

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 20, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

All requests are under Ordinance No. 2280, unless otherwise stated.

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR NOVEMBER 22, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 5 & 14)**

5. * **3600 BLOCK LOY LAKE ROAD & 900 BLOCK E. PECAN GROVE ROAD**
The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Developer), Homeyer Engineering, Inc. (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3600 Block Loy Lake Road and the 900 Block E. Pecan Grove Road, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:
Planning and Zoning Commission
Preliminary and Final Plat approval Sherman Carwash Addition.

6. **3603 LOY LAKE ROAD**
The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Prospective Buyer), Homeyer Engineering, Inc. (Civil Engineer), Bates Martin Architects (Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District.

7. **500 BLOCK E. NORTHCREEK DRIVE**
The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 500 Block East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows;
Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

8. **300-500 BLOCKS E. NORTHCREEK DRIVE**

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-500 Blocks East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, also being the proposed Lot 4, Block A, Lots 9, 10, 11, & 18, Block B, and Lots 14, 15, 16 & 17, Block C, Magnolia Village, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 4, Block A, – 51.73', Lot 9, Block B, – 42.80', Lot 10, Block B, – 42.79', Lot 11, Block B, – 41.95', Lot 18, Block B, – 56.84', Lot 14, Block C, – 43.22', Lot 15, Block C, – 41.67', Lot 16, Block C, – 31.84', Lot 17, Block C, – 56.72' in the Magnolia Village Addition in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.

9. **300-500 BLOCKS E. NORTHCREEK DRIVE**

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-500 Blocks East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

Final Plat Approval of Magnolia Village

10. **3412 W. HOUSTON STREET**

The request of David Henry (Owner), Andre Laub (Applicant/Tenant) and Laura Daniel, Dream to Life Designs (Designer) concerning the property located at 3412 West Houston, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow an asphalt milling surface in lieu of the required concrete or asphalt to provide a durable and dustless surface in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

11. **2130 TEXOMA PARKWAY**

The request of Randy Derzapf (Owner), Cellarman's American Pub, Inc. (Tenant) and David Baca Studio, LLC (Architect) concerning the property at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (7) to allow a 1' side street setback on a corner lot for an addition to Cellarman's American Pub in lieu of the required 10' in a C-2 (General Commercial) District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a retail brew pub in a C-2 (General Commercial) District.
- Site plan approval for a grain silo and building addition to Cellarman's American Pub

12. **325 W. U.S. HIGHWAY 82**
The request of MLJ Real Estate, LP (Owners), Honda-Polaris Dealership (Tenant), Eden Consulting, Chuck Cooley (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.
13. **701 E. LAMBERTH ROAD**
The request of John Mabary (Owner), Preston Trail Land Surveying (Surveyor) and David Baca Studio, LLC (Architect) concerning the property located at 701 East Lamberth Road, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (1)(c) to allow a covered parking structure on the rear property line in lieu of the required 5' and to allow a 4' setback from the main structure in lieu of the required 6' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.
Planning and Zoning Commission
Site plan approval for Edward Jones – Mabary Office.
14. *** 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK DRIVE**
The request of West Canyon Creek Properties, LTD (Owners), City of Sherman (Developer) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2700 - 2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks Canyon Creek Drive, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:
Planning and Zoning Commission
Amending Final Plat approval of West Canyon Creek Estates, Section 3
15. **ADJOURNMENT**
16. **OVERALL LOCATION MAP**

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on December 14, 2016 at 2:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of December, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 2.

Meeting Date: 12/20/2016

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR NOVEMBER 22, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

November 22, 2016 Draft Minutes

STATE OF TEXAS §
 November 22, 2016
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on November 22, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT
 COMMISSION MEMBERS: DAVIS, ADAMS,
 VANDERVEER, THORPE AND ELLIOTT.

MEMBERS ABSENT: VICE-CHAIRMAN PATTERSON,
 COMMISSION MEMBERS: MAHONE AND VELLOTTI

CALL TO ORDER

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

CALL TO
ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 18, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

APPROVE
MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, THORPE, ELLIOTT, VANDERVEER AND DAVIS.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 6, 7, 9, 10, 11, 12, 13, 14 & 15)

Consent Agenda items are considered to be routine and non-controversial items.

CONSENT
AGENDA

The Commission reviewed the Consent Agenda. Commission Member Elliott moved to approve the Consent Agenda as written subject to the Staff Review Letters. Second by Commission Member Vanderveer. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ALCOHOLIC SERVICES OF TEXOMA, INC. (OWNERS) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE, BEING 5.39 ACRES IN THE RUEBEN HENDRIX SURVEY, ABSTRACT NO. 504 AND BEING ALL OF LOTS 1R AND 3R, BLOCK 1 OF THE REPLAT OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 1R AND 3R, BLOCK 1 OF THE

REPLAT – LOTS
1R AND 3R,
BLOCK 1 OF
THE REPLAT
OF LOT 2,
BLOCK 1,
HELEN
PERKINS
ADDITION
2407 TEXOMA

REPLAT OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION

The property is located at 2407 Texoma Parkway and 1515 Baker Drive; the northeast corner of Texoma Parkway and Baker Drive. The owner would like to replat two of the lots into three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

**PARKWAY &
1515 BAKER
DRIVE
(ALCOHOLIC
SERVICE OF
TEXOMA, INC.)**

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

REPLAT– CONSENT AGENDA ITEM

THE REQUEST OF RINGTAIL TUTOR, LLC (OWNERS) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 2013 AND 2017 NORTH F.M. 1417 (HERITAGE PARKWAY), BEING ALL OF LOT 2, BLOCK 1, SKYLINE BUSINESS PARK ADDITION, REPLAT OF LOT 1, BLOCK 1, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF SKYLINE BUSINESS PARK ADDITION, BLOCK 1, LOT 2R1 AND LOT 2R2, SKYLINE BUSINESS PARK ADDITION, REPLAT OF LOT 1, BLOCK 1

**REPLT –
SKYLINE
BUSINESS
PARK ADDN.,
BLOCK 1, LOT
2R1 & LOT 2R2,
SKYLINE
BUSINESS
PARK
ADDITION,
REPLAT OF
LOT 1, BLK. 1
2013 & 2017 N.
FM 1417
(HERITAGE
PARKWAY)
(RINGTAIL
TUTOR, LLC)**

The property is located at 2013 and 2017 North F.M. 1417 (Heritage Parkway) between Skyline Drive and Lamberth Road; Canyon Creek Pet Hospital and Prime Lending are the tenants. The owner would like to replat one lot into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 3100-3200 BLOCKS OF NORTHGATE DRIVE, BEING 18.2762 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, IN TRACT 4.1 OF BLALOCK INDUSTRIAL PARK AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF PROGRESS PARK ONE, NORTHGATE DRIVE, PHASE 3

**FINAL PLAT –
PROGRESS
PARK ONE,
NORTHGATE
DRIVE, PHASE
3
3100-3200
BLOCKS
NORTHGATE
DRIVE
(SEDCO)**

The property is located in the 3100 and 3200 blocks of Northgate Drive in Progress Park of Blalock Industrial Park off West FM 1417 (Heritage Parkway). The owners would like to plat part of an existing tract and dedicate a portion of right-of-way for the extension of Northgate Drive. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF LAMBERTH CROSSING JOINT VENTURE

**FINAL PLAT –
THE GARDENS**

(OWNERS), CROSS ENGINEERING CONSULTANTS, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE 2600-2800 BLOCKS WEST LAMBERTH ROAD, BEING 7.529 ACRES IN THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 120, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF THE GARDENS AT O'HANLON RANCH.

AT O'HANLON
RANCH
2100-2400
BLKS. SHADY
OAKS LANE,
2300 BLOCK
NORWOOD
STREET & 2600-
2800 BLKS. W.
LAMBERTH
(LAMBERTH
CROSSING
JOINT
VENTURE)

The property is located in the 2100-2400 Blocks Shady Oaks Lane, 2300 Blocks Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District.

A Specific Use Permit to allow patio homes in a C-O (Office) District were approved at the September 6, 2016, City Council Meeting for this property. The owner would like to plat the property into 19 lots for residential patio homes and 2 lots for commercial office development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND J.P. HART LUMBER COMPANY, LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 407 PROGRESS DRIVE, BEING 73.024 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 AND BEING ALL OF LOT 3, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION AND ALSO BEING LOT 2R OF THE REPLAT OF LOTS 1 & 2, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION IN TRACT 3 OF BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 2R & 3 OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION

REPLAT – LOTS
2R & 3 OF
SHERMAN
INDUSTRIAL
DEVELOPMENT
ADDITION
407 PROGRESS
DRIVE
(SEDCO & J.P.
HART
LUMBERT
COMPANY,
LLC)

The property is located at 407 Progress Drive, the northwest corner of Howe Drive and Progress Drive in the Blalock Industrial Park. The owners would like to replat the property into three lots for industrial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOHN MABARY (OWNER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 701 EAST LAMBERTH ROAD, BEING 0.242 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 ALSO BEING

REPLAT – J.H.
CARRAWAY'S
SUBDIVISION,
BLOCK 2, LOT
1R, BEING A

PART OF LOT 1, BLOCK 2, DR. J.H. CARRAWAY'S SUBDIVISION,
AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF J.H. CARRAWAY'S SUBDIVISION,
BLOCK 2, LOT 1R, BEING A PART OF LOT 1, BLOCK 2, J.H.
CARRAWAY'S SUBDIVISION.

PART OF LOT 1,
BLOCK 2, J.H.
CARRAWAY'S
SUBDIVISION
701 E.
LAMBERTH
(JOHN
MABARY)

The property is located at 407 Progress Drive, the northwest corner of Howe Drive and Progress Drive in the Blalock Industrial Park. The owners would like to replat the property into three lots for industrial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF FIRST UNITED METHODIST CHURCH OF SHERMAN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 401 NORTH ELM STREET, 215 WEST MULBERRY STREET AND 400 NORTH CROCKETT STREET, BEING 4.602 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF THE METHODIST CHURCH ADDITION

FINAL PLAT –
METHODIST
CHURCH
ADDITION
401 N. ELM, 215
W. MULBERRY
& 400 N.
CROCKETT
(FIRST UNITED
METHODIST
CHURCH OF
SHERMAN)

The property is located at 401 North Elm Street, 215 West Mulberry Street and 400 North Crockett Street, bound by Washington Street, Crockett Street, Mulberry Street and Elm Street and the parking lot across Mulberry Street; First United Methodist Church is the tenant. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District. The owner would like to replat the property into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-400 EAST NORTHCREEK DRIVE, BEING 12.00 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF MAGNOLIA VILLAGE

PRELIMINARY
PLAT –
MAGNOLIA
VILLAGE
300-400
BLOCKS E
NORTHCREEK
DR.
(YOUNG
ENTERPRISES,
LP)

The property is located in the 300-400 blocks of Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to plat the property into forty-five (45) lots for residential development of single family homes. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KRITT CONCRETE, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS, INC. (ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 600-800 BLOCKS BAKER PARK DRIVE, BEING 5.392 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF PARKHAVEN ESTATES, PHASE 1

FINAL PLAT –
PARKHAVEN
ESTATES,
PHASE 1
600-800 BLKS.
BAKER PARK
DR.
(KRITT
CONCRETE,
LLC)

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 23 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE

The request of Greater Texoma Association of Realtors, Inc. (Owners) and FASTSIGNS Texoma (Sign Contractor/Applicant) concerning the property at 810 East Peyton Street, being 0.367 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.5, Subsection (1) and Section 7, Subsection (5) to allow a 2' front setback for a 4'7" tall, 38 square foot monument sign in lieu of the permitted 32 square foot with a required 15' setback in a C-2 (General Commercial) District.

VARIANCE –
FRONT
SETBACK FOR
SIGN
810 E. PEYTON
(GREATER
TEXOMA
ASSOCIATION
OF REALTORS,
INC.)

David Norman, PO Box 1865, Sherman, TX

Mr. Norman appeared to represent the request and answer any questions. The property is located at 810 East Peyton, the southeast corner of Peyton and Loy Lake Road; Greater Texoma Association of Realtors is the tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Norman explained they are requesting a variance to allow a 2' front setback off the Peyton Street property line for a 4'7" x 8' monument sign to replace the existing sign. "The existing sign has been there for many years. The sign will not block the view of traffic." They had seen the Staff Review Letter and would abide by the Recommendations.

Ben Vincent, President Greater Texoma Association of Realtors, Inc., 810 E. Peyton, Sherman, TX

Mr. Vincent explained "we are trying to update our image to be consistent with our planning. That building has been like a secret society since the '70's; it hasn't been updated. We are trying to update the sign to be current with that intersection. We have Landmark Bank on one corner, we are on the southeast corner and Domino's Pizza is on the other corner; so it is a busy corner. We would like to update it; it hasn't been updated since the mid '70's when that building was built. The sign will not distract traffic in any way."

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

ACTION TAKEN.

Motion by Commission Member Thorpe to approve a variance to allow a 2' front setback for a 4'7" tall, 38 square foot monument sign at 810 East Peyton Street subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER AND DAVIS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF PAGA LTD (OWNERS) AND BWG ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY AT 1915 NORTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1, BLOCK 1, OF THE REPLAT OF LOT 2, BLOCK 1 OF SKYLINE BUSINESS PARK, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.4 TO ALLOW THIRTY-ONE (31) OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED FORTY-EIGHT (48) FOR DOMINO'S PIZZA AND RETAIL SHELL BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A DOMINO'S PIZZA AND RETAIL SHELL BUILDING

**EXCEPTION –
PARKING
(WITHDRAWN)**

**SITE PLAN –
DOMINO'S
PIZZA & RETAIL
SHELL
BUILDING
1915 N. FM
1417
(HERITAGE
PARKWAY)
(PAGA LTD)**

Steve Palmer, 120 Summer View Dr., Pottsboro, TX

Mr. Palmer appeared to represent the request and answer any questions. The property is located at 1915 North FM 1417 (Heritage Parkway) between Skyline Drive and Lamberth Road. The property is zoned a C-1 (Retail Business) District and is also located in the O-1.1 (FM 1417 Overlay) District.

Mr. Palmer explained he would like to construct a 9,475 square foot, single story retail shell. The exterior finish on the building will be masonry. "We are requesting an exception to allow thirty-one (31) parking spaces in lieu of the required forty-eight (48). The Domino's Pizza will occupy approximately 1,800 square feet and the rest will be shell for future tenants; our target is office use." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if there was a reason why parking is a hindrance to this development.

Mr. Palmer explained "it is only a one acre tract, so for density purposes, I'm putting a 10,000 square foot building there, so it will limit the amount of parking available."

Chairman Gilbert stated "so if I understand correctly, there are

certain types of uses that would allow a parking ratio of 1/200 and there are other uses that allow 1/400, so in this situation you are asking for a reduction based on a 1/200 ratio.”

Mr. Palmer responded “that is correct.”

Chairman Gilbert asked “Are those ratios taken into consideration, do they consider the 1,800 square foot allocated for the Domino’s Pizza or is that just the general parameter for the entire building.”

Scott Shadden, Director of Developmental Services explained “each different use has a different parking requirement, right now the Domino’s Pizza is the only thing that we know that is going in there, so he has this request as the most restrictive requirement by the zoning ordinance. If he went in with an office, the ratio would be 1/400 and he would actually be over parked by six spaces, but if he goes in with all retail; that requires more parking. We don’t know at this point what it is going to be, so what we would be doing is checking each time one comes in.”

Chairman Gilbert explained that was his follow up question “when someone comes in, will the variance exclude them from complying or will they still have to comply.”

Mr. Shadden explained “if he has a variance to allow this number of parking spaces for that building, then if they came in 1/200 and they got over, they would be ok. It sounds like to me, he is trying to pre-plan the worst possible scenario.”

Mr. Palmer responded “that is correct.”

Mr. Shadden explained “It depends how you layout a building, if you put a wall up and say this area over here is storage and this is retail, the storage ratio is 1/1,000. It is not anything where we can say you need exactly this many parking spaces; he needs from (25) twenty-five to (48) forty-eight, he is asking for the middle of the road. That’s putting a parking space everywhere you can find to put a parking space on that lot.”

Commission Member Davis felt “this is the busiest part of town, ten years from now, a nail place or what-ever, everybody comes up here because it has been cut back.”

Chairman Gilbert felt “a tenant will not be there in the first place or be there very long if they don’t have the parking needed. Whether we approve this or not, a premarket is not going to determine whether a tenant is going to be liable there. I don’t know what the chances are that there will be a tenant with a 1/400 ratio in every spot, but (17) seventeen parking spaces is a considerable difference, it maybe that this doesn’t matter, depending on the use. Have you looked at any alternatives or do you have a Plan B to allow for any more parking spaces?”

Mr. Palmer responded “no, I don’t have a Plan B.”

Chairman Gilbert explained “I think we have to take into consideration that it is a new building in the FM 1417 (Heritage Parkway) Overlay District, there are architectural requirements, landscaping requirements and such that we be open to some sort of compromise on a new development in this area.”

Commission Member Vanderveer explained “I know it’s speculative as what will go in there, but if those five spaces are divided evenly, it’s about 1,500 square feet apiece; you stick two retails in there, that’s half his parking spaces according to the ordinance. I know we don’t know what is going to go in there, but think about it like that.”

Commission Member Elliott stated “I sure would like to see something go in there, I like the idea of growth and especially in the Overlay District, it’s going to look very nice, so depending what is going in there, it could be spec or it couldn’t be, he is asking for a middle ground, it kind of makes sense, he is not far off and I don’t see where you would add more spaces unless you shave off a little on the back side.”

Chairman Gilbert explained “I drove by the Domino’s today on Loy Lake and I noticed an eighteen wheeler was there for delivery, I guess you have taken that into consideration on your site plan.”

Mr. Palmer responded “the back alley, we have put on there. What is happening in the restaurant business, the City has gotten so congested, so we have to take an opportunity to put another store on the west side. It is an absolute nightmare, as I’m sure you are well aware of coming from our Loy Lake store, trying to go all the way over to deliver south of FM 1417 (Heritage Parkway); it doesn’t work, there’s not a good cross street east and west., so this was an opportunity for me to put a store in over here and it made perfect sense. Keep in mind also, as far as the customer’s base, if you ever drive by our store, there is hardly any customer’s cars actually there because we have a convenience window, so if you order pizza for pick-up, you are just shooting through that window and picking it up, transaction takes about twenty-five seconds. Keep that in mind if there is not excess parking on the property, because they are shooting through that drive thru.”

Mr. Shadden explained “the uses are limited to what his parking is, there are a lot of permitted uses, he could fill the building up with office and he would have extra parking.”

Chairman Gilbert explained “so we are putting the cart before the horse here.”

Mr. Shadden explained “you could grant it as submitted, you could grant less than he submitted, you can’t grant more, you can’t restrict uses, because that would be a zone change or he could withdraw the parking request at this time, if he comes up and has to have it later he could apply for it at that time; so there are a lot of options here.”

Mr. Palmer agreed to withdraw the request for the exception and

approach with each tenant.

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

Letter received from:

Addison Holdings, LLC, PO Box 1283, Sherman, TX

"As a property owner and neighbor, I am writing to you regarding the notice received from you on November 4, 2016, regarding the request of PAGA, Ltd. This notice discusses the request of PAGA, Ltd, to allow thirty-one (31) parking spaces in lieu of the required forty-eight (48) parking spaces. This area currently has limited parking. Eliminating seventeen (17) required parking spaces for the proposed retail activity will have a negative impact on neighboring landowners and businesses including my property. The elimination of seventeen (17) required parking spaces will cause users of this retail center to use the parking lots of surrounding businesses."

"I am not opposed to PAGA's development. It will be a great addition for the 1417 corridor. However, their parking ratio requirement needs to be more in line with what is required under Ordinance No. 2280. A variance request for a few parking spaces is drastically different from requesting a variance to eliminate seventeen (17) required parking spaces. PAGA can easily reduce the size of their proposed building or re-configure their site plan to be more in line with the required parking ratio under Ordinance No. 2280. Therefore, I am in opposition to this exception and respectfully ask the Board to require PAGA, Ltd. adjust their site plan or building size to allow parking to be more in line with the requirements of Ordinance No. 2280."

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A DOMINO'S PIZZA AND RETAIL SHELL BUILDING

ACTION TAKEN.

Motion by Commission Member Vanderveer to accept his withdrawal of the exception and approve the site plan for a Domino's Pizza and Retail Shell Building at 1915 North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, DAVIS AND ADAMS.

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 SPAVINAW DEVELOPMENT, LLC (OWNERS), IVY'S LASH & NAIL BAR (TENANT) AND IVY NGUYEN (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1711 NORTH FM 1417 (HERITAGE PARKWAY), SUITE 500, BEING PART OF BLOCK 1, WESTERN HILLS ADDITION, SECTION 5, AS

SUP & SITE
PLAN –
PERMANENT
MAKE-UP
1711 N. FM 1417
(HERITAGE

FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PERMANENT MAKE-UP (TATTOO STUDIO) AT IVY'S LASH & NAIL BAR IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PARKWAY),
SUITE 500
(SPAVINAW
DEVELOPMENT,
LLC)

Jason Sofey, 116 W. Lamar, Sherman, TX and Ivy Nguyen, 1711 N. FM 1417 (Heritage Parkway), Suite 500, Sherman, TX

Mr. Sofey and Ms. Nguyen appeared to represent the request and answer any questions. The property is located at 1711 North FM 1417 (Heritage Parkway), Suite 500, the southeast corner of Taylor Street and FM 1417 (Heritage Parkway); Ivy's Lash & Nail Bar is the tenant. The property is zoned an M-1 (Light Manufacturing) District and is also located in the O-1.1 (FM 1417 Overlay) District.

Mr. Sofey explained his tenant would like to provide permanent make-up as a service for the eyelash and nail spa center. They had seen the Staff Review Letter and would abide by the Recommendations.

Ms. Nguyen explained "permanent make-up is similar to tattoo, but it is different, permanent make-up is on the top of the skin, tattoo is done deep in the third layer of the skin; the skin has three layers. Permanent make-up is on the top of the skin, so we call it semi-permanent; it stays on about six months and people will have redo it again; we still use the needle.

Chairman Gilbert stated his only concern, "I think it is a viable use for the business but was concerned if the tenant moved out or the building was sold; it might not be best for a tattoo parlor to be able to have that use."

Mr. Sofey explained "since this is a Specific Use Permit, you have the ability to put a restriction on the request."

Mr. Shadden asked if permanent make-up is limited to the face.

Ms. Nguyen responded "yes, face, eyebrows."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow permanent make-up limited to Ivy Nguyen only and to the face only at Ivy's Lash & Nail Bar located at 1711 North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.

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 WALLACE HOLDINGS, LP (OWNER) AND JOE GILBERT (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 3000 BLOCK NORTH HICKORY STREET, BEING LOTS 1-6, HICKORY ESTATES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW SIX (6) TWO-FAMILY DWELLINGS (DUPLEXES) IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP & SITE
PLAN – TWO-
FAMILY
DWELLINGS
(DUPLEXES)
3000 BLK. N.
HICKORY
(WALLACE
HOLDINGS, LP)

(WITHDRAWN)

Joe Gilbert sent in a request to withdrawn this request.

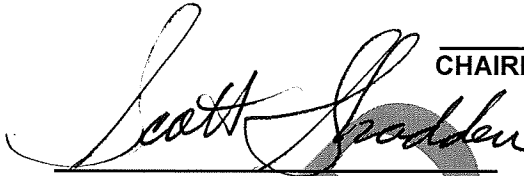
No other citizens appeared before the Planning and Zoning Commission to discuss the Specific Use Permit or site plan.

THE REQUEST WAS WITHDRAWN.

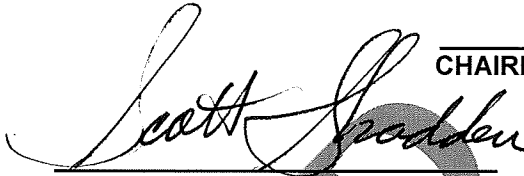
ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:25 p.m.

ADJOURNMENT



CHAIRMAN



SECRETARY



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 4.

Meeting Date: 12/20/2016

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 5 & 14)

List of Agenda Items:

5. * 3600 BLOCK LOY LAKE ROAD & 900 BLOCK E. PECAN GROVE ROAD

The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Developer), Homeyer Engineering, Inc. (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3600 Block Loy Lake Road and the 900 Block E. Pecan Grove Road, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval Sherman Carwash Addition.

14. * 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK DRIVE

The request of West Canyon Creek Properties, LTD (Owners), City of Sherman (Developer) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2700- 2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks Canyon Creek Drive, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Amending Final Plat approval of West Canyon Creek Estates, Section 3



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 5.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3600 BLOCK LOY LAKE ROAD & 900 BLOCK E. PECAN GROVE ROAD**

The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Developer), Homeyer Engineering, Inc. (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3600 Block Loy Lake Road and the 900 Block E. Pecan Grove Road, being 3.127 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval Sherman Carwash Addition.

Background:

The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive. The owner would like to plat the property into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

Ibrahim Abu Sarris Family, LP (Owners)

Aaron Cole (Developer)

Homeyer Engineering, Inc. (Civil Engineer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

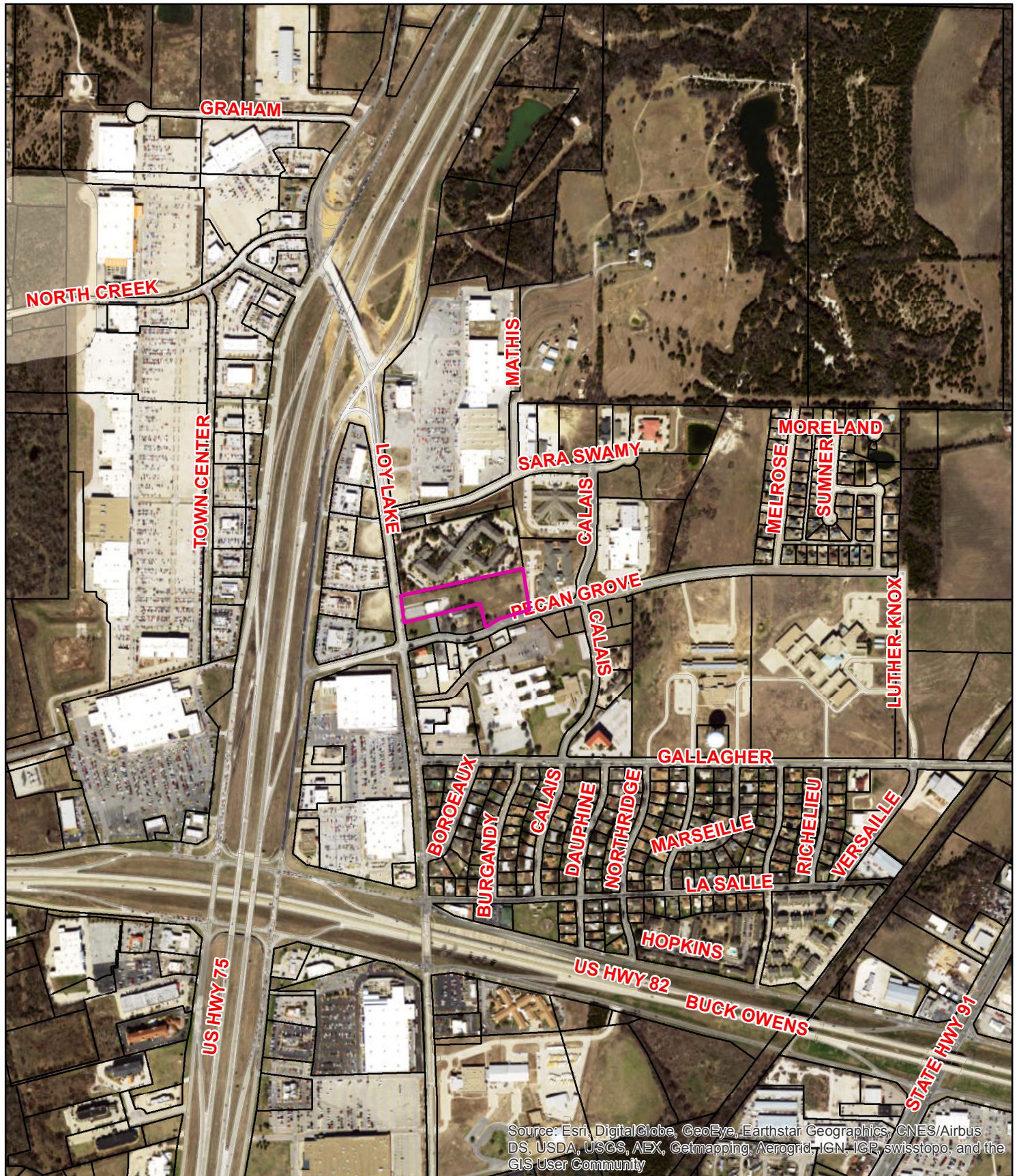
Location Map

Zoning Map

Sherman Carwash Addition Preliminary Plat

Sherman Carwash Addition Final Plat

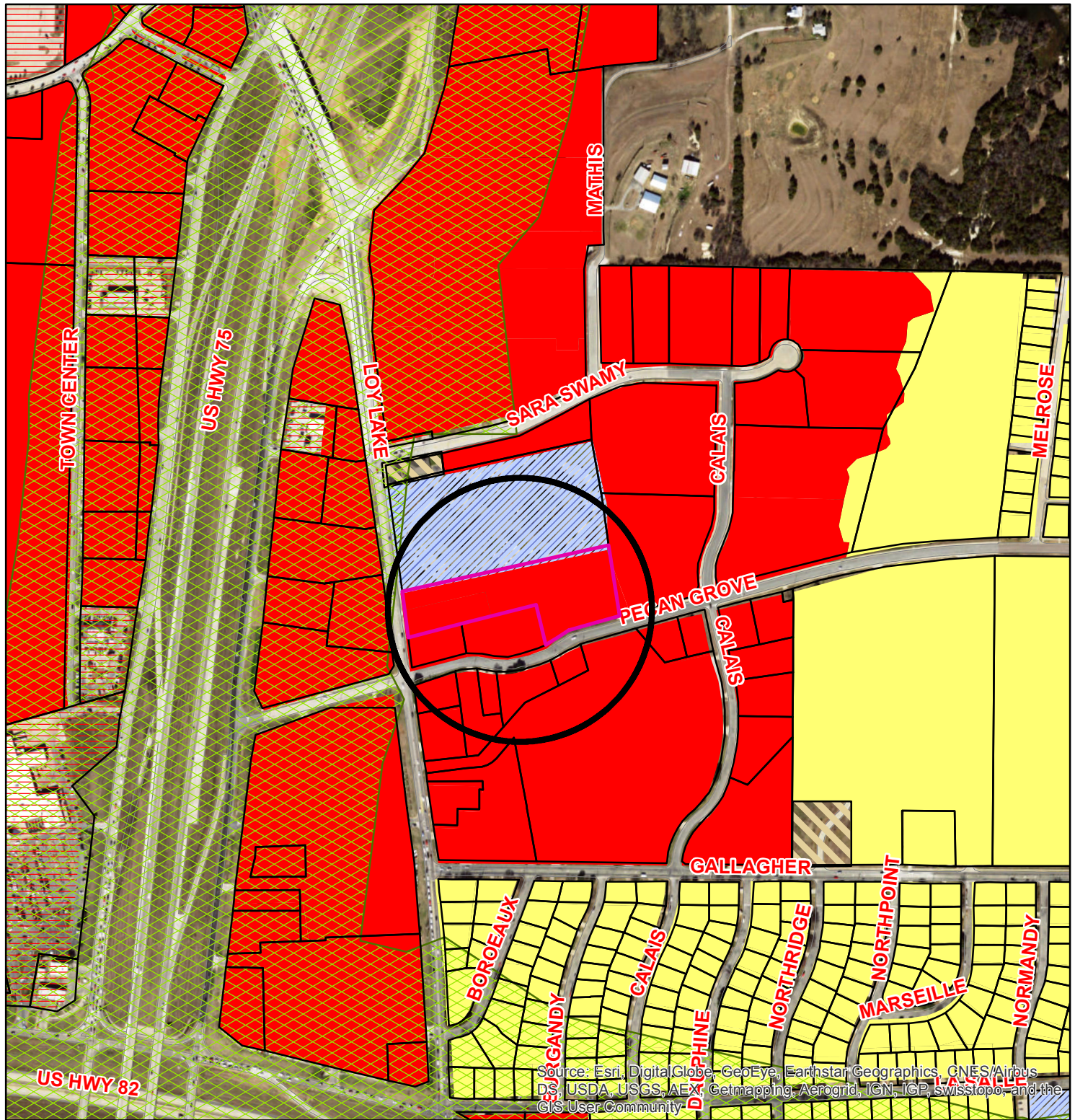
Staff Review Letter



3600 Blk. Loy Lake Road & 900 Blk. E. Pecan Grove Road Sherman Carwash Addition



1 in = 856 ft



Zoning - 3600 Block Loy Lake Rd & 900 Block E. Pecan Grove Rd.

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Hillard Jennings Survey, Abstract No. 639 and being a part of the 3.88 acre Tract 1 of lands conveyed to Ibrahim Abu Sarris Family Limited Partnership, by deed of record in Volume 4922, Page 307, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east line of Loy Lake Road (a public road) maintaining the southwest corner of Chasewood Addition, an addition to the City of Sherman as recorded by deed of record in Volume 8, Page 66, Plat Records, Grayson County, Texas, said rod being in the north line of said 3.88 acre tract;

Thence North 77°29'53" East, along the south line of said Chasewood Addition, a distance of 809.63 feet to a 1/2" steel rod found in the west line of Heritage Park Addition, Phase One, an addition to the City of Sherman as recorded by deed of record in Volume 16, Page 37, of said Plat Records, said rod also maintaining the southeast corner of said Chasewood Addition, and the northeast corner of said 3.88 acre tract;

Thence South 05°58'20" East, along the west line of said Heritage Park Addition, a distance of 263.85 feet to a 1/2" steel rod set in the north line of Pecan Grove Road for the southerly most southwest corner of said Heritage Park Addition;

Thence along the north line of said Pecan Grove Road the following calls and distances:

South 74°35'31" West, a distance of 91.75 feet to a 1/2" steel rod set;
With a tangent curve to the left having a radius of 532.98 feet (chord bears South 65°36'16" West, a distance of 168.53 feet) an arc length of 167.21 feet to a 1/2" steel rod set;
With a tangent curve to the right having a radius of 270.00 feet (chord bears South 63°00'36" West, a distance of 67.92 feet) an arc length of 68.11 feet to a 1/2" steel rod found maintaining the southeast corner of a 2.195 acre tract of land conveyed to, Texas Dermatology Clinic by deed of record in Volume 1353, Page 157, Deed Records, Grayson County, Texas;

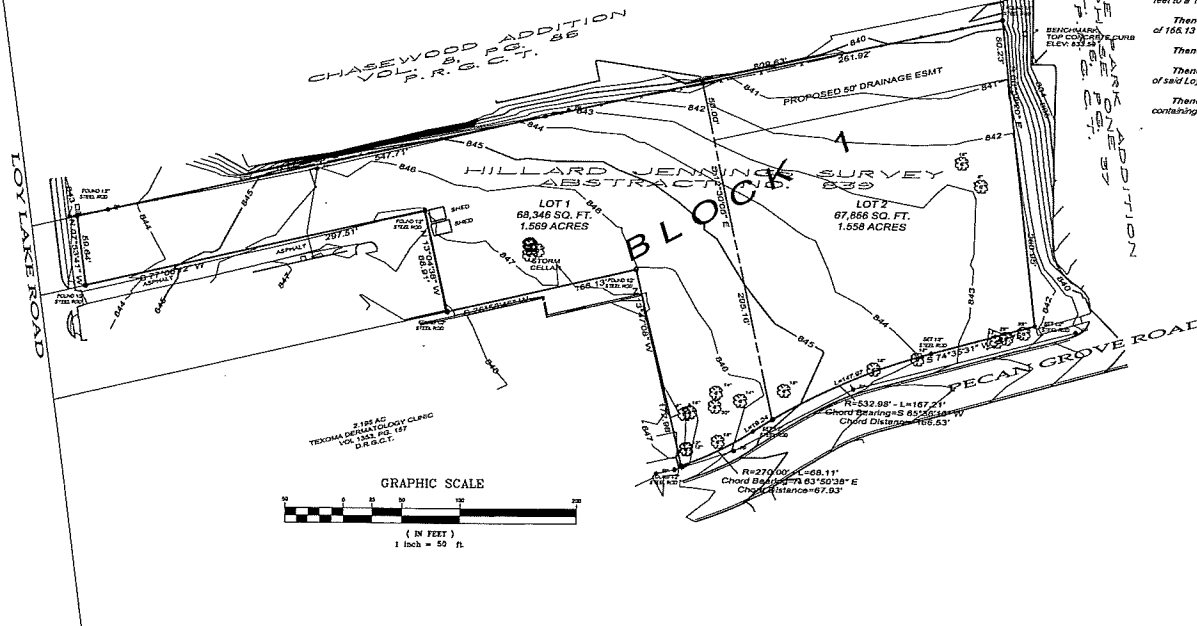
Thence North 13°47'03" West, along the east line of said 2.195 acre tract, a distance of 172.98 feet to a 1/2" steel rod found maintaining the northeast corner of said 2.195 acre tract;

Thence South 76°58'48" West, along the north line of said 2.195 acre tract of land, a distance of 168.13 feet to a 1/2" steel rod found;

Thence North 13°04'38" West, a distance of 88.91 feet to a 1/2" steel rod found;

Thence South 77°06'12" West, a distance of 297.51 feet to a 1/2" steel rod found in the east line of said Loy Lake Road;

Thence North 07°53'41" West, a distance of 89.64 feet to the Point-of-Beginning and containing 3.127 acres of land



OWNER
IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP
PO BOX 157
SHERMAN, TEXAS

SURVEYOR
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2161

UNDERWOOD
DRAFTING & SURVEYING, INC.

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2161

PRELIMINARY PLAT OF
SHERMAN CARWASH ADDITION
AN ADDITION TO
THE CITY OF SHERMAN, TEXAS
HILLARD JENNINGS SURVEY,
ABSTRACT NO. 639
GRAYSON COUNTY, TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Approved this ____ day of ____, 20__, by the City Planning and Zoning
Commission of the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas Date

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Hillard Jennings Survey, Abstract No. 639 and being a part of the 3.88 acre Tract 1 of lands conveyed to Ibrahim Abu Sarris Family Limited Partnership, by deed of record in Volume 4932, Page 307, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east line of Loy Lake Road (a public road) maintaining the southwest corner of Chasewood Addition, an addition to the City of Sherman as recorded by deed of record in Volume 8, Page 66, Plat Records, Grayson County, Texas, said rod being in the north line of said 3.88 acre tract;

Thence North 77°29'55" East, along the south line of said Chasewood Addition, a distance of 809.63 feet to a 1/2" steel rod found in the west line of Heritage Park Addition, Phase One, an addition to the City of Sherman as recorded by deed of record in Volume 16, Page 37, of said Plat Records, said rod also maintaining the southeast corner of said Chasewood Addition, and the northeast corner of said 3.88 acre tract;

Thence South 05°58'20" East, along the west line of said Heritage Park Addition, a distance of 263.85 feet to a 1/2" steel rod set in the north line of Pecan Grove Road for the southerly most southeast corner of said Heritage Park Addition;

Thence along the north line of said Pecan Grove Road the following calls and distances:

South 74°35'31" West, a distance of 91.75 feet to a 1/2" steel rod set;

With a tangent curve to the left having a radius of 532.88 feet (chord bears South 65°36'16" West, a distance of 166.63 feet) an arc length of 167.21 feet to a 1/2" steel rod set;

With a tangent curve to the right having a radius of 270.00 feet (chord bears South 63°50'36" West, a distance of 67.93 feet) an arc length of 68.11 feet to a 1/2" steel rod found maintaining the southeast corner of a 2.195 acre tract of land conveyed to Taxson Osmology Clinic by deed of record in Volume 1353, Page 157, Deed Records, Grayson County, Texas;

Thence North 13°47'08" West, along the east line of said 2.195 acre tract, a distance of 172.98 feet to a 1/2" steel rod found maintaining the northeast corner of said 2.195 acre tract;

Thence South 76°58'46" West, along the north line of said 2.195 acre tract of land, a distance of 166.13 feet to a 1/2" steel rod found;

Thence North 13°04'38" West, a distance of 88.91 feet to a 1/2" steel rod found;

Thence South 77°06'12" West, a distance of 297.51 feet to a 3/4" steel rod found in the east line of said Loy Lake Road;

Thence North 07°53'41" West, a distance of 59.64 feet to the Point-of-Beginning and containing 3.127 acres of land

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, final plat of Sherman Carwash Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of ____, 20__, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of ____, 20__.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, We, the IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP, do hereby adopt this plat designating the hereinabove property as Sherman Carwash Addition, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat is approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of ____, 20__.

IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP
BY IBRAHIM ABU SARRIS

STATE OF TEXAS COUNTY OF GRAYSON BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared IBRAHIM ABU SARRIS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of ____, 20__.

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

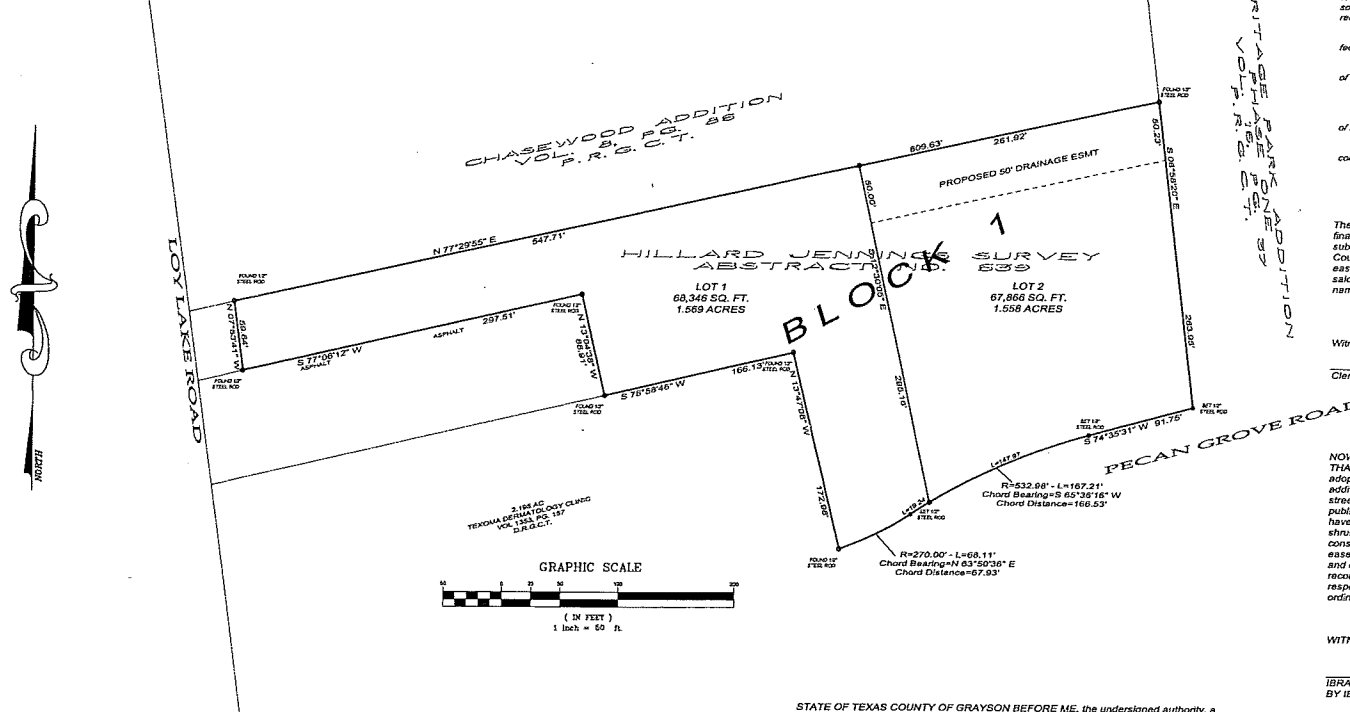
FINAL PLAT OF
SHERMAN CARWASH ADDITION
AN ADDITION TO
THE CITY OF SHERMAN, TEXAS
HILLARD JENNINGS SURVEY,
ABSTRACT NO. 639
GRAYSON COUNTY, TEXAS

OWNER
IBRAHIM ABU SARRIS FAMILY LIMITED PARTNERSHIP
PO BOX 157
SHERMAN, TEXAS

SURVEYOR
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151

UNDERWOOD
DRAFTING & SURVEYING, INC.

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (803)465-2151



**STAFF REVIEW LETTER**

December 14, 2016

Ibrahim Abu Sarris Family Limited Partnership
P.O. Box 157
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary and Final Plat Sherman Carwash Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on Plat drawing.
6. Add Zip Code to Owner's block on Plat drawing.
7. Detention in accordance with City criteria will be required as the site develops.
8. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Pro-Rata will be due at the time of development.
10. Dedicate 10' Utility Easement along Loy Lake Road and Pecan Grove Road.
11. Verify 80' Right-of-Way along Loy Lake Road.
12. Show all Easements on drawing.
13. Include the existing Sarris building off of Loy Lake Road in Plat Area.
14. Verify fire requirements with Fire Marshall.
15. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning and Zoning Commission.

The Board will not 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 Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 6.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3603 LOY LAKE ROAD

The request of Ibrahim Abu Sarris Family, LP (Owners), Aaron Cole (Prospective Buyer), Homeyer Engineering, Inc. (Civil Engineer), Bates Martin Architects (Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3603 Loy Lake Road, being 1.569 acres in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District.

Background:

The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive. The Prospective Buyer would like to construct a Cross Roads Express Car Wash on the lot. They currently have three locations in operation in Texas: two in Denton and one in Cross Roads. The car wash will have ride-thru tunnels providing stacking for 40 cars and twenty-one vacuum spaces. The exterior finish will be concrete tilt wall panels with a stucco finish and stone veneer. The lot will be landscaped with trees (live oak, chinese pistachio), shrubs and bermuda grass.

Adjacent Zoning:

C-1 (Retail Business) District

R-2 (Multi-Family Residential) District

Origination:

Ibrahim Abu Sarris Family, LP (Owners)
Aaron Cole (Prospective Buyer)
Homeyer Engineering, Inc. (Civil Engineer)
Bates Martin Architects (Architect)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

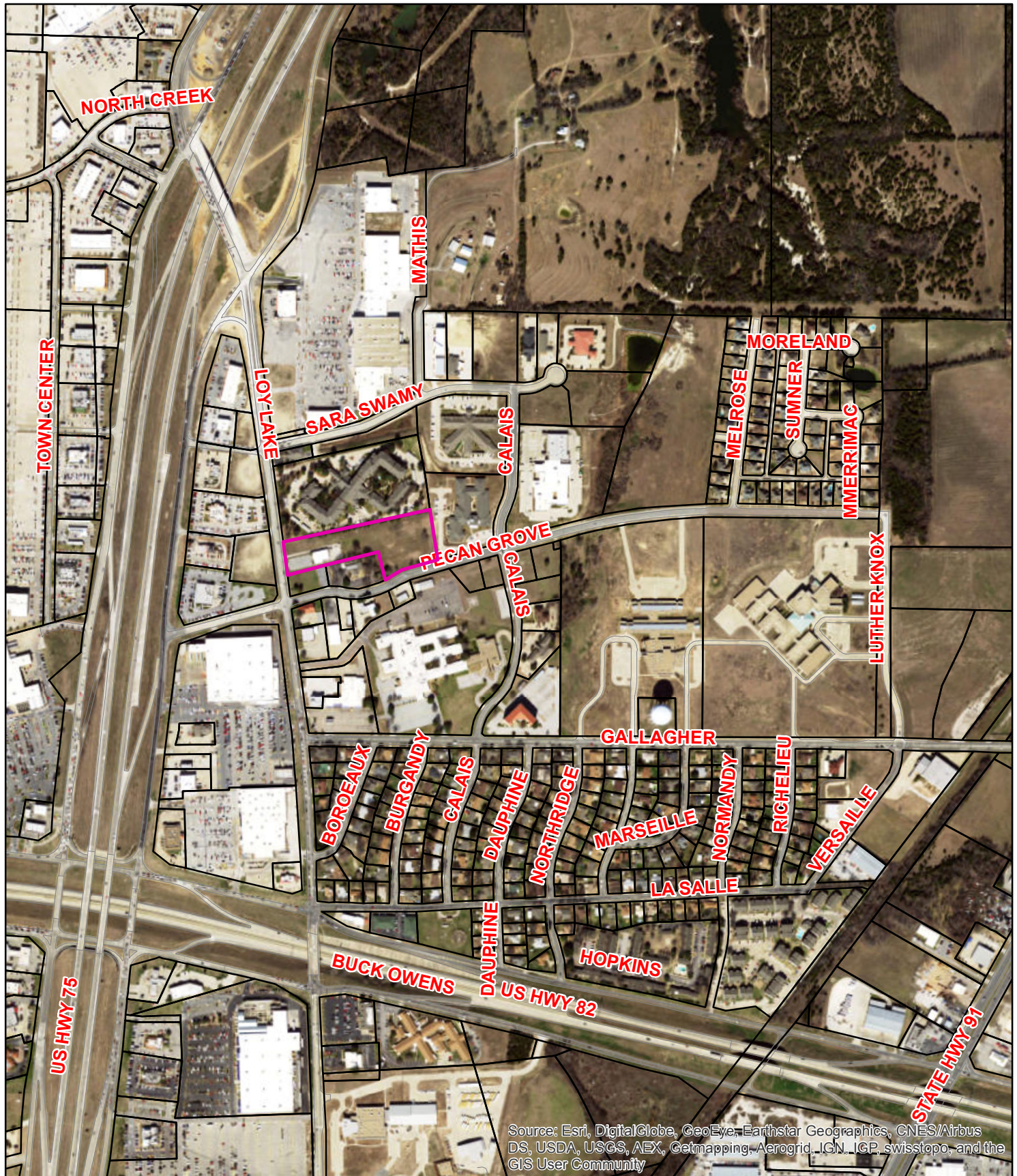
13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Elevations
Landscape Plan
Staff Review Letter

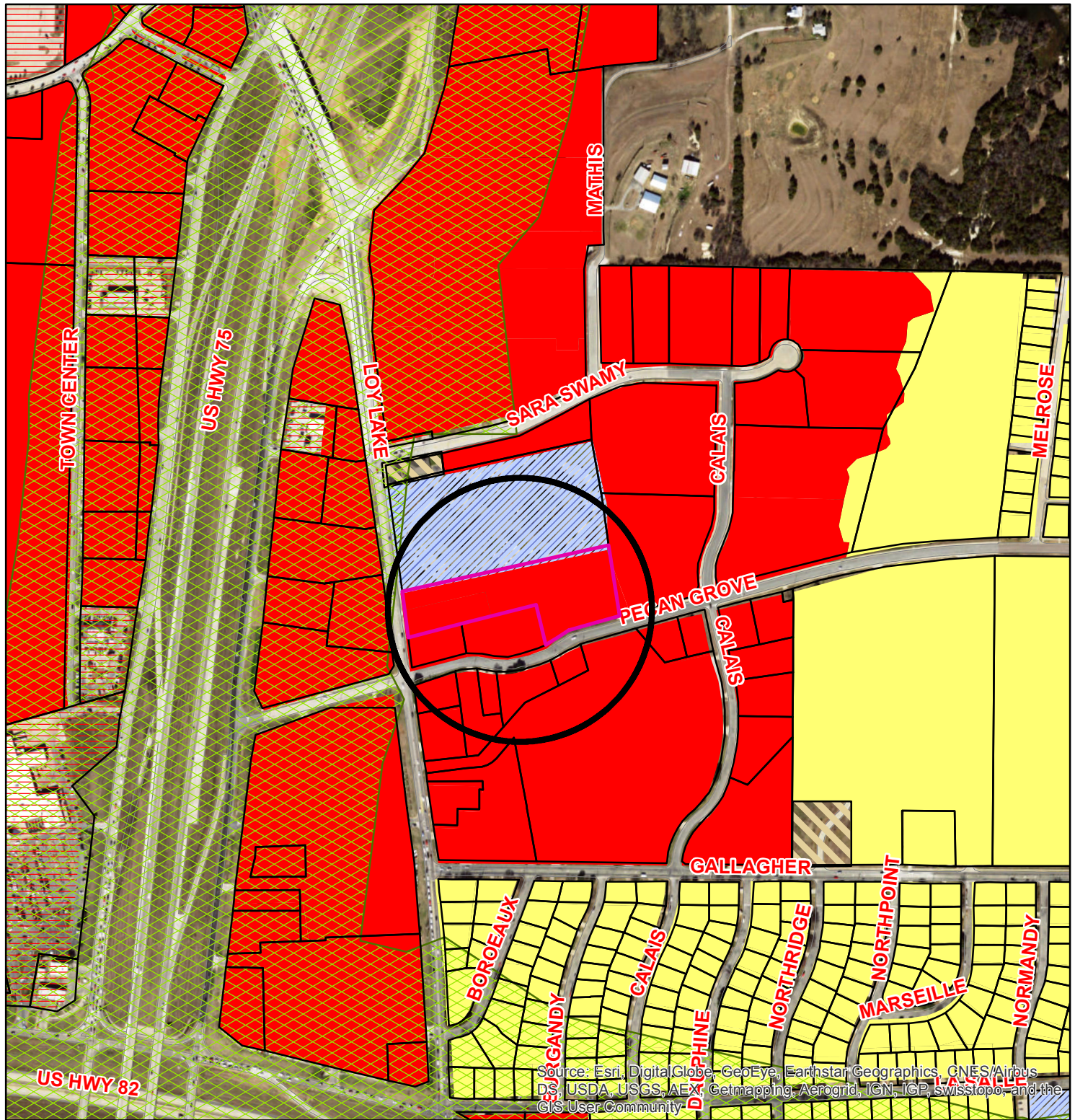


3603 Loy Lake Road



1 in = 713 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3603 Loy Lake Rd

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3603 Loy Lake Road





Cross Roads Car Wash - Summary of Operations

Our state-of-the-art ride-thru tunnels provide the ultimate experience for our customers by providing a high quality, fast and reasonable car wash. We are open 12 hours per day to meet the demands of busy lifestyles. Our car washes offer a variety of wash levels/pricing and feature free vacuum service.

Locations:

We currently have three (3) locations in operation. All of our locations are in high traffic count and convenient locations. Our locations are listed below in order from newest to oldest.

Cross Roads Express Car Wash
15000 US Hwy 380
Cross Roads, TX 76227

Opened November, 2016

The Wash Factory
1900 W. University
Denton, TX 76201

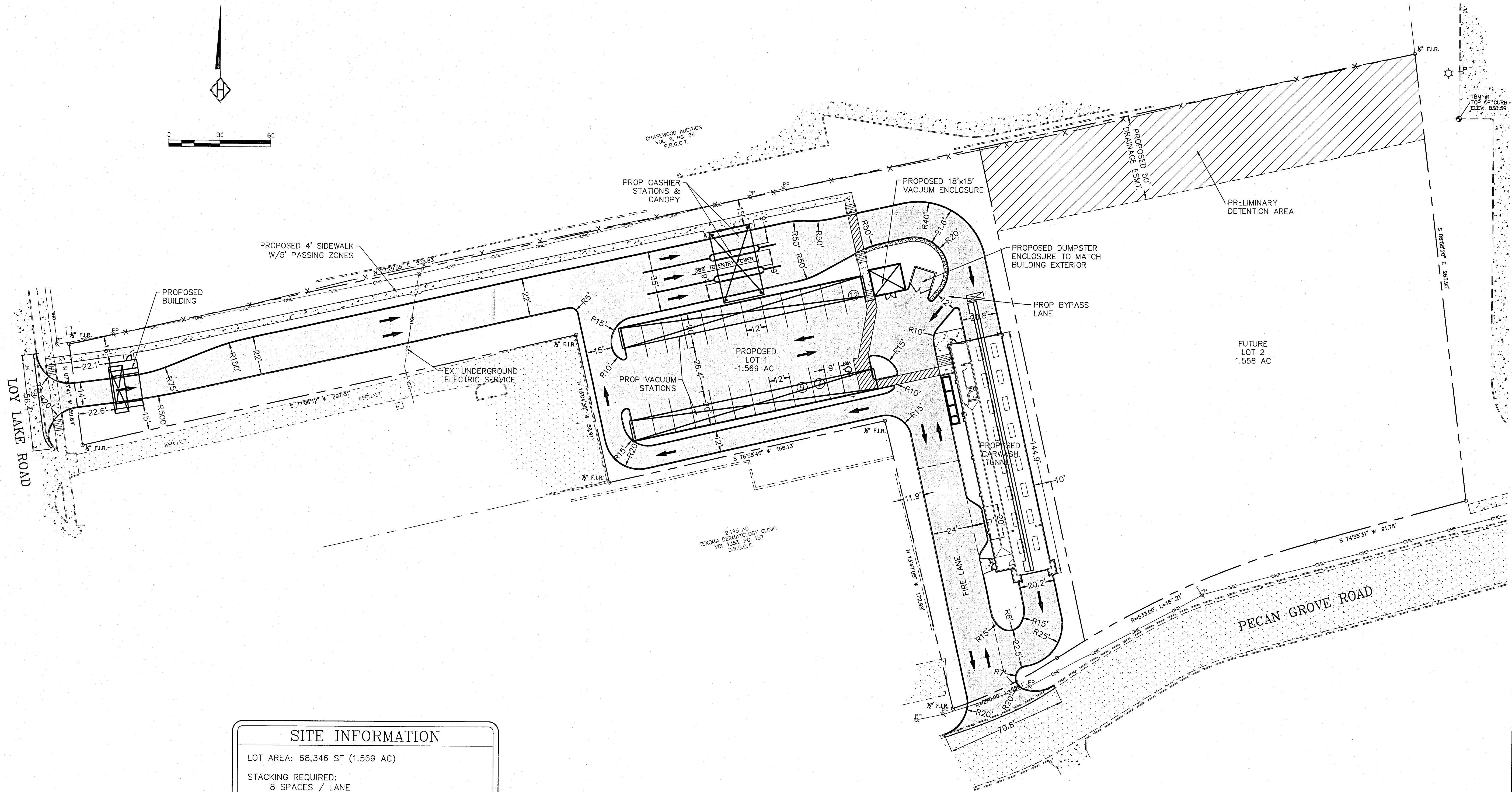
Opened August, 2013

The Wash Factory
1135 S. Loop 288
Denton, TX 76205

Opened November, 2010

Technology/Environment:

We are committed to offering the latest and greatest proven technology. Our newest location in Cross Roads is equipped with SpinLite technology from Belanger. This equipment features LED lights along with new & improved brush technology which provides a much quieter wash experience for the customer. All of our washes use 95% recycled water from the onsite reclaimed water systems.



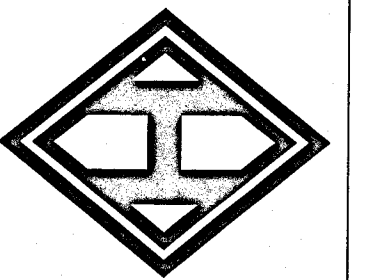
SITE INFORMATION

LOT AREA: 68,346 SF (1.569 AC)
 STACKING REQUIRED:
 8 SPACES / LANE
 STACKING REQUIRED = 24 SPACES
 STACKING PROVIDED = 40 SPACES
 VACUUM SPACES PROVIDED = 21 SPACES
 EMPLOYEE PARKING PROVIDED = 3 SPACES
 HANDICAP PARKING REQUIRED = 1 SPACE
 HANDICAP PARKING PROVIDED = 1 SPACE

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
 REVIEW AND IS NOT INTENDED FOR
 CONSTRUCTION, BIDDING OR PERMIT
 PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 11/28/2016

HOMEYER
 ENGINEERING, INC.
 T&E FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



SHERMAN CARWASH
 1.569 ACRES
 CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS

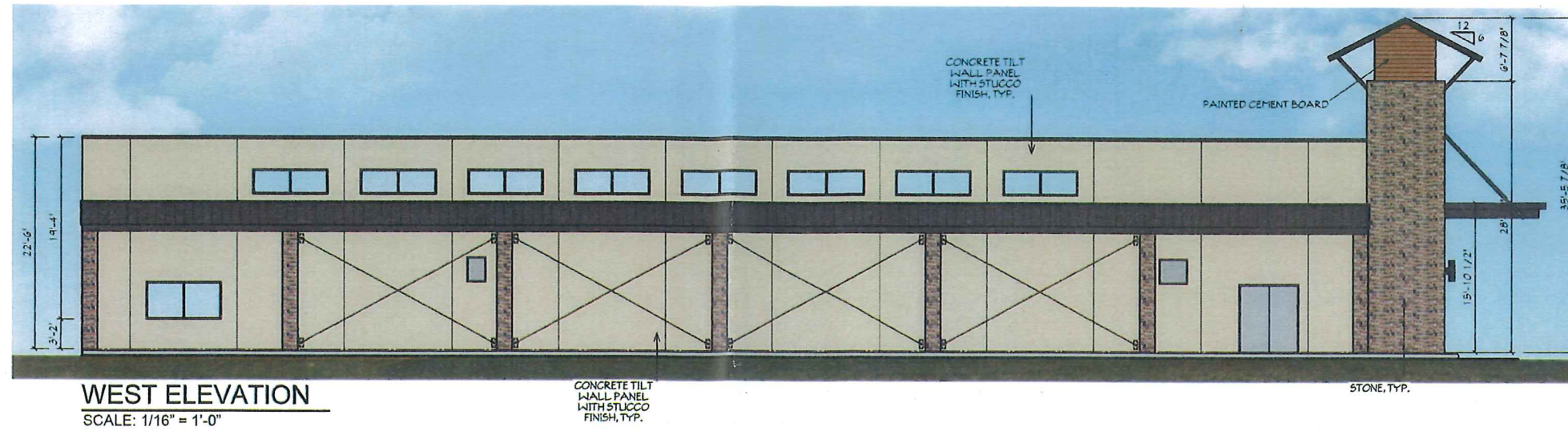
SITE PLAN

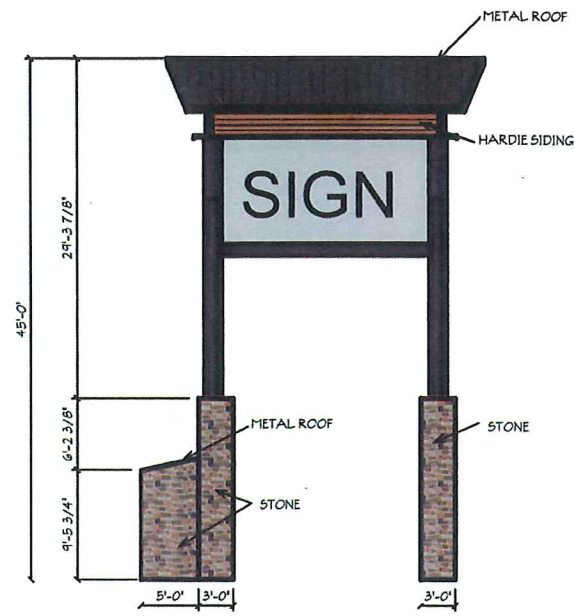
DRAWN: SRH

DATE: 11/14/2016

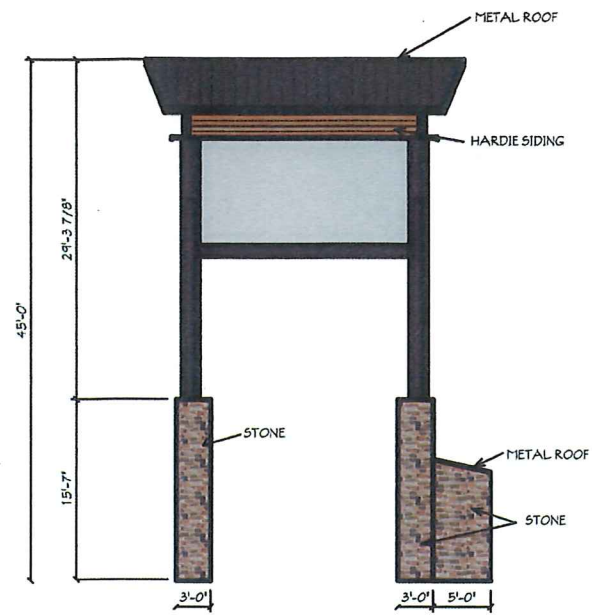
HEI #: 16-182

SHEET NO:
 C1

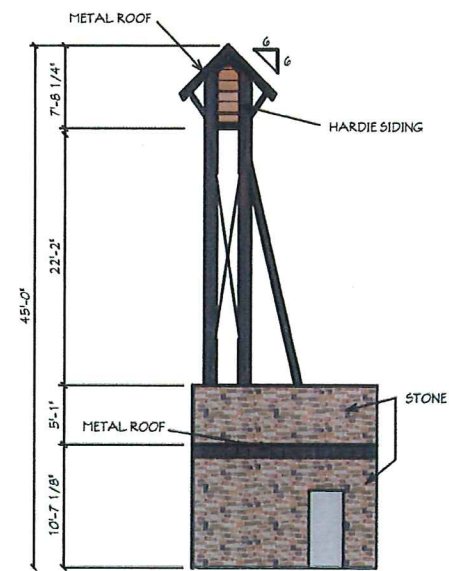




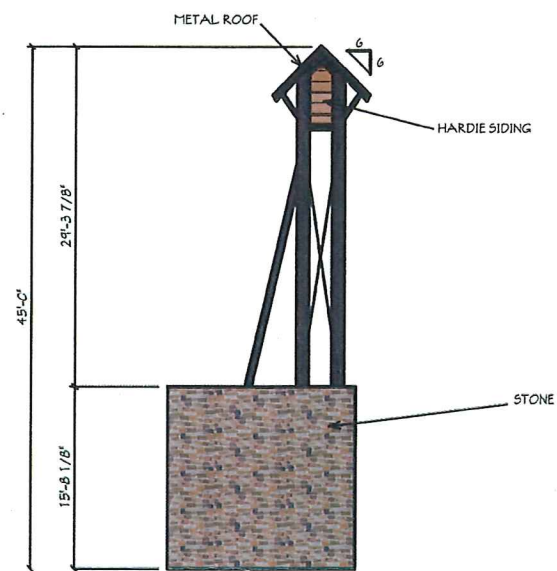
WEST ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

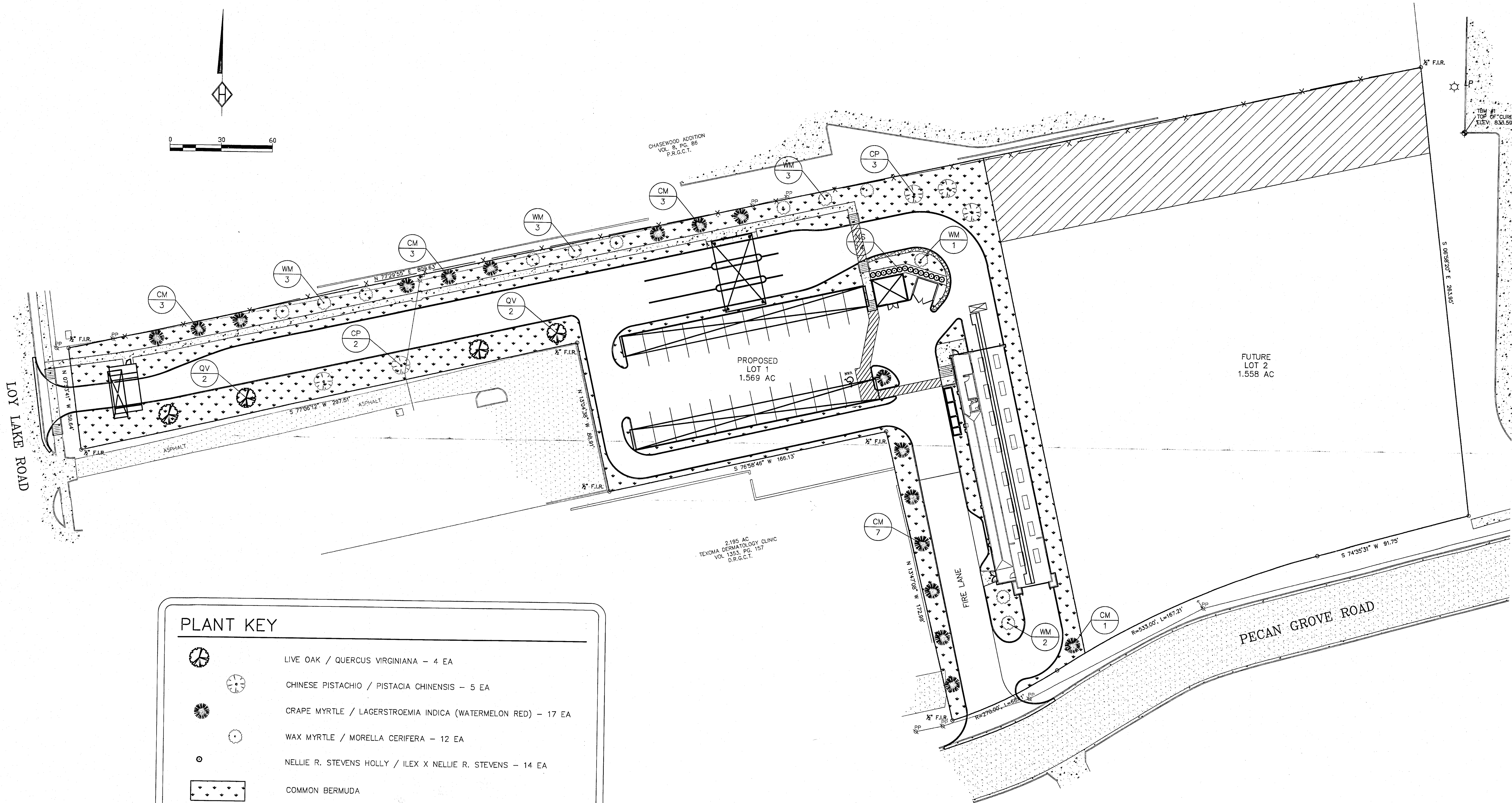


SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



BATES
ARCHITECTS
MARTIN

940-387-4881
521 S Loop 288 Suite 165
Denton, TX 76205



PLANT KEY

	LIVE OAK / QUERCUS VIRGINIANA - 4 EA
	CHINESE PISTACHIO / PISTACIA CHINENSIS - 5 EA
	CRAPE MYRTLE / LAGERSTROEMIA INDICA (WATERMELON RED) - 17 EA
	WAX MYRTLE / MORELLA CERIFERA - 12 EA
	NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS - 14 EA
	COMMON BERMUDA

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

STEVEN R. HOMEYER, PE # 86942

DATE: 11/28/2016

HOMEYER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

SHERMAN CARWASH
1.569 ACRES
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

LANDSCAPE PLAN

DRAWN: SRH

DATE: 11/14/2016

HEI #: 16-182

SHEET NO:
C2

STAFF REVIEW LETTER

December 14, 2016

Ibrahim Abu Sarris Family LP
PO Box 157
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Aaron Cole
525 S. Loop 288 #105
Denton, TX 76205

Bates Martin Architects
521 S. Loop 288, Ste. 165
Denton, TX 76205

Homeyer Engineering, Inc.
PO Box 294527
Lewisville, TX 75029

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Cross Roads Express Car Wash in a C-1 (Retail Business) District for the property located at 3603 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Screening shall be provided and maintained abutting any residentially zoned property.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Platting of the property is required.
9. New drive approaches shall conform to City of Sherman standards and a permit is required.
10. Drive off of Loy Lake Road will be right in-right out only.
11. The location of trash receptors must be approved by the City of Sherman.
12. Show water line on site plan.
13. Detention in accordance with City criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.
14. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.

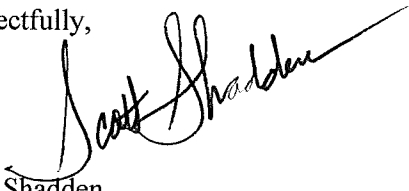
15. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
16. Parking will be permitted on private property only.
17. Verify fire lane requirements with Fire Marshall.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", written over a horizontal line.

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 7.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

500 BLOCK E. NORTHCREEK DRIVE

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 500 Block East Northcreek Drive, being 1.029 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

Background:

The property is located in the 500 block of Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to rezone the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for residential development of single family homes in the proposed Magnolia Village Subdivision.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Daniel Worrell (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

12

Objections Received:

0

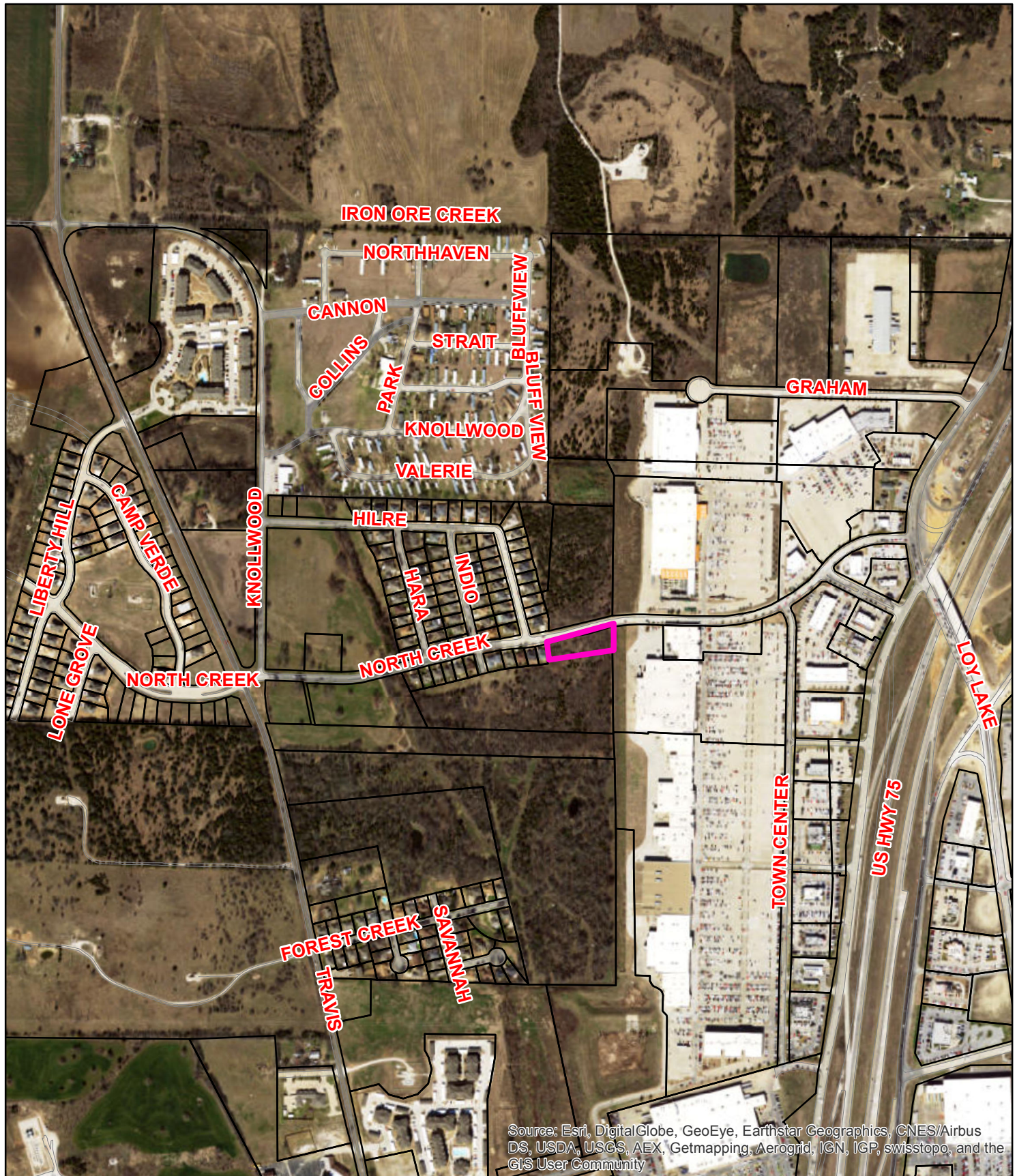
Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan



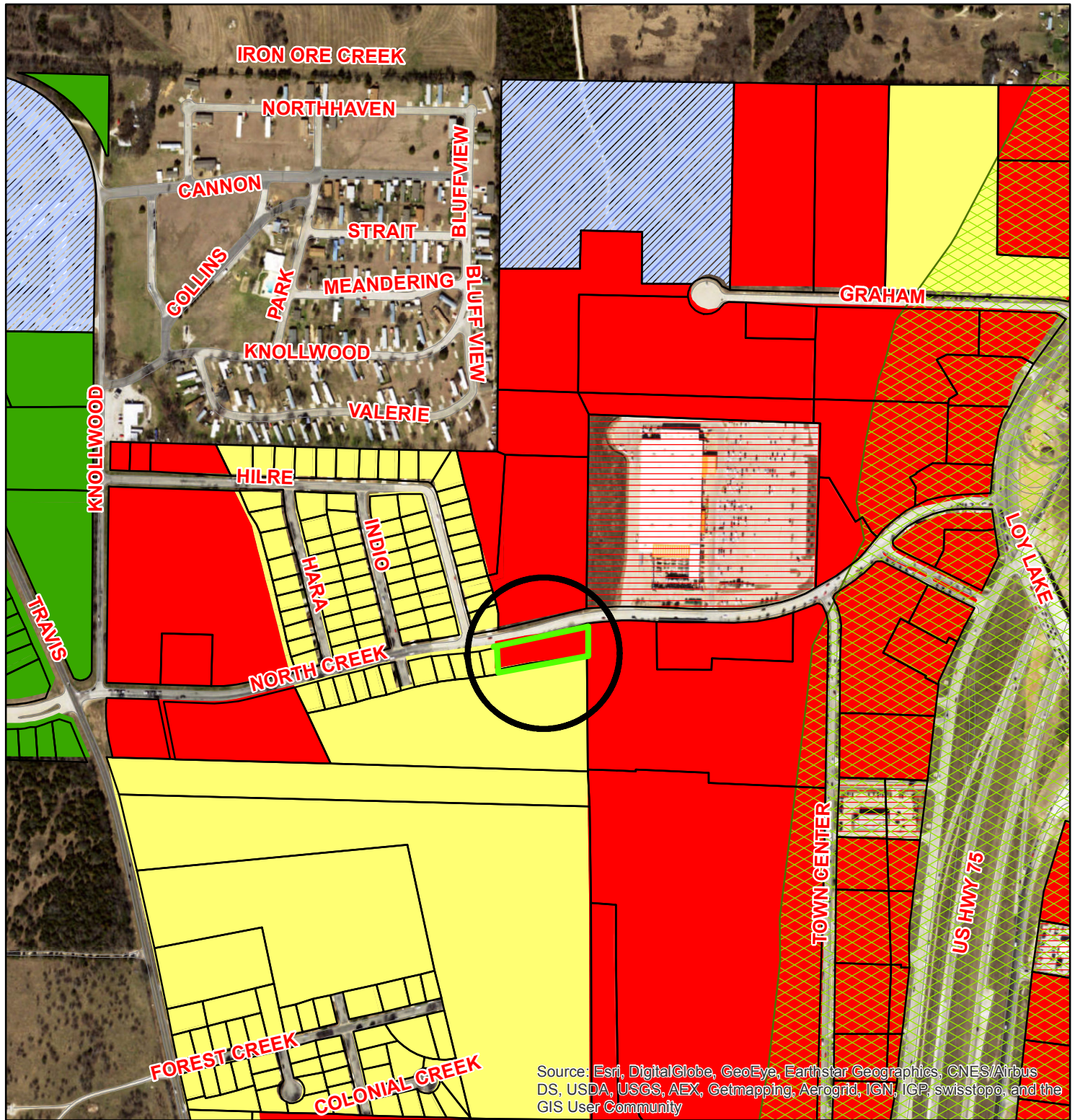
500 Block E. Northcreek Drive Zone Change



City of Sherman, Texas
Developmental Services Department



1 in = 700 ft



Zoning - 500 Block E. Northcreek Drive Zone Change

Legend

Transportation Corridors Overlay DISTRICT_NAME

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

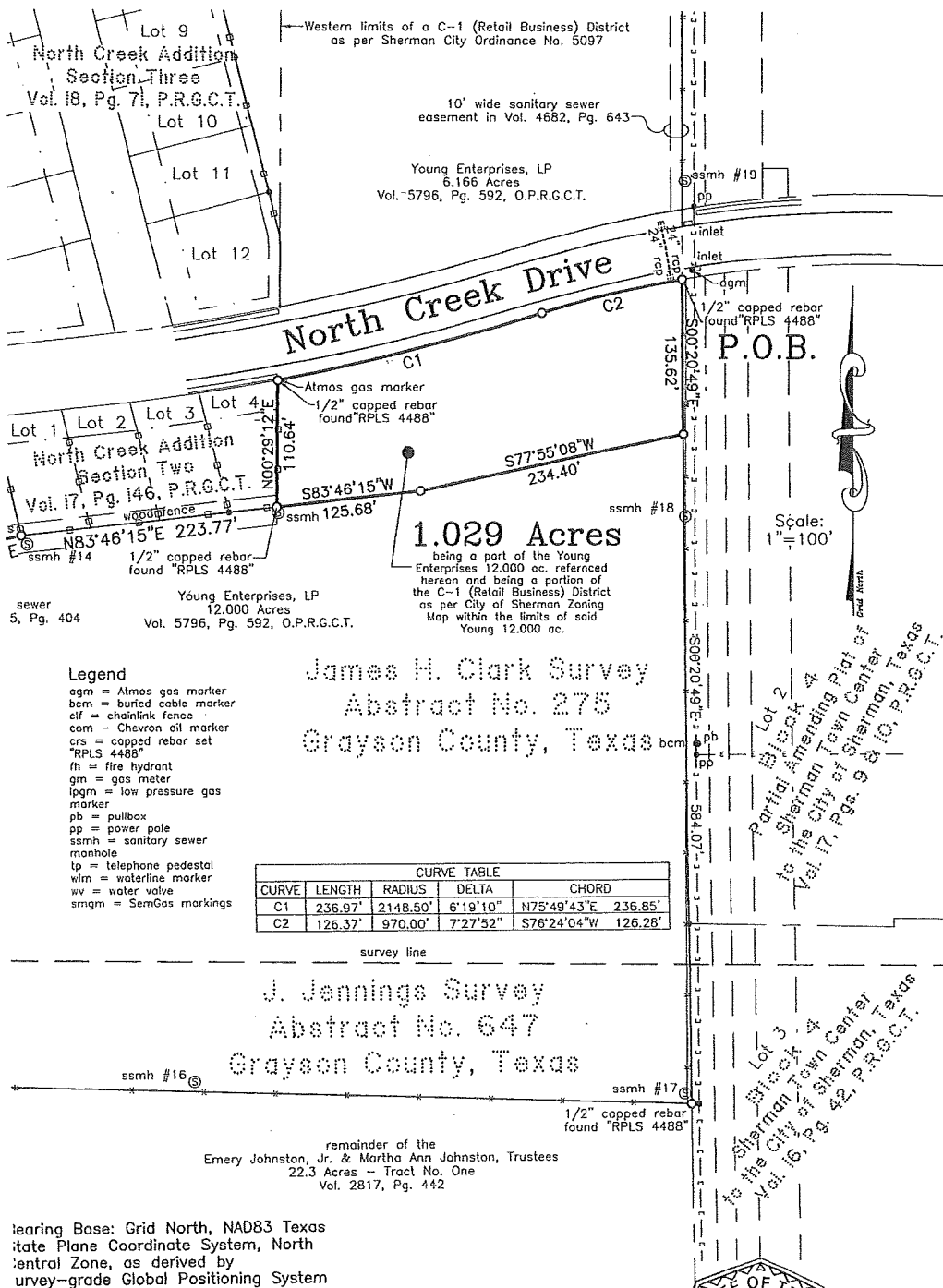
1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

500 Block E. Northcreek Drive





Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cobleone.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: November 18, 2016



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 8.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

300-500 BLOCKS E. NORTHCREEK DRIVE

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-500 Blocks East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, also being the proposed Lot 4, Block A, Lots 9, 10, 11, & 18, Block B, and Lots 14, 15, 16 & 17, Block C, Magnolia Village, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 4, Block A, – 51.73', Lot 9, Block B, – 42.80', Lot 10, Block B, – 42.79', Lot 11, Block B, – 41.95', Lot 18, Block B, – 56.84', Lot 14, Block C, – 43.22', Lot 15, Block C, – 41.67', Lot 16, Block C, – 31.84', Lot 17, Block C, – 56.72' in the Magnolia Village Addition in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.

Background:

The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners are requesting a variance for the lot widths on nine of the lots in the proposed Magnolia Village Subdivision for residential development.

Lot 4, Block A, – 51.73'

Lot 9, Block B, – 42.80'

Lot 10, Block B, – 42.79'

Lot 11, Block B, – 41.95'

Lot 18, Block B, – 56.84'

Lot 14, Block C, – 43.22'

Lot 15, Block C, – 41.67'

Lot 16, Block C, – 31.84'

Lot 17, Block C, – 56.72'

Adjacent Zoning:

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

Origination:

Young Enterprises, LP (Owners)
Daniel Worrell (Representative)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

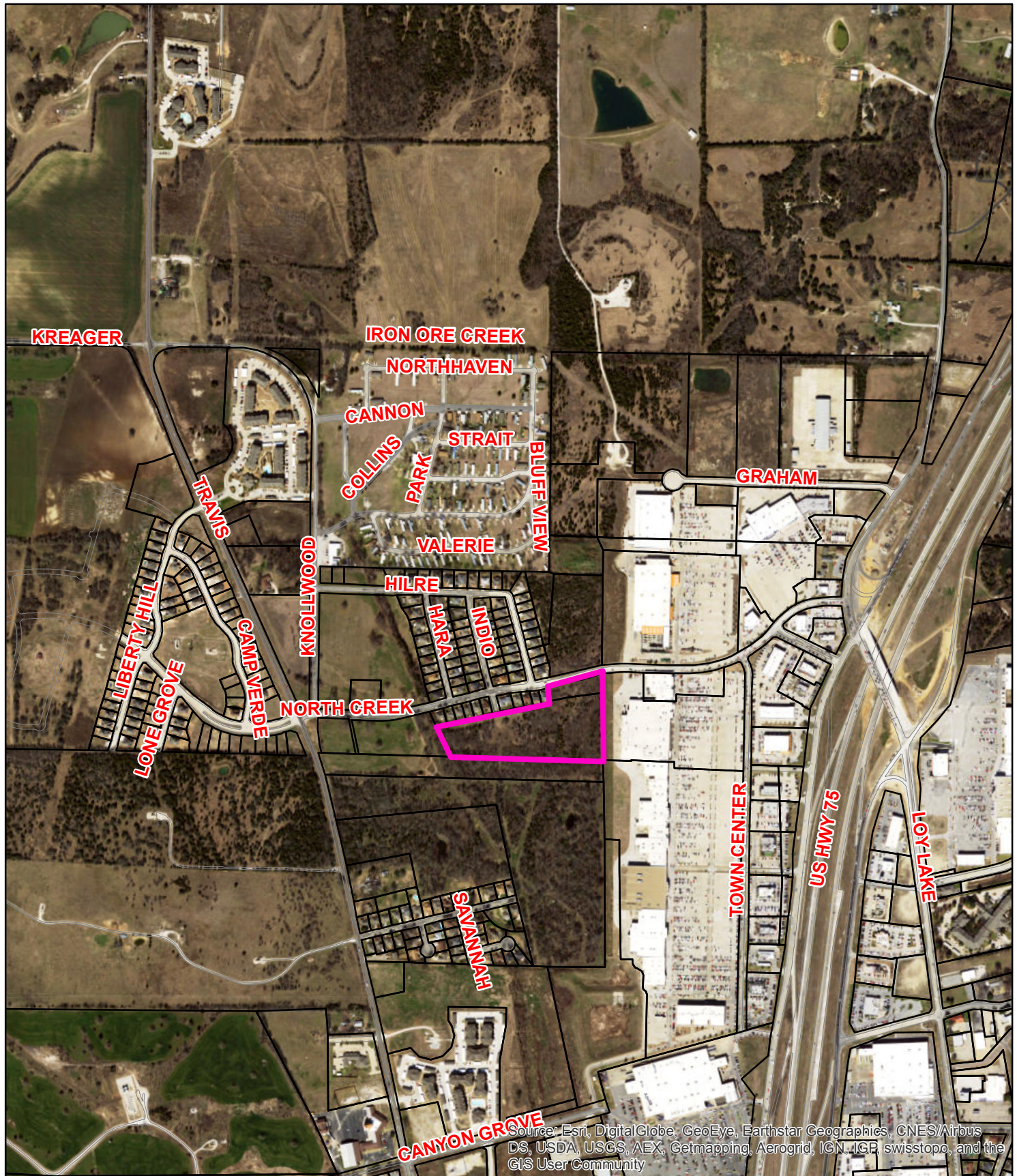
25

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Letter from Earl McKinney



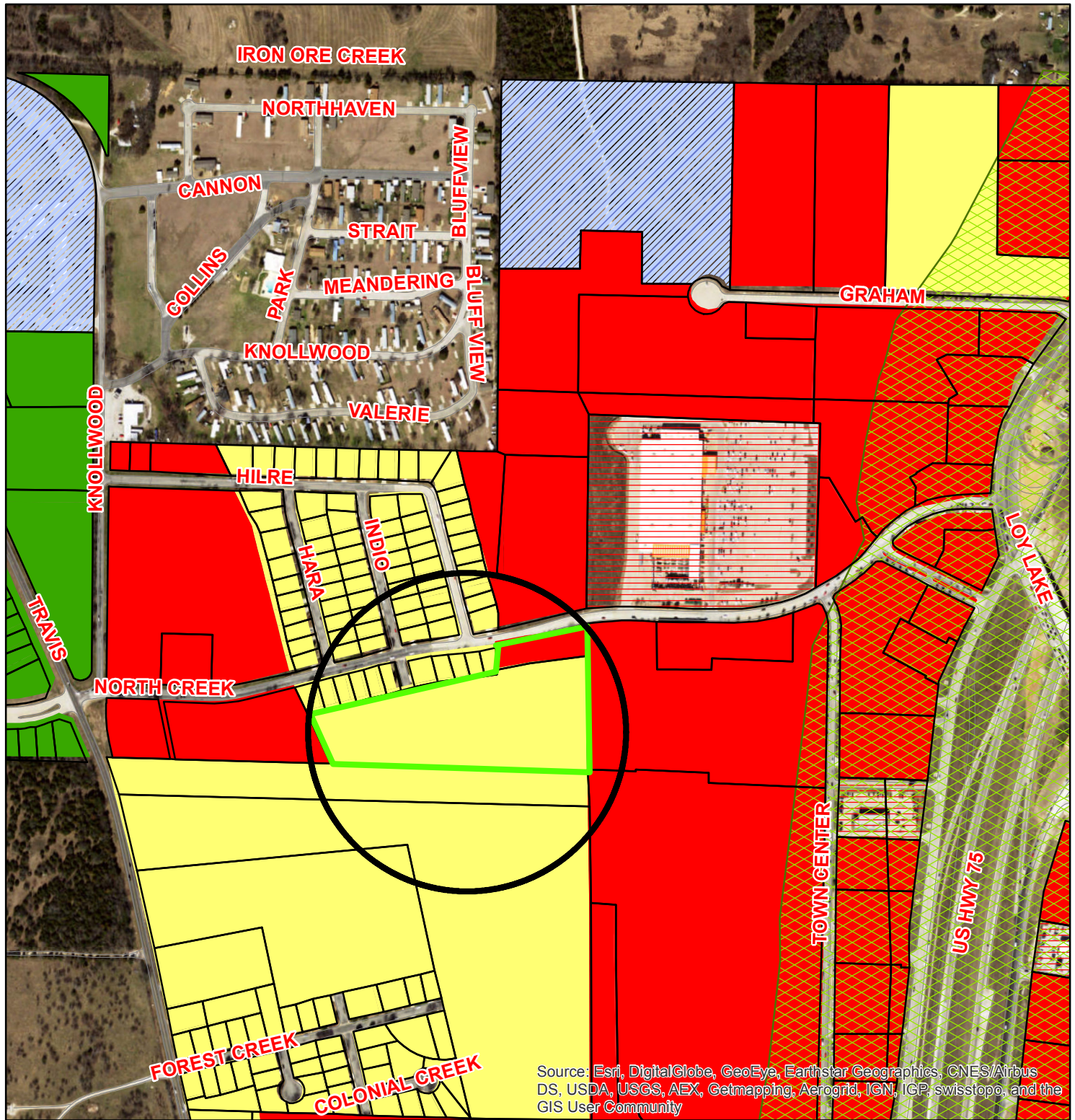
300-500 Blocks E. Northcreek Drive Variance



City of Sherman, Texas
Developmental Services Department



1 in = 856 ft



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Zoning - 300-500 Blocks E. Northcreek Drive Variance

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

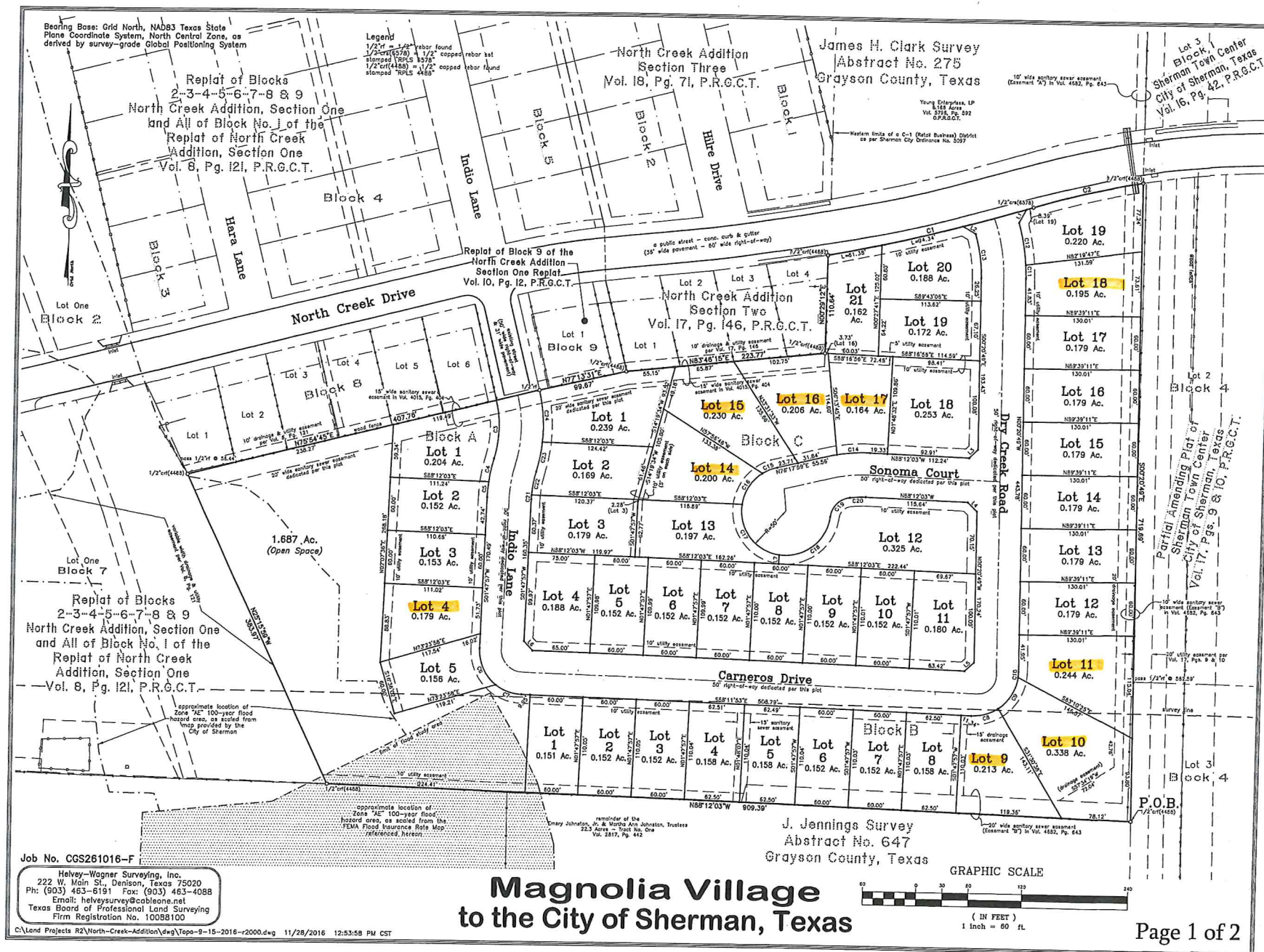
1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

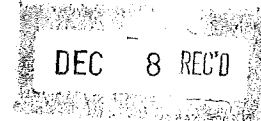
500 Block E. Northcreek Drive





PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
FAX: (903) 892-7274

December 2, 2016 Earl McKinney
4803 Hilre Dr.
Sherman, TX 75092



The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 20, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-500 Blocks East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, also being the proposed Lot 4, Block A, Lots 9, 10, 11, & 18, Block B, and Lots 14, 15, 16 & 17, Block C, Magnolia Village

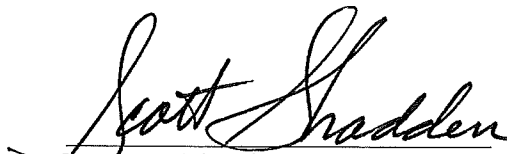
The request is as follows:

Board of Adjustments

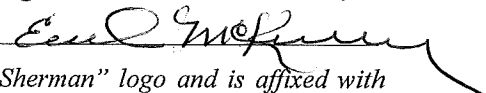
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths: Lot 4, Block A, - 51.73', Lot 9, Block B, - 42.80', Lot 10, Block B, - 42.79', Lot 11, Block B, - 41.95', Lot 18, Block B, - 56.84', Lot 14, Block C, - 43.22', Lot 15, Block C, - 41.67', Lot 16, Block C, - 31.84', Lot 17, Block C, - 56.72' in the Magnolia Village Addition in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

THIS STREET IS ALREADY OVERCROWDED AT TIMES.
60' IS PLENTY WIDE FOR ANY LOT.



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.



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 9.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

300-500 BLOCKS E. NORTHCREEK DRIVE

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-500 Blocks East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

Final Plat Approval of Magnolia Village

Background:

The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to plat the property into 44 lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Daniel Worrell (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

Not required.

Objections Received:

0

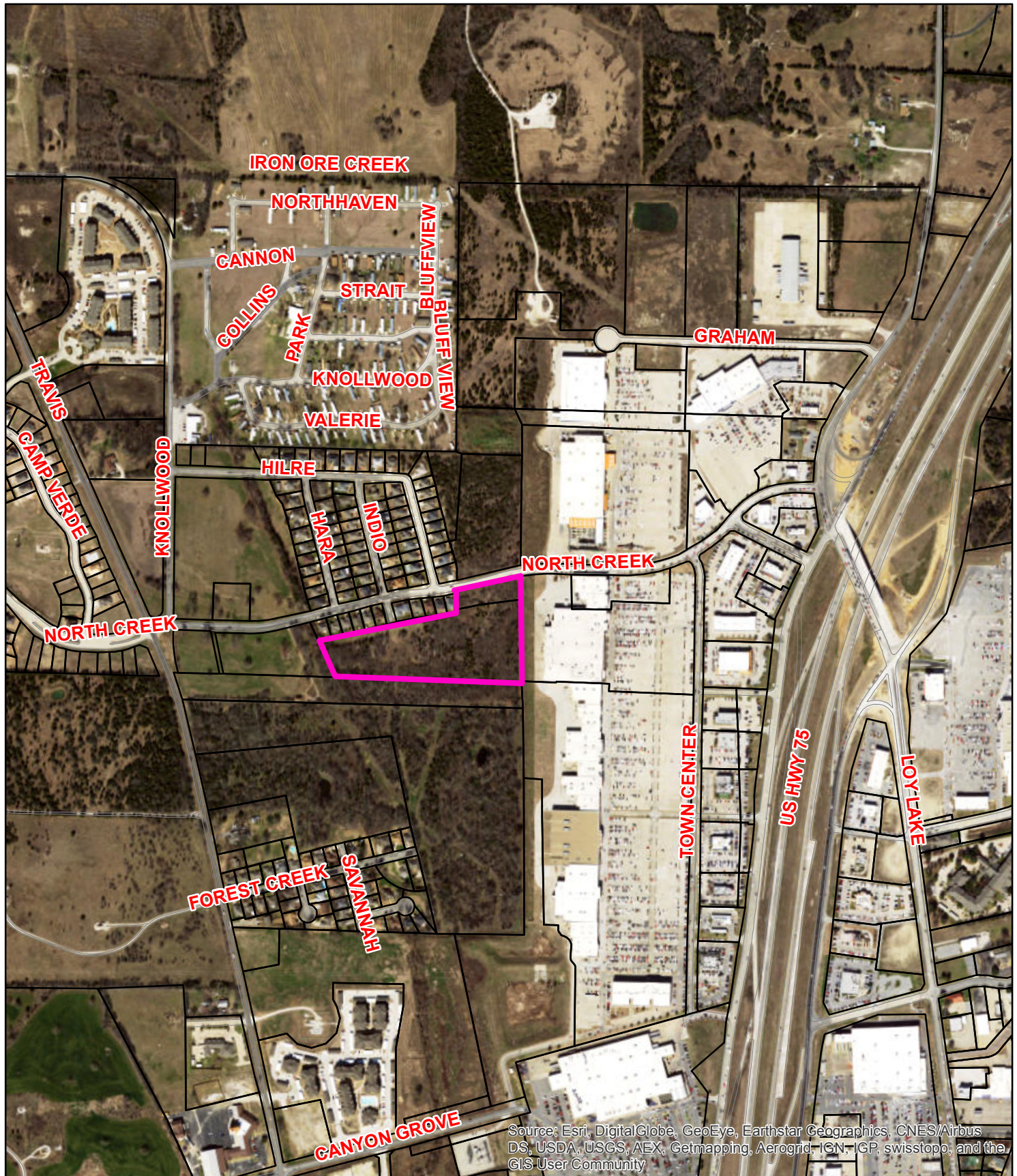
Attachments

Location Map

Zoning Map

Final Plat

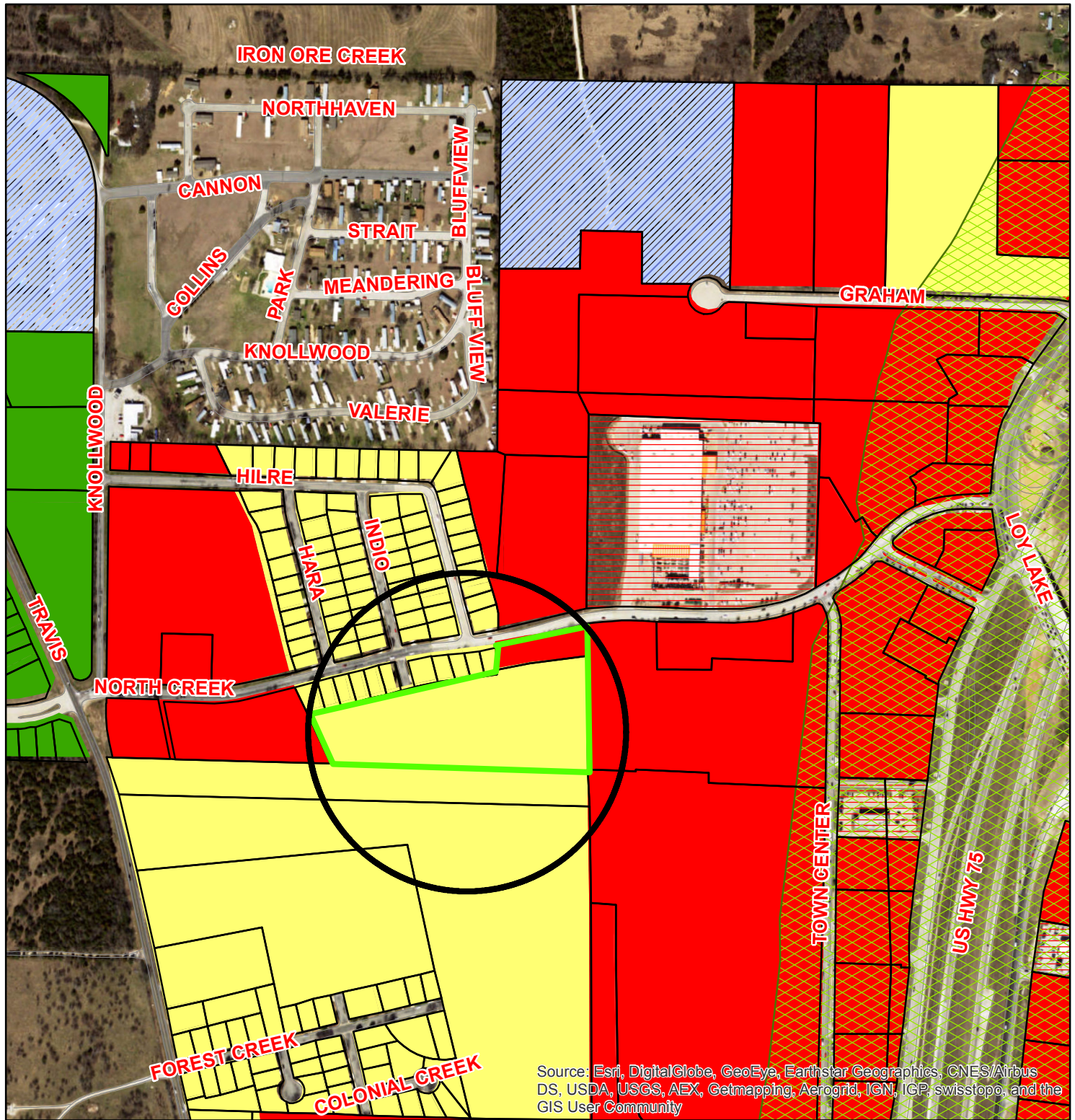
Staff Review Letter



300-500 Blocks E. Northcreek Drive Magnolia Village



1 in = 700 ft



Zoning - 300-500 Blocks E. Northcreek Drive Final Plat - Magnolia Village

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- | DISTRICT_NAME | Representation |
|-------------------------------------|----------------|
| Arts and Cultural District | |
| Blalock Commercial Overlay District | |
| Central Business District | |
| College Park District | |
| Downtown Overlay District | |
| Historic Preservation District | |

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System

Legend
1/2" = 1' rebar found
1/2" (448) = 1/2" capped rebar set
1/2" (448) = 1/2" capped rebar found
stamped "P.L.S. 4488"

Replat of Blocks
2-3-4-5-6-7-8 & 9
North Creek Addition, Section One
and All of Block No. 1 of the
Replat of North Creek
Addition, Section One
Vol. 8, Pg. 121, P.R.G.C.T.

North Creek Addition
Section Three
Vol. 18, Pg. 71, P.R.G.C.T.

James H. Clark Survey
Abstract No. 275
Grayson County, Texas

Young Enterprises, LP
8155 Jones
Vol. 356, Pg. 102
P.R.G.C.T.

Western limits of a C-1 (Retail Business) District
as per Sherman City Ordinance No. 5087

10' wide sanitary sewer easement
(Easement "S" in Vol. 4652, Pg. 643)

Block 1
Sherman Town Center
City of Sherman, Texas
Vol. 16, Pg. 42, P.R.G.C.T.

Partial Amending Plat of
Sherman Town Center
City of Sherman, Texas
Vol. 17, Pgs. 9 & 10, P.R.G.C.T.

P.O.B.
1/2" (448)

Lot One
Block 2

Block 3

Block 4

Block 5

Block 2

Block 1

Hill Drive

North Creek Drive

Replat of Block 9 of the
North Creek Addition
Section One
Vol. 10, Pg. 12, P.R.G.C.T.

North Creek Addition
Section Two
Vol. 17, Pg. 146, P.R.G.C.T.

Lot 20
0.188 Ac.

Lot 19
0.172 Ac.

Lot 18
0.179 Ac.

Lot 17
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Lot 15
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Lot 7
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Lot 6
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Lot 5
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Lot 4
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Lot 3
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Lot 2
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Lot 1
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Lot 16
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Lot 17
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**STAFF REVIEW LETTER**

December 14, 2016

Young Enterprises
5414 N. FM 1417
Sherman, TX 75092

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat of Magnolia Village has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria will be required as the site develops.
5. All requirements of the Floodplain Ordinance should be followed.
6. Block A, Lots 4 & 5 appear to be in 100 year Floodplain and shall be removed.
7. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not 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 Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott, P.E.,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 10.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3412 W. HOUSTON STREET

The request of David Henry (Owner), Andre Laub (Applicant/Tenant) and Laura Daniel, Dream to Life Designs (Designer) concerning the property located at 3412 West Houston, being 1.47 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow an asphalt milling surface in lieu of the required concrete or asphalt to provide a durable and dustless surface in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales in a C-1 (Retail Business) District.

Background:

The property is located at 3412 West Houston Street between FM 1417 and Swan Ridge Drive and is zoned a C-1 (Retail Business) District. The applicant would like to open an automobile sales business at this location. The office building will be updated to hardy board siding on the front and sides, replace the doors and paint. They are requesting a variance to allow the surface of the parking area to be asphalt milling.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

David Henry (Owner)

Andre Laub (Applicant/Tenant)

Laura Daniel, Dream to Life Designs (Designer)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Elevations

Staff Review Letter



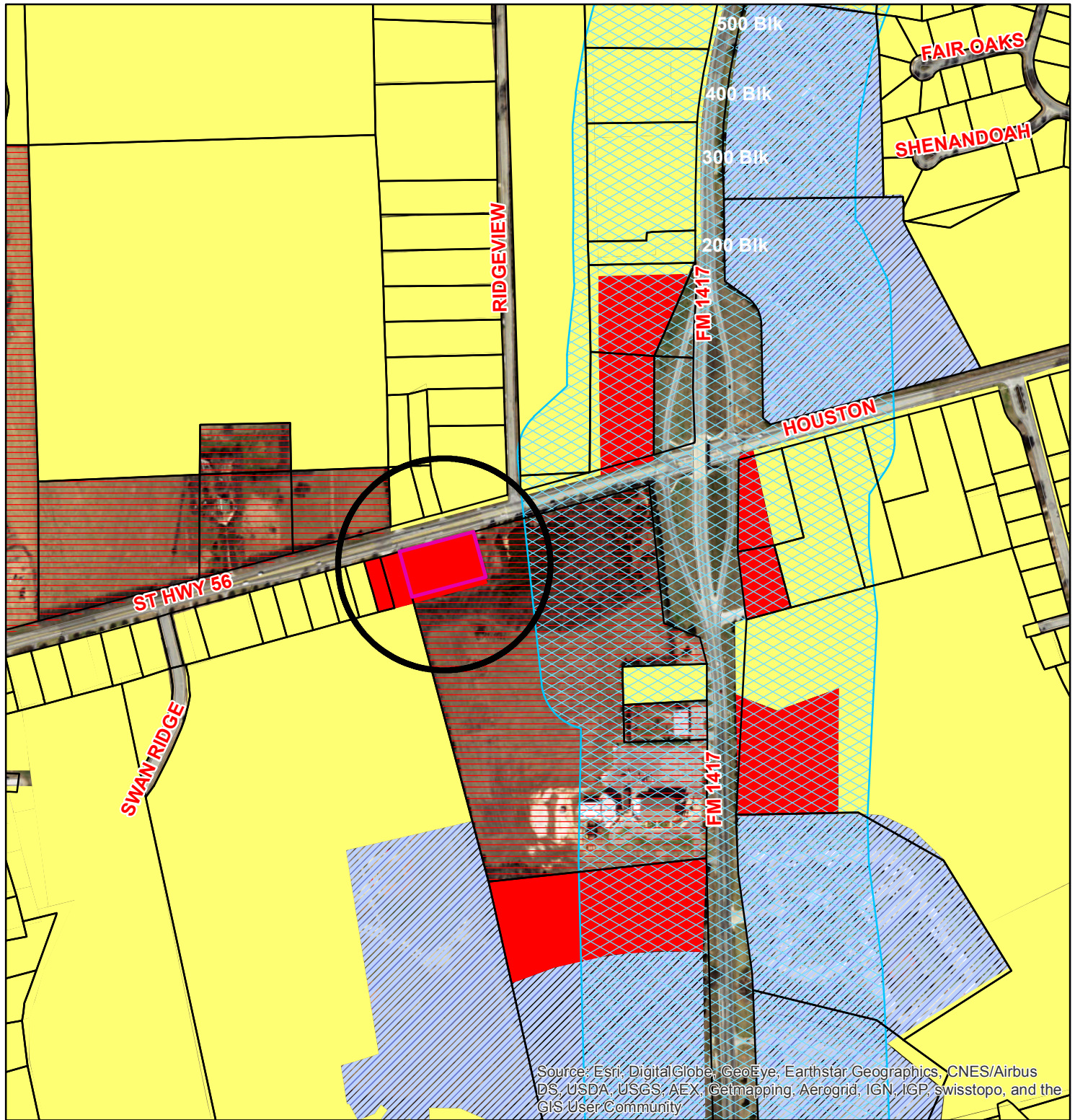
3412 West Houston Street



City of Sherman, Texas
Developmental Services Department



1 in = 600 ft



Zoning - 3412 W. Houston

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 535 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3412 W. Houston



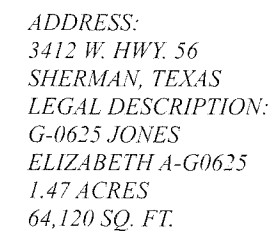
Narrative of the Project North Texas Car Corral

The Property located at 3412 W Houston ST will be leased from owner David Henry and will be utilized by North Texas Car Corral for a used car sales business, with a small inventory of vehicles.

We will make several improvements to the property as outlined within the site plan including adding hardie board siding to front and side of the office building and painting said building as well as resurfacing the parking area with asphalt milling.

LAUB

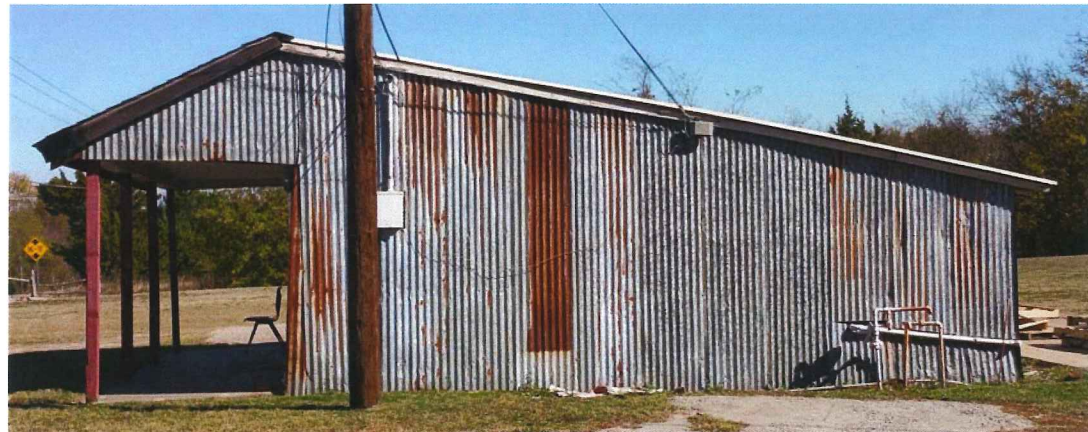
STATE HWY NO. 56



A#2

LAUB

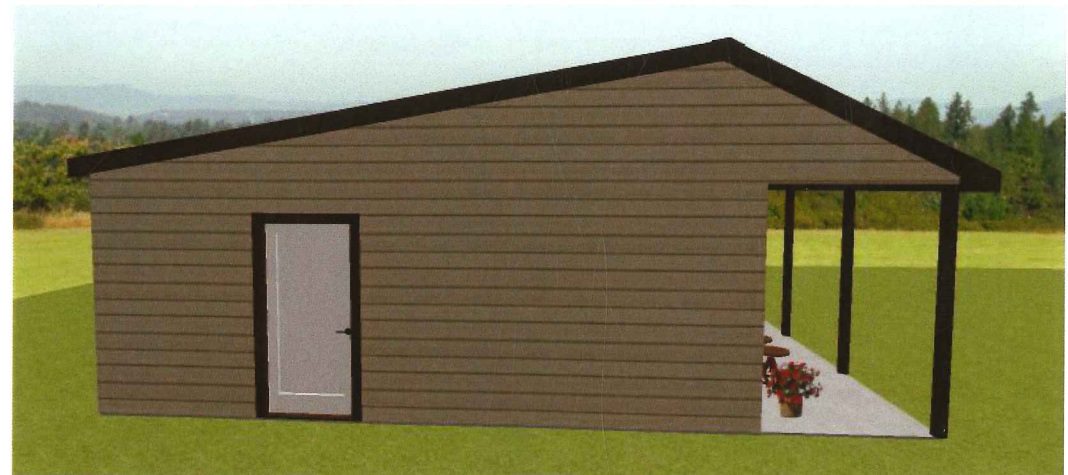
BEFORE



ELEVATION
IMPROVEMENTS

- * REPLACE ALL
DAMAGED TRIM
- * ADD HARDI SIDING
TO FRONT AND SIDES
- * PAINT BUILDING
- * REPLACE DOORS

AFTER



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

FOR:
LAUB
3412 W. HWY 56
SHERMAN, TX 75092

DESIGNED BY:
LAURA DANIEL
903.267.1284
D2LDESIGNS@YAHOO.COM

DRAWINGS PROVIDED BY:
DREAM TO LIFE DESIGNS
PO BOX 828
TOM BEAN, TX 75489

DATE:

11/28/2016

SCALE:

PER DRAWING

SHEET:

A#1

STAFF REVIEW LETTER

December 14, 2016

David Henry
7964 Dripping Springs Rd.
Denison, TX 75021

Andre Laub
313 Vessels Dr.
Howe, TX 75459

Dream to Life Designs
Laura Daniel
PO Box 828
Tom Bean, TX 75489

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales in a C-1 (Retail Business) District for the property located at 3412 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt unless a variance is granted.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

1. Parking will be permitted on private property only.
2. New drive approaches shall conform to City of Sherman standards and a permit is required.
3. Final site plans, utility, drainage, and grading plans shall be approved by the City Engineering Department.
4. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 11.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2130 TEXOMA PARKWAY

The request of Randy Derzapf (Owner), Cellarman's American Pub, Inc. (Tenant) and David Baca Studio, LLC (Architect) concerning the property at 2130 Texoma Parkway, being all of Lot 1 and part of Lot 2, Block 5, Sherman Business Center Replat, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (7) to allow a 1' side street setback on a corner lot for an addition to Cellarman's American Pub in lieu of the required 10' in a C-2 (General Commercial) District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a retail brew pub in a C-2 (General Commercial) District.
- Site plan approval for a grain silo and building addition to Cellarman's American Pub

Background:

The property is located at 2130 Texoma Parkway, the southwest corner of Peyton Street and Texoma Parkway, Cellarman's American Pub is the tenant. The property is zoned a C-2 (General Commercial) District. The owner would like to construct a brewery addition to the existing building and add a galvanized grain silo on the lot. The exterior of the addition will be a hardy board white stucco finish with dark cedar trim to match the existing restaurant.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Randy Derzapf (Owner)
Cellarman's American Pub, Inc. (Tenant)
David Baca Studio, LLC (Architect)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Staff Review Letter

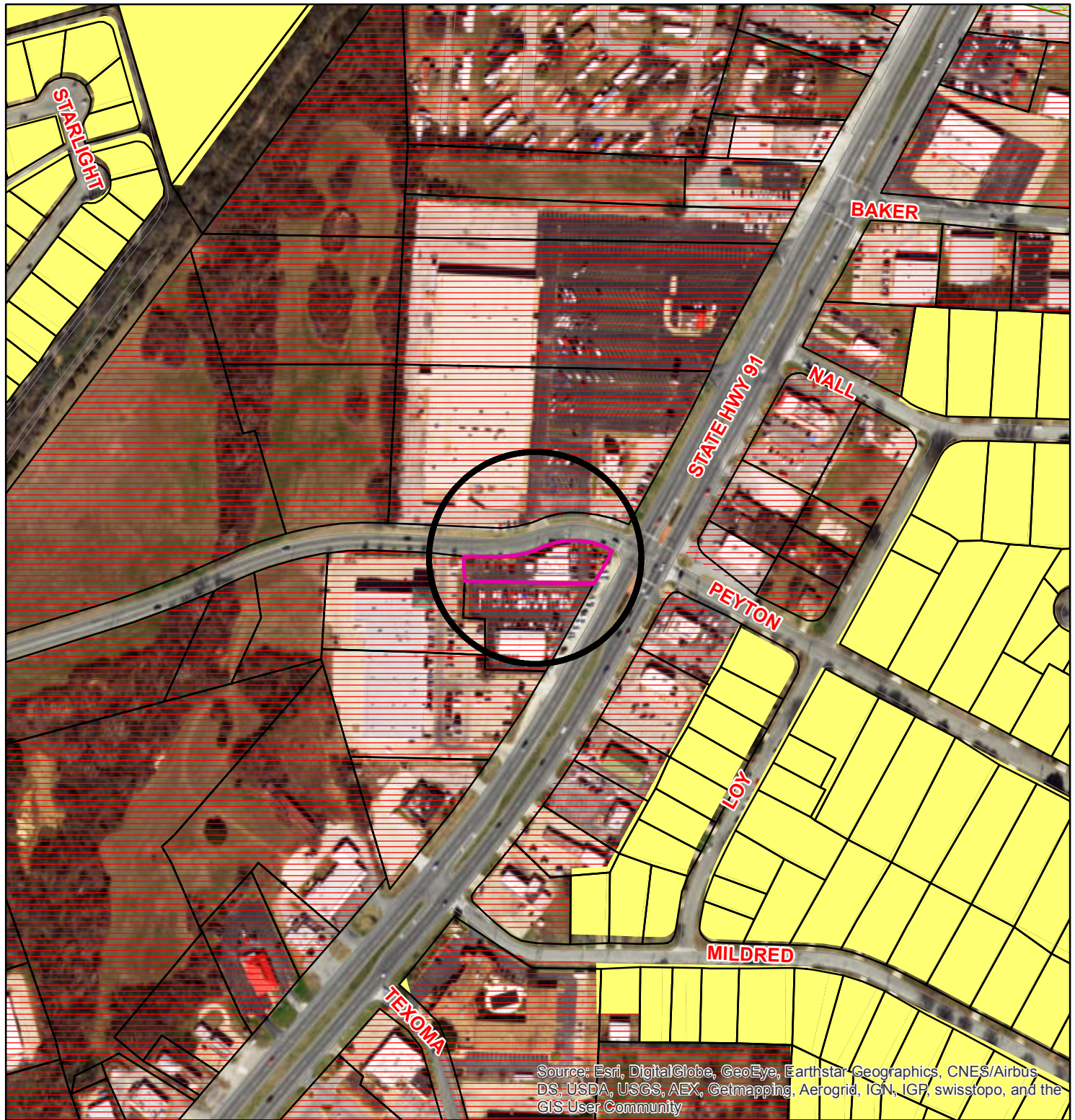


2130 Texoma Parkway



1 in = 713 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2130 Texoma Parkway

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2130 Texoma Parkway



CELLARMAN'S PUB & BREWERY

NEW BREWERY ADDITION (English Tudor Style)

Hardie White Stucco Finish.

Dark Cedar Trim.

Dark Rafter Tails and Soffet to match existing wood.

Metal Gable Roof, Color to match as close as can with existing.

EXISTING PUB (English Tudor Style)

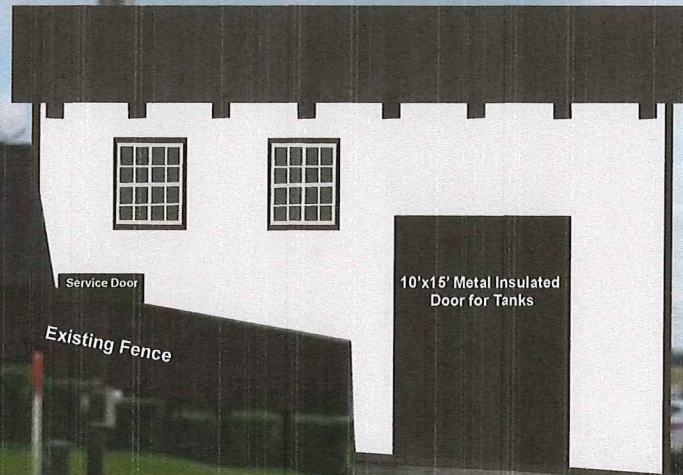
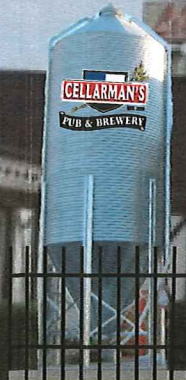
Hardie White Stucco Finish.

Dark Cedar Trim.

Metal Mansard Roof(Large Shake Style).

SOUTH ELEVATION

7' X 18'9"
Galvanized Grain Silo
On 9'X9' Slab
Iron Fence to Match Patio



PEYTON STREET
NORTH ELEVATION

STAFF REVIEW LETTER

December 14, 2016

Randy Derzapf
4721 U.S. Highway 82
Bells, TX 75414

David Baca Studio, LLC
100 N. Travis, Ste. 500A
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow a retail brew pub and site plan approval for a gain silo and building addition to Cellarman's American Pub in a C-2 (General Commercial) District for the property located at 2130 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. The building addition or grain silo shall not exceed 35 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

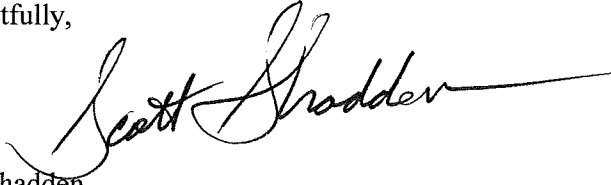
10. New Drive approaches shall conform to City of Sherman standards and a permit is required.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 12.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

325 W. U.S. HIGHWAY 82

The request of MLJ Real Estate, LP (Owners), Honda-Polaris Dealership (Tenant), Eden Consulting, Chuck Cooley (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 325 West U.S. Highway 82 between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District. The proposed site will accommodate a new Honda-Polaris motorsports dealership, offering sales, parts and service for motor-sports vehicles. The larger of the two existing metal buildings will be demolished and replaced with a new 76' x 195' metal building for their showroom and service department. The remaining existing metal building will be expanded for storage and make ready for the motor-sports vehicles. Both buildings will be clad in stacked stone veneer with cement siding. A large covered porch with cedar posts and standing seam metal roof will wrap three sides of the building. New concrete driveways, curbs and parking will be installed. The existing oil well in the southeast corner will remain.

Adjacent Zoning:

C-2 (General Commercial) District

R-1 (One Family Residential) District

Origination:

MLJ Real Estate, LP (Owners)
Honda-Polaris Dealership (Tenant)
Eden Consulting, Chuck Cooley (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

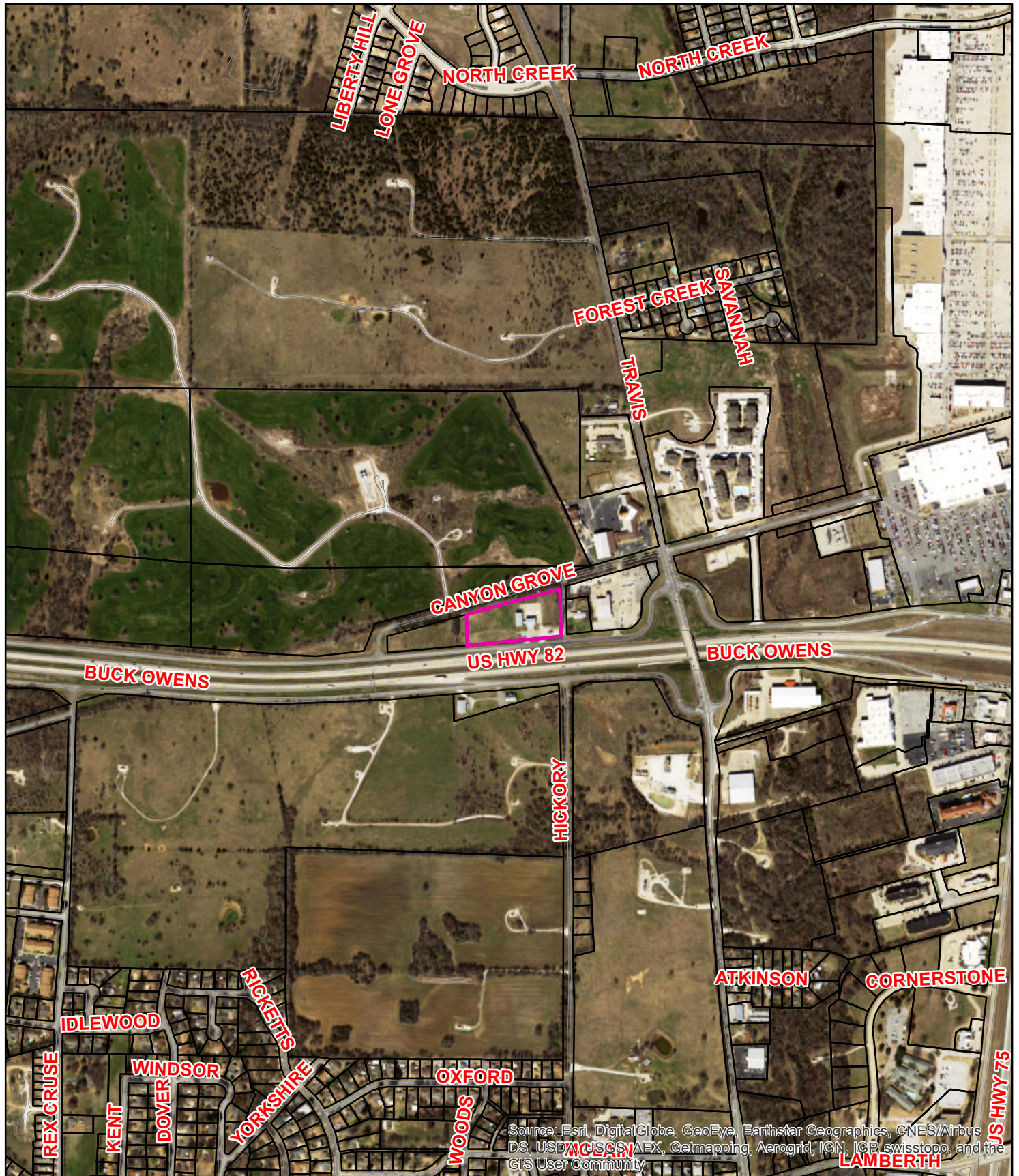
4

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Staff Review Letter



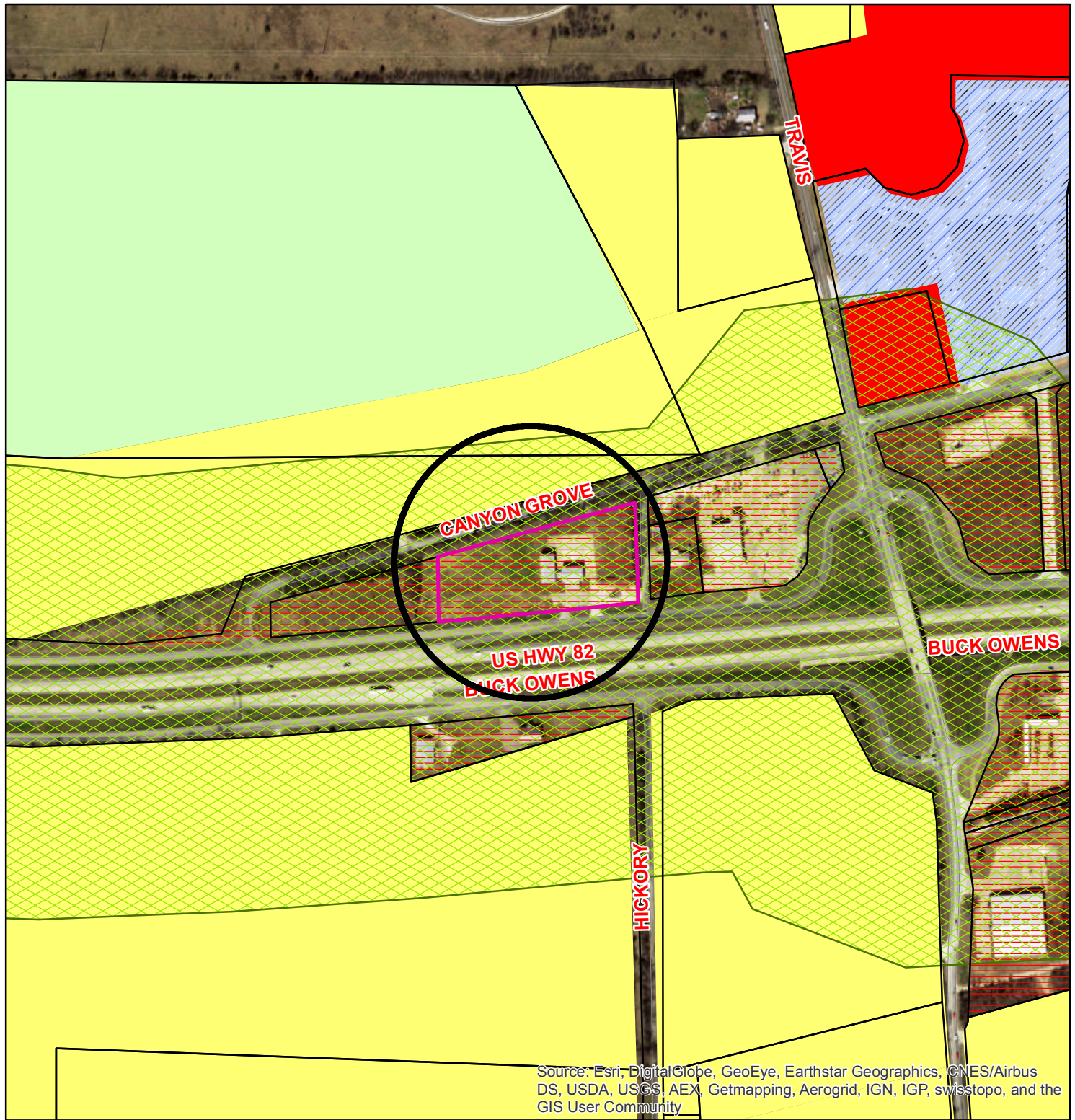
325 West U.S. Highway 82



City of Sherman, Texas
Developmental Services Department



1 in = 800 ft



Zoning - 325 W. U.S. Highway 82

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- | DISTRICT_NAME |
|-------------------------------------|
| Arts and Cultural District |
| Blalock Commercial Overlay District |
| Central Business District |
| College Park District |
| Downtown Overlay District |
| Historic Preservation District |

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- | |
|------------------------------|
| Unknown |
| BIP Blalock Industrial Park |
| C-1 Retail Business District |

- | |
|---|
| C-2 General Commercial District |
| CO Office District |
| Lakes |
| M-1 Light Manufacturing District |
| M-1.5 Medium Manufacturing District |
| M-2 Heavy Manufacturing District |
| MH Manufacturing Housing District |
| R-1 One Family Residential District |
| R-2 Multi-Family Residential District |
| R-A Single Family Agricultural District |
| SF-1 Single Family Residential District |



NOT TO SCALE

1 in = 400 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

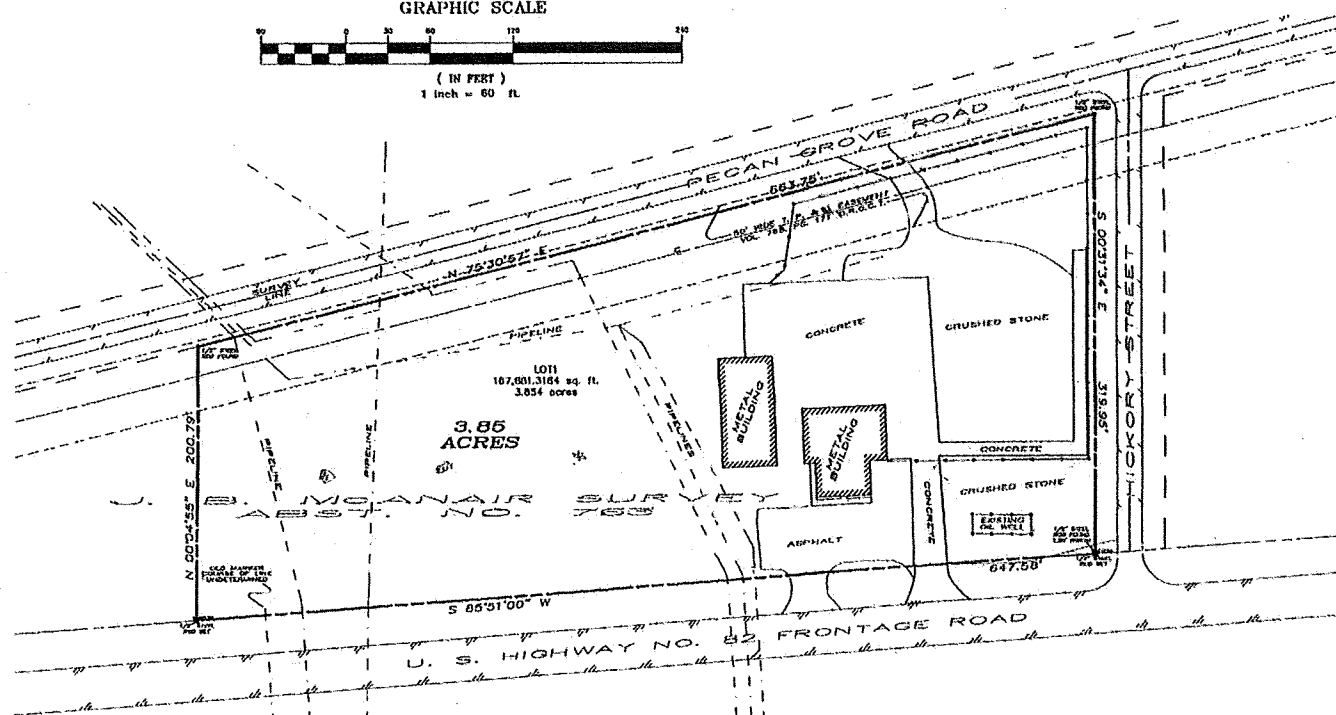
325 W. Highway 82



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same tract of land described as 3.854 acres conveyed by Charlotte R. Spears to John A. Spears et al by deed dated July 1, 1995, recorded in Volume 2440, Page 481, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of the said Spears tract in the South line of Pecan Grove Road;

Thence North 75°30'57" East with said South line of road a distance of 663.75 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Spears tract at the intersection of said South line of Pecan Grove Road with the West line of Hickory Street;

Thence South 00°31'34" East with said West line of Hickory Street, passing a 1/2" steel rod found at 318.75 feet and continuing for a total distance of 318.95 feet to a 1/2" steel rod set for the Southeast corner of the herein described tract at the intersection of said West line of Hickory Street with the North right-of-way line of U. S. Highway No. 82;

Thence South 85°51'00" West with said right-of-way line a distance of 647.58 feet to a 1/2" steel rod set marking the Southwest corner of the said Spears tract;

Thence North 00°04'55" East with a fence a distance of 200.79 feet to the Point-of-Beginning and containing 3.85 acres of land.....

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING:

Easement and Right-of-way to Texas Power & Light Company recorded in Volume 768, Page 171, D.R.G.C.T.

Easement to Lone Star Gas Company recorded in Volume 806, Page 128, D.R.G.C.T.

Easements to Standard Oil Company of Texas recorded in Volume 816, Page 207, and Volume 913, Page 405, D.R.G.C.T.

Right-of-way to Standard Oil Company of Texas recorded in Volume 554, Page 466, D.R.G.C.T., no longer affects the subject property.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2002
Underwood Drafting & Surveying, Inc.
All rights reserved.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove. I cannot, however, certify that the pipelines and easements shown are the only ones embraced by the subject property.



ALWD 01/07/03
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

UNDERWOOD
DRAFTING & SURVEYING

a new development at
325 W US Highway 82
sherman, texas 75092

revisions

issue
SPECIFIC USE PERMIT

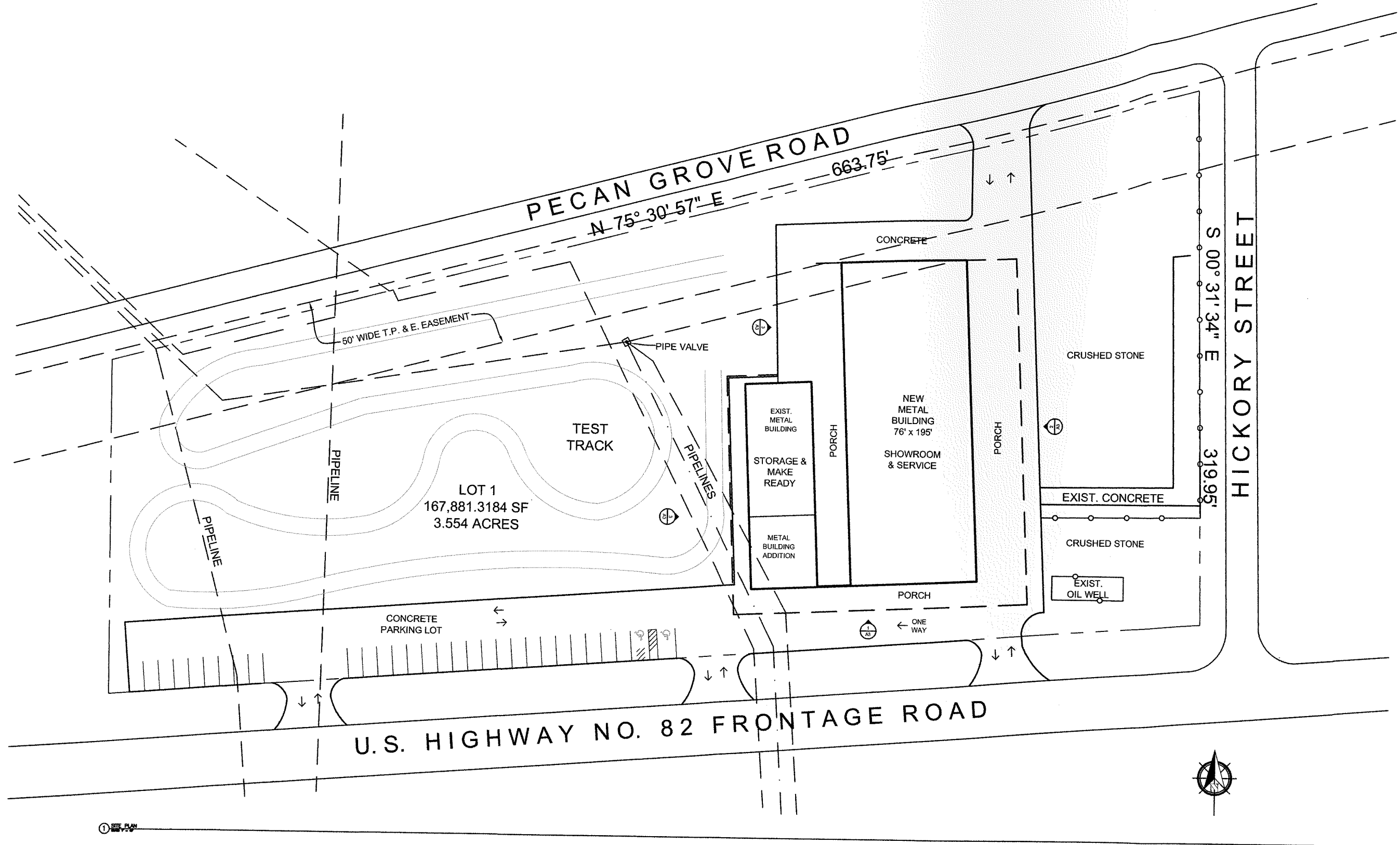
date
11.29.2016

scale
1" = 60'

sheet name
PROPOSED
SITE
PLAN

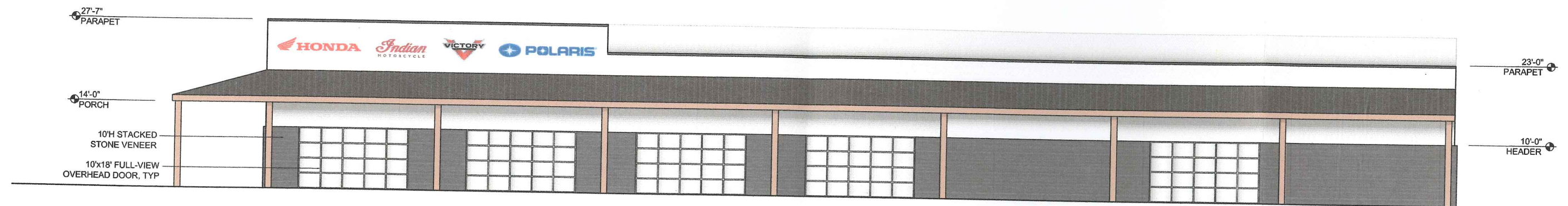
sheet

A2





S O U T H E L E V A T I O N



E A S T E L E V A T I O N



W E S T E L E V A T I O N

H O N D A - P O L A R I S D E A L E R S H I P - P R O P O S E D E X T E R I O R E L E V A T I O N S
3 2 5 W U S H W Y . 8 2 S H E R M A N , T X 7 5 0 9 2

11.29.2016

STAFF REVIEW LETTER

December 14, 2016

MLJ Real Estate, LP
PO Box 707
Whitesboro, TX 76273

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Chuck Cooley
5854 Buchanan Street
Ft. Worth, TX 76114

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 325 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings unless an exception is granted.
3. No buildings or structures may be located over any easements without an encroachment easement approved by the City Council.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Change Pecan Grove Road to Canyon Grove Road.
12. New drive approaches shall conform to City of Sherman standards and a permit is required. TxDOT spacing and approval required.
13. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. Buildings not permitted within existing utility easements.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

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

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 13.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

701 E. LAMBERTH ROAD

The request of John Mabary (Owner), Preston Trail Land Surveying (Surveyor) and David Baca Studio, LLC (Architect) concerning the property located at 701 East Lamberth Road, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763, also being part of Lot 1, Block 2, Dr. J.H. Carraway's Subdivision, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c) to allow a covered parking structure on the rear property line in lieu of the required 5' and to allow a 4' setback from the main structure in lieu of the required 6' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission

Site plan approval for Edward Jones – Mabary Office.

Background:

The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. The property was recently rezoned to a C-1 (Retail Business) District and partially located in the O-1 (75 & 82) Overlay District. The owners would like to construct a 2,072 square foot one story office for an Edward Jones Financial Office for John Mabary. The exterior finish on the building will be brick veneer and stone. Parking will be provided for nine cars. They also would like to construct a covered parking structure for four cars on the rear property line and four foot from the main office building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

John Mabary (Owner)

Preston Trail Land Surveying (Surveyor)

David Baca Studio, LLC (Architect)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

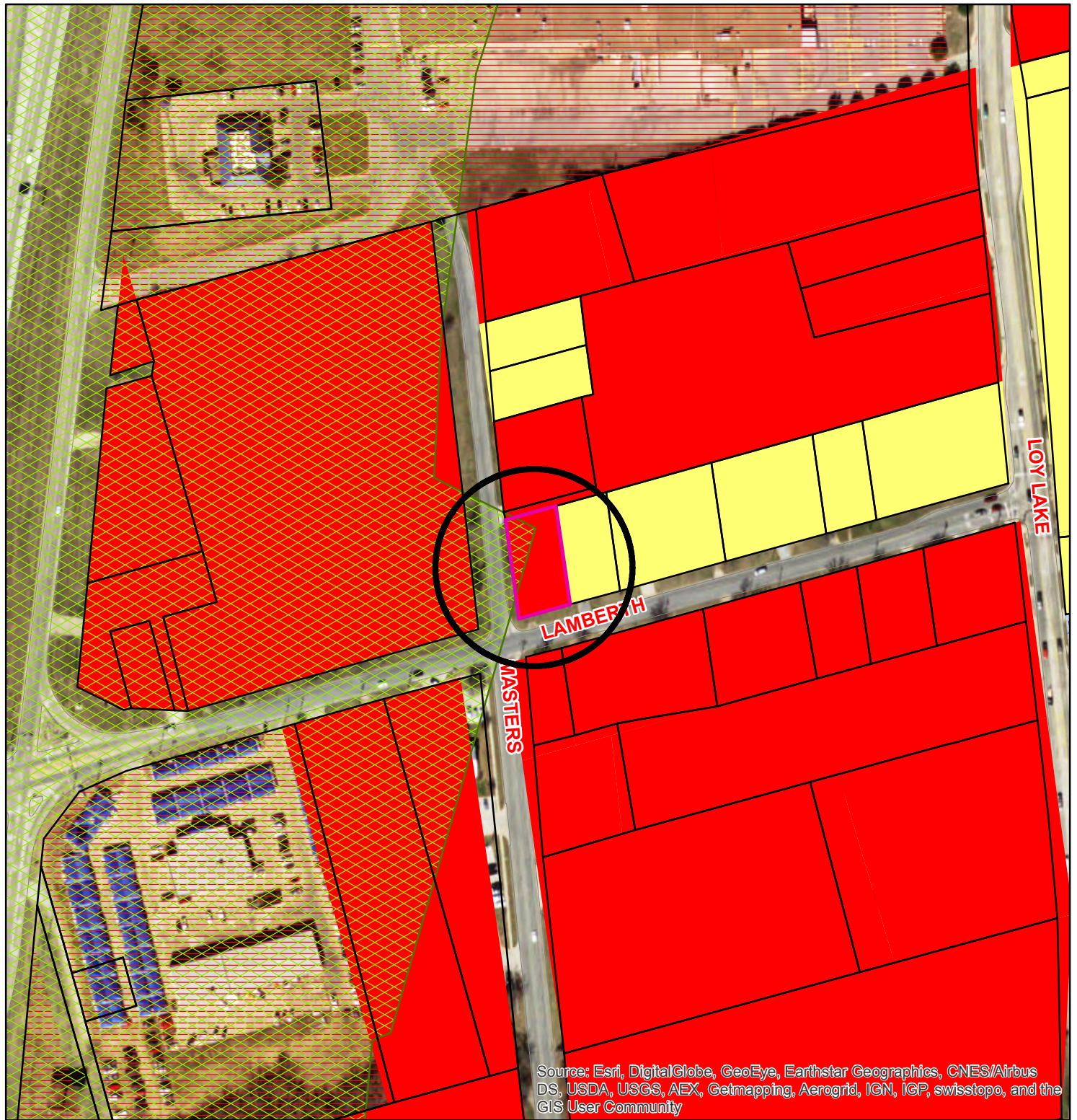


Sherman
CLASSIC TOWN. BROAD HORIZON.



NOT TO SCALE

1 in = 700 ft



Zoning - 701 E. Lamberth

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

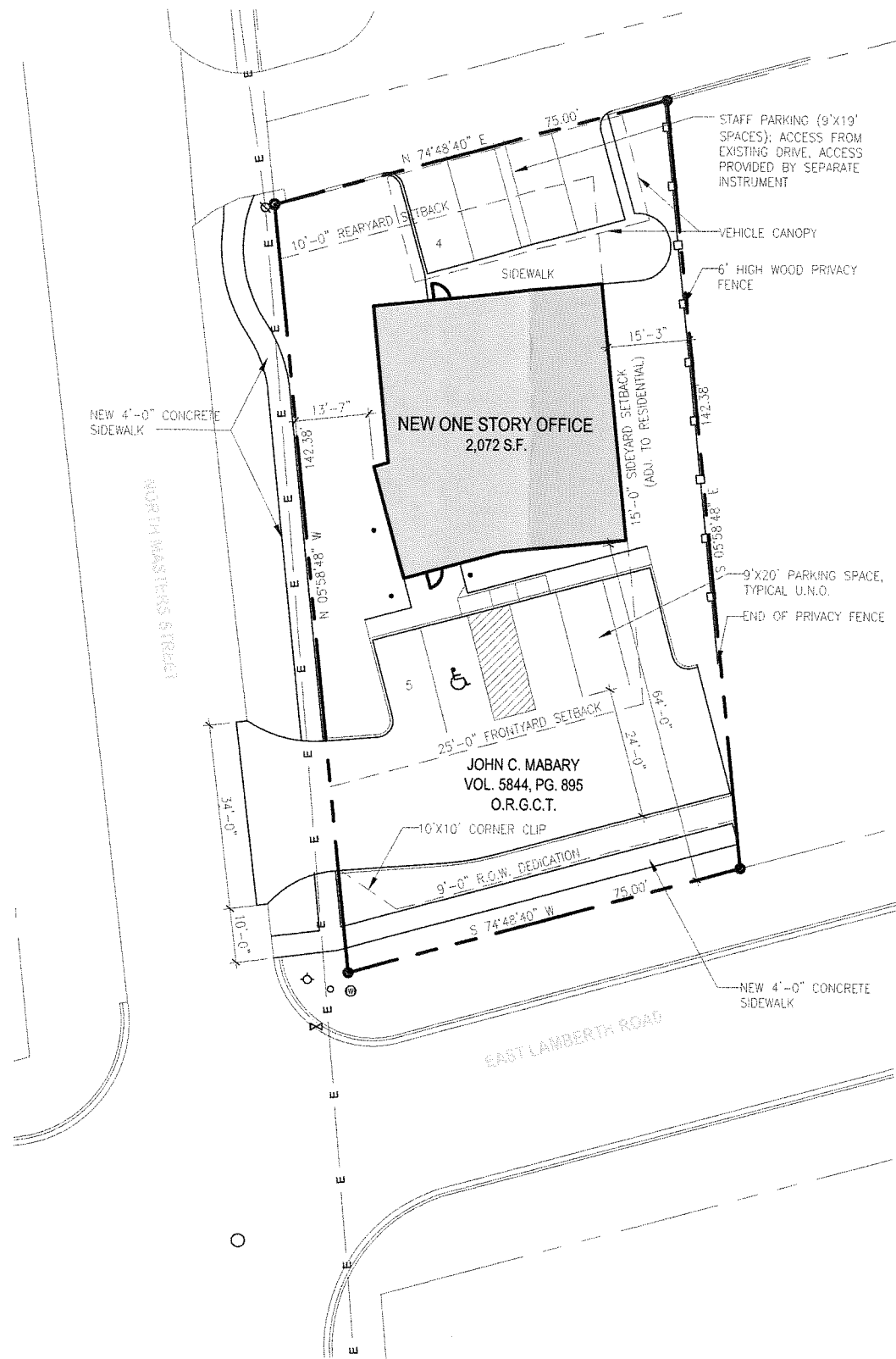
1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

701 E. Lamberth





1

SITE PLAN

SCALE: 1" = 30'-0"

LOT 1R, BLOCK 2 DR. J.H. CARRAWAY SUBDIVISION

SITE PLAN STATISTICS:

ZONING:	C-1, GENERAL COMMERCIAL DISTRICT
GROSS AREA:	0.242 ACRE (10,541 S.F.)
BUILDING AREA:	2,072 S.F.
HARD SURFACE AREA:	4,306 S.F.
LANDSCAPED AREA:	N/A
PARKING REQUIRED:	
1 SPACE/400 S.F. =	5 SPACES (1 H.C. SPACE)
PARKING PROVIDED:	9 SPACES (1 H.C. SPACE)

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY PRESTON TRAIL LAND SURVEYING, 83493 N. HIGHWAY 289, SUITE 5, POTTSBORO, TEXAS 75076 (903.213.0033).
2. NO FIRE LANE IS PLANNED FOR THIS SITE, AS ALL REACH RANGES ARE MET FROM THE ADJACENT STREETS AND OFFSITE FIRELANES.
3. LANDSCAPING IN THE PARKING AREAS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF SHERMAN LANDSCAPING STANDARDS. THE PARKING LOT DOES NOT MEET THE SIZE THRESHOLD TO REQUIRE LANDSCAPING WITHIN THE PARKING AREAS.
4. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.
5. DUE TO THE LIMITED AMOUNT OF REFUSE, TRASH SHALL BE COLLECTED FROM POLY-TOTERS, AS APPROVED BY THE CITY OF SHERMAN.

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

davidbaca
STUDIO

david@davidbacastudio.com

903 893 5866

903 893 5800

903 893 5800

903 893 5800

903 893 5800

903 893 5800

903 893 5800

Edward Jones - Mabary Office

701 East Lamberth Road, Sherman, Texas 75092



PROJECT NUMBER

1634

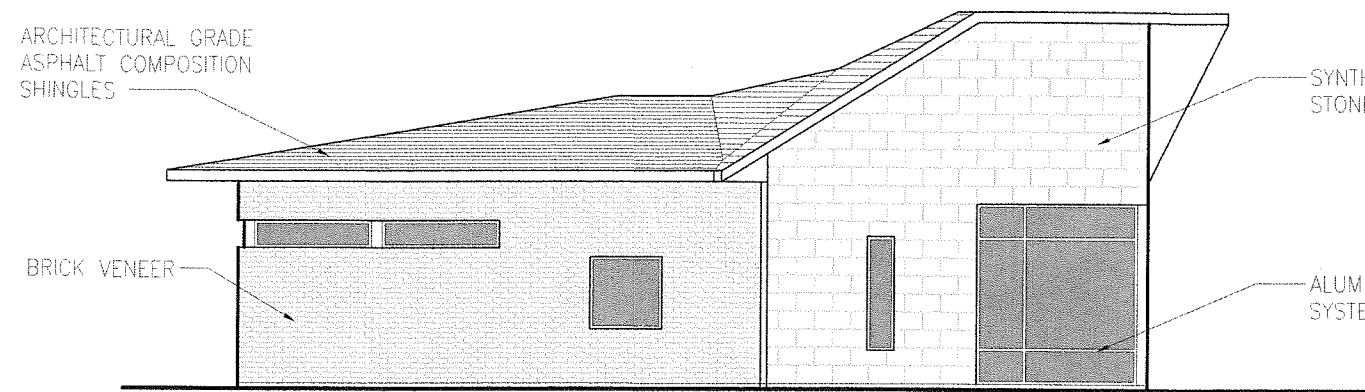
DATE

11.29.16

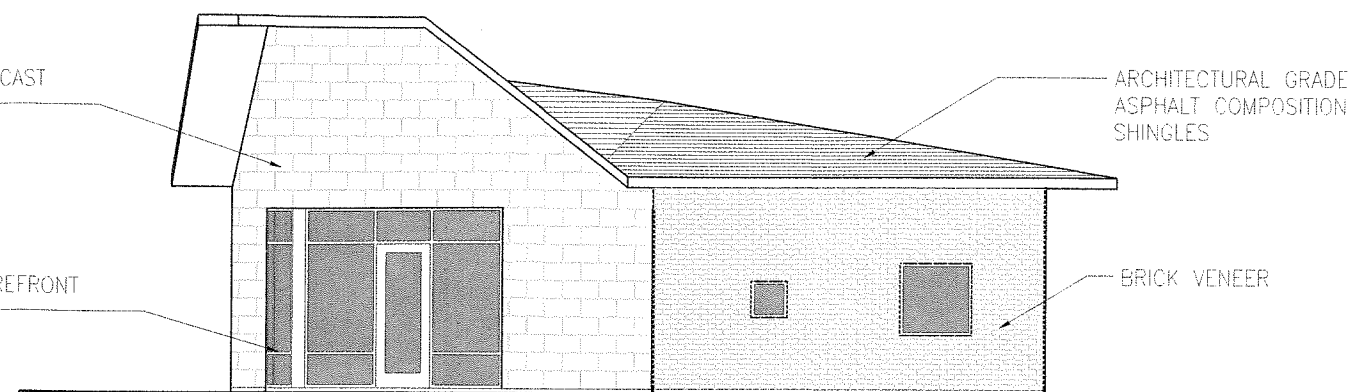
SHEET NUMBER

SP-1

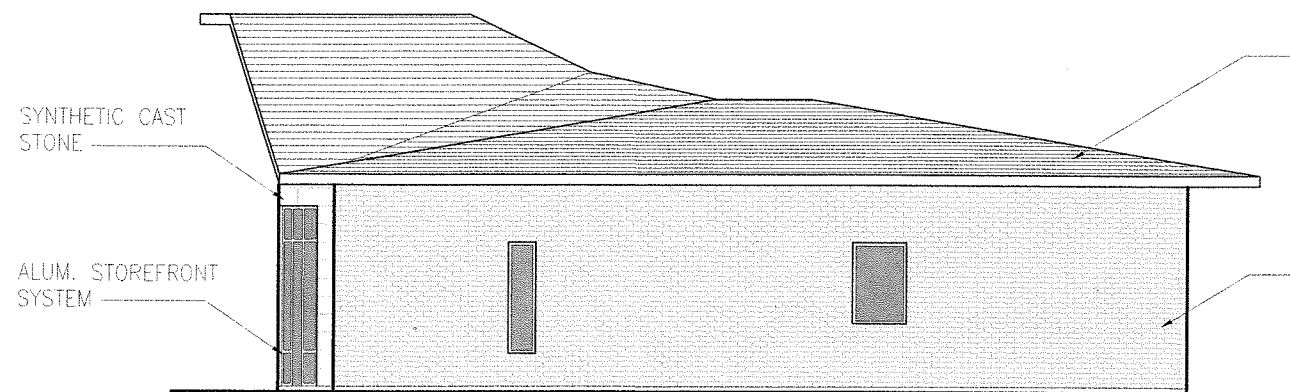
site plan



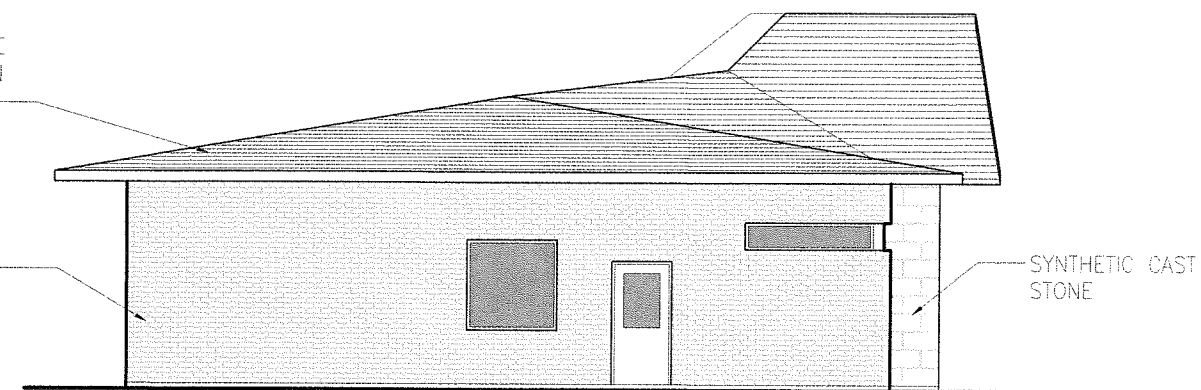
MASTERS STREET ELEVATION
SCALE: 3/32" = 1'-0"



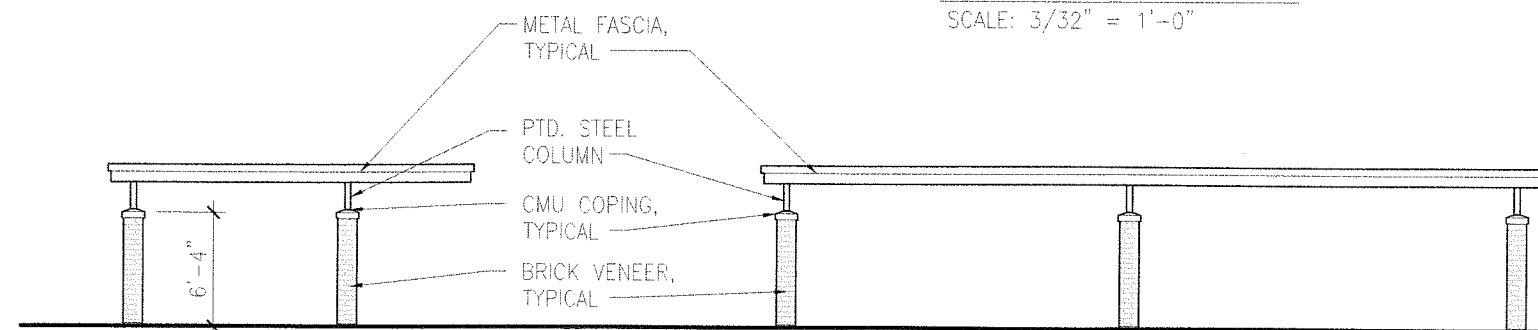
LAMBERTH ROAD ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



**VEHICLE CANOPY
SIDE ELEVATIONS**
SCALE: 3/32" = 1'-0"

**VEHICLE CANOPY
FRONT/REAR ELEVATIONS**
SCALE: 3/32" = 1'-0"

STAFF REVIEW LETTER

December 14, 2016

John Mabary
115 W. Lamberth, Ste. B
Sherman, TX 75092

David Baca Studio, LLC
100 N. Travis, Ste. 500A
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for Edward Jones – Mabary Office for the property located at 701 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings including the parking structure unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. A minimum 6 foot screening device is required abutting any residentially zoned property.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Parking cover to slope towards building for drainage.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal line extending to the right.

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 14.

Meeting Date: 12/20/2016

Prepared by: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director of Development Services

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2700-2800 BLOCKS SHADY OAKS LANE & 3300-3600 BLOCKS CANYON CREEK DRIVE**

The request of West Canyon Creek Properties, LTD (Owners), City of Sherman (Developer) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2700 - 2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks Canyon Creek Drive, being 105.102 acres in the James H. Vaden Survey, Abstract No. 1288, as follows:

Planning and Zoning Commission

Amending Final Plat approval of West Canyon Creek Estates, Section 3

Background:

The property is located in the 2700-2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks of Canyon Creek Drive in West Sherman; the property was formerly the County Farm, which was annexed into the City in 2003. The purpose of this amended plat is to correct errors on Tract 1 and Tract 5 of West Canyon Creek Estates, Section 3, according to the Plat Records of Grayson County, Texas recorded in Volume 23, Page 172, on August 31, 2016.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

West Canyon Creek Properties, LTD (Owners)

City of Sherman (Developer)

Brockette/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required

Objections Received:

0

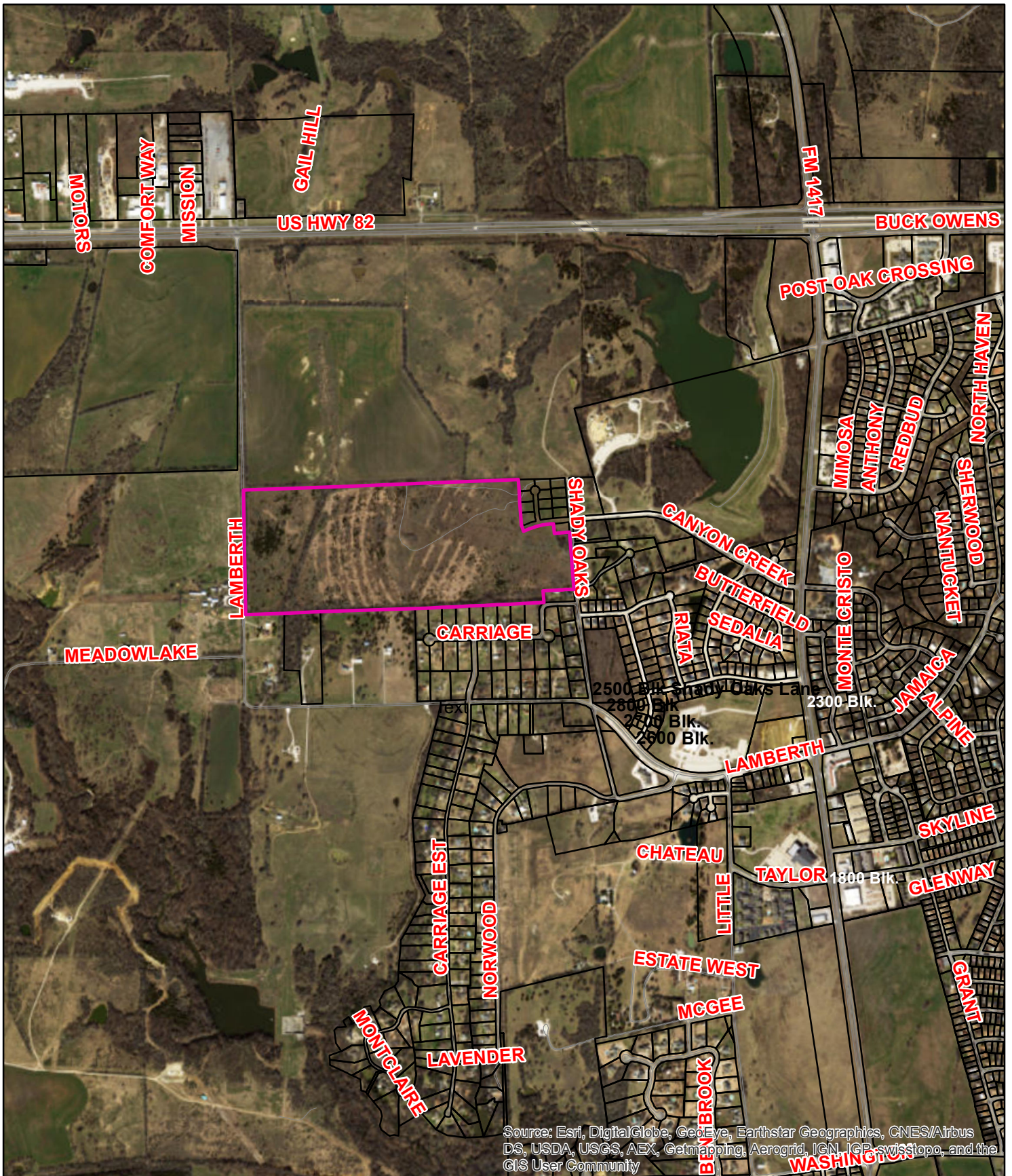
Attachments

Location Map

Zoning Map

Amended Plat

Staff Review Letter

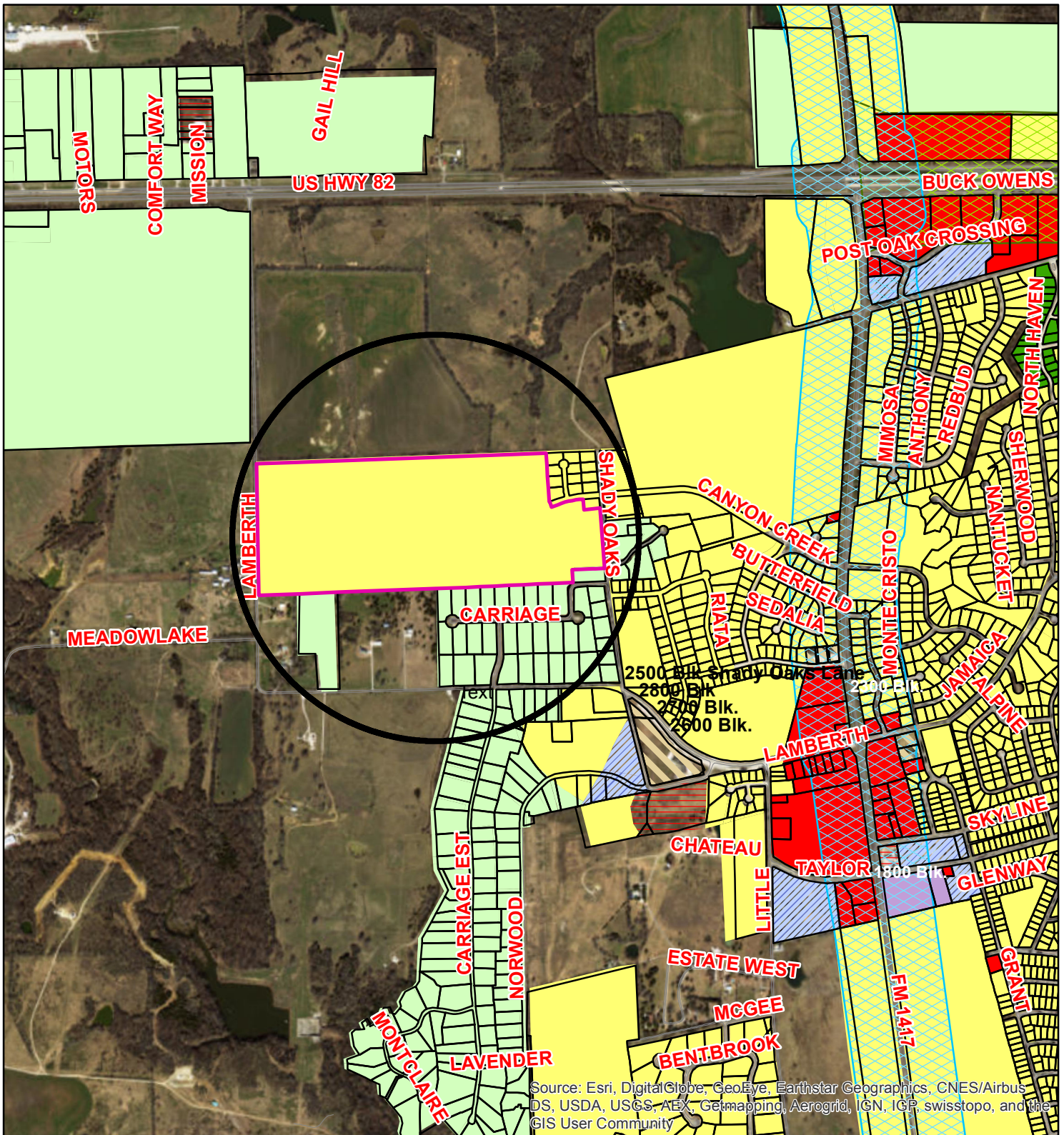


City of Sherman, Texas
Developmental Services Department

West Canyon Creek Estates, Section 3 2700-2800 Blks. Shady Oaks Lane & 3300-3600 Blks. Canyon Creek Drive



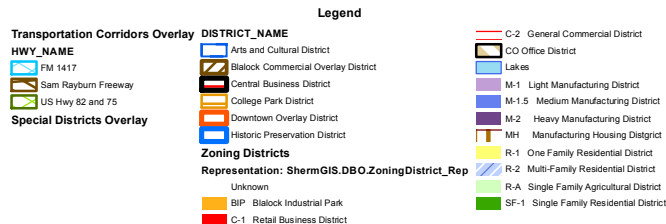
1 in = 1,427 ft



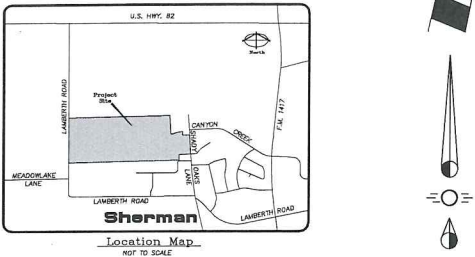
Zoning - West Canyon Creek Estates, Section 3



City of Sherman, Texas
Developmental Services Department



1 in = 1,427 ft



LEGEND

OCRF	CAPPED IRON ROD FOUND
OCRS	"BOP" CAPPED IRON ROD SET
ORIF	IRON ROD FOUND
ORIS	5/8" IRON ROD SET
P.U.E.	PUBLIC UTILITY EASEMENT
ORIS	STANDARD 1/2" IRON CANNON SPOCK
ORIS	STANDARD 1/2" IRON CANNON SPOCK
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
BL	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
	UNDERGROUND UTILITY EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
	TRACT LINE
---	SURVEY LINE
---	BOUNDARY LINE
	PROPOSED R.O.W.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S20°18'39"E	60.00	L9	N022°28'32"E	4.08
L2	N69°41'23"E	68.01	L10	S04°18'06"E	5.00
L3	S04°18'06"E	109.01	L11	S022°28'32"W	10.02
L4	N85°41'55"E	167.68	L12	S022°28'32"W	9.06
			L13	N123°7'05"W	41.33
Line Table			L14	S32°41'18"W	7.03
Line #	Direction	Length	L15	S43°30'03"W	21.43
L5	S89°41'23"W	17.18	L16	S46°43'27"E	7.07
L6	N58°34'40"W	8.91	L17	N88°16'33"E	25.00
L7	N123°7'05"W	8.25	L18	S023°24'47"E	5.00
L8	N022°28'32"E	46.31	L19	S43°16'33"W	7.07
			L20	S46°09'57"E	20.99

**STAFF REVIEW LETTER**

December 14, 2016

West Canyon Creek Estates, Ltd.
1951 Fort Worth Highway, Suite 105
Weatherford, Texas 76086

Brockett/Davis/Drake, Inc.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Dear Applicants,

The request for approval of the Amending Final Plat of West Canyon Creek Estates, Section 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 20, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on plat.
5. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

The Board will not 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 Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community Development

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clayton B. Burt, Director of Public Works and Eng.



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 16.

Meeting Date: 12/20/2016

Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

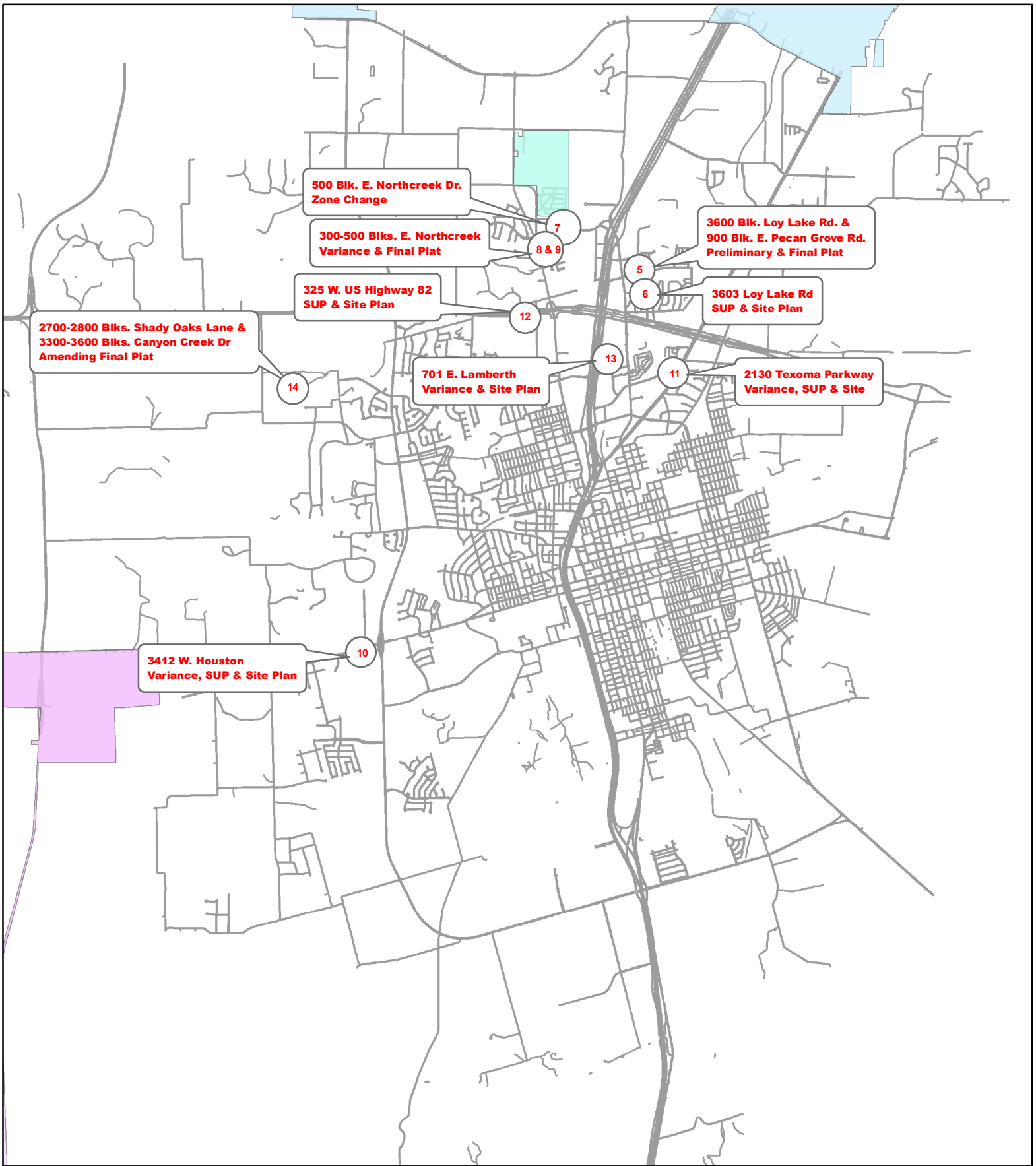
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting December 20, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 6,000 feet