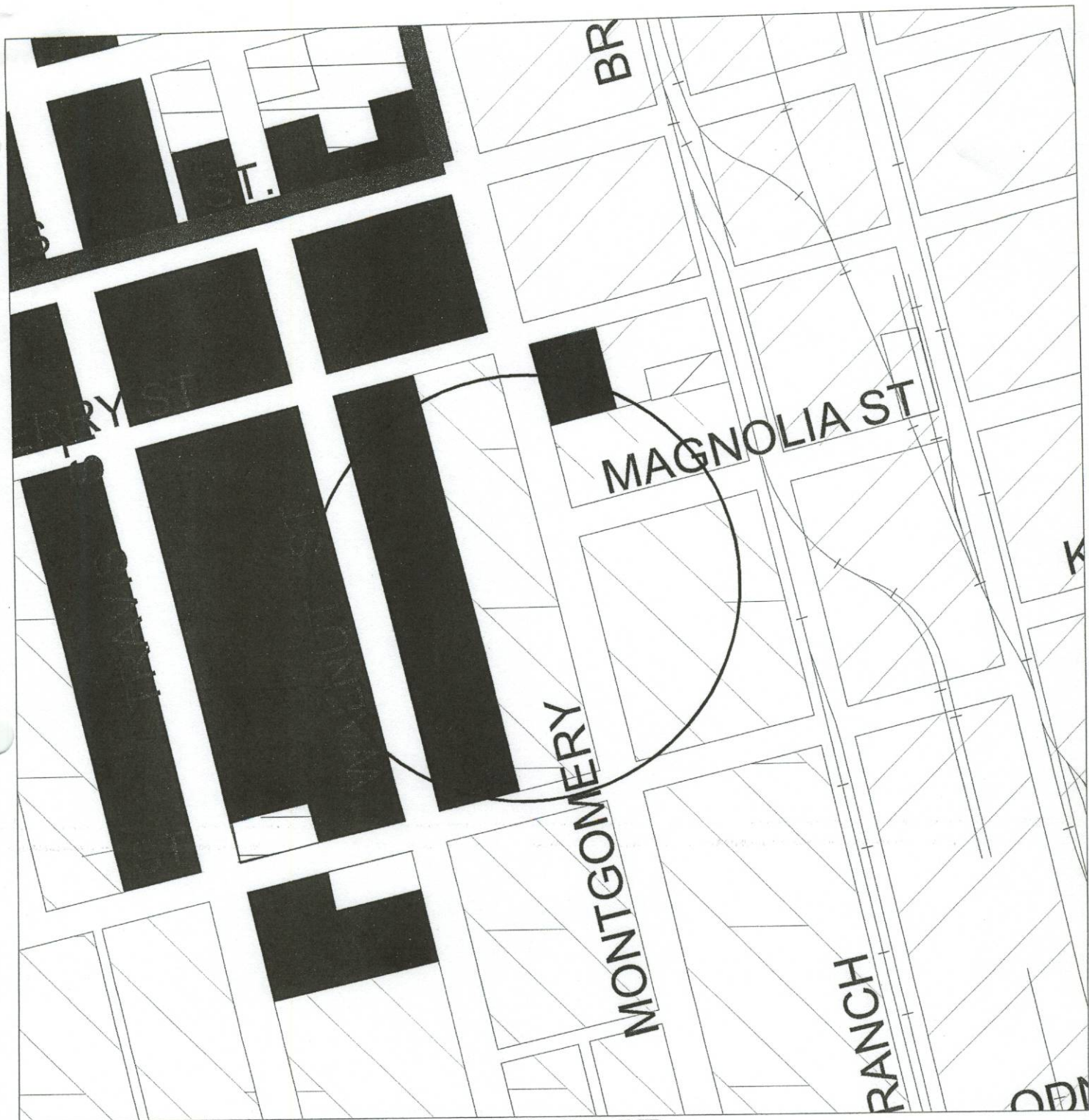
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



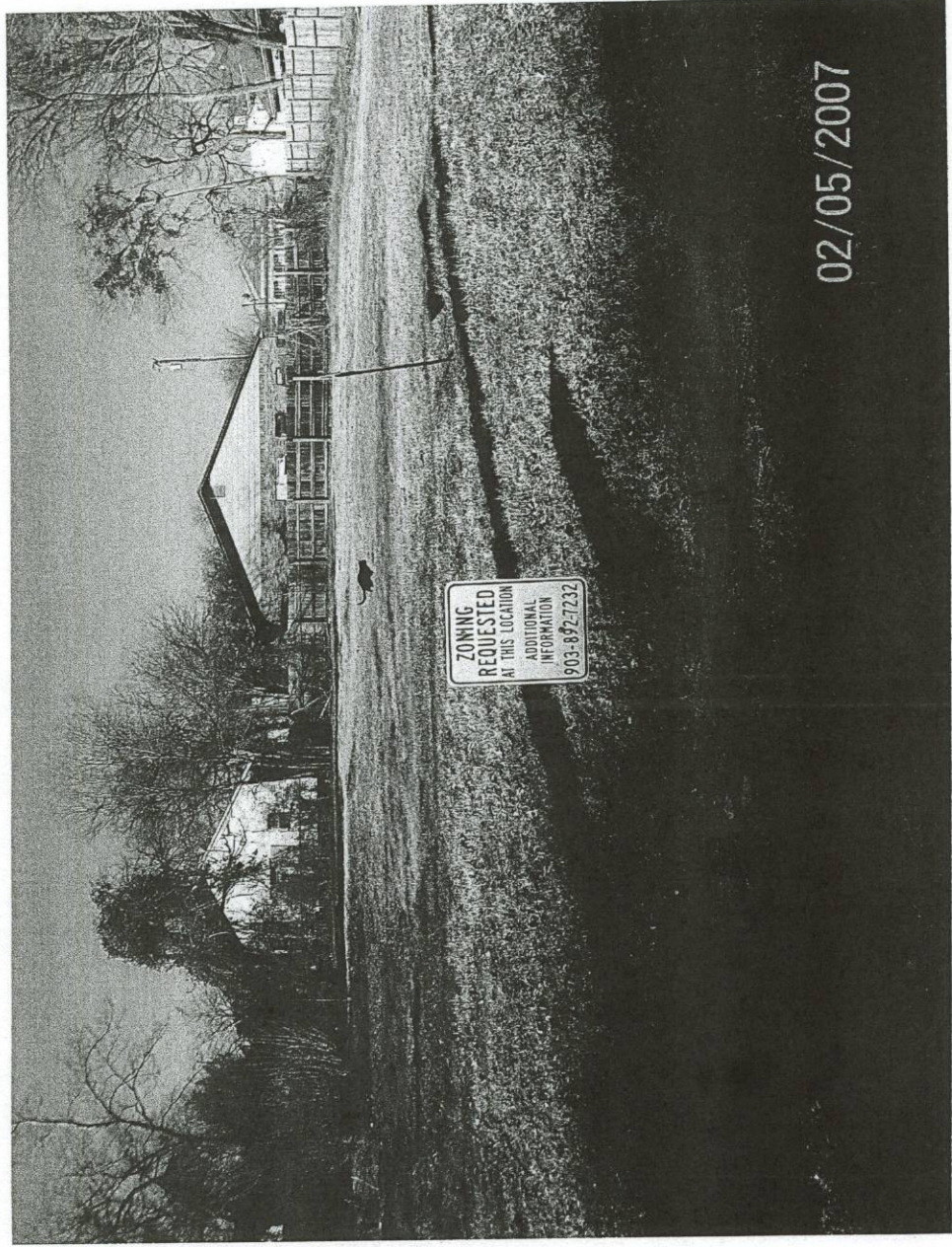
City of Sherman 422 SOUTH MONTGOMERY VARIANCE

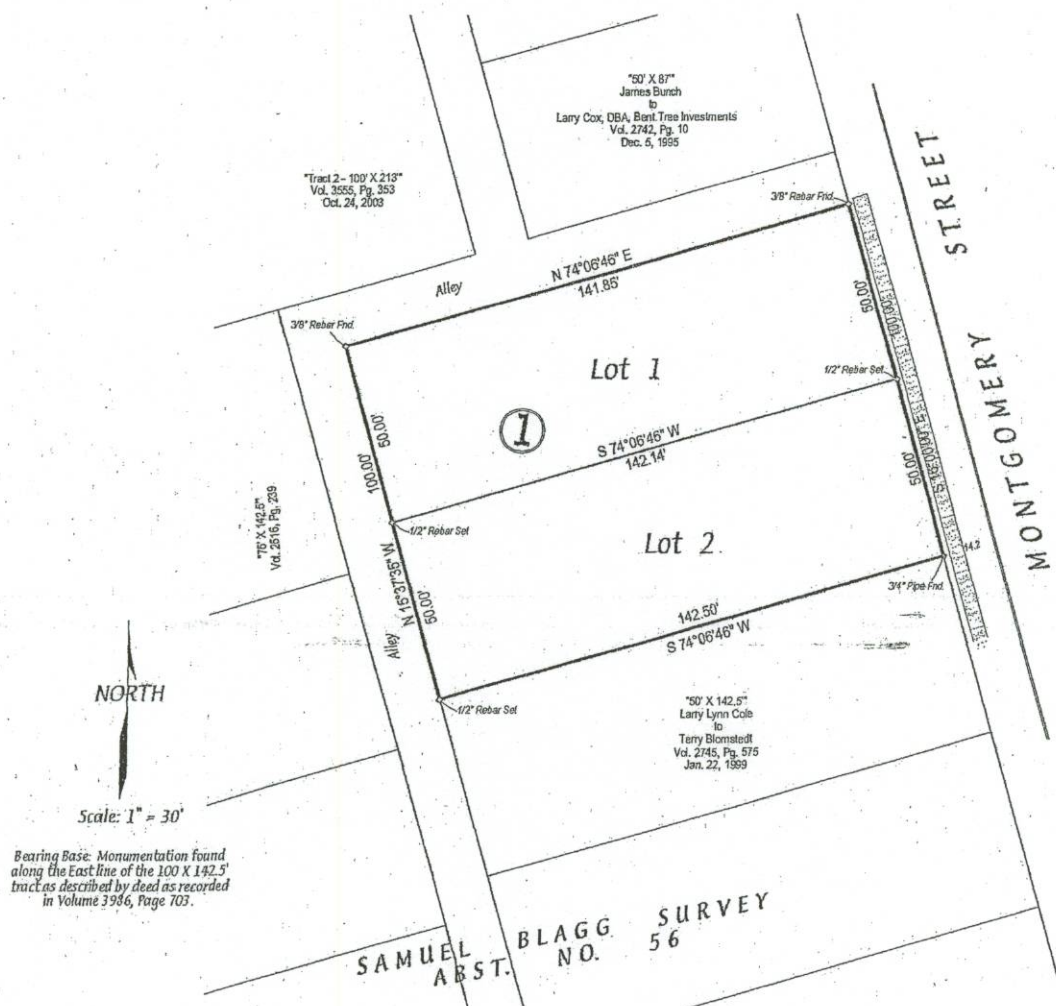
Department of Developmental Services





422 S. Montgomery





BARTON - ZELAYA ADDITION to the **CITY of SHERMAN, TEXAS**

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

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

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

422 South Montgomery
0.33 acres of land in the Samuel A. Blagg Survey, Abstract No. 56
Final Plat

Requested Action/Proposed Use:
Final Plat of Barton-Zelaya Addition

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

Origination:
Barton Capital LTD (Owners) and Sartin and Associates, Inc. (Surveyors)

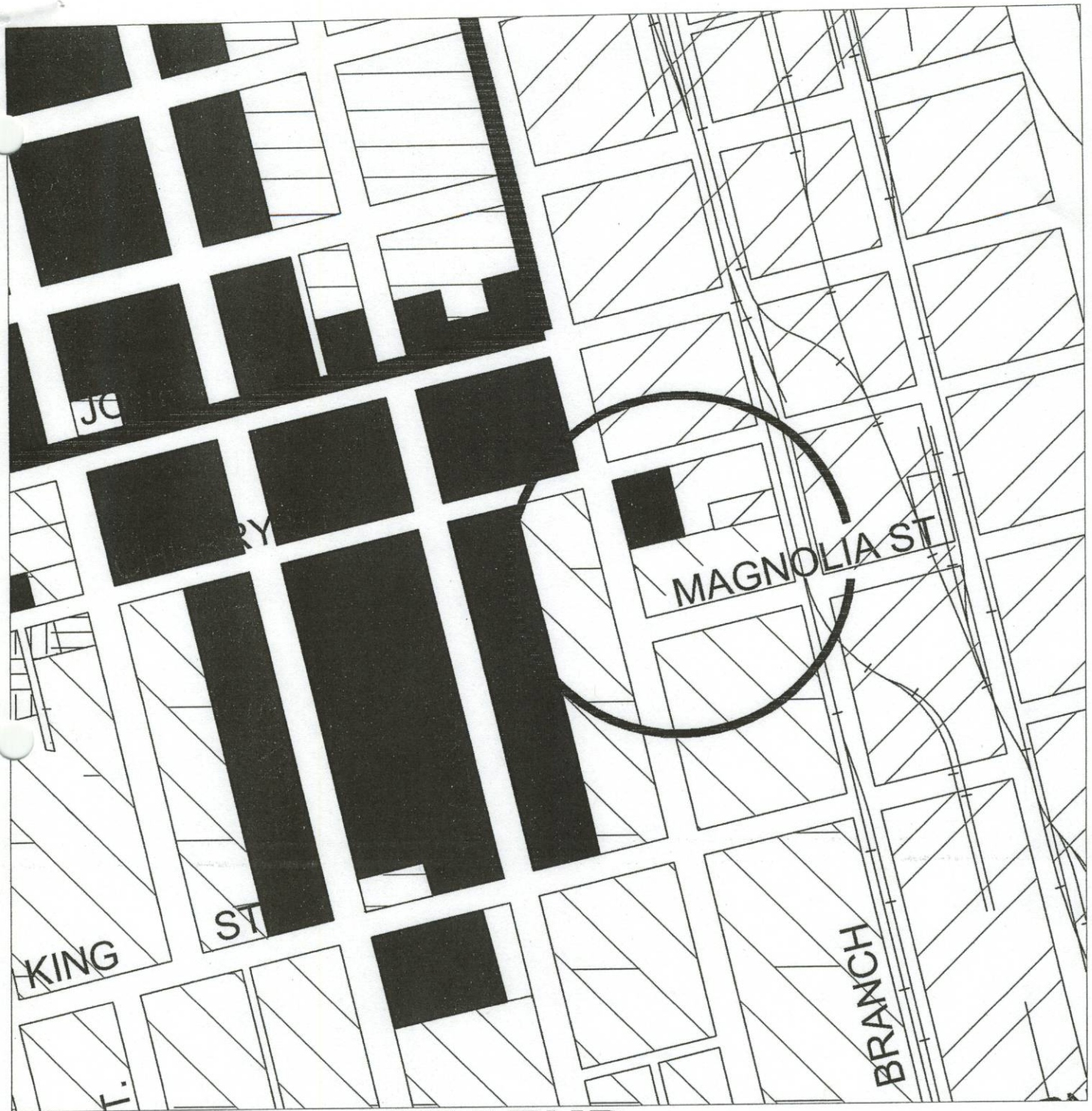
Considerations:
Master Plan Designation: Residential

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

Attachments:
Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman, Texas

422 SOUTH MONTGOMERY

FINAL PLAT

Department of Developmental Services





SHERMAN



STAFF REVIEW LETTER

February 15, 2007

Barton Capital, LTD
1715 S. Sam Rayburn
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Final Plat of Barton-Zelaya Addition, for the property located at 422 South Montgomery has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The bearing shown on the drawing for the east side of the property is in conflict with the field notes.
2. A variance is required to allow 50 foot lot widths in lieu of 60 feet.
3. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
4. Original tax certificates for the property must be furnished prior to recording of the plat.
5. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

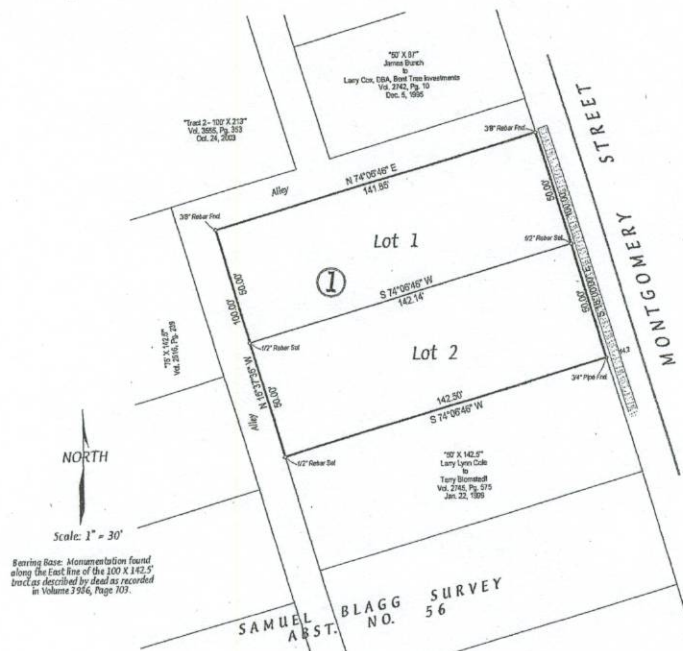
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,

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

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

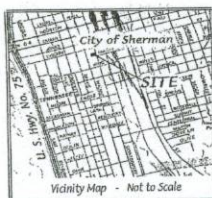
Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Sartin and Associates, Inc.



BARTON - ZELAYA ADDITION to the CITY of SHERMAN, TEXAS

Owner & Developer

Ron Barton
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201



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

422MONT1.pcs
SHEET 1 OF 2

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

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

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

2525 Texoma Parkway
9.957 acres in the R. Hendrix Survey, Abstract No. 504
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of Bob Utter Addition

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Bob Utter (Owner), Re-Zoning, Inc. (Agent) and Eagle Lake Surveying (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Recommendations:

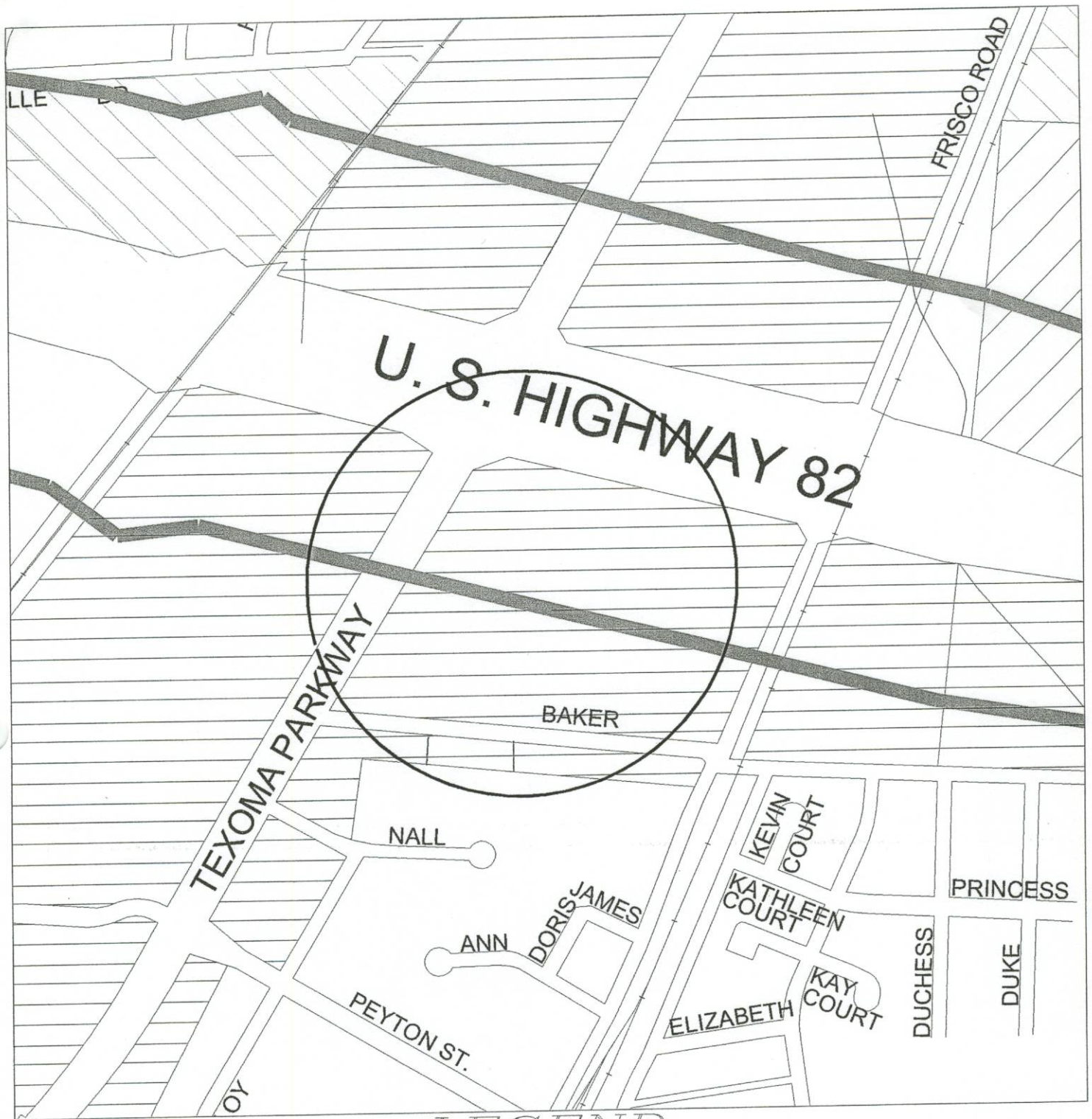
It is recommended that the preliminary plat be approved for preparation for the Final Plat.

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

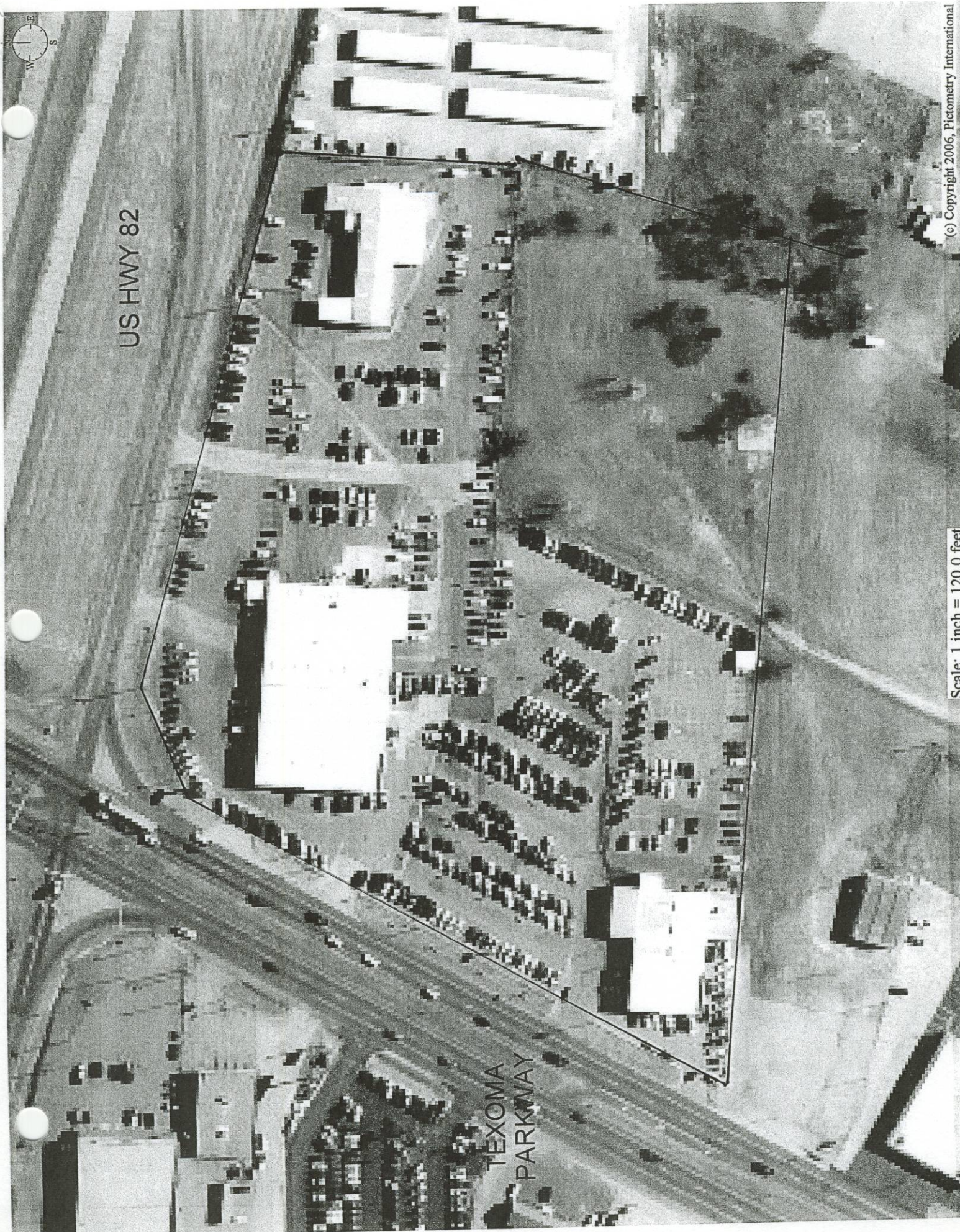
M-2	HEAVY MANUFACTURING DISTRICT
M H	MANUFACTURED HOUSING DISTRICT
O-1	BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
O-1.1	OVERLAY DISTRICT - 1417
O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
CPO	COLLEGE PARK OVERLAY
A&C	ARTS & CULTURAL OVERLAY DISTRICT
CBD	CENTRAL BUSINESS DISTRICT



City of Sherman 2525 TEXOMA PARKWAY PRELIMINARY PLAT

Department of Developmental Services





US HWY 82

TEXOMA
PARKWAY

Scale: 1 inch = 120.0 feet

(c) Copyright 2006, Pictometry International

**STAFF REVIEW LETTER**

February 15, 2007

Bob Utter
2525 Texoma Parkway
Sherman, Texas 75090

Duane Kingma
7668 Warren Parkway
Frisco, TX 75034

Dear Applicants,

The request for approval of the Preliminary Plat of Bob Utter Addition, for the property located at 2525 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The name of the owner and developer shall be indicated on the preliminary plat.
2. Each individual tract shall be indicated on the preliminary plat.
3. Existing utilities and easements shall be indicated on the preliminary plat. It appears that a sanitary sewer is located on the property.
4. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

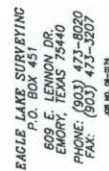
Respectfully,

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

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

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

(P) 12" ACCESS EASEMENT



REVISIONS

- | CORNER MONUMENT | ----- 847 ----- | ----- P ----- |
|----------------------|-----------------|---------------|
| CONTOURS | | |
| ACCESS ESMT | | |
| PROPERTY LINE | | |
| UTILITY ESMT | | |
| POWERLINE | | |
| POLE | | |
| LAMP | | |
| ELECTING METER | | |
| TELCO PED | | |
| WATER METER | | |
| GAS METER | | |
| SANITARY SENDER M.H. | | |
| ACCESS ESMT | A/E | |
| UTILITY ESMT | U/E | |
| LEASE AREA | L/A | |

SEMC 9.837 acres of land located in the R. Hendrix Survey, Abilene No. 504, an addition to the City of Sherman, Grayson County, Texas

LOT 1, BLOCK 1

January 3, 2007

...T-Mobile

THIRD WYOMING CHAPTER, INC.
SUITE 8000
DALLAS, TEXAS 75201
OFFICE: (214) 873-4100

WON ALL MEN BY THESE PRESENTS



Danny W. Secord, R.P.L.S. No. 4815
Salem

Preiminary Mail, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

Chairman, City of Chicago

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

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

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

2525 Texoma Parkway
9.957 acres in the R. Hendrix Survey, Abstract No. 504
Final Plat

Requested Action/Proposed Use:

Final Plat of Bob Utter Addition

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Bob Utter (Owner), Re-Zoning, Inc. (Agent) and Eagle Lake Surveying (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Recommendations:

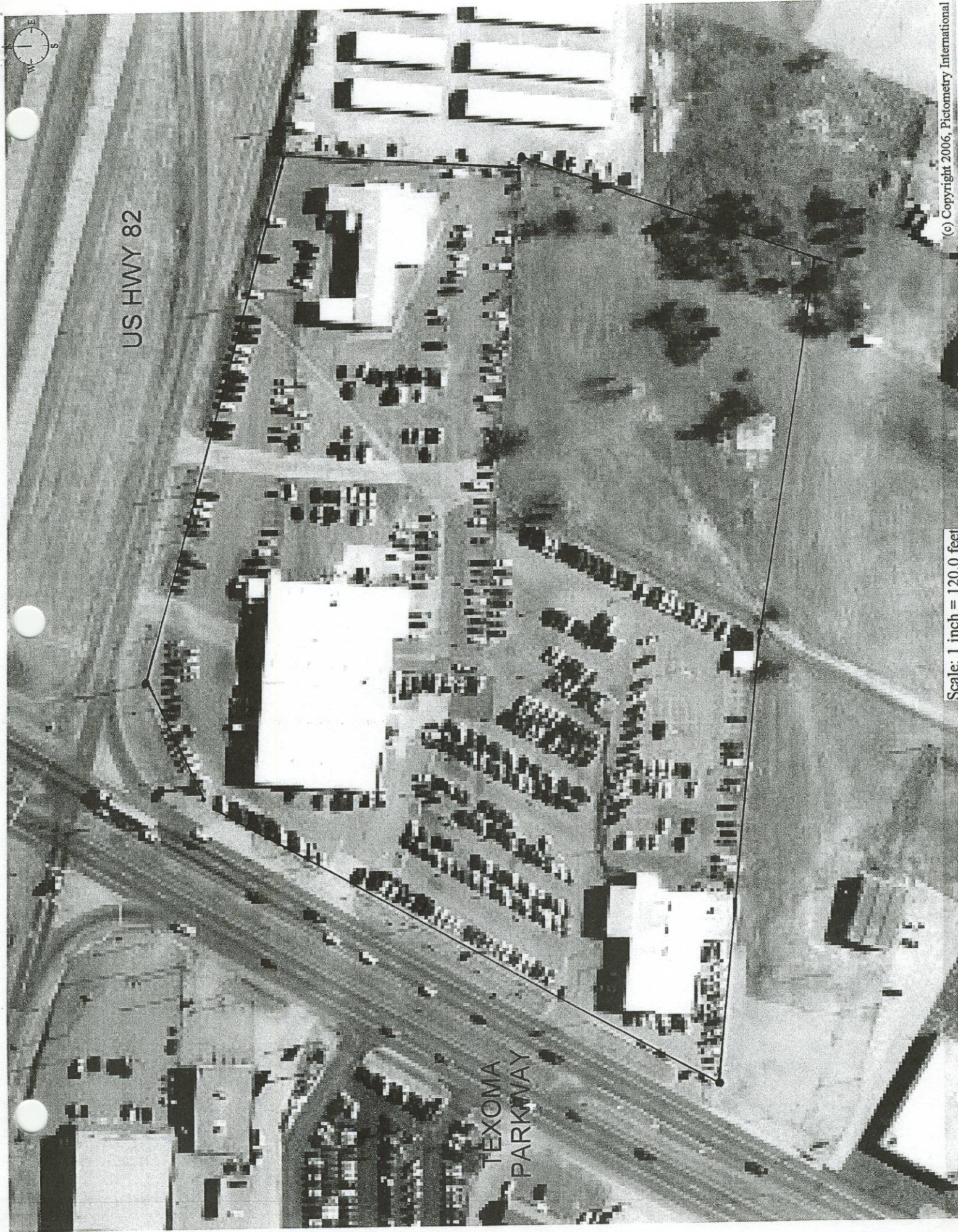
It is recommended that the final plat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



US HWY 82

TEXOMA
PARKWAY

Scale: 1 inch = 120.0 feet

(c) Copyright 2006, Pictometry International



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



City of Sherman
2525 TEXOMA PARKWAY
FINAL PLAT

Department of Developmental Services



STAFF REVIEW LETTER

February 15, 2007

Bob Utter
2525 Texoma Parkway
Sherman, Texas 75090

Duane Kingma
7668 Warren Parkway
Frisco, TX 75034

Dear Applicants,

The request for approval of the Final Plat of Bob Utter Addition, for the property located at 2525 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The name of the owner and developer shall be indicated on the preliminary plat.
2. Existing utilities and easements shall be indicated on the plat. It appears that a sanitary sewer is located on the property.
3. The leased area shall be removed from the final plat.
4. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
5. Original tax certificates for the property must be furnished prior to recording of the plat.
6. A corrected preliminary plat shall be submitted.
7. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,



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

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

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

P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 (903) 892-7206



BAKER ROAD

BEING 9.937 acres of land located in the R. Hendrix Survey, Abstract No. 504, an addition to the City of Sherman, Grayson County, Texas
 LOT 1, BLOCK 1
 January 3, 2007

...T-Mobile

11800 WINTER CHAPEL RD
SUITE 8000
DALLAS, TEXAS 75234
OFFICE: (214) 323-4100

NOTES
 1. The authors are indebted to the staff of the National Bureau of Standards for their assistance in the use of the facilities of the National Bureau of Standards.

ELEVATIONS ARE BASED ON NAVD 86

SHOW ALL NEW TV ADVERTISING

KNOW ALL MEN BY THESE PRESENTS:

[Signature]
Denny W. Bradley, R.P.L. No. 4015

LEGEND

CORNER MONUMENT •
PROPERTY LINE _____

Accounted for the City Council of the City of Salem:

<u>Name</u>	<u>Date</u>
James P. ...	...

major, City of Seattle

The undersigned, the City Clerk of the City of Sherman, certifies that the foregoing first part of Subsection or Addition is the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and that the same was adopted by formal action taken and thereat signed by the City Council.

expression of spiritual, ethical, metaphysical and political positions. The Council further authorized the Mayor to tell the educational board that the school should not be a place to indoctrinate students in any particular religion or philosophy. The Mayor's report to the Council was published in the *San Francisco Chronicle* on 12/10/68.

Witness my hand this ____ day of _____, A.D. _____

City Clerk, City of Sherman, Texas

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

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

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

2525 Texoma Parkway
9.957 acres in the R. Hendrix Survey, Abstract No. 504
Specific Use Permit

Requested Action/Proposed Use:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Bob Utter (Owner), T-Mobile (Developer) and Re-Zoning, Inc. (Agent)

Considerations:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

13

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	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



City of Sherman 2525 TEXOMA PARKWAY SPECIFIC USE PERMIT

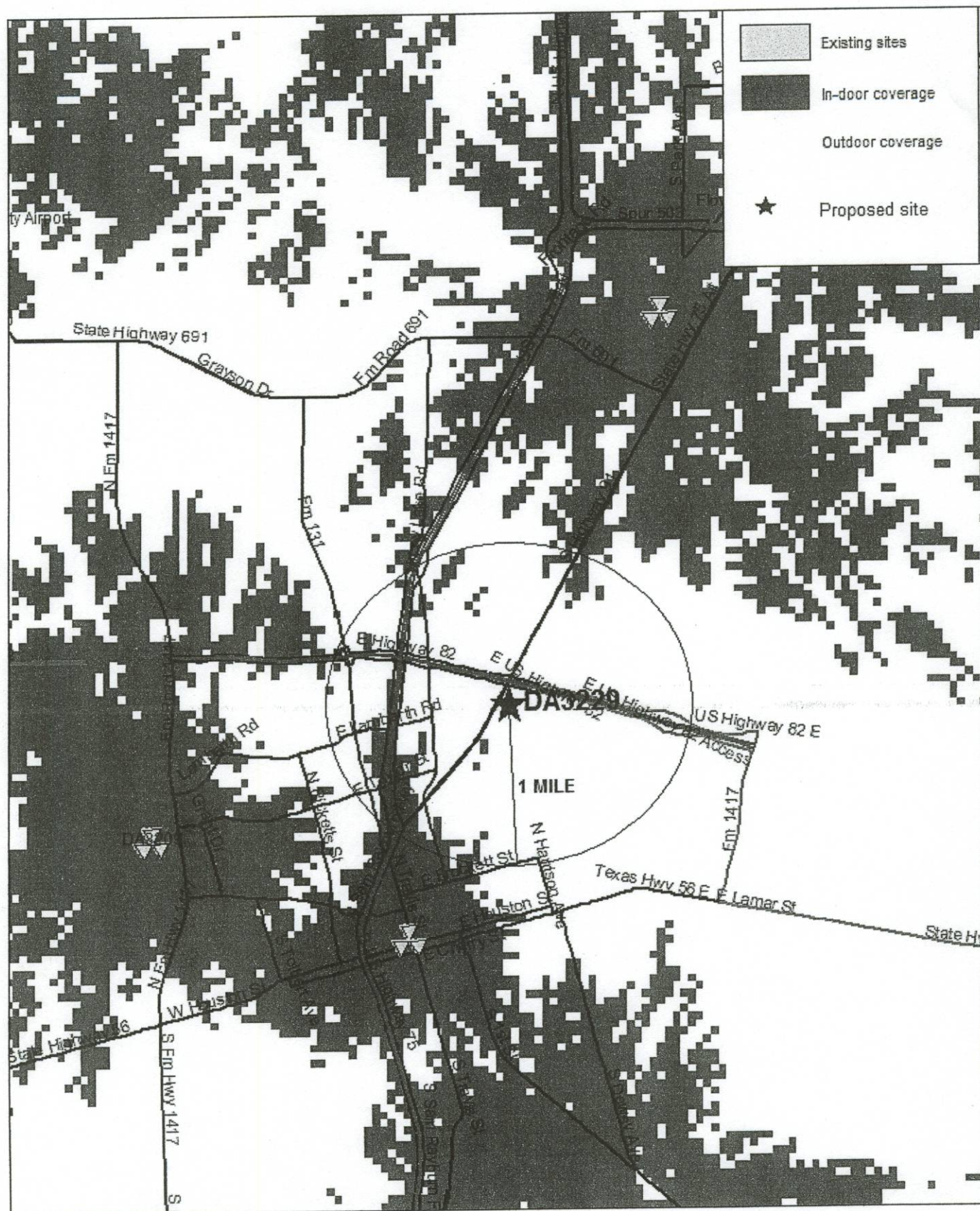
Department of Developmental Services



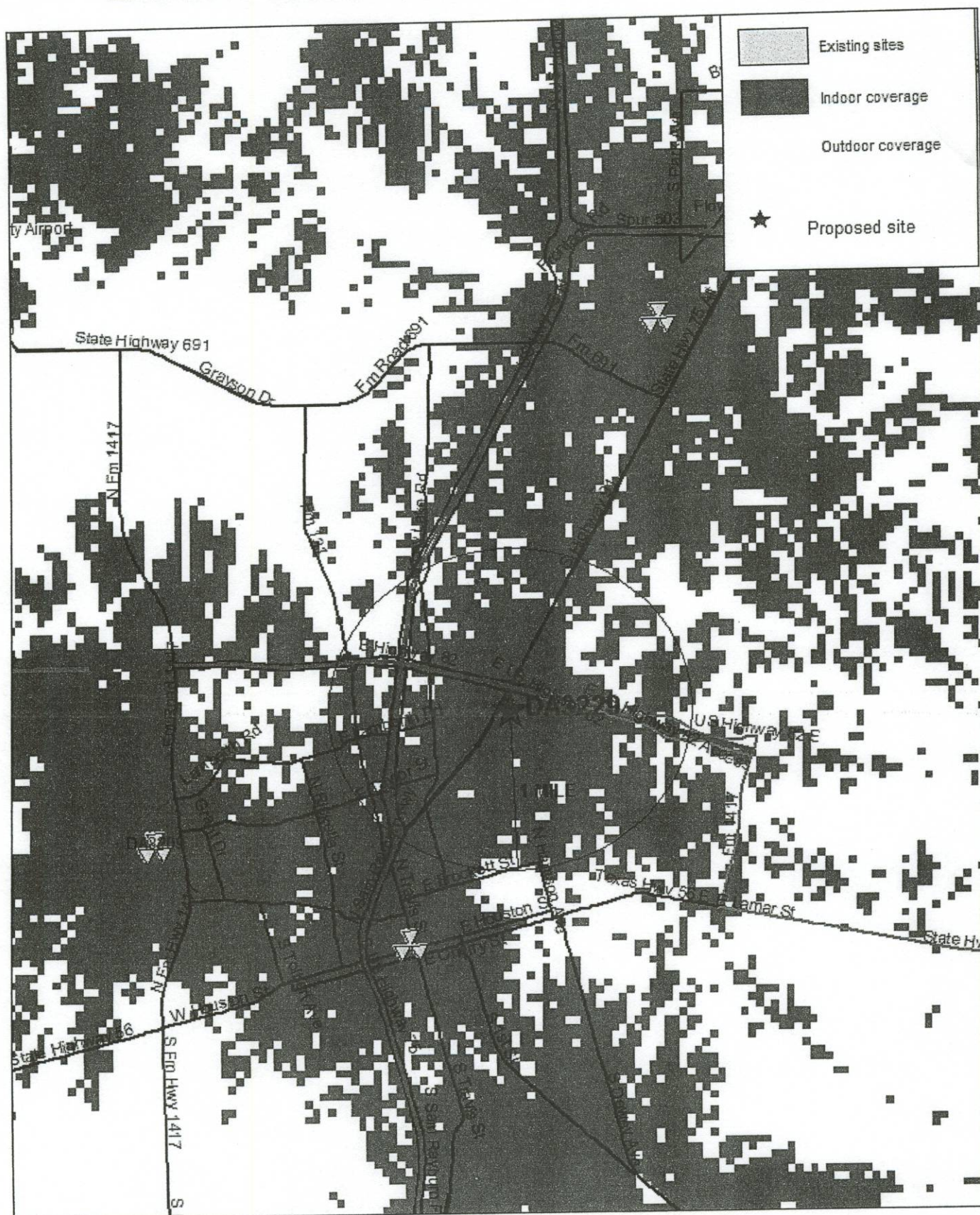
2525 Texoma Pky.

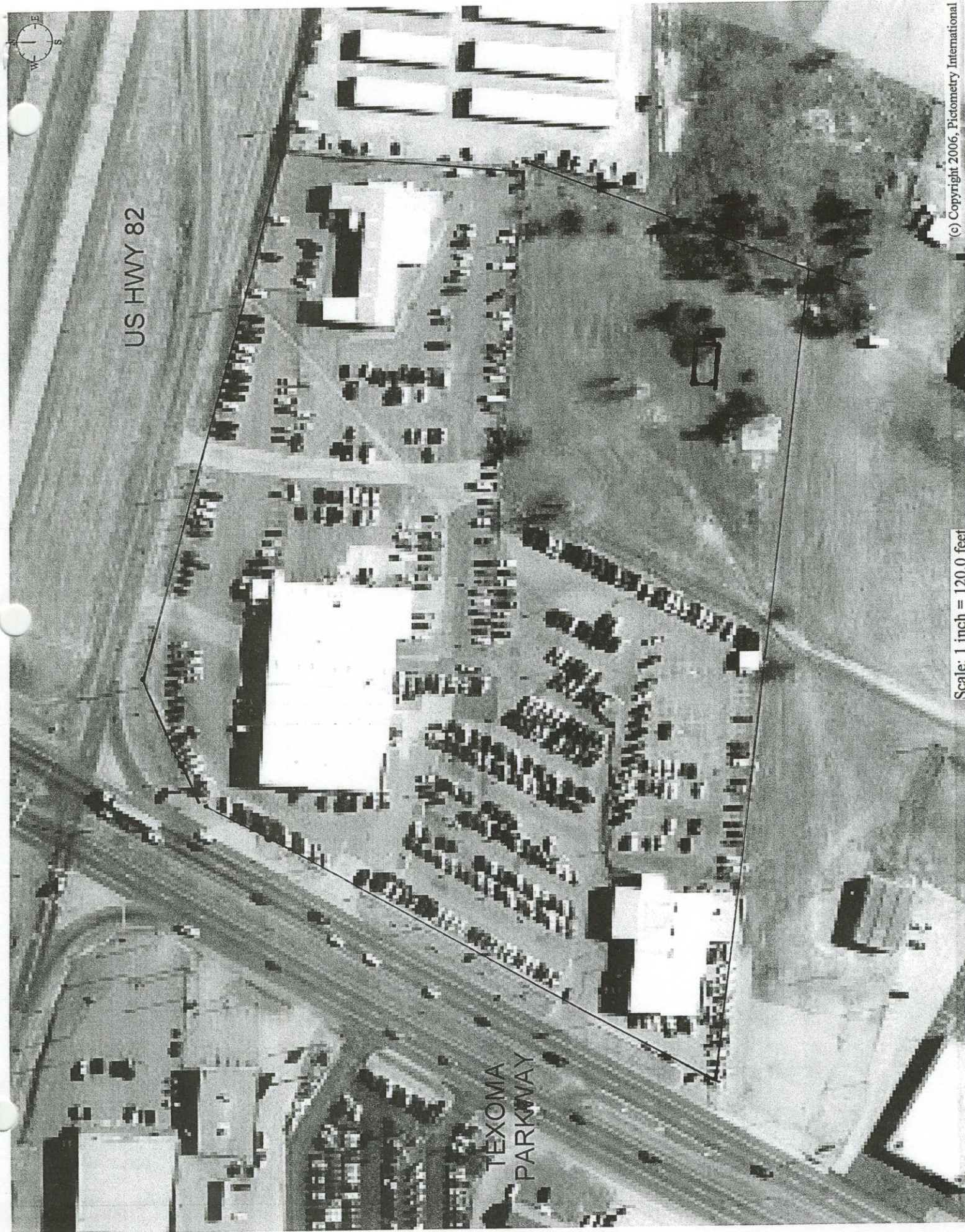


DA03229 Existing coverage



DA03229 on air coverage





US HWY 82

TEXOMA
PARKWAY

Scale: 1 inch = 120.0 feet

(c) Copyright 2006, Pictometry International

SHERMAN



STAFF REVIEW LETTER

February 15, 2007

Bob Utter
2525 Texoma Parkway
Sherman, Texas 75090

Dave Kirk
Re/Zoning Inc.
3708 Bishop Hill
Carrollton, Texas 75007

Dear Applicants,

The request for approval of the Specific Use Permit and Site Plan, for the property located at 2525 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Any and all driving and parking surfaces shall have a concrete or asphalt surface.
2. Gate to the facility must have a knox pad lock. If structures have metal doors, then a knox box must be installed at the site for access into the buildings. Contact the fire Marshal at (903) 892-7267 for help in obtaining these items.
3. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshall for direction on this.
4. Appropriate fire extinguishers will be required to be located and maintained at this site.
5. All aspects of the Telecommunications antennas and towers ordinance shall be followed.
6. All aspects of the O-1 (75-82) Overlay District shall be followed.
7. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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

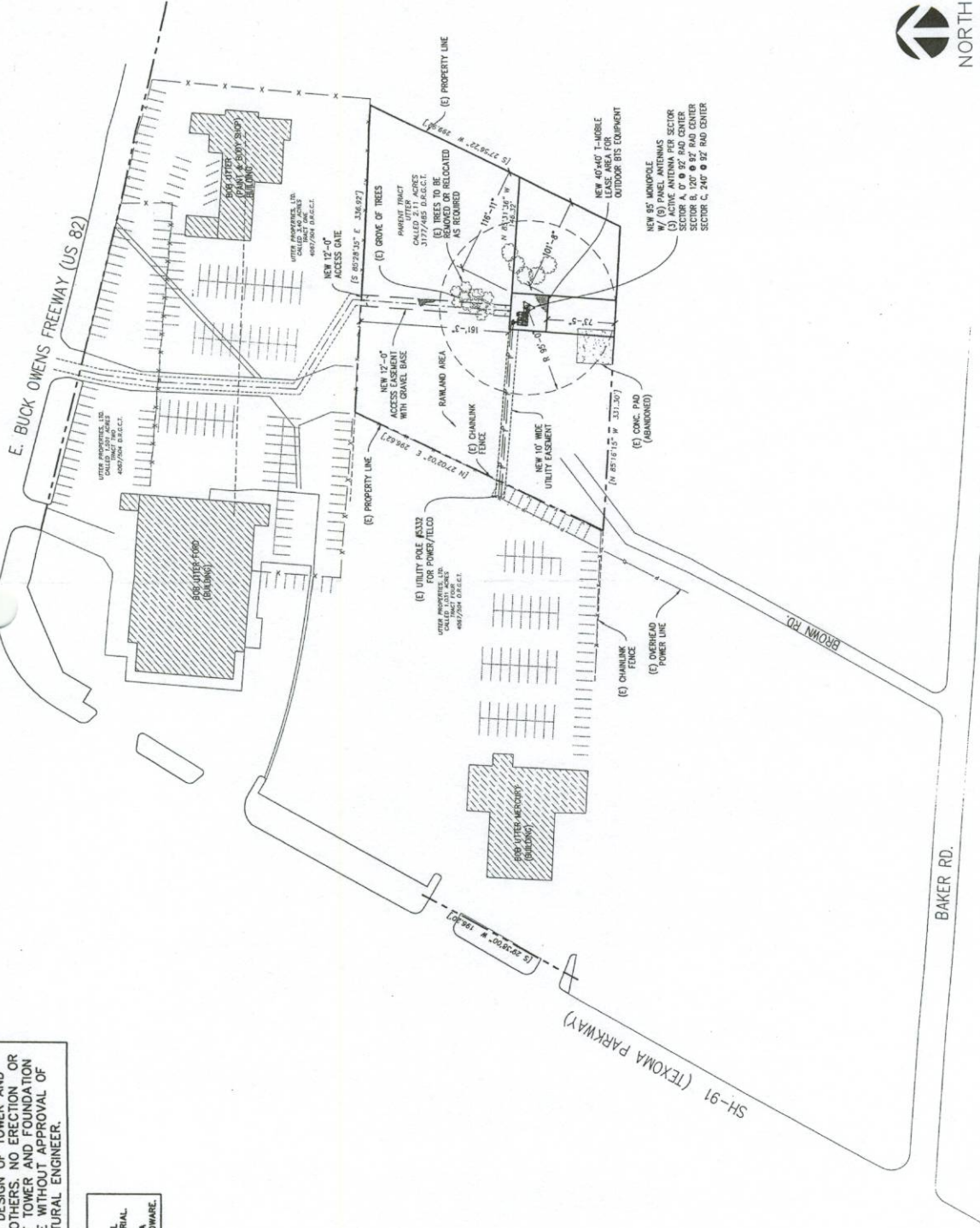
Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
T-Mobile Texas, LP

T-1

5 AND DESIGN OF TOWER AND FOUNDATION BY OTHERS. NO ERECTION OR MODIFICATION OF TOWER AND FOUNDATION SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

NOTES:

T-MOBILE TO PROVIDE ALL TOWER STEEL & RF MATERIAL.
C.C. TO PROVIDE ANTENNA MOUNTS & RELATED HARDWARE.



.....T-Mobile

DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FISCO, TX 75004
OFFICE: (972) 464-3510

PROJECT NO.	DA3229D
DRAWN BY:	SZ/AM/CEC
CHECKED BY:	JMG
5/17/07	REV - FINAL SURVEY
4/16/07	REV - MET SETBACK
3/9/06	FINAL
2/7/06	PRELIM
1/14/06	PRELIM
0/13/06	PRELIM

ALP PRO
CONSULTING GROUP, INC.
12221 Lyndon B Johnson Freeway, #204
Dallas, TX 75243
Phone: 972-321-0883
Fax: 972-321-0883
www.alppro.com



NOT VALID WITHOUT
P.E. STAMP & SIGNATURE

DA3229D
BOB UTTER
2525 TEXOMA PARKWAY
SHERMAN, TEXAS 75090
GRAYSON COUNTY

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-2

ANALYSIS AND DESIGN OF TOWER AND FOUNDATION BY OTHERS. NO ERECTION OR MODIFICATION OF TOWER AND FOUNDATION SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

NOTE

T-MOBILE TO PROVIDE ALL TOWER STEEL & RF MATERIAL. G.C. TO PROVIDE ANTENNA MOUNTS & RELATED HARDWARE.

T-Mobile

DUKE BRIDGES CAMPUS
7668 WARREN PARKWAY
FRISCO, TX 75034
OFFICE: (972) 464-3510

PROJECT NO.	DA3229D
DRAWN BY:	SZ/AM/CEC
CHECKED BY:	JMG
DATE	1/17/07
REV	1
DESCRIPTION	REV - FINAL SURVEY
DATE	1/17/07
REV	2
DESCRIPTION	REV - MEET SETBACK
DATE	1/17/07
REV	3
DESCRIPTION	REV - PRELIM
DATE	1/17/07
REV	4
DESCRIPTION	REV - PRELIM
DATE	1/17/07
REV	5
DESCRIPTION	REV - FINAL
DATE	1/17/07
REV	6
DESCRIPTION	REV - PRELIM
DATE	1/17/07



CONSULTING GROUP, INC.
8221 Lyndon B Johnson Freeway, #204
Dallas, TX 75243
Phone: 972-291-8575
www.alppro.com



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DA3229D
BOB UTTER
2525 TEXOMA PARKWAY
SHERMAN, TEXAS 75090
GRAYSON COUNTY

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

C-3



NORTH

GRAPHIC SCALE: 3/8"=1'

(1) 3" BURIED SCH 40 PPG CONDUIT FOR POWER FROM (E) UTILITY POLE TO NEW COMMUNITY RACK (NOTE: E.C. TO BE PROVIDED BY T-MOBILE FROM TRANSFORMER TO METER BASE.)

(2) 3" BURIED SCH 40 PPG CONDUIT FOR 120V FROM (E) UTILITY POLE TO NEW HOFFMAN TELCO BOX AT COMMUNITY RACK WITH MULTITAPE AND CAP

NEW 12" WIDE ACCESS EASEMENT

NEW 12" WIDE DOUBLE SWING ACCESS GATE

NEW 200A METER/DISCONNECT

NEW COMMUNITY RACK WITH 3 METER GANG AND HOFFMAN TELCO BOX

NEW UTILITY RACK FOR PPG UNIT

NEW SAFETY STEP

NEW (3) 610000 BTS CABINETS

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

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NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 10'x45' STEEL PLATFORM

NEW 95' MONOPOLE WITH (6) PANEL ANTENNAS (3) ACTIVE ANTENNAS PER SECTOR. SECTOR A, 120' Ø 92' RAD CENTER SECTOR B, 120' Ø 92' RAD CENTER SECTOR C, 240' Ø 92' RAD CENTER

NEW 24" WIDE WALKWAY WITH CANTILEVER SUPPORT POSTS

NEW CRUSHED ROCK BASE INSIDE COMPOUND

NEW 7' HIGH CHAINLINK FENCE WITH 3 STRANDS BARBED WIRE

NEW 10' WIDE UTILITY EASEMENT

14'-0"

12'-0"

5'-0"

5'-0"

5'-0"

18'-0"

40'-0"

22'-0"

15'-0"

15'-0"

15'-0"

5'-0"

5'-0"

5'-0"

5'-0"

10'-0"

20'-11"

20'-0"

20'-0"

20'-0"

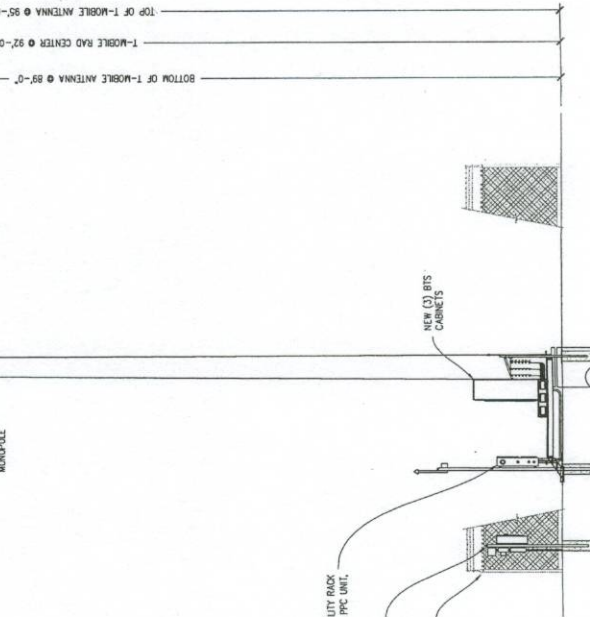
ANALYSIS AND DESIGN OF TOWER AND FOUNDATION BY OTHERS. NO ERECTION OR MODIFICATION OF TOWER AND FOUNDATION SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

NEW (3) PANEL ANTENNAS
SECTOR A, 0° @ 92° RAD CENTER
SECTOR B, 120° @ 92° RAD CENTER
SECTOR C, 240° @ 92° RAD CENTER

NOTES:

- 1.) THE SITE, HEIGHT AND DIRECTION OF THE ANTENNA SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
- 2.) CONTRACTOR SHALL VERIFY HEIGHT OF ANTENNA WITH T-MOBILE RF DATA SHEET.
- 3.) CONTRACTOR SHALL VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH T-MOBILE RF DATA SHEET.
- 4.) ALL ANTENNA AZIMUTH TO BE FROM TRUE NORTH.

NEW 95' HIGH MONOPOLE



ELEVATION
LOOKING EAST
SHEET 344-47

COAX CABLE IDENTIFICATION

CONTRACTOR MUST PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLES, PER THE FOLLOWING INSTRUCTIONS:

1. LOCATION: MARKINGS SHALL BE MADE USING COLOR TAPE W/ 3" OF COVERAGE AFFIXED AT THREE PLACES ON THE COAX CABLE RUN AS FOLLOWS.

FIRST - ON THE COAX AT THE CONNECTOR NEAREST THE ANTENNA (WHERE THE COAX AND JUMPER ARE CONNECTED).

SECOND - AT THE BASE OF THE TOWER STRUCTURE. (FOR TOWERS ONLY).

THIRD - AT A POINT OUTSIDE THE BTS. (JUST PRIOR TO MGB)

2. SECTOR IDENTIFICATION: NORMALLY A SITE WILL HAVE UP TO THREE SECTORS. SECTORS SHALL BE IDENTIFIED BY COLOR TAPE IN A CLOCKWISE MANNER FROM THE ALPHA SECTOR IS CLOSEST TO ZERO DEGREES (NORTH) THE BETA AND GAMMA FOLLOW CLOCKWISE IN SEQUENCE.

ALPHA SECTOR - RED
BETA SECTOR - BLUE
GAMMA SECTOR - WHITE

3. OMM IDENTIFICATION: FOR OMM SITES, WHICH NORMALLY CONSIST OF THREE ANTENNA, IT IS SUGGESTED THAT THE ORIENTATION OF THE OBSERVER ALSO BE THAT OF LOOKING IN A NORTHERLY DIRECTION.

COAX CABLE IDENTIFICATION CHART

SCALE: N.E.L.

CABLE SIZE	ANDREW TYPE	MANUF. CABLE #	MIN BEND RADIUS	HANGER ANDREW CAT. #	CABLE TO MAX HANGER CABLE SPACING	VER. MAX HANGER SPACING	HOR. MAX HANGER SPACING
1/2"	LD4-50A	5"	206706-1	1/2"	4'-0"	3'-0"	3'-0"
7/8"	LD4-50A	10"	206706-2	1/2"	4'-0"	3'-0"	3'-0"
1-5/8"	LD7-50A	20"	206706-4	1/2"	4'-0"	3'-0"	3'-0"
1/2"	FSJ4-50B	1-1/4"	206706-1	1/2"	4'-0"	3'-0"	3'-0"

NOTE: PM/RF ENGINEER TO VERIFY

SECTOR	AZIMUTH	CABLE LENGTH	CABLE SIZE	LOSS/100'	TOTAL LOSS
A	0°	130'	7/8"	1.9	2.47 dB
B	120°	130'	7/8"	1.9	2.47 dB
C	240°	130'	7/8"	1.9	2.47 dB

(MAXIMUM 18 LINES, 2 LINES PER SECTOR)
TOTAL COAX LENGTH: 2,340 ±

COAX SPECIFICATION TABLE

SCALE: N.E.L.

Mobile

DUKE BRIGGS CAMPUS
7666 WARDEN PARKWAY
FRIEDRICH, TX 77804
OFFICE: (972) 464-3510

PROJECT NO. DA3220D
DRAWN BY: SZ/AM/CEC
CHECKED BY: JMG
5/10/07 REV - FINAL SURVEY
4/10/07 REV - MEET SETBACK
3/10/07 FINAL
2/7/07 PRELIM
1/10/07 FINAL
1/10/07 FINAL
1/10/07 PRELIM

ALLPRO
CONSULTING GROUP, INC.
12201 Lyndon B Johnson Freeway, 204
Dallas, TX 75243
Phone: 972-251-4883
Fax: 972-251-4375
www.allprogroup.com



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P.E. STAMP & SIGNATURE

DA3229D
BOB UTTER
3535 TOCOMA PARKWAY
SHERMAN, TEXAS 75050
GRANSON COUNTY

SHEET TITLE
ELEVATION
& ANTENNA DETAILS

SHEET NUMBER
C-4

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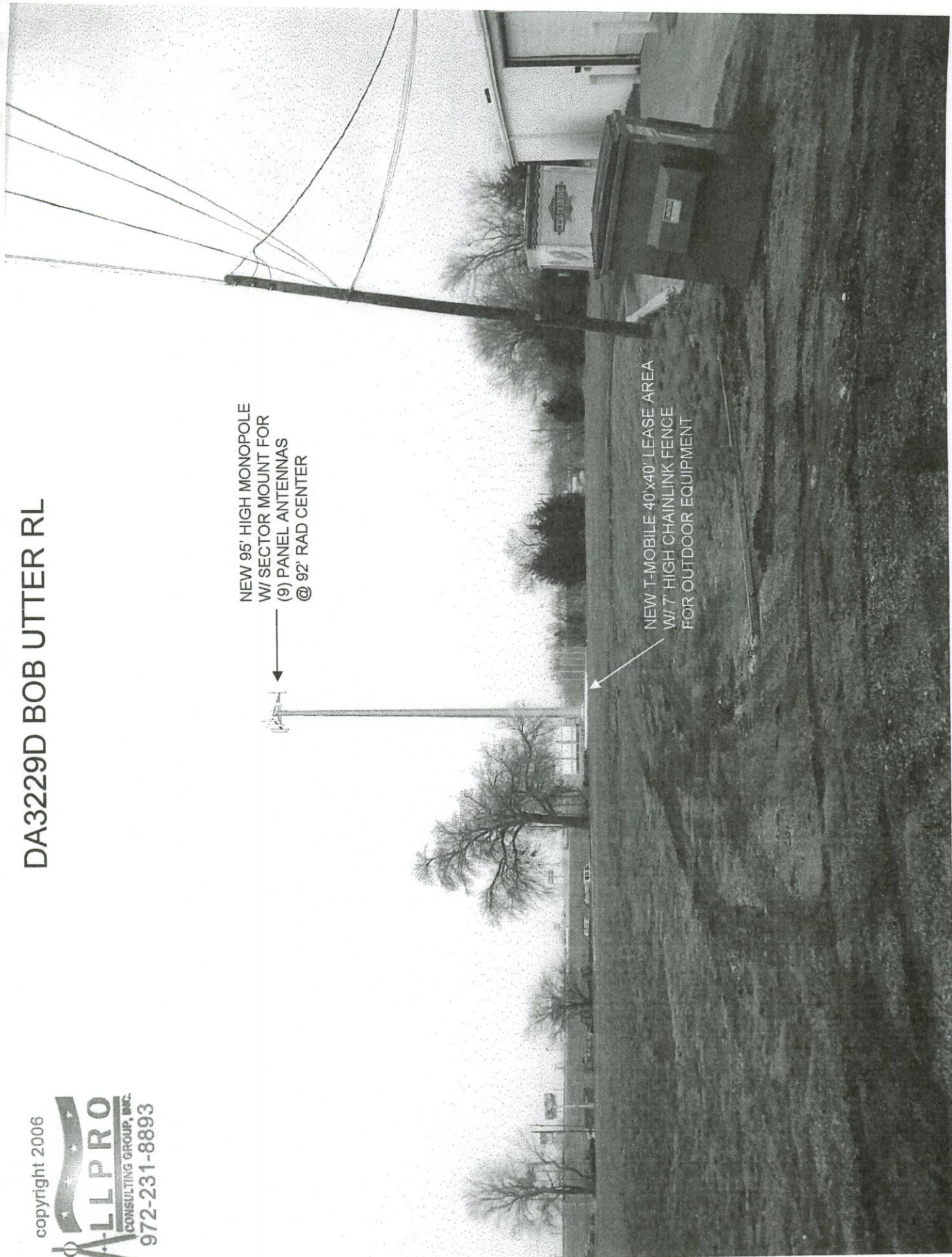


DA3229D BOB UTTER RL

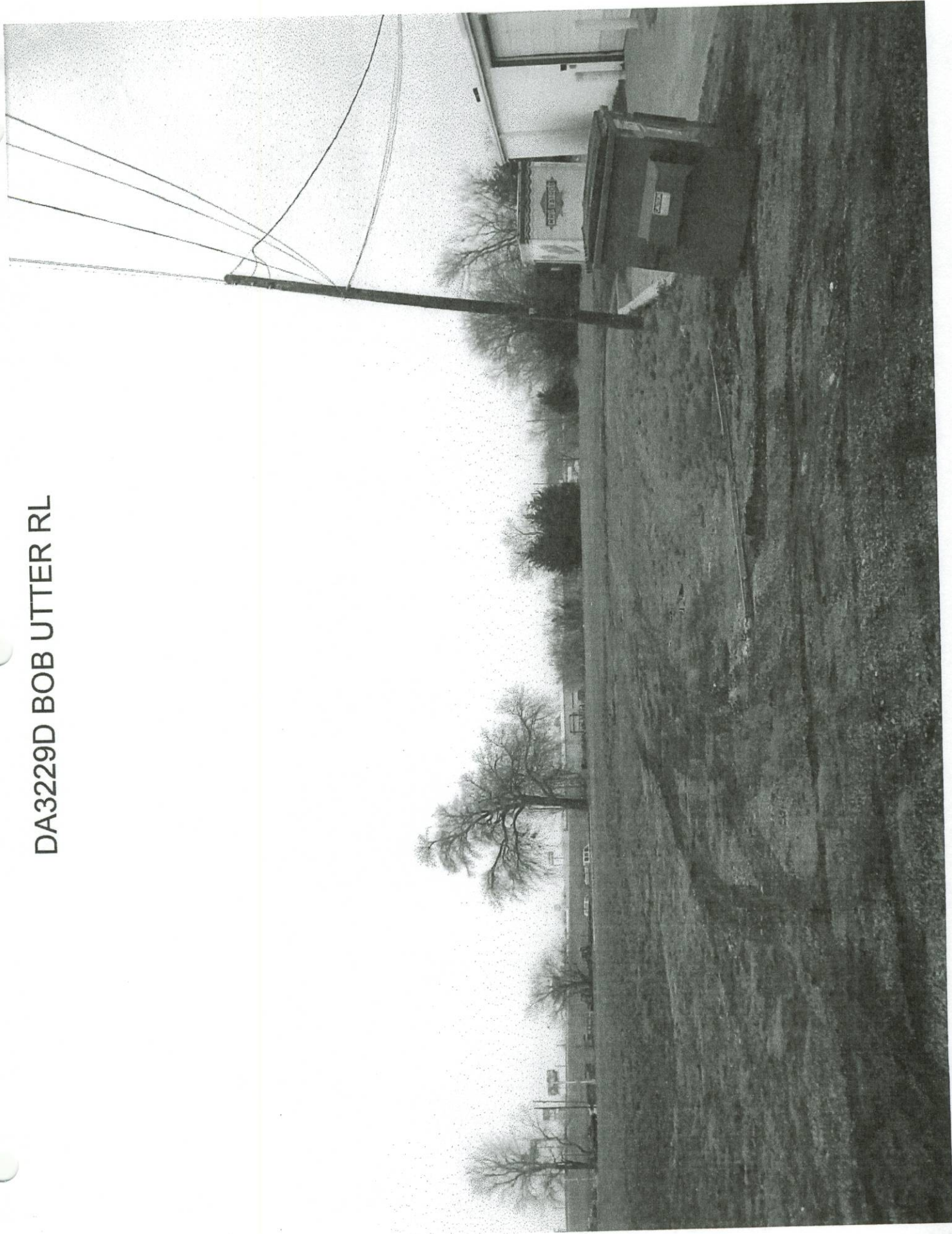
NEW 95' HIGH MONOPOLE
W/ SECTOR MOUNT FOR
(9) PANEL ANTENNAS
@ 92' RAD CENTER



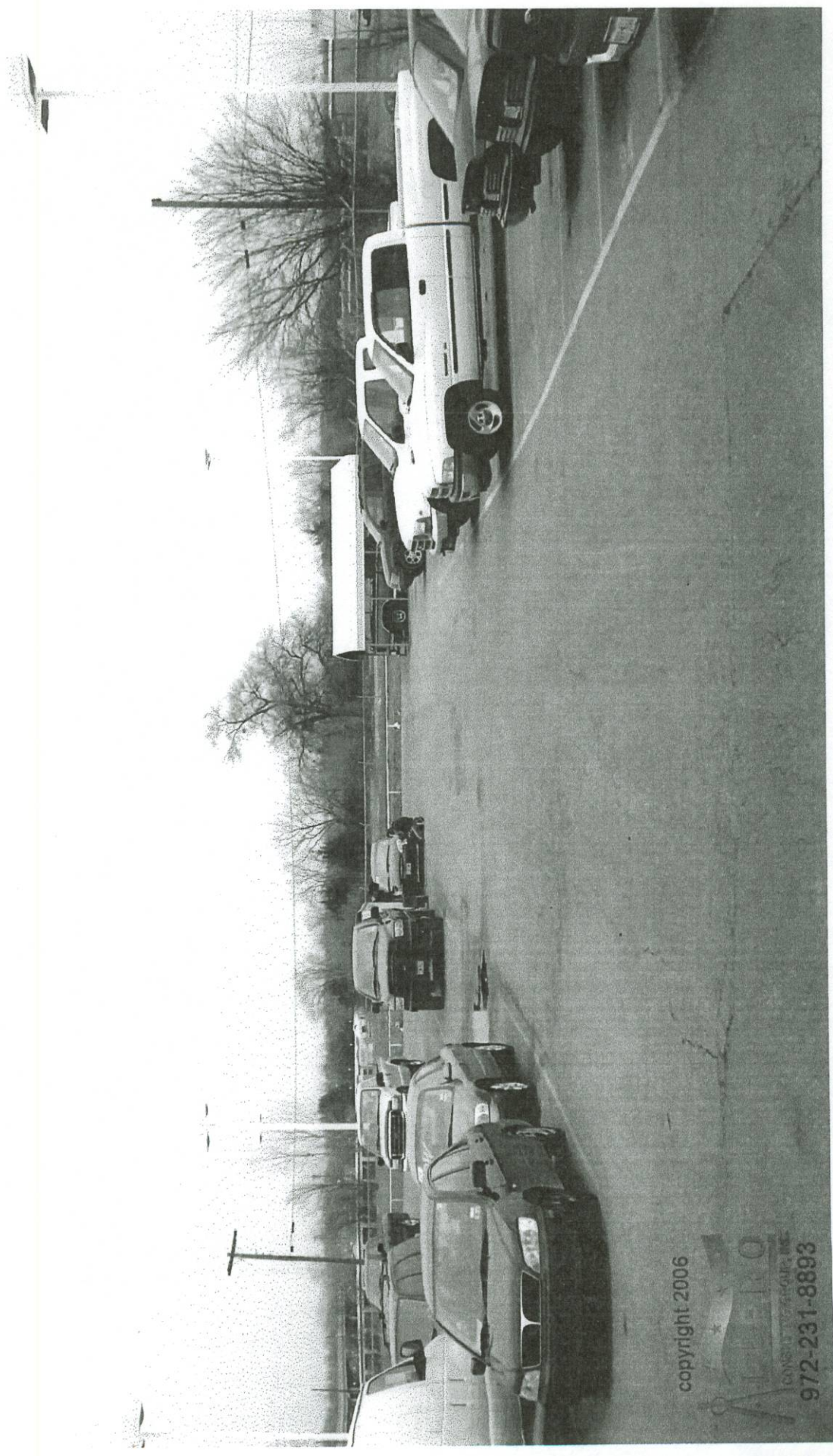
NEW T-MOBILE 40'x40' LEASE AREA
W/ 7' HIGH CHAINLINK FENCE
FOR OUTDOOR EQUIPMENT



DA3229D BOB UTTER RL



DA3229D BOB UTTER RL



copyright 2006



972-231-8893

DA3229D BOB UTTER RL

NEW 95' HIGH MONOPOLE
W/ SECTOR MOUNT FOR
(9) PANEL ANTENNAS
@ 92' RAD CENTER

NEW T-MOBILE 40'x40' LEASE AREA
W/ 7' HIGH CHAINLINK FENCE
FOR OUTDOOR EQUIPMENT

copyright 2006

TIME PRO
CONSTRUCTION GROUP, INC.
972-231-8893

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

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

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

1728 FM 1417 South
ten (10) acres in the Elizabeth Jones Survey, Abstract No. 625
Site Plan

Requested Action/Proposed Use:

Site Plan Approval

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Sandeep Kaur (Owner), and Tatchio and Associates (Architect)

Considerations:

Master Plan Designation: Residential

Attachments:

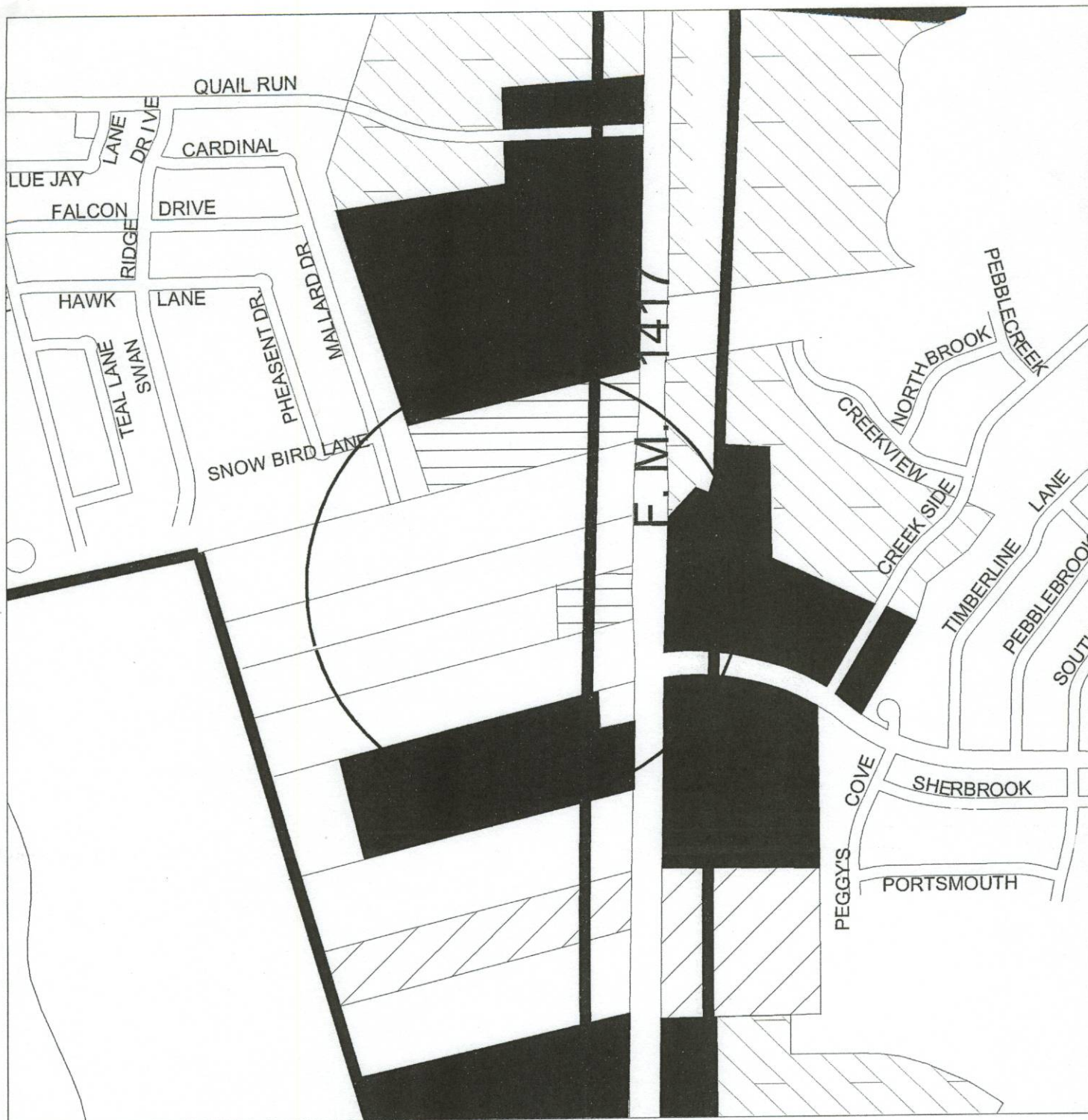
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Rita Gaither
Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

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

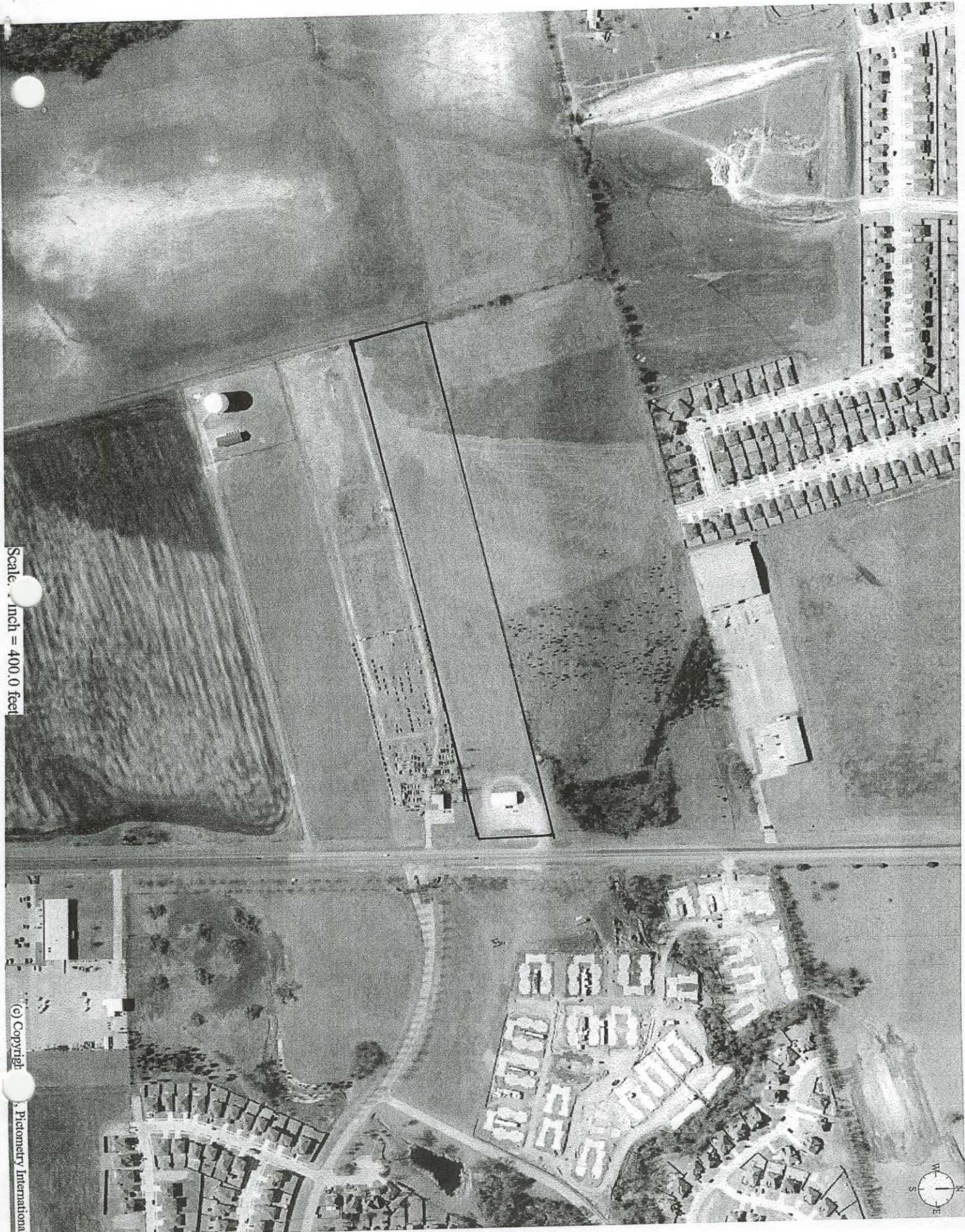
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



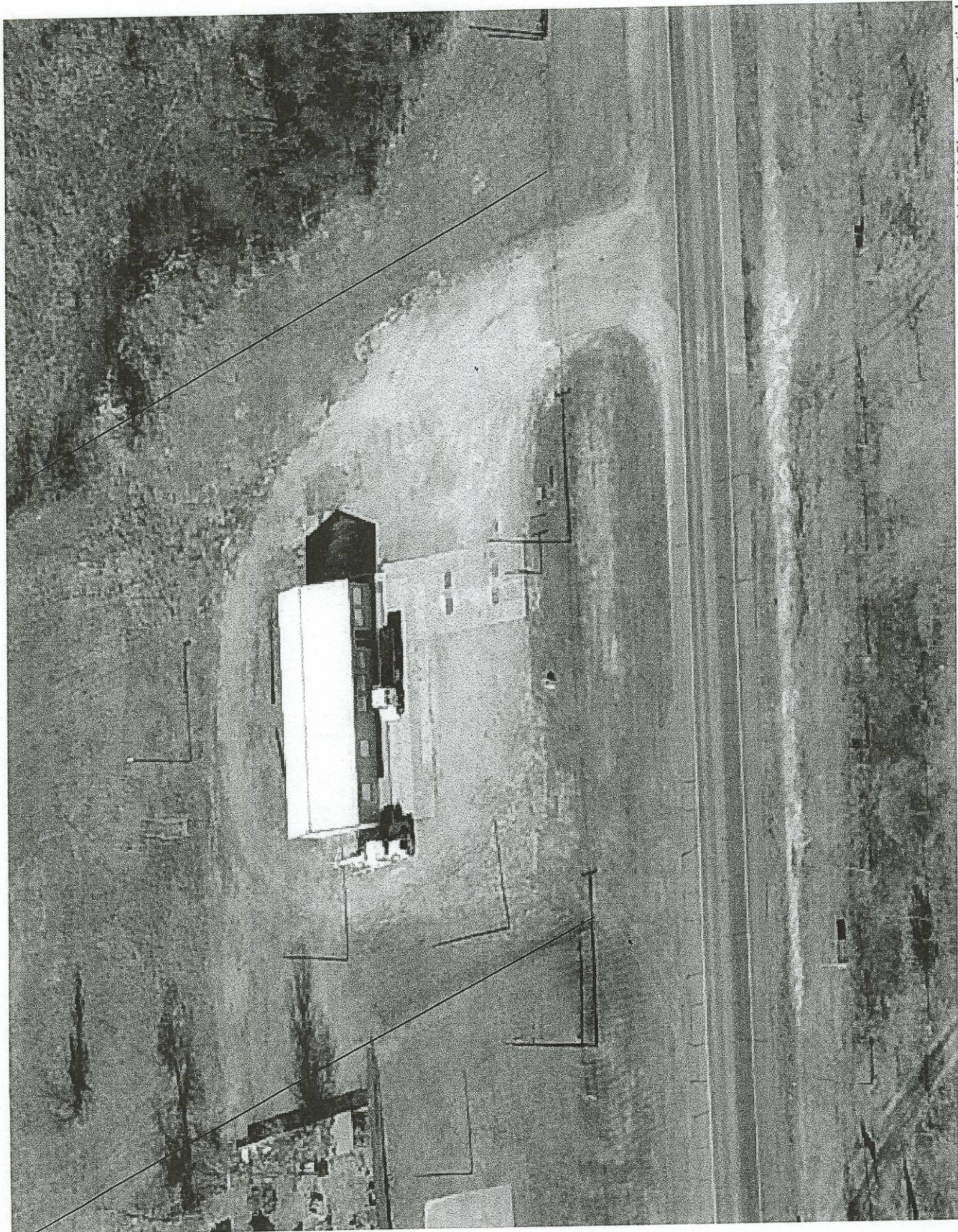
City of Sherman 1728 FM 1417 SOUTH SITE PLAN

Department of Developmental Services





Scale: 1 inch = 400.0 feet



(c) Copyright 2006, Pictometry International

Average Scale: 1 inch = 46.4 feet



February 15, 2007

Sandeep Kaur
2105 Summit Dr.
McKinney, TX 75071

Rod Tatchio
P.O. Box 2062
Sherman, TX 75091

Dear Applicant,

The request for approval of a site plan concerning the property located at 1728 FM 1417 South, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 15, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The driveways and parking area must be concrete.
2. A TxDOT drive approach permit is required for the upgrade to the existing drive approach.
3. Provide a second entrance to FM 1417 at the south end of the property and include a fire lane. This should be accomplished by a joint use agreement with the property to the south.
4. All aspects of the O-1.1 Overlay (1417) District shall be followed.
5. Only the front 450 feet of this property is zoned C-2 (General Commercial) District. Any commercial use is limited to this area.
6. This tract has a master plan thoroughfare street proposed to cross the western portion of the property at some time in the future. The owner should take this into consideration in planning the development of the remaining portion of his property.
7. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B of the 2003 ICC fire codes.
8. Provide the minimum number and distribution of fire hydrants for this proposed structure per Appendix C of the 2003 ICC fire codes.
9. Provide hydrant on the same side of FM 1417 for the proposed site.
10. The pre-development and the post development drainage runoffs shall be calculated. The difference shall be detained. A drainage plan utilizing storm water detention is required for any development site greater than one acre.
11. All signage on this tract shall comply with the O-1.1 (1417 Overlay) District.

12. A buffer strip, landscaped, irrigated and curbed, being ten (10) feet in depth adjacent to the highway right-of-way shall be provided.
13. At such time as the existing septic system is deemed to be outdated and in need of replacement or upgrading, the property will then be required to connect to the existing sanitary sewer main on the east side of FM 1417.
14. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

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

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

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

5000 Block of North Travis Street
being 11.5 acres in the Alexander and Richards Survey, Abstract No. 42
Site Plan

Requested Action/Proposed Use:

Site Plan Approval

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

TexLanDev-Austin Landing, LP (Owner), Portfolio Development (Prospective Buyer), and Helvey & Associates Surveyors, Inc. (Surveyors)

Considerations:

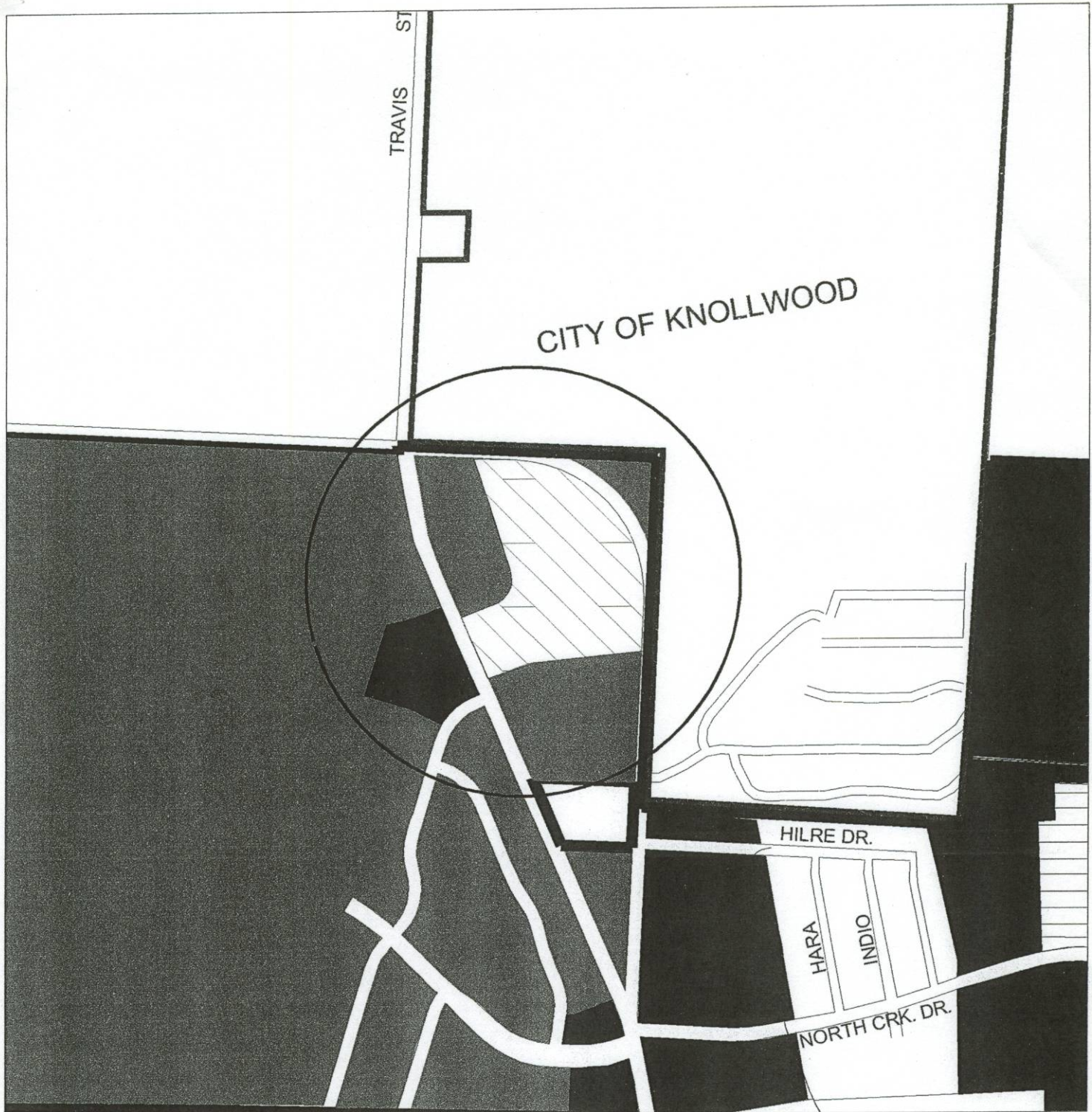
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

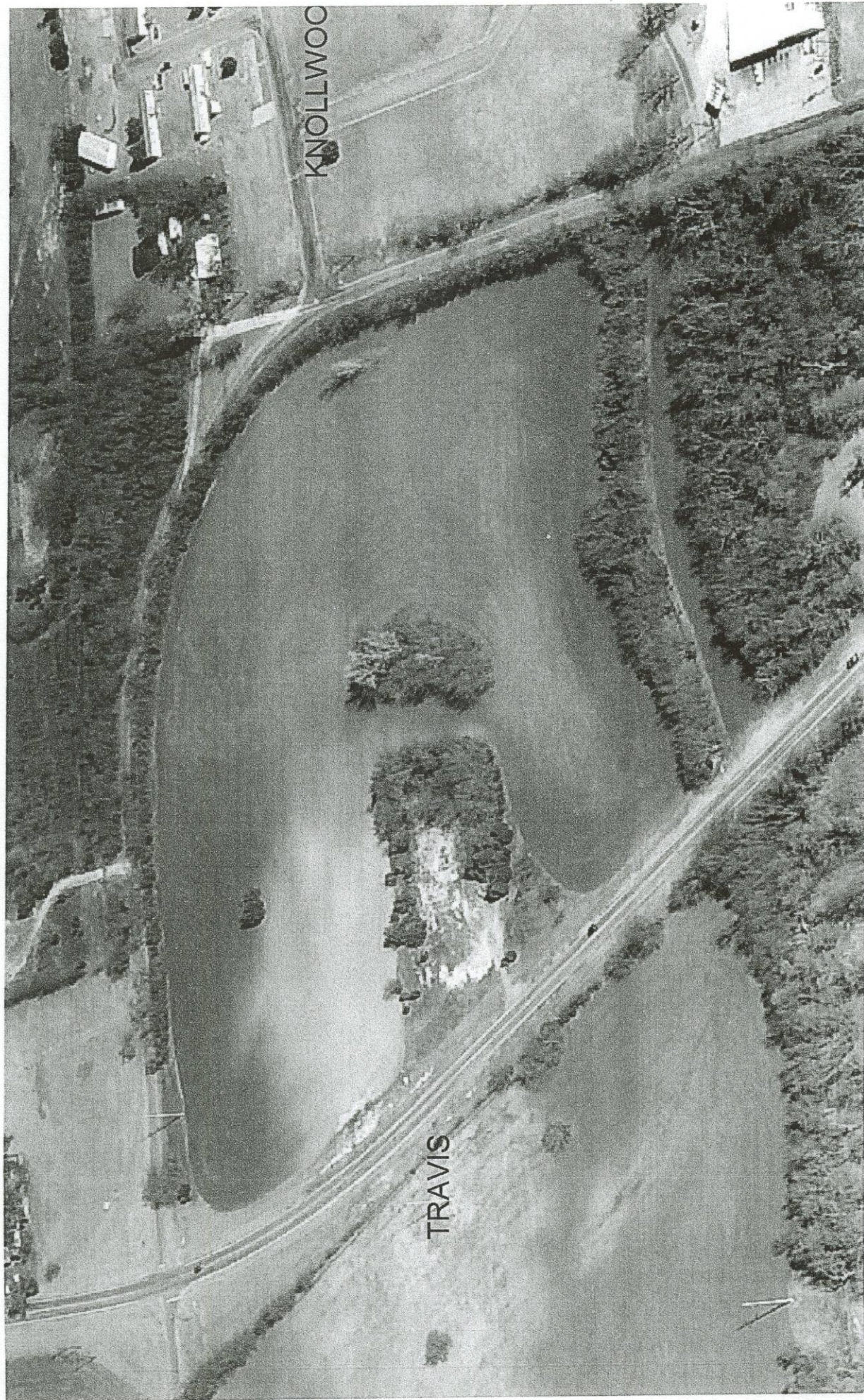
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL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



City of Sherman 5000 NORTH TRAVIS SITE PLAN

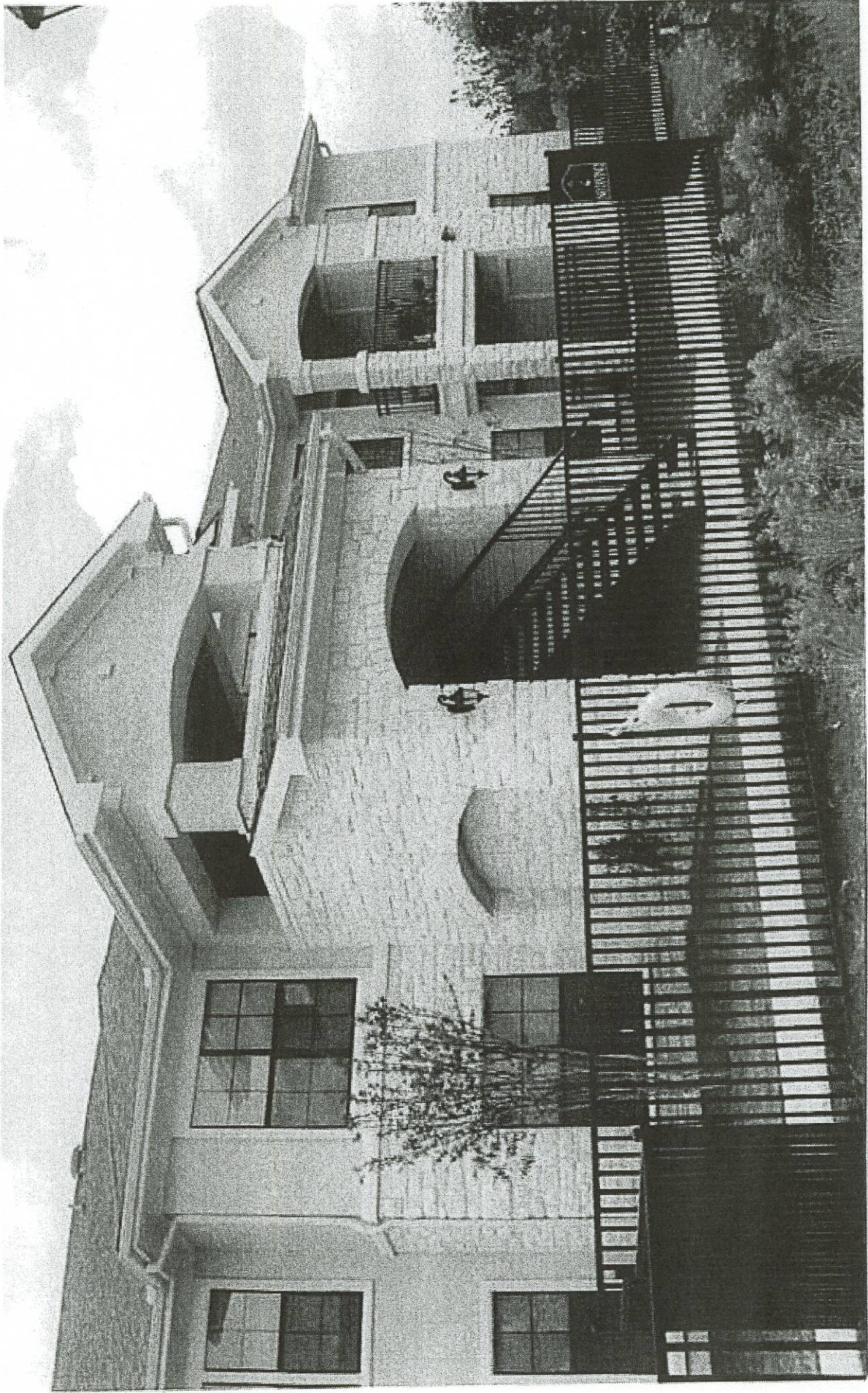
Department of Developmental Services





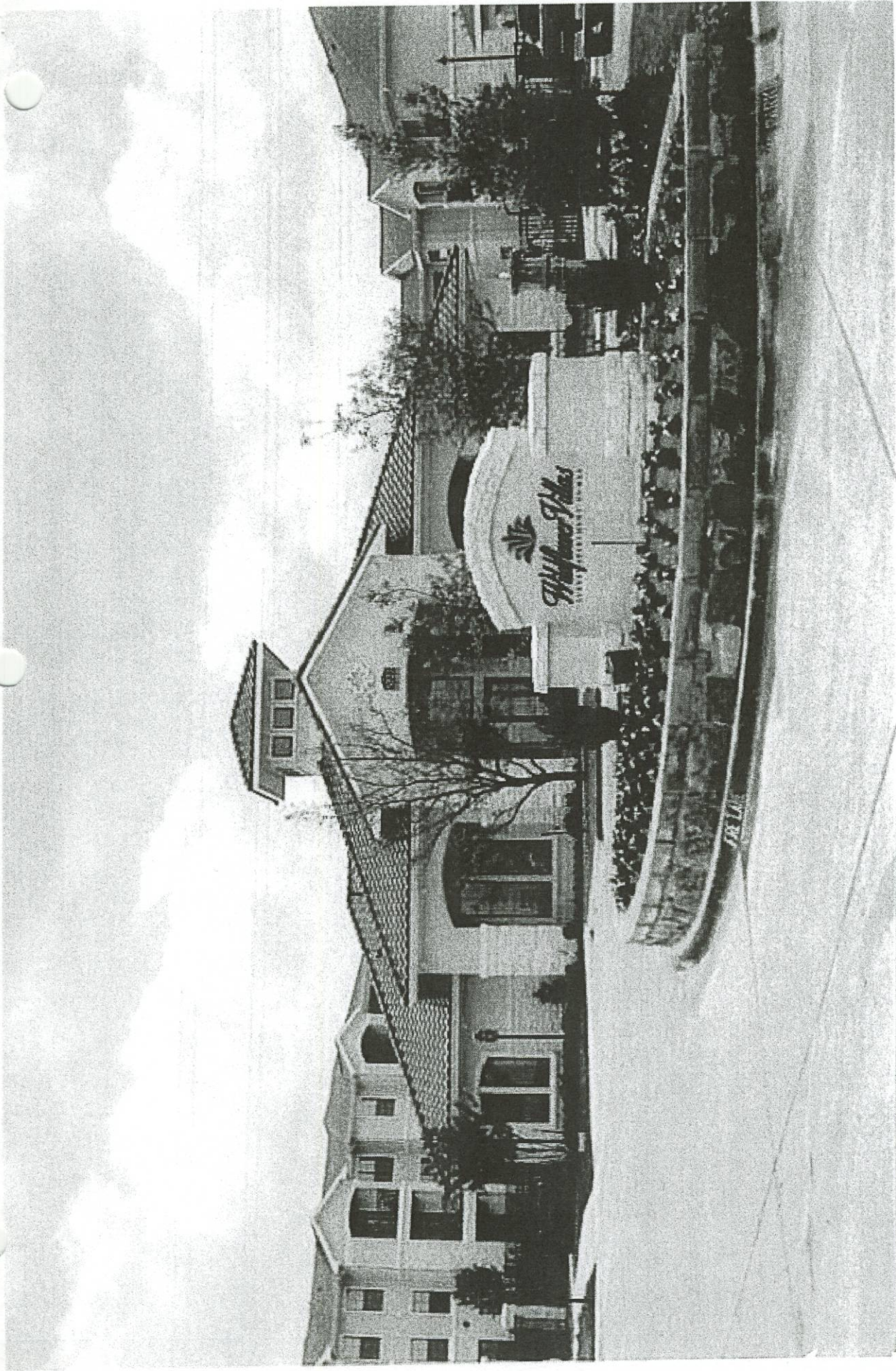
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Average Scale: 1 inch = 154.6 feet



North Side on Travis

Sherman, Texas
CONCEPT PHOTOS



North Side on Travis

Sherman, Texas
CONCEPT PHOTOS



North Side on Travis

Sherman, Texas
CONCEPT PHOTOS

**STAFF REVIEW LETTER**

February 15, 2007

Kennis Ketchum
2616 Hibernia
Dallas, TX 75209

TexLanDev-Austin Landing LP
205 Highland Knoll
Highland Village, TX 75077

Dear Applicant,

The request for approval of a site plan concerning the property located in the 5000 Block of North Travis Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of review letters for the zone change, revised preliminary plat and conceptual site plan dated 12 July 2006 shall be addressed.
2. The pre-development and the post development drainage runoffs shall be calculated. The difference shall be detained. A drainage plan shall be submitted.
3. A final plat is required to be submitted and recorded prior to a building permit being issued.
4. TxDOT requirements shall be followed for the drive entrance and a TxDOT permit is required.
5. Meet all requirements of Appendix D, Fire Apparatus Access Roads, per the 2003 ICC Fire Codes.
6. If the proposed buildings are 30 feet in height or greater, then a 26 foot wide fire lane is required as required per Appendix D section D105.1, D105.2 and D105.3 of the 2003 ICC Fire Codes. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
7. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B of the 2003 ICC fire codes.
8. Provide the minimum number and distribution of fire hydrants for this proposed structure per Appendix C of the 2003 ICC fire codes.
9. Proposed hydrant locations are not completely acceptable. Contact Fire Marshal at (903) 892-7267 for exact criteria for placement.
10. Fire department connections are required to be within twenty-five (25') of the fire access road and on the same side of the fire access road as the hydrant dedicated for such connection and within seventy-five feet (75') of the hydrant. Contact Fire Marshal for clarification on this requirement.

11. Carports/garages are required to have at least twenty feet (20') separation or be considered as aggregate square footage of the adjacent building(s) and meet all requirements.
12. All driving and parking surfaces shall be concrete or HMA.
13. Location of screened trash receptors shall be shown.
14. On site drainage shall continue to be directed to the existing detention pond.
15. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

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

Respectfully,



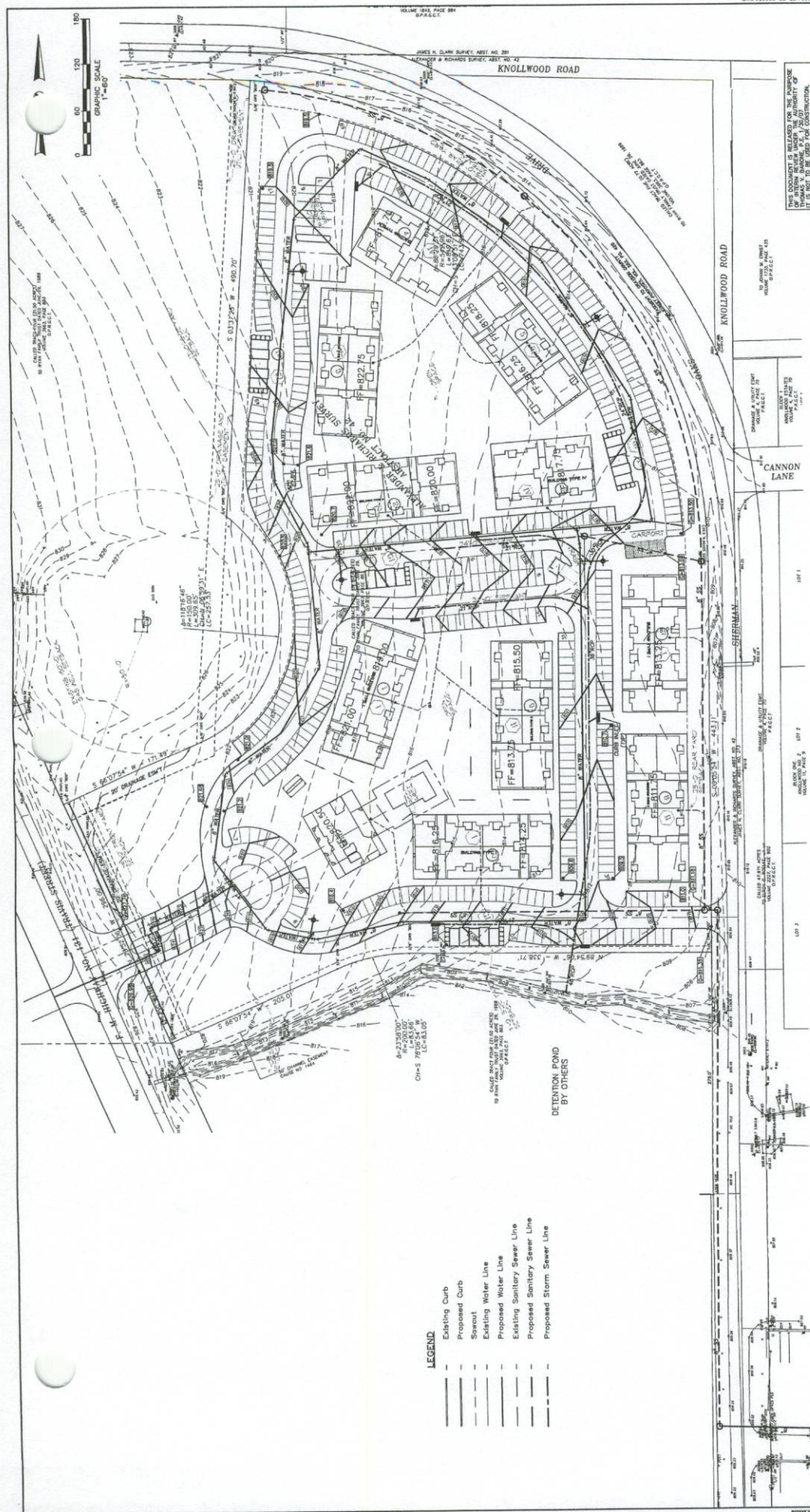
Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

cc:

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

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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF
THOMAS V. BARONE, P.E. 1/30/07
IT IS NOT TO BE USED FOR CONSTRUCTION.

SCHEMATIC LAYOUT

NORTHSIDE ON TRAVIS

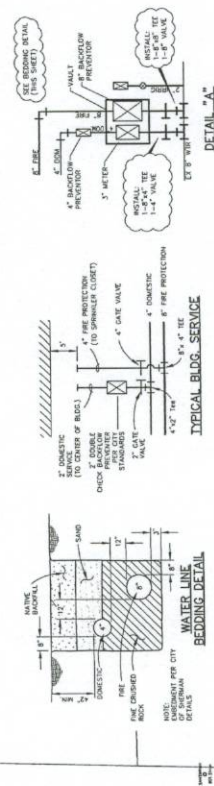
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ROCKETTE • DAVIS • DRAKE, INC.

consulting engineers
Civil & Structural Engineering • Surveying
Central Expressway, Suite 100 • Dallas, Texas 75204

th Central Expressway, Suite 1100 • Dallas, Texas 75204
(214) 824-3647 • fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TVB	BDD	1/30/07	1"=50'	BDD	006256	CXX



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

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

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

2600 Block of Loy Lake Road and Masters Street
Lot 1 and Lot 2 of Bentley Addition
Replat

Requested Action/Proposed Use:

Replat of Lot 1 and Lot 2 of Bentley Addition

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Woods Street Group and Bank (Owners) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Recommendation:

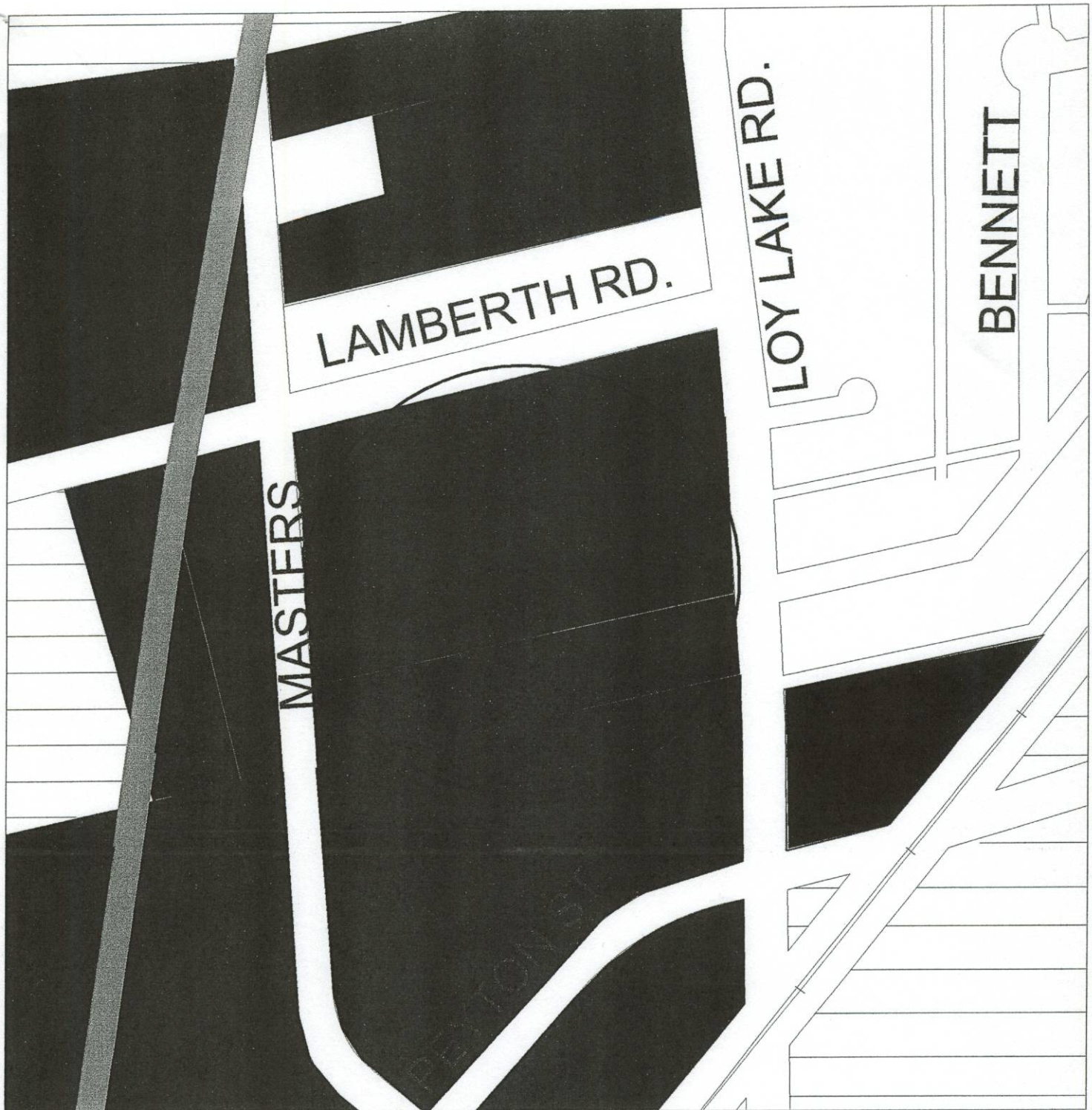
It is recommended that the replat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

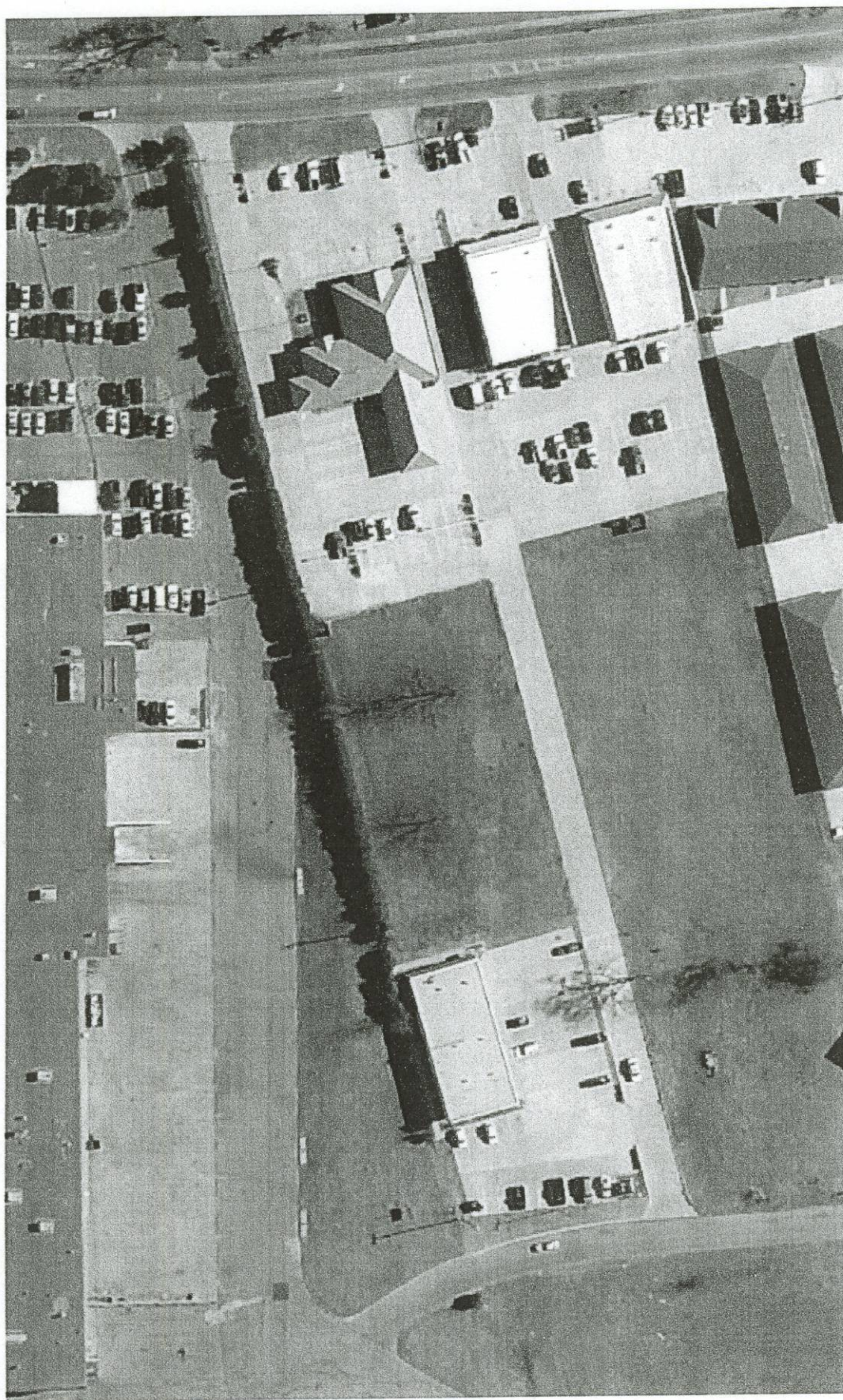
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY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



City of Sherman 2600 BLK LOY LAKE AND MASTERS REPLAT

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 100.0 feet

**STAFF REVIEW LETTER**

February 15, 2007

Texoma Asset Management, LP
James W. Caudle
PO Box 1455
Durant, OK 74702

Dear Applicants,

The request for approval of the Replat of Lot 1 and Lot 2 of Bentley Addition, for the property located in the 2600 Block of Loy Lake Road and Masters Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The proposed five (5) foot sanitary sewer easement located on Lot 1R appears to be private in nature. The recording information for the private easement shall be shown on the plat.
2. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
2. Original tax certificates for the property must be furnished prior to recording of the plat.
3. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

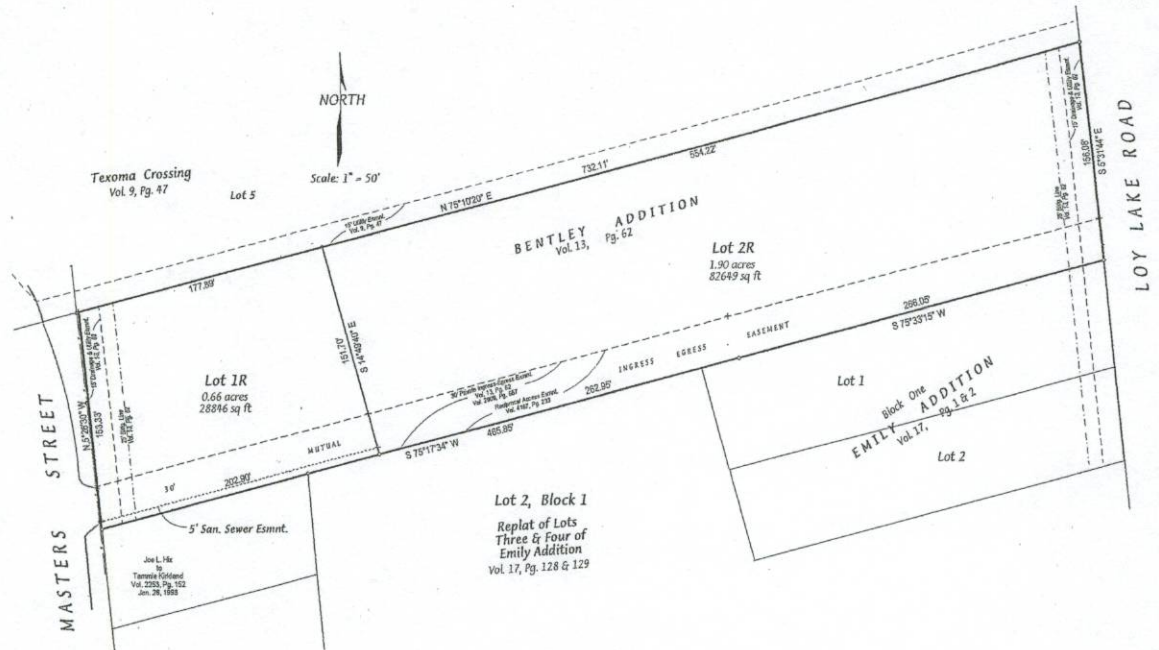
Respectfully,

Scott Shadden

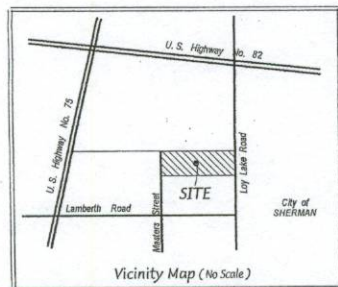
Secretary, Planning and Zoning Board and Board of Adjustment

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

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



REPLAT of LOTS ONE(1) and TWO(2) OF BENTLEY ADDITION (Volume 13, Page 62) to the CITY of SHERMAN



Owner & Developer
Woods Street Joint Venture
Dean Gilbert, Jr., Managing Joint Venturer
801 E. Taylor
Sherman, Texas 75090
Texoma Asset Management, L.P.
& First Texoma Bank
James W. Caudle, President
P.O. Box 1455
Durant, Oklahoma 74702

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

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

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

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

700 Block of West Houston and West Lamar
1.55 acres in the J. B. McAnair Survey, Abstract No. 763
Final Plat

Action/Proposed Use:

Final Plat of the G & T Addition

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Patcha Corporation (Owners) Gary and Tana Morgan (Developers) and Underwood Drafting & Surveying, Inc. (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial

Recommendation:

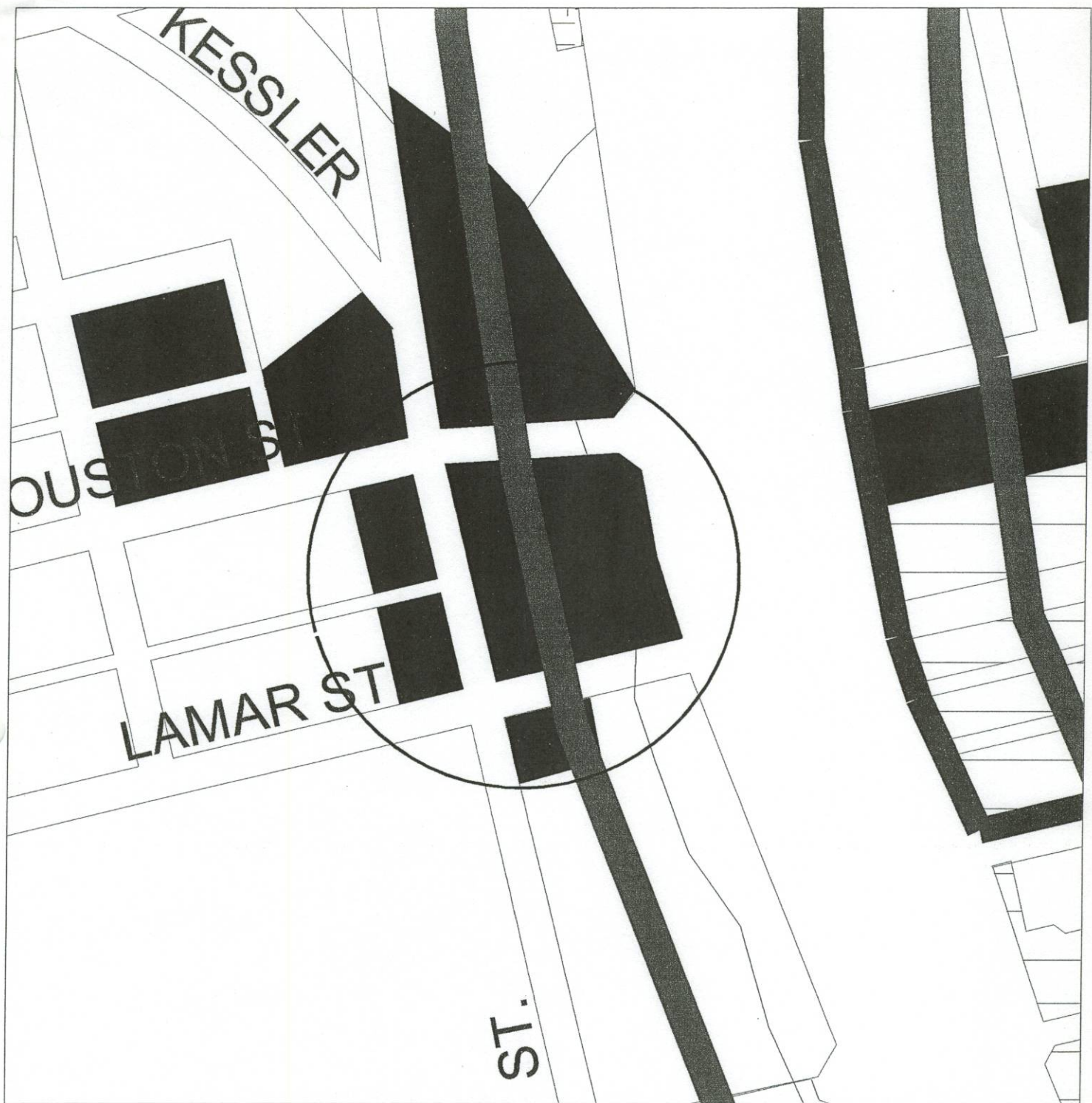
It is recommended that the final plat be approved and forwarded to the City Council for final action.

Attachments:

Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

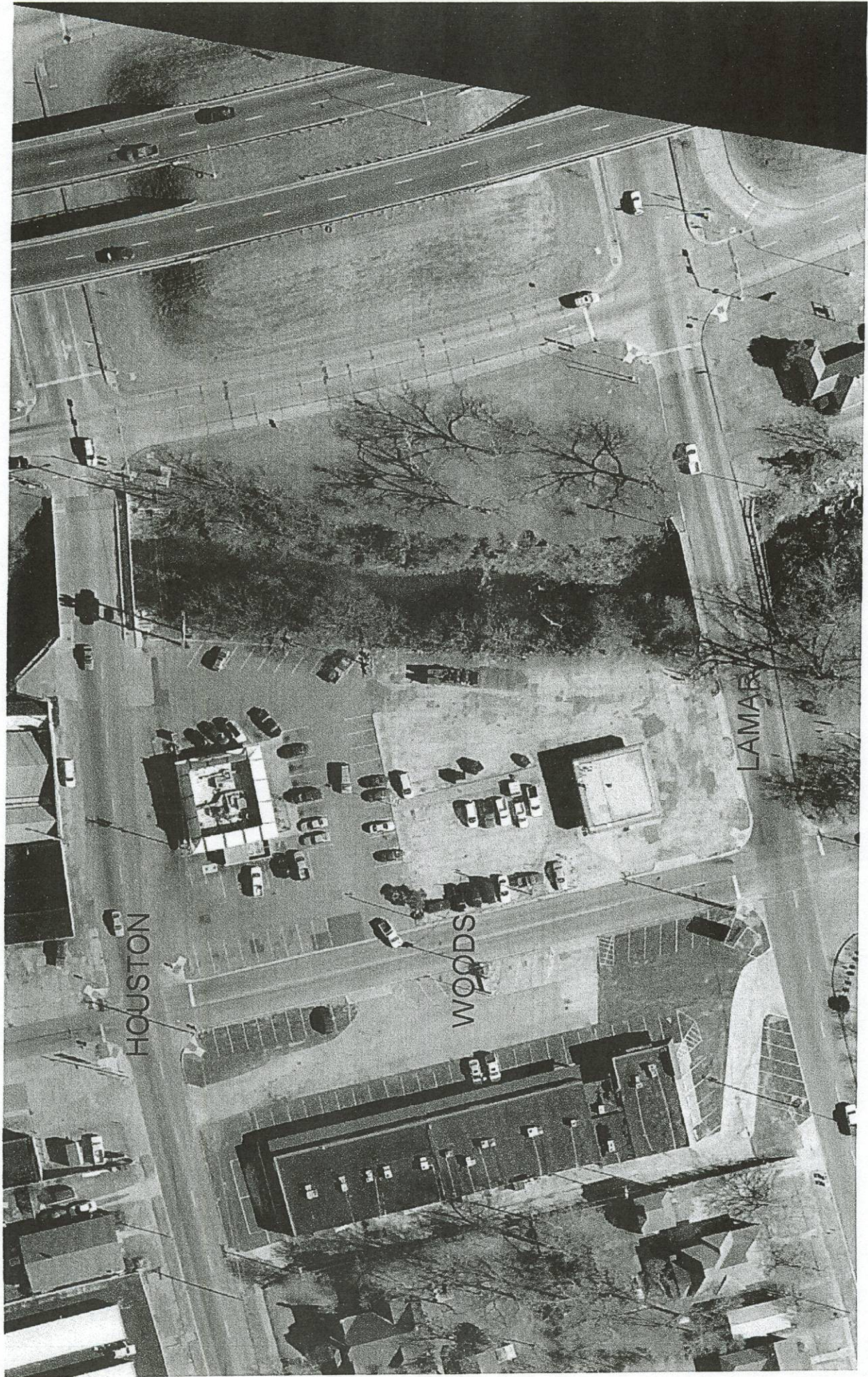
	R-A	SINGLE FAMILY AGRICULTURAL DISTRICT		M-2	HEAVY MANUFACTURING DISTRICT	
	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT	
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		O-1	BLALOCK INDUSTRIAL PARK	
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1.1	OVERLAY DISTRICT - 75 & 82	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



City of Sherman 700 BLK WEST HOUSTON & LAMAR FINAL PLAT

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 80.0 feet

February 15, 2007

Patcha Corporation
4040 Shadow Circle
Denison, TX 75020

Dear Applicants,

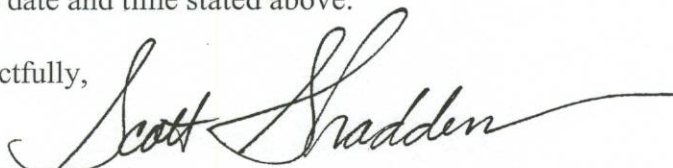
The request for approval of the Final Plat of G&T Addition, for the property located in the 700 Block of West Houston and West Lamar Streets has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Houston Street is designated as a "special building setback" street and shall have a 25 foot building setback. Any new construction will be required to comply with the 25 foot setback.
2. The floodway line and 100 year floodplain elevations shall be shown on the plat.
3. The finished floor of any new building shall be 2' above the floodplain elevation.
4. Encroachment into the floodway is prohibited.
5. The proposed 20' wide and proposed 40' wide drainage easement shall be removed from the plat.
6. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
4. Original tax certificates for the property must be furnished prior to recording of the plat.
5. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, and being a part of Tract One, described as 1.043 acres, Tract Two, described as 0.46 acres, and Tract Three, described as 0.46 acres, all of which are located in the City of Sherman, Grayson County, Texas, and being a part of the same, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James R. Maret, known to me and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

KNOWN ALL MEN BY THESE PRESENTS:

That I, James R. Maret, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monumentation is in accordance with the subdivision regulations of the City of Sherman, Texas.

James R. Maret
Registered Professional
Land Surveyor, No. 5433

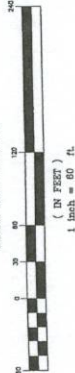
STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James R. Maret, known to me and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas
Commission Expires:

GRAPHIC SCALE



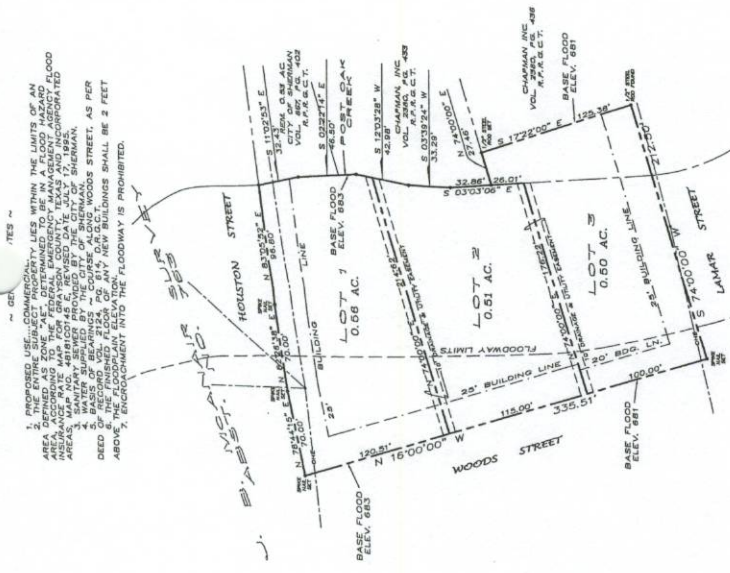
OWNERS - DEVELOPERS
JAMES R. MARET
TANA MORGAN
4040 SHADOW CIRCLE
DENISON, TEXAS 75020

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

SURVEYOR
JAMES R. MARET
R.P.L.S. NO. 5433
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
DRAWING & SURVEYING



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



FINAL PLAT G & T MORGAN ADDITION

TO THE CITY OF
SHERMAN, TEXAS
1.57 ACRES
OUT OF THE

J. N. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS

1-30-07

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Gary Morgan and Tana Morgan, do hereby add, this plat designating the hereinabove property as the G & T MORGAN ADDITION to the City of Sherman, Grayson County, Texas, and being a part of the same, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Morgan, known to me and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Gary Morgan

WITNESS MY HAND this _____ day of _____, 2007.

Tana Morgan

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Morgan, known to me and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas
Commission Expires:

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Morgan, known to me and acknowledged to me that he executed the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas
Commission Expires:

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

Chairman

Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing instrument, together with the City Council on the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2007, and that the City Council, by its action on that day, has accepted the dedication of streets, alleys, easements and public places, as shown and set forth in the foregoing instrument, and has acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Witness my hand this _____ day of _____, 2007.

Clerk, City of Sherman, Texas

JOB NO. A701004Q

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

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

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

1024 South First
0.656 acres in the G. B. Pilant Survey, Abstract No. 963
Zone Change

Requested Action/Proposed Use:

Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District to an M-1 (Light Manufacturing) District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and M-2 (Heavy Manufacturing) District

Origination:

Miken Holden, Mike Wible (Owner) and Jim Andrews (Representative)

Considerations:

Master Plan Designation: Industrial

Number of notices mailed:

14

Objections Received:

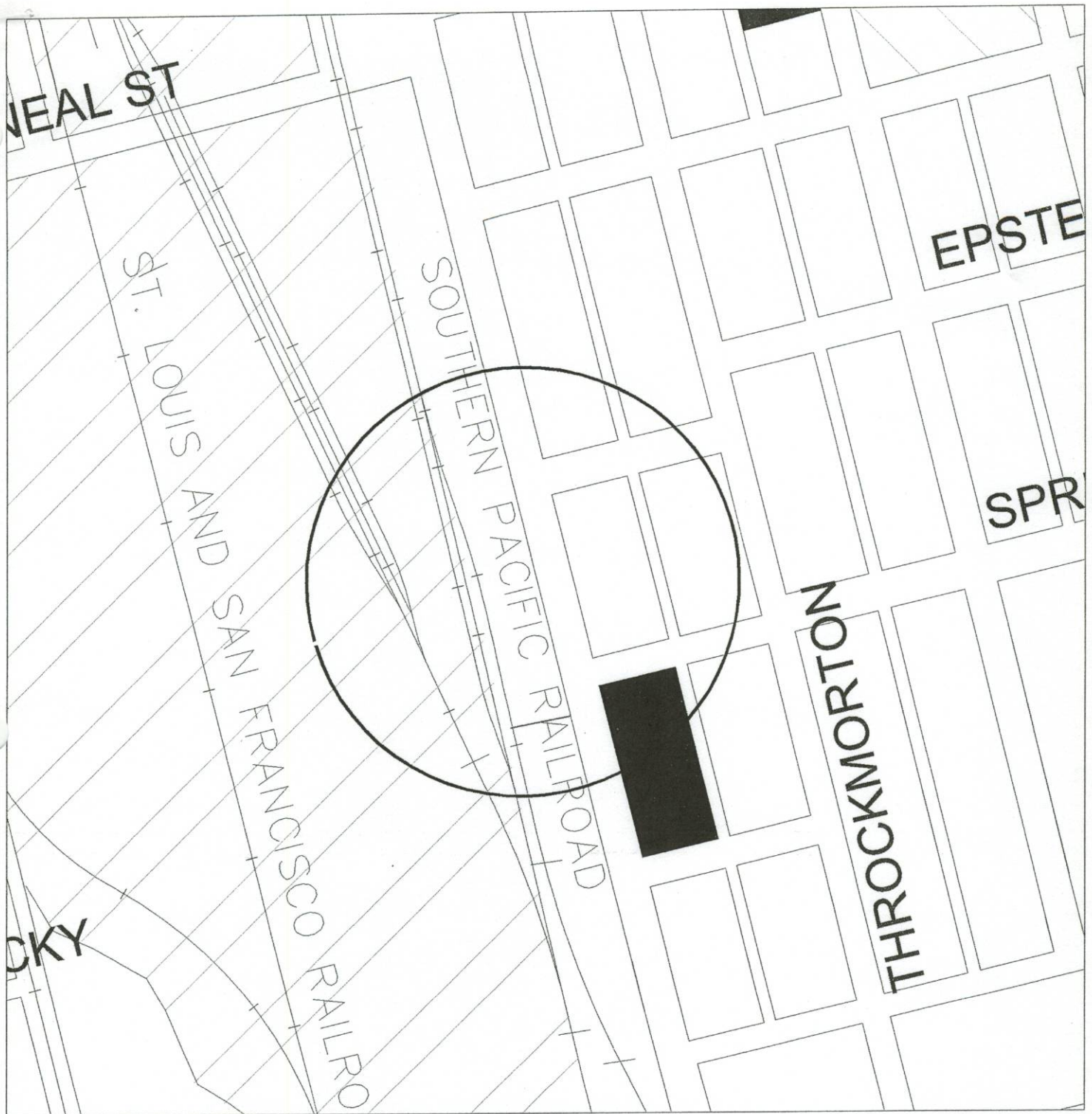
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman 1024 SOUTH FIRST ZONE CHANGE

Department of Developmental Services



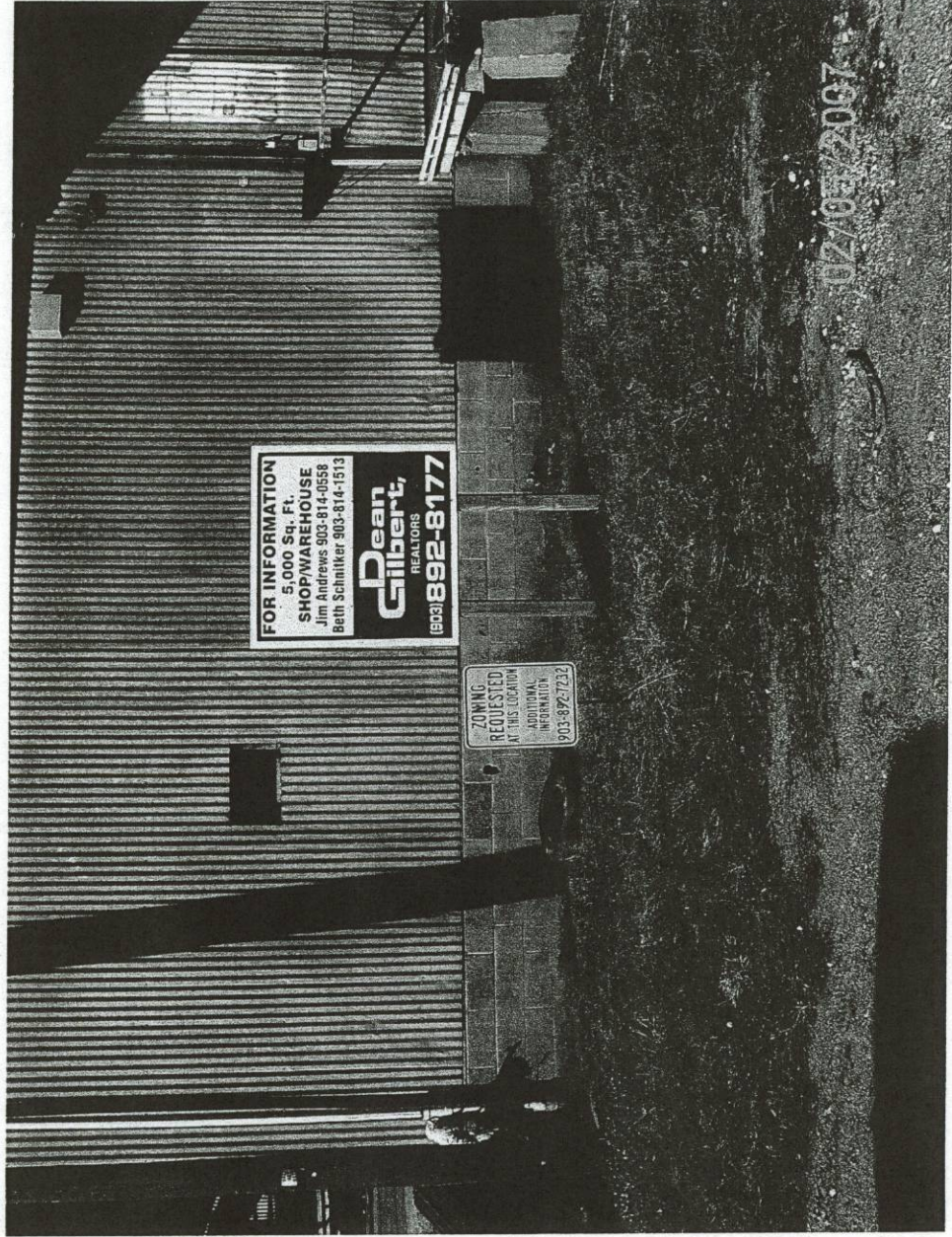


Scale: 1 inch = 60.0 feet

© Copyright 2006, Picometry International



1024 S. First



**STAFF REVIEW LETTER**

February 15, 2007

Miken Holden
Mike Wible
1611 Lamberth Circle
Sherman, Texas 75092

Jim Andrews
424 N. Rusk
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a zone change for the property located at 1024 South First Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Screening is required between Manufacturing and Residential zoned property.
2. Driveway and parking surfaces shall be a dust free surface; asphalt or concrete.
3. A screened trash receptor will be required.
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 your authorized representative to present your request on the date and time stated above.

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

Respectfully,

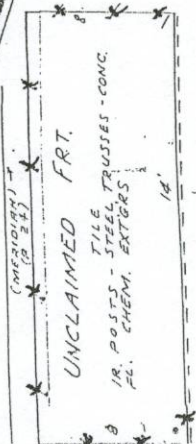
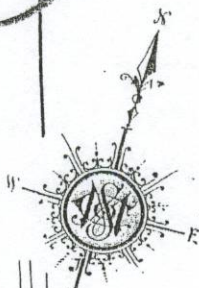
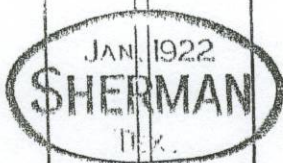
Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment

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

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

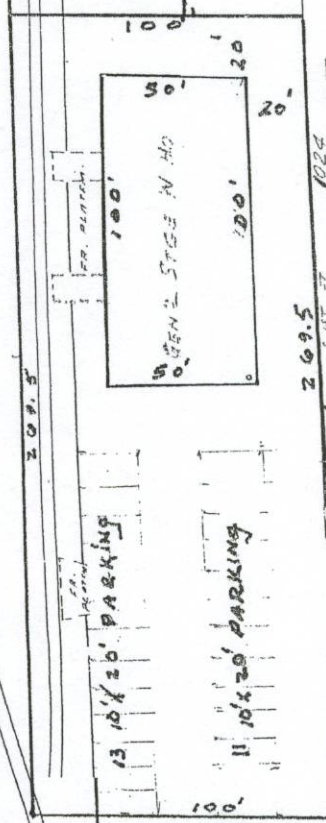
ST. L. - S. W. R. R. PROPERTY.

S



1010 S. 1ST ST.

CURB LINE



209.5' S. 1ST ST. 1024

SHOP 10' x 4' 1/2'

1022

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

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

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

4000-4800 Blocks of Pecan Grove Road
being 89.307 acres in the W. F. Patterson Survey, Abstract No. 969
Revised Preliminary Plat

Action/Proposed Use:

Revised Preliminary Plat of Vista Norte Addition, Phase 2

Adjacent Zoning:

R-1 (One and Two Family Residential) District and M-1 (Light Manufacturing) District

Origination:

Brad Nass (Owner), Vilbig and Associates (Engineers) and Helvey and Associates (Surveyors)

Considerations:

Master Plan Designation: Residential

Recommendation:

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

Attachments:

Location map
Photographs
Revised Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman PECAN GROVE ROAD REVISED PRELIMINARY PLAT

Department of Developmental Services







February 15, 2007

Brad Nass
1728 Alpine
Sherman, Texas 75092

Dear Applicant,

The request for approval of the Revised Preliminary Plat of Vista Norte, for the property located in the 4000-4800 Blocks of Pecan Grove Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. If the subdivision is to be developed with private streets the following items shall be considered and reviewed in more detail prior to the final plat and the developer shall agree to provide the city a copy of an agreement with these terms:
 - a) Streets shall be built under the same standards and guidelines as if they were public streets.
 - b) A subdivision developed with private streets must have a mandatory property owners association which includes all property served by private streets. This association shall be responsible for the maintenance of the private streets and appurtenances.
 - c) The street itself must be a lot owned by the association and must provide an easement to the city and all utility providers for access.
 - d) The city shall not pay for any portion of the cost of construction or maintaining private streets. All other requirements and fees related to development are still applicable and must be paid by the developer.
 - e) Entrances to all private streets must be manned 24 hours a day or must provide an alternative means of ensuring access to the subdivision by the city and other utility service providers with appropriate identification.
 - f) There shall be language on the final plat, property deeds and property owner association documents that cover items such as a waiver of certain city services such as routine police patrols, enforcement of traffic and parking ordinances and preparation of accident reports.
 - a. There shall also be a clause to allow the association to request the City to accept the streets as public streets in the future.
 - b. There shall also be Hold Harmless language on the subdivision plat whereby the Property Owners Association shall release the city, governmental entities and public utilities for damage and injuries.
2. All cul-de-sac turning radii must be one hundred feet (100').

3. Meet all requirements of Appendix D, Fire Apparatus Access Roads, per the 2003 ICC Fire Codes.
4. Provide the minimum number and distribution of fire hydrants for the proposed structure per Appendix C of the 2003 ICC fire codes.
5. No hydrants shall be located in the bulb of the cul-de-sac or alcoves.
6. Provide road widths at entrances to each private street to the Fire Marshal before final approval.
7. Proper number and distribution of fire hydrants per 2003 ICC Fire Codes, Appendix C, Section C105 and Table C105.1 is required.
8. The City of Sherman will not accept responsibility for the landscape easement located on the west side of Pecan Grove Road. The easement should be dedicated to the homeowner's association. A homeowner's association agreement acceptable to the city attorney shall be filed with the final plat.
9. TCEQ minimum separation distances shall be maintained between the existing force main and proposed water main on Patiana Street.
10. The 8" sanitary sewer on the west side of Pecan Grove Road shall flow north with no gaps. The 8" sanitary sewer on Picaso Court shall extend west only far enough to serve Lot 33. The 8" sanitary sewer on Medici Drive shall extend west only far enough to serve Lots 16 and 23.
11. Remove dedication of the proposed 30' wide and variable width drainage easement along the railroad tracks.
12. The difference in rainfall runoff between the pre-developed condition and the developed condition must be detained.
13. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

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

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

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

2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth
92.35 acres in the Elizah Hartzog Survey, Abstract No. 540,
the Fielding Bacon Survey, Abstract No. 120, the James Vaden Survey, Abstract No. 1228
and the J. B. McAnair Survey, Abstract No. 763
Revised Preliminary Plat

Action/Proposed Use:

Revised Preliminary Plat of O'Hanlon Ranch Estates

Adjacent Zoning:

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

Origination:

Shafer Plaza XX LTD (Owner), Dean Gilbert, Jr. (Representative) and Sartin and Associates, Inc.
(Surveyors)

Considerations:

Master Plan Designation: Residential

Recommendation:

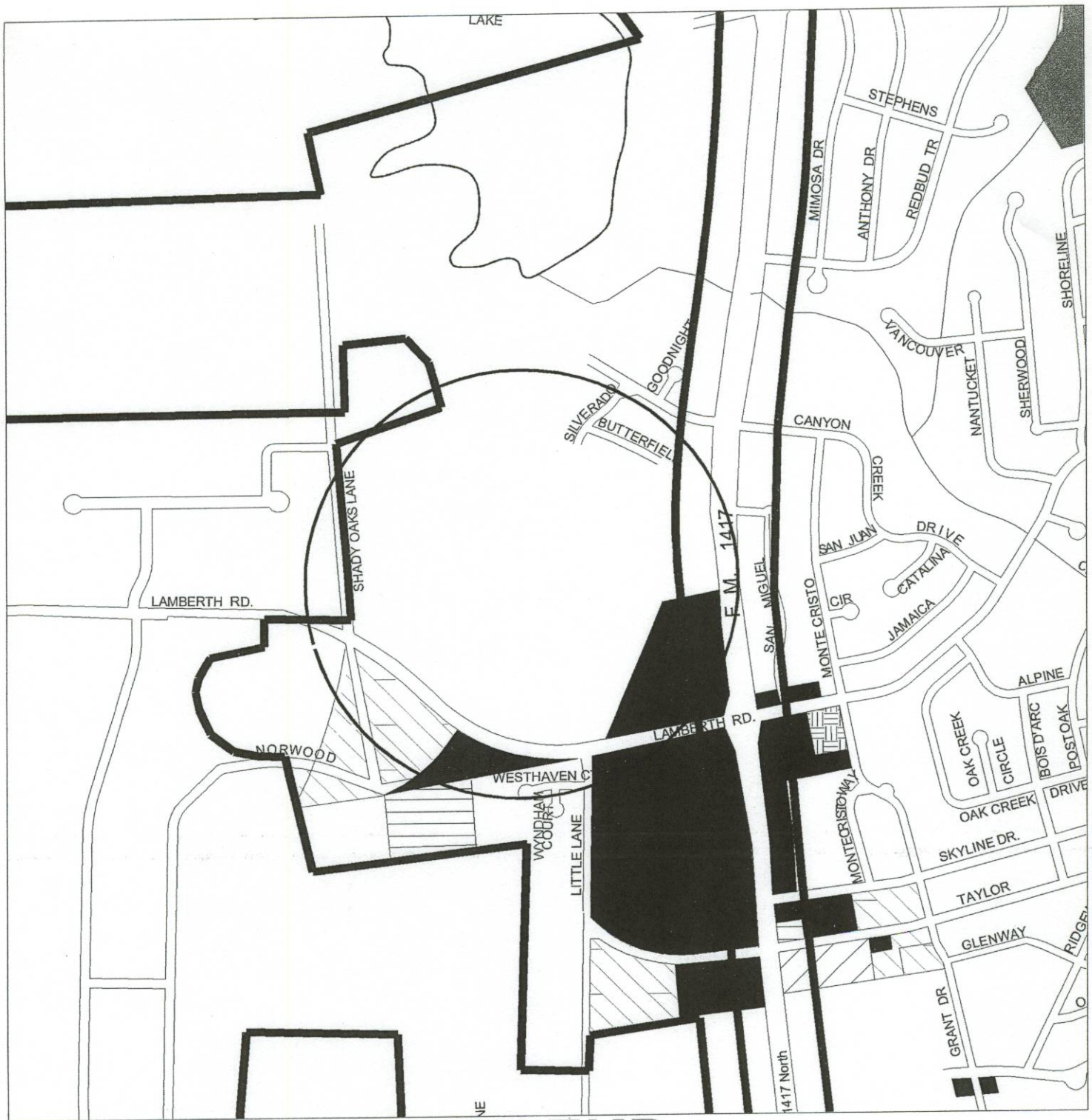
It is recommended that the preliminary plat be approved for preparation of the final plat.

Attachments:

Location map
Photographs
Revised Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
2200-2800 FM 1417 & 2300-2400 W LAMBERTH
REVISED PRELIMINARY PLAT

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 300.1 feet

**STAFF REVIEW LETTER**

February 15, 2007

Shafer Plaza XX LTD
% K.E. Andrews & Co.
PO Box 870849
Mesquite, TX 75187-0849

Dean Gilbert, Jr.
801 East Taylor
Sherman, Texas 75090

Dear Applicants,

The request for approval of the Revised Preliminary Plat of O'Hanlon Ranch Estates concerning the property located in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All utility easements shall be 20' wide as a minimum.
2. Previously dedicated ROW for Lamberth Road shall be indicated on the preliminary plat.
3. The 9.58 acre tract, the 7.53 acre tract and the 19.67 acre tract shall be platted at the time of development if not included in O'Hanlon Ranch Addition.
4. Overland Trail shall be 37' wide along the frontage of the commercial tract and the office tract. The eastbound lane shall include a left turn lane and a right turn lane at FM Highway 1417.
5. The proposed water main and easement located across the office tract to Sedalia Lane shall be removed from the preliminary plat.
6. The proposed water main and easement from the end of Bandera Drive to Silverado Trail shall be removed from the preliminary plat.
7. The 8" water main along the north side of Lamberth Road shall be extended to the west end of Lot 21, Block D.
8. The eastern driveway into the office tract is too close to the intersection of Overland Trail and FM Highway 1417 and shall be removed from the preliminary plat.
9. Only the existing rate of runoff shall be allowed to discharge to TxDot ROW.
10. The difference in rainfall runoff between the pre-developed condition and the developed condition must be detained.
11. TxDot permits are required for all drives and streets on FM Highway 1417.
12. City of Sherman permits are required for all drives on Lamberth Road.
13. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

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

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

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

2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth
11.4 acres in the J. B. McAnair Survey, Abstract No. 763,
and 7.53 acres in the Fielding Bacon Survey, Abstract, No. 120
and Elijah Hartzog Survey, Abstract No. 540
Zone Change

Action/Proposed Use:

- (Tract 1) 1.40 acres in the J. B. McAnair Survey, Abstract No. 763
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District and C-1 (Retail Business) District to a C-O (Office) District in the O1.1 (1417 Overlay) District.
- (Tract 2) 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and Elijah Hartzog, Abstract No. 540
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District and C-1 (Retail Business) District to an SF-1 (Single Family Residential) District.

Adjacent Zoning:

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

Origination:

Shafer Plaza XX LTD (Owner), Dean Gilbert, Jr. (Representative) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Retail/Commercial and Residential

Number of notices mailed:

39

Planning & Zoning
Communication Form

Objections Received:

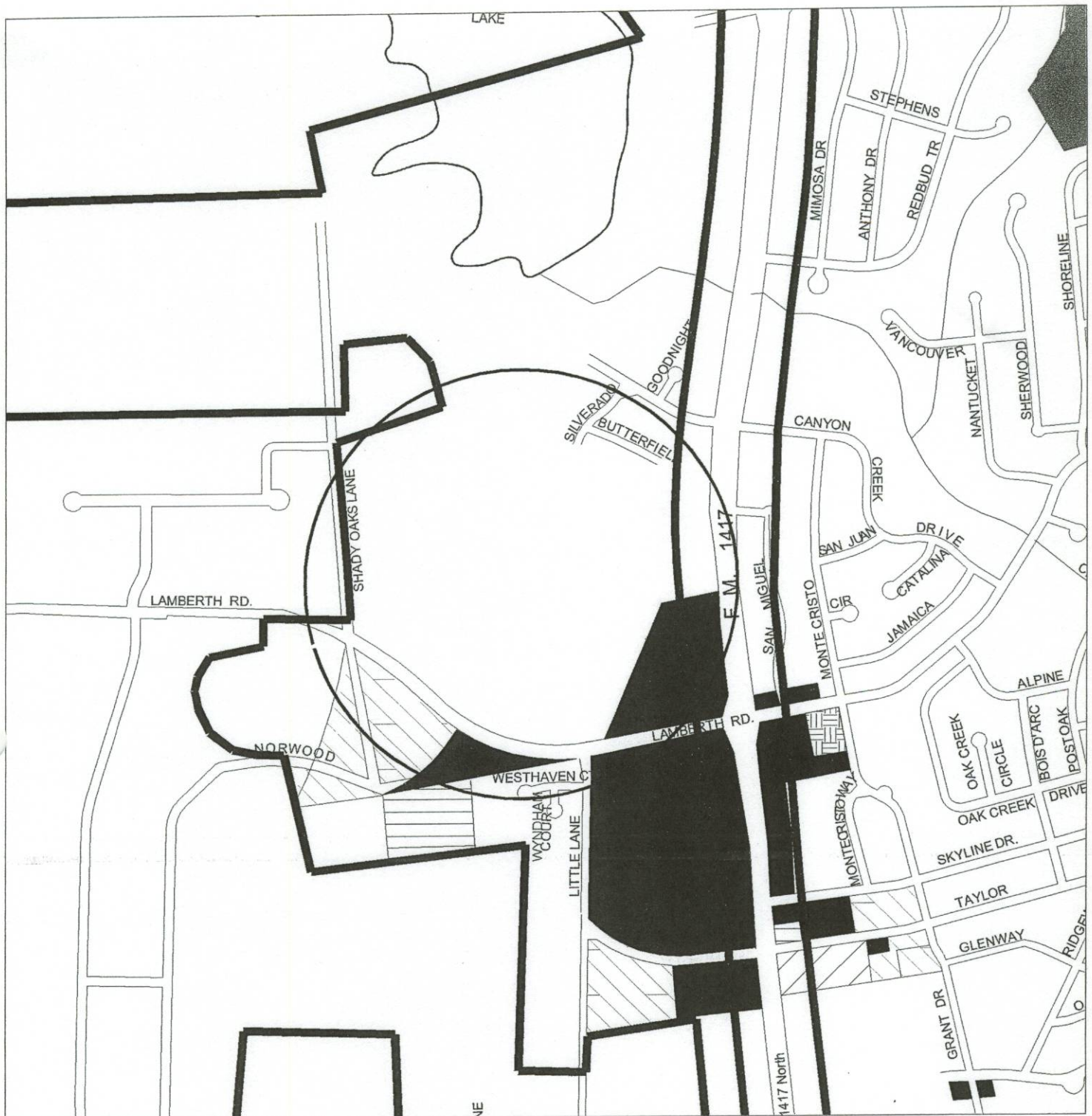
0

Attachments:

Location map
Photographs
Site Plats
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
2200-2800 FM 1417 & 2300-2400 W LAMBERTH
ZONE CHANGE

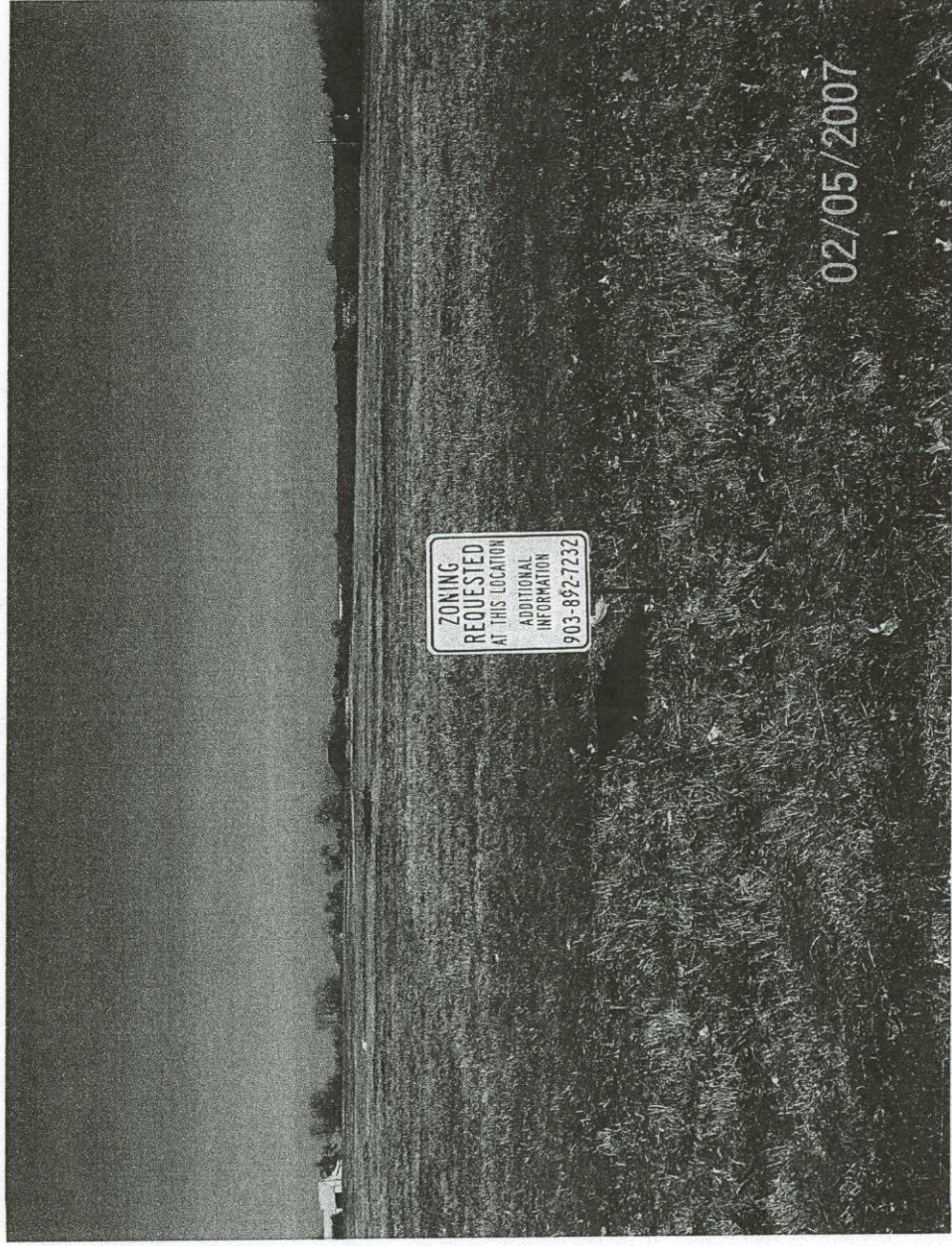
Department of Developmental Services



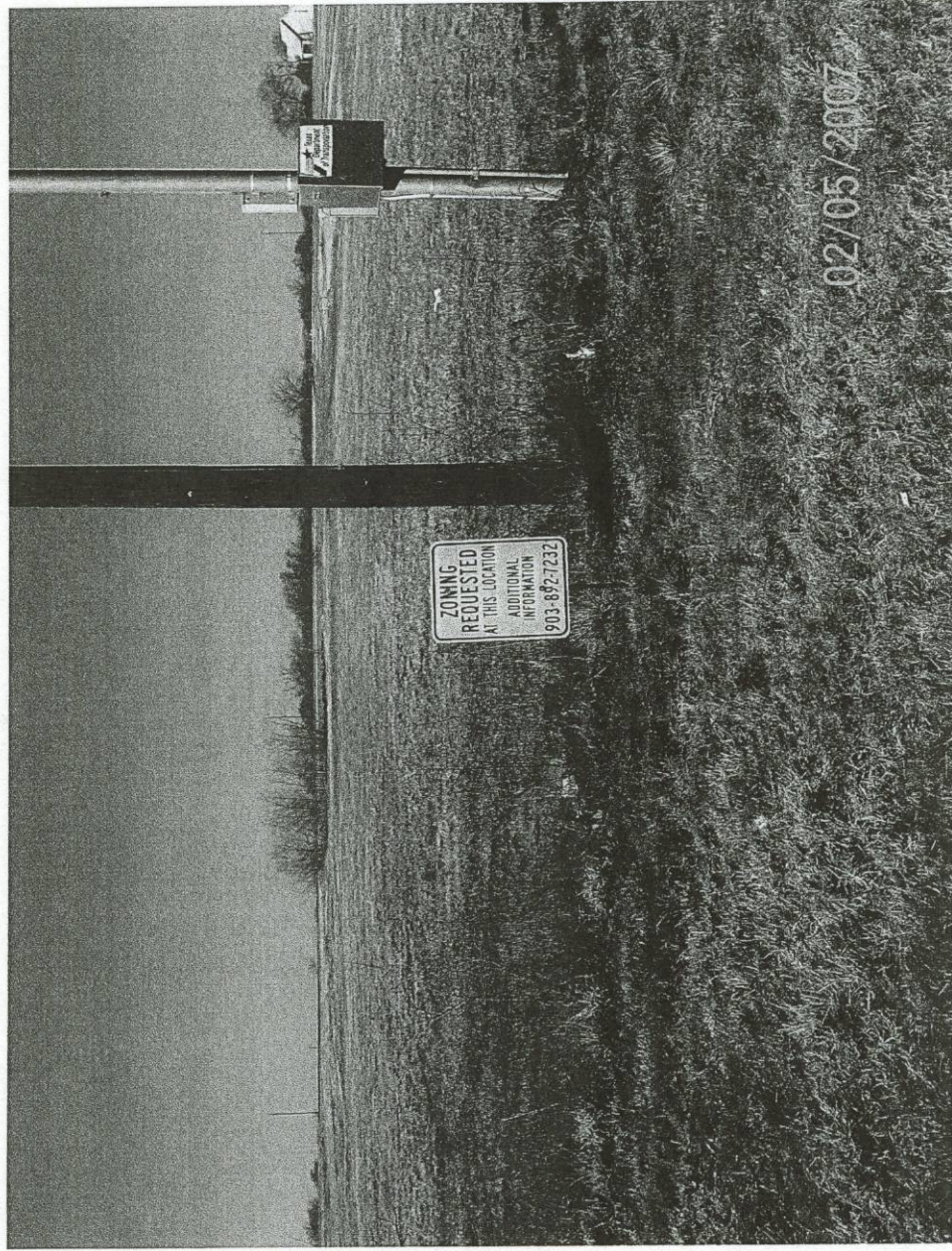


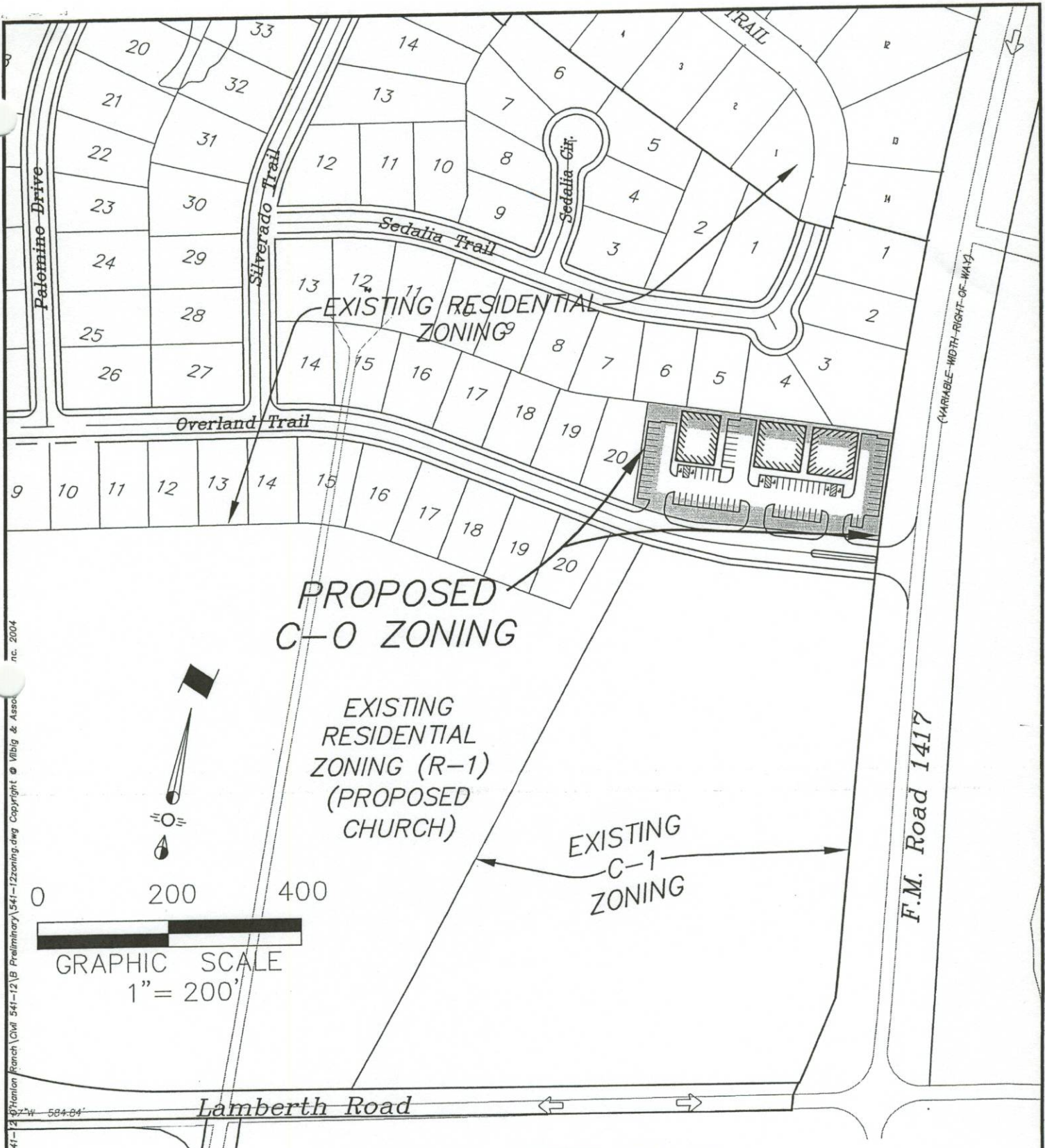
Scale: 1 inch = 300.1 feet

2300-2400 W. Lamberth



2200-2800 F.M. 1417 N.





ZONING SITE PLAN O'HANLON RANCH PHASE II PROPOSED C-0 OFFICE TRACT

Job No. 541-12
Scale 1" = 200'
Date 02-06-07

DEVELOPER
DEAN GILBERT, INC.
801 E. Taylor
Sherman, Texas 75090
(903) 893-5188

ENGINEER
VILBIG & ASSOCIATES, INC.
10132 Monroe Drive
Dallas, Texas 75229
(214) 352-7333

Sheet 1 of 1

**ELIJAH
HARTZOG
SURVEY
ABST. NO. 540**

N 77°08'15" E
25.00'

N 54°40'52" E
19.10'
R=807.50'
L=60.37'

1/2" Rebar Set

1/2" Rebar Set

L=241.67'
R=1057.50'

S 39°30'40" E
224.94'

1/2" Rebar Set

L=457.36'
R=992.50'

Survey Line

Street Dedication
Vol. 2816, Pg. 687

City of Sherman 20' Utility Esmnt.
Vol. 2816, Pg. 687

80' North Texas Municipal Water District Esmnt.
Vol. 2039, Pg. 606

30' Gulf Oil Esmnt.
Vol. 1623, Pg. 136

1/2" Rebar Set
S 11°49'16" E
149.33'

"17.507 Ac."
Blue Coral Investments,
Ltd.
Vol. 2494, Pg. 772
Sept. 19, 1996

"22.734 Ac."
American Bank of Texas
to
Charles H. Fellenbaum &
Rosario C. Fellenbaum
Vol. 2310, Pg. 397
Dec. 23, 1993

7.53 acres
SF-1

Norwood Drive

[P.O.B.]

604.43' E
S 77°49'58" W
Bearing Base

1/2" Rebar End.

1/2" Rebar Set

Lamberth Road

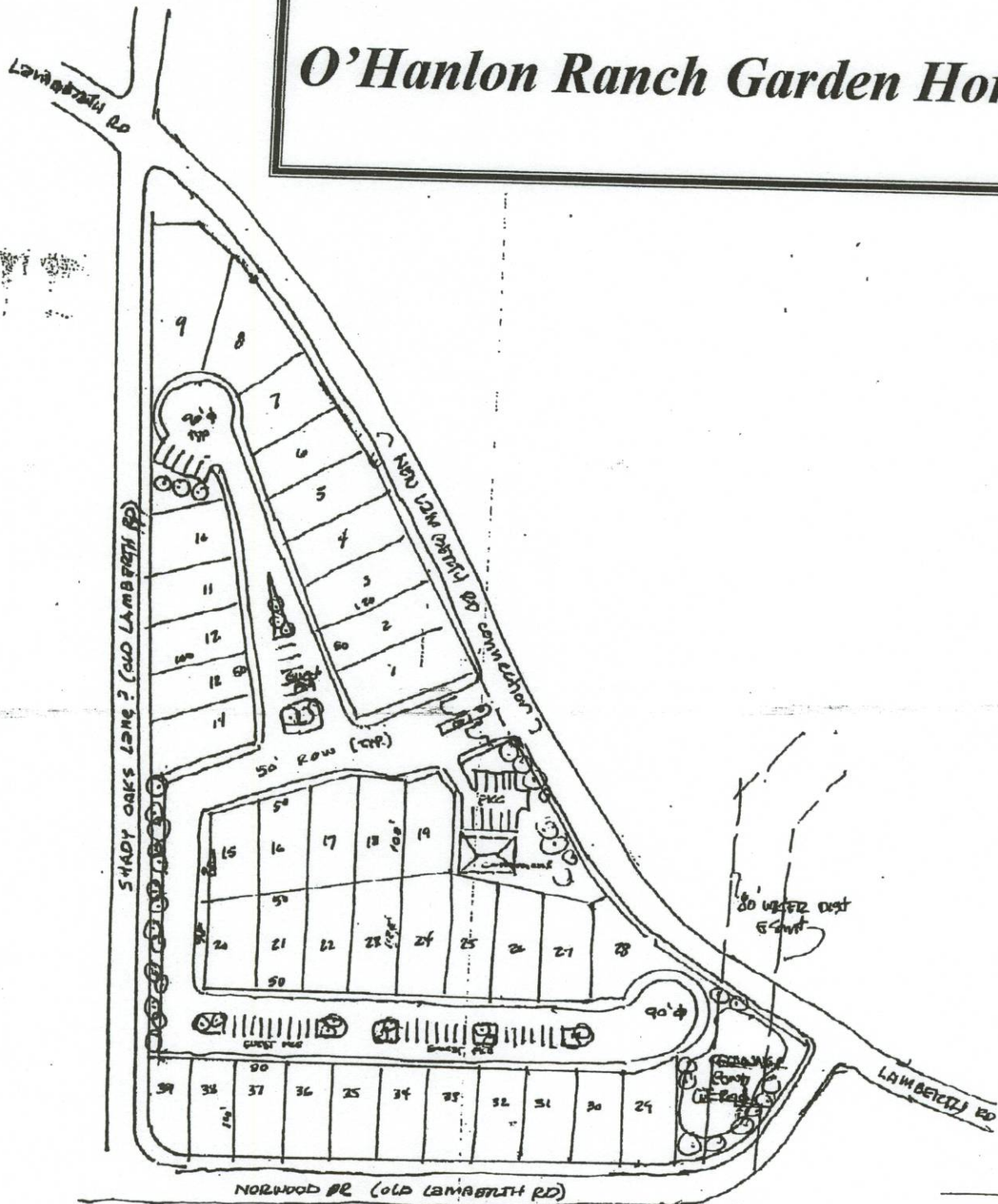
NORTH

Survey Line

Scale: 1" = 100'

**FIELDING BACON SURVEY
ABST. NO. 120**

O'Hanlon Ranch Garden Homes



O'HANLON RANCH GARDEN HOMES
 PRELIM SITE PLAN 1"=100'-0"
 LOTS AVG 50'w.x100'd

0 50 100



February 15, 2007

Shafer Plaza XX LTD
% K.E. Andrews & Co.
PO Box 870849
Mesquite, TX 75187-0849

Dean Gilbert, Jr.
801 East Taylor
Sherman, Texas 75090

Dear Applicants,

The request for approval of a zone change in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The site plan for the C-O (Office) District is conceptual in nature and will require a more detailed site plan to be resubmitted to the P&Z at the time of development.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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

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

SHERMAN



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

February 5, 2007

Robert J Tate
PO Box 551
Sherman, Texas 75091-0551

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

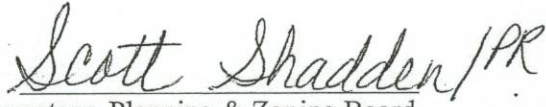
The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth

The request is as follows:

- (Tract 1) 1.4027 acres in the J. B. McAnair Survey, Abstract No. 763
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District and C-1 (Retail Business) District to a C-O (Office) District in the O-1.1 (1417 Overlay) District.
- (Tract 2) 10.00 acres in the J. B. McAnair Survey, Abstract No. 763
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District and C-1 (Retail Business) District to a C-1 (Retail Business) District in the O-1.1 (1417 Overlay) District.
- (Tract 3) 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and Elijah Hartzog, Abstract No. 540
Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District and C-1 (Retail Business) District to an SF-1 (Single Family Residential) District.

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

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


Secretary, Planning & Zoning Board

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

SHERMAN



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

February 5, 2007

Claire Tate
96 Chateau Circle
Sherman, Texas 75092

FEB 9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

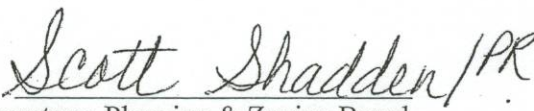
The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2200-2800 Blocks of FM 1417 North and the 2300-2400 Blocks of West Lamberth

The request is as follows:

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Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District and C-1 (Retail Business) District to a C-O (Office) District in the O-1.1 (1417 Overlay) District.
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Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from an R-1 (One and Two Family Residential) District and C-1 (Retail Business) District to a C-1 (Retail Business) District in the O-1.1 (1417 Overlay) District.
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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 by a separate letter mailed to:

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


Secretary, Planning & Zoning Board

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

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

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

2400 Block of West Lamberth
7.53 acres in the Fielding Bacon Survey, Abstract No. 120
and Elijah Hartzog Survey, Abstract No. 540
Specific Use Permit

Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8 (9) to allow Patio Homes in an SF-1 (Single Family Residential) District.

Adjacent Zoning:

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

Origination:

Shafer Plaza XX LTD (Owner), Dean Gilbert, Jr. (Representative) Vilbig and Associates (Engineers) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

39

Objections Received:

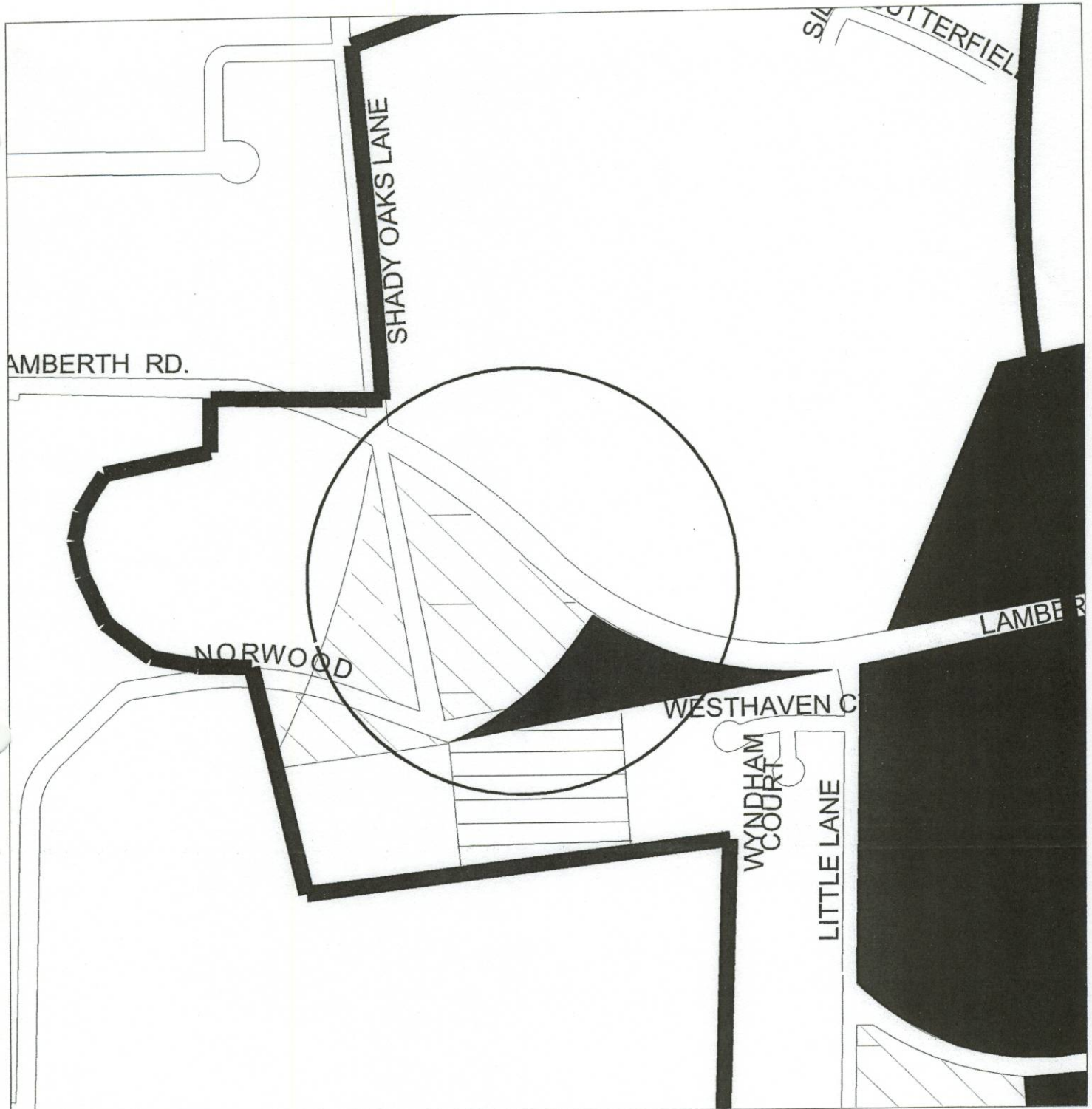
0

Attachments:

Location map
Photographs
Site Plats
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman 2400 BLK OF WEST LAMBERTH SPECIFIC USE PERMIT

Department of Developmental Services

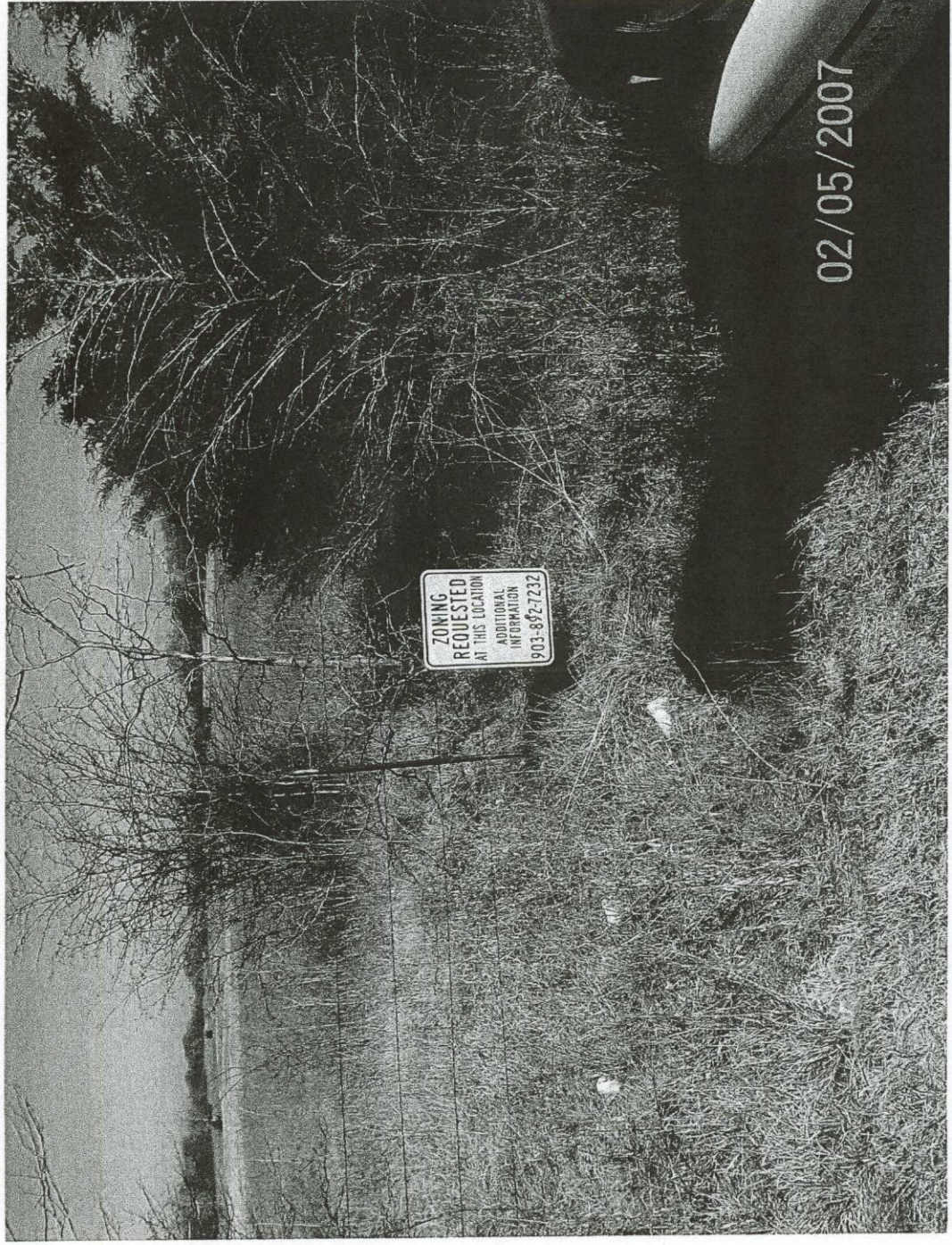


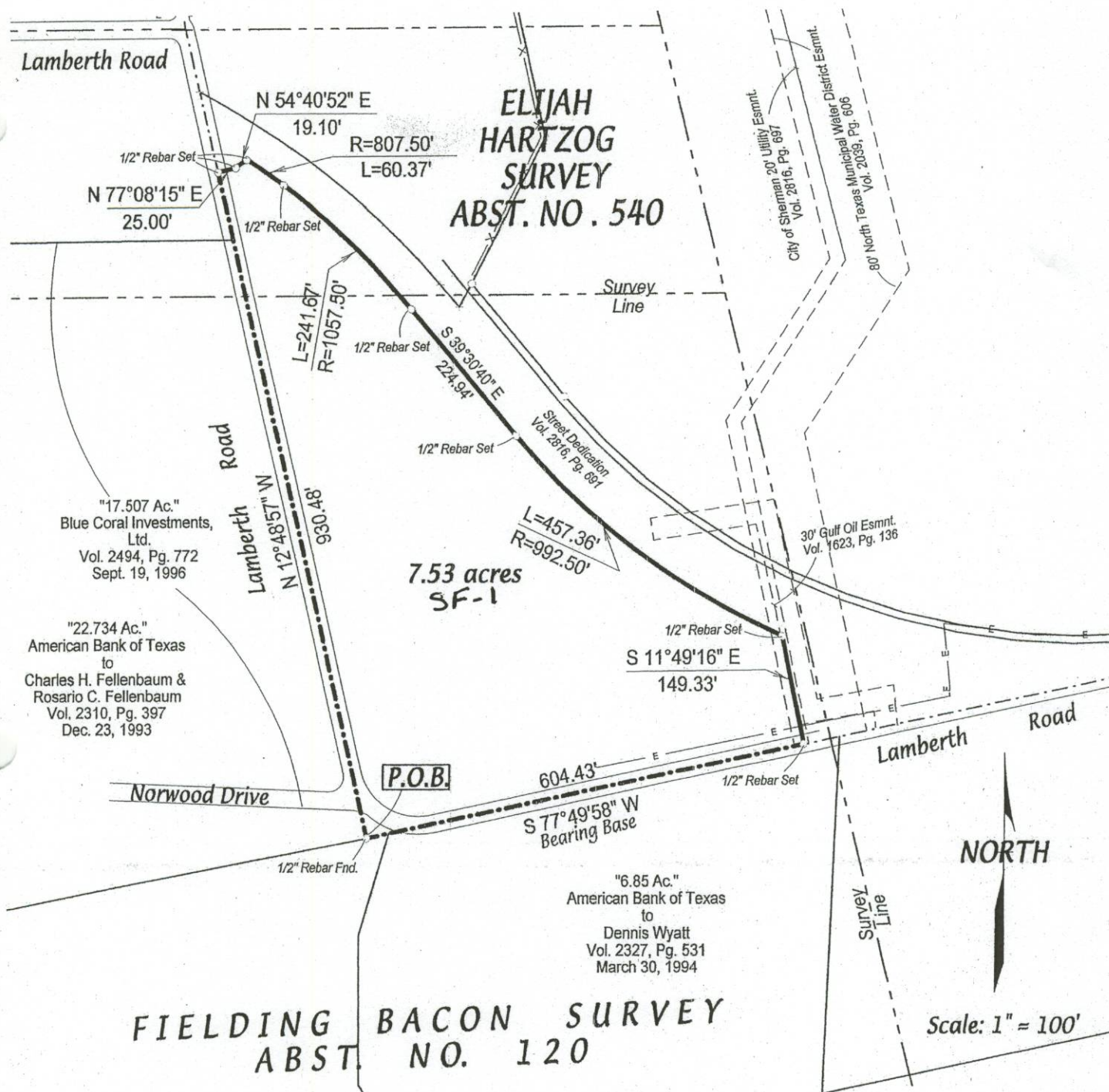


Scale: 1 inch = 200.0 feet

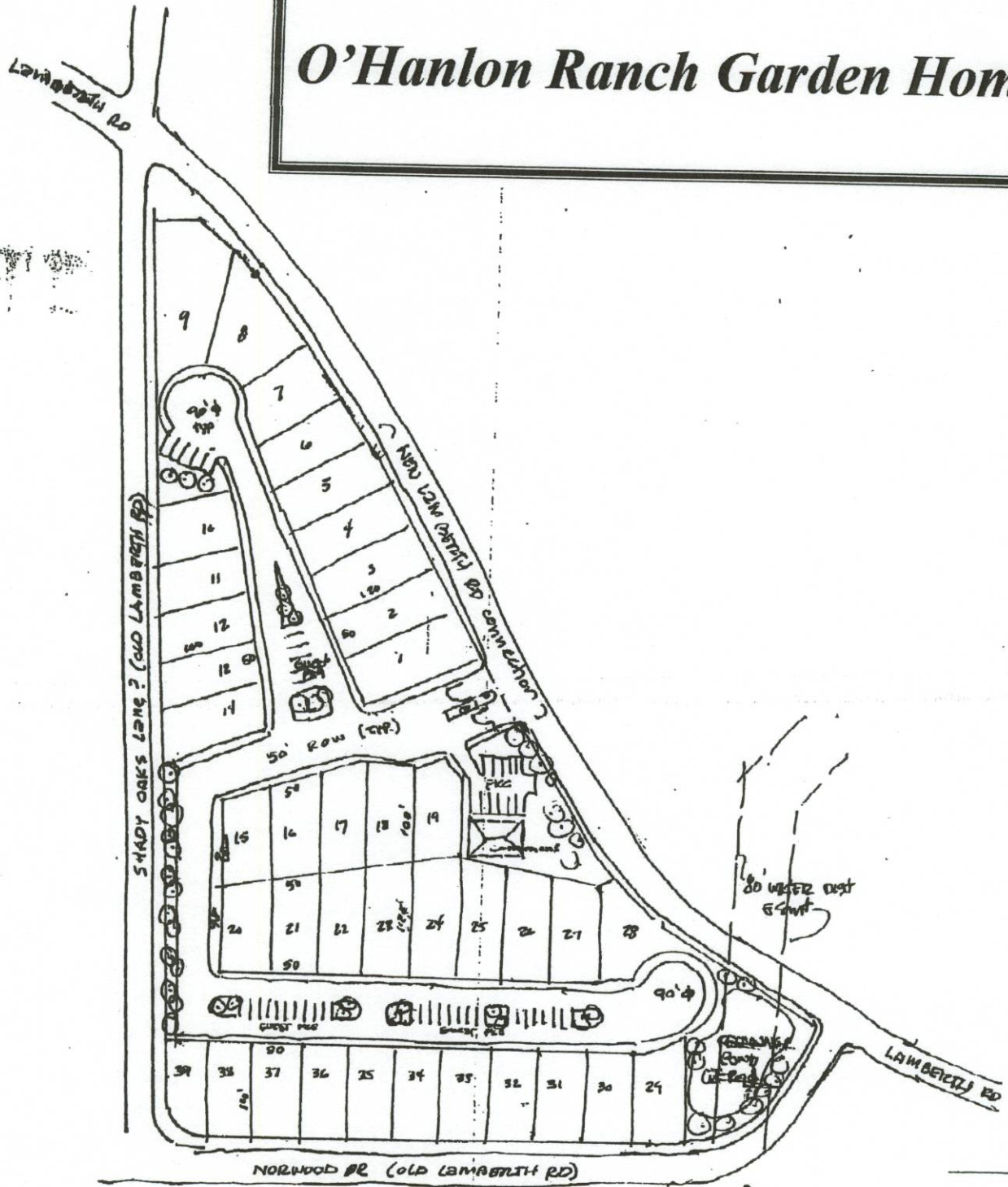
© Copyright 2006, Pictometry International

2300-2400 W. Lamberth 2.





O'Hanlon Ranch Garden Homes



O'HANLON RANCH GARDEN HOMES
 PRELIM SITE PLAN 1"=100'-0"
 LOTS AVG 50'W X 100'D

0 50 100

NORTH



February 15, 2007

Shafer Plaza XX LTD
% K.E. Andrews & Co.
PO Box 870849
Mesquite, TX 75187-0849

Dean Gilbert, Jr.
801 East Taylor
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Specific Use Permit and Site Plan Approval in the 2400 Block of West Lamberth has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

- b. There shall also be Hold Harmless language on the subdivision plat whereby the Property Owners Association shall release the city, governmental entities and public utilities for damage and injuries.
3. All cul-de-sac turning radii must be one hundred feet (100').
 4. Meet all requirements of Appendix D, Fire Apparatus Access Roads, per the 2003 ICC Fire Codes.
 5. Provide the minimum number and distribution of fire hydrants as required per Appendix C of the 2003 ICC fire codes.
 6. No hydrants shall be located in the bulb of the cul-de-sac or alcoves.
 7. All requirements of the patio home ordinance shall be followed.
 8. A plat is required to be recorded on this property.
 9. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



SHERMAN



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

February 5, 2007

Robert J Tate
PO Box 551
Sherman, Texas 75091-0551

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2400 Block of West Lamberth, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and Elijah Hartzog Survey, Abstract No. 540

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8 (9) to allow Patio Homes in an SF-1 (Single Family Residential) District.

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

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

Scott Shadden/PR
Secretary, Planning & Zoning Board

Scott Shadden
Sounds Good
To me
Your Frank

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

SHERMAN



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

February 5, 2007

Claire Tate
96 Chateau Circle
Sherman, Texas 75092

FEB 9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2400 Block of West Lamberth, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and Elijah Hartzog Survey, Abstract No. 540

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8 (9) to allow Patio Homes in an SF-1 (Single Family Residential) District.

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

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

Scott Shadden/PR
Secretary, Planning & Zoning Board

I have no objection.

Claire Tate

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

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

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

2400 Block of West Lamberth
7.53 acres in the Fielding Bacon Survey, Abstract No. 120
and Elijah Hartzog Survey, Abstract No. 540
Variance

Action/Proposed Use:

Variance under Ordinance No. 2280, Section 8 (9)(5) to allow three foot and seven foot setbacks for a total of 10 foot in lieu of five foot and five foot setbacks for Patio Homes in an SF-1 (Single Family Residential) District.

Adjacent Zoning:

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

Origination:

Shafer Plaza XX LTD (Owner), Dean Gilbert, Jr. (Representative) Vilbig and Associates (Engineers) and Sartin and Associates, Inc. (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

39

Objections Received:

0

Attachments:

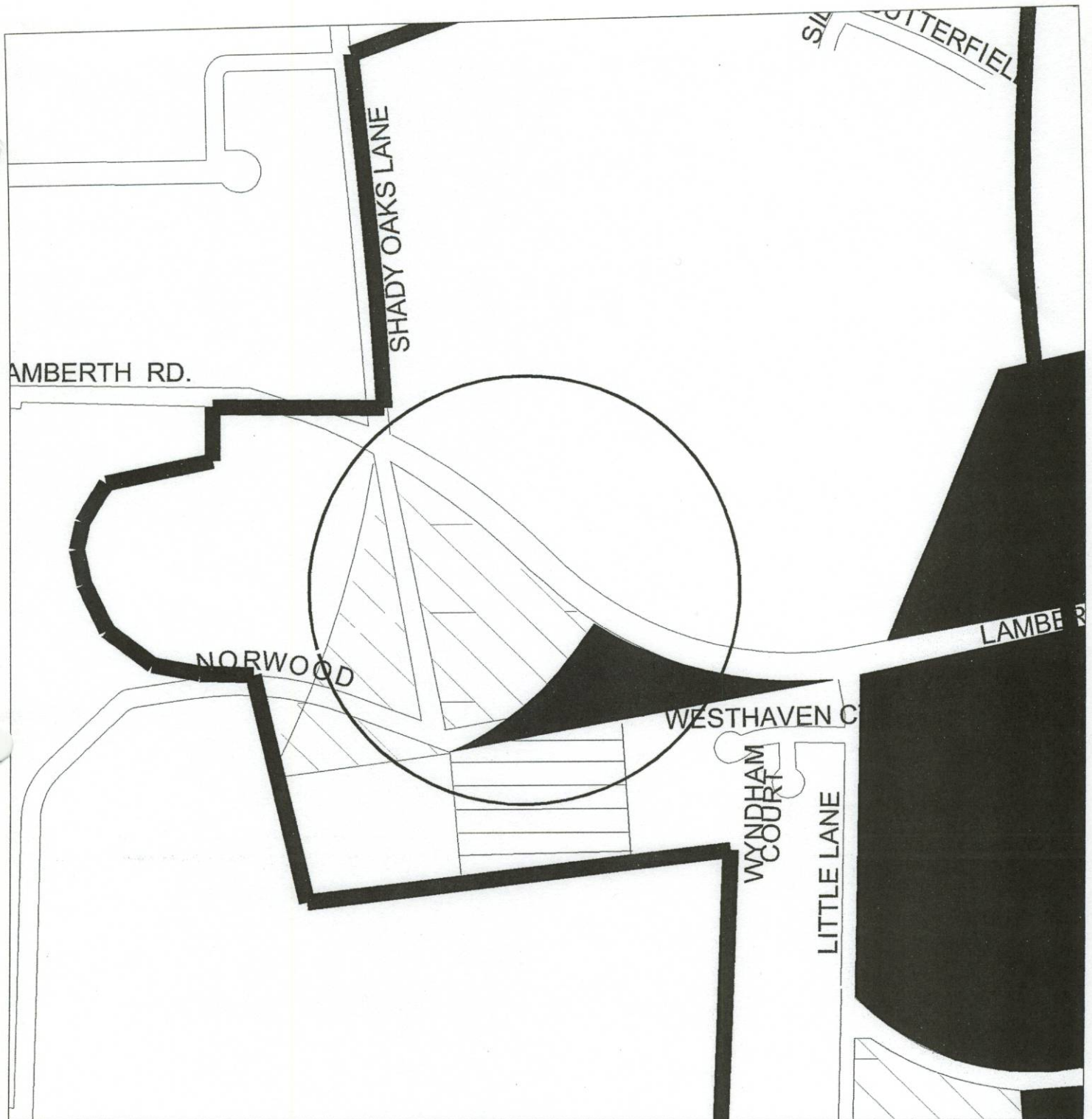
Location map
Photographs
Site Plats
Staff Review Letter

Prepared By:

Rita Gaither
Development Coordinator

Approved By:

Scott Shadden,
Development Services Director



LEGEND

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



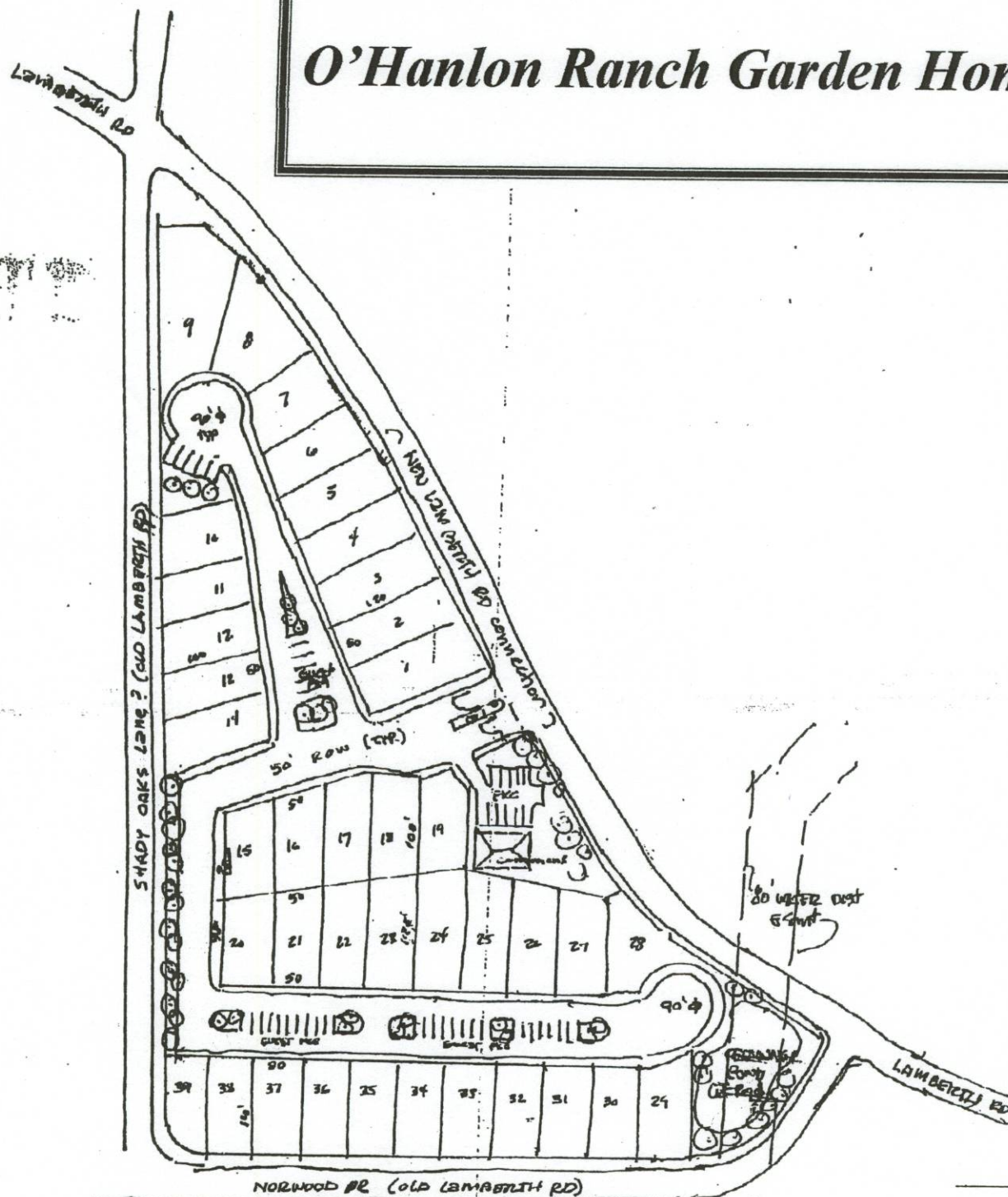
City of Sherman 2400 BLK OF WEST LAMBERTH VARIANCE

Department of Developmental Services





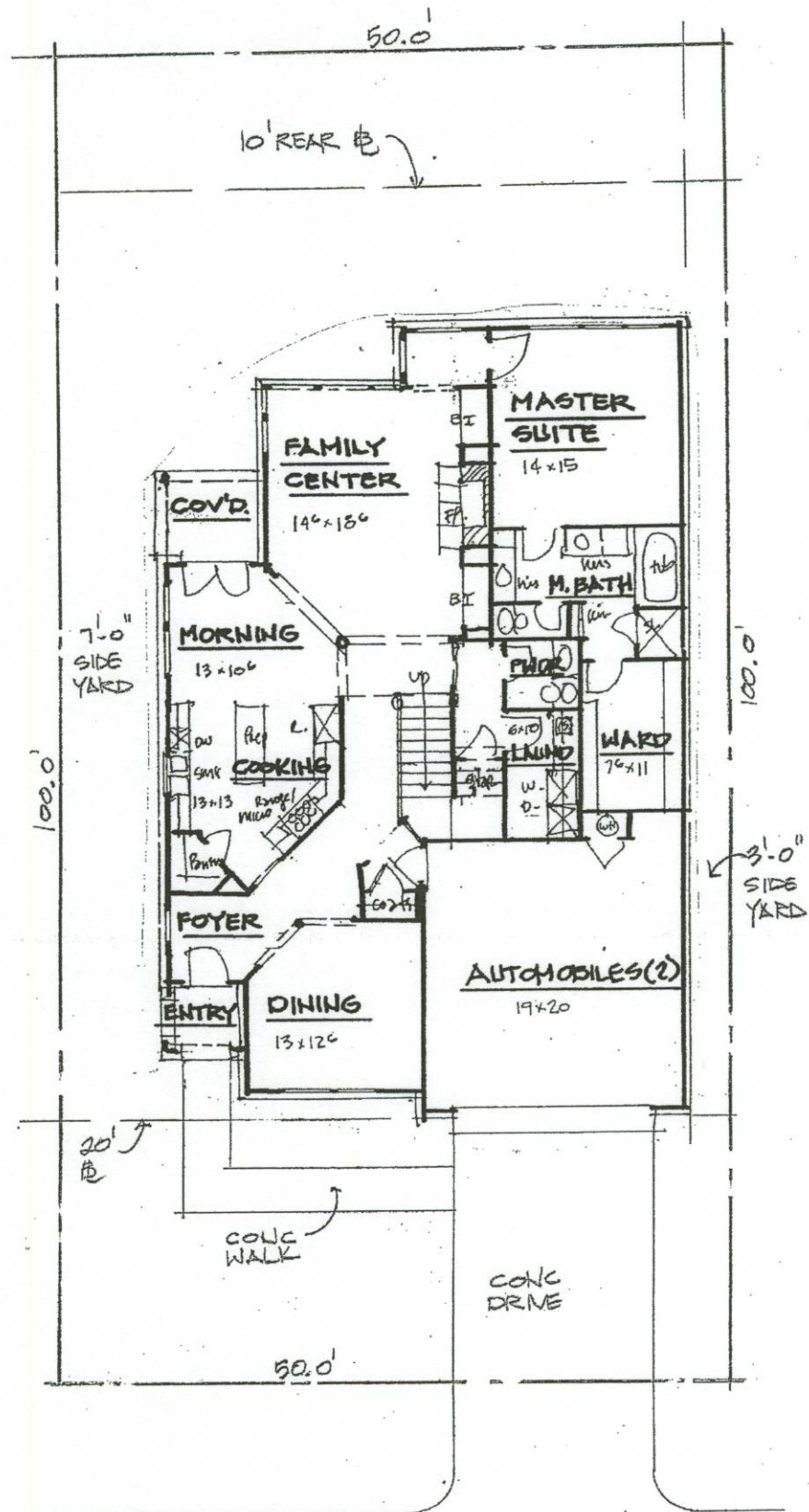
O'Hanlon Ranch Garden Homes



O'HANLON RANCH GARDEN HOMES
 PRELIM SITE PLAN 1"=100'-0"
 LOTS AVG 50'x100'±

NORTH

0 50 100



TYPICAL SITE PLAN FOR
 CHANLON RANCH GARDEN HOMES
 1/8" = 1'-0"

SHERMAN



STAFF REVIEW LETTER

February 15, 2007

Shafer Plaza XX LTD
% K.E. Andrews & Co.
PO Box 870849
Mesquite, TX 75187-0849

Dean Gilbert, Jr.
801 East Taylor
Sherman, Texas 75090

Dear Applicants,

The request for approval of a variance concerning the property located in the 2300 Block of West Lamberth has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All lots in the block must follow the same pattern of setbacks.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 5, 2007

Robert J Tate
PO Box 551
Sherman, Texas 75091-0551

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2400 Block of West Lamberth, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and the Elijah Hartzog Survey, Abstract No. 540

The request is as follows:

Variance under Ordinance No. 2280, Section 8 (9)(5) to allow three foot and seven foot setbacks for a total of 10 foot in lieu of five foot and five foot setbacks for Patio Homes in an SF-1 (Single Family Residential) District.

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

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

Scott Shadden/PR
Secretary, Planning & Zoning Board

Scott ✓
Sounds good to me
PR

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

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 5, 2007

Claire Tate
96 Chateau Circle
Sherman, Texas 75092

FEB 9 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

The request of Shafer Plaza XX LTD (Owner), Dean Gilbert Jr. (Representative) and Sartin and Associates, Inc. (Surveyors) concerning the property located in the 2400 Block of West Lamberth, being 7.53 acres in the Fielding Bacon Survey, Abstract No. 120 and the Elijah Hartzog Survey, Abstract No. 540

The request is as follows:

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

Scott Shadden/PR
Secretary, Planning & Zoning Board

I have no objection.

Claire Tate

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

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

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

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

500 Block of East Graham Drive
Lot 1, Block 1, Sherman Town Center, Section Two,
Zone Change

Action/Proposed Use:

Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District

Adjacent Zoning:

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

Origination:

Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners), R. P. Shaw Investments, LLC and CRF & Associates (Developers) and ISG Architects, (Architects)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

4

Objections Received:

0

Attachments:

Location map
Photographs
Site Plans
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

KNOLLWOOD

LOY LAKE

GRAHAM DRIVE

HILRE DR.

HARA

INDIO

NORTH CRK. DR.

LEGEND

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

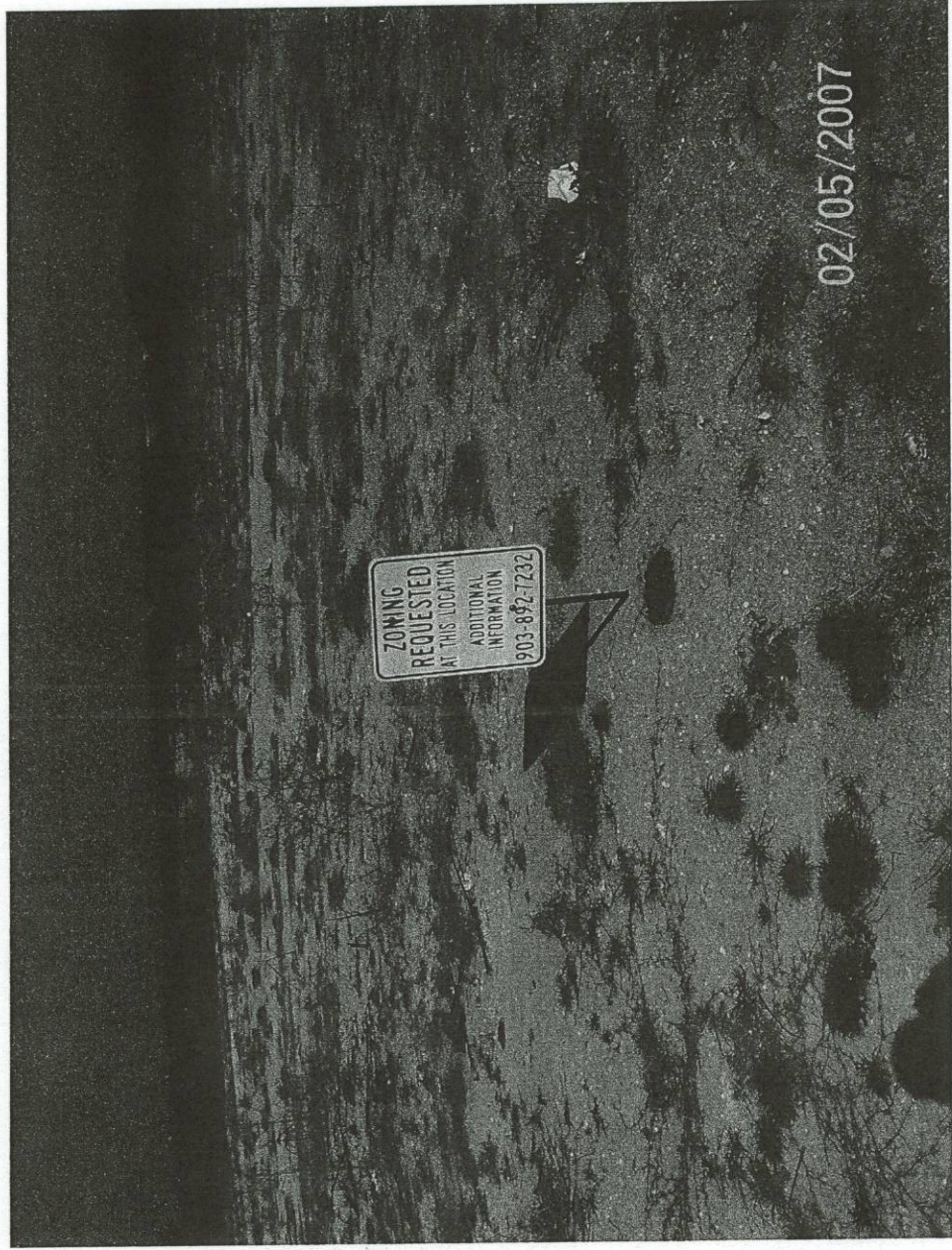


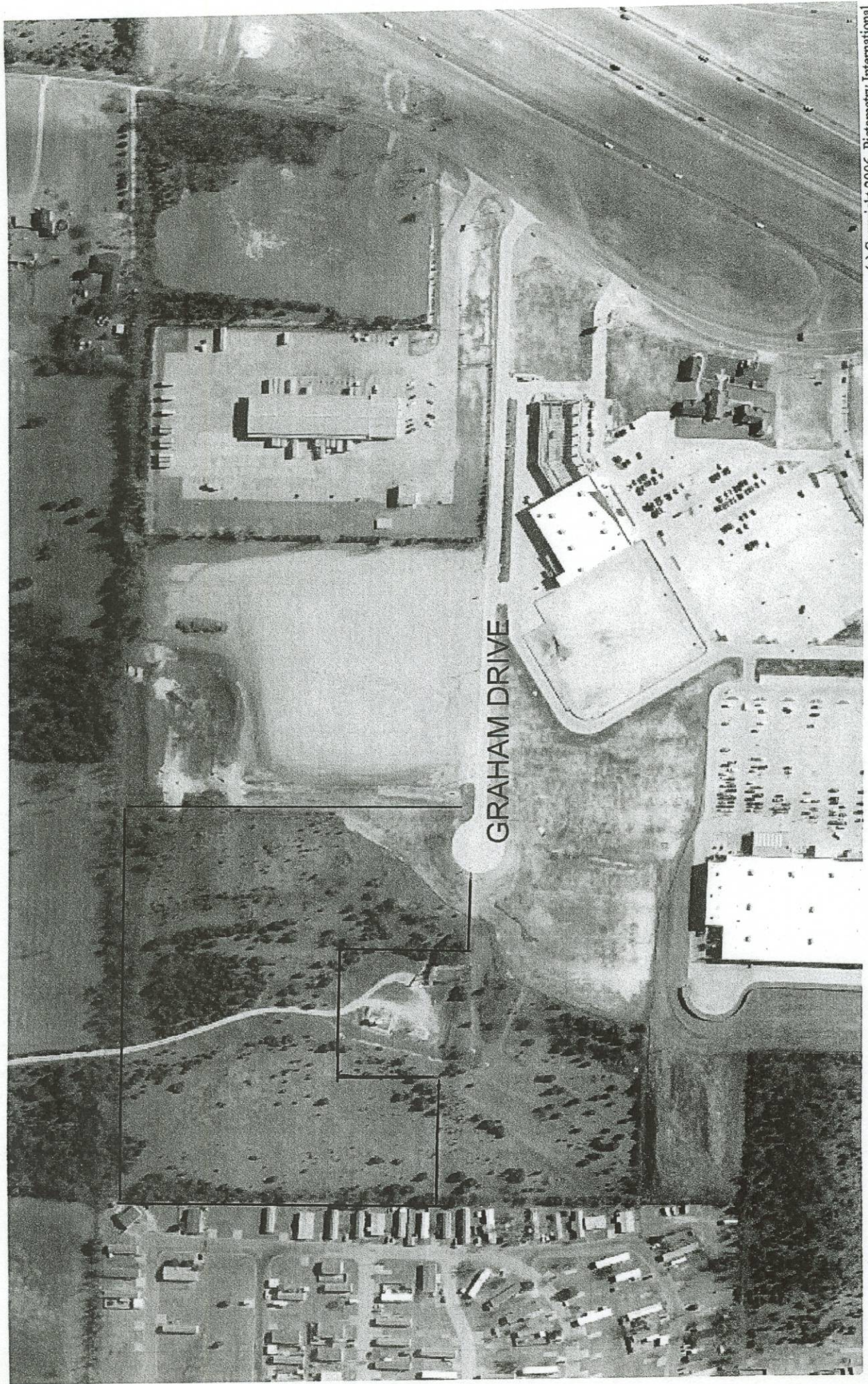
City of Sherman
500 BLK EAST GRAHAM DRIVE
ZONE CHANGE

Department of Developmental Services



500 BIK E. Graham





(c) Copyright 2006, Pictometry International

Scale: 1 inch = 300.0 feet

**STAFF REVIEW LETTER**

February 15, 2007

Jimmie Graham Estate
2005 Deer Run
Denison, TX 75020

Dear Applicant,

The request for approval of a zone change concerning the property in the 500 Block of Graham Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. This site plan is conceptual in nature and a more detail site plan is required prior to development.
2. Meet all requirements of Appendix D, Fire Apparatus Access Roads, per the 2003 ICC Fire Codes.
3. If the proposed buildings are 30 feet in height or greater, then a 26 foot wide fire lane is required as required per Appendix D section D105.1, D105.2 and D105.3 of the 2003 ICC Fire Codes. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
4. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B of the 2003 ICC fire codes.
5. Provide the minimum number and distribution of fire hydrants for the proposed structure per Appendix C of the 2003 ICC fire codes.
6. Fire department connections are required to be within twenty-five (25') of the fire access road and on the same side of the fire access road as the hydrant dedicated for such connection and within seventy-five feet (75') of the hydrant. Contact the Fire Marshal at (903) 892-7267 for clarification on this requirement.
7. Carports/garages are required to have at least twenty feet (20') separation or be considered as aggregate square footage of the adjacent building(s) and meet all requirements, therein.
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 and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Phil Smith, Surveyor
R. P. Shaw Investments, LLC

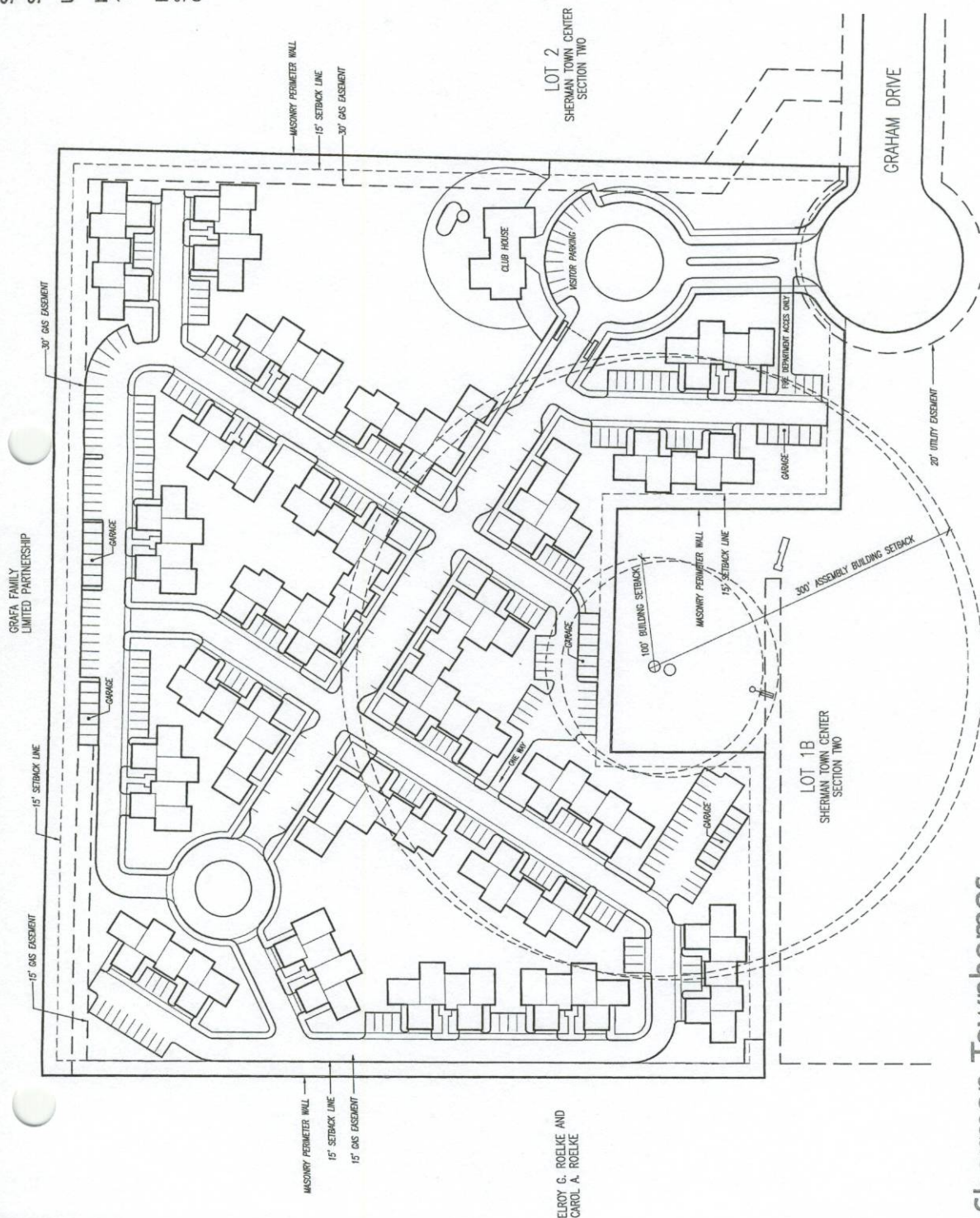
Statistics:

Site area: 14.33

Units: 180 Total

Required Parking:
180 Units @ 2 spaces / unit 360 Spaces

Provided Parking:
Surface Parking 242 Spaces
Garage Parking 118 Spaces
TOTAL 360 Spaces



Sherman Townhomes
Conceptual Site Plan - 01/30/07



North Side on Travis

Sherman, Texas
CONCEPT PHOTOS



North Side on Travis

Sherman, Texas
CONCEPT PHOTOS



North Side on Travis

Sherman, Texas

CONCEPT PHOTOS

SHERMAN



CCD 07 2007

mg

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 5, 2007

A-S 71 Sherman Phase III LP
8807 W. Sam Houston Pkwy. N.
Suite 200
Houston, TX 77040

FEB 19 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 20, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners), R. P. Shaw Investments, LLC and CRF & Associates (Developers) and ISG Architects, (Architects) concerning the property in the 500 Block of East Graham Drive, being Lot 1, Block 1, Sherman Town Center, Section Two

The request is as follows:

Zone Change and Site Plan Approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District

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

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

Scott Shadden
Secretary, Planning & Zoning Board

I would not object so long
As the City would Ask the developer
to Not in any way use the
Sherman Town Center NAME.

Stan D. Davis

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

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

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

500 Block of East Graham Drive
Lot 1, Block 1, Sherman Town Center, Section Two
Replat

Requested Action/Proposed Use:

Lot 1A and Lot 1B Sherman Town Center, Section Two, Being a Replat of Sherman Town Center Section Two, Lot 1 and Lot 2

Adjacent Zoning:

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

Origination:

Nell Graham, Trustee for the Estate of the Jimmie C. Graham Testamentary Trust (Owners) R. P. Shaw Investments, LLC and CRF & Associates (Developers) and Phil Smith Surveying (Surveyors)

Considerations:

Master Plan Designation: Residential

Recommendation:

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

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

KNOLLWOOD

LOY LAKE

GRAHAM DRIVE

HILRE DR.

HARA

INDIO

NORTH CRK. DR.

LEGEND

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

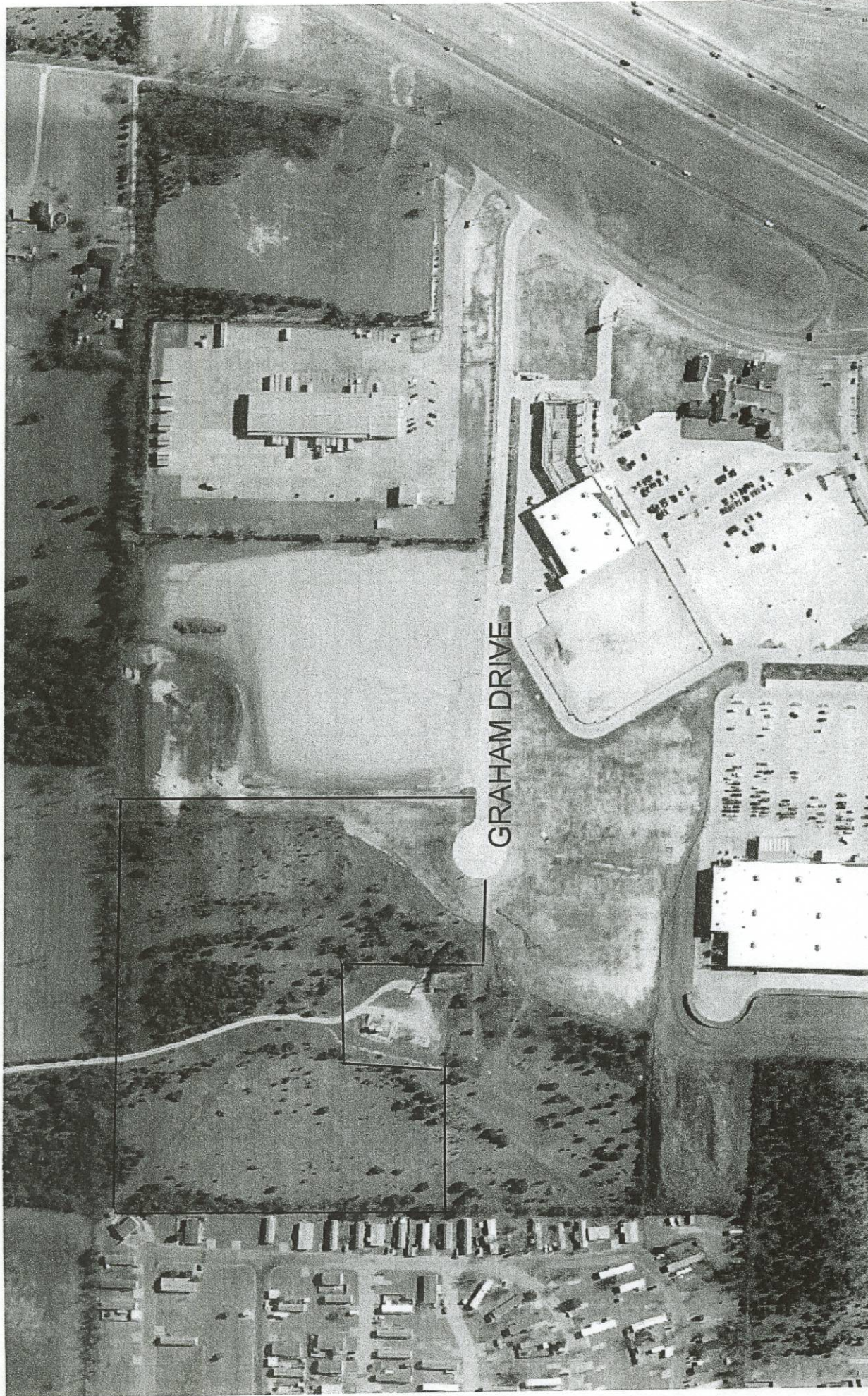
	M-2	HEAVY MANUFACTURING DISTRICT
	M H	MANUFACTURED HOUSING DISTRICT
	O-1	BLALOCK INDUSTRIAL PARK
	O-1.1	OVERLAY DISTRICT - 75 & 82
	O-1.2	OVERLAY DISTRICT - 1417
	CPO	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	A&C	COLLEGE PARK OVERLAY
	CBD	ARTS & CULTURAL OVERLAY DISTRICT
		CENTRAL BUSINESS DISTRICT



City of Sherman
500 BLK EAST GRAHAM DRIVE
REPLAT

Department of Developmental Services





GRAHAM DRIVE

(c) Copyright 2006, Pictometry International

Scale: 1 inch = 300.0 feet

**STAFF REVIEW LETTER**

February 15, 2007

Jimmie Graham Estate
2005 Deer Run
Denison, TX 75020

Dear Applicant,

The request for approval of the Replat of Lot1, Block 1, Sherman Town Center, Section Two concerning the property in the 500 Block of Graham Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2007 at 6:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The bearing and distance shown on the final plat does not agree with the bearing and distance in the field notes for the north property line.
2. Scale is not indicated on the final plat.
3. Previously dedicated easement cannot be vacated by replatting.
4. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
5. Original tax certificates for the property must be furnished prior to recording of the plat.
6. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Phil Smith, Surveyor
R. P. Shaw Investments, LLC

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

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

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

2807 Wellington Drive
Lot 11, Block 1, Forest Glen Addition
Replat

Requested Action/Proposed Use:

Replat of Lot 11, Block 1, Forest Glen Addition

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Mike Minukhin (Owners) and Underwood Drafting & Surveying, Inc.(Surveyors)

Considerations:

Master Plan Designation: Residential

Recommendation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
2807 WELLINGTON DRIVE
REPLAT

Department of Developmental Services



