

STATE OF TEXAS

§

January 16, 2007

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission of the City of Sherman, January 16, 2007.

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

MEMBERS ABSENT:

NONE

CALL TO ORDER

Chairman Steele called the meeting to order at 6:00 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission December 19, 2006. Motion by Commission Member Jacobs to approve the Minutes as written; Second by Commission Member Jones. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENT

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

APPOINT BOARD OF
ADJUSTMENT

EXCEPTION

THE REQUEST OF JACQUELINE VALDIVIA (OWNER) AND IGLESIA PENTECOSTES SHALOM (TENANT) CONCERNING THE PROPERTY AT 1108 S. VADEN STREET, BEING LOTS 9 AND 10, BLOCK 2, G. P. GEREN ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW PARKING ON AN UNIMPROVED SURFACE, UNTIL FUNDS ARE AVAILABLE FOR IMPROVEMENTS, IN AN R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR A CHURCH.

EXCEPTION –
PARKING
1108 S. VADEN
(JACQUELINE
VALDIVIA & IGLESIA
PENTECOSTES
SHALOM)

(WITHDRAWN)

Nelson Rosales and Antonio Loreda, Iglesia Pentecostes Shalom, 1108 S. Vaden, Sherman, Texas

Mr. Rosales and Mr. Loreda appeared to represent the request and answer any questions. Mr. Rosales explained they are requesting an exception to allow parking on an unimproved surface for a period of three months until the church receives sufficient funds to improve the parking lot. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Commissioner Jacobs asked if they had any improved parking on the site.

Mr. Rosales explained there is some gravel on the parking lot when the building was used a church before.

Commissioner Jacobs was concerned about the weather as it is now, where everything has turned to mud; he assumed the church members will be parking in the street which would cause a problem for the neighbors. He felt they were asking for a variance in the worst season of the year. He did not want to create a bigger problem than is already there.

Mr. Loreda wanted to know if they could be granted an exception to have a gravel parking lot until they have the funds available to pave it.

Chairman Steele explained the ordinance clearly states a dust free surface and gravel does not qualify as dust free. He explained he would have a hard time giving an open ended time frame to pave the parking lot if the funds are not available after the three months.

Commissioner Nix asked Mr. Rosales where they were planning to get the funds.

Mr. Loreda said they have received estimates for paving the parking lot. He explained the congregation had just enough money to purchase the church from Ms. Valdivia, so they would have to apply for a loan to pave the parking lot.

Commissioner Jacobs was concerned if the Commission granted an exception for three months and the church could not get a loan, he did not want the church to get in a situation where they were between a "rock and a hard place".

Chairman Steele explained if an exception was granted and the money was not raised, he did not know what recourse the city would have.

Scott Shadden, Director Development Services explained the only recourse would be to go to court.

Chairman Steele explained they would like to help the church but with the weather conditions at this time of year, he felt it would only create a bigger problem for the church.

Commissioner Nix asked the City Attorney, Doreen McGookey if they could make a conditional exception.

Doreen McGookey agreed they should not have it open-ended until they have the funds where you would have to sue them to get them out of the building. She recommended they have some type of time limit as a

condition. "You can condition Specific Use Permits, but a variance is typically a variance from the zoning ordinance."

Mr. Shadden explained it is possible to put a condition on an exception but it is difficult to enforce.

Commissioner Jacobs explained they would feel more comfortable if they came back to the commission after they have secured the funds. He asked the applicants if they could come back after they had a commitment for their financing so the Commission would know they have enough funds to pave the parking lot even if it will be two months down the road when the weather permits.

Mr. Shadden explained if the commission acts on the request and it is denied, the applicant could not come back for a year, but if they withdraw the request they could come back at any time.

Mr. Rosales agreed to withdraw the request until they have secured the funds.

One letter was received from Gene & Shirley Knauss, 1301 W. Spring Creek Parkway, Plano, TX was opposed to the request. They stated "parking is not adequate for a church on their lot. South Vaden Street will become a parking lot for church members. Doesn't the City have codes requiring adequate parking for a church?"

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

THE REQUEST WAS WITHDRAWN

EXCEPTION

THE REQUEST OF AUSTIN COLLEGE (OWNER) CONCERNING THE PROPERTY AT 900 NORTH GRAND AVENUE, LOTS 1-6 AND 9-12, BLOCK 11, AND LOT 7-12, BLOCK 7 OF BINKLEY'S FIRST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.3, SUBSECTION (5)(C)(D) TO ALLOW CHAIN LINK FENCING (8') AROUND NEW TENNIS COURTS IN AN R-1 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT AND THE COLLEGE PARK OVERLAY DISTRICT.

COMMISSIONERS JONES AND THOMPSON ABSTAINED FROM THE REQUEST FOR AUSTIN COLLEGE BECAUSE OF A CONFLICT OF INTEREST. CHAIRMAN STEELE SUBSTITUTED FOR COMMISSIONER JONES ON THE BOARD OF ADJUSTMENTS.

David Plyler, Plyler Construction, 1102 S. Crockett, Sherman, Texas

Mr. Plyler appeared to represent the request for Austin

EXCEPTION – FENCE
900 N. GRAND
(AUSTIN COLLEGE,
TENNIS COURTS)

College. He explained Austin College is constructing a new tennis complex and they would like to erect an eight foot chain link fence surrounding the complex for NCAA Tournament Play.

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 Jacobs.

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

VOTING NAY: NONE

ABSTAIN: JONES

ALTERNATE: STEELE

MOTION CARRIED.

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

SITE PLAN

THE REQUEST OF AUSTIN COLLEGE (OWNER) CONCERNING THE PROPERTY AT 900 NORTH GRAND AVENUE, LOTS 1-6 AND 9-12, BLOCK 11, AND LOT 7-12, BLOCK 7 OF BINKLEY'S FIRST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8.3, AND SUBSECTION (9) FOR A NEW TENNIS COMPLEX IN AN R-1 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT AND THE COLLEGE PARK OVERLAY DISTRICT.

SITE PLAN – TENNIS
COMPLEX
900 N. GRAND
(AUSTIN COLLEGE)

David Plyler, Plyler Construction, Sherman, Texas

Mr. Plyler appeared to represent the request for Austin College. He explained Austin College would like to construct a new tennis complex to comply with NCAA requirements including surfacing and other features which will allow Austin College to host tennis tournaments. "The tennis complex will be a great addition to Austin College and will be an additional way to pursue excellence on the campus." They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

ABSTAIN: JONES AND THOMPSON

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF AUSTIN COLLEGE (OWNER) CONCERNING THE PROPERTY AT 900 NORTH GRAND AVENUE, BEING 1.55 ACRES IN THE CHARLES CARTER SURVEY, ABSTRACT NO. 229 AND THE J. B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8.3, SUBSECTION (9) FOR THE FORSTER ART STUDIO COMPLEX IN AN R-1 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT AND THE COLLEGE PARK OVERLAY DISTRICT.

SITE PLAN –
FORSTER ART
STUDIO
900 N. GRAND
(AUSTIN COLLEGE)

David Plyler, Plyler Construction, Sherman, Texas

Mr. Plyler appeared to represent the request for Austin College. He explained Austin College would like to construct a sculptural building and a gallery building for use by the students for instructional purposes. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE.

ABSTAIN: JONES AND THOMPSON

MOTION CARRIED.

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

REVISED SITE PLAN

THE REQUEST OF ST. MARY'S CATHOLIC CHURCH, (OWNER) AND JIM ANDREWS (REPRESENTATIVE), CONCERNING THE PROPERTY AT 728 SOUTH TRAVIS STREET BEING ALL OF BLOCK 3 AND 6 OF HARE AND RANDOLPH ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REVISED SITE PLAN APPROVAL

REVISED SITE PLAN -
CHURCH
728 S. TRAVIS
(ST. MARY'S
CATHOLIC CHURCH)

Jim Andrews, 2501 Shoreline, Sherman, Texas

Mr. Andrews appeared to represent the request for St. Mary's Catholic Church. He explained the original site plan was approved in 2002, but because of budget constraints they have been forced to reduce the size of

the project and revise the site plan. Mr. Andrews introduced Father Jeremy Meyers, Priest for St. Mary's Catholic Church, Jose Martinez, Jim Heck, Architect and Steve Morehead, Construction Manager. Mr. Andrews explained the property consist of five parcels of property. Dilapidated buildings have been demolished and utility lines have been relocated on the property, which the church has already spent \$900,000 improving the property for construction of a new church. Budget constraints have caused them to reduce the size of the building, the auditorium has been reduced from 1,000 seats to 750 seats. The size of the footprint of the building on the property is greatly reduced; there is more green space on the plan. The building has been moved forward to match the old church, all the entrances for the parking is to the rear so that there is no access from Travis Street to better control the traffic.

Mr. Andrews explained they would like to improve Moravec Lane to 26 foot of pavement to accommodate the fire lane that is required, but also to accommodate the drop off center. They would need to give an additional 24 feet of right of way in order to do that, but they would like to accomplish that by easement instead of right of way dedication. They would like to improve Sparrow Lane from Crockett Street half way up to the project to accommodate the fire lane that is required on the north side. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

Mr. Shadden explained they would have to work with the Engineering and Legal Departments regarding the easements and right of way.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF MOZELE, INC. (OWNER) AND BWG ARCHITECTURE (ARCHITECTS) CONCERNING THE PROPERTY AT 1124 SOUTH AUSTIN BEING LOT 1, BLOCK 1 OF MOZELE PLAZA, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7,

VARIANCE –
SETBACK FOR
FENCE
1124 S. AUSTIN
(MOZELE, INC.)

SUBSECTION (13)(H)(6) TO ALLOW A (0) FOOT SETBACK FOR A SIX (6) FOOT WROUGHT IRON SECURITY FENCE IN LIEU OF THE REQUIRED FIFTEEN (15) FOOT SETBACK IN A C-2 GENERAL COMMERCIAL DISTRICT.

Bruce Green, BWG Architecture, 1401 S. Sam Rayburn Freeway, Sherman, Texas

Mr. Green appeared to represent the request and answer any questions. He explained the fence will be about 10 foot from the curb.

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 Nix.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF MOZELE, INC. (OWNER) AND BWG ARCHITECTURE (ARCHITECTS) CONCERNING THE PROPERTY AT 1125 AND 1205 SOUTH SAM RAYBURN FREEWAY EAST BEING LOT 1, BLOCK 1 OF MOZELE PLAZA, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (5)(A)(1) TO ALLOW A SEVENTEEN FOOT (17) SETBACK FOR A STRUCTURE IN LIEU OF THE REQUIRED FORTY (40) FOOT SETBACK IN A C-2 GENERAL COMMERCIAL DISTRICT AND THE O-1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT.

VARIANCE – FRONT
SETBACK
1125 & 1205 S. SAM
RAYBURN
(MOZELE, INC.)

Bruce Green, BWG Architecture, 1401 S. Sam Rayburn Freeway, Sherman, Texas

Mr. Green appeared to represent the request and answer any questions. He explained the owner would like to enlarge the entry of the Sherman Power Sports.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF MOZELE, INC. (OWNER) AND BWC ARCHITECTURE (ARCHITECTS) CONCERNING THE PROPERTY AT 1125 AND 1205 SOUTH SAM RAYBURN FREEWAY EAST AND 1124 SOUTH AUSTIN BEING LOT 1 BLOCK 1, MOZELE PLAZA, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR SHERMAN POWER SPORTS

SITE PLAN –
SHERMAN POWER
SPORTS
1125 & 1205 S. SAM
RAYBURN
(MOZELE, INC.)

Bruce Green, BWG Architecture, 1401 S. Sam Rayburn Freeway, Sherman, Texas

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

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, REPLAT, & SITE PLAN

THE REQUEST OF AMERISTATE BANK (OWNER) AND WHITEHEAD ENGINEERING (ENGINEERS) CONCERNING THE PROPERTY IN THE 2400 BLOCK OF LOY LAKE ROAD AND MASTERS STREET, BEING LOT 1 AND 2, BLOCK 1 OF THE J. H. CARRAWAY'S SUBDIVISION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE - C-1

FINAL PLAT –
AMERISTATE
CENTRAL PLAZA, A
REPLAT LOTS 1 & 2,
BLK. 1, J.H.
CARRAWAY'S
SUBDIVISION

SITE PLAN –
AMERISTATE BANK

PLANNING AND ZONING COMMISSION

FINAL PLAT OF AMERISTATE CENTRAL PLAZA, A REPLAT OF LOT 1 AND LOT 2, BLOCK 1 OF THE J. H. CARRAWAY'S SUBDIVISION.

2400 BLK. LOY LAKE
RD. & MASTERS ST.

(AMERISTATE BANK)

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL

David Whitehead, Whitehead Engineering, Sherman, Texas

Mr. Whitehead appeared to represent the request. He explained they are requesting a zone change from an R-1 (One and Two Family Residential) District to a C-1 (Retail Business) District to construct a bank at this location. They would also like to replat the property into two lots for commercial development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF R. W. KLAS AND CHARLES AND SANDRA TEMPLETON (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYORS) CONCERNING THE PROPERTY AT 2400 AND 2404 CREEKBEND CIRCLE, BEING LOTS 7 & 8, BLOCK 1, CREEKBEND WEST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT OF LOTS 7 AND 8, BLOCK 1, CREEKBEND ADDITION

REPLAT LOTS 7 & 8,
CREEKBEND WEST
ADDN.
2400 & 2404
CREEKBEND CIRCLE
(R.W. KLAS &
CHARLES & SANDRA
TEMPLETON)

Phillip Klas, 3071 W. Washington, Sherman, Texas

Mr. Klas appeared to represent the request and answer any questions. He explained they would like to replat the property to give the property owners more back yard. He has seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS

TO THE INTENT OF THE ORDINANCE.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF BJH INC. (OWNERS) CONCERNING THE PROPERTY AT 1317 SOUTH SAM RAYBURN FREEWAY EAST, BEING 0.58 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT 0056 , AS FOLLOWS:

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND REPAIR IN A C-1 RETAIL BUSINESS DISTRICT AND O-1.2 SAM RAYBURN OVERLAY DISTRICT.

SUP & SITE PLAN –
AUTOMOBILE SALES
AND REPAIR
1317 S. SAM
RAYBURN
(BJH. INC.)

Brian Heiser, 1107 Bentbrook Lane, Sherman, Texas

Mr. Heiser appeared to represent. He explained he purchased the property which was formerly Stuckey's on South Sam Rayburn and would like to open a collision center, body shop and possibly sell automobiles. He said it will work as a temporary service facility while they are building a Suzuki dealership on Taylor Street and Highway 75. When the new facility is finished it will remain as a body shop. They will fence the property to match the fence on each side of the property. He has 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 Jones to approve the Specific Use Permit and site plan subject to the Staff Review Letter. Second by Commission Member Jacobs.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

(TABLED) THE REQUEST OF BOB OVERBEY AND SONJA RAE HENSLEY, ET AL (OWNERS) AND LUCIEN HINES (APPLICANT) CONCERNING THE PROPERTY AT 3317 AND 3321 U. S. HIGHWAY 75 SOUTH, BEING 3.67 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT #662, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN ALUMINUM, COPPER AND IRON RECYCLING CENTER IN A C-2 GENERAL COMMERCIAL DISTRICT AND O-1.2 SAM RAYBURN OVERLAY

SUP & SITE PLAN –
RECYCLING CENTER
3321 HWY. 75 S.
(BOB OVERBEY &
SONJA RAE
HENSLEY)

(TABLED)

DISTRICT.

Staff received a letter from Mr. Lucien Hines requesting this item be tabled until the April 2007 Planning and Zoning Commission Meeting.

PRELIMINARY PLAT

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

PLANNING AND ZONING COMMISSION

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

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

Mr. Schmitt appeared to represent and answer any questions. He explained the owners would like to plat the property for a gated residential development. They have seen the Staff Review Letter and would abide by the Staff Review Recommendations.

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

ACTION TAKEN.

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

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

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

DISCUSS SIGN REGULATIONS

PRELIMINARY PLAT –
FRIENDSHIP RANCH
(ETJ)
400 BLK. N.
FRIENDSHIP RD.)
(FRIENDSHIP RANCH
JT. VT. – NATHAN
MCCLURE & JIM
HILDALGO)

SIGN REGULATIONS

Chairman Steele explained the sign ordinance has been addressed in several of the Planning and Zoning Commission Meetings and he would like to appoint a committee to study the ordinance and bring back some recommendations to the commission.

Chairman Steele appointed Commissioners Jacobs, Jones, Davis and Steele on the Sign Ordinance Committee.

PLANNING & ZONING COMMISSION MINUTES – JANUARY 16, 2007

Scott Shadden explained the staff will compile some recommendations for the sub-committee and set up a date and time for a meeting.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:48 p.m.

ADJOURNMENT



CHAIRMAN


SECRETARY

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

1108 South Vaden Street
being Lot 9 and 10, Block 2, G. P. Geren Subdivision
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow parking on an unimproved surface, until funds are available for improvements, in an R-1 One and Two Family Residential District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

Jarqueline Valdivia (Owner) and Iglesia Pentecostes Shalom (Tenant)

Consideration:

Master Plan Designation: Residential

Parking on unimproved surfaces does not comply with City standards.

Number of notices mailed:

26

Objections Received:

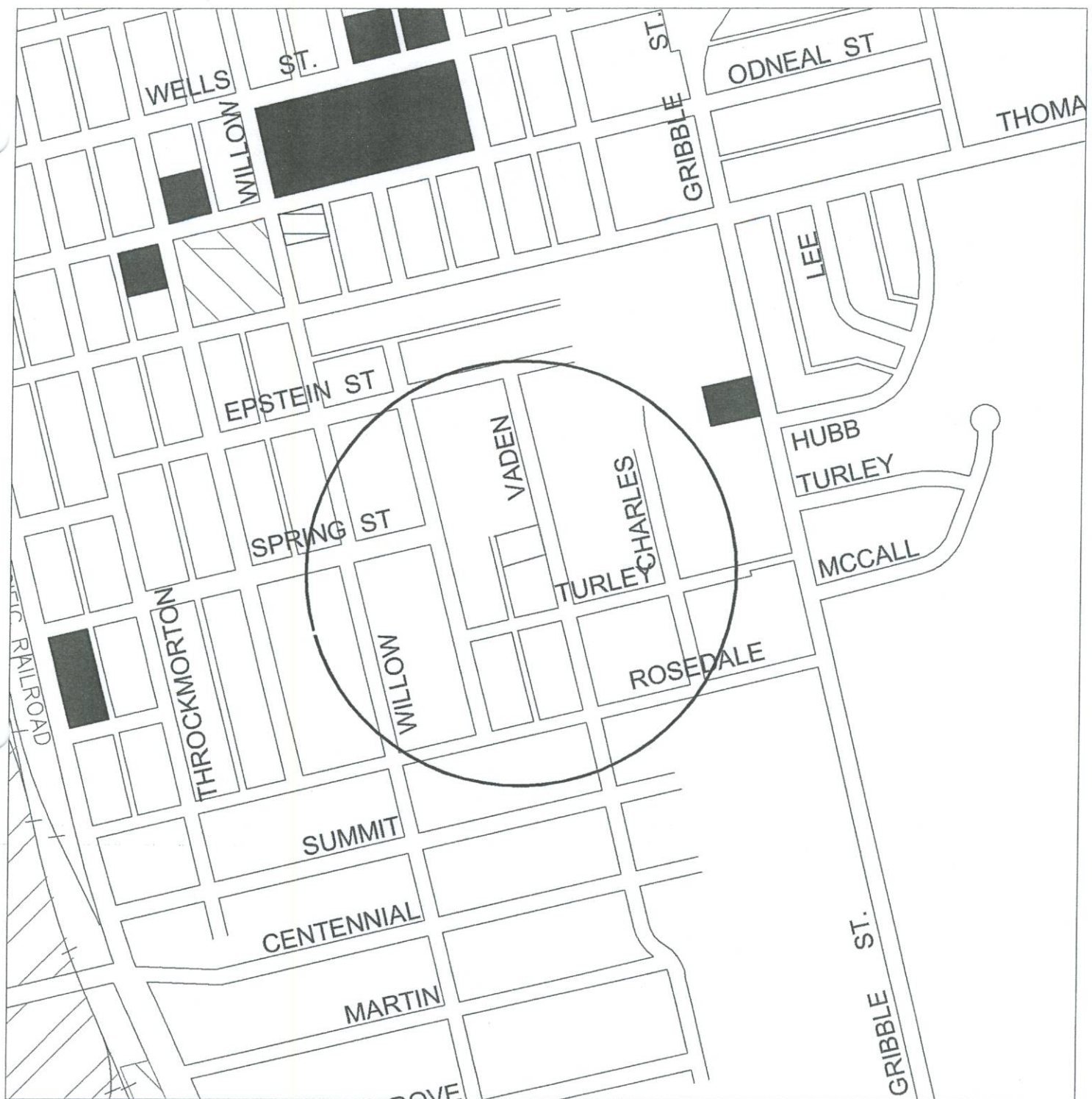
1

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
1108 S VADEN
Exception

Department of Developmental Services

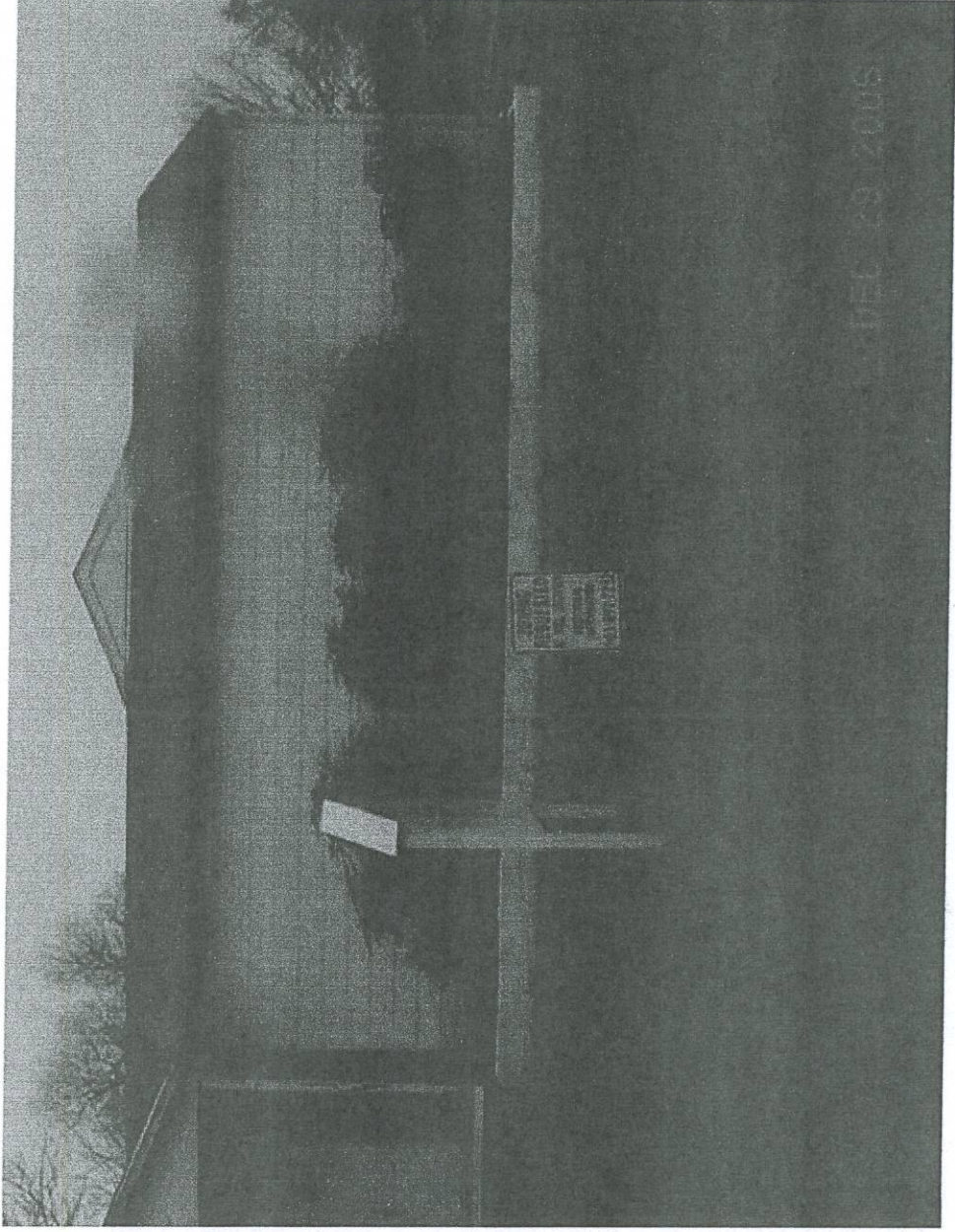




(c) Copyright 2006, Pictometry International

Scale: 1 inch = 40.0 feet

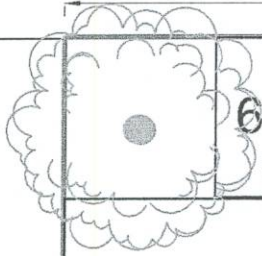
1108 S Vaden





alley

100'



6

7

unimproved surface

5

4

3

2

1

unimproved surface

27'



landscaped green area

57'

#1108

1894 sq. ft.

145'-4"

22'

Vaden

**STAFF REVIEW LETTER**

January 11, 2007

Jarqueline Valdivia
2922 Ft. Worth Ave.
Dallas, TX 75211

Antonio Laredo
1108 S. Vaden
Sherman, TX 75090

Nelson Rosales
728 S. Elm
Sherman, TX 75090

Dear Applicants,

Your request for approval of an exception to allow parking on an unimproved surface, until funds are available for improvements, regarding the property located at 1108 South Vaden Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, at 6:00 P.M., in the City Council Chambers, City all at 220 W. Mulberry.

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

1. The required parking shall be provided on a dust free surface.
2. Permits are required from the engineering department for all driveways.
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 Rita Gaither, Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

JAN 5 REC'D

SHERMAN

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone No. (903) 892-7229

FAX No. (903) 892-7274 Sent

December 29, 2006

Gene & Shirley Knauss
1301 W. Spring Creek Parkway
Plano, TX 75023

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, January 16, 2007 at 6:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Jacqueline Valdivia (Owner) and Iglesia Pentecostes Shalom (Tenant)
concerning the property at 1108 South Vaden Street, being Lots 9 and 10,
Block 2, G. P. Geren Addition

The request is as follows:

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow parking on an unimproved surface until funds are available for improvements, in an R-1 (One and Two Family Residential) District with a Specific Use Permit for a Church.

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

1-7-07

Scott Shadden PR
Secretary, Planning & Zoning Board

*Our objection is parking is not adequate for a church
on their lot. S. Vaden street will become a parking lot
for Church members. Doesn't the City have codes
requiring adequate parking for a church?*

Gene D. Knauss

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
January 16, 2007
Willie Steele, Chairman

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

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

900 North Grand Avenue
Lots 1-6 and 9-12, Block 11 and Lots 7-12, Block 7 of Binkley's First Addition
Exception

Requested Action/Proposed Use:

Exception under Ordinance No. 2280, Section 6.8.3, Subsection (5)(c)(D) to allow chain link fencing (8') around new tennis courts in an R-1 One and Two-Family Residential District and the College Park Overlay District.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and the College Park Overlay District

Origination:

Austin College (Owner)

Consideration:

Master Plan Designation: Residential

Number of notices mailed:

10

Objections Received:

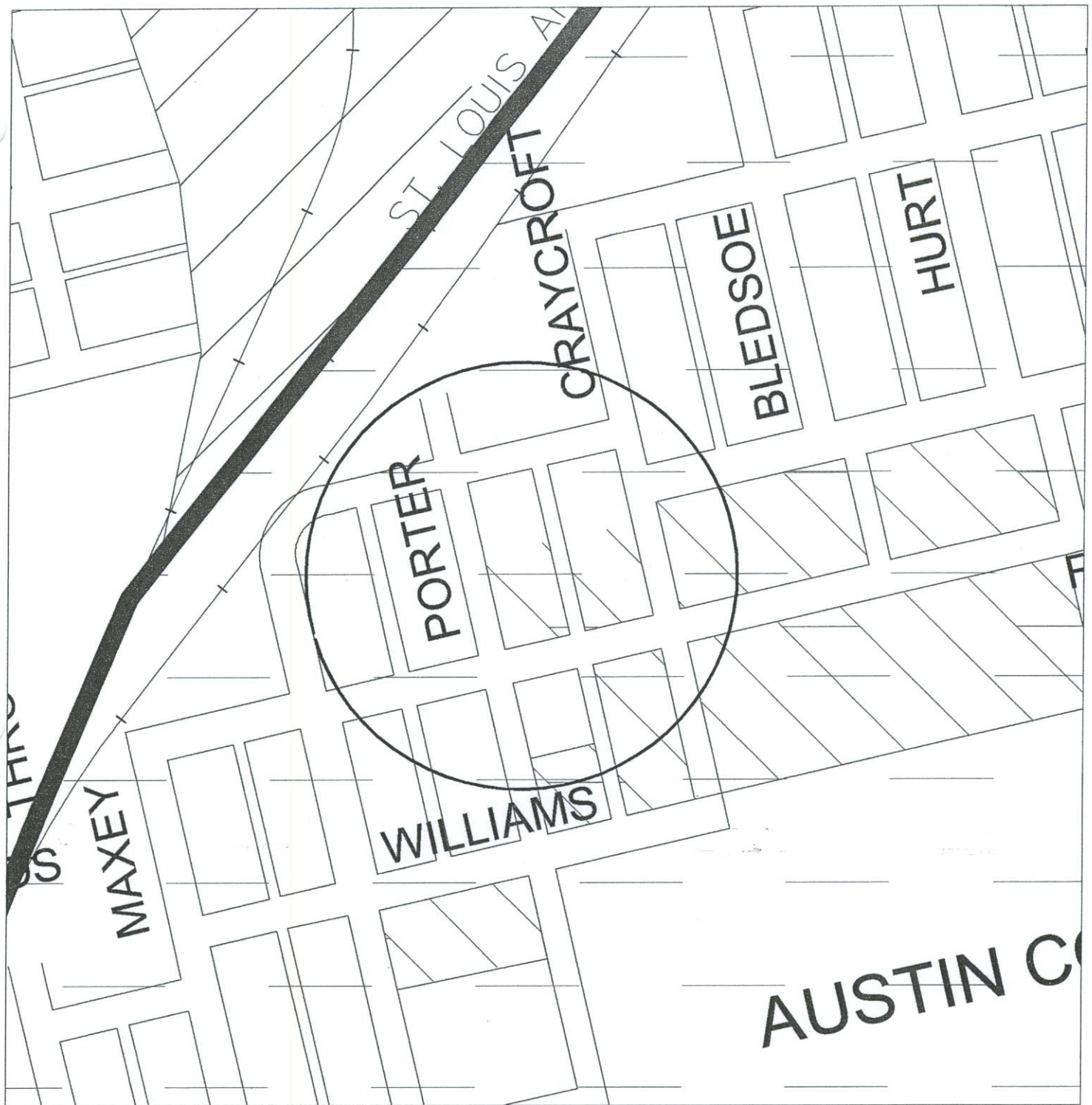
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

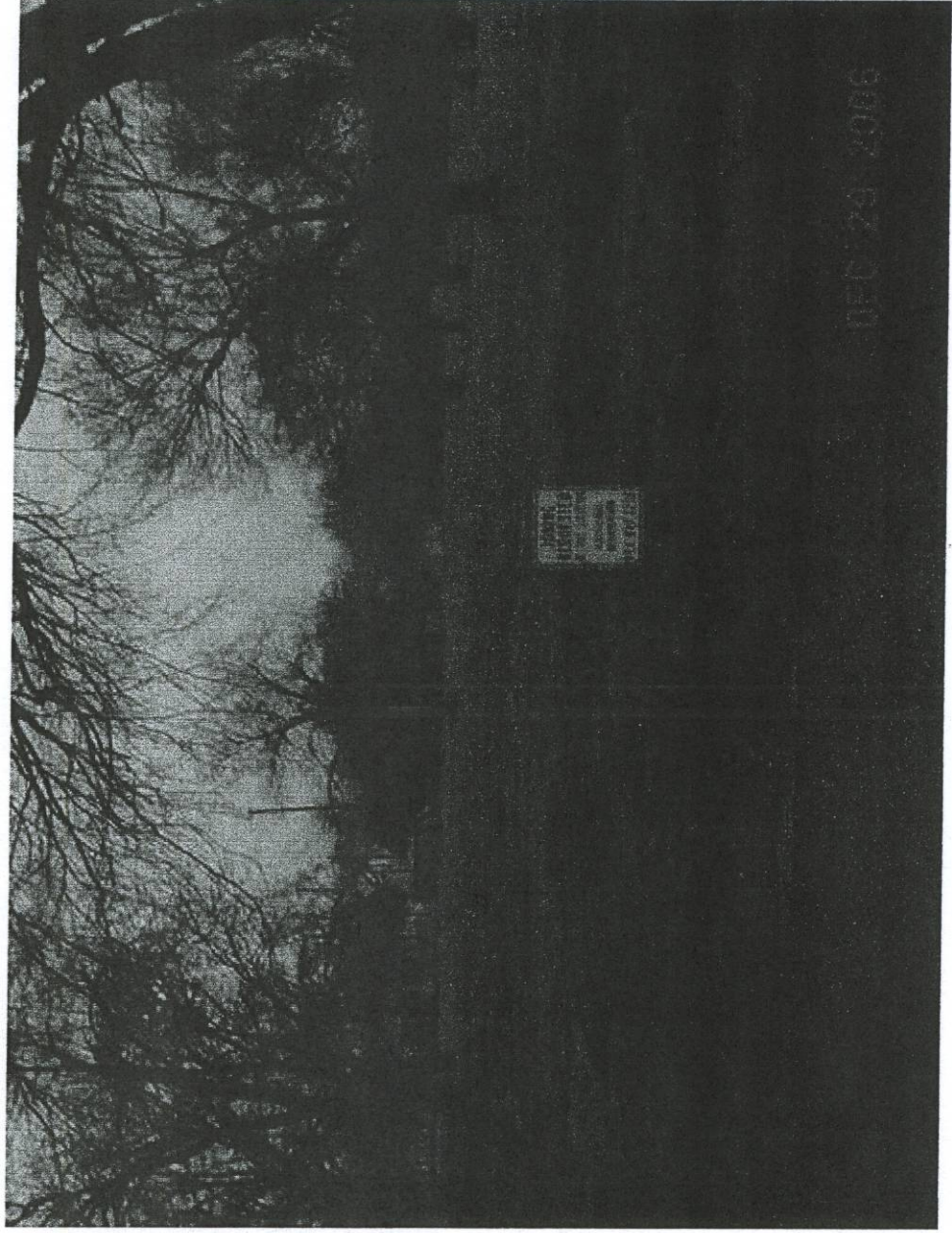


City of Sherman
900 NORTH GRAND
Exception

Department of Developmental Services



900 N Grand Ave



P. J. & S. Smith, Inc. P. J. & S. Smith, Inc. P. J. & S. Smith, Inc.
 10000 Highway 100, Suite 100
 Houston, Texas 77036
 Tel: 281-232-1000
 Fax: 281-232-1001
 www.pjs.com

Charles Goyer
 and Associates, Inc.
 10000 Highway 100, Suite 100
 Houston, Texas 77036
 Tel: 281-232-1000
 Fax: 281-232-1001
 www.pjs.com

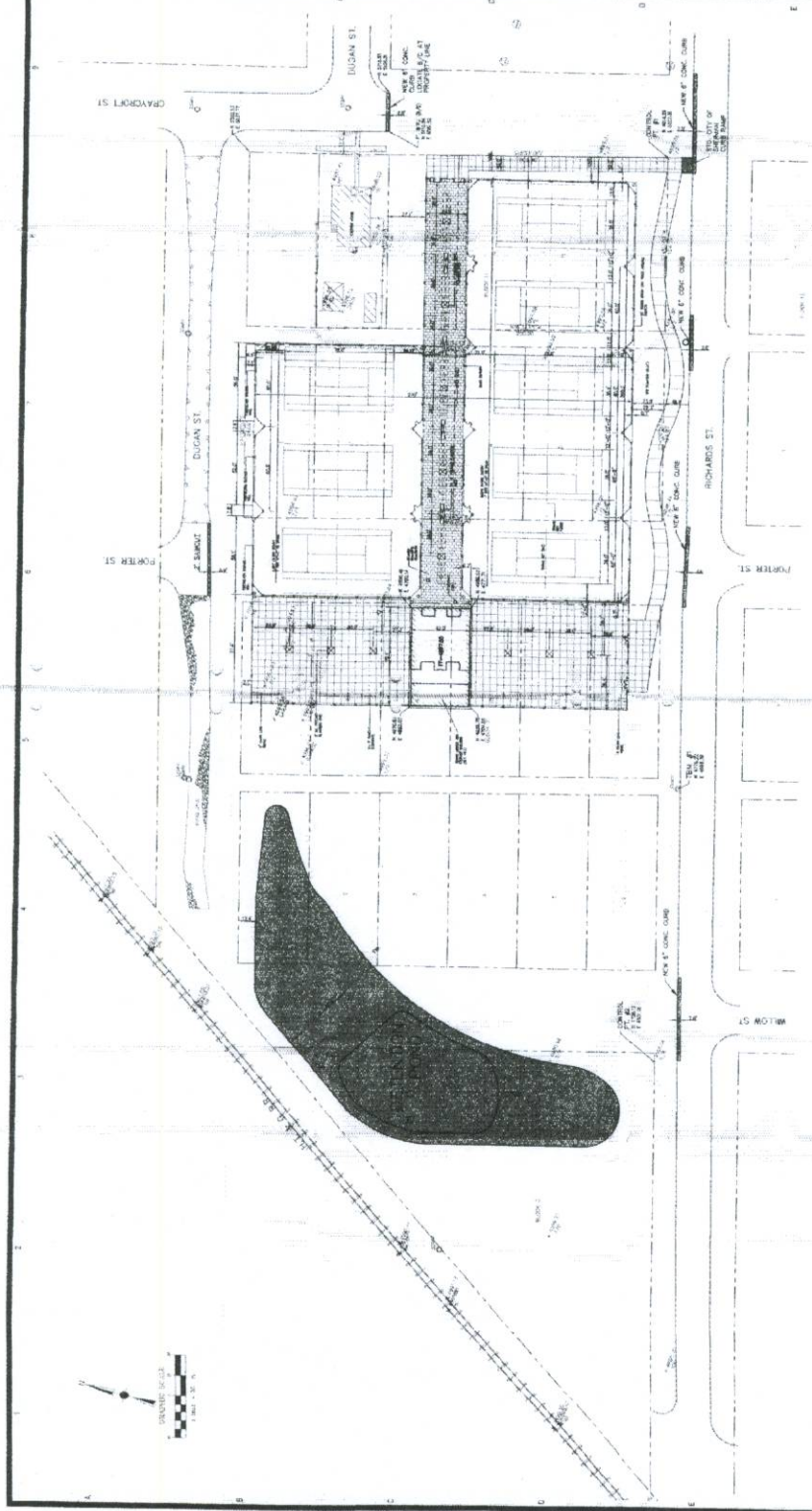
Austin College TENNIS COMPLEX SHERMAN, TEXAS



DIMENSION CONTROL
 PLAN

NO.	DATE	BY	CHKD.	APP'D.
1	08-15-09			
2	08-15-09			
3	08-15-09			
4	08-15-09			
5	08-15-09			
6	08-15-09			
7	08-15-09			
8	08-15-09			
9	08-15-09			
10	08-15-09			

C2.0



General Construction Notes:

1. THE OWNER HAS PROVIDED ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS PROJECT.
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City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

900 North Grand Avenue
Lots 1-6 and 9-12, Block 11 and Lots 7-12, Block 7 of Binkley's First Addition
Site Plan

Requested Action/Proposed Use:

Site Plan approval for a new tennis complex.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and the College Park Overlay District

Origination:

Austin College (Owner)

Consideration:

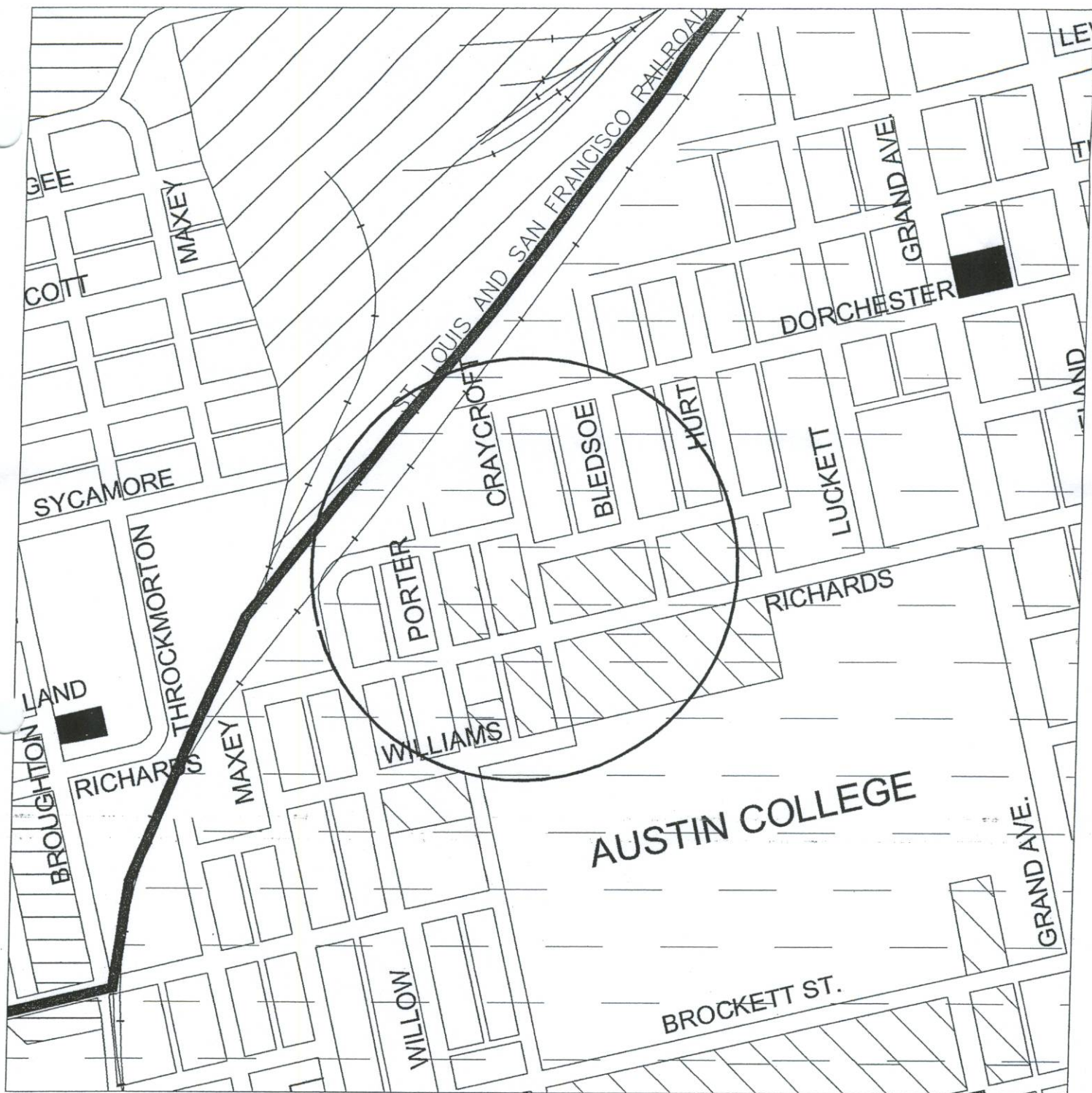
Master Plan Designation: Residential

Attachments:

Location map (use Site Plan from Item #4)
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
900 GRAND AVENUE
Site Plan

Department of Developmental Services





RICHARDS

Average Scale: 1 inch = 129.8 feet

**STAFF REVIEW LETTER**

January 11, 2007

Austin College
900 N. Grand
Sherman, TX 75090

Dear Applicant:

The request for approval of a site plan for the new tennis complex concerning the property located at 900 North Grand Avenue is scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 16, 2007 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 6:00 P.M.

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

1. Existing water and sewer shall be shown along with easements. Permanent structures shall not be constructed within dedicated utility easements that were retained with street closures without approval for encroachments from the City Council.
2. A drainage plan shall be submitted to the City Engineer for review.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered by the staff to be minor, 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.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

Planning and Zoning Commission

Board of Adjustments

Agenda Communication Form

January 16, 2007

Willie Steele, Chairman

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

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

**900 North Grand Avenue
being 1.55 acres in the Charles Carter Survey, Abstract No. 229
and the J. B. McAnair Survey, Abstract No. 763
Site Plan**

Requested Action/Proposed Use:

Site Plan approval for the Forster Art Studio Complex.

Adjacent Zoning:

R-1 (One and Two Family Residential) District and the College Park Overlay District

Origination:

Austin College (Owner)

Consideration:

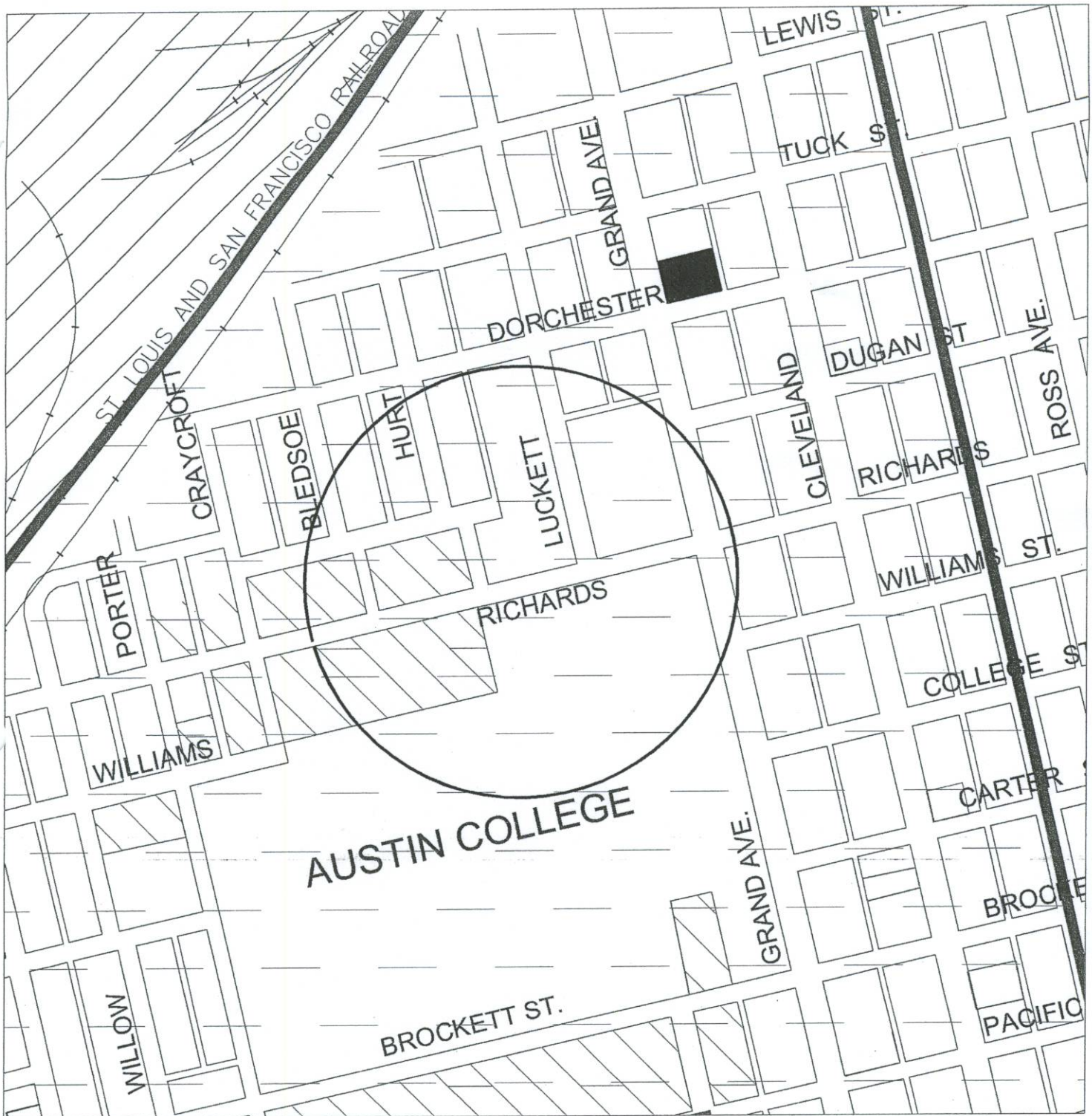
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

**Prepared By:
Rita Gaither
Development Coordinator**

**Approved By:
Scott Shadden,
Development Services Director**



LEGEND

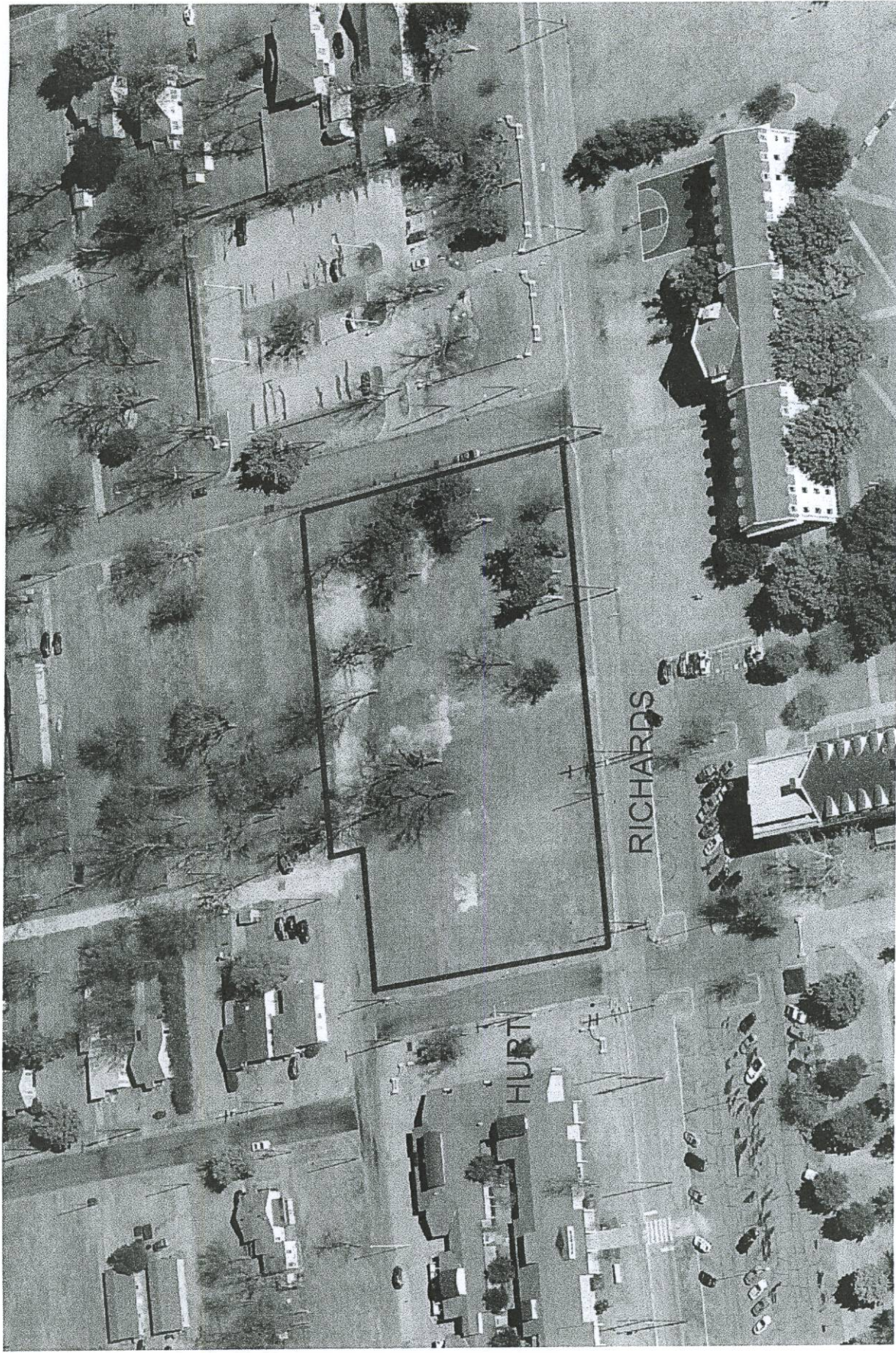
	R-A SINGLE FAMILY AGRICULTURAL DISTRICT		M-2 HEAVY MANUFACTURING DISTRICT
	SF-1 SINGLE FAMILY RESIDENTIAL DISTRICT		M H MANUFACTURED HOUSING DISTRICT
	R-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT		BLALOCK INDUSTRIAL PARK
	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT		OVERLAY DISTRICT - 75 & 82
	C-1 RETAIL BUSINESS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



City of Sherman
900 GRAND AVENUE
Site Plan

Department of Developmental Services





(c) Copyright 2006, Pictometry International

Average Scale: 1 inch = 91.2 feet

**STAFF REVIEW LETTER**

January 11, 2007

Austin College
900 N. Grand
Sherman, TX 75090

Dear Applicant:

The request for approval of a site plan for the new Forster Art Complex concerning the property located at 900 North Grand Avenue is scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 16, 2007 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 6:00 P.M.

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

1. Existing water and sewer shall be shown along with easements. Permanent structures shall not be constructed within dedicated utility easements that were retained with street closures without approval for encroachments from the City Council.
2. A drainage plan shall be submitted to the City Engineer for review.
3. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered by the staff to be minor, 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.

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

Respectfully,

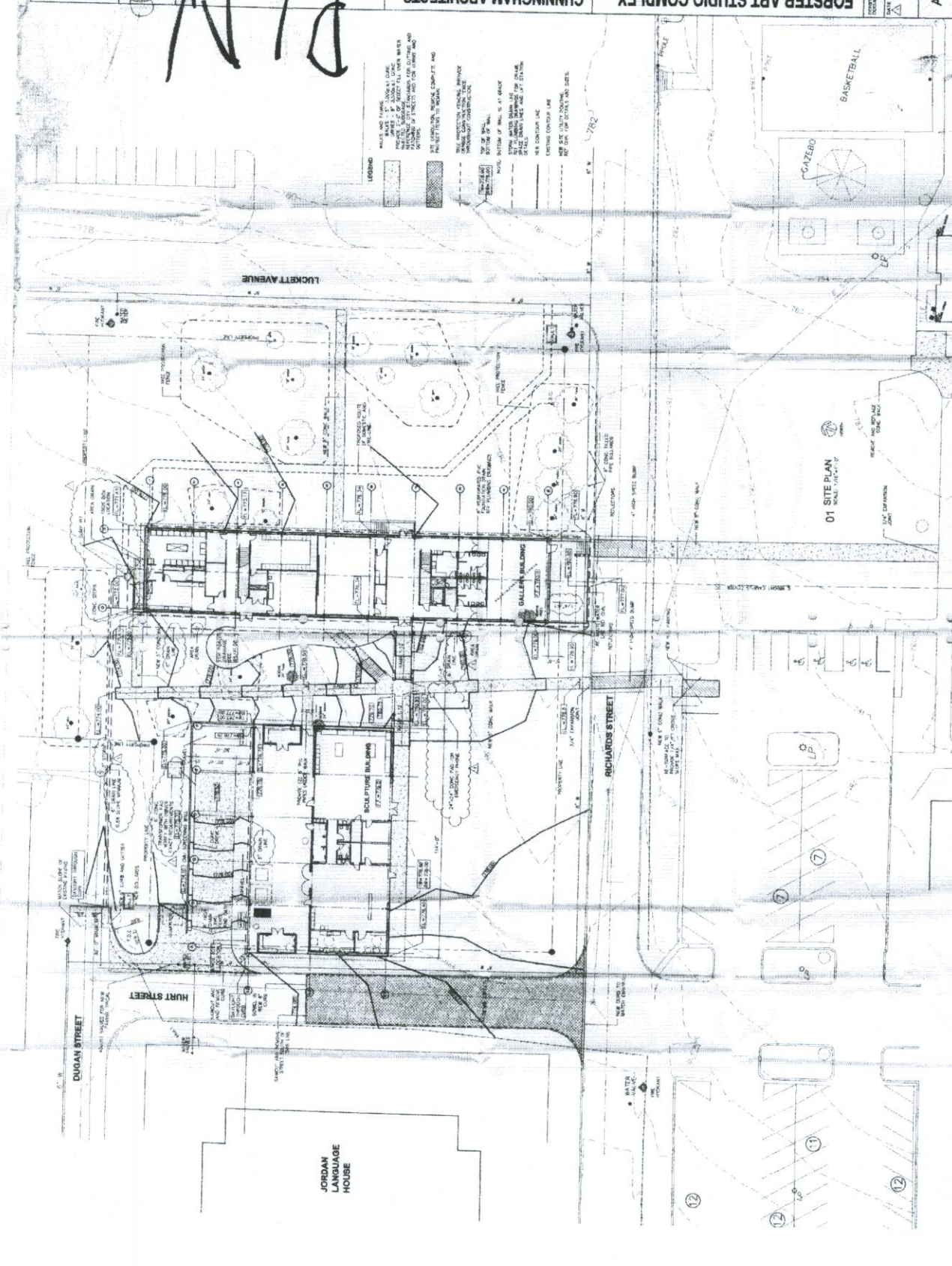
Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

N7d



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

728 South Travis Street
being all of Blocks 3 and 6 of Hare and Randolph Addition
Revised Site Plan Approval

Requested Action/Proposed Use:

Revise Site plan approval for St. Mary's Catholic Church.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

St. Mary's Catholic Church, (Owner) and Jim Andrews (Representative)

Consideration:

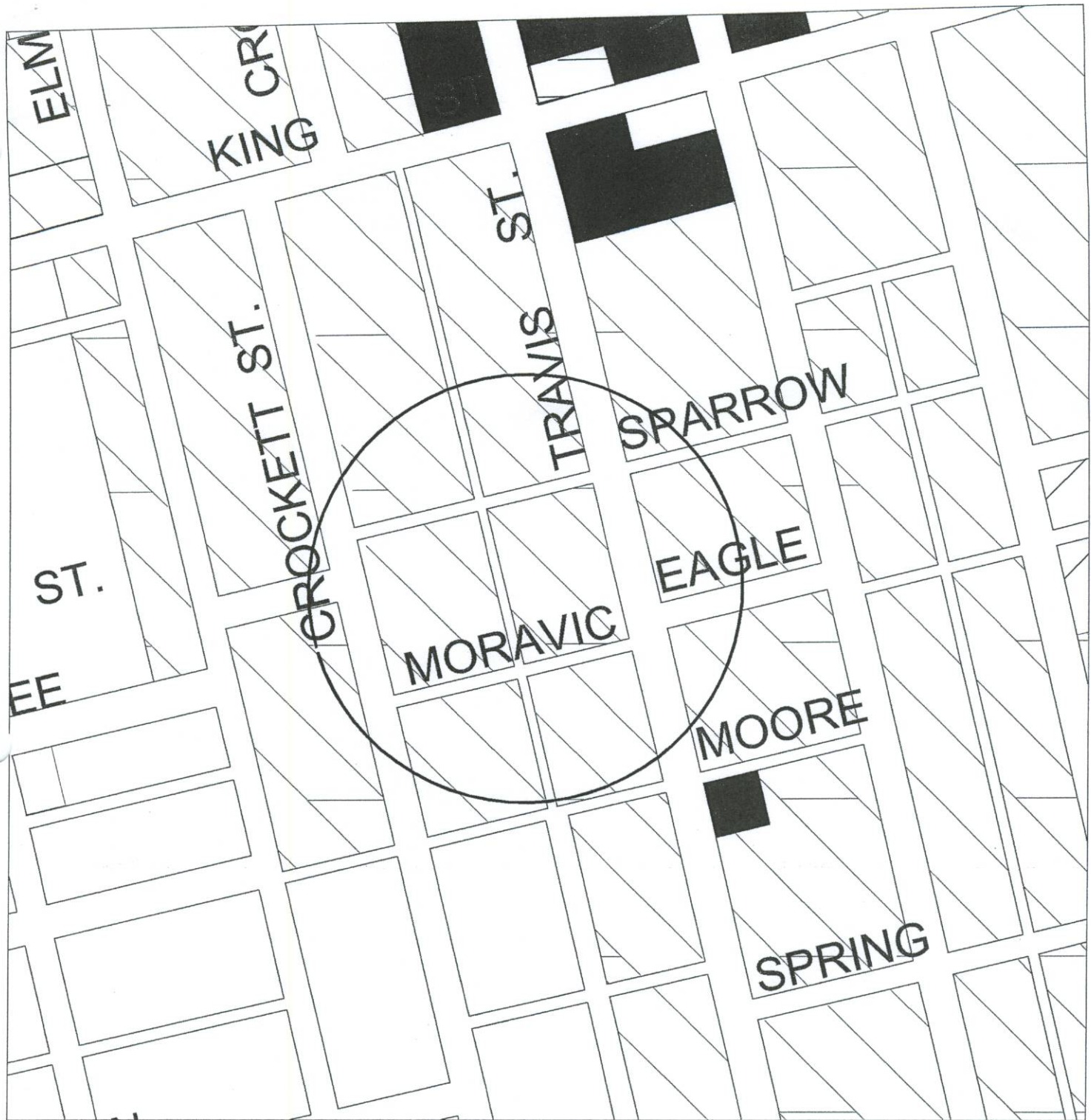
Master Plan Designation: Residential

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
728 SOUTH TRAVIS
Revised Site Plan

Department of Developmental Services





(c) Copyright 2006, Pictometry International

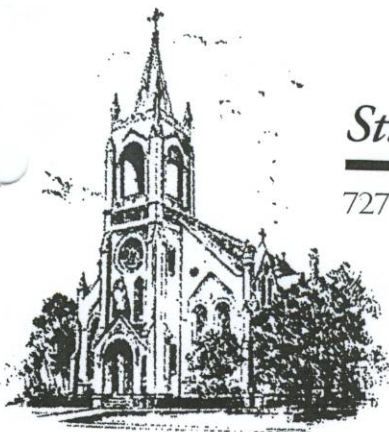
Average Scale: 1 inch = 88.1 feet



Scale: 1 inch = 60.0 feet

© Copyright 2006, Picometry International





St. Mary's Catholic Parish

727 SOUTH TRAVIS - SHERMAN, TEXAS 75090 - (903) 893-5148

December 11, 2006

Mr. Scott Shadden
Director of Developmental Services CBF
City of Sherman
Sherman, TX 75090

RE: St. Anne's Catholic Church Site Plan
Planning and Zoning Meeting
January 19, 2007

Dear Mr. Shadden:

St. Mary's Catholic Church continues with its new church building project. We have revised our building size and site plan because of budget constraints. The new building (St. Anne's) is smaller than the original design shown on the approved site plan.

The church has removed the two apartment building complexes on the property, has cleaned and replanted the property. The church also had an alley that ran through the site abandoned by purchase. We have relocated sewer lines, gas lines, and telephone lines at an approximate cost of \$900,000. As you know, the city passed new storm drainage and retention regulations after the City Council, the Planning and Zoning Commission, and the Historical District Plan Review Committee all had approved our site plan.

The church has prepared a topographical map of all church properties in this area, and we find no drainage problems. We are only putting back about the same roof and solid surface area as was on the original site.

We request approval of the revised site plan for St. Anne's Catholic Church in the 700 Block of South Travis Street without storm retention on the site.

Sincerely,

Fr. Jeremy Myers, Pastor

Cc: Jimmy Shankles, City Engineer

**STAFF REVIEW LETTER**

January 11, 2007

St. Mary's Catholic Church
Reverend Jeremy Myers
727 S. Travis
Sherman, Texas 75090

Jim Andrews
2501 Shoreline Dr.
Sherman, Texas 75092

Dear Applicant:

The request for approval of a revised site plan for the new St. Anne's Catholic Church at St. Mary's Parish at 728 South Travis is scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 16, 2007 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 6:00 P.M.

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

1. Existing water and sewer shall be shown along with easements. Permanent structures shall not be constructed within dedicated utility easements.
2. Provide a drainage plan.
3. Driveways shall be constructed to the standards of the City of Sherman and require a permit.
4. Additional ROW shall be dedicated for Moravec Lane and Sparrow Lane. Each shall be reconstructed to current City of Sherman standards. Minimum pavement width shall be 26' for emergency vehicle access.
5. The Porte Cochere shall be located 10' from the ROW of Moravec Lane or a request for a variance will be required.
6. All minimum fire codes are in effect of the 2003 ICC Fire Codes.
7. Fire lane is required along the west side of the structure. If the proposed building is 30 feet in height or greater, then a 26 foot wide fire lane is required. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. 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.

8. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B of the 2003 ICC Fire Codes.
9. Provide the minimum number and distribution of fire hydrants for this proposed structure per Appendix C of the 2003 ICC Fire Codes. Please indicate location on the site plan.
10. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered by the staff to be minor, 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.

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

CROCKETT STREET

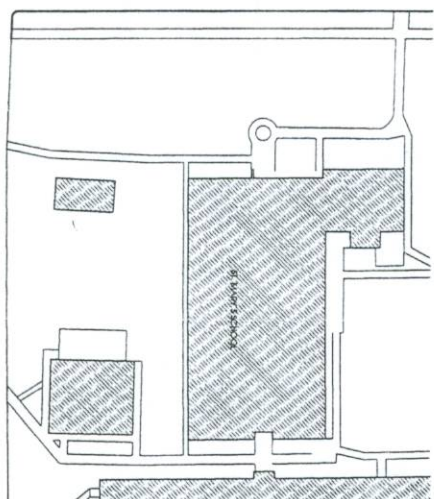
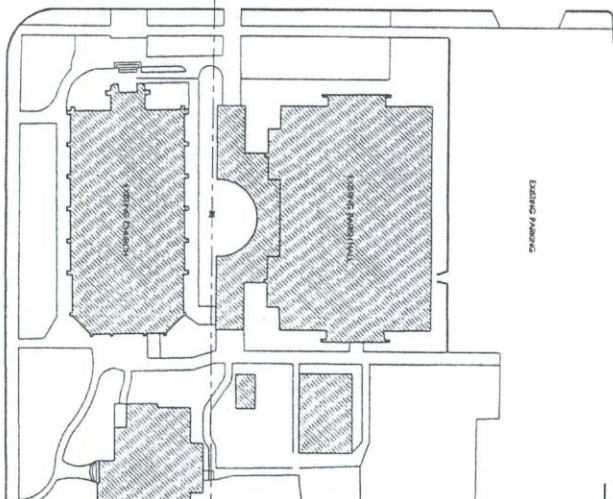
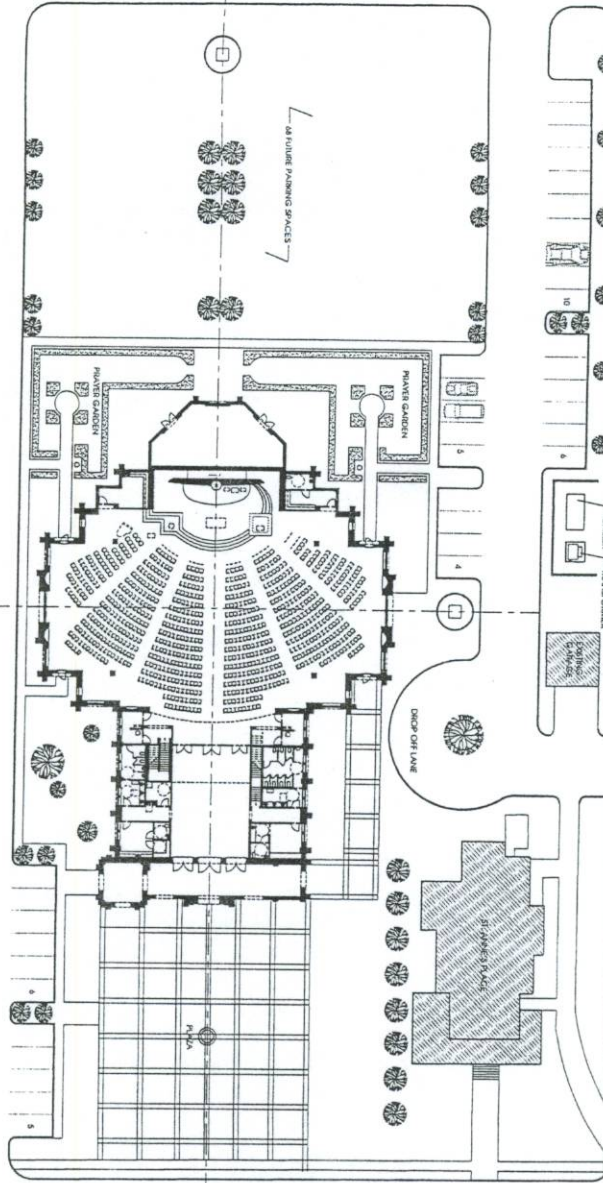
MORAVEC LANE

SPARROW LANE

TRAVIS STREET

EAGLE LANE

01 SITE PLAN
SCALE 1" = 20'-0"

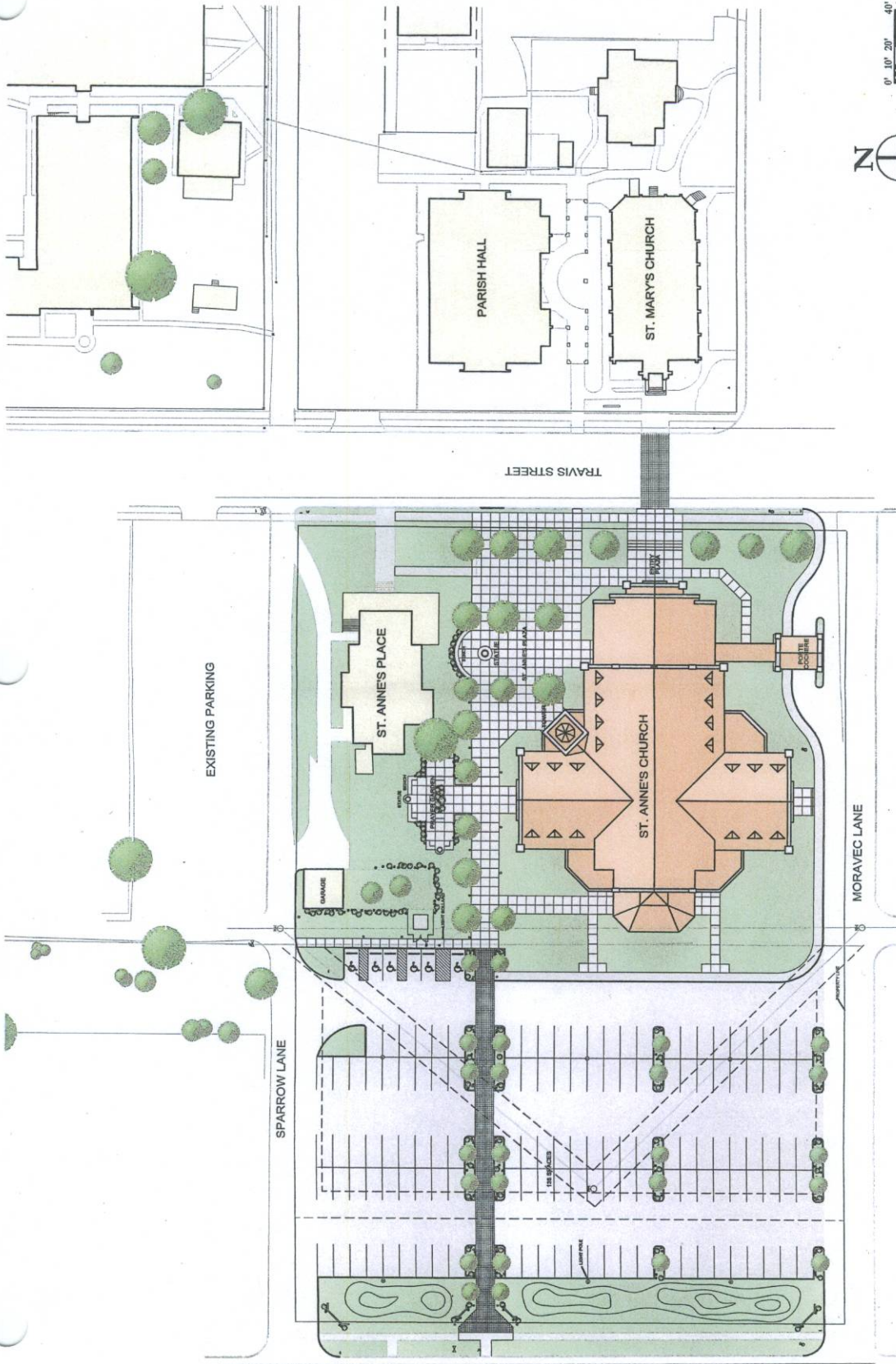


ST. ANNE'S CATHOLIC CHURCH
 ROMAN CATHOLIC DIOCESE OF DALLAS
 ST. MARY'S PARISH
 727 SOUTH TRAVIS STREET
 SHERMAN, TEXAS 75090

PROGRESS SET
 DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION

SILVER
 ARCHITECTS
 311 N. GREGORY AVENUE
 DALLAS, TEXAS 75201
 TEL. 214.553.2000

PROJECT: 2183
 FILE: SITE PLAN
 DATE: MAY 16, 2008
 TITLE: SITE PLAN
 SHEET: A100



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

1124 South Austin
being Lot 1, Block 1 of Mozele Plaza
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 7, Subsection (13)(h)(6) to allow a (0) foot setback for a six (6) foot wrought iron security fence in lieu of the required fifteen (15) foot setback in a C-2 General Commercial District.

Adjacent Zoning:

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

Origination:

Mozele, Inc. (Owner) and BWG Architecture (Architects)

Consideration:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

14

Objections Received:

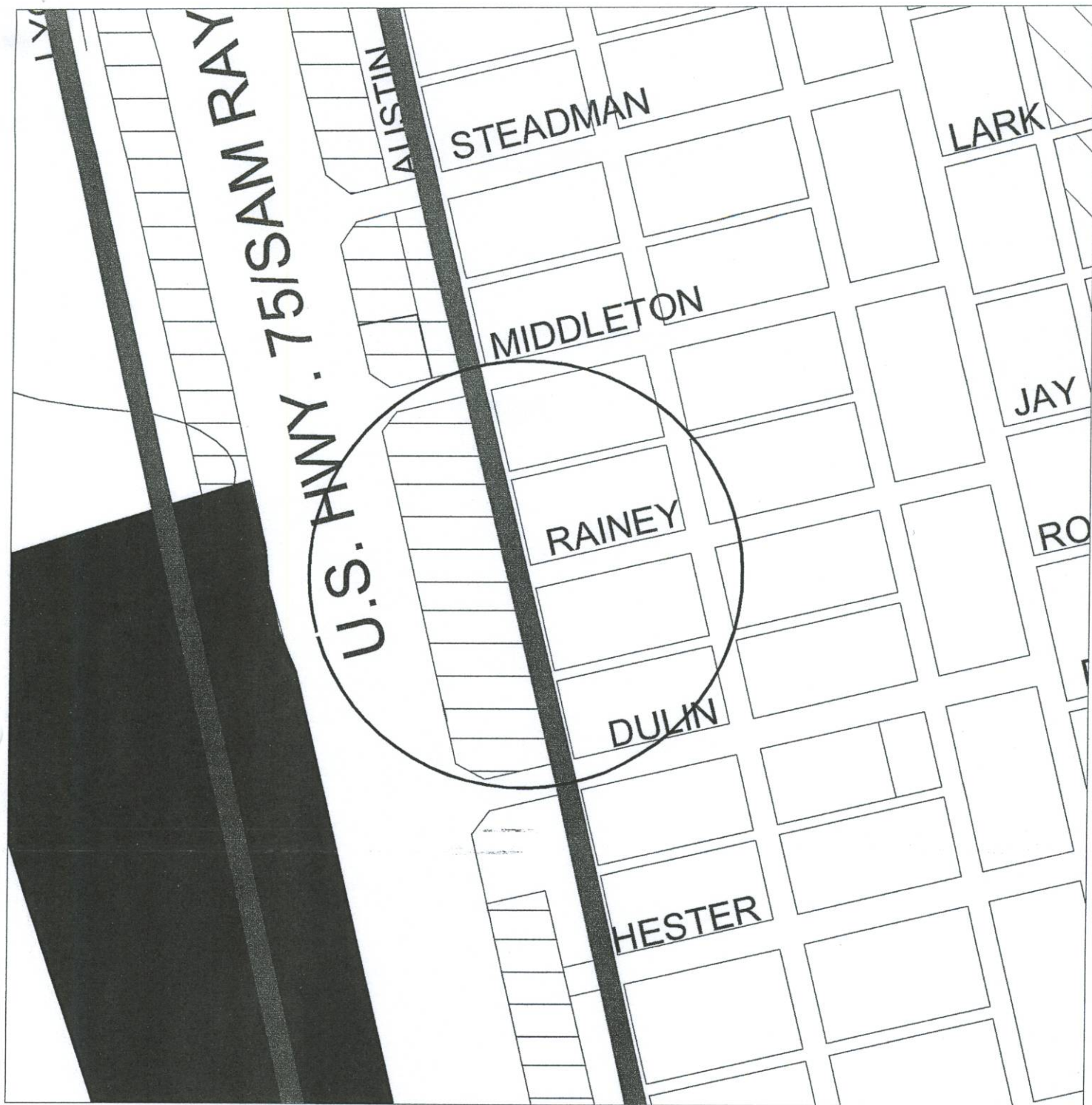
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

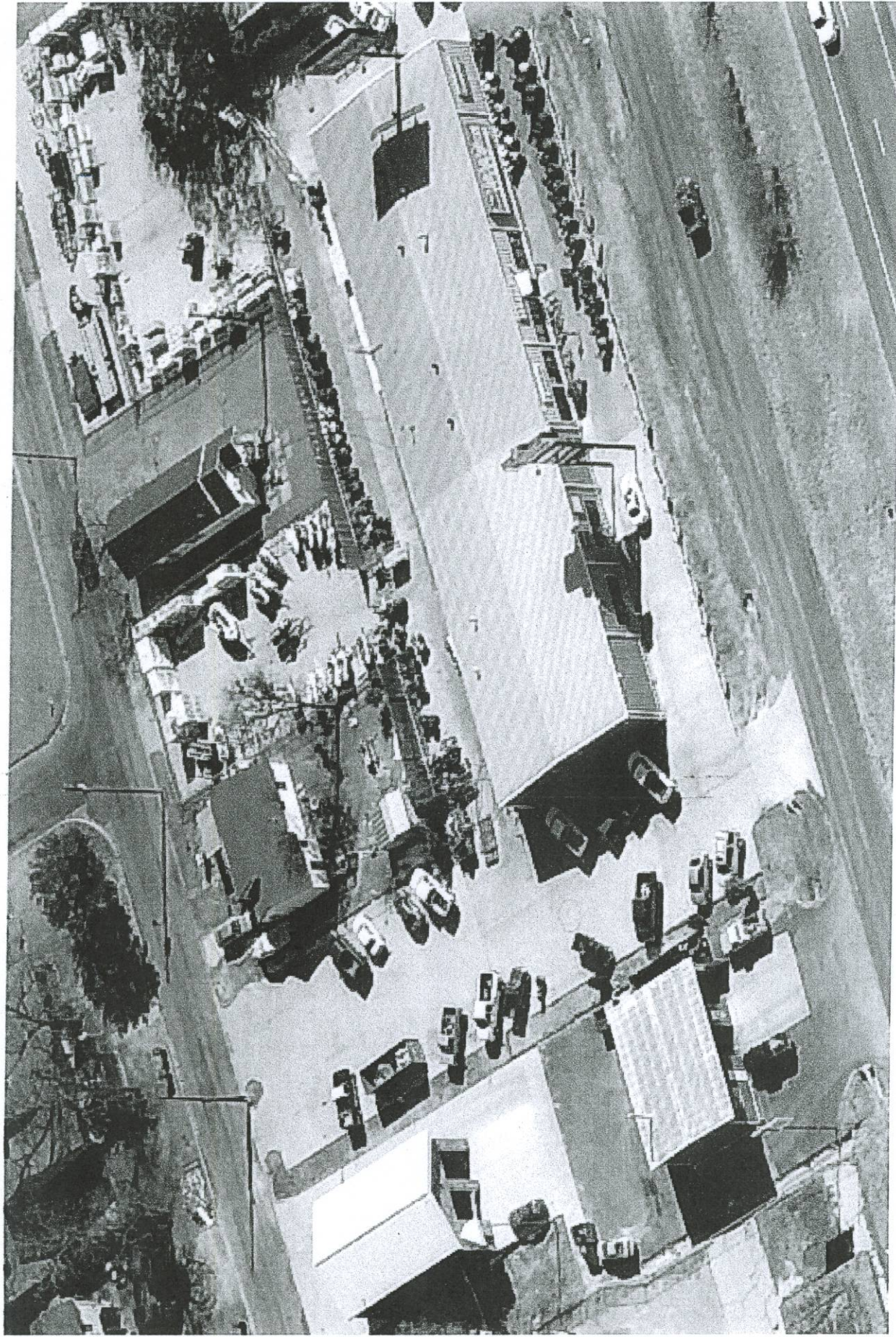
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	SF-1	SINGLE FAMILY RESIDENTIAL DISTRICT		M H	MANUFACTURED HOUSING DISTRICT
	R-1	ONE AND TWO FAMILY RESIDENTIAL DISTRICT			BLALOCK INDUSTRIAL PARK
	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT			OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL BUSINESS DISTRICT			OVERLAY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



City of Sherman
1124 SOUTH AUSTIN
Variance

Department of Developmental Services

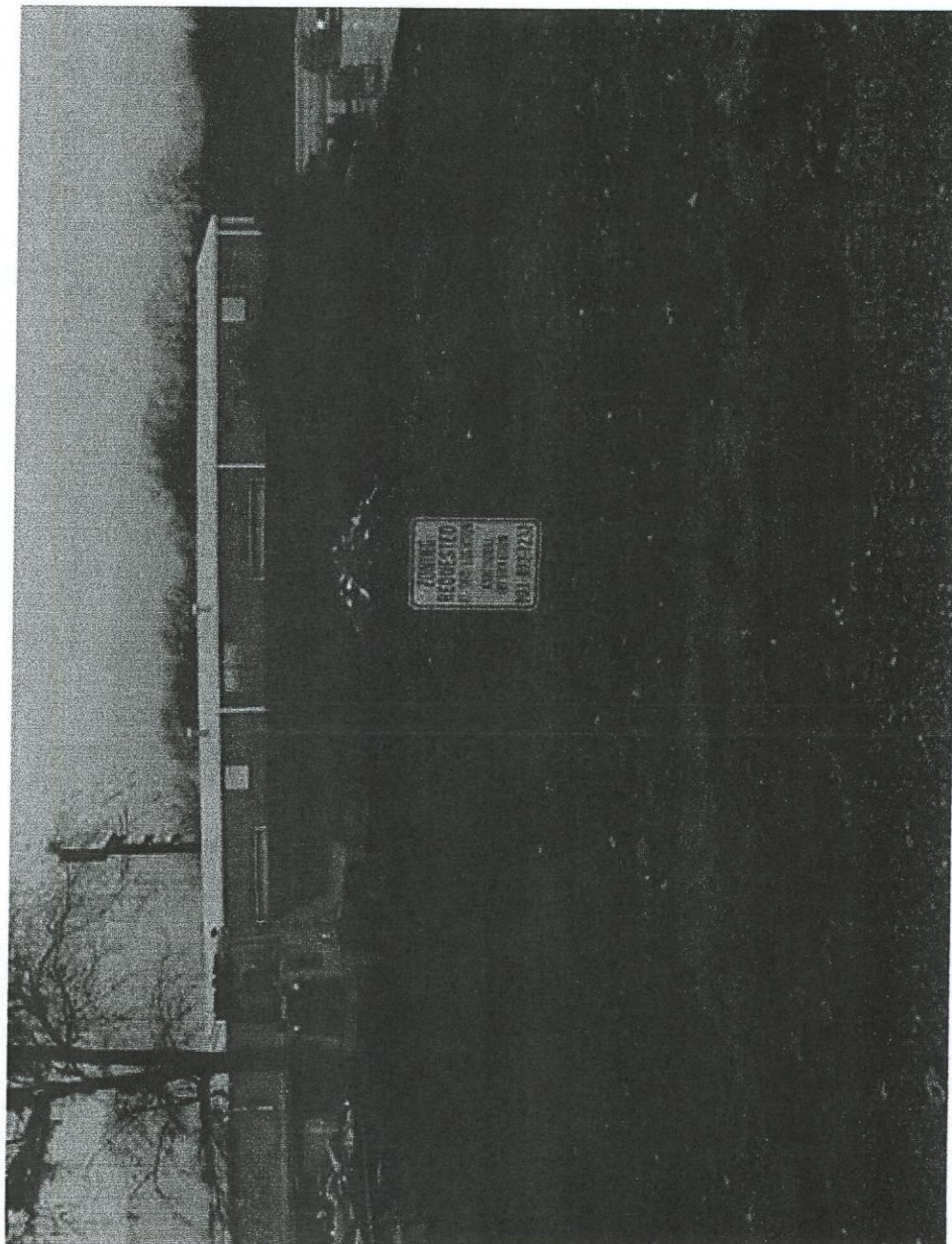




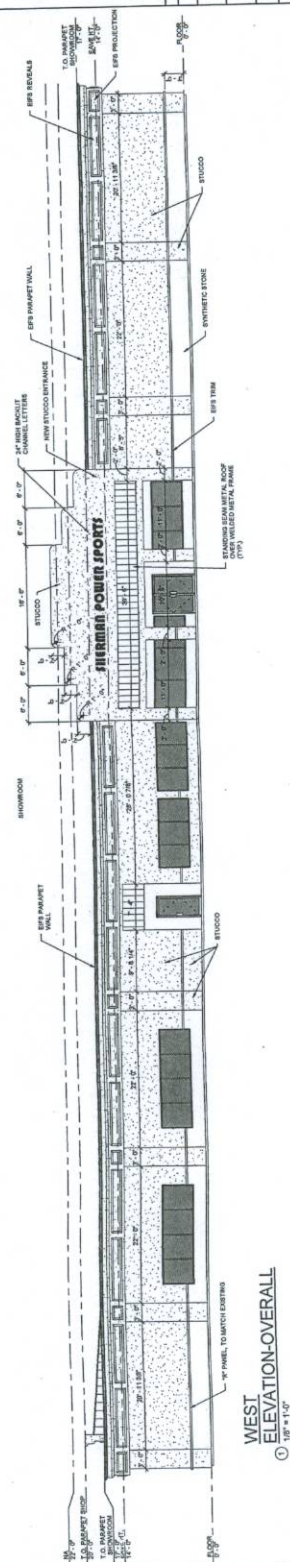
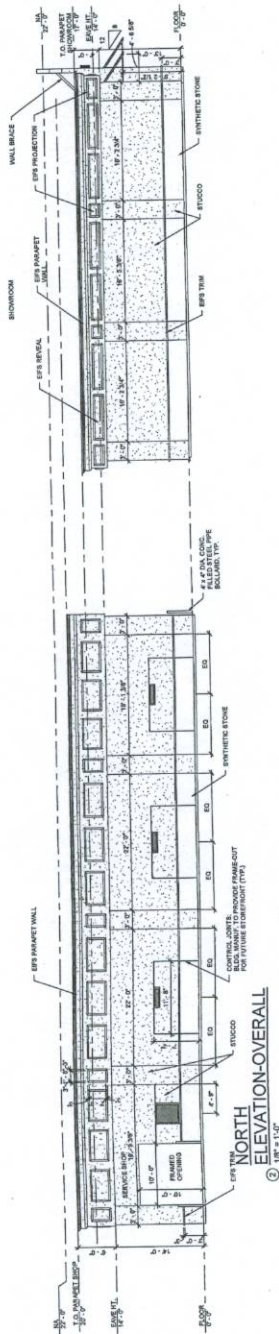
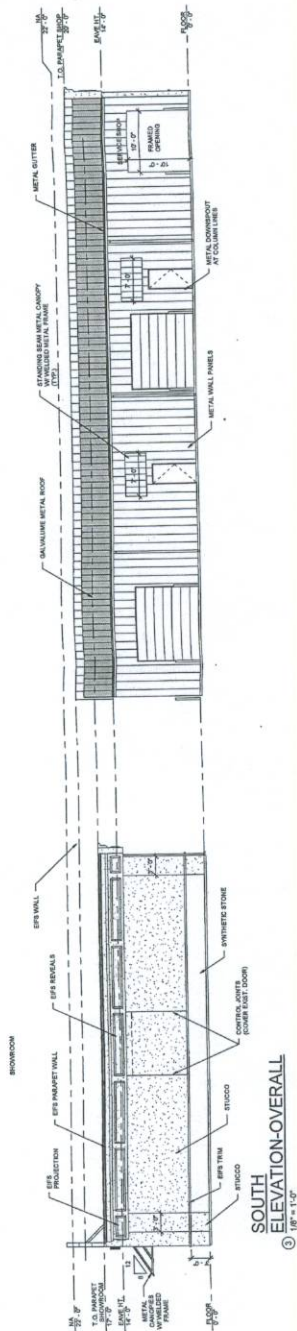
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Average Scale: 1 inch = 40.6 feet

1124 S Austin



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



DESIGN	DRAWN	CHECK
BWG	BWG	BWG
DATE		
12/29/2006		
PROJECT ID		
2006-0010		

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

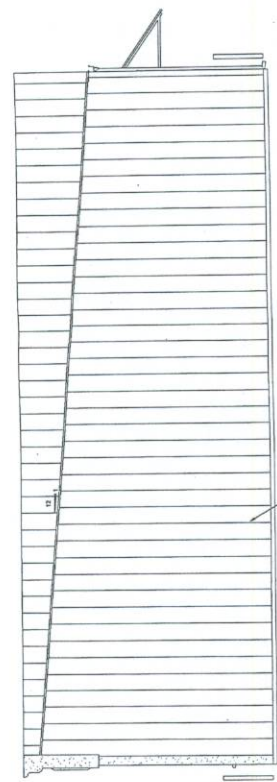
A NEW SHOP BUILDING/SHOWROOM
REMODEL
FOR
SHERMAN POWER SPORTS

1205 S. SAM
RAYBURN FRWY.
SHERMAN, TX 75090

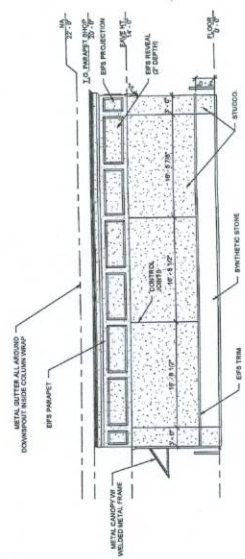
ARCHITECTURE
PLANNING & CONSULTING

VOICE: (903) 852-4405
E-MAIL: info@architect.com
1401 E. 14th Street, Suite 400
Birmingham, Texas 75009

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⑦ WEST ELEVATION -
SHOP
1/4" = 1'-0"



**EAST
ELEVATION-SHOP**
① 1/8" = 1'-0"

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

1125 Sam Rayburn Freeway East
being Lot 1, Block 1 of Mozele Plaza
Variance

Requested Action/Proposed Use:

Variance under Ordinance No. 2280, Section 6.8.2, Subsection (5)(a)(1) to allow a seventeen foot (17) setback for a structure in lieu of the required forty (40) foot setback in a C-2 General Commercial District and the O-1.2 Sam Rayburn Freeway Overlay District.

Adjacent Zoning:

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

Origination:

Mozele, Inc. (Owner) and BWG Architecture (Architects)

Consideration:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

14

Objections Received:

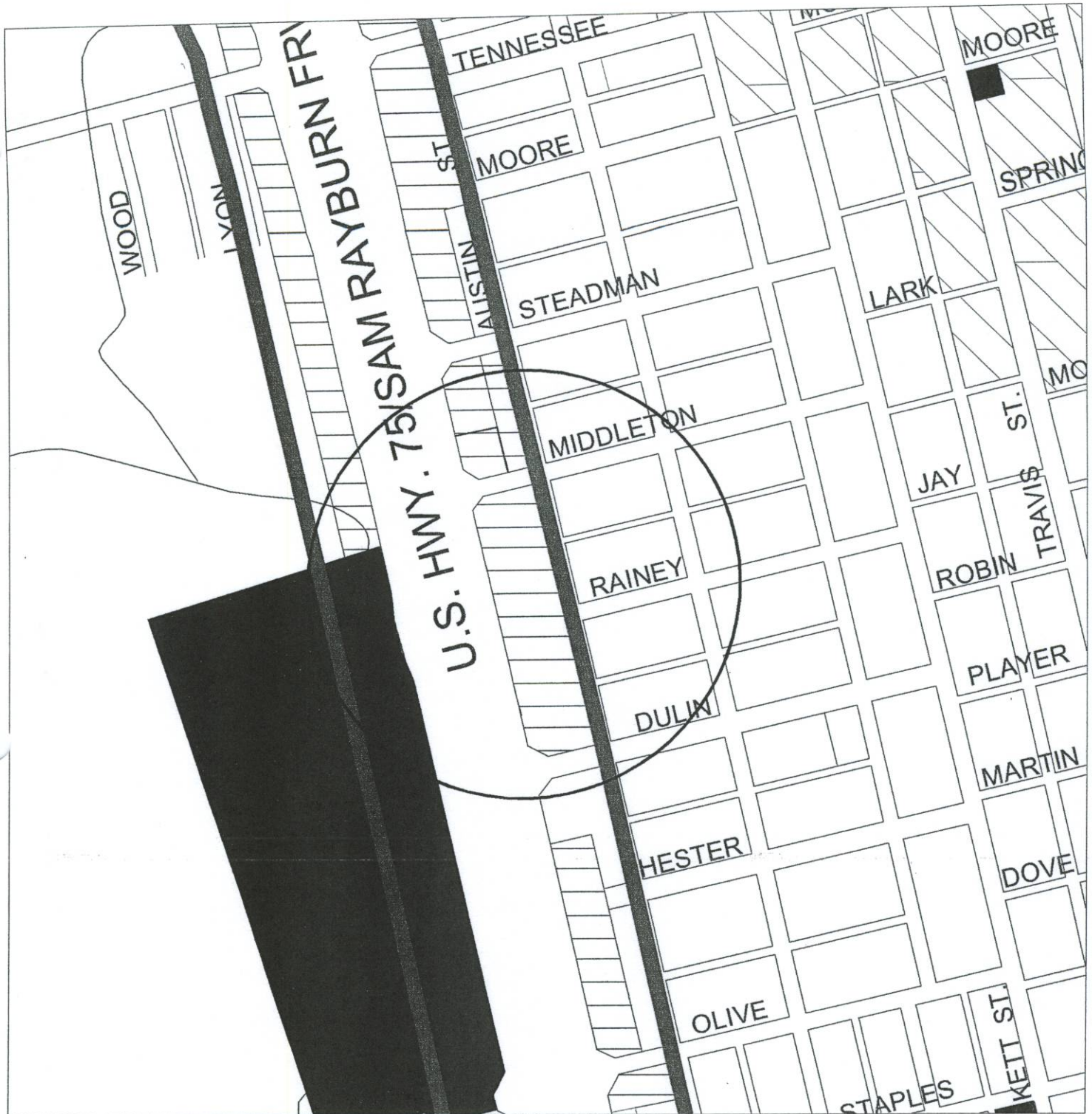
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Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

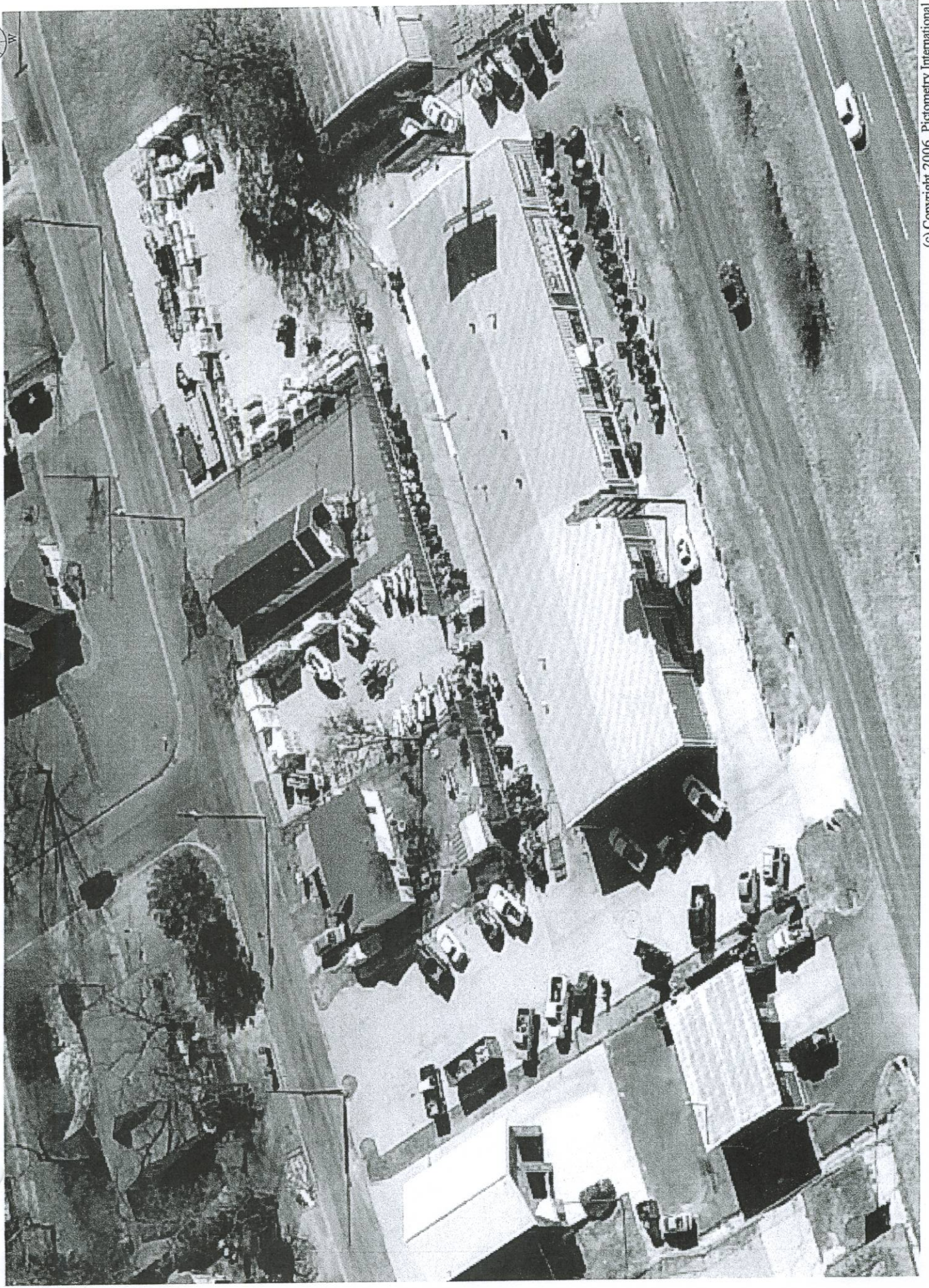
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	R-2	MULTI-FAMILY RESIDENTIAL DISTRICT		O-1	OVERLAY DISTRICT - 75 & 82
	C-1	RETAIL BUSINESS DISTRICT		O-1.1	OVERLAY DISTRICT - 1417
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	M-1.5	MEDIUM MANUFACTURING DISTRICT		CBD	CENTRAL BUSINESS DISTRICT



City of Sherman
1125 AND 1205 S. SAM RAYBURN FREEWAY E.
Variance

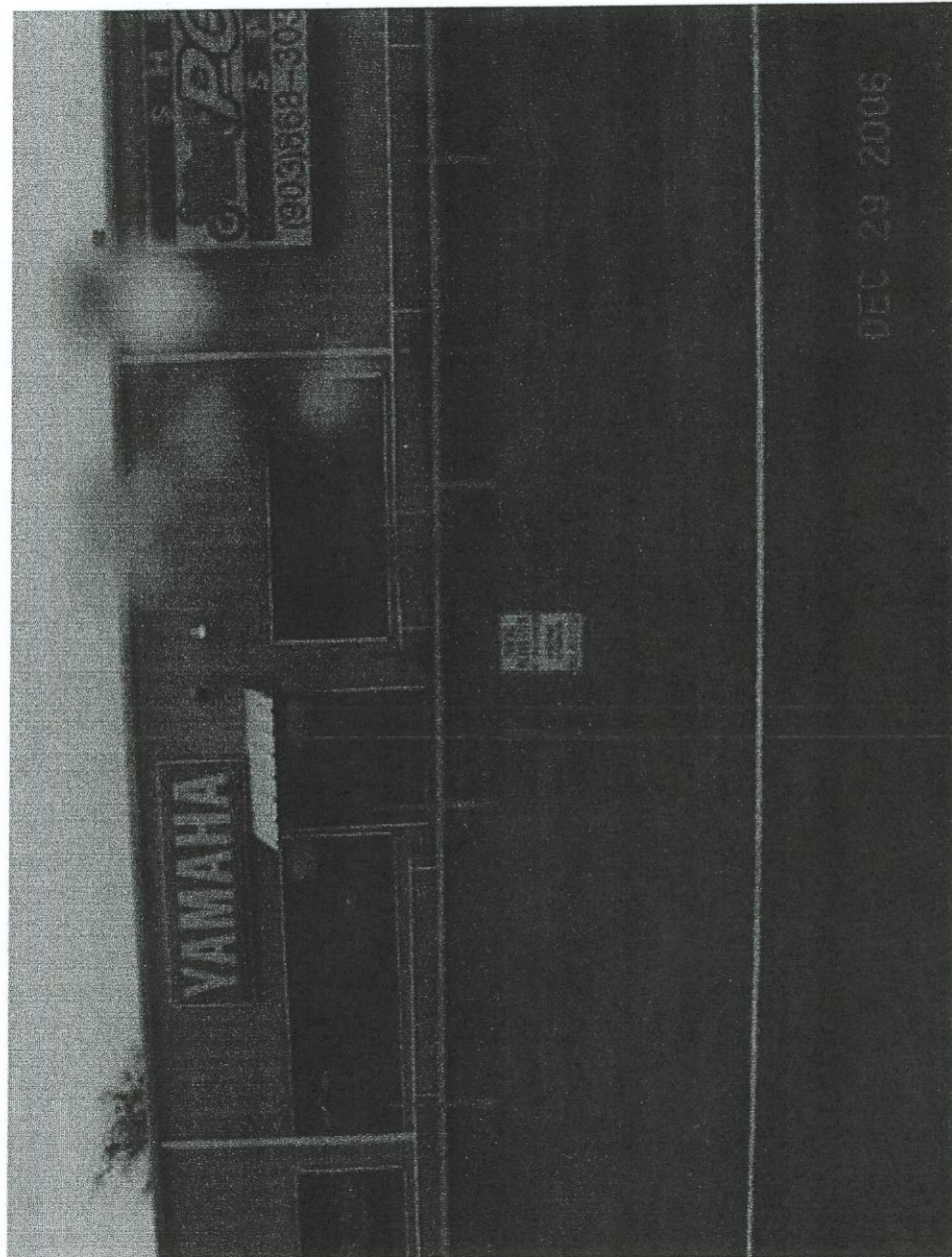
Department of Developmental Services





Average Scale: 1 inch = 40.8 feet

1125 S Sam Rayburn Freeway



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

1125 Sam Rayburn Freeway East and 1124 S Austin Street
being Lot 1, Block 1 of Mozele Plaza
Site Plan

Requested Action/Proposed Use:

Site Plan approval of Sherman Power Sports

Adjacent Zoning:

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

Origination:

Mozele, Inc. (Owner) and BWG Architecture (Architects)

Consideration:

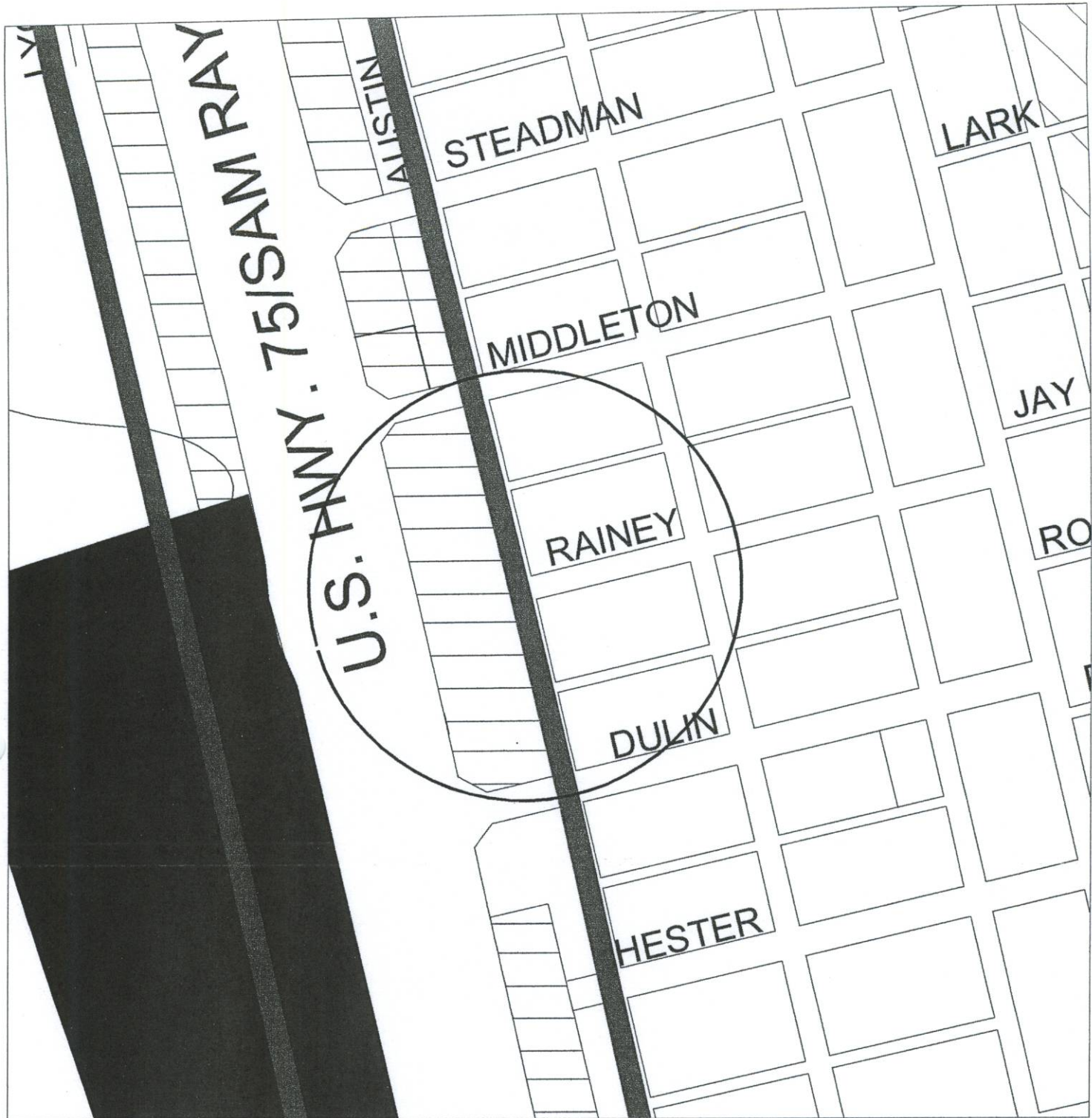
Master Plan Designation: Retail/Commercial

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

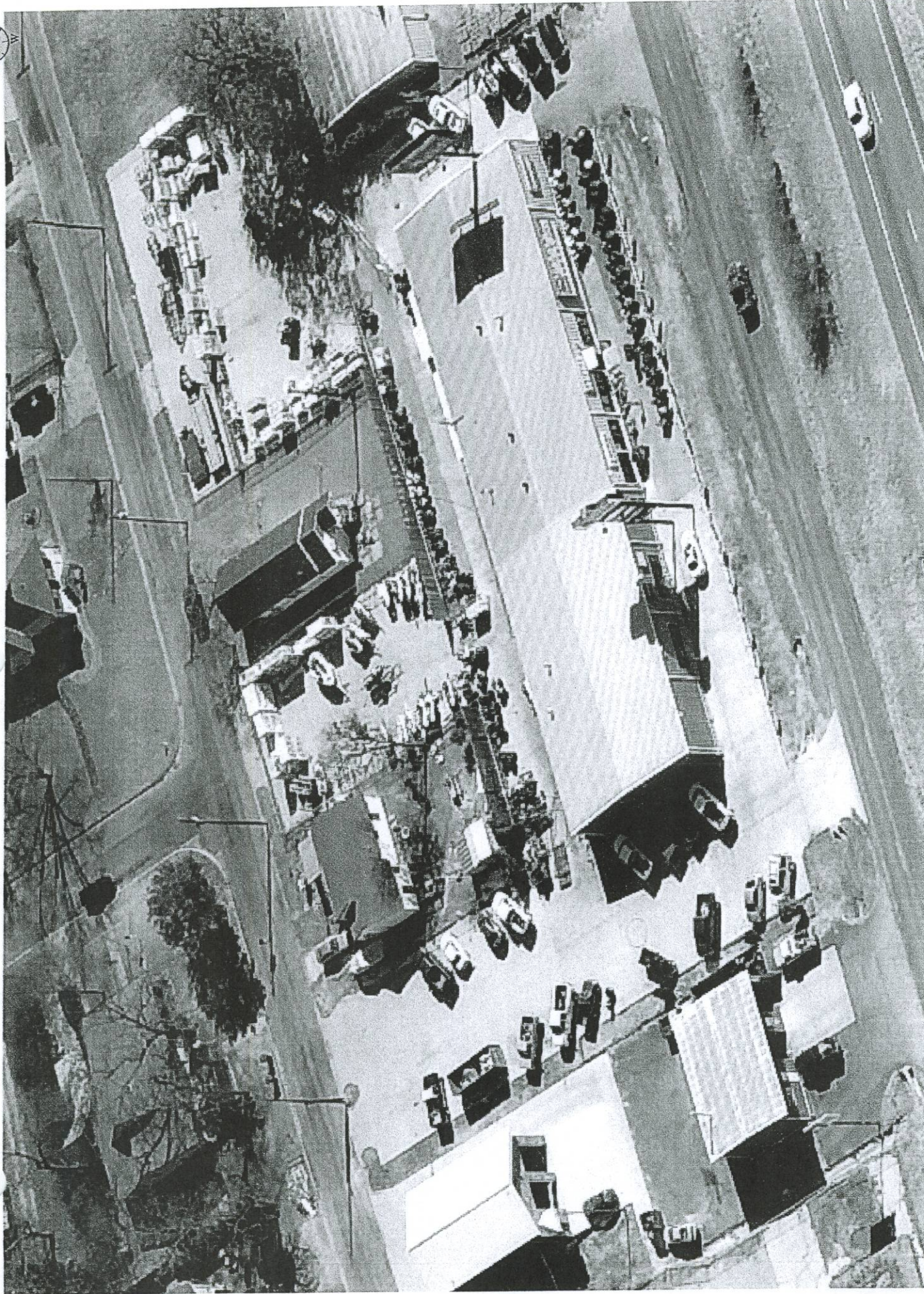
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City of Sherman
1125 SAM RAYBURN & 1124 SOUTH AUSTIN
Site Plan

Department of Developmental Services





Average Scale: 1 inch = 40.8 feet

**STAFF REVIEW LETTER**

January 11, 2007

Mozele, Inc.
1205 S. Sam Rayburn Frwy. East
Sherman, TX 75090

Dear Applicant:

The request for approval of a site plan for Sherman Power Sports concerning the property located at 1125 and 1205 South Sam Rayburn Freeway East is scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 16, 2007 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 6:00 P.M.

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

1. Fire lanes are required for the entire site. Contact the Fire Marshal for direction on this prior to construction.
2. If the proposed building is 30 feet in height or greater, then a 26 foot wide fire lane is required along one side of the structure per the 2003 ICC Fire Codes, Sections D105.1, D105.2 and D105.3. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
3. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B and the minimum number and distribution of fire hydrants for this proposed structure per Appendix C of the 2003 ICC Fire Codes. Please indicate location on the site plan.
4. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered by the staff to be minor, 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.

If additional information or clarification is needed, do not hesitate to contact Rita Gaither,

Page two
Mozele, Inc.
January 11, 2007

Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a stylized, flowing script.

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

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

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

2400 Block Loy Lake Road and Masters Street
Lots 1 and 2, Block 1, of the J. H. Carraway's Subdivision
Zone Change

Requested Action/Proposed Use:

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

Adjacent Zoning:

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

Origination:

Ameristate Bank (Owner) and Whitehead Engineering (Engineers)

Considerations:

Master Plan Designation: Retail/Commercial.

Number of notices mailed:

18

Objections Received:

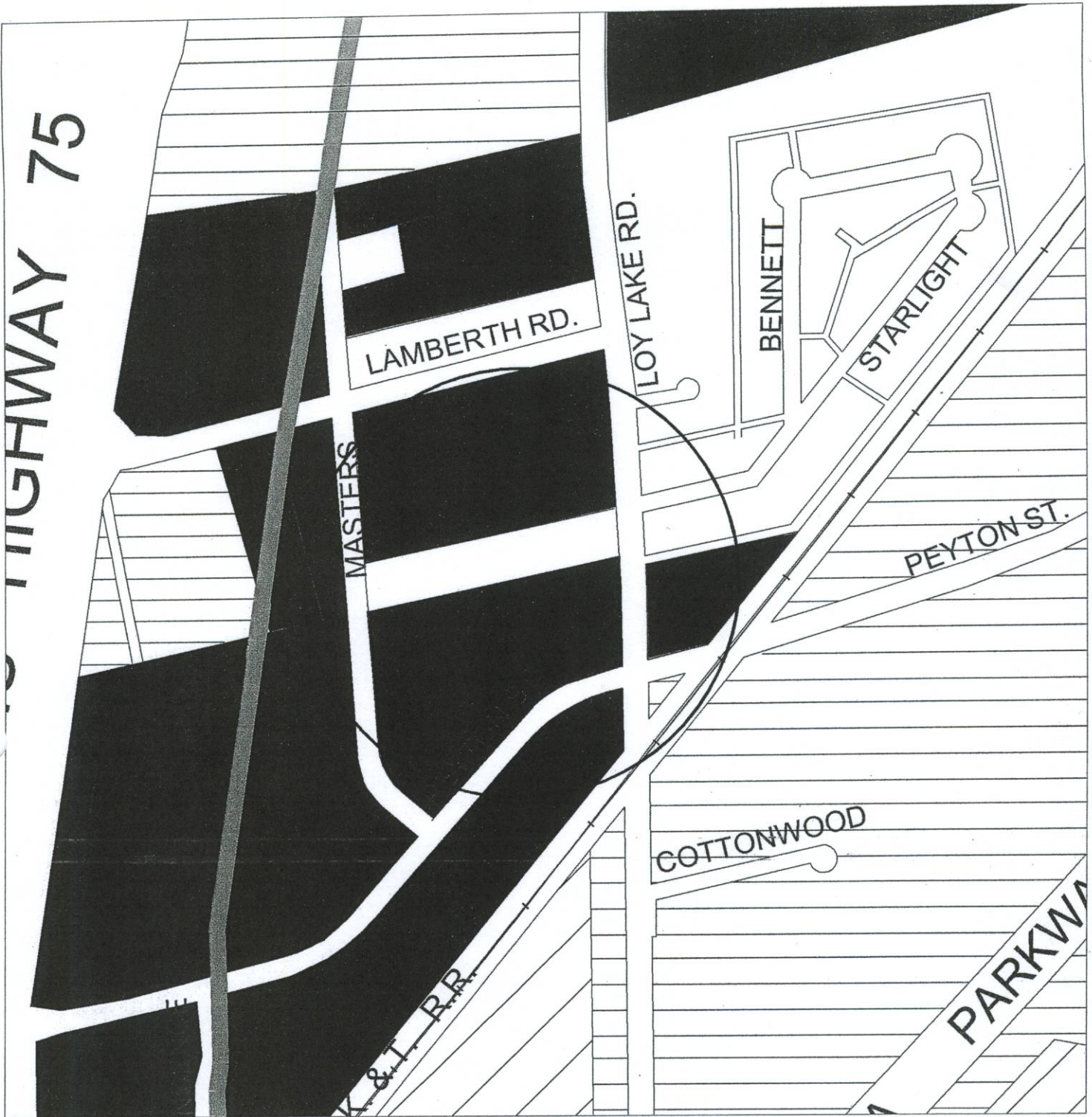
0

Attachments:

Location map
Photographs
Site Plan

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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City of Sherman
2400 BLOCK LOY LAKE RD
Zone Change

Department of Developmental Services



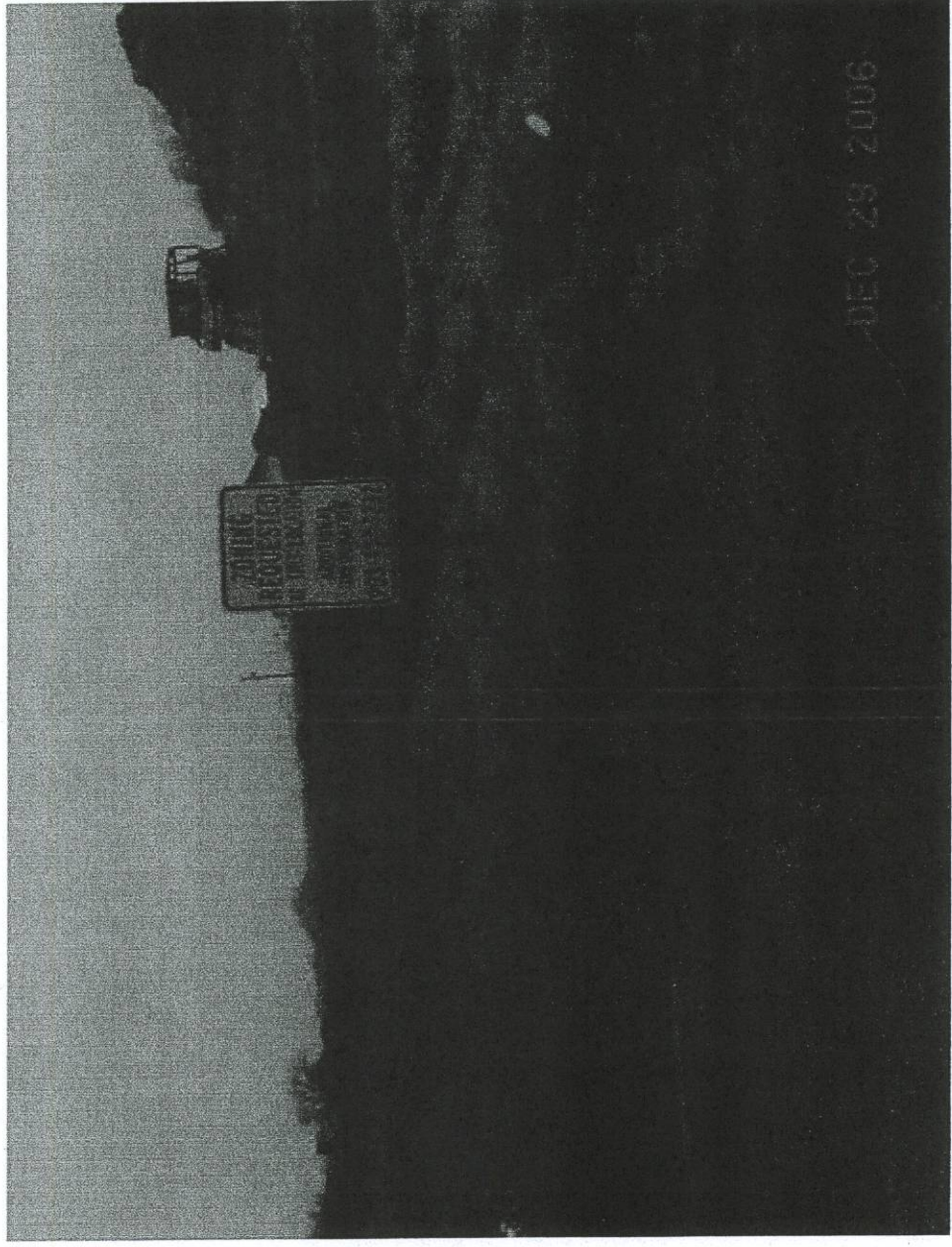


Scale: 1 inch = 120.0 feet

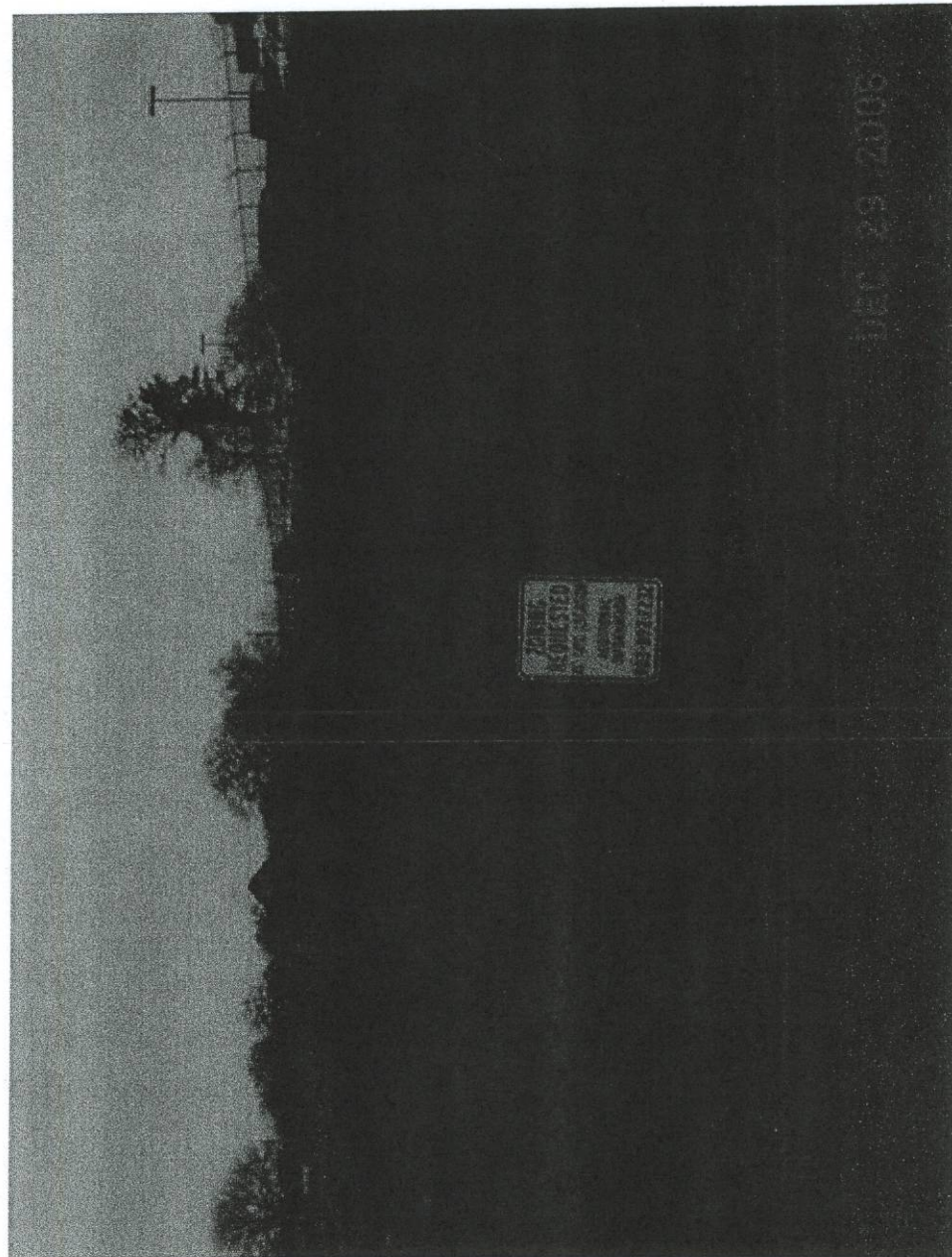
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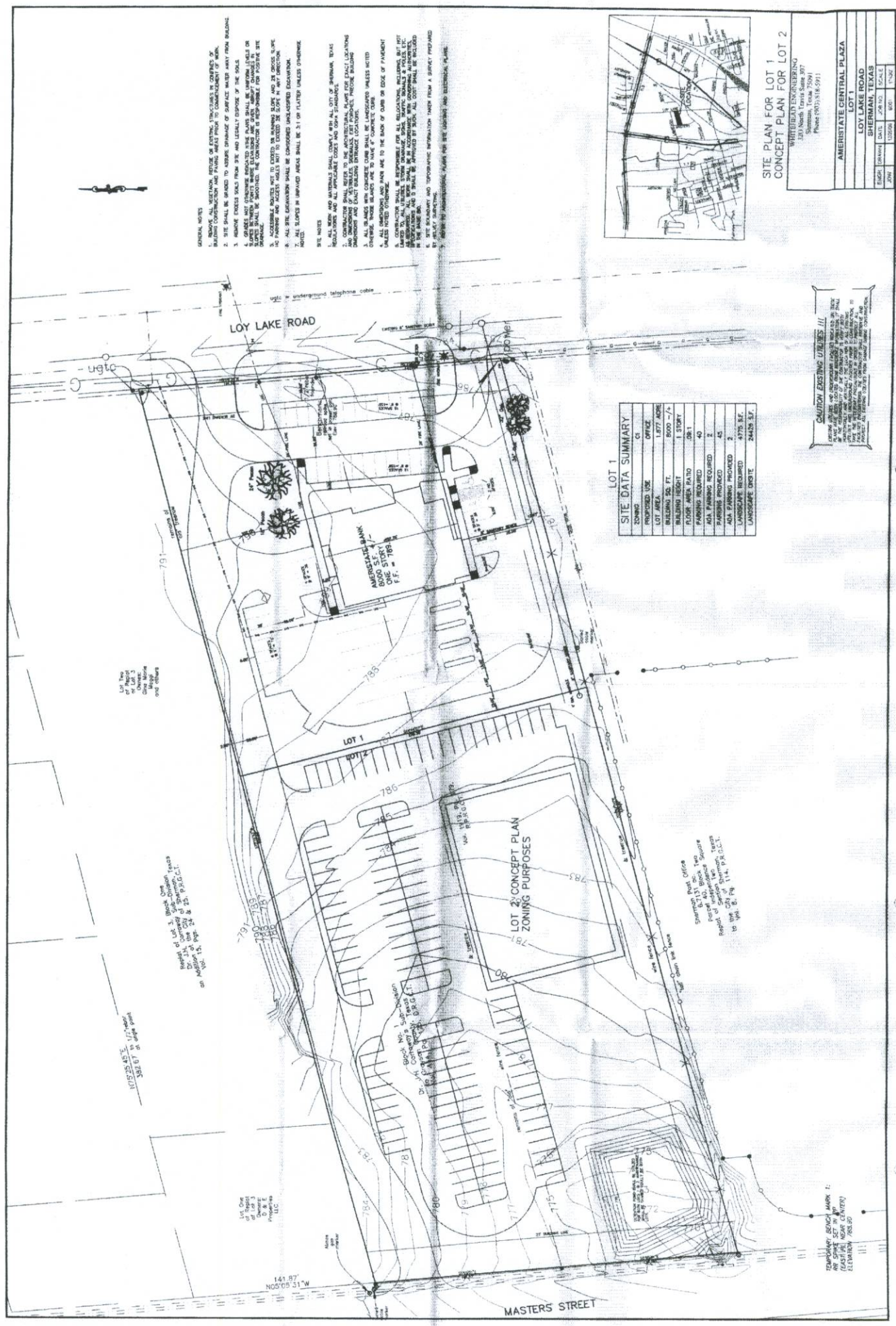


2400 Block of Loy Lake Road



2400 Block of Masters





GENERAL NOTES

1. REMOVE ALL VEGETATION, BUSHES OR EXISTING STRUCTURES IN CONFLICTS OF BUILDING CONSTRUCTION AND PAVING AREAS PRIOR TO COMMENCEMENT OF WORK.
2. SITE SHALL BE GRADED TO ENSURE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING.
3. REMOVE EXISTING GRADE FROM SITE AND LEGALLY DISPOSE OF THE SOILS.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE UTILITIES.
5. ACCESSIBLE ROUTES MUST BE MAINTAINED AT ALL TIMES. ALL EXISTING DRIVEWAYS SHALL BE MAINTAINED AND PROTECTED. ANY DRIVEWAYS TO BE MOVED SHALL BE MOVED TO THE LOCATION SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE DRIVEWAYS.
6. ALL SITE GRADATIONS SHALL BE COMPATIBLE WITH EXISTING GRADATIONS.
7. ALL SLOPES IN IMPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

SITE NOTES

1. ALL NEW AND EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE UTILITIES.
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LOT 1 DATA SUMMARY

ZONING	PROPOSED USE	LOT AREA	BUILDING SQ. FT.	FLOOR AREA RATIO	MAX. BUILDING HEIGHT	MAX. BUILDING FOOTPRINT	MAX. BUILDING FOOTPRINT	LANDSCAPE REQUIRED	LANDSCAPE SHOTS
CI	OFFICE	1,877 ACRES	8,000 - 74	1 STORY	35 FT.	40	40	4,775 SQ. FT.	24,128 SQ. FT.

CAUTION EXISTING UTILITIES !!!
 ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE MAINTAINED AND PROTECTED. ANY UTILITIES TO BE MOVED SHALL BE MOVED TO THE LOCATION SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE UTILITIES.

**SITE PLAN FOR LOT 1
CONCEPT PLAN FOR LOT 2**

WHITEHEAD ENGINEERING 181 North Travis Street, 307 Shreveport, Louisiana 70501 (504) 835-5911	
AMERISTATE CENTRAL PLAZA	
LOT 1	
LOT 2	
DATE	12/20/00
SCALE	1"=50'
BY	WHE



TRANSITION: 5000' MARK 1:
 10' SPOT SET IN MP
 (EAST IN NEAR CENTER)
 ELEVATION 100.00

Spot 111 to 114, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 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1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 199

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

2400 Block Loy Lake Road and Masters Street
Lots 1 and 2, Block 1, of the J. H. Carraway's Subdivision
Replat

Requested Action/Proposed Use:

Final Plat of Ameristate Central Plaza, a Replat of Lots 1 and Lot 2, Block 1 of the J. H. Carraway's Subdivision.

Adjacent Zoning:

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

Origination:

Ameristate Bank (Owner) and Whitehead Engineering (Engineers)

Considerations:

Master Plan Designation: Retail/Commercial.

Number of notices mailed:

48

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director

75
HIGHWAY

LAMBERTH RD.

LOY LAKE RD.

BENNETT

STARLIGHT

PEYTON ST.

COTTONWOOD

PARKWAY

MASTERS

K&T RR.

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



City of Sherman
2400 BLOCK LOY LAKE RD
Final Plat

Department of Developmental Services





**STAFF REVIEW LETTER**

January 11, 2007

Ameristate Bank
Roy Rochell
2009 Independence Dr., Ste. 105
Sherman, Texas 75090

Dear Applicant,

The request for approval of the Final Plat of Ameristate Central Plaza, A Replat of Lots 1 and Lot 2, Block 1 of the J. H. Carraway's Subdivision, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The pre-development and the post-development drainage runoffs shall be calculated. The difference shall be detained on site or discharged.
2. There appears to be an error in the bearing on the north property line.
3. The plat shall show the width of the adjacent street right of ways.
4. Notes regarding existing utilities, fencing and concrete paving shall be removed from the plat.
5. Fencing and concrete paving shall be removed from plat.
6. A correction of the bearing on the north property line should be made.
7. Letters from the various utility companies are required verifying availability of service. (Contacts to be made by the City).
8. Original tax certificates for the property must be furnished prior to recording of the plat.
9. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

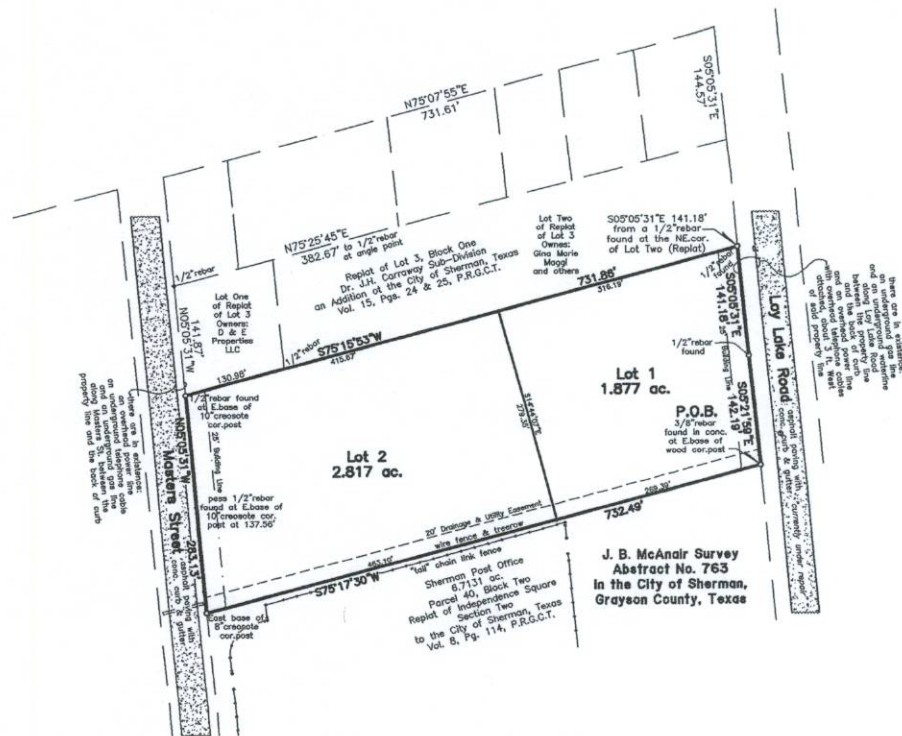
Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Sherman, Texas 75091-1106 (903) 892-7206



AMERISTATE CENTRAL PLAZA

BEING A REPLAT OF LOTS 1 & 2, BLOCK NO. 1
DR. J. H. CARRAWAY'S SUB-DIVISION

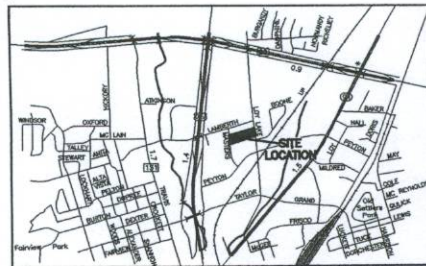
TO
THE CITY OF SHERMAN, TEXAS
4.694 ACRES

IN THE
J. B. McANAIR SURVEY
ABSTRACT NO. 763

AMERISTATE BANK
OWNER

GENERAL NOTES:

1. WATER SUPPLY PROVIDED BY THE CITY OF SHERMAN.
2. SEWER SERVICE SUPPLIED BY THE CITY OF SHERMAN.
3. THE PROPERTY SHOWN ON THE PLAT HEREON LIES WITHIN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) DESIGNATION, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NOS. 48181C0135 E AND 48181C0145 E, REVISED DATE: JULY 17, 1995.



City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

2400 Block Loy Lake Road and Masters Street
Lots 1 and 2, Block 1, of the J. H. Carraway's Subdivision
Site Plan

Requested Action/Proposed Use:

Site Plan Approval for an Ameristate Bank.

Adjacent Zoning:

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

Origination:

Ameristate Bank (Owner) and Whitehead Engineering (Engineers)

Considerations:

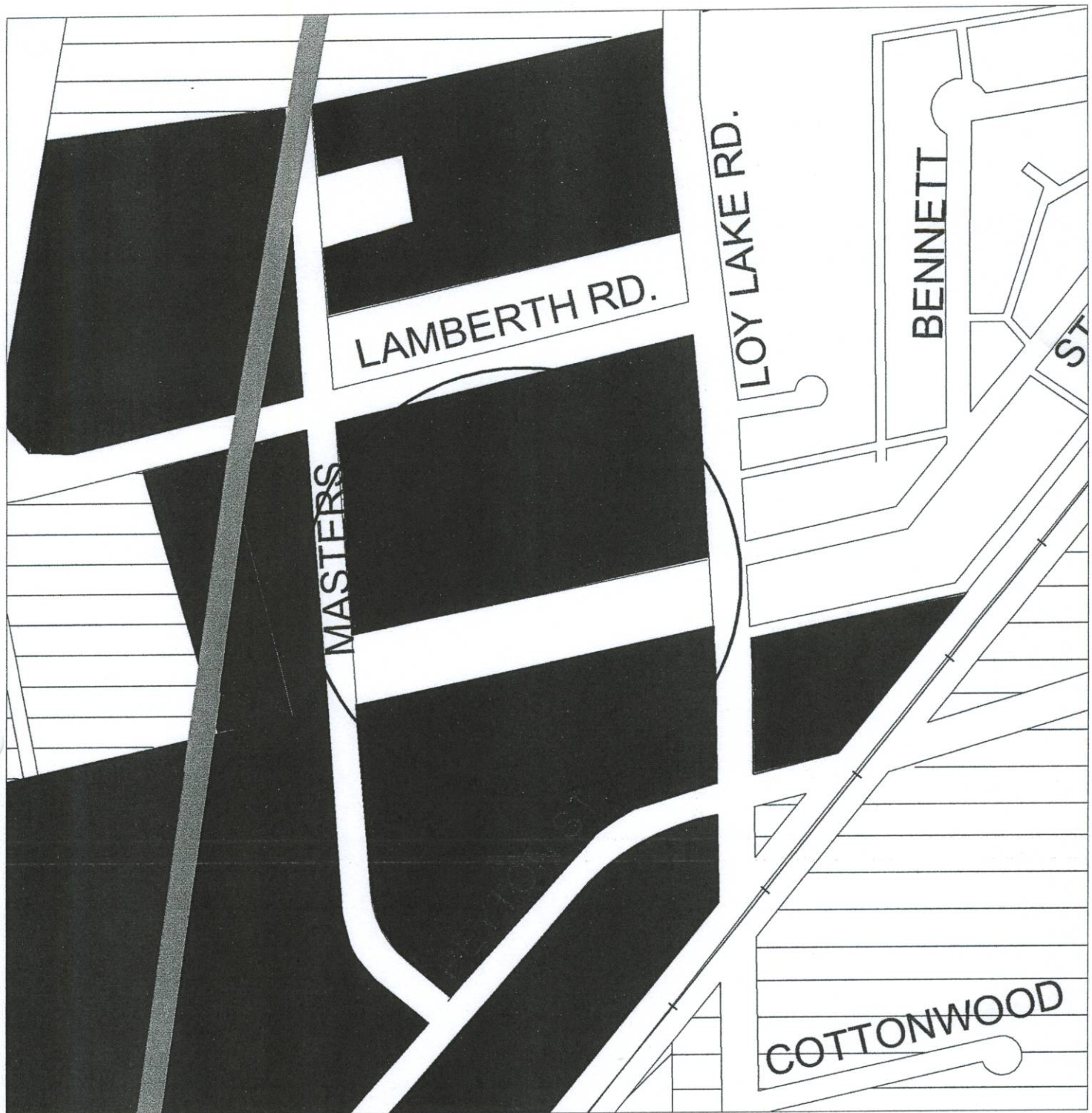
Master Plan Designation: Retail/Commercial.

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
2400 BLOCK LOY LAKE RD
Site Plan

Department of Developmental Services





**STAFF REVIEW LETTER**

January 11, 2007

Ameristate Bank
Roy Rochell
2009 Independence Dr., Ste. 105
Sherman, Texas 75090

Dear Applicant,

The request for approval of the site plan for the 2400 Block of Loy Lake Road and Masters Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The pre-development and the post-development drainage runoffs shall be calculated. The difference shall be detained on site or discharged. A drainage plan shall be submitted to the City Engineer for review.
2. The driveways shall be constructed to the standards of the City of Sherman and will require a permit.
3. The replat of the property shall be recorded prior to development of the property.
4. The building for Lot 2 is conceptual in nature and will need to have more detail submitted at the time of development.
5. A full perimeter fire lane is required.
6. If the proposed building is 30 feet in height or greater, then a 26 foot wide fire lane is required along the proposed one side of the structure per the 2003 ICC Fire Codes, Sections D105.1, D105.2 and D105.3. It shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
7. Provide the minimum required fire flow and flow duration for the proposed building per Appendix B and the minimum number and distribution of fire hydrants for this proposed structure per Appendix C of the 2003 ICC Fire Codes. Please indicate location on the site plan.
8. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission.

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

Respectfully,

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

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

Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Whithead Engineering
P.O. BOX 1106 • SHERMAN, TEXAS 75091-1106 • (903) 892-7206

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

2400 and 2404 Creekbend Circle
being Lots 7 & 8, Block 1, Creekbend West Addition
Replat

Requested Action/Proposed Use:

Replat of Lots 7 and 8, Block 1, Creekbend West Addition

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

R. W. Klas and Charles and Sandra Templeton (Owners) and Underwood Drafting & Surveying (Surveyors)

Considerations:

Master Plan Designation: Residential

Number of notices mailed:

15

Objections Received:

0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman 2400 and 2404 CREEKBEND CIRCLE Replat

Department of Developmental Services

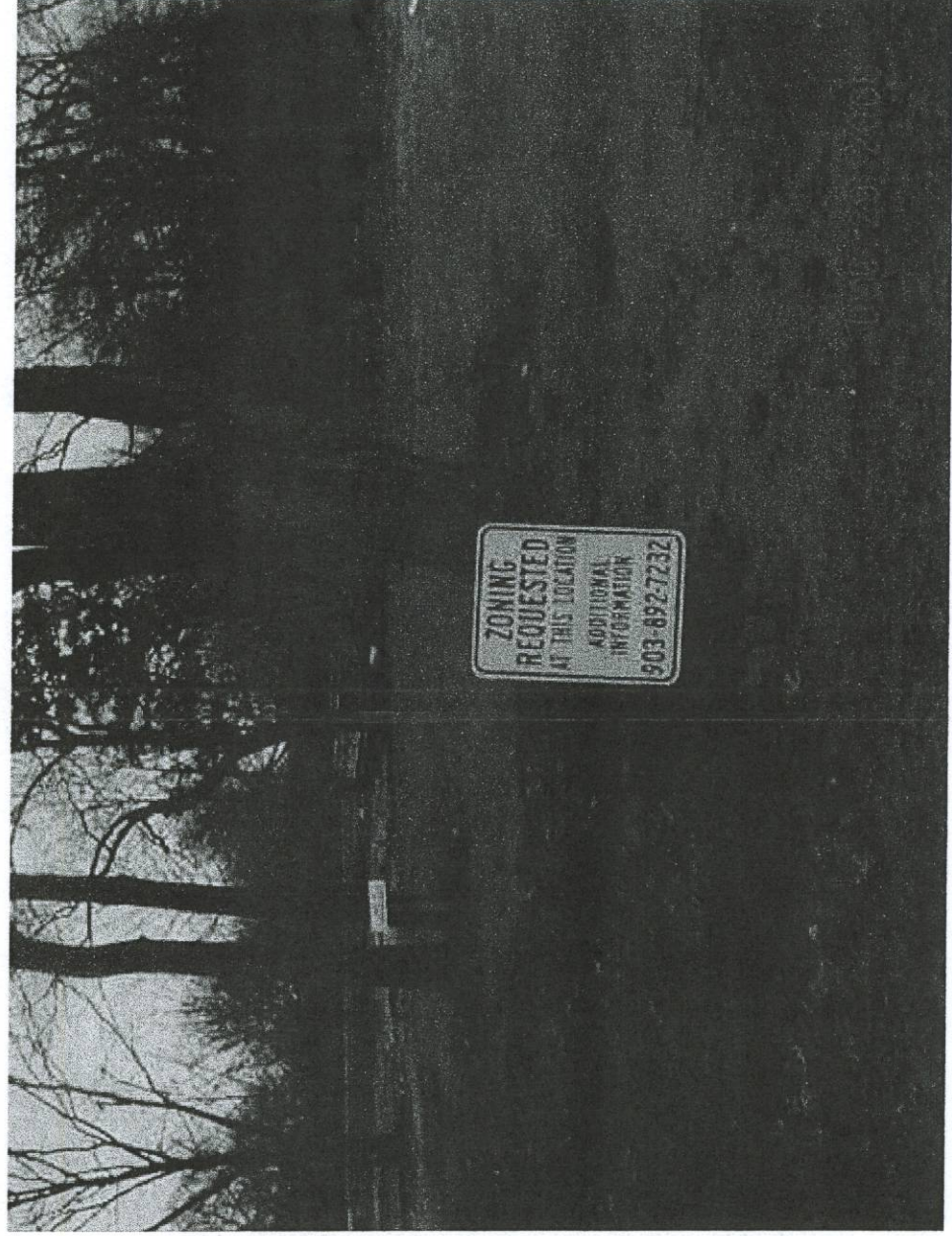




(c) Copyright 2006, Pictometry International

Average Scale: 1 inch = 165.9 feet

2400 and 2404 Creekbend Circle



**STAFF REVIEW LETTER**

January 11, 2007

R.W. Klas
3701 W. Washington
Sherman, Texas 75092

Charles Templeton
Sandra Sewell Templeton
2404 Creekbend Circle
Sherman, Texas 75092

Dear Applicant,

The request for approval of the Replat of Lots 7 and 8 of Block 1 of Creekbend West Addition, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
November 21, 2006
Willie Steele, Chairman

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

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

1317 South Sam Rayburn Freeway East
0.58 acres in the Samuel Blagg Survey, Abstract No. 0056
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales and repairs in a C-2 (General Commercial) District and the O-1.2 Sam Rayburn Freeway Overlay District.

Adjacent Zoning:

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

Origination:

BJH Inc. (Owners)

Consideration:

Master Plan Designation: Retail/Commercial

Number of notices mailed:

14

Objections Received:

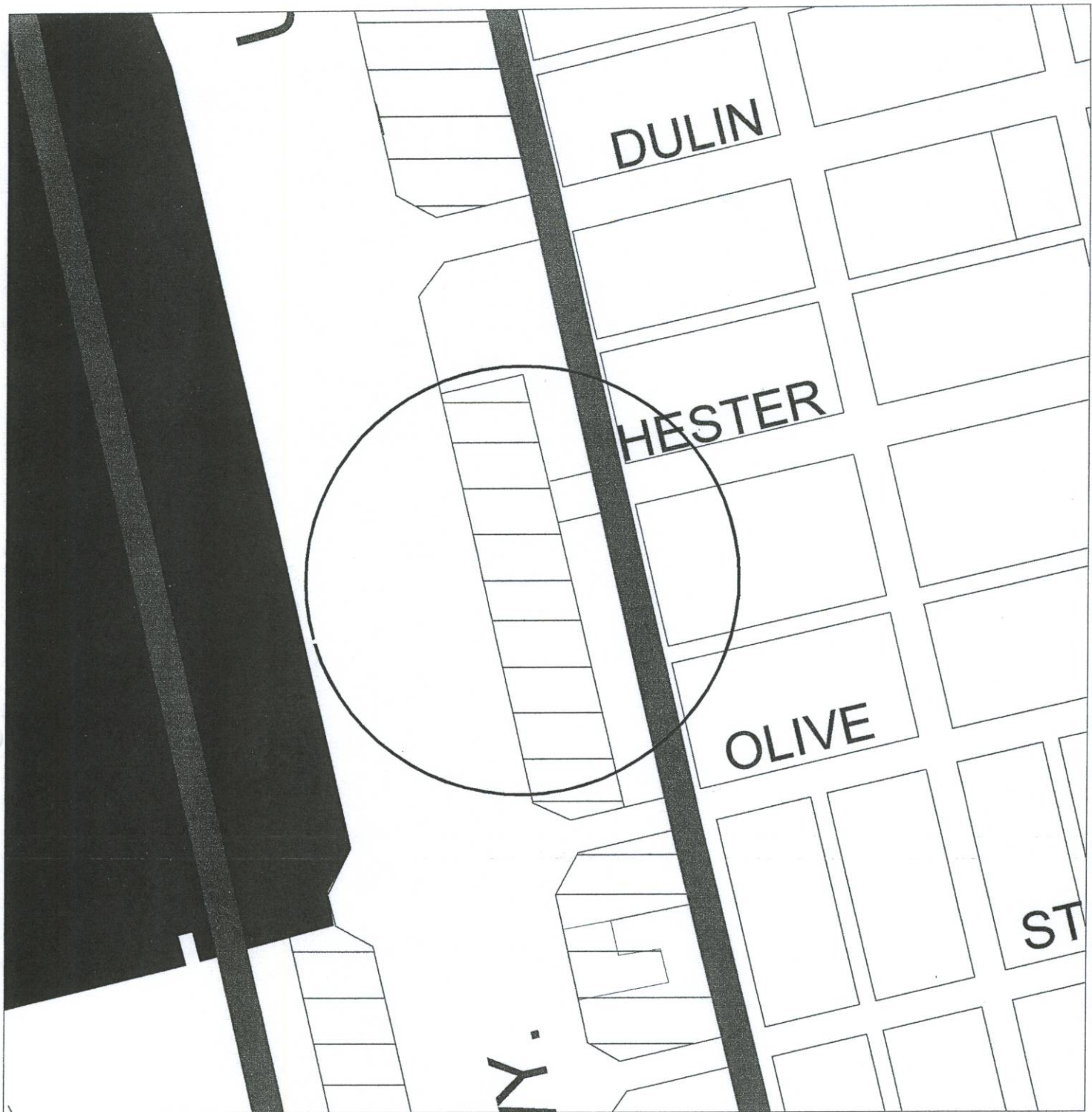
0

Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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

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

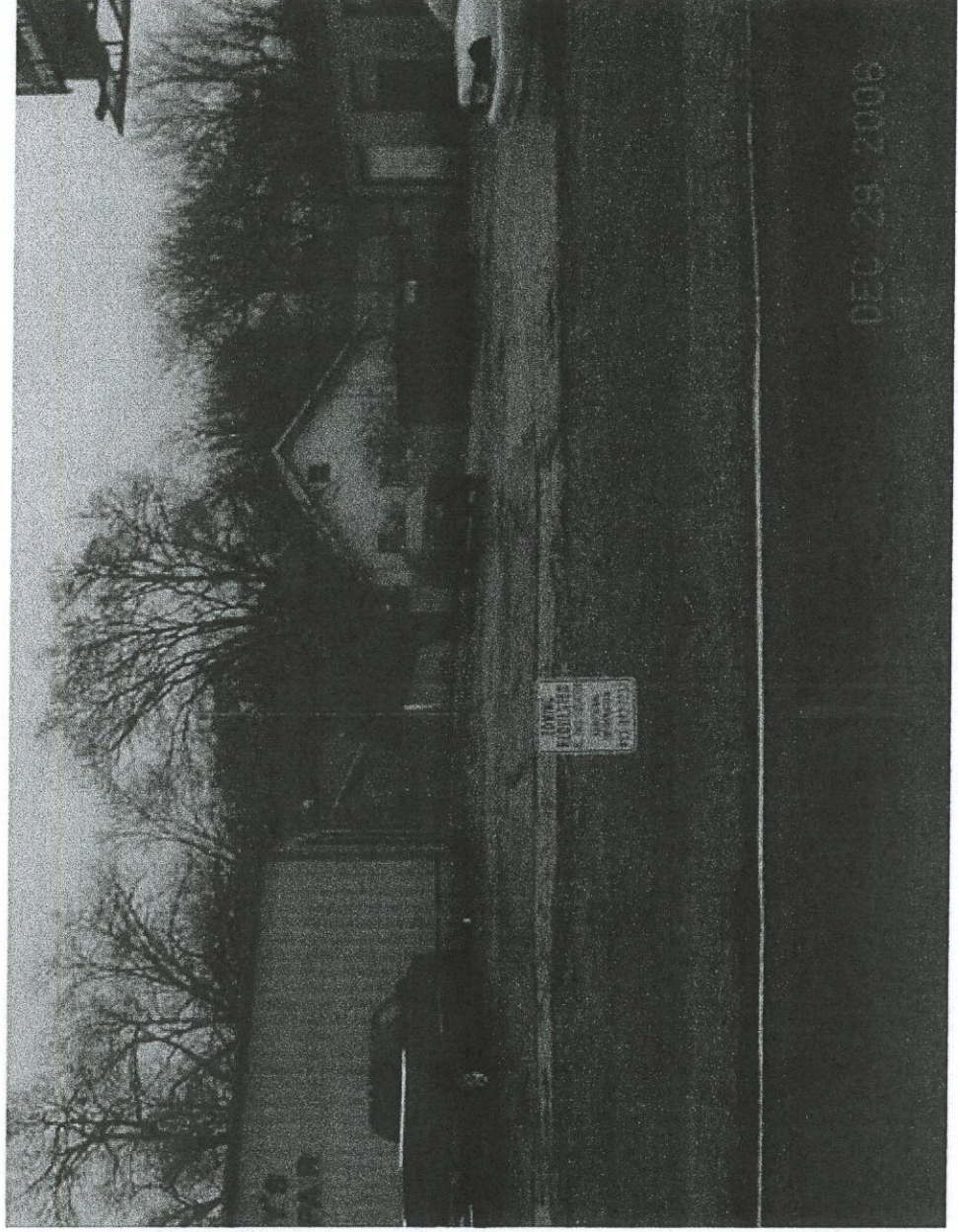


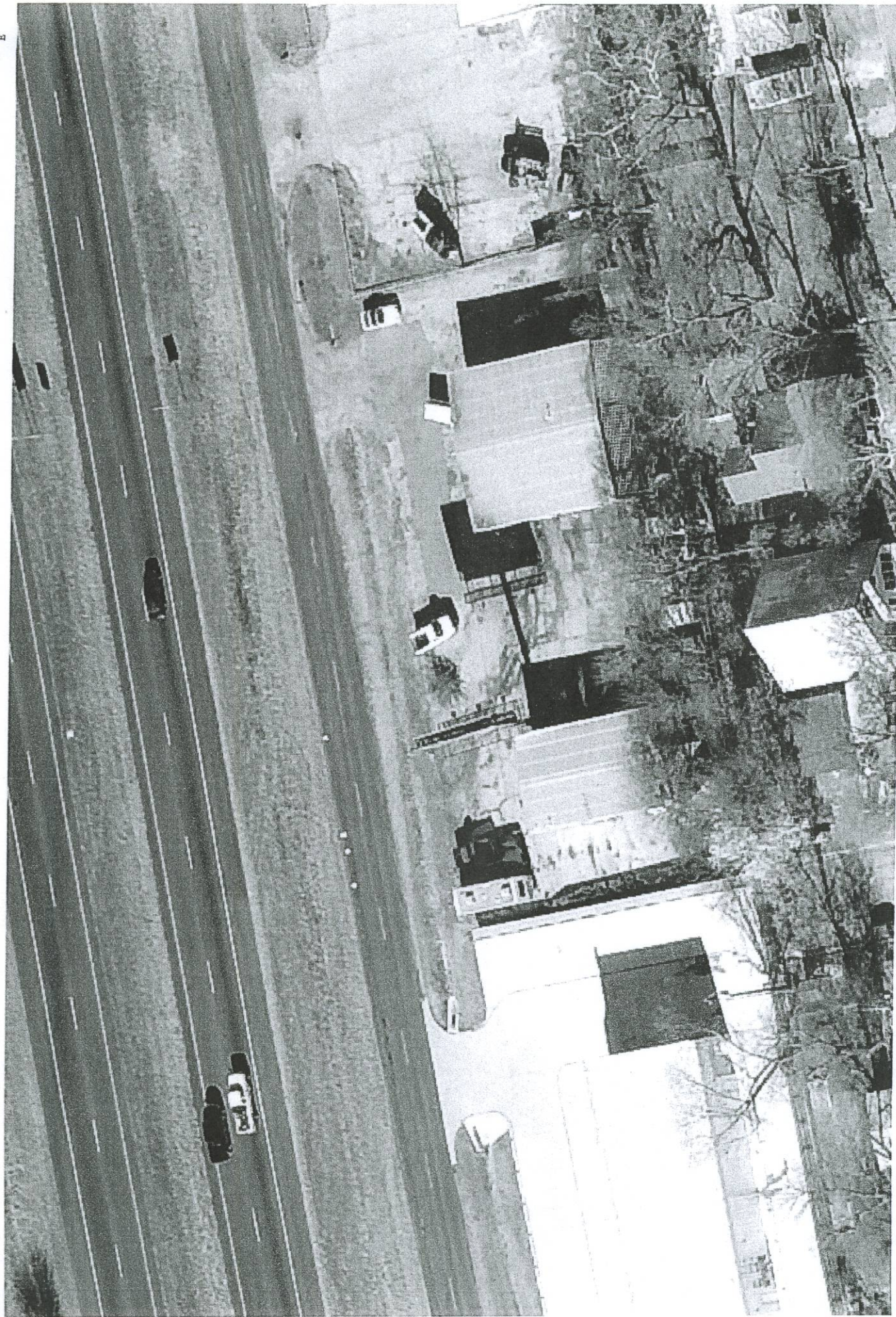
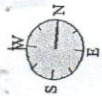
City of Sherman
1317 SAM RAYBURN FREEWAY EAST
Specific Use Permit

Department of Developmental Services



1317 S Sam Rayburn Freeway





**STAFF REVIEW LETTER**

January 11, 2007

Brian Heiser
1107 Bentbrook Lane
Sherman, Texas 75092

Heiser Enterprises Inc.
PO Box 1750
Sherman, Texas 75091

Dear Applicant:

The request for approval of a site plan for Allstate Suzuki concerning the property located at 1317 South Sam Rayburn Freeway East is scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 16, 2007 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 6:00 P.M.

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

1. No visible outside storage of parts or wrecked vehicles is permitted.
2. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered by the staff to be minor, 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.

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

Respectfully,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

3317 and 3321 U. S. Highway 75 South
3.67 acres in the Preston Kitchens Survey, Abstract # 662
Specific Use Permit and Site Plan

Requested Action/Proposed Use:

Specific Use Permit and Site Plan Approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an aluminum, copper and iron recycling center in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn Overlay) District.

Adjacent Zoning:

C-2 (General Commercial) District and R-1 (One and Two Family Residential) District and O1.2 Overlay (Sam Rayburn) District

Origination:

Bob Overbey and Sonja Rae Hensley, et al (Owners) and Lucien Hines (Applicant)

Considerations:

Master Plan Designation: Retail/Commercial.

This use is not compatible with the Sam Rayburn Overlay District and the entrance to the City or with the adjacent residential area to the east.

Number of notices mailed:

19

Objections Received:

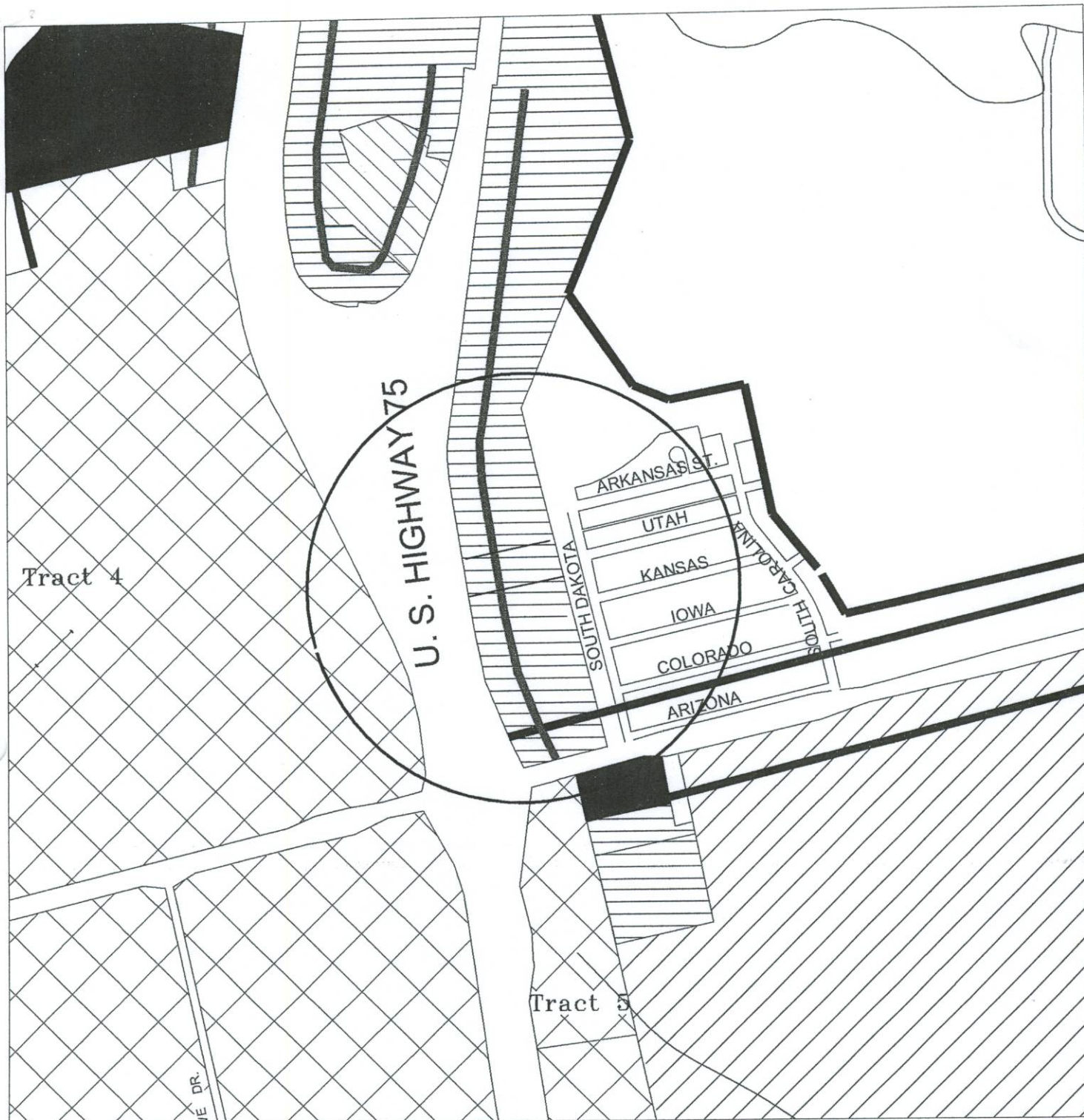
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Attachments:

Location map
Photographs
Site Plan
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



LEGEND

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



City of Sherman
3317 & 3321 US Hwy 75 S
Specific Use Permit

Department of Developmental Services



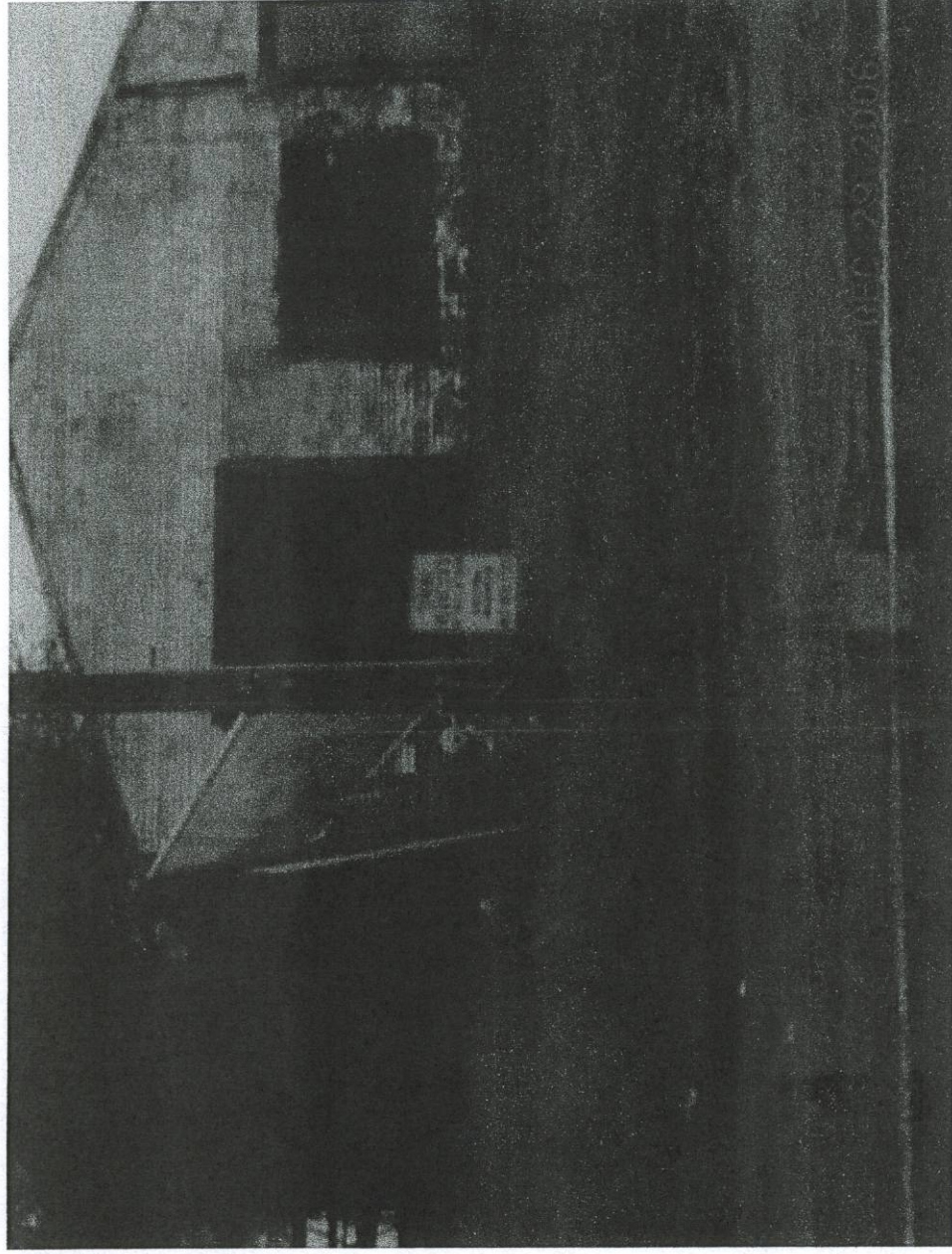
Scale: 1 inch = 100.0 feet

(c) Copyright 2006, Pic

ay International



3317 and 3321 U S Highway 75 S



**STAFF REVIEW LETTER**

January 11, 2007

Bob Overbey
95 Green
Sherman, TX 75092

Sonja Hensley
8201 Bluff Trail
Austin, TX 78737

Lucien Hines
2144 West AMP
Farmersville, TX 75442

Dear Applicant,

The request for approval of a Specific Use Permit and Site Plan Approval concerning the property located at 3317 and 3321 U. S. South Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2007 at 6:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Knox padlocks will be required on all manual gates or a Knox key access system will be required on electric gates.
2. If "hot work" is to be performed, please submit a site plan as to where the work will be performed on site for approval from the Fire Marshal. All "hot work" is required to be stopped 30 minutes prior to the close of the business day.
3. All storage areas shall be paved.
4. A minimum of six foot opaque wall or fence is required around the entire operation.
5. Storage shall not at any time exceed the height of the screen.
6. A more detailed site plan showing the fire lanes, storage areas, detention areas shall be submitted.
7. On site storm water detention is required. A drainage plan shall be submitted to the City Engineer.
8. Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning and Zoning Commission

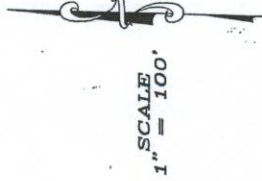
It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

Respectfully,


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

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

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



SEE LEGAL DESCRIPTION
ATTACHED

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground November 6, 2006. Said survey was performed without benefit of Title Examination, and no certification is made regarding the existence or effect of any easements, rights of way, covenants, appurtenances, or encumbrances embraced by the subject property.

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



(903) 465-2151

DENISON, TEXAS 75021

3404 INTERURBAN ROAD

BASIS OF BEARINGS ~
COURSE ALONG RIGHT-OF-WAY
U.S. HIGHWAY NO. 75
AS PER TPOOT DATA

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. and its employees. It is to be used only for the purpose intended and is not to be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of Underwood Drafting & Surveying, Inc. The user assumes all liability for any and all consequences of the use of this information. Copyright © 2006 Underwood Drafting & Surveying, Inc. All rights reserved.

U. S. HIGHWAY NO. 75

REM. 3 AC
BARBARA WIELE POWELL
MARGARET WIELE BRIGGS
VOL. 3960, PG. 876
O.P.R.G.C.T.

3.59
ACRES

PRESTON KITCHEN SURVEY
ABST. NO. 667

2.333 AC
HIGHWAY 75, L.L.C.
VOL. 3432, PG. 366
O.P.R.G.C.T.

METAL BUILDING
40' x 60'

METAL BUILDING
40' x 60'

METAL BUILDING
40' x 60'

1/2" STEEL
ROD FOUND

1/2" STEEL
ROD FOUND

POWER LINE
N 09°48'00" W
268.62'

S 76°03'28" W
593.94'

S 14°10'27" E
268.58'

573.45'

BASE OF 4" IRON
CORNER POST

1/2" STEEL
ROD FOUND

1/2" STEEL
ROD FOUND

1/2" STEEL
ROD FOUND

1/2" STEEL
ROD FOUND

1/2" STEEL
ROD FOUND

1-11-07
Planning & Zoning

Re: Recycling rezoning req.
3317 + 3321 S US 75

Please table my request for rezoning
until April 07 Meeting:

Deborah Kimes

Lawrenceville Tex

972 784 0000

OR 214 535 6735

City of Sherman
Planning and Zoning Commission
Board of Adjustments
Agenda Communication Form
January 16, 2007
Willie Steele, Chairman

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

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

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

Requested Action/Proposed Use:

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

Adjacent Zoning:

R-1 (One and Two Family Residential) District

Origination:

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

Consideration:

Master Plan Designation: Residential

Recommendations:

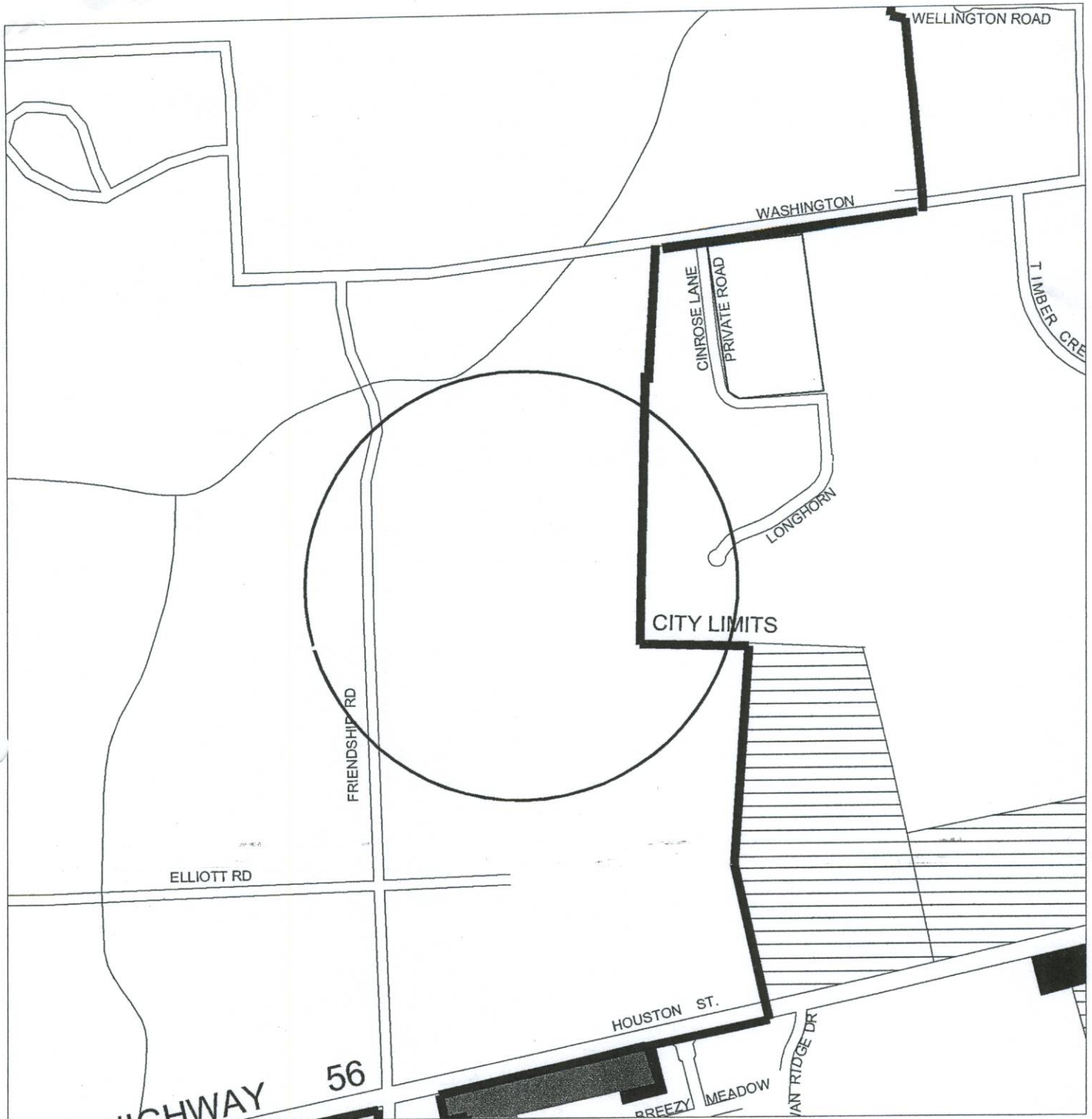
It is recommended that the preliminary plat be approved for preparation of the final plat.

Attachments:

Location map
Photographs
Preliminary Plat
Staff Review Letter

Prepared By:
Rita Gaither
Development Coordinator

Approved By:
Scott Shadden,
Development Services Director



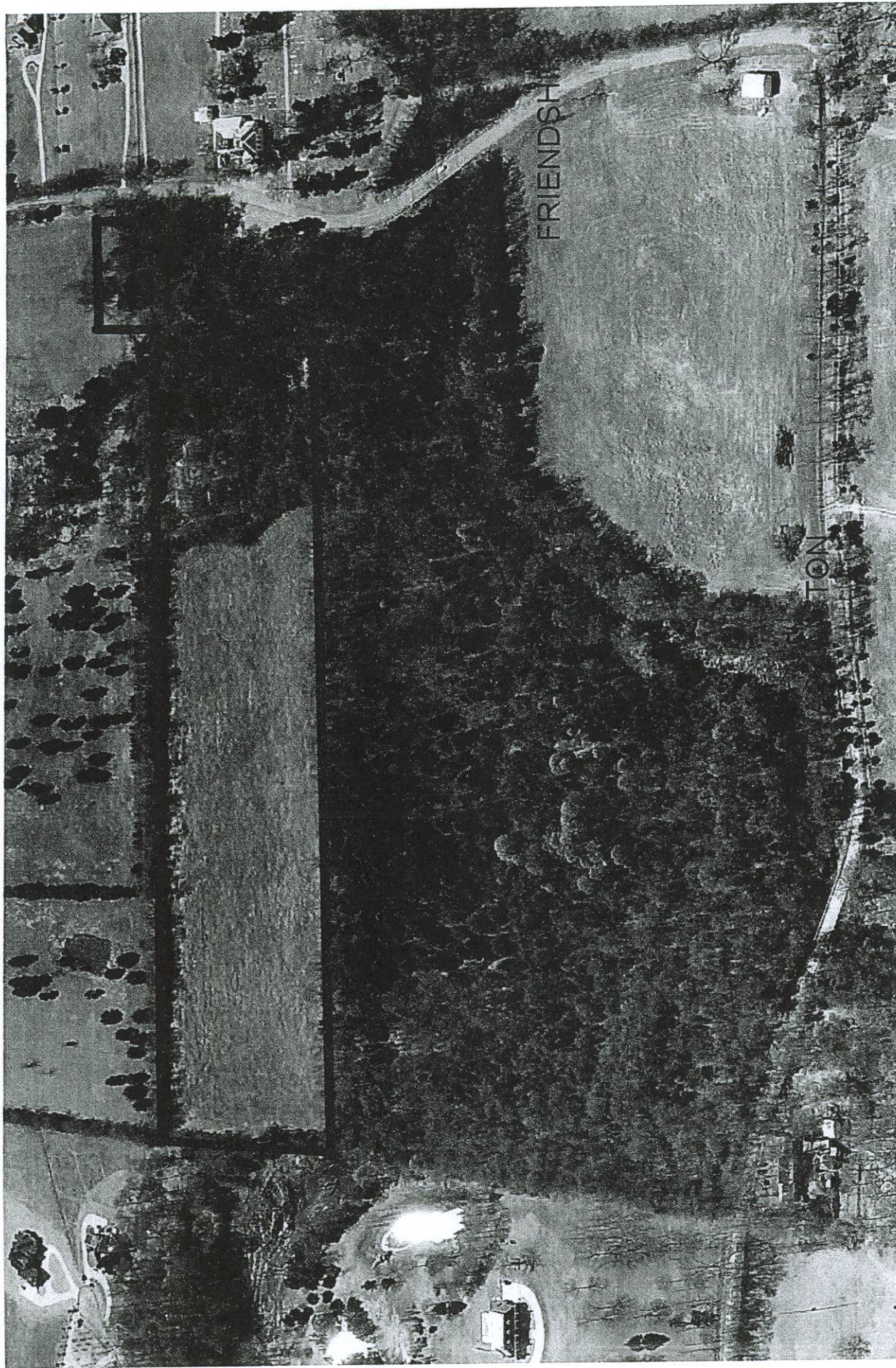
LEGEND

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



City of Sherman
 400 NORTH FRIENDSHIP ROAD
 Preliminary Plat
 Department of Developmental Services





(c) Copyright 2006, Pictometry International

Average Scale: 1 inch = 235.3 feet

**STAFF REVIEW LETTER**

January 11, 2007

Friendship Ranch Partners
1528 Crescent Drive
Sherman, Texas 75092

Dear Applicant,

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

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

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

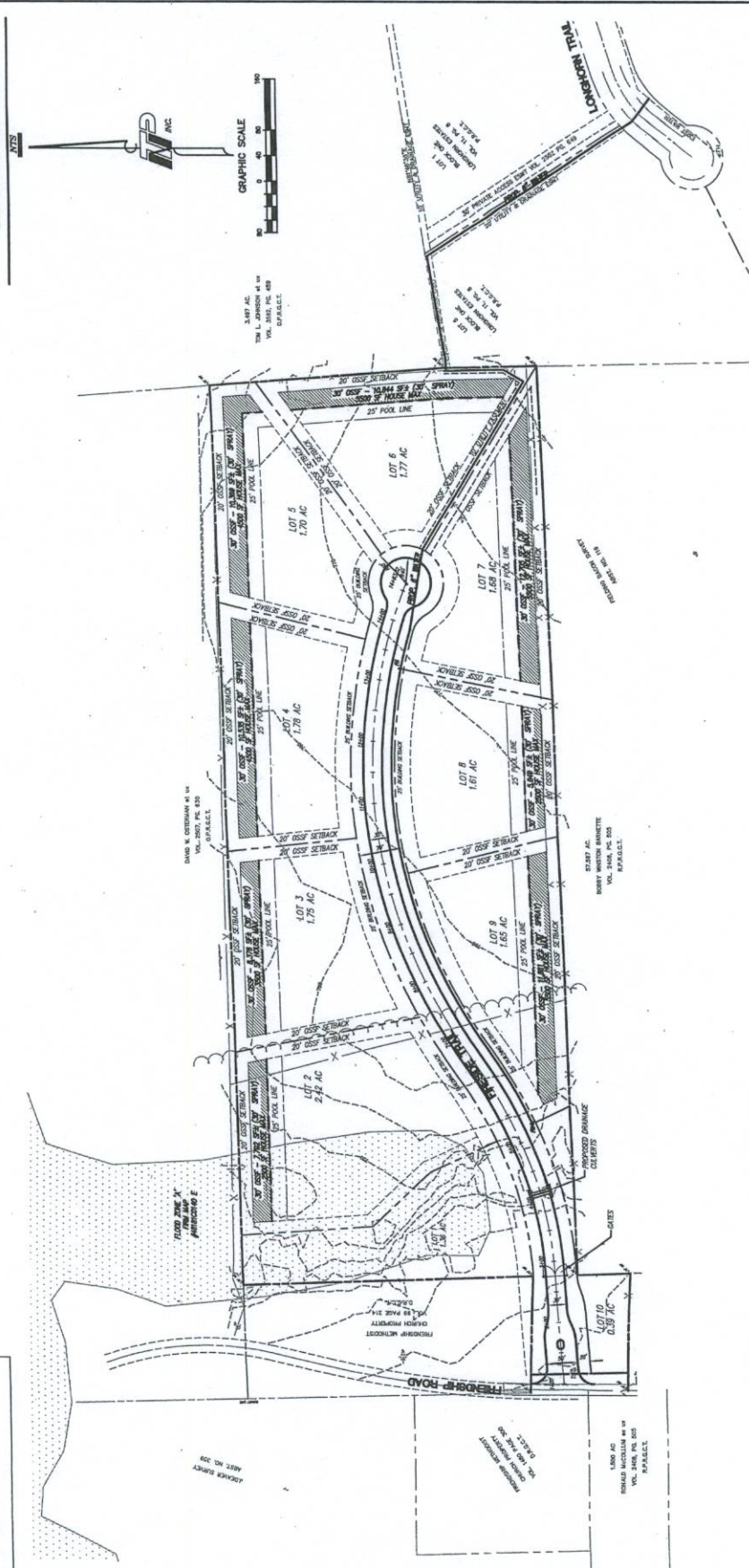
Perry Elliott, Fire Marshal
Jeff Miller, Director of Public Works and Engineering
James Shankles, Jr., P.E., City Engineer
Underwood Drafting and Surveying, Inc.
Teague, Nall & Perkins

PROPERTY AC	18.5 AC
NUMBER OF LOTS	8
AVG. LOT	2.31 AC
LARGEST LOT	2.42 AC
SMALLEST LOT	0.39 AC
STREET AREA	1.1 AC

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

CHAIRMAN, CITY OF BREWSTER
PLANNING AND ZONING COMMISSION DATE

LOCATION MAP



OWNER/DEVELOPER
MAYNARD & ASSOCIATES, INC.
1500 CROSBY DRIVE
DALLAS, TEXAS 75206
(214) 891-1000
FAX (214) 891-1000
CONTACT: MAYNARD & ASSOCIATES

ENGINEER
TEAGUE HALL AND PERKINS, INC.
130 WEST LAMAR STREET, 2ND
FLOOR
DALLAS, TEXAS 75202
(214) 891-1000
CONTACT: CHAS. SCHMITZ, P.E.

SURVEYOR
LANDWOOD AND ASSOCIATES
1400 WEST LAMAR STREET, 2ND
FLOOR
DALLAS, TEXAS 75202
(214) 455-2151
CONTACT: JERRY J. LANDWOOD, S.S.

NOTES
1. ALL STREET R.O.W.'S ARE 70' UNLESS OTHERWISE NOTED.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF BREWSTER.
3. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO CITY OF BREWSTER.

**PRELIMINARY PLAT OF
FRIENDSHIP RANCH**
GRAYSON COUNTY, TEXAS
DECEMBER 26th, 2006

TEAGUE HALL AND PERKINS, INC.
ENGINEERS AND SURVEYORS
PROVIDING SERVICE AND RELIABLE RESULTS
50 Year Anniversary