

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 17, 2019 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 19, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7, 10 & 15)**
5. **2100 EAST LAMAR STREET**
The request of Gary Matthews (Owner) and Chris Biggers, Dunaway Associates (Representative/Civil Engineer/Surveyor) concerning the property located at 2100 East Lamar Street, being 12.995 acres in the G B Pilant Survey, Abstract No. 963, as follows;
Planning and Zoning Commission
Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-family Residential) District.
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3 Subsection (4) to allow 627 parking spaces in lieu of the required 784 for a 300-unit Multi-Family Development in an R-2 (Multi-family Residential) District.
6. **910 SOUTH SAM RAYBURN FREEWAY**
The request of 6M Holdings, LTD (Owners), Sunbelt Rentals, Inc. (Tenant), Dustin Tippetts (Representative), UPI Builders (Contractors) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 910 South Sam Rayburn Freeway, being 9.27 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8.2, Subsection (7)(c) to allow a chain link fence in lieu of the permitted wood, stone, brick or concrete block in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
Planning and Zoning Commission
Specific Use Permit amendment and site plan approval under Ordinance No. 2280, Section 8,

Subsection (5)(a) to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

7. * **4800-4900 KNOLLWOOD ROAD**

The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4800-4900 Blocks of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in (Volume 8, Page 121, O.P.R.G.C.T.)

8. **2222 SOUTHRIDGE LANE**

The request of Nimrat Johal and Jaspreet Gill (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2222 Southridge Lane, being Lot 15, Block C, Amending Final Plat of Pebblebrook South, Phase II, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence, 1' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

9. **1000-1002 NORTH BRENTS AVENUE**

The request of Lionel J Richardson, Trustee Richardson Family 2016 Irrevocable Trust (Owners), Monique A Wilson (Representative) and Sartin & Associates (Surveyor) concerning the property at 1000-1002 North Brents Avenue, being Lot 6, Block 1, Colling Addition, Section 2, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow an existing duplex in an R-1 (One Family Residential) District.

10. * **3301 NORTH U.S. HIGHWAY 75**

The request of Gary Watson (Owner), SSCP Management, Inc. (Representative), Greg Guerin, East Star Design (Architect) and Eagle Surveying, LLC (Surveyor) concerning the property at 3301 North U.S. Highway 75, being Lot 4, Block 1, Sherman Shopping Center, as follows:

Planning and Zoning Commission

Site plan approval for Applebee's Restaurant

11. **1401 & 1405 WEST MOORE STREET**

The request of SGU Joint Venture, LLC (Owners), David Baca (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1401 and 1405 West Moore Street, being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50' lot width on Lot 2 of the proposed Holly Moore Addition in lieu of the required 60' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

12. **1515 EAST NALL STREET**
The request of Dave A. & Melinda Reed (Owners), Doyal Reed (Tenant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1515 East Nall Street, being Lot 1, Block C, Replat of Blocks B & C, Highland Park Second Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback for an attached carport/garage/shop in lieu of the required 10' in an R-1 (One Family Residential) District.
13. **2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75**
The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being Lot 16, Block A of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 34' lot width in lieu of the required 60' in an R-1 (One Family Residential) District.
14. **2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75**
The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A; Lots 1-4, Block B; Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District.
15. * **2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET**
The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:
Planning and Zoning Commission
Replat Approval of Graham Addition, Lots 1R-7R
16. **2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET**
The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-story duplexes on Lots 6R and 7R and two single-story duplexes on each of Lots 1R, 2R, 3R, 4R and 5R of the proposed Replat of Graham Addition in an R-1 (One Family

Residential) District.

17. **1024 NORTH CLEVELAND AVENUE**

The request of Munazza Jabeen and Karim Anjum (Owners), Nathan Gray (Draftsman) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1024 North Cleveland Avenue, being Lots 7 & 8, Block 1, College Park Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two duplexes in an R-1 (One Family Residential) District/College Park 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 12, 2019 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of December, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.



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

2.

Meeting Date: 12/17/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR NOVEMBER 19, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

November 19, 2019 Draft Minutes

STATE OF TEXAS §

November 19, 2019

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 19, 2019.

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMISSION MEMBERS: DAVIS, DOWNTAIN, WOOD,
SIMS AND MANLEY.

MEMBERS ABSENT: VICE-CHAIRMAN ELLIOTT

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 22, 2019 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 8, 10 & 11)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Wood moved to approve the Consent Agenda Items as presented subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF FRHP LINCOLNSHIRE, LLC (OWNERS), CAMPING WORLD AND GOOD SAM (TENANTS) AND CEI ENGINEERING ASSOCIATES, INC. (CIVIL ENGINEER AND SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING A 13.60 TRACT IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING MULTIPLE TRACTS: TRACT 1, BEING A 7.036 ACRE TRACT; TRACT 3, BEING ALL OF BLOCKS 38,

REPLAT BLOCK 43
R, LOT 1,
SOUTHSIDE
ADDITION, A
REPLAT ALL
BLOCKS 37, 38, 38 &
TRACTS 1, 3 & 4 OF
THE REPLAT OF
SOUTH SIDE ADDN.

39 AND A PORTION OF BLOCK 37 OF THE REPLAT OF BLOCKS 4, 5, 6, 16, 17, 29, 31, 40 AND 41 OF SOUTH SIDE ADDITION; AND TRACT 4, BEING A 0.888 ACRE TRACT, EXCEPT A CALLED 0.487 ACRE PORTION OF LOTS 7-12, BLOCK 39, AS FOLLOWS:

2005 SOUTH SAM
RAYBURN FREEWAY
(FRHP
LINCOLNSHIRE)

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, BEING A REPLAT OF ALL OF BLOCKS 37, 38, 39 AND TRACTS 1, 3 AND 4 OF THE REPLAT OF SOUTH SIDE ADDITION

The property is located at 2005 South Sam Rayburn Freeway between Wilson Avenue and FM 1417; Camping World and Good Sam are the tenants. The property is zoned a C-1 (Retail Business) District and M-1 (Light Manufacturing) District and located in the O-1.2 (Sam Rayburn) Overlay District. The owner would like to Replat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF D.J. WORTHAM PROPERTIES, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 388 BENNETT ROAD, BEING 4.905 ACRES IN THE JEREMIAH M. MCDANIEL SURVEY, ABSTRACT NO. 774, AS FOLLOWS:

FINAL PLAT – OYAIL
ESTATES (ETJ)
388 BENNETT ROAD
(D.J. WORTHAM
PROPERTIES, LLC)

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF QYAIL ESTATES IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located at 388 Bennett Road in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to plat the property into one lot. 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 JUDY MCGRAW (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 531 EAST LAMAR STREET, BEING 0.970 ACRES IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

FINAL PLAT –
MCGRAW-MARTINEK
ADDITION
531 EAST LAMAR
STREET
(JUDY MCGRAW)

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MCGRAW-MARTINEK ADDITION

The property is located at 531 East Lamar Street; the northwest corner of Lamar and Broughton Streets. The property is zoned an M-1 (Heavy Manufacturing) District. The owner would like to plat the property into two lots to sell one

of the 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF FIRST BANK HOWE (OWNERS), INDEPENDENT BANK (TENANT), JOSE AGUIRRE (REPRESENTATIVE) AND EIKON (ARCHITECT/ENGINEER) CONCERNING THE PROPERTY LOCATED AT 300 EAST TAYLOR STREET, BEING 1.24 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO INDEPENDENT BANK

SITE PLAN –
ADDITION TO
INDEPENDENT BANK
300 EAST TAYLOR
STREET
(FIRST BANK HOWE)

The property is located at 300 East Taylor Street; the southeast corner of U.S. Highway 75 and Taylor Street, Independent Bank is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owners would like to construct a one-story 752 square foot addition to Independent Bank. The exterior of the addition will match the existing building, which is brick veneer with stone accents. Twenty-eight parking spaces will be provided. 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.

ZONE CHANGE, CONCEPTUAL SITE PLAN & EXCEPTION
THE REQUEST OF GARY MATTHEWS (OWNER) AND CHRIS BIGGERS, DUNAWAY ASSOCIATES (REPRESENTATIVE/CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2100 EAST LAMAR STREET, BEING 12.995 ACRES IN THE G B PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3 SUBSECTION (4) TO ALLOW 627 PARKING SPACES IN LIEU OF THE REQUIRED 784 FOR A 300-UNIT MULTI-FAMILY DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – R-1
& C-1 TO R-2
2100 EAST LAMAR
STREET
(GARY MATTHEWS)

(MOVED TO 12/17/19
MEETING)

An email was received December 13, 2019, 5:05 p.m. from Chris Biggers, Dunaway Associates, 550 Bailey Avenue, #400, Ft. Worth, TX requesting to move this request to the December 17, 2019 meeting.

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

Letters were received from:

Donna Burk, 516 Patricia, Sherman, TX

"I am adamantly opposed to this repeated request of Gary Matthews and Chris Biggers, just as much as I was the last time they attempted this proposal. This neighborhood of single-family residents, some for as long as 25-45 plus years, want to keep our neighborhood as single-family dwellings. As I stated in the past, Goodwill Industries does not need possible harassment that could arise from a multiple family complex. Even more importantly, the coming middle school and the existing Crutchfield Elementary School would be at much risk if this proposition becomes a reality. Things like this are turning the east side of Sherman into a very degraded area. If Mr. Matthews wants to make money, why not improve the area by building nice single-family homes like in Oak Creek Estates or starter homes or build apartments along Highway 75, not in a residential area and near schools. Thank you for hearing very concerned citizens on this matter."

A petition was received opposing the zone change from:

Mary Hendrickson, 604 Patricia, Sherman, TX

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF POST OAK LIQUIDATING TRUST (OWNERS), KMS RETAIL INVESTMENTS, LP (DEVELOPER), LUKE STAINBACK (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2200 NORTH U.S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION 3, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(C) TO ALLOW A NATURAL SCREEN AS SCREENING DEVICE ON THE NORTH SIDE OF THE PROPERTY TO SCREEN THE SERVICE BAYS FROM THE THOROUGHFARE IN LIEU OF THE REQUIRED 4' PRIVACY FENCE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

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

Luke Stainback, KMS Retail Investments, 5622 Dryer Street, Ste. 200, Dallas, TX

Mr. Stainback appeared to represent the request and answer any questions. The property is located at 2200 North U.S. Highway 75 between Taylor Street and Lamberth Road; the vacant property south of the Hoyte Dodge RAM, Chrysler,

EXCEPTION –
SCREENING

SUP & SITE PLAN –
AUTOMOTIVE
REPAIR, PAINT &
BODY SHOP

2200 NORTH U.S.
HIGHWAY 75
(POST OAK
LIQUIDATING
TRUST)

Jeep Dealership. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Stainback explained “KMS Retail Investments, LP has the property under contract to develop the property for Joe Hudson’s Collision Center, an automotive repair and paint and body shop. They are one of the top five collision centers in the United States. They currently have over one hundred locations predominantly in the southeast. The proposed building will be approximately 16,900 square feet, the exterior will be stucco and stone on the front of the building with bays on the north and south sides of the building. Parking will be provided for 80 cars. Twenty to twenty-five new jobs will be created.”

“The vehicles that will be worked on are seventy to eighty percent drivable when they come in to the store; only a small percentage are wrecked cars. The way that we have designed the site plan is to place the small amount of wrecked cars in the northwest corner of the lot hidden behind the building; we will also have a fence to screen it. The fence will be wrought iron with wood slats. There will be trees and bushes landscaped in front of the fence. A creek runs on the north side of the property and we are requesting an exception to allow a natural screen on the north side of the property to screen the service bays from Highway 75. When you are driving south on Highway 75, you will not be able to see our building until you are halfway past it and at that point there is no way you will be able to look back and see where the wrecked cars are because they will be hidden behind the building, the fence and they will be in the back of the corner. If you are standing on the south side of the creek, you cannot really see the Hoyte Dodge Dealership because the creek is in the way. We believe the creek provides a great screening as well as the wrought iron fence with wood slats. We believe this is a good use of the property with the ABC Supply Company at the rear of the property and Hoyte Dodge to the north.”

“Joe Hudson prides themselves on being able to turn the cars through in thirty days. All the work is done inside the body shop, the only reason the cars are outside the body shop is while they are waiting to come inside to be worked on where all the equipment is located or they are waiting to be picked up. They will not be working on cars on the outside; all the work will be done inside of the building.” They had seen the Staff Review Letter and would abide by the Recommendations.

Scott Shadden, Director of Developmental Services stated “the Staff Review Letter states no outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.”

Mr. Stainback explained, "they have received the Staff Review Letter and that was the only item we had an issue with because there will be a few vehicles that will be considered under that category, but they will be hidden from site."

Mr. Shadden asked if the cars are totaled out; "will they be taken to a wrecking yard."

Mr. Stainback responded. "yes. That is a conception that people think that the cars will be left there but they have to get other cars into the facility and if they are keeping wrecked cars there they will not be able to turn the cars over. Most of the cars that are totaled do not make it to the shop."

Mr. Shadden stated, "you are going to screen them one hundred percent, you will not be able to see the wrecked vehicles from anywhere around."

Mr. Stainback explained, "there would be the green screen, the fencing as well as the building that will be hiding the cars back in the corner."

Commission Member Davis asked, "are you counting the trees and bushes in the creek as your screening or are you going to put a fence on the north side?"

Mr. Stainback explained, "the trees would be our green screen; there will not be a fence on the north side, the fence will come around and connect to the trees from the creek."

Mr. Shadden asked if he owned the area where the trees are located.

Mr. Stainback responded, "yes."

Commission Member Davis stated, "it seems based on body shops and cars, you are going to get a lot of trash into the creek, and then it gets into the water with no type of fence at all."

Mr. Stainback explained, "right now there is not a plan for a fence, but we could put up a chain link fence in the future that would keep it away. No one would see the chain link fence."

Mr. Shadden asked, are you only doing passenger vehicles, you are not going to do trucks."

Mr. Stainback responded, "it is just normal vehicles; not big rigs or RV's; they would not fit inside."

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to deny the request for the exception to allow a natural screen as screening device on the north side of the property to screen the service bays from the thoroughfare in lieu of the required 4' privacy fence in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 2200 North U.S. Highway 75. MOTION FAILED FOR A LACK OF A SECOND

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for the exception to allow a natural screen as screening device on the north side of the property to screen the service bays from the thoroughfare in lieu of the required 4' privacy fence in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 2200 North U.S. Highway 75. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, SIMS AND WOOD.

VOTING NAY: DAVIS

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit and site plan to allow an automotive repair, paint and body shop in a C-1 (Retail Business) District located at 2200 North U.S. Highway 75 subject to the Staff Review Letter and limiting cars outside the building to the north side of the property behind screening and not visible from the roadway or adjacent properties and no tires or parts are allowed outside the building. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF STEPHEN & BECKY SHOWALTER (OWNERS) AND CHRIS VICKREY (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 608 WEST BIRGE STREET, BEING THE EAST ONE-HALF OF LOT 9 AND THE WEST 35 FEET OF LOT 10, BLOCK 2, BIRGE'S ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

**EXCEPTION &
VARIANCE –
ADDITION TO
NONCONFORMING
STRUCTURE
608 WEST BIRGE
STREET
(STEPHEN & BECKY
SHOWALTER)**

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.2, SUBSECTION (1) FOR AN ADDITION TO AN EXISTING NONCONFORMING DWELLING TO ALLOW A 1'9" SIDE YARD SETBACK FROM THE EAST PROPERTY LINE AND A 3'4" SETBACK FROM WEST PROPERTY LINE IN LIEU OF THE REQUIRED 6' FOR AN ADDITION TO AN EXISTING CARPORT/GARAGE IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Chris Vickrey, 1003 Hills Creek Road, McKinney, TX

Mr. Vickrey appeared to represent the request and answer any questions. The property is located at 608 West Birge Street between North Hopson Street and Leslie Avenue. The property is zoned an R-1 (One Family Residential) District.

Mr. Vickrey explained, "the house at 608 West Birge was built in 1912, a beautiful three-thousand square foot home. At one time, the house had an addition to it for a carport on the east side of the property; the carport does not accommodate two cars, only about a car and a half. The owner would like to extend the existing carport, enclose it for a garage, 1' 9" from the east property line. The only change will be on the east side of the property and the addition will match the existing home. The property that abuts this property is owned by the Showalter's. We thought we would just do a replat of the property to join the two properties but after speaking to the Engineering Department we found out that was not going to be the best option. The property that is vacant that they also own is not developable and will always be retained as a potential roadway easement to the six acres that is behind the home. If and when in the future that there would ever be a development which is highly unlikely due to the nature of the floodplain that the six acres will be developed. The only issue is the setback from the property line would be next to a roadway. We are asking for the exception and variance so the owner can have a usable two-car garage."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for an exception and variance to allow an addition to an existing nonconforming dwelling to allow a 1'9" side yard setback from the east property line and a 3'4" setback from west property line in lieu of the required 6' for an addition to an existing carport/garage in an R-1 (One Family Residential) District at 608 West Birge Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

**On Motion duly made and carried, the meeting adjourned at
5:26 p.m.**

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 12/17/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 7, 10 & 15)

List of Agenda Items:

7. * 4800-4900 BLOCKS KNOLLWOOD ROAD

The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4800-4900 Blocks of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in (Volume 8, Page 121, O.P.R.G.C.T.)

10. * 3301 NORTH U.S. HIGHWAY 75

The request of Gary Watson (Owner), SSCP Management, Inc. (Representative), Greg Guerin, East Star Design (Architect) Eagle Surveying, LLC (Surveyor) and Thomas Site Development Engineering, Inc. (Civil Engineer) concerning the property at 3301 North U.S. Highway 75, being Lot 4, Block 1, Sherman Shopping Center, as follows:

Planning and Zoning Commission

Site plan approval for Applebee's Restaurant

15. * 2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET

The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:

Planning and Zoning Commission

Replat Approval of Graham Addition, Lots 1R-7R



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2100 EAST LAMAR STREET

The request of Gary Matthews (Owner) and Chris Biggers, Dunaway Associates (Representative/Civil Engineer/Surveyor) concerning the property located at 2100 East Lamar Street, being 12.995 acres in the G B Pilant Survey, Abstract No. 963, as follows;

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3 Subsection (4) to allow 627 parking spaces in lieu of the required 784 for a 300-unit Multi-Family Development in an R-2 (Multi-family Residential) District.

Background:

The property is located at 2100 East Lamar Street between Colbert Street and Bethany Road; the vacant property west of Goodwill Industries and across from the Sherman High School. The property is zoned an R-1 (One Family Residential) District and C-1 (Retail Business) District. The owner would like to rezone the property to an R-2 (Multi-Family Residential) District to construct a twelve (12) building, 300-unit apartment complex. There will be 36 - 4 bedroom units; 96 - 3 bedroom units; 120 - 2 bedroom units and 48 - 1 bedroom units; 300 total units with 720 total bedrooms. The exterior finish on the buildings will be stone and hardy board siding. They are also requesting an exception to allow 627 parking spaces in lieu of the required 784.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Gary Matthews (Owner)

Chris Biggers, Dunaway Associates (Representative/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:

52

Objections Received:

2 Letters

Petition with 152 signatures

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Survey

Conceptual Site Plan

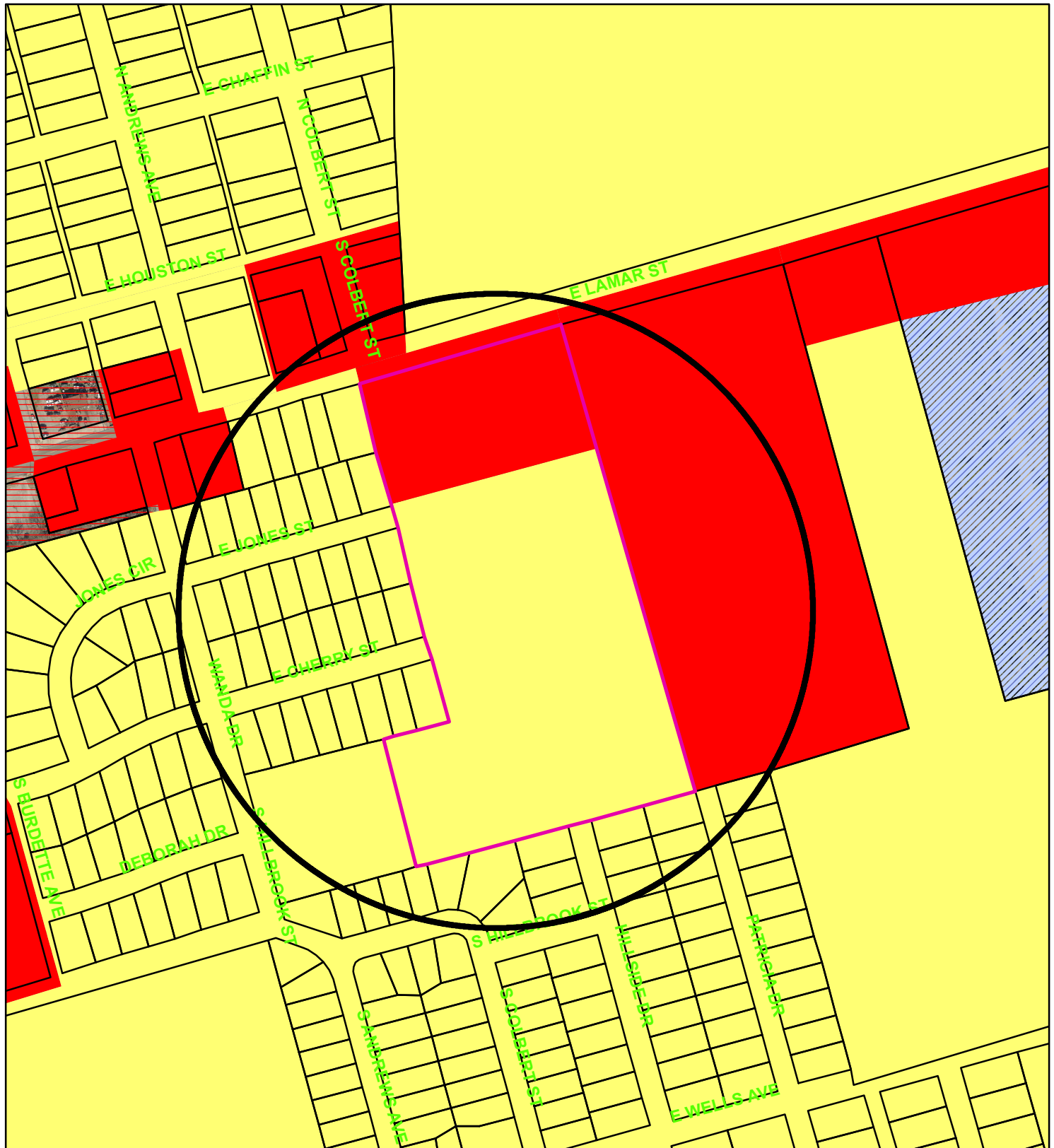
Building Elevations

Staff Review Letter

Letter from Donna Burk

Petition

Letter from Elizabeth Pounds



Zoning - 2100 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_1

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

Legend

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
PD Planned Development



2100 East Lamar Street





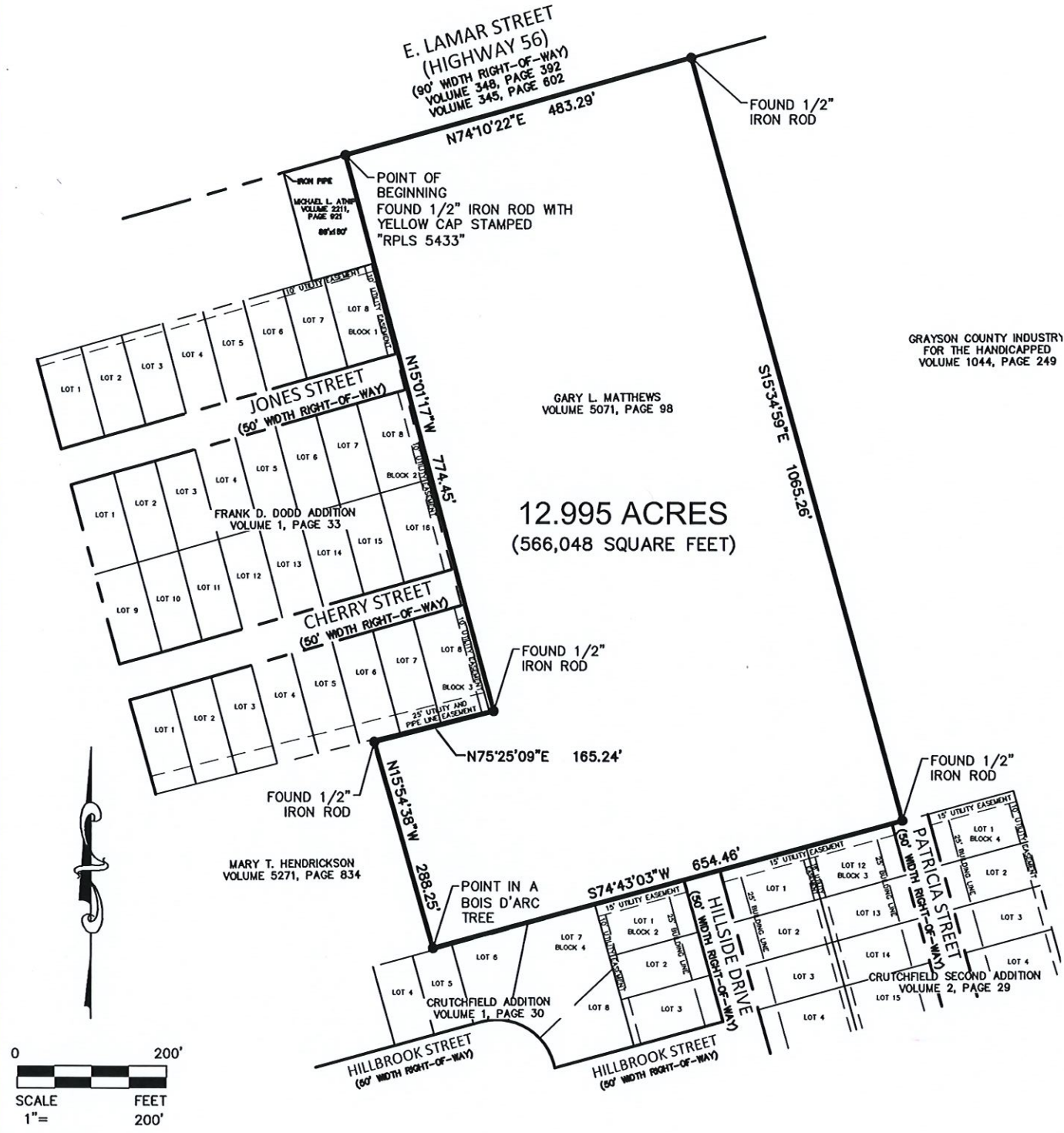
CONSTRUCTION PROJECT NARRATIVE

LDG Multifamily - E Lamar Street **Sherman, TX**

Project Summary:

The proposed project is a multifamily development at the Southeast corner of E Lamar Street and S Colbert Ave. The project location is currently a vacant 12.995-acre lot on the south side of E Lamar Street across from Sherman High School. The adjacent properties are the Goodwill Industries Corporate Office to the East and single-family subdivisions to the West and South. The proposed improvements include a twelve (12) building 300-unit apartment complex as well as the related paving, drainage, and utility improvements.

PLOTTED BY: Adam Shaw ON: Tuesday, September 24, 2019 AT: 9:34 AM FILEPATH: G:\Production\4000\005600\5661\001\Survey\Drawings\B005661.001 Sherman LDG Boundary Exhibit 8.5 x 11.dwg



B005661.001

PAGE 2 OF 2

A metes and bounds description of even date accompanies this exhibit.

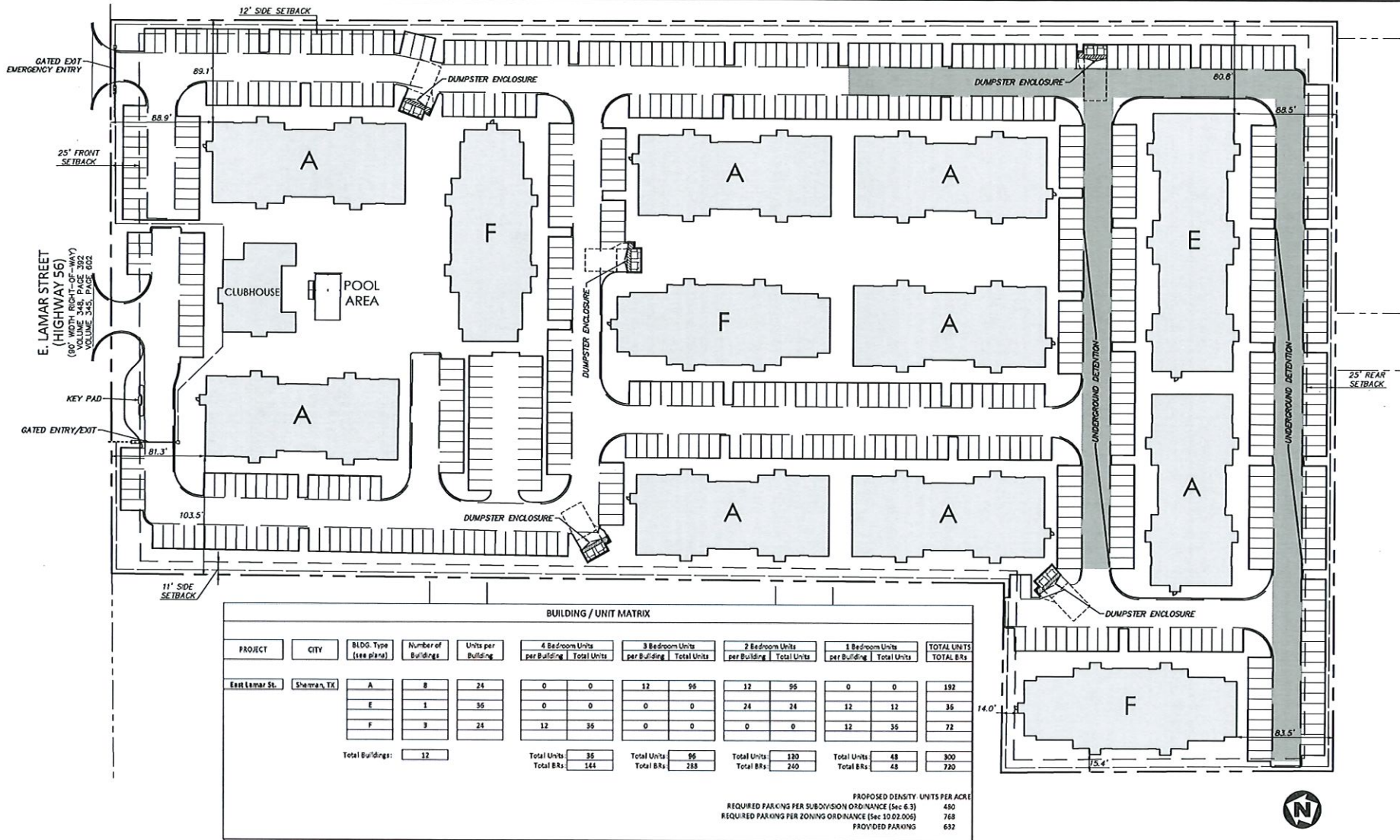
SEPTEMBER 24, 2019


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

GEORGE B. PILANT SURVEY
ABSTRACT NUMBER 963

12.995 ACRES

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS





STAFF REVIEW LETTER

December 9, 2019

Gary Matthews
1201 Timberlake Circle
Edmond, OK 73034

Dunaway Associates
Chris Biggers
550 Bailey Avenue, #400
Ft. Worth, TX 76107

Dear Applicants,

The request for a zone change and conceptual site plan approval for an apartment complex from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District for the property located at 2100 East Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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. All parking shall be on private property and shall not encroach into East Lamar Street right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
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. Platting of the property is required.
13. Drive approach spacing and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
14. Water and sewer pro-rata will be due at the time of development.
15. Sewer must be extended to serve development. Sewer capacity shall be verified for proposed use.
16. Sewer capacity does not appear to be adequate for proposed use. Coordinate with Engineering Department to discuss possible upgrade of public infrastructure.
17. All internal water and sewer lines will be privately owned and maintained.
18. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
19. Verify fire lane and sprinkler requirements with Fire Marshall.

20. 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,



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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

November 1, 2019

Donna Burk
516 Patricia
Sherman, TX 75090

RECEIVED

NOV 15 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, November 19, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Gary Matthews (Owner) and Chris Biggers, Dunaway Associates (Representative/Civil Engineer/Surveyor) concerning the property located at 2100 East Lamar Street, being 12.995 acres in the G B Pilant Survey, Abstract No. 963

The request is as follows:

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3 Subsection (4) to allow 627 parking spaces in lieu of the required 784 for a 300-unit Multi-Family Development in an R-2 (Multi-family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you 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

Scott Shadden

Secretary, Planning & Zoning Board

I, Donna Burk, am ADAMANTLY OPPOSED to this repeated request of Gary Matthews and Chris Biggers, just as much as I was the last time they attempted this proposal. This neighborhood of SINGLE FAMILY residents, some for as long as 25-45+ years, want to keep our neighborhood as SINGLE FAMILY dwellings. As I stated in the past, Goodwill Industries does not need possible harassment that could arise from a multiple family complex. Even MORE IMPORTANTLY the coming middle school and the existing Crutchfield Elementary School would bear much risk if this proposition becomes a reality. Things like this are turning the east side of Sherman into a very degraded area. If Mr. Matthews wants to make money, why not improve the area by building NICE SINGLE FAMILY HOMES like those in Oak Creek Estates, or starter homes, or build apartments along Hwy 75, NOT IN A RESIDENTIAL AREA, AND NEAR SCHOOLS. I think you for hearing very concerned citizens on this matter.

required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

PO Box 1106 / Sherman, TX 75091-1106 / 903-892-7229 (Phone) / www.ci.sherman.tx.us

Sincerely, Donna Burk
516 Patricia Drive



RECEIVED

NOV 19 2019

Developmental Services

November 1, 2019

Mary Hendrickson
604 Patricia
Sherman, TX 75090

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


Secretary, Planning & Zoning Board

Petition Attached

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PO Box 1106 / Sherman, TX 75091-1106 / 903-892-7229 (Phone) / www.ci.sherman.tx.us

STOP REZONING OF 2100 EAST LAMAR

AND CONCEPTUAL SITE PLAN APPROVAL

PETITION

We, the undersigned DO NOT support the CHANGE OF ZONING

at 2100 E Lamar, Sherman, Texas

FROM AN R-1(ONE FAMILY RESIDENTIAL) DISTRICT AND C-1(RETAIL BUSINESS) DISTRICT TO AN R-2(MULTI-FAMILY RESIDENTIAL)DISTRICT AT 2100 EAST LAMAR STREET, SHERMAN, TEXAS. We citizens concerned as an expression of our rights, petition the City Council to leave this area zoned as is.

11-10-19 (date)

PRINTED NAME

Name	Address	Signature
Garrett Fomby	605 Patricia Dr.	Garrett Fomby
Susan Miller	3611 Bethany Rd	Susan Miller
Brian P. Miller	3611 Bethany Rd	Brian P. Miller
Annie Kremer	1180 J P Carr Rd	Annie Kremer
Mary Hendrickson	604 PATRICIA DR	Mary Hendrickson
Amanda Glenn	515 Patricia Dr.	Amanda B Glenn
JUSTIN M GLENN	515 PATRICIA DR	Justin M Glenn
Betty Jones	519 Patricia Dr.	Betty Jones
Thomas Jones	519 Patricia Dr.	Thomas Jones
Betty J. Jones	519 Patricia Dr.	Betty J. Jones
Thomas m. Jones	519 Patricia Dr.	Thomas m Jones
Paul HARVILL	601 Patricia Dr	Paul Harvill
William Thomas	609 Patricia Dr	William Thomas
Rebecca Shaw Bertrand	613 PATRICIA DR.	Rebecca Shaw Bertrand
Lou Ann Roberson	612 Patricia Dr.	Lou Ann Roberson
Monte Gentry	620 Patricia DR	Monte Gentry
Eric Hendrickson	608 Patricia	Eric Hendrickson

PRINTED

[illegible]

change.org

Recipient: City of Sherman, Sherman City Council

Letter: Greetings,
Stopping zone change

Signatures

Name	Location	Date
Mary Hendrickson	Sherman, TX	2019-11-08
Eric Hendrickson	Sherman, TX	2019-11-08
Gage Hendrickson	Sherman, US	2019-11-08
Matthew Hendrickson	Sherman, TX	2019-11-08
Johelen Lewis	Savannah, GA	2019-11-08
Lauren Getts	Van Alstyne, TX	2019-11-09
Cody Brussow	Sherman, TX	2019-11-09
CALEY HOGENSON	Sherman, TX	2019-11-09
Charlotte Stevenson	Howe, TX	2019-11-09
Amanda Glenn	Sherman, TX	2019-11-09
Janice Brooks	Howe, TX	2019-11-09
Patti Cernero	Sherman, TX	2019-11-09
Eric Hendrickson	US	2019-11-09
Elena Armstrong	Sherman, TX	2019-11-09
austin ward	Albany, OR	2019-11-09
WADE MARTIN	Sherman, TX	2019-11-09
Carrie Tyler	US	2019-11-09
Maryam Babar	Chicago, IL	2019-11-09
Kay Black	Sherman, TX	2019-11-09
Donald Bertrand	Bells, TX	2019-11-09

Name	Location	Date
rick walker	Sherman, TX	2019-11-09
Jennifer Lindsay	Blum, TX	2019-11-09
Carrie Gleason	Sedalia, US	2019-11-09
Whitney Hughley	Gadsden, US	2019-11-09
Arthur Salg	Branford, US	2019-11-09
Dustan Clinton	Sherman, TX	2019-11-09
Jennifer Simpson	Sherman, TX	2019-11-09
Preston Davis	Sherman, TX	2019-11-09
Gus Acevedo	Santa Ana, US	2019-11-09
Tyron Copeland	El Paso, US	2019-11-10
Nicholas Trevino	Dallas, TX	2019-11-10
Victoria Mehis	Denison, TX	2019-11-10
Erica Benson	Dallas, TX	2019-11-10
Shelby Freeman	Pottsboro, TX	2019-11-10
AZ Estrada	Denison, TX	2019-11-10
Deana McKinney	Sherman, TX	2019-11-10
Echo Shubert	Sherman, TX	2019-11-10
Josh Armstrong	US	2019-11-10
Wesley Rigsbay	Tombean, TX	2019-11-10
Wentao Liu	Elliott City, US	2019-11-10
Ginger Westbrook	Denison, TX	2019-11-10
Brad Lewis	Dallas, TX	2019-11-10

Name	Location	Date
landyn maynard	Lexington, US	2019-11-10
Christina Reed	Plano, TX	2019-11-10
jessica hawkins	Nevada	2019-11-10
Jacob Culifer	Sherman, TX	2019-11-10
Susan Cox	Clyde, TX	2019-11-10
Rebecca Thompson	Sherman, TX	2019-11-10
Jana Jones	Sherman, TX	2019-11-10
Ashton Moody	Dallas, TX	2019-11-10
Johonna Salinas	Milam, TX	2019-11-10
Lisa Gentry	Coppell, TX	2019-11-10
Annette Brown	Dallas, TX	2019-11-10
Myrna Nakhla	Bronx, US	2019-11-10
Derrell Jones	Upper Marlboro, US	2019-11-10
Gary Hendrickson	608 Patricia dr, TX	2019-11-10
William Horn	Sherman, TX	2019-11-10
Rebecca Lawrence	sherman, TX	2019-11-10
Dyron Blanton	Sherman, TX	2019-11-10
Joel Symons	Douglas,, US	2019-11-10
Jeremy Peterson	Sherman, TX	2019-11-10
Michala Cox	Abilene, TX	2019-11-10
Sandra Russell	Dallas, TX	2019-11-10
Gretchen Sisemore	Dallas, TX	2019-11-10

Name	Location	Date
Callie Gaddy	Aurthur city, TX	2019-11-10
Ashley Bell	Pottsboro, TX	2019-11-10
Audra Mitchell	Howe, US	2019-11-10
Leah Waggoner	Bonham, TX	2019-11-10
Omar Arzate	Glendale, US	2019-11-10
Jamie Willits	Sherman, TX	2019-11-10
Sandra Brown	Arlington, TX	2019-11-10
James Posey	Sherman, TX	2019-11-10
Ariana Yanez	US	2019-11-10
Karen Gonzalez	Philadelphia, US	2019-11-10
Emma Hamel	Berrien Springs, US	2019-11-10
Justin Thompson	Sherman, TX	2019-11-10
Cadence Sulley	Kingston, US	2019-11-10
Tonya Crockett- Pitts	Sherman, TX	2019-11-10
Lisa Ray	Whitesboro, TX	2019-11-10
Ashley West	Sherman, TX	2019-11-10
Zachary Peck	Sherman, TX	2019-11-10
BreAnna Armstrong	Sherman, TX	2019-11-10
James Lawrence	Pottsboro, TX	2019-11-10
Michael Perdue	Sherman, TX	2019-11-10
Larry Shopher	Denison, TX	2019-11-10
Ally Davis	Alpharetta, US	2019-11-11

Name	Location	Date
Oneisha Beckford	Pompano Beach, US	2019-11-11
John Foster	Dallas, TX	2019-11-11
Zane Lippert	Erie, US	2019-11-11
Hany Gebrael	Spotswood, US	2019-11-11
Blake Bray	Sherman, TX	2019-11-11
Jacob Newby	Sherman, TX	2019-11-11
Jacquie Wimbish	Sherman, TX	2019-11-11
James Harwell	Denison, TX	2019-11-11
Katie Hoyt	Toledo, US	2019-11-11
Allen Slayton	Denison, TX	2019-11-11
Nick Salvetti	Ocean Springs, US	2019-11-11
Andy North	Chicago, US	2019-11-11
Betty Hill	Arlington, US	2019-11-11
Clifford Black	Sherman, TX	2019-11-12
Dustin Geesling	Denison, TX	2019-11-12
Julia Kamoie	Annapolis, US	2019-11-12
Shellie Waller	Howe, TX	2019-11-12
Joey Meadows	Dallas, US	2019-11-12
Christopher Bollinger	Dayton, US	2019-11-12
Gage Hendrickson	US	2019-11-12
RICHARD MILLER	SHERMAN, TX	2019-11-12
Chris White	Sherman, TX	2019-11-12

Name	Location	Date
Joe Hendrickson	Staley, NC	2019-11-13
Angie Kumler	Sherman, TX	2019-11-13
Lindsey Brown	Sherman, TX	2019-11-13
Peggy Jackson	Sherman, TX	2019-11-13
Jamie Hendrickson	Sherman, TX	2019-11-13
Angela Abernathy	Arlington, TX	2019-11-13
Jennie Bailey	Sherman, TX	2019-11-13
michael martin	Sherman, TX	2019-11-14
Melissa Carter	Sherman, TX	2019-11-14
Virgil Holderby	Pottsboro, TX	2019-11-14
Elizabeth Pounds	Mckinney, TX	2019-11-15
Tara Lanham	Sherman, TX	2019-11-17

November 27, 2019

Elizabeth Pounds
520 Hillside Dr.
Sherman, TX 75090

RECEIVED

DEC 09 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 17, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Gary Matthews (Owner) and Chris Biggers, Dunaway Associates (Representative/Civil Engineer/Surveyor) concerning the property located at 2100 East Lamar Street, being 12.995 acres in the G B Pilant Survey, Abstract No. 963

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


Secretary, Planning & Zoning Board

please see attached letter

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Elizabeth L. Pounds

520 Hillside Dr
Sherman TX 75090

allen431@msn.com

Cell: 972-832-1874

RECEIVED

DEC 09 2019

December 3, 2019

Scott Shadden
Secretary, Planning and Zoning Board
PO Box 1106
Sherman TX 75091-1106

Dear Mr. Shadden:

I cannot attend the meeting but wanted to share my views on the property.

Lamar Street, at this property, is already a highly trafficked area in the mornings for school drop off and work schedules without adding 300 more families and possibly 600+ more vehicles to the area.

There are many student pedestrians attempting to walk and cross Lamar Street at this property. There is also a slight hill to the east which makes blind spots to oncoming cars, pedestrians, and traffic turning at this location. During the week, this area is already unorganized and stressful for commuters.

Lamar Street would need to be widened for turn lanes, shoulder area and sidewalks put in before the apartments could even be built to allow traffic to flow in the area. Is widening Lamar Street and adding sidewalks up and down Lamar Street in your provisions for this property zoning change?

The line of traffic at the light at E Lamar Street and S Andrews Avenue would back up to prevent traffic to even proceed through the area at all in the mornings.

One aspect I think is being overlooked is the effect of the parking available. For a 300 unit building, there needs to be at least 600 parking spots just for residents alone. With only 627 parking spaces, there will not be enough space for the guest to park. Those guest will overflow into the nearby, narrow streets. This is unacceptable to me as a nearby resident.

I am a single mother who recently moved to Sherman and bought my first home ever with my young son right next to this property. I loved this house because it was on a quiet, dead end street with NO traffic and no cars parked on the sides of the street. As a single mother, quiet and safety are very important to me and my son. This apartment would ruin what I value most about my home. I have lived in apartment for years, they are very useful, but location is key. I finally saved up enough money to purchase my first home to get out of the apartment life cycle and now this individual wants to build one right next to my home? No thank you, please!

Elizabeth Pounds
520 Hillside Dr
Sherman TX 75090





Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

910 SOUTH SAM RAYBURN FREEWAY

The request of 6M Holdings, LTD (Owners), Sunbelt Rentals, Inc. (Tenant), Dustin Tippetts (Representative), UPI Builders (Contractors) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 910 South Sam Rayburn Freeway, being 9.27 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.2, Subsection (7)(c) to allow a chain link fence in lieu of the permitted wood, stone, brick or concrete block in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Specific Use Permit amendment and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 910 South Sam Rayburn Freeway between Center Street and Gateway Drive; Sunbelt Rentals is the tenant. The property is zoned an R-1 (One Family Residential) District and C-2 (General Commercial) District. A Specific Use Permit to allow heavy equipment sales for Grayson County Equipment in a C-2 (General Commercial) District was approved July 21, 1997 by Ordinance No. 4626.

Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway. There is an existing 5,200 square foot showroom and retail building for the heavy equipment sales and rentals and they would like to construct a 20' x 40' wash bay to clean the heavy equipment. They would also like to erect a chain link fence to protect the building and heavy equipment.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

6M Holdings, LTD (Owners)
Sunbelt Rentals, Inc. (Tenant)
Dustin Tippetts (Representative)
UPI Builders (Contractors)
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:

11

Objections Received:

0

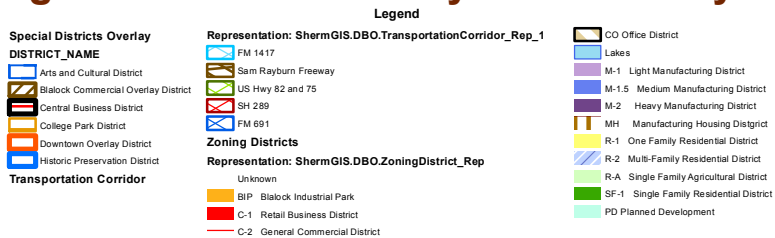
Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Aerial
Site Plan
Building Elevations
Wash Bay Elevations
Fence Elevations
Staff Review Letter

Zoning - 910 South Sam Rayburn Freeway



City of Sherman, Texas
Developmental Services Department


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

910 South Sam Rayburn Freeway





UPI Builders, LLC
5008 Fuqua Street
Houston, TX 77048
Telephone: 281-286-2000

City of Sherman – Zoning Application

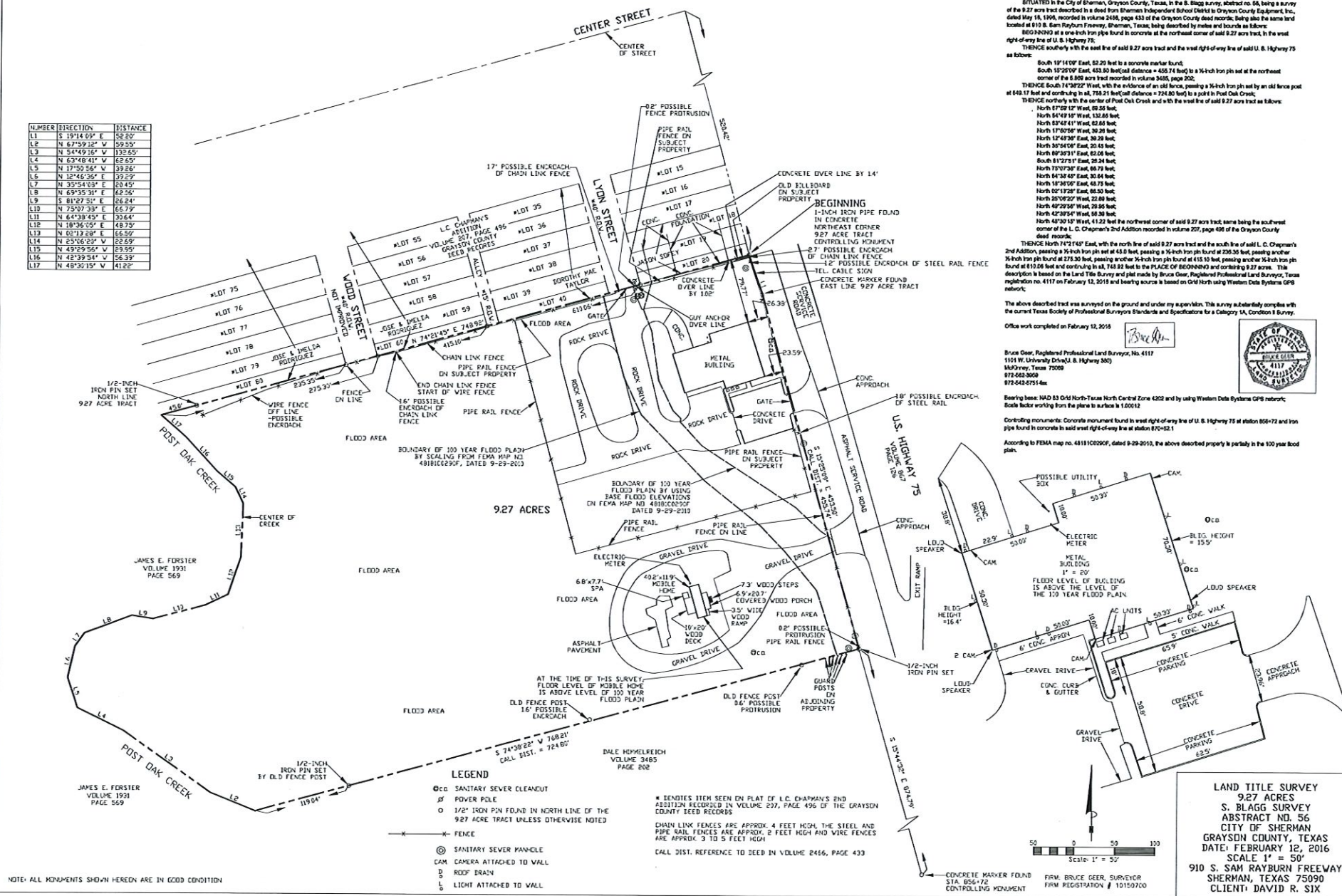
Narrative Explanation of Project

Sunbelt Rentals
901 S. Sam Rayburn Frwy
Sherman, TX 75090

We are going to put in a 20 x 40 Wash Bay (cleaning station) in order for the company to clean the heavy equipment and dispose the waste utilizing an oil and water separator.

Also, we are putting a Chain Link Fence to protect the building as well as all heavy equipment and if needed we can also put a privacy screen into the chain link fence.

NUMBER	DIRECTION	DISTANCE
L1	S 19°14'09" E	58.20'
L2	N 67°59'32" W	59.55'
L3	N 54°49'16" W	132.65'
L4	N 63°48'41" W	62.65'
L5	N 17°50'56" W	39.26'
L6	N 12°46'56" E	39.29'
L7	N 35°54'03" E	20.45'
L8	N 69°35'31" E	62.56'
L9	S 81°27'51" E	26.24'
L10	N 75°07'39" E	66.79'
L11	N 64°38'43" E	30.64'
L12	N 10°36'15" E	48.75'
L13	N 0°13'20" E	16.56'
L14	N 25°06'23" W	28.69'
L15	N 49°29'56" W	29.95'
L16	N 48°39'54" W	56.39'
L17	N 48°35'19" W	41.22'





Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©201 50 ft

PROJECT DESCRIPTION SCOPE:
1000 SQUARE FOOT EQUIPMENT WASH BAY

- A) STRUCTURAL - STRUCTURAL FRAMING NON ENCLOSURE.
B) ELECTRICAL - LIGHTING AND POWER.
C) MECHANICAL - PUMP EQUIPMENT BY OTHERS.
D) PLUMBING WATER AND SANITARY TIE IN ON PROPERTY ONLY.
E) SITE: NO SITEWORK

PRIMARY: OFFICE /WAREHOUSE

CONSTRUCTION TYPE: BB

USE AND OCCUPANCY CLASSIFICATION: B GROUP

IBC 2015
GENERAL: STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED WITH RESPECT TO OCCUPANCY IN ONE OR MORE OF THE GROUPS LISTED BELOW. STRUCTURES WITH MULTIPLE USES SHALL BE CLASSIFIED ACCORDING TO SECT. 302.3. WHERE A STRUCTURE, OR PORTION THEREOF, IS PROPOSED FOR A PURPOSE WHICH IS NOT SPECIFICALLY PROVIDED FOR IN THIS CODE, SUCH STRUCTURE, OR PORTION THEREOF SHALL BE CLASSIFIED IN THE GROUP WHICH THE OCCUPANCY MOST NEARLY RESEMBLES, ACCORDING TO THE FIRE SAFETY AND RELATIVE HAZARD INVOLVED.

BUILDING PROPOSED USE:

1- S-2 GROUP (IBC SECT. 304)

2- COMPLIANCE CODES ARE AS FOLLOWS: 2015 IBC, 2015 IECC, 2015 IFC, 2015 IPC, 2015 IMC, 2015 IRC, 2015 NEC, 2017 NEC AND 2017 NEC AS ADOPTED BY THE CITY OF SHERMAN CITY COUNCIL.

CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2015 WITH CITY OF SHERMAN AMENDMENTS, AND ALL LOCAL CODES. THE DESIGN COMPLIES WITH IBC 2015 BASIC WIND SPEED OF 110 MPH/3 SEC GUSTS.

COMPLYING WITH SEC. 1609.11 AND 1609.3

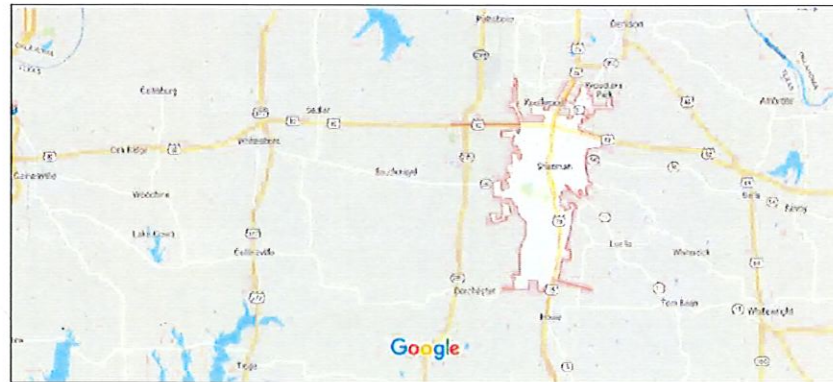
SUNBELT RENTAL WASH BAY

910 S SAM RAYBURN FWY

SHERMAN TEXAS 75090



SITE IMAGE



VICINITY MAP

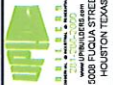
INDEX OF SHEETS

SHEET No.	SHEET TITLE
AT-1	COVER SHEET
A-1	ARCHITECTURAL DRAWINGS
A-2	ARCHITECTURAL DRAWINGS
S-1	STRUCTURAL DRAWINGS
S-2	STRUCTURAL DRAWINGS
S-3	STRUCTURAL DRAWINGS
E-1	ELECTRICAL DRAWINGS

REVISIONS

No.	DATE	DESCRIPTION
1		
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3		
4		

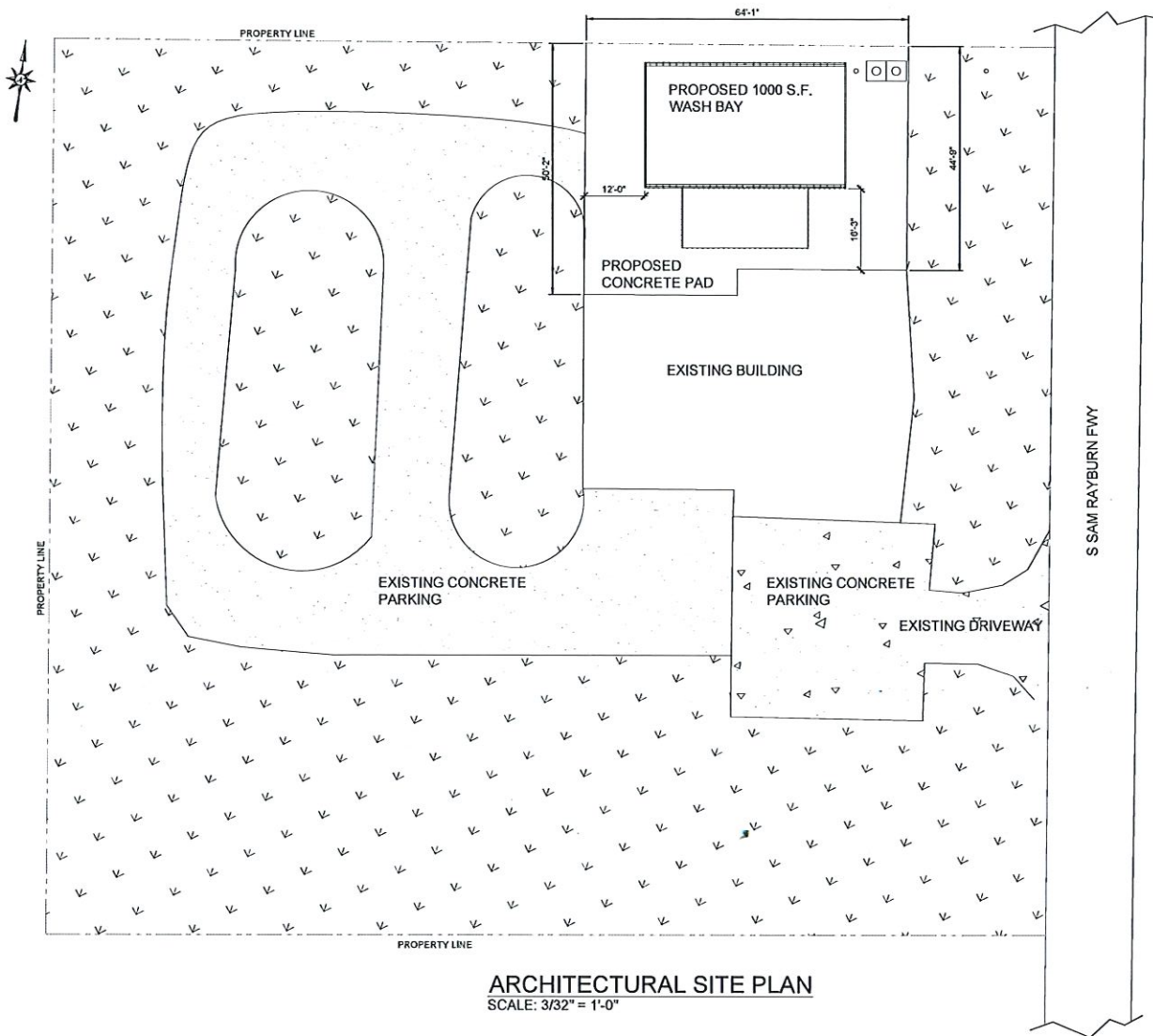
THIS DRAWING IS PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



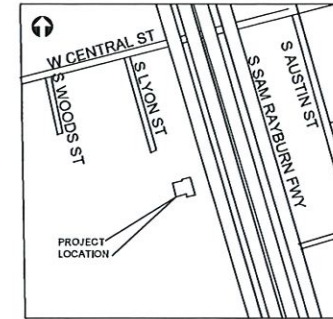
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
910 S SAM RAYBURN FWY
SHERMAN, TEXAS
GRAYSON COUNTY, 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB No.: XXX-XXX
FILE: FILE_LOCATION

SHEET:
AT-1
01 OF 07



ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



VICINITY MAP

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

LEGAL DESCRIPTION:
A LAND TITLE SURVEY OF TRACT OF LAND CONTAINING 9.27 ACRES, DESCRIBED BY A DEED TO 6M HOLDINGS RECORDED IN VOLUME 5767, PAGE 38 OF THE OFFICIAL PUBLIC RECORD OF GRAYSON COUNTY, TEXAS.

REVISIONS	No.	DATE	DESCRIPTION
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	3		
	4		

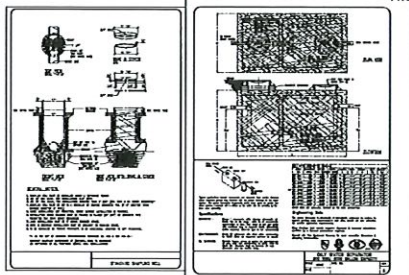
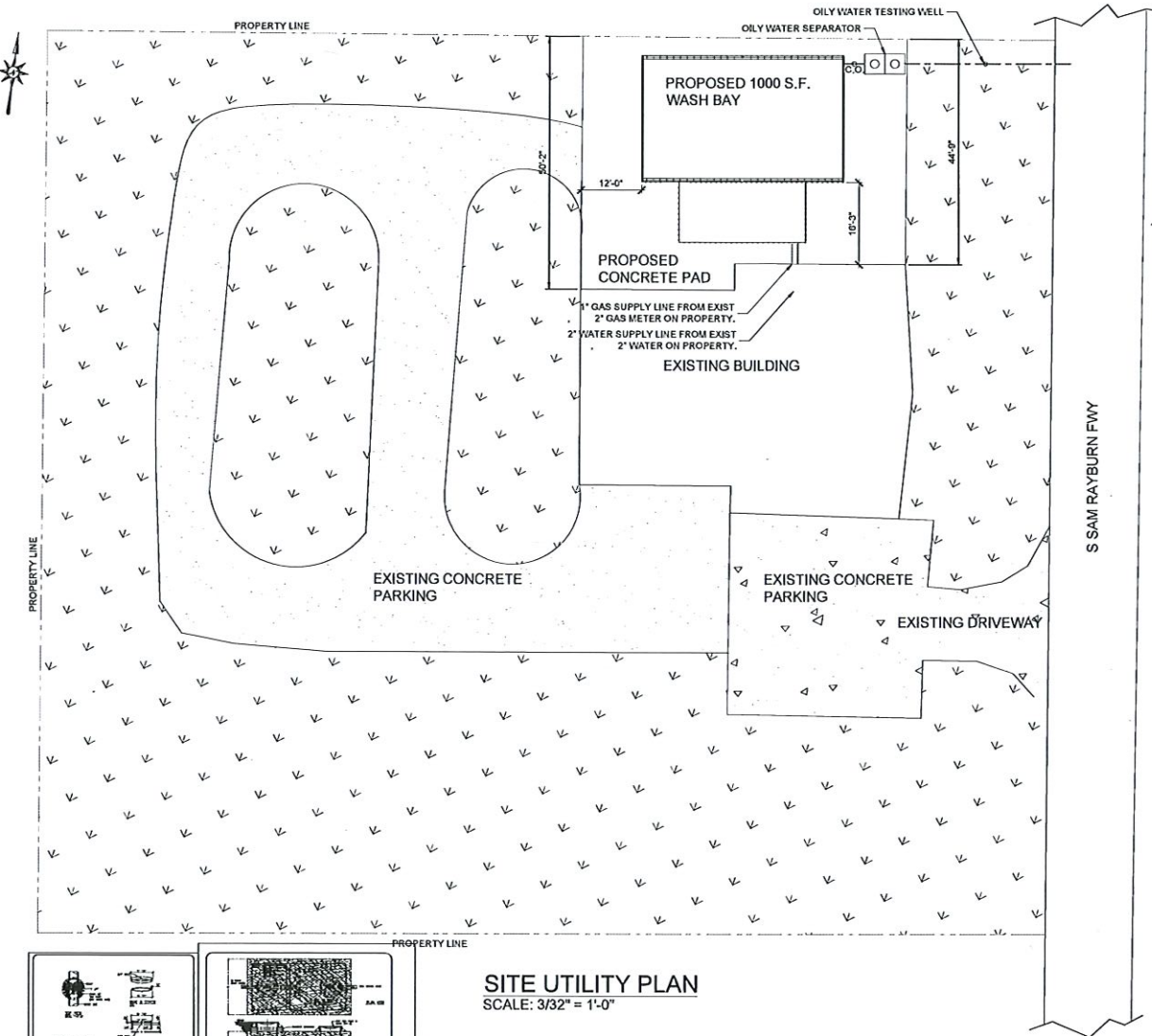
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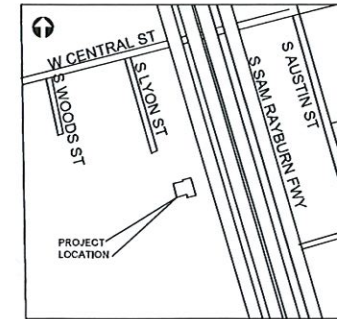
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB NO.: XXX-XXX
FILE: FILE LOCATION

SHEET:
A-1
02 OF 07



SITE UTILITY PLAN
SCALE: 3/32" = 1'-0"



VICINITY MAP

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

REVISIONS	No.	DATE	DESCRIPTION
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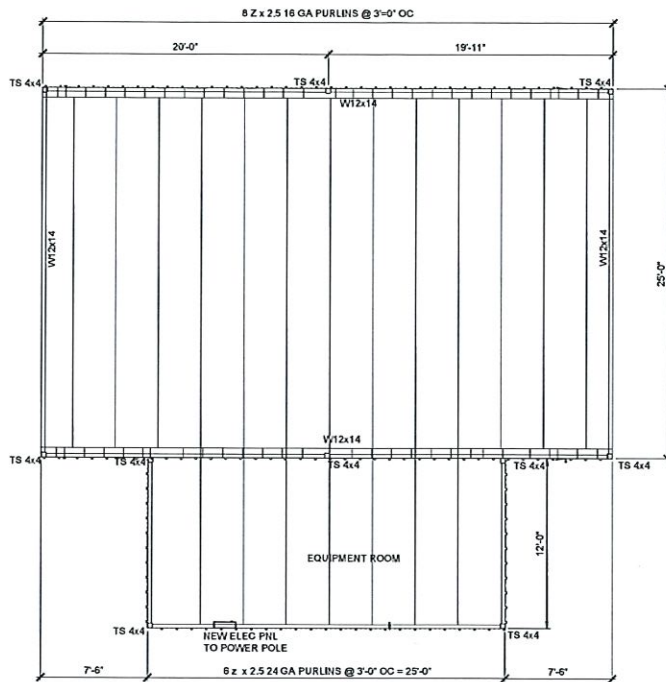
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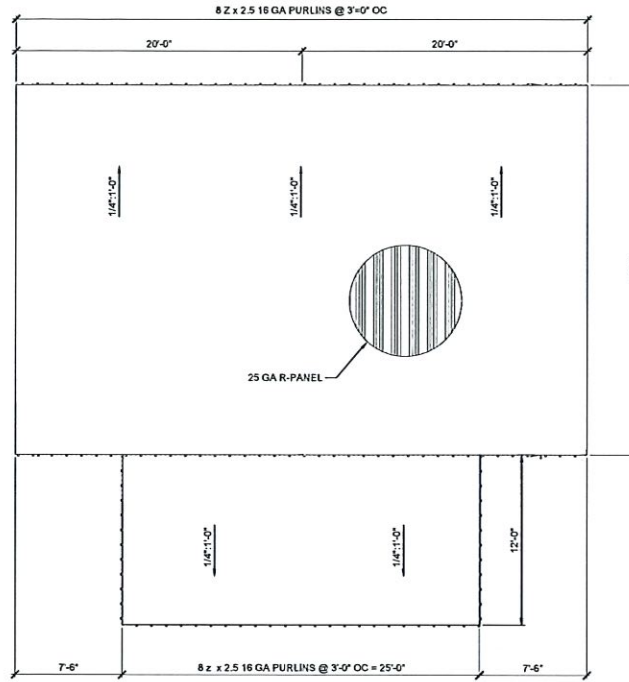
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

DATE: 10-14-18
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB NO.: XXX-XXX
FILE: FILE LOCATION

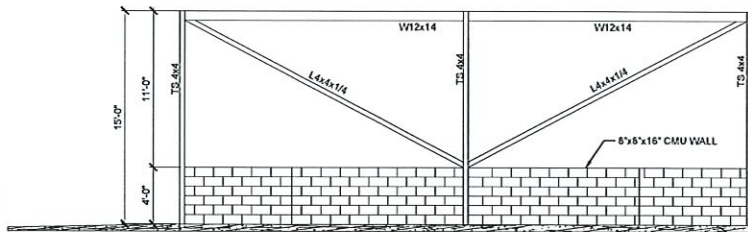
SHEET:
A-2
03 OF 07



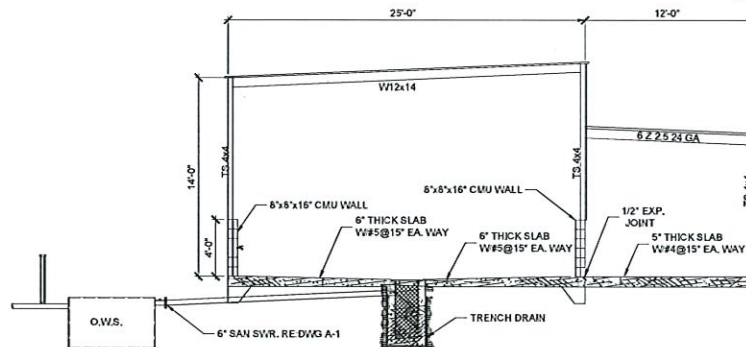
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



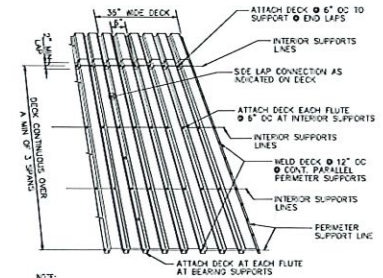
ROOF PLAN
SCALE: 1/4" = 1'-0"



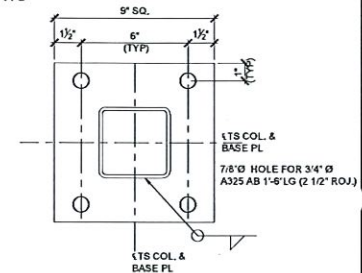
LEFT AND RIGHT SIDE VIEW
SCALE: 1/4" = 1'-0"



FRONT AND BACK VIEW
SCALE: 1/4" = 1'-0"



TYPICAL ROOF DECK FASTENING
SCALE: NTS



BASE PLATE DETAIL
SCALE: NTS

NO.	DATE	DESCRIPTION
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SUNBELT RENTALS
PROPOSED WASH BAY SHERMAN
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

DATE	10-14-19
CHECKED BY:	T. SOPER
DESIGNED BY:	T. SOPER
SCALE:	NOTED
JOB No:	XXX-XXX
FILE LOCATION	

SITE: PROPOSED BUILDING AT S SAM RAYBURN FWY

- | REVISIONS | | |
|-----------|------|-------|
| NO. | DATE | DESCR |
| | | |
| | | |
| | | |
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THIS DRAWING IS PROPERTY OF UPI BUILDING AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF UPI BUILDING. CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & SPECIFICATIONS ON FIELD TO CONTACT ENGINEER ON RECORD IMMEDIATELY FOR ADJUSTMENT.

Seal:  Date: Oct 26, 2019

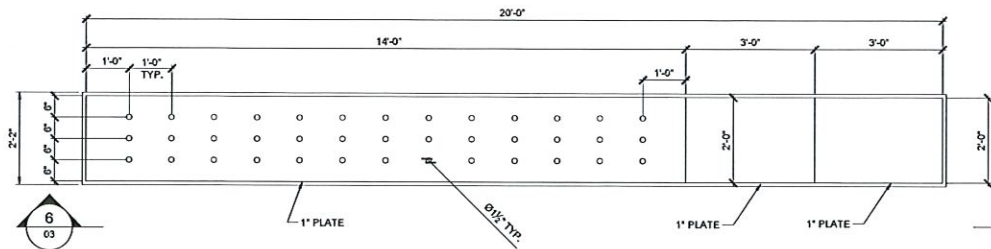
UPL
CONCRETE, POLYMER, & METAL
201-276-2700
www.uplbuildings.com
5008 FUQUA STREET
LITTLE ROCK, AR 72205

GUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
110 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

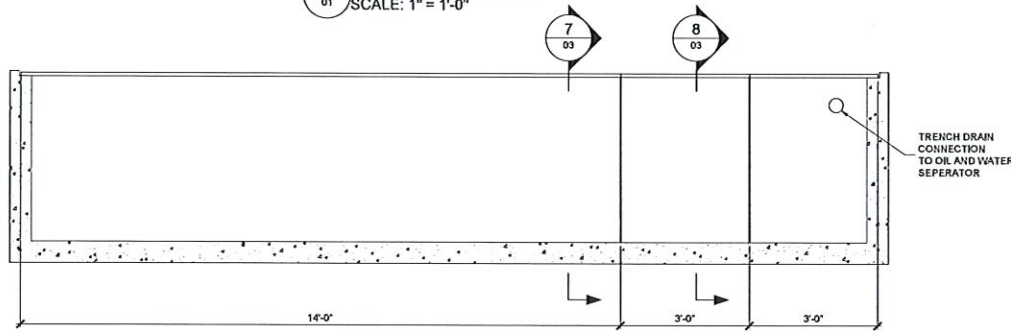
DATE: 10-14-19
CHECKED BY: -
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB No: XXX-XXX

SHEET:
S-2

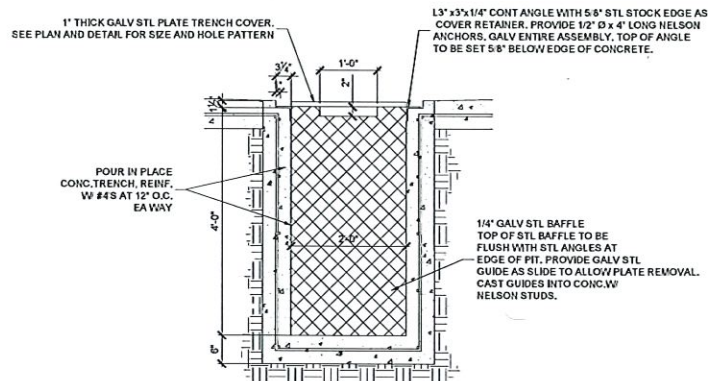




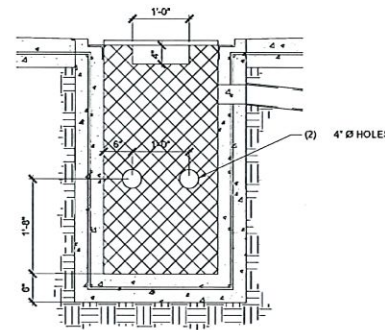
5 TRENCH PLAN
SCALE: 1" = 1'-0"



6 TRENCH ELEVATION
SCALE: 1" = 1'-0"



7 TRENCH DRAIN DETAIL
SCALE: 1" = 1'-0"



8 TRENCH DRAIN DETAIL
SCALE: 1" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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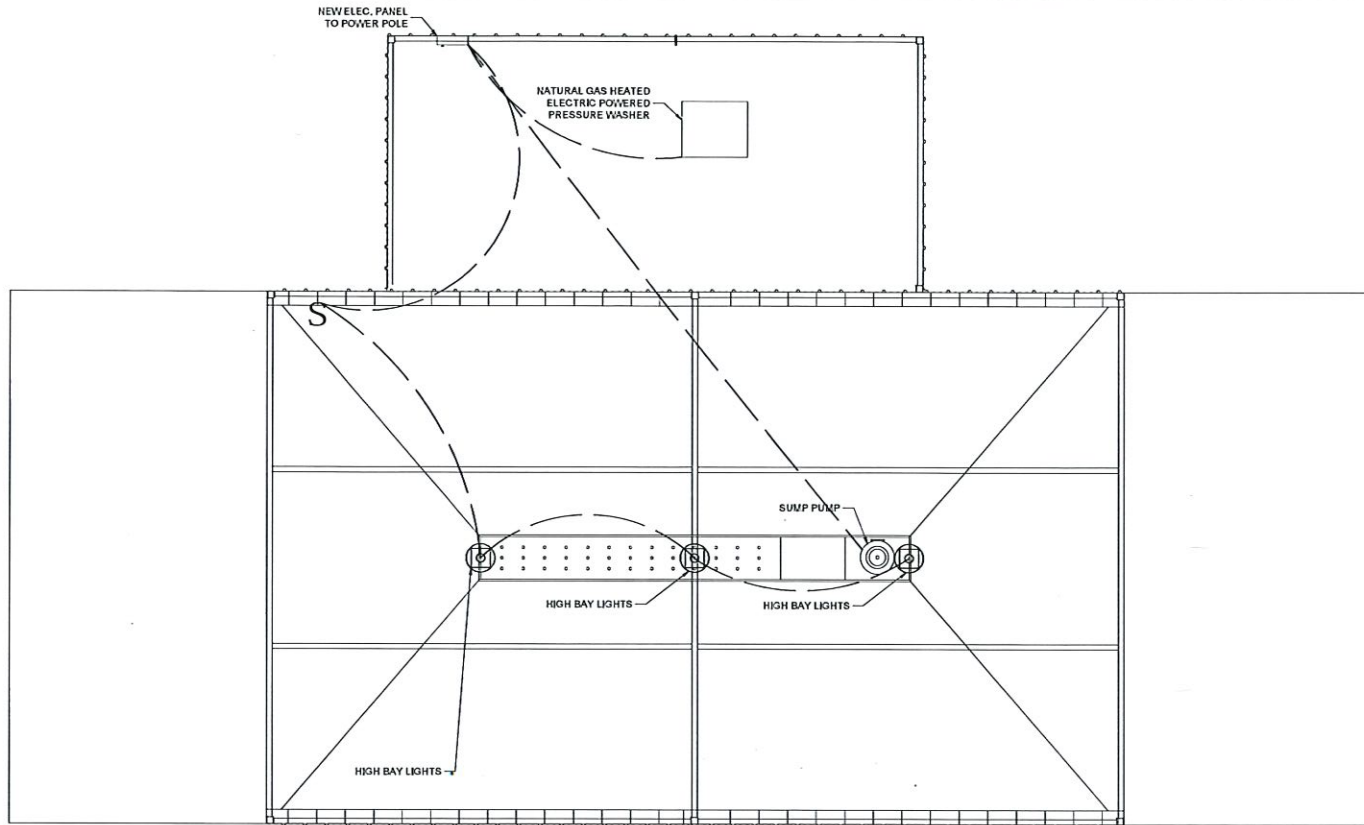
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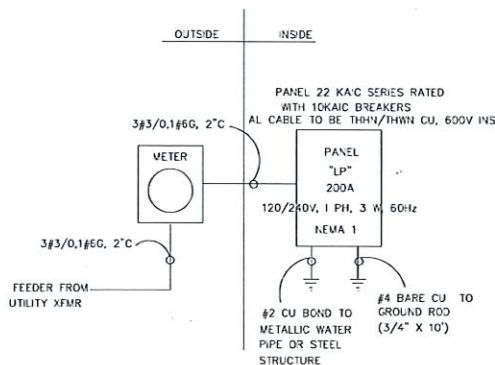
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
8710 S SAM RAYBURN Fwy
SHERMAN, TEXAS 75090

DATE: 10-14-19
CHECKED BY: T. SOIFER
DESIGNED BY: T. SOIFER
SCALE: NOTED
JOB NO.: XXX-XXX
FILE: FILE LOCATION

SHEET:
S-3
06 OF 07



ELECTRICAL PLAN SCALE: 3/8" = 1'-0"



ELECTRICAL ONE LINE DIAGRAM

ELECTRICAL POWER GENERAL NOTES:

1. ALL BRANCH CIRCUITS SHALL HAVE A GROUNDING CONDUCTOR EXCLUSIVE OF THE CONDUIT RACEWAY.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION MOUNTING HEIGHT, ORIENTATION, AND FINISH FOR ALL WALL MOUNTED DEVICES INCLUDING ALL DATA AND POWER OUTLETS.
3. COORDINATE AND INSTALL J-BOX FOR PROVIDING POWER FOR GAS RANGE ELECTRICAL SPARK IGNITION.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL KITCHEN APPLIANCE AND SHOP EQUIPMENT JUNCTION BOXES AND RECEPTACLES WITH OWNER, ARCHITECTURAL DRAWINGS AND OTHER TRADES TO ENSURE CORRECT INSTALLATION LOCATIONS AND VOLTAGE REQUIREMENTS.
5. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND BETWEEN APPLIANCE/EQUIPMENT VOLTAGE AND PANEL SCHEDULE INDICATION.
6. DISHWASHER AND GARBAGE DISPOSAL DISCONNECT MEANS VIA "DECOR" STYLE LIGHT SWITCHES. MOUNT DISHWASHER SWITCH UNDER COUNTER AND GARBAGE DISPOSAL SWITCH ABOVE COUNTER. COORDINATE WITH OWNER.
7. ALL EXTERIOR MOUNTED RECEPTACLE OUTLETS SHALL BE HORIZONTALLY FLUSH MOUNTED GCI "DECOR" RECEPTACLES. PROVIDE WITH RACO MODEL #5101.
8. ALL MULTI-CABLE (CAT3, CAT5 AND COAX) RUNS SHALL TERMINATE AT AUDIO, VIDEO, DATA HUB. COORDINATE WITH OWNER.
9. COORDINATE SECURITY AND SOUND CABLING REQUIREMENTS WITH SECURITY AND CABLING CONTRACTOR AND OWNER PRIOR TO INSTALLATION.
10. ELECTRICAL CONTRACTOR SHALL INSTALL (1) 2" SPARE CONDUIT FOR USE BY SOUND CONSULTANT. CONDUIT SHALL RUN FROM MASTER BEDROOM TO ENTERTAINMENT CENTER AREA. STUB-OUT CONDUIT 4" A.F.F. AT ENTERTAINMENT CENTER. COORDINATE EXACT INSTALLATION METHOD AND REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
11. REFER TO A312, REFLECTED CEILING PLAN FOR J-BOX AND EQUIPMENT LOCATIONS IN THE CEILING AND ATTIC.

ELECTRICAL NOTES:

- ALLOW FOR A/C UNITS. ()
- PROVIDE G.F.I. PROTECTION AS REQUIRED.
- SMOKE DETECTORS REQUIRES 110V CONNECTION TO HOUSE WIRING IN ADDITION TO BATTERY BACK-UP.
- VENT EXHAUST FANS TO OUTSIDE.
- PROVIDE P.C. LIGHT FIXTURE AND SMOKE DETECTOR AT EACH WATER HEATER AND A/C UNIT IN ATTIC.
- PROVIDE W.P. DISCONNECT AT EACH A/C UNIT COMP. LOCATION.
- PROVIDE LOW VOLTAGE CIRCUIT FOR BURGLAR ALARM.
- PROVIDE LOW VOLTAGE CIRCUIT FOR INTERCOM / PHONE SYSTEM WITH BASE AND SPEAKERS LOCATED BY OWNER.

NOTE: COORDINATE LOCATION AND ELECTRICAL REQUIREMENTS OF MECHANICAL EQUIPMENT WITH EQUIPMENT SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL COMPONENTS REQUIRED FOR A COMPLETE OPERATING SYSTEM

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		

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SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
970 S SAM RAYBURN FWY
SHERMAN, TEXAS
GRAYSON COUNTY, 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
SCALE: NOTED
JOB NO: XXX-XXX
FILE: FILE LOCATION

SHEET
E-1
07 OF 07









CUSTOM COMMERCIAL CHAINLINK CANTILEVER / SLIDE GATE ORDER <>

Customer Name UPI BUILDERS - Frank Sharmah ☒ Customer pickup / ☐ To Be Delivered / ☐ Other _____
 Phone # 281-286-2000 Email Address _____

DATE ORDERED 10/03/2019 ESTIMATED LEAD TIME _____ BUS.DAYS DATE FINISHED ____/____/____

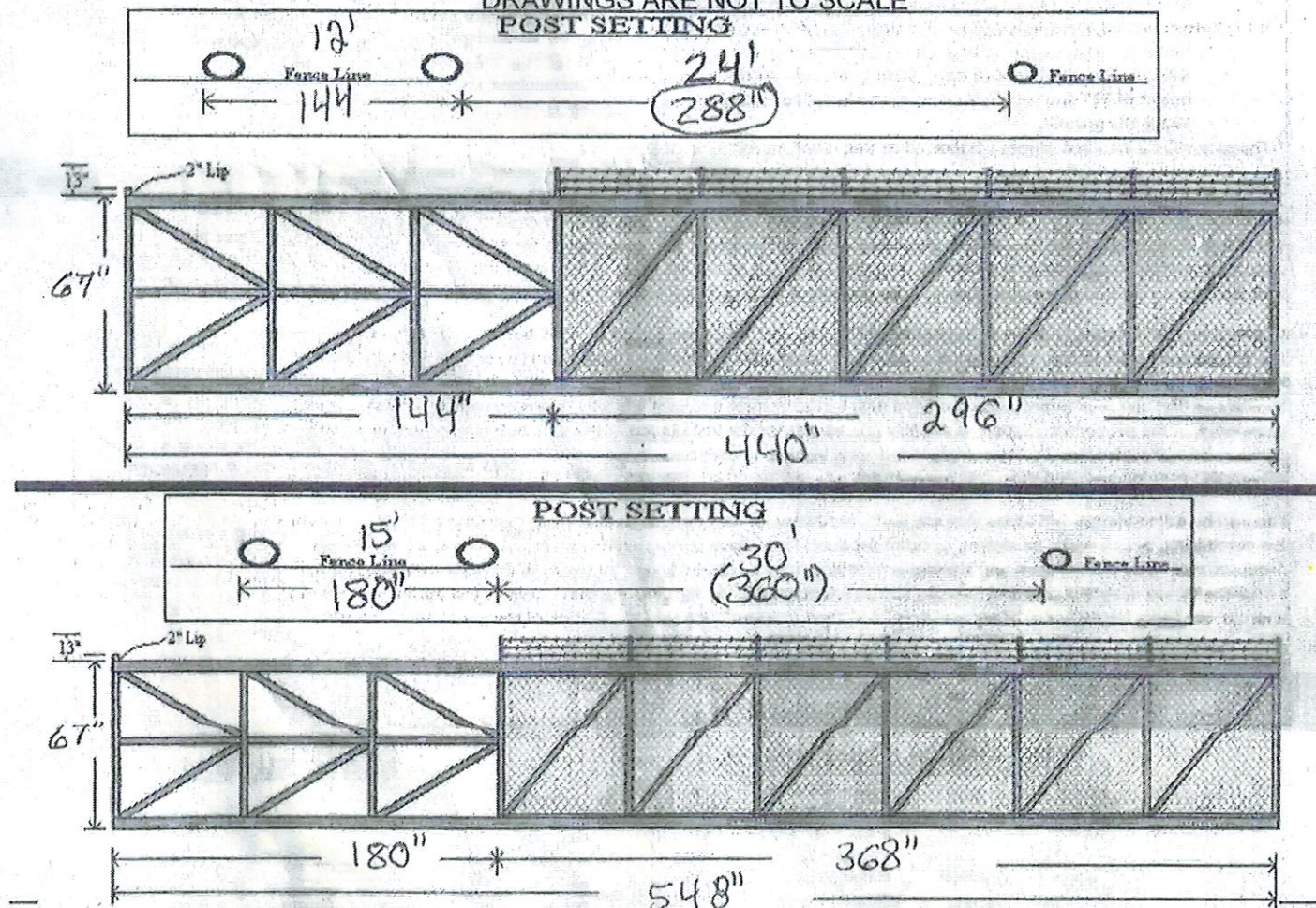
PART # 030 - CLG247 QUANTITY 1 SELLING\$ 1274⁰⁰
 PART # 030 - CLG307 QUANTITY 1 SELLING\$ 1562⁰⁰ SALES PERSON ERIC G.

☐ PARTS SOLD SEPARATE: _____ ; _____ ; _____ ; _____

Actual Gate Opening (Inside Post To Inside Post)	<u>288"</u> <u>360"</u>	Fabric height : 4' 5' <u>6'</u> 7' 8'
Cantilever Style ☒ Roller Post Spacing Outside to Outside	<u>144"</u> <u>180"</u>	☐ STRAIGHT UP / ☐ 3 STRAND <u>2PT</u> <u>24PT</u> ☐
Additional Length for Cantilever Gate (8")	<u>+8"</u> <u>+8"</u>	Chainlink Ga. <u>9GA</u> / ☐ Points up / ☒ Knuckles up
V-Track Style ☐ / Roller Box Size ☐ 4" ☐ 6"		Top / Bottom frame size & gauge <u>2 1/2" sch 40</u>
Add Length Main Section(5") _____" / Add for Tail(36") _____" / TOTAL(41") _____"		Vertical Member size & gauge <u>1 1/2" sch 20</u>
Total Gate Frame Length	<u>440"</u> <u>548"</u>	Diagonal Member size & gauge <u>1 1/2" sch 20</u>

SLIDE OPEN DIRECTION >>>Outside Looking In<<< Slide Open Left <u>(2)</u> Slide Open Right _____ Double Drive Gate _____	If any adjacent fencing or structure within 16" of the path of this sliding gate has vertical openings wider than 2.25" always cover the adjacent fencing of structure with safety screening up to a height of 6' Always purchase and use only rollers with safety covers for this gate Always install auxiliary support post to prevent gate from falling over more than 45 degrees ***GATE SLIDES ON INSIDE OF FENCELINE UNLESS OTHERWISE NOTED***	Quantity To Build As Per Drawing <u>X 2 total</u>
--	--	--

DRAWINGS ARE NOT TO SCALE



I hereby acknowledge that by executing my signature hereon I am ordering a custom built, non-stock gate from American Fence & Supply Co., Inc. and I agree that I will purchase and pay the agreed price listed hereon for the gate built to the size and specifications indicated hereon. I understand that there are no returns or refunds allowed on this custom built gate. I further acknowledge that I have read and understand the customer / purchaser acknowledgement, agreement, and acceptance of responsibility concerning gate safety and gate operator safety printed on the reverse side of this order form.

Customer / Purchaser Signature: _____

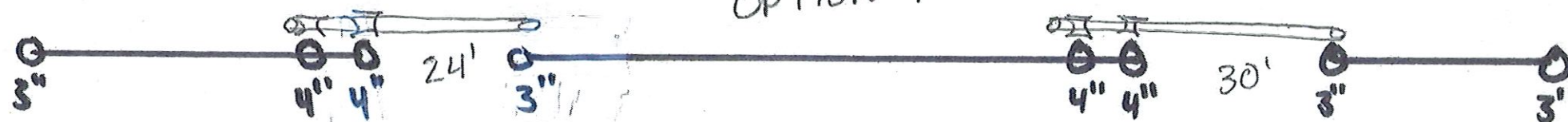
Print Name Frank farshad

Doc ID: ae87027a7813221a7bd5d716905b34b04ae61e1d

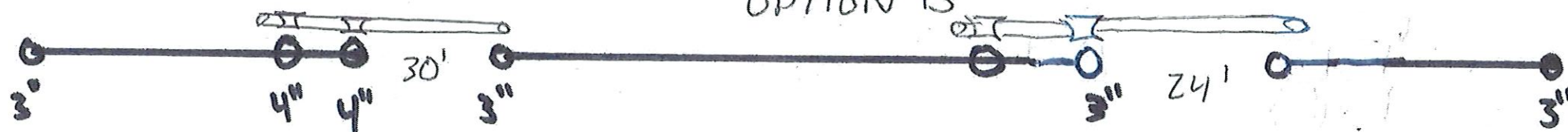
Qty: 4 -	4" $\times$ 10 1/2' sch 40	Roller Posts
Qty: 4 -	3" $\times$ 10 1/2' sch 20	Catch Posts + End Posts
Qty: 48 -	2" $\times$ 8' sch 20	Line Posts (every 10')
Qty: 25 -	5/8" $\times$ 21' sch 20	TOP RAIL

Not To Scale
LAYOUTS ARE APPROX.

LAYOUT
OPTION A



LAYOUT
OPTION B



STAFF REVIEW LETTER

December 9, 2019

6M Holdings, LTD
6440 Danbury Ln.
Dallas, TX 75214

UPI Builders
5008 Fuqua St.
Houston, TX 77048

Sunbelt Rentals
Dustin Tippetts
2341 Deerfield Dr.
Fort Mill, SC 29715-8298

Underwood Drafting and Surveying
3404 Interurban Rd.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit amendment and site plan approval to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 910 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
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, equipment, wrecks, tires or parts is allowed.
5. The lifts on the front-end loaders shall be stored in the down position.
6. Parking of heavy equipment shall be on an improved surface; concrete.
7. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
8. Service bays shall be screened from all thoroughfares.
9. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
10. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
11. Shall comply with all EPA, City, Federal and State regulations for this use.
12. Violation of the conditions of the SUP will terminate the Specific Use Permit.
13. All requirements of the Floodplain Ordinance shall be followed.
14. Review the zoning and development ordinance for additional requirements.
15. 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:

16. New drive approaches must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
17. Wash Bay separator must be maintained and tested as required by TCEQ and City of Sherman regulations.
18. Entrance/Exit will be right-in, right-out only.
19. All requirements of the Floodplain Ordinance should be followed.
20. Fencing design must be structurally engineered to withhold machinery in the event of flooding on site. This requirement is solely for the fence located within the Floodplain.

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,



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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

7.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 4800-4900 KNOLLWOOD ROAD**

The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4800-4900 Blocks of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 275, and being a part of Lot 1, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat Approval of Cypress Lofts Addition, being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in (Volume 8, Page 121, O.P.R.G.C.T.)

Background:

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District, February 16, 1987 (Ordinance No. 4014). The owner would like to replat the property into one lot for development of an apartment complex.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owner)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

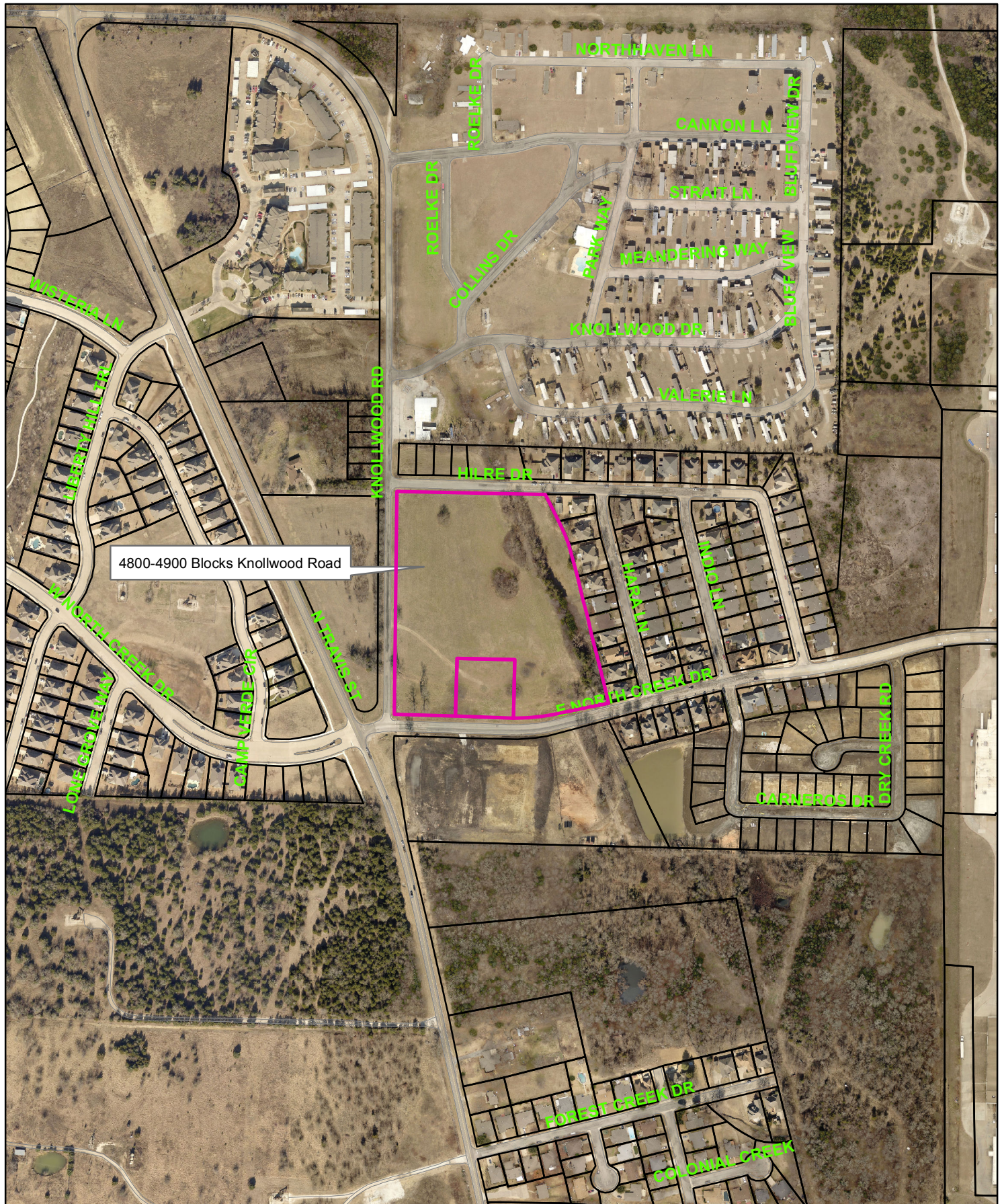
Attachments

Location Map

Zoning Map

Replat - Cypress Lofts Addition

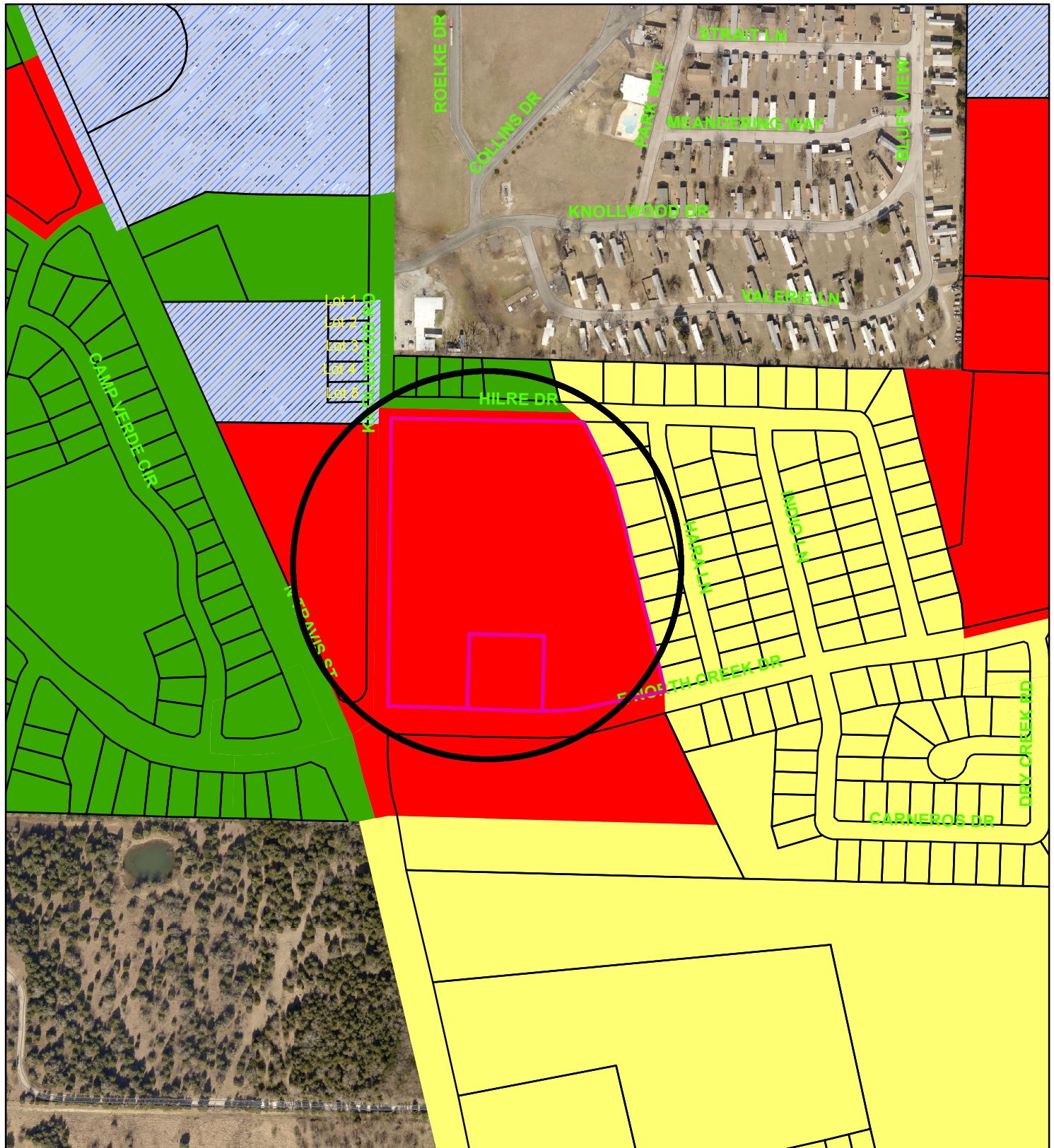
Staff Review Letter



4800-4900 Blocks Knollwood Road



1 in = 439 ft



Zoning - 4800-4900 Blocks Knollwood Road

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_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 62 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
- PD Planned Development

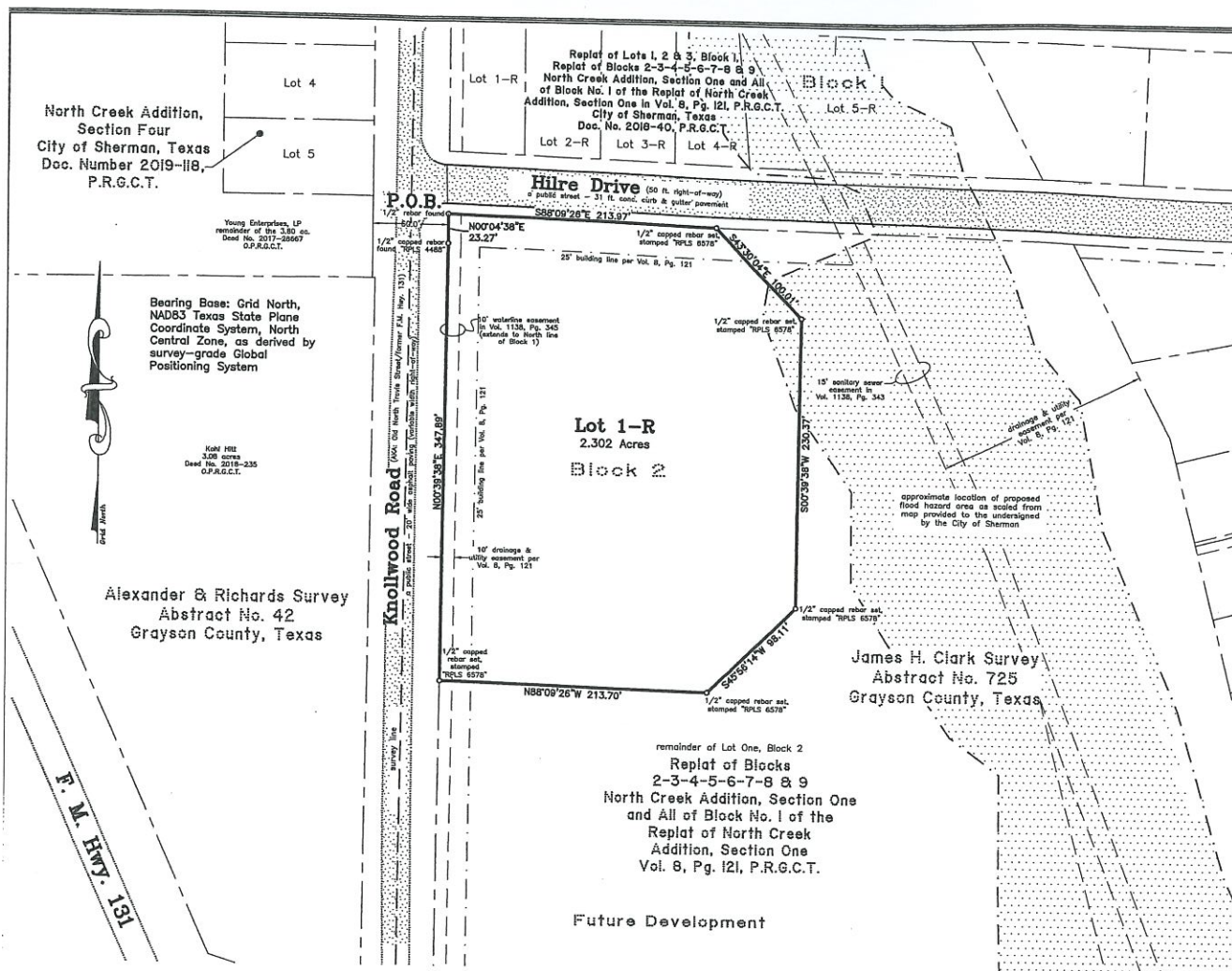


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 357 ft



Cypress Lofts Addition (being a Replat of a part of Lot One, Block 2, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One as per plat of record in Vol. 8, Pg. 121, P.R.G.C.T.)

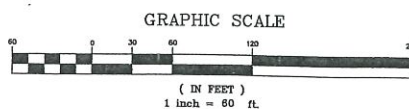
General Notes:

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 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 courses along or across said lots.
6. The City of Sherman 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 hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48161C0290 F, Revised Date: September 28, 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. CGS381119

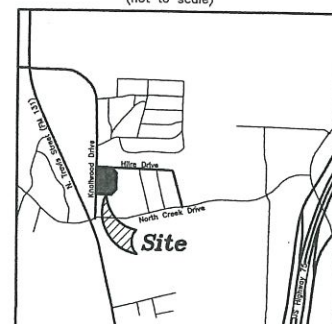
Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Ph (903) 463-6191 Fax (903) 463-4088
 Email: kate@helveywagnersurveying.net
 Texas Board of Professional Land Surveying
 Firm Registration No. 10088100

to
the City of Sherman
2.302 Acres
 in the
James H. Clark Survey
Abstract No. 275



Owner:
 Young Enterprises, LP
 5414 N. Heritage Parkway
 Sherman, Texas 75091
 Phone: 903-892-1508

Vicinity Map
 (not to scale)





STAFF REVIEW LETTER

December 11, 2019

Young Enterprise, LP
5414 N. Heritage Parkway
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Final Plat for Cypress Lofts Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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. Remove building line.
5. Require 10' Utility Easement along street frontage on Knollwood Road and Hilre Drive.
6. All requirements of the Floodplain Ordinance must be followed.
7. The width of the right-of-way and pavement for streets shall be shown on the plat.
8. Metes and bounds must match drawing.
9. Coordinate with Engineering on Drainage Easement along Hilre Drive.
10. Privately owned and maintained 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
Billy Hartsfield, 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

8.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2222 SOUTHRIDGE LANE

The request of Nimrat Johal and Jaspreet Gill (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2222 Southridge Lane, being Lot 15, Block C, Amending Final Plat of Pebblebrook South, Phase II, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' privacy fence, 1' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

Background:

The property is located at 2222 Southridge Lane; the northeast corner of Southridge Lane and Ballam Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception to allow a six foot privacy fence one foot from the Ballam Street property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Nimrat Johal and Jaspreet Gill (Owners)
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:

27

Objections Received:

0

Attachments

Location Map

Zoning Map

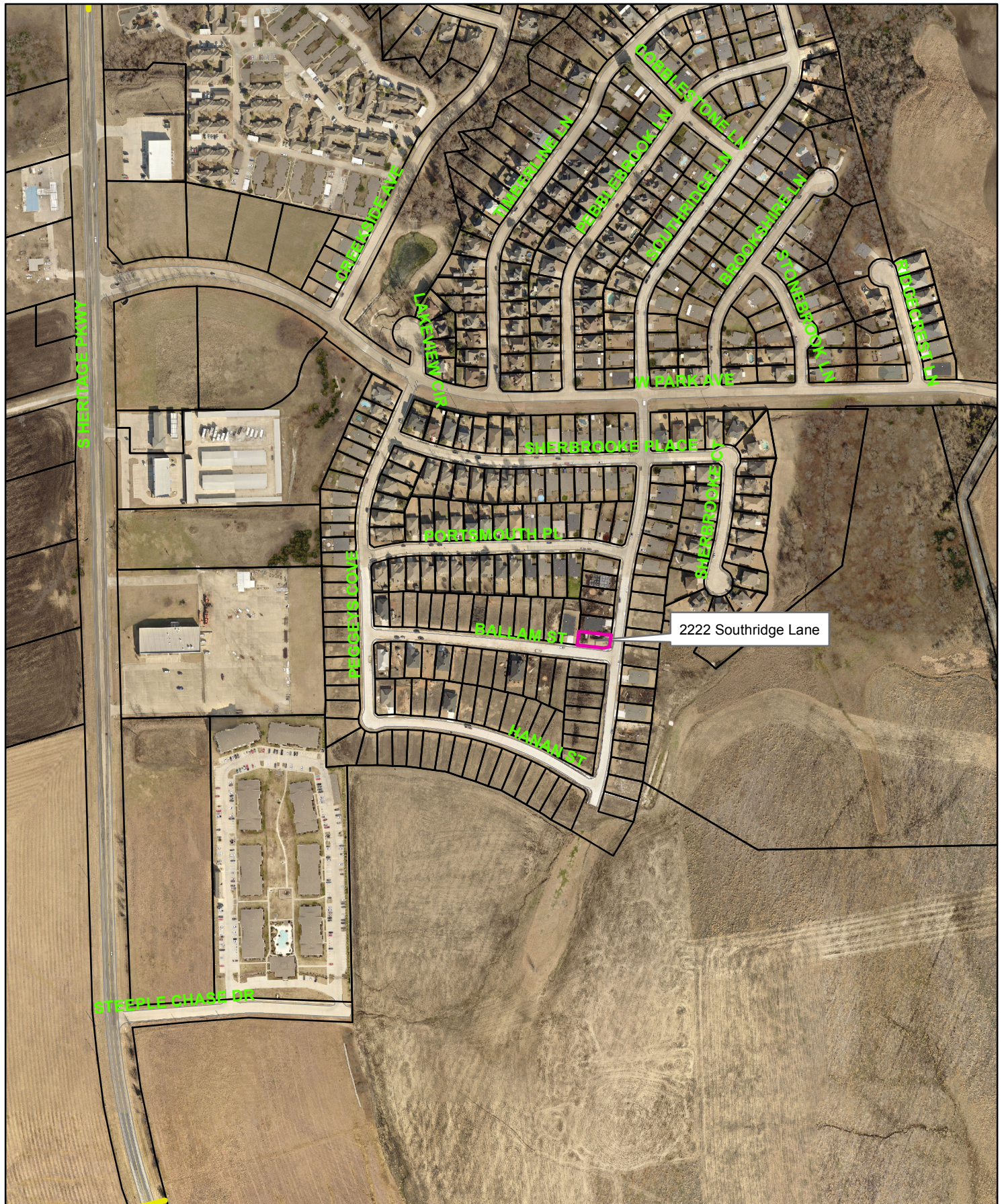
Zoning Sign Photo

Survey

Site Plan

Fence Elevations

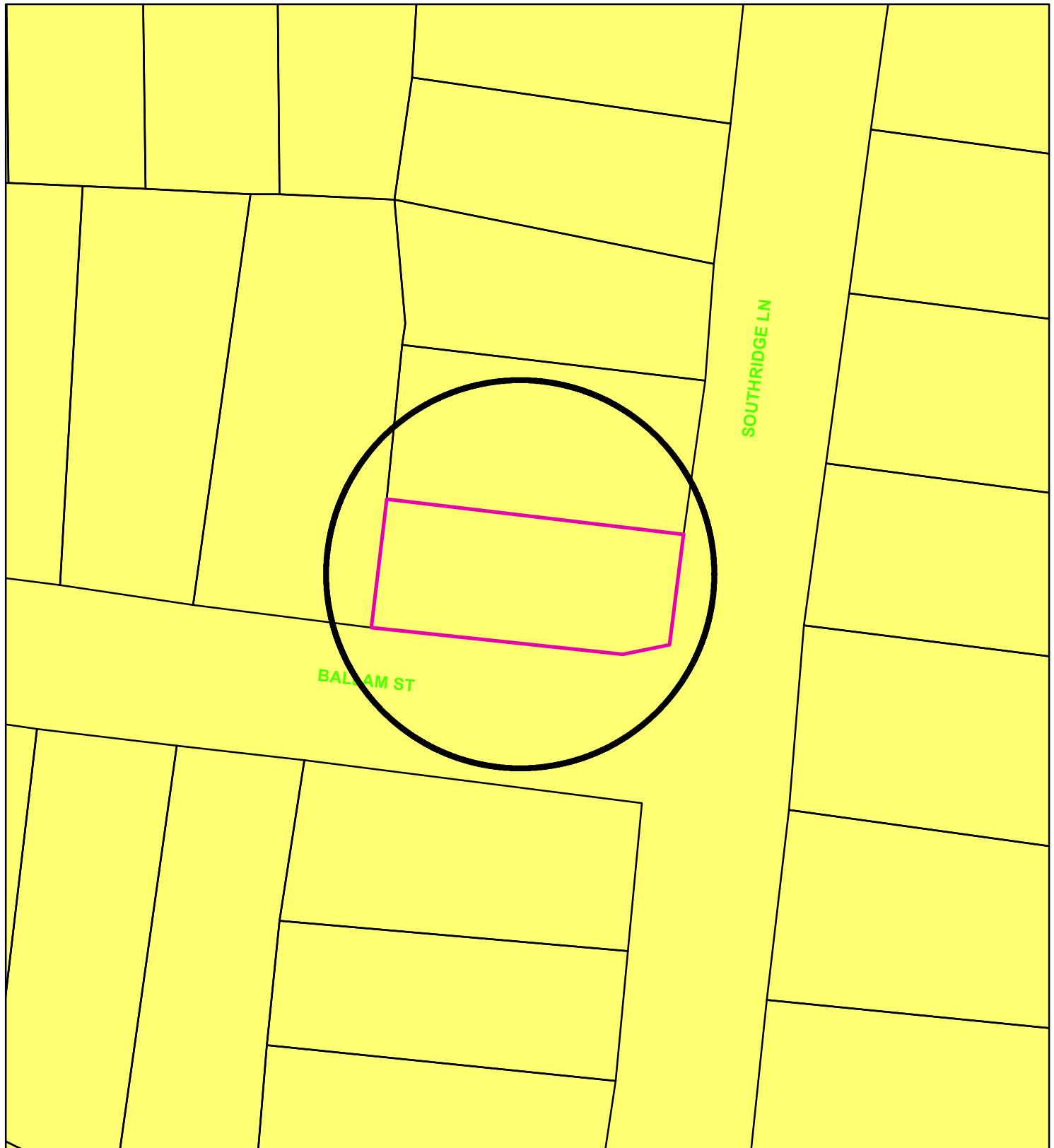
Staff Review Letter



2222 Southridge Lane



1 in = 439 ft



Zoning - 2222 Southridge Lane

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_1

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-4 Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development



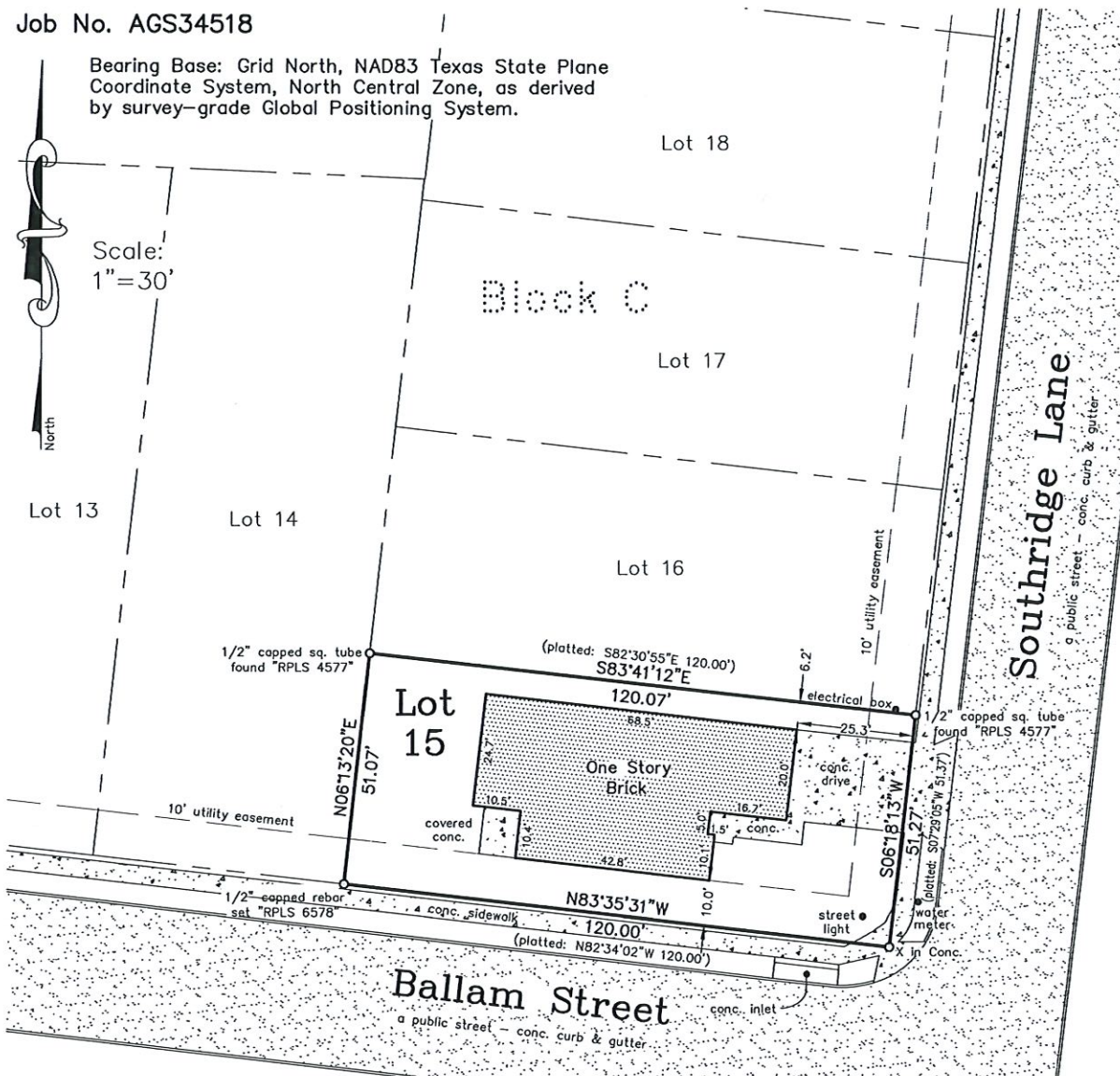
NOT TO SCALE

1 in = 50 ft

2222 Southridge Lane



Job No. AGS34518



Owner: Wyldewood Homes, LLC.
 Buyer: Jaspreet Gill & Nimrat Johal
 Address: 2222 Southridge Lane
 Sherman, Texas

This survey is for the sole benefit of the transaction by the Owners and Buyers stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon.

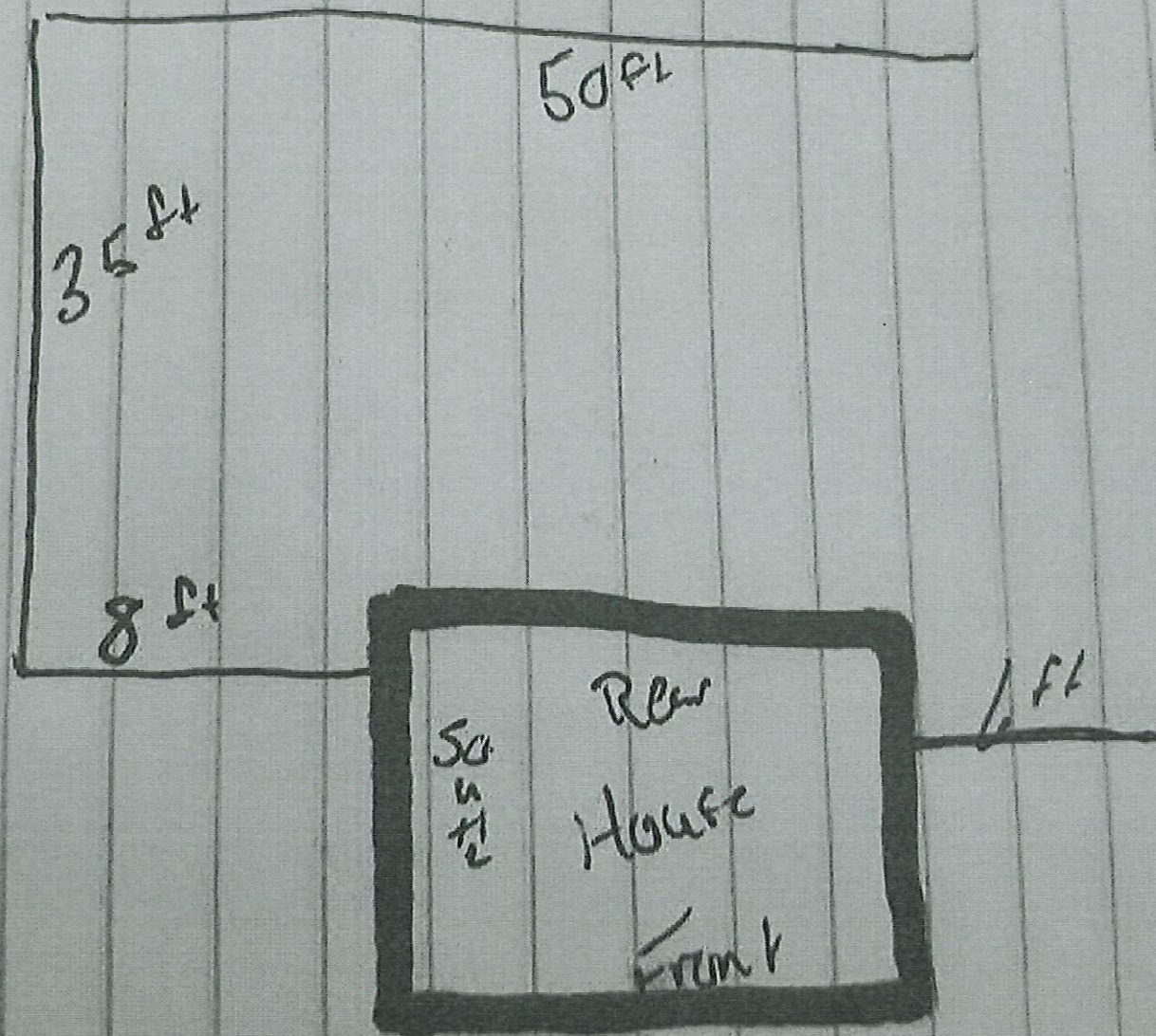
The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0400 F, Revised Date: September 29, 2010.

Legal Description is as follows: Lot 15 Block C, Amending Final Plat of Pebblebrook South, Phase II, to the City of Sherman, Texas, as per plat of record in Volume 24, Pages 103 and 104, Plat Records, Grayson County, Texas.

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
 Boundary Survey: February 6, 2018
 Locate Improvements: May 14, 2018

6 ft Privacy





STAFF REVIEW LETTER

December 9, 2019

Nimrat Johal
Jaspreet Gill
7321 Hickorywood Lane
Pleasanton, CA 94566

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

Dear Applicants,

The request for an exception to allow a 6' privacy fence, 1' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 2222 Southridge Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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. The fence shall be maintained at all times.
4. The fence shall not obstruct site distance at the intersection of Southridge Lane and Ballam Street.
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, 

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1000-1002 NORTH BRENTS AVENUE

The request of Lionel J Richardson, Trustee Richardson Family 2016 Irrevocable Trust (Owners), Monique A Wilson (Representative) and Sartin & Associates (Surveyor) concerning the property at 1000-1002 North Brents Avenue, being Lot 6, Block 1, Colling Addition, Section 2, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow an existing duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 1000 and 1002 North Brents Avenue between East College and East Richards Streets. The property is zoned an R-1 (One Family Residential) District.

Timeline:

February 22, 2005, Building permit application received to construct a duplex

February 22, 2005 - Building permit approved and issued.

July 13, 2005 - Certificate of Occupancy Permit for the duplex approved.

December 3, 2007 - Ordinance 5501 adopted removing duplexes from the R-1 (One Family Residential) District and adding it to the R-2 (Multi-Family Residential) District.

The owners want to sell the property at 1000-1002 North Brents and to get in compliance with current zoning regulations, they are requesting an exception to allow a duplex in an R-1 (One Family Residential) District.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lionel J Richardson, Trustee Richardson Family 2016 Irrevocable Trust (Owners)
Monique A Wilson (Representative)
Sartin & Associates (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:

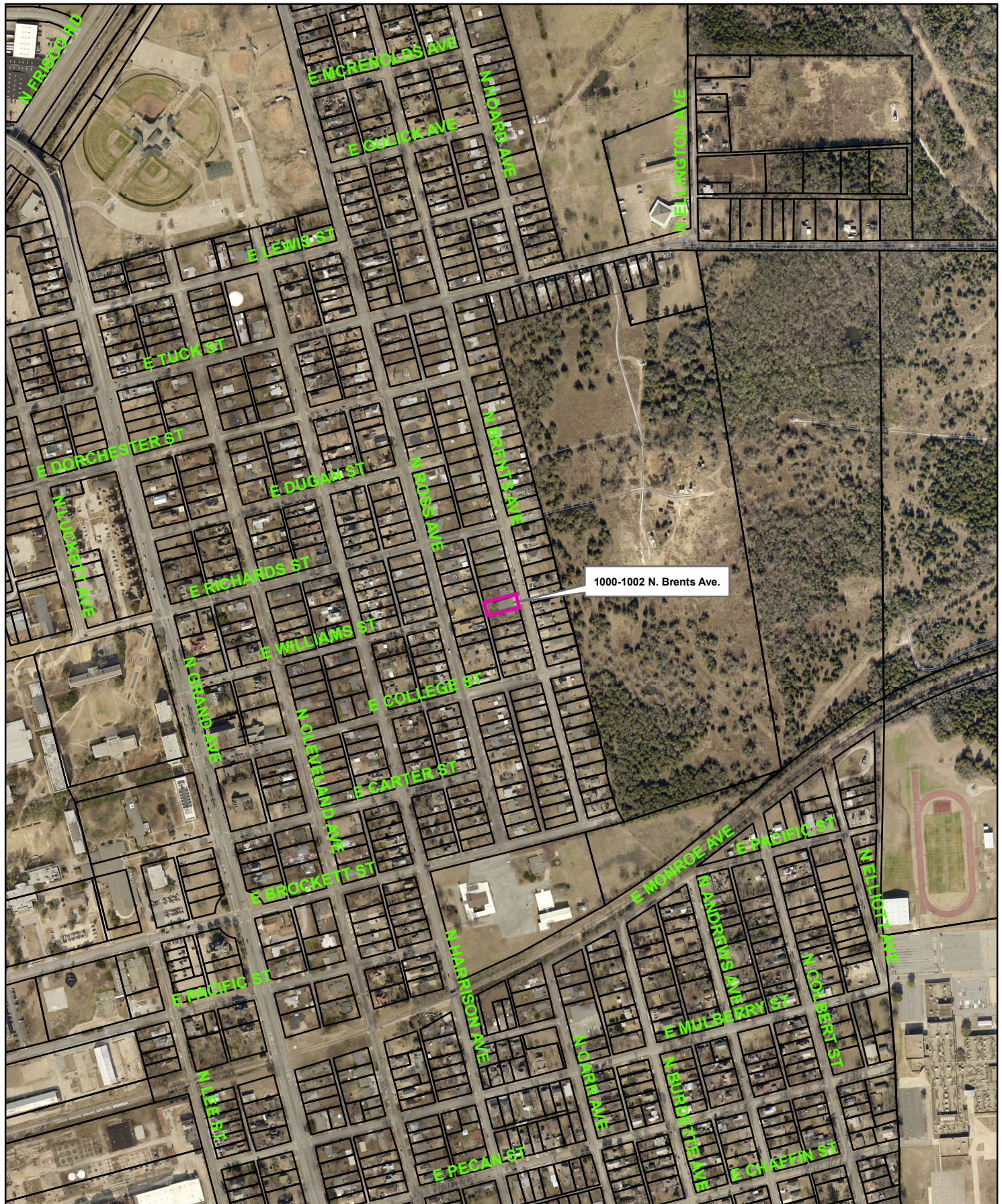
23

Objections Received:

0

Attachments

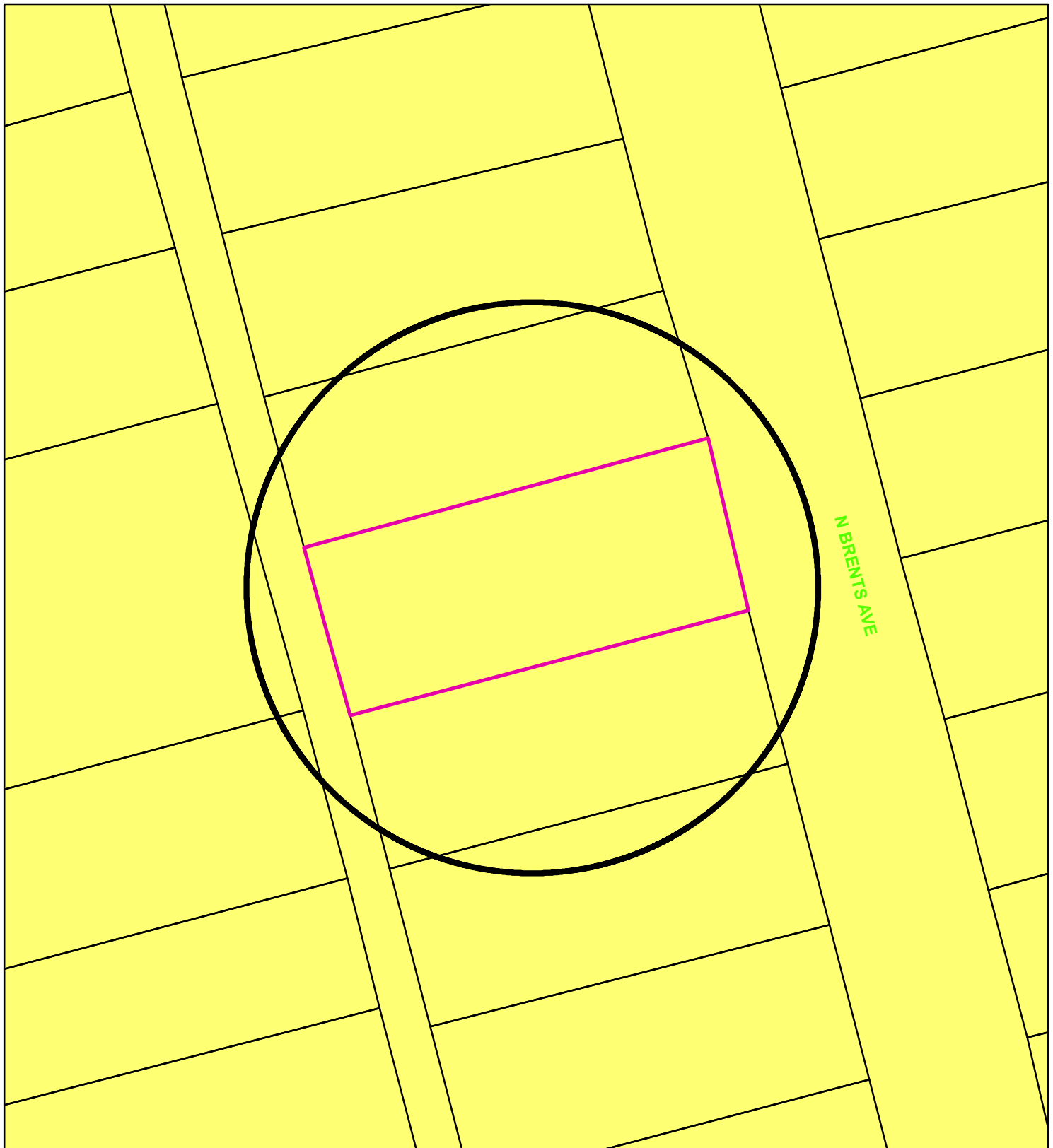
Location Map
Zoning Map
Zoning Sign Photo
Survey
Building Permit
Building Elevations
Staff Review Letter



1000-1002 North Brents Avenue



1 in = 600 ft



Zoning - 1000-1002 North Brents Avenue

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_1

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
PD Planned Development

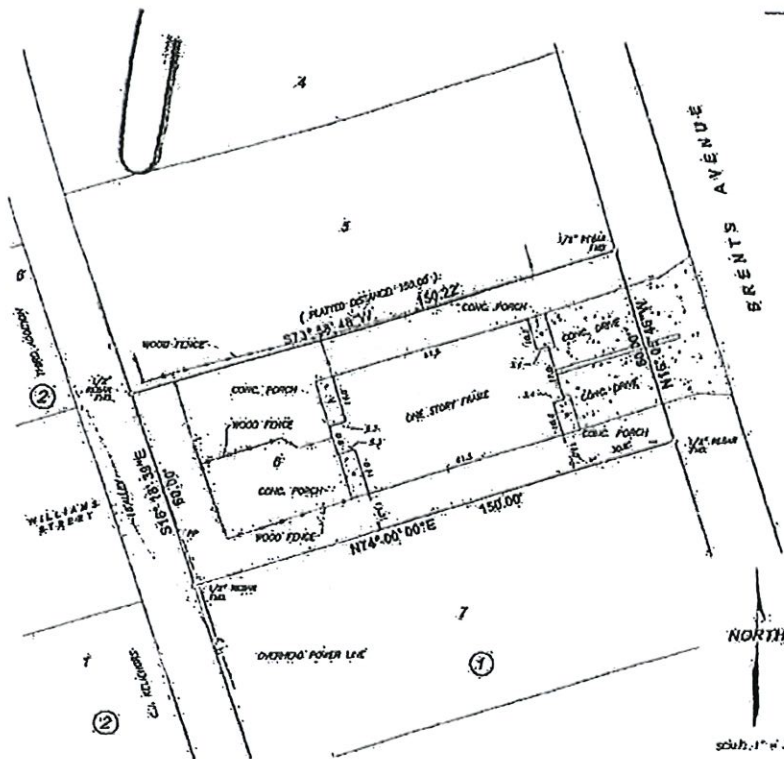


NOT TO SCALE

1 in = 50 ft

1000-1002 North Brents Avenue





SURVEY FOR: SANJEEV M. SIROTTA AND PRAVEEN KUMAR BHAT

I, Marshall Sarth, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 31st day of March, 2015 of the following described property:

Lot SIX (6), in Block ONE (1) of COLLING ADDITION, SECTION TWO in the CITY of Sherman, Texas as shown by plat of record in Volume 3, Pages 10, Plat Records, Grayson County, Texas.

That the improvements on said property are known as 1000-1002 N. BRENTS AVENUE, 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.

Marshall Sartin, R.P.L.S #260



Scanned by CamScanner

SHERMAN



P.O. BOX 1106, SHERMAN, TEXAS 75091-1106

BUILDING PERMIT APPLICATION

 PERMIT NUMBER
 OCCUPANCY NUMBER

75

PLEASE NOTE - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING	STREET NUMBER AND NAME <u>1000 + 1002 Brents</u>		SUBDIVISION OR SURVEY <u>Colling Addition</u>		LOT <u>6</u>	BLOCK <u>1</u>	CENSUS TRACT
	FLOOD ZONE _____		E. ZONING _____		TIME TO COMPLETE <u>180</u> DAYS		
	BASE FLOOD ELE. _____		FIRE ZONE _____				
	1ST FLOOR ELE. _____		PLANS _____				
II TYPE AND COST OF BUILDING	A. TYPE OF IMPROVEMENT		DESCRIPTION OF REPAIRS:				
	1 ☒ NEW BUILDING		<u>Plumbers - Melton Plumbing</u> <u>A/c - Melton Plumbing</u> } 903-892-7539 <u>Electrical - Jason Brown - 903-816-3860</u>				
	2 ☐ ALTERATION						
	3 ☐ REPAIR, Replacement						
	4 ☐ MOVING (relocation)						
	5 ☐ FOUNDATION ONLY						
B. OWNERSHIP							
1 ☒ PRIVATE (Individual, corporation, non profit institution, etc.)							
2 ☐ PUBLIC (Federal, state, or local government)							
C. COST \$ <u>90,000</u>							
D. FEE <u>313.00</u>							
Sq. Ft. { Main Bldg. <u>2,400</u>		#25 Stormwater					
Accs. Bldg. _____							
III BUILDING SPECS. New Bldg. and Additions - Fill Out Part K F. - M. Wrecking - Fill Out Part K Only All Others Skip to IV	F. PRINCIPAL TYPE OF FRAME		H. TYPE OF SEWAGE DISPOSAL		K. DIMENSIONS		
	☐ MASONRY (wall bearing)		☒ PUBLIC OR PRIVATE CO.		Number of Stories <u>1</u>		
	☒ WOOD FRAME		☐ INDIVIDUAL (Septic tank, etc.)		TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS BASED ON EXTERIOR DIMENSIONS <u>2,400</u>		
	☐ STRUCTURAL STEEL				TOTAL LAND AREA SQ. FT. <u>9,000</u>		
	☐ REINFORCED CONCRETE		I. TYPE OF WATER SUPPLY		L. No. OFF-STREET PARKING SPACES		
	☐ OTHER - SPECIFY _____		☒ PUBLIC OR PRIVATE CO.		ENCLOSED _____		
			☐ INDIVIDUAL (well, cistern)		OUTDOORS <u>4</u>		
	G. Principal Type of Heating Fuel		J. ADDITIONAL INFO		M. RESIDENTIAL BLDG. ONLY		
	☐ GAS ☐ OIL		RESIDENTIAL TAX ABATEMENT ☒ YES ☐ NO		Full <u>4</u>		
	☒ ELECTRICITY ☐ COAL		WILL THERE BE AN ELEVATOR? ☐ YES ☒ NO		No. of Bedrooms <u>6</u> No. of Bathrooms _____		
☐ OTHER _____				Partial _____			
IV IDENTI- FICATION	1. OWNER	NAME		MAILING ADDRESS		PHONE	
	2. CONT.	<u>Noe Lopez</u>		<u>P.O. Box 1417 Howe TX 75459</u>		<u>903-271-9074</u>	
	3. Architect						
The Owner Of This Building And the Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman							
		SIGNATURE OF APPLICANT		ADDRESS		DATE	
		<u>Noe Lopez</u>				<u>2-22-05</u>	

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

APPROVED 2-22 20 05 DENIED _____ 20 _____

BUILDING OFFICIAL SIGNATURE

1

LOT 6

LOT 7

12" STEEL AND FOUND

150'00"

74'00'00" E

ONE STORY FRAME DUPLEX

CONCRETE DRIVE

PATIO

12" STEEL AND FOUND

74'00'00" W

150'00"





STAFF REVIEW LETTER

December 12, 2019

Richardson Family Trust
Lionel Richardson
23 Vista Drive
Morganville, NJ 07751

Monique A Wilson
3032 Seabrook Dr.
Little Elm, TX 75068

Dear Applicants,

The request for an exception to allow an existing duplex in an R-1 (One Family Residential) District for the property located at 1000-1002 North Brents Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or 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.

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,

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Heflon, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

10.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3301 NORTH U.S. HIGHWAY 75**

The request of Gary Watson (Owner), SSCP Management, Inc. (Representative), Greg Guerin, East Star Design (Architect) and Eagle Surveying, LLC (Surveyor) concerning the property at 3301 North U.S. Highway 75, being Lot 4, Block 1, Sherman Shopping Center, as follows:

Planning and Zoning Commission

Site plan approval for Applebee's Restaurant

Background:

The property is located at 3301 North U.S. Highway 75 between U.S. Highway 82 and Pecan Grove Road; formerly Catfish King. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Applebee's Restaurant would like to construct a 5,142 square foot restaurant with 189 seats. The exterior of the building will be brick, stone, stucco and fiber cement board siding.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Gary Watson (Owner)

SSCP Management, Inc. (Representative)

Greg Guerin, East Star Design (Architect)

Eagle Surveying, LLC (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:

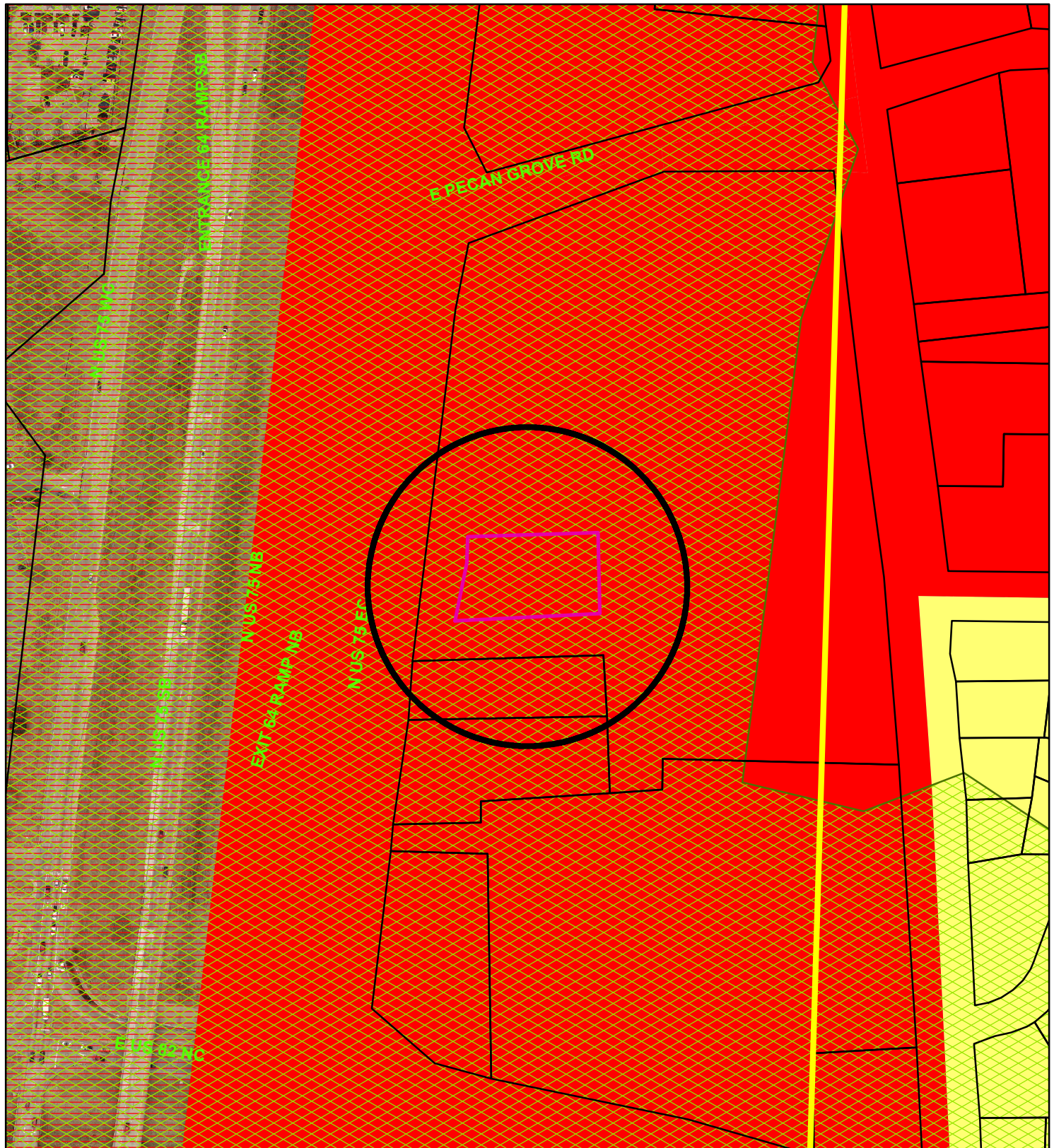
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Survey
Site Plan
Building Elevations
Elevations
Floor Plan
Landscape Plan
Parking Easement
Staff Review Letter



Zoning - 3301 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Bialock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Bialock 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
PD Planned Development

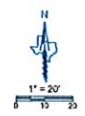


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



LEGAL DESCRIPTION

Being Lot 4, Block 1, of Sherman Shopping Center, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded under Volume 8, Page 93, Plat Records, Grayson County, Texas.

TOGETHER WITH an easement for ingress and egress described in deed recorded in Volume 1553, Page 160, Deed Records, Grayson County, Texas, and in Volume 3734, Page 163, Deed Records, Grayson County, Texas.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by NewBank Title, Inc. d/b/a NewVantage Title services with G.F. No. NEX190279 as listed below:

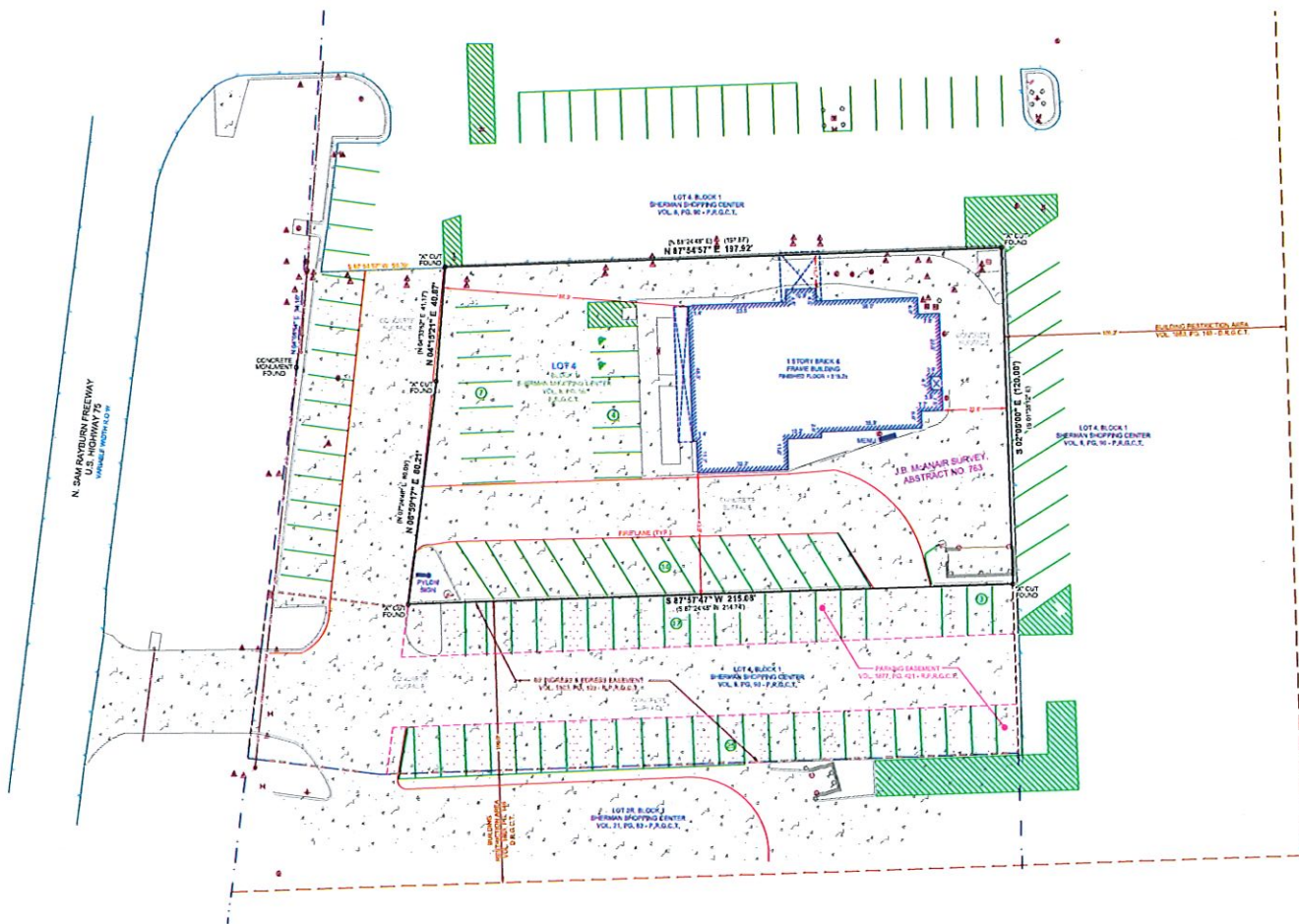
- (1) Restrictions, Covenants and Conditions filed under Volume 1738, Page 156, Exhibit B, and Easement with Covenants and Restrictions affecting land filed under Volume 1553, Page 163, Official Public Records of Grayson County, Texas. Affects as shown.
- (2) Easement from Gulf King Foods to Pass-Lee Joint Venture dated September 11, 1996, and recorded under Volume 1577, Page 421, Official Public Records of Grayson County, Texas. Affects as shown.

FLOOD NOTE

This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 29th, 2019 and is located in Community Number 435509 as shown on Map Number 43181C0200F. The location of the Flood Zone is approximate, no vertical datum was collected at the time of this survey. For the exact Flood Zone designation, please contact 1-(277) FEMA MAP.

SURVEYOR NOTES

1. This survey is certified to First American Title Guaranty Company, NewBank Title, Inc. d/b/a NewVantage Title Services, SD Apple Properties, III, LLC, a Texas limited liability company, & Gulf King Foods, a Texas partnership, and is only valid for G.F. No. NEX190279.
2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, NAD 83 (2011) Datum.
3. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, NAD 83 (2011) Datum, (Geoid 12A).
4. The approximate location of the Underground Utilities as shown on this survey was derived from above ground observation and Utility Markings provided by BigTree Ticket No. 1815322478. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-8005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
5. This document represents an accurate on the ground survey of 3301 N. Sam Rayburn Freeway in the City of Sherman, Grayson County, Texas, on September 19th, 2019.



LEGEND

- GUY WIRE
- POWER POLE
- AC LINE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER FANCTITYPE
- GAS FANCTITYPE
- STY FANCTITYPE
- TELEPHONE FANCTITYPE
- ELECTRIC FANCTITYPE
- GUY POLE
- CLEANOUT
- GREASE TRAP
- WATER METER
- WATER VALVE
- MANHOLE BOX
- STOP SIGN
- BOLLARD
- TRANSFORMER
- ASPHALT
- WOOD FENCE
- COVERED UTILITY
- STORM LINE
- SEWER LINE

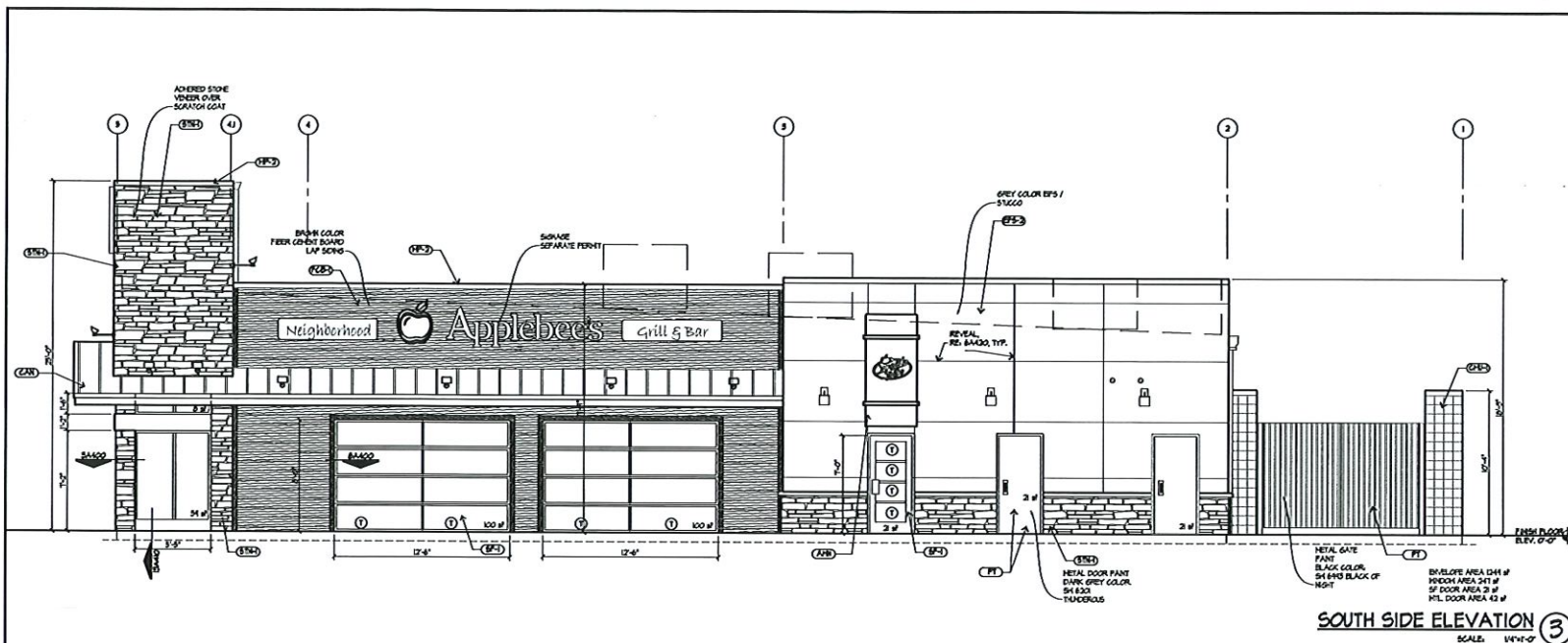
JOB NUMBER
1509.039
DATE
8/17/2019
REVISION
DRAWN BY
RZM



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.
PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Surveyor Eagle
R.P.L.S. # 6402





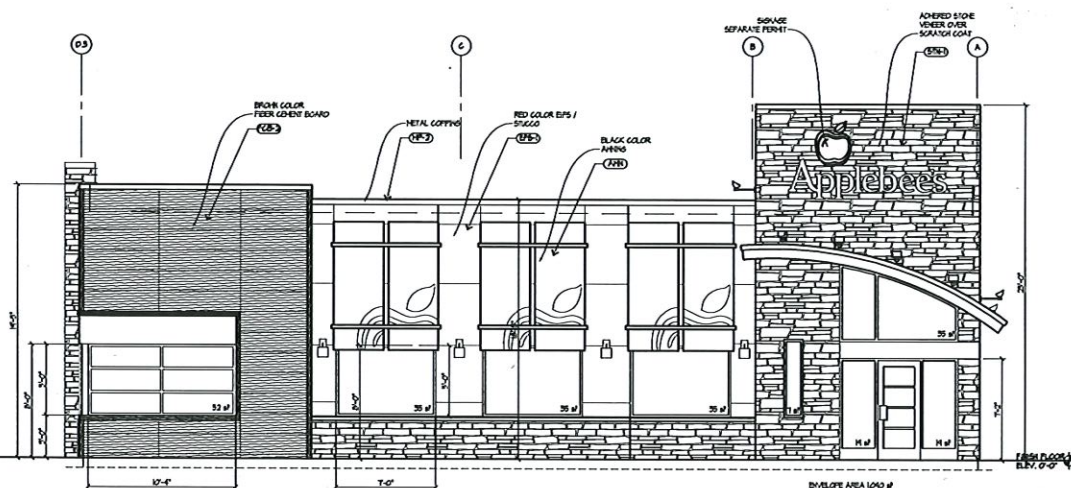
SOUTH SIDE ELEVATION (3)
SCALE: 1/4"=1'-0"

	SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL. BEANS SEALED - WHITE OR HONE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.	
FINISH	MATERIAL	PATTERN
ANN	ANNING BY OWNER'S VENDOR, O.G., TO COORDINATE INSTALLATION RE. ELEC. FOR POWER REQUIREMENTS AND S&WD FOR LOCATION	
STN-I	CULTURED STONE BY "DOLBY CORNING MASONRY PRODUCTS" SIMILAR LUTHERINE "GOLDEN BURNING"	
CAN-I	HIGHEST BLOCK & BRICK, ATHERIA & EXACT SCORING BY CHAL COLOR: RED	
CH4-I	CANOPY BY OWNER'S VENDOR, O.G., TO COORDINATE INSTALLATION	
EPS-I	RED COLOR EXTERIOR-FINISH SYSTEM MATCH SH NARA HEADRODS IN SANDOLIST TABLE	
EPS-2	GREY COLOR EXTERIOR-FINISH SYSTEM MATCH SH NARA RAZE GREY IN SANDOLIST TABLE	
HP-2	METAL PANEL CAP FLASHING PREFINISHED KYNAR TO MATCH SHINING BLACK OF ROOF	
FT	BLACK PAINT AT EXTERIOR GATES AND TRIM - BERNER HILLINGS SH NARS BLACK MATCH CONTACT, STACY STAUCHER DDM 36-0444 - REFER TO NOTE 1	
FT	DARK GREY PAINT AT EXTERIOR DOORS AND TRIM - BERNER HILLINGS SH ADOZ TRIM MATCH CONTACT, STACY STAUCHER DDM 36-0444 - REFER TO NOTE 1	
SE-1	STOREFRONT 1 ASSOCIATED ALUMINUM BRUSH-ANT. DARK BRONZE ANODIZED KANSER 15-743 452	
FCB-1	JANES WARDRE FEED-CEILING BOARD SCORING, SMOOTH LAP SCORING & PLANK CEILING COLOR https://www.leggett.com/training.com/janes-wardre-ceador-top-lapscoring-boards-top-scoring-boards	
FCB-2	JANES WARDRE FEED-CEILING PANEL, HTM REVEAL, SYSTEM CEILING COLOR https://www.leggett.com/training.com/janes-wardre-ceador-top-lapscoring-boards-top-scoring-boards	

NOTE 1: GC TO VERIFY WITH MANUFACTURER APPROPRIATE PRIMER AND PAINT GRADE FOR SUBSTRATE TO BE PAINTED, UNLESS OTHERWISE SPECIFIED
2: INSTALL CULTURED STONE WITH JOINT

GENERAL NOTE
-ALL FINISH WORK TO BE DONE SEPARATELY UNDER A SEPARATE PERMIT. FINAL CONNECTION BY GC.
-PROVIDE CONTROL JOINTS AS REQUIRED

① = THINFED



WEST FRONT ELEVATION (1)

- [illegible]



EAST STAR DESIGN
P.O. BOX 38
FORSYTH, TX 75068
PH 202-300-1540
ArchitecturalDesign.com
TX FIRM # 000 1788

OVER

100.

SSCP
Management, Inc.

HELEN B. WOODS
SECTOR OF DESIGN AND CONSTRUCTION
8888 KOEL RD., SUITE 8-0
DALLAS, TX 75240
HWOODS@SCFPHRARD-INT.COM
FAX 214-494-1212 EXT 108

LAND



SUBJECT: POWERS

APPLEBEE'S
RESTAURANT
SHERMAN

JSCA 11-15-78
 BUREAU, TX 75002

EXERCISE 2

47.

5702

22



~~Page 10~~



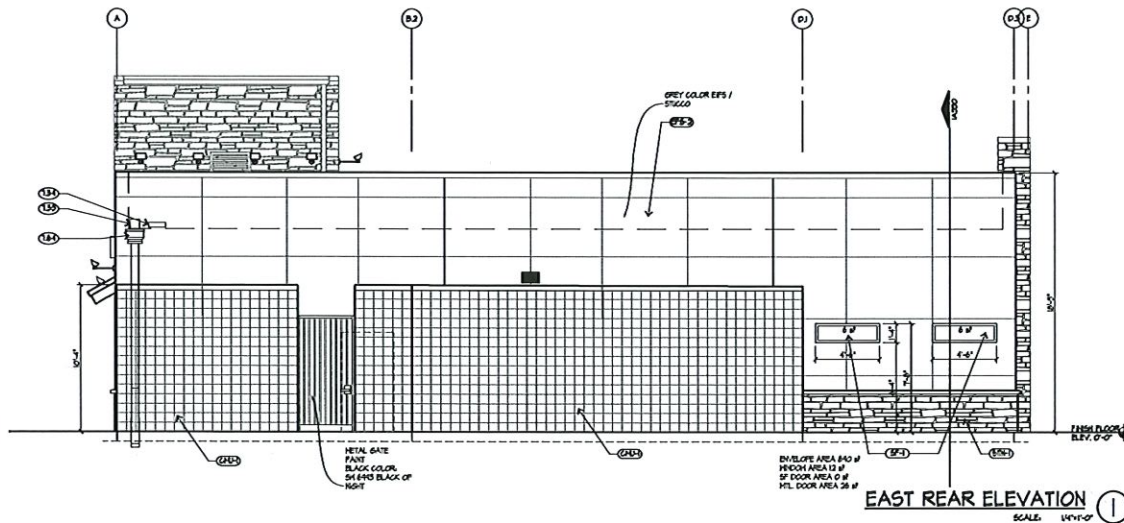
BREX BLUM ARCHITECTS, NAWAS
TX # 2006

APRIL 1981 EXTERIOR ELEVATIONS

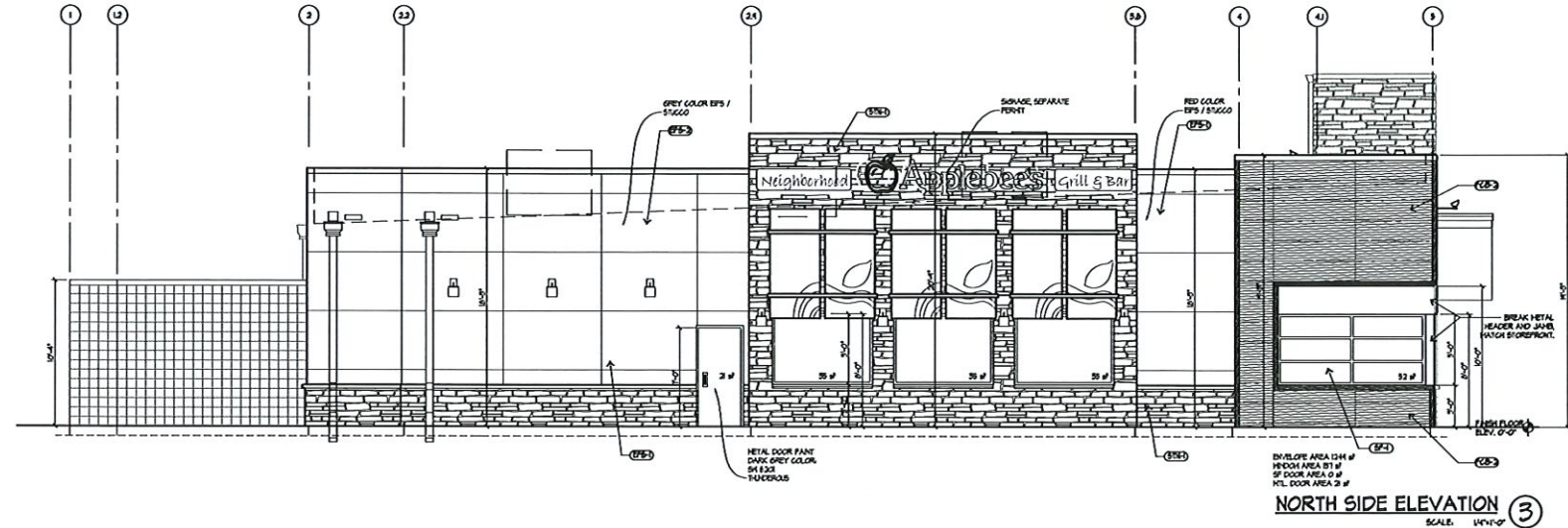
ARTICLE 102-0025

A200

EXTERIOR FINISH SCHEDULE		
FINISH	MATERIAL	PATTERN
AWN	AWNS BY OTHERS VENDOR, E.G. TO COORDINATE INSTALLATION, RE. BLUCT FOR POWER REQUIREMENTS AND S4340 FOR LOCATION	
STN-1	GRATED STONE BY OTHERS ECOMING HANDBOOK PRODUCT 328-038 LITESTONE "GOLDEN BUCKLE"	
CM-1	HARVEST BLOCK 1 BRICK, AERIAL II INPUT SCORED 8" CHAL COLOR, RED	
CAN	CANOPY BY OTHERS VENDOR, E.G. TO COORDINATE INSTALLATION	
EF5-1	RED COLOR EXTERIOR FINISH SYSTEM MATCH SH MASH HEARTFOS IN SANDBLAST TEXTURE	
EF5-2	GREY COLOR EXTERIOR FINISH SYSTEM MATCH SH MASH NAVY GREY IN SANDBLAST TEXTURE	
HP-2	METAL PANEL CAP FLASHING PREFINISHED KYNAR TO MATCH BRN485 BLACK OF MONT	
PT	BLACK PAINT AT EXTERIOR GATES AND TRIM - SHERWIN WILLIAMS SH MASH BLACK OF MONT CONTACT: STACY STANGLER (541) 540-6444 - REFER TO NOTE 1	
PT	DARK GREY PAINT AT EXTERIOR DOORS AND TRIM - SHERWIN WILLIAMS SH MASH TRUCKHOUSE CONTACT: STACY STANGLER (541) 540-6444 - REFER TO NOTE 1	
SF-1	STONEFRONT 1 ASSOCIATED ALUMINUM BROWN METAL DARK BRONZE ANODIZED EXTERIOR TRIM-240	
FCB-1	JAVES HARVE FIBER CO-EXT BOARD SOWS, SHADON LAF SOWS 6" PLANK CEDAR COLOR https://www.ligna-graf-fiberglass.com/home-borders-cedar-top-siding-phoride-top-cedar-101	
FCB-2	JAVES HARVE FIBER CO-EXT PANEL, WITH REVEL SYSTEM CEDAR COLOR https://www.ligna-graf-fiberglass.com/home-borders-cedar-top-siding-phoride-top-cedar-101	
NOTE 1: E.G. TO VERIFY WITH HANCO CUSTOMER APPROPRIATE PRIMER AND PAINT GRADE FOR SUBSTRATE TO BE PAINTED, UNLESS OTHERWISE SPECIFIED 2. METAL CLUTTERED STONE WITH JUNE GENERAL NOTE: -ALL SHADING WORK TO BE DONE SEPARATELY UNDER A SEPARATE PERMIT, FINAL CONNECTION BY E.C.		



EAST REAR ELEVATION ①
SCALE: 1/4\"/>



NORTH SIDE ELEVATION ③
SCALE: 1/4\"/>

KEYNOTES

1. CONCRETE / FOUNDATION - NO BRICK
2. 2\"/>

ARCHITECT

LAND SCAPE DESIGN
7500 10th
FORT WORTH, TX 76102
76102-1000
ARCHITECTURE@SCOTTARCH.COM
TEL: 817.331.1000

DESIGNER

SECP
Management, Inc.

OWNER

SECP
DIRECTOR OF DESIGN AND CONSTRUCTION
10000 W. 10th St.
DALLAS, TX 75240
HATCHCOOK@SECP.COM
PH: 817.444.4100

BRAND

Applebees

PROJECT: PH03

APPLEBEE'S
RESTAURANT
SHERMAN

3500 N. 10th St.
DALLAS, TX 75205

PROJECT #

DATE

Nov. 18, 2014 - 3:30pm

REVISION

Rev. Description Date

SCALE

AS SHOWN

OTHER SHEETS: ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND PAVING

PREPARED BY: EXTERIOR ELEVATIONS

DATE: 11-18-14

A210

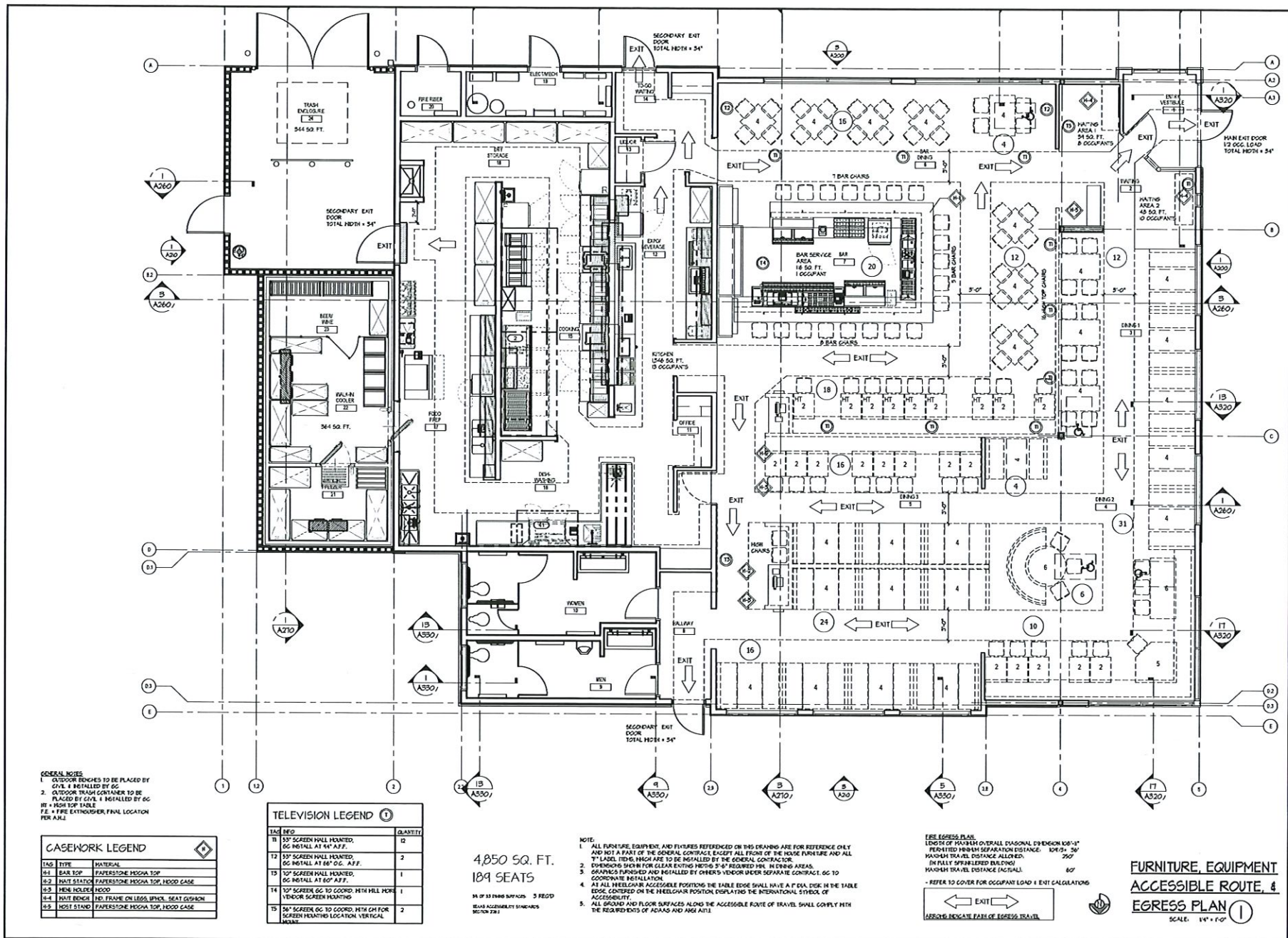


STANDARD AWNING OPTION









DRIVING AHEAD.

22340
GRANT OF EASEMENT

Vol. 1877 PAGE 421

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRAYSON §

THIS GRANT OF EASEMENT is made and entered into the 1st day of October, 1986, by GULF KING FOODS, a Texas general partnership (hereinafter referred to as "Gulf" and as "Grantor"), in favor of PASS-LEE JOINT VENTURE, a Texas joint venture (hereinafter referred to as "Pass-Lee" and as "Grantee").

W I T N E S S E T H:

WHEREAS, by Warranty Deed dated September 11, 1986, Pass-Lee granted to Gulf an easement for purposes of ingress and egress over and across the real property described in Exhibit "A" attached hereto and made a part hereof ("Access Easement");

WHEREAS, Grantee desires the right to use portions of the Access Easement for parking purposes and Grantor is agreeable to such use;

NOW, THEREFORE, the parties do hereby agree as follows:

1. For and in consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged and confessed, Grantor does hereby GRANT, SELL and CONVEY unto Grantee an easement for the non-exclusive and reasonable use within the area shown on Exhibit "B" ("Parking Easement"), TO HAVE AND TO HOLD for the purpose of providing parking spaces for the Grantee, its patrons, guests, invitees, employees, agents and licensees.

2. Grantee agrees to maintain and keep the Parking Easement in good condition, free from water, rubbish and dirt; and to stripe and restripe parking areas.

3. The easement herein granted is not exclusive, provided that Grantor shall not grant other easements, rights or privileges for purposes unreasonably interfering with the easement herein granted.

4. The term of this easement shall be perpetual.

5. This grant of easement shall run with and bind the land, shall inure to the benefit of and shall be enforceable by the Grantee and by the Grantor, and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this grant of easement as of the day and year first written above.

GULF KING FOODS, a Texas
general partnership

By: Gary W. Watson
Title: Partner

THE STATE OF Texas S
COUNTY OF Collin S

BEFORE ME, the undersigned authority, on this day personally appeared GARY W. WATSON, a General Partner of GULF KING FOODS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of October, 1986.

ELLEN E. CHANDLER
Notary Public in and for
Collin County, Texas

My Commission Expires:

10-22-90

0804r/WRC



After recording, please
return to:
Pettit & Martin
Attn: Jack T. Gannon
510 Texas Commerce Bank Tower
Plaza of the Americas, L.B. 183
Dallas, Texas 75201

EXHIBIT A

Situated in the City of Sherman, Grayson County, Texas, being part of the J.B. McAnair Survey, and being part of Lot 1, Block 1, of the replat of Sherman Shopping Center as shown by plat thereof recorded in Vol. 8, Page 90, Plat Records, Grayson County, Texas, said easement being more particularly described as follows, to-wit:

BEGINNING at ROW monument on the East ROW of U.S. Highway No. 75, also being the SW corner of the above mentioned Sherman Shopping Center; THENCE, N. 07 deg. 24' 59" W. 535.77 feet to a point on said East ROW for the place of beginning;

THENCE, N 07 deg. 24' 59" E, a distance of 60.00 feet along said East ROW to a point for this NW corner;

THENCE, S 82 deg. 35' 01" E, a distance of 42.35 feet to a point;

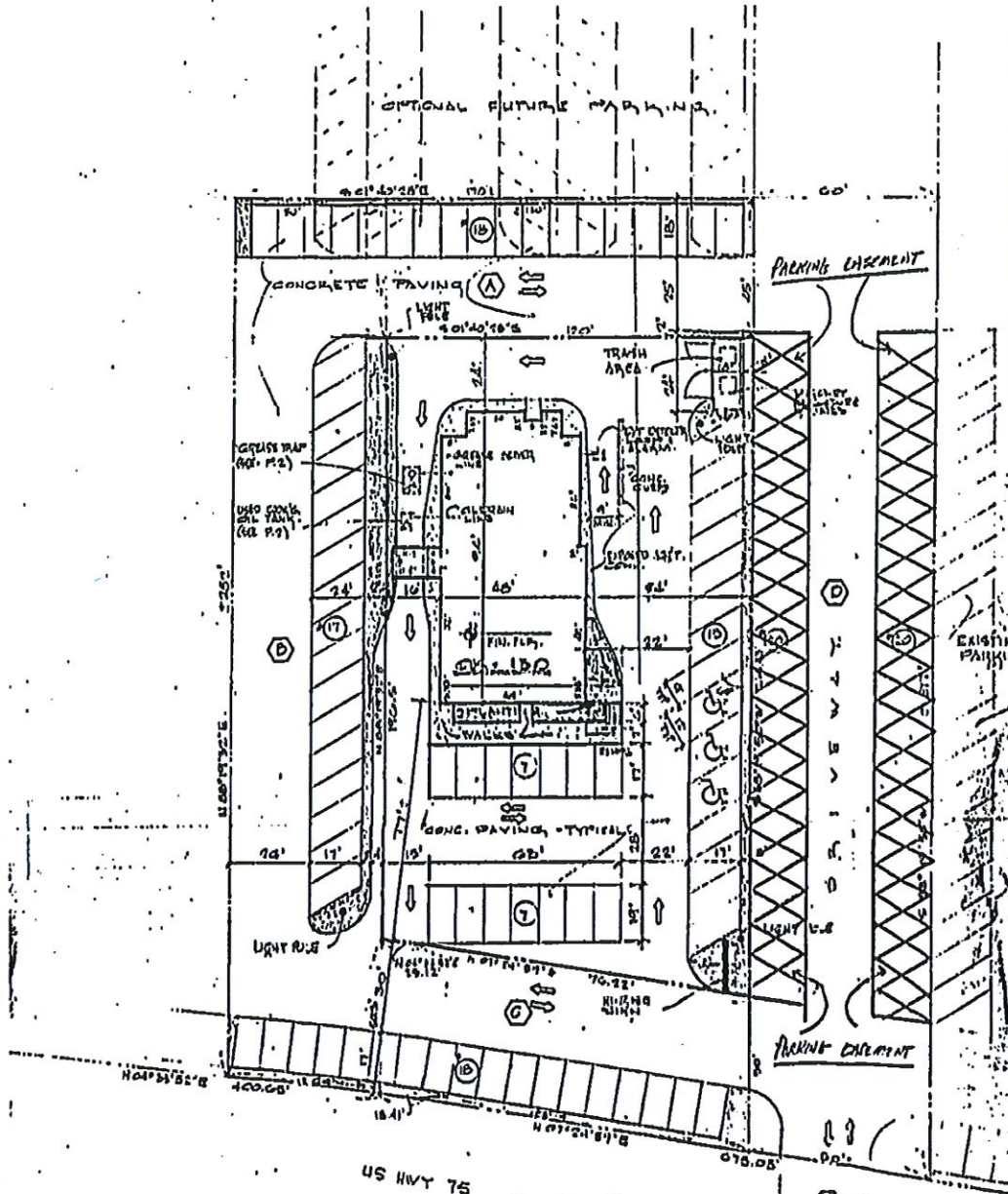
THENCE, N 88 deg. 24' 43" E, a distance of 222.49 feet to a point for this NE corner same being the SE corner of Lot 4, Block 1, of said Sherman Shopping Center;

THENCE, S 01 deg. 35' 12" E, a distance of 60.00 feet to a point for this SE corner;

THENCE, S 88 deg. 24' 48" W, a distance of 227.12 feet to a point;

THENCE, N 82 deg. 35' 01" W, a distance of 47.01 feet to the place of beginning of the herein described 60 foot wide ingress-egress easement and containing 0.371 of an acre of land.

EXHIBIT B



SITE PLAN

BLK 1, LOT 1, 20'
WALMART SHOPPING CENTER
HWY 75 & US 62
SHERMAN, TEXAS

Filed for record and recorded December 1, 1986 at _____ M.
Pat Norman, County Clerk
By Carol White Deputy

EXHIBIT B

STAFF REVIEW LETTER

December 9, 2019

Gary Watson
2813 Club House Dr.
Denton, TX 76210

Thomas Site Development Engineering Inc.
2004 Bedford Rd., Ste. 200
Bedford, TX 76021

SSCP Management, Inc.
Michael El Haddad
13355 Noel Rd., Ste. 1645
Dallas, TX 75240

Eagle Surveying, LLC
210 South Elm St., Ste. 104
Denton, TX 76201

East Star Design
Greg Guerin
PO Box 53
Forney, TX 75126

Dear Applicants,

The request for Site plan approval for Applebee's Restaurant for the property located at 3301 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance 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.
4. Parking shall be provided for one space for every four seats; a parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into the right-of-way.
6. The trash dumpster will need to be located inside the main building area and screened.
7. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
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.

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,



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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1401 & 1405 WEST MOORE STREET

The request of SGU Joint Venture, LLC (Owners), David Baca (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1401 and 1405 West Moore Street, being 0.738 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 50' lot width on Lot 2 of the proposed Holly Moore Addition in lieu of the required 60' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Final plat approval of Holly Moore Addition

Background:

The property is located at 1401 and 1405 West Moore Street, the northwest corner of Holly Avenue and West Moore Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into two lots. They are requesting an exception to allow a 50' wide lot on Lot 2 of the proposed Holly Moore Addition.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

SGU Joint Venture, LLC (Owners)

David Baca (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

19

Objections Received:

0

Attachments

Location Map

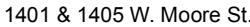
Zoning Map

Zoning Sign Photo

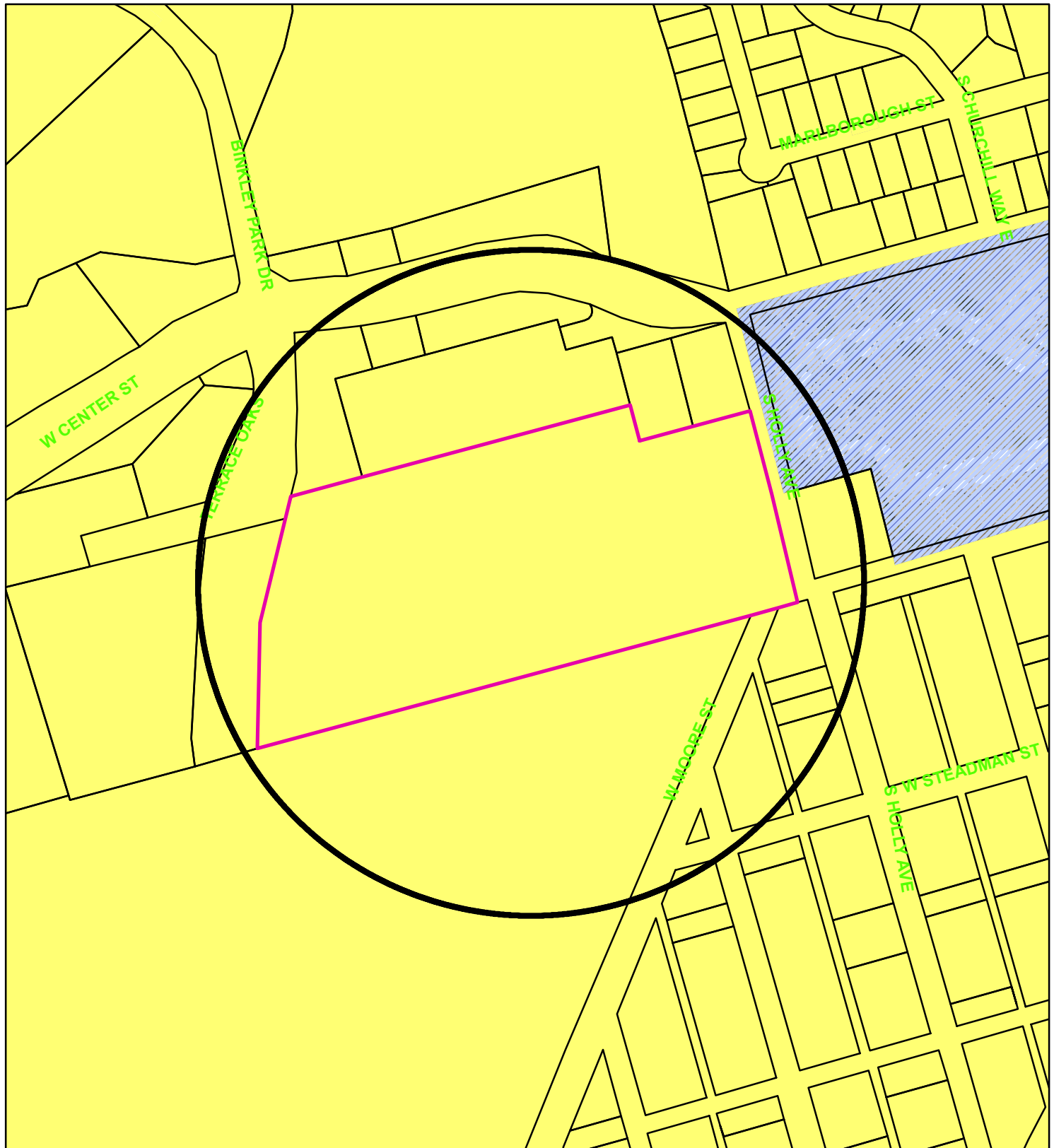
Holly Moore Addition Exception

Holly Moore Addition

Staff Review Letter



1 in = 1,000 ft



Zoning - 1401 & 1405 West Moore 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: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.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
PD Planned Development

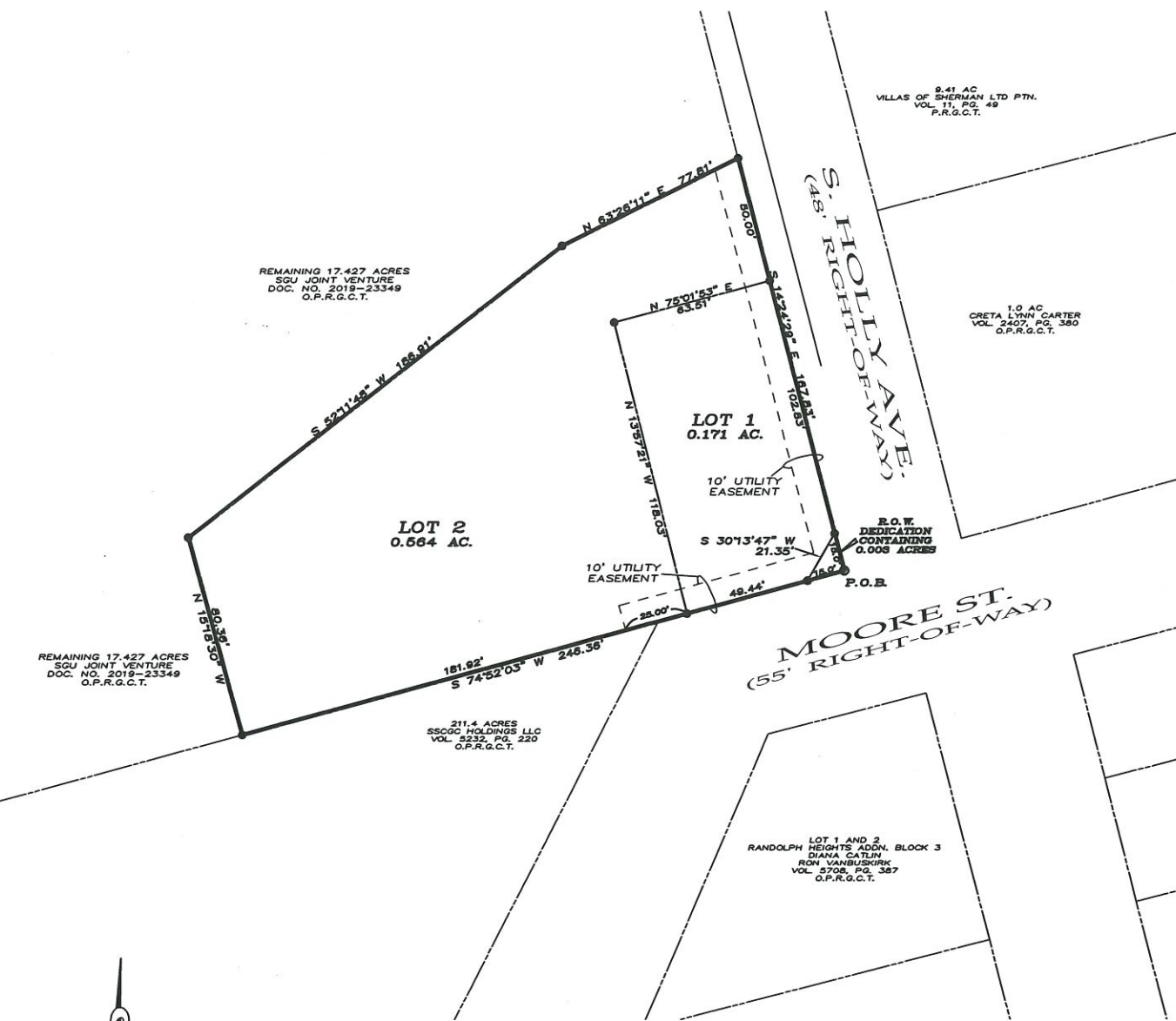


1401 & 1405 West Moore Street





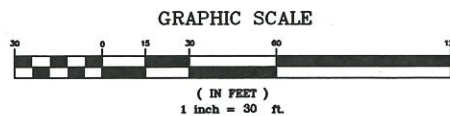
DRAFTING & SURVEYING
 3404 INTERURBAN ROAD DENISON, TEXAS 75021 (803)465-2151
 EIGHT 207 2



FINAL PLAT
HOLLY MOORE ADDITION
 BEING PART OF A 17.427 ACRE TRACT OF LAND IN THE
 ELIZABETH JONES SURVEY
 AN ADDITION TO THE CITY OF SHERMAN, GRAYSON
 COUNTY, TEXAS
 BEING 0.738 ACRES

OWNERS/DEVELOPER
 SCU JOINT VENTURE
 4708 N. F.M. 1417
 SHERMAN, TEXAS 75092

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



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

LEGAL DESCRIPTION

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 land described as 17.7 acres conveyed to 1401-1405 West Moore, LLC by deed recorded in Volume 5114, Page 118, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found $\frac{1}{4}$ " steel rod at the Southeast corner of said 17.7 acres being in the North Right-of-way of Moore Street and the West Right-of-way of South Holly Avenue;

Thence South $74^{\circ}52'03''$ West with the South Line of said 17.7 acre tract of land a distance of 246.38 to a set $\frac{1}{4}$ " Steel rod;

Thence over and across said 17.7 acre tract of land the following calls and distances:

North $15^{\circ}18'30''$ West a distance of 80.36 feet to a set $\frac{1}{4}$ " steel rod;
 North $52^{\circ}11'48''$ East a distance of 186.91 feet to a set $\frac{1}{4}$ " steel rod;
 North $63^{\circ}28'11''$ East a distance of 77.81 feet to a set $\frac{1}{4}$ " steel rod;

Thence South $14^{\circ}24'29''$ East with said west line of South Holly Avenue a distance of 167.83 to the Point of Beginning and containing 0.737 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2019, by the
 City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, SCU JOINT VENTURE, do hereby adopt this plat designating the hereinabove property as the HOLLY MOORE ADDITION, in addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities dealing 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 endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2019

KYLE BOOTHE

DAVID BACA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

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

STATE OF TEXAS
 COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLY MOORE ADDITION, on addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there adopted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, 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 Electrical Delivery.
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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. 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.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT
HOLLY MOORE ADDITION
 BEING PART OF A 17.427 ACRE TRACT OF LAND IN THE
 ELIZABETH JONES SURVEY
 AN ADDITION TO THE CITY OF SHERMAN, GRAYSON
 COUNTY, TEXAS
 BEING 0.738 ACRES

OWNERS/DEVELOPER
 SCU JOINT VENTURE
 4708 N. F.M. 1417
 SHERMAN, TEXAS 75092

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



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



STAFF REVIEW LETTER

December 11, 2019

SGU Joint Venture
4708 N. F.M. 1417
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75020

Dear Applicants,

The request for approval of the Final Plat for Holly Moore Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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. Metes and bounds must match drawing. Calls do not have correct directions.
6. Existing structures must meet setback requirements within proposed plat area.
7. City Council Approval and Notary dates should be changed to 2020.
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
Billy Hartsfield, 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: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1515 EAST NALL STREET

The request of Dave A. & Melinda Reed (Owners), Doyal Reed (Tenant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1515 East Nall Street, being Lot 1, Block C, Replat of Blocks B & C, Highland Park Second Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 6' side yard setback for an attached carport/garage/shop in lieu of the required 10' in an R-1 (One Family Residential) District.

Background:

The property is located at 1515 East Nall Street between Texoma Parkway and Loy Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to replace a deteriorated carport/garage/shop in the same location; 6' from the west property line. The structure will be 20'x60' attached to the main structure by a breezeway.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Dave A. & Melinda Reed (Owners)

Doyal Reed (Tenant)

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:

10

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

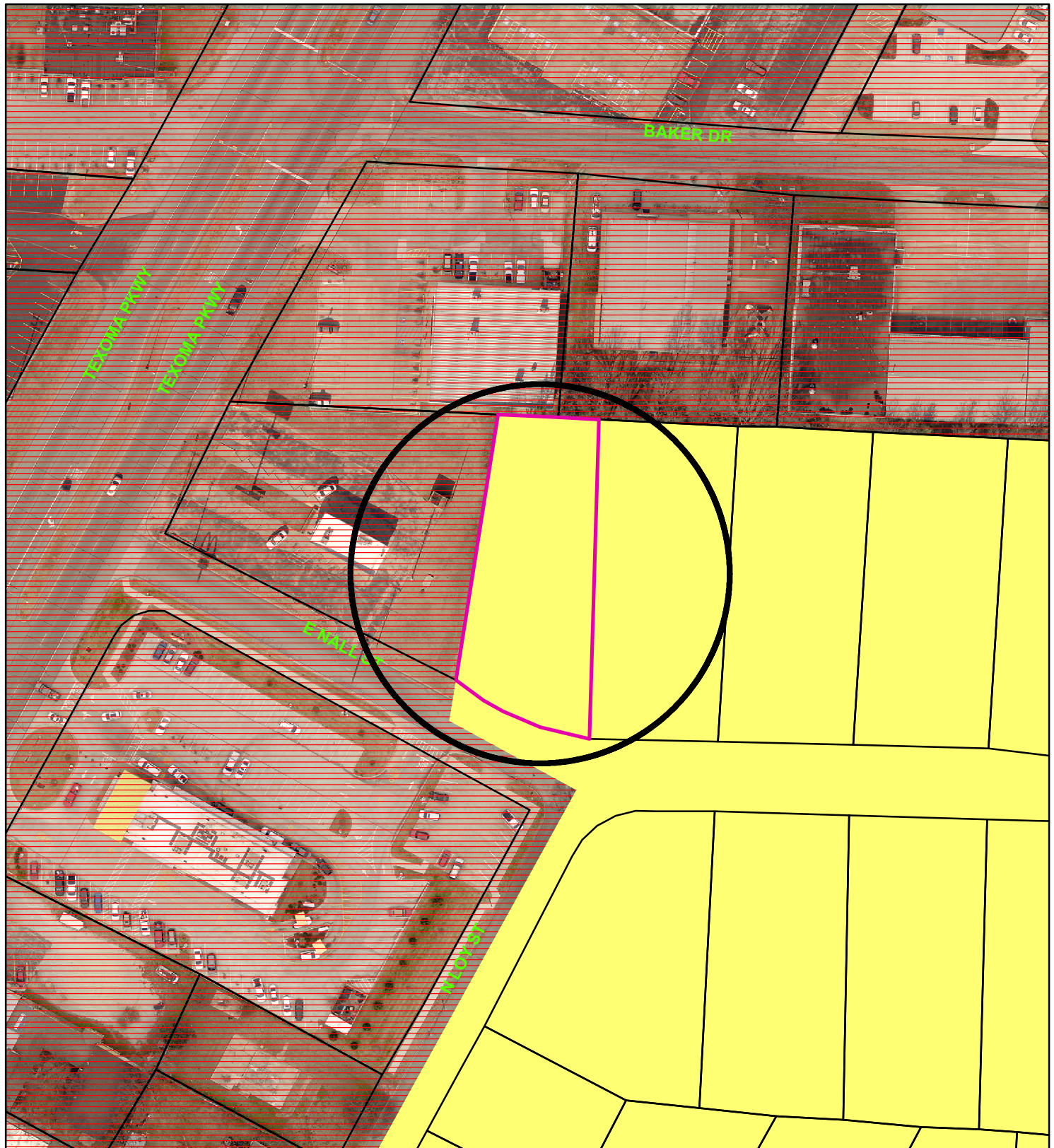
Narrative

Survey

Site Plan

Building Elevations

Staff Review Letter



Zoning - 1515 East Nall 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_1

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
PD Planned Development



NOT TO SCALE

1 in = 100 ft

1515 East Nall Street



Dave A Reed
1623 W Heron St
Denison, Texas 75020

November 19, 2019

Re: 1515 E Nall St., Sherman, TX

To the Sherman Planning and Zoning Commission:

This request is for a variance to build a new structure that will replace the structures that have been condemned and will be scheduled for demolition. The new structure will function as a garage/shop and will have a carport at the south end of the new building.

The house was built in 1950, and the other structures appear to have been there many years, especially the original garage. Part of the structures that have been condemned lie less than 10 feet from the west property line, and the corner of at least one structure (the carport) is closer than 6 ft to the property line.

The site plan shows that the west side of the building/carport would lie along the 6 ft. property line. The center of the south end of the new structure (the carport) would be 25 ft from the south property line.

Thank you for your consideration,

Dave A Reed, owner of 1515 E. Nall St., Sherman, TX



Additional pictures: 1515 E. Nall St., Sherman, Texas



Property line is marked with white string visible in foreground next to the utility pole and runs through tree seen through the gate in open position. Gate is hinged on the post at the end of the fence.



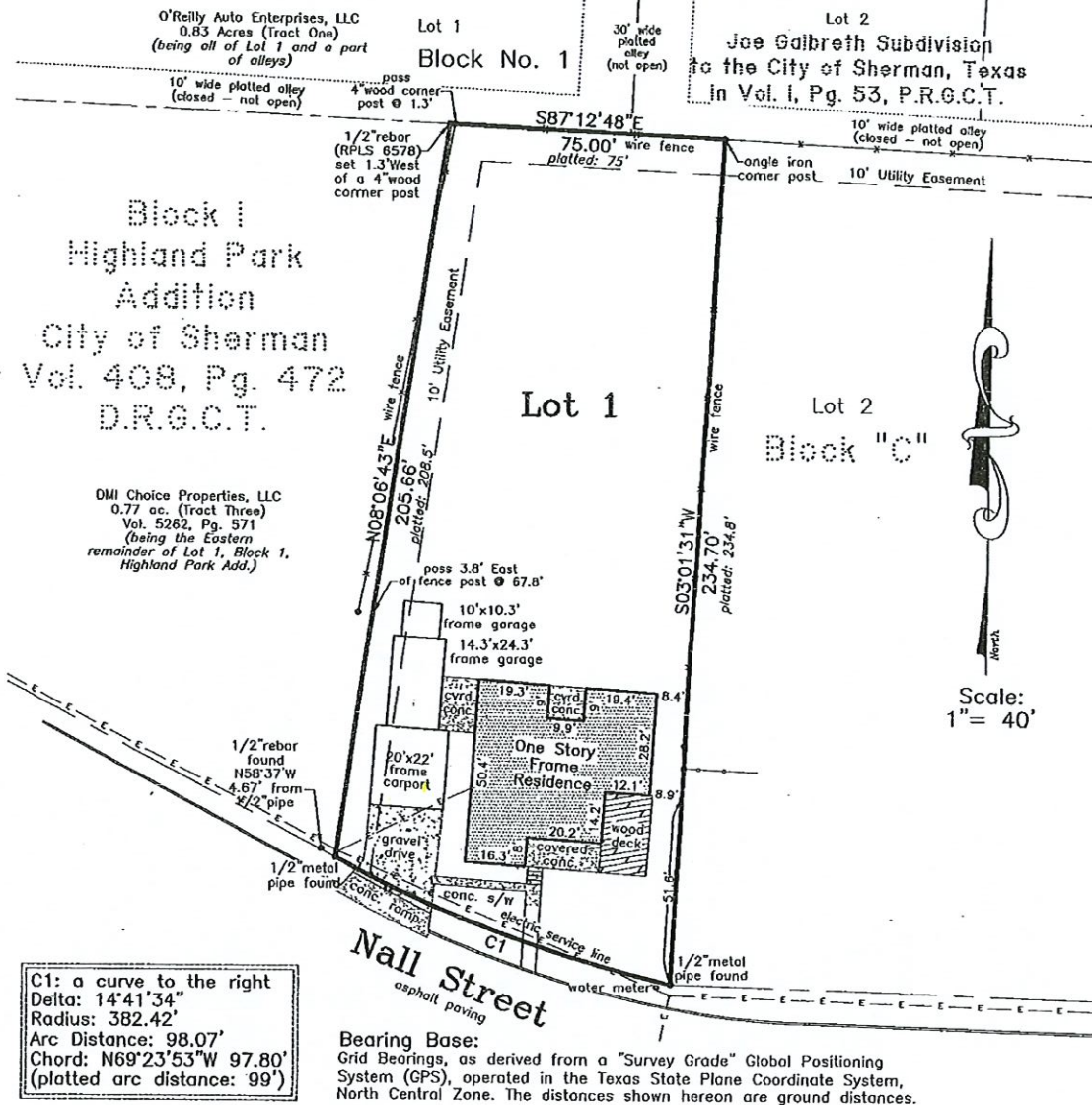
Inoperable garage door.



East side of garage



West side of original garage in between a shed and the carport.



Owner: **Dave A. Reed and
Melinda D. Reed**

Address: **1515 E. Nail Street
Sherman, Texas**

This survey was prepared for the sole benefit of the transaction (home mortgage) by and between the Owner(s) stated herein and the Owners' Lender/Mortgage Co. and Abstract/Title Co., and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon.

Legal Description is as follows: Lot 1, Block "C", Replat of Blocks "B" & "C", Highland Park, Second Addition, to Grayson County, Texas, as per plat of record in Volume 1, Page 2, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

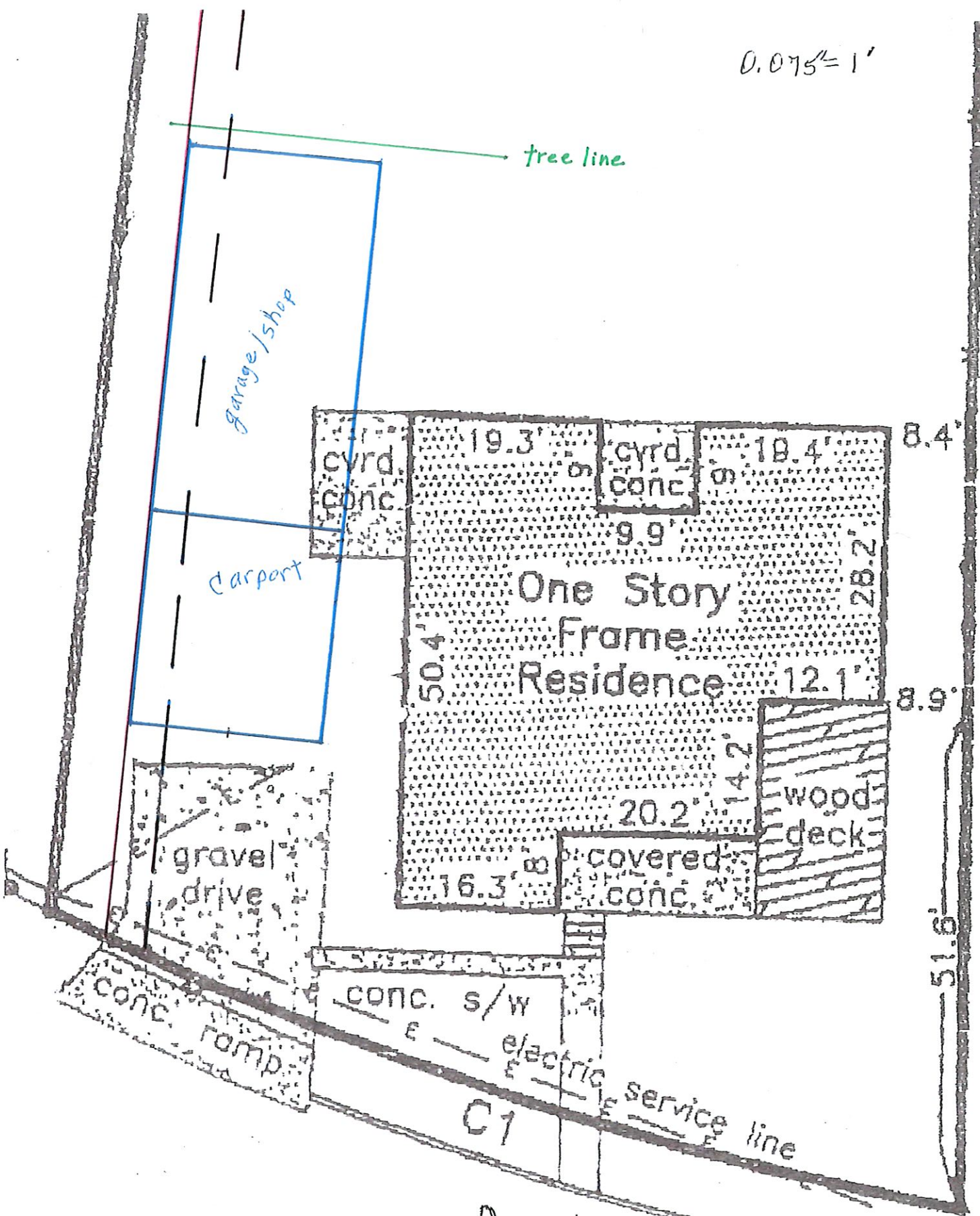
Job No. AGS291016

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: October 27, 2016

0.075" = 1'

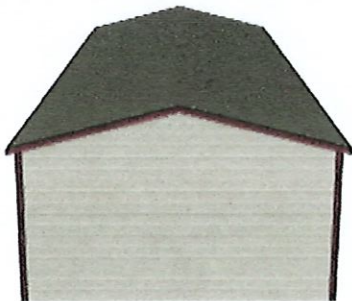
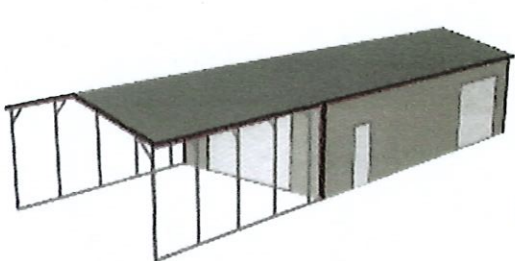


Dave A. Reed, owner
1515 E. Wall St



Congratulations on designing a Texwin structure! Our goal is to exceed your expectations of our service and product.

Below are the details of your design with a link to return to your configured structure. If you have any concerns, you can contact us immediately by calling our Customer Service team at 903-560-8810.



1515 E. Nall St, Sherman, TX

Dave A & Melinda D. Reed, Owners

STAFF REVIEW LETTER

December 9, 2019

Dave A. Reed
1623 W. Heron St.
Denison, TX 75020

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

Doyal Reed
1515 E. Nall St.
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 6' side yard setback for an attached carport/garage/shop in lieu of the required 10' in an R-1 (One Family Residential) District for the property located at 1515 East Nall Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 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 or asphalt).
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into the right-of-way.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Review the zoning and development ordinance for additional requirements.
8. 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,



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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75

The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being Lot 16, Block A of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 34' lot width in lieu of the required 60' in an R-1 (One Family Residential) District.

Background:

The property is located in the 2100-2200 blocks South U.S. Highway 75, between Center Street and FM 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception for Lot 16, Block A of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition. The lot is located in a cul-de-sac.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

SSCGC Holdings, LLC (Owners)

Joshua Holley (Developer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

Not required; same owner within 200'

Objections Received:

0

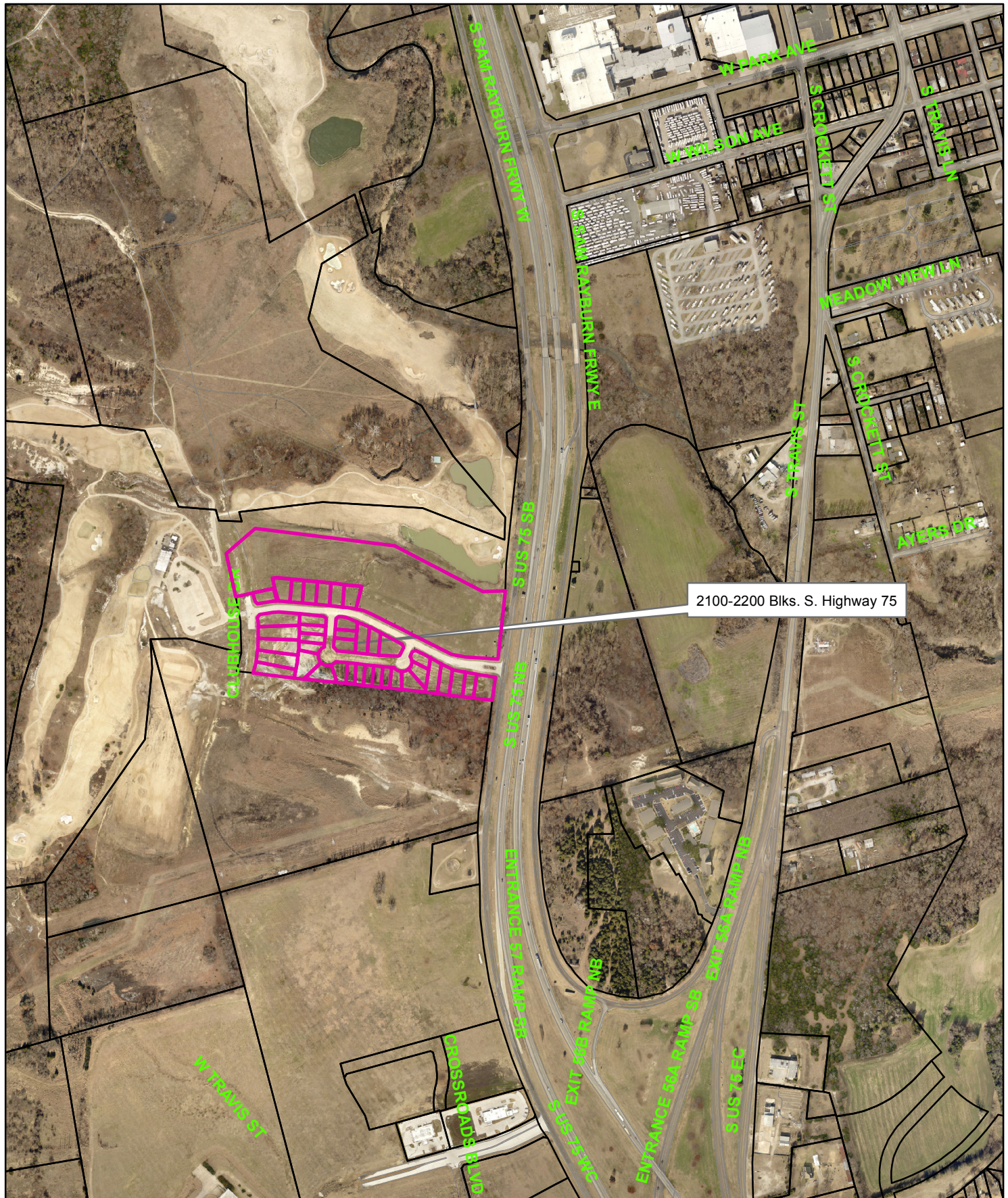
Attachments

Location Map

Zoning Map

Zoning Sign Photo

Holley Heights Addition Exception



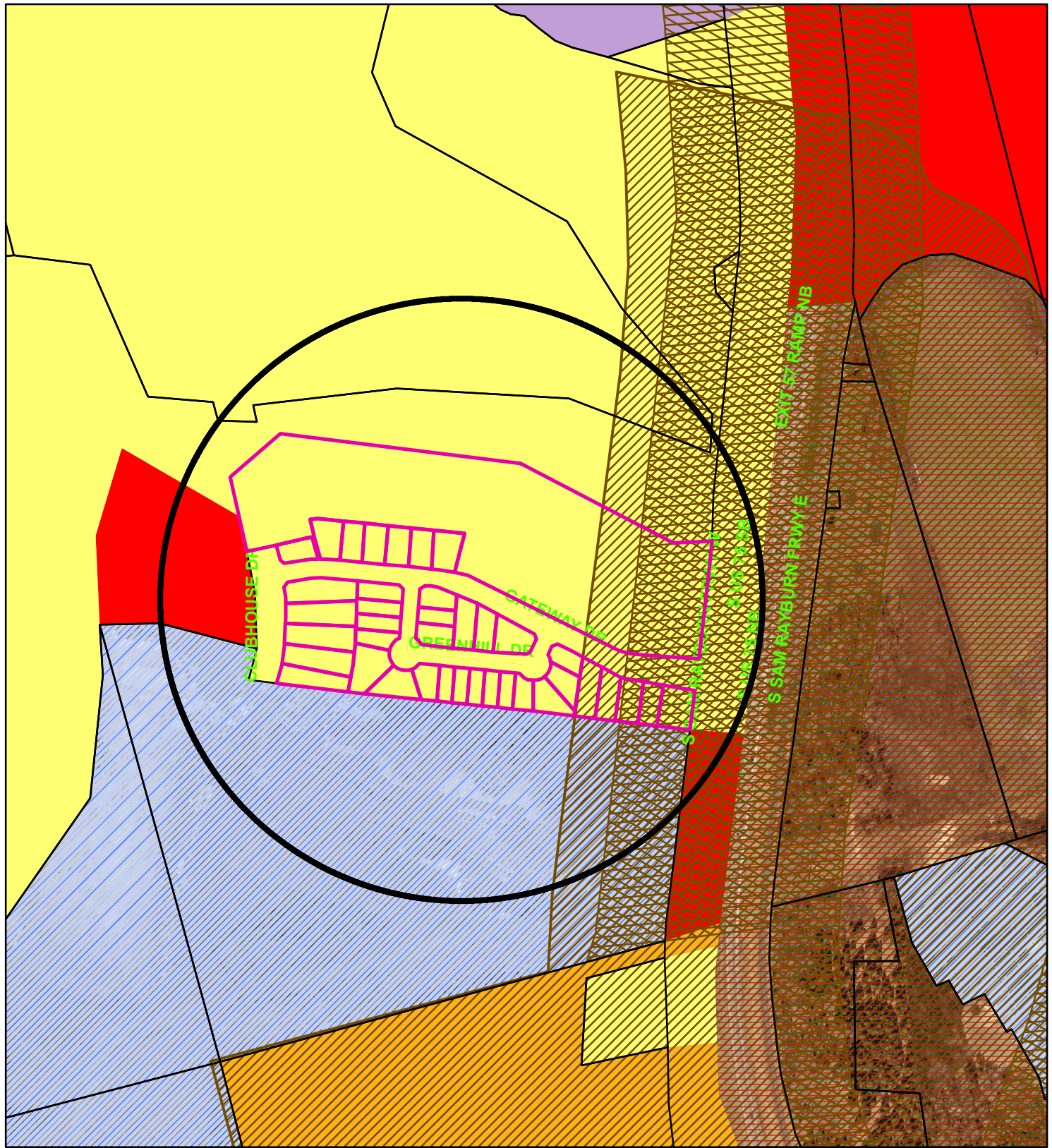
2100-2200 Blks. S. Highway 75



2100-2200 Blocks S. U.S. Highway 75



1 in = 661 ft



Zoning - 2100-2200 Blocks South U.S. Highway 75

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_1

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

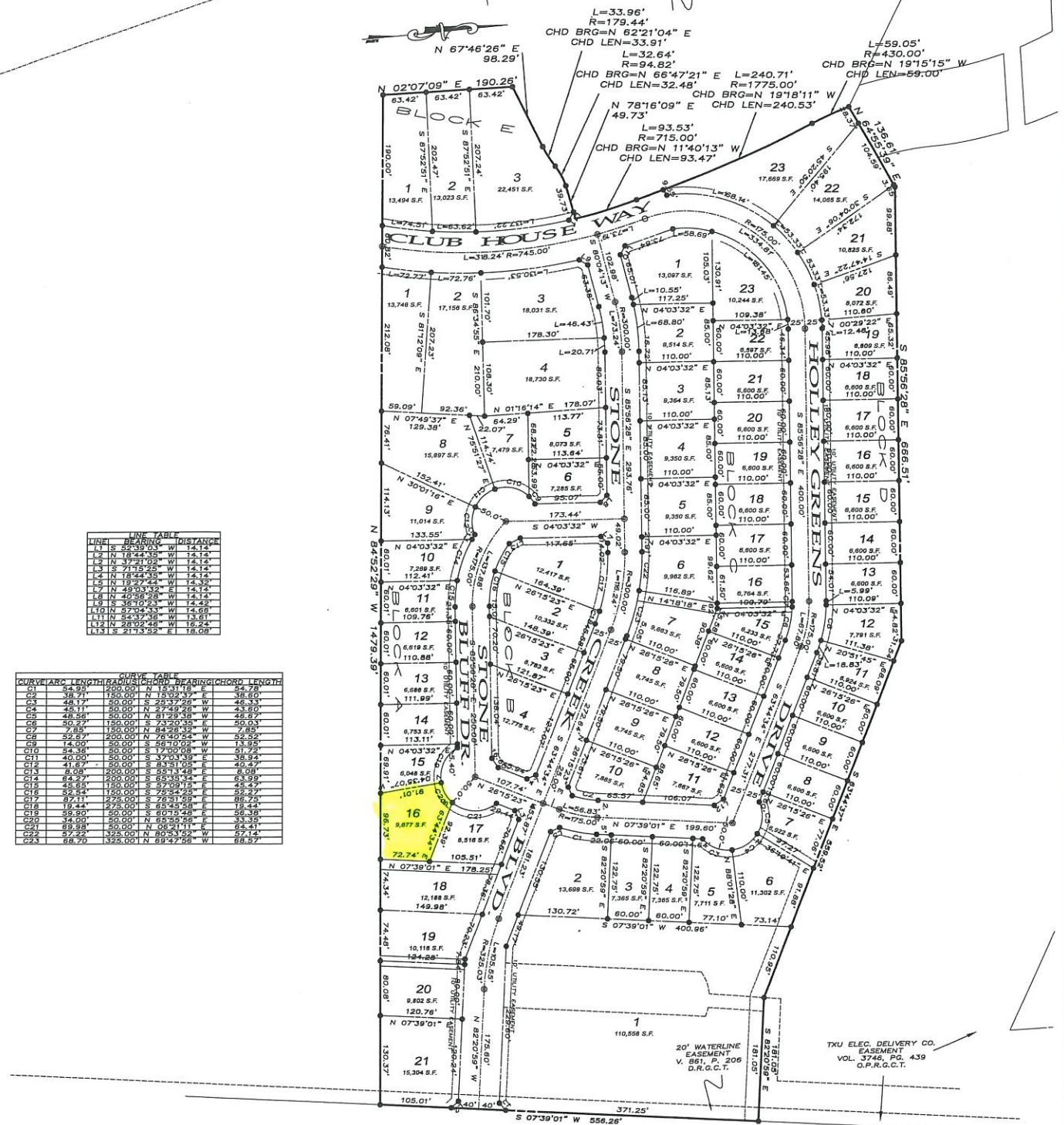


NOT TO SCALE

1 in = 400 ft

2100-2200 South Highway 75





U. S. HIGHWAY
NO. 75

FINAL PLAT
HOLLEY HEIGHTS ADDITION
AN ADDITION TO THE CITY OF SHERMAN, TEXAS
BEING A REPLAT OF THE SUNRISE TRACT AT SHERMAN
HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF
SHERMAN HILLS COUNTRY CLUB ADDITON
TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
CONTAINING 22.822 ACRES OF LAND

OWNERS/DEVELOPER
SSCC HOLDINGS LLC.
4 TIMBERCREEK
SHERMAN, TEXAS 75092

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

UNDERWOOD
DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667, and being a part of that tract of land conveyed to SSCGC HOLDINGS, LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, also being all of the Sunrise Tract at Sherman Hills, Phase 1, an addition to the City of Sherman as recorded in Volume 19, Page 96, Plat Records, Grayson County, Texas and a part of Lot 1, of the Replat of Sherman Hills Country Club Addition Golf Course Tracts, as recorded in Volume 19, Page 154 of said plat records and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of said Sunrise Addition;
Thence North 84°52'29" West, a distance of 1,479.39 feet to a set 1/2" steel rod;
Thence North 02°07'09" East, a distance of 190.26 feet to a set 1/2" steel rod;
Thence North 67°46'26" East, a distance of 98.29 feet to a set 1/2" steel rod;
Thence with a curve to the left having a radius of 179.44 feet, (chord bears North 62°21'04" East, 33.91 feet) an arc length of 33.96 feet to a set 1/2" steel rod;
Thence with a reverse curve to the right having a radius of 94.82 feet, (chord bears North 68°47'21" East, 32.48 feet) an arc length of 32.64 feet to a set 1/2" steel rod;
Thence North 78°16'09" East, a distance of 49.73 feet to a set 1/2" steel rod;
Thence with a non-tangent curve to the left having a radius of 715.00 feet, (chord bears North 11°40'13" West, 93.47 feet) an arc length of 93.53 feet to a set 1/2" steel rod;
Thence North 15°25'05" West, a distance of 41.33 feet to a set 1/2" steel rod;
Thence with a curve to the left having a radius of 1,775.00 feet, (chord bears North 19°18'11" West, 240.53 feet) an arc length of 240.71 feet to a set 1/2" steel rod;
Thence with a reverse curve to the right having a radius of 430.00 feet, (chord bears North 19°15'15" West, 59.00 feet) an arc length of 59.05 feet to a set 1/2" steel rod;
Thence North 64°55'01" East, a distance of 136.61 feet to a set 1/2" steel rod;
Thence South 85°56'28" East, a distance of 666.51 feet to a set 1/2" steel rod;
Thence South 63°44'37" East, a distance of 559.52 feet to a set 1/2" steel rod;
Thence South 82°20'59" East, a distance of 181.05 feet to a set 1/2" steel rod;
Thence South 07°39'01" West, a distance of 556.26 feet to the Point of Beginning and containing 22.822 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2019, by the
City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2019

WILLIAM MAGERS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

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

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 Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. 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.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT
HOLLEY HEIGHTS ADDITION

AN ADDITION TO THE CITY OF SHERMAN, TEXAS
BEING A REPLAT OF THE SUNRISE TRACT AT SHERMAN
HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF
SHERMAN HILLS COUNTRY CLUB ADDITON
TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
CONTAINING 22.822 ACRES OF LAND

OWNERS/DEVELOPER
SSCC HOLDINGS LLC.
4 TIMBERCREEK
SHERMAN, TEXAS 75092

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

UNDERWOOD
DRAFTING & SURVEYING

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



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75

The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being Lots 5, 6, 10-21, Block A; Lots 1-4, Block B; Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District.

Background:

The property is located in the 2100-2200 blocks South U.S. Highway 75, between Center Street and FM 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow patio homes on the following lots in the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition:

- Block A - Lots 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
- Block B - Lots 1, 2, 3, 4
- Block C - Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Block D - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

SSCGC Holdings, LLC (Owners)

Joshua Holley (Developer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

Not required; same owner within 200'

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

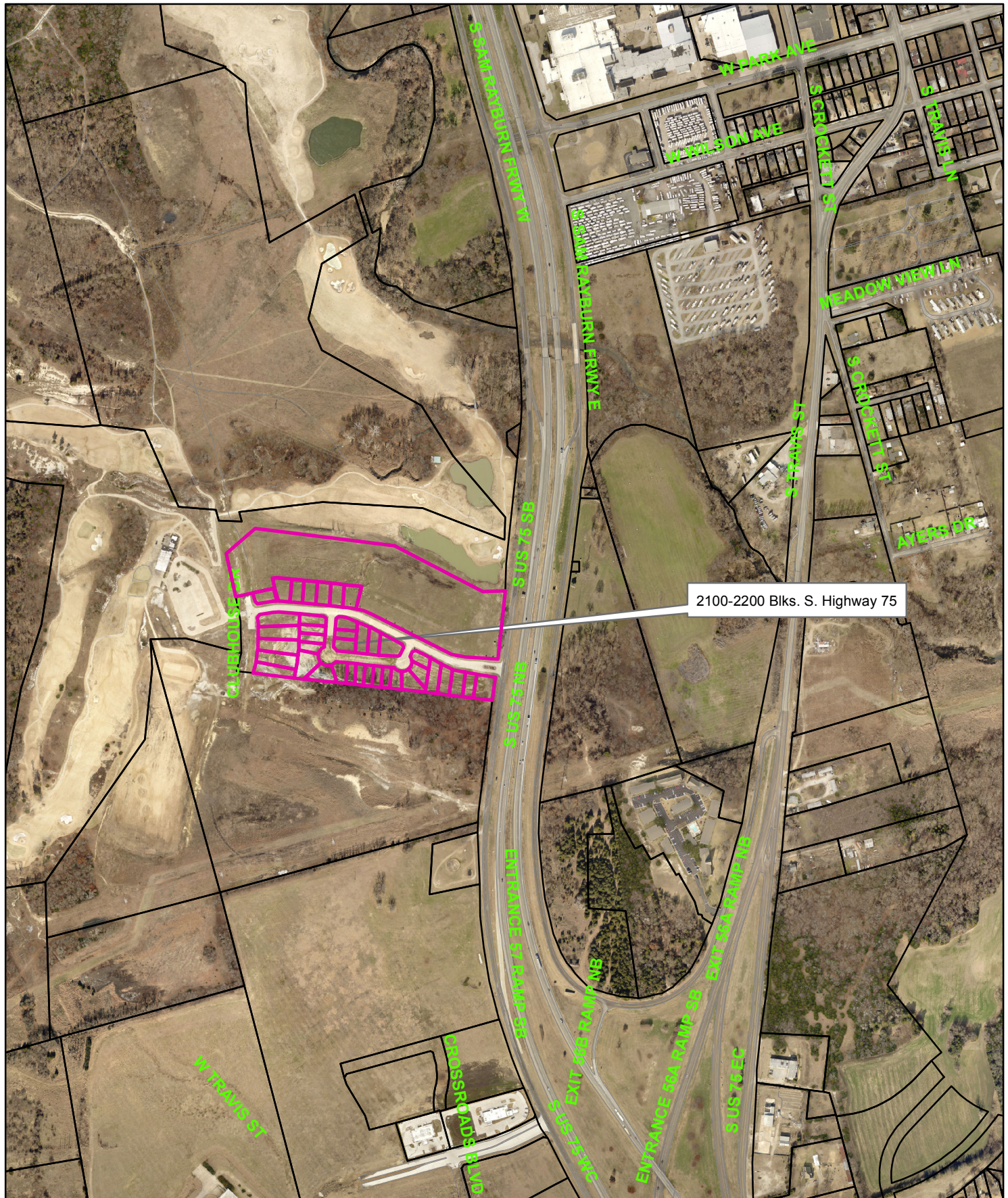
Holley Heights Addition

Patio Home Lots

Building Elevations

Patio Home Separation

Staff Review Letter



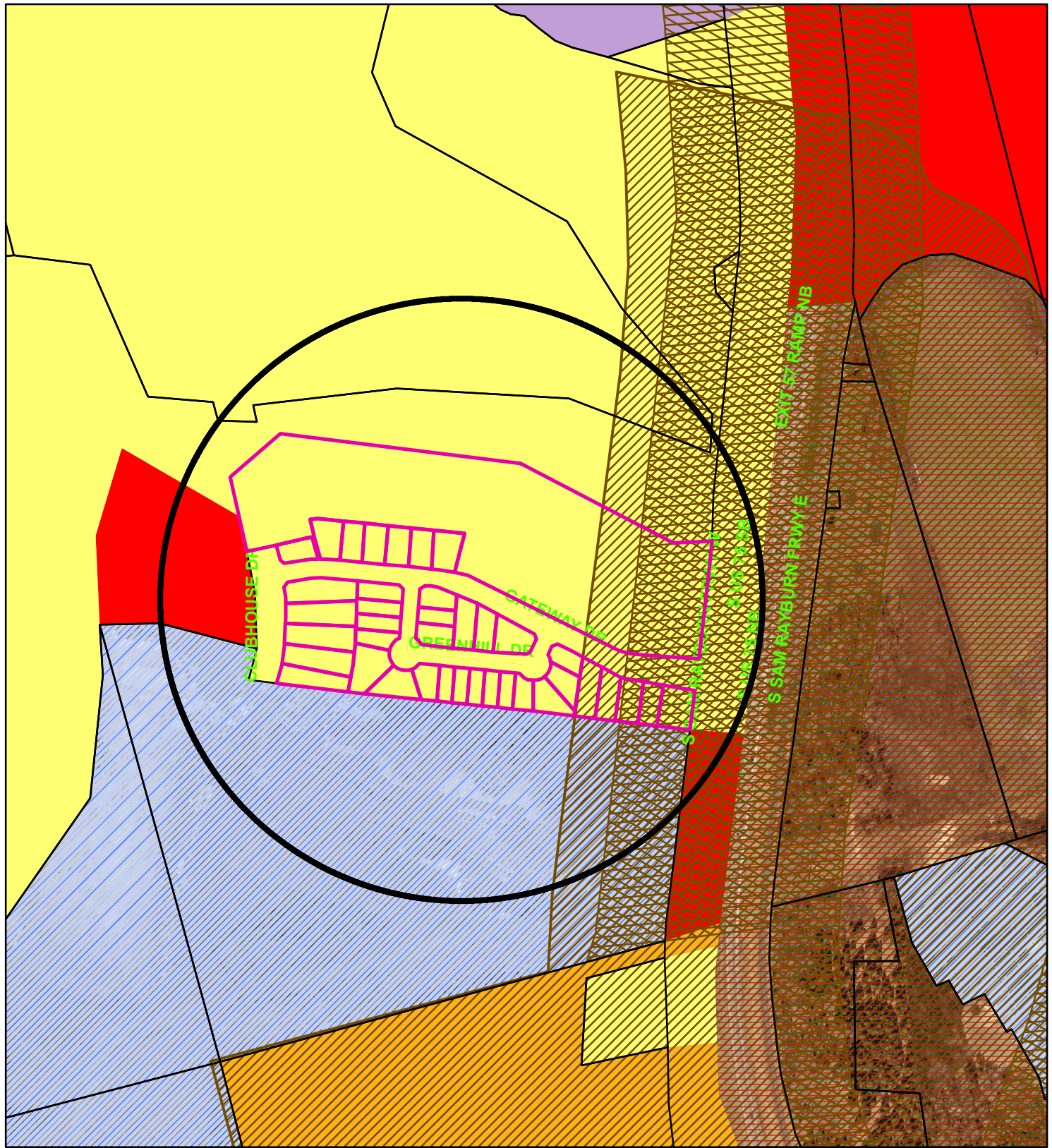
2100-2200 Blks. S. Highway 75



2100-2200 Blocks S. U.S. Highway 75



1 in = 661 ft



Zoning - 2100-2200 Blocks South U.S. Highway 75

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_1

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

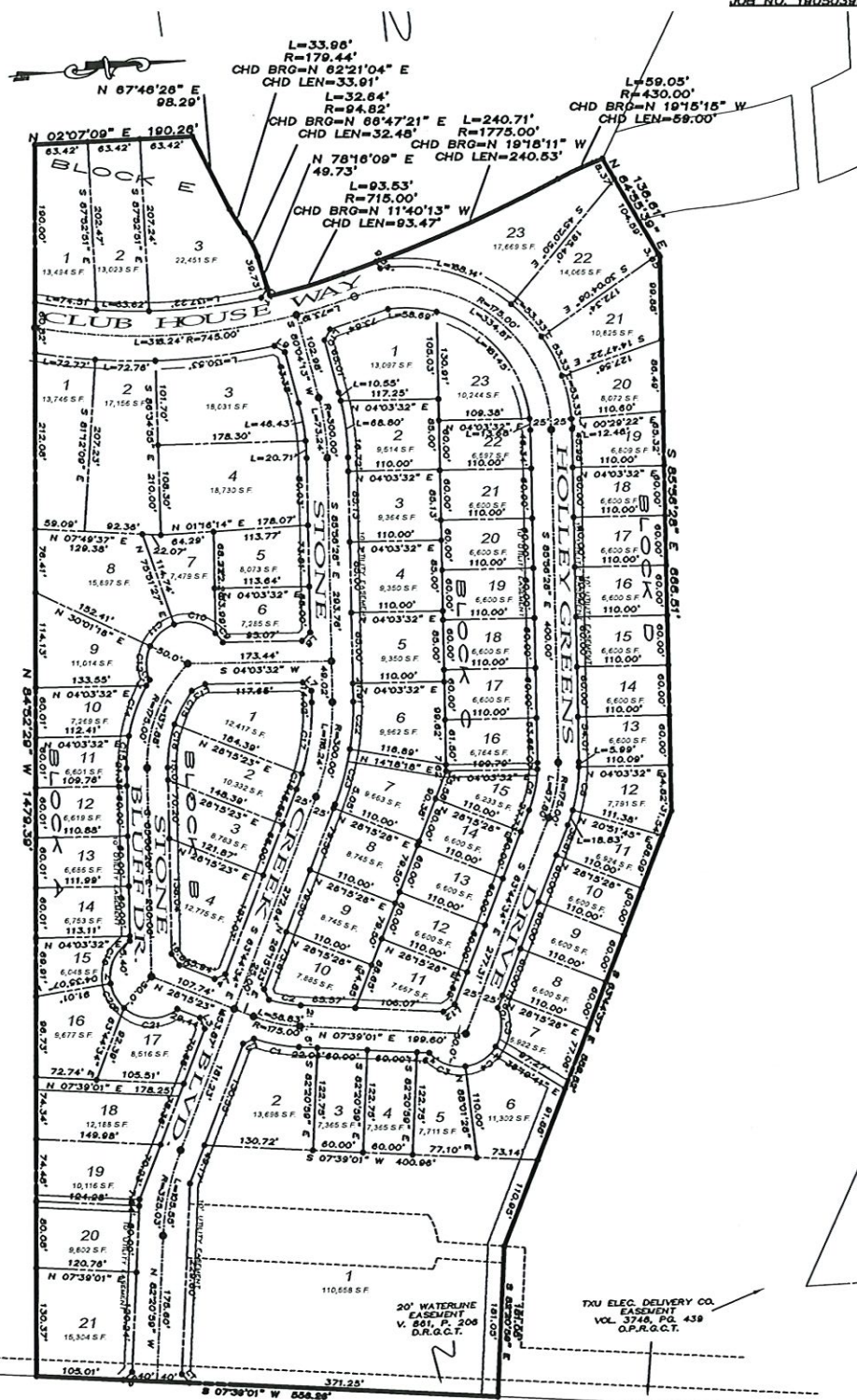


NOT TO SCALE

1 in = 400 ft

2100-2200 South Highway 75





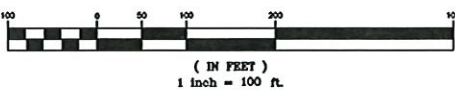
LINE	BEARING	DISTANCE
1	N 67°46'28" E	190.26'
2	S 04°03'32" E	1775.00'
3	N 04°03'32" E	1775.00'
4	S 04°03'32" E	1775.00'
5	N 04°03'32" E	1775.00'
6	S 04°03'32" E	1775.00'
7	N 04°03'32" E	1775.00'
8	S 04°03'32" E	1775.00'
9	N 04°03'32" E	1775.00'
10	S 04°03'32" E	1775.00'
11	N 04°03'32" E	1775.00'
12	S 04°03'32" E	1775.00'
13	N 04°03'32" E	1775.00'
14	S 04°03'32" E	1775.00'
15	N 04°03'32" E	1775.00'
16	S 04°03'32" E	1775.00'
17	N 04°03'32" E	1775.00'
18	S 04°03'32" E	1775.00'
19	N 04°03'32" E	1775.00'
20	S 04°03'32" E	1775.00'
21	N 04°03'32" E	1775.00'

LINE	BEARING	DISTANCE
1	N 67°46'28" E	190.26'
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14	S 04°03'32" E	1775.00'
15	N 04°03'32" E	1775.00'
16	S 04°03'32" E	1775.00'
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FINAL PLAT
HOLLEY HEIGHTS ADDITION
 AN ADDITION TO THE CITY OF SHERMAN, TEXAS
 BEING A REPLAT OF THE SUNRISE TRACT AT SHERMAN
 HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF
 SHERMAN HILLS COUNTRY CLUB ADDITON
 TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
 CONTAINING 22.822 ACRES OF LAND

~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE

GRAPHIC SCALE



OWNERS/DEVELOPER
 SSCGC HOLDINGS LLC
 4 TIMBERCREEK
 SHERMAN, TEXAS 76092

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

UNDERWOOD
 DRAFTING & SURVEYING

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

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667, and being a part of that tract of land conveyed to SSCGC HOLDINGS, LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, also being all of the Sunrise Tract at Sherman Hills, Phase 1, an addition to the City of Sherman as recorded in Volume 19, Page 98, Plat Records, Grayson County, Texas and a part of Lot 1, of the Replat of Sherman Hills Country Club Addition Golf Course Tracts, as recorded in Volume 19, Page 154 of said plat records and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of said Sunrise Addition;
 Thence North 84°52'29" West, a distance of 1,479.39 feet to a set 1/2" steel rod;
 Thence North 02°07'09" East, a distance of 190.26 feet to a set 1/2" steel rod;
 Thence North 67°46'28" East, a distance of 98.29 feet to a set 1/2" steel rod;
 Thence with a curve to the left having a radius of 179.44 feet, (chord bears North 82°21'04" East, 33.91 feet) on an arc length of 33.95 feet to a set 1/2" steel rod;
 Thence with a reverse curve to the right having a radius of 94.82 feet, (chord bears North 05°47'21" East, 32.45 feet) on an arc length of 32.64 feet to a set 1/2" steel rod;
 Thence North 78°16'09" East, a distance of 40.73 feet to a set 1/2" steel rod;
 Thence with a non-tangent curve to the left having a radius of 715.00 feet, (chord bears North 11°40'13" West, 93.47 feet) on an arc length of 93.53 feet to a set 1/2" steel rod;
 Thence North 15°25'05" West, a distance of 41.33 feet to a set 1/2" steel rod;
 Thence with a curve to the left having a radius of 1,775.00 feet, (chord bears North 19°18'11" West, 240.53 feet) on an arc length of 240.71 feet to a set 1/2" steel rod;
 Thence with a reverse curve to the right having a radius of 430.00 feet, (chord bears North 19°15'15" West, 59.00 feet) on an arc length of 59.05 feet to a set 1/2" steel rod;
 Thence North 84°55'01" East, a distance of 136.61 feet to a set 1/2" steel rod;
 Thence South 85°56'28" East, a distance of 666.51 feet to a set 1/2" steel rod;
 Thence South 83°44'37" East, a distance of 559.52 feet to a set 1/2" steel rod;
 Thence South 82°20'59" East, a distance of 181.05 feet to a set 1/2" steel rod;
 Thence South 07°39'01" West, a distance of 556.26 feet to the Point of Beginning and containing 22.822 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2019, by the
 City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

OWNERS/DEVELOPER
 SSCGC HOLDINGS LLC
 4 TIMBERCREEK
 SHERMAN, TEXAS 76092

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

UNDERWOOD
 DRAFTING & SURVEYING

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

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2019

WILLIAM MAGERS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

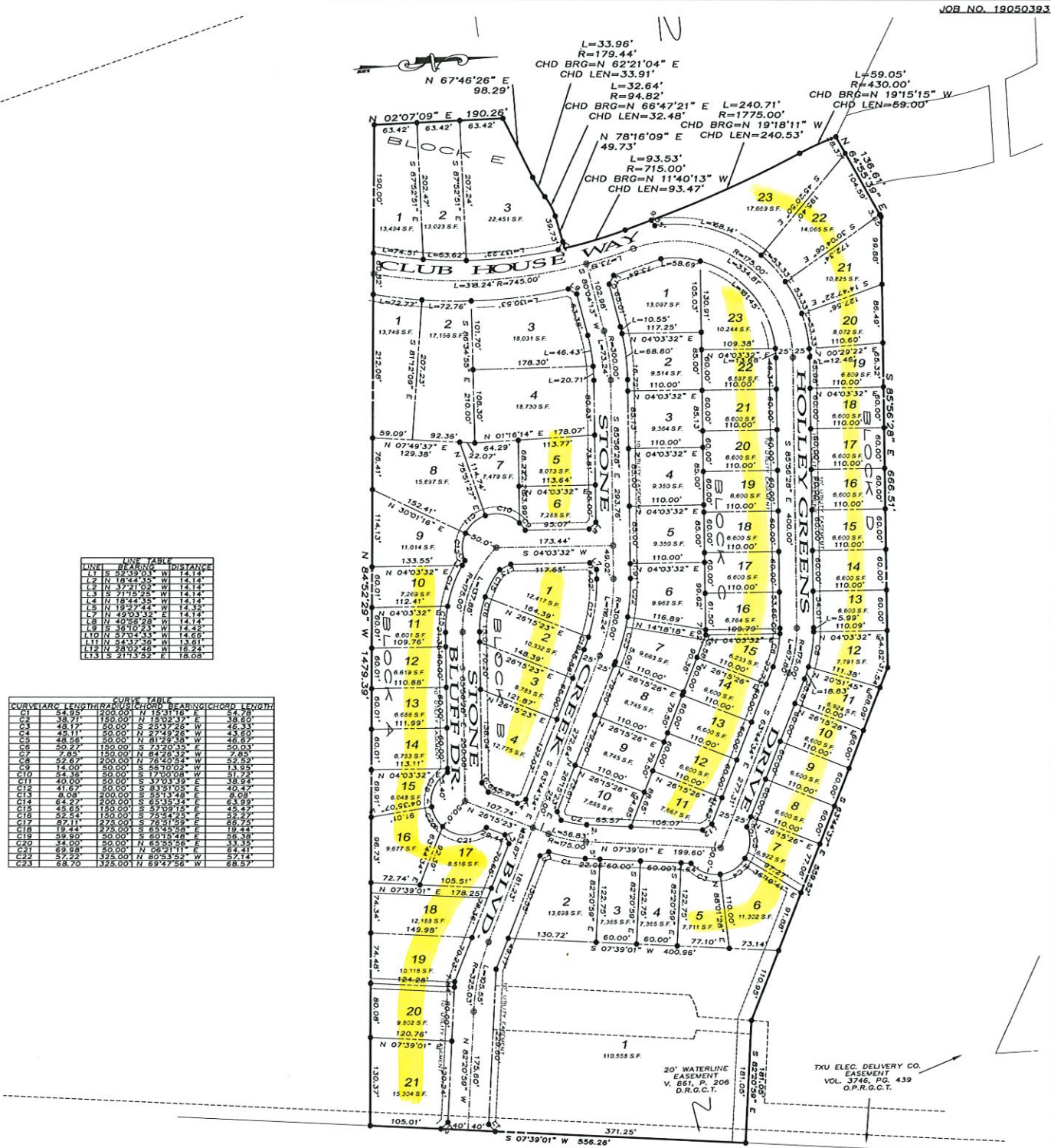
Notary Public in and for
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 Commission Expires: _____

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
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8-25-19

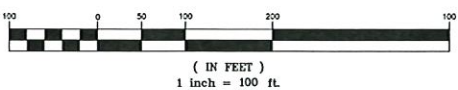


U. S. HIGHWAY
NO. 75

FINAL PLAT
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GRAPHIC SCALE



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City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

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Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

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

Date

OWNERS/DEVELOPER
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4 TIMBERCREEK
SHERMAN, TEXAS 75092

SURVEYOR
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UNDERWOOD
DRAFTING & SURVEYING

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

SHEET 2 OF 2

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WILLIAM MAGERS

STATE OF TEXAS
COUNTY OF GRAYSON

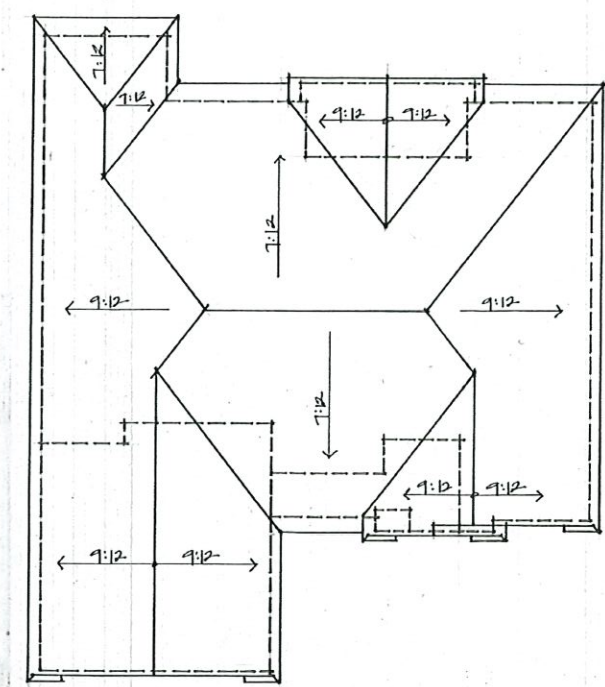
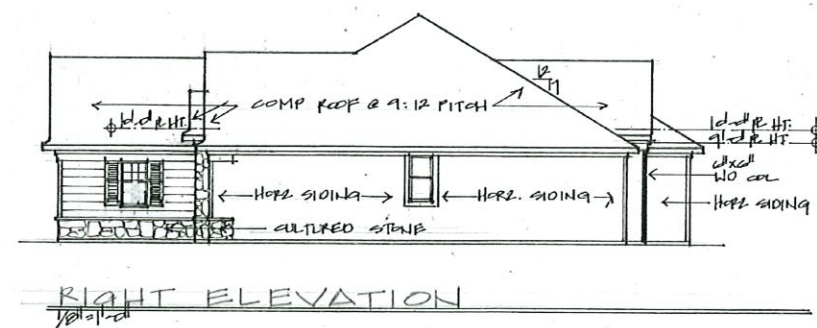
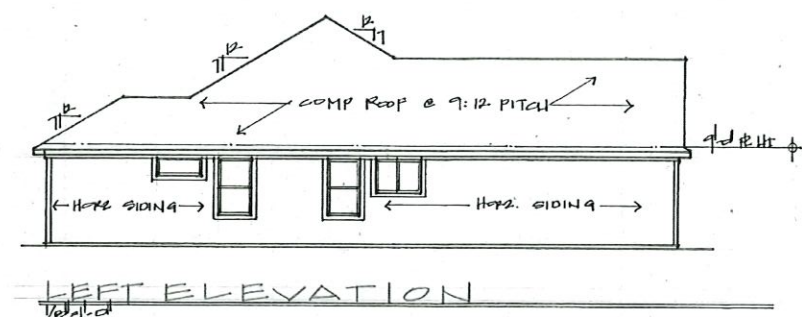
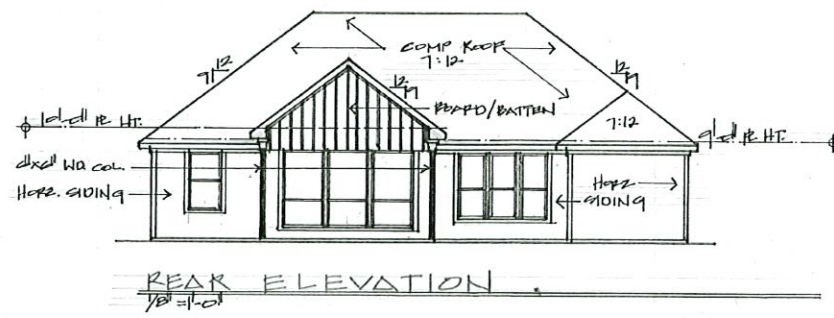
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared XXXXXXXXXX known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

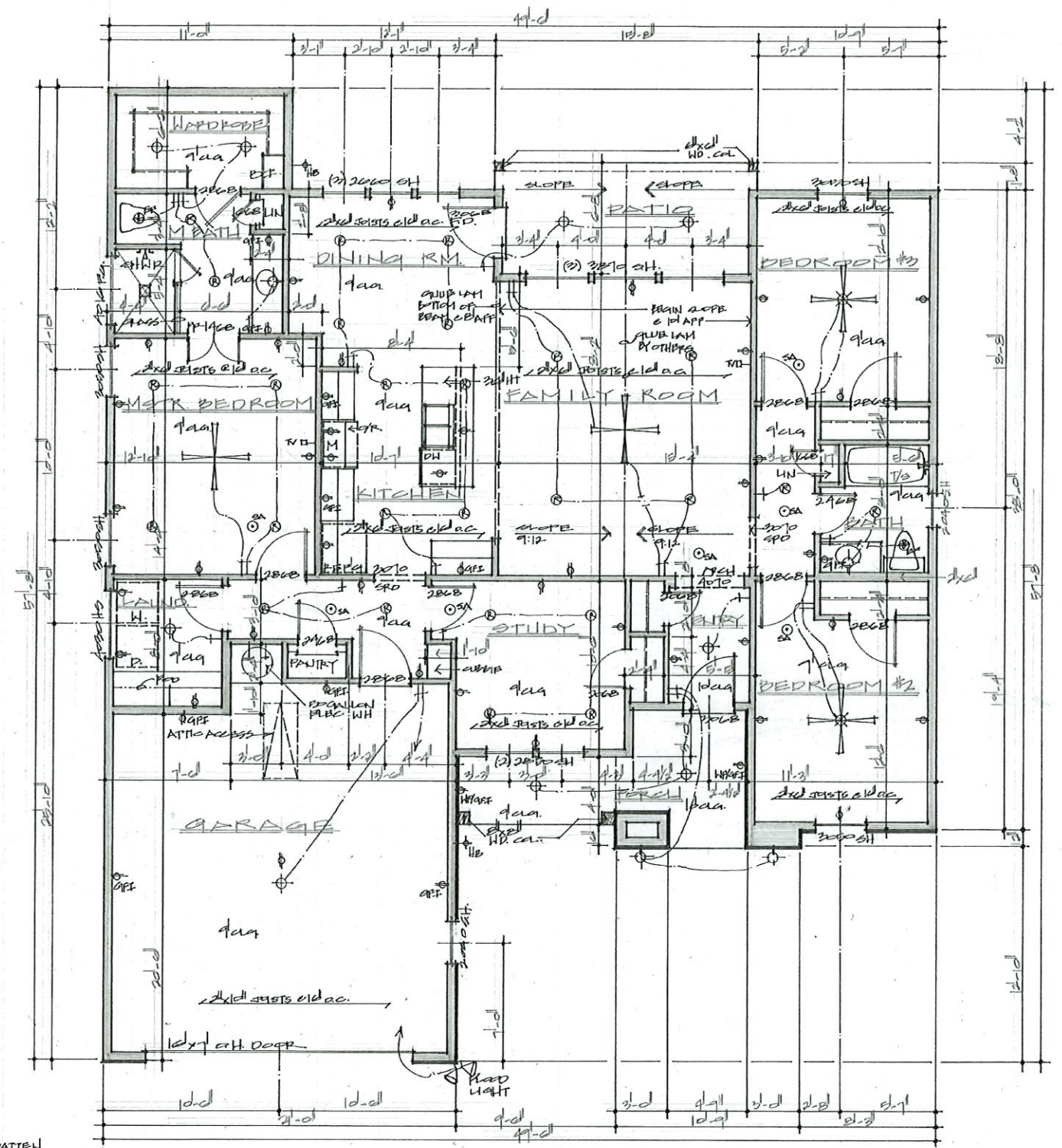
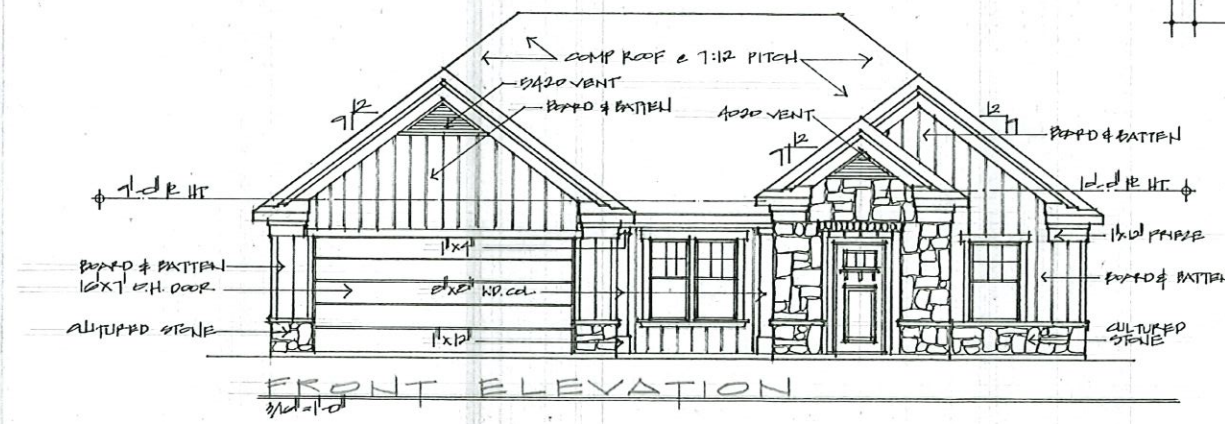
Notary Public in and for
the State of Texas
Commission Expires: _____

~ 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 Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing ditches 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. 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.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



ROOF PLAN
 1/2" = 1'-0"
 1/2" R. RAFTERS @ 24" O.C.
 1/2" R. NOSE/VALLEY MEMBERS
 1/2" R. D.S.D. DECKING 1/2" R. COMP ROOF



FLOOR/ELECTRICAL PLAN
 1/4" = 1'-0"

AIR CONDITIONED AREA: 1,000 SQ. FT.
 GARAGE: 400
 PORCH: 99
 PATIO: 100
 TOTAL UNDER ROOF: 2,210

NOTES:
 EXTERIOR WALLS TO BE 2x4 STUDS
 INSULATION: WALLS - R17 BATT
 CLG. - R38
 FRAMING MATERIAL TO BE #2 GRADE OR BETTER.
 NO FINGER JOINT RAFTERS/JOISTS

DESIGN FOR: TEXAN PLATINUM HOMES			
SHEARER DESIGN & ASSOCIATES			
CSHEARER1@YAHOO.COM			
214-497-5466			
PLAN NO.: 419-1606	DATE: 4/18/19	REVISIONS:	SHEET: A1.0



SCALE: 1" = 1'-0"

AIR CONDITIONED AREA:		SQ. FT.
GARAGE	115	↓
PERCH	108	
TOTAL UNDER ROOF	2136	

DESIGN FOR: **TEXAN PLATINUM HOMES**

SHEARER DESIGN & ASSOCIATES

CSHEARER1@YAHOO.COM

214-497-5466

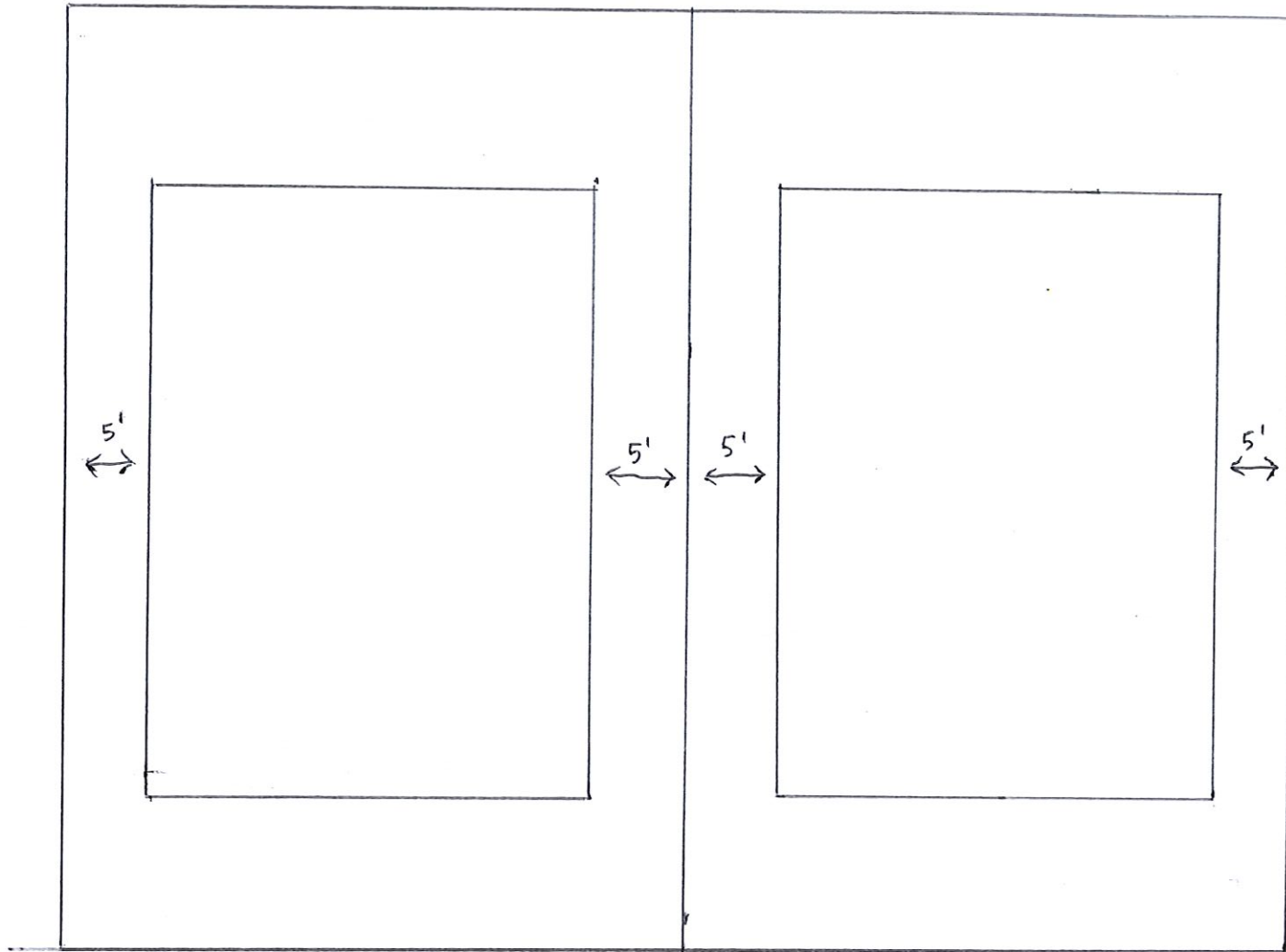
PLAN NO.:
319-1613

DATE:
3/14/19

REVISIONS:

SHEET:
A1.0

Side Sedbacks



STAFF REVIEW LETTER

December 9, 2019

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

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

Joshua Holley
2013 S. Polaris Dr.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District being Lots 5, 6, 10-21, Block A; Lots 1-4, Block B; Lots 11-23, Block C and Lots 5-23, Block D of the proposed Replat of Holley Heights Addition for the property located in the 2100-2200 blocks of South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 patio home ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required one space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. 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:

9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering 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, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

15.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET**

The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:

Planning and Zoning Commission

Replat Approval of Graham Addition, Lots 1R-7R

Background:

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into seven (7) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bryan and Margaret Graham (Owners)

Joe Gilbert (Prospective Buyer)

Preston Trail Land 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:

28

Objections Received:

0

Attachments

Location Map

Zoning Map

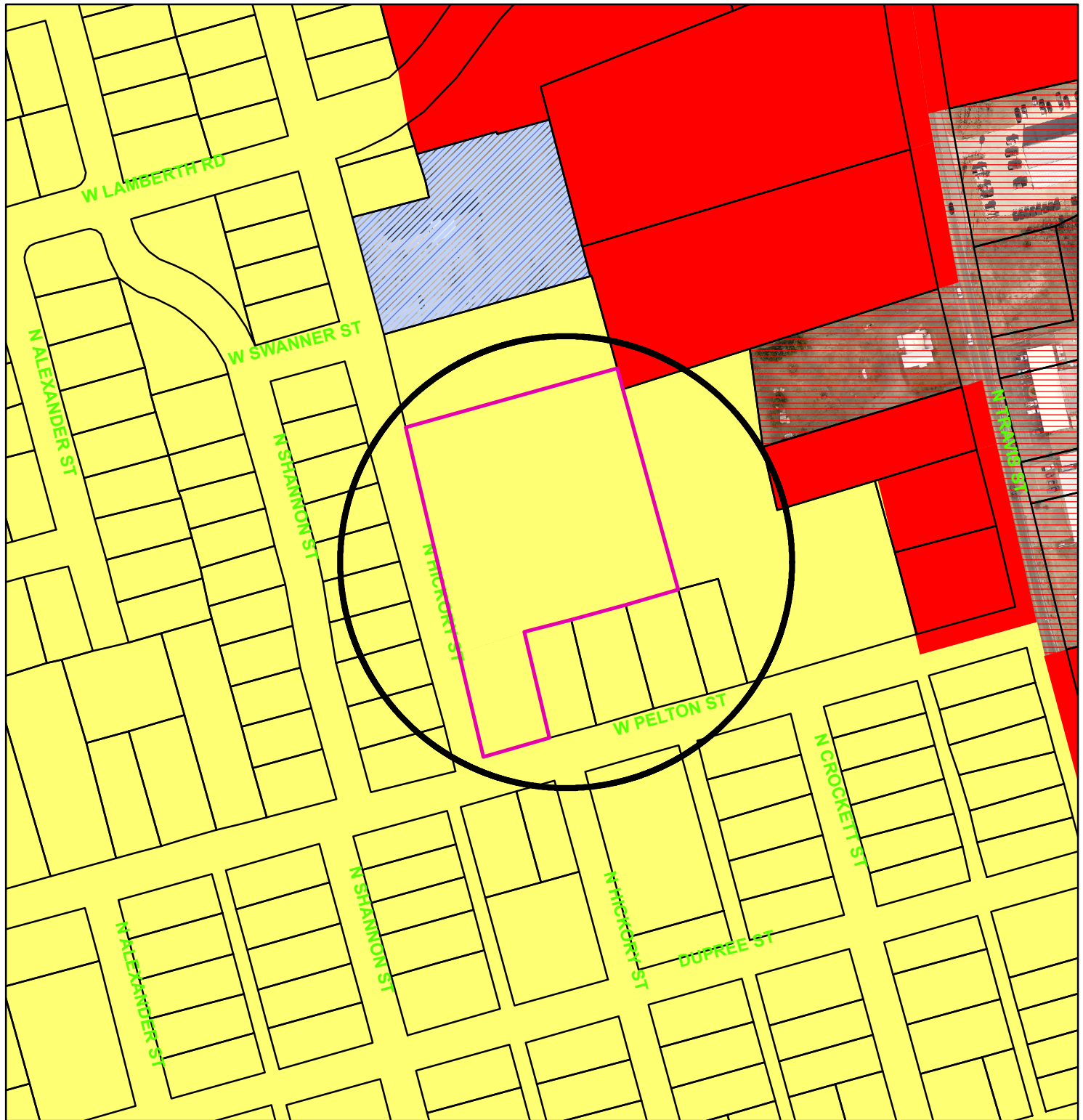
Zoning Sign Photo

Replat Graham Addition Lots 1R-7R

Staff Review Letter



1 in = 275 ft



Zoning - 2300-2400 Blks. N. Hickory Street & 229 W. Pelton 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_1

- 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



229 West Pelton Street



2300-2400 Blocks North Hickory Street





STAFF REVIEW LETTER

December 11, 2019

Joe Gilbert
Dean Gilbert Realtors
801 E. Taylor Street
Sherman, TX 75090

Preston Trail Land Surveying, LLC
83493 N. State Highway 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Graham Addition, Lots 1R-7R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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. Sanitary Sewer must be extended to serve the development.
6. There are no planned improvements for Hickory Street or drainage improvements.
7. 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.
8. 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
Billy Hartsfield, 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**

16.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2300-2400 BLOCKS NORTH HICKORY STREET & 229 WEST PELTON STREET

The request of Bryan and Margaret Graham (Owners), Joe Gilbert (Prospective Buyer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 2300-2400 blocks North Hickory Street and 229 West Pelton Street, being all of Lots 1, 2 and 3 of Graham Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-story duplexes on Lots 6R and 7R and two single-story duplexes on each of Lots 1R, 2R, 3R, 4R and 5R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District.

Background:

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct (2) two-story duplexes and (10) single-story duplexes on seven lots. Parking will be provided for one space per bedroom.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bryan and Margaret Graham (Owners)

Joe Gilbert (Prospective Buyer)

Preston Trail Land 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:

28

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

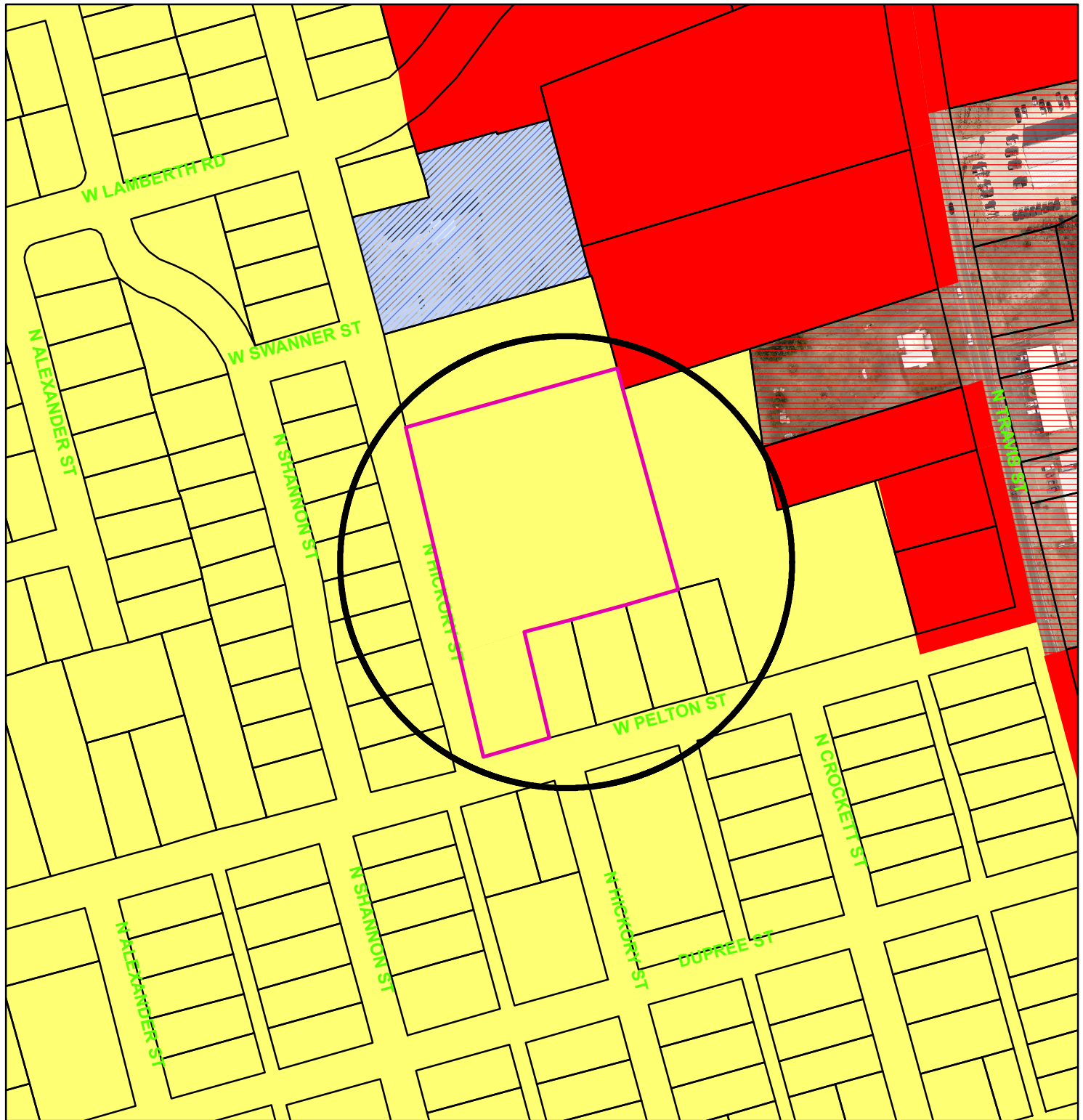
Replat Graham Addition Lots 1R-7R

Site Plan

Building Elevations

Staff Review Letter


$$1 \text{ in} = 275 \text{ ft}$$



Zoning - 2300-2400 Blks. N. Hickory Street & 229 W. Pelton 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_1

-  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



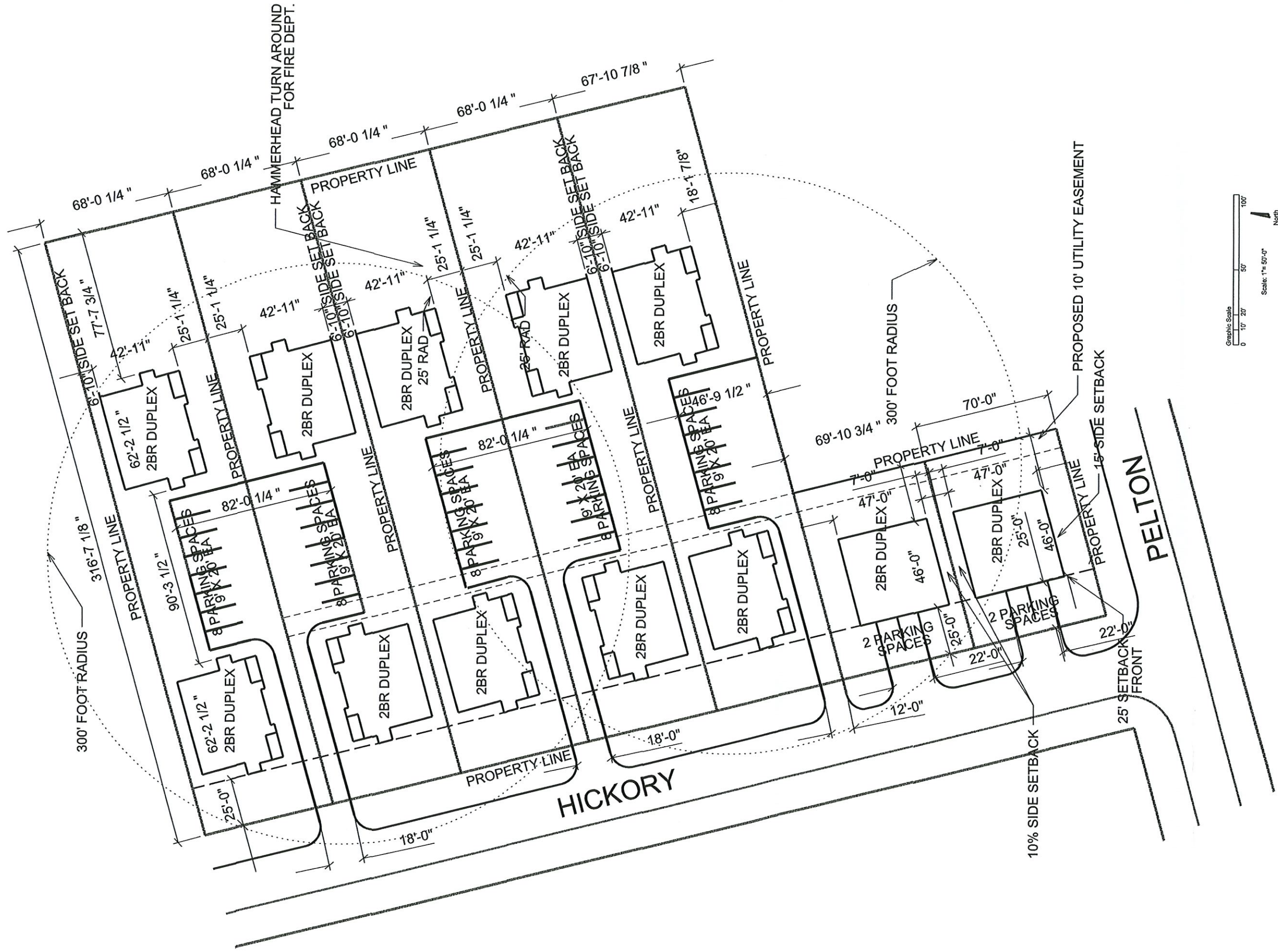
City of Sherman, Texas
Developmental Services Department

229 West Pelton Street



2300-2400 Blocks North Hickory Street





PRELIMINARY DUPLEX SITE PLAN

P&Z

NOV 15, 2019

GRAHAM ADDITION DUPLEXES

HICKORY AND PELTON
SHERMAN, TEXAS

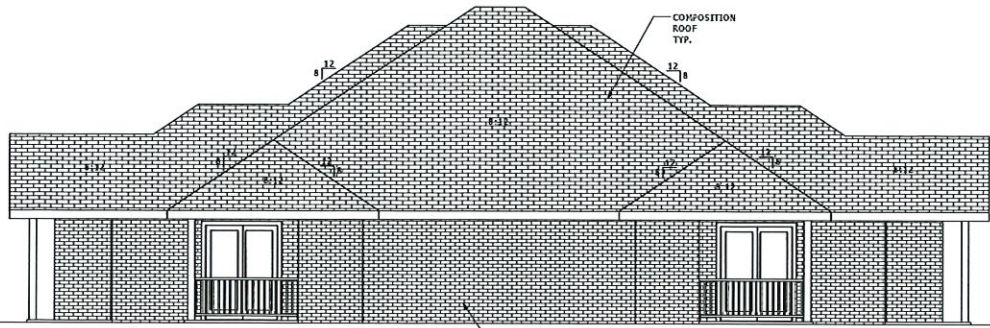
KENT HUGHLETT, ARCHITECT PLLC

529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM

972-743-8398

FOR CITY OF SHERMAN
STAFF REVIEW

NOT FOR CONSTRUCTION



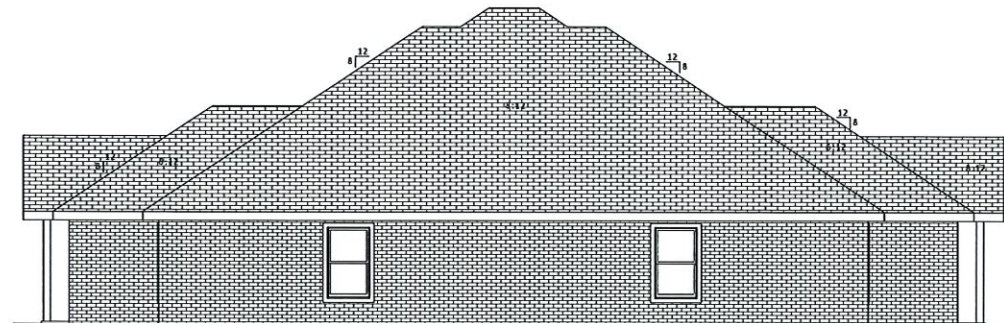
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
Hickory Street
Sherman, Texas

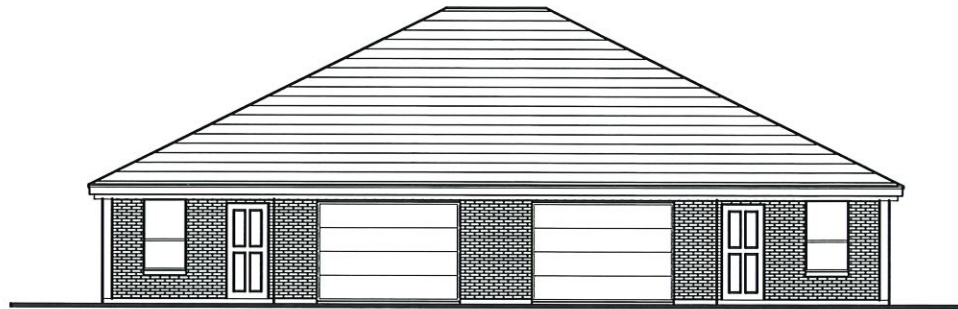
DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.692.5620

DATE:
4/6/2016

SCALE:

SHEET:

A-2



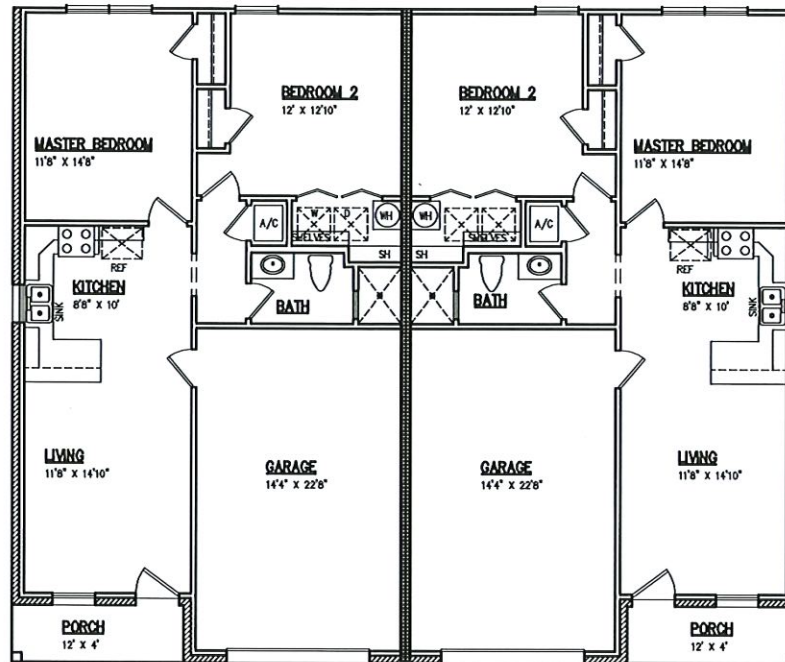
Plan Factory Plan: DUP1205868

Living 1st	Living 2nd	Total	Garage	Porch	Patio	Porte Cochere	A.U.R.
868	0	868	348	48	0	0	1264

Width	Depth
55'	46'

These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of "THE PLAN FACTORY". It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

THE Plan Factory



These Plans are the property of "THE PLAN FACTORY" and are not to be reproduced, traced or reused without the written permission of "THE PLAN FACTORY". It shall be the responsibility of the builder/owner to verify all Deed Restrictions, Building Codes & Dimensions prior to any construction.

STAFF REVIEW LETTER

December 9, 2019

Bryan & Margaret Graham
1865 Meadowlake Dr.
Sherman, TX 75092

Joe Gilbert
801 E. Taylor
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Highway 289
Suite 5
Pottsboro, TX 75076

Kent Hughlett
529 S. Crockett
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow two-story duplexes on Lots 6R and 7R and two single-story duplexes on each of Lots 1R, 2R, 3R, 4R and 5R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District for the property located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or 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. Platting of the property is required.
8. Verify fire lane requirements with Fire Marshall.
9. All trash receptors must be emptied from Hickory Street. Coordinate with Solid Waste Department.
10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. No parking will be permitted on Hickory Street.
12. Sewer must be extended to serve the development. Sewer capacity shall be verified for proposed use.
13. Internal water and sewer lines will be privately owned and maintained.
14. Development Agreement required for public infrastructures.
15. Parking requirements of Lots 6R and 7R do not meet standards.
16. Water Pro-Rata will be due at the time of development.

17. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,

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

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

17.

Meeting Date: 12/17/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1024 NORTH CLEVELAND AVENUE

The request of Munazza Jabeen and Karim Anjum (Owners), Nathan Gray (Draftsman) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1024 North Cleveland Avenue, being Lots 7 & 8, Block 1, College Park Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two duplexes in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 1024 North Cleveland Avenue; the southwest corner of Cleveland Avenue and Richards Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a Specific Use Permit to allow two duplexes on the lot. The duplexes will be approximately 2,312 square foot with three bedrooms in each unit. Six parking spaces will be provided for each duplex.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Munazza Jabeen and Karim Anjum (Owners)

Nathan Gray (Draftsman)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Plat - College Park Addition

Site Plan

Building Elevations

Staff Review Letter

Letter from Christopher & Dianna Butler

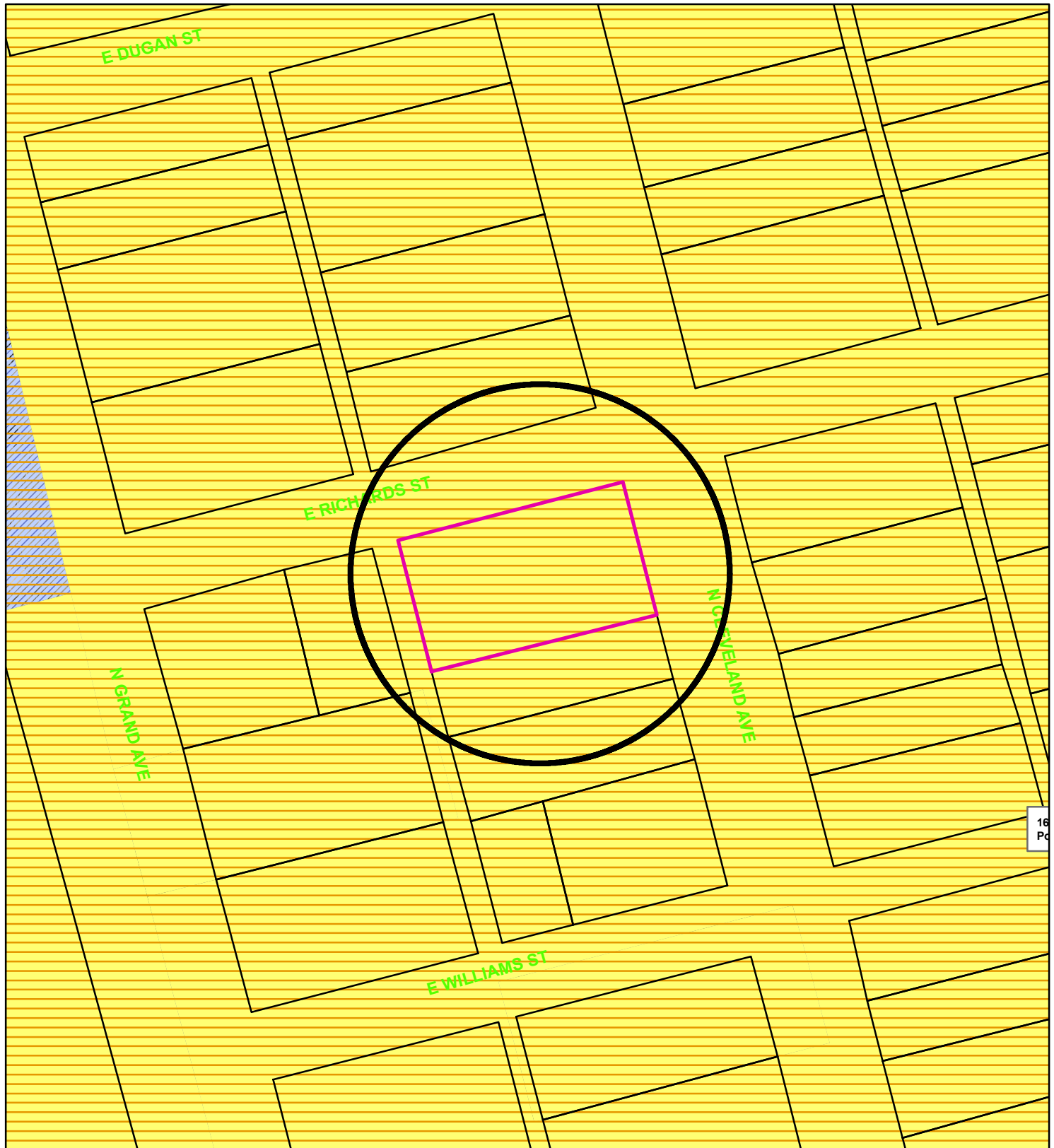


1024 N. Cleveland



1 in = 159 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1024 North Cleveland Avenue

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_1

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
PD Planned Development



City of Sherman, Texas
Developmental Services Department

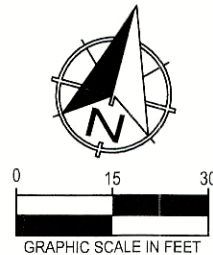
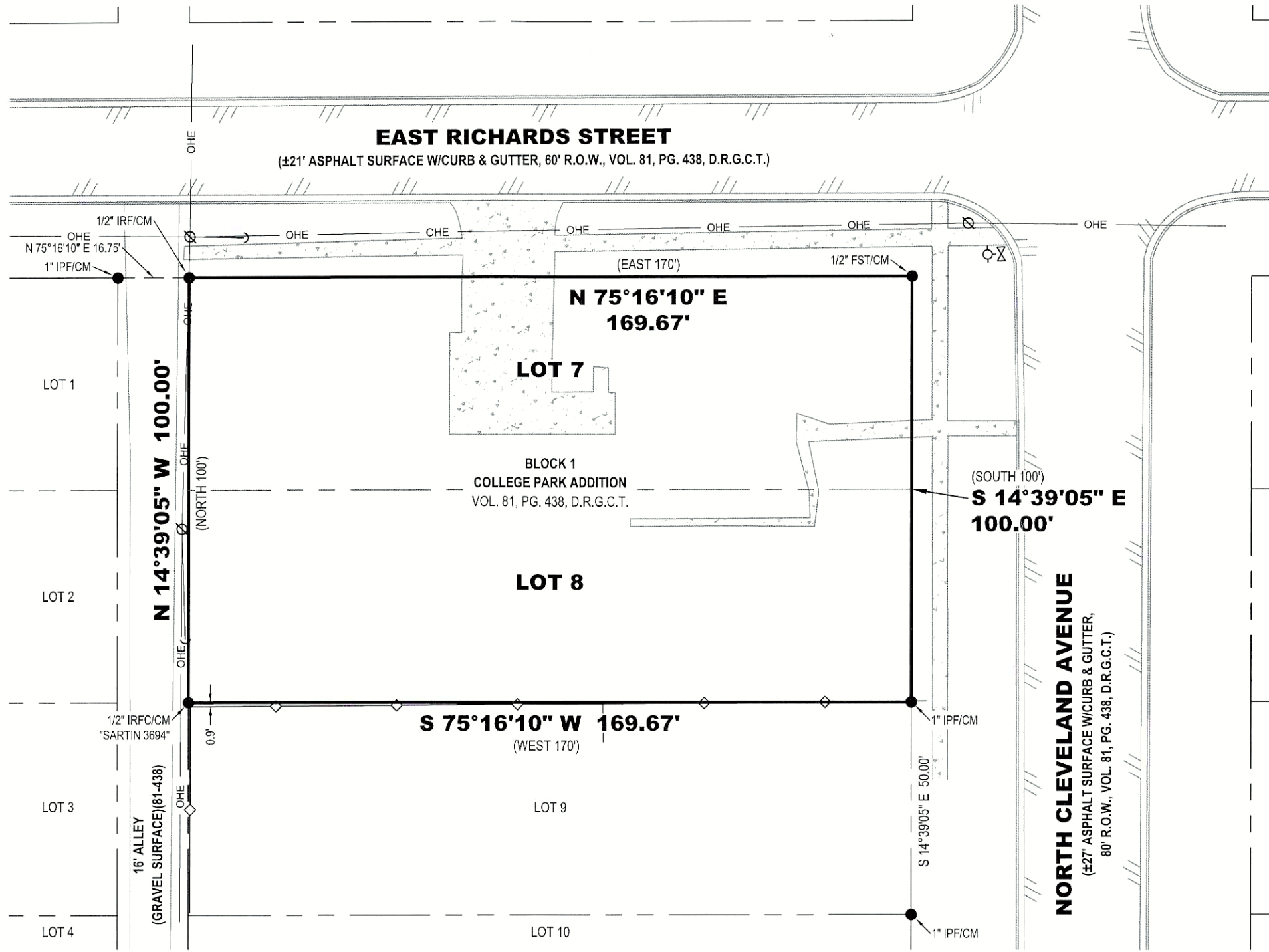


NOT TO SCALE

1 in = 100 ft

1024 North Cleveland Avenue





All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of Lots 7 & 8 in Block 1 of College Park Addition, an addition to the City of Sherman, Grayson County, Texas, recorded in Volume 81, Page 438, Deed Records of Grayson County, Texas.

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

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: Munazza Sabeen;

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 10/04/2019, 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
Chris R. Noah, R.P.L.S. No. 6585

LEGEND

	FOUND MONUMENT	VOL., PG.	VOLUME, PAGE
●	IRON ROD FOUND	⊗	UTILITY/POWER POLE
IRFC	IRON ROD FOUND W/PLASTIC CAP	—	GUY
FST	FOUND SQUARE TUBE	⊕	FIRE HYDRANT
IPF	IRON PIPE FOUND	⊠	WATER VALVE
CM	CONTROLLING MONUMENT	—	BOUNDARY LINE
()	DEED OR PLAT CALL	---	ADJOINER LINE
R.O.W.	RIGHT-OF-WAY	—◇—	CHAIN LINK FENCE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	====	ASPHALT
		—OHE—	OVERHEAD ELECTRIC/UTILITY

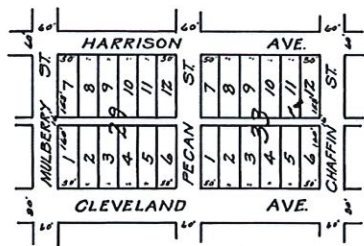
TITLE SURVEY
COLLEGE PARK ADDITION
BLOCK 1, LOTS 7 & 8
1024 North Cleveland Avenue, Sherman
Grayson County, Texas



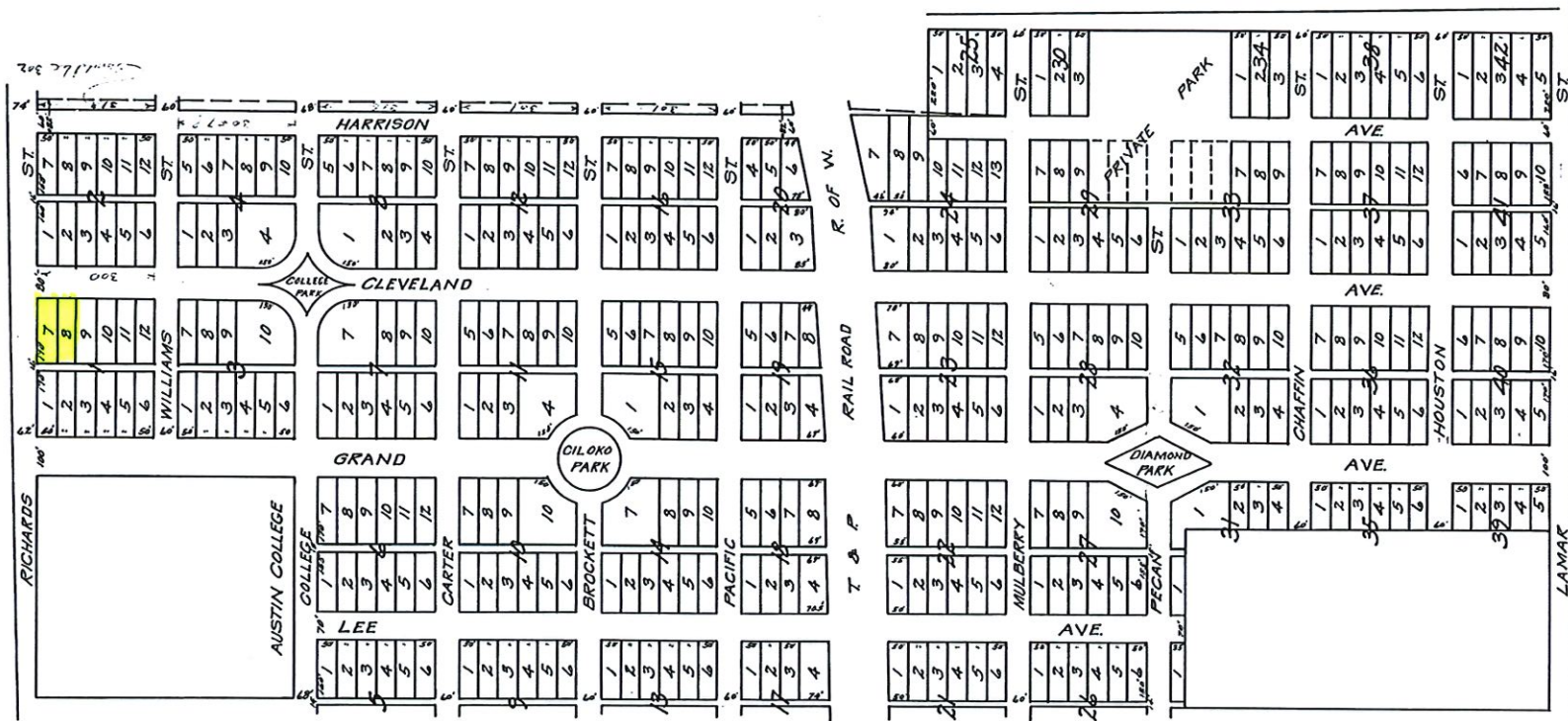
83493 N. State Hwy 289, Suite 5
Potttsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=30' Date: 10/07/2019	Project No. 19-0438 Sheet No. 1 of 1
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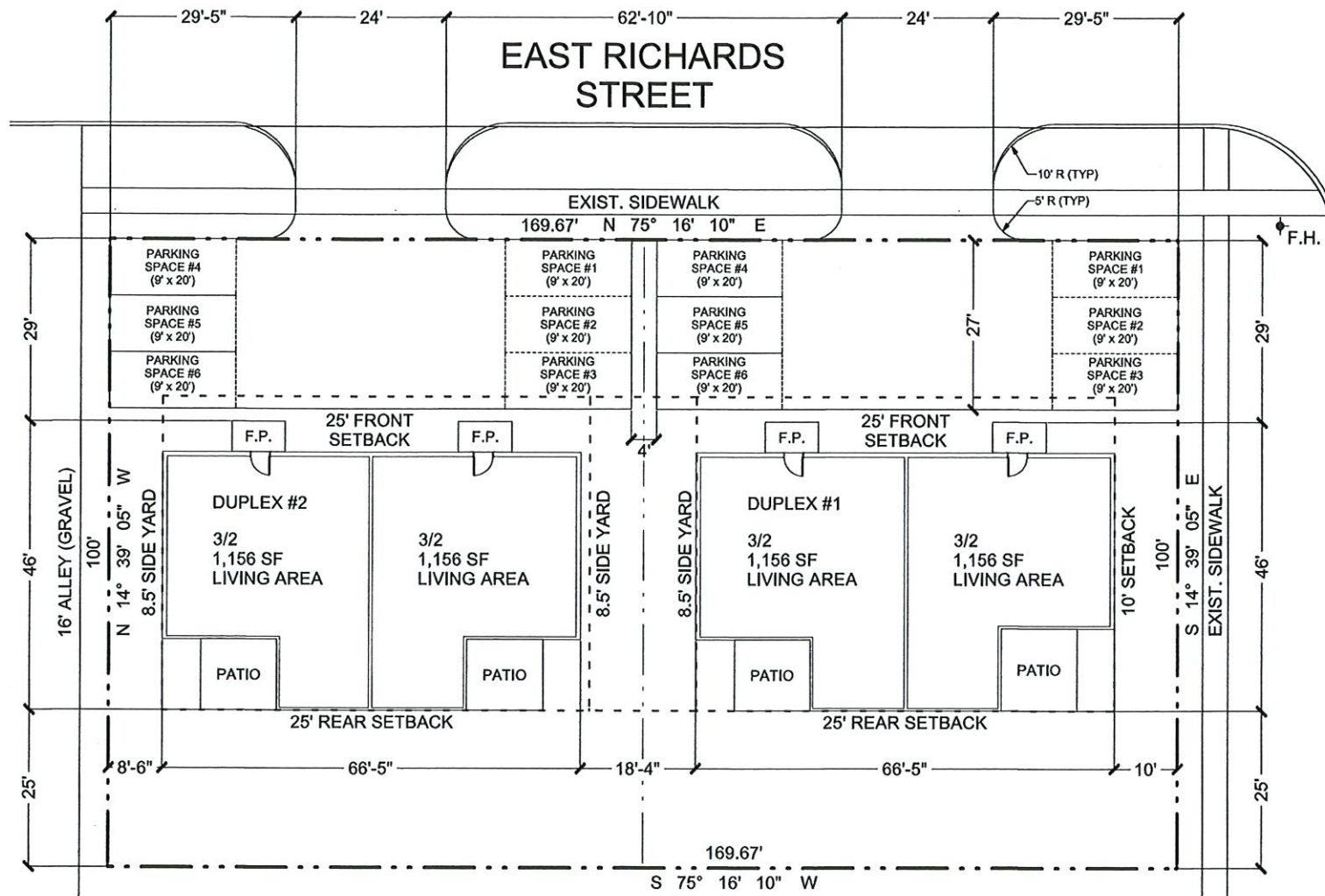
10082



SUBDIVISION OF BLOCKS
298-333 OF COLLEGE PARK ADD
TO
CITY OF SHERMAN
VOL 183 PAGE 281



COLLEGE PARK ADDITION
TO
CITY OF SHERMAN
VOL. 81 PAGE 438



SITE PLAN

SCALE: 1/8" = 1'-0"



1024 N. CLEVELAND
LOT 7/LOT 8
BLOCK 1
COLLEGE PARK ADDITION
SHERMAN, TEXAS
GRAYSON COUNTY

NORTH CLEVELAND AVENUE

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

Two New Duplexes For
MUNAZZA JABEEN
1024 N. Cleveland
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

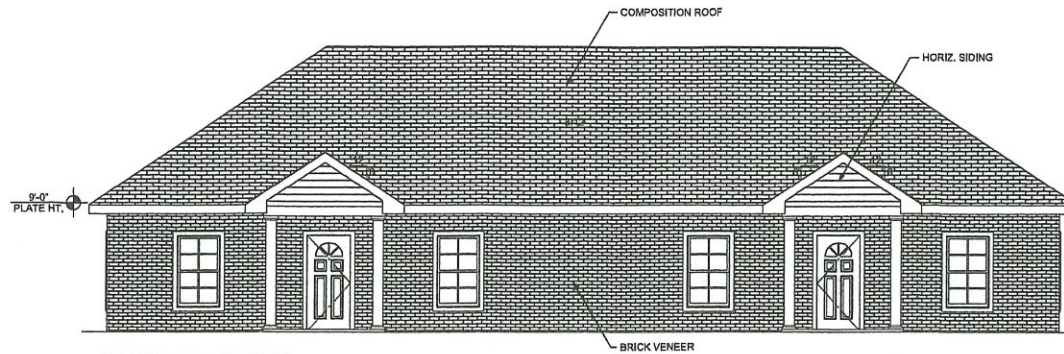
DATE:

11/22/2019

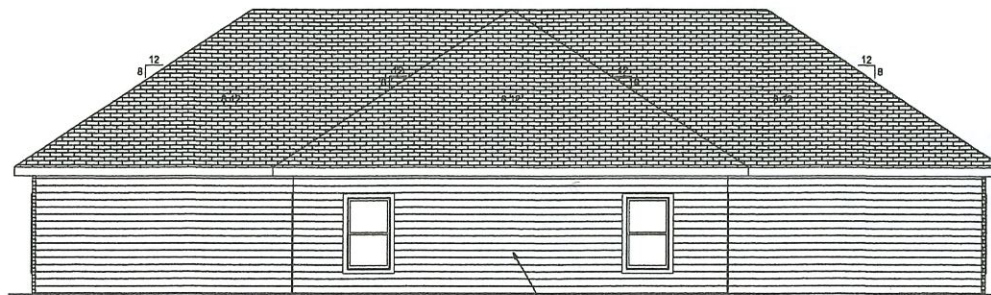
SCALE:

SHEET:

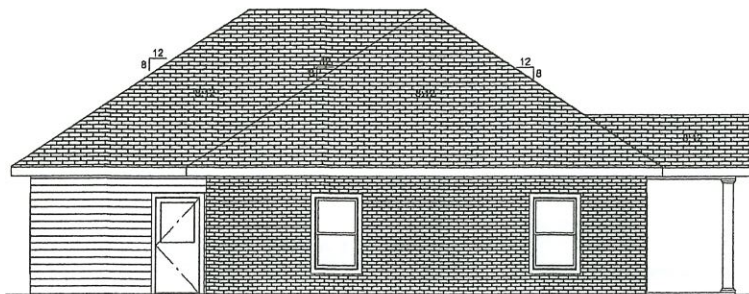
A-3



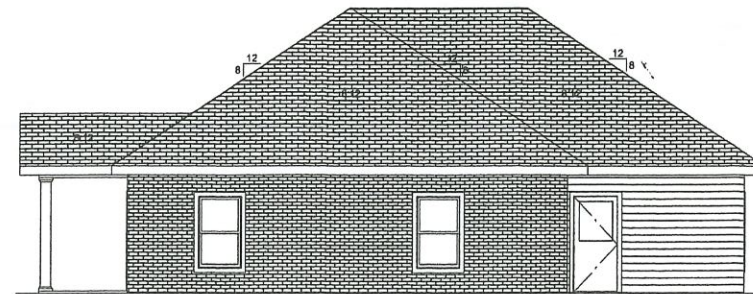
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISION	TABLE	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Two New Duplexes For
MUNAZZA JABEEN
1024 N. Cleveland
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5520

DATE:

11/21/2019

SCALE:

SHEET:

A-2

STAFF REVIEW LETTER

December 9, 2019

Munazza Jabeen
Karim Anjum
309 Hilre Dr.
Sherman, TX 75092

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow two duplexes in an R-1 (One Family Residential) District/ College Park Overlay District for the property located at 1024 North Cleveland Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 17, 2019 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 College Park Overlay District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Replatting of the property is required; as it is now the front of the lot is Cleveland Avenue, which requires a 25' setback.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. Private sanitary sewer easement required to serve duplex along Cleveland Avenue.
10. The City of Sherman does not maintain alleys.

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

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

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

Respectfully,

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

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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

November 27, 2019

Christopher & Dianna Butler
1002 N. Cleveland
Sherman, TX 75090

RECEIVED

DEC 04 2019

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 17, 2019 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Munazza Jabeen and Karim Anjum (Owners), Nathan Gray (Draftsman) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1024 North Cleveland Avenue, being Lots 7 & 8, Block 1, College Park Addition

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 two duplexes 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

I would like to register my opposition to changing the zoning at this ^{lot} block. We already have enough multi family housing around the college. Two duplexes on this lot would further congest the streets with so many more cars parking on the street. Please keep the lot single one family residential. Thank you,
Dianna Butler

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**

19.

Meeting Date: 12/17/2019

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

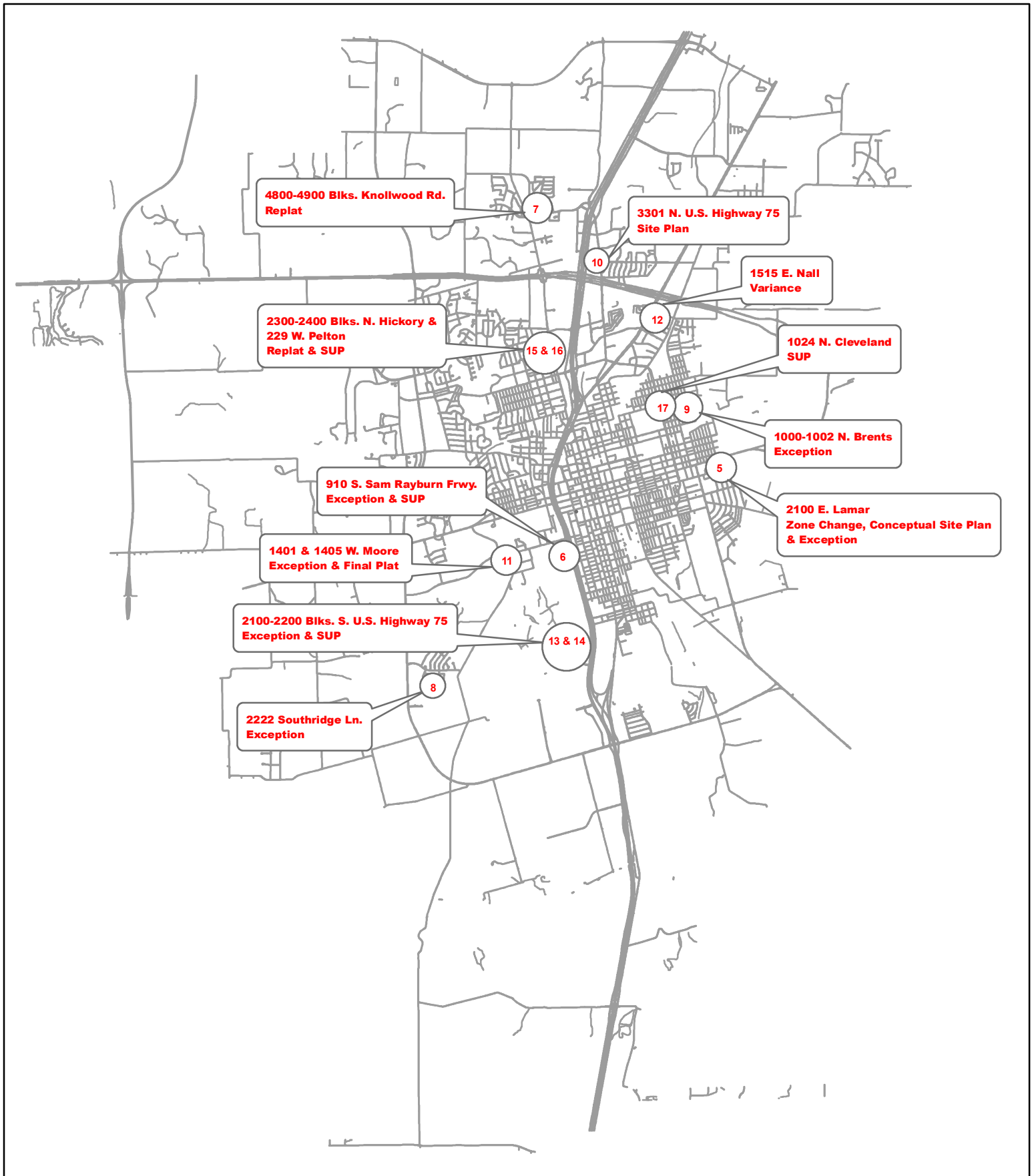
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting December 17, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,500 feet