

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 18, 2018 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 20, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 11, 12 & 13)**
5. **2122 SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of East Sherman Baptist Church (Owners), concerning the property located at 2122 South FM 1417 (Heritage Parkway), being Lot 1, Haliburton Addition, as follows:
Board of Adjustments
 - Exception and site plan approval under Ordinance No. 2280, Section 6.8.1 Subsection (6) to not require a landscape buffer street in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.
 - Exception and site plan approval under Ordinance No. 2280, Section 6.8.1, Subsection (7) and Section 7, Subsection (13)(a) to not require screening abutting residentially zoned property in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.***Planning and Zoning Commission***
Site plan approval for East Sherman Baptist Church.
6. **2001 LOY LAKE ROAD, SUITE P**
The request of Aberfeldy Properties, Inc. (Owners) and Xiaoxiang Liu (Representative) concerning the property located at 2001 Loy Lake Road, Suite P, being 2.977 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 children's commercial amusement center in a C-2 (General Commercial) District.

7. **402 SOUTH CROCKETT STREET**
The request of Wormington Estates LLC (Owner), Jeremy Friesen (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 402 South Crockett Street, being part of Lot 1, Block 1, Dickerman's 1st Addition, as follows:
Board of Adjustments
Exception and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) and (5) and Section 6.2, Subsection (4) to allow off premise parking in lieu of the required 1 space per 200 square foot for an event center in a C-O (Office) District/Heritage ROW Historical District.
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a wedding and party event venue with living quarters in a C-O (Office) District/Heritage Row Historical District.
8. **1305 NORTH SAM RAYBURN FREEWAY**
The request of JUSTBLW3 LLC and Just Clouds, LLC (Owners), Shu Yang (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1305 North Sam Rayburn Freeway, being 0.40 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 automobile repair including mechanical repairs, engine repair, brakes, steering/suspension, alignments, transmissions, etc. in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
9. **5005 NORTH TRAVIS STREET**
The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and David Baca Studio (Architect) concerning the property located at 5005 North Travis Street, being 3.804 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:
Planning and Zoning Commission
Zone change and conceptual site plan approval for YE Urban Lofts under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.
10. **1203 SOUTH FIRST STREET**
The request of Cupid Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1203 South First Street, being Lots 1 & 2, Block 4, W.D. Fitch Addition, containing 0.482 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow three lots with widths of fifty (50) feet in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Replat approval of Lots 1 and 2, Block 4, W.D. Fitch Addition.

11. * **2700-2800 BLOCKS SOUTH FRIENDSHIP ROAD**
The request of Nicolas & Cynthia Diaz (Owners) and Vilbig & Associates, PLLC (Civil Engineer/Surveyor) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2700-2800 Blocks of South Friendship Road, being 20.102 acres in the Jason Stamps Survey, Abstract No. 1115, also being Lot 1, RMT Addition, as follows:
Planning and Zoning Commission
Replat approval of Lot 1, RMT Visions Addition.
12. * **1201 EAST PECAN STREET**
The request of PRESCO, Inc. (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1201 East Pecan Street, being 24.447 acres in the C. Carter Survey, Abstract No. 229, G.B. Pilant Survey, Abstract No. 963, and the J.B. McAnair Survey, Abstract No. 763 and a part of the College Park First Addition, Chaffin's Addition, Pacific Railway Company's Addition and Chaffin's First Addition, as follows:
Planning and Zoning Commission
Replat approval of The Presco Addition, Being a Replat of parts of The College Park First Addition, Chaffin's Addition, Texas and Pacific Railway Company's Addition and Chaffin's First Addition.
13. * **401 EAST TAYLOR STREET**
The request of First United Bank and Trust Company (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 401 East Taylor Street, being 5.348 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Block 1, Independence Square Section 1, as follows:
Planning and Zoning Commission
Replat approval of First United Bank – Sherman, Being a Replat of part of Block 1, Independence Square, Section 1.
14. **1302 EAST LAMAR STREET**
The request of Lynn and Lynnette Flowers (Owners) and NBS Drafting & Design (Draftsman) concerning the property at 1302 East Lamar Street, being Lot 1, Block 1, East Side Addition, as follows;
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (1)(3) to allow a 20' side street setback for a detached garage in lieu of the required 25' in an R-1 (One Family Residential) District.
15. **525 SOUTH WALNUT STREET**
The request of Vijay Associates, LTD (Owners), Bobby Warren, Douglass Distributing (Representative) Brister Design Group (Architect) and Sartin & Associates, Inc. (Surveyor) concerning the property at 525 South Walnut Street, being 0.325 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;
Board of Adjustments
- Variance and site plan approval under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 10' front setback for a fueling canopy in lieu of the required 25' in a C-1 (Retail Business) District.
 - Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (1B) to allow metal poles on a fueling canopy in lieu of the required masonry in a C-1 (Retail Business) District.

16. **800 BLOCK SOUTH MONTGOMERY STREET**

The request of Roberto Meraz (Owner), Jessica Paniagua (Representative) and Fincher Land Surveying, PLLC (Surveyor) concerning the property located in the 800 Block of South Montgomery Street (801 and 805 South Montgomery Street), being Lots 1 & 2, Block 1, Young's Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

17. **817 NORTH SAM RAYBURN FREEWAY**

The request of Henry Blume Loe, Jr. (Owner), Kent Hughlett, Architect PLLC (Architect/Representative), Sartin & Associates, Inc. (Surveyor), Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 817 North Sam Rayburn Freeway, being 0.45 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 25' setback from the Sam Rayburn Freeway property line (front setback) in lieu of the required 45' and a 20' setback from the Elm Street property line (side setback) in lieu of the required 35' for a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a digital billboard in a C-1 (Retail Business) District/ O-1.2 (Sam Rayburn Overlay) District.

18. **ADJOURNMENT**

19. **OVERALL LOCATION MAP**

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

Clay Mahone, 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 13, 2018 at 4:00 p.m.. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of December, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 12/18/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR NOVEMBER 20, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

November 20, 2018 Draft Minutes

STATE OF TEXAS §

November 20, 2018

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 20, 2018.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: DAVIS, DOWNTAIN, WOOD AND
SIMS

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone 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 16, 2018 regular meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Commission Member Wood. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND WOOD.

**BOARD OF
ADJUSTMENTS**

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

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

CONSENT AGENDA

A member of the audience, John Papaila, 2909 Wellington Drive requested Item #5 "Preliminary Plat approval of Heritage Crossing" located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 9, 10, 11, 12, 13 and 15 subject to the Staff Review Letters. Second by Commission Member DOWNTAIN. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF LETICIA & JULIO CESAR TOBAR (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 714 SOUTH CROCKETT STREET, BEING 0.273 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING THE SOUTH 48' OF LOT 30 AND THE NORTH 8' OF THE ALLEY, BLOCK 10, HARE & RANDOLPH ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE TOBAR ADDITION, BEING A REPLAT OF THE SOUTH 48' OF LOT 30 AND THE NORTH 8' OF THE ALLEY, BLOCK 10 OF THE HARE AND RANDOLPH ADDITION

The property is located at 714 South Crockett Street between John Blaine and West Tennessee Street. The owners would like to Replat the property into two 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ONE GANESHA LTD (OWNERS), DR. ARSHAD KHALIL, M.D. (PROSPECTIVE BUYER), KISS DEVELOPMENT (DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2415 AND 2429 SWAMY DRIVE, BEING LOT 4 OF DR. SWAMY ADDITION, LOTS 1-7, BLOCK A, DR. SWAMY ADDITION AND LOT 3R OF THE REPLAT OF LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION, CONTAINING 2.433 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE SHOPS OF GRAYSON ADDITION, BEING A REPLAT OF LOT 4 OF DR. SWAMY ADDITION, LOTS 1-7, BLOCK A AND LOT 3R OF THE REPLAT OF LOTS 2 AND 3, BLOCK A, DR. SWAMY ADDITION

The property is located at 2415 and 2429 Swamy Drive; the southeast corner of North Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owners would like to plat two lots into one lot for commercial development. He 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 2017 GK ASSOCIATES, LLC, DR.

REPLAT- TOBAR
ADDITION, A
REPLAT OF THE
SOUTH 48' OF LOT
30 AND THE NORTH
8' OF THE ALLEY,
BLOCK 10 OF THE
HARE & RANDOLPH
ADDITION
714 S. CROCKETT
ST.
(LETICIA & JULIO
CESAR TOBAR)

REPLAT – THE
SHOPS OF
GRAYSON
ADDITION, A
REPLAT OF LOT 4
OF DR. SWAMY
ADDITION, LOTS 1-7,
BLOCK A AND LOT
3R OF THE REPLAT
OF LOTS 2 & 3,
BLOCK A, DR
SWAMY ADDITION
2415 & 2429 SWAMY
DRIVE
(ONE GANESHA,
LTD)

REPLAT – LOT 6,
BLOCK A, DR.

MANDEEP SINGH, M. D. (OWNERS), DEAN GILBERT (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2416 AND 2500 SWAMY DRIVE, BEING LOT 6, BLOCK A, DR. SWAMY ADDITION, CONTAINING 2.714 ACRES IN THE WILLIAM MILLIGAN SURVEY, ABSTRACT NO. 875 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 6, BLOCK A, DR. SWAMY ADDITION

SWAMY ADDITION
2416 & 2500 SWAMY
DRIVE
(2017 GK
ASSOCIATES, LLC)

The property is located at 2416 and 2500 Swamy Drive; the southeast corner of North Highway 75 and FM 691. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owners would like to plat 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF THE CITY OF SHERMAN AND SCOTT ADAMS (OWNERS), AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 106 NORTH WOODS STREET AND 118 AND 128 KESSLER BOULEVARD, BEING 0.801 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1, 2 AND 3, PARKVIEW ADDITION AND ADJOINING TRACT TO THE SOUTH

REPLAT – LOTS 1, 2,
& 3, PARKVIEW
ADDITION AND
ADJOINING TRACT
TO THE SOUTH
106 N. WOODS, 118
AND 128 KESSLER
BLVD.
(SCOTT ADAMS &
CITY OF SHERMAN)

The property is located at 106 North Woods Street, 118 and 128 Kessler Boulevard between West Houston Street and Kessler Boulevard and is zoned a C-1 (Retail Business) District. The owners 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3100-3600 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING 21.5528 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL SHERMAN CROSSROADS, PHASE II

FINAL PLAT –
SHERMAN
CROSSROADS,
PHASE II
3100-3600 BLOCKS
SOUTH U.S.
HIGHWAY 75
(SHERMAN
CROSSROADS, LTD)

The property is located in the 3100-3600 blocks of South U.S. Highway 75; the northwest corner of Highway 75 and West F.M. 1417; just south of the new West Travis Street extension. This is the second phase of the Sherman Crossroads development; and the owners would like to plat the property into three lots for commercial development and dedicate a new street, "Crossroads Boulevard". 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 DANNY AND MELVA BARNES (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2789 LUELLA ROAD, BEING 5.326 ACRES IN THE JEREMIAH MCDANIEL SURVEY, ABSTRACT NO. 774, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BARNES SUBDIVISION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT –
BARNES
SUBDIVISION (ETJ)
2789 LUELLA RD.
(DANNY & MELVA
BARNES)

The property is located at 2789 Luella Road in the City of Sherman's Extra Territorial Jurisdiction, southeast of Sherman, off State Highway 11. The owners would like to plat 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

THE REQUEST OF SAPPHIRE GROUP, LLC (OWNERS) AND WINKELMANN & ASSOCIATES, INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1600-1800 BLOCKS NORWOOD STREET AND THE 2700-3000 BLOCKS OF WEST MCGEE STREET, BEING 48.380 ACRES IN THE BACON FIELDING SURVEY, ABSTRACT NO. 120, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF HERITAGE CROSSING

PRELIMINARY PLAT -
HERITAGE
CROSSING
1600-1800 BLKS.
NORWOOD ST. &
2700-3000 BLKS. W.
MCGEE ST.
(SAPPHIRE GROUP,
LLC)

Dean Plunk, Winkelmann & Associates, Inc, 9270 Hillcrest Plaza, Dallas, TX; Barry Boothe, 2501 Remuda Drive, Sherman, TX and Danny Taliaferri, 741 Whiting Road, Sherman, TX

Mr. Plunk, Mr. Boothe and Mr. Taliaferri appeared to represent the request and answer any questions. The property is located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street in northwest Sherman. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Boothe explained “the land will be developed as single family homes. It is part of the City of Sherman expansion plan of the major thoroughfares off of Taylor Street, it basically crosses FM 1417 (Heritage Parkway) and connects with West McGee Street to the west, the right of way has already been obtained and will continue on to our property which is between Norwood Street and West McGee Street. The plat contains eight-two lots.”

John Papaila, 2909 Wellington Drive, Sherman, TX

Dr. Papaila explained “I am all for growth, this is a proactive move, however the details of it may need to be addressed. A lot of the planning is based on aerial photos and they are not necessarily up to date. I have five acres and just for the road alone, not counting any easements for the road, they will be taking approximately fifteen to twenty percent of my land, which would be about three quarters of an acre. In that area that you don’t see, I have built a little golf course area and that is the area they are planning to go through. The road expansion is what will be going through my property; they are going to put a bridge and go through my property. The way they have it platted right now, the end of the road goes through my property; if they would just consider adjusting it ten feet, the bridge would not take up as much of my property.”

Clint Philpott, Director of Engineering explained “where Washington and Taylor extension goes through their development exits to the southwest corner of their property; his property is the next adjacent lot. Part of this development, we have hired an engineering firm to do the design of the road itself and we are coordinating with Winkelmann and Associates making sure the road and their development works together. Dr. Papaila’s concerns will be addressed with the engineers to see what the options are to see if we can push it further west, if so, we will get back with the developer to see what we can work out. It is going to come down to moving it; what does that do to the bridge to see if it is doable or not. This is a Preliminary Plat, so we have some time.”

Commission Member Davis asked the Developer if the City determines that they could move it; “have you looked at that.”

Mr. Boothe explained “it just takes time and money to pay someone to redesign it; it would not be a full redesign but we may even lose a lot or two. We have worked long and hard to get it where it is to fit as many lots as possible. I don’t know how the Engineer would work around his issue without adjusting our plat.”

Scott Shadden, Director of Development Services explained “it is normal to make minor adjustments before the final plat.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Preliminary Plat of Heritage Crossing located in the 1600-1800 blocks of Norwood Street and the 2700-000 blocks of West McGee Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, ELLIOTT, SIMS, DOWNTAIN, DAVIS, AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & EXCEPTION

THE REQUEST OF TOBAR PROPERTIES, LLC (OWNERS), NBS DRAFTING & DESIGN (DRAFTSMAN) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 511 NORTH EAST STREET, BEING PART OF LOTS 3, 6 AND 7, BLOCK 9, BOND'S 2ND ADDITION, CONTAINING 0.3334 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL FOR A FOURPLEX UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' WOOD PRIVACY FENCE IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – R-1
TO R-2

EXCEPTION –
SCREENING
(WITHDRAWN)

511 N. EAST ST.
(TOBAR
PROPERTIES, LLC)

Juan Lopez, 515 Fairhaven Dr., Allen, TX

Mr. Lopez appeared to represent the request and answer any questions. The property is located at 511 North East Street between the railroad tracks and Pacific Street and is zoned an R-1 (One Family Residential) District. The owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District to construct a fourplex on the lot; each unit will be approximately 854 square foot with two bedrooms. Parking will be provided for two cars. They are also requesting an exception to allow a six foot wood privacy fence in lieu of the required masonry perimeter wall. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Lopez explained "Tobar Properties would like to build a fourplex on this lot. They are willing to provide the masonry fence."

Chairman Mahone explained "they are asking for an exception to allow a wood privacy fence in lieu of the masonry fence that is required."

Mr. Lopez explained "they did request that, but they told

me they would comply with the masonry wall.”

Chairman Mahone asked Mr. Lopez if he is withdrawing the request for the exception for the masonry wall.

Mr. Lopez responded “yes.”

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District and site plan approval for a fourplex at 511 North East Street subject to the Staff Review Letter. Second by Vice- Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, SIMS, DOWNTAIN, DAVIS, AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4100-4300 BLOCKS OF QUAIL RUN ROAD, BEING 10.264 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF THE PRESERVE, PHASE II

FINAL PLAT – THE PRESERVE, PHASE II

SUP – PATIO HOMES

**4100-4300 BLKS.
QUAIL RUN RD.
(WESTAR HOME BUILDERS, LLC)**

SPECIFIC USE PERMIT

THE REQUEST OF WESTAR HOME BUILDERS, LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4100-4300 BLOCKS OF QUAIL RUN ROAD, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

- **TRACT 1: BEING 2.060 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING THE PROPOSED LOTS 39-49, BLOCK 11, THE PRESERVE, PHASE II.**
- **TRACT 2: BEING 1.513 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING THE PROPOSED LOTS 10-18, BLOCK 14, THE PRESERVE, PHASE II.**

Chairman Mahone explained these two requests will be

considered together.

Jonathan Hake, Cross Engineering Consultants, 131 S. Tennessee, McKinney, TX

Mr. Hake appeared to represent the request and answer any questions. The property is located in the 4100-4300 Blocks of Quail Run Road between South FM 1417 (Heritage Parkway) and Swan Ridge Drive and is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into forty-two (42) lots for residential development and request a Specific Use Permit to allow patio homes on twenty-one (21) lots in The Preserve, Phase II Addition. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Hake explained “for the Specific Use Permit request, there is a fair amount of grade across the site and we would like to reduce the front setback requirement from a 25’ to 20’ to give a little more room for a back yard. The intention is to build patio homes, the same style as the rest of the development just smaller front yards.”

Mr. Shadden explained “we need to consider both of these items in one vote because the Specific Use Permit requires the plat.”

Chairman Mahone asked about the side yards setbacks.

Mr. Hake explained “the side yards would be six foot on each side.”

John Payne, 802 Swan Ridge Drive, Sherman, TX

Mr. Payne explained he is the President of the Preserve Homeowner’s Association which is west of this development. “We are happy to see the development, but we have some concerns, if it is a patio home, how will it affect the look of the community of Country Ridge and the Preserve which have very comparable housing; we would like to see what they would look like once they are built. Is there a way to dictate even with the patio homes that they have to be single family homes.”

Chairman Mahone explained “patio homes are single family homes, it just allows them to have a smaller setback; single standalone homes.”

Mr. Payne was also concerned with traffic; “how is it going to flow, is Hummingbird Lane going to be an outlet for that community. Also, access onto Quail Run Road because right now there is no crossing, will they have to go down and do a “U” turn.”

Mr. Hake presented the plat to Mr. Payne. He explained “there is not enough room for a median break on Quail Run Road.”

Mr. Payne explained “all the traffic will have to turn out of the community, turn right and do a “U” turn, which will cause a huge traffic issue.”

Mr. Philpott explained “they will review the civil engineered plans for the development to see if there is room to create a break in the median on Quail Run Road.”

Mr. Payne asked if they planned on joining The Preserve Homeowner's Association (HOA) so that the homes will be built to their specifications.

Mr. Hake explained “the Developer does not have any intentions of joining the HOA at this time.”

Commission Members Sims and Wood were also concerned about traffic issues.

Commission Member Sims explained “Quail Run is the only way into their subdivision; it is extremely busy and you add all the cars from the subdivision that will making a “U” turn to get out of there.”

Mr. Payne explained “on the west side of the development, there is a new subdivision going in and Quail Run is getting more traffic as it is.”

Mr. Philpott explained “the Quail Run development that is going to the west; the plan for that is to go all the way to Friendship Road with four lanes, so it will alleviate some traffic as that happens, along with Swan Ridge. We are trying to work with that developer to coordinate that similar to Taylor Street so that it all works and flows accordingly. We will take a look there to see if we can help with the traffic issues. As far as a light at FM 1417 (Heritage Parkway) that would be up to TXDOT and their procedures. As this develops we will continue to push for them to relook at that intersection.”

Paul Reya, 711 Swan Ridge Drive, Sherman, TX

Mr. Reya was concerned with the patio homes and screening between the properties. “Will they share the same fence line on the rear property line? If they are not going to be a part of the HOA, then I don't think they should be able to share the back fence.”

Mr. Hake explained “you would either share the fence on the property line or build back to back fences.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the Final Plat of the Preserve, Phase II and Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District on Tract 1: Being 2.060 acres in the Elizabeth Jones Survey, Abstract No. 625; also being the proposed Lots 39-49, Block 11, The

Preserve, Phase II.

Tract 2: Being 1.513 acres in the Elizabeth Jones Survey, Abstract No. 625; also being the proposed Lots 10-18, Block 14, The Preserve, Phase II subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, SIMS, DOWNTAIN, DAVIS, AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNERS), BRAUM'S (DEVELOPER), BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR), KIMLEY HORN (CIVIL ENGINEER) AND ELLIOTT ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 3120 SOUTH U.S. HIGHWAY 75, BEING THE PROPOSED LOT 2, BLOCK 1, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- VARIANCE UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (G) TO ALLOW A 33' SETBACK ON THE SOUTH PROPERTY LINE IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.
- SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO ALLOW A BRAUM'S ICE CREAM AND DAIRY IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

**VARIANCE -
SETBACK**

**SITE PLAN -
BRAUM'S ICE
CREAM & DAIRY
3120 SOUTH U.S.
HIGHWAY 75
(SHERMAN
CROSSROADS, LTD)**

Gordon Pulius, 16135 Preston Rd. #107, Dallas, TX

Mr. Pulius appeared to represent the request and answer any questions. The property is located at 3120 South U.S. Highway 75; the northwest corner of Highway 75 and West FM 1417 (Heritage Parkway). Braum's Ice Cream and Dairy would like to construct a 6,300 square foot restaurant with drive thru; the exterior facade will be brick with stone accents. Parking will be provided for fifty-six (56) spaces. They are also requesting a variance to allow a 33' foot setback on the south property line in lieu of the required 55.7'. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Pulius explained "this will be a second location."

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Sims to approve the variance to allow a 33' setback on the south property line and site plan for Braums' Ice Cream

and Dairy in the Blalock Industrial Park/Blalock Commercial Overlay District at 3120 South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, ELLIOTT, SIMS, DAVIS, AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

CONSIDER APPOINTING A SUBCOMMITTEE TO CONSIDER A PLANNED UNIT DEVELOPMENT ORDINANCE.

APPOINT
SUBCOMMITTEE
FOR PLANNED UNIT
DEVELOPMENT
ORDINANCE

Mr. Shadden explained this subcommittee would meet to hear a presentation and hopefully come up with a draft ordinance to present to the Planning and Zoning Board and make recommendation to the City Council to adopt a planned use development ordinance which would be for large mixed use developments.

Chairman Mahone appointed the following people for the Planned Unit Development Subcommittee: Clay Mahone, Eric Elliott and Shawn Davis.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:43 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 12/18/2018

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

Issue:

CONSENT AGENDA (ITEMS 11, 12 & 13)

List of Agenda Items:

11. * 2700-2800 BLOCKS SOUTH FRIENDSHIP ROAD

The request of Nicolas & Cynthia Diaz (Owners) and Vilbig & Associates, PLLC (Civil Engineer/Surveyor) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2700-2800 Blocks of South Friendship Road, being 20.102 acres in the Jason Stamps Survey, Abstract No. 1115, also being Lot 1, RMT Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, RMT Visions Addition.

12. * 1201 EAST PECAN STREET

The request of PRESCO, Inc. (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1201 East Pecan Street, being 24.447 acres in the C. Carter Survey, Abstract No. 229, G.B. Pilant Survey, Abstract No. 963, and the J.B. McAnair Survey, Abstract No. 763 and a part of the College Park First Addition, Chaffin's Addition, Pacific Railway Company's Addition and Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of The Presco Addition, Being a Replat of parts of The College Park First Addition, Chaffin's Addition, Texas and Pacific Railway Company's Addition and Chaffin's First Addition.

13. * 401 EAST TAYLOR STREET

The request of First United Bank and Trust Company (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 401 East Taylor Street, being 5.348 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Block 1, Independence Square Section 1, as follows:

Planning and Zoning Commission

Replat approval of First United Bank – Sherman, Being a Replat of part of Block 1, Independence Square, Section 1.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2122 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of East Sherman Baptist Church (Owners), concerning the property located at 2122 South FM 1417 (Heritage Parkway), being Lot 1, Haliburton Addition, as follows:

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 6.8.1 Subsection (6) to not require a landscape buffer street in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.
- Exception and site plan approval under Ordinance No. 2280, Section 6.8.1, Subsection (7) and Section 7, Subsection (13)(a) to not require screening abutting residentially zoned property in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

Site plan approval for East Sherman Baptist Church.

Background:

The property is located at 2122 South FM 1417 (Heritage Parkway); the property in front of the Water Tower across from Pebblebrook. The property is zoned a C-1 (Retail Business) District and also located in the O-1.1 (FM 1417) Overlay District. The owners would like to construct a 6,000 square foot church with a covered drive at this location. The exterior will be stucco with stone trim. Thirty-seven (37) parking spaces will be provided. They are requesting exceptions to not require the ten foot buffer strip along FM 1417 and screening between the church and residentially zoned properties.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

East Sherman Baptist Church (Owners)
Bluestone Partners (Representative)
Premier Surveying, Inc. (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

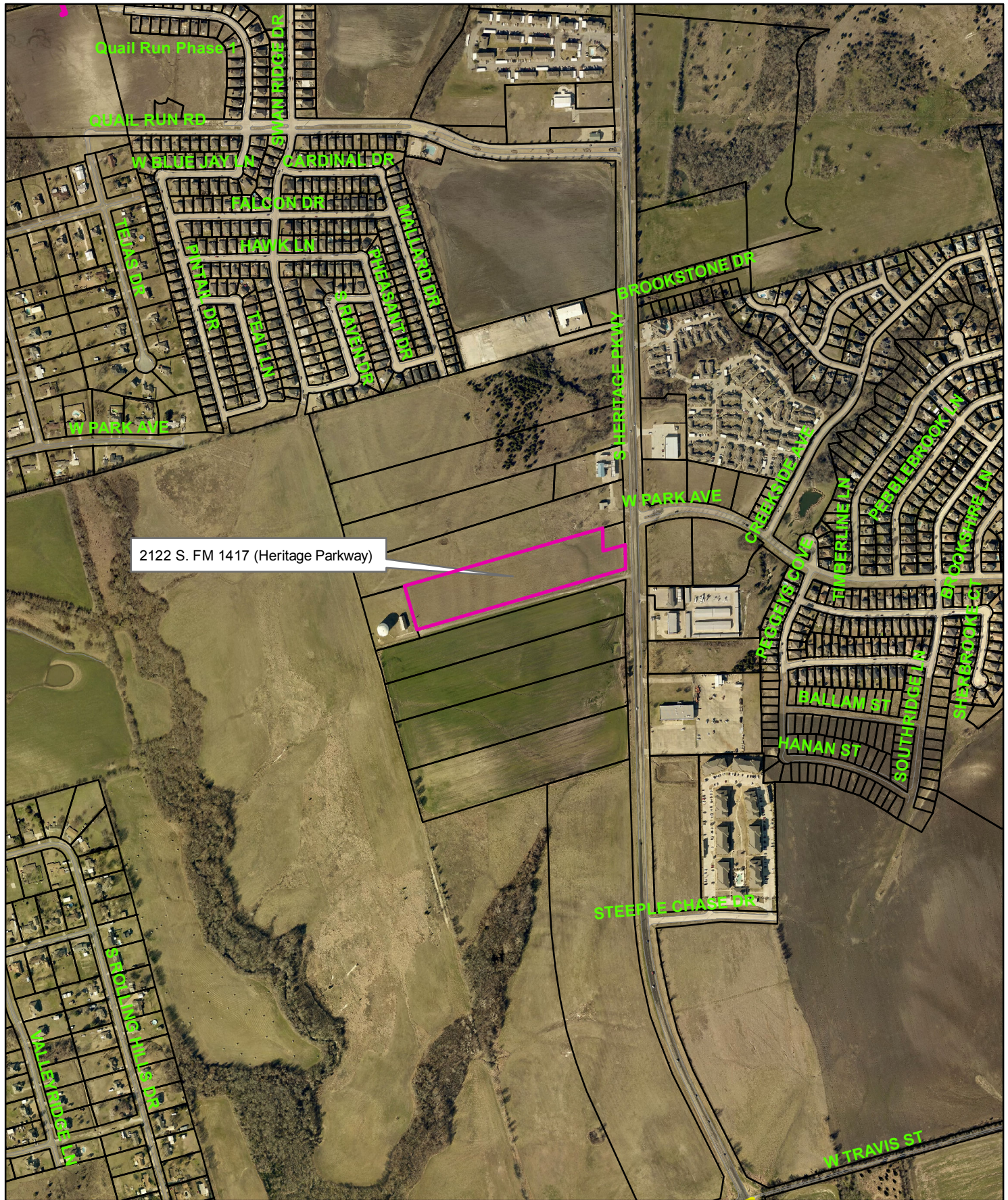
5

Objections Received:

0

Attachments

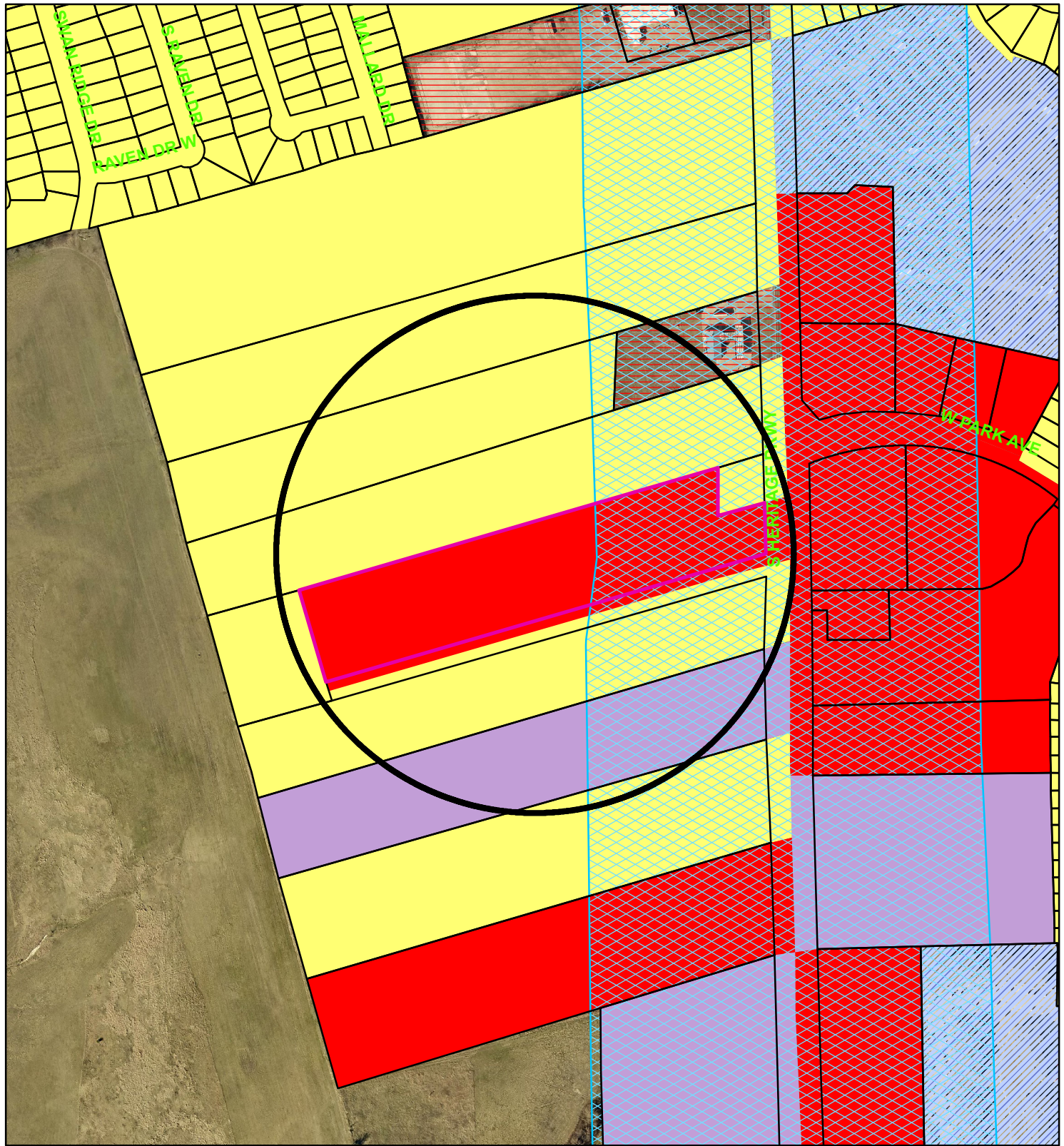
Location Map
Zoning Map
Zoning Sign Photo
Haliburton Addition
Site Plan/Landscape Plan
Building Elevations
Staff Review Letter



2122 S. FM 1417 (Heritage Parkway)



1 in = 800 ft



Zoning - 2122 South FM 1417 (Heritage Parkway)



City of Sherman, Texas
Developmental Services Department

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
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

Legend

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

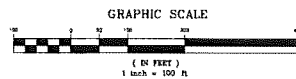


NOT TO SCALE

1 in = 400 ft

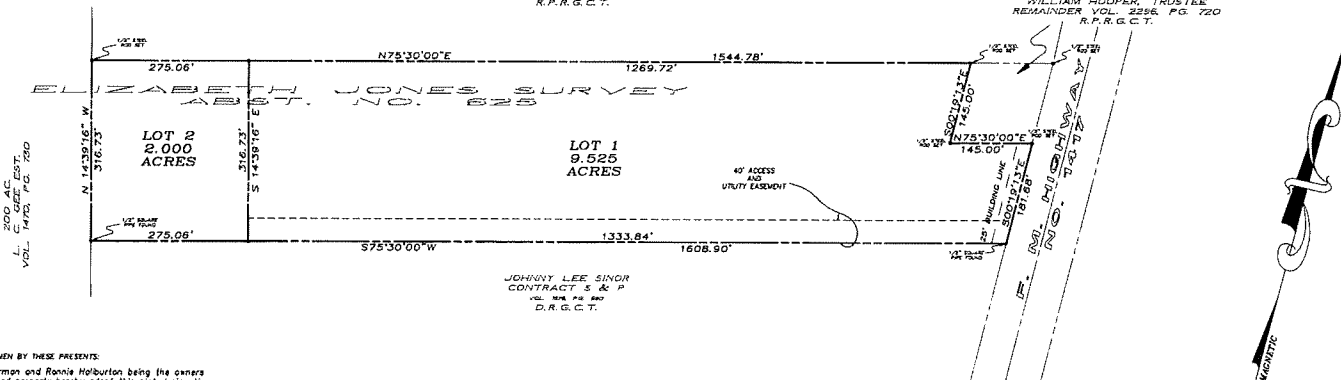
2122 South FM 1417 (Heritage Parkway)





10,000 AC.
WESLEY W. LEMONS
VOL. 2085, PG. 532
R.P.R.G.C.T.

WILLIAM HOOPER, TRUSTEE
REMAINDER VOL. 2256, PG. 720
R.P.R.G.C.T.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT We, The City of Sherman and Ronnie Haliburton being the owners of the hereabove described property hereby adopt this plat designating said property as The Amended Plat of the Haliburton Addition, an addition to the City of Sherman, Texas, and does 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 of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress in, from and upon the said easement strips for the purpose of constructing, reconstructing, repairing, painting, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 1997.

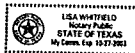
Ronnie Haliburton
Ronnie Haliburton

David Anderson
City Manager
City of Sherman

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 Ronnie Haliburton, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of February, 1997. 4000

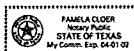


Lisa Whitfield
Notary Public in and for
the State of Texas
Commission Expires: 10-27-2001

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of February, 1997. 4000



Pamela Clark
Notary Public in and for
the State of Texas
Commission Expires: 04/01/01

SURVEYOR
DOUGLAS W. UNDERWOOD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4709
118 WEST CHESTNUT STREET
DENSON, TEXAS
PHONE 465-2151

JOHNNY LEE SINGOR
CONTRACT S & P
VOL. 208, PG. 840
D.P.R.G.C.T.

Approved this 11 day of Feb, 1997, by the City Planning and Zoning Commission of the City of Sherman, Texas.
William Hooper Chairman
David Anderson Secretary

Accepted by the City Council of the City Sherman

David Anderson Mayor, City of Sherman, Texas
4-8-97 Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Amended Plat of the Haliburton Addition, to the City of Sherman, Texas, was submitted to the City Council on the 11th day of Feb, 1997, 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 8 day of April, 1997.

David Anderson
Clerk, City of Sherman, Texas

KNOWN ALL MEN BY THESE PRESENTS:

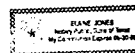
That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

STATE OF TEXAS
COUNTY OF GRAYSON

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

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas W. Underwood, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of Feb, 1997.



Douglas W. Underwood
Notary Public in and for
the State of Texas
Commission Expires: 4/1/01

FIELD NOTES

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of a 101,450.3 acre tract of land described as Tract One in a Partition Deed from Charles F. Burns and Dorothy B. Burnor to Dorothy B. Burnor as shown in Volume 1449, Page 551, Deed Records, Grayson County, Texas, and also being a part of the 12,000 acre tract of land out of said 101,450.3 acre tract conveyed to Ronnie Haliburton, by deed dated May 3, 1994, recorded in Volume 2333, Page 616, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:
Beginning at a 1/2" square pipe found in the West line of the sold 101,450.3 acre tract, sold ppe maintaining the Southwest corner of the said 12,000 acre tract of land;
Thence North 14°39'18" West with the West line of both the sold 101,450.3 acre tract and the 12,000 acre tract a distance of 316.73 feet to a 1/2" steel rod set marking the Northwest corner of the said 12,000 acre tract, also being the Southwest corner of a 10,000 acre tract of land conveyed by Carl B. Mulenik et al to Wesley W. Lemons by deed dated February 5, 1990, recorded in Volume 2085, Page 532, said Real Property Records;
Thence North 75°30'00" East with the North line of the said 12,000 acre tract and the South line of the said 10,000 acre tract a distance of 1544.78 feet to a 1/2" steel rod set for corner;
Thence South 02°19'13" East a distance of 145.00 feet to a set 1/2" steel rod;
Thence North 75°30'00" East a distance of 145.00 feet to 1/2" steel rod set in the east line of said 12,000 acre tract, sold rod also being in the westerly right-of-way line of F. M. 1417;
Thence South 02°19'13" East with said right-of-way line a distance of 181.68 feet to a 1/2" steel rod set for corner at the southeast corner of the said 12,000 acre tract;
Thence South 75°30'00" West with the South line of said 12,000 acre tract a distance of 1608.90 feet to the Point-of-Beginning and containing 11,525 acres of land more or less.



FILED FOR RECORD
IN _____
Book _____ Page _____
SARA JACKSON
County Clerk, Grayson Co., Texas
Date _____

**AMENDED PLAT
OF THE
HALIBURTON ADDITION
AN ADDITION TO THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
BEING 11.525 ACRES
SITUATED IN THE
ELIZABETH JONES SURVEY
ABSTRACT NO. 625**

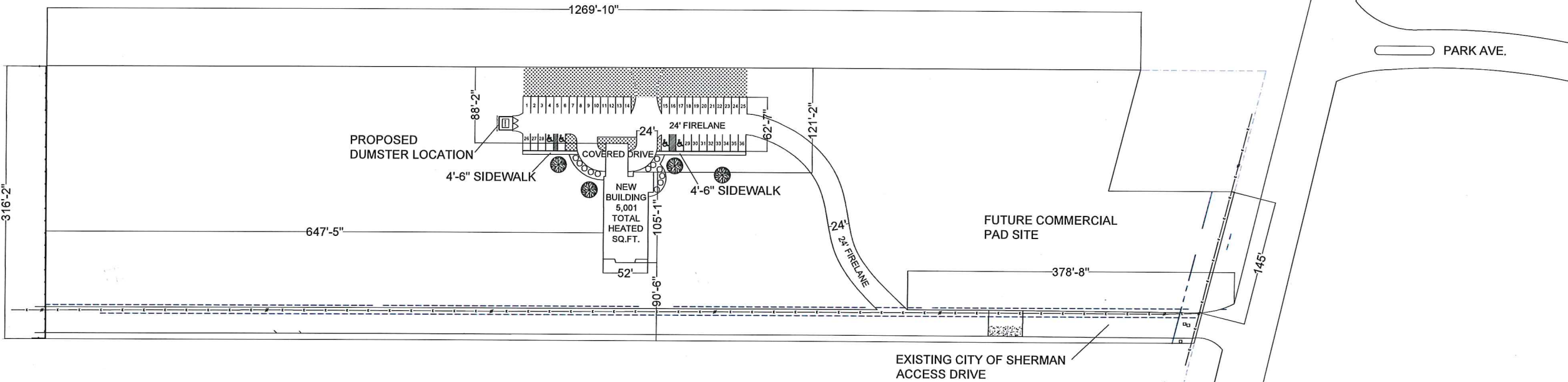
OWNER
RONNIE HALIBURTON
2300 W. TAYLOR
SHERMAN, TEXAS
PHONE 863-6272

118 W. CHESTNUT STREET DENSON, TEXAS 75020 (903)465-2151

LOT 1
HALIBURTON ADDITION
9.525 ACRES

SITE PLAN STATISTICS:

ZONING:	C-1, RETAIL BUSINESS DISTRICT
GROSS AREA:	9.525 ACRES (415,345 S.F.)
BUILDING AREA:	5,001 S.F.
HARD SURFACE AREA: PARKING, SIDEWALKS, AND ENTRY:	25,639 S.F.
LANDSCAPED AREA:	5,542 S.F.
PARKING REQUIRED:	25 SPACES (2 H.C. SPACE)
PARKING PROVIDED:	36 SPACES (4 H.C. SPACES)
EXTRA SPACES:	11 SPACES



GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY PREMIER SURVEYING LLC, 5700 W. PLANO PARKWAY, PLANO, TEXAS 75093 (972) 612-3601
2. PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN, TYPICAL.
3. LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
4. PROVIDE 6" THICK CONCRETE AT ALL DRIVES AND 5" THICK CONCRETE IN PARKING SPACES. PROVIDE A 6" CONCRETE CURB WHERE SHOWN ON THE SITE PLAN.
5. PROVIDE SALT FINISH ON ALL SIDEWALKS AND PLAZAS, TYPICAL U.N.O.

LANDSCAPE LEGEND

- CRAPE MYRTLES (dark red variety)
- 3 GALLON DWARF YAPOUN
- 3 GALLON YAPOUN HOLLY
- SOD

BLUESTONE
DRAFTING + DESIGN

4708 N. FM. 1417, SHERMAN, TEXAS 75092
P: 903.813.1415 F: 903.893.2124 WWW.BLUESTONE.WS

East Sherman Baptist
FM 1417 - Sherman, Texas 75092
SUBMITTAL

JOB TITLE:

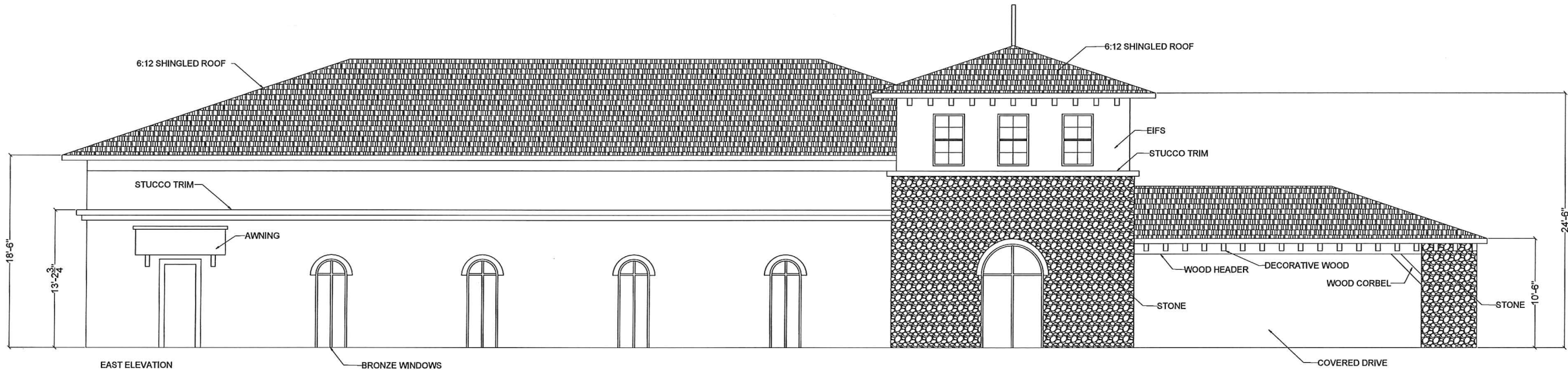
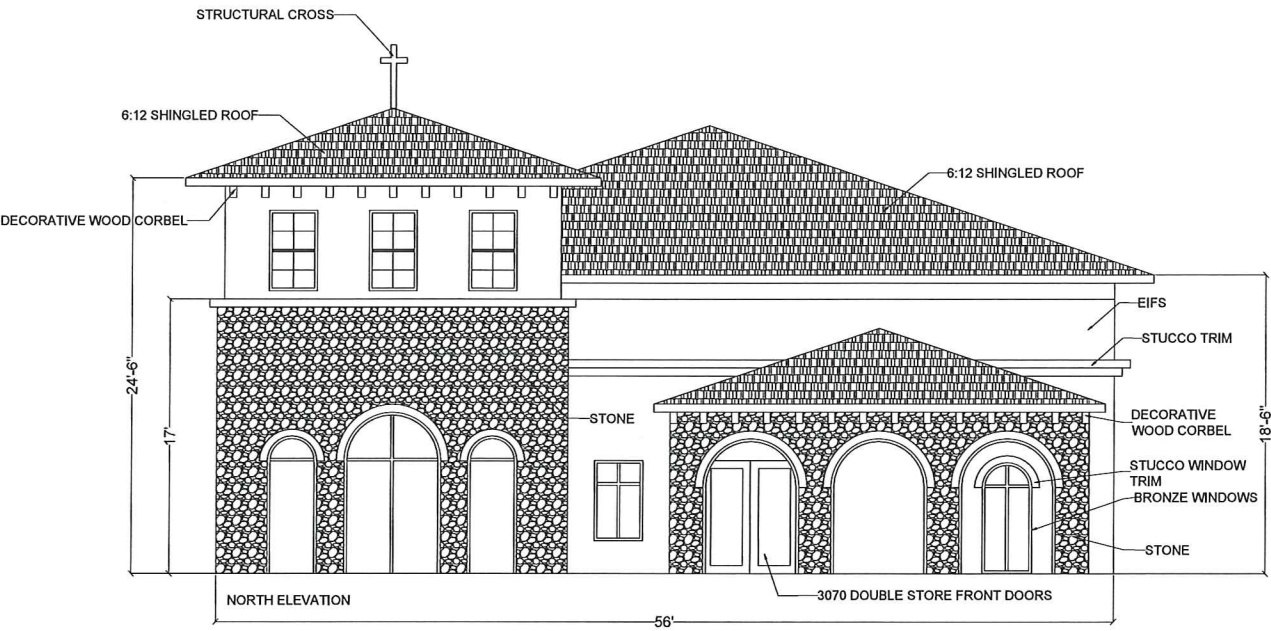
DRAWN BY:
A.BOOTHE

REVISION:

SCALE:
1/64" = 1'-0"

DATE:
12.12.2018

SHEET NO.:
A.001
SITE/LANDSCAPE



MATERIAL CONCEPT PICTURE

EXTERIOR SPECIFICATIONS		
PRODUCT	DESCRIPTION	NOTES
STONE	CREAM CHOPPED STONE	
STUCCO	TAN	
WINDOWS	BRONZE FRAME	
SHINGLES	WEATHERWOOD COMPOSITION	
TRIM PAINT COLOR	SW 7048 URBANE BRONZE	
ACCENT PAINT COLOR	SW 7036 ACCESSIBLE BEIGE	

JOB TITLE:

East Sherman Baptist
FM 1417 - Sherman, Texas 75092
SUBMITTAL

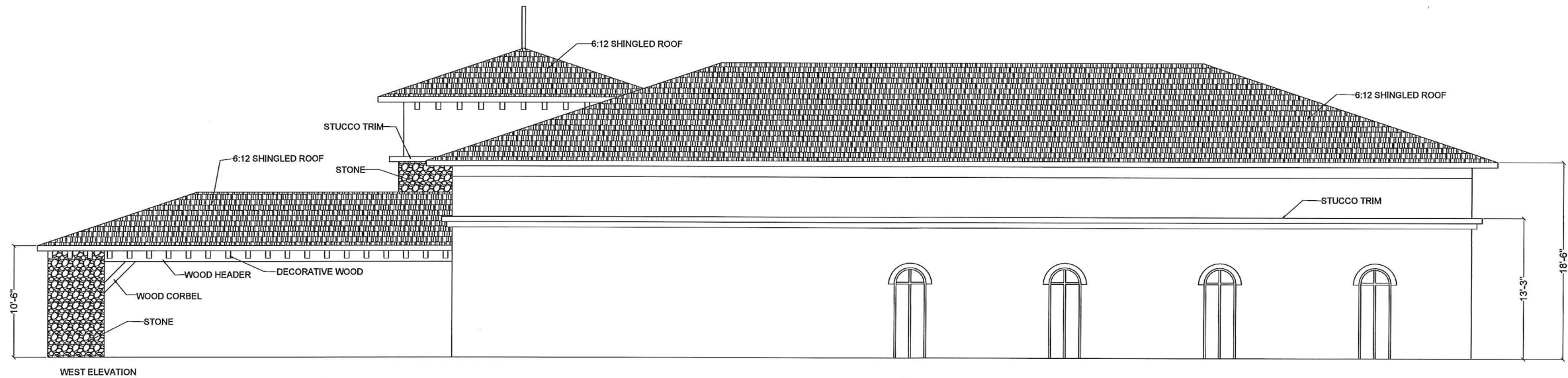
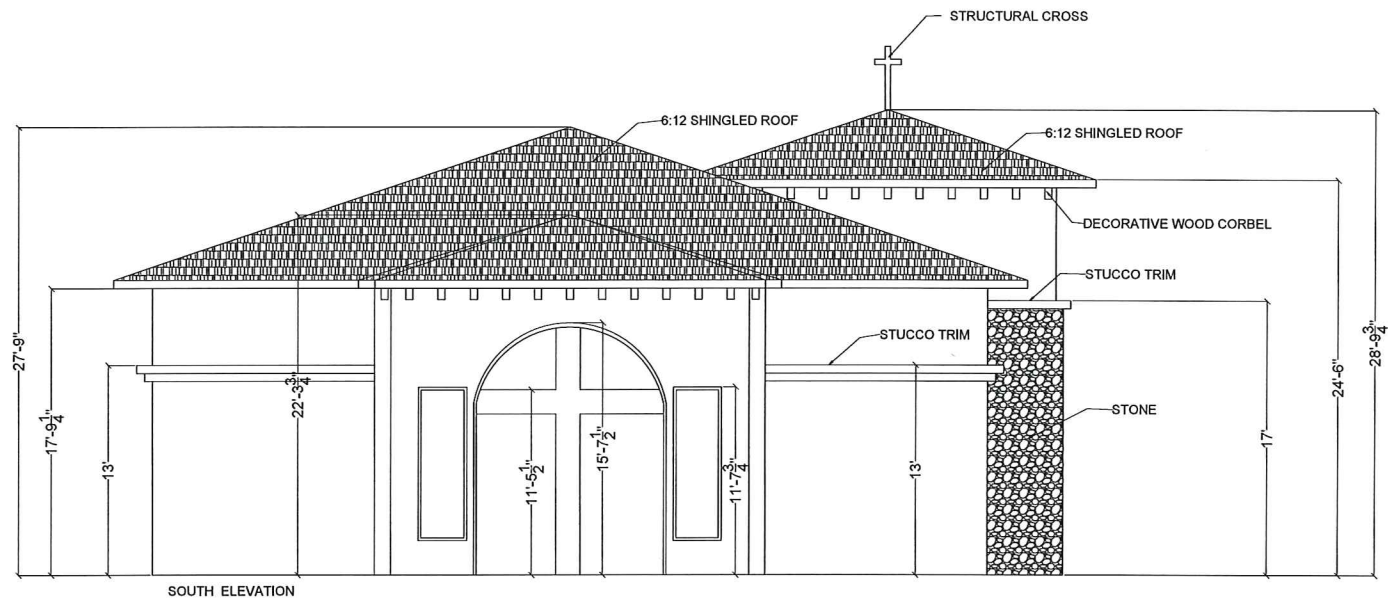
DRAWN BY:
A.BOOTHE

REVISION:

SCALE:
3/16" = 1'-0"

DATE:
11.14.2018

SHEET NO.:
A.003
ELEVATION



MATERIAL CONCEPT PICTURE

EXTERIOR SPECIFICATIONS		
PRODUCT	DESCRIPTION	NOTES
STONE	CREAM CHOPPED STONE	
STUCCO	TAN	
WINDOWS	BRONZE FRAME	
SHINGLES	WEATHERWOOD COMPOSITION	
TRIM PAINT COLOR	SW 7048 URBANE BRONZE	
ACCENT PAINT COLOR	SW 7036 ACCESSIBLE BEIGE	



4708 N. FM. 1417, SHERMAN, TEXAS 75092
P: 903.813.1415 F: 903.893.2124 WWW.BLUESTONE.WS

JOB TITLE:

East Sherman Baptist
FM 1417 - Sherman, Texas 75092
SUBMITTAL

DRAWN BY:

A.BOOTHE

REVISION:

SCALE:

3/16" = 1'-0"

DATE:

11.14.2018

SHEET NO.:

A.004
ELEVATION

STAFF REVIEW LETTER

December 12, 2018

East Sherman Baptist Church
910 E. King Street
Sherman, TX 75090

Premier Surveying, Inc.
5700 W. Plano Parkway, Ste. 3200
Plano, TX 75093

Barry Boothe
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for site plan approval for East Sherman Baptist Church for the property located at 2122 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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-1.1 (FM 1417 Overlay) District, and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. Screening shall be provided and maintained abutting residentially zoned property unless an exception is granted.
5. Parking shall be provided for one space for every seven (7) seats; a parking space is considered to be 9'x20'.
6. Parking is permitted on paved surfaces only (concrete or asphalt).
7. A ten (10) landscape and irrigated buffer strip along FM 1417 (Heritage Parkway) must be provided and maintained unless an exception is granted.
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 and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. City of Sherman Access Drive must be paved with asphalt or concrete by developer to account for additional ingress/egress traffic.
12. Entrances/Exits off of F.M. 1417 will be Right-in, Right-out only.
13. Additional Right of Way will be required for Widening of FM 1417.
14. The location of the trash receptors must be approved by the Public Works Department.
15. Privately owned and maintained detention in accordance with City criteria will be required as the site develops.
16. Verify fire lane requirements with Fire Marshall.

17. Water Pro-Rata will be due upon development. Verify water tap location and information with Mark Gibson, Director of Utilities.
18. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use. If sewer not to be extended, On Site Sewage Facility required to meet Grayson County requirements.
19. Replat required prior to development of commercial site.

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 the first name "Scott" and last name "Shadden" clearly legible.

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., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

6.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2001 LOY LAKE ROAD, SUITE P

The request of Aberfeldy Properties, Inc. (Owners) and Xiaoxiang Liu (Representative) concerning the property located at 2001 Loy Lake Road, Suite P, being 2.977 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 children's commercial amusement center in a C-2 (General Commercial) District.

Background:

The property is located at 2001 Loy Lake Road, Suite P between Taylor Street and Peyton Street in the Loy Lake Plaza Shopping Center. The property is zoned a C-2 (General Commercial) District. The applicant would like to open "Kid's Town Indoor Playground" (commercial amusement center) to provide indoor entertainment for pre-kindergarten children. Equipment includes: climbing structures, slides, trampolines and riding toys. They will also provide space for parties on weekends.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Aberfeldy Properties, Inc. (Owners)

Xiaoxiang Liu (Representative)

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:

12

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

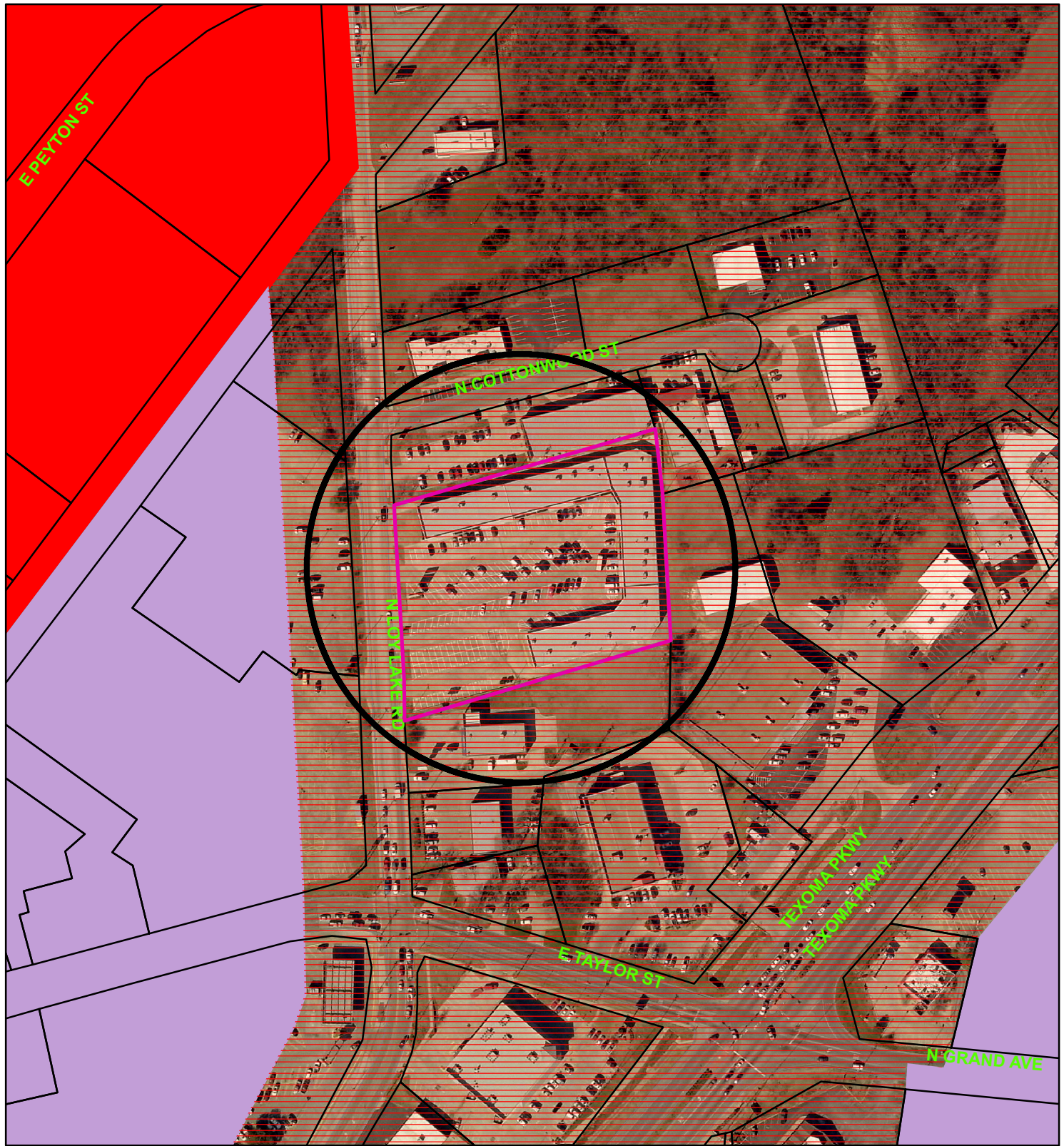
Narrative

Site Plan

Building Elevations

Staff Review Letter

Letter from Hokmeanheng Inc



Zoning - 2001 Loy Lake Road, Ste. P

Legend

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

Transportation Corridor

Representation: SHERMGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

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

2001 Loy Lake Road, Suite P



Kids Town Indoor Playground

By Wonder6 Entertainment LLC

Service:

- Provide indoor entertainment for pre-k kids during week days (Open play). After signing a waiver, parents are responsible for watching their kids. Equipment includes: climbing structures, slides, trampolines, riding toys.
- Provide party space for pre-k kids during weekends. Each party is 2 hour and has exclusive use of the store. Different customizable packages available to choose from.

Competition analysis:

- Major competitors: Chuck E. Cheese's, Jump 'N Land. As they all focus on entertainment for elder kids/mixed age groups, there is literarily no competition for "pre-k kids only" entertainment in Sherman/Denison area.

Initial investment:

- Equipment with installation: \$30000
- Remodeling and others: \$20000
- Other expendable funds: \$50000

Projected revenue, cost, and profit:

- Revenue from open play: 30 kids/day x 22 days x \$7 = \$4620/month
- Revenue from parties: 6 party/week x 4 weeks x \$250 = \$6000/month
- Rent, utility, supplies, maintenance: \$3000/month
- Salary + bonus: \$3000/month
- Net profit: \$4620/month

LOT 7

6

N 75°56'06" E 432.11' PPOLE

PPOLE

PPOLE CM

40.86'

330.8'

22.9'

94.87'

ONE STORY BRICK

50.0'

103.0'

7.9' 5.5' 3.8'

165.4'

21.2'

CURB INLET

UTILITY VAULT

13

14

FIRE LANE

FIRE LANE

129,749 sq. ft.
2.98 acres

FIRE LANE

FIRE LANE

FIRE LANE

25

24

6

N 02°23'02" W 307.08'

N LOY LAKE ROAD

CURB INLET

SIGN

FIRE LANE

FIRE LANE

FIRE LANE

FIRE LANE

25

5

ONE STORY BRICK

242.6'

CLEANOUTS(2)

CLEANOUTS(4)

E 307.19'

GO NO A V

FIRE LANE

FIRE LANE

FIRE LANE

FIRE LANE

16

15

7

4

SURFACE DRAINAGE ESM'T
TO CITY OF SHERMAN
VOL. 1873, PG. 138

132.1'

ONE STORY BRICK

50.0'

174.3'

27.2'

CLEANOUTS(2)

CLEANOUTS(2)

CLEANOUT

CLEANOUTS(2)

CLEANOUTS(2)

CLEANOUT

CM

S 75°55'08" W 431.00'

STM SEW MANHOLE

STM SEW MANHOLE

GAS METER

UTILITY VAULT

WATER METER

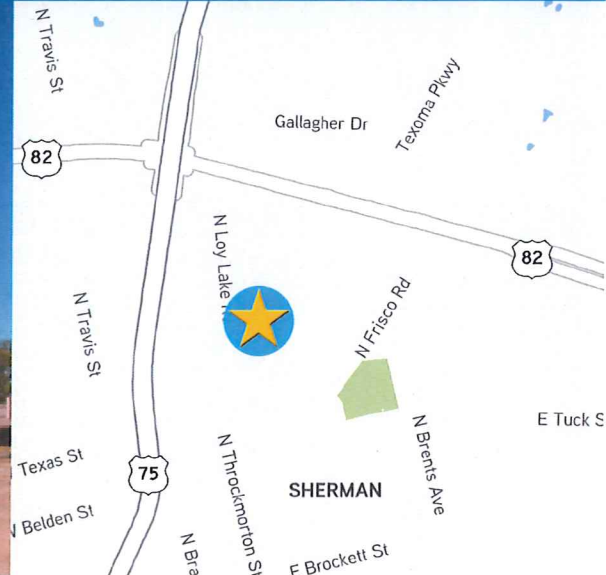
GUY WIRE

FOR LEASE > RETAIL SPACE

Colliers
INTERNATIONAL

Loy Lake Plaza

2001 LOY LAKE ROAD, SHERMAN, TX 75090



Loy Lake Plaza > Retail Space

Loy Lake Shopping is located in Sherman, Texas just north of Texoma Parkway.

Features

- > Centrally located with a high traffic count
- > Easy access from I-75
- > New development in area
- > Tenant improvement dollars available from owner
- > Great value at below market rate
- > Recently widened Loy Lake Road

Space Available

- | | | |
|----------------------|--------------------|--------------------|
| > Suite A-1 1,425 SF | > Suite K 1,471 SF | > Suite P 2,200 SF |
| > Suite B 2,695 SF | > Suite L 3,118 SF | |
| > Suite G 1,229 SF | > Suite N 1,497 SF | |
| > Suite J 1,962 SF | > Suite O 1,260 SF | |

Contact Us

PrestonBend
REAL ESTATE

RANDY JAY
TEL 903 200 9933
TEL 972 413 0375
www.prestonbendre.com

Colliers
INTERNATIONAL

GREG HOFFMAN
TEL 214 217 1211
TEL 800 520 1613

www.colliers.com

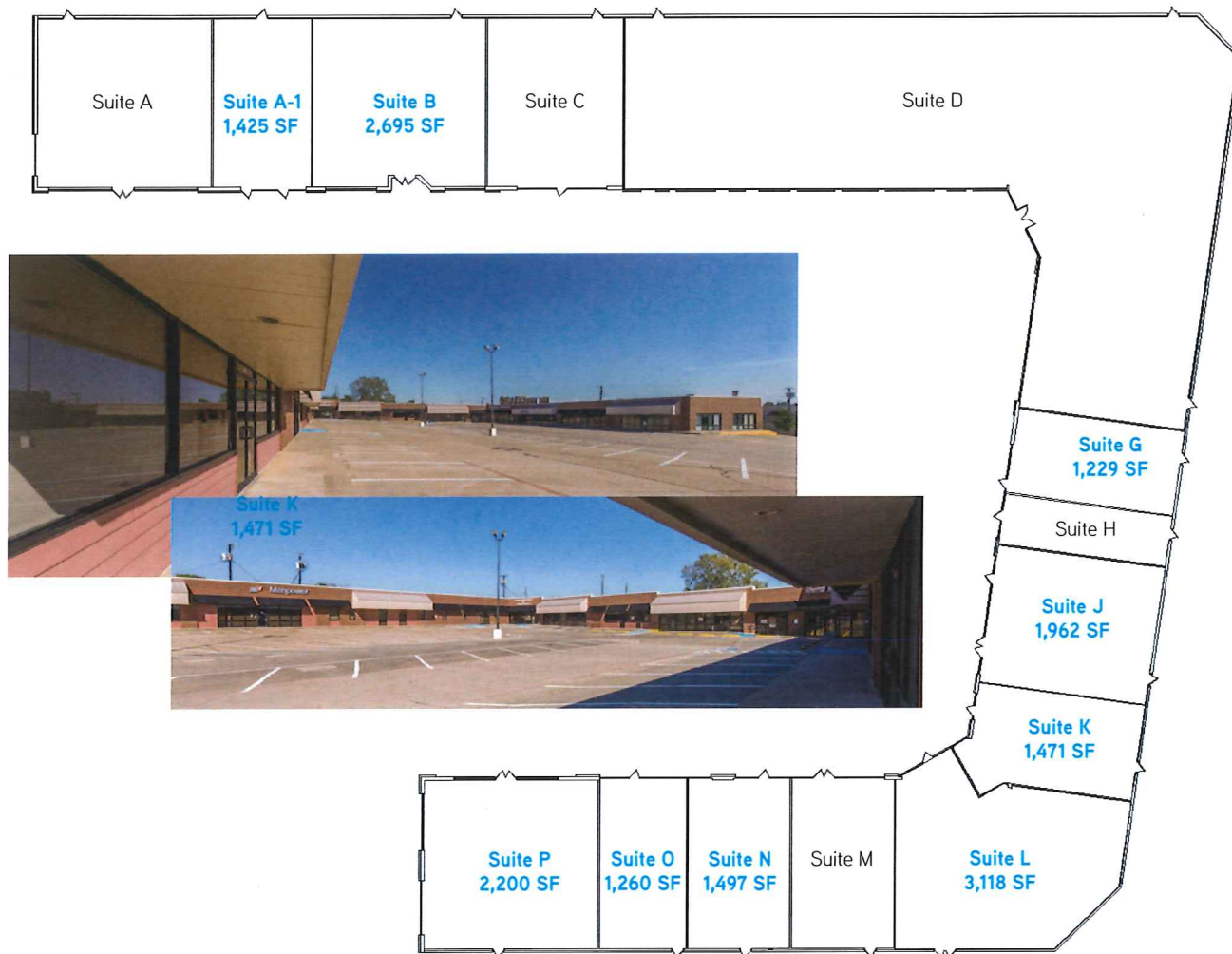
This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). All rights reserved.

FOR LEASE > RETAIL SPACE

Loy Lake Plaza

2001 LOY LAKE ROAD, SHERMAN, TX 75090

Available Suite



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	6,044	34,881	46,564
Number of Households	2,284	13,356	17,996
Average Household Income	\$40,458	\$58,008	\$61,650

TRAFFIC COUNTS

	APPROXIMATE
Highway 91 (Texoma Parkway)	14,470/day
US Highway 75	49,000/day
US Highway 82	18,142/day

GREG HOFFMAN
214 217 1211
greg.hoffman@colliers.com

COLLIERS INTERNATIONAL
1717 McKinney Avenue, Suite 900
Dallas, TX 75202
www.colliers.com



STAFF REVIEW LETTER

December 12, 2018

Aberfeldy Properties, Inc.
PO Box 1287
Northbrook, IL 60065

Aberfeldy Properties, Inc.
Younger Partners Property Services, LLC
14643 Dallas Parkway, Ste. 950
Dallas, TX 75254

Xiaoxiang Liu
400 East Northcreek Drive
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a children's commercial amusement center in a C-2 (General Commercial) District for the property located at 2001 Loy Lake Road, Suite P has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Loy Lake Road right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
5. The operation of illegal gambling machines is prohibited.
6. No outside storage/displays are allowed at any time.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Review the zoning and development ordinance for additional requirements.
10. 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.

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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

CC:	Robby Hefton, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Asst. City Manager
	Amber Doan, Engineering Coordinator	



Developmental Services

November 30, 2018

Hokmeanheng Inc.
213 Fairway Dr.
Gatesville, TX 76528

RECEIVED

DEC 12 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 18, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Aberfeldy Properties, Inc. (Owners) and Xiaoxiang Liu (Representative) concerning the property located at 2001 Loy Lake Road, Suite P, being 2.977 acres in the J.B. McAnair Survey, Abstract No. 763

The request is 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 children's commercial amusement center in a C-2 (General Commercial) 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 cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

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


Secretary, Planning & Zoning Board

*I would like to have see views presented by the board.
Thank you, HENRY SAN.*

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

7.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

402 SOUTH CROCKETT STREET

The request of Wormington Estates LLC (Owner), Jeremy Friesen (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 402 South Crockett Street, being part of Lot 1, Block 1, Dickerman's 1st Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) and (5) and Section 6.2, Subsection (4) to allow off premise parking in lieu of the required 1 space per 200 square foot for an event center in a C-O (Office) District/Heritage ROW Historical District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a wedding and party event venue with living quarters in a C-O (Office) District/ Heritage Row Historical District.

Background:

The property is located at 402 South Crockett Street; the southwest corner of Cherry and Crockett Streets. The property is zoned a C-O (Office) District and also located in the Heritage Row Historical District. The property was rezoned to a C-O (Office) District, July 8, 2002 and was used as a law office for the past several years.

The owner is requesting a Specific Use Permit to allow an event center for weddings and parties; the second floor will be used for weekend overnight rental, typically for the bride/groom's family. They are also requesting an exception to allow off premise parking; First Baptist Church of Sherman is allowing use of it's parking lot across the street at 425 South Crockett Street. A Certificate of Appropriateness will be required from the Historical Preservation Board prior to any change of use in the Historical District. They will review any changes proposed to the structure.

Adjacent Zoning:

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

Origination:

Wormington Estates LLC (Owner)
Jeremy Friesen (Representative)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

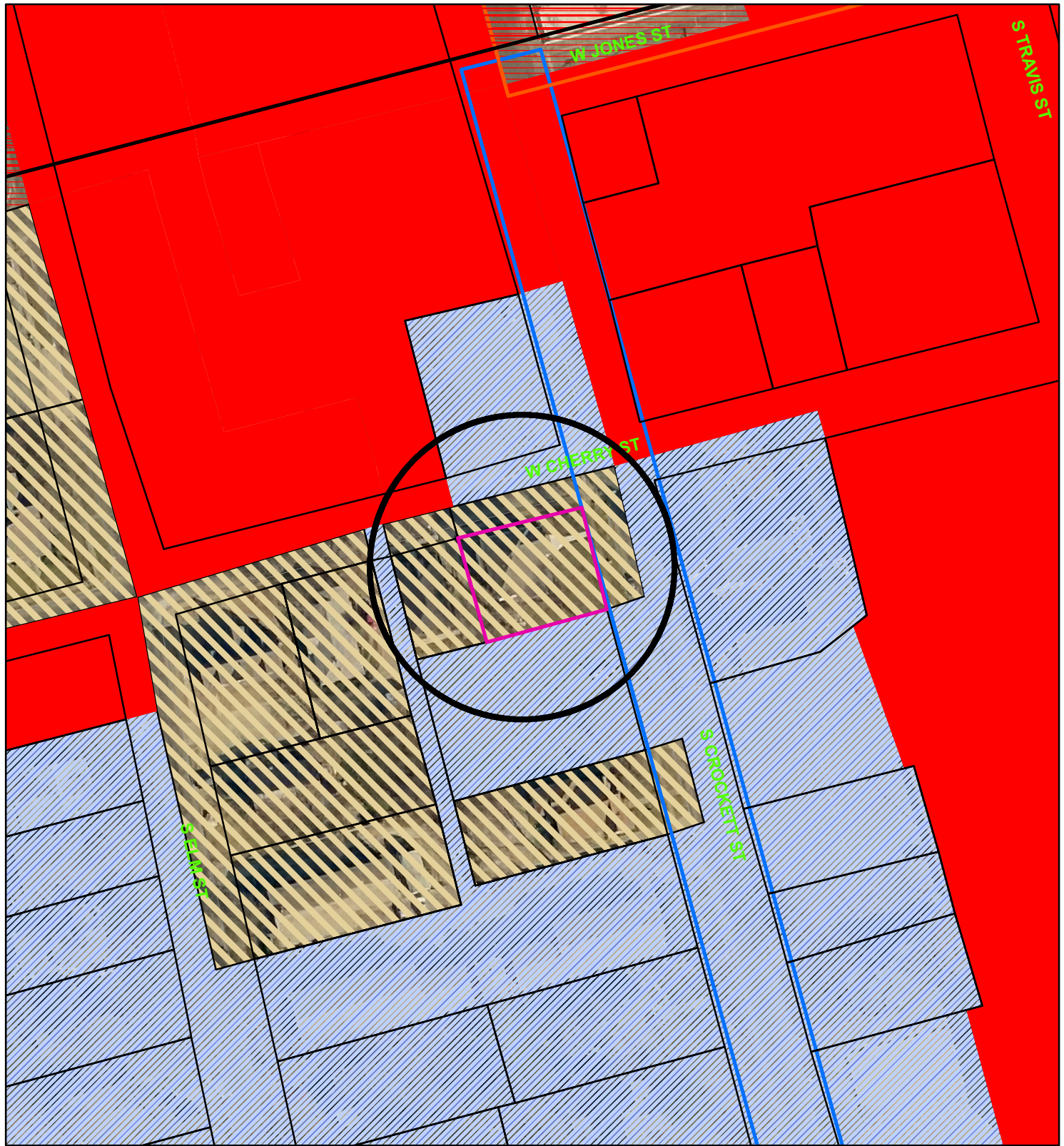
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Building Elevations
Parking Agreement
Aerial of Parking Lot
Staff Review Letter



Zoning - 402 South Crockett Street



City of Sherman, Texas
Developmental Services Department

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

Transportation Corridor

Representation: ShermGIS.DB0.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DB0.ZoningDistrict_Rep

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

Legend

- 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

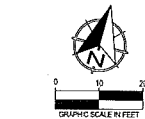
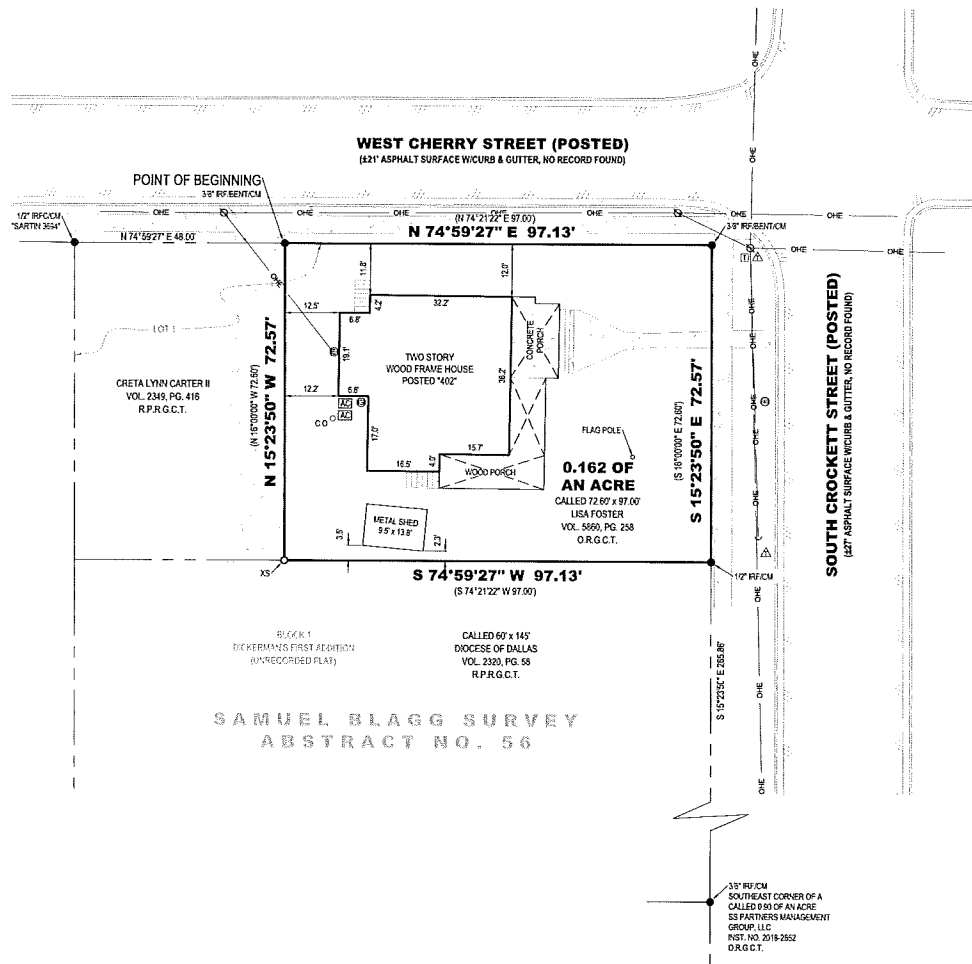


NOT TO SCALE

1 in = 100 ft

402 South Crockett Street





All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4203), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of that tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being a retracement survey of a called 72.00-foot by 97.00-foot tract of land described in the deed to Lisa Foster, recorded in Volume 5860, Page 258, Official Records of Grayson County, Texas, the same being described as the east 97 feet of Lot One in Block One of Dickerman's First Addition (an unrecorded plat), and being more particularly described as follows:

BEGINNING at a bent 3/8-inch iron rod found for the northwest corner of said Foster Tract, common to the northeast corner of a tract of land described in the deed to Creta Lynn Carter II, recorded in Volume 2349, Page 416, Real Property Records of Grayson County, Texas, and on the southerly line of West Cherry Street;

THENCE North 74°59'27" East, with the northerly line of said Foster Tract, and with the southerly line of said West Cherry Street, a distance of 97.13 feet to a bent 3/8-inch iron rod found for the northeast corner of said Foster Tract, and at the intersection of the southerly line of said West Cherry Street, and with the westerly line of South Crockett Street;

THENCE South 15°23'50" East, with the easterly line of said Foster Tract, and with the westerly line of said South Crockett Street, a distance of 72.57 feet to a 1/2-inch iron rod found for the southeast corner of said Foster Tract, common to the northeast corner of a called 60-foot by 145-foot tract of land described in the deed to Diocese of Dallas, recorded in Volume 2320, Page 58, said Real Property Records;

THENCE South 74°59'27" West, with the southerly line of said Foster Tract, and with the northerly line of said Diocese of Dallas Tract, a distance of 97.13 feet to an 'X' scribed in concrete set for the southwest corner of said Foster Tract, common to the southeast corner of aforesaid Carter Tract;

THENCE North 15°23'50" West, with the westerly line of said Foster Tract, and with the easterly line of said Carter Tract, a distance of 72.57 feet to the POINT OF BEGINNING and enclosing 0.162 of an acre (7,049 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0127709, issued by Alliant National Title Insurance Company, countersigned by Red River Title Company, with an effective date of June 18, 2018, and an issued date of June 26, 2018, and retitled below were considered for this Survey. The surveyor did not perform an abstract of title.

- 10a. Any matter, including but not limited to, Easements, Roadways and/or Building Set Back Lines as shown on the plat of record in Volume 96, Page 496, Deed Records, Grayson County, Texas.
(Does not affect the surveyed property)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Worrington Estates, LLC; Lisa Foster, Alliant National Title Insurance Company, Red River Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 07/05/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.



Chris R. Noah, R.P.L.S. No. 6585

LEGEND

● FOUND MONUMENT	⊕ ELECTRIC METER
○ SET MONUMENT	⚡ UTILITY/POWER POLE
IRF IRON ROD FOUND	— GUY
XS "X" SCRIBED IN CONCRETE SET	☎ TELEPHONE BOX
CM CONTROLLING MONUMENT	⚡ BURNED TELEPHONE MARKER
() DEED OR PLAT CALL	⊕ NATURAL GAS METER
O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	⊕ WATER METER
R.P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS	⊕ CLEAN OUT
VOL. PG. VOLUME, PAGE	— BOUNDARY LINE
(AC) AC UNIT	— ADJONER LINE
	— ASPHALT
	— OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
0.162 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
DICKERMAN'S FIRST ADDITION (UNRECORDED)
BLOCK 1, PART OF LOT 1
402 South Crockett Street, Sherman
Grayson County, Texas



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903/765-6029

TBPLS form No. 10/19/17
Drawn by: BRH
Checked by: CRN
Scale: 1"=20'
Date: 07/09/2018
Project No. 18-0289
Sheet No. 1 of 1

WEST CHERRY STREET (POSTED)

(±21' ASPHALT SURFACE W/CURB & GUTTER, NO RECORD FOUND)

POINT OF BEGINNING

3/8" IRF/BENT/CM

N 74°59'27" E 48.00'

(N 74°21'22" E 97.00')

N 74°59'27" E 97.13'

3/8" IRF/BENT/CM

LOT 1

CRETA LYNN CARTER II
VOL. 2349, PG. 416
R.P.R.G.C.T.

(N 16°00'00" W 72.60')

N 15°23'50" W 72.57'

4 parking spots
108' x 101'0"

12.5'

12.2'

11.8'

4.2'

6.8'

6.8'

17.0'

16.5'

4.0'

TWO STORY
WOOD FRAME HOUSE
POSTED "402"

WOOD PORCH

12.0'

36.2'

15.7'

3.2'

3.2'

3.2'

3.2'

3.2'

3.2'

3.2'

3.2'

FLAG POLE

**0.162 OF
AN ACRE**

CALLED 72.60' x 97.00'

LISA FOSTER
VOL. 5860, PG. 258
O.R.G.C.T.

(S 16°00'00" E 72.60')

S 15°23'50" E 72.57'

1/2" IRF/CM

OHE

OHE

OHE

OHE

OHE

OHE

OHE

OHE

OHE

OHE

OHE

SOUTH CROCKETT STREET (POSTED)

(±27' ASPHALT SURFACE W/CURB & GUTTER, NO RECORD FOUND)



Current View-Front-East





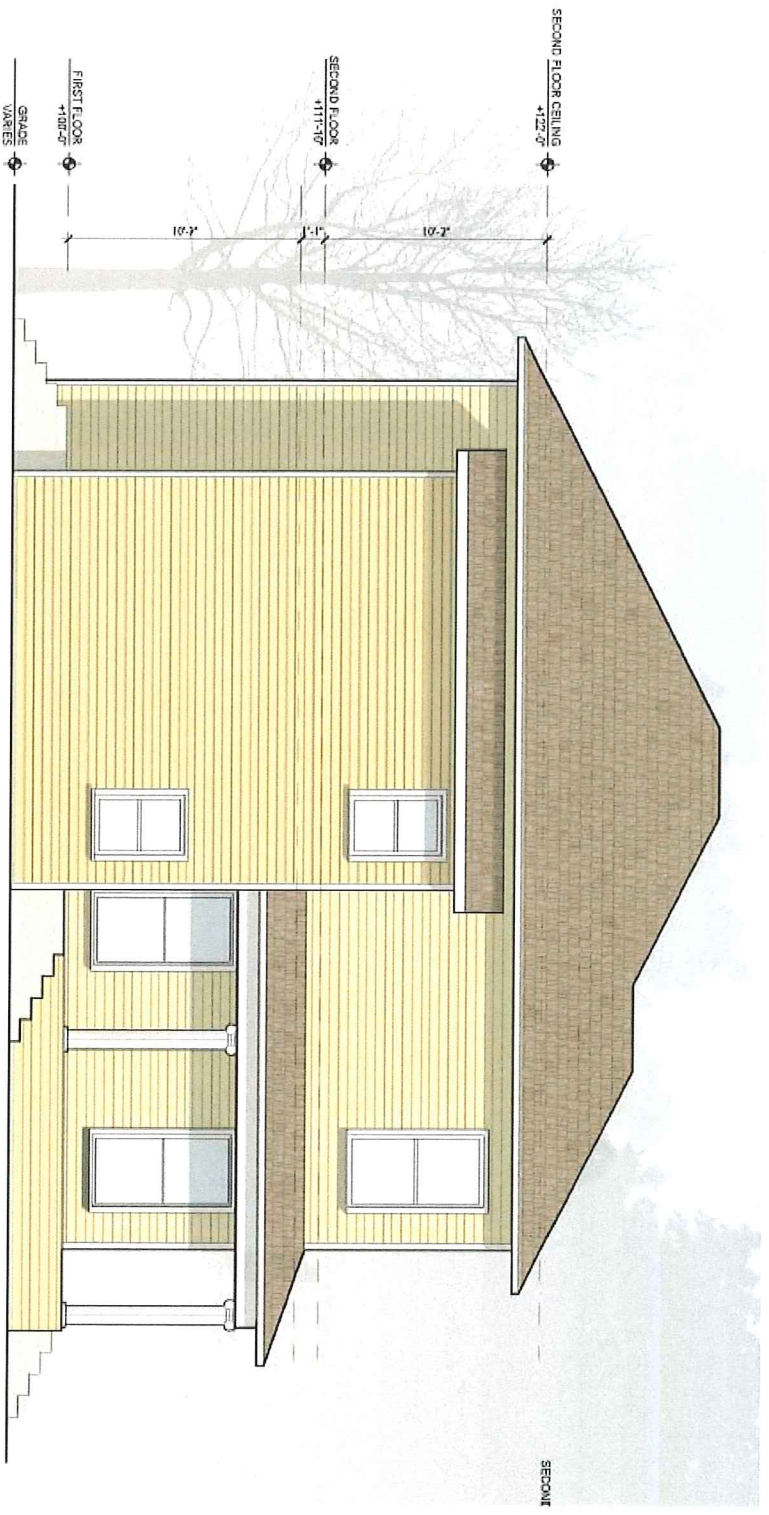
Current View-Back-West



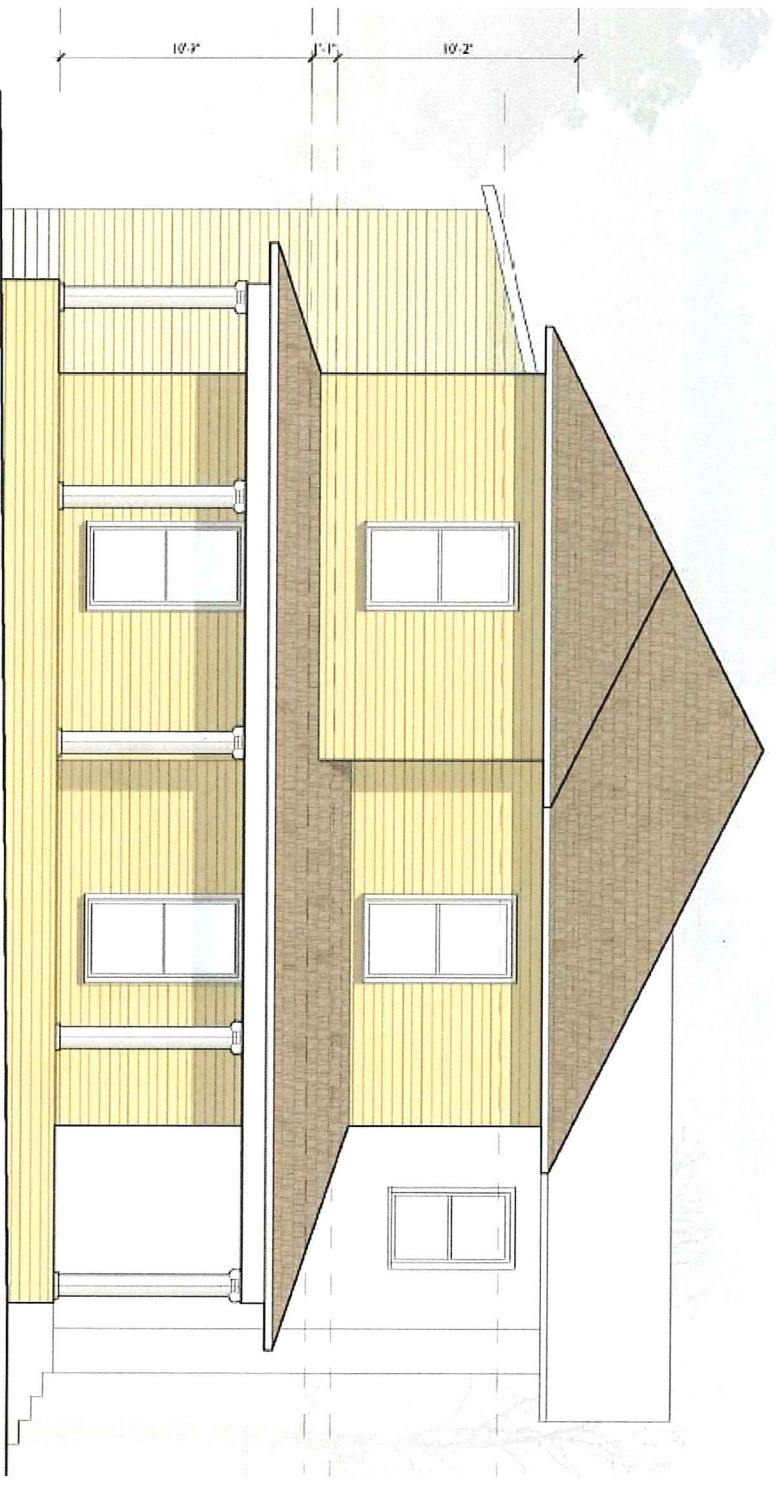
Current View-Southside



Proposed Exterior Example



4 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

State of Texas
County of Grayson

AGREEMENT FOR USE AND LEASE

This Agreement For Use and Lease ("Agreement") is made this 7 day of November, 2018, by and between FIRST BAPTIST CHURCH of SHERMAN, TEXAS ("Landlord") and WORMINGTON ESTATES, LLC ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

WHEREAS WORMINGTON ESTATES, LLC ("Tenant") owns and intends to remodel the home at 402 South Crockett Street, Sherman, Texas 75090 for an event venue to be used for weddings and other private gatherings;

WHEREAS there is currently a developed parking lot at 425 South Crockett Street, Sherman, Texas 75090, that is owned by FIRST BAPTIST CHURCH of SHERMAN, TEXAS ("Landlord") and is located across the street from the vacant lot at 412 South Crockett Street, Sherman, Texas and immediately adjacent to St. Stephen's Episcopal Church at 401 South Crockett Street, Sherman, Texas 75090;

IN CONSIDERATION OF THE ABOVE, the PARTIES agree as follows:

- 1. Premises.** The premises for permitted use is a developed parking lot at 425 South Crockett Street, Sherman Texas 75090 ("Premises").
- 2. Agreement to Lease.** Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.
- 3. Term.** This Agreement will be for a 2 year term beginning on November 10, 2018 and ending on November 10, 2020 (the "Term").
- 4. Rent.** Tenant will pay Landlord a monthly rent of \$100.00 for the Term. Rent will be payable in advance and due on the 1st day of each month during the Term. The first rent payment is payable to Landlord when Tenant signs this Agreement. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: Personal check, Cash, Credit card, and will be payable in U.S. Dollars. Payment of rent in advance by months or years are permitted.
- 5. Late Fee.** Rent paid after the 1st day of each month will be deemed as late; and if rent is not paid within seven (7) days after such due date, Tenant agrees to pay a late charge of \$10.00 per day for each day the rent is late.

6. Use of Parking Lot. Landlord covenants and agrees that Tenant's customers may use the parking spaces in the parking lot located at 425 South Crockett Street, Sherman, Texas 75090 ("Premises"). This Agreement does not impose any responsibility (financial or otherwise) on Tenant for the maintenance of, payment for, and upkeep of this parking lot other than as provided in paragraph 4 above. Landlord is granting permission to Tenant and its customers to use this parking lot for parking during events for which Tenant's customers are renting Tenant's facilities, Monday through Saturday, during the hours of 7 a.m. to 11 p.m. and Sunday 2 p.m. to 11 p.m.

7. Notification of Usage. Tenant will inform Landlord of all events and parking lot usage prior to an event.

8. Conflicts. Notwithstanding the terms set forth in this document, the Landlord reserves the right to deny parking lot usage to Tenant and their customers due to a perceived conflict, be it an issue of availability, utilization, or otherwise.

9. Landlord's Failure to Give Possession. In the event Landlord is unable to give possession of the Premises to Tenant on the start date of the Term, Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant.

10. Holdover Tenancy. If Landlord accepts a rent payment from Tenant after the Term expires, both Parties understand that a month-to-month holdover tenancy will be created at the agreed upon monthly rent, unless proper notice has been served as required by applicable laws.

11. Use of Premises. The Premises are to be used by Tenant and Tenant's customers during the events for which Tenant has leased its premises. Landlord will maintain a valid General Liability policy. Tenant will not engage in any objectionable conduct, including conduct which would be inconsistent with the mission of Landlord or conduct that causes dangerous, hazardous, or unsanitary conditions. Concerns that Landlord may have as it relates to this paragraph will be addressed as identified in paragraph 22 below.

12. Maintenance and Repairs. Landlord bear the expenses of maintaining the Premises. Tenant will be responsible for any damage caused by Tenant usage and shall cooperate with Landlord to coordinate any necessary repairs to restore Premises to original, working condition.

13. Compliance with Rules and Regulations Applicable to 425 South Crockett Street, Sherman, Texas 75090. Tenant agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority as it relates to the usage of 425 South Crockett Street, Sherman, Texas.

14. Notice of Lease Cancellation. Both Parties agree to provide a 30 Day Notice of Cancellation in writing, to be delivered to the addresses set forth in paragraph 24 below.

15. Compliance with Rules and Regulations Applicable to 425 South Crockett Street, Sherman, Texas 75090. Landlord agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority as it relates to the maintenance of the parking lot located at 425 South Crockett Street, Sherman, Texas.

16. Alterations/Improvements to 425 South Crockett Street, Sherman, Texas 75090. Landlord permits Tenant to place temporary (day-of-event) parking signs to distinguish lot for usage during approved events. All temporary signage will be removed upon the completion of the event. However, no permanent structures or signs on Premises will be permitted without Landlord's permission.

17. Liability. Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury, or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of Landlord. Tenant will maintain liability insurance to cover any loss, claim, damage, or expense as a result of any accident, injury, or damage to any person or property that may occur at 425 South Crockett Street, Sherman, Texas 75090.

18. Assignment and Subletting. Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

19. Permission for use: The Parties agree that Landlord has first right of use for the Premises at all times.

20. Non-payment of Rent. In the event of any non-payment of rent under this Agreement, Landlord will provide Tenant a notice of non-payment of rent and a reasonable opportunity to correct same.

21. Default. Should either Party contend that the other is in Default of this Agreement in some manor or that they have not complied with some aspect of this agreement, then that Party agrees to provide written notice of the specific problem/default at issue and to provide the other Party with reasonable opportunity to repair the alleged problem/default.

22. Mediation. As a condition precedent to filing any legal proceeding to enforce any part of this Agreement, the Parties agree to first attend a voluntary, non-binding mediation with a Mediator whose profession is the mediation of disputes. The purpose of this Agreement is to ensure that the Parties utilize all Alternative Dispute Resolution remedies available to them prior to initiating litigation. The Parties Agree that if either of them initiate litigation without first attending a mediation, then an abatement of any legal proceedings will immediately issue upon Request of either of them to permit mediation to occur.

23. Hazardous Materials. Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

24. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following addresses (or to another address that either Party may designate upon reasonable notice to the other Party):

Notices shall be sent to Landlord at the following address:
FIRST BAPTIST CHURCH OF SHERMAN, TEXAS
400 South Travis Street
Sherman, TX 75090

Notices shall be sent to Tenant at the following address:
Wormington Law Group, PLLC
212 East Virginia Street
McKinney, TX 75069

25. Quiet Enjoyment. If Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably and quietly hold and enjoy the Premises during the Term.

26. No Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

27. Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

28. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon the Parties and their permitted successors and assigns.

29. Governing Law. The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflicts of laws provisions.

30. Disputes. Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the parties are permitted to file a lawsuit in the District Courts of Texas.

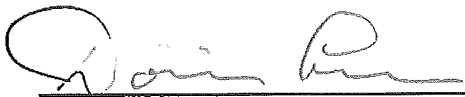
31. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

32. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

33. Headings. The section headings herein are for reference purposes only and shall not otherwise affect the meaning, construction or interpretation of any provision in this Agreement.

34. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and cancels all prior agreements of the Parties, whether written or oral, with respect to the subject matter.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.



Landlord Signature

First Baptist Church of Sherman, Texas

Landlord Full Name

11/7/18

Date of signature

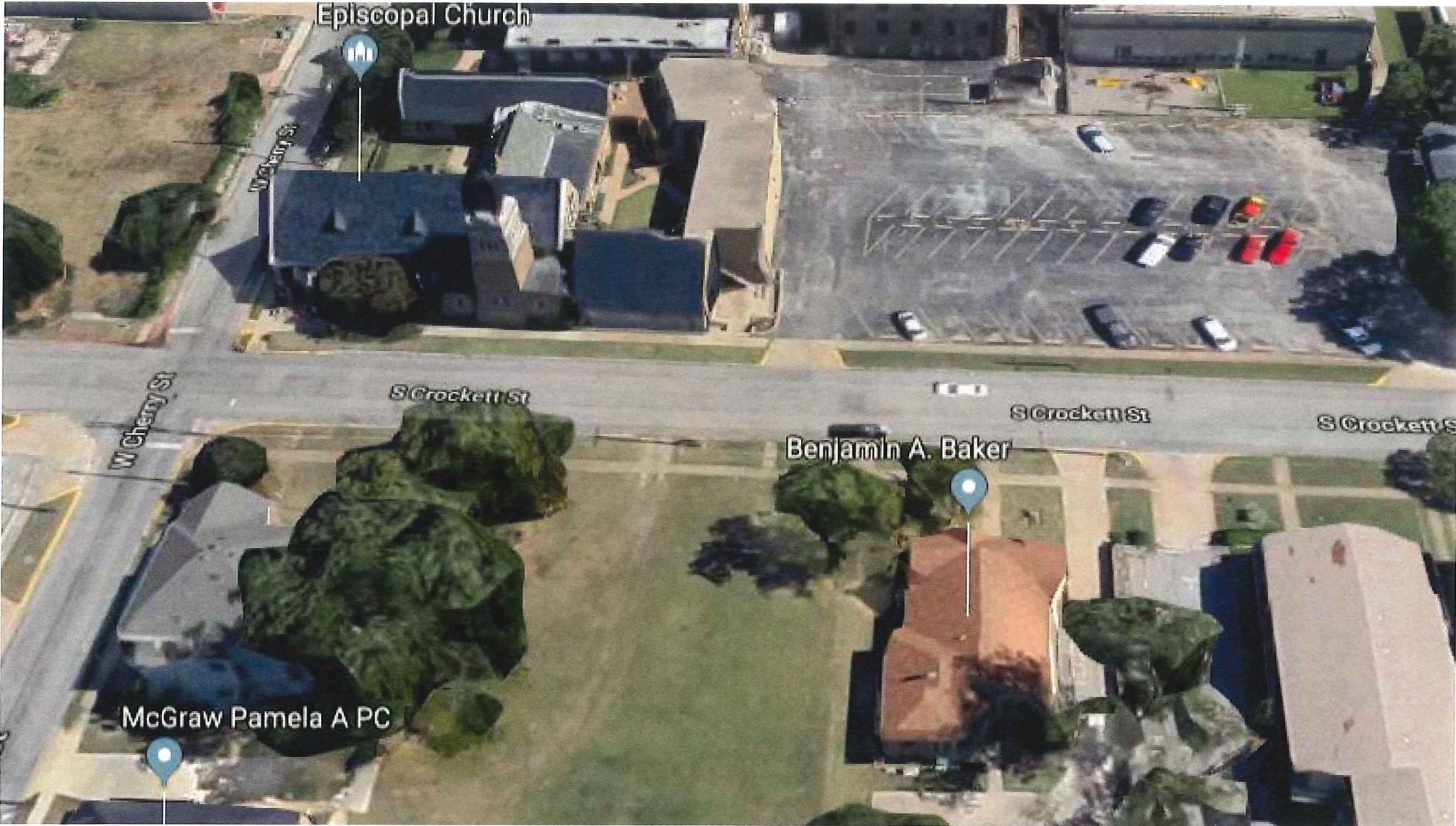


Tenant Signature

Wormington Estates, LLC

Tenant Full Name

11/7/18
Date of signature



STAFF REVIEW LETTER

December 12, 2018

Larry Wormington
212 East Virginia Street
McKinney, TX 75069

Preston Trail Land Surveying
83493 N. State Highway 289
Pottsboro, TX 75076

Jeremy Friesen
212 East Virginia Street
McKinney, TX 75069

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a wedding and party event venue with living quarters in a C-O (Office) District/ Heritage ROW Historical District for the property located at 402 South Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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-O (Office) District, the Heritage Row Historical District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No outside storage/displays are allowed at any time.
4. Blocking of streets/sidewalks is prohibited.
5. All parking shall be on private property and shall not encroach into Crockett Street or Cherry Street right-of-way.
6. Parking ratios required unless an exception is approved: Commercial Amusement Center – 1 space per 200 square foot; Living Quarters – 1 space per bedroom.
7. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
8. Screening shall be provided and maintained abutting any residentially zoned property unless an exception is approved.
9. A Certificate of Appropriateness will be required from the Historical Preservation Board prior to any change of use and any changes to the structure in the Historical District.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Violation of the conditions of the SUP will terminate the Specific Use Permit.
12. Review the zoning and development ordinance for additional requirements.
13. 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:

14. Management will make guests aware to use sidewalk and pedestrian crossings to and from off-site parking at all times.

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 that reads "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

8.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1305 NORTH SAM RAYBURN FREEWAY

The request of JUSTBLW3 LLC and Just Clouds, LLC (Owners), Shu Yang (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1305 North Sam Rayburn Freeway, being 0.40 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 automobile repair including mechanical repairs, engine repair, brakes, steering/suspension, alignments, transmissions, etc. in a C-2 (General Commercial) District/ O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 1305 North Sam Rayburn Freeway between Evergreen and Sycamore Streets. The property is zoned a C-2 (General Commercial) District. The property has been approved for the following by the Planning and Zoning Commission and City Council:

- Specific Use Permit to allow automotive repair, March 17, 2014; the business closed down for more than sixty days so the Specific Use went away.
- Exception to allow seven off-street parking spaces in lieu of the required eleven, February 18, 2014.

The applicant is requesting a Specific Use Permit to allow automotive repair and maintenance services such as engine repair, A/C repair, brakes, steering/suspension, alignments, transmissions, etc. They will not sell tires or perform body work.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

JUSTBLW3 LLC and Just Clouds, LLC (Owners)

Shu Yang (Applicant)

Underwood Drafting and 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

Building Elevations

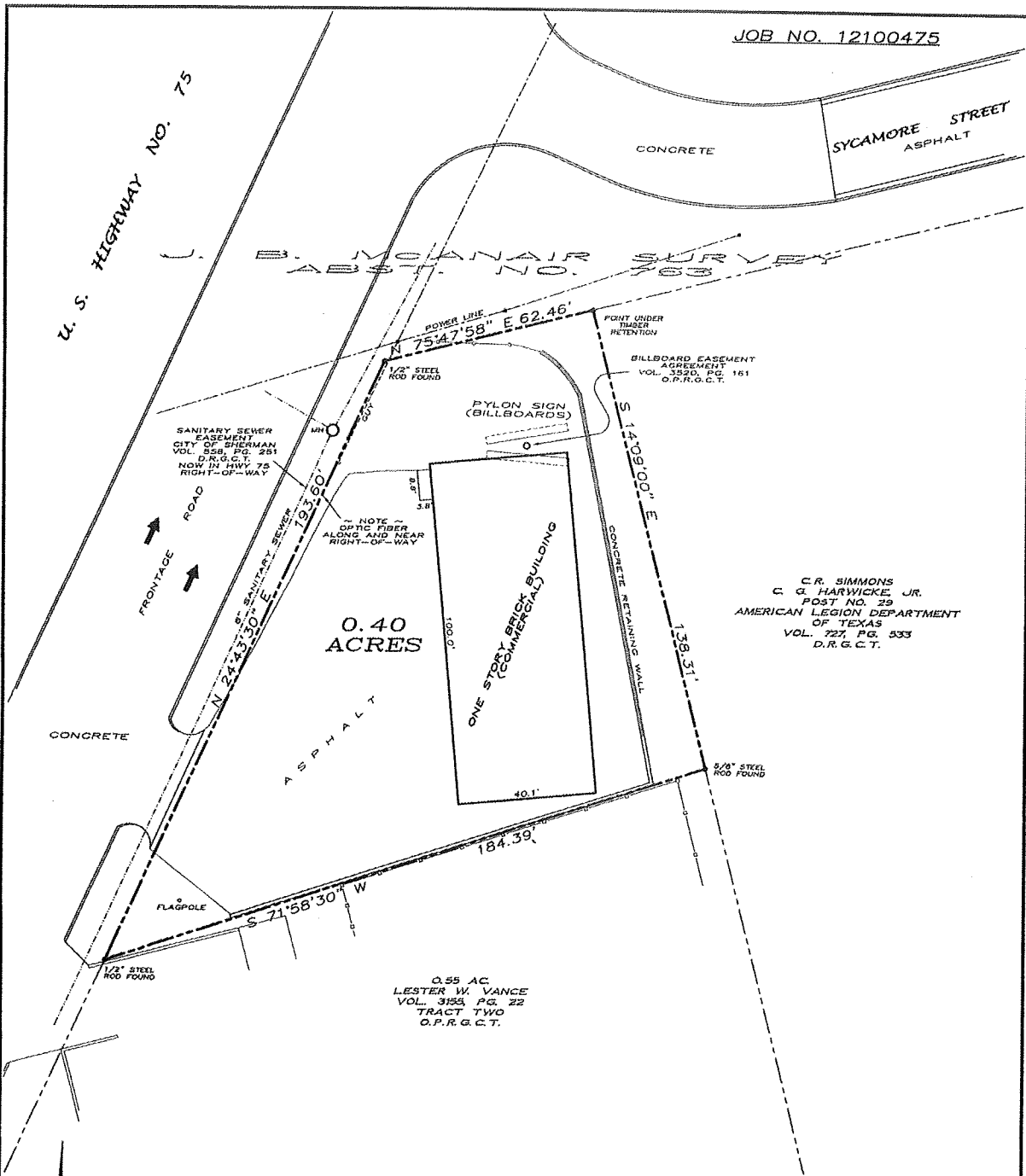
Staff Review Letter


$$1 \text{ in} = 100 \text{ ft}$$

1305 North Sam Rayburn Freeway



JOB NO. 12100475



C.R. SIMMONS
C. G. HARWICK, JR.
POST NO. 29
AMERICAN LEGION DEPARTMENT
OF TEXAS
VOL. 727, PG. 533
D.R.G.C.T.

SCALE
1" = 30'

SEE LEGAL DESCRIPTION ATTACHED

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that a this plat was prepared from an actual survey made on the ground October 30, 2012, and is a true and correct representation of the property as shown hereinabove to the best of my knowledge and belief.

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

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

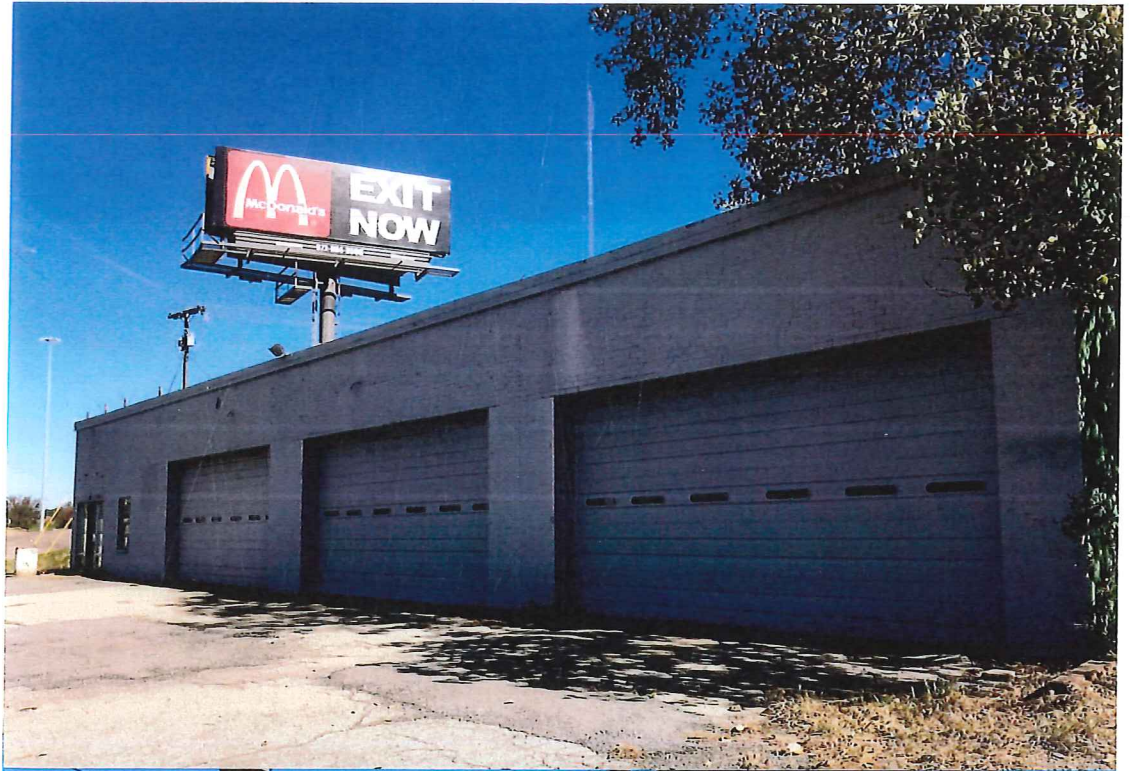
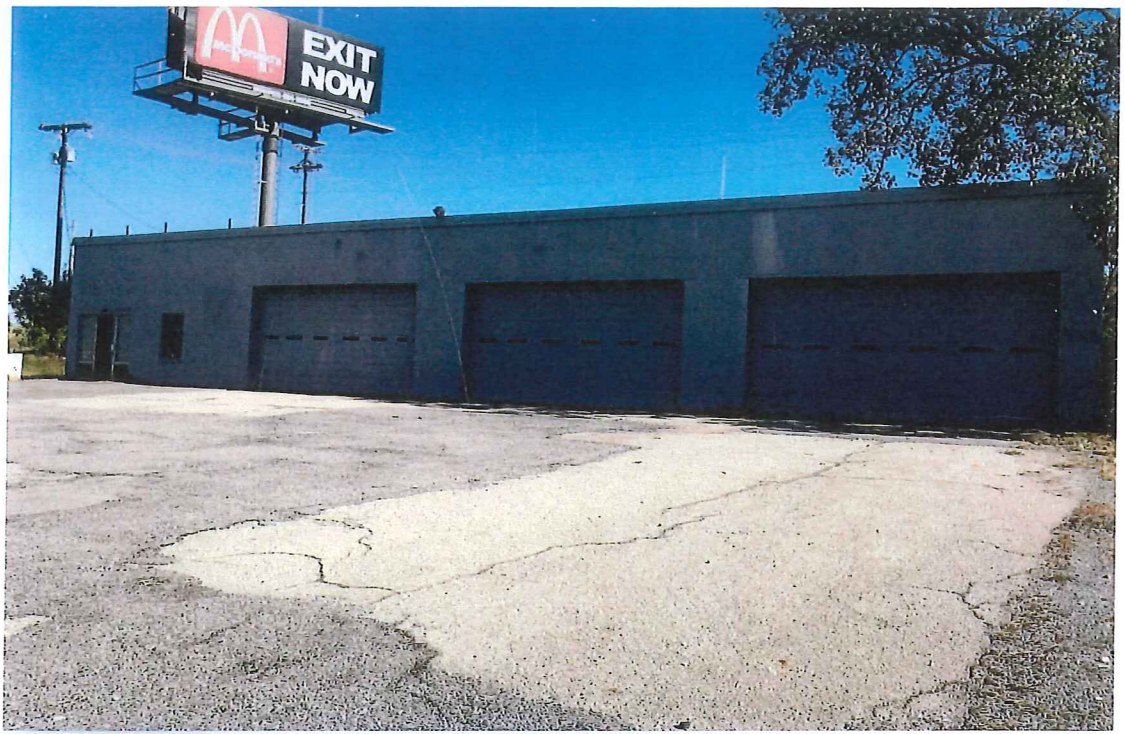
This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2012
Underwood Drafting & Surveying, Inc.
All rights reserved.

UNDERWOOD
DRAFTING & SURVEYING

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







STAFF REVIEW LETTER

December 12, 2018

Just Clouds, LLC
4347 W. Northwest Highway, Suite 130-164
Dallas, TX 75220

JUSTBLW3, LLC
4347 W. Northwest Highway, Suite 130-164
Dallas, TX 75220

Shu Yang
1004 Park Meadow Lane
McKinney, TX 75071

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile repair including mechanical repairs, engine repair, brakes, steering/suspension, alignments, transmissions, etc. in a C-2 (General Commercial) District/ O-1.2 (Sam Rayburn Overlay) District for the property located at 1305 North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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-1.2 (Sam Rayburn Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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. All requirements of the Floodplain Ordinance should be followed.
11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. Entrances/Exits off of Sam Rayburn Freeway (Hwy. 75) Service Road will be Right-in, Right-out only.
13. The location of trash receptors must be approved by Public Works Department.

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". The signature is fluid and cursive, with the first name "Scott" written in a larger, more prominent script than the last name "Shadden".

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., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

9.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

5005 NORTH TRAVIS STREET

The request of Young Enterprises, LP (Owners), Daniel Worrell (Representative) and David Baca Studio (Architect) concerning the property located at 5005 North Travis Street, being 3.804 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval for YE Urban Lofts under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 5005 North Travis Street between Northcreek Drive and Liberty Hill Trail. The property is zoned an SF-1 (Single Family Residential) District. The owners are requesting a zone change to an R-2 (Multi-Family Residential) District to construct a three story, sixty-three plus unit, apartment building on the lot. The site plan is conceptual and will require a more detailed site plan approval before construction begins.

Adjacent Zoning:

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Daniel Worrell (Representative)

David Baca Studio (Architect)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

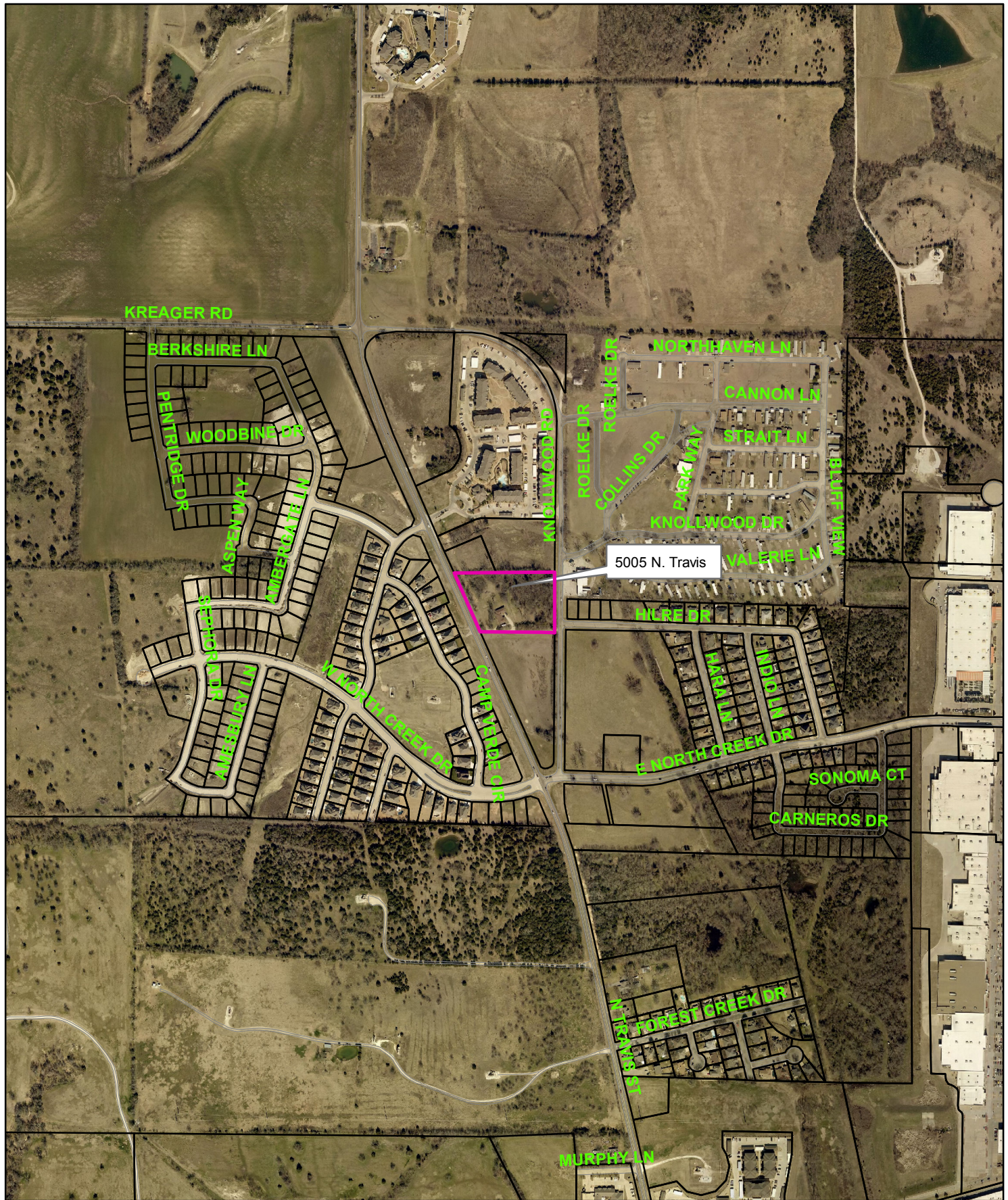
Zoning Sign Photo

Survey

Conceptual Site Plan

Building Elevations

Staff Review Letter

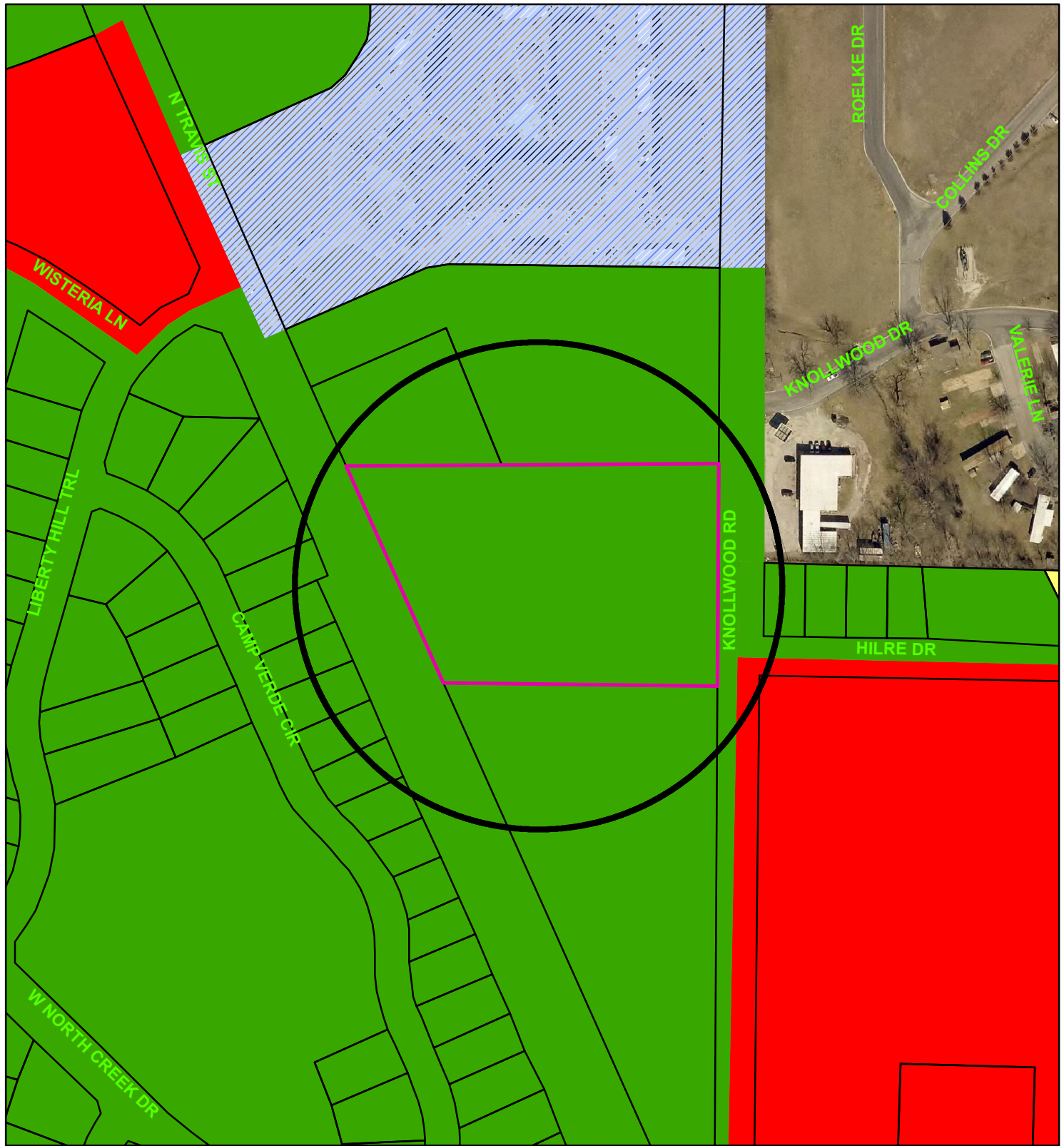


5005 North Travis Street



NOT TO SCALE

1 in = 700 ft



Zoning - 5005 North Travis Street



City of Sherman, Texas
Developmental Services Department

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
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

Legend

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

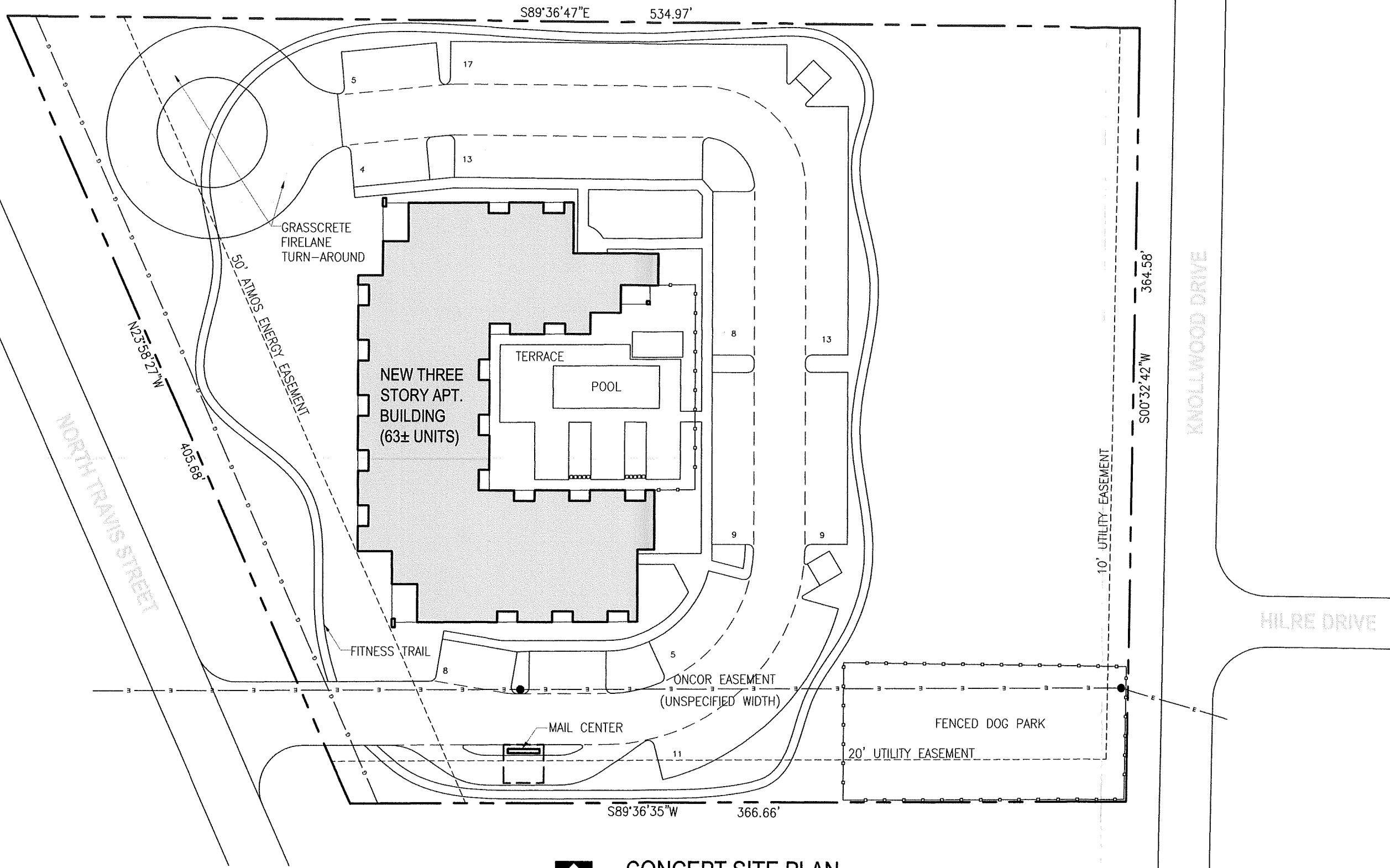


NOT TO SCALE

1 in = 200 ft

5005 North Travis Street





1 CONCEPT SITE PLAN

SCALE: 1" = 50'-0"

3.084 ACRES
ALEXANDER & RICHARDS SURVEY
ABSTRACT #42

SITE PLAN STATISTICS:

CURRENT ZONING: SF-1; SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: R-2; MULTI-FAMILY RESIDENTIAL

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY HELVEY-WAGNER SURVEYING, INC.,
222 WEST MAIN STREET, DENISON, TEXAS 75020 (903.463.6191).



100 NORTH TRAVIS STREET
SUITE NO. 500A
SHERMAN, TEXAS 75090

903 893 5800

www.davidbacastudio.com

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

YE Urban Lofts

5005 North Travis Street, Sherman, Texas 75092

PROJECT NUMBER

1833

DATE

11.20.18

SHEET NUMBER

CSP-1

concept site plan



CONCEPT TRAVIS STREET FACADE

SCALE: 1" = 15'-0"

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	DATE

YE Urban Lofts

5005 North Travis Street, Sherman, Texas 75092

PROJECT NUMBER

1833

DATE

11.20.18

SHEET NUMBER

CSP-2

concept facade

STAFF REVIEW LETTER

December 12, 2018

Young Enterprises, LP
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

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

Daniel Worrell
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for a zone change and conceptual site plan approval for YE Urban Lofts from an SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District for the property located at 5005 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 R-2 (Multi-Family Residential) District, the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking ratio required: 1 space per bedroom, minimum two per unit.
8. The trash dumpster will need to be located inside the main building area and screened.
9. All finishes shall be masonry or masonry veneer (including carports/garages) unless an exception is approved.
10. This site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission before construction begins.
11. Review the zoning and development ordinance for additional requirements.
12. 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:

13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
14. Verify fire lane requirements with Fire Marshall.
15. Water and Sewer Pro-Rata will be due at the time of development. Verify sewer capacity for proposed use.

16. Internal water and sewer lines will be privately owned and maintained.
17. Privately owned and maintained detention in accordance with City criteria is required.
18. Permanent structures will not be permitted within any easements.
19. The location of trash receptors must be approved by the Public Works Department.

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 that reads "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

10.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1203 SOUTH FIRST STREET

The request of Cupid Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1203 South First Street, being Lots 1 & 2, Block 4, W.D. Fitch Addition, containing 0.482 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow three lots with widths of fifty (50) feet in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Block 4, W.D. Fitch Addition.

Background:

The property is located at 1203 South First Street; the southeast corner of Kentucky and First Streets. The property is zoned an R-1 (One Family Residential) District. The owners are requesting to replat the property into three, 50 foot lots for residential construction.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail) District

Origination:

Cupid Properties, LLC (Owners)

Helvey-Wagner Surveying, Inc. (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:

38

Objections Received:

0

Attachments

Location Map

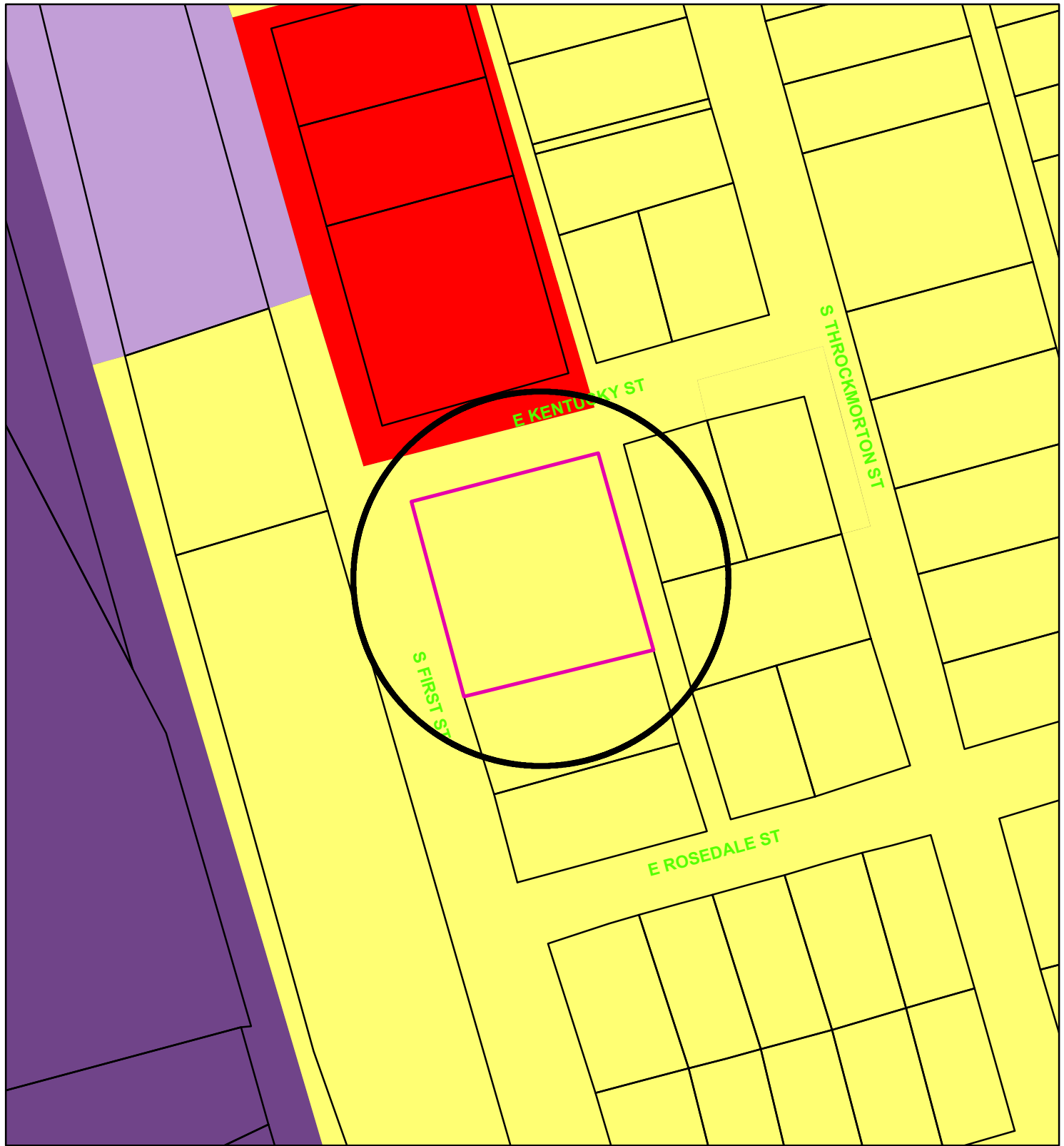
Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter





Zoning - 1203 South First Street



City of Sherman, Texas
Developmental Services Department

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

Transportation Corridor

Representation: ShermGIS.DB0.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DB0.ZoningDistrict_Rep

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

Legend

- 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

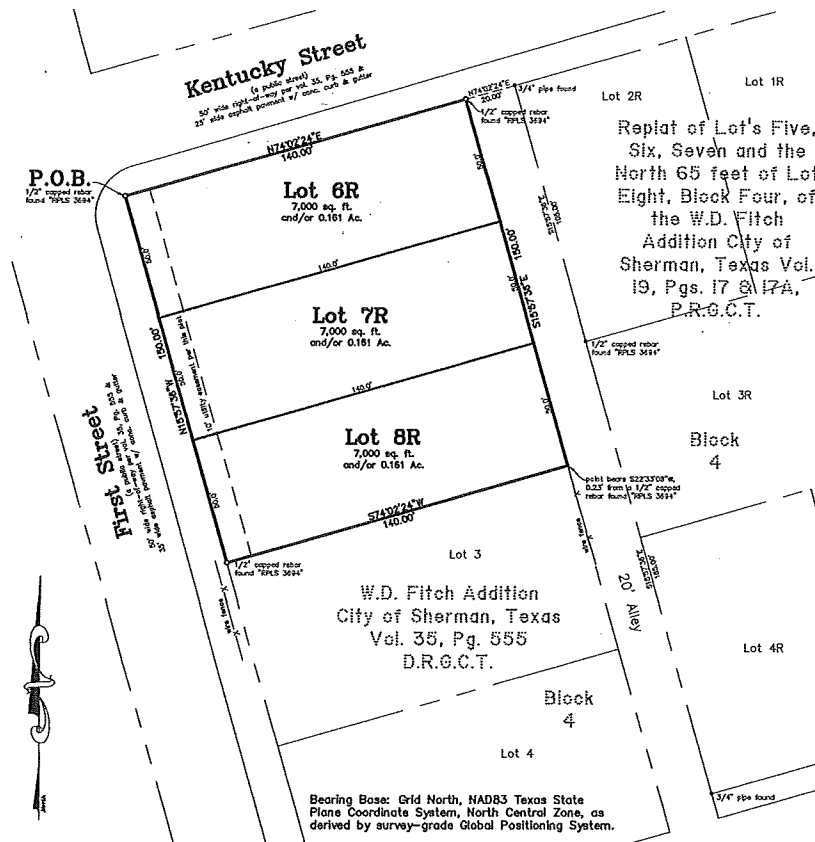


NOT TO SCALE

1 in = 100 ft

1203 South First Street





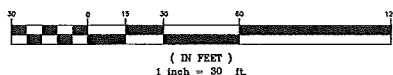
Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition to the City of Sherman, Texas

0.482 Acres

**in the
G.B. Pilant Survey
Abstract No. 963**

Owner:
Cupid Properties, LLC
715 Hwy 75
Sherman, Texas 75090

Job No. CGS461118
GRAPHIC SCALE



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100290 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damages, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Site Location
(not to scale)





STAFF REVIEW LETTER

December 12, 2018

Cupid Properties, LLC
715 Highway 75
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 with \$0.00 balance 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. Minimum lot width is 60' at street frontage.
6. Flow test required to verify capacity. Existing 2" water line may not have enough capacity to serve three lots.
7. The City of Sherman does not maintain alleys.
8. Additional future right of way along First Street may be required to reflect the Grayson County Thoroughfare Plan.
9. Metes and bounds description must match drawing.
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. 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.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

11.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2700-2800 BLOCKS SOUTH FRIENDSHIP ROAD**

The request of Nicolas & Cynthia Diaz (Owners) and Vilbig & Associates, PLLC (Civil Engineer/Surveyor) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2700-2800 Blocks of South Friendship Road, being 20.102 acres in the Jason Stamps Survey, Abstract No. 1115, also being Lot 1, RMT Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, RMT Visions Addition.

Background:

The property is located in the 2700-2800 Blocks of South Friendship Road between Meadowridge Road and West O.B. Groner Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into eight (8) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Nicolas & Cynthia Diaz (Owners)

Vilbig & Associates, PLLC (Civil Engineer/Surveyor)

Helvey-Wagner Surveying, 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:

9

Objections Received:

0

Attachments

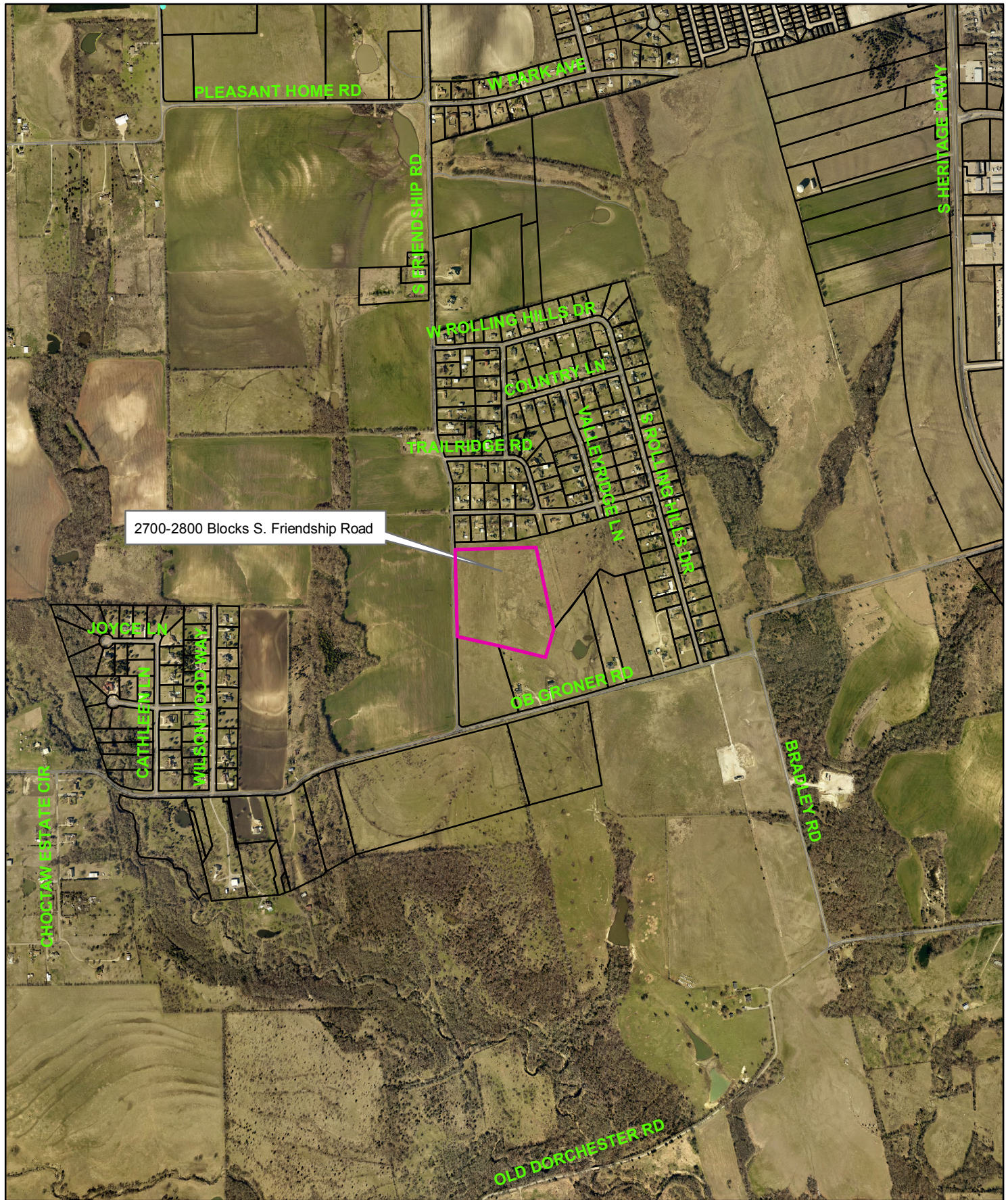
Location Map

Zoning Map

Zoning Sign Photo

Replat

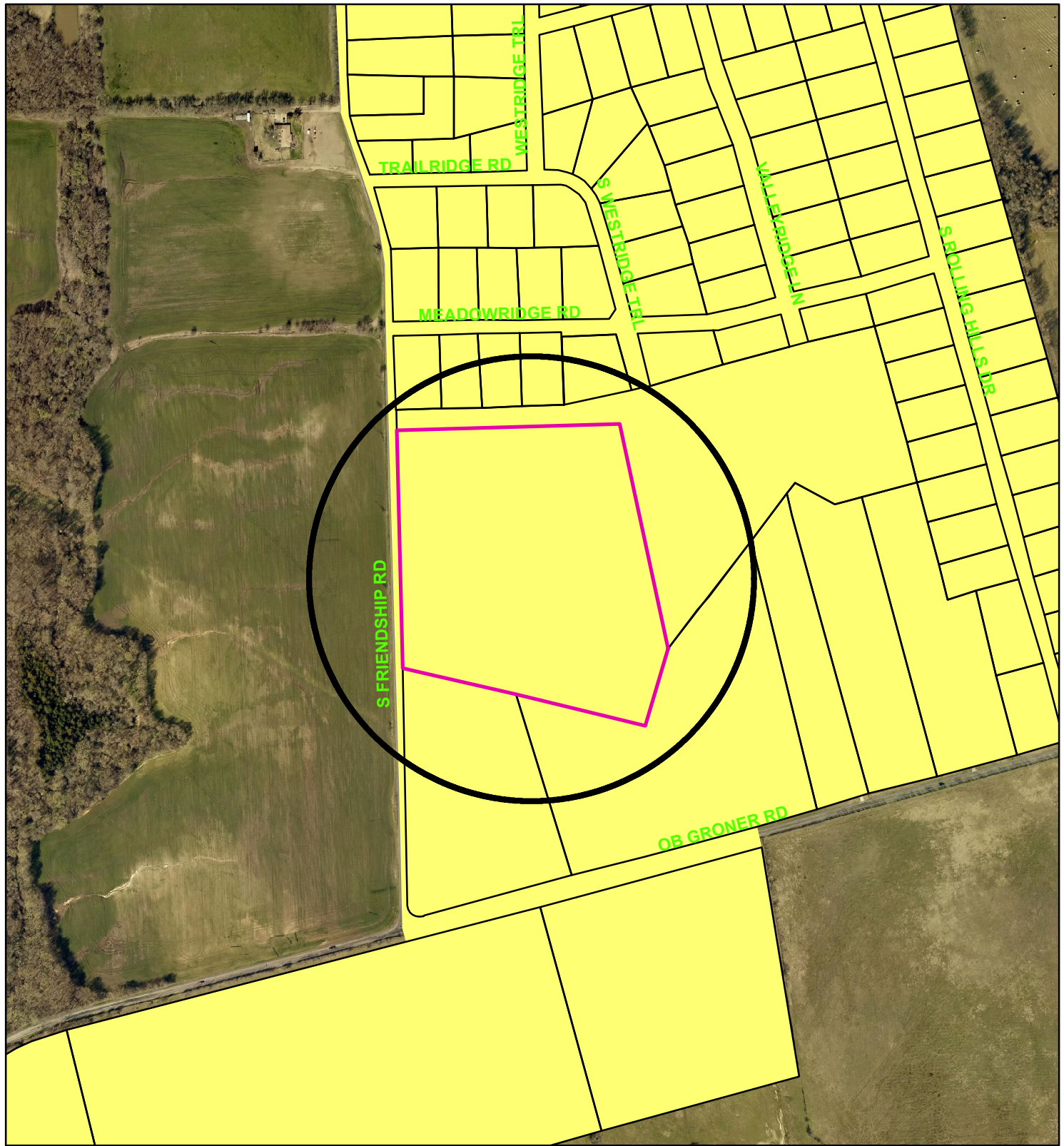
Staff Review Letter



2700-2800 Blocks South Friendship Road



1 in = 1,300 ft



Zoning - 2700-2800 Blocks South Friendship Road



City of Sherman, Texas
Developmental Services Department

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

- 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

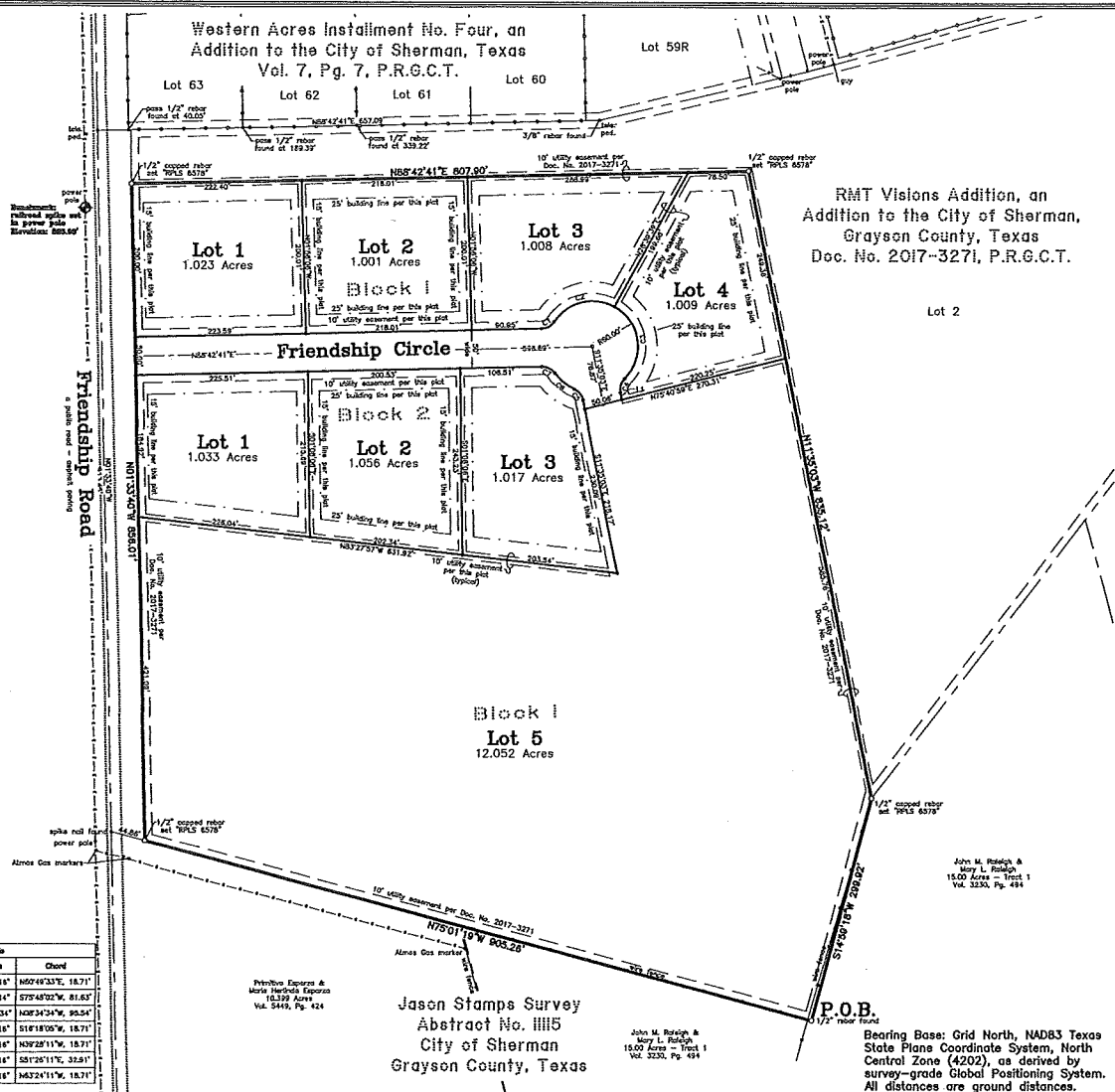
1 in = 500 ft

2700-2800 South Friendship Road



Western Acres Installment No. Four, an
Addition to the City of Sherman, Texas
Vol. 7, Pg. 7, P.R.G.C.T.

RMT Visions Addition, an
Addition to the City of Sherman,
Grayson County, Texas
Doc. No. 2017-3271, P.R.G.C.T.



Replat of Lot 1, RMT Visions Addition, an Addition to the City of Sherman, Grayson County, Texas

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage channels along or across said lots.
6. Neither the City of Sherman nor Grayson County will be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100400 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS061118

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

20.102 Acres

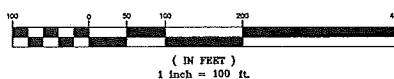
in the

Jason Stamps Survey
Abstract No. 1115

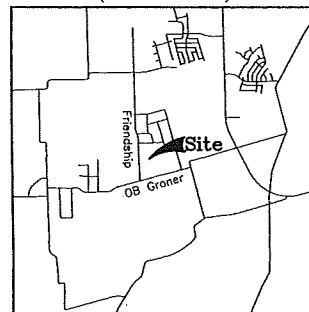
Nicholas Diaz and Cynthia Diaz

Owner
1018 N. Ross Ave.
Sherman, Texas 75090

GRAPHIC SCALE



Location Map
(not to scale)





STAFF REVIEW LETTER

December 12, 2018

Nicholas Diaz & Cynthia Diaz
1018 N. Ross Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lot 1, RMT Visions Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 with \$0.00 balance 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. Remove building line from plat.
6. Metes and bounds description must match drawing.
7. Line and Curve table must reflect all lines and curves where indicated.
8. Water shall be extended to serve development.
9. City Sewer service will not be available to serve the development. On-site Sewage Facilities will be required per Grayson County regulations and requirements.
10. Change General Note #2 to state "Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSF)."
11. Friendship Circle must be renamed as there is already a Friendship Circle in the City of Sherman. New proposed street name must be approved by Building & Zoning Department.
12. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
13. 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.
14. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block

and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

12.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 1201 EAST PECAN STREET**

The request of PRESCO, Inc. (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1201 East Pecan Street, being 24.447 acres in the C. Carter Survey, Abstract No. 229, G.B. Pilant Survey, Abstract No. 963, and the J.B. McAnair Survey, Abstract No. 763 and a part of the College Park First Addition, Chaffin's Addition, Pacific Railway Company's Addition and Chaffin's First Addition, as follows:

Planning and Zoning Commission

Replat approval of The Presco Addition, Being a Replat of parts of The College Park First Addition, Chaffin's Addition, Texas and Pacific Railway Company's Addition and Chaffin's First Addition.

Background:

The property is located at 1201 East Pecan Street bounded by Willow Street, Pecan Street, Lee Avenue and the Texas and Pacific Railroad. The property is zoned a C-2 (General Commercial) District, M-2 (Heavy Manufacturing) District and R-1 (One Family Residential) District. The owners would like to replat the properties into two (2) lots.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

M-2 (Heavy Manufacturing) District

Origination:

PRESCO, Inc. (Owners)

Underwood Drafting & Surveying, Inc. (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.
and

Industrial – This character type typically has very large lot sizes with large buildings that are used for industrial purposes. A lot may have any number of buildings or storage facilities. Parking lots are necessary for employees and rail access may be necessary to ship/receive materials.

Number of notices mailed:

197

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Presco Replat

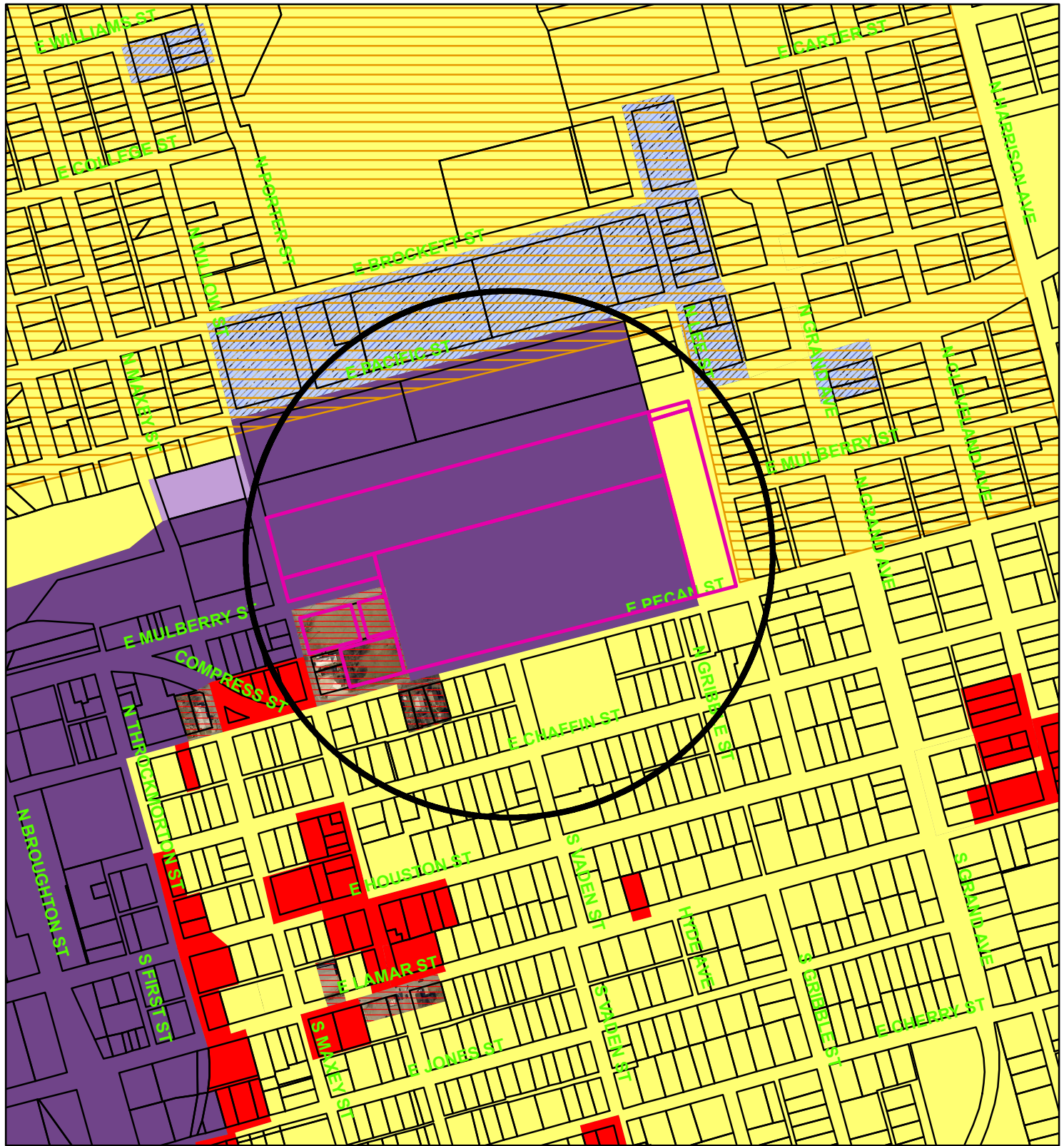
Staff Review Letter



1201 East Pecan Street



1 in = 538 ft



Zoning - 1201 East Pecan Street



City of Sherman, Texas
Developmental Services Department

Legend	
Special Districts Overlay	Representation: ShermGIS.DBO.TransportationCorridor_Rep
DISTRICT_NAME	
Arts and Cultural District	FM 1417
Blalock Commercial Overlay District	Sam Rayburn Freeway
Central Business District	US Hwy 82 and 75
College Park District	SH 289
Downtown Overlay District	FM 691
Historic Preservation District	
Transportation Corridor	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



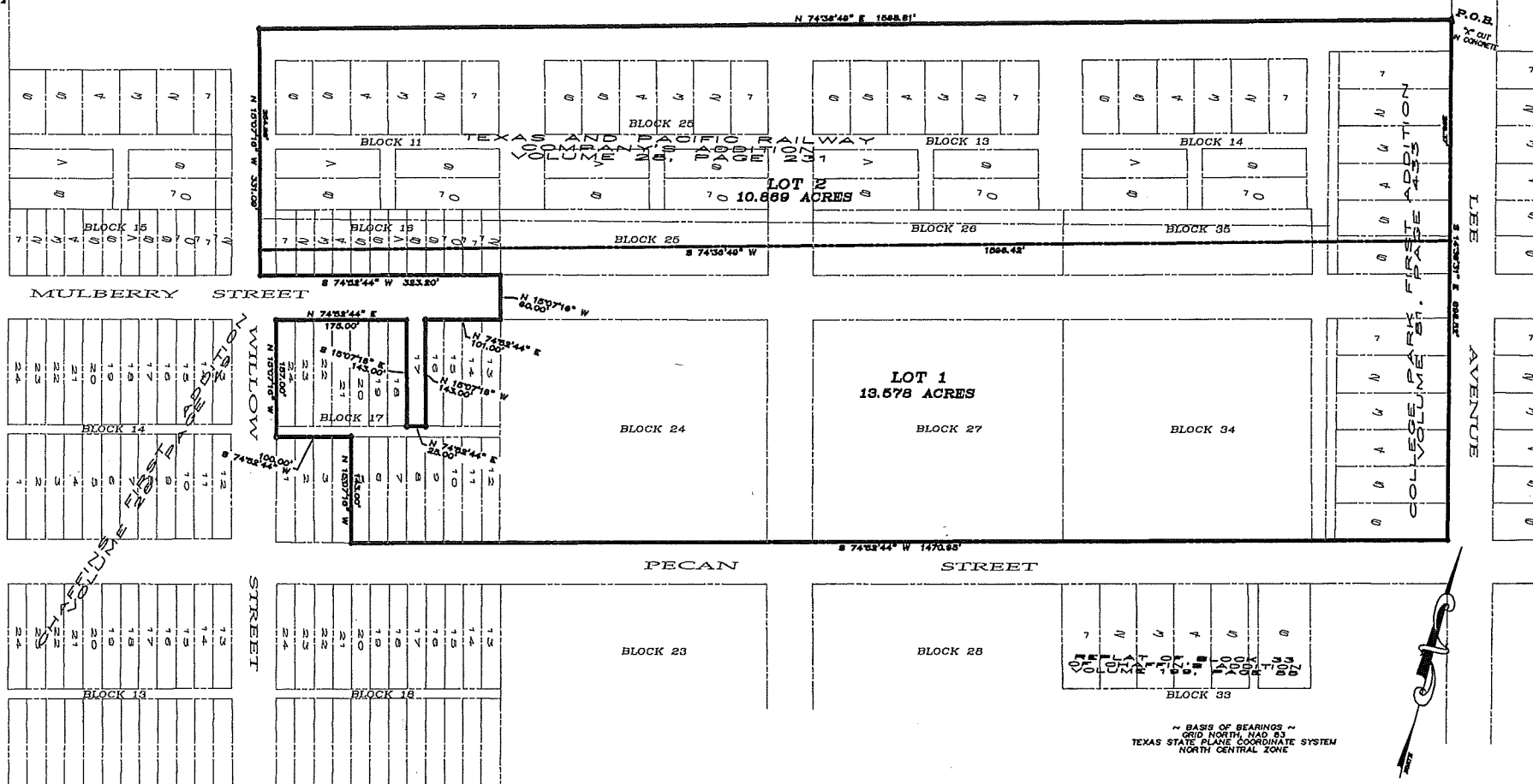
NOT TO SCALE

1 in = 500 ft

1201 East Pecan Street



TEXAS AND PACIFIC RAILROAD



REPLAT THE PRESKO ADDITION

BEING A REPLAT OF PARTS OF THE COLLEGE PARK, FIRST ADDITION,
VOLUME 81, PAGE 438, P.R.G.C.T, CHAFFIN'S ADDITION, VOLUME 84,
PAGE 505, P.R.G.C.T, TEXAS AND PACIFIC RAILWAY COMPANY'S
ADDITION, VOLUME 28, PAGE 231, P.R.G.C.T. AND CHAFFIN'S FIRST
ADDITION, VOLUME 26, PAGE 49, P.R.G.C.T. AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
JOE HARDT, CEO
1201 E. PECAN ST.
SHERMAN, TEXAS 75090

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



11-20-18

GRAPHIC SCALE



(IN FEET)
1 Inch = 100 ft.



STAFF REVIEW LETTER

December 12, 2018

Joe Hardt, CEO
1201 E. Pecan St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of The Presco Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 with \$0.00 balance 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. Note Resolution No. for abandonment of Mulberry Street on plat. Abandonment filed of record in Vol. 1129, Pg. 113, RPRGCT. Verify location of abandonment and show on drawing.
6. Show a minimum of three (3) found monuments on drawing.
7. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
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.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



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

13.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 401 EAST TAYLOR STREET**

The request of First United Bank and Trust Company (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 401 East Taylor Street, being 5.348 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Block 1, Independence Square Section 1, as follows:

Planning and Zoning Commission

Replat approval of First United Bank – Sherman, Being a Replat of part of Block 1, Independence Square, Section 1.

Background:

The property is located at 401 East Taylor Street; the northeast corner of Taylor Street and U.S. Highway 75. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75&82) Overlay District. The owners would like to replat the property into one lot for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First United Bank and Trust Company (Owners)
Underwood Drafting & Surveying, Inc. (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

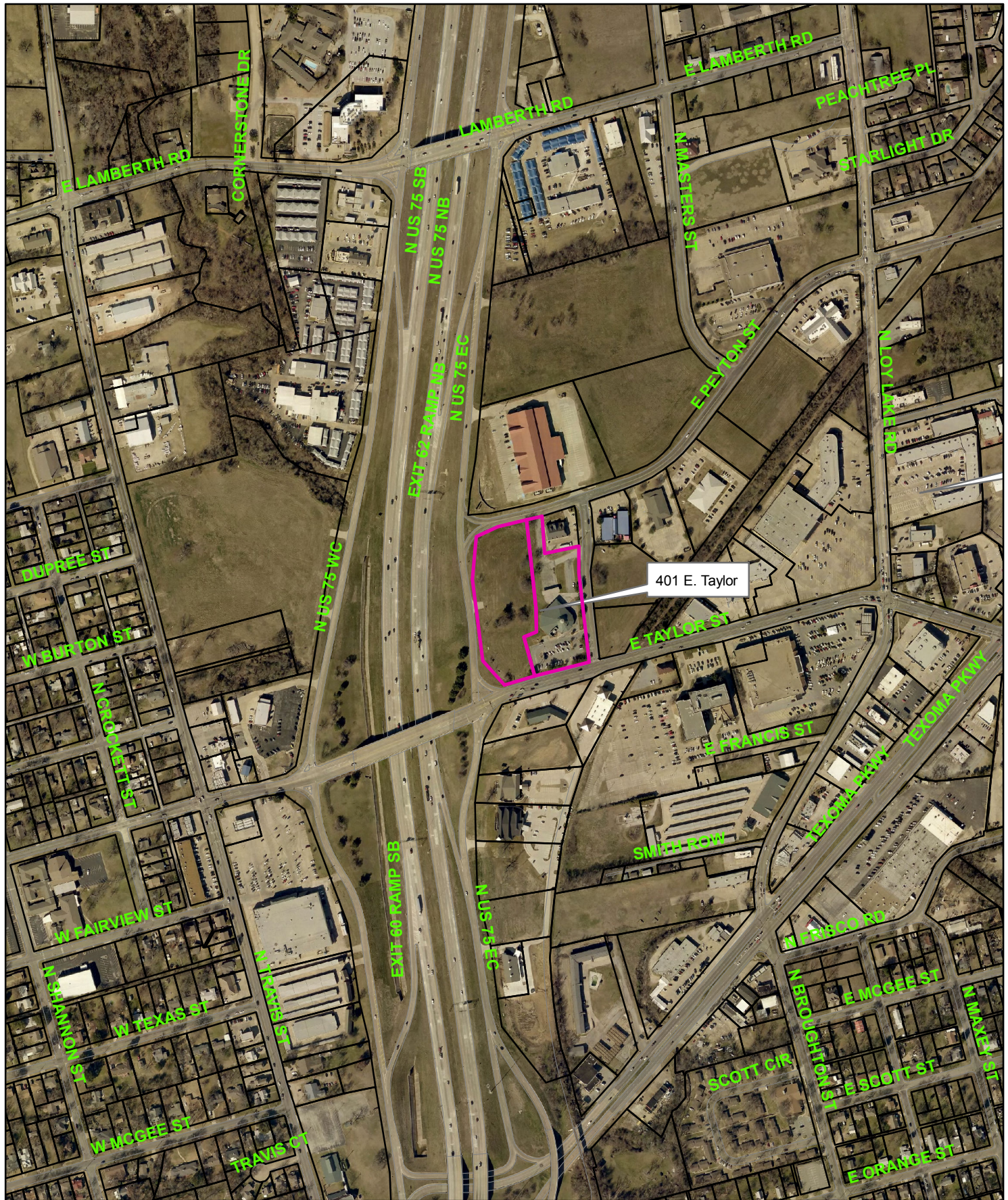
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



401 East Taylor Street



NOT TO SCALE

1 in = 538 ft


$$1 \text{ in} = 300 \text{ ft}$$



STAFF REVIEW LETTER

December 12, 2018

First United Bank and Trust Co.
1400 W. Main St.
Durant, OK 75701

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

Dear Applicants,

The request for approval of the Final Plat of First United Bank-Sherman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT 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 and call out all easements dedicated in prior plat Independence Square Section 1, filed of record in Vol. 7, Pg. 76, PRGCT.
6. Require 3' Right of Way Dedication along Taylor Street.
7. Privately owned and maintained detention in accordance with City criteria is required upon future development.
8. Water and sewer Pro-Rata will be due upon development. Sewer capacity shall be verified for proposed use.
9. Metes and bounds description must match drawing.
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. 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.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1302 EAST LAMAR STREET

The request of Lynn and Lynnette Flowers (Owners) and NBS Drafting & Design (Draftsman) concerning the property at 1302 East Lamar Street, being Lot 1, Block 1, East Side Addition, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (1)(3) to allow a 20' side street setback for a detached garage in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 1302 East Lamar Street; the southeast corner of Lamar and Gribble Streets. The property is zoned an R-1 (One Family Residential) District. The applicant is requesting a variance to construct a 957 square foot detached garage, 20' from the Gribble Street property line. The exterior of the garage will be siding to match the existing house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lynn and Lynnette Flowers (Owners)
NBS Drafting & Design (Draftsman)

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:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Letter from RC & Ida Hudgins

Staff Review Letter

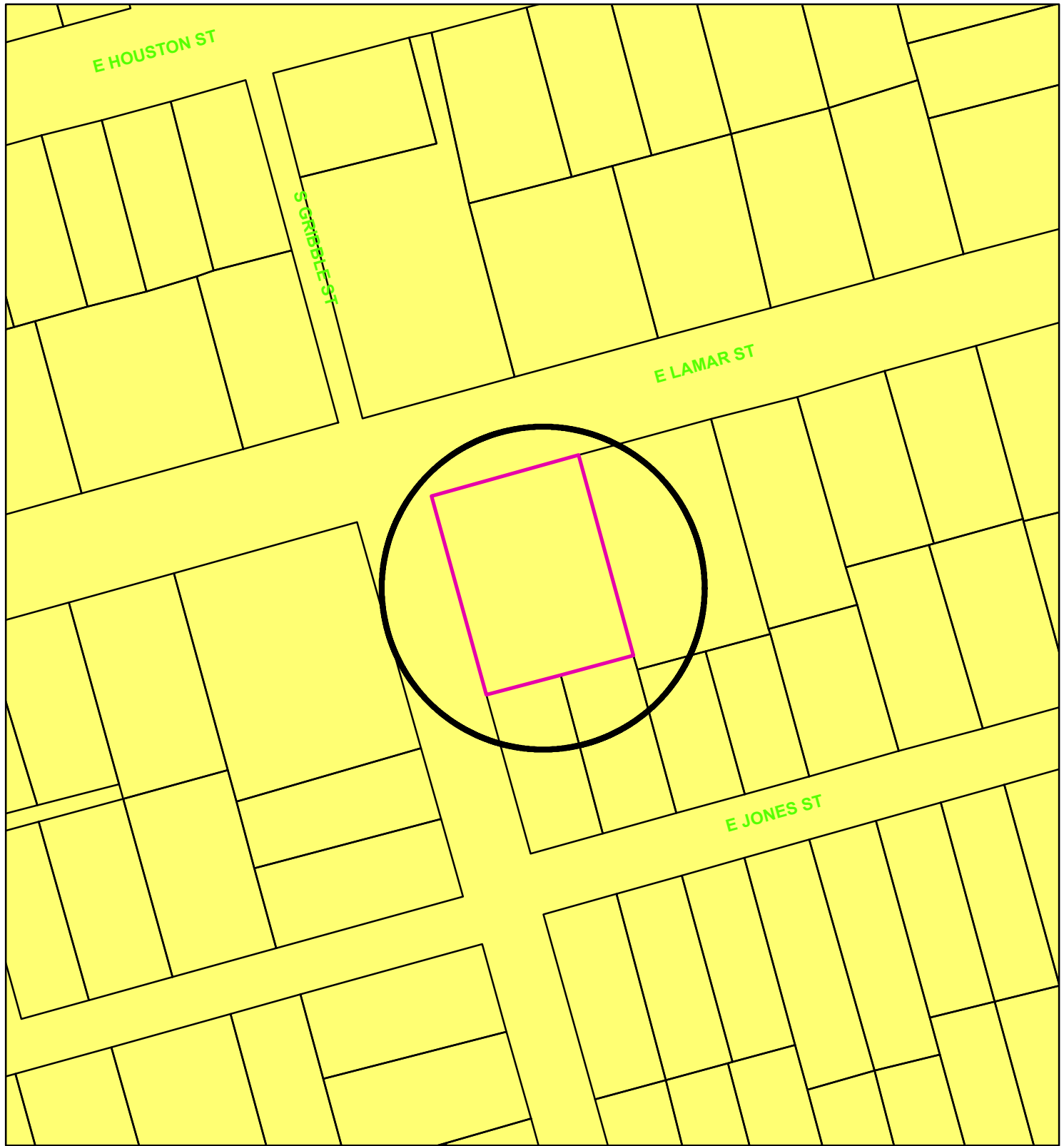


1302 East Lamar Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1302 East Lamar Street

Legend

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

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



City of Sherman, Texas
Developmental Services Department

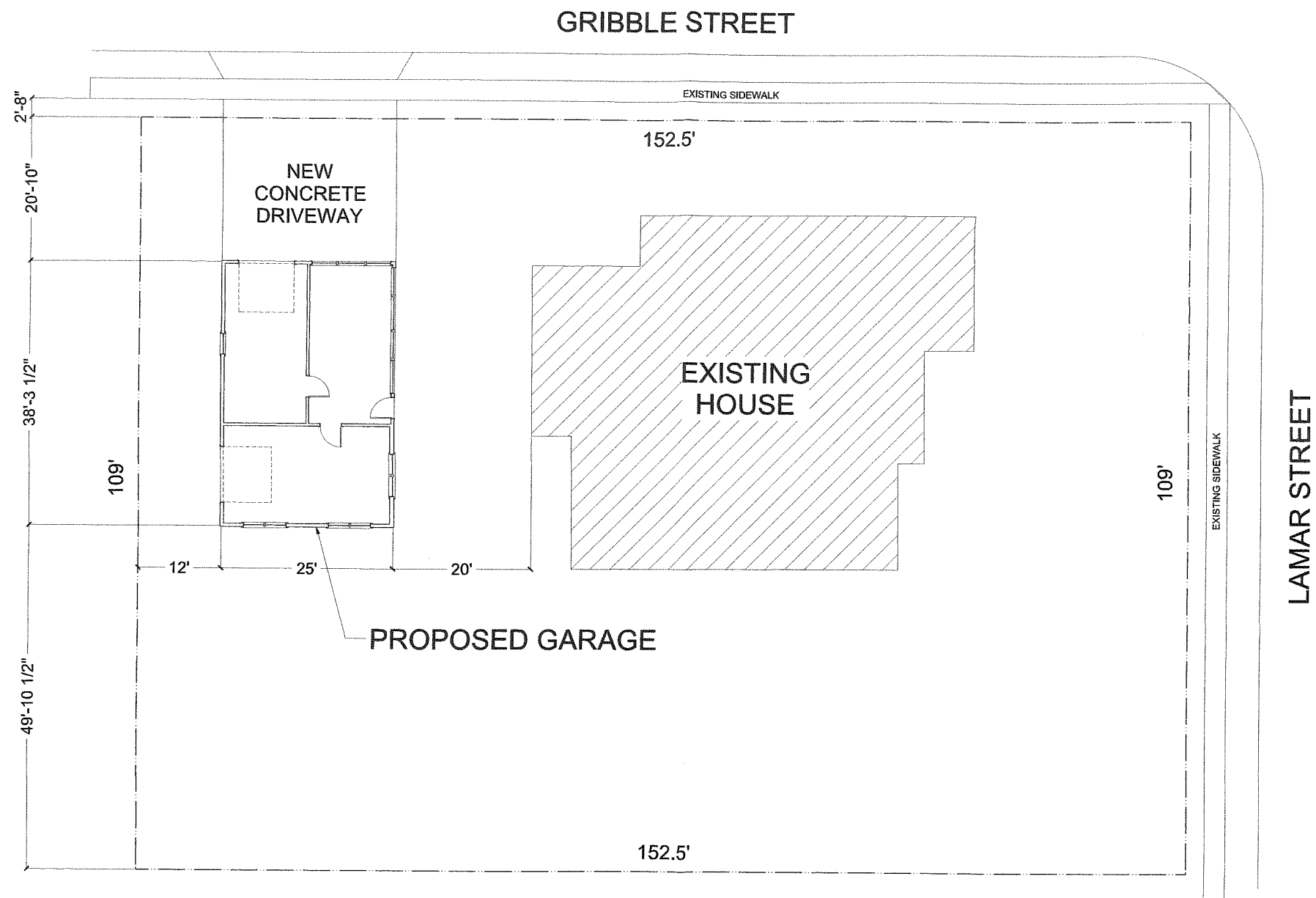


NOT TO SCALE

1 in = 100 ft

1302 East Lamar Street





SITE PLAN
SCALE: 1" = 10'-0"



1302 EAST LAMAR STREET
LOT 1/BLOCK 1
EAST SIDE ADDITION
SHERMAN, TEXAS

REVISION TABLE	
NUMBER	DATE

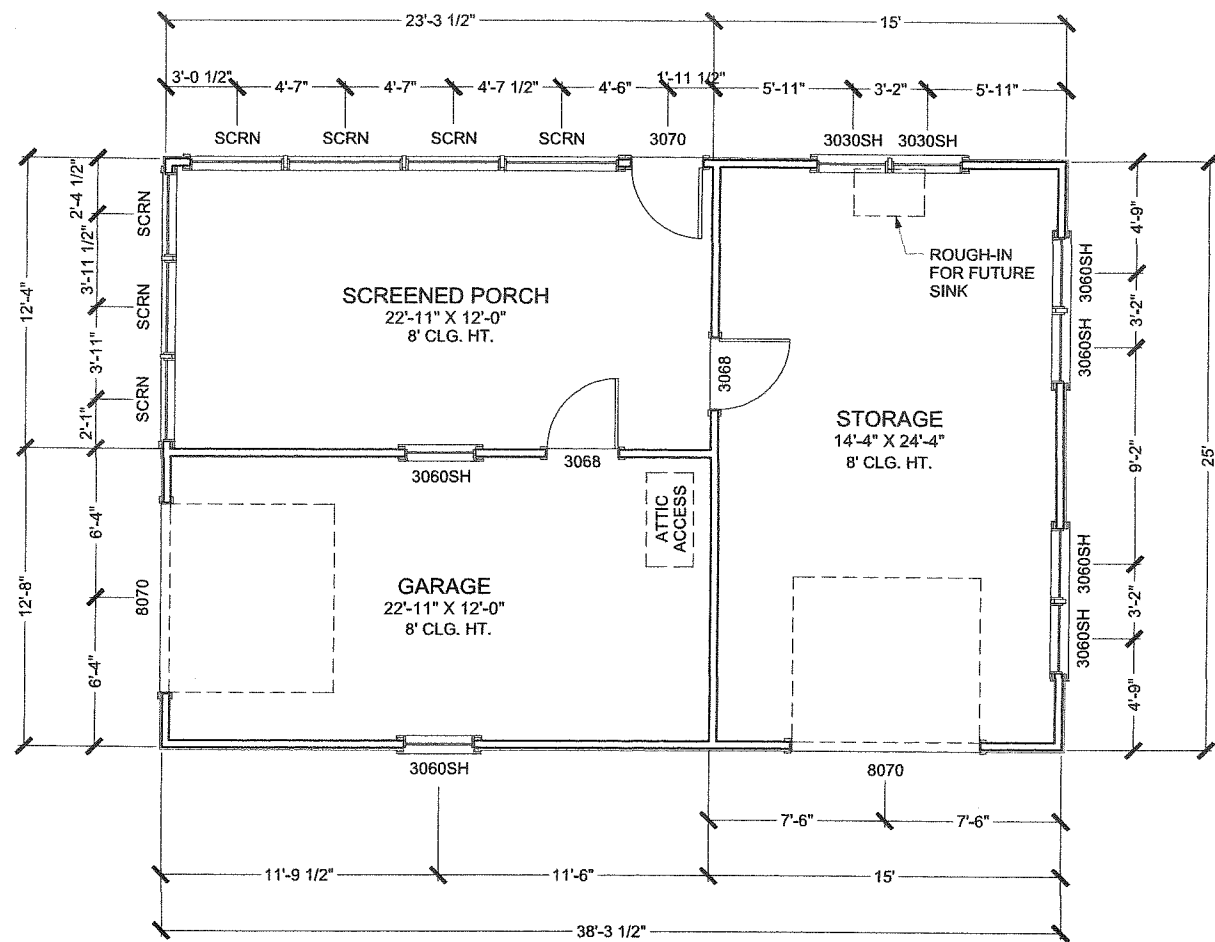
A New Garage for
LYNN & LYNNETTE FLOWERS
1302 E. Lamar
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

DATE:
11/21/2018

SCALE:

SHEET:

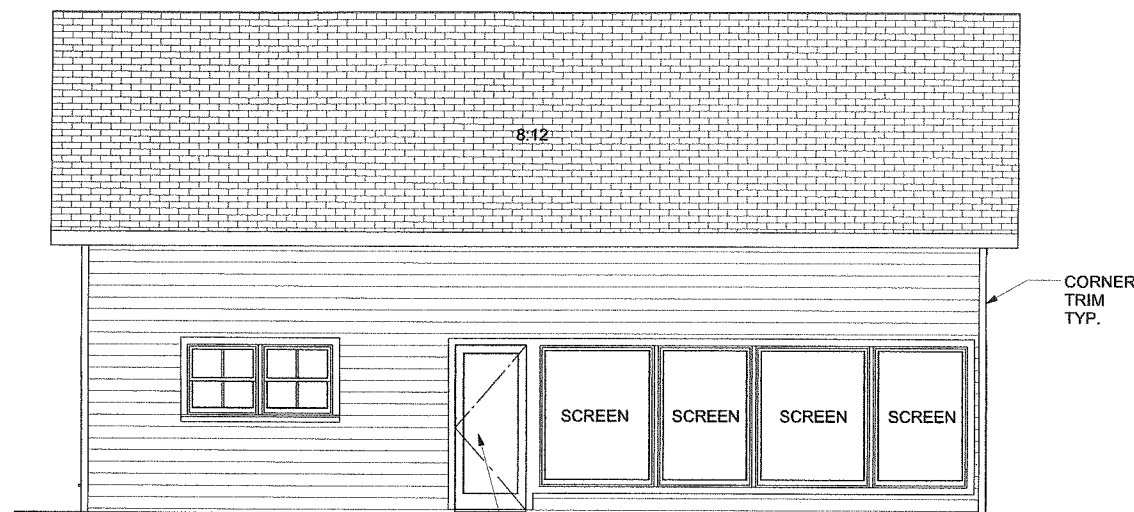


FLOOR PLAN
SCALE: 1/4" = 1'-0"

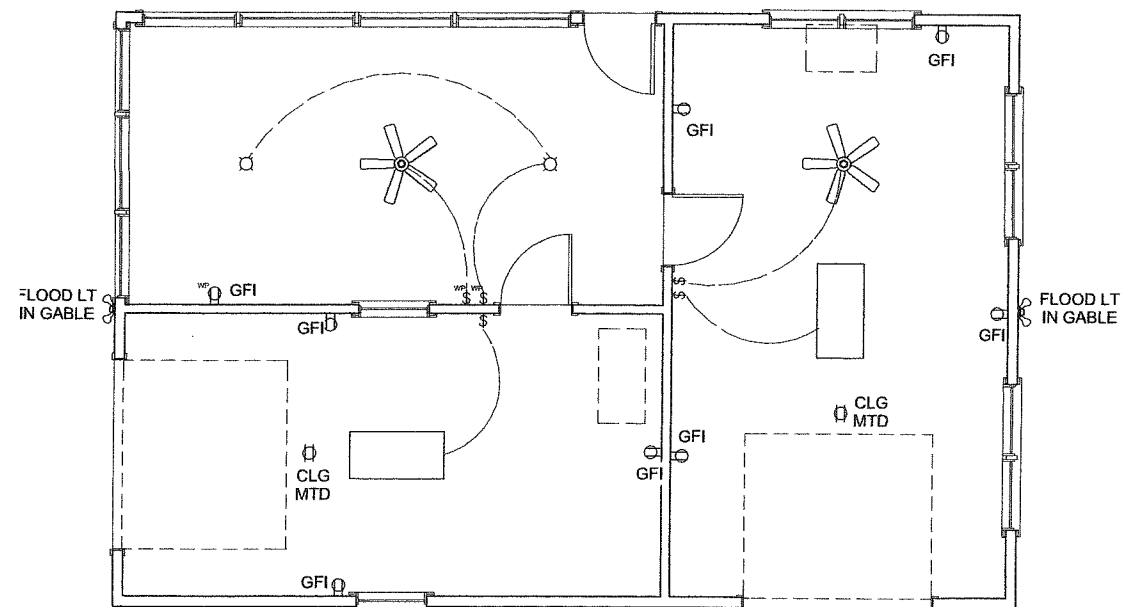
AREA CALCULATIONS:
287 SF - SCREENED PORCH
295 SF - GARAGE
375 SF - STORAGE
957 SF - TOTAL UNDER ROOF



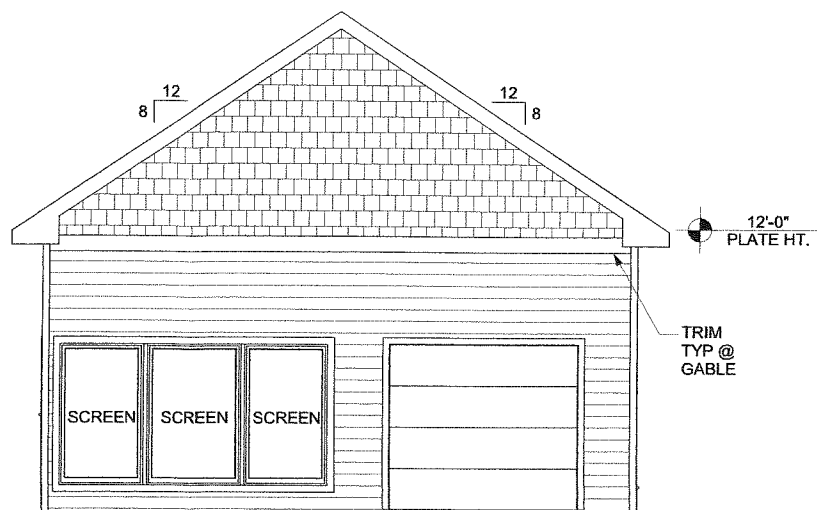
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



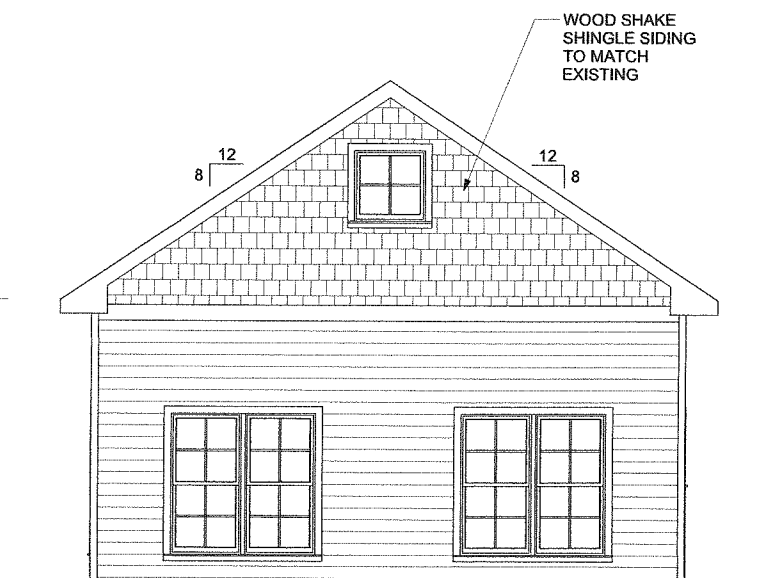
REAR ELEVATION
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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



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

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

A New Garage for
LYNN & LYNNETTE FLOWERS
1302 E. Lamar
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

DATE:
11/21/2018

SCALE:

SHEET:

November 30, 2018

R.C. & Ida Hudgins
1210 E. Lamar
Sherman, TX 75090

RECEIVED

DEC 07 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 18, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Lynn and Lynnette Flowers (Owners) and NBS Drafting & Design (Draftsman) concerning the property at 1302 East Lamar Street, being Lot 1, Block 1, East Side Addition

The request is as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 7, Subsection (1)(3) to allow a 20' side street setback for a detached garage in lieu of the required 25' 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 cannot 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

Good neighbors. We have no objections to the setback.

Ida M. Hudgins
R.C. Hudgins

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.

STAFF REVIEW LETTER

December 12, 2018

Lynn & Lynnette Flowers
PO Box 910062
Sherman, TX 75091

NBS Drafting & Design
303 W. Houston
Sherman, TX 75090

Dear Applicants,

The request for a variance and site plan approval to allow a 20' side street setback for a detached garage in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 1302 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete and asphalt); a parking space is considered to be 9'x20'.
4. The garage may not be used for living quarters.
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:

7. New drive approaches and sidewalks must 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 the first name "Scott" and last name "Shadden" clearly legible.

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., Director of Engineering
 Amber Doan, Engineering Coordinator

 Danny Fuller, Fire Marshal
 Brandon Shelby, City Attorney
 Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

525 SOUTH WALNUT STREET

The request of Vijay Associates, LTD (Owners), Bobby Warren, Douglass Distributing (Representative) Brister Design Group (Architect) and Sartin & Associates, Inc. (Surveyor) concerning the property at 525 South Walnut Street, being 0.325 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

- Variance and site plan approval under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 10' front setback for a fueling canopy in lieu of the required 25' in a C-1 (Retail Business) District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (1B) to allow metal poles on a fueling canopy in lieu of the required masonry in a C-1 (Retail Business) District.

Background:

The property is located at 525 South Walnut Street; the northeast corner of Walnut and King Streets. The property is zoned a C-1 (Retail Business) District. The convenience store at this location was destroyed by fire in 2018. The owners would like to repair and renovate the existing canopy to improve the structure and properly cover the existing pumps, reuse existing posts, maintain existing width and repair top frame of canopy, extending the canopy to the north and south; the canopy will be 21' x 37'.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Vijay Associates, LTD (Owners)

Bobby Warren, Douglass Distributing (Representative)

Brister Design Group (Architect)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Survey

Site Plan

Canopy Elevations

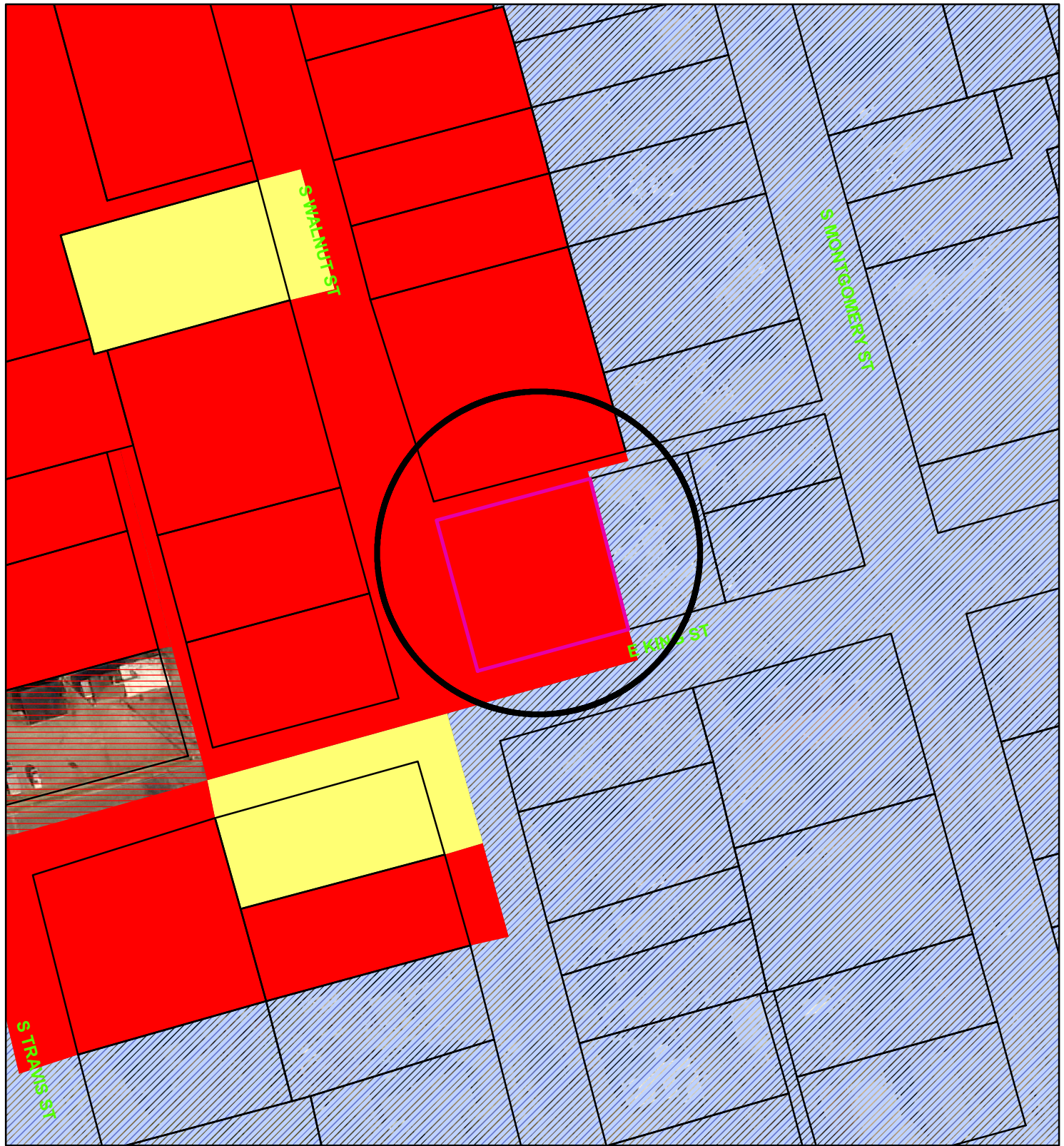
Staff Review Letter



525 South Walnut Street



1 in = 300 ft



Zoning - 525 South Walnut Street



City of Sherman, Texas
Developmental Services Department

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

- 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 = 100 ft

525 South Walnut Street



City of Sherman- Variance/Exception Request
Project: Canopy Repair/Renovation to Existing Utility Structure

DATE: 11-21- 2018

PROJECT NAME: Canopy @ Walnut Street Convenience Store

ADDRESS: 525 S Walnut Street, Sherman, TX 75090

PREPARED BY: Brister Design Group-Firm TBAE#B2361

This project does not involve a change of Use or Occupancy Classification for the existing U-
OCCUPANCY TYPE- CANOPY structure.

Scope of work: Repair and renovate existing canopy to improve structure and properly cover existing pumps below. Reuse existing posts, maintain existing width, and repair top frame of canopy (all above 15'-0" visual clearance). Top of canopy is 18'-0" AFF, and we will maintain clear visual sight lines of the property. Main objective is to elongate the canopy in the N/S direction where no building setback will be encroached upon per existing zoning ordinances.

***Canopy will maintain existing Front Setback as Existing on site and will not further encroach on any established setbacks existing, and shall meet required City of Sherman Ordinances as feasibly possible.**

EXCEPTION/ VARIANCE REQUEST:

PER THE C-1 ZONE, AND STANDARD 25' BLDG FRONT SETBACK REQUIREMENT, WE REQUEST AN EXCEPTION TO MAINTAIN THE CANOPY'S EXISTING POSITION AND FRONT SETBACK FROM PROPERTY LINE.

Canopy shall be:

10' SETBACK FROM PROPERTY LINE TO EDGE OF EAVE (EXISTING SETBACK OF CANOPY TO REMAIN)
(Option: 15' setback from front property line with 5' Overhang of canopy above)

25' SETBACK FROM STREET CURB- TO EDGE OF CANOPY to be maintained

22' SETBACK OF COLUMNS FROM PROPERTY LINE, 36' FROM CURB TO COLUMN to be maintained
OVERHANG SHALL BE APPROX. 10' FROM PROPERTY LINE

Project Area & Information

Occupancy Type: U- Utility Structure (open canopy above existing gas pumps)

Construction Type: Type II-B- Steel Structure (unenclosed/open canopy)

Canopy Size Existing: 21' x 24' approx. (width will not Change)

Canopy Size New: 21' x 37'- extending North/south to provide better coverage/shade over Existing Pumps below (ref. plans provided)

Height: 15' Clearance under canopy. Top of Canopy 18'-0" AFF

Setbacks and notable Dimensions (Ref. provided plan attached)

Existing Canopy fascia edge is: 10'-0" from property line- Existing to be maintained

Existing Canopy is setback 25' from Curb at Walnut Street

New canopy shall be 25' from Curb at Walnut Street, 65' from curb at Side street (King St.), and 31' from Side lot line/property line.

Height: 15' Clearance under canopy. Top of Canopy 18'-0" AFF- No visual impairment or built structure 0'-15' AFF

Existing Canopy column locations to be maintained.

Canopy Columns are 20-22' from Property line. Minimal thickness- 8x8 steel columns- Ref. Metal building drawings

Canopy Columns are +/- 36'-0" from Front Curb @ Walnut Street

We appreciate your review and consideration for this existing property and business in its existing community in which it serves.

Please let me know if you have any questions or need further information.

Thank you,

Stephanie Brister

Principal, Brister Design Group

sbrister@bristerdesign.com

www.bristerdesign.com

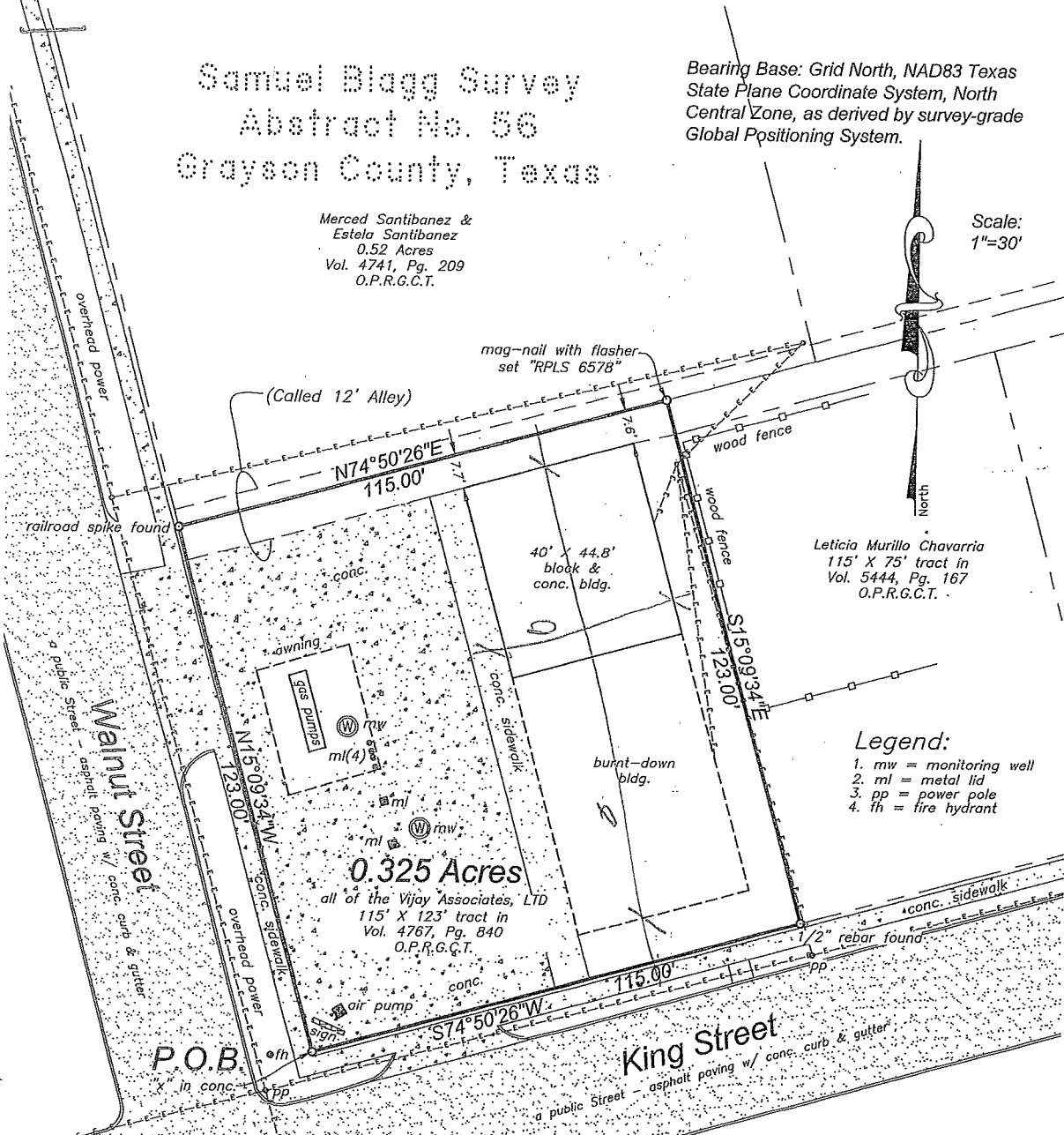
Cell (210) 274-0009

Samuel Blagg Survey
Abstract No. 56
Grayson County, Texas

Merced Santibanez &
Estela Santibanez
0.52 Acres
Vol. 4741, Pg. 209
O.P.R.G.C.T.

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

Scale:
1"=30'



SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100

109 S. Travis • Sherman, TX 75090

Phone: (903)892-8003 • Fax: (903)463-4088 • Email: sartinurveying@gmail.com

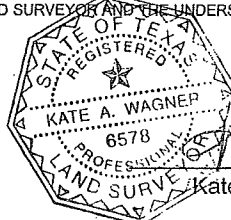
SURVEY FOR: VIJAY ASSOCIATES, LTD

I, Kate A. Wagner, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 6th day of February, 2018 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements on said property are known as 525 S. WALNUT STREET, SHERMAN, TEXAS and that the survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.



Kate A. Wagner, R.P.L.S. 6578

PROJECT # 18SB0702

CANOPY INFO
VARIANCE OR EXCEPTION REQUEST TO CITY OF SHERMAN

Project Area

Canopy Size Existing: 21' x 24' approx. (width will not Change)
Canopy Size New: 21' x 37' - extending North/south to provide better coverage/shade over Existing Pumps below

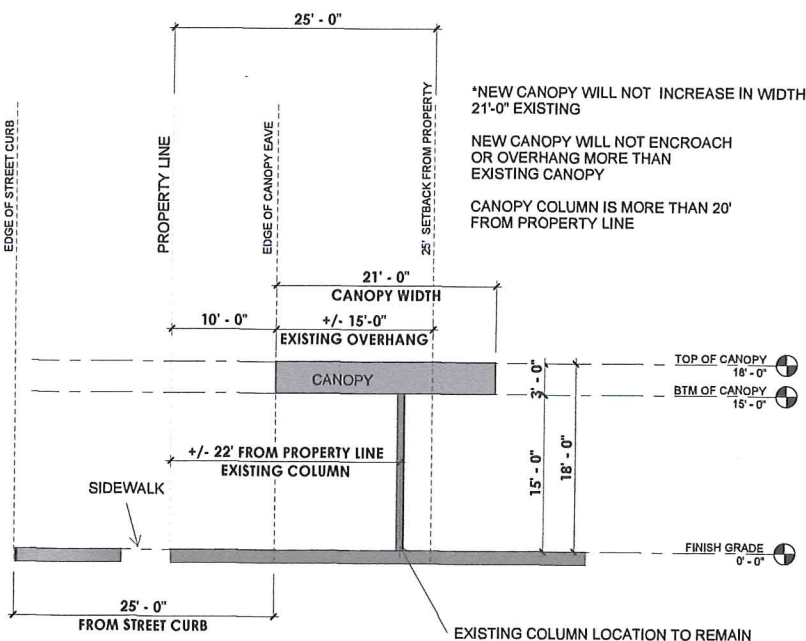
Height: 15' Clearance under canopy. Top of Canopy 18'-0" AFF

Setbacks and notable Dimensions

Existing Canopy fascia edge is: 10'-0" from property line- Existing to be maintained
Existing Canopy is setback 25' from Curb at Walnut Street
New canopy shall be 25' from Curb at Walnut Street, 65' from curb at Side street (King St.), and 31' from Side lot line/property line.

Height: 15' Clearance under canopy. Top of Canopy 18'-0" AFF- No visual impairment or built structure 0'-15' AFF

Existing Canopy column locations to be maintained.
Canopy Columns are 20'-22' from Property line. Minimal thickness- 8x8 steel columns- Ref. Metal building drawings
Canopy Columns are +/- 38'-0" from Front Curb @ Walnut Street



2 Elevation 1 - a
1/8" = 1'-0"

Applicable Codes

2009 International Building Code (IBC) with City of Sherman Amendments
2009 International Mechanical Code (IMC) with City of Sherman Amendments
2009 International Plumbing Code (IPC) with City of Sherman Amendments
2017 National Electrical Code (NEC) with City of Sherman Amendments
2015 International Energy Conservation Code (IECC)
2009 International Fire Code (IFC) with City of Sherman Amendments
2012 State of Texas Accessibility Standards (TAS)

Project Code Summary Notes

This project does not involve a change of Use or Occupancy Classification for the existing building.

1.0. Building General Info:

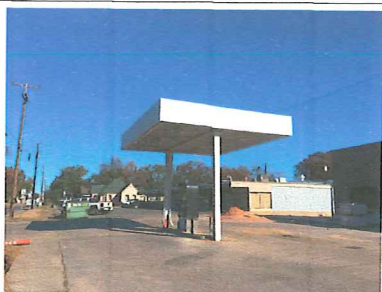
Scope of Work: Renovations and Alterations to Existing Canopy

Maintain existing footprint width (25' setback from Curb), and enlarge in N/S direction, which will not further encroach on any existing Property Set-backs.

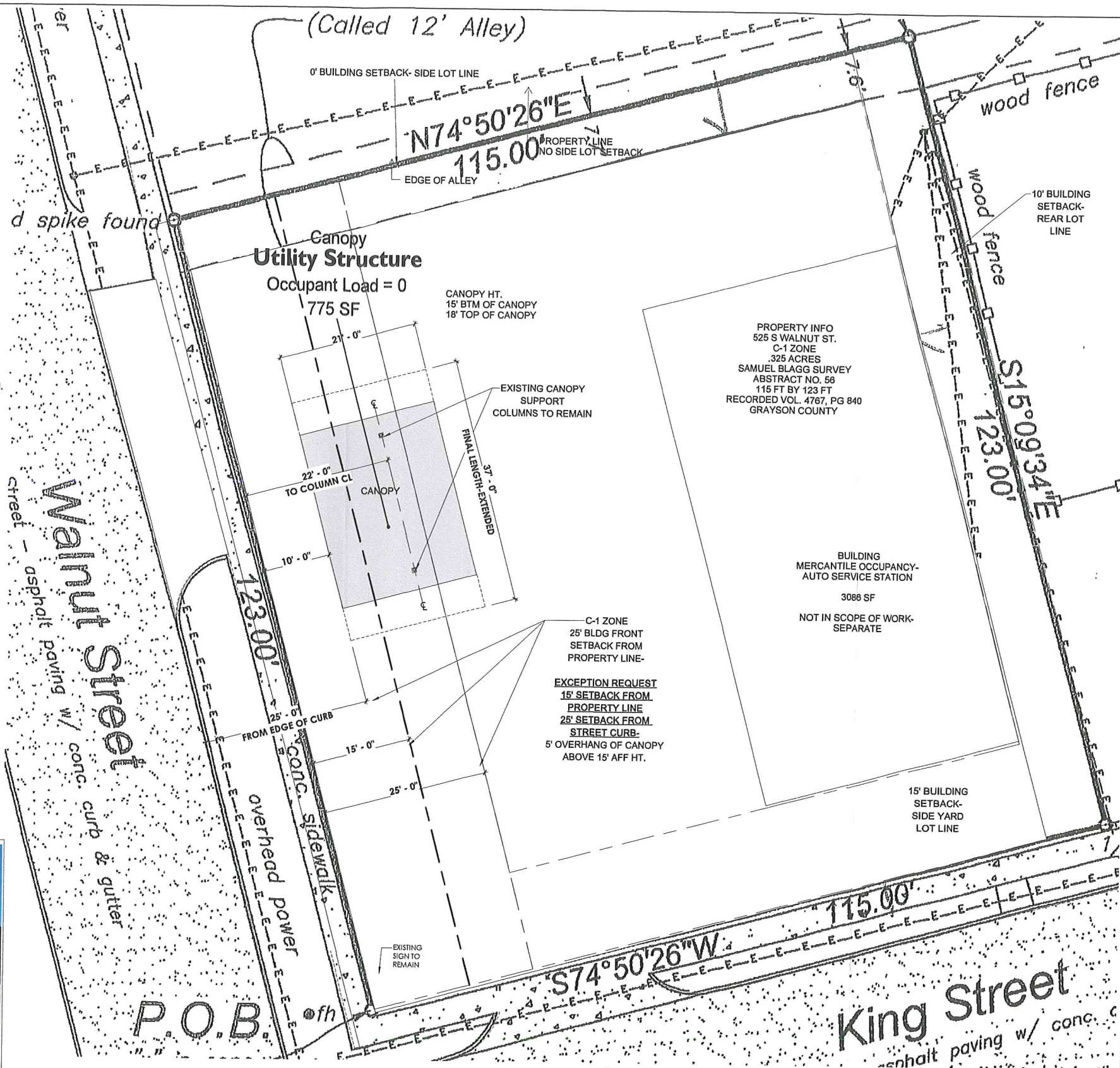
Project Area

Canopy Size Existing: 21' x 24' approx. (width will not Change)
Canopy Size New: 21' x 37' (extend N/S to offer more canopy cover over existing pump locations)

Height: 15' Clearance under canopy. Top of Canopy 18'-0" AFF



Existing Canopy Image



1 SITE PLAN- CANOPY REVIEW FOR EXCEPTION
1/8" = 1'-0"

CODE - OCCUPANCY CLASSIFICATION & LOADS, PER SPACE

Level	Occupant Classifications	Occupancy Classification Description	Function of Space	Area	Floor Area Per Occupant	Occupant Load	Number of Required Exits
Level 1	U	Utility and Miscellaneous	Utility Structure/ Canopy/Unenclosed	775 SF	0	0	
Grand total:	1			775 SF			

Outdoor utility Structure- No Exits required

CODE - BUILDING CONSTRUCTION TYPE

Construction Type	Total Area	Sprinklered	Allowable Travel Distance	Maximum Allowable Dead End Passage	Maximum Allowable Common Path of Travel
II B	775 SF	Un-sprinklered- F-2, S-2, U	300' - 0"	20' - 0"	75' - 0"



BRISTER DESIGN GROUP
18503 Sigma Road
San Antonio, Texas 78258
Tel: (210) 274-0009

www.bristerdesign.com

Construction Permit Set
Issued 11-21-2018.

This project is exempt from Architectural sign and seal per the TBAE, and Architectural Act, 2017, Chapter 051.606.

**Canopy Renovation
VARIANCE APPROVAL**

525 S Walnut St., Sherman, TX 75090

ISSUE:

PERMIT SET 11-21-2018

THIS DRAWING AND THE IDEAL CONCEPTS AND DESIGN CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF BRISTER DESIGN GROUP, AND ARE NOT TO BE USED OR REPRODUCED WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BRISTER DESIGN GROUP. COPYRIGHT 2018 BRISTER DESIGN GROUP

DRAWING TITLE:

Code Analysis

Project No. DATE:
BDG1800037 11-21-2018

SHEET NUMBER

A001



Photos of Existing Canopy

New Canopy to be Same Width and Front Set-back as Existing (length shall grow approx. 5' in both directions and will not encroach on any existing Property set-backs)

These photographs represent existing building conditions as captured during architect site visit. New alterations/renovations/additions are illustrated in Isometric Views and Perspective View sheets. Reference full construction documents set for reference on actual project details.

STAFF REVIEW LETTER

December 12, 2018

Vijay Associates, LTD
Harjit Dhesi
890 Beechwood Ln.
Fairview, TX 75069

Brister Design Goup
18503 Sigma Road
San Antonio, TX 78258

Douglass Distributing
Bobby Warren
325 E. Forest Ave.
Sherman, TX 75090

Dear Applicants,

The request for a variance, exception and site plan approval for a fueling canopy for the property located at 525 South Walnut Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete and asphalt); a parking space is considered to be 9'x20'.
4. The garage may not be used for living quarters.
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.

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 the first name "Scott" and last name "Shadden" clearly legible.

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., Director of Engineering
 Amber Doan, Engineering Coordinator

 Danny Fuller, Fire Marshal
 Brandon Shelby, City Attorney
 Steve Ayers, Asst. City Manager



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

16.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

800 BLOCK SOUTH MONTGOMERY STREET

The request of Roberto Meraz (Owner), Jessica Paniagua (Representative) and Fincher Land Surveying, PLLC (Surveyor) concerning the property located in the 800 Block of South Montgomery Street (801 and 805 South Montgomery Street), being Lots 1 & 2, Block 1, Young's Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District.

Background:

The property is located at 801 and 805 South Montgomery Street; the southeast corner of East Odneal Street and South Montgomery Street. The property is zoned an M-1 (Light Manufacturing) District. The owners would like to change the zoning on the property to an R-1 (One Family Residential) District for residential development.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Roberto Meraz (Owner)

Jessica Paniagua (Representative)

Fincher Land Surveying, PLLC (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:

30

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

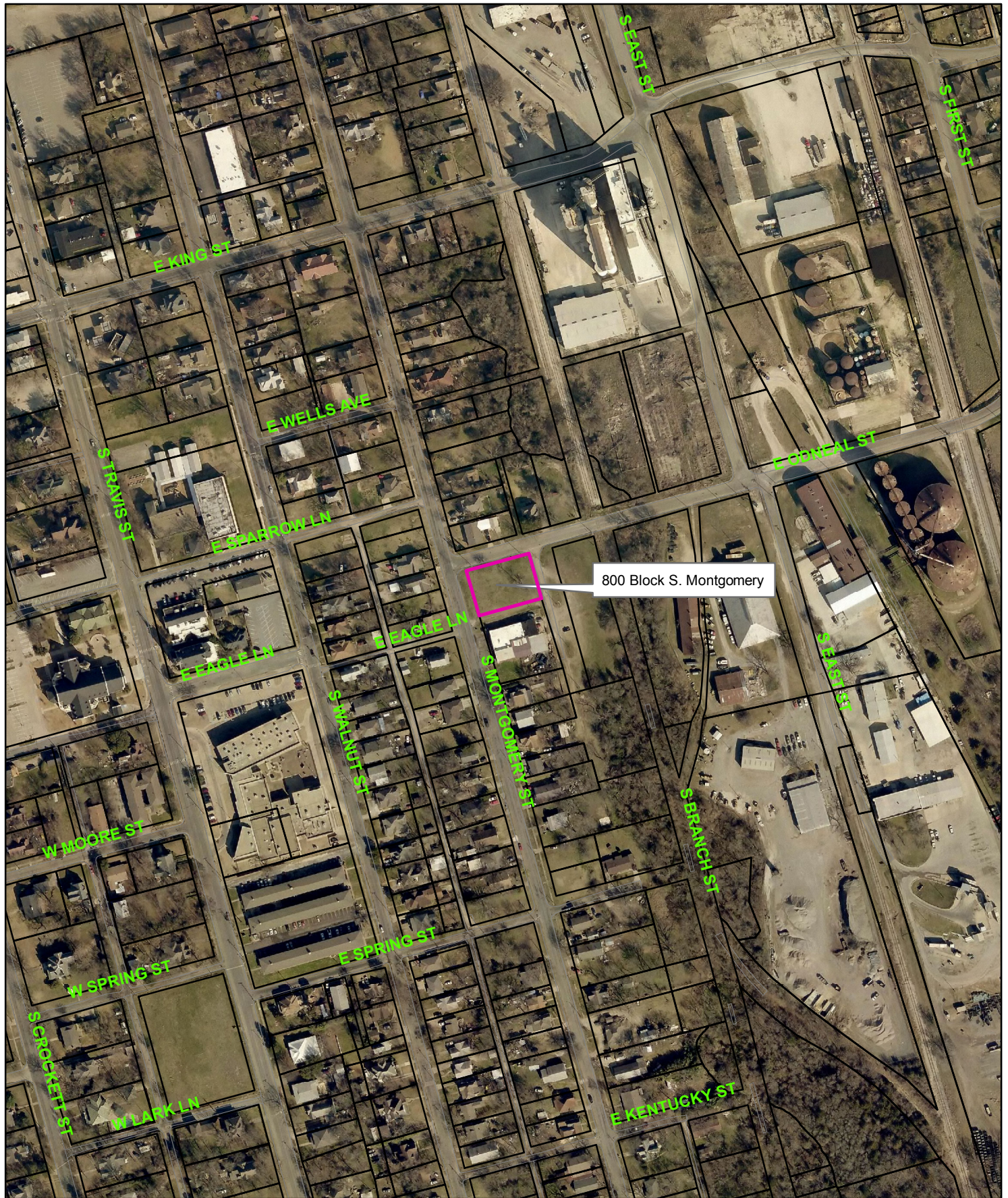
Young Addition Plat

Survey

Site Plan

Building Elevations

Staff Review Letter

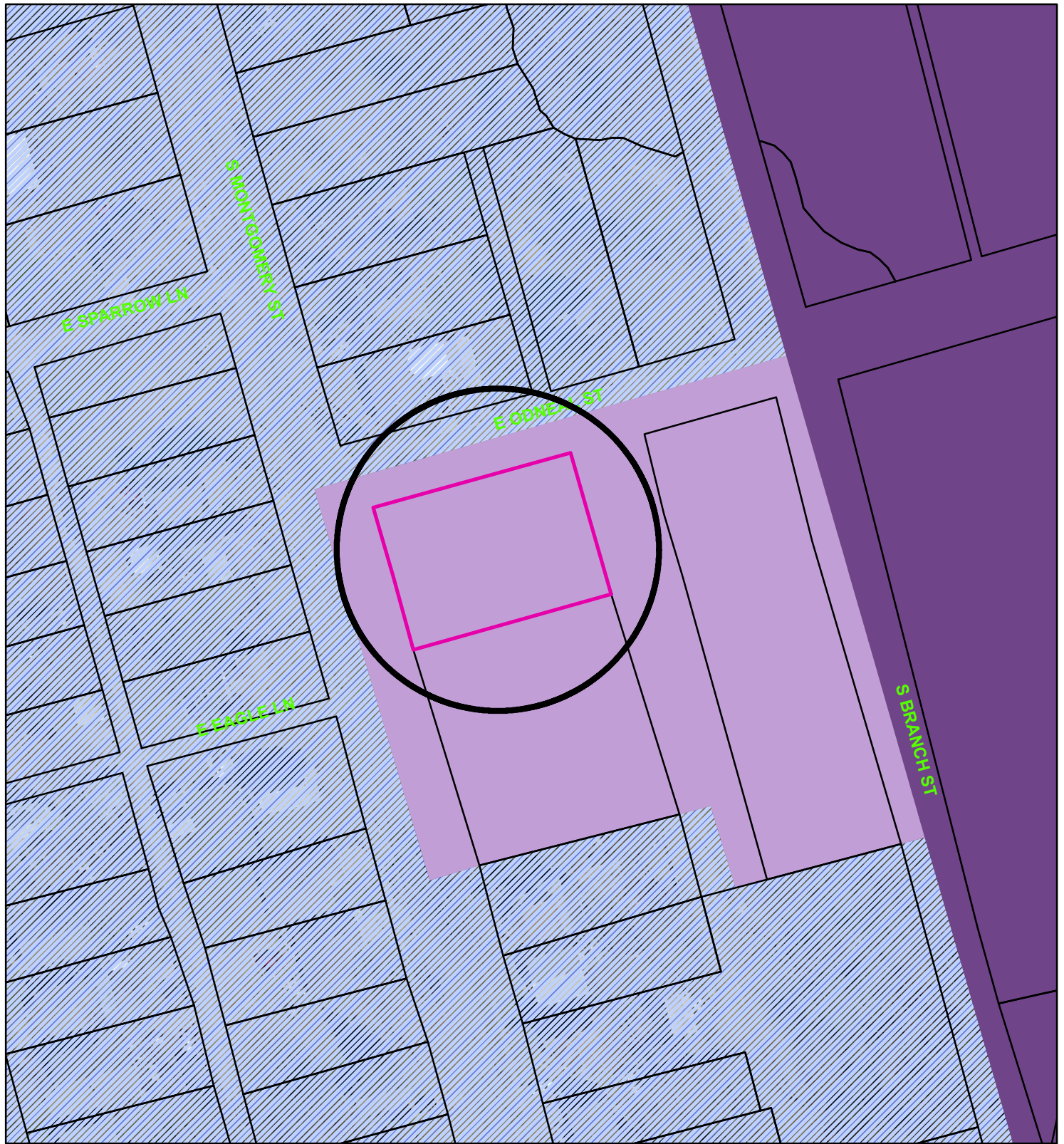


800 Block South Montgomery Street



NOT TO SCALE

1 in = 300 ft



Zoning - 800 Block South Montgomery Street



City of Sherman, Texas
Developmental Services Department

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
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

- 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



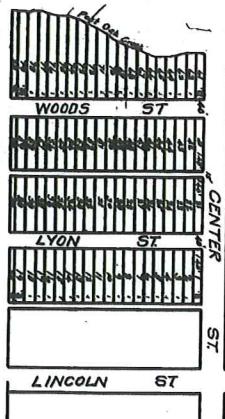
NOT TO SCALE

1 in = 100 ft

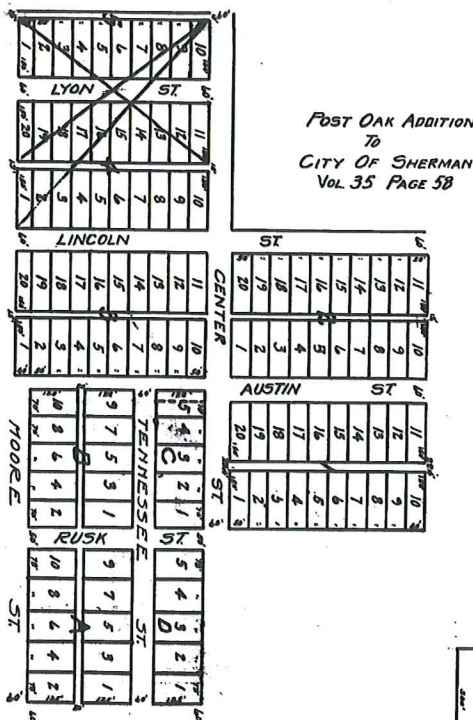
800 Block South Montgomery Street



L.C. CHAPMAN'S 2ND ADDITION
To
CITY OF SHERMAN
VOL. 207 PAGE 496

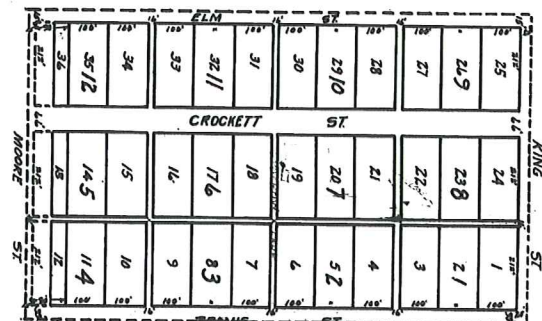


FAIR GROUNDS ADDITION
To
CITY OF SHERMAN
VOL. 26 PAGE 257

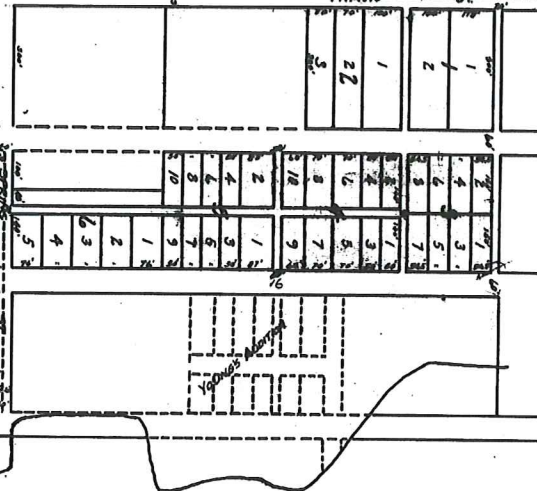


POST OAK ADDITION
To
CITY OF SHERMAN
VOL. 35 PAGE 58

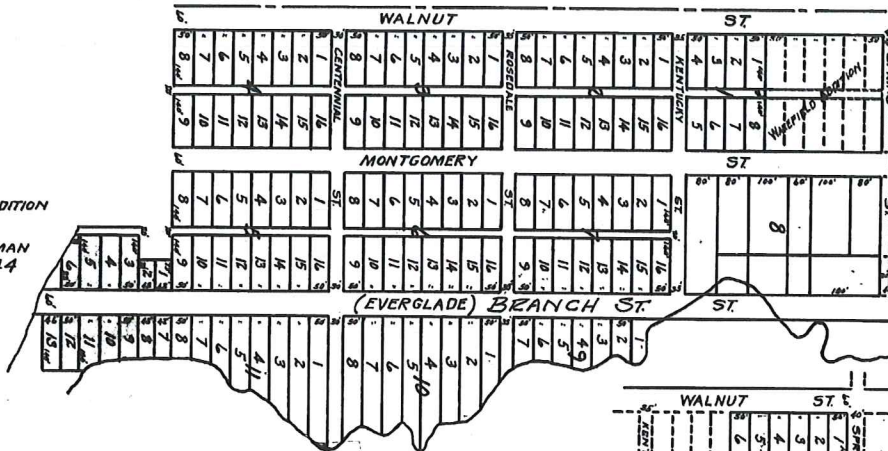
HARE & RANDOLPH'S ADDITION
To
CITY OF SHERMAN
VOL. 11 PAGE 425



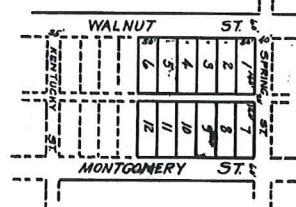
R.A. KING ADDITION
To
CITY OF SHERMAN
VOL. 25 PAGE 559



EVERGLADE ADDITION
To
CITY OF SHERMAN
VOL. 96 PAGE 44

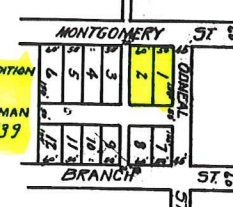


JONES & WAINWRIGHT'S ADDITION
To
CITY OF SHERMAN
VOL. 35 PAGE 96



WAKEFIELD ADDITION
To
CITY OF SHERMAN
VOL. 162 PAGE 497

YOUNG'S ADDITION
To
CITY OF SHERMAN
VOL. 38 PAGE 539



10053

C-5-



ORDER BY:
Nancy Torres

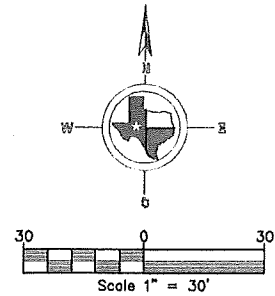
PROPERTY DESCRIPTION
Being Lots 1 and 2, of Young's Addition, an Addition to the City of Sherman, Texas, according to the Plat thereof recorded in Volume 38, Page 539, of the Plat Records of Grayson County, Texas.

SURVEY PLAT

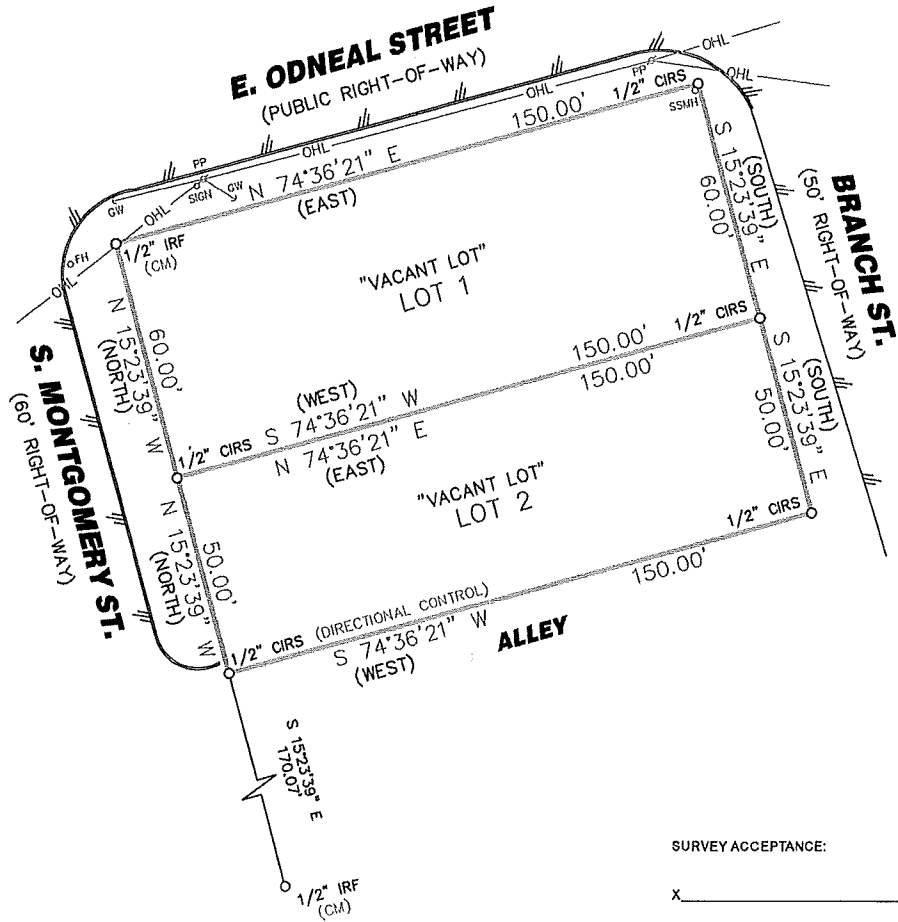
ADDRESS: S. MONTGOMERY ST. AT E. ODNEAL ST., SHERMAN, TX

FLOOD NOTE

According to my interpretations of the Grayson County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48181 C0290F, dated 9/29/2010, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.



- LEGEND**
- 800HF = 800 NAIL FOUND
 - A/C = AIR CONDITION
 - B.L. = BUILDING LINE
 - CATV = CABLE TV RISER
 - CBXX = CABLE TV BOX
 - CIRF = CAPPED IRON ROD FOUND
 - CIRS = 1/2" IRON ROD W/5633 CAP SET
 - (CM) = CONTROLLING MONUMENT
 - CO = CLEANOUT
 - D.E. = DRAINAGE EASEMENT
 - EBXX = ELECTRIC BOX
 - EM = ELECTRIC METER
 - FH = FIRE HYDRANT
 - FO = FIBER OPTICS
 - FP = FLAG POLE
 - GM = GAS METER
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - LP = LIGHT POLE
 - MH = MANHOLE
 - OHL = OVERHEAD UTILITY LINES
 - PE = POOL EQUIPMENT
 - PP = POWER POLE
 - TPED = TELEPHONE PEDESTAL
 - TRANS = ELECTRIC TRANSFORMER
 - PKF = PK NAIL FOUND
 - PKS = PK NAIL SET
 - () = PLAT/DEED CALLS
 - U.E. = UTILITY EASEMENT
 - UGC = UNDERGROUND CABLE
 - UGE = UNDERGROUND ELECTRIC
 - WV = WATER VALVE
 - WM = WATER METER
 - XF = CUT FOUND
 - XS = CUT SET
 - WOOD FENCE
 - CHAIN LINK FENCE
 - X- WIRE FENCE
 - O- WROUGHT IRON FENCE
 - EASEMENT LINE
 - BUILDING LINE
 - ASPHALT LINE

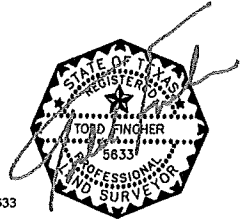


NOTES

1. Directional Control shown hereon are based on NAD83(CORS98, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the WDS "TRIMBLE" RTK GPS Network.
2. This survey was performed without the benefit of a current title commitment and might not portray exceptions that a current title commitment might reveal. No additional research of easements, restrictions or ordinances was performed by surveyor.

SURVEYOR'S CERTIFICATE

I hereby certify to Nancy Torres that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.



Todd Fincher, R.P.L.S. No. 5633
Signed: September 18, 2018.

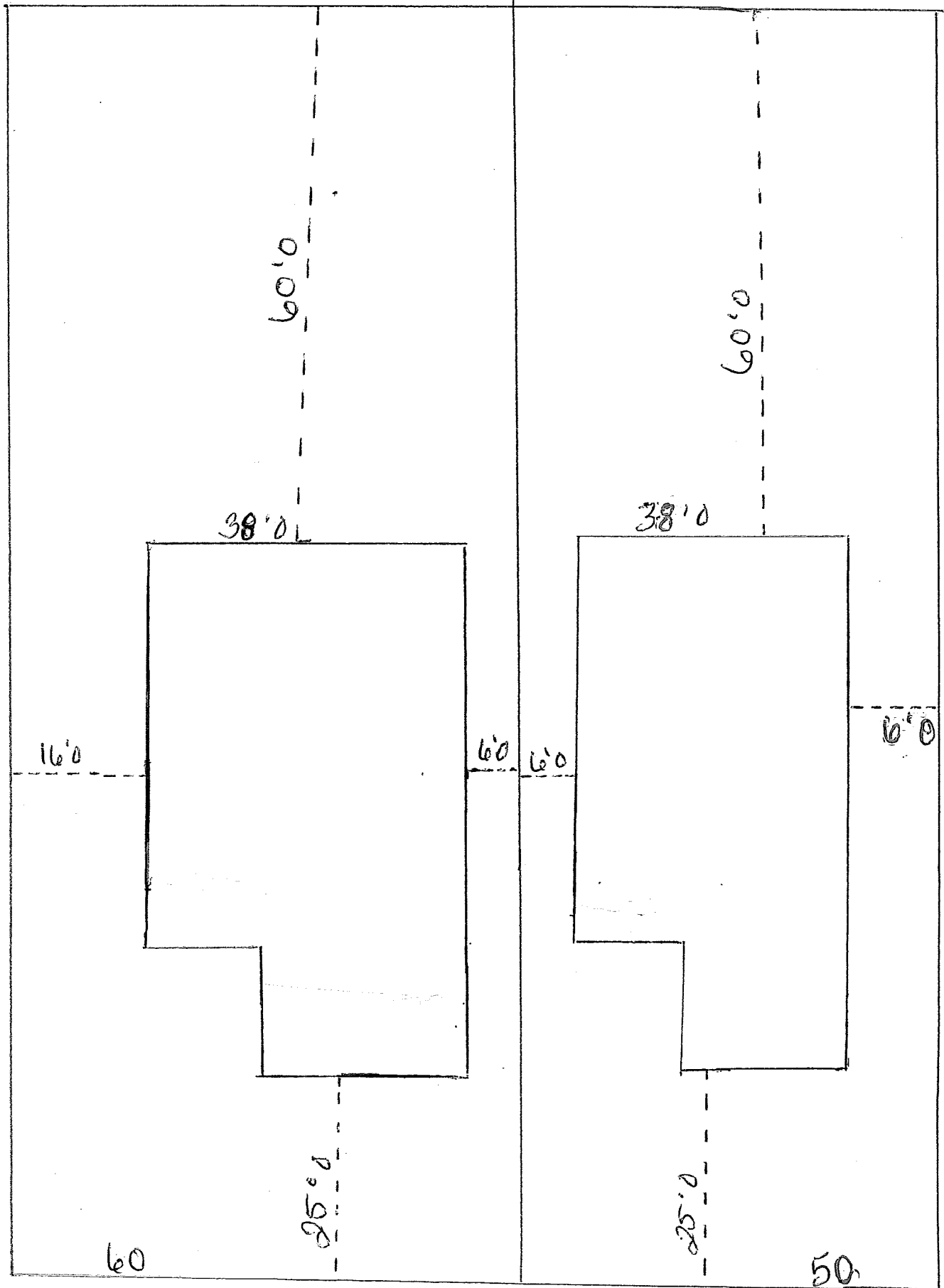
SURVEY ACCEPTANCE:

X _____
X _____

JOB NO. 1808-1016
FIELDED E.V.
DRAFTED A.O.
CHECKED T.F.

FINCHER LAND SURVEYING, PLLC
3213 IH-30, Suite 107 TXBPLS FIRM NO. 10194258
Mesquite, Texas 75150 PHONE: 903-944-6397
www.texasrpls.com todd@texasrpls.com

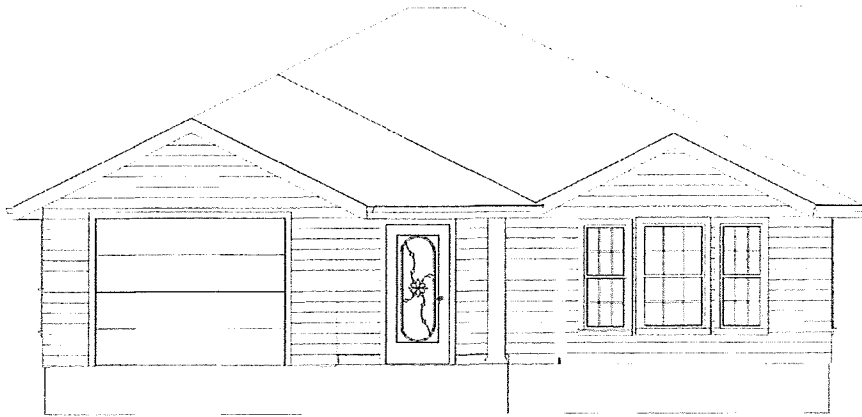
110



110

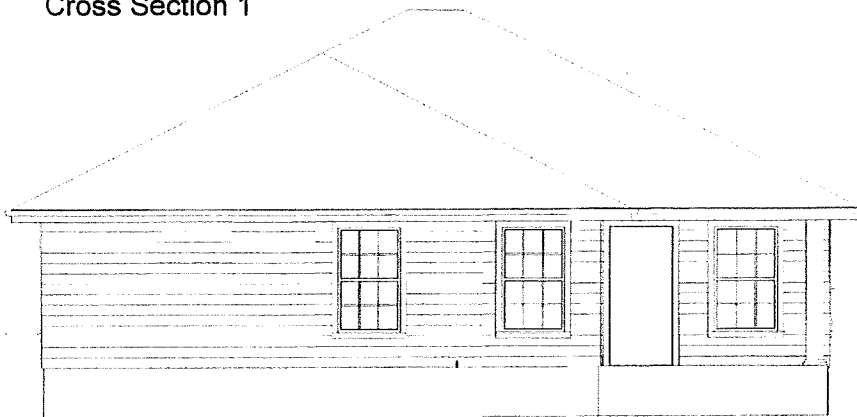
12

6



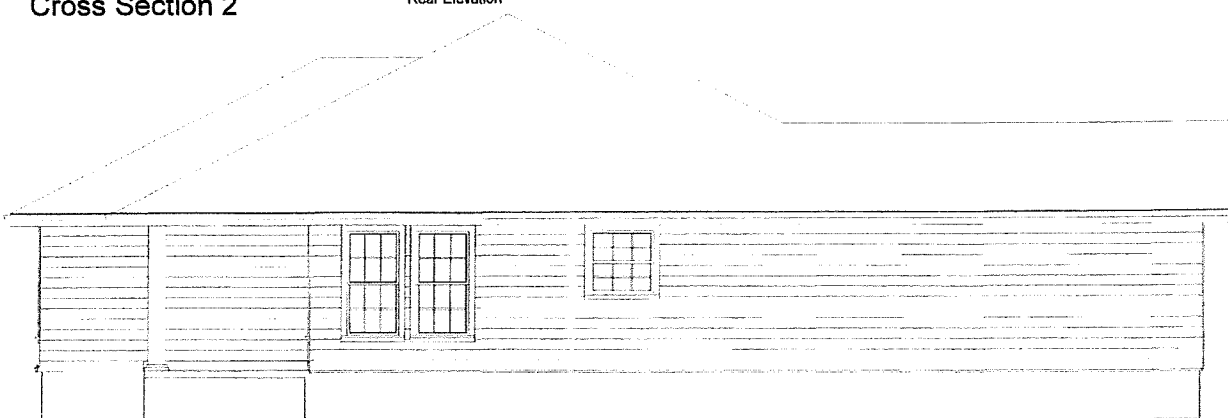
Cross Section 1

Front Elevation



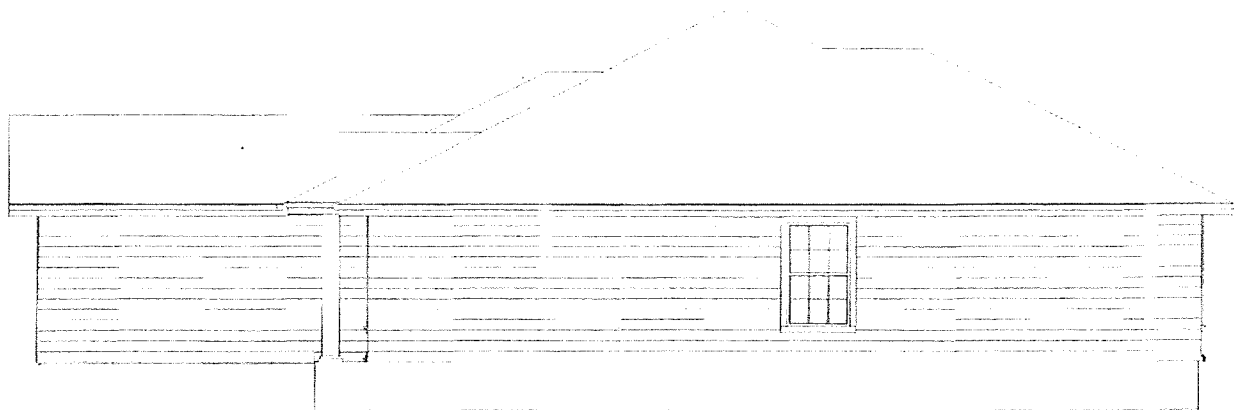
Cross Section 2

Rear Elevation



Cross Section 4

Right Elevation



Cross Section 6

Left Elevation

STAFF REVIEW LETTER

December 12, 2018

Roberto Meraz
3264 Dripping Springs Road
Sherman, TX 75090

Fincher Land Surveying, PLLC
3213 IH-30, Ste. 107
Mesquite, TX 75150

Jessica Paniagua
PO Box 22
Sherman, TX 75091

Dear Applicants,

The request for a zone change from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District for the property located at 801 and 805 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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 R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is required for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only (concrete and asphalt).
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:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. The City of Sherman does not maintain alleys.
9. Water and Sewer Pro-Rata will be due upon development and a permit is required for water and sewer tap connections.
10. No structures will be permitted over existing easements or utility lines.

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 cursive script, reading "Scott Shadden". The signature is fluid and elegant, with a long horizontal stroke at 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., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

17.

Meeting Date: 12/18/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

817 NORTH SAM RAYBURN FREEWAY

The request of Henry Blume Loe, Jr. (Owner), Kent Hughlett, Architect PLLC (Architect/Representative), Sartin & Associates, Inc. (Surveyor), Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 817 North Sam Rayburn Freeway, being 0.45 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 25' setback from the Sam Rayburn Freeway property line (front setback) in lieu of the required 45' and a 20' setback from the Elm Street property line (side setback) in lieu of the required 35' for a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a digital billboard in a C-1 (Retail Business) District/ O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 817 North Sam Rayburn Freeway; the southeast corner of Elm Street and North Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and also located in the O-1.2 (Sam Rayburn Overlay) District. The owner is requesting a Specific Use Permit to allow a digital billboard, 25' from the Sam Rayburn property line and 20' from the Elm Street property line. The nearest billboard is 2,083.56 feet, located at the southeast corner of East Sycamore Street and North Highway 75.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Henry Blume Loe, Jr. (Owner)
Kent Hughlett, Architect PLLC (Architect/Representative)
Sartin & Associates, Inc. (Surveyor)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

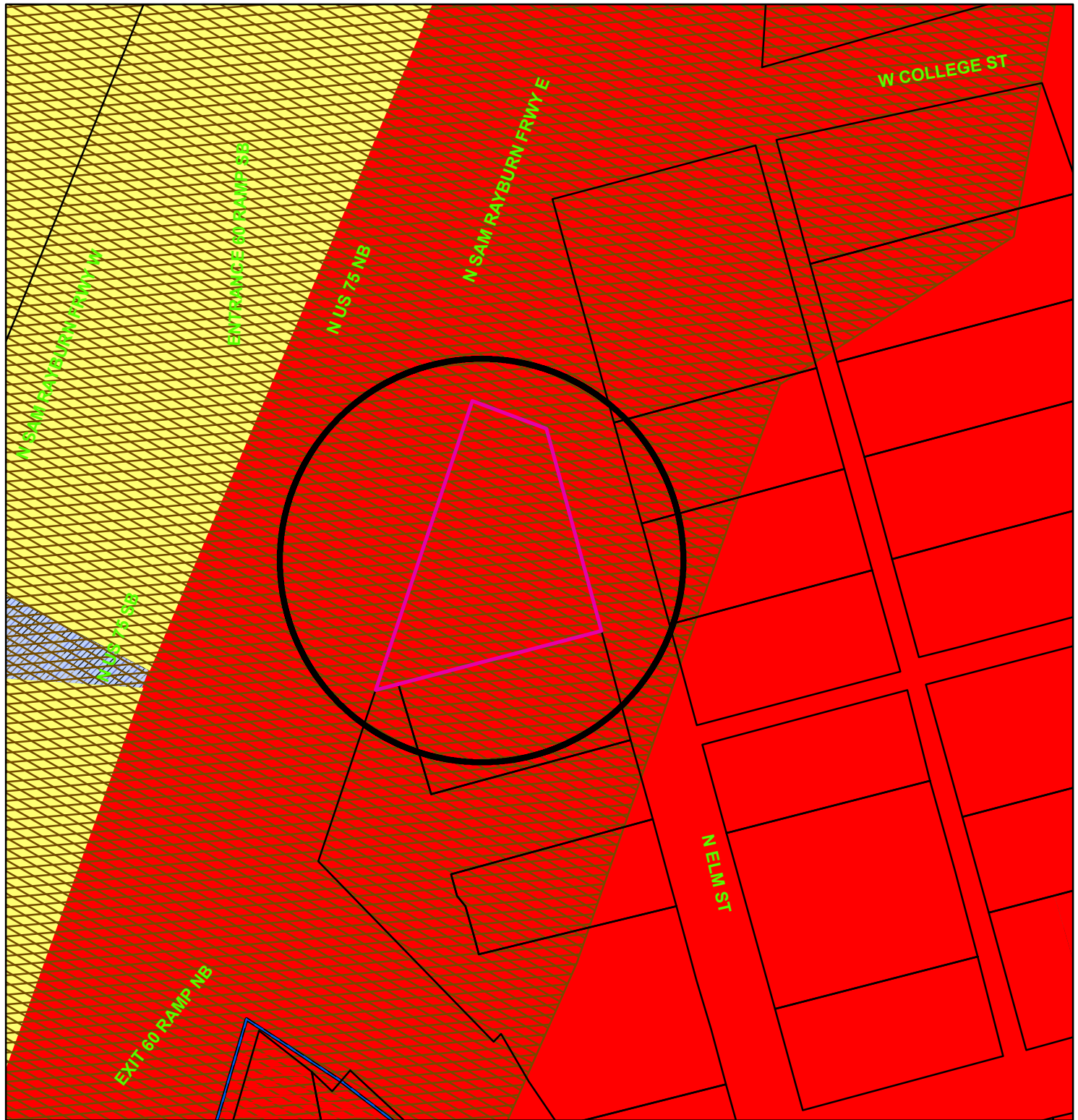
6

Objections Received:

0

Attachments

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



Zoning - 817 North Sam Rayburn Freeway

Legend

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Biallock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Biallock 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



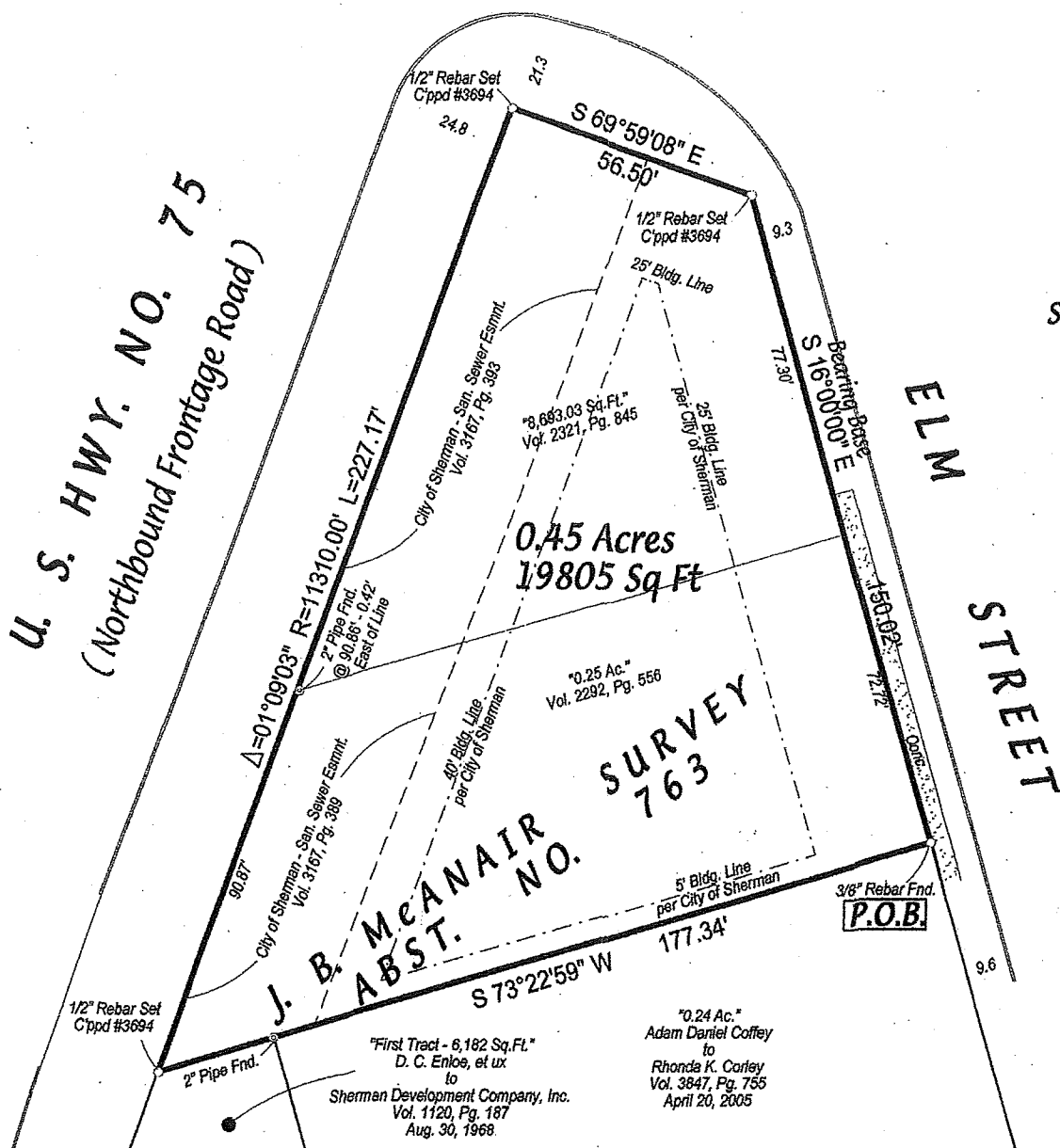
NOT TO SCALE

1 in = 100 ft

817 North Sam Rayburn Freeway



U. S. HWY. NO. 75
(Northbound Frontage Road)



NORTH

Scale: 1" = 40'

SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. Box 1843 * 109 S. Travis * Sherman, Texas 75091-1843
Ph (903) 892-8003 * Fax (903) 868-2970 * Email - msartin@gcecispc.com

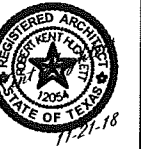
SURVEY FOR: BLOOM LOE

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 23 rd day of February, 2010 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and is subject to all easements of record that may affect said property.

THIS SURVEY BY ME WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR

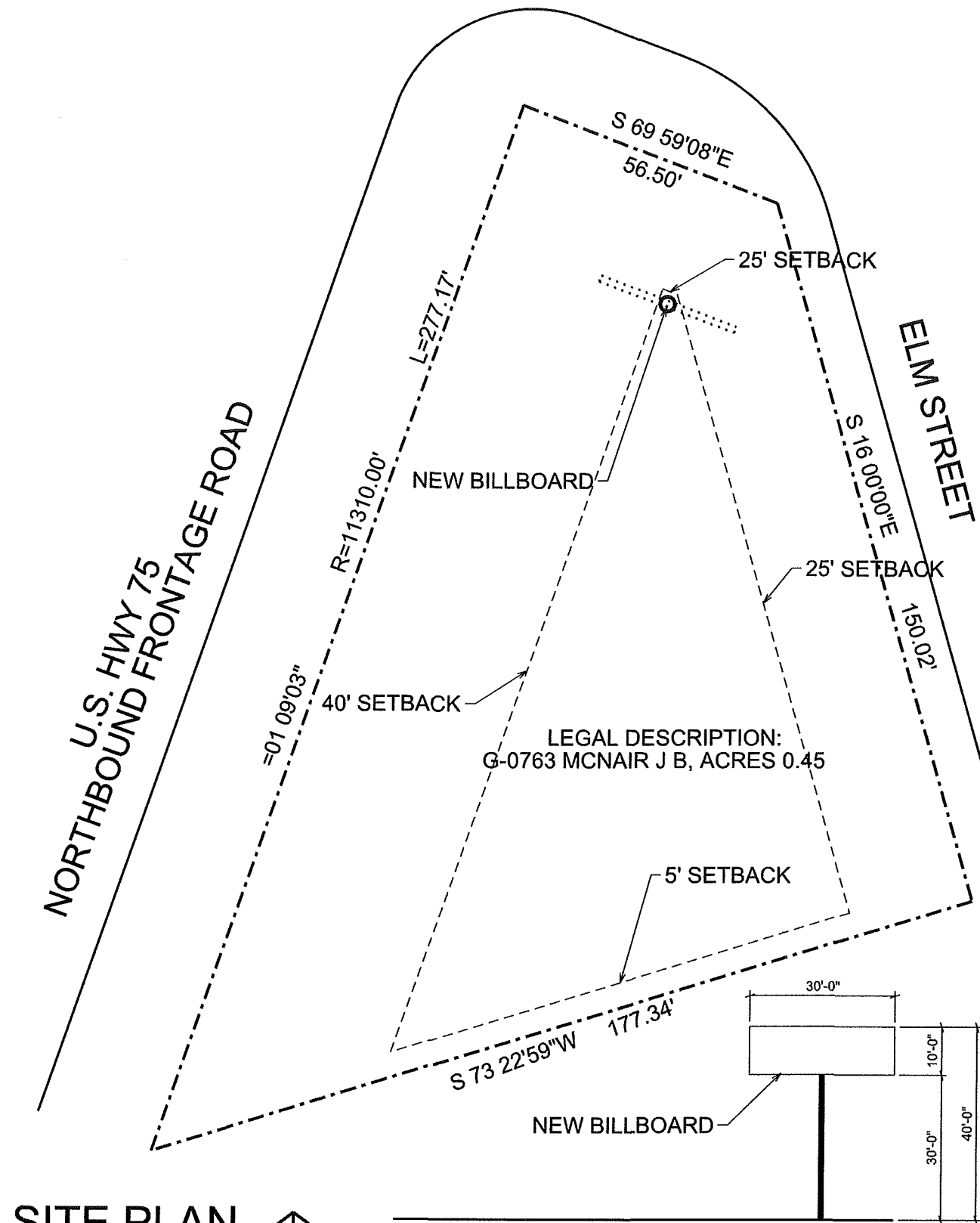


KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

BILLBOARD LOCATION
N. ELM
SHERMAN, TEXAS

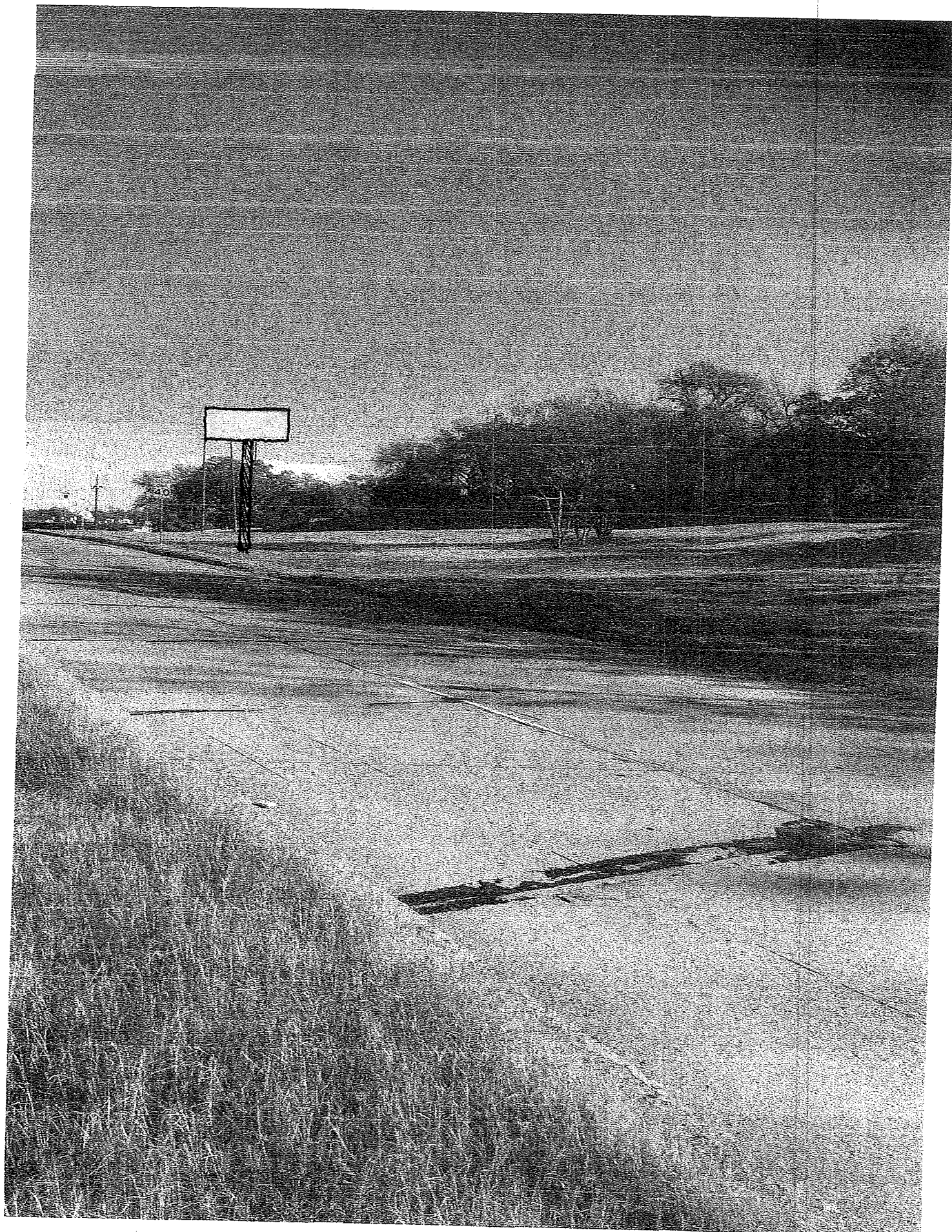
A-1

NOV. 19, 2018



SITE PLAN
SCALE: 1"= 30'-0"
NORTH

BILLBOARD ELEVATION
SCALE: 1"= 30'-0"



Billboard Locations along 75

Legend
Existing

Existing Billboard
Proposed New Billboard Location

Existing Billboard
Existing Billboard

Existing Billboard

Existing Billboard Existing Billboard

Google Earth

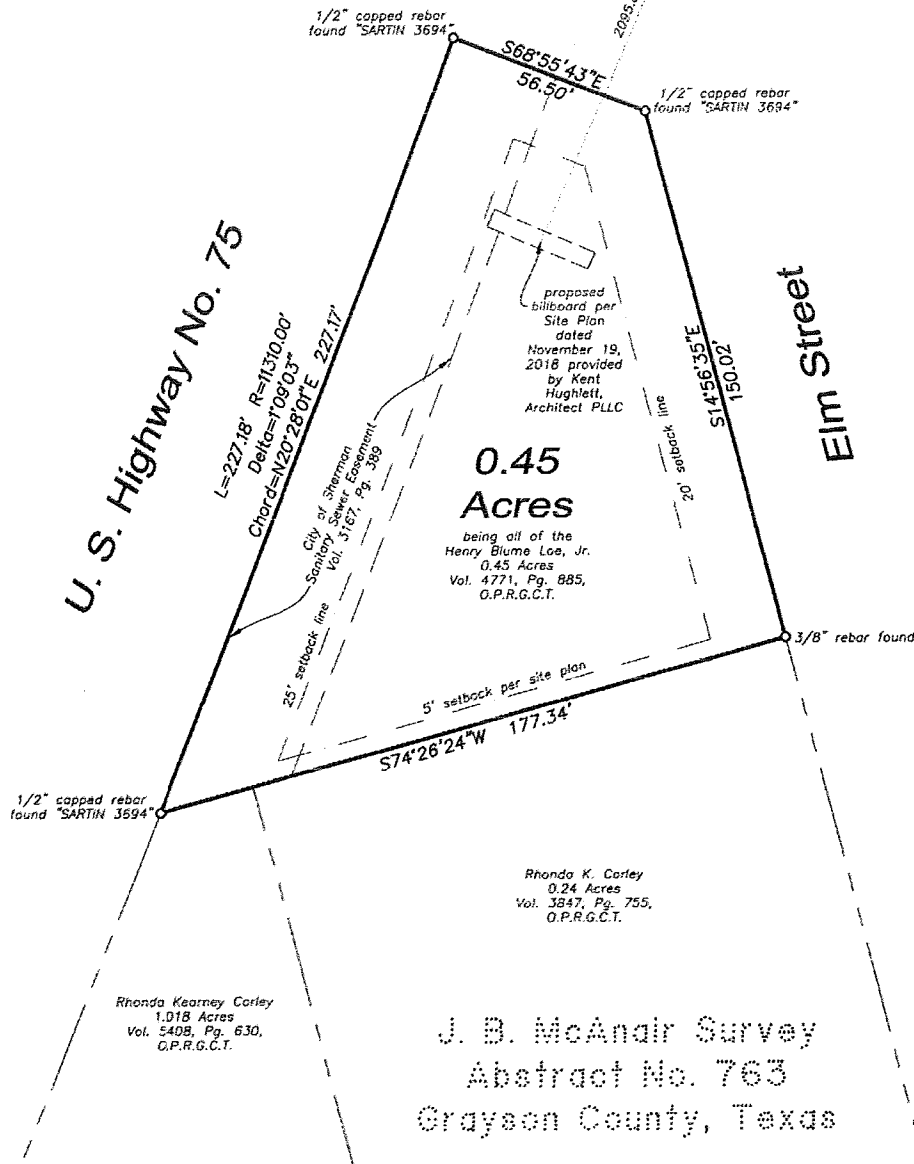
3000 ft



Bearing Base: Grid North, NAD83, North Central Zone, as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances.

Note: The proposed billboard shown hereon is 2,095.86 ft. from the nearest billboard located at the Southeast corner of E. Sycamore Street and US Hwy. 75.

The setback lines shown hereon as per Ordinance No. 2280, Section 6.4, Subsection (1)



GRAPHIC SCALE

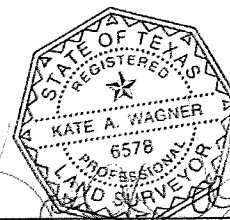


(IN FEET)
1 inch = 40 ft.

Site Plan

Job No. CGS651118-R

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100



Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: November 30, 2018

STAFF REVIEW LETTER

December 12, 2018

Henry Blume Loe, Jr.
1201 Western Hills Dr.
Sherman, TX 75092

Kent Hughlett
529 S. Crockett St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 817 North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 18, 2018 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-1.2 (Sam Rayburn Overlay) District, the billboard ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Billboards shall have a setback of not less than forty feet from the Sam Rayburn Freeway property line, thirty-five feet on the sides and rear unless an exception is granted.
3. Billboards shall be a minimum of thirty-five feet from residential property.
4. Billboards shall have a maximum height of forty-two and a half (42.5) feet above the center of the facing street, access road, or thoroughfare. Provided, however, no billboard sign shall be higher than fifty (50) feet measured from its base.
5. All lighting of the billboard shall be shielded as not to produce intensive or excessive light or glare on adjacent property or traffic.
6. Digital billboards shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 footcandles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a footcandle meter at 200' measured perpendicular to the face of the digital billboard.
7. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. 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:

12. Verify location of existing sewer lines.
13. No structures permitted within 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 that reads "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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., Director of Engineering
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

19.

Meeting Date: 12/18/2018

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

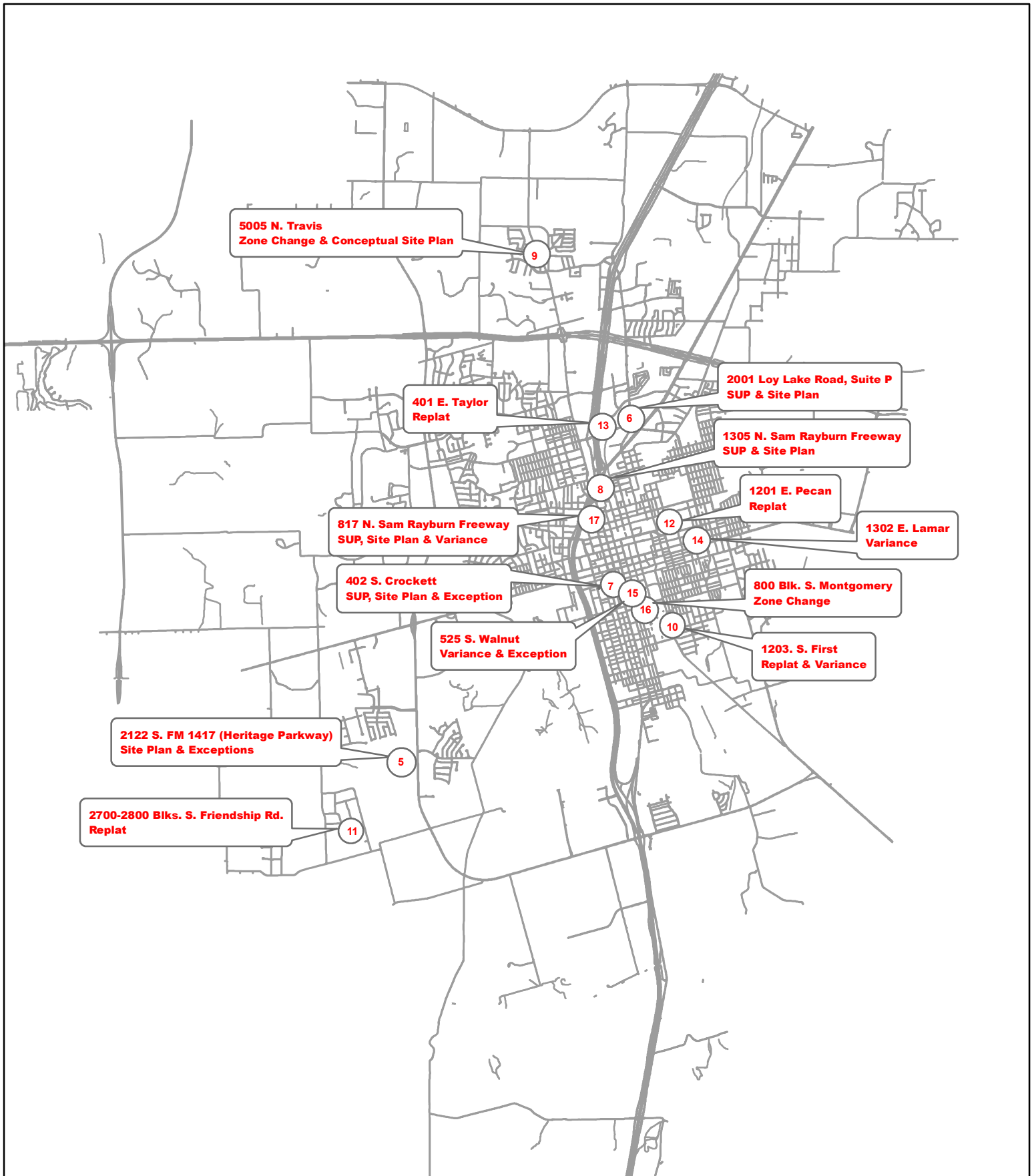
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting December 18, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet