

STATE OF TEXAS

§

February 19, 2008

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, February 19, 2008.

MEMBERS PRESENT: CHAIRMAN JASON SOFEY;
COMMISSION MEMBERS: PLYLER, DAVIS, SOFTLY,
JACOBS, BETHEL, AND ATHERTON

MEMBERS ABSENT:

JONES AND NIX

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

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

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

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

APPOINT BOARD OF
ADJUSTMENT

VARIANCE

THE REQUEST OF TIN STAR HOMES, LLC (OWNER) AND JAKE ROANE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 4212 QUAIL RUN ROAD, BEING LOT 7, BLOCK 1, COUNTRY RIDGE ESTATES, PHASE ONE AS FOLLOWS;

BOARD OF ADJUSTMENTS

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

VARIANCE – REAR
SETBACK
4212 QUAIL RUN RD
(TIN STAR HOMES,
LLC)

Jake Roane, Tin Star Homes, 4200 Quail Run Road,
Sherman, Texas

Mr. Roane appeared to represent the request. He explained Tin Star Homes would like to construct a model home on Lot 7 in the Country Ridge Estates Subdivision. The setback requirement is 25 foot from the rear property line and they are requested a variance for 20 foot.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance. Second by Commission Member Atherton.

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF LARRY COX (OWNERS) CONCERNING THE PROPERTY AT 1200 SOUTH THROCKMORTON, BEING LOT 1, BLOCK 1 OF THE REPLAT OF LOTS 5 THRU 7 AND PART OF LOT 8, BLOCK 4, W.D. FITCH SUBDIVISION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE RESIDENTIAL) DISTRICT.

SUP & SITE PLAN -
DUPLEX
1200 S.
THROCKMORTON
(LARRY COX)

Larry Cox , Luella Road, Sherman, Texas

Mr. Cox appeared to represent the request. The property is located at the southwest corner of Kentucky and South Throckmorton Streets. Mr. Cox explained he would like to construct a single story duplex with three bedrooms and two baths per side for a total of six bedrooms at 1200 South Throckmorton Street. The exterior finish will be 100 percent hardy plank siding. Six off-street parking spaces will be provided.

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

Letters were received from:

John & Marie Hammer, 1209 S. First, Sherman, Texas

They were opposed to the Specific Use Permit. They wrote "there is not enough room in the streets, too small, not good for the children, they have to play in the street, they could get run over with a car or killed, we don't need these duplexes in our neighborhood."

John & Helen Hammer, 1209 S. First, Sherman, Texas

They wrote "I am against two-family dwelling (duplex) in an R-1 (One Family Residential) District. In this case the street 1200 South Throckmorton is too small. Duplexes have a way of deteriorating if the owner is not on site. Not enough space for the children to play in. Not much better than a place just to lay your head down. A lot of moving in and out. Bringing people into a local neighborhood that brings trouble with them, dope narcotics, prostitutes. I have seen it all with these duplexes in the 600 block of Rosedale."

Nancey Bellows, 710 E. Rosedale, Sherman, Texas

Ms. Bellows wrote "My personal feelings are not to have another apartment type of building in this, which could lead to more & more, and this area would end up the same

as 1417.”

James & Rita Gundlach, 561 Lariat Dr., Denison, Texas

They wrote “would be concerned about traffic of additional vehicles on narrow street (Throckmorton).”

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF FIRST BAPTIST CHURCH (OWNERS), VERN HARRIS (REPRESENTATIVE) AND HABITAT FOR HUMANITY (PROSPECTIVE OWNER) CONCERNING THE PROPERTY LOCATED AT 504 SOUTH WALNUT STREET, BEING 0.29 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – C-1
TO R-1
504 S. WALNUT
(FIRST BAPTIST
CHURCH & HABITAT
FOR HUMANITY)

Vern Harris, First Baptist Church, 400 S. Travis, Sherman, Texas

Mr. Harris appeared to represent the request. The property is located on South Walnut Street between Cherry and King Streets. First Baptist Church would like to donate the property to Habitat for Humanity to construct a single family residence at this location. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Eric Wanner, 426 S. Walnut, Sherman, Texas

Mr. Wanner explained his property adjoins the lot owned by First Baptist Church. He felt the homes in the neighborhood far outweigh what Habitat for Humanity was proposing to build. It will be a major impact of the values of the properties in the neighborhood. He and his wife have spent a lot of money purchasing and upgrading their home; the home was built in 1885. “The home Habitat for Humanity is planning to build is like a double wide with skirts on it. It will absolutely destroy our investment.” When they bought the property it was retail, they knew it was retail and they would like for it to continue to be retail. He has offered to buy the lot from the church at a fair market value, let them give that to Habitat for Humanity so

that they can go out to buy two more lots which would give two families a home. But this way you will have one family have a home at below market price and you are going to destroy three families and their investment.

Joe Hakert, 511 S. Travis, Sherman, Texas

Mr. Hakert explained his home is directly behind this lot on Travis Street. "The appraised tax value of the homes in the neighborhood average \$76,000. The average homes Habitat for Humanity has built in Denison is \$33,960. This is the wrong neighborhood for that type of home. Mr. Wanner has offered to buy the lot and he felt that was only reasonable."

Chairman Sofey asked Scott Shadden, Director of Developmental Services what could be built in a C-1 (Retail Business) District.

Mr. Shadden explained a convenience store, book store or retail type operations.

Commissioner Jacobs asked what the hours of a convenience store could be.

Scott Shadden explained a convenience store could operate 24 hours a day.

Mr. Wanner explained the property was zoned C-1 (Retail Business) District a very long time ago when the houses started deteriorating. Since then, the owners have started fixing up the houses.

Charles Byler, 2217 Alpine, Sherman, Texas

Mr. Byler explained he is a volunteer for Habitat for Humanity. "The gentleman that said the home will be a double wide with a skirt is sadly mistaken. The last two houses that Habitat has been built have been appraised at \$50,000. If their homes are valued what they say they are, then certainly this home will be less. The homes that are built are nice, they meet standards, they have to follow the same inspections everyone else has to follow and it provides a home for first time homeowners. No construction is inexpensive anymore and their price goes up each year they build a house as the cost of material goes up."

Eric Wanner

Mr. Wanner explained his house is carried on the tax roll as \$150,000-\$160,000. This is not his first home and there are not many people that can afford the upkeep on these homes.

Commissioner Atherton asked Mr. Wanner if he would rather have homeowners that were excited to be homeowners next door or a convenience store that possibly sold beer and wine.

Mr. Wanner explained that is a Catch 22, what do you think the lesser of two evils would be.

Commissioner Atherton asked if the whole block was zoned C-1 (Retail Business) District.

Mr. Wanner explained the whole block was zoned C-1 (Retail Business) District a long time ago. The whole block should be rezoned residential because they are redoing the house across the street from this. Everyone is trying to bring the neighborhood up to a higher standard.

Chairman Sofey explained if the property was rezoned for residential they could build the home regardless, because they are not asking for any variances or anything else. Right now there is a vacant lot next to you that someone else owns and it becomes an issue of what is going to be there, no matter what the zoning is and that unfortunately is the risk that you run as a property owner when the unknown is next to you.

Mr. Wanner explained by doing this, you will destroy the value of their homes, therefore calling for a new appraisal, you will destroy the price of our homes far beyond what that home will be bringing the City in taxes.

Chairman Sofey asked Mr. Harris if there was something particular to this location with the affiliation to the church or anything else that makes this lot attractive for Habitat for Humanity.

Mr. Harris explained the church purchased the property several years ago for the purpose of expansion if they needed it as far as the parking lot. A recommendation was made to donate the property to Habitat for Humanity and the church agreed.

Laurie Nealy, Director of Habitat for Humanity, 1107 N. Leslie, Sherman, Texas

Ms. Nealy explained this lot was donated by the Baptist Church because of the partnership with First Baptist Church and Great Days of Service. Last year Habitat built a house in partnership with Great Days of Service and churches all over the community participated. The donation of this lot by the Church cements the relationship with Great Days of Service and Habitat and also the building was scheduled to start in the spring so that they could dedicate the house at the end of June. If they had other lots it would be a possibility that they would have chosen a different lot, but the fact that the church donated the lot cements that relationship and they do not have other lots in the City of Sherman makes it hard for them to start a partnership with Great Days of Service and get the house built to dedicate in time. That is the reason for selecting this lot at this time. There is a strip center already across the street with a convenience

store with other businesses so their hope was to build a home to revitalize the neighborhood on Walnut Street. They are building affordable housing, working with a family that is putting in all the sweat equity hours to have a house.

Commissioner Atherton asked if the church has entertained the offer of purchasing the lot and then buying one or two other lots.

Vern Harris explained they only found out about the offer a week or so back and approached Habitat with that and they would like to go ahead and pursue this at this time, the lot that is in question. If this does not go through then there are other options. The lot was not put on the market, they received a market analyst from a realtor but that was all that was done. It was suggested that it be donated to Habitat.

Judith Hakert, 511 S. Travis, Sherman, Texas

Ms. Hakert explained her dream was to have an old house and restore it. When her husband retired they looked and found an old house in a nice neighborhood with old houses surrounding it, not new houses, but unfortunately they are not in the historical district. They took this home that was falling down and they preserved this beautiful old house. The house dates back to 1890. The whole three block area coming from the Christian Church to King Street is all old, the First Baptist Church is old; she can look out her kitchen window and enjoy seeing all the old buildings. She and her sister purchased a vacant lot next to them to save the lot and to keep someone from building a business there; they are trying to clean it up to make it look nice to keep Sherman beautiful. "We would like to expand the Historical District. When you start bringing in other homes that are not built comparable to the other homes surrounding them, it doesn't look historical anymore. By putting in a home that is not comparable in looks totally takes away from the neighborhood, it takes away from the historical areas. We have a lot of money invested in these homes to keep it historical." She understood the Church was trying to do a good thing and be charitable; but she would have tried to buy the lot if it had been up for sale.

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

Commissioner Jacobs felt changing the zoning to an R-1 (One Family Residential) District was the appropriate thing to do for the neighborhood.

ACTION TAKEN.

Motion by Commission Member Jacobs to approve the zone change and site plan subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF AMERISTATE BANK (OWNERS) AND
DAVID BACA (ARCHITECTS) CONCERNING THE
PROPERTY AT 2410 LOY LAKE ROAD, BEING LOT 1,
BLOCK 1 OF AMERISTATE CENTRAL PLAZA, A REPLAT
OF LOTS 1 & 2, BLOCK 1 OF DR. J.H. CARRAWAY'S
SUBDIVISION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4,
SUBSECTION (5)(C) TO ALLOW A 75 FOOT TALL FLAG
POLE IN LIEU OF THE PERMITTED 45 FOOT IN A C-1
(RETAIL BUSINESS) DISTRICT.

VARIANCE – HEIGHT
FOR FLAG POLE
2410 LOY LAKE RD
(AMERISTATE BANK)

Chairman Sofey abstained from voting on this request and
appointed Vice-Chairman Jacobs as an alternate to the
Board of Adjustments.

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

Mr. Baca appeared to represent the request. The property
is located on Loy Lake Road just north of the United
States Post Office. He explained Ameristate Bank would
like to erect a 75 foot tall flag pole at the rear of the lot at
2410 Loy Lake Road. The lot is located approximated 275
feet from Loy Lake Road and 500 feet from Masters Street.
They originally were going to located three flag poles on
45 foot poles but decided to combine them into one at the
back of the building so that it is more centrally located to
the block and it can be visible from both streets.

Commissioner Plyler asked the size of the flag.

Mr. Baca did not know if they had approved the size of the
flag yet, but he thought it would probably be in the area of
15X25. The flag will be an American Flag.

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

A letter was received from:

Gina Maggi, 3621 Pottsboro Rd., Denison, TX

She wrote "We have no problems with the flag pole
variance."

ACTION TAKEN.

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

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND
JACOBS.

VOTING NAY: NONE

ABSTAIN: SOFEY

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF TED AND PAMELA HOELLER (OWNERS) AND STEVE GRAHAM (REPRESENTATIVE) CONCERNING THE PROPERTY AT 115 EAST COLLEGE STREET, BEING 0.158 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE & SITE
PLAN – R-1 TO C-1
115 E. COLLEGE
(TED & PAMELA
HOELLER)

Ted Hoeller, 119 E. College, Sherman, Texas

Mr. Hoeller appeared to represent the request. The property is located on East College Street between Travis and Walnut Streets. They would like to change the zoning to a C-1 (Retail Business) District for Anchor Technology, a computer, networking and maintenance use. The existing residence will be brought up to code for commercial use and they would like to add a 30' X 40' addition to the rear of the property. Six parking spaces will be provided in the rear of the property and an additional three will be provided along the side. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF ROBERT TATE AND NEWCREST HOTELS, LTD (OWNERS), DANNY PATEL (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2900 OF BLOCK U.S. HIGHWAY 75 NORTH, BEING 1.55 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 0763 AND ALL OF LOTS 1 & 2, BLOCK 1 OF HOLIDAY INN SHERMAN, A

SUP & SITE PLAN -
HOTEL
2900 BLK. HWY 75 N.
(ROBERT TATE &
NEWCREST HOTELS,
LTD)

REPLAT OF TEXOMA HOSPITALITY ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

Jason Armstrong, Underwood Drafting and Surveying, Denison, Texas

Mr. Armstrong appeared to represent the request and answer any questions. The property is located in the 2900 Block of U.S. Highway 75 North in front of the Holiday Inn Express. The owners would like to construct a five story, eighty-six units Marriott Fairfield Inn & Suites Hotel with a meeting room. The exterior finish will be stucco/brick. Eighty-eight parking spaces will be provided. Access to the hotel will be from Michelle Drive. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES

THE REQUEST OF ROBERT TATE AND NEWCREST HOTELS, LTD (OWNERS), DANNY PATEL (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2900 OF BLOCK U.S. HIGHWAY 75 NORTH, BEING 1.55 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 0763 AND ALL OF LOTS 1 & 2, BLOCK 1 OF HOLIDAY INN SHERMAN, A REPLAT OF TEXOMA HOSPITALITY ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

- (A) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5) (C) TO ALLOW A FIVE (5) STORY HOTEL WITH A 72'8" MAXIMUM BUILDING HEIGHT IN LIEU OF 45 FEET OR THREE (3) STORIES IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1 (75 & 82) OVERLAY DISTRICT.
- (B) VARIANCE UNDER ORDINANCE NO. 2280, SECTION

VARIANCES – HEIGHT & FRONT SETBACK
2900 BLK. HWY. 75 N.
(ROBERT TATE & NEWCREST, LTD)

6.8, SUBSECTION (5)(A)(1) TO ALLOW A 30'7" FRONT SETBACK IN LIEU OF FORTY (40) FOOT FROM THE HIGHWAY RIGHT-OF-WAY OR TWENTY-FIVE (25) FOOT PLUS THE HEIGHT OF THE BUILDING, WHICHEVER IS GREATER IN A C-1 (RETAIL BUSINESS) DISTRICT AND THE O-1 (75 & 82) OVERLAY DISTRICT.

Jason Armstrong, Underwood Drafting and Surveying, Denison, Texas

Mr. Armstrong appeared to represent the request and answer any questions. The property is located in the 2900 Block of U.S. Highway 75 North in front of the Holiday Inn Express. The owners would like to construct a five story, eighty-six units Marriott Fairfield Inn & Suites Hotel with a meeting room 30'7" from the front property line. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF ROBERT TATE AND NEWCREST HOTELS, LTD (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 2900 OF BLOCK U.S. HIGHWAY 75 NORTH, BEING 1.55 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 0763 AND ALL OF LOTS 1 & 2, BLOCK 1 OF HOLIDAY INN SHERMAN, A REPLAT OF TEXOMA HOSPITALITY ADDITION AS FOLLOWS:

PLANNING AND ZONING COMMISSION

NEWCREST ADDITION, A REPLAT OF LOTS 1 & 2, BLOCK 1 OF HOLIDAY INN SHERMAN AND LOT 2, BLOCK 1 OF THE REPLAT OF LOT THREE, BLOCK 1 OF THE ACTION-75 ADDITION

NEWCREST ADDITION,
A REPLAT OF LOTS 1
& 2, BLK. 1 OF
HOLIDAY INN
SHERMAN & LOT 2,
BLK. 1 OF THE
REPLAT OF LOT 3,
BLK. 1 OF THE ACTION
75 ADDITION
2900 BLK. HWY. 75 N.
(ROBERT TATE &
NEWCREST HOTELS,
LTD)

Jason Armstrong, Underwood Drafting and Survey, Denison, Texas

Mr. Armstrong appeared to represent the request and answer any questions. The owner would like to replat the lot into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Staff

Review Recommendations.

Chairman Sofey asked if a detention pond would be located on this lot.

Mr. Armstrong explained there will not be a detention pond on this lot but there is an agreement with Holiday Inn Express to combine and create a detention area on the raw land behind it to serve both facilities.

James Shankles, City Engineer explained they have an approved detention plan for all of the property.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF LEONARD COFFMAN (OWNER) AND PAC FURNITURE (BUSINESS) CONCERNING THE PROPERTY LOCATED AT 1509 WEST HOUSTON STREET, BEING 1.04 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW MODEL HOME AND STORAGE BUILDING SALES/DISPLAYS WITH DISTRIBUTION IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP & SITE PLAN –
OUTDOOR DISPLAYS
1509 W. HOUSTON
(LEONARD COFFMAN)

Leonard Coffman, 1509 W. Houston, Sherman, Texas

Mr. Coffman appeared to represent the request and answer any questions. The property is located at the northwest corner of Tolbert and West Houston Streets. PAC Furniture occupies the business. They would like to display gazebos, swing sets, playhouses, storage/accessory buildings and log cabins outside the business along Tolbert and West Houston Streets. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey asked Mr. Coffman if the model homes would be 15' X 25'.

Mr. Coffman explained they range from 14-16 foot wide to

20-40 foot long, the longer ones probably will not be on the lot.

Commissioner Atherton asked if there is a fence now between the residential lots.

Mr. Coffman explained there is not one now but they plan putting a privacy fence up.

Mr. Coffman asked for a clarification on platting of the property on the Staff Review Letter.

Rita Gaither, Development Coordinator explained this property has never been platted.

Mr. Coffman explained he had the property surveyed in 2004 and it shows that it is platted with records. Mr. Coffman showed Ms. Gaither a copy of the survey.

Rita Gaither asked to withdraw the requirement for platting of the property.

Mr. Coffman asked about the requirement for screening of the trash receptacle: he explained he uses residential roll around carts for solid waste disposal; not the large dumpsters.

Scott Shadden explained if he uses the residential type carts then he would not be required to have a dumpster and screening would not be required.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF ONE GRAND CENTRE I OF TEXAS, LP (OWNERS) AND DAROLD P. ADAMI (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1800 TEAGUE DRIVE, BEING LOTS 1-3 AND PART OF LOT 4, BLOCK 2 OF THE TEAGUE INDUSTRIAL PARK, UNIT 2 AND A 1.18 ACRE TRACT IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION - SIGN
1800 TEAGUE DR
(ONE GRAND CENTRE
I OF TEXAS, LP)

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I)(1) TO ALLOW AN ADDITIONAL FREESTANDING MONUMENT SIGN IN LIEU OF ONE PERMITTED IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

Darold P. Adami, 1800 Teague Drive, Sherman, Texas

Mr. Adami appeared to represent the request and answer any questions. The property is located at the northwest corner of Grand Avenue and Teague Drive; One Grand Center. The owners would like to erect an additional 5'X7' monument sign with a 15 square foot face area along Grand Avenue. The sign will be 150-200 foot from the existing monument sign. The sign is for Merrill Lynch who is a tenant in the building. The sign will be in the same décor and color as the One Grand Center sign. If Merrill Lynch vacates the property they are required to take the sign down. The sign will align with the other monument sign.

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

ACTION TAKEN.

Motion by Commission Member Bethel to approve the exception. Second by Commission Member Atherton.

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF MIKE BERNARD (OWNER), JACK GURLEY (REPRESENTATIVE) AND LAMBERT + LOCKWOOD ARCHITECTURE (ARCHITECTS) CONCERNING THE PROPERTY IN THE 2900 BLOCK OF U.S. HIGHWAY 82 EAST, BEING 1.812 ACRES IN THE FLEMING JENNINGS SURVEY, ABSTRACT NO. 638, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE/WAREHOUSE.

SITE PLAN –
OFFICE/WAREHOUSE
2900 BLK. HWY 82 E.
(MIKE BERNARD)

Jack Gurley, 237 Beaver Run Rd. Sherman, Texas

Mr. Gurley appeared to represent the request and answer any questions. The property is located on the south side of U.S. Highway 82 East between Baker Road and Skaggs Road. The property was rezoned in 2006 from an R-1 (One Family Residential) District to a C-2 (General Commercial) District. The owners would like to construct an 11,000 square foot office/warehouse for Sherman Door & Hardware. Twenty seven parking spaces will be provided. A private well and septic system will be provided onsite; U.S. Highway 82 East does not have water or sewer

services. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations. Mr. Gurley asked about the requirement for screening between residential districts. The property behind the subject property is zoned residential, it is a plowed field, there are not any roads or utilities; it will be a long time before that property is developed for residential. He would have to cut down a line of trees on both sides of the property in order to erect screening.

Scott Shadden explained screening should be at least six foot tall which could be a privacy fence, earthen berm and if it is going to be a green screen he would need to take pictures and the screen would need to be evergreens; then he would need to present to the board for approval or ask for an exception to not require the screening; but that would have to be done at a later date.

Chairman Sofey explained the Fire Marshal submitted a memo requiring two fire hydrants with a 2250 gpm 2 hour water flow. Hydrants will have a maximum spacing of 450 foot apart.

Mr. Gurley explained he was not aware of any fire hydrant requirements; there are no utility services out there, the building will be running off of a well.

Chairman Sofey explained the Fire Marshal felt this was required for a building of this size.

Mr. Gurley asked what would feed the fire hydrants.

Chairman Sofey explained according to the Fire Marshal the storage tanks would have to service the hydrants.

Mr. Gurley explained he is asking for two fire hydrants 450 foot apart, so you would have a fire hydrant almost 500 foot from where the building is located.

Scott Shadden explained no more than 450 foot.

Mr. Gurley explained if he complied with that, he would have a fire hydrant next to his building and one 450 feet away.

Chairman Sofey explained that is the maximum, you could have them closer.

Scott Shadden explained if you are going to do private water you will need to have enough capacity to operate the fire hydrants in the event of a fire.

Chairman Sofey informed Mr. Gurley they need elevations for the detention facility also.

Mr. Gurley understood before they submitted plans for the

permit they would submit the plans.

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

ACTION TAKEN.

Motion by Commission Member Bethel to approve the site plan subject to the Staff Review Letter and the Fire Marshal's requirements. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

MOTION CARRIED

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

PRELIMINARY PLAT

THE REQUEST OF MIKE BERNARD (OWNER), JACK GURLEY (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 2900 BLOCK OF U.S. HIGHWAY 82 EAST, BEING 1.812 ACRES IN THE FLEMING JENNINGS SURVEY, ABSTRACT NO. 638, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF VETERAN'S 1 ADDITION.

PRELIMINARY PLAT –
VETERAN'S 1 ADDN.
2900 BLK. HWY 82 E.
(MIKE BERNARD)

Jack Gurley, Sherman, Texas

Mr. Gurley appeared to represent the request and answer any questions. The property is located on the south side of U.S. Highway 82 East between Baker Road and Skaggs Road. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF MIKE BERNARD (OWNER), JACK GURLEY (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING

FINAL PLAT –
VETERAN'S 1 ADDN.
2900 BLK. HWY 82 E.
(MIKE BERNARD)

THE PROPERTY IN THE 2900 BLOCK OF U.S. HIGHWAY 82 EAST, BEING 1.812 ACRES IN THE FLEMING JENNINGS SURVEY, ABSTRACT NO. 638, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF VETERAN'S 1 ADDITION.

Jack Gurley, Sherman, Texas

Mr. Gurley appeared to represent the request and answer any questions. The property is located on the south side of U.S. Highway 82 East between Baker Road and Skaggs Road. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TEXOMA DEVELOPMENT, INC. (OWNERS), BOOTHE ENTERPRISES (DEVELOPER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 1300 BLOCK OF WEST LAMAR STREET AND THE 100 BLOCK OF SOUTH HOLLY STREET, BEING THE WEST 90' OF THE NORTH ONE-HALF OF LOT 8 AND THE WEST 90' OF LOTS 9 & 10, BLOCK 2, OF W. ELLIOTT'S GRAY'S HILL ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO LOTS WITH 5,625 SQUARE FOOT LOT AREA IN LIEU OF THE REQUIRED 6,000 SQUARE FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – LOT AREA

1300 BLK W. LAMAR &
100 BLK S. HOLLY
(TEXOMA
DEVELOPMENT, INC.)

Kyle Boothe, Boothe Enterprises, 224 W. Houston, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. The property is located at the northeast corner of Holly and Lamar Streets. The owner would like to replat the property into three lots to construct duplexes on the lots. Two of the lots contain 5,625 square feet.

Alice Agee, 122 S. Holly, Sherman, Texas

Ms. Agee explained she lives across the street from this

property. She was concerned with the parking for the duplexes; there is not much parking available on the street. She wanted to make sure there was ample parking.

Kyle Boothe explained access for the duplexes will be from Holly Street and eighteen off-street parking spaces will be provided.

Chairman Sofey explained the City requires one parking space for each bedroom.

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

ACTION TAKEN.

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

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF TEXOMA DEVELOPMENT, INC. (OWNERS), BOOTHE ENTERPRISES (DEVELOPER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 1300 BLOCK OF WEST LAMAR STREET AND THE 100 BLOCK OF SOUTH HOLLY STREET, BEING 0.43 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND THE NORTH 25 FEET OF LOT 8 AND ALL OF LOTS 9 & 10, BLOCK 2 OF W. ELLIOTT'S GRAY'S HILL ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF THE NORTH ONE-HALF OF LOT 8, AND ALL OF LOTS 9 & 10, BLOCK 2, OF W. ELLIOTT'S GRAY'S HILL ADDITION.

REPLAT OF THE
NORTH ½ LOT 8 & ALL
LOTS 9 & 10, BLK. 2
OF W. ELLIOTT'S
GRAY'S HILL ADDN
1300 BLK W. LAMAR &
100 BLK S. HOLLY
(TEXOMA
DEVELOPMENT, INC.)

Kyle Boothe, Boothe Enterprises, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. The property is located at the northeast corner of Holly and Lamar Streets. The owner would like to replat the property into three lots to construct duplexes on the lots. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations. Mr. Boothe asked about the requirement for water and sewer pro-rata fees on Lot 10R.

Rita Gaither explained they are replatting the property from two lots to three lots; anytime you create an extra lot pro-rata fees are due on the lot. Sewer pro-rata fees are \$13 per frontage foot and water pro-rata fees are \$15 per frontage foot.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF TEXOMA DEVELOPMENT, INC. (OWNERS), BOOTHE ENTERPRISES (DEVELOPER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 1300 BLOCK OF WEST LAMAR STREET AND THE 100 BLOCK OF SOUTH HOLLY STREET, BEING 0.43 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND THE NORTH 25 FEET OF LOT 8 AND ALL OF LOTS 9 & 10, BLOCK 2 OF W. ELLIOTT'S GRAY'S HILL ADDITION, AS FOLLOWS:

SUP & SITE PLAN – 3
DUPLEXES
1300 BLK W. LAMAR &
100 BLK S. HOLLY
(TEXOMA
DEVELOPMENT, INC.)

PLANNING AND ZONING COMMISSION

- (A) SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW A TWO STORY TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT ON THE FUTURE LOT 8R, BLOCK 2 OF THE REPLAT OF THE NORTH ONE-HALF OF LOT 8, AND ALL OF LOTS 9 & 10, BLOCK 2, W. ELLIOTT'S GRAY'S HILL ADDITION.
- (B) SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW A TWO STORY TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT ON THE FUTURE LOT 9R, BLOCK 2 OF THE REPLAT OF THE NORTH ONE-HALF OF LOT 8, AND ALL OF LOTS 9 & 10, BLOCK 2, W. ELLIOTT'S GRAY'S HILL ADDITION.
- (C) SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW A TWO STORY TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT ON THE FUTURE LOT 10R, BLOCK 2 OF THE REPLAT OF THE NORTH ONE-HALF OF LOT 8, AND ALL OF LOTS 9 & 10, BLOCK 2, W. ELLIOTT'S GRAY'S HILL ADDITION.

Kyle Boothe, Boothe Enterprises, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. The property is located at the northeast corner of Holly and Lamar Streets. The owner would like to replat the property into three lots to construct duplexes on

the lots. Each duplex will be two stories, brick with stone accents, with a one-car garage per side. They have provided a joint access easement from Holly Street for all of the lots to share. Eighteen total parking spaces have been provided. A breakdown of the duplexes: Lot 8R – four bedrooms with 2,572 square foot, Lot 9R – four bedrooms with 2,200 square foot, and Lot 10 R – six bedrooms with 2,500 square foot; for a total of fourteen bedrooms. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Chairman Sofey informed Mr. Boothe the Fire Marshal is requiring a 24 foot clear width (eave to eave) between buildings fronting Holly Street.

Scott Shadden explained he spoke to the Fire Chief before the meeting and they would be alright to work out the fire lane between the duplexes if they had 20 foot between the buildings instead of 24 foot.

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

ACTION TAKEN.

Motion by Commission Member Bethel to approve the Specific Use Permits and site plans subject to the Staff Review Letter and the Fire Marshal's requirements. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TEXOMA DEVELOPMENT, INC. (OWNERS), BOOTHE ENTERPRISES (DEVELOPER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 1300 BLOCK OF WEST LAMAR STREET AND THE 100 BLOCK OF SOUTH HOLLY STREET, BEING FUTURE LOT 9R, BLOCK 2 OF THE REPLAT OF THE NORTH ONE-HALF OF LOT 8, AND ALL OF LOTS 9 & 10, BLOCK 2, W. ELLIOTT'S GRAY'S HILL ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(A) TO ALLOW A 10 FOOT SIDE YARD SETBACK FOR A DUPLEX IN LIEU OF THE REQUIRED 25 FOOT ON A SPECIAL BUILDING SETBACK STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
1300 BLK W. LAMAR &
100 BLK S. HOLLY
(TEXOMA
DEVELOPMENT, INC.)

Kyle Boothe, Boothe Enterprises, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. The property is located at the northeast corner of Holly and Lamar Streets. The owner would like to construct a duplex on the lot, ten foot from the property line on the side of Lamar Street.

Commissioner Atherton was concerned if Lamar Street were ever widened and the building is 10 foot.

Kyle Boothe explained there is an additional 12-14 feet from the property line to the street itself.

Scott Shadden explained if Lamar Street was widened there is the possibility that the street could be 10 foot off the wall of the structure in some point and time down the road.

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

ACTION TAKEN.

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

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES

THE REQUEST OF TEXOMA DEVELOPMENT, INC. (OWNERS), BOOTHE ENTERPRISES (DEVELOPER) AND SARTIN & ASSOCIATES (SURVEYORS) CONCERNING THE PROPERTY IN THE 1300 BLOCK OF WEST LAMAR STREET AND THE 100 BLOCK OF SOUTH HOLLY STREET, BEING THE FUTURE LOT 8R, BLOCK 2 OF THE REPLAT OF THE NORTH ONE-HALF OF LOT 8, AND ALL OF LOTS 9 & 10, BLOCK 2, W. ELLIOTT'S GRAY'S HILL ADDITION AS FOLLOWS:

BOARD OF ADJUSTMENTS

- (A) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(A) TO ALLOW A 5 FOOT SIDE YARD SETBACK FOR A FRONT FACING FENCE IN LIEU OF THE REQUIRED 25 FOOT ON A SPECIAL BUILDING SETBACK STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT
- (B) VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (6)(A) TO ALLOW A 6 FOOT FRONT FACING PRIVACY FENCE IN LIEU OF A DECORATIVE FENCE WITH OPENINGS NOT LESS THAN FIFTY PERCENT OF THE FENCE AREA AND NOT EXCEEDING THREE FEET IN HEIGHT IN THE FRONT YARD IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – FENCE
1300 BLK W. LAMAR &
100 BLK S. HOLLY
(TEXOMA
DEVELOPMENT, INC.)

Kyle Boothe, Boothe Enterprises, Sherman, Texas

Mr. Boothe appeared to represent the request and answer any questions. The property is located at the northeast corner of Holly and Lamar Streets. The owner would like to erect a six foot privacy fence five foot from the property line on Lamar Street.

Chairman Sofey was concerned with the alley traffic having a blind spot onto Lamar Street with the fence. The fence would be roughly 20 feet from the curb now but if Lamar is ever widened it could create a problem.

Commissioner Atherton asked if Lamar Street is widened could they be made to move it if the fence was creating a problem.

Mr. Shadden informed the Commission they could put a condition that the fence would be removed or modified at such a time as the street is widened. The exception runs with the land. Should Lamar Street be widened you could have a condition that the fence would have to be adjusted so as to provide adequate visibility from the alleyway.

Chairman Sofey explained the variance is for a six foot tall fence on the Lamar Street side which use to be the front yard the way it was platted but will actually be the side yard of the rear unit, the fence line will be twenty foot from the curb line but he is asking for a reduction down to five foot instead of twenty five foot from the property line.

Alice Agee, 122 S. Holly, Sherman, Texas

Ms. Agee asked where the entrance to the duplexes will be.

Mr. Boothe explained all entrances and exits will be from Holly Street.

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

ACTION TAKEN.

Motion by Commission Member Atherton to approve the variance subject to in the event Lamar Street is widened that the fence would need to be relocated and dealt with at that time. Second by Commission Member Bethel.

VOTING AYE: PLYLER, DAVIS, ATHERTON, BETHEL AND SOFEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF UNITED RENTALS (OWNERS) AND JAMIE LEGG (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 117 U.S. HIGHWAY 82 WEST,

**SUP & SITE PLAN –
CONCRETE MIXER
117 HWY 82 W.
(UNITED RENTALS)**

BEING 3.67 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND AMENDMENT TO SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) (A) TO ALLOW ONE YARD CAPACITY CONCRETE MIXER AS AN ACCESSORY USE TO HEAVY EQUIPMENT SALES AND RENTAL IN A C-2 (GENERAL COMMERCIAL) DISTRICT AND THE O-1 (75 & 82) OVERLAY DISTRICT.

Jamie Legg, Manager of United Rentals, 117 U.S. Highway 82 West, Sherman, Texas

Mr. Legg appeared to represent the request and answer any questions. The property is located at the northwest corner of Travis Street and U.S. Highway 82 West Access Road. The owner, United Rentals would like to offer a one yard capacity concrete mixer as an accessory use to heavy equipment sales and rentals. They would like to rent trailers for a one yard capacity drum that is mounted on a trailer. They would have the equipment to put materials in the trailer like a mixing type of machine that would pour gravel and cement. The raw materials on the yard will be a mixture of sand and gravel, in a hopper will be dry concrete. It is a miniature version of a type of concrete mixing. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Jacobs asked if the concrete would be mixed at United Rentals.

Mr. Legg explained the materials, the gravel and the sand mixture will be placed in the one yard drum and it will be mixed as it is traveling to the job. This is designed to repair sidewalks, patios, for the small contractor/homeowner. They would come in hook up to the trailer, the materials are in the mixer and it is mixed on the way to the job, dump the concrete, clean-up and bring it back to United Rentals.

Commissioner Jacobs asked if there would be dust and noise from this operation. He was concerned with the Church and School to the north of United Rentals.

Mr. Legg explained there will be noise because it has a gas engine that powers the machine; which is not any different from the other equipment on the yard, the diesel powered and gas powered. Dust will be minimal, this is a sophisticated machine. They have units in Greenville, Ft. Worth, Keller, and Odessa. The hopper will be fourteen feet tall.

Commissioner Davis asked how many of the trailers did they anticipate they would have.

Mr. Legg explained four trailers.

Commissioner Atherton explained on the Staff Review Letter it states proper disposal of accumulated waste/hazardous waste is required. Obviously you will have people renting these mixers, they go pour it and then they have to clean it before they bring it back, where are they going to do that.

Mr. Legg explained he does not participate in that exercise.

Commissioner Atherton explained a professional concrete truck operation does not go to a car wash and wash it out they have a facility that is designed for the purpose, isn't that correct.

Chairman Sofey explained they usually clean it out at the site. The guy driving the truck even if he cleans it out at the job site and it accumulates and piles up and someone is responsible for getting that gone eventually. If you have a home owner who uses this and they have a ¼ of a yard left where are they going to put it because they are not going to put it in their front yard.

Mr. Legg explained you can order a yard at a time from a regular concrete truck but you are going to get several yards which you are going to have to pay for. Potentially, if you order a small amount of concrete you are looking at a significant amount of waste.

Commissioner Atherton asked what the proper disposal was; they did not want them dumping it on the side of the road. She would like to encourage him as a citizen to have some educational materials on how to properly clean the hopper and dispose of the left over concrete, she would not want it dumped or washed into the creek.

Commissioner Davis asked Mr. Legg how many acres they have at the facility.

Mr. Legg explained 3 acres.

Commissioner Davis asked if they were open on Sunday.

Mr. Legg responded no. The hopper will be running on an as needed basis.

Commissioner Jacobs asked if screening would be around the mixer.

Mr. Legg explained there would not be any screening around the mixer.

Commissioner Davis asked if the concrete mixer will be located at the back of the lot.

Mr. Legg explained that it would.

Commissioner Jacobs informed the Commission it would be pretty obvious from Travis Street.

Joan Swalwell, 4200 Beverly Dr., Dallas, Texas

Ms. Swalwell explained she and her husband own the property on the west side that adjoins this property, a rental house. She had an issue with the added noise and was concerned with opening the door for a larger concrete mixing facility. She felt like she needed some type of protection; she would like to be able to rent the property next door without jeopardizing that. He says he is going to have four units, that sounds harmless, but there may be 14 coming or 44, and that's where her concern was; she did not see any harm if it were quite, if it doesn't cause dust, but will he come back next year asking for 400 of these things. She has a family with two children living next door and she did not want to put them in jeopardy.

Chairman Sofey felt Ms. Swalwell's concern; he did not envision a one yard concrete mixer to be as large as it is.

Scott Shadden informed the Commission they could limit the number of units and carts Mr. Legg could have.

Commissioner Atherton asked Mr. Legg if he envisioned having more than one or is one enough for a long time.

Mr. Legg explained he would love to have a dozen; but he did not know if that would ever happen. He could not guarantee that this would be a success; but he viewed it as an opportunity to generate revenue.

Commissioner Davis asked if he was referring to a dozen of the trailers or the units.

Mr. Legg explained it would be just the trailers. He could never imagine anything bigger trailer wise or hopper/mixer wise than what they have now; he never considered that and he did not think he would ever consider that. He would like to grow the business; but he would have to get it started first.

Commissioner Atherton asked Mr. Legg at the other locations did it create a lot of dust and noise.

Mr. Legg explained no it did not. He felt if anyone could tell you about the noise it would be the couple next door to United Rentals. We work with construction equipment which generates some decibels; you never hear the hopper running on our yard from that home.

Scott Shadden explained this permit would limit him to what is shown on the site plan, the hopper and mixer and the board could limit the number of carts if the board

desired.

Chairman Sofey explained they could limit him to six trailers and if the business grew he could come back to ask for more carts.

Commissioner Jacobs asked Mr. Legg what the largest piece of equipment they rent at this time.

Mr. Legg responded it was a 48,000 pound excavator. There are also two tractor trailers with 52 foot roll bed.

Commissioner Jacobs asked if it would impair the operation of this if they required some type of screening; which would help both the noise and dust.

Mr. Legg explained if you look at the property, he has equipment on the yard and it goes around the parameter of the fence and it effectively screens the area depending what is put there.

Commissioner Jacobs felt this is a type of industrial operation in a C-2 (General Commercial) District and it is next to personal property to be rented and he was worried about the noise.

Mr. Legg explained the noise never crossed his mind until he came to the meeting. They are starting/stopping engines, rebuilding engines, concrete scabbers taking concrete off mortar mixers that are brought back dry; it can be a pretty noisy environment and the machine is going to run intermittently. As a contractor comes in, they will hook them up like they would any trailer mounted device, they will back up to conveyor, they will start the unit and it will put the mixture in the trailer; which will take about five minutes. He felt it would be a morning type activity; the customer will primarily be there in the morning, from the time they open till noon.

Chairman Sofey asked Mr. Legg if they would have a problem limiting the number of carts to six and if the business grows he could come back to the Commission. We do not have enough knowledge of how these operate or work and he did not have a problem moving forward with it, but he would like to give it a time limit to evaluate the situation.

Commissioner Jacobs did not feel a time limit would be fair with this size of an investment.

Commissioner Atherton asked how many he initially intended to have available.

Mr. Legg explained four trailers.

Commissioner Atherton explained six would give them

room for expansion and if they needed more they could come back.

Mr. Legg could not envision twelve but maybe six in a couple of years from now.

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 Jacobs to approve the Specific Use Permit and site plan limited to no more than six transportation units and subject to the Staff Review Letter. Second by Commission Member Atherton.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HOYTE DODGE (OWNER) AND ROD TATCHIO (ARCHITECT) CONCERNING THE PROPERTY AT 2300 U.S. HIGHWAY 75 NORTH, BEING 5.364 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO EXISTING BODY SHOP FOR AN INTERNET SALES OFFICE.

SITE PLAN – SALES
OFFICE
2300 HWY 75 NORTH
(HOYTE DODGE)

Rod Tatchio, 2605 Westridge Trail, Sherman, Texas

Mr. Tatchio appeared to represent the request and answer any questions. The property is located at 2300 U.S. Highway 75 North, known as Hoyte Dodge. The owner would like to construct a 20'X 59'6" addition to the existing body shop. The addition will be used as office space for internet sales of automobiles. The building will have a stucco finish with stone accents and ceramic tile inlays. It will have a crown mold cornice near the top of the building and canopies around the windows. They had seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

VOTING AYE: SOFTLY, PLYLER, ATHERTON, SOFEY,

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BETHEL, DAVIS AND JACOBS

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

No other business came before the Commission.

OTHER BUSINESS

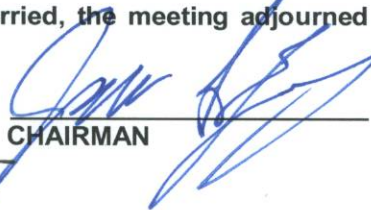
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned
at 6:55 p.m.

ADJOURNMENT



SECRETARY



CHAIRMAN

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

4212 Quail Run Road
Being Lot 7, Block 1, Country Ridge Estates, Phase One,
Variance

Requested Action/Proposed Use:

Variance to allow a 20 foot rear yard setback in lieu of the required 25 foot in an R-1 (One Family Residential) District.

Background

Tin Star Homes would like to construct a single family dwelling at 4212 Quail Run Road with a 20 foot rear yard setback.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Tin Star Homes, LLC (Owner) and Jake Roane (Representative)

Master Plan Designation:

Residential

Number of notices mailed:

17

Objections Received:

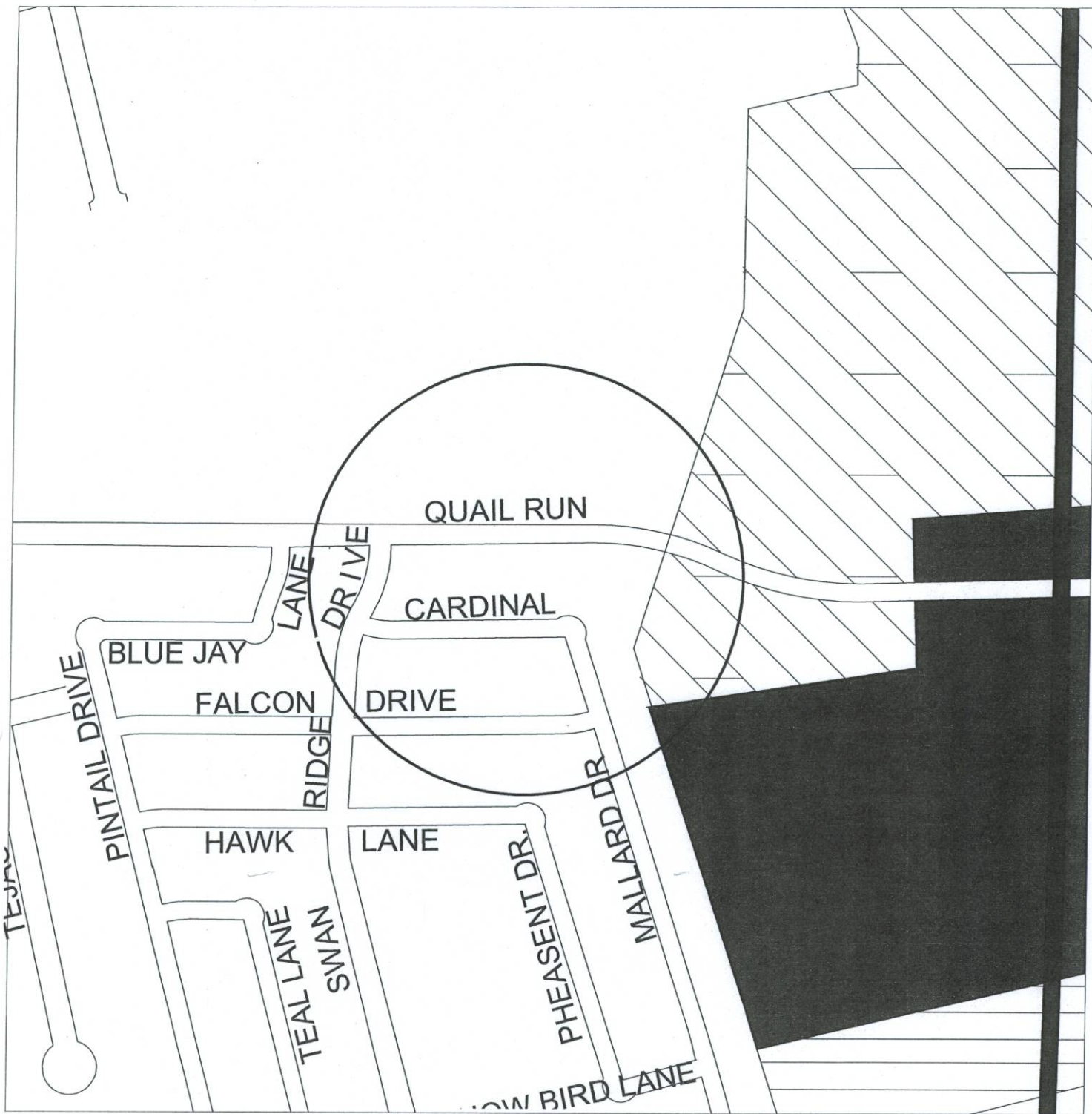
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

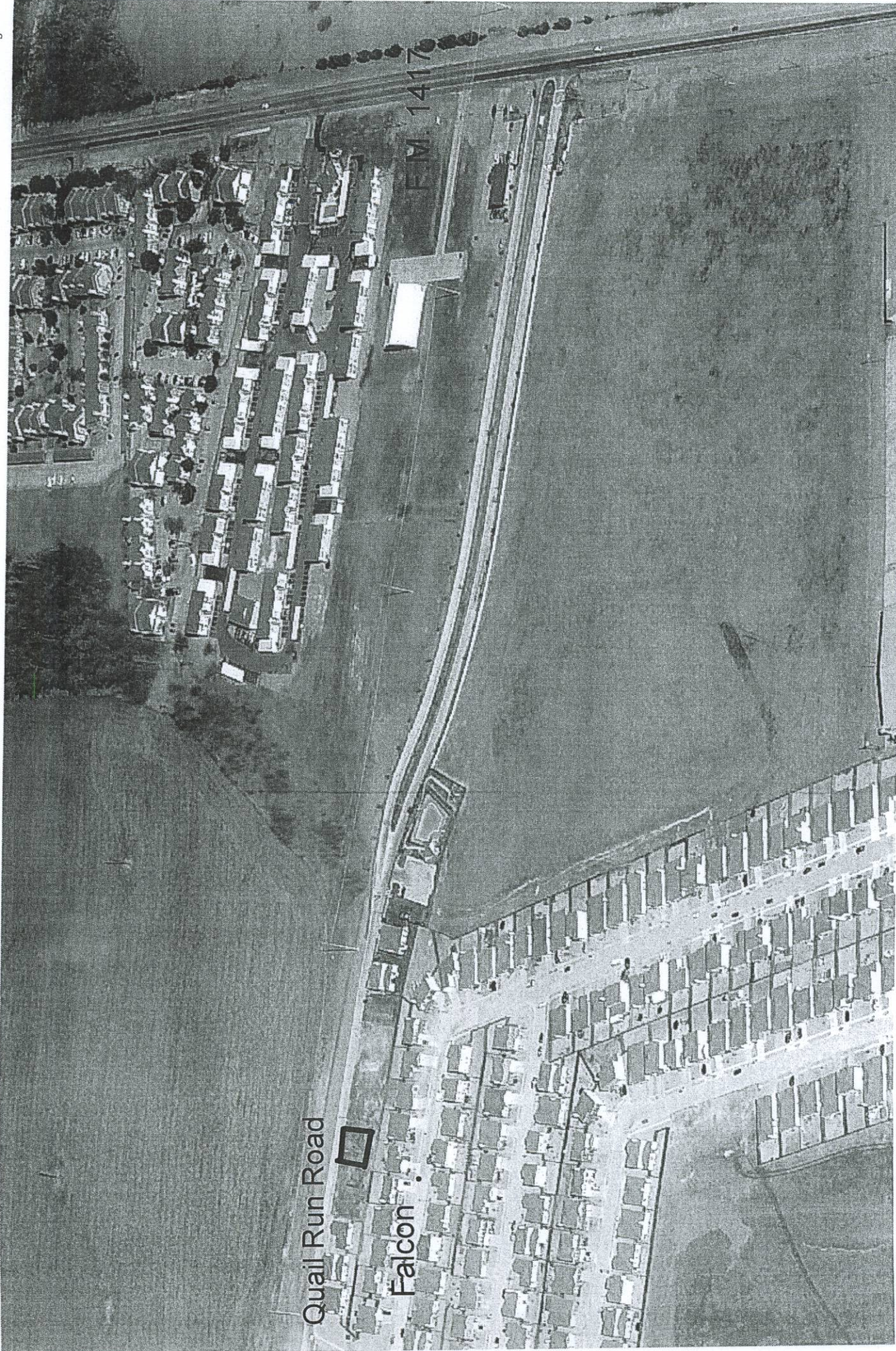
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



4212 QUAIL RUN RD. VARIANCE

Department of Developmental Services

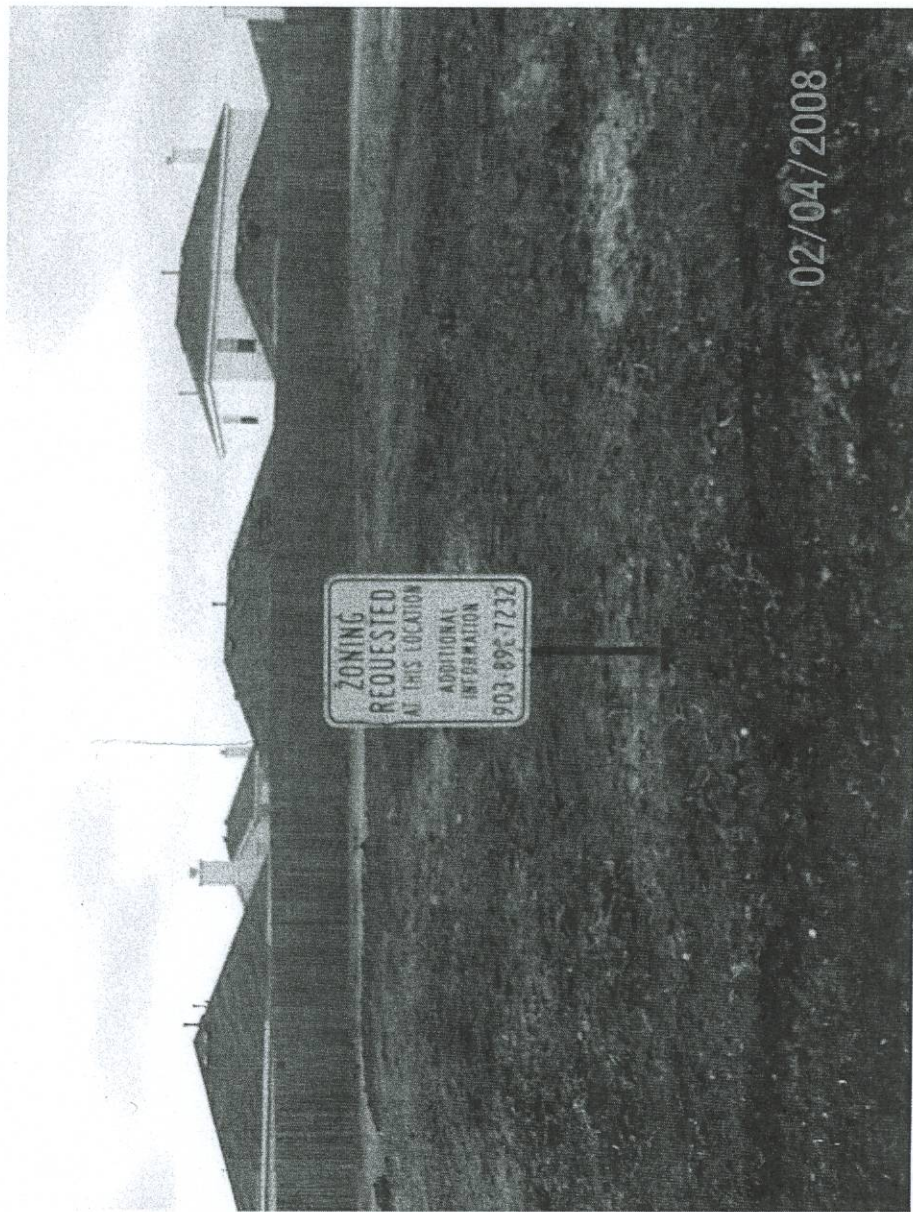




(c) Copyright 2006, Pictometry International Corp.

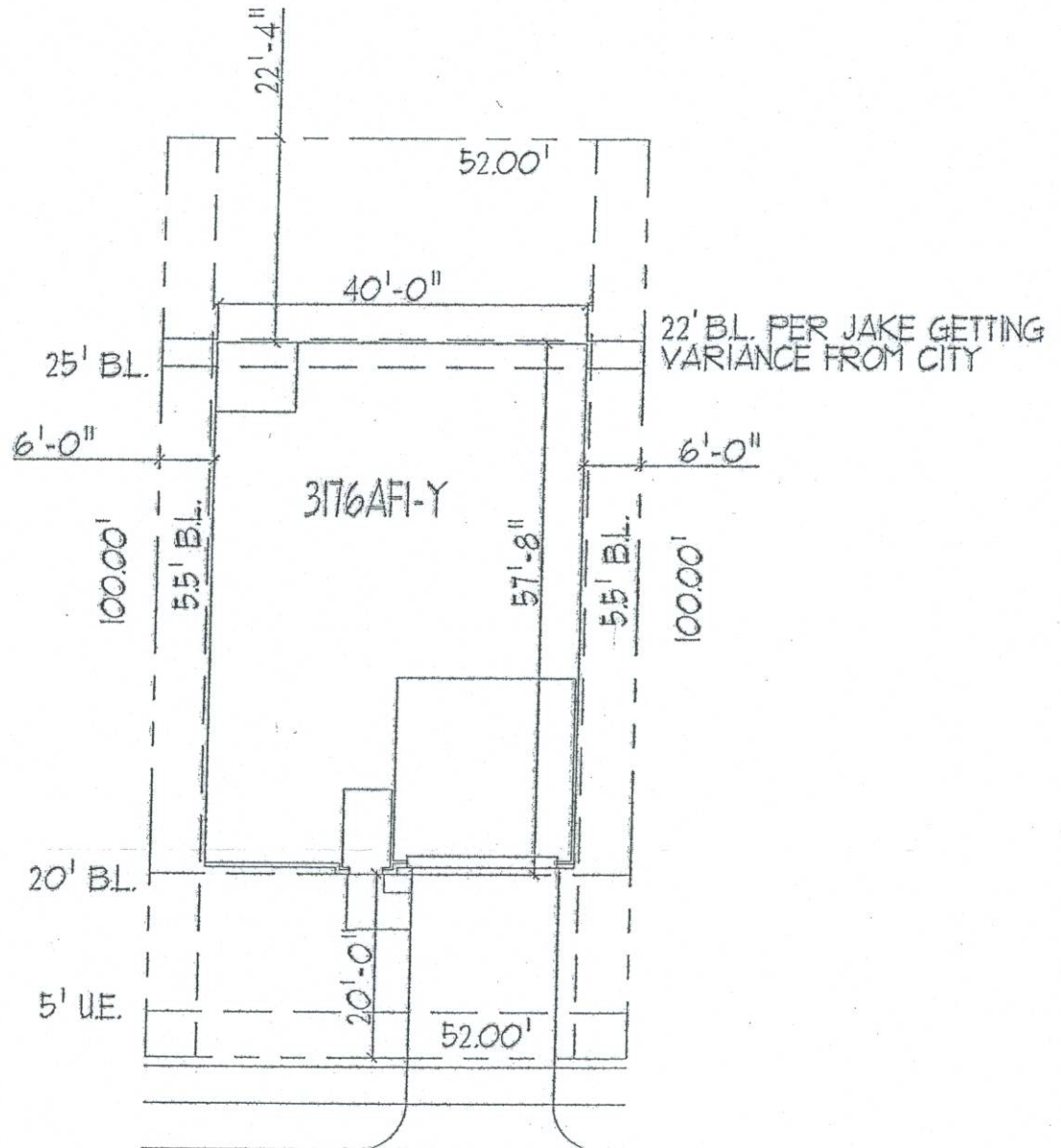
Average Scale: 1 inch = 198.2 feet

4212 Quail Run



NOTE: ARCHITECTURAL PLAN TAKES PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED

PLOT PLAN APPROXIMATE PLACEMENT ONLY
BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS
FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE



4212 QUAIL RUN DRIVE
LOT 7 BLOCK 1
1"=20' 01/03/08



COUNTRY RIDGE ESTATES 1
COPYRIGHT TIN STAR GENERAL CONTRACTORS, LLC 2008

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1200 South Throckmorton Street
Being Lot 1, Blk. 1 of the Replat of Lots 5 thru 7 and Part of Lot 8, Blk. 4, W.D. Fitch
Subdivision
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow a Two-Family Dwelling (duplex) in an R-1 (One Residential) District.

Background

The property is located at the southwest corner of Kentucky Street and South Throckmorton Street. The owner would like to construct a one story duplex with three bedrooms and two baths per side for a total of six bedrooms. It will be 100 % hardy plank siding and six off-street parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Larry Cox (Owner)

Master Plan Designation:

Residential

Number of notices mailed:

26

Objections Received:

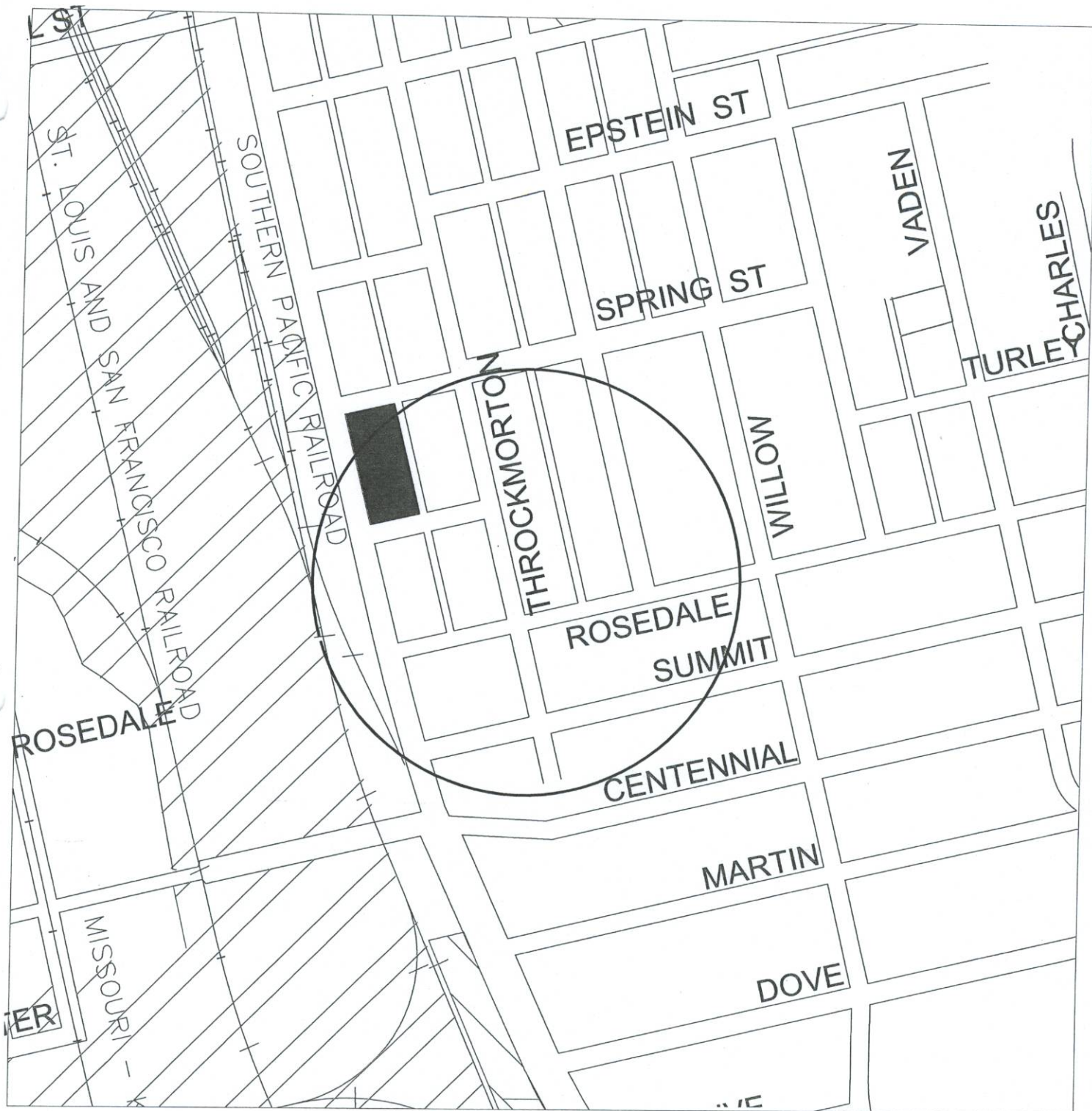
2

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



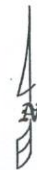
LEGEND

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



1200 S. THROCKMORTON SPECIFIC USE & SITE PLAN

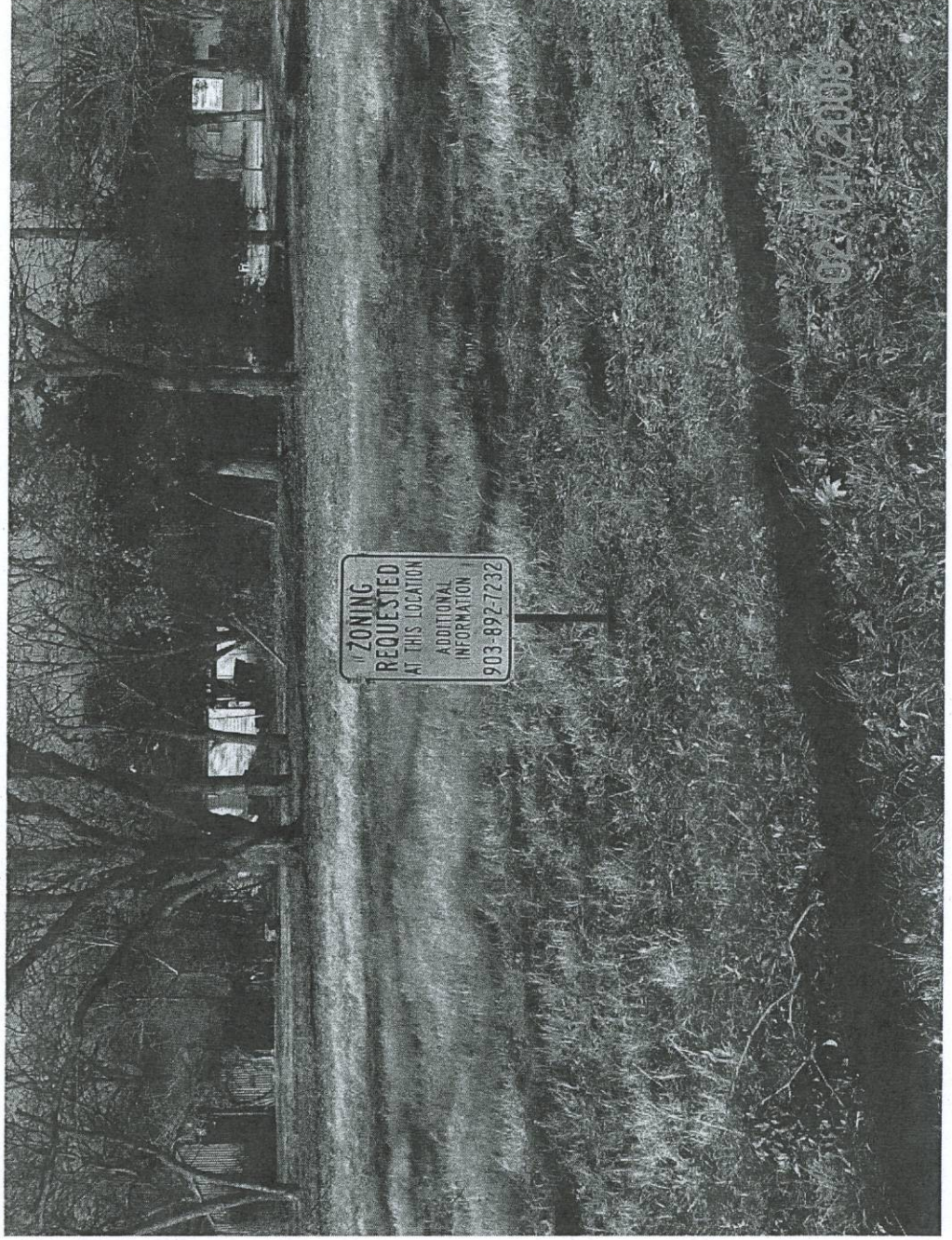
ENGINEERING DEPARTMENT



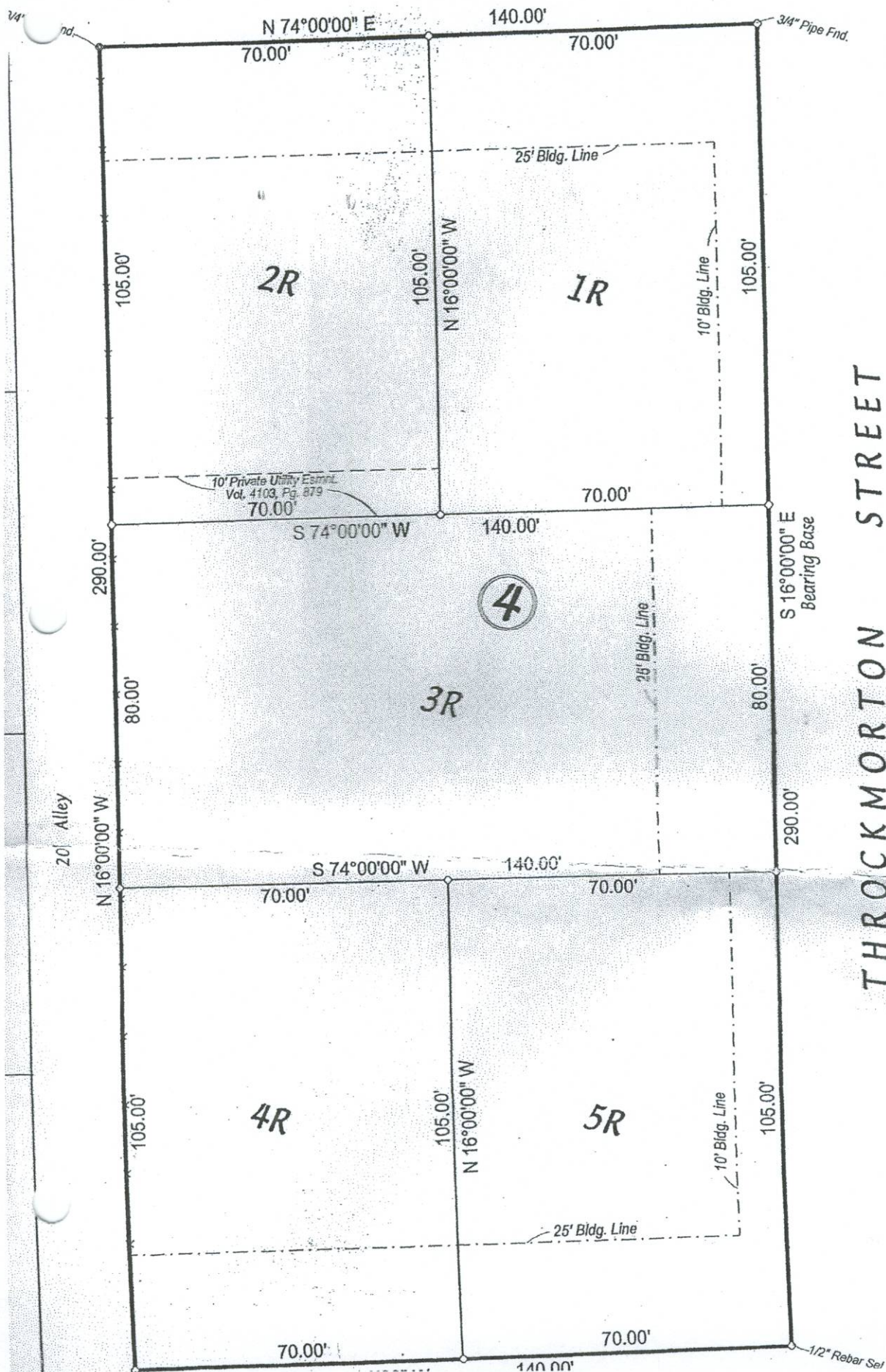


Scale: 1 inch = 75.0 feet

1200 S. Throckmorton



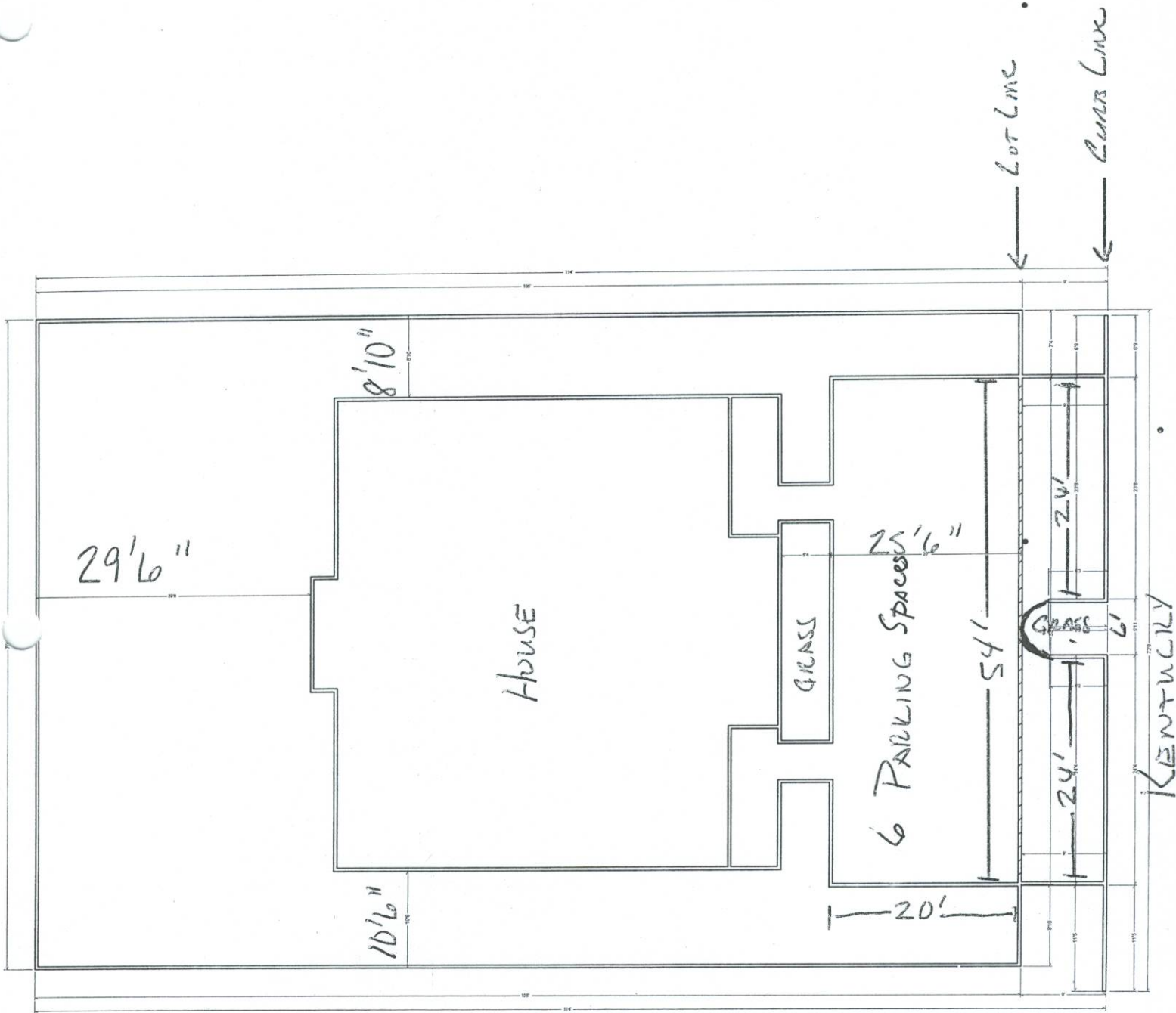
KENTUCKY STREET

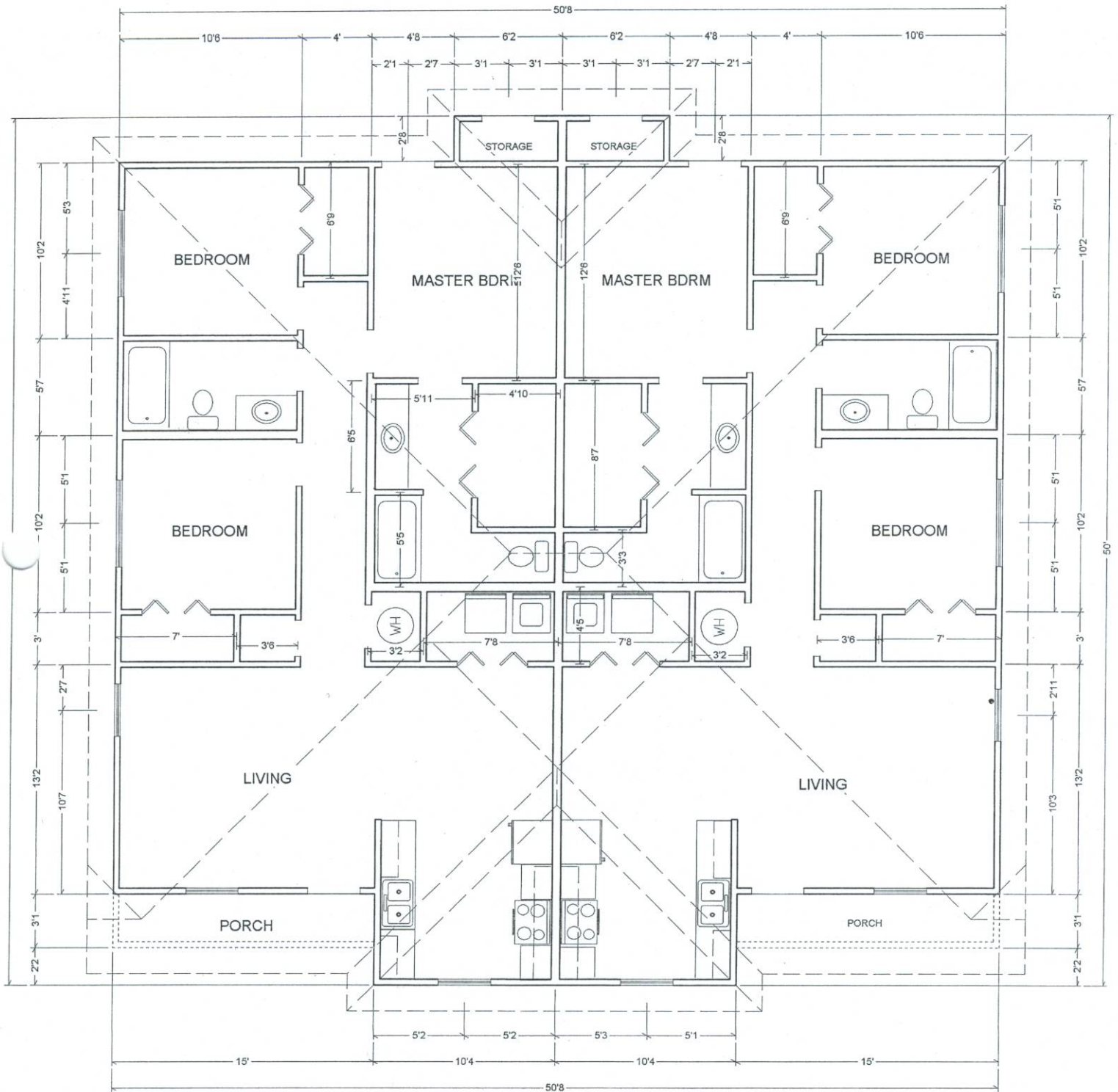


THROCKMORTON STREET

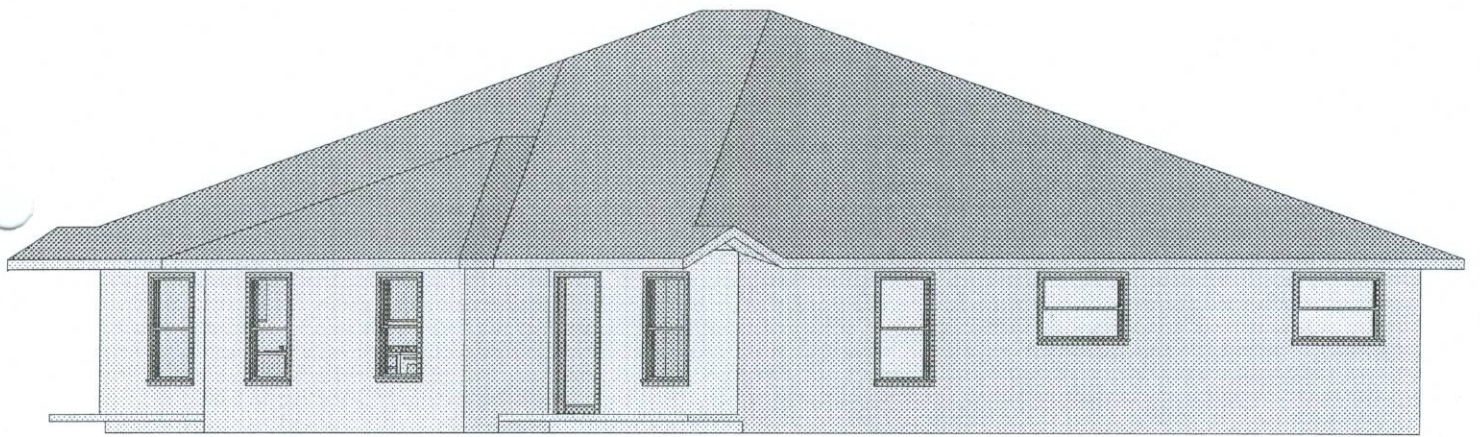
Bearing Base:
the West line of
(S 16°00'00" E)

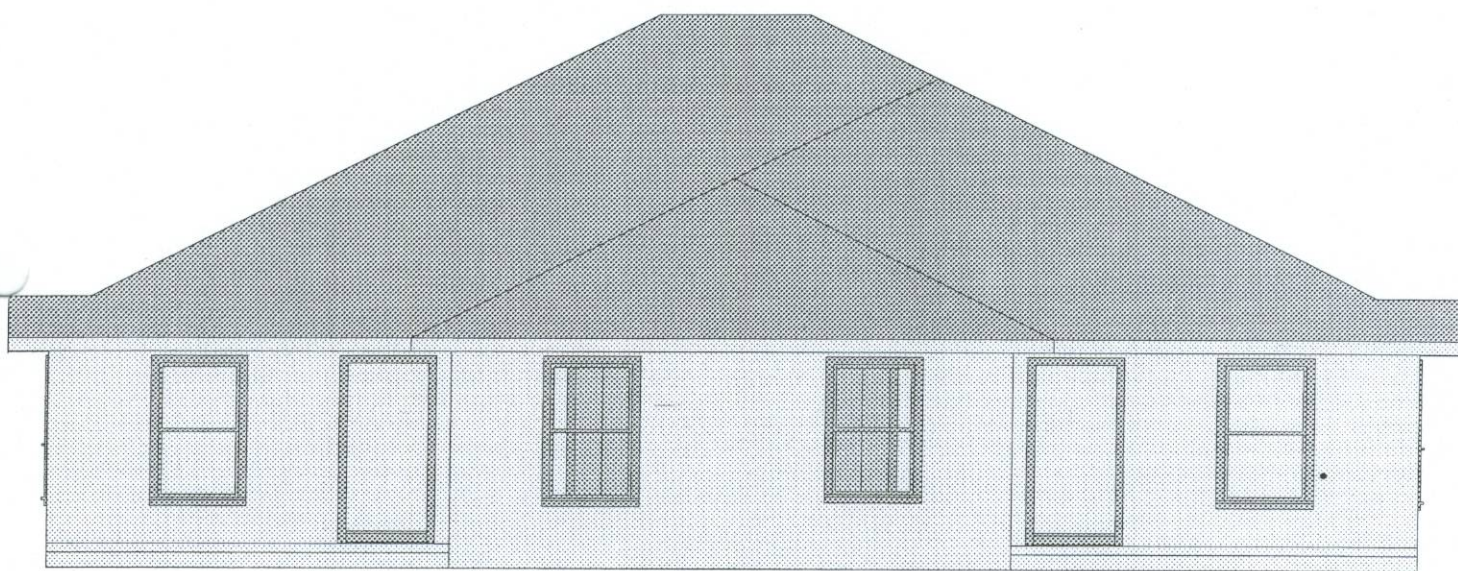
THROCKMORTEN



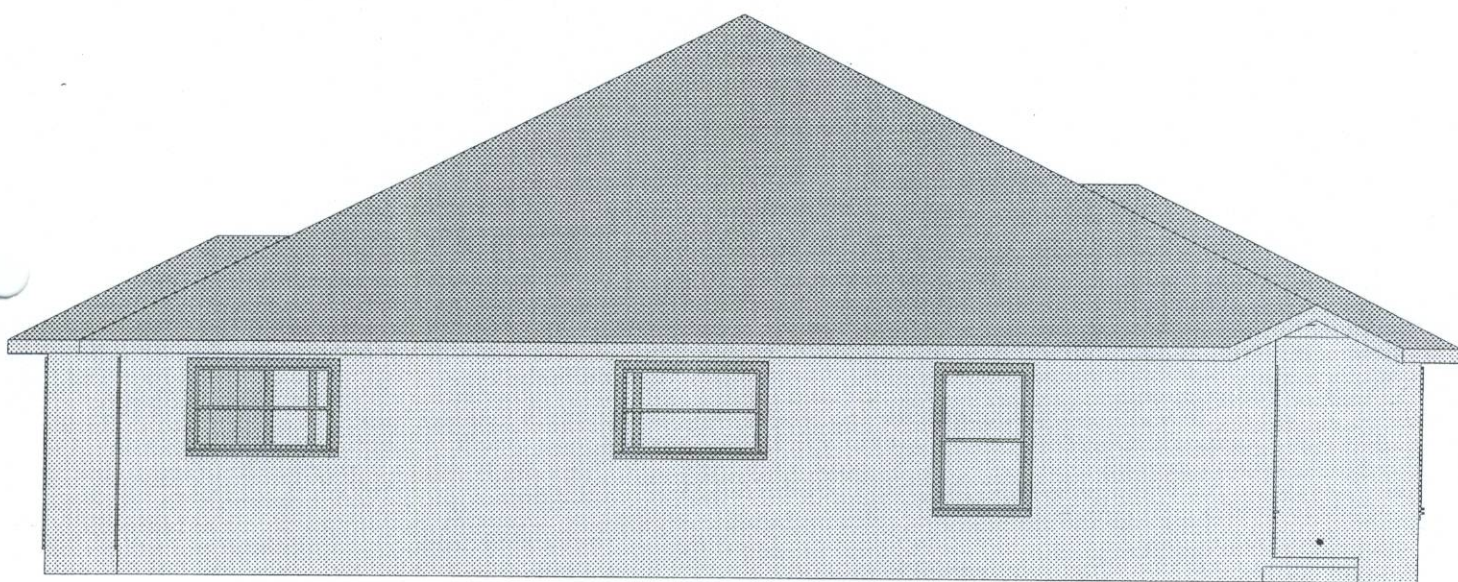


LIVING AREA
2273 sq ft

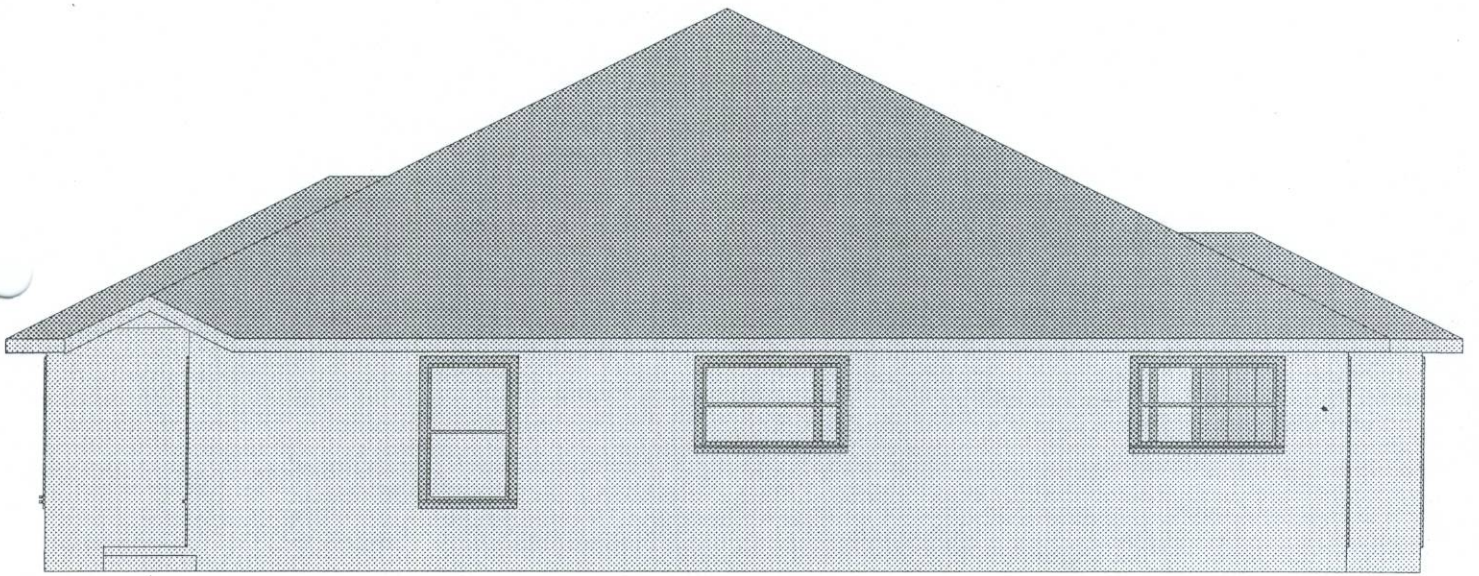




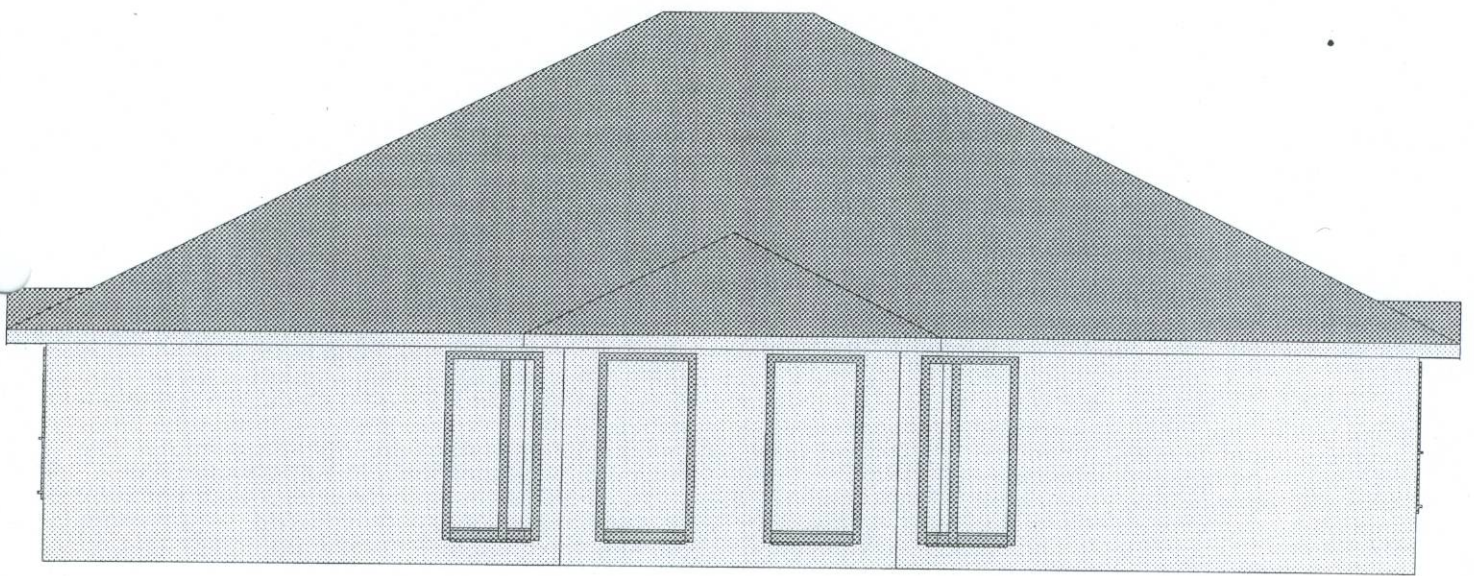
FRONT



LEFT



RIGHT



BACK

February 14, 2008

Larry Cox
5439 Luella Road
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan for property located at 1200 South Throckmorton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. It is recommended that the lot be graded to ensure that storm water runoff does not flow to an adjacent lot.
2. A permit is required for the construction of a driveway on Kentucky Street. The driveway shall be constructed to the standards of the City of Sherman and shall be inspected by the Engineering Department.
3. Sidewalks are required along Kentucky Street and Throckmorton Street.
4. A private sanitary sewer easement is required across Lot 2R to serve Lot 1R. A copy of the recorded easements is to be provided to the City of Sherman Engineering Department.
5. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by 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 at 903-892-7212 prior to the meeting.

Respectfully,



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

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

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 4, 2008

John & Marie Hammer
1209 S. First
Sherman, Texas 75090

FEB 8 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

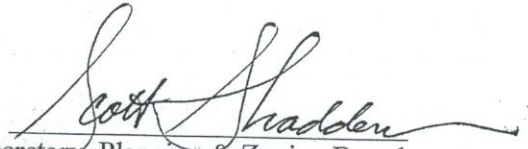
Larry Cox (Owners) concerning the property at 1200 South Throckmorton, being Lot 1, Block 1 of the Replat of Lots 5 thru 7 and Part of Lot 8, Block 4, W.D. Fitch Subdivision

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow a Two-Family Dwelling (duplex) in an R-1 (One 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

*Not enough room for the streets
to small not good for the
Children they have to play in
the Street they could get run over
with a car or kill we dont need
these duplex in our neighborhood*

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 4, 2008

John & Helen Hammer
1209 S First
Sherman, Texas 75090

FEB 8 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Larry Cox (Owners) concerning the property at 1200 South Throckmorton, being Lot 1, Block 1 of the Replat of Lots 5 thru 7 and Part of Lot 8, Block 4, W.D. Fitch Subdivision

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow a Two-Family Dwelling (duplex) in an R-1 (One Residential) District.

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


Secretary, Planning & Zoning Board

I am against Two Family Dwelling "Duplex" in an R-1 District. In this case the street 1200 south Throckmorton is too small. Duplexes has a way of deteriorating if the owner is not on site. Not enough space for the children to play in. Not much better than a place just to lay your head down. A lot of moving in and out. Bringing people into a local neighborhood that brings trouble with them. Dope, narcotics, Prostitutes. I have seen it all with these Duplexes in the 600 Block of Rosedale.
Sincerely John Hammer

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SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 4, 2008

Nancey Bellows
710 E. Rosedale
Sherman, Texas 75090

FEB 15 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

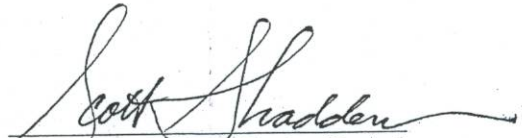
Larry Cox (Owners) concerning the property at 1200 South Throckmorton, being Lot 1, Block 1 of the Replat of Lots 5 thru 7 and Part of Lot 8, Block 4, W.D. Fitch Subdivision

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow a Two-Family Dwelling (duplex) in an R-1 (One Residential) District.

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

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


Secretary, Planning & Zoning Board

my personal feeling are not to
have another apartment type of building
in this, which could lead to more
& more, and this area would end
up the same as '1417'.

Thank You

Nancey Bellows

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SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 4, 2008

James & Rita Gundlach
561 Lariat Dr.
Denison, TX 75021-4199

FEB 15 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Larry Cox (Owners) concerning the property at 1200 South Throckmorton, being Lot 1, Block 1 of the Replat of Lots 5 thru 7 and Part of Lot 8, Block 4, W.D. Fitch Subdivision

The request is as follows:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow a Two-Family Dwelling (duplex) in an R-1 (One Residential) District.

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


Secretary, Planning & Zoning Board

*Would be concerned about traffic
of additional vehicles on narrow
street (Throckmorton).*

Jim Gundlach

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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

504 South Walnut Street
Being 0.29 Acres in the Samuel Blagg Survey, Abstract No. 56
Zone Change & Site Plan

Requested Action/Proposed Use:

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

Background

The property is located on South Walnut Street between Cherry and King Streets. The area has been used for overflow parking for First Baptist Church. First Baptist Church would like to donate the property to Habitat for Humanity to construct a single family residence at this location.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First Baptist Church (Owners), Vern Harris (Representative) and Habitat for Humanity (Prospective Owner)

Master Plan Designation:

Residential

Number of notices mailed:

13

Objections Received:

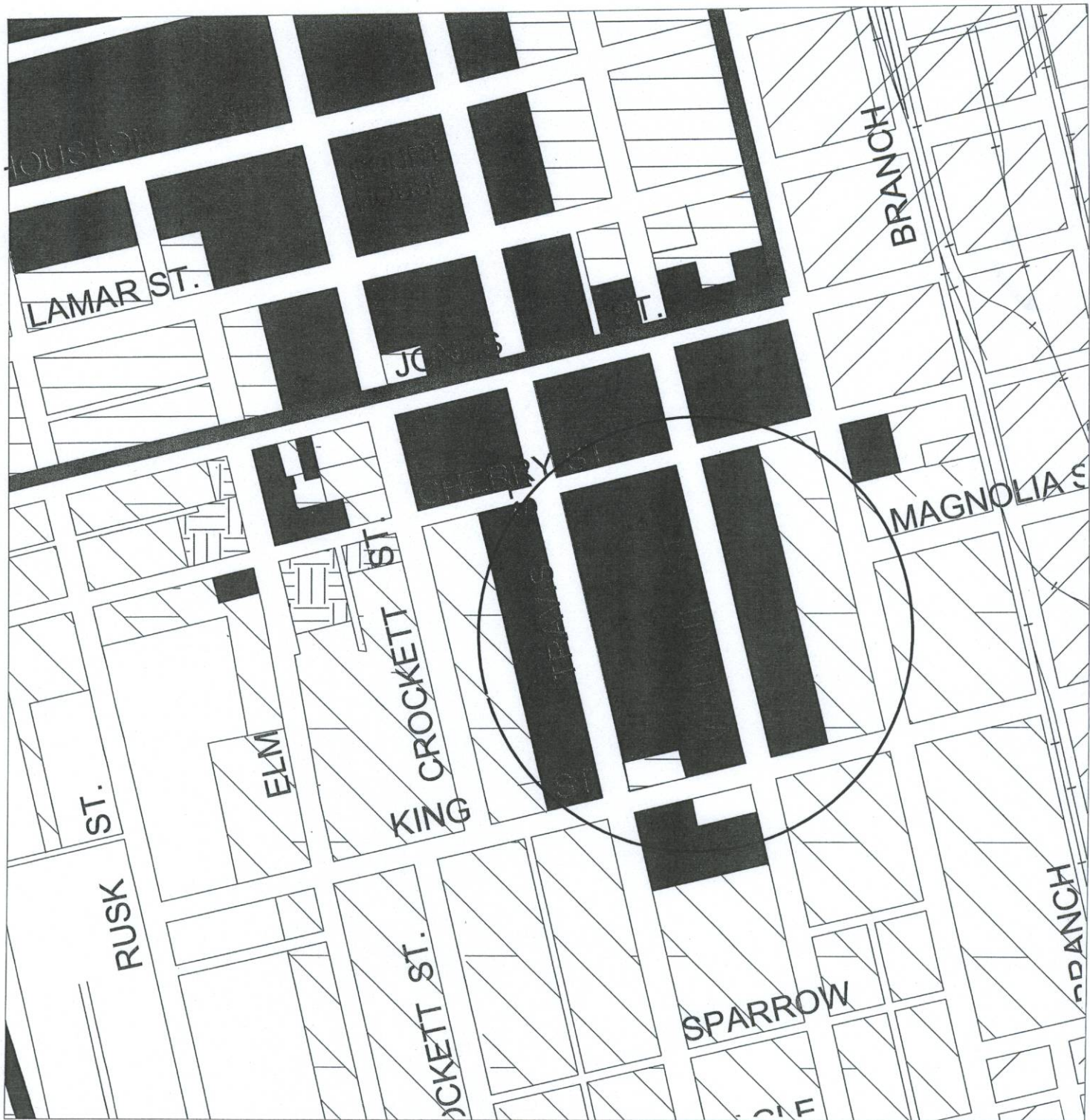
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



504 SOUTH WALNUT ST. ZONE CHANGE & SITE PLAN

ENGINEERING DEPARTMENT



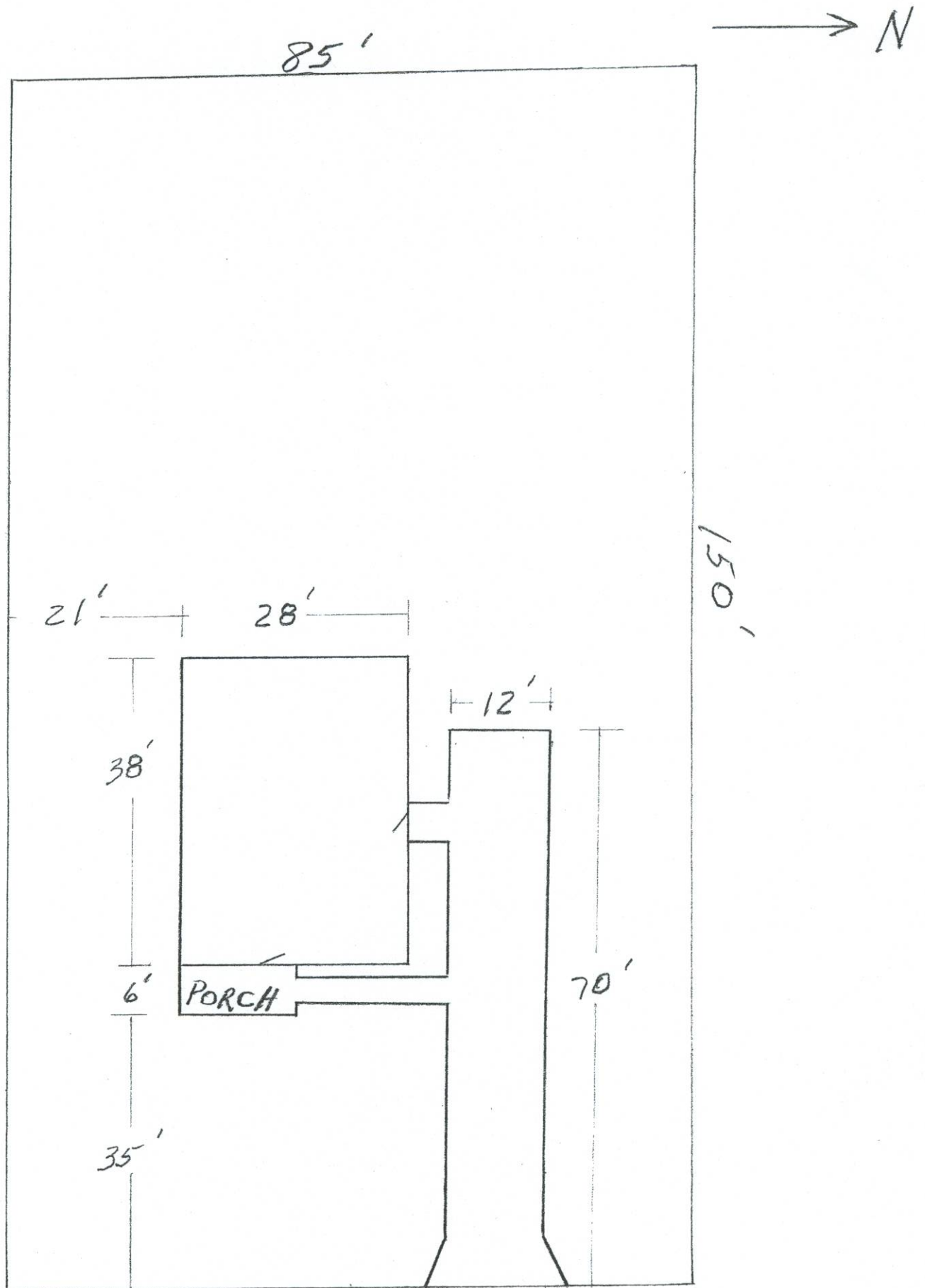


Scale: 1 inch = 125.0 feet

(c) Copyright 2006, Pictometry International Corp.

504 S. Walnut

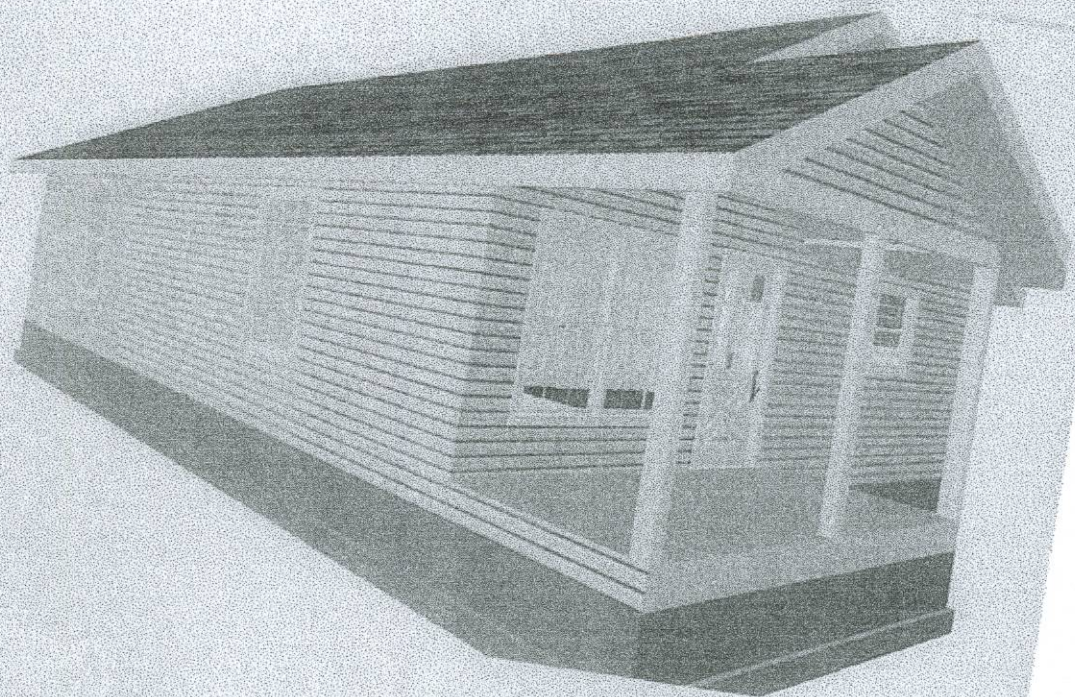




500 BLOCK S. WALNUT



HABITAT for HUMANITY WALNUT ST. LIVING AREA
1078 sq ft



February 14, 2008

First Baptist Church
400 S. Travis
Sherman, Texas 75090

Vern Harris
400 S. Travis
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a zone change and site plan for property located at 504 South Walnut Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. It is recommended that the lot be graded to ensure that storm water runoff does not flow to an adjacent lot.
2. A permit is required for the construction of a driveway on Walnut Street. The driveway shall be constructed to the standards of the City of Sherman and shall be inspected by the Engineering Department.
3. If removed, the existing sidewalk must be replaced.
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 at 903-892-7212 prior to the meeting.

Respectfully,



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

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2410 Loy Lake Road
Being Lot 1, Block 1 of Ameristate Central Plaza,
a Replat of Lots 1 & 2, Block 1 of Dr. J.H. Carraway's Subdivision
Variance

Requested Action/Proposed Use:

Variance to allow a 75 foot tall flag pole in lieu of the permitted 45 foot in a C-1 (Retail Business) District.

Background

The property is located on Loy Lake Road just north of the Post Office. Ameristate Bank is currently under construction at this location. They would like to erect a 75 foot tall flag pole.

Adjacent Zoning:

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

Origination:

Ameristate Bank (Owners) and David Baca (Architects)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

13

Objections Received:

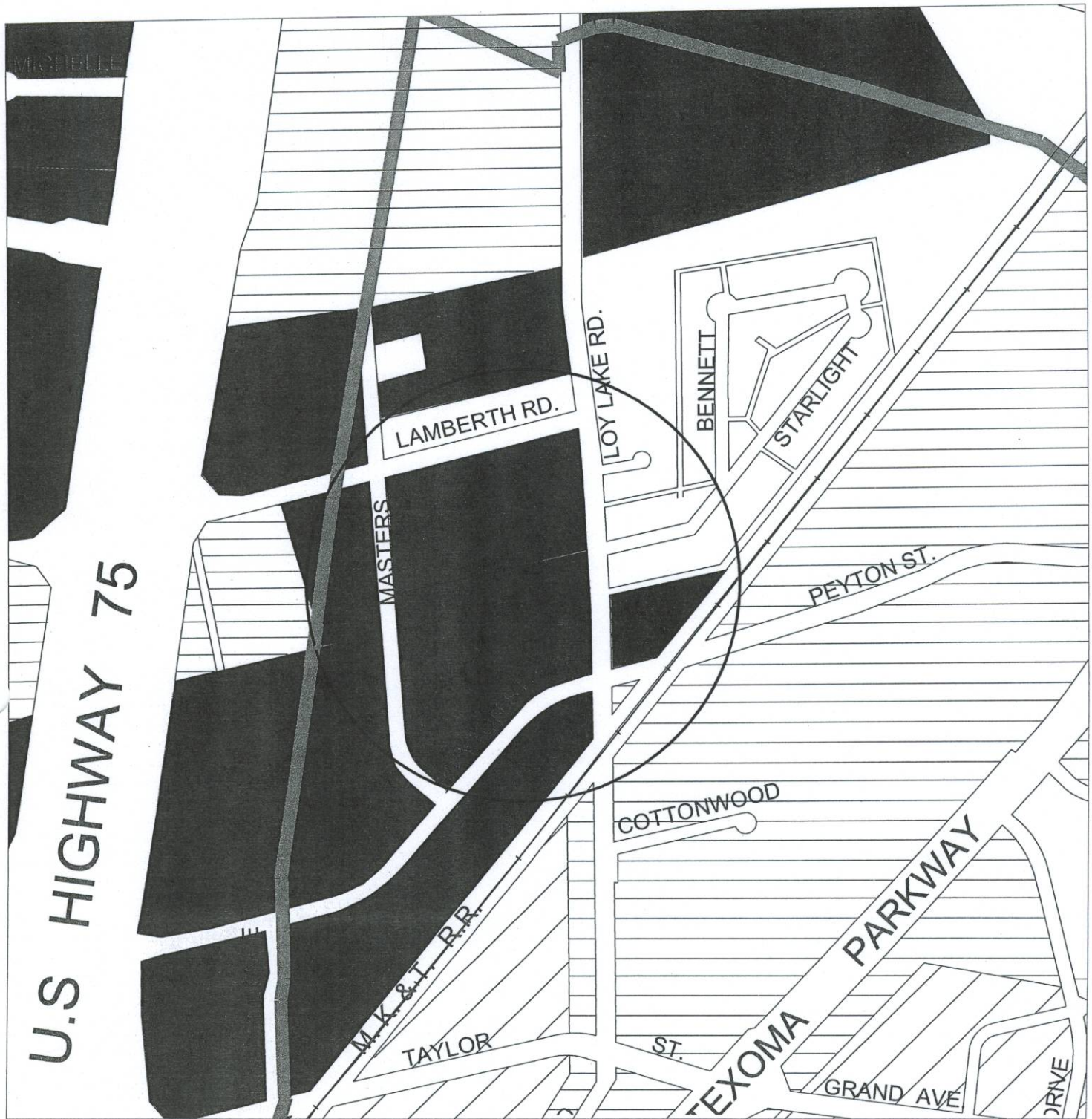
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



2410 LOY LAKE ROAD VARIANCE

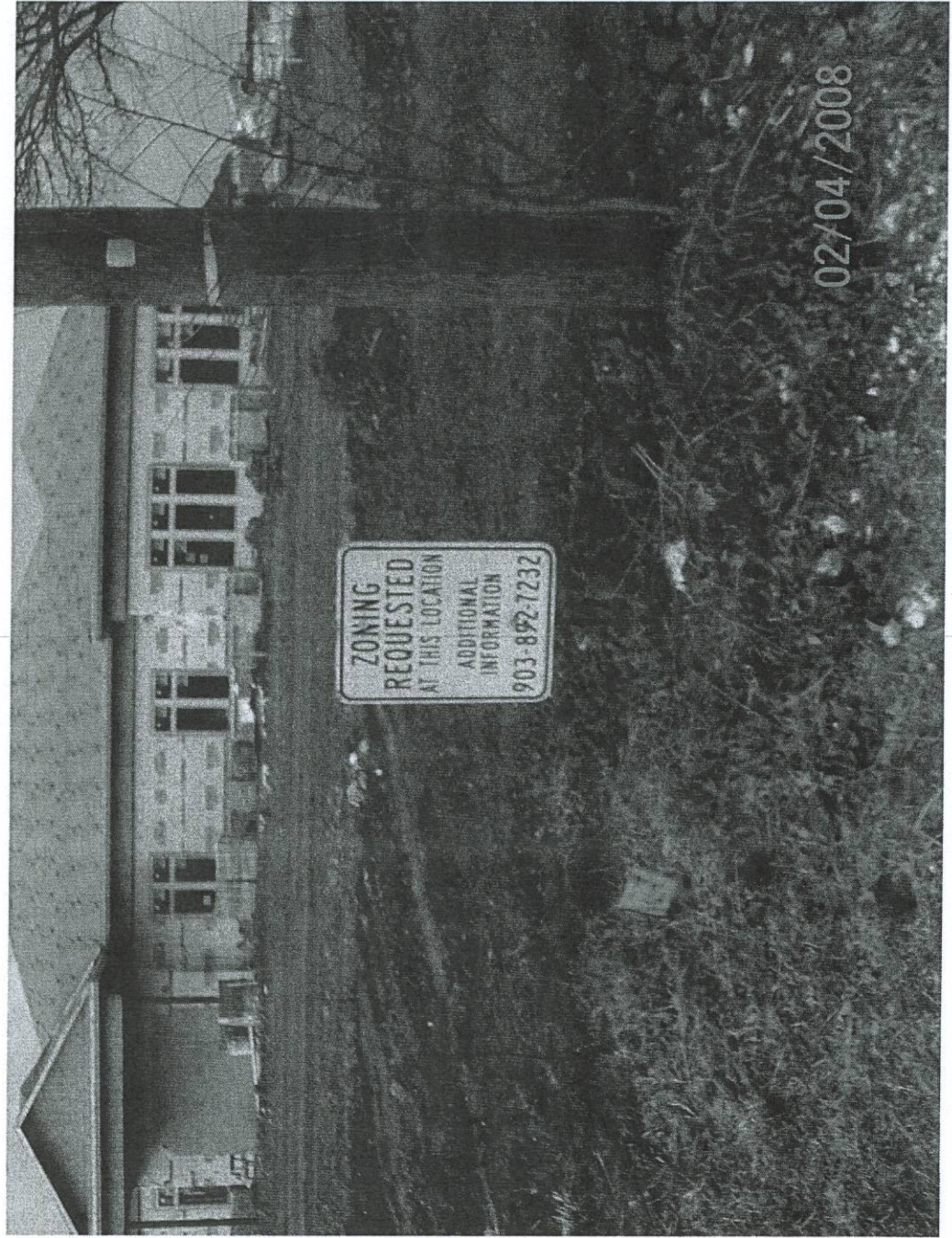
Department of Developmental Services





Scale: 1 inch = 150.0 feet

2410 Loy Lake Rd.





LOT 2
LOT 1

FLAGPOLE
SEE 6/A1.0 FOR
DETAILS

F.P. ○

CEDAR PICKET GATE,
SEE 2/A1.0 SIM.

9/A1.0

4

7'-10"

AMERISTATE BANK
6,790 SF±
FF=789.40

H.C. SIGNS, SEE
6/A5.0 FOR
DETAILS

6

HC ACCESSIBLE RAMP
SEE 7/A1.0 FOR
TYPICAL DETAILS

9



1 SITE PLAN

SCALE: 1" = 30'-0"

Site plan - proposed 75' flagpole location

SK-1	PROJECT NUMBER	0702
	DATE	01.31.08
	SHEET NUMBER	



AmeriState Bank - Sherman

North Loy Lake Road, Sherman, Texas 75090

davidbaca
STUDIO

ONE THOUSAND SOUTH SAM RAYBURN FREEWAY, SHERMAN, TEXAS 75090 t 903 893 5800 f 903 893 5866 e david@davidbacastudio.com

SHERMAN



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone No. (903) 892-7229

FAX No. (903) 892-7274

February 4, 2008

Gina Maggi
3621 Pottsboro Rd
Denison, TX 75020-9322

FEB 11 REC'D

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 19, 2008 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

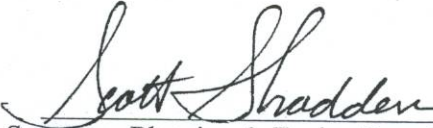
Ameristate Bank (Owners) and David Baca (Architects) concerning the property at 2410 Loy Lake Road, being Lot 1, Block 1 of Ameristate Central Plaza, a Replat of Lots 1 & 2, Block 1 of Dr. J.H. Carraway's Subdivision

The request is as follows:

Variance under Ordinance No. 2280, Section 6.4, Subsection (5)(c) to allow a 75 foot tall flag pole in lieu of the permitted 45 foot in a C-1 (Retail Business) District.

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

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


Secretary, Planning & Zoning Board

*We have no problems with the
flag pole variance*

Thanks



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 19, 2008
Jason Sofey, Chairman

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

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

115 East College Street
Being 0.158 acres in the J.B. McAnair Survey, Abstract No. 763
Zone Change & Site Plan

Requested Action/Proposed Use:

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

Background

The property is located on East College Street between Travis and Walnut Streets. The owners would like to change the zoning to a C-1 (Retail Business) District for Anchor Technology, a computer, networking and maintenance use. The existing residence will be brought up to code for commercial and they would like to add a 30' X 40' addition to the rear of the property. Six parking spaces will be provided in the rear of the property and an additional three will be provided along the side.

Adjacent Zoning:

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

Origination:

Ted and Pamela Hoeller (Owners) and Steve Graham (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

12

Objections Received:

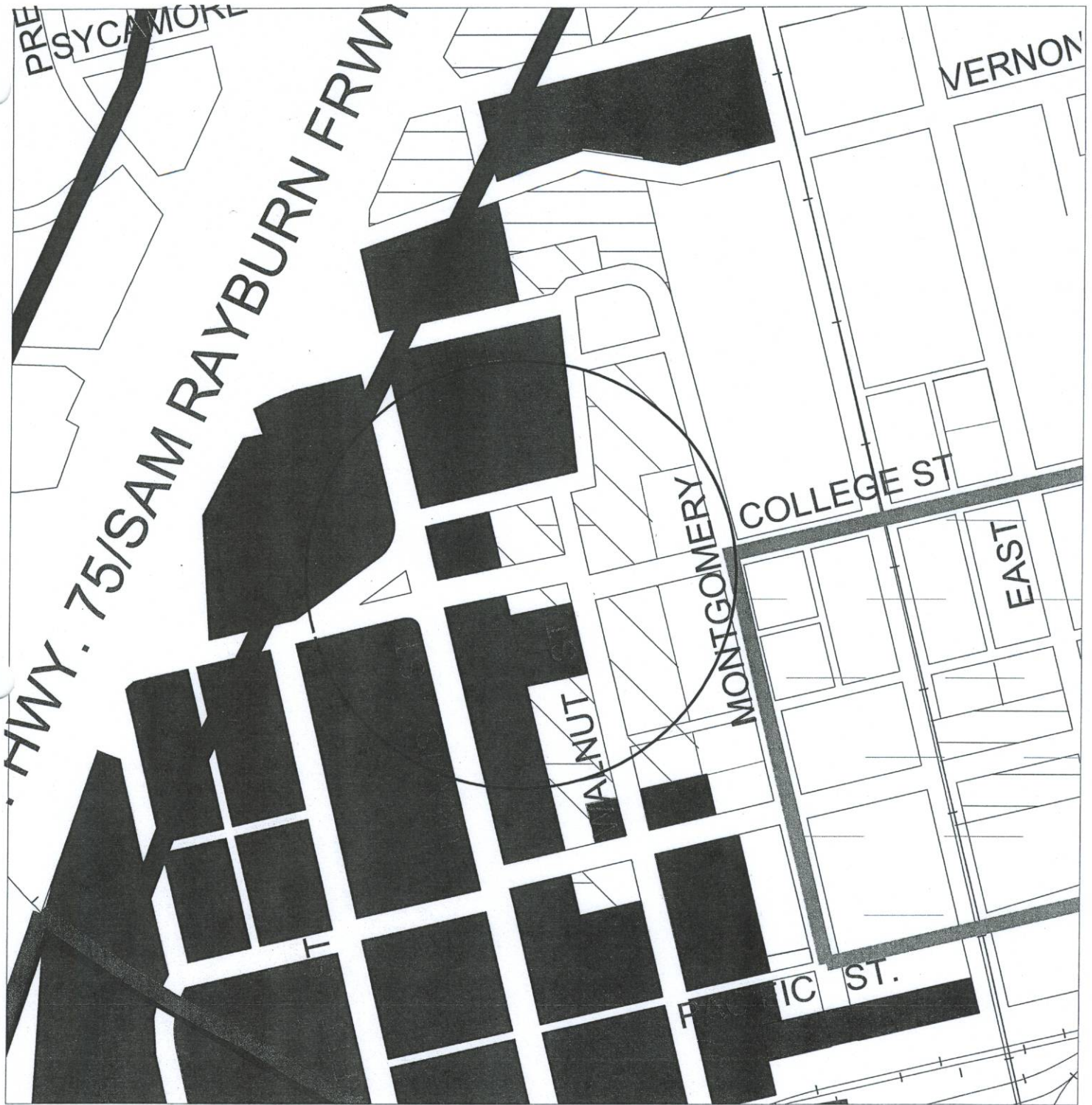
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

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



115 EAST COLLEGE ST. ZONE CHANGE & SITE PLAN

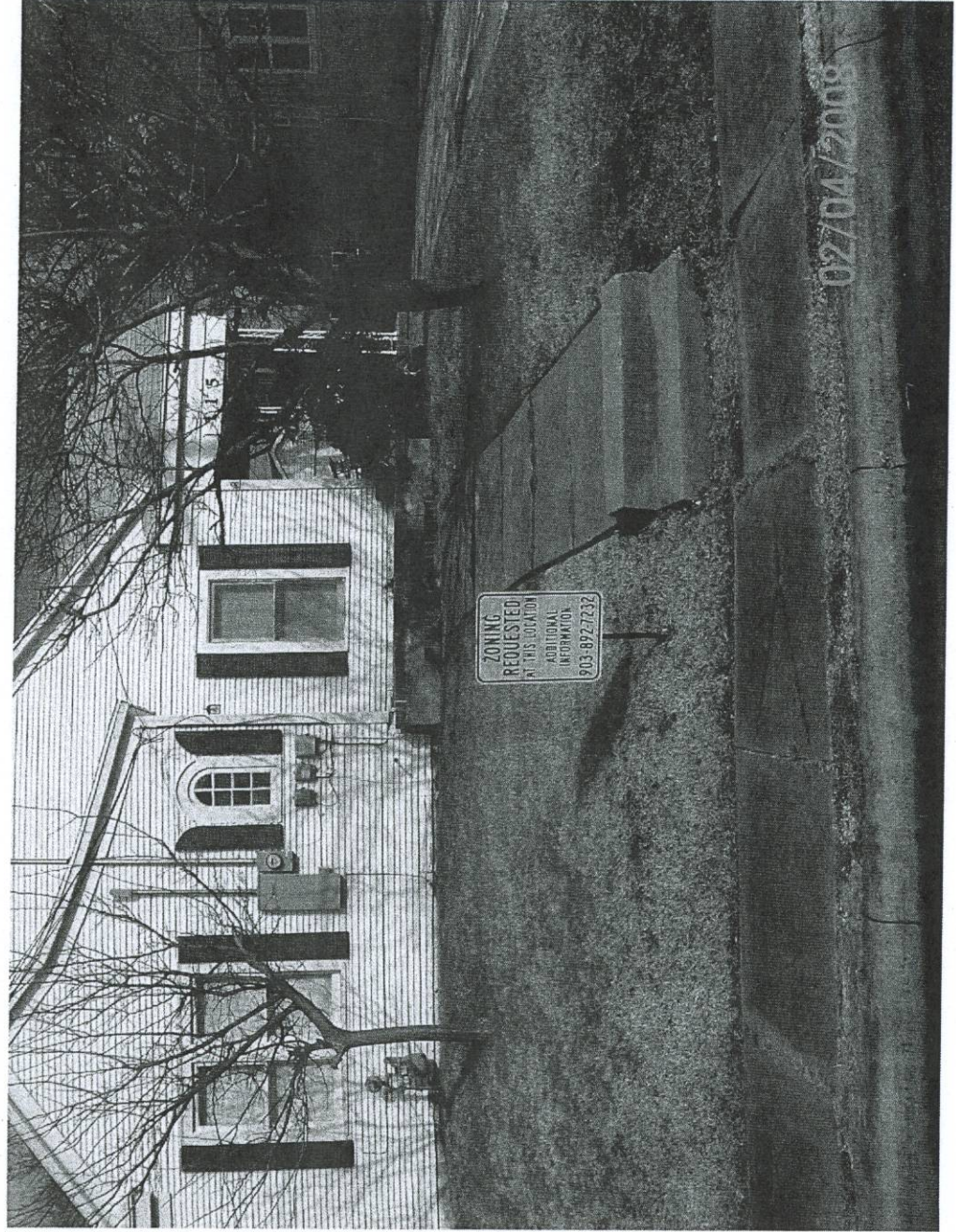
ENGINEERING DEPARTMENT

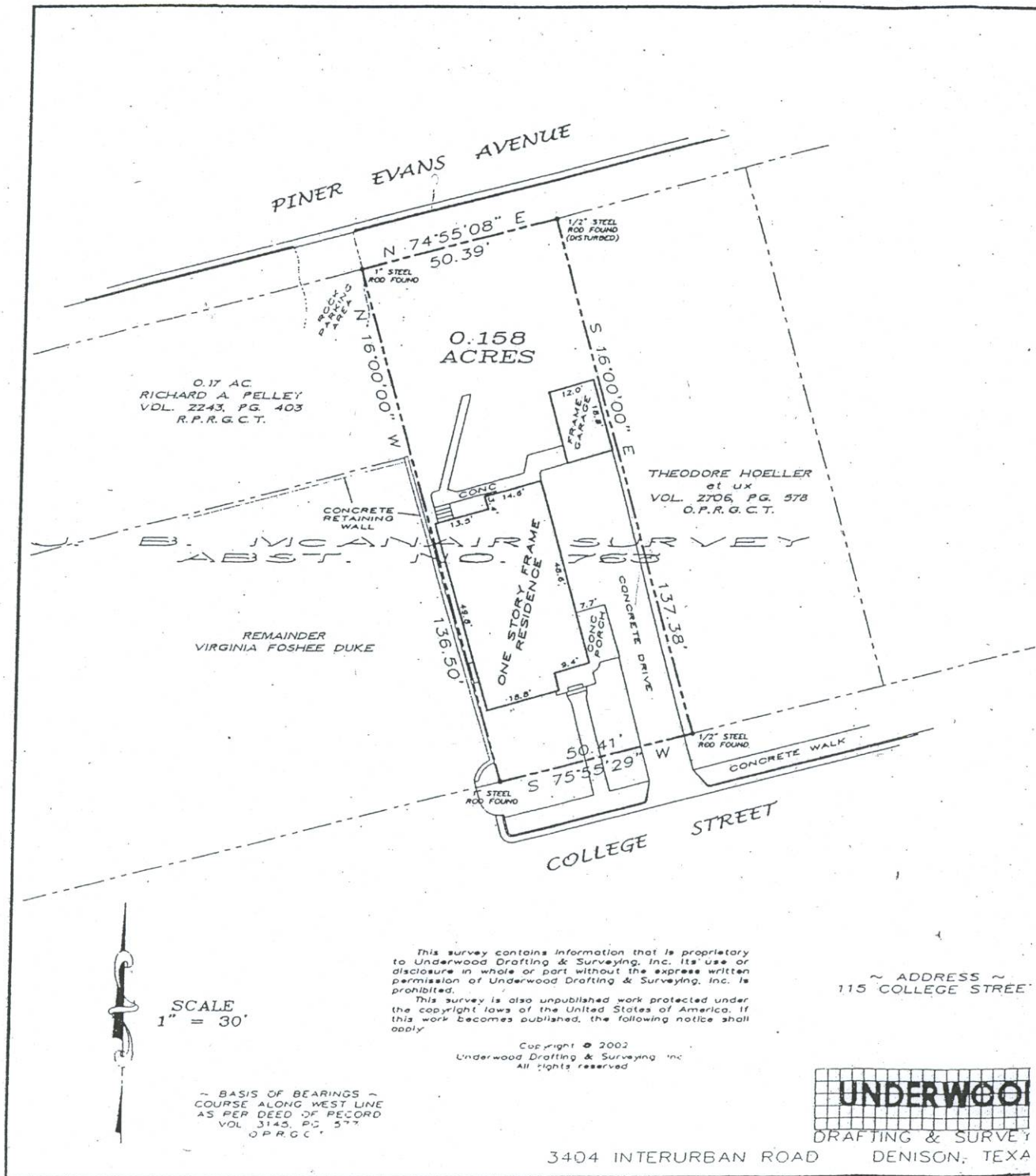




Scale: 1 inch = 100.0 feet

115 E. College





Piner Evans ST
- 50' -

53' Road
142'

75' Road
59'

19'
Remove
Garage
12'

3' - 29' -

18'

- 142' -

- 53' -

- 53' -

5'

13

3' - 29' -

30'

existing

11' - 50' -
Sidewalk-4'

115 E. Cowhage ST

Piner Evans St

Parking

APPRO 46'

— 29' —

Waskin

proposed

H' unde Sidowalk

**STAFF REVIEW LETTER**

February 14, 2008

Ted & Pamela Hoeller
PO Box 2563
Sherman, Texas 75091

Steve Graham
731 S. Mirick
Denison, TX 75021

Dear Applicants,

Your request for approval of a zone change and site plan for property located at 115 East College Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. May use residential cart style collection or a screened trash receptor is required.
2. If removed, the existing sidewalk must be replaced.
3. Permit is required to reconstruct existing driveway approach. The drive approach shall be constructed according to City of Sherman standards and inspected by the Engineering Department.
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 at 903-892-7212 prior to the meeting.

Respectfully,

A handwritten signature in black ink that reads "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke at the end.

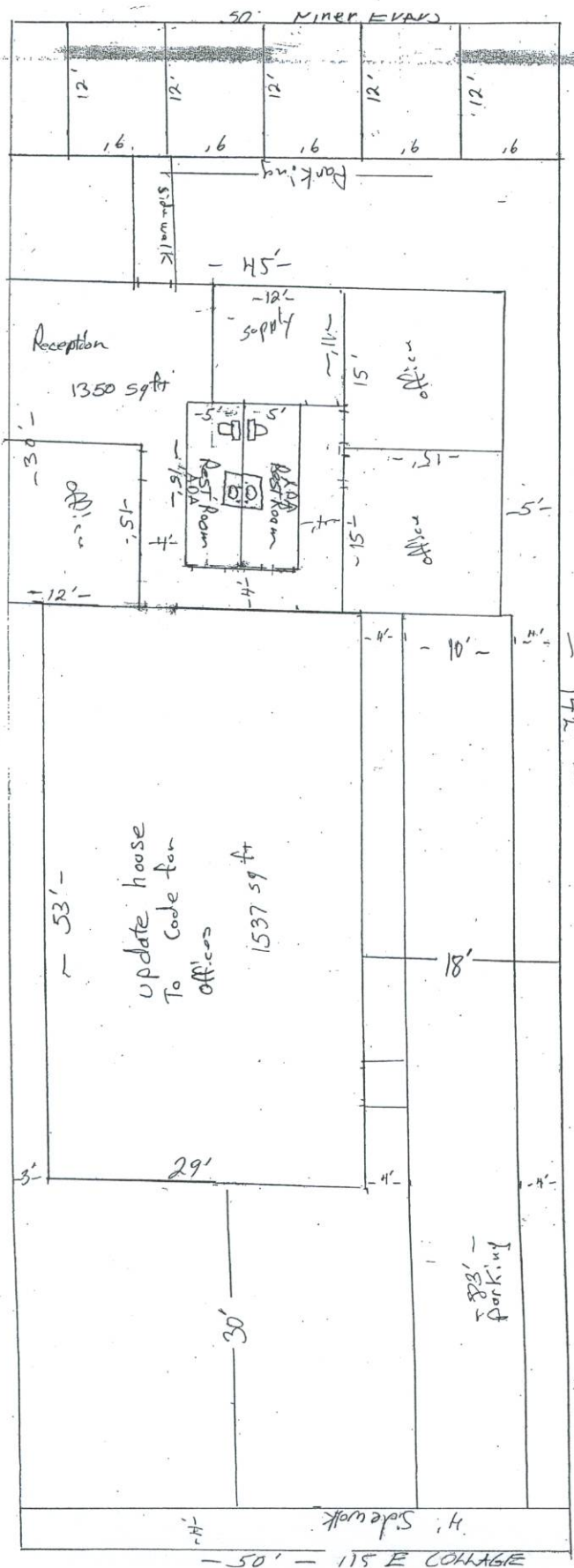
Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

$\frac{1}{8} \text{ SCAT}$

Change TO
Commercial
ZONE



1/8 Scale

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2900 Block U.S. Highway 75 North
Being 1.55 acres in the J.B. McAnair Survey, Abstract No. 0763 and all of Lots 1 & 2, Block
1 of Holiday Inn Sherman, a Replat of Texoma Hospitality Addition
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow a Hotel in a C-1 (Retail Business) District and the O-1 (75 & 82) Overlay District.

Background

The property is located in the 2900 Block of U.S. Highway 75 North in front of 2909 Michelle Drive, the Holiday Inn Express. The owners would like to construct a five (5) story, eighty six (86) unit Marriott Fairfield Inn & Suites Hotel with a meeting room. The exterior finish will be stucco. Eighty eight (88) parking spaces will be provided.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Robert Tate and Newcrest Hotels, Ltd (Owners) and Underwood Drafting & Surveying, Inc. (Surveyors)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

6

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services

U. S. HIGHWAY 82

TRAVIS ST.

ATKINSON

LAMBERT

LEGEND

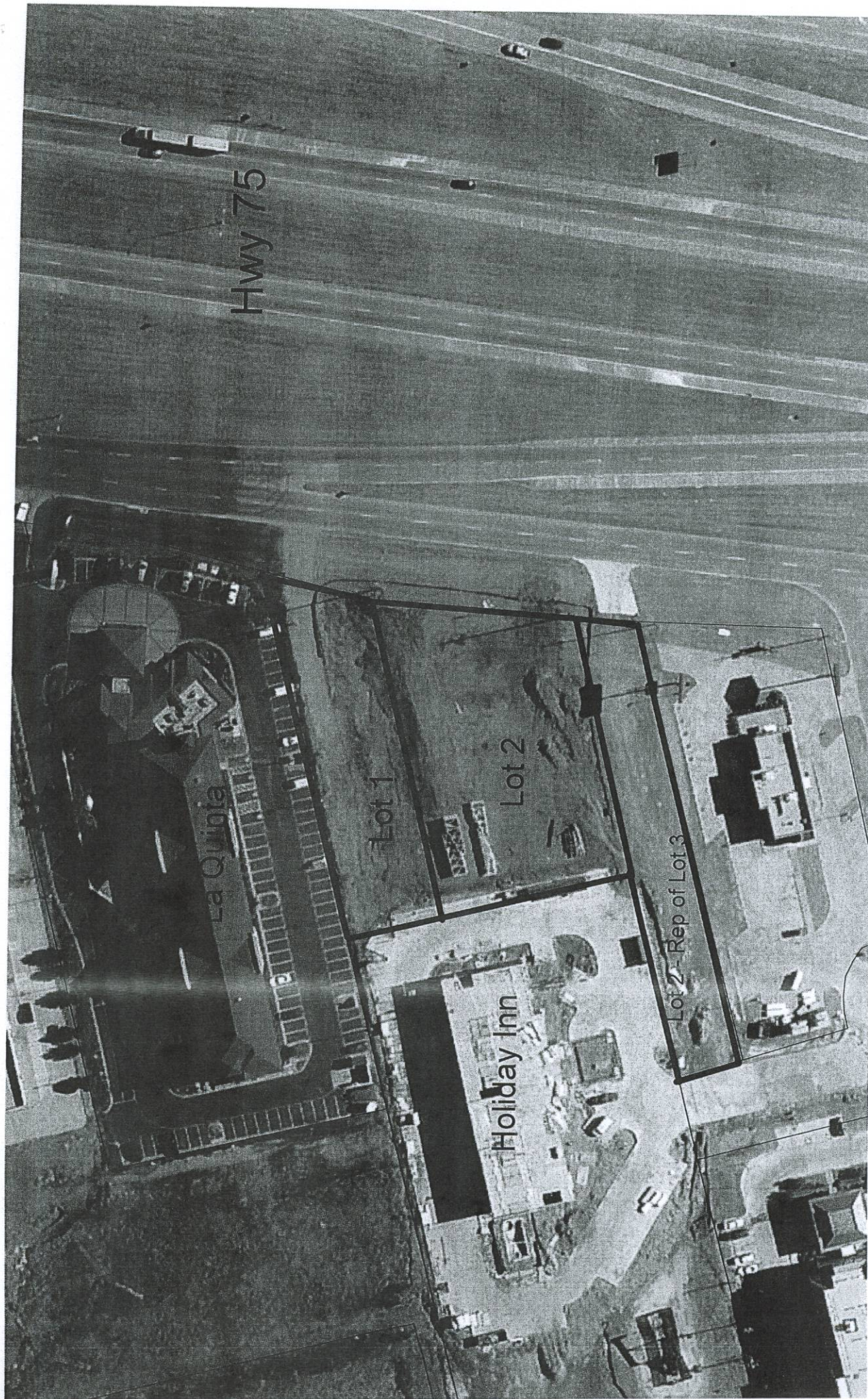
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS DISTRICT	O-1.1	OVERLAY DISTRICT - 1417
C-2	GENERAL COMMERCIAL DISTRICT	O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
C-0	OFFICE DISTRICT	CPO	COLLEGE PARK OVERLAY
M-1	LIGHT MANUFACTURING DISTRICT	A&C	ARTS & CULTURAL OVERLAY DISTRICT
M-1.5	MEDIUM MANUFACTURING DISTRICT	CBD	CENTRAL BUSINESS DISTRICT



2900 BLOCK OF U.S. HWY 75 N.
SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT

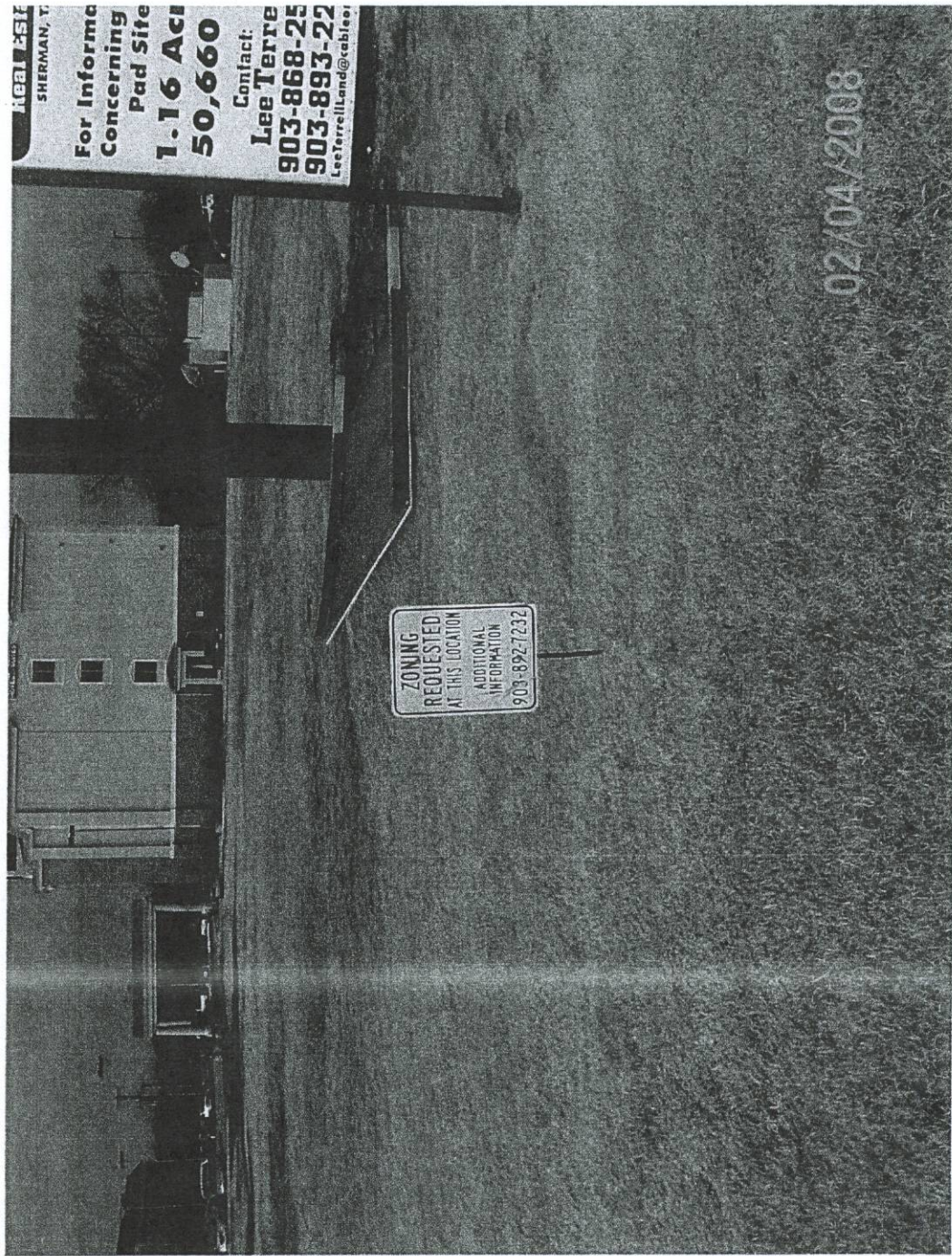




(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 100.0 feet

2900 BIK. Hwy 75 N.



February 14, 2008

Newcrest Hotels, Ltd.
308 Wright Ave.
Rockwall, TX 75032

Robert Tate
4520 Texoma Parkway #J
Sherman, Texas 75090

Danny Patel
1431 Greenway Drive #915
Irving, TX 75038

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan for property located in the 2900 Block of U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All aspects of the O-1 Overlay (75-82) District shall be followed.
2. 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.
3. All aspects of the Commercial Tree and Landscaping Ordinance must be followed.
4. Property shall be platted into one lot.
5. Shall comply with the City of Sherman's Stormwater Management Plan.
6. Parking area needs to exit onto Michelle Drive.
7. A driveway to Michelle Drive is required. A permit to construct the driveway approach shall be obtained from the City of Sherman. The driveway approach shall be inspected by the Engineering Department.
8. Parking and driving surfaces shall be concrete
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 your authorized representative to present your request on the date and time stated above.

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

Respectfully,

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

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

CC:

George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer
Hugo Monsanto Architect

CONTRACTOR SHALL VERIFY ALL
EXISTING UTILITIES AND CONDITIONS
BEFORE PROCEEDING WITH WORK.
DO NOT SCALE DIMENSIONS.

Fairfield
INN & SUITES
CITY OF SHERMAN, TEXAS

A NEW HOTEL:

OWNER/DEVELOPER:
NEWCREST HOTELS, LTD.
1441 GREENWAY DRIVE, #915
IRVING, TEXAS 75038
214-408-7124
Mike@spc.cc or Sarfley@spc.cc



h u g o m o n s a n t
a r c h i t e c t
100 chamber circle #1000 • westchase hts 75105 • hmonson@att.net • p. 972.338.2503

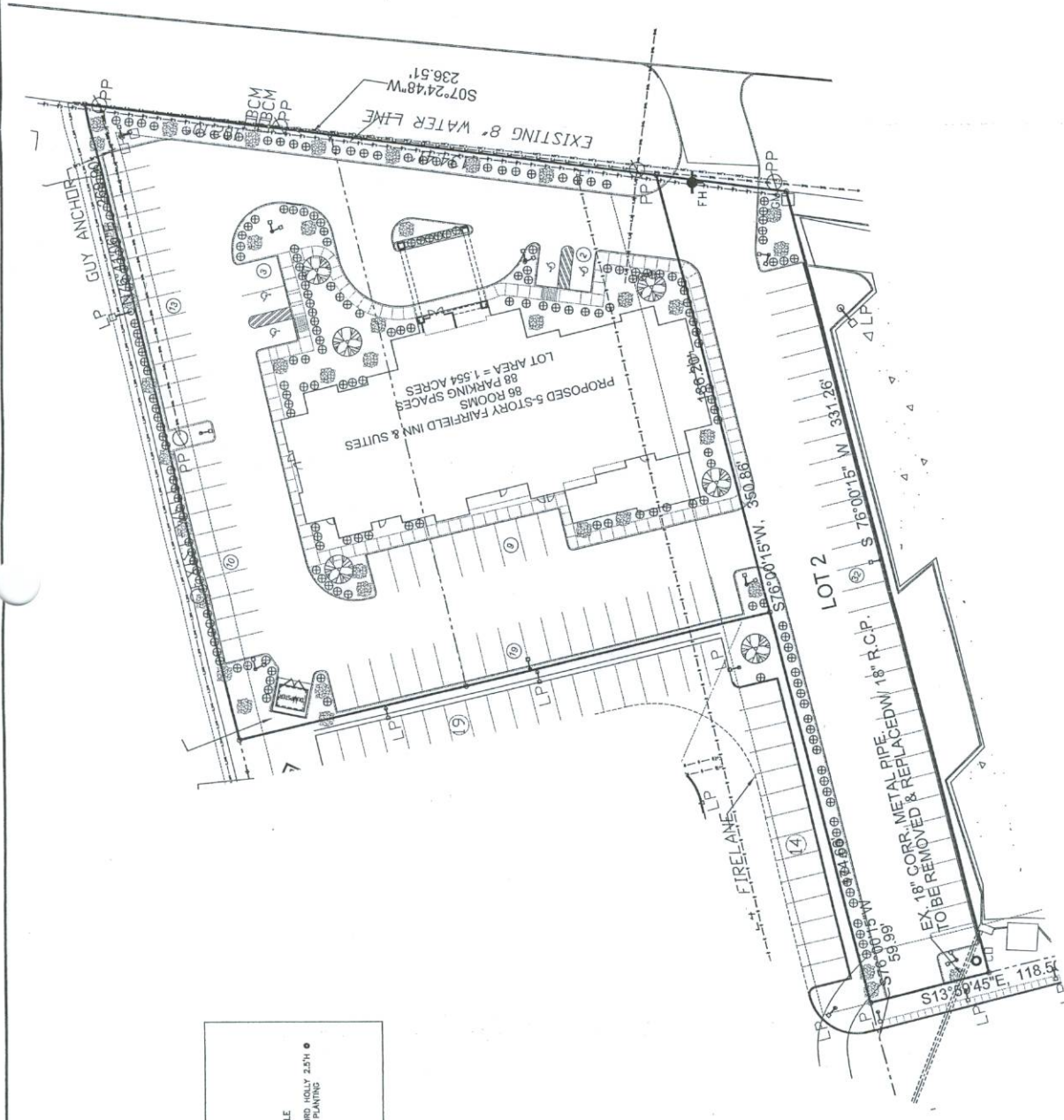
JOB NUMBER: FMS-19097

SHEET NUMBER: L1

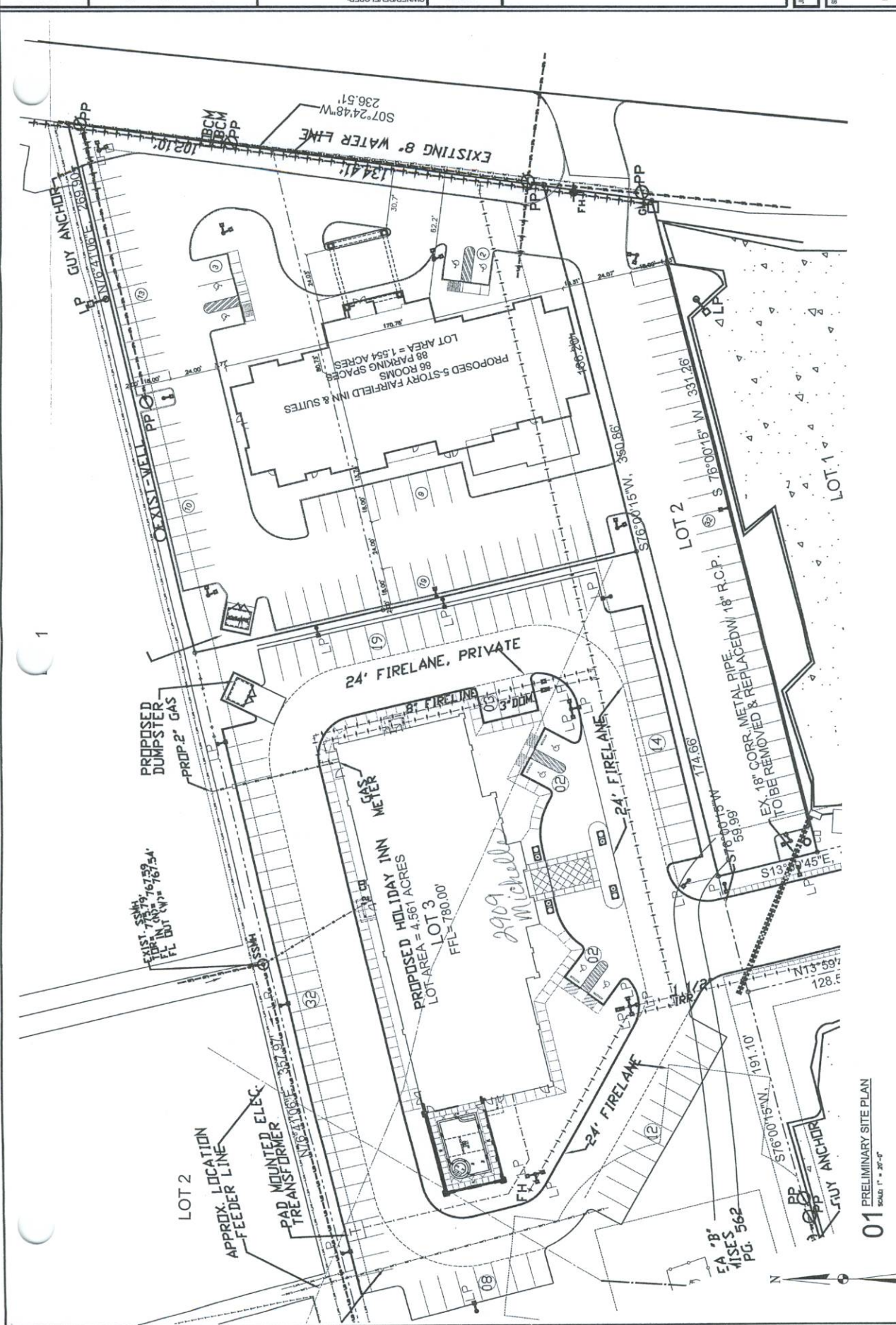
DATE OF ORIGINAL ISSUE: 10/19/17

PLANTING LEGEND

	LIVE OAK
	CREPE MYRTLE
	DWARF BURFORD HOLLY 2.5'H
	GRASS TURF



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

02 SIDE ELEVATION

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2900 Block U.S. Highway 75 North
Being 1.55 acres in the J.B. McAnair Survey, Abstract No. 0763 and all of Lots 1 & 2, Block 1 of Holiday Inn Sherman, a Replat of Texoma Hospitality Addition
Variances

Requested Action/Proposed Use:

- (a) Variance to allow a five (5) story hotel with a 72'8" maximum building height in lieu of 45 feet or three (3) stories in a C-1 (Retail Business) District and the O-1 (75 & 82) Overlay District.
- (b) Variance to allow a 30'7" front setback in lieu of forty (40) foot from the highway right-of-way or twenty-five (25) foot plus the height of the building, whichever is greater in a C-1 (Retail Business) District and the O-1 (75 & 82) Overlay District.

Background

The property is located in the 2900 Block of U.S. Highway 75 North in front of 2909 Michelle Drive, the Holiday Inn Express. The owners would like to construct a five (5) story, eighty six (86) unit hotel with a meeting room. The exterior finish will be stucco. Eighty eight (88) parking spaces will be provided.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Robert Tate and Newcrest Hotels, Ltd (Owners) and Underwood Drafting & Surveying, Inc. (Surveyors)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

6

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services

U. S. HIGHWAY 82

TRAVIS ST.

ATKINSON

LAMBER

LEGEND

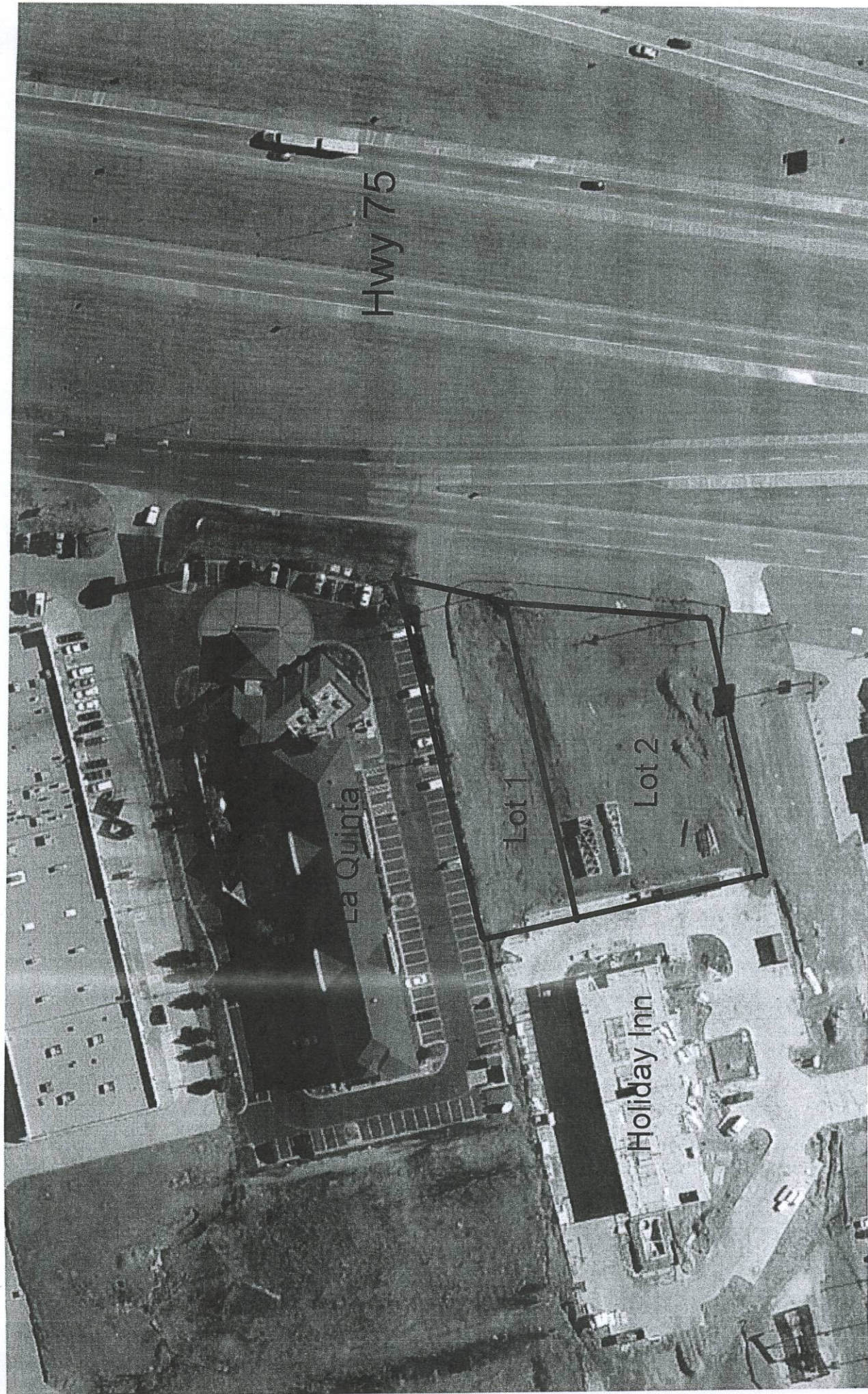
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



2900 BLOCK OF U.S. HWY 75 N.
VARIANCE

ENGINEERING DEPARTMENT

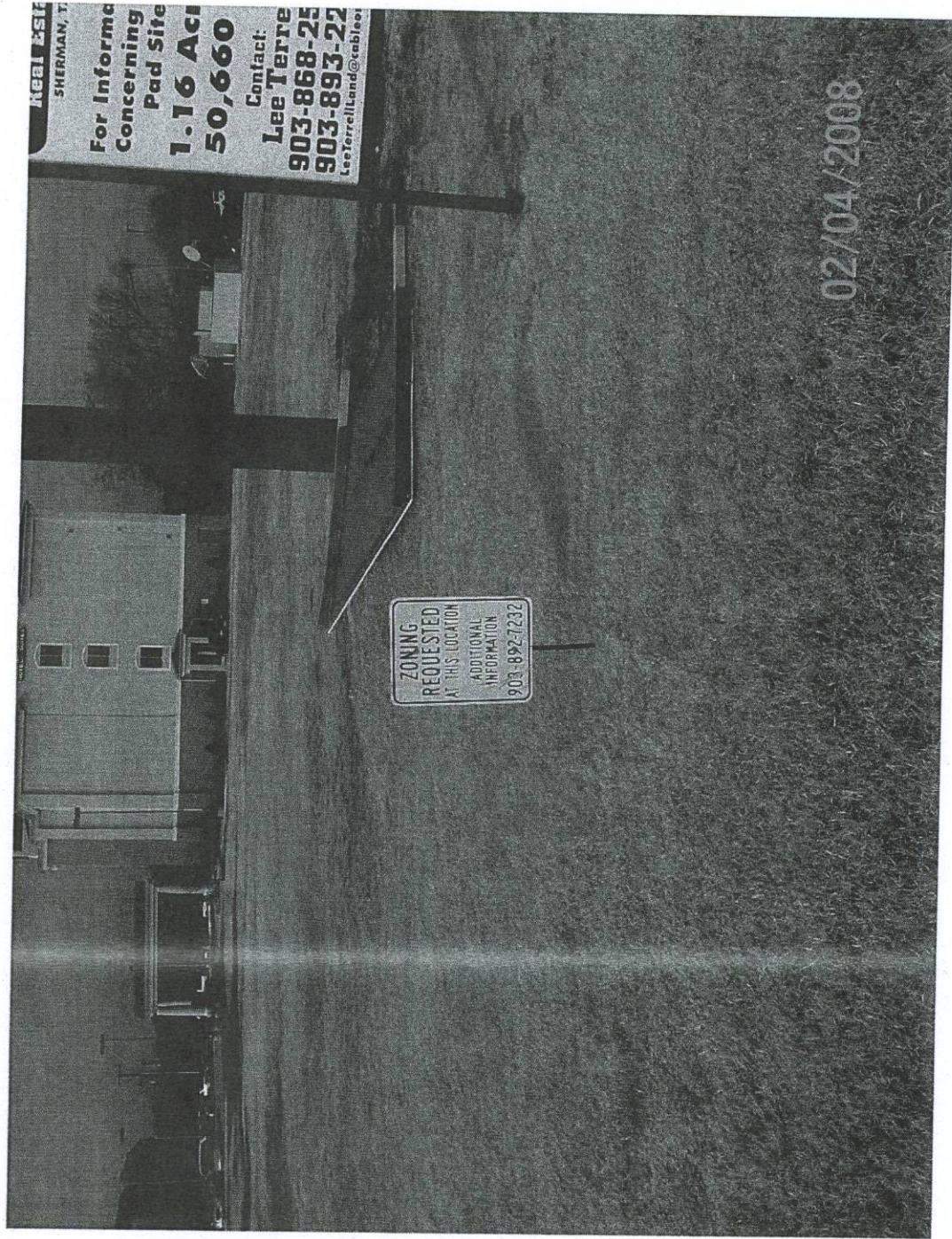




(c) Copyright 2006, Pictometry International Corp.

Scale: 1 inch = 100.0 feet

2900 BIK. Hwy 75 N.



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2900 Block of US Hwy. 75 North
1.55 Acres of in the JB McAnair Survey, Abstract #763 and all of Lots 1 and 2, Block 1 of
Holiday Inn Sherman, a Replat of Texoma Hospitality Addition
Replat

Requested Action/Proposed Use:

Newcrest Addition, a Replat of Lots 1 and 2, Block 1 of Holiday Inn Sherman, a Replat of Texoma Hospitality Addition Replat

Background

This request is to join three tracts into one site for a Hotel.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Newcrest Hotels, Ltd. And Robert Tate (Owners), Danny Patel (Representative) and Underwood Drafting & Surveying (Surveyors)

Master Plan Designation:

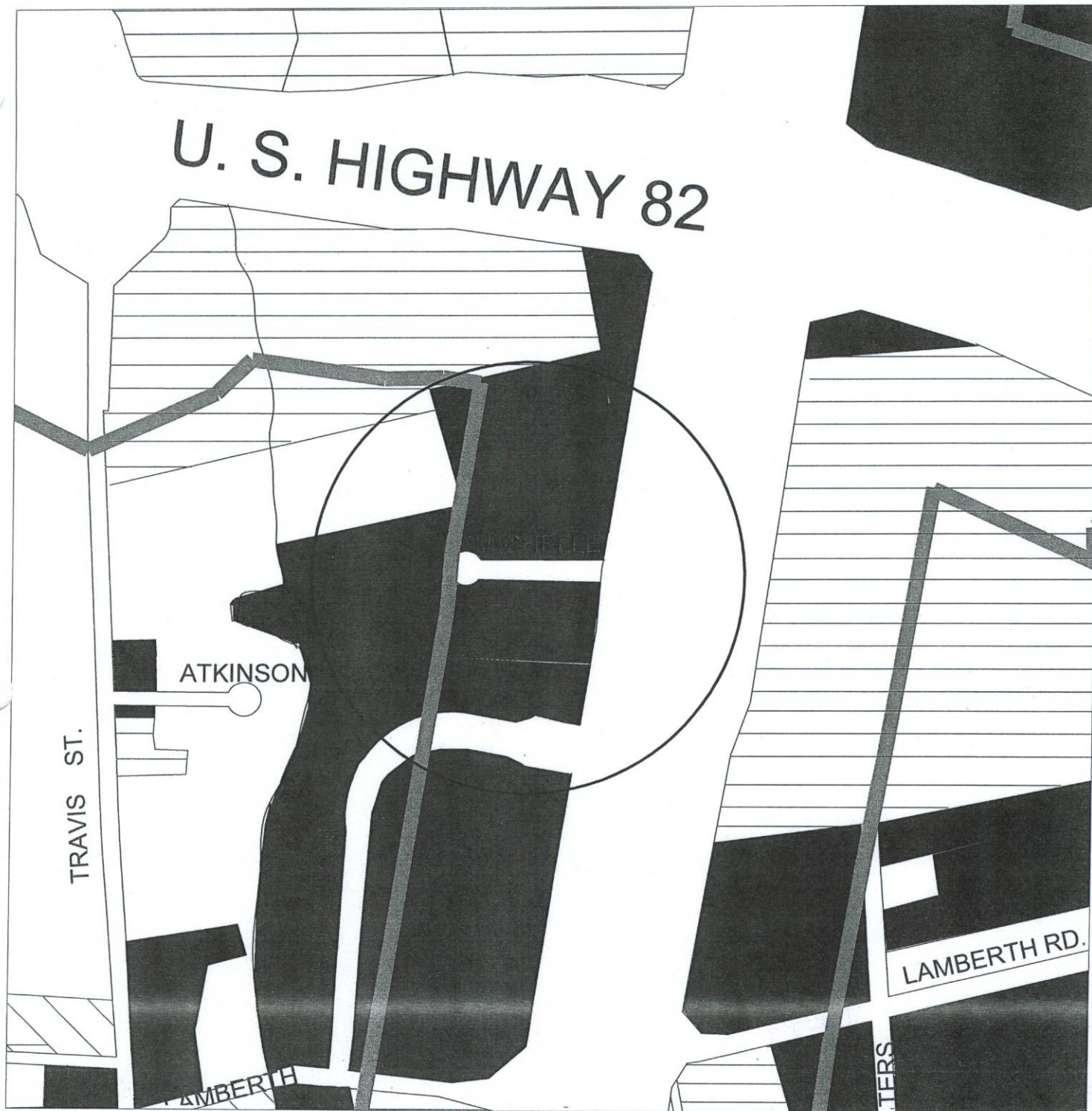
Retail/Commercial

Attachments:

Location map
Photographs
Replat
Staff Review Letter

Prepared By:
Rita Gaither
Planning & Developmental Coordinator

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

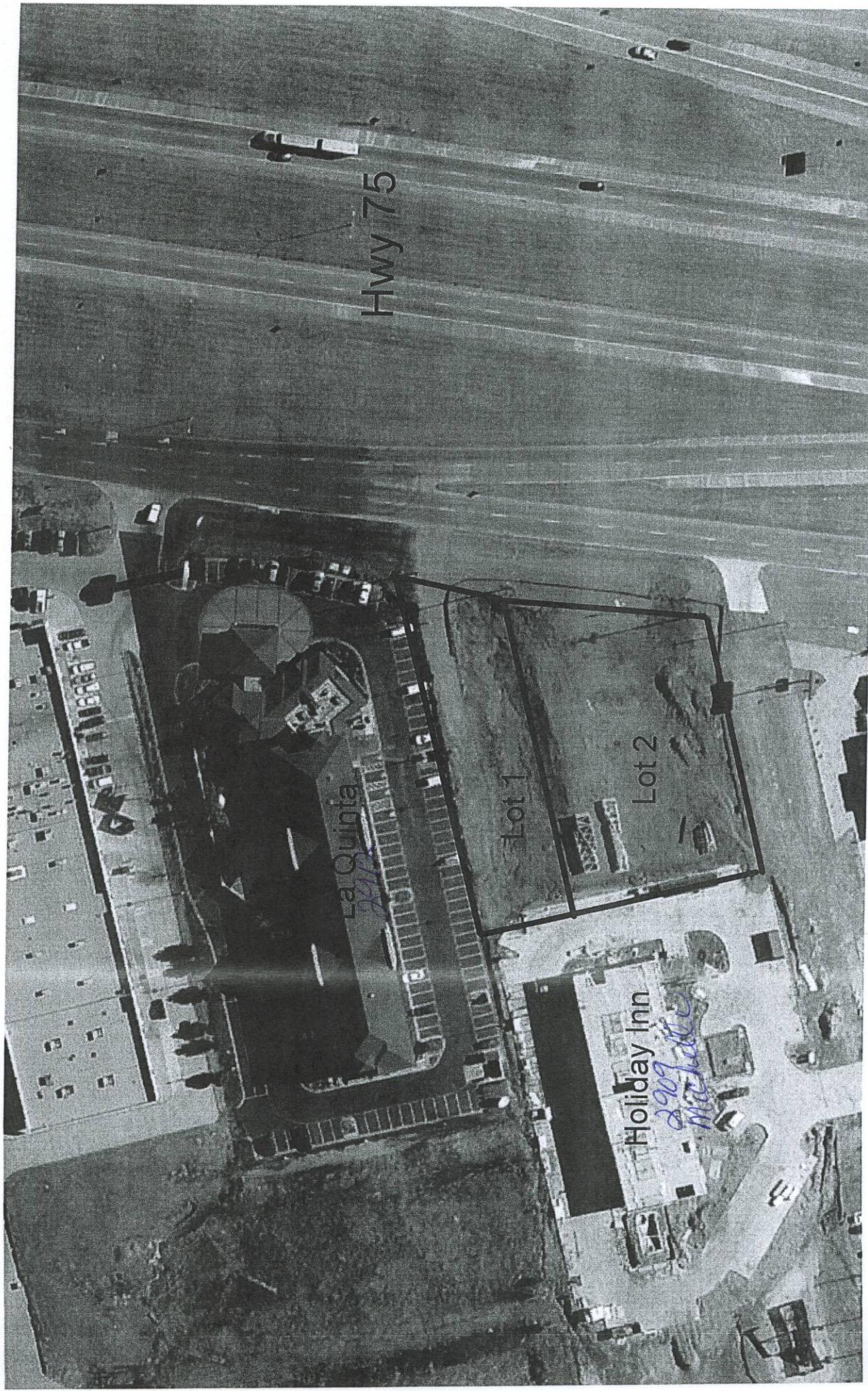
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BIP BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



2900 BLOCK OF U.S. HWY 75 N.
REPLAT

ENGINEERING DEPARTMENT





Hwy 75

La Quinta

Lot 1

Lot 2

Holiday Inn



February 7, 2008

Newcrest Hotels, Ltd.
308 Wright Ave.
Rockwall, TX 75032

Robert Tate
4520 Texoma Parkway #J
Sherman, Texas 75090

Danny Patel
1431 Greenway Drive #915
Irving, TX 75038

Dear Applicants,

Your request for approval of a Replat for property located in the 2900 Block of U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. No new drive approaches will be allowed along the highway.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
3. Original tax certificates shall be furnished prior to recording of the plat.
4. Water pro-rata is to be paid.
5. If no main extension occurs, sewer pro-rata will be required.
6. The Volume and Page of the private "Sign Easement" to be indicated.
7. Detention is required or the runoff from this site must be conveyed to the existing detention facility without adversely affecting the existing Holiday Inn site.
8. Replace the percent symbol with a degree symbol in description for the south property line bearing in the field notes.
9. A driveway to Michelle Drive is required. A permit to construct the driveway approach shall be obtained from the City of Sherman. The driveway approach shall be inspected by the Engineering Department.
10. 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 your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Mark Gibson

Director of Utilities & Engineering

CC: George Olson, City Manager Danny Fuller, Fire Marshal
 Scott Shadden, Director of Development Services Jeff Miller, Director of Public Works
 Doreen E. McGookey, City Attorney James Shankles, Jr., P.E., City Engineer
 Rita Gaither, Development Coordinator Angela Gurley, Customer Service Manager
 Underwood Drafting & Surveying, Inc., 3404 Interurban Rd., Denison, TX 75021

[illegible]

Danny Patel

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 Danny [redacted] a male, known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2008.

Notary Public In and for
the State of Texas

Commission Expires:

Approved this _____ day of _____, 2008, 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

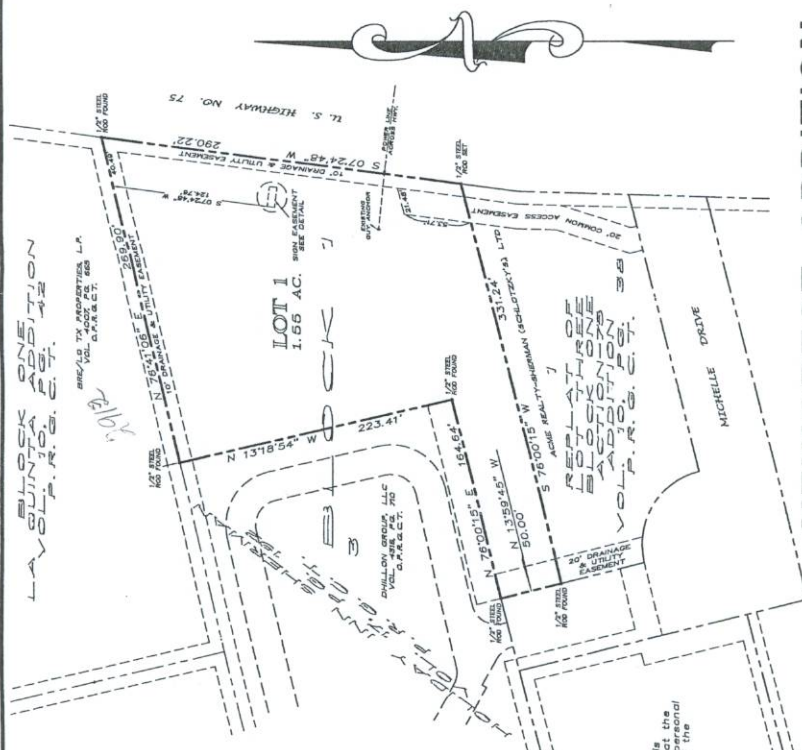
Date _____

Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Sherman, hereby certify that the foregoing plan and map were submitted to the City Council on the day of _____, 2008, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown on the plan and map. The Mayor of the City of Sherman further authorized the undersigned to note the acceptance thereof by signing his name as hereabove subscribed.

Witness my hand this _____ day of _____, 2008.

Clerk, City of Sherman, Texas



NEWCREST ADDITION

**A REPLAT OF
LOTS 1 AND 2, BLOCK 1
HOLIDAY INN SHERMAN**

LOT 2, BLOCK ONE
OF THE

REPLAT OF LOT THREE, BLOCK ONE
ACTION-75 ADDITION
TO THE CITY OF SHERMAN, TEXAS
1.66 ACRES

**J. B. McANAIR SURVEY
ABST. NO. 763**

GRAYSON COUNTY, TEXAS

-10-08

OWNER ~ DEVELOPER
 NEWCREST HOTELS, LTD.
 308 WRIGHT AVE.
 ROCKWALL, TEXAS 75082

404 INTERURBAN ROAD DENISON, TEXAS 75021
DRAFTING & SURVEYING (903)465-2151

LEGAL DESCRIPTION

[illegible]

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 monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the County of Sherman, Texas.

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



SIGN EASEMENT
DETAIL

LINE	LENGTH	BEARING
11	18.00'	S 82°35'12" E
12	6.00'	S 07°24'45" W
13	18.00'	N 82°35'12" W

GRAPHIC SCALE



(IN FEET)
inch = 60 ft.

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1509 West Houston Street
Being 1.04 acres in the J.B. McAnair Survey, Abstract No. 763
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval to allow model home and storage building sales/displays with distribution in a C-1 (Retail Business) District.

Background

The property is located at the northwest corner of Tolbert Street and West Houston; PAC Furniture. They would like to display gazebos, swing sets, playhouses, storage/accessory buildings, and log cabins outside the business along Tolbert Street and West Houston Street.

Adjacent Zoning:

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

Origination:

Leonard Coffman (Owner)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

16

Objections Received:

0

Attachments:

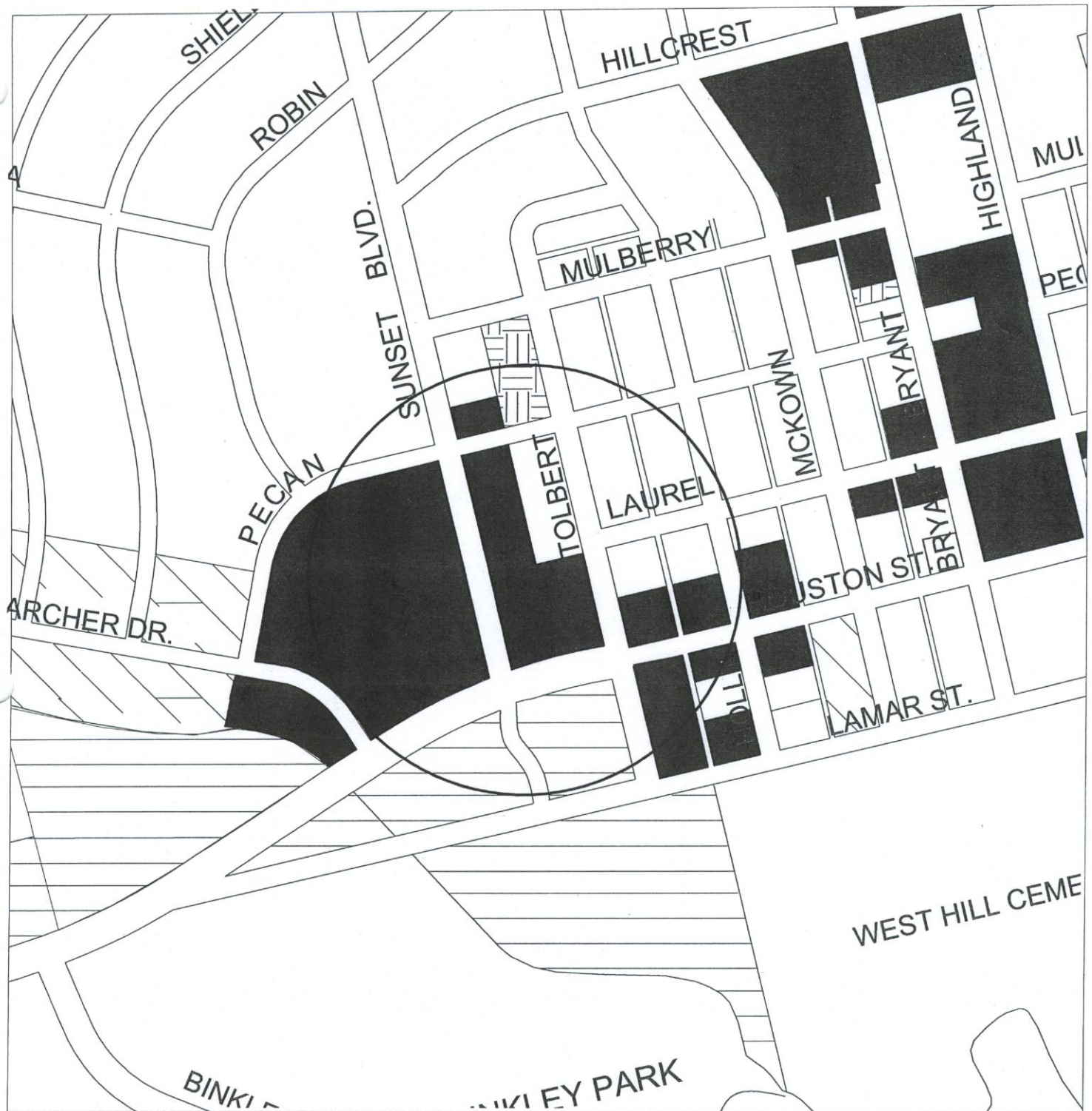
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



**1509 WEST HOUSTON ST.
SPECIFIC USE PERMIT**

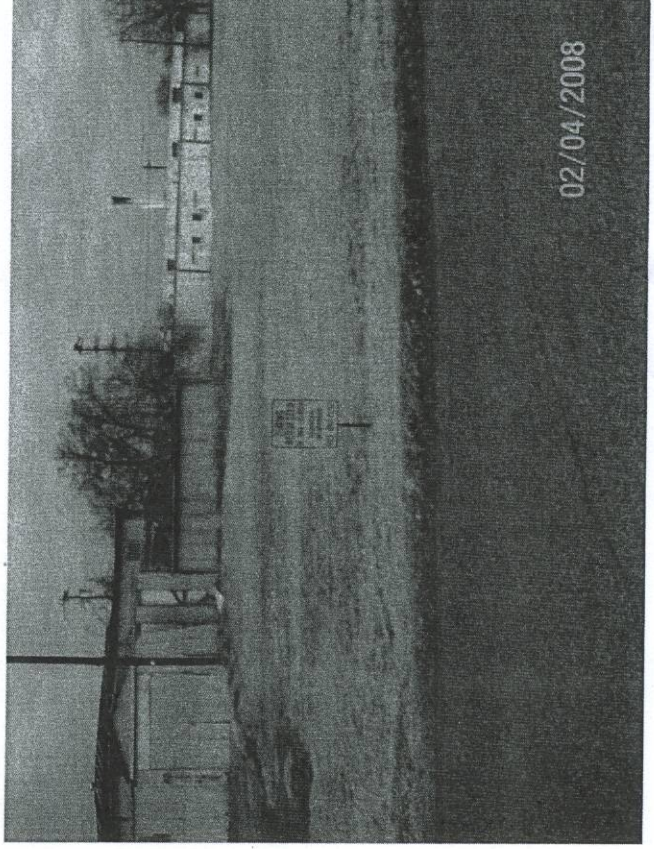
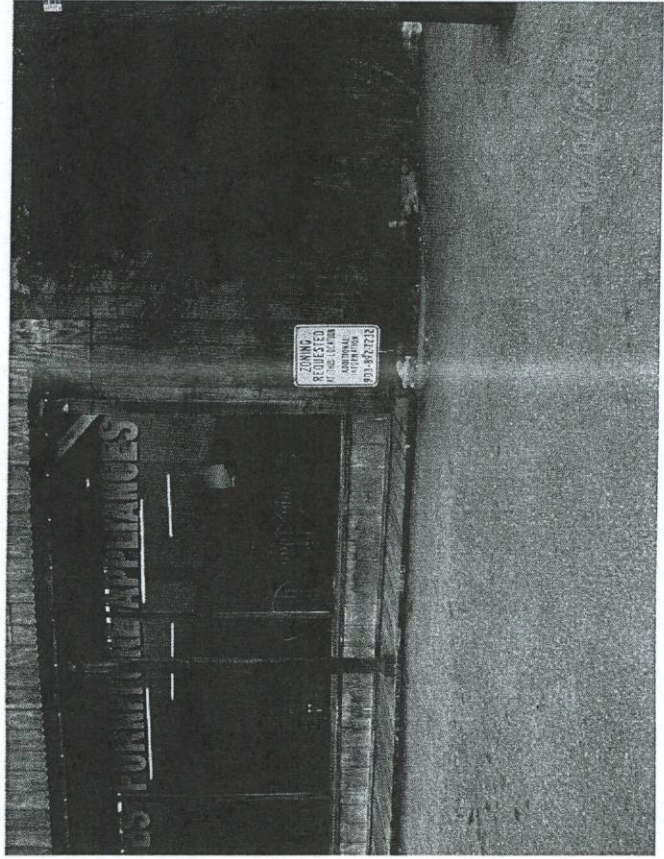
ENGINEERING DEPARTMENT



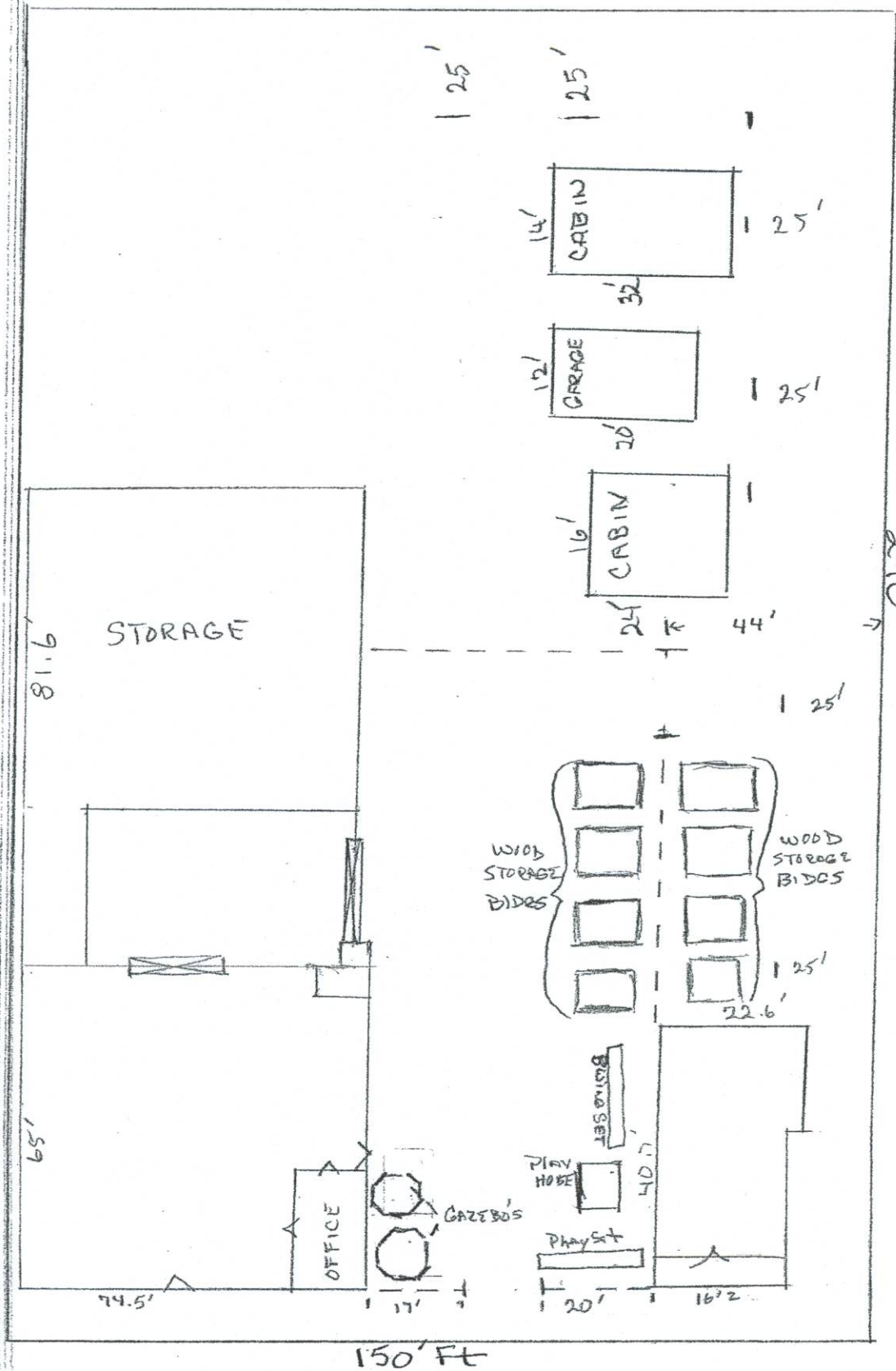


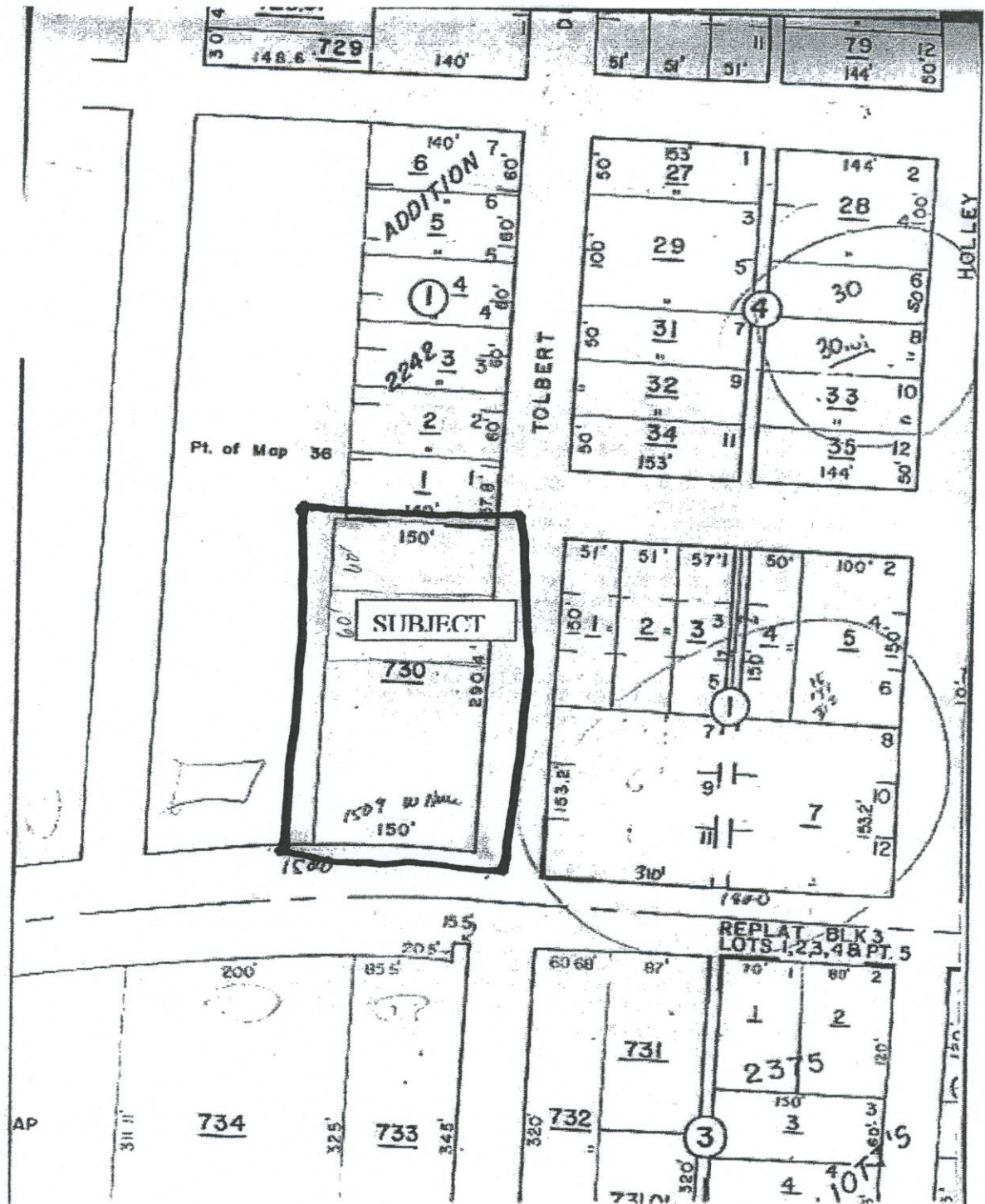
Scale: 1 inch = 125.0 feet

1509 W. Houston



Request For Zoning Changes And Exceptions







February 14, 2008

Leonard Coffman
1509 W. Houston
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan for property located at 1509 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. A twenty-five foot (25') setback is required on Houston and Tolbert Streets and a fifteen foot (15') setback is required abutting any residential district.
2. A plat of this property is required.
3. Screening is required adjacent to residentially zoned property.
4. Screened trash receptors are required.
5. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

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

Respectfully,



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

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

Horse Barn



	Cash Price + Tax
10x12 w/STALL	\$2,659.00
10x16 w/STALL	\$3,549.00
10x20 (10x12 stall w/8' tackroom)	\$5,359.00
12x12 w/1 stall	\$3,299.00
12x16 w/1 stall	\$4,359.00
12x20 (12x12 stalls w/8' tackroom)	\$6,219.00
12x24 w/2stalls	\$6,489.00
12x28 (2-12x10 stalls w/8' tackroom)	\$8,349.00
12x32 (2-12x12 stalls w/8' tackroom)	\$9,399.00
12x36 (3-12x12 stalls)	\$9,669.00

Standard Features:

- 3/4"x8' Pressure treated kickboard
- Black powder coated steel protectors on all corners to prevent cribbing
- 8' side walls
- Divider wall standard on 2 stall units
- Floor in tack room
- Entry door for tackroom

Ask about our finance options!

Prices subject to change without notice.

Accessories

	Cash Price + Tax	RTO Monthly + Tax
2x3 barn window	\$65	\$3.01
3x4 vinyl window	\$100	\$4.62
Extra 6" double doors	\$150	\$6.94
36" barn door	\$80	\$3.70
36" 9 light steel door	\$250	\$11.57
36" steel door	\$195	\$8.10
5x4 ramp	\$100	\$4.62
Wind turbine	\$75	\$3.47
Electrical no hookup	\$295	\$13.66
Electrical w/ hookup (Does not add to building size)	\$500	\$23.14
4" x 10" 8' Porch Pkg (Does not add to building size)		
8' side walls		10%
Metal roof		10%
Dimensional shingles		5%
Upgrade to 2x6 floor		4%
Pressure treated floor	\$90/ 8ft. length	
Framing package	\$1.75/ sq. ft.	
Electrical w/ hookup w/in 60'	\$825	
(Add \$75 permit fee if in city - N/A in all areas)		
Double 16" Shelving	\$15/ linear ft.	
Pegboard	\$30/8' section	
Full loft w/ attic ladder (Lofted Barn only)	\$375	
Workshop finish package includes:		
• Insulation		
• 1/2" plywood on walls and ceilings		
• Electrical package		
• 7k BTU heat/cool unit		
*No floor covering		
	\$14/ sq. ft. w/ \$1350 min.	
Delivery over 100 miles	\$3/ mile	
Blocking over 1' off ground	\$2/ block	
Wood fence removal - 2 panels	\$100	
Link fence removal up to 16'	\$150	
Tree trimming per hour	\$50	
Onsite build (RTO not available on onsites)	10% w/ \$250 min.	
Must be within 100 miles of Cleburne, TX. Add \$3/mile one way if over 100 miles.		

Garage



	Cash Price + Tax	RTO Monthly + Tax
12x20	\$4,785	\$221.53
12x24	\$5,722	\$264.91
12x28	\$6,659	\$308.29
14x30	\$8,255	\$382.18
14x36	\$9,755	\$451.62

Standard Features:

- 8' Side Walls
- 1 - 2x3 Barn Window
- 1 36" entry door
- 3/4" Pressure treated heavy duty floor
- Upgraded 2x6 floor joists

Accessory:

- 5x9' Ramp \$595
- \$27.54



2008

Storage Buildings

Since 1990

www.UlrichBarns.com



Free Delivery!

Low Barn



	Cash Price + Tax	RTO Monthly + Tax
8x8	\$1,481	\$68.56
8x10	\$1,614	\$74.72
8x12	\$1,804	\$83.52
10x10	\$1,966	\$91.02
10x12	\$2,116	\$97.96
10x14	\$2,248	\$104.07
10x16	\$2,554	\$118.24
12x12	\$2,671	\$123.66
12x14	\$2,821	\$130.60
12x16	\$3,011	\$139.40

Specs of an Ulrich Barn:

- 6' Side wall (Low Barn 4' Wall)
- Floor Joists 2x4 on 12" centers
- Wall studs 2x4 on 16" centers
- 5/8" T1-11 pressure treated siding
- 5/8" BC plywood floor
- Exteriors are 40 yr pressure treated
- Sealed against termites and decay
- 20 year shingles
- Low maintenance

Utility



	Cash Price + Tax	RTO Monthly + Tax
8x8	\$1,521	\$70.42
8x10	\$1,664	\$77.04
8x12	\$1,825	\$84.49
10x10	\$2,056	\$95.19
10x12	\$2,243	\$103.84
10x14	\$2,375	\$109.95
10x16	\$2,546	\$117.87
12x12	\$2,670	\$123.61
12x14	\$2,922	\$135.28
12x16	\$3,173	\$146.90
12x20	\$3,710	\$171.76
12x24	\$4,218	\$195.28
14x24	\$4,894	\$226.57
14x30	\$5,241	\$242.64
14x32	\$6,528	\$302.22
14x36	\$6,962	\$322.31
	\$7,760	\$359.26

**Free delivery
within 100 miles!**

*N/A in some areas

Garden Shed



	Cash Price + Tax	RTO Monthly + Tax
8x12	\$1,907	\$88.29
10x10	\$2,150	\$99.54
10x12	\$2,277	\$105.41
10x14	\$2,531	\$117.18
10x16	\$2,629	\$121.71
12x14	\$3,011	\$139.40
12x16	\$3,265	\$151.16
12x20	\$3,773	\$174.68
12x24	\$4,282	\$198.24
12x28	\$4,963	\$229.77
12x32	\$5,655	\$261.81

*Garden Shed comes standard with one window

Customer is responsible for a clear path to building site and for all permits and regulations regarding the positioning of the building. 2' plus the width of the building is needed in order to access the site. Customer is responsible for fence removals, etc.

Lofted Barn



	Cash Price + Tax	RTO Monthly + Tax
8x8	\$1,775	\$82.18
8x10	\$1,988	\$92.04
8x12	\$2,116	\$97.96
10x10	\$2,324	\$107.59
10x12	\$2,566	\$118.80
10x14	\$2,698	\$124.91
10x16	\$3,004	\$139.07
12x12	\$3,127	\$144.77
12x14	\$3,508	\$162.41
12x16	\$3,750	\$173.61
12x20	\$4,408	\$204.07
12x24	\$4,980	\$230.56
12x28	\$5,818	\$269.35
14x24	\$5,932	\$274.63
14x30	\$7,380	\$341.67
14x32	\$7,873	\$364.49
14x36	\$8,840	\$409.26

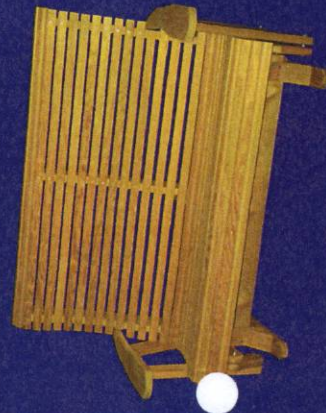
**All products come with
a 5 year limited
manufacturers warranty!**



Wood Products

Furniture for your
Lawn and Patio

- Built for
- ★ Beauty
- ★ Comfort
- ★ Long Service



Swing Frame with Lowback 5' Swing



Adirondack Chair
with Ottoman

For more information,
contact your local dealer.



Lowback Glider Chair



Lowback Rocker



Lowback Chair



Lowback 5' Glider (4' Glider also available)



Lowback 5' Bench



Lowback Settee



niture is locally handcrafted from top materials to provide the maximum in ible service. Its simple, sturdy :tion combined with aesthetic appeal ifort will ensure you many years of :nt with family and friends.

d used for our outdoor furniture is One grade or better Southern Yellow : is treated with next-generation wood tive. During manufacturing we plane es extra smooth and round exposed • safety.

d will darken with age. We and a finish coat of water-repellent deck stain.

siring to enhance the warmth and your lawn or patio, be sure to look **ly Wood Products.**



Highback Rocker



Highback
Glider Chair



Highback Chair with Ottoman



Highback Glider Settee



Highback Loveseat



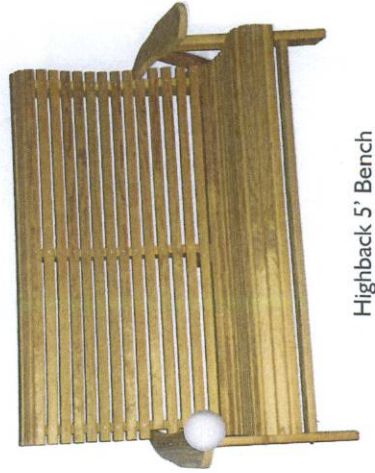
Highback Loveseat Rocker



Highback Lounge



Highback Settee



Highback 5' Bench



Highback 5'



Highba



6' Picni

"The Victorian Deluxe" Treat Playhouse



	Cash Price + Tax	Monthly + Tax
6x8	\$1,849	\$85.00
8x8	\$1,969	\$91.16
8x10	\$2,145	\$99.31
8x12	\$2,375	\$109.95

*Comes with 2 windows, dormer w/ window, adult door & child's door
*Porch included in prices
*Size does not include porch

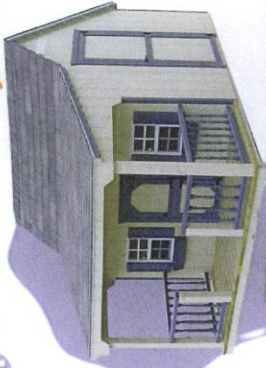
"The Hideout" Treated Playhouse



	Cash Price + Tax	Monthly + Tax
8x10	\$1,595	\$73.84
8x12	\$1,795	\$83.10
10x12	\$2,129	\$98.56

*Comes with 3 windows, adult door & child's door
*Porch included in sizes and prices

"The Cottage" Painted Playhouse



	Cash Price + Tax	Monthly + Tax
8x12	\$2,495	\$115.51
10x12	\$2,899	\$134.21
12x12	\$3,349	\$155.05

*Comes with 2 windows, adult door & child's door
*Porch & loft included in sizes and prices

"The Victorian" Painted Playhouse



	Cash Price + Tax	Monthly + Tax
6x8	\$1,675	\$77.55
8x8	\$1,890	\$87.50
8x10	\$2,079	\$96.25
8x12	\$2,369	\$109.68

*Comes with 2 windows, dormer w/ window, adult door & child's door
*Loft Included

"The Hideout" Painted Playhouse



	Cash Price + Tax	Monthly + Tax
8x10	\$1,795	\$83.10
8x12	\$1,995	\$92.36
10x12	\$2,369	\$109.68

*Comes with 2 windows, adult door & child's door
*Porch & loft included in sizes and prices

Delivery options - All Models

Free Delivery within 100 miles*
Delivery over 100 miles \$3/mile
Onsite 20%
(Within 100 miles of Cleburne, TX. Over 100 miles \$3/mile)

Must have 2' + width of unit in order to access site.

*N/A in all areas. See rep for details.



**BUY
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**RENT
TO
OWN**

**2008
Playhouses**

Since 1990

www.UlrichBarns.com



Free Delivery!

"The Cottage" Log Playhouse



	Cash Price + Tax	Monthly
8x8	\$2,549	\$118.01
8x10	\$2,995	\$138.66
8x12	\$3,379	\$156.44
8x14	\$3,699	\$171.25
8x16	\$4,119	\$190.69
8x18	\$4,459	\$206.44
8x20	\$4,795	\$221.99
10x10	\$3,425	\$158.56
10x12	\$3,829	\$177.27
10x14	\$4,279	\$198.10
10x16	\$4,699	\$217.55

*Comes with 2 dormers, 2 windows, adult door & child's door. Playhouse size does not include porch
*Porch is included in price

Accessories (Log & Treated Playhouses)	Cash Price + Tax
3x8 Loft	\$199
4x8 Loft	\$279
4x10 Loft	\$329
Additional Dormer (on large units)	\$329
Upgrade to Dutch Door	\$1,695
4' Porch Upgrade**	\$26/LF
5' Side Walls	5%
6' Side Walls	10%
Stone Chimney	\$1,695

**For Cottage model only

"The Victorian" Log Playhouse



	Cash Price + Tax	Monthly
6x8	\$1,795	\$83.10
8x8	\$2,195	\$101.62
8x10	\$2,339	\$108.29
8x12	\$2,879	\$133.29

*Comes standard w/ 2 windows, dormer w/window, adult door & child's door

"The Victorian Deluxe" Log Playhouse



	Cash Price + Tax	Monthly
6x8	\$2,199	\$101.81
8x8	\$2,619	\$121.25
8x10	\$2,995	\$138.66
8x12	\$3,495	\$161.81

*Comes standard with 2 windows, dormer w/window, adult door, child's door & porch

"The Hideout" Log Playhouse



	Cash Price + Tax	Monthly
6x8	\$1,379	\$63.84
8x8	\$1,695	\$78.47
8x10	\$1,795	\$83.10
8x12	\$2,365	\$109.49
10x12	\$3,169	\$146.71
10x16	\$4,219	\$195.32

*Comes with 3 windows, adult door & child's door
*Porch size included in overall size and price

"The Mini Cottage" Log Playhouse



	Cash Price + Tax	Monthly
6x8	\$1,795	\$83.10
8x8	\$2,095	\$96.99
8x10	\$2,395	\$110.88

*Comes with 2 windows, adult door & child's door

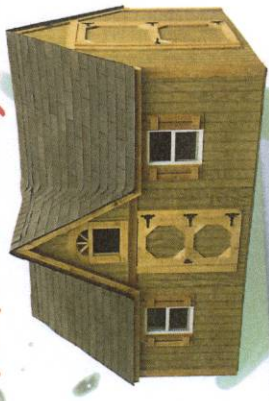
"The Cottage" Treated Playhouses



	Cash Price + Tax	Monthly
8x12	\$2,235	\$103.47
10x12	\$2,595	\$120.14
12x12	\$2,995	\$138.66

*Comes with 2 windows, adult door & child's door
*Porch included in sizes and prices

"The Victorian" Treated Playhouse



	Cash Price + Tax	Monthly
6x8	\$1,495	\$69.21
8x8	\$1,695	\$78.47
8x10	\$1,859	\$86.06
8x12	\$2,129	\$98.56

*Comes with 2 windows, dormer w/window, adult door & child's door



Pricing

Sizes	Cash + tax	Monthly + tax
9x9 Split Roof	\$ 2295	\$ 106.25
12x12 Split Roof	\$ 2975	\$ 137.73
14x14 Split Roof	\$ 3800	\$ 175.93
16x16 Split Roof includes onsite fee	\$ 5572	Onsite only
10x14 Split Roof	\$ 3295	\$ 152.55
12x16 Split Roof	\$ 3990	\$ 184.72
10x14 Texan*	\$ 3950	\$ 182.87
12x16 Texan*	\$ 4975	\$ 230.32

*Texan Package includes screen & metal roof.

Accessories

Metal Roof	add 10%
Cedar Roof	add 15%
Green Package	add 20%
Benches	\$35 / Section
Painted	10% / \$300 Minimum
Swing	\$225



9x9 Gazebo
Shown w/ Benches

Delivery over 100 miles	\$3/mile
Wood Fence Removal	\$100
Chain Link Fence Removal up to 16'	\$150
Tree Trimming	\$50/hour
*Onsite Construction	15%
*Within 100 miles of Cleburne, TX	
Over 100 miles add \$3/mile	

Ulrich Barn Builders LLC
Cleburne, TX
888-674-BARN (2276)
www.UlrichBarns.com



Gazebos 2008



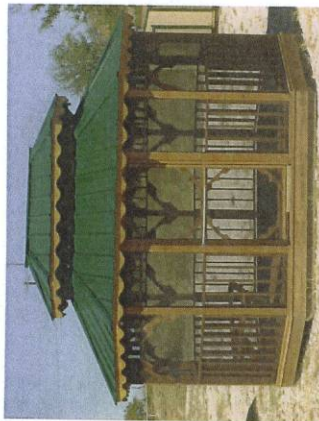
Free Delivery!

www.ulrichbarns.com

Jesus is coming are you ready?



10x14 Gazebo

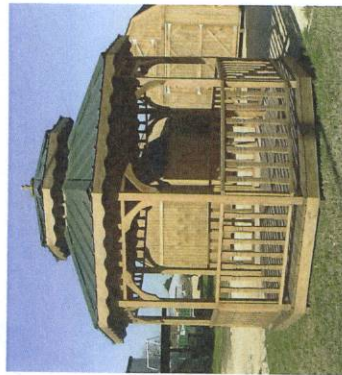


12x16 Gazebo
with Texan Package (Metal Roof,
Screen Package) + Benches

All Wood is 40 year pressure treated wood. Screen is durable and bug resistant. 3-Tab Shingles are standard with upgrades available.



9x9 Gazebo
w/ Cedar Roof & Screen



12x12 Gazebo
w/ Metal Roof
5 Year Limited
Manufacturer's Warranty.



12x12 Gazebo
Shown w/ Swing



14x14 Texan Gazebo
(Metal Roof & Screen)

Great for that perfect getaway from the mosquitoes and the sun.

PLAY-MOR

Swing Sets

Quality Playsets...
Creating Family
Memories



- Superior Construction
- Outstanding Materials
- Attention to Detail
- Easy Installation

Inside...

Playset Showcase	2-16
Create Your Own	17
Towers	18-19
Swing Attachments	20-21
Swing Accessories	22
Wooden Accessories	23
Slides & Add-ons	24
Toys & Add-ons	25
Swingsets	26
Playground Additions	27



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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1800 Teague Drive
Being Lots 1-3 and part of Lot 4, Block 2 of the Teague Industrial Park, Unit 2
and a 1.18 acre tract in the J.B. McAnair Survey, Abstract No. 763
Exception

Requested Action/Proposed Use:

Exception to allow an additional freestanding monument sign in lieu of one permitted in an M-1 (Light Manufacturing) District.

Background

The property is located at the northwest corner Grand Avenue and Teague Drive; One Grand Center. The owners would like to erect an additional 5' X 7' monument sign with a 15 square foot face area along Grand Avenue.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

One Grand Centre I of Texas, LP (Owners) and Darold P. Adami (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

8

Objections Received:

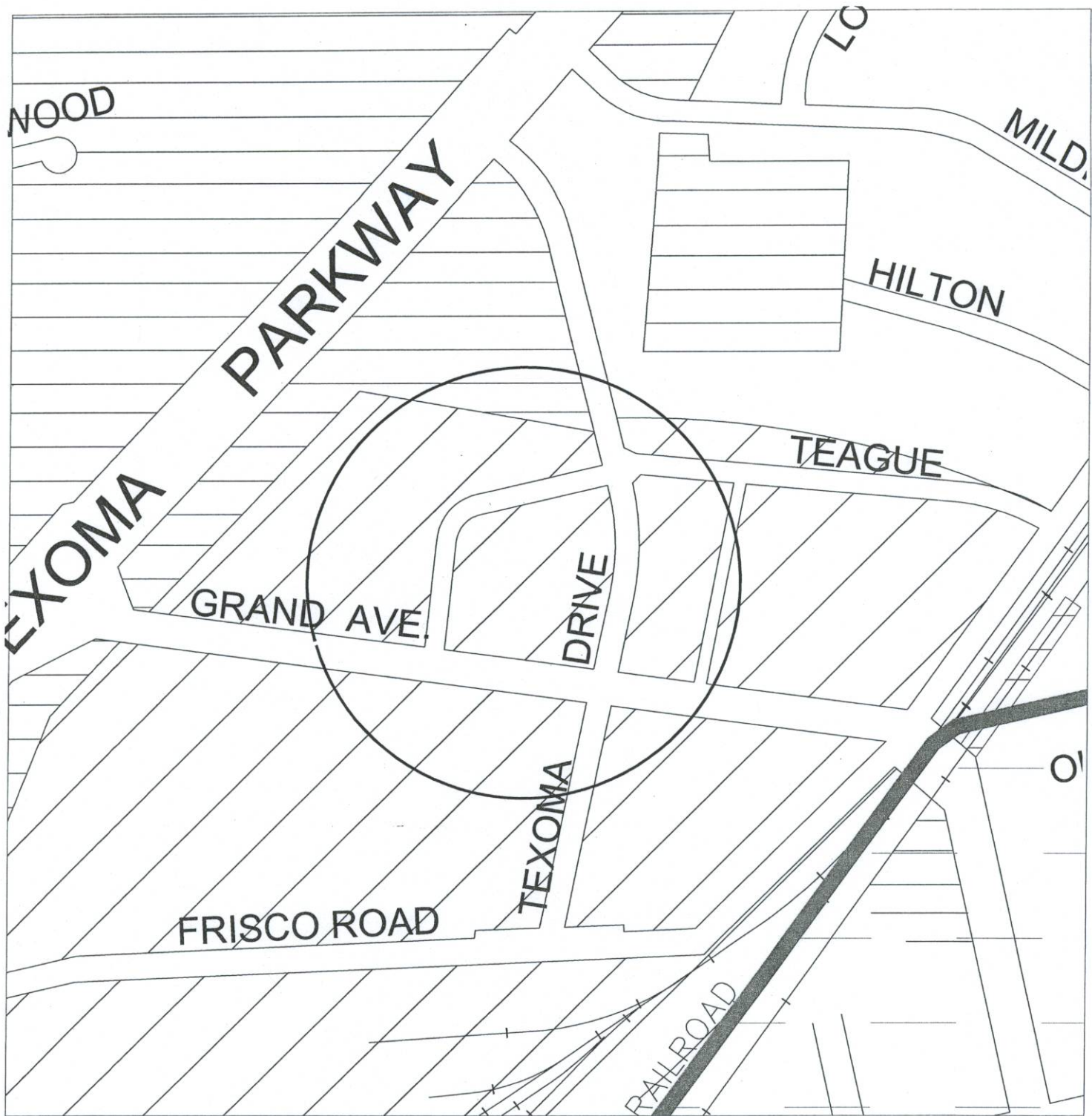
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

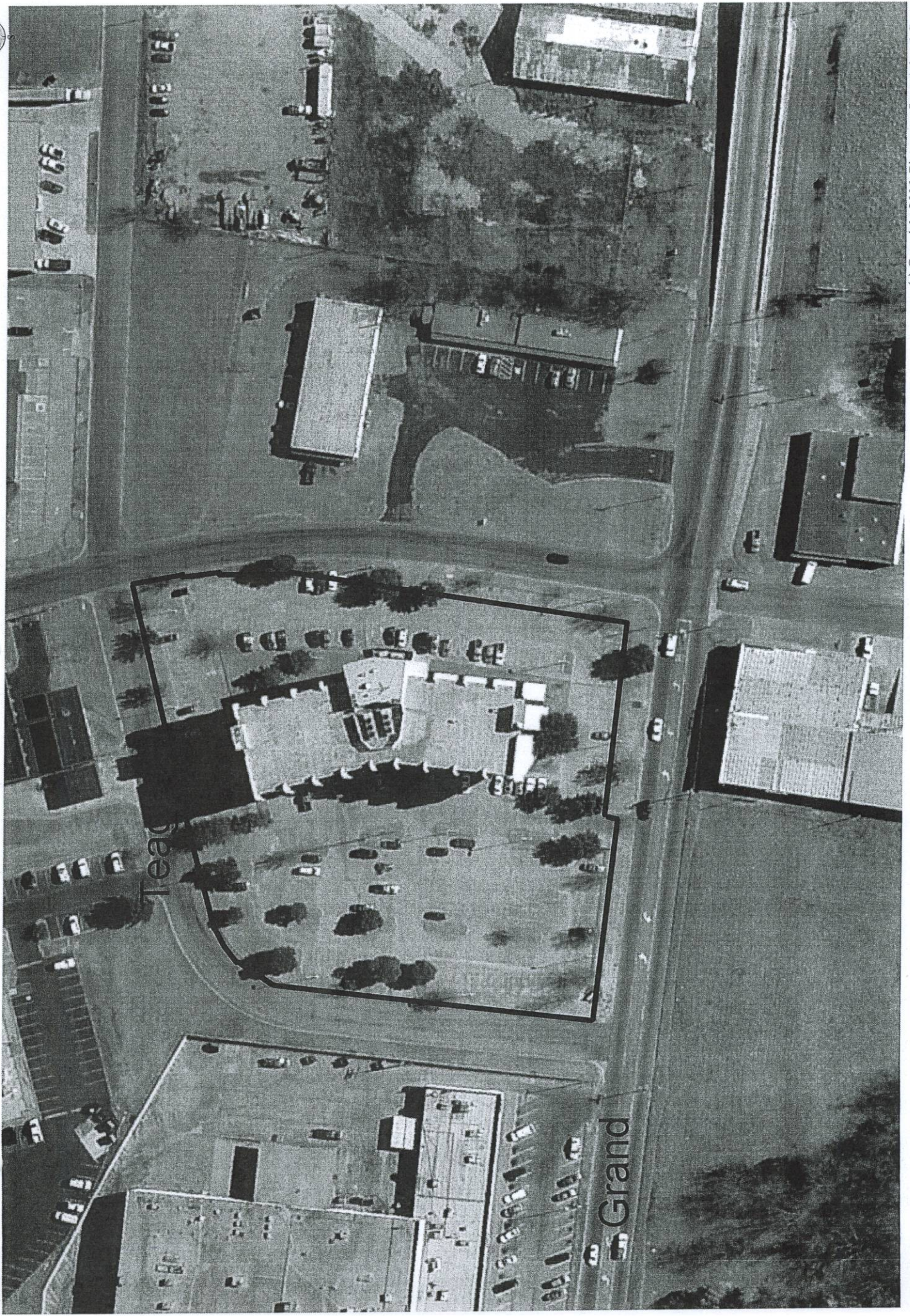
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



1800 TEAGUE DRIVE EXCEPTION

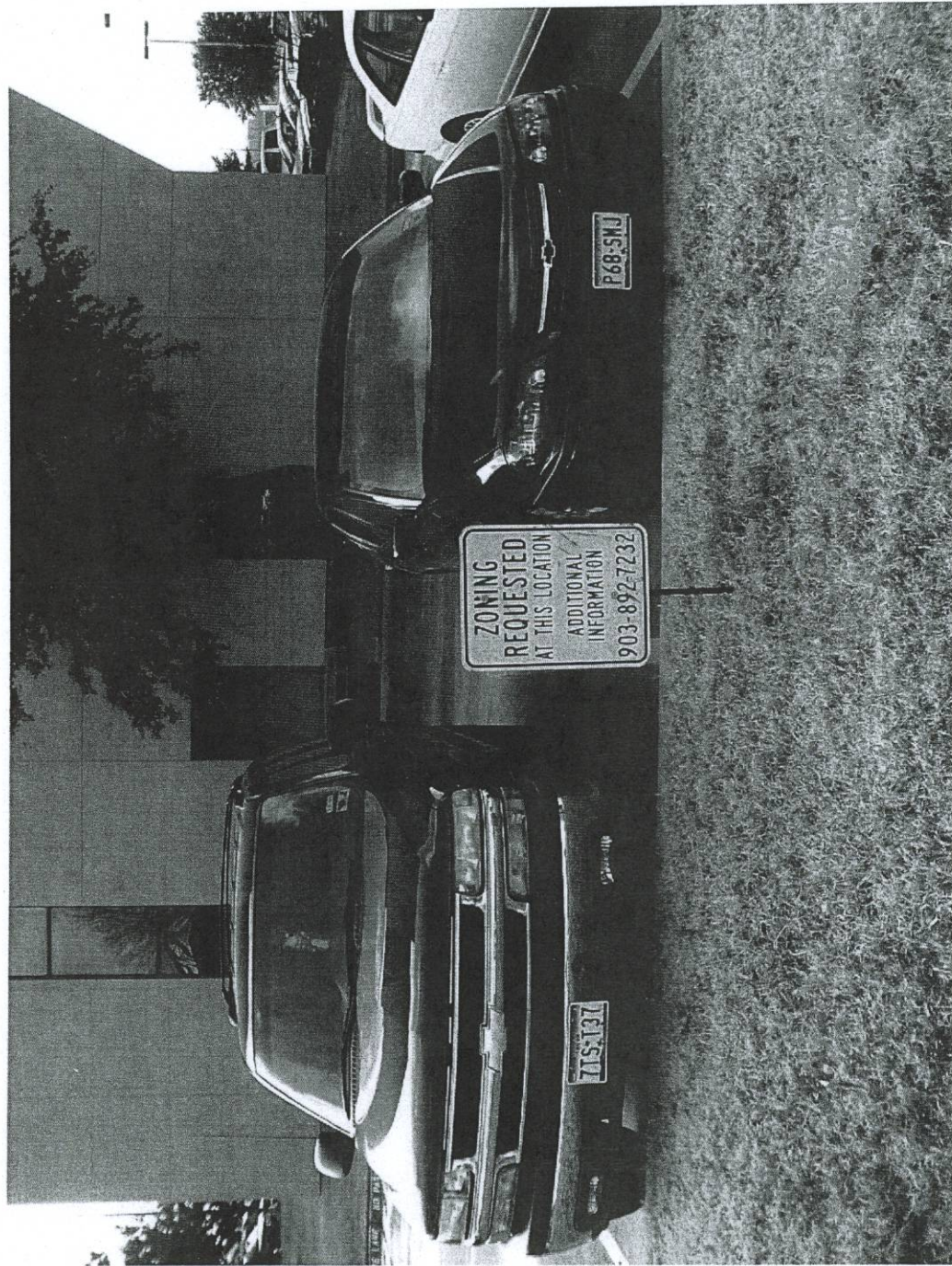
ENGINEERING DEPARTMENT



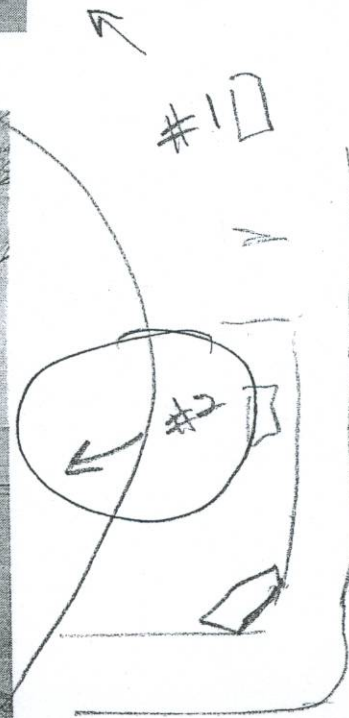
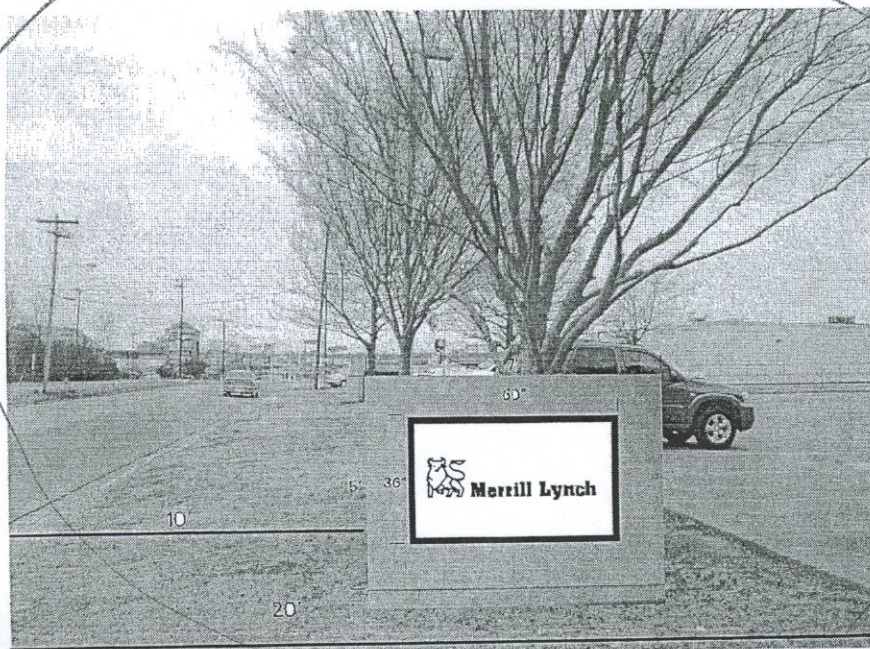
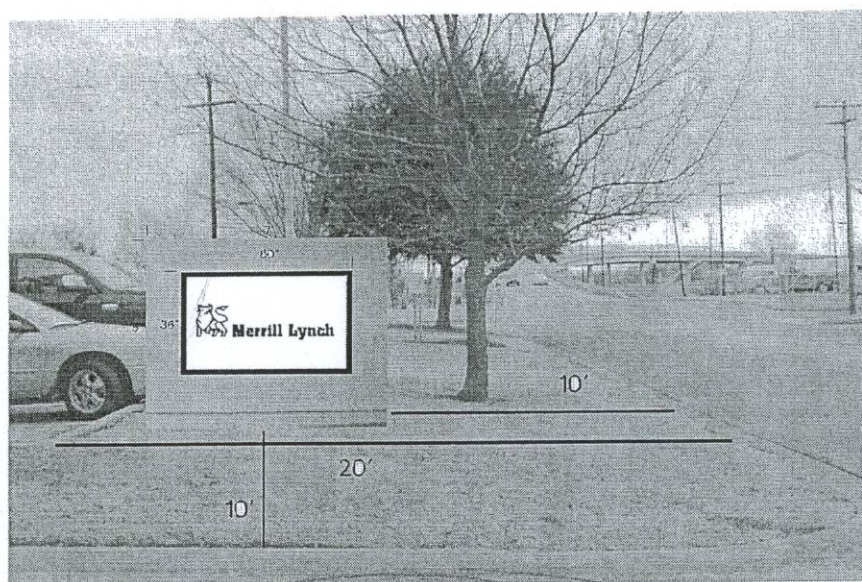
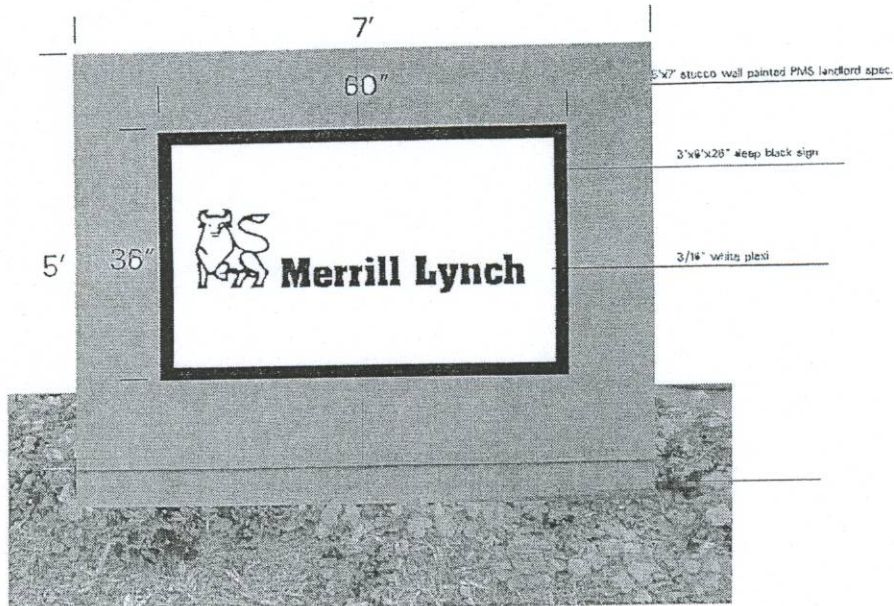


Scale: 1 inch = 100.0 feet

1800 Teague Dr.



Front View



J. B. MCANAIR
ABST. NO. 763
SURVEY

STREET

DRIVE

50' ROW

TEXOMA

70' ROW

TEAGUE

60' ROW

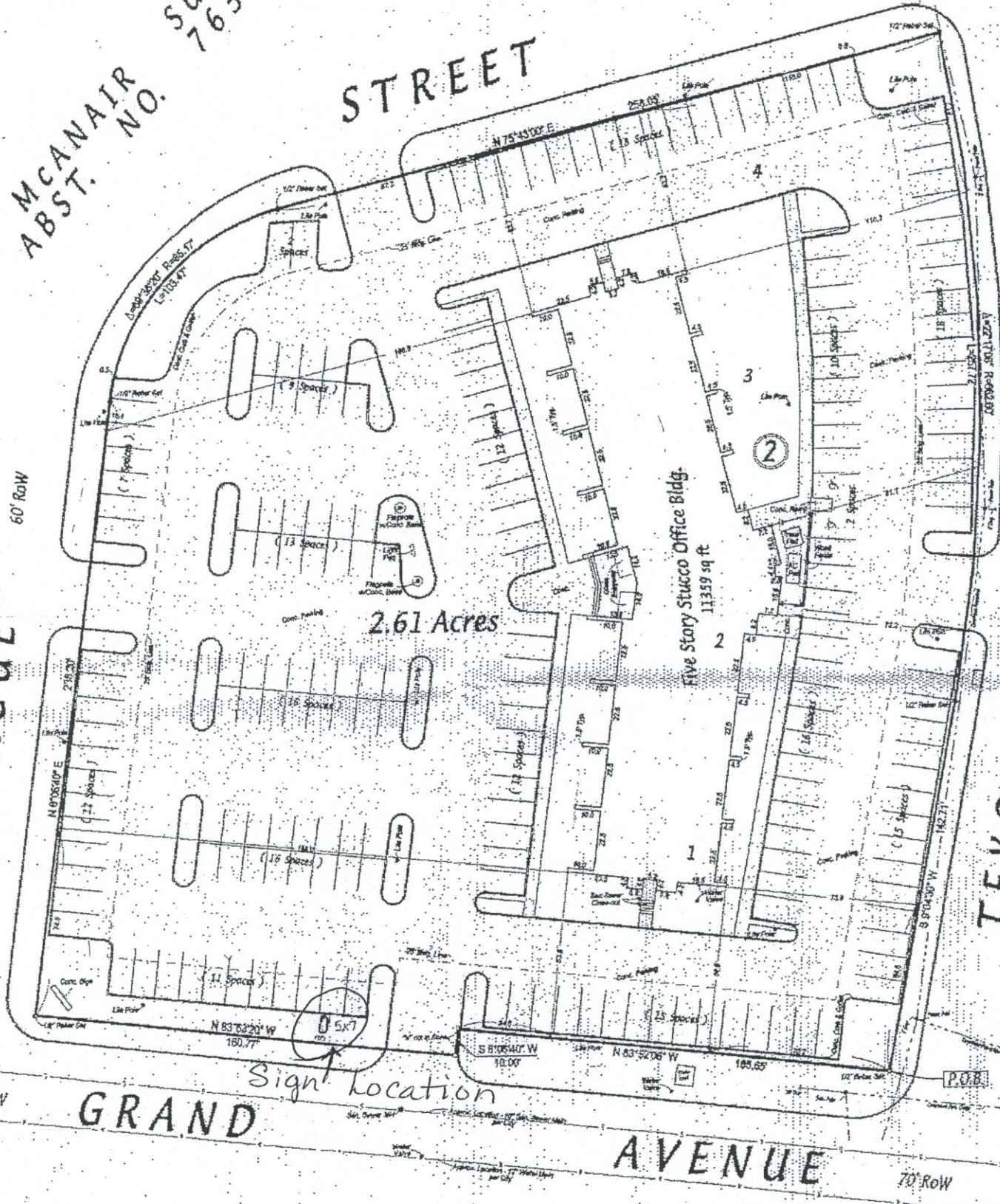
2.61 Acres

FIVE STORY STUCCO OFFICE BLDG.
11359 sq ft

Sign Location

GRAND

AVENUE



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2900 Block U.S. Highway 82 East
Being 1.812 acres in the Fleming Jennings Survey, Abstract No. 638
Site Plan Approval

Requested Action/Proposed Use:

Site plan approval for an office/warehouse.

Background

The property is located on the south side of U. S. Highway 82 East between Baker Road and Skaggs Road. The property was rezoned in 2006 from an R-1 (One Family Residential) District to a C-2 (General Commercial) District. The owners would like to construct an 11,000 square foot office/warehouse. Twenty seven parking spaces will be provided. A private well and septic system will be provided onsite; U. S. Hwy. 82 East does not have water or sewer services.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Mike Bernard (Owner), Jack Gurley (Representative) and Lambert + Lockwood Architecture (Architects)

Master Plan Designation:

Retail/Commercial

Attachments:

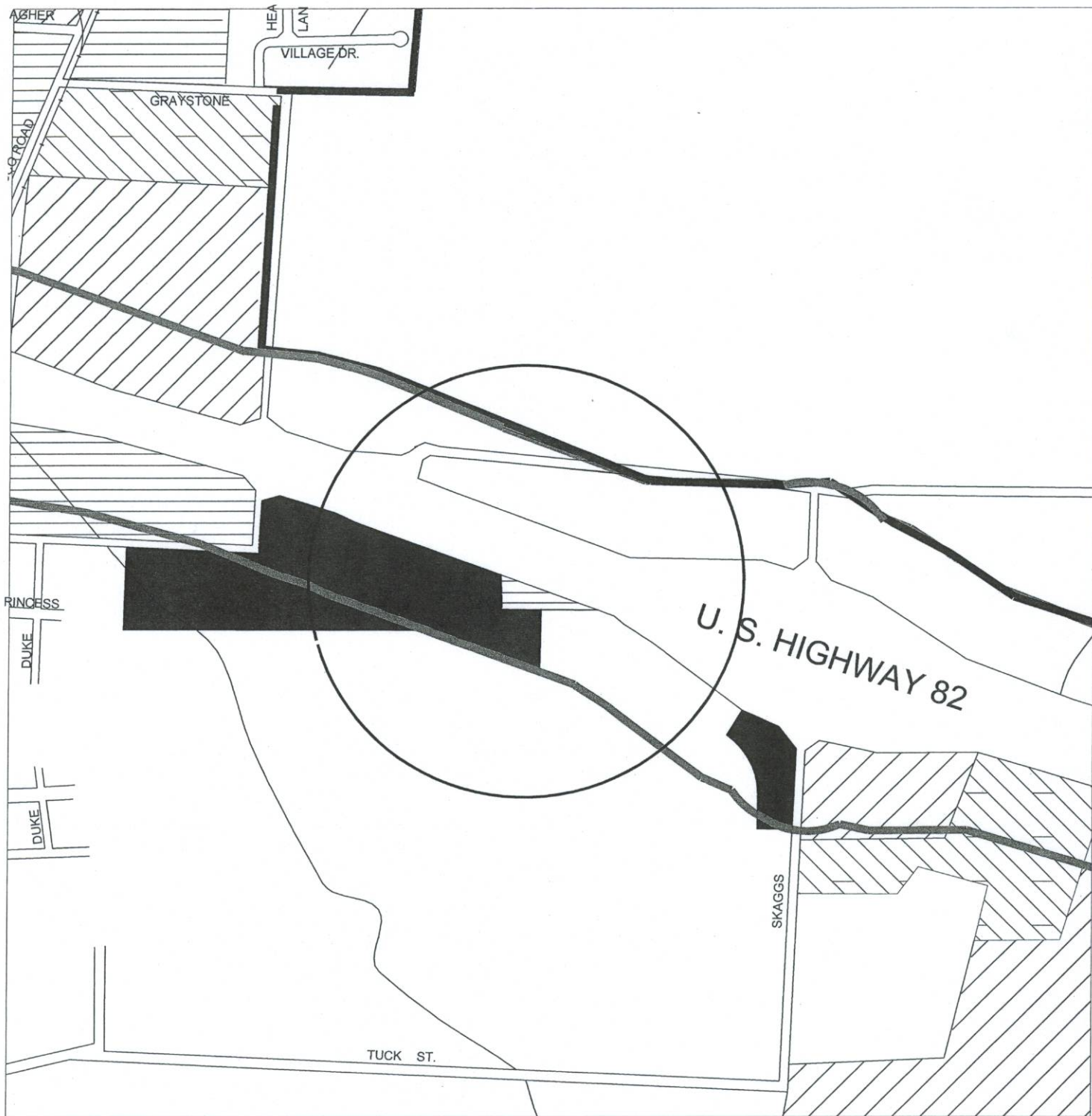
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT
	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

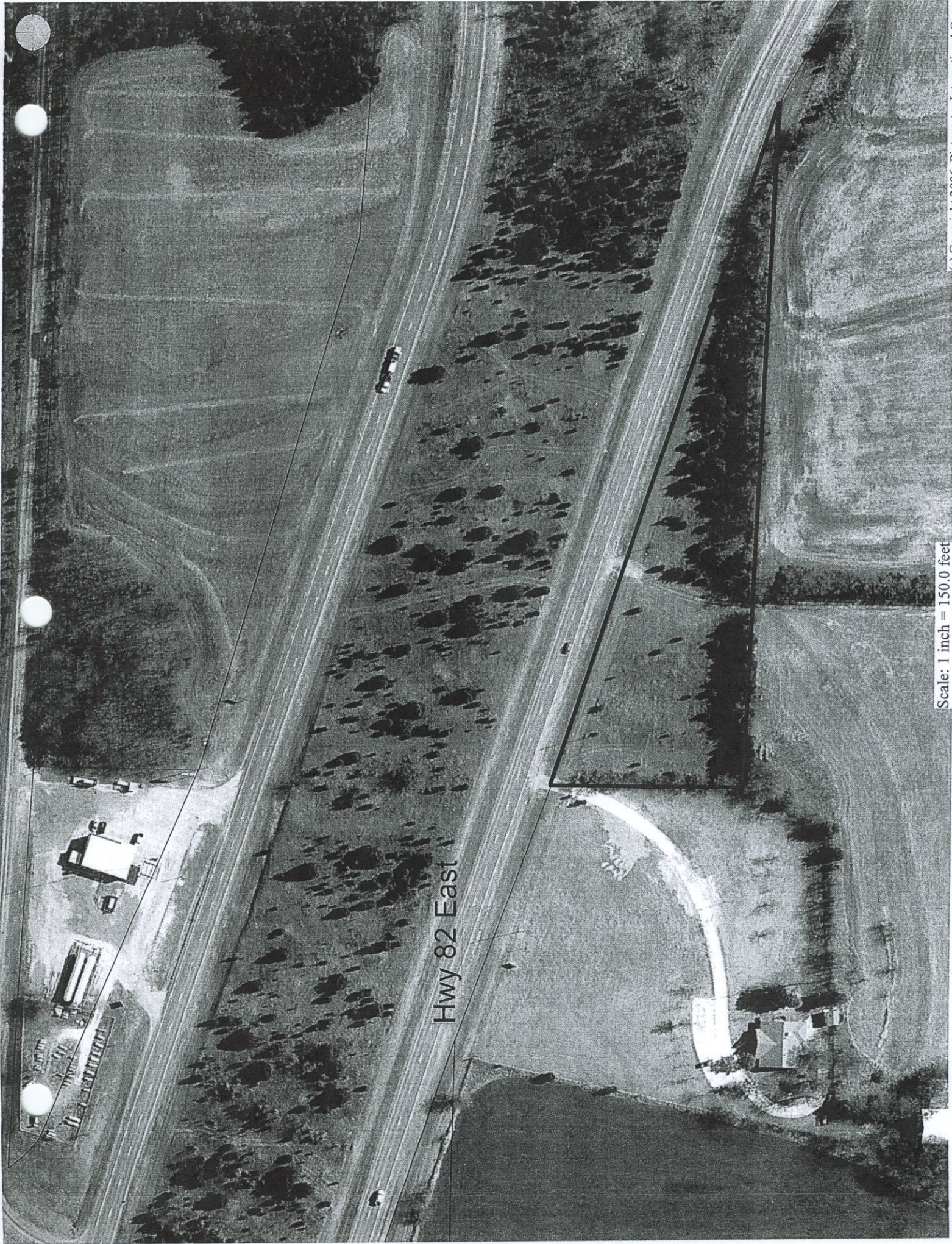
	M-2 HEAVY MANUFACTURING DISTRICT
	M H MANUFACTURED HOUSING DISTRICT
	O-1 BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	O-1.1 OVERLAY DISTRICT - 1417
	O-1.2 OVERLAY DISTRICT - SAM RAYBURN FREEWAY
	CPO COLLEGE PARK OVERLAY
	A&C ARTS & CULTURAL OVERLAY DISTRICT
	CBD CENTRAL BUSINESS DISTRICT



2900 BLK U S HWY 82 EAST SITE PLAN

Department of Developmental Services





Hwy 82 East

Scale: 1 inch = 150.0 feet



February 14, 2008

Mike Bernard
618 Hillside
Sherman, Texas 75090

Lambert + Lockwood Architecture
PO Box 27341
Flower Mound, TX 75027

Jack Gurley
139 Ken Drive
Sherman, Texas 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Dear Applicants,

Your request for approval of a site plan for property located in the 2900 Block of U.S. Highway 82 East has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All aspects of the O-1 Overlay (75-82) District shall be followed.
2. All aspects of the 2003 ICC Fire Codes must be followed. 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.
3. All aspects of the Commercial Tree and Landscaping Ordinance must be followed.
4. The building must be provided with adequate water for fire fighting capacity, contact the Fire Marshal at 903-892-7267.
5. Elevation and details for water storage shall be provided.
6. A septic permit is required from Grayson County.
7. The septic lines and the detention shall be revised if another building is to be built on the property.
8. Front landscape shall comply with the O-1 (75 & 82) Overlay District Ordinance.
9. Parking spaces are required to be 9' X 20' minimum.
10. Elevations and description of detention to be provided.
11. Screened trash receptor is required and to be shown in main building area.
12. Screening is required adjacent to residentially zoned property.
13. Driveways shall conform to TxDOT standards and a permit is required from the City of Sherman Engineering Department.
14. Peripheral Easements are to be dedicated.
15. Detention facilities are required unless the runoff from the site can be directly carried to a designated FEMA floodway that has adequate capacity (no adverse impact on

downstream properties). The detention facility shall be revised if additional development is constructed in the future.

16. A permit issued by the City of Sherman and approved by TxDOT is required for driveways to U.S. Highway 82. Driveways shall be constructed according to City of Sherman standards and shall be inspected by the Engineering Department.
17. All parking and driving surfaces shall be concrete.
18. The water well and on site sewer disposal system shall meet all City, County and State regulations.
19. 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 Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,



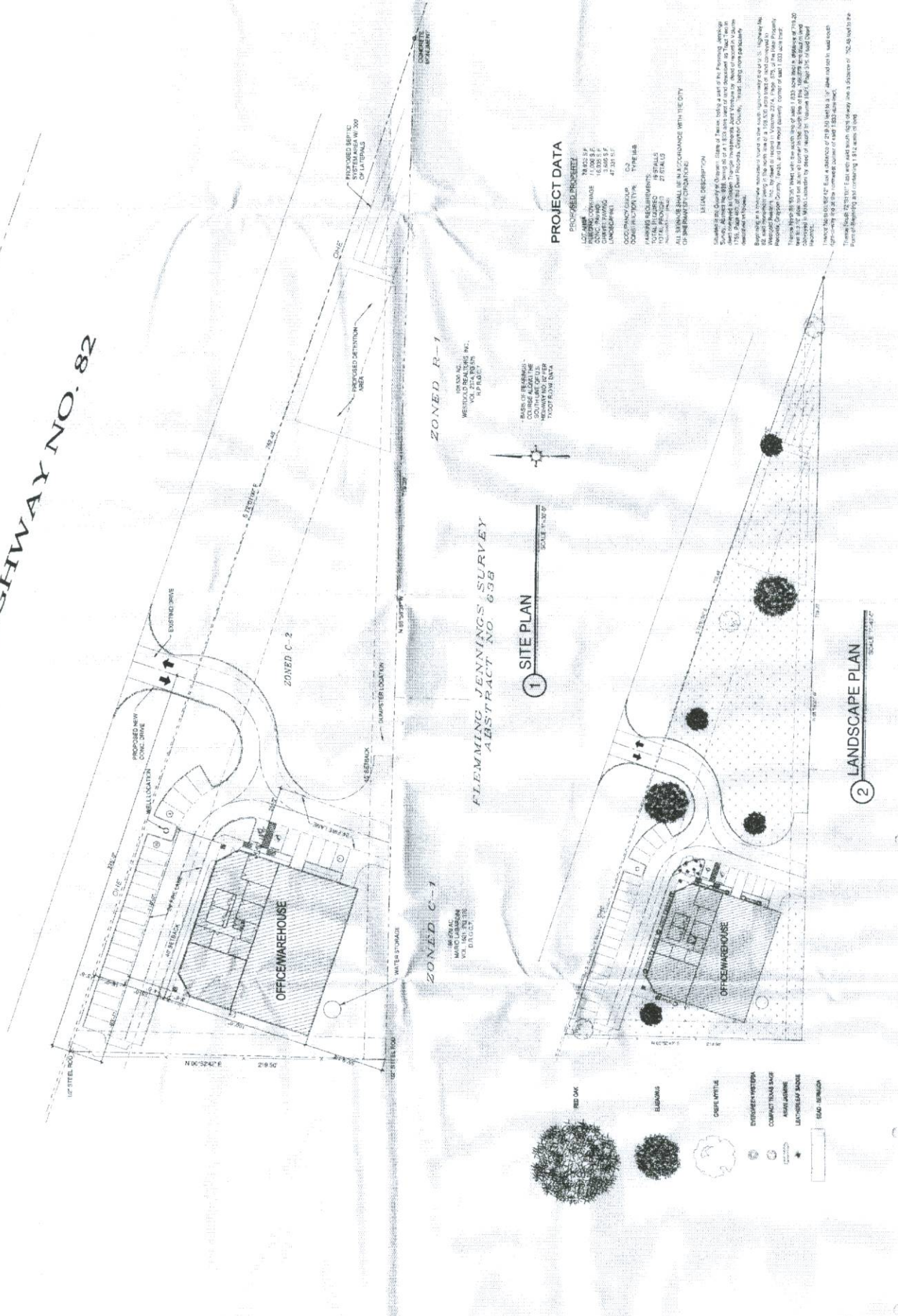
Scott Shadden,
Secretary, Planning and Zoning Board and Board of Adjustment

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer

PRELIMINARY, NOT FOR CONSTRUCTION

U. S. HIGHWAY NO. 82



PROJECT DATA

PROPOSED PROPERTY		CITY	
LOT AREA	78,032 S.F.	CITY	TYPE III-B
PAVING COVERAGE	11,000 S.F.		
CONC. PARKING	10,000 S.F.		
CURBS, FENCES	3,565 S.F.		
LANDSCAPING	47,331 S.F.		
OCCUPANCY GROUP	G-2		
CONSTRUCTION TYPE	TYPE III-B		
PARKING REQUIREMENTS:			
TOTAL REQUIRED	16 STALLS		
TOTAL PROVIDED	27 STALLS		
NOTES: SEE PLANS			
ALL SIGNAGE SHALL BE IN ACCORDANCE OF SHERMAN CITY ORDINANCE			

LIFICAL DESCRIPTION

County. At the 1988 meeting of the American Psychological Association, a panel of experts on the "Prevalence of Mental Illness" estimated that 1 in 133 men and 1 in 100 women are afflicted with some form of mental illness. The panel also estimated that 1 in 100 men and 1 in 133 women are afflicted with a serious mental illness. The panel also estimated that 1 in 100 men and 1 in 133 women are afflicted with a serious mental illness.

NO.	DATE	BY	REVISIONS
1	10/1/00	MB	DRAWN
2	10/1/00	MB	CHECKED
3	10/1/00	MB	DATE

JAGGER GENERAL CONTRACTING
AN OFFICE.COMPLEX FOR



Lambert + Lockwood
ARCHITECTS
10000 10th Avenue
Suite 100
Boulder, CO 80501
Phone: 303.440.1000
Fax: 303.440.1001
www.lambertlockwood.com

PRELIMINARY, NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS



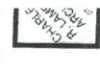
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS

PRELIMINARY, NOT FOR CONSTRUCTION

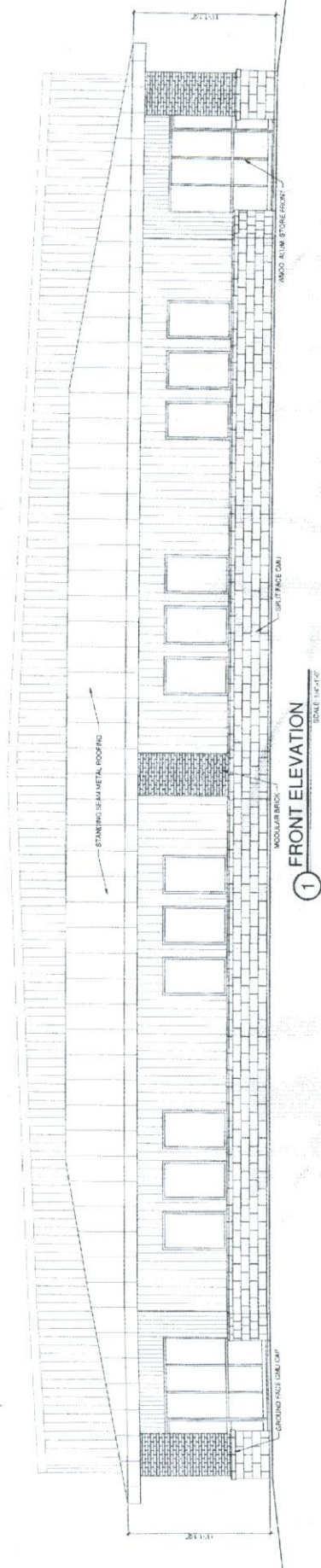
JARGER GENERAL CONTRACTING

AN OFFICE COMPLEX FOR

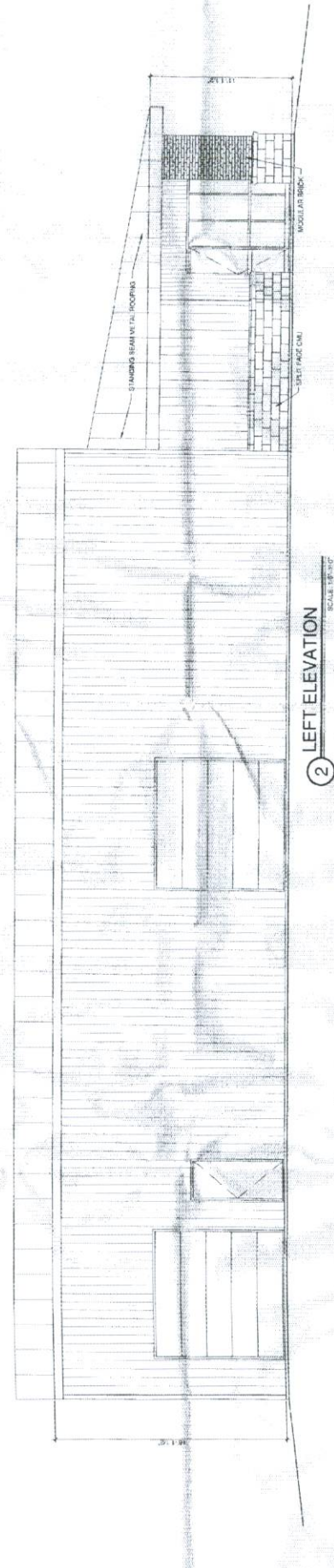


Lockwood
la mberl +

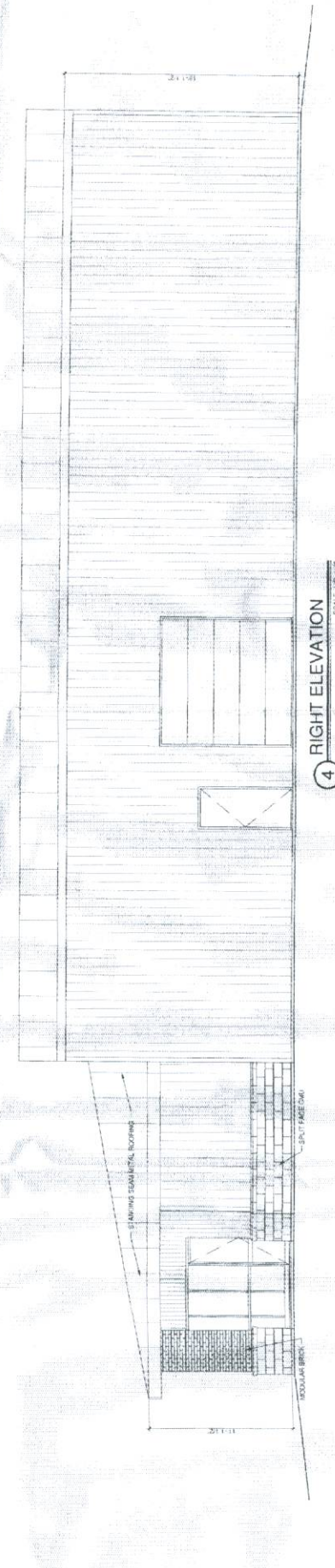
ARCHITECTS
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.lockwoodlaumberl.com



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

From: Fuller, Danny
Sent: Monday, February 18, 2008 5:13 PM
To: Shadden, Scott
Cc: Jones, JJ
Subject: P&Z Comments

Scott,

I have received the P & Z packet today 2/18/08. Comments from my office are as follows:

Agenda items related to 1300 W. Lamar. This project will require a 24' clear width (eave to eave) between buildings fronting 100 Holly Street.

Agenda items related to 2900 E. Highway 82. A building of this size will require two fire hydrants with a 2250 gpm 2 hour water flow.

Hydrants will have a maximum spacing of 450' apart.

Thanks,
Danny Fuller
Fire Marshal
Sherman Fire Department

2/19/2008

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2900 Block of US Hwy. 82 East
1.812 Acres of in the Fleming Jennings Survey, Abstract #638
Preliminary Plat

Requested Action/Proposed Use:

Preliminary Plat of Veteran's Addition

Background

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

Adjacent Zoning:

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

Origination:

Mike Bernard (Owners), Jack Gurley (Representative) and Underwood Drafting & Surveying (Surveyors)

Master Plan Designation:

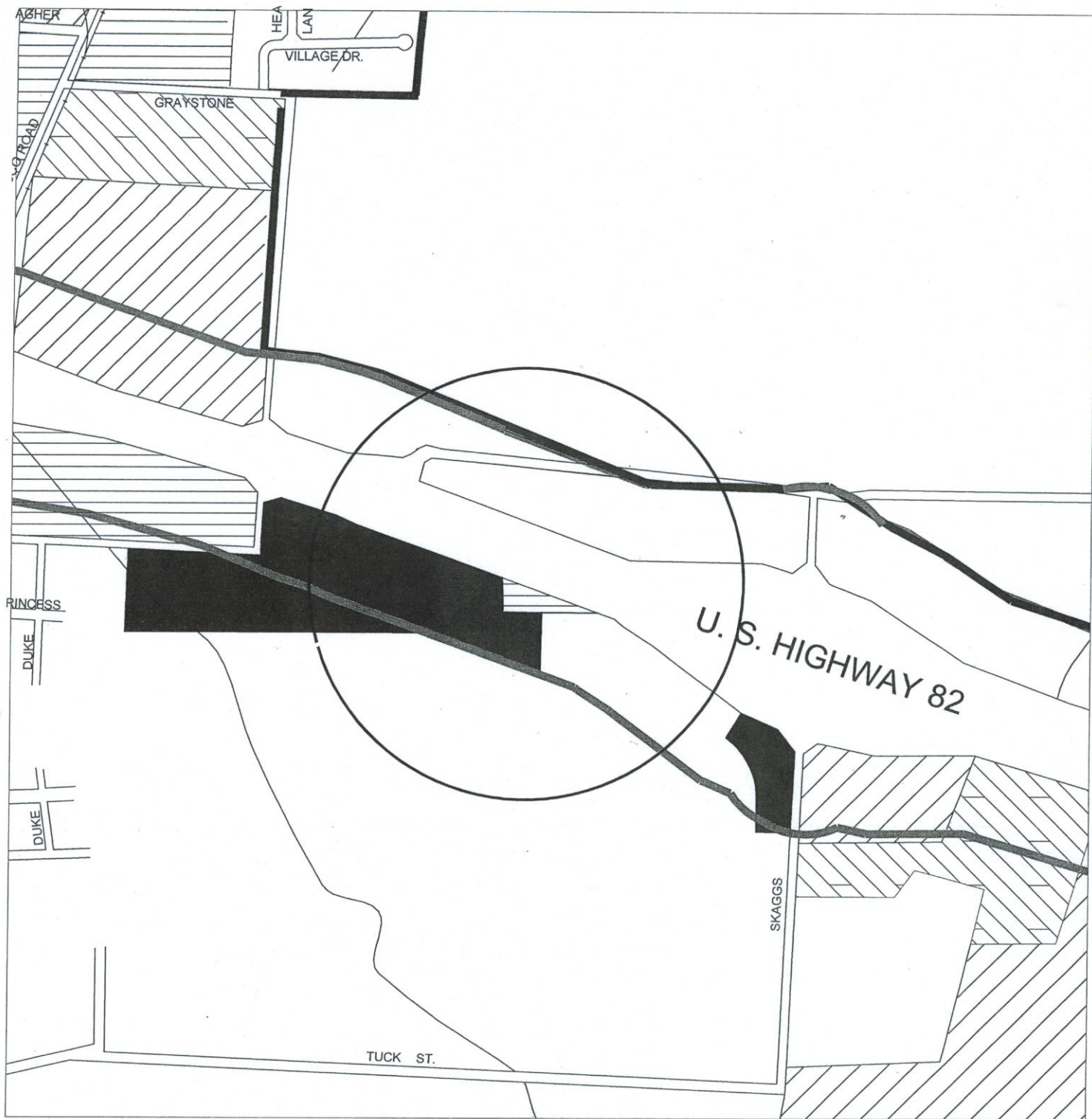
Retail/Commercial

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Planning & Developmental Coordinator

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		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 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



2900 BLK U S HWY 82 EAST PRELIMINARY PLAT

Department of Developmental Services





Hwy 82 East

Scale: 1 inch = 150.0 feet

**STAFF REVIEW LETTER**

February 7, 2008

Mike Bernard
618 Hillside
Sherman, Texas 75090

Jack Gurley
139 Ken Drive
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a preliminary plat for property located in the 2900 Block of U.S. Highway 82 East has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Detention facilities are required unless the runoff from the site can be directly carried to a designated FEMA floodway that has adequate capacity (no adverse impact on downstream properties).
2. 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 your authorized representative to present your request on the date and time stated above.

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

Respectfully,

Mark Gibson

Director of Utilities and Engineering

CC: George Olson, City Manager
 Scott Shadden, Director of Development Services
 Doreen E. McGookey, City Attorney
 Rita Gaither, Development Coordinator
 Lambert + Lockwood Architecture (PO Box 27341, Flower Mound, TX 75027)
 Underwood Drafting & Surveying (3404 Interurban Rd, Denison, TX 75021)

 Danny Fuller, Fire Marshal
 Jeff Miller, Director of Public Works
 James Shankles, Jr., P.E., City Engineer

U.S. HIGHWAY NO. 82

FRONTAGE ROAD

LOT 1, BLOCK 1
1.612 AC.

FLEMING JENNINGS SURVEY
ABSTRACT NO. 638

PRELIMINARY PLAT
OF
VETERAN'S 1 ADDITION
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
BEING 1.612 ACRES SITUATED IN
THE FLEMING JENNINGS
SURVEY, ABST NO. 638

CONTRAST OF ELEVATIONS
CONTOUR INTERVAL 10 FEET
BY THE SURVEYOR

SURVEYOR
JASON P. WILSON
R.P.L.S. NO. 3557
3404 INTERURBAN ROAD
DENVER, TEXAS 75021
PHONE (937) 455-2131

UNDERWRITER
3404 INTERURBAN ROAD
DENVER, TEXAS 75021
PHONE (937) 455-2131

CHARLES F. GILBERT
MICHAEL E. BERNARD
618 HILLSIDE
SHERMAN, TEXAS 75090
PHONE 937-817-2713

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Fleming Jennings Survey, Abstract No. 638, containing 1.612 acre tract of land conveyed to Michael S. Bernard by deed of record in the County of Grayson, Texas, being more particularly described as follows:
Beginning at a concrete monument found in the south-east corner of a 106.530 acre tract of land conveyed to Westford & Son, Inc. by deed of record in the County of Grayson, Texas, and the most easterly corner of said 1.612 acre tract;
Thence North 88°59'35" West a distance of 719.40 feet to a 1/4" steel rod set in said south right-of-way line of the 16.679 acre tract of land conveyed to the City of Sherman by deed of record in the County of Grayson, Texas;
Thence North 00°32'42" East a distance of 218.50 feet to a 1/4" steel rod set in said south right-of-way line of the northeast corner of said 1.612 acre tract;
Thence North 88°59'35" West a distance of 719.40 feet to the Point-of-Beginning and containing 1.612 acres of land.

GENERAL NOTES

1. ALL UTILITIES SHALL BE PROVIDED BY AN ON-SITE WELL AND STORAGE SYSTEM.
2. SEPTIC SYSTEM SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL GRAYSON COUNTY ORDINANCES.

Approved for presentation of Final Plat by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Date _____

GRAPHIC SCALE



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2900 Block of US Hwy. 82 East
1.812 Acres of in the Fleming Jennings Survey, Abstract #638
Final Plat

Requested Action/Proposed Use:

Preliminary Plat of Veteran's Addition

Background

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

Adjacent Zoning:

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

Origination:

Mike Bernard (Owners), Jack Gurley (Representative) and Underwood Drafting & Surveying (Surveyors)

Master Plan Designation:

Retail/Commercial

Attachments:

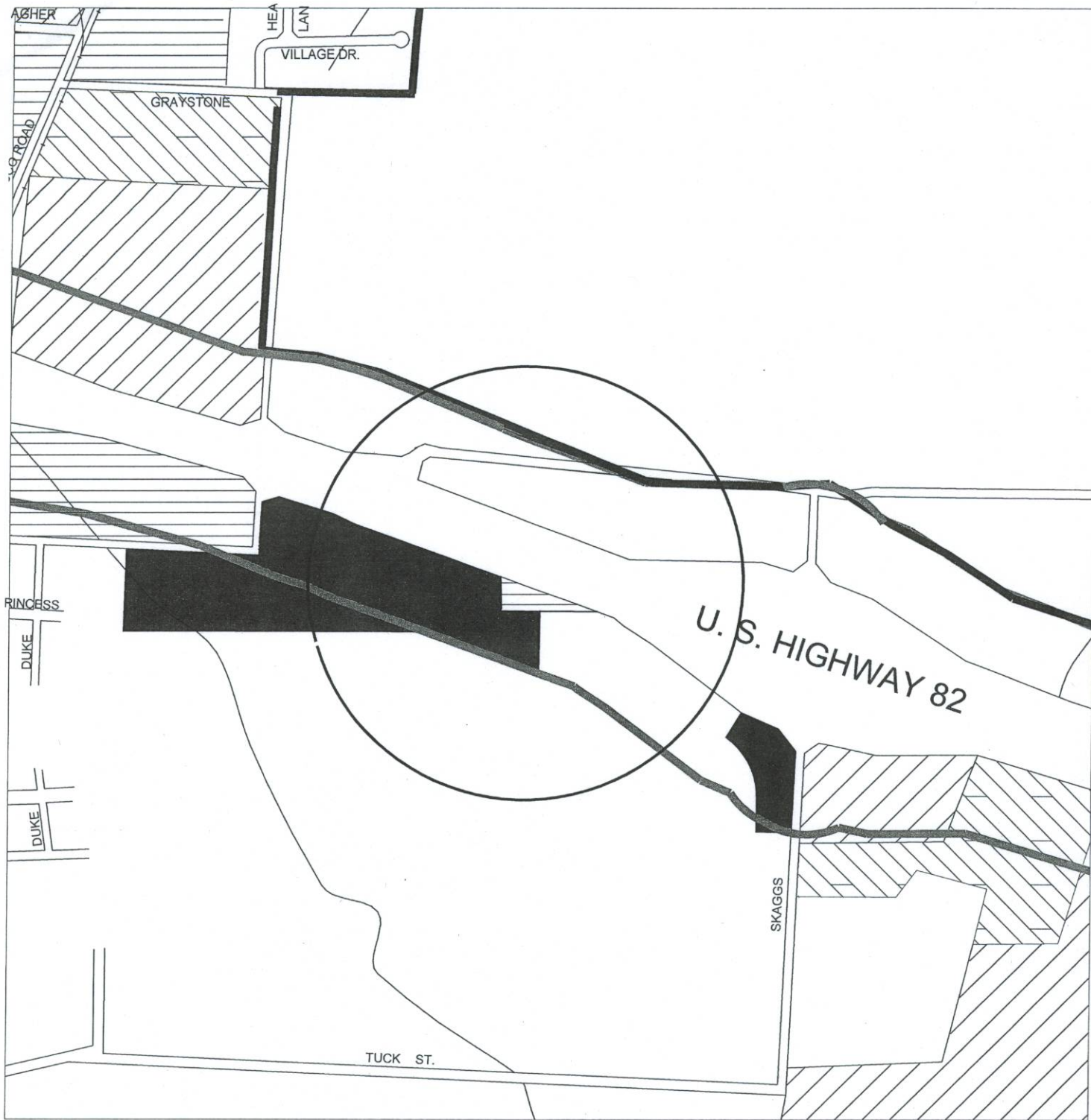
Location map
Photographs
Final Plat
Staff Review Letter

Prepared By:

Rita Gaither
Planning & Developmental Coordinator

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



2900 BLK U S HWY 82 EAST FINAL PLAT

Department of Developmental Services





February 7, 2008

Mike Bernard
618 Hillside
Sherman, Texas 75090

Jack Gurley
139 Ken Drive
Sherman, Texas 75090

Dear Applicants,

The request for approval of a Final Plat of Veteran's No. 1 Addition concerning the property located in the 2900 Block of U.S. Highway 82 East has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Driveways shall conform to TxDOT standards and a permit is required from the City of Sherman Engineering Department.
2. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
3. Original tax certificates shall be furnished prior to recording of the plat.
4. Detention facilities are required unless the runoff from the site can be directly carried to a designated FEMA floodway that has adequate capacity (no adverse impact on downstream properties).
5. A permit issued by the City of Sherman and approved by TxDOT is required for driveways to U.S. Highway 82. Driveways shall be constructed according to City of Sherman standards and shall be inspected by the Engineering Department.
6. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning 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,



Mark Gibson
Director of Utilities and Engineering

cc: George Olson, City Manager
 Jeff Miller, Director of Public Works
 James Shankles, Jr., P.E., City Engineer
 Lambert + Lockwood Architecture (PO Box 27341, Flower Mound, TX 75027)
 Underwood Drafting & Surveying (3404 Interurban Rd, Denison, TX 75021)

 Danny Fuller, Fire Marshal
 Doreen E. McGookey, City Attorney
 Rita Gaither, Development Coordinator

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1300 Block of West Lamar Street and the 100 Block of South Holly Street
Being the west 90' of the north one-half of Lot 8 and the west 90' of Lots 9 & 10, Block 2, of
W. Elliott's Gray's Hill Addition
Variance – Lot Area

Requested Action/Proposed Use:

Variance to allow two lots with 5,625 square foot lot area in lieu of the required 6,000 square foot in an R-1 (One Family Residential) District.

Background

The property is located on the northeast corner of Holly and Lamar Streets. The owner would like to replat the property into three lots to build a duplex on each of the lots. Two of the lots (Lots 9R & 10R contain 5,625 square feet.

Adjacent Zoning:

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

Origination:

Texoma Development, Inc. (Owners), Boothe Enterprises (Developer) and Sartin & Associates (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

10

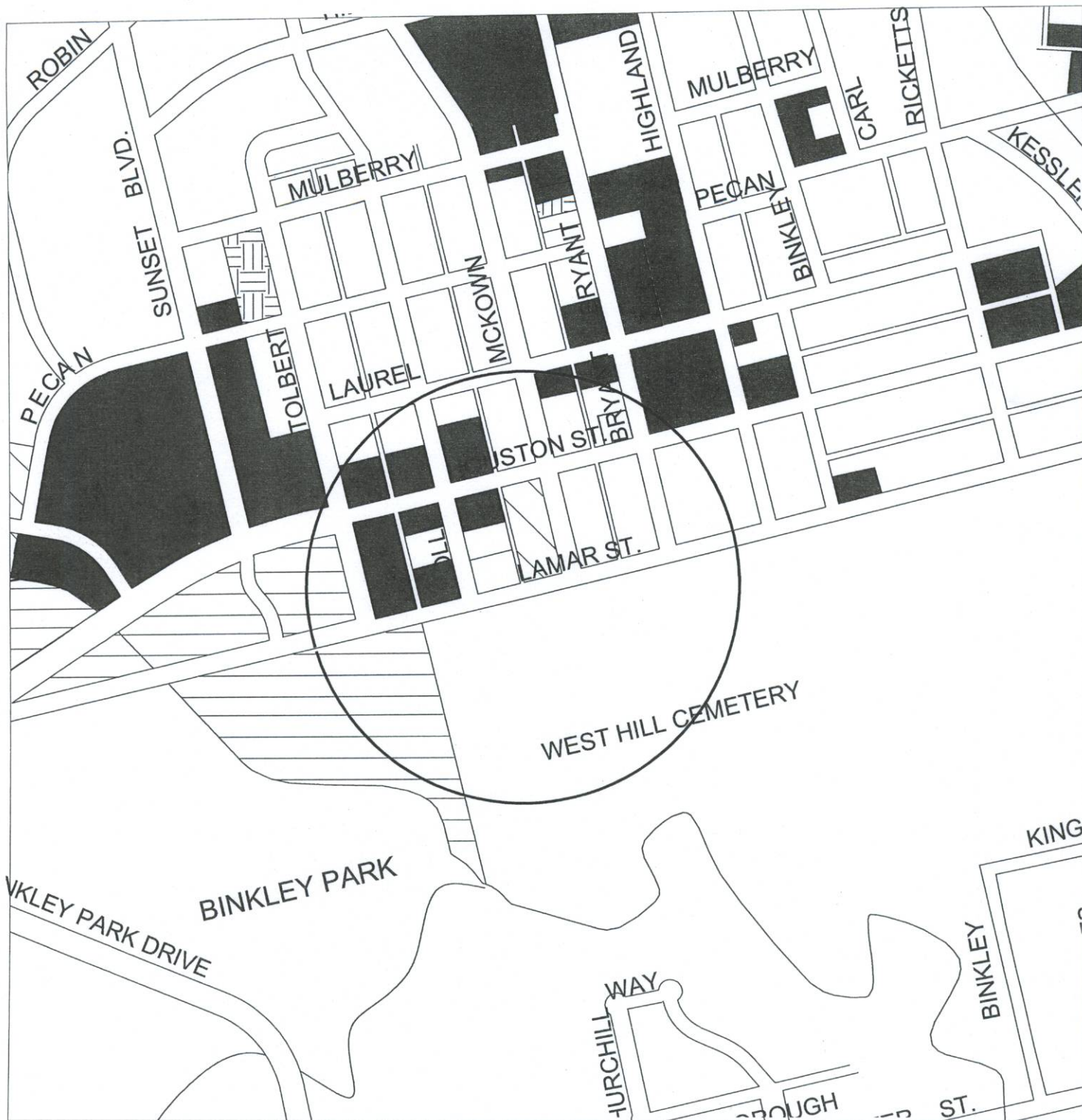
Objections Received:

0

Attachments: Location map, Photographs, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

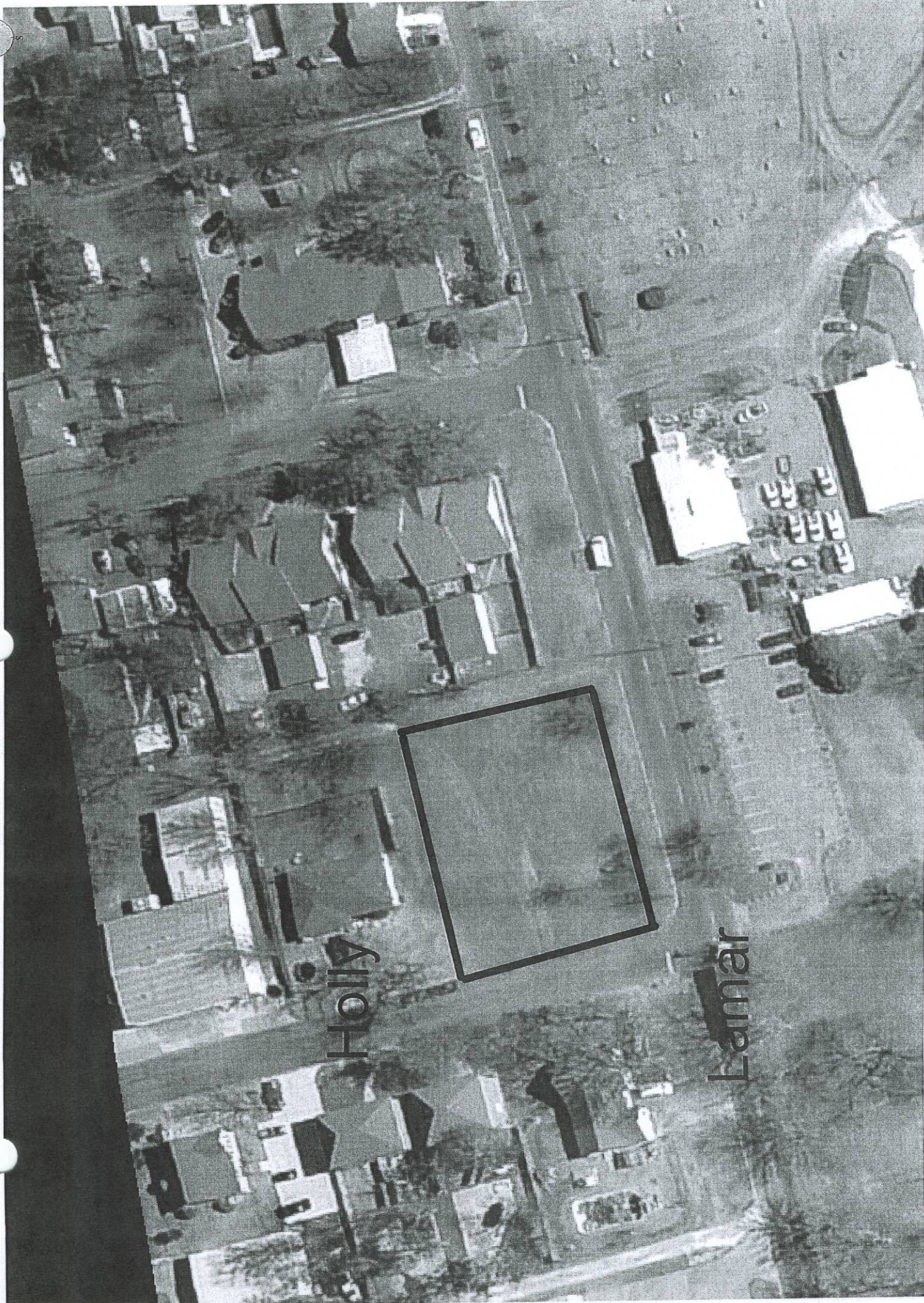
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		B-I BLALOCK INDUSTRIAL PARK OVERLAY DISTRICT - 75 & 82
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY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



1300 BLK WEST LAMAR
100 BLOCK SOUTH HOLLY
VARIANCE

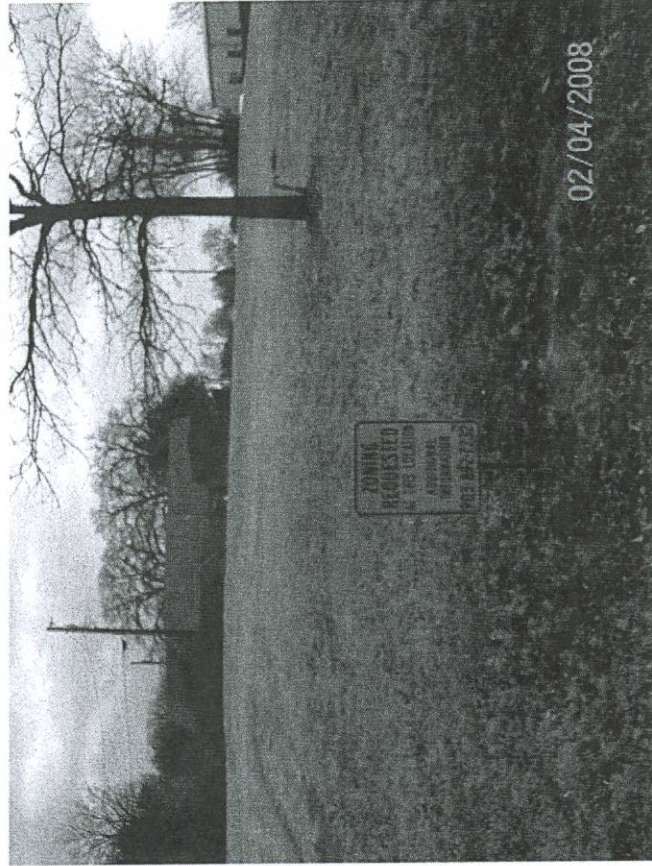
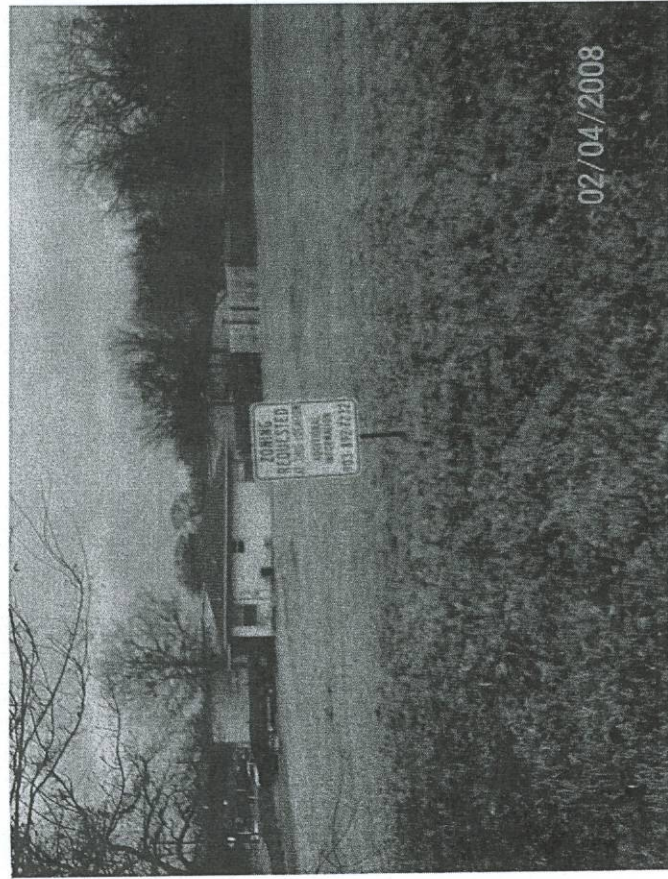
Department of Developmental Services



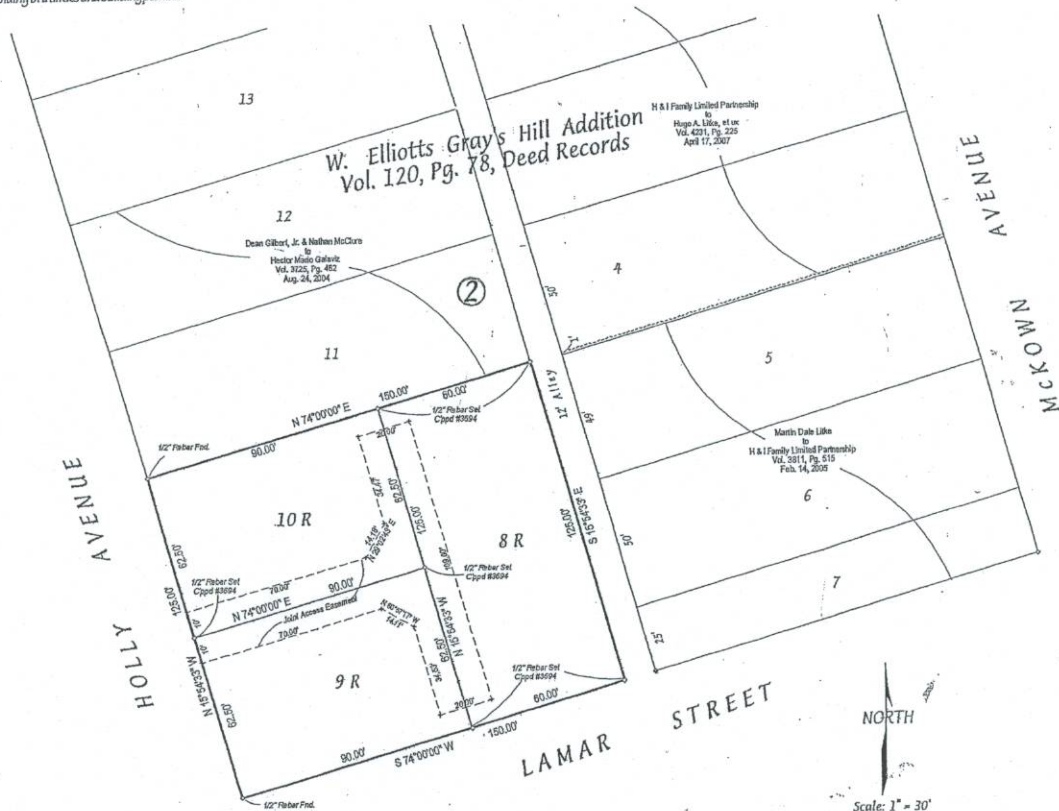


Scale: 1 inch = 75.0 feet

1300 W. Lamar



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

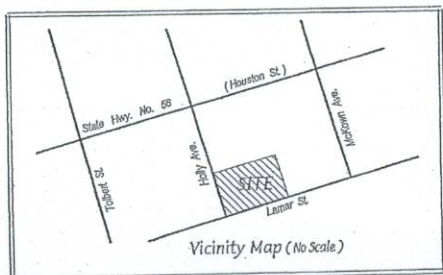


REPLAT of the NORTH ONE-HALF of
LOT EIGHT, and all of LOTS NINE,
and TEN, BLOCK TWO, W. ELLIOTT'S
GRAY'S HILL ADDITION
(Vol. 120, Pg. 78, DEED RECORDS)

to the
CITY of SHERMAN, TEXAS

Owner & Developer

Texoma Development, Inc.
5414 F. M. Highway 1417
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
B00THE-1.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1300 Block of West Lamar and 100 Block of South Holly
Being 0.43 acres in the J.B. McAnair Survey, Abstract No. 763 and the north 25 feet of Lot 8
and all of Lots 9 & 10, Block 2 of W. Elliott's Gray's Hill Addition
Replat

Requested Action/Proposed Use:

Replat of the North 25 feet of Lot 8 and all of Lots 9 & 10, Block 2, of W. Elliott's Gray's Hill Addition

Background

This is a replat of a two and one-half lots into three lots for the purpose of development.

Adjacent Zoning:

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

Origination:

Texoma Development, Inc. (Owners), Boothe Enterprises (Developer) and Sartin and Associates, Inc. (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

32

Objections Received:

0

Attachments:

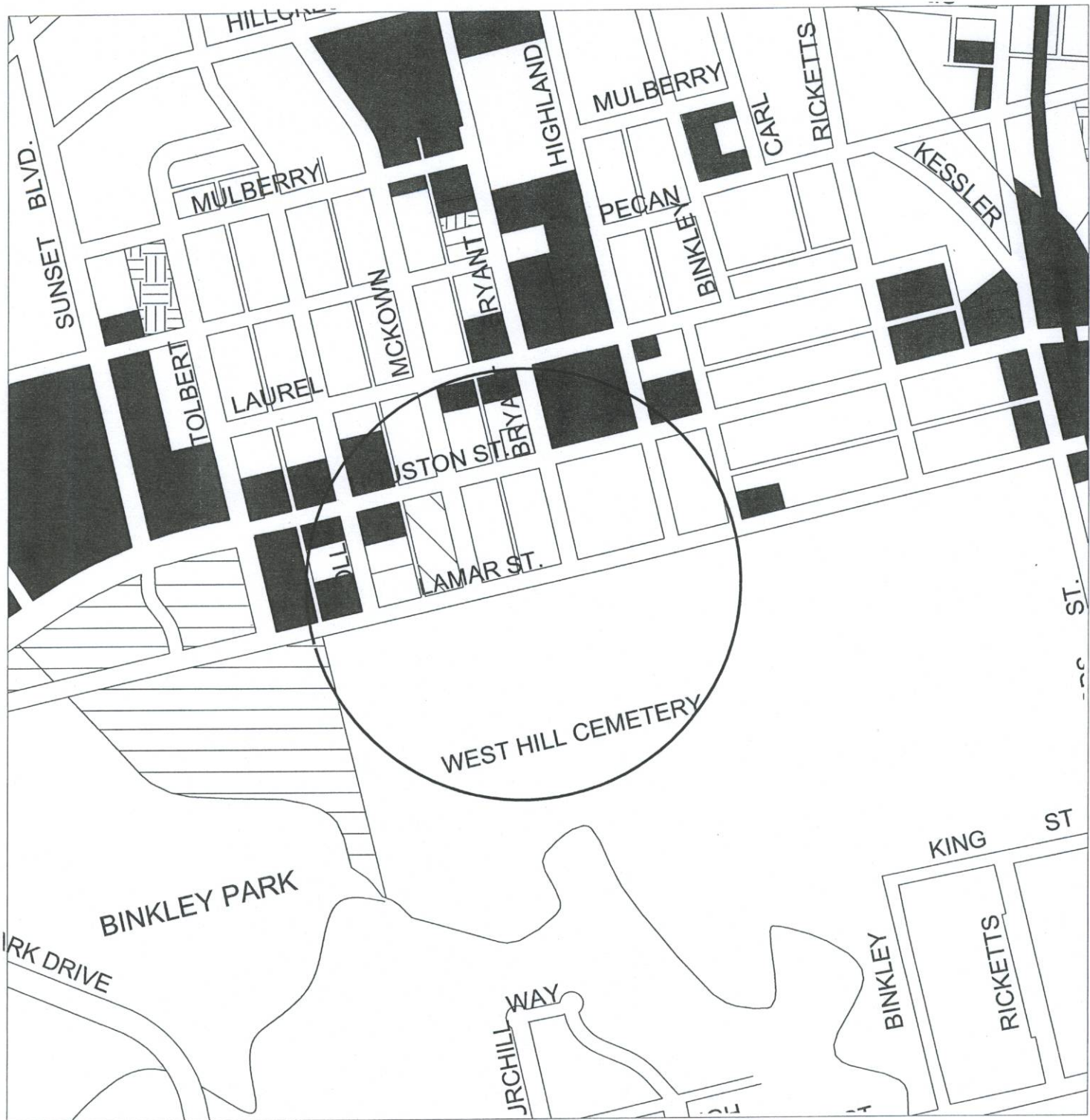
Location map
Photographs
Replat
Staff Review Letter

Prepared By:

Rita Gaither
Planning & Developmental Coordinator

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

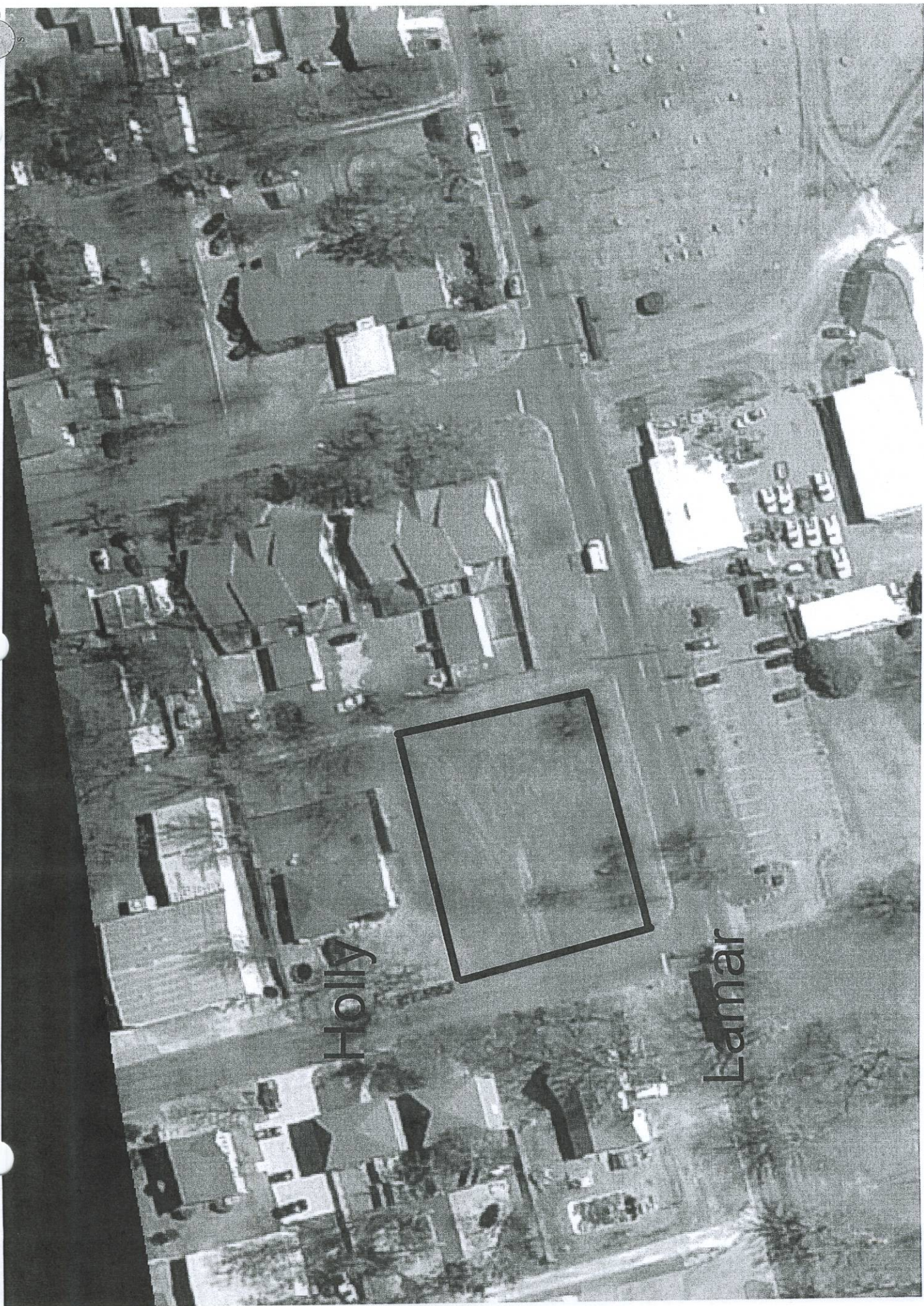
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



1300 BLK WEST LAMAR
100 BLOCK SOUTH HOLLY
REPLAT

Department of Developmental Services





Holly

Lamar

**STAFF REVIEW LETTER**

February 7, 2008

Texoma Development, Inc.
PO Box 517
Sherman, Texas 75091-0517

Kyle Boothe
224 W. Houston
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Replat for property located in the 1300 Block of West Lamar has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Sidewalks and Driveways shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
2. There will be no drive approaches onto Lamar Street.
3. A common access easement is to be recorded by separate instrument.
4. Water and Sewer pro-rata due on Lot 10R.
5. A private sanitary sewer easement is required to serve Lot 10R. Existing sanitary sewer is located along Lamar Street and in the alley east of proposed Lot 8R.
6. Letters from the various utility providers are required verifying availability of service and when service will be available. (City will acquire)
7. Original tax certificates shall be furnished prior to recording of the plat.
8. Floodplain boundary should be indicated if applicable.
9. It is recommended that the lots be graded to ensure that storm water runoff does not flow from one lot to an adjacent lot.
10. A permit is required for the construction of driveway on Holly Street. The driveway shall be constructed to the standards of the City of Sherman and shall be inspected by the Engineering Department.
11. Sidewalks are required along Holly Street and Lamar Street.
12. 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 your authorized representative to present your request on the date and time stated above.

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

Respectfully,



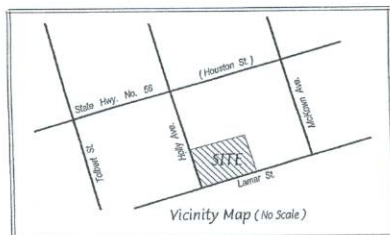
Mark Gibson
Director of Utilities & Engineering

CC: George Olson, City Manager Danny Fuller, Fire Marshal
 Scott Shadden, Director of Development Services Jeff Miller, Director of Public Works
 Doreen E. McGookey, City Attorney James Shankles, Jr., P.E., City Engineer
 Rita Gaither, Development Coordinator Angela Gurley, Customer Service Manager
 Sartin & Associates Survey Company (P.O. Box 1843, Sherman, Texas 75090)

[illegible]

CITY of ^{to the} SHERMAN, TEXAS

Texoma Development, Inc.
5414 F. M. Highway 1417
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
BOOTHIE-1.pcs

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1300 Block of West Lamar Street and the 100 Block of South Holly Street
Being 0.43 acres in the J.B. McAnair Survey, Abstract No. 763 and the north 25 feet of Lot 8
and all of Lots 9 & 10, Block 2 of W. Elliott's Gray's Hill Addition
Specific Use Permit

Requested Action/Proposed Use:

- (a) Specific Use Permit and Site Plan Approval to allow a Two Story Two-Family Dwelling (duplex) in an R-1 (One Family Residential) District on the future Lot 8R, Block 2 of the Replat of the North One-half of Lot 8, and all of Lots 9 & 10, Block 2, W. Elliott's Gray's Hill Addition.
- (b) Specific Use Permit and Site Plan Approval to allow a Two Story Two-Family Dwelling (duplex) in an R-1 (One Family Residential) District on the future Lot 9R, Block 2 of the Replat of the North One-half of Lot 8, and all of Lots 9 & 10, Block 2, W. Elliott's Gray's Hill Addition.
- (c) Specific Use Permit and Site Plan Approval to allow a Two Story Two-Family Dwelling (duplex) in an R-1 (One Family Residential) District on the future Lot 10R, Block 2 of the Replat of the North One-half of Lot 8, and all of Lots 9 & 10, Block 2, W. Elliott's Gray's Hill Addition.

Background

The property is located on the northeast corner of Holly and Lamar Streets. The owner would like to replat the property into three lots to build a duplex on each of the lots. Each duplex will be two story, brick with stone accents, with a one-car garage per side. They have provided a joint access easement from Holly Street on the plat for all of the lots to share. Eighteen total parking spaces have been provided. A breakdown of the duplexes: Lot 8R – four bedrooms with 2,572 square foot, Lot 9R – four bedrooms with 2,200 square foot, and Lot 10 R – six bedrooms with 2,500 square foot; for a total of fourteen bedrooms.

Adjacent Zoning:

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

Origination:

Texoma Development, Inc. (Owners), Boothe Enterprises (Developer) and Sartin & Associates (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

10

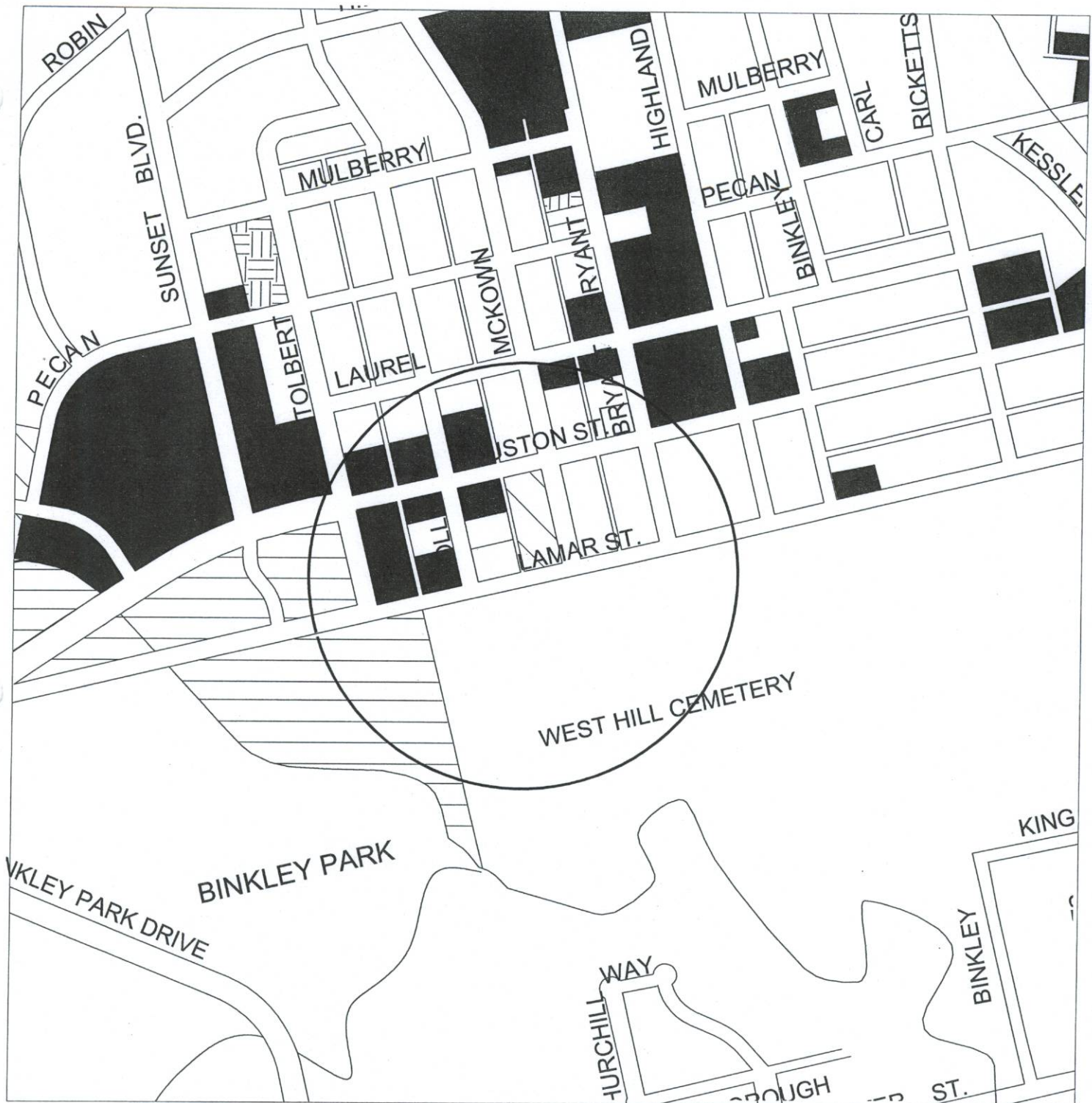
Objections Received:

0

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

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

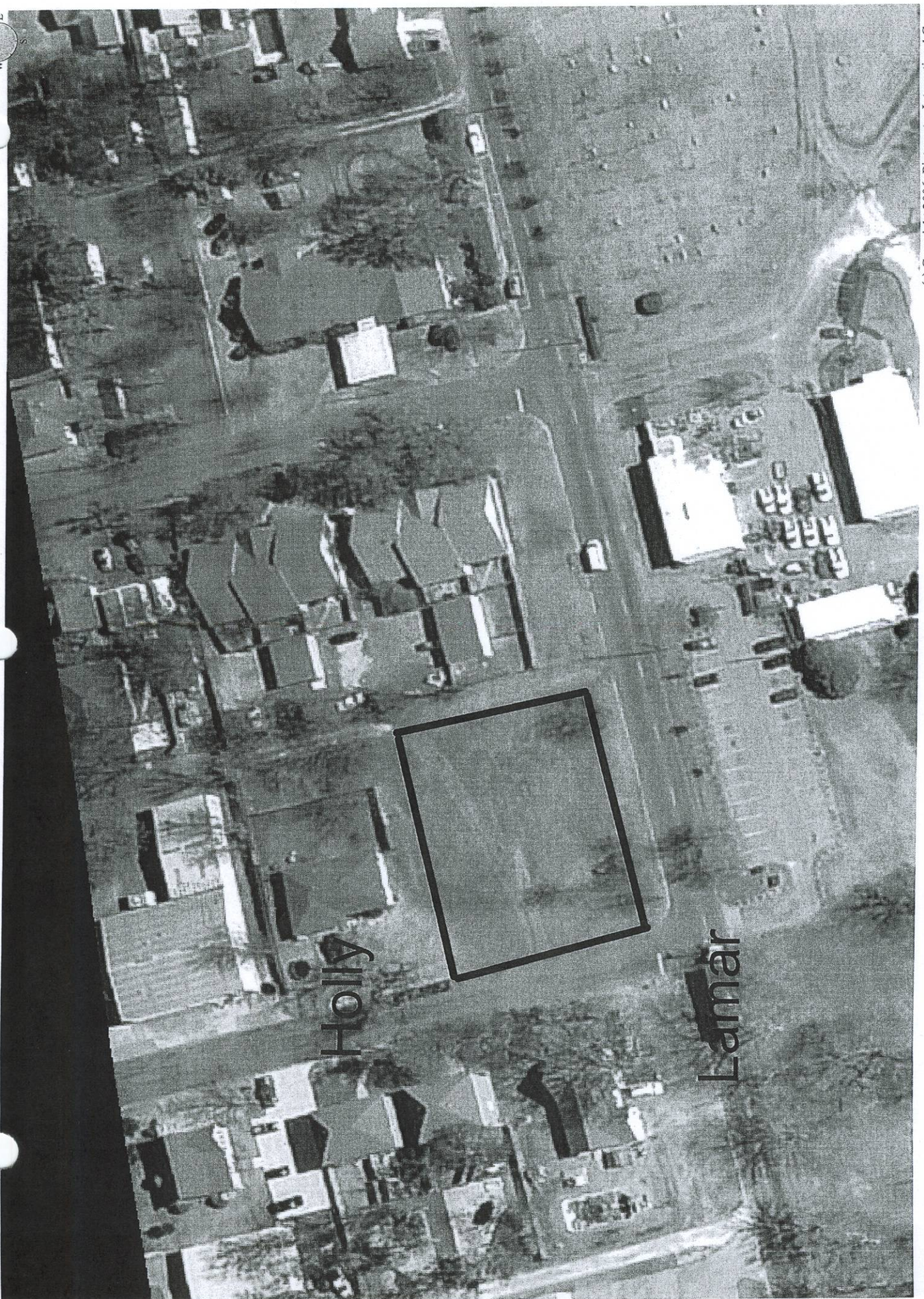
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		B-I BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		O-1 OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL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



1300 BLK WEST LAMAR 100 BLOCK SOUTH HOLLY SPECIFIC USE PERMITS

Department of Developmental Services





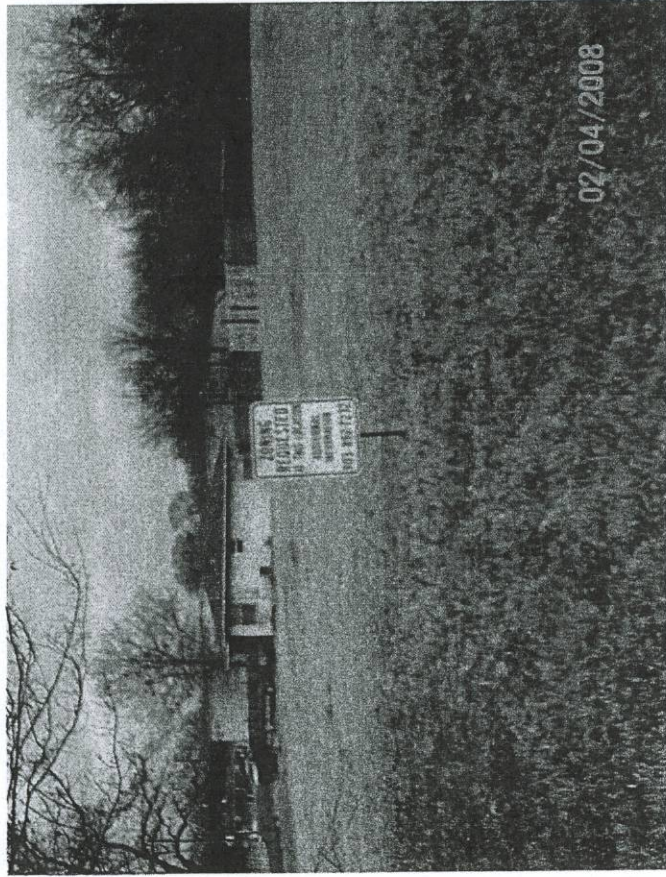
Holly

Lamar

Scale: 1 inch = 75.0 feet

(c) Copyright 2006, Pictometry International Corp.

1300 W. Lamar





February 7, 2008

Texoma Development, Inc.
PO Box 517
Sherman, Texas 75091-0517

Kyle Boothe
224 W. Houston
Sherman, Texas 75090

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan for property located in the 1300 Block of West Lamar and the 100 Block of South Holly Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. It is recommended that the lots be graded to ensure that storm water runoff does not flow from one lot to an adjacent lot.
2. A permit is required for the construction of driveway on Holly Street. The driveway shall be constructed to the standards of the City of Sherman and shall be inspected by the Engineering Department.
3. A private sanitary sewer easement is required to serve Lot 10R. Existing sanitary sewer is located along Lamar Street and in the alley east of proposed Lot 8R.
4. A common access easement by separate instrument is required.
5. Sidewalks are required along Holly Street and Lamar Street.
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 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,

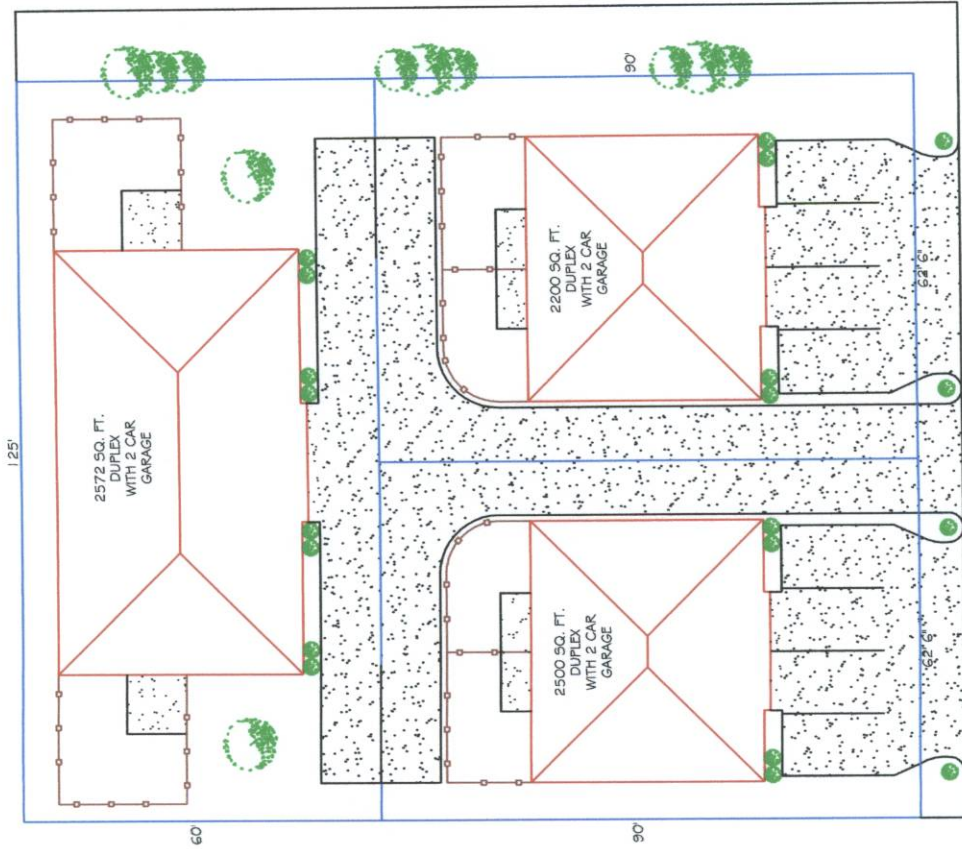
Scott Shadden
Director of Developmental Services

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer



ALLEY



Holly

Lamar St.



BOONVILLE
HOMES

SHEET:
SITE PLAN

PAGE #:
4

SCALE:
3/32" = 1'

ADDRESS:
HOLLY & LAMAR
SHERMAN, TX

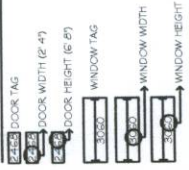
OWNER:

NOTES:

House to be
constructed to 2003
IRC codes

SQUARE FOOTAGE:
FRONT PORCH =
BACK PORCH =
GARAGE =
Floor 1 =
Floor 2 =
TOTAL HEATED =

DOOR/ WINDOW LEGEND



BOOTHE ENTERPRISES
LAMAR & HOLLY
LUXURY DUPLEX
COMMUNITY



From: Fuller, Danny
Sent: Monday, February 18, 2008 5:13 PM
To: Shadden, Scott
Cc: Jones, JJ
Subject: P&Z Comments

Scott,

I have received the P & Z packet today 2/18/08. Comments from my office are as follows:

Agenda items related to 1300 W. Lamar. This project will require a 24' clear width (eave to eave) between buildings fronting 100 Holly Street.

Agenda items related to 2900 E. Highway 82. A building of this size will require two fire hydrants with a 2250 gpm 2 hour water flow.

Hydrants will have a maximum spacing of 450' apart.

Thanks,
Danny Fuller
Fire Marshal
Sherman Fire Department

2/19/2008

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1300 Block of West Lamar Street and the 100 Block of South Holly Street
Being future Lot 9R, Block 2 of the Replat of the North One-half of Lot 8, and all of Lots 9
& 10, Block 2, W. Elliott's Gray's Hill Addition
Variance – Side Setback

Requested Action/Proposed Use:

Variance to allow a 10 foot side yard setback for a duplex in lieu of the required 25 foot on a special building setback street in an R-1 (One Family Residential) District.

Background

The property is located on the northeast corner of Holly and Lamar Streets. The owner would like to construct a duplex ten foot from the property line on the side on Lamar Street; Lamar Street has a special building setback of 25 foot.

Adjacent Zoning:

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

Origination:

Texoma Development, Inc. (Owners), Boothe Enterprises (Developer) and Sartin & Associates (Surveyors)

Number of notices mailed:

10

Objections Received:

0

Master Plan Designation:

Residential

Attachments:

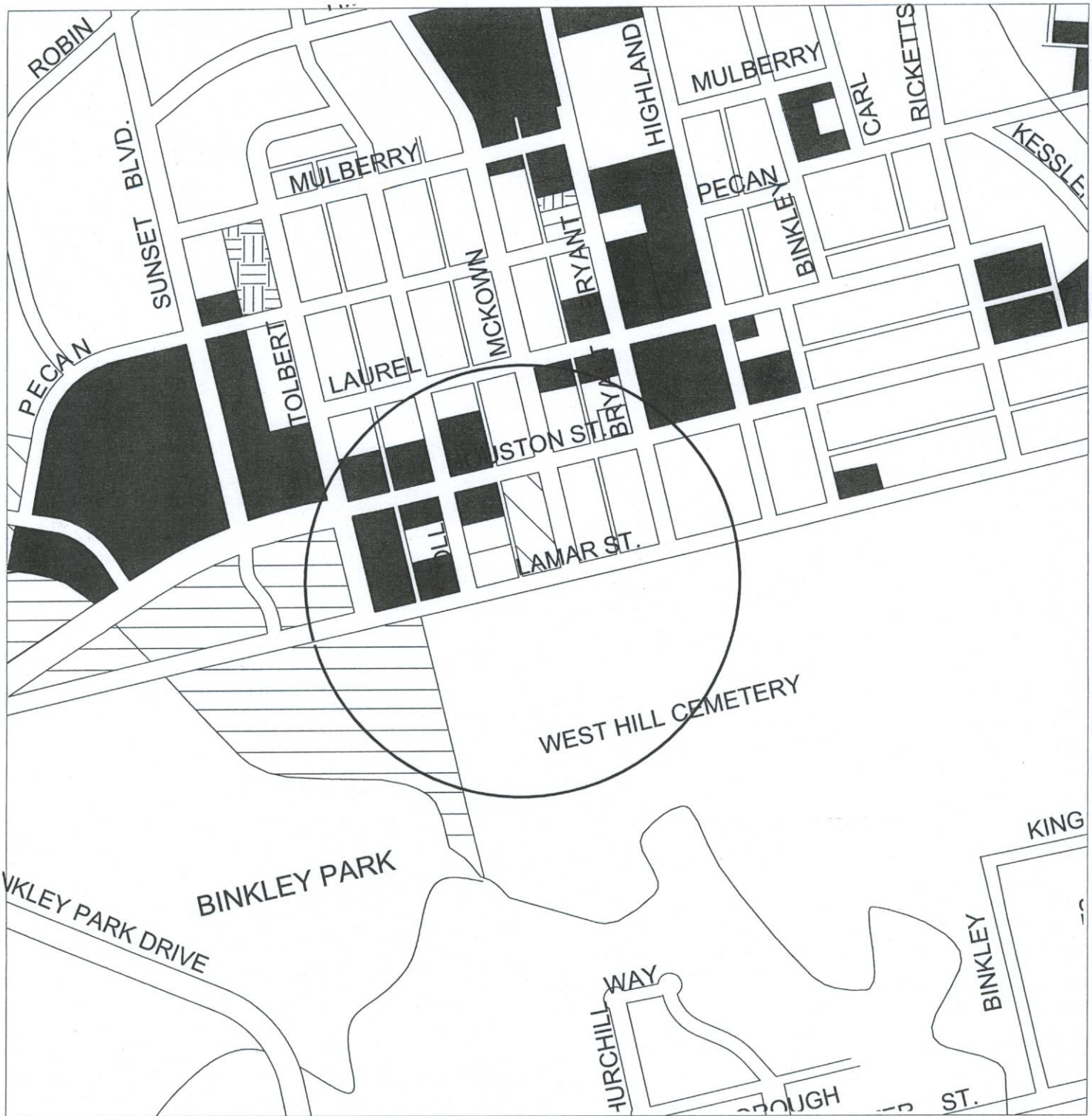
Location map
Photographs
Site Plan

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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



**1300 BLK WEST LAMAR
100 BLOCK SOUTH HOLLY
VARIANCE**

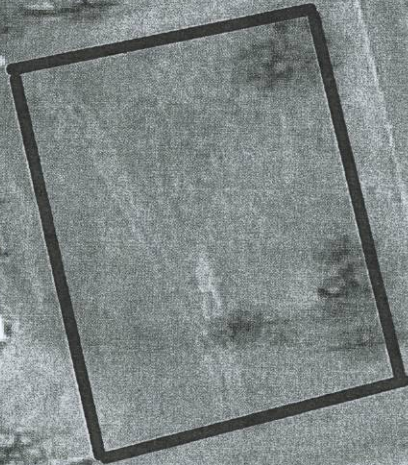
Department of Developmental Services





Holly

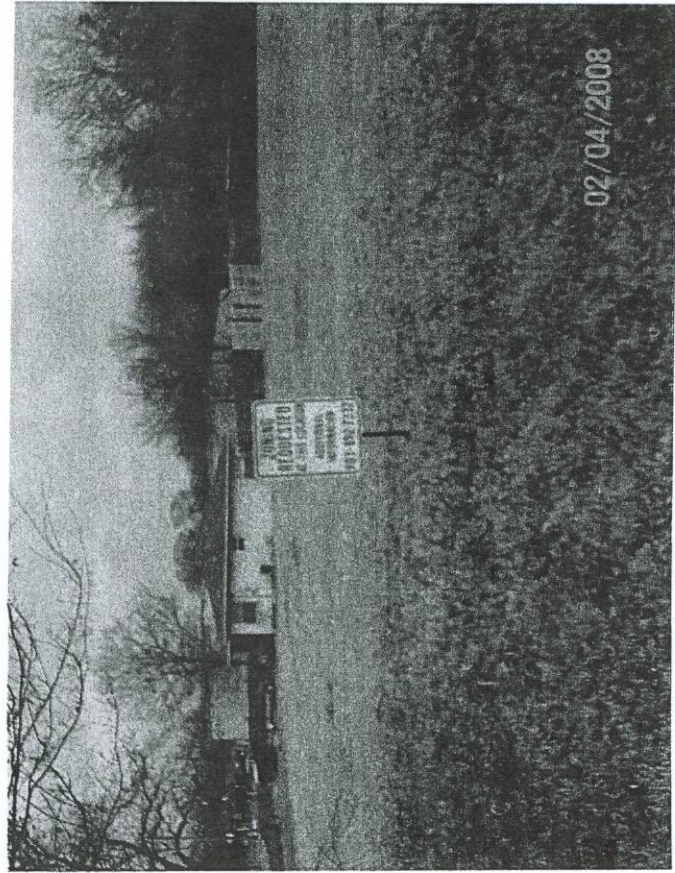
Lamar



Scale: 1 inch = 75.0 feet

(c) Copyright 2006, Pictometry International Corp.

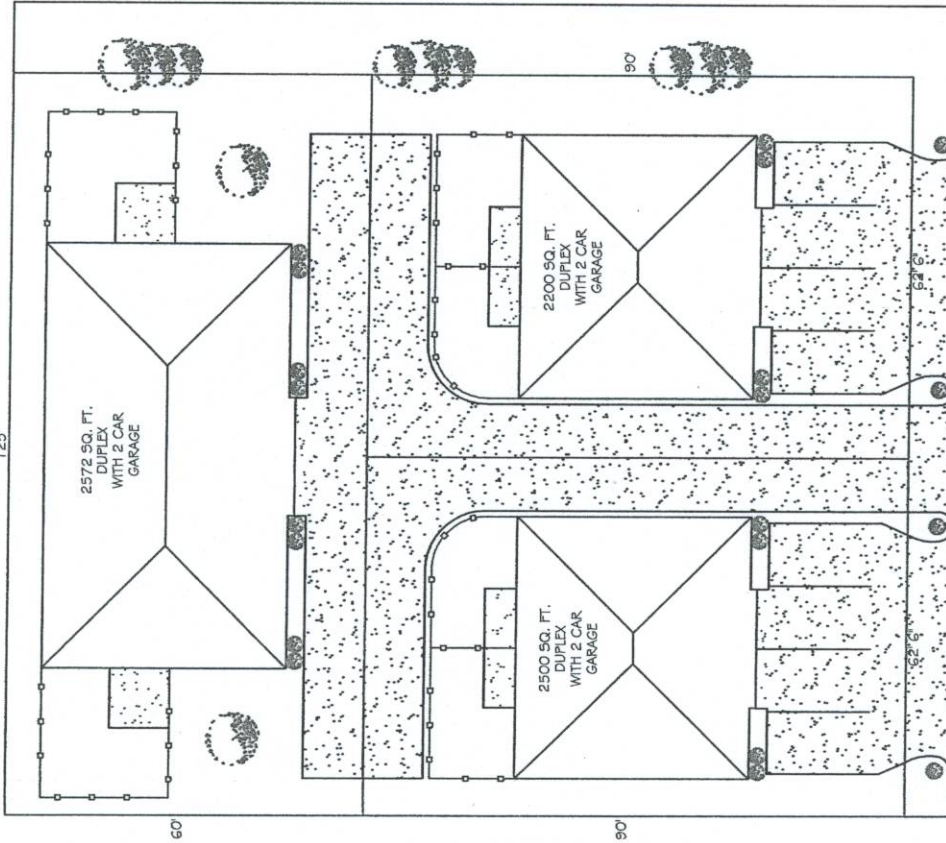
1300 W. Lamar





ALLEY

125'



Lamar St.

Holly



SHEET:

SITE PLAN

PAGE #:

4

SCALE:

$\frac{1}{32}'' = 1'$

ADDRESS:

HOLLY & LAMAR
SHERMAN, TX

OWNER:

NOTES:

House to be
constructed to 2003
IRC codes

SQUARE FOOTAGE:

FRONT PORCH =

BACK PORCH =

GARAGE =

Floor 1 =

Floor 2 =

TOTAL HEATED =

DOOR/ WINDOW LEGEND

DOOR TAG

DOOR WIDTH (2-4)

DOOR HEIGHT (6-8)

WINDOW TAG

WINDOW WIDTH

WINDOW HEIGHT

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

1300 Block of West Lamar Street and the 100 Block of South Holly Street
Being the future Lot 8R, Block 2 of the Replat of the North One-half of Lot 8, and all of Lots
9 & 10, Block 2, W. Elliott's Gray's Hill Addition
Variances – Front Facing Fence

Requested Action/Proposed Use:

- (a) Variance to allow a 5 foot side yard setback for a front facing fence in lieu of the required 25 foot on a special building setback street in an R-1 (One Family Residential) District.
- (b) Variance to allow a 6 foot front facing privacy fence in lieu of a decorative fence with openings not less than fifty percent of the fence area and not exceeding three feet in height in the front yard in an R-1 (One Family Residential) District.

Background

The property is located on the northeast corner of Holly and Lamar Streets. The owner would like to erect a six foot privacy fence, five foot from the property line on Lamar Street. Lamar Street is the front yard for the duplex on Lot 8R.

Adjacent Zoning:

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

Origination:

Texoma Development, Inc. (Owners), Boothe Enterprises (Developer) and Sartin & Associates (Surveyors)

Master Plan Designation:

Residential

Number of notices mailed:

10

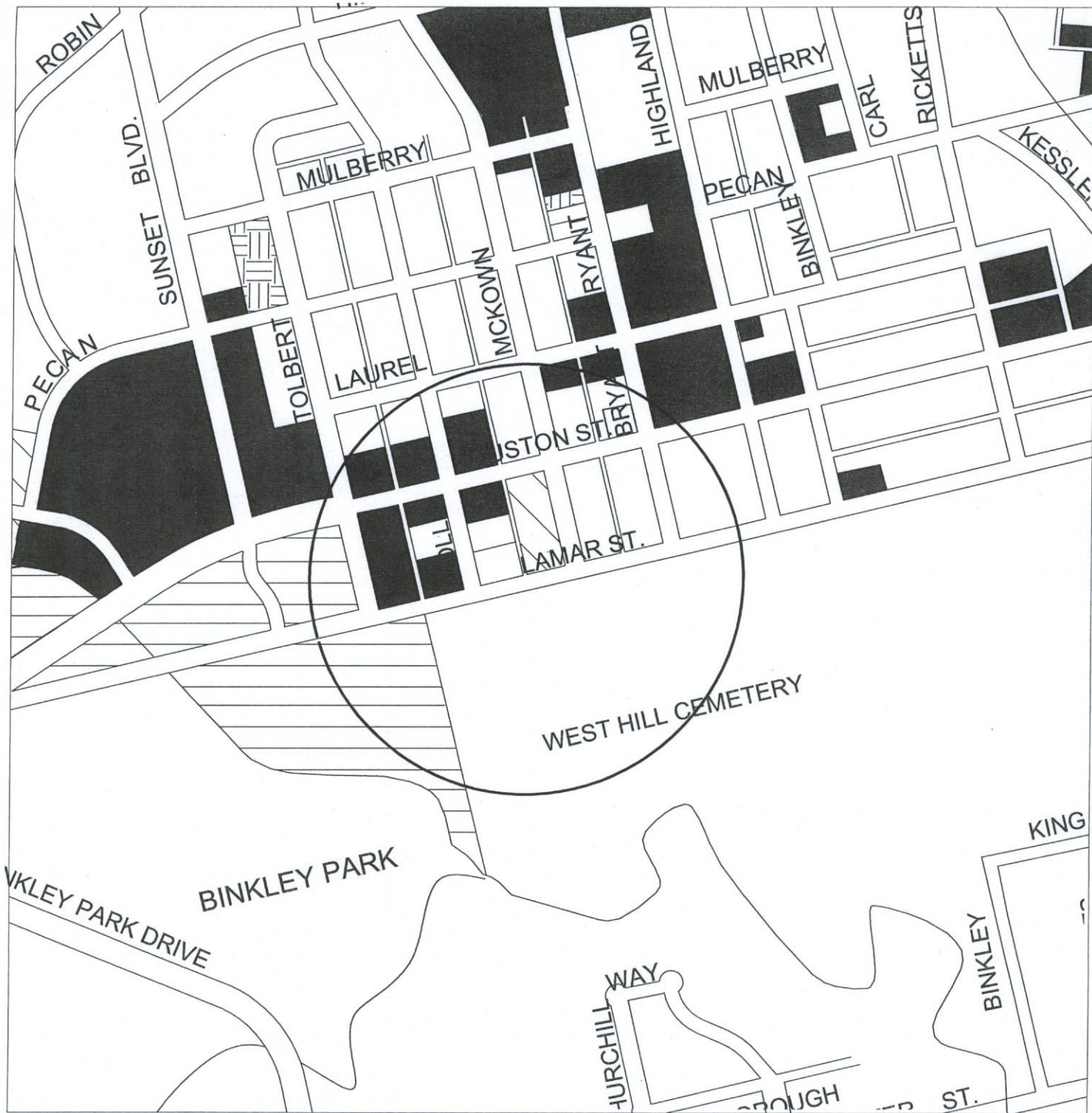
Objections Received:

0

Attachments: Location map, Photographs, Site Plan

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M-H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		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
	C-O OFFICE DISTRICT		A&C ARTS & CULTURAL OVERLAY DISTRICT
	M-1 LIGHT MANUFACTURING DISTRICT		CBD CENTRAL BUSINESS DISTRICT
	M-1.5 MEDIUM MANUFACTURING DISTRICT		



1300 BLK WEST LAMAR
100 BLOCK SOUTH HOLLY
VARIANCE

Department of Developmental Services





Holly

Lamar

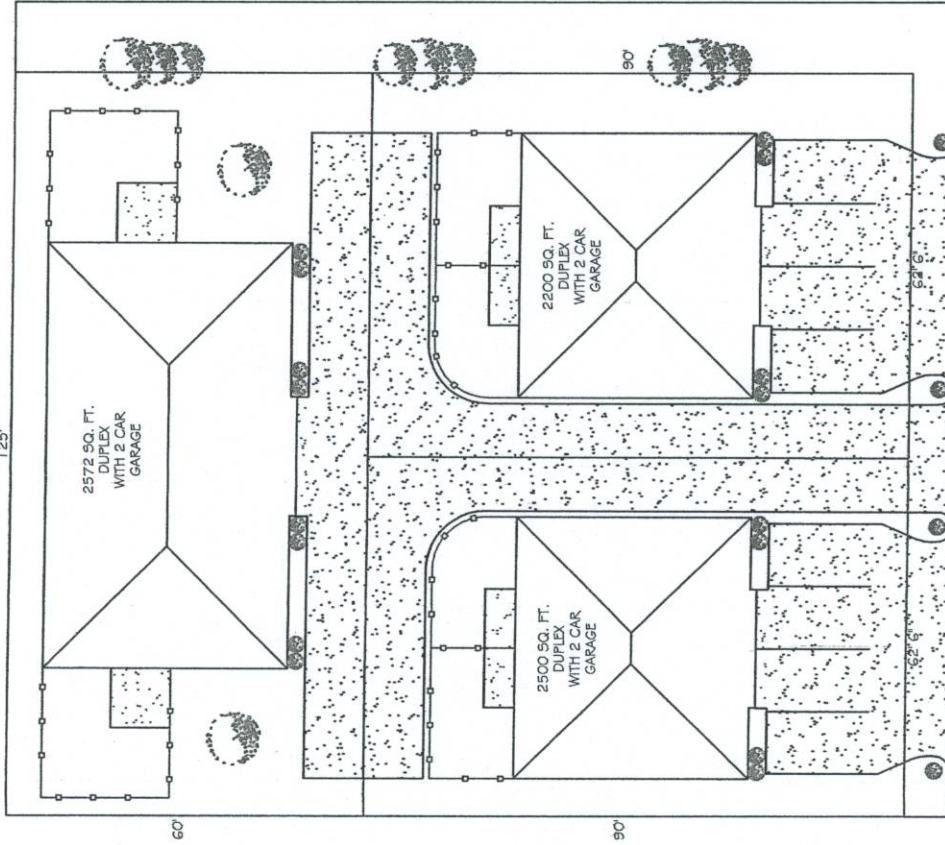
Scale: 1 inch = 75.0 feet

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ALLEY

125'



Holly



SHEET:

SITE PLAN

PAGE #:

4

SCALE:

$\frac{1}{32}'' = 1'$

ADDRESS:

HOLLY & LAMAR
SHERMAN, TX

OWNER:

NOTES:

House to be
constructed to 2003
IRC codes

SQUARE FOOTAGE:

FRONT PORCH =

BACK PORCH =

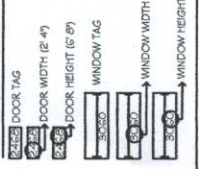
GARAGE =

Floor 1 =

Floor 2 =

TOTAL HEATED =

DOOR / WINDOW LEGEND



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

117 U.S. Highway 82 West
Being 3.67 acres in the J.B. McAnair Survey, Abstract No. 763
Specific Use Permit & Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Amendment to Site Plan Approval to allow one yard capacity concrete mixer as an accessory use to heavy equipment sales and rental in a C-2 (General Commercial) District and the O-1 (75 & 82) Overlay District.

Background

The property is located on the northwest corner of Travis Street and U.S. Highway 82 West. The owner, United Rentals would like to offer a one yard capacity concrete mixer as an accessory use to heavy equipment sales and rental

Adjacent Zoning:

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

Origination:

United Rentals (Owners) and Jamie Legg (Representative)

Master Plan Designation:

Retail/Commercial

Number of notices mailed:

7

Objections Received:

0

Attachments:

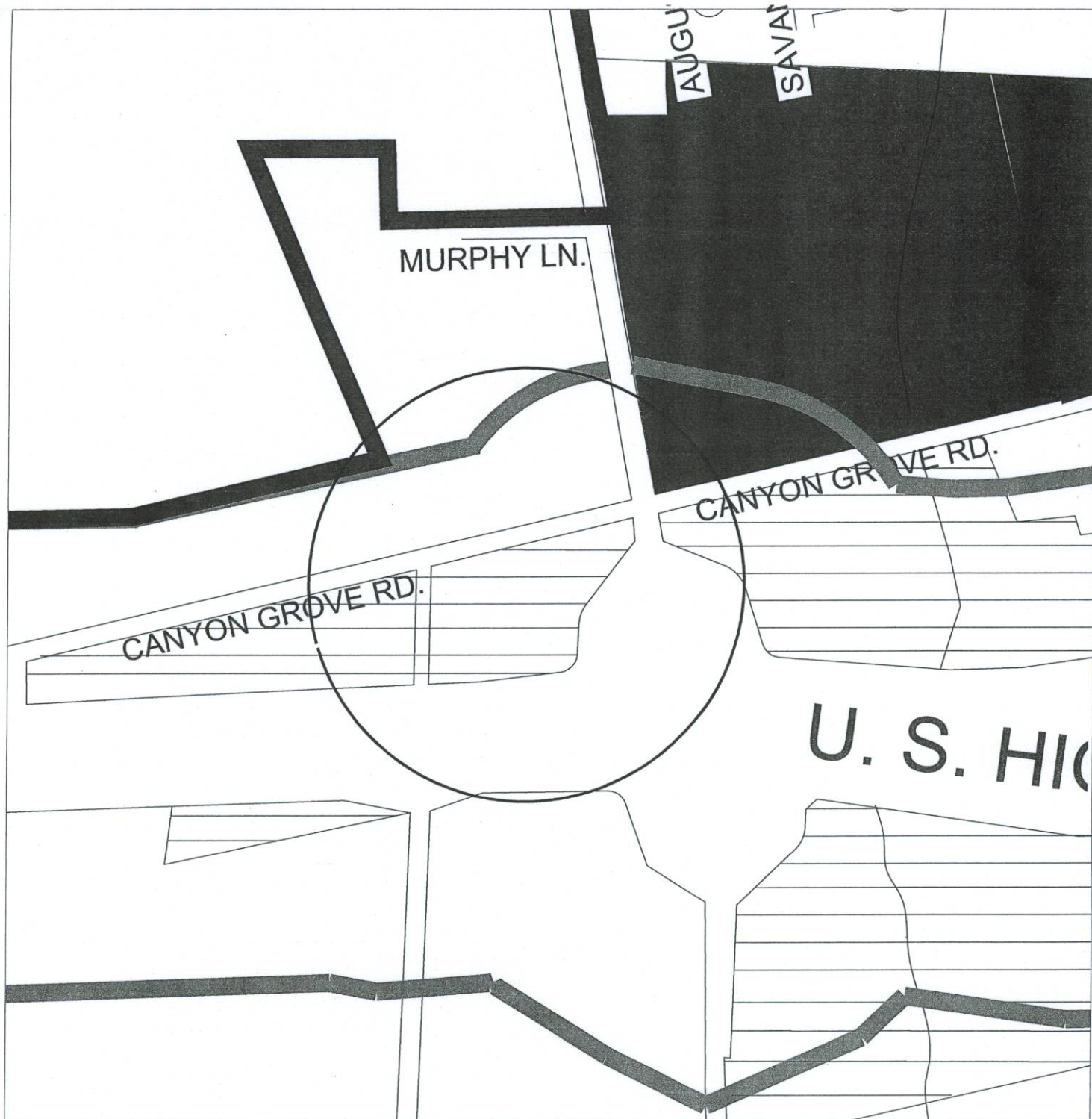
Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:

Patsy Reeves
Developmental Services Secretary

Approved By:

Scott Shadden,
Director of Developmental Services



LEGEND

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

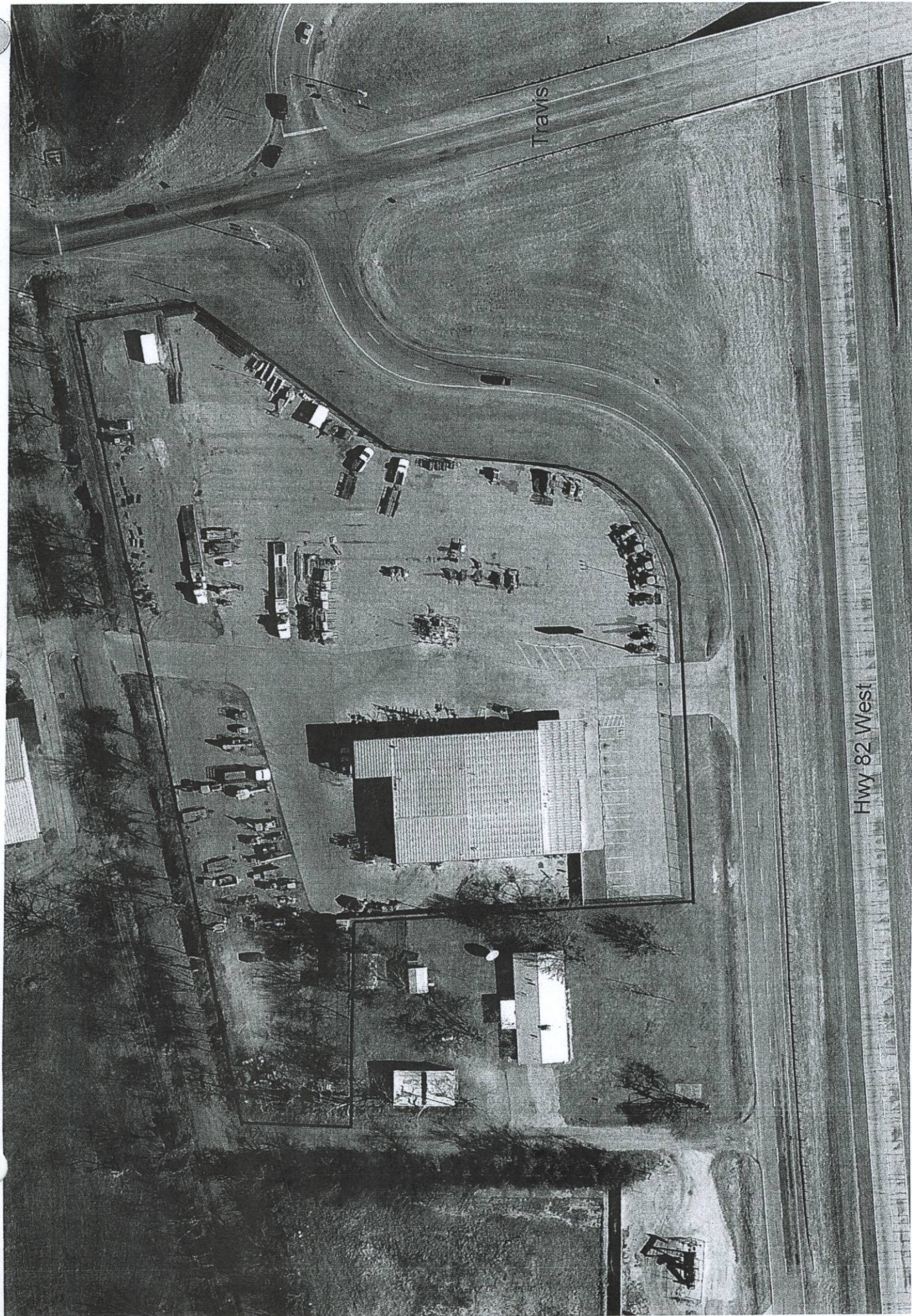
M-2	HEAVY MANUFACTURING DISTRICT
M-H	MANUFACTURED HOUSING DISTRICT
B-I-P	BLALOCK INDUSTRIAL PARK
O-1	OVERLAY DISTRICT - 75 & 82
O-1.1	OVERLAY DISTRICT - 1417
O-1.2	OVERLAY DISTRICT - SAM RAYBURN FREEWAY
CPO	COLLEGE PARK OVERLAY
A&C	ARTS & CULTURAL OVERLAY DISTRICT
CBD	CENTRAL BUSINESS DISTRICT



117 U S HWY 82 WEST SPECIFIC USE PERMIT

ENGINEERING DEPARTMENT





Hwy 82 West

Travis

Scale: 1 inch = 85.0 feet

(c) Copyright 2006, Pictometry International Corp.

117 Hwy 82 W.





February 14, 2008

United Rentals
5 Terri Lane, Ste. 1
Burlington, NJ 08016

Jamie Legg
117 Hwy. 82 West
Sherman, Texas 75092

Dear Applicants,

Your request for approval of a Specific Use Permit and site plan for property located at 117 U.S. Highway 82 West has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All aspects of the O-1 Overlay (75-82) District shall be followed.
2. The name "Pecan Grove Road" should be corrected on site plan to read "Canyon Grove Road".
3. Discharge of wastewater into surface water (via run-off, storm drains, rivers, creeks, waterways, etc) is prohibited.
4. Contact should be made with the City of Sherman Lab at 903-892-7256 regarding process wastewater discharge to the public sewer system.
5. A Stormwater Pollution Prevention Plan (SWP3) should be submitted to the City of Sherman, you may contact Jessica Perkins at 903-813-8866.
6. Proper disposal of accumulated waste/hazardous waste is required.
7. Dust emissions should be minimized.
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 your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden,

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer









City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
February 19, 2008
Jason Sofey, Chairman

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

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

2300 U.S. Highway 75 North
Being 5.364 acres in the J.B McAnair Survey, Abstract No. 763
Site Plan

Requested Action/Proposed Use:

Site plan approval for an addition to an existing body shop to be used as internet sales offices.

Background

The property is located at 2300 U.S. Highway 75 North, known as Hoyte Dodge. The owner would like to construct a 20'X 59'6" addition to the existing body shop. The addition will be used as office space for internet sales of automobiles. The building will have a stucco finish with stone accents and ceramic tile inlays. It will have a crown mold cornice near the top of the building and canopies around the windows.

Adjacent Zoning:

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

Origination:

Hoyte Dodge (Owner) and Rod Tatchio (Architect)

Master Plan Designation:

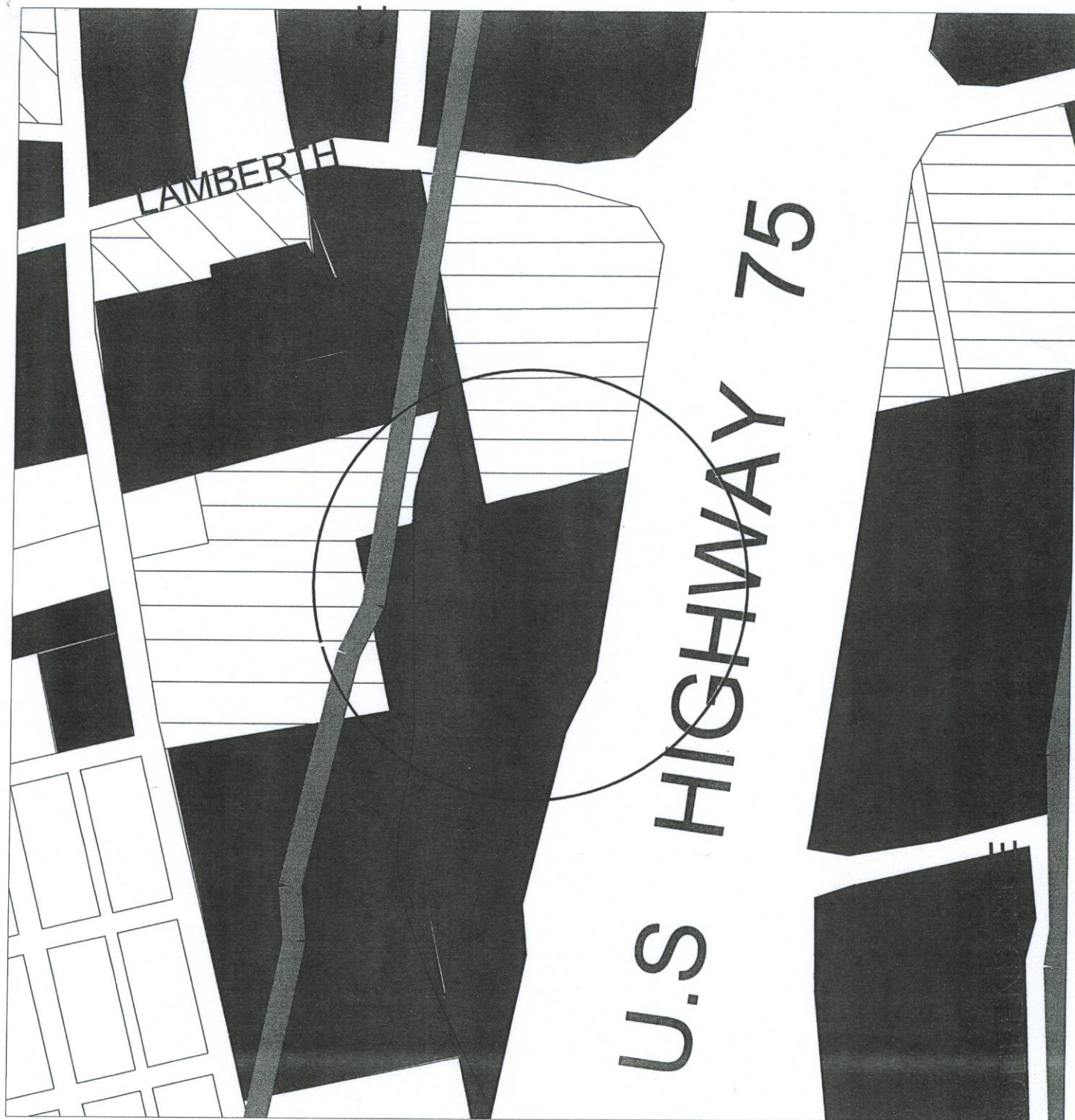
Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Patsy Reeves
Developmental Services Secretary

Approved By:
Scott Shadden,
Director of Developmental Services



LEGEND

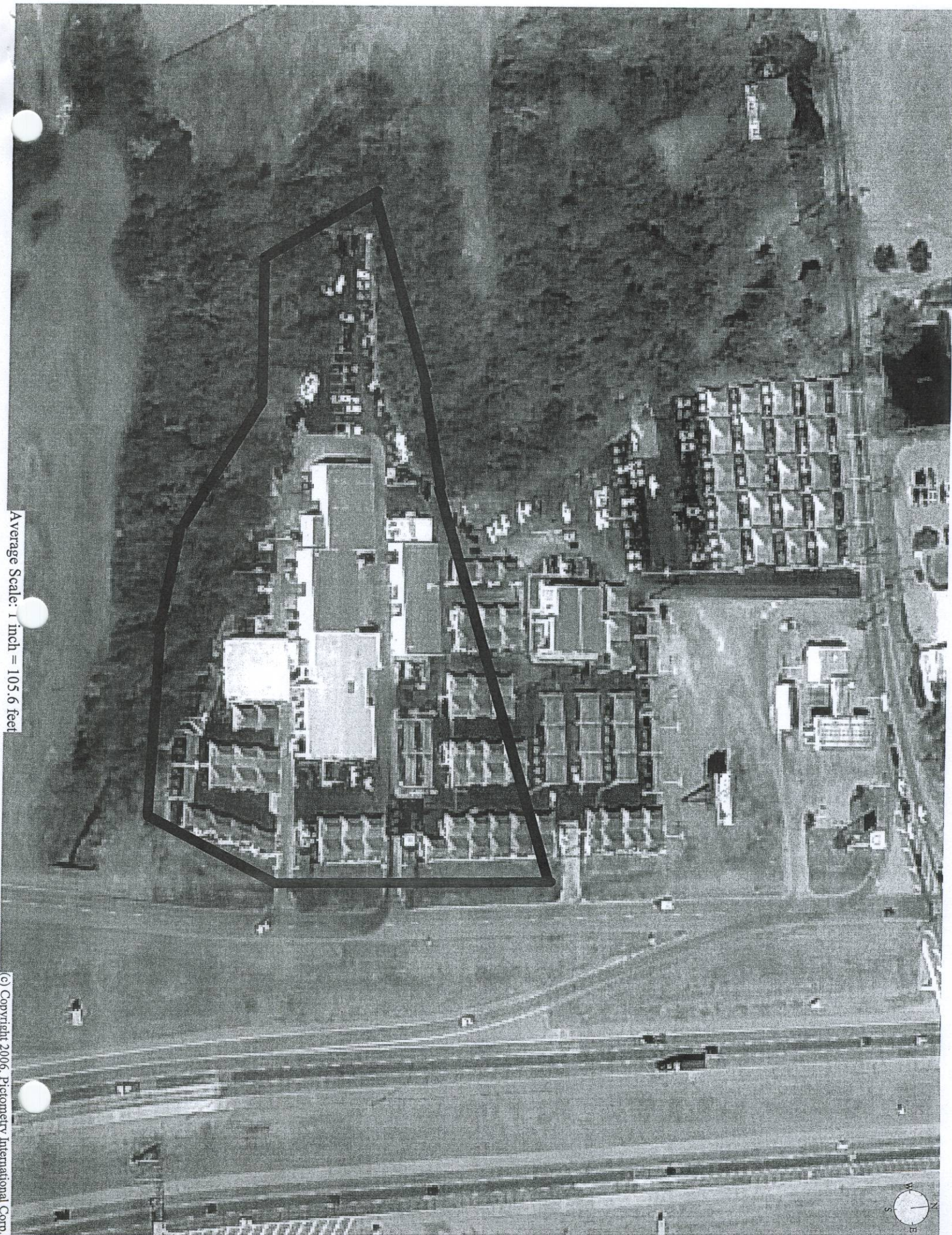
R-A	SINGLE FAMILY AGRICULTURAL DISTRICT	M-2	HEAVY MANUFACTURING DISTRICT
SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT	M H	MANUFACTURED HOUSING DISTRICT
R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT	BLA	BLALOCK INDUSTRIAL PARK
R-2	MULTI-FAMILY RESIDENTIAL DISTRICT	O-1	OVERLAY DISTRICT - 75 & 82
C-1	RETAIL BUSINESS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



2300 U.S. Hwy 75 North SITE PLAN

Department of Developmental Services





Average Scale: 1 inch = 105.6 feet

February 14, 2008

Hoyte Dodge
2300 U.S. Highway 75 North
Sherman, Texas 75090

Rod Tatchio
PO Box 2062
Sherman, Texas 75091

Dear Applicants,

Your request for approval of a site plan for property located at 2300 U.S. Highway 75 North has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2008 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All aspects of the O-1 Overlay (75-82) District shall be followed.
2. Show existing utility easements. New addition to body shop shall not be located within existing sanitary sewer easement.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

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

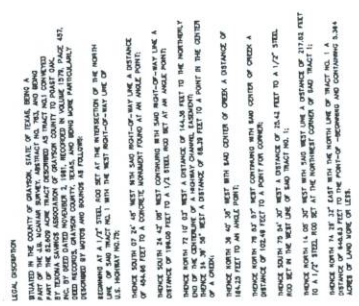
Respectfully,



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

CC: George Olson, City Manager
Scott Shadden, Director of Development Services
Doreen E. McGookey, City Attorney
Rita Gaither, Development Coordinator

Danny Fuller, Fire Marshal
Jeff Miller, Director of Public Works
James Shankles, Jr., P.E., City Engineer



LEGAL DESCRIPTION

