

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 22, 2016 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR OCTOBER 18, 2016, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 6, 7, 9, 10, 11, 12, 13, 14 & 15)**
5. * **2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE**
The request of Alcoholic Services of Texoma, Inc. (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 2407 Texoma Parkway and 1515 Baker Drive, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, as follows;
Planning and Zoning Commission
Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition
6. * **2013 & 2017 N. FM 1417 (HERITAGE PARKWAY)**
The request of Ringtail Tutor, LLC (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property at 2013 and 2017 North F.M. 1417 (Heritage Parkway), being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1, as follows;
Planning and Zoning Commission
Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1
7. * **3100-3200 BLOCKS NORTHGATE DRIVE**
The request of Sherman Economic Development Corporation (Owners) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property in the 3100-3200 Blocks of Northgate Drive, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park as follows;
Planning and Zoning Commission

8. **810 E. PEYTON STREET**

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

Board of Adjustments

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

9. *** 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Final Plat approval of The Gardens at O'Hanlon Ranch.

10. *** 407 PROGRESS DRIVE**

The request of Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition and also being Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat Approval of Lots 2R & 3 of Sherman Industrial Development Addition

11. *** 701 E. LAMBERTH ROAD**

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

Planning and Zoning Commission

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, Being a part of Lot 1, Block 2, J.H. Carraway's Subdivision.

12. *** 401 N. ELM STREET, 215 W. MULBERRY STREET & 400 N. CROCKETT STREET**

The request of First United Methodist Church of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 401 North Elm Street, 215 West Mulberry Street and 400 North Crockett Street, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of the Methodist Church Addition

13. * **300-400 BLOCKS E. NORTHCREEK DR.**
The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-400 East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows:
Planning and Zoning Commission
Preliminary Plat Approval of Magnolia Village
14. * **230 & 300 E. SYCAMORE STREET**
The request of Cool Water Development LLP and Daryl Ellison (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 230 and 300 East Sycamore Street, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Final Plat Approval of Ellison Addition
15. * **600-800 BLOCKS BAKER PARK DRIVE**
The request of Kritt Concrete, LLC (Owners), Cross Engineering Consultants, Inc. (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat Approval of Parkhaven Estates, Phase 1
16. **1915 N. FM 1417 (HERITAGE PARKWAY)**
The request of PAGA LTD (Owners) and BWG Architecture (Architect) concerning the property at 1915 North FM 1417 (Heritage Parkway), being Lot 1, Block 1, of the Replat of Lot 2, Block 1 of Skyline Business Park, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.4 to allow thirty-one (31) off-street parking spaces in lieu of the required forty-eight (48) for Domino's Pizza and Retail Shell Building in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.
Planning and Zoning Commission
Site plan approval for a Domino's Pizza and Retail Shell Building
17. **1711 N. FM 1417 (HERITAGE PARKWAY), SUITE 500**
The request of Spavinaw Development, LLC (Owners), Ivy's Lash & Nail Bar (Tenant) and Ivy Nguyen (Representative) concerning the property at 1711 North FM 1417 (Heritage Parkway), Suite 500, being part of Block 1, Western Hills Addition, Section 5, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.
18. **3000 BLOCK N. HICKORY STREET**
The request of Wallace Holdings, LP (Owner) and Joe Gilbert (Representative) concerning the property in the 3000 Block North Hickory Street, being Lots 1-6, Hickory Estates, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow six (6) Two-Family Dwellings (Duplexes) in an R-1 (One Family Residential)

District.

19. **ADJOURNMENT**

20. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on November 16, 2016 at 2:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of November, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 11/22/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR OCTOBER 18, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft P&Z Minutes October 18, 2016

STATE OF TEXAS §

October 18, 2016

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on October 18, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT AND VICE-CHAIRMAN PATTERSON.
COMMISSION MEMBERS: DAVIS, ADAMS, VANDERVEER, MAHONE AND ELLIOTT.

MEMBERS ABSENT: VELLOTTI AND THORPE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 20, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE. MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7, 13 & 17)

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

CONSENT AGENDA

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF J.P. HART LUMBER COMPANY, LLC (OWNERS/TENANT), ED SNODGRASS, BENCHMARK DESIGN GROUP, LLC (CIVIL ENGINEERS/REPRESENTATIVE), LLOYD PLYLER CONSTRUCTION (CONTRACTOR) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 407 PROGRESS DRIVE, BEING 37.64 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 AND BEING PART OF LOT 3, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION AND ALSO BEING A PART OF LOT 2R OF THE REPLAT OF LOTS 1 & 2, SHERMAN INDUSTRIAL

SITE PLAN –
HART LUMBER
COMPANY
407 PROGRESS
DR.
(J.P. HART
LUMBER
COMPANY, LLC)

DEVELOPMENT ADDITION IN TRACT 3 OF BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF HART LUMBER COMPANY IN THE BLALOCK INDUSTRIAL PARK.

Hart Lumber Company was founded in the 1930's and is headquartered in San Antonio, Texas. They currently serve the Dallas-Fort Worth, Austin, San Antonio, Houston and Rio Grande Valley areas. They have six plants in Texas providing building materials and supplies for residential and commercial building work throughout Texas.

Hart Lumber would like to expand their company into the City of Sherman, planning a \$5.5 million to \$6.5 million facility investment and up to 37 new jobs as part of the first phase of its expansion to the city. The property they would like to develop is located at 407 Progress Drive west of Howe Drive in the Blalock Industrial Park. They plan to construct a warehouse/office and two storage buildings on a thirty-seven acre tract east of Progress Rail. The exterior finish of the buildings will be textured insulated metal panels and wood trusses. 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 CHRISTOPHER & KATHERINE MARTIN (OWNERS) AND TATCHIO AND ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4312 TEXOMA PARKWAY, BEING LOT 1R, REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK 4 OF THE REPLAT OF MIDWAY MALL, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO MANDY'S MINI STORAGE FACILITY.

Mandy's Mini-Storage is located at 4312 Texoma Parkway between Gallagher Drive and Frisco Road. The owner would like to construct a 2,442 square foot, 10-unit storage building addition for their storage facility. The exterior finish will be split face block to match the material on the existing buildings. 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 –
ADDITION TO
MANDY'S MINI
STORAGE
FACILITY
4312 TEXOMA
PARKWAY
(CHRISTOPHER &
KATHERINE
MARTIN)**

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF TPJ PROPERTIES, LTD AND SDB PARTNERS LLC (OWNERS) AND TEAGUE, NALL & PERKINS, INC. (ENGINEER/ARCHITECT/SURVEYOR) CONCERNING THE PROPERTY IN THE 1700 BLOCK OF WEST U.S. HIGHWAY 82, BEING 3.770 ACRES IN THE URIAH BURNES SURVEY, ABSTRACT NO. 121 AND BEING ALL OF LOT 5, BLOCK 1 OF THE REPLAT OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT OF CARRUS MEDICAL PLAZA, BEING A REPLAT OF LOT 5 OF CARRUS MEDICAL PLAZA OF A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION AND A 1.364 ACRE TRACT OUT OF THE URIAH BURNS SURVEY, ABSTRACT NO. 121

The property is located in the 1700 Block U.S. Highway 75 between Rex Cruse Drive and Post Oak Crossing. The property is zoned an R-1 (One Family Residential) District and is located in the O-1 (75 & 82) Overlay District. The owners would like to replat the property into one lot for commercial development of a medical office building.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF THE CITY OF SHERMAN (OWNERS), FLEET MAINTENANCE (TENANT) AND KENT SWEAT (REPRESENTATIVE) CONCERNING THE PROPERTY AT 104 SOUTH RUSK STREET, BEING 1.15 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN 18'X40' ACCESSORY BUILDING FOR THE FLEET MAINTENANCE DEPARTMENT OF THE CITY OF SHERMAN.

The City of Sherman Service Center is located at 104 South Rusk Street, the southwest corner of Houston Street and Rusk Street. The property is zoned a C-1 (Retail Business) District and C-2 (General Commercial) District and is located in the Central Business District. The City of Sherman Fleet Maintenance Department would like to construct an 18' x 40' metal building at this location. The exterior finish of the building will be a stucco finish to match the existing building.

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

VARIANCE

THE REQUEST OF HITCHCOCK PROPERTIES, LLC (OWNERS), JONATHAN HITCHCOCK (REPRESENTATIVE), EASY LIFE REALTY (TENANT), HELVEY-WAGNER SURVEYING INC. (SURVEYOR) AND NORTH TEXAS SERVICES (SIGN CONTRACTOR/APPLICANT) CONCERNING THE PROPERTY AT 603 NORTH TRAVIS STREET, BEING A PART OF THE J.B.

REPLAT –
CARRUS
MEDICAL PLAZA,
BEING A REPLAT
OF LOT 5 OF
CARRUS
MEDICAL PLAZA
OF A REPLAT OF
LOT 2 OF POST
OAK CROSSING
EAST ADDITION
AND A 1.364
ACRE TRACT
OUT OF THE
URIAH BURNS
SURVEY,
ABSTRACT NO.
121
1700 BLKS. W.
U.S. HIGHWAY 82
(TPJ
PROPERTIES,
LTD & SDB
PARTNERS, LLC)

SITE PLAN –
ACCESSORY
BLDG. FOR
FLEET
MAINTENANCE
104 S. RUSK
(CITY OF
SHERMAN)

VARIANCE –
FRONT SETBACK
FOR SIGN
603 N. TRAVIS
(HITCHCOCK
PROPERTIES,
LLC)

MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 7, GEORGE W. BOND'S SUPPLEMENT (AKA BOND'S FIRST ADDITION), AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 7'2" FRONT SETBACK FOR A 4' TALL, 32 SQUARE FOOT LED MONUMENT SIGN IN LIEU OF THE REQUIRED 25' IN A C-1 (RETAIL BUSINESS) DISTRICT.

Todd Bass, North Texas Services, 1602 E. Houston, Sherman, TX

Mr. Bass appeared to represent the request and answer any questions. The property is located at 603 North Travis Street, the northeast corner of Pacific Street and North Travis Street; Easy Life Realty is the tenant. The property is zoned a C-1 (Retail Business) District.

Mr. Bass explained "the owner is requesting a variance to allow a 7'2" front setback off the Travis Street property line for a 4' x 8' LED monument sign. The twenty-five foot setback requirement would place the sign on the side of the building or on top of the building; there's not twenty-five feet in front of the building to place the sign." Mr. Bass provided pictures of other signs along Travis Street that meet the same setback they were requesting. Mr. Bass explained "the location they have picked out will not create any traffic issues on any corners or any parking issues." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis was concerned with the LED lighting of the sign creating a problem with traffic going down Travis Street. He asked if there was any chance the sign could go on a pole.

Mr. Bass explained he had not spoken to the owner about a pole type sign. "There are LED signs farther up Travis Street by Burger King; that one is on a pole, but there are LED signs on that same street. As far as the visibility causing an issue, the sign itself is not going to cause a visibility issue, there are other signs down there on the ground also that are even larger than this sign. As far as it being an LED sign, the City has put together some stipulations of what they can put on LED signs and how fast they can flash and things of that nature, which the customer will have to follow."

Commission Member Vanderveer did not have a concern with a monument sign but "the LED portion creates a problem when they are not dimmed at night; the lights are still in your face."

Vice-Chairman Patterson asked "why not just do a regular monument sign; why an LED sign?"

Mr. Bass explained "that is what the customer requested. There are settings on the signs that can help dim them down to help make them less distracting."

Commission Member Vanderveer stated “that is up to the customer.”

Mr. Bass explained “one of the things with an LED sign is no matter where it is at, up in the air or down on the ground, we are going to run into that; some are more distracting than others. They are all over town, in east Sherman, Sherman High School has one on the ground right near the highway; I haven’t heard of any complaints with that sign. Right down the road a church has a sign on the ground that is also an LED sign. I’m not saying you haven’t received any complaints, I don’t recall hearing about them.”

Commission Member Vanderveer asked if “a white LED sign is brighter than red, the Sherman High School’s sign is red LED.”

Mr. Bass stated “in my opinion, yes. I don’t know if this sign is full color or not. There’s a LED monument sign at Highway 75 and 82, it’s a busy intersection and to the best of my knowledge there have not been any traffic issues from people looking at that sign; not to say it couldn’t happen, I know that it could and I value your opinion. The sign at Dickey’s at the corner of Lamar and Sam Rayburn is right on the corner; in fact they are probably closer than the one I want to put up.”

Vice-Chairman Patterson stated “the sign at Dickey’s is a bright sign.” He asked Scott Shadden what is allowed to be advertised on the sign.

Scott Shadden, Director of Developmental Services explained “they may only advertise the business that is located on the property; no off-premise advertising. We have had complaints of people advertising off-premise on these type signs after hours.”

Commission Member Vanderveer stated “this being a real estate company, wouldn’t they have to advertise the homes that they are selling off-premise technically; or is that different.”

Mr. Shadden explained “that is the business on the property; they couldn’t be advertising a business at another location.”

Mr. Bass explained “most signs are supposed to have an automatic dimming switch; I’m not saying they don’t turn them off or they may be broken, it is the responsibility of the customer to make sure those items are working on the sign after they are installed.”

Chairman Gilbert explained “the sign itself and the monument sign is acceptable, but the fact that it has the LED distributing messages and things like that, it sounds like some of the board members have a concern about that being a hazard.”

Vice-Chairman Patterson asked Mr. Bass if he thought the owner would be acceptable to putting this sign on a pole, raising it up off the ground if they want LED.

Mr. Bass did not know what the owner would say to that, “I would have to speak to him about that. My concern is, if you could let me know what you feel you will accomplish by putting it on a pole, compared to where it is at as far as distraction.”

Vice-Chairman Patterson explained “I’m hoping by raising it up, it would be a little bit less distractive for traffic going up and down Travis, instead of sitting right there on the ground by the sidewalk, putting it on a pole may not help.”

Mr. Bass explained “I know there is less traffic on that street than there is on Highway 75 and Houston, and I know there are other LED’s situated in areas like that and I would love your feedback on what the problems have been on the sign at the corner of Highway 75 and Houston Street, being that it is brighter, it is larger, and closer to the road than what we’re requesting.”

Commission Member Elliott explained “we don’t get complaints about monument signs, but several of the one’s that you have mentioned, do get complaints and we kind of wish that wasn’t there and so we don’t want that to be the case down the road to say well we probably shouldn’t have done that because it is a distraction. I would really feel better about a monument sign in this situation.”

Mr. Bass asked “just a plain monument sign.”

Commission Member Davis explained “losing the LED.”

Mr. Bass stated “so your suggestion is to put in a lighted monument sign and I think your concern is the flashing LED lights.”

Chairman Gilbert explained “it would be perfectly acceptable if it was set back twenty-five feet from the property line, but this is only seven feet.”

Commission Member Elliott explained “that puts it right in your face being that close to the street.”

Mr. Bass asked “what precedent has been set for the other signs that have been approved.”

Mr. Shadden explained “it is whatever is in that neighborhood; there’s not a digital sign in that block area.”

Mr. Bass explained “there is one at the Highway 75 and Travis.”

Commission Member Mahone explained “that one is on a pole, not at the eye line of someone driving.”

Jonathan Hitchcock, 2713 Rivercrest, Sherman, TX

Mr. Hitchcock asked “instead of putting up a monument sign, could we put it on a pole in that spot. We just want the same opportunity to advertise our business like everybody else on the

road. We decided to do a digital sign versus just a standard sign to get as much advertising as possible.”

Mr. Shadden explained “that would be something we could consider, but not at this meeting because the adjacent property owners have been notified for a monument sign, not a pole sign. You could approve a shorter sign or one with a greater setback or smaller face area.”

Chairman Gilbert asked Mr. Hitchcock if they had any room to push the sign back; “could you push it back five or ten feet.”

Mr. Hitchcock responded “sure, but twenty-five foot puts it on the column of the building. We can put it anywhere between the sidewalk and the building; we prefer what is on the paper, but we will work with you on the location.”

Chairman Gilbert felt if they could push the sign back another ten foot; “that might be something we could consider.”

Mr. Hitchcock explained “we can work with whatever you approve with a monument, a pole, it doesn’t matter, we can put it on either thing; it’s setting in a box right now.”

Chairman Gilbert felt “with the setback and the proximity to the road, if you could push it back another ten foot, where we could hypothetically approve maybe a seventeen foot setback; that might be a compromise.”

Mr. Hitchcock asked “if the issue was being too close to the road. What about all the other signs that are that close to the road.”

Chairman Gilbert explained “it is a combination of the two with it being the digital LED and its proximity to the road.”

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

Letter received from:

Sam Thorpe, 516 W. Belden, Sherman, TX

“I don’t believe it fits the type of lighting for the downtown area. My biggest concern is that these turn into billboards and the proximity to the street will create a visual hazard. I have regrets for the one I voted for further down the street.”

ACTION TAKEN.

Motion by Commission Member Elliott to approve a variance to allow a 17’ front setback for a 4’ tall, 32 square foot LED monument sign at 603 North Travis Street subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC AND JRH SHERMAN, LLC (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY AT 115 AND 209 WEST TRAVIS STREET, BEING 3.0063 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- EXCEPTION TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2)(D) TO ALLOW LOT 1, BLOCK 1 OF THE PROPOSED SHERMAN CROSSROADS MEDICAL ADDITION TO BE 1.052 ACRES AND LOT 2, BLOCK 1 TO BE 2.00 ACRES IN LIEU OF REQUIRED LOT AREA NOT TO BE LESS THAN 25 ACRES IN THE BLALOCK INDUSTRIAL PARK.
- FINAL PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL ADDITION.

EXCEPTION – LOT SIZE
FINAL PLAT – SHERMAN CROSSROADS MEDICAL ADDN. 115 & 209 W. TRAVIS (HERITAGE DEVELOPMENT PARTNERS, LLC & JRH SHERMAN, LLC)

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Suite 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located at 115 and 209 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

Mr. Riley explained “the owners would like to plat the property into two lots for commercial development of two medical office buildings. These two developments want individual lots; they are small buildings, so they really wouldn’t fit on that twenty-five acre lot.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained “this in compliance with the master plan they submitted and was approved for this area allowing the smaller lots along the highway for the medical district.”

John LaBonte, ActiTech, 301 W. FM 1417 (Heritage Parkway), Sherman, TX

Mr. LaBonte explained ActiTech is located west of this property and they reviewed the plat that shows an easement that has been abandoned; “to best of our knowledge that easement has not been abandoned.”

Mr. Shadden explained “the Engineering Department could take a look at the easement with you, but that is not part of this zoning request.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for an exception for the lot size and the Final Plat of Sherman Crossroads Medical Addition subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC AND JRH SHERMAN, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEER/SURVEYOR), YEATTS ARCHITECTURE, PLLC (ARCHITECT) AND THE BEECH GROUP (CONSTRUCTION MANAGER) CONCERNING THE PROPERTY AT 115 WEST TRAVIS STREET, BEING 2 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND BEING THE PROPOSED LOT 2, BLOCK 1 OF THE SHERMAN CROSSROADS MEDICAL ADDITION IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF CROSSROADS EMERGENCY ROOM IN THE BLALOCK INDUSTRIAL PARK.

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Suite 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located at 115 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

The owners would like to construct a one-story 8,715 square foot 24 hour emergency medical center on the lot. The exterior of the building will be plaster, brick and stone veneer. Parking will be provided for forty-four (44) spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

**SITE PLAN –
CROSSROADS
EMERGENCY
ROOM
115 W TRAVIS
(HERITAGE
DEVELOPMENT
PARTNERS, LLC &
JRH SHERMAN,
LLC)**

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the site plan for the Crossroads Emergency Room at 115 West Travis Street subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC AND JRH SHERMAN, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEER/SURVEYOR), LONESTAR ARCHITECTURE (ARCHITECT) AND HARKINSON INVESTMENT CORPORATION (DEVELOPER) CONCERNING THE PROPERTY AT 209 WEST TRAVIS STREET, BEING 1.052 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND BEING THE PROPOSED LOT 1, BLOCK 1 OF THE SHERMAN CROSSROADS MEDICAL ADDITION IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV, SECTION 410 (2) (J) FOR THE CONSTRUCTION OF DAVITA MEDICAL OFFICE BUILDING IN THE BLALOCK INDUSTRIAL PARK.

SITE PLAN –
DAVITA MEDICAL
OFFICE BLDG. 209
W. TRAVIS
(HERITAGE
DEVELOPMENT
PARTNERS, LLC &
JRH SHERMAN,
LLC)

Jim Riley, Brockette/Davis/Drake, Inc., 4144 North Central Expressway, Suite 1100, Dallas, TX

Mr. Riley appeared to represent the request and answer any questions. The property is located at 209 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

The owners would like to construct a one-story, 7,500 square foot medical office building on the lot. The exterior of the building will be brick and stone veneer. Parking will be provided for thirty-nine (39) spaces. They had seen the Staff Review

Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the site plan for the DaVita Medical Office Building at 209 West Travis Street subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF GARY HARBISON (OWNER) AND MARK KERR (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 1614 NORTH LOCKHART STREET, BEING LOT 35, BLOCK D, MAXEY'S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 4 AND SECTION 6.2, SUBSECTION (1) FOR AN ADDITION TO AN EXISTING NONCONFORMING DWELLING TO ALLOW A 5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7'5" FOR AN ATTACHED CARPORT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION -
ADDITION TO
EXISTING
NONCONFORMING
DWELLING
VARIANCE – 5'
SIDE SETBACK
1614 N.
LOCKHART
(GARY
HARBISON)

Gary Harbison, 1614 N. Lockhart, Sherman, TX

Mr. Harbison appeared to represent the request and answer any questions. The property is located at 1614 North Lockhart Street between McGee and Texas Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Harbison explained he would like to construct an attached carport, 5' from the side property line, lining it up with the house which is located 5' from the property line; the requirement is 7'5". The carport will match the existing house with the gable roof and scalloped siding. He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the exception and variance for an addition to an existing nonconforming dwelling to allow a 5' side yard setback in lieu of the required 7'5" for an attached carport in an R-1 (One Family Residential) District at 1614 North Lockhart Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION

THE REQUEST OF KEITH AND LUCERO BURGOS (OWNERS)
AND NATHAN GRAY, NBS DRAFTING & DESIGN (DRAFTSMAN)
CONCERNING THE PROPERTY AT 308 NORTH CLEVELAND
AVENUE, BEING LOT 8, BLOCK 28, COLLEGE PARK ADDITION,
AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION (4) TO ALLOW AN ADDITIONAL DWELLING ON
ONE LOT IN LIEU OF THE PERMITTED ONE-FAMILY DWELLING
PER LOT IN AN R-1 (ONE FAMILY RESIDENTIAL)
DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

EXCEPTION –
ADDITIONAL
DWELLING ON 1
LOT
308 N.
CLEVELAND
(KEITH &
LUCERO
BURGOS)

(DENIED)

Keith Burgos, 766 Mitchell Rd., Sherman, TX

Mr. Burgos appeared to represent the request and answer any
questions. The property is located at 308 North Cleveland
Avenue between Mulberry and Pecan Streets. The property is
zoned an R-1 (One Family Residential) District and is also
located in the College Park Overlay District.

Mr. Burgos explained he recently purchased the property at this
location; “it has one dwelling with two-bedrooms and one bath
with a detached garage in the back. We would like to convert the
existing garage into additional living quarters for another single
family home for rental property. The garage is currently 400
square feet and we understand we have to make it 1,200 square
feet to be in compliance with the College Park Overlay District
requirements. The site plan currently shows it to be 600 square
feet so we are planning on building on top of the existing
building, making it a two-story dwelling. The dwelling will have a
hardy plank siding finish. Parking will be provided to fit three
cars.” He had seen the Staff Review Letter and would abide by
the Recommendations.

Commission Member Davis asked the requirement for parking.

Mr. Shadden explained “the requirement is one space per
bedroom with a minimum of two parking spaces.”

Mr. Burgos explained “it will be two or three bedrooms.”

Several of the Commission Members was concerned with
setting a precedent of converting garages to dwellings in that
area; having multiple homes on one lot.

Chairman Gilbert explained “they have had someone come
before the board in the past wanting to put multiple residences
on one lot and we had to deny that; we can’t do that.”

Mr. Burgos explained “317 North Grand Avenue right behind my

property has a garage unit that was built in 1960 and there are duplexes in the area as well. The lot is big; 50' x 170', there is plenty of space in the back and there is an entrance from the alley."

Mr. Shadden explained "the duplexes that were built in that area were a big portion of the reason the College Park Overlay District was put into place to tighten up the restrictions."

Commission Member Patterson understood there was plenty of room on the lot for two dwellings, "but the problem you run into to is: parking, trash pick-up and deliveries; if it was two lots, it would be different."

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

A letter was received from:

Frances Neidhardt, 321 N. Grand, Sherman, TX

Mrs. Neidhardt wrote "I object to another dwelling being built as proposed on the lot at 308 N. Cleveland Avenue. My reason is that there is insufficient space for privacy (1) either on that lot or (2) for neighbors on nearby N. Cleveland or (3) across the alley for persons dwelling in the 300 block of N. Grand Avenue. That Grand Avenue block already is overloaded with apartments that back up on this alley for North Cleveland's lot and others."

ACTION TAKEN.

Motion by Commission Member Patterson to deny the request for an exception to allow an additional dwelling on one lot in an R-1 (One Family Residential) District/College Park Overlay District at 308 North Cleveland Avenue. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST DID NOT CONFORM TO THE INTENT OF THE ORDINANCE.

ZONE CHANGE & SITE PLAN

THE REQUEST OF TPJ PROPERTIES LTD (OWNERS), SDB PARTNERS LLC (PROSPECTIVE BUYERS) AND TEAGUE, NALL & PERKINS, INC. (ENGINEER/ARCHITECT/SURVEYOR) CONCERNING THE PROPERTY IN THE 1700 BLOCK OF WEST U.S. HIGHWAY 82, BEING 1.364 ACRES IN THE URIAH BURNES SURVEY, ABSTRACT NO. 121, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE –
R-1 TO C-1
1700 BLKS. WEST
U.S. HIGHWAY 82
(TPJ
PROPERTIES,
LTD)

Justin Walton, Teague, Nall & Perkins, 17304 Preston Rd., Suite 1340, Dallas, TX

Mr. Walton appeared to represent the request and answer any questions. The property is located in the 1700 Block U.S. Highway 75 between Rex Cruse Drive and Post Oak Crossing. The property is zoned an R-1 (One Family Residential) District and is located in the O-1 (75 & 82) Overlay District.

Mr. Walton explained “the owners are in the process of purchasing this property to accommodate parking for the Carrus Medical Office Building. They would like to rezone the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for commercial development of a medical office building.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District in the 1700 block of West U.S. Highway 82 subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF SDB PARTNERS LLC AND TPJ PROPERTIES, LTD (OWNERS), TEAGUE, NALL & PERKINS, INC. (ENGINEER/SURVEYOR) AND BWA ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 1724 WEST U.S. HIGHWAY 82, BEING LOT 5, BLOCK 1 OF THE REPLAT OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION AND ALSO INCLUDING 1.364 ACRES IN THE URIAH BURNES SURVEY, ABSTRACT NO. 121 , AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN ALUMINUM COMPOSITE PANEL SYSTEM AS ACCENT FEATURES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CARRUS MEDICAL OFFICE BUILDING

EXCEPTION –
EXTERIOR
FACADE
SITE PLAN –
CARRUS
MEDICAL OFFICE
BLDG.
1724 W. U.S. HWY
82
(SDB PARTNERS,
LLC & TPJ
PROPERTIES,
LTD)

Justin Walton, Teague, Nall & Perkins, 17304 Preston Rd., Suite 1340, Dallas, TX

Mr. Walton appeared to represent the request and answer any questions. This item was tabled at the September 20, 2016,

Planning and Zoning Commission Meeting. The property is located at 1724 West U.S. Highway 82 between Rex Cruse Drive and Post Oak Crossing; the lot east of Carrus Specialty Hospital. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

Mr. Walton explained “the owners would like to construct a 31,000 square foot, two-story medical office building at this location. The exterior finish will be stucco, brick veneer with an aluminum composite panel system for the front entry with a covered canopy. The aluminum composite panel system is an architectural feature to break up the different finishes on the building.” Parking will be provided for 155 spaces. He had seen the Staff Review Letter and would abide by the Recommendations.

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN ALUMINUM COMPOSITE PANEL SYSTEM AS ACCENT FEATURES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Elliott to approve the exception to allow an aluminum composite panel system as accent features in lieu of the required masonry requirements for a medical office building in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 1724 West U.S. Highway 82, subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CARRUS MEDICAL OFFICE BUILDING

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for Carrus Medical Office Building at 1724 West U.S. Highway 82, subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF JOHN MABARY (OWNER) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 701 EAST LAMBERTH ROAD, BEING 0.242 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 ALSO BEING PART OF LOT 1, BLOCK 2, DR. J.H. CARRAWAY'S ADDITION, AS FOLLOWS;

ZONE CHANGE –
R-1 TO C-1
701 E.
LAMBERTH
(JOHN MABARY)

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 TO A C-1 (RETAIL BUSINESS) DISTRICT.

David Baca, 100 N. Travis, Ste. 500-A, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. The property is zoned an R-1 (One Family Residential) District and partially located in the O-1 (75 & 82) Overlay District.

Mr. Baca explained “the owner would like to rezone the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for commercial development. Most everything around there is zoned a C-1 (Retail Business) District; there is just a small strip of residential that is left.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District at 701 East Lamberth Road, subject to the Staff Review Letter.

Second by Commission Member Vanderveer.

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

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 5:55 p.m.

ADJOURNMENT


CHAIRMAN


SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 11/22/2016

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

Issue:

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

List of Agenda Items:

5. * 2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE

The request of Alcoholic Services of Texoma, Inc. (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 2407 Texoma Parkway and 1515 Baker Drive, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, as follows;

Planning and Zoning Commission

Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition

6. * 2013 & 2017 N. FM 1417 (HERITAGE PARKWAY)

The request of Ringtail Tutor, LLC (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property at 2013 and 2017 North F.M. 1417 (Heritage Parkway), being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1, as follows;

Planning and Zoning Commission

Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1

7. * 3100-3200 BLOCKS NORTHGATE DRIVE

The request of Sherman Economic Development Corporation (Owners) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property in the 3100-3200 Blocks of Northgate Drive, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park as follows;

Planning and Zoning Commission

Final Plat Approval of Progress Park One, Northgate Drive, Phase 3

9. * 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Final Plat approval of The Gardens at O'Hanlon Ranch.

10. * 407 PROGRESS DRIVE

The request of Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition and also being Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat Approval of Lots 2R & 3 of Sherman Industrial Development Addition

11. * 701 E. LAMBERTH ROAD

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

Planning and Zoning Commission

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, Being a part of Lot 1, Block 2, J.H. Carraway's Subdivision.

12. * 401 N. ELM STREET, 215 W. MULBERRY STREET & 400 N. CROCKETT STREET

The request of First United Methodist Church of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 401 North Elm Street, 215 West Mulberry Street and 400 North Crockett Street, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of the Methodist Church Addition

13. * 300-400 BLOCKS E. NORTHCREEK DR.

The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-400 East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

Preliminary Plat Approval of Magnolia Village

14. * 230 & 300 E. SYCAMORE STREET

The request of Cool Water Development LLP and Daryl Ellison (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 230 and 300 East Sycamore Street, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of Ellison Addition

15. * 600-800 BLOCKS BAKER PARK DRIVE

The request of Kritt Concrete, LLC (Owners), Cross Engineering Consultants, Inc. (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat Approval of Parkhaven Estates, Phase 1



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

Agenda Item No. 5.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE**

The request of Alcoholic Services of Texoma, Inc. (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 2407 Texoma Parkway and 1515 Baker Drive, being 5.39 acres in the Rueben Hendrix Survey, Abstract No. 504 and being all of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, as follows;

Planning and Zoning Commission

Replat Approval of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition

Background:

The property is located at 2407 Texoma Parkway and 1515 Baker Drive; the northeast corner of Texoma Parkway and Baker Drive. The owner would like to replat two of the lots into three lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Alcoholic Services of Texoma, Inc. (Owner)

Helvey and Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

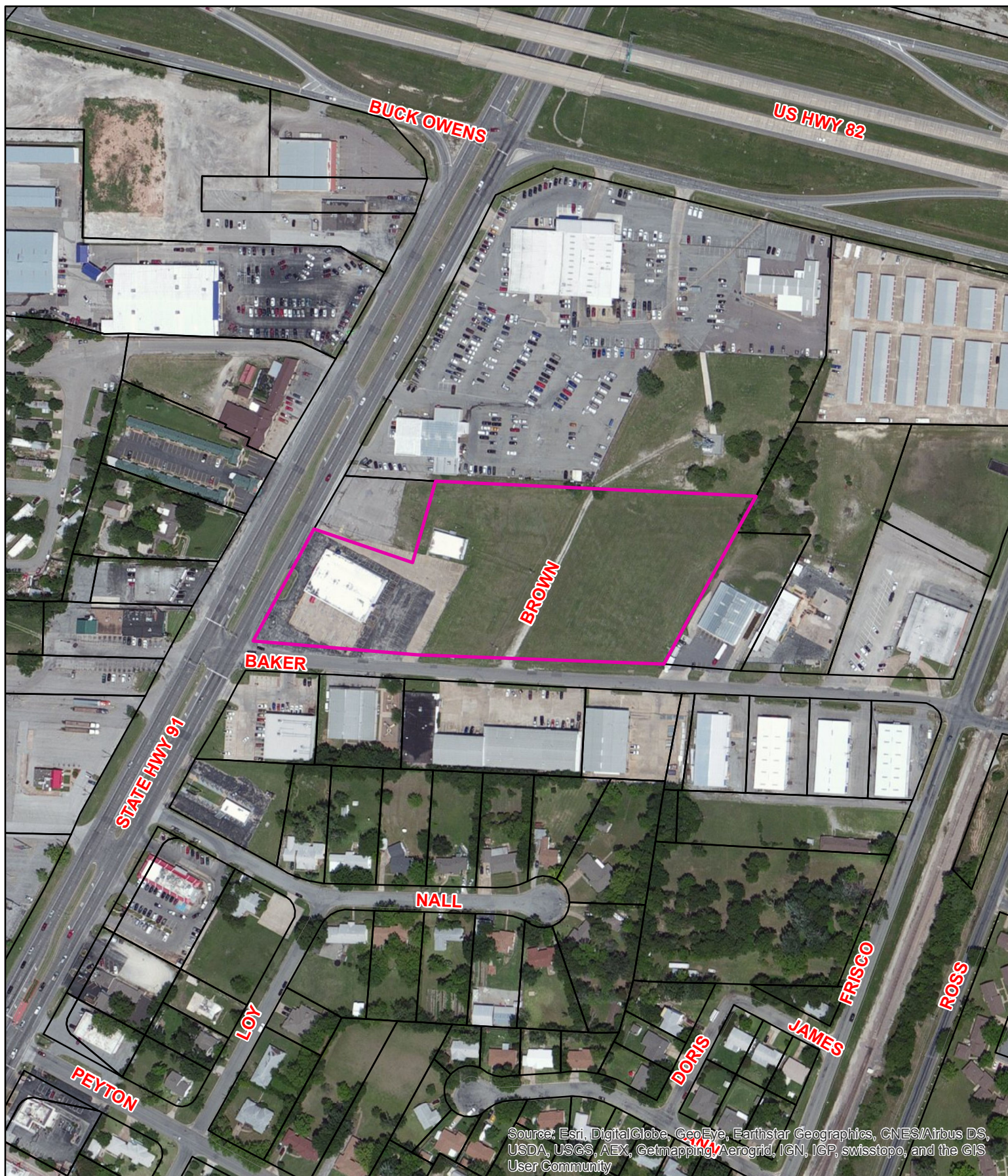
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



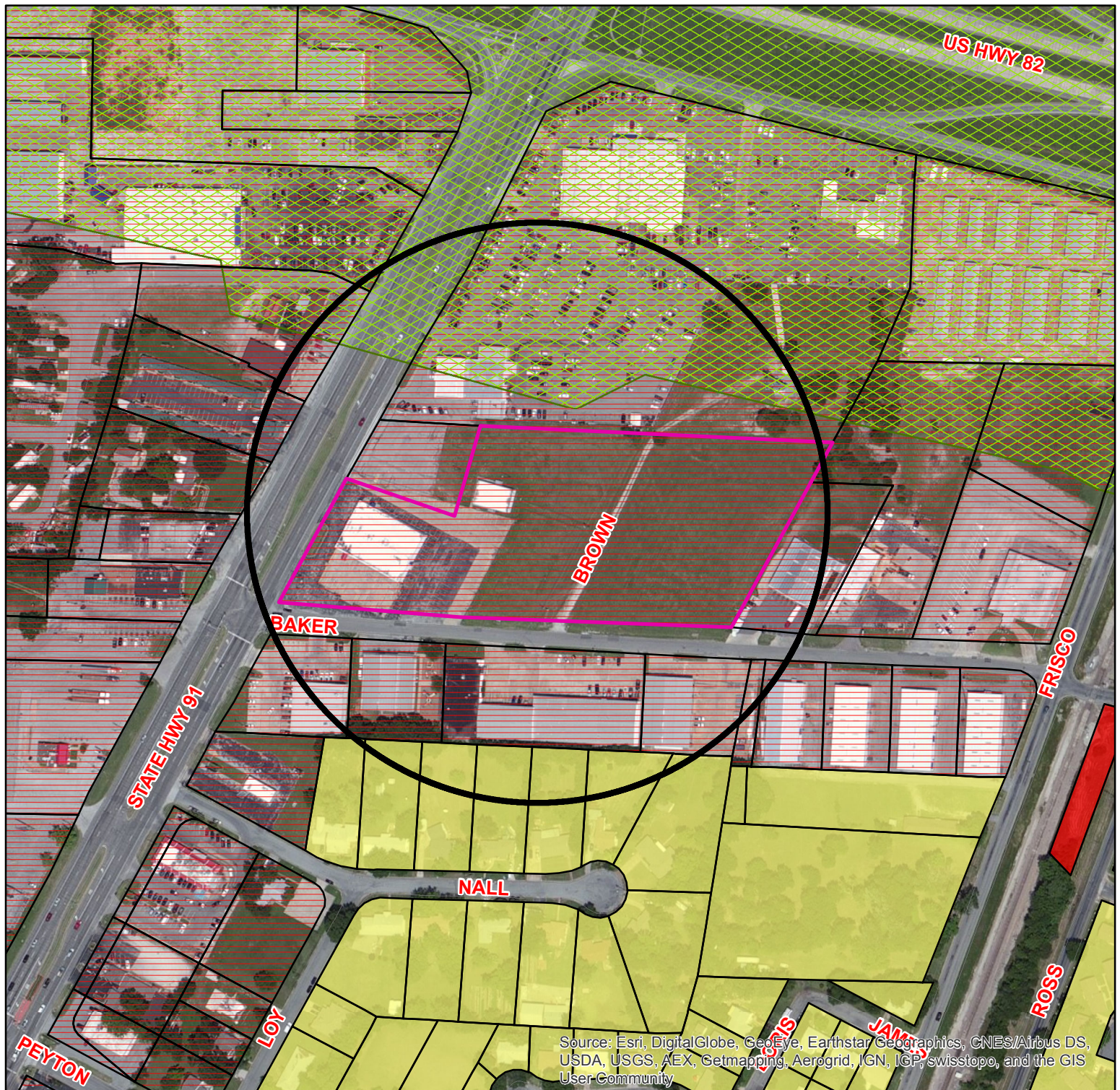
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2407 Texoma Parkway & 1515 Baker Drive



1 in = 251 ft



Zoning - 2407 Texoma Parkway & 1515 Baker Drive

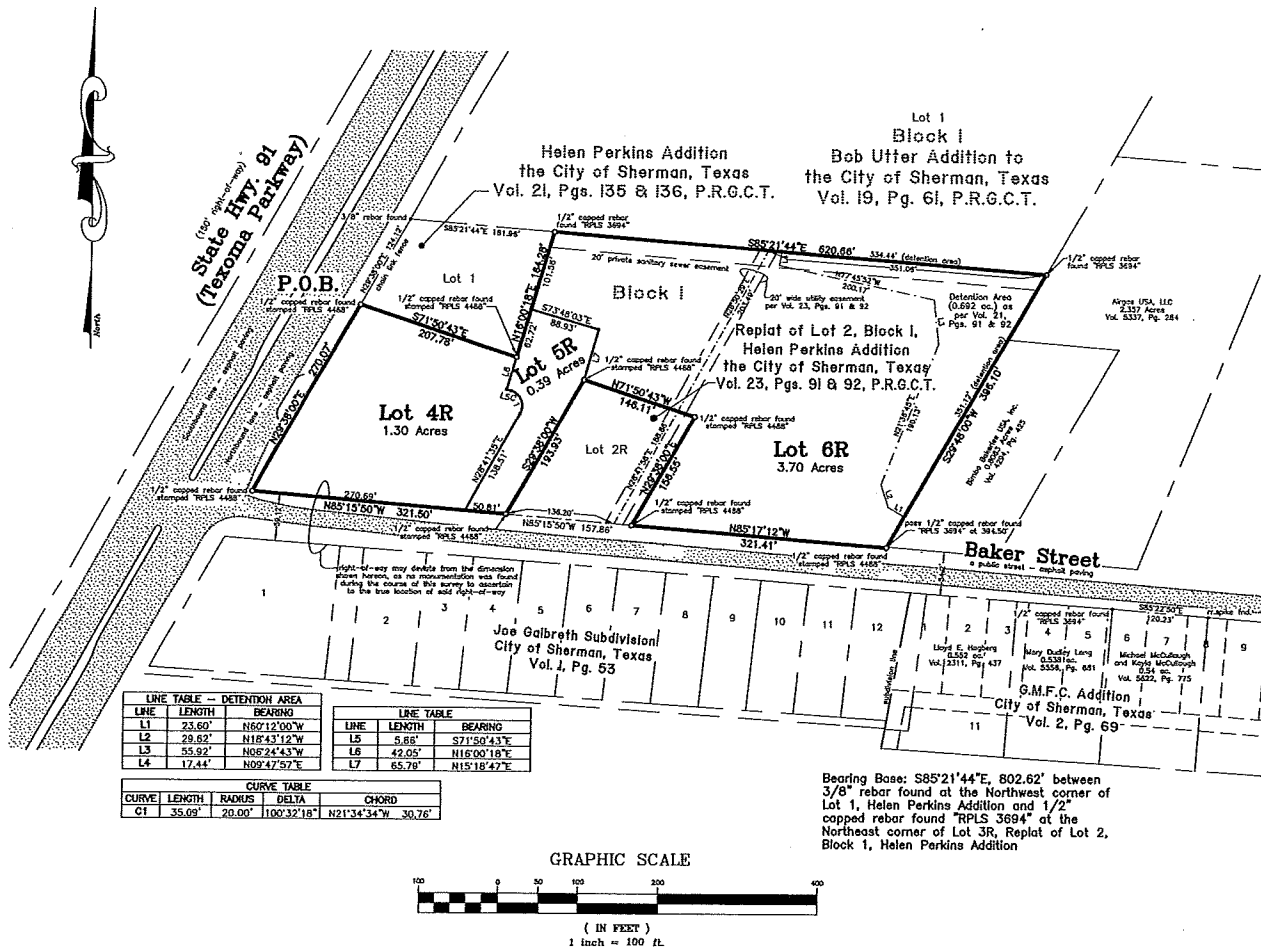
Legend	
Transportation Corridors Overlay	
HWY_NAME	DISTRICT_NAME
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	
	College Park District
	Downtown Overlay District
	Historic Preservation District
ZONING PARCELS	
Zoning Classification	
Unknown	C-2 General Commercial District
BIP Blalock Industrial Park	CO Office District
C-1 Retail Business 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 in = 251 ft



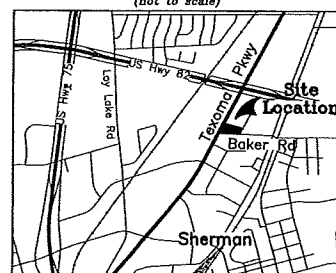
Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition to the City of Sherman, Texas

5.39 Acres

in the Rueben Hendrix Survey Abstract No. 504

Owner:
Alcoholic Services of Texas, Inc.
1515 Baker Drive
Sherman, Texas 75090
Phone: 903-870-6444

Vicinity Map



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 Onor Electrical Service.
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 herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 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.

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

**STAFF REVIEW LETTER**

November 10, 2016

Alcoholic Services of Texoma, Inc.
P.O. Box 69
Sherman, TX 75090-0069

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

Dear Applicants,

The request for approval of the Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on plat.
5. Change Baker Street to Baker Drive on plat.
6. Require Access Agreements for all street front entries.
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.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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



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

Agenda Item No. 6.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2013 & 2017 N. FM 1417 (HERITAGE PARKWAY)**

The request of Ringtail Tutor, LLC (Owners) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property at 2013 and 2017 North F.M. 1417 (Heritage Parkway), being all of Lot 2, Block 1, Skyline Business Park Addition, Replat of Lot 1, Block 1, as follows;

Planning and Zoning Commission

Replat Approval of Skyline Business Park Addition, Block 1, Lot 2R1 and Lot 2R2, Skyline Business Park Addition, Replat of Lot 1, Block 1

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Ringtail Tutor, LLC (Owners)

Preston Trail Land 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

Replat

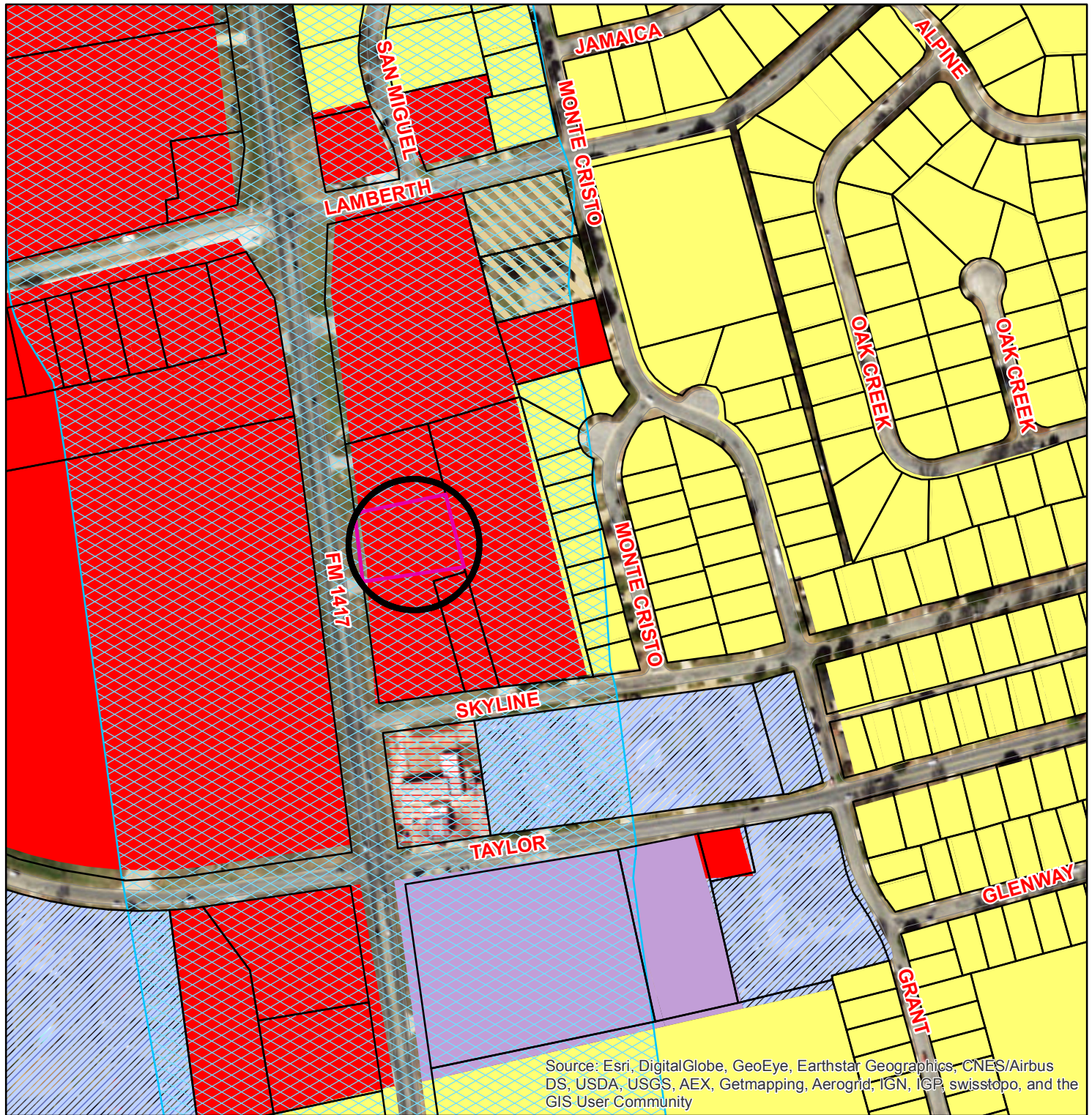
Staff Review Letter



2013 & 2017 N. FM 1417 (Heritage Parkway) Replat Skyline Business Park Addition



1 in = 400 ft



Zoning - 2013 & 2017 N. FM 1417 (Heritage Parkway) Replat Skyline Business Park Addition

Legend

Transportation Corridors Overlay DISTRICT_NAME

HWY_NAME

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

Special Districts Overlay

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

Zoning Districts

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

**STAFF REVIEW LETTER**

November 10, 2016

Ringtail Tutor, LLC
1102 W. Lamar Street
McKinney, TX 75069

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

Dear Applicants,

The request for approval of the Replat Skyline Business Park Addition Block 1, Lot 2R1 and 2R2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on plat.
5. Remove structures from plat.
6. Remove Building Setback lines from plat.
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.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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



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

Agenda Item No. 7.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3100-3200 BLOCKS NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owners) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property in the 3100-3200 Blocks of Northgate Drive, being 18.2762 acres in the Elizabeth Jones Survey, Abstract No. 625, in Tract 4.1 of Blalock Industrial Park as follows;

Planning and Zoning Commission

Final Plat Approval of Progress Park One, Northgate Drive, Phase 3

Background:

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

Adjacent Zoning:

Blalock Industrial Park

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Sherman Economic Development Corporation (Owners)

Brockett/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Plat

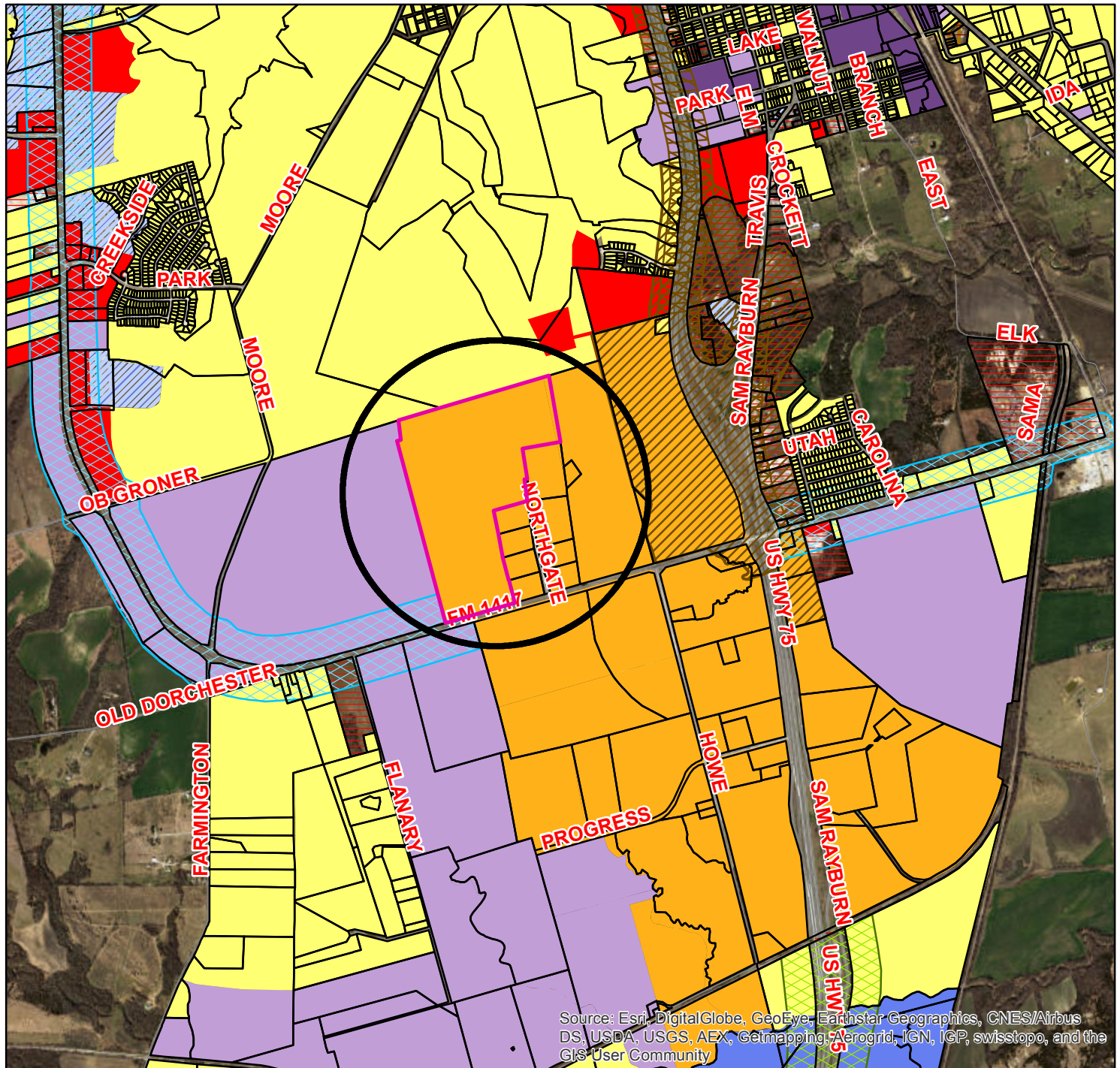
Staff Review Letter



**3100-3200 Blks. Northgate Drive
Final Plat - Progress Park One,
Northgate Dr, Phase 3**



1 in = 2,500 ft



Zoning - 3100-3200 Blks. Northgate Drive Final Plat - Progress Park One, Northgate Dr, Phase 3

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

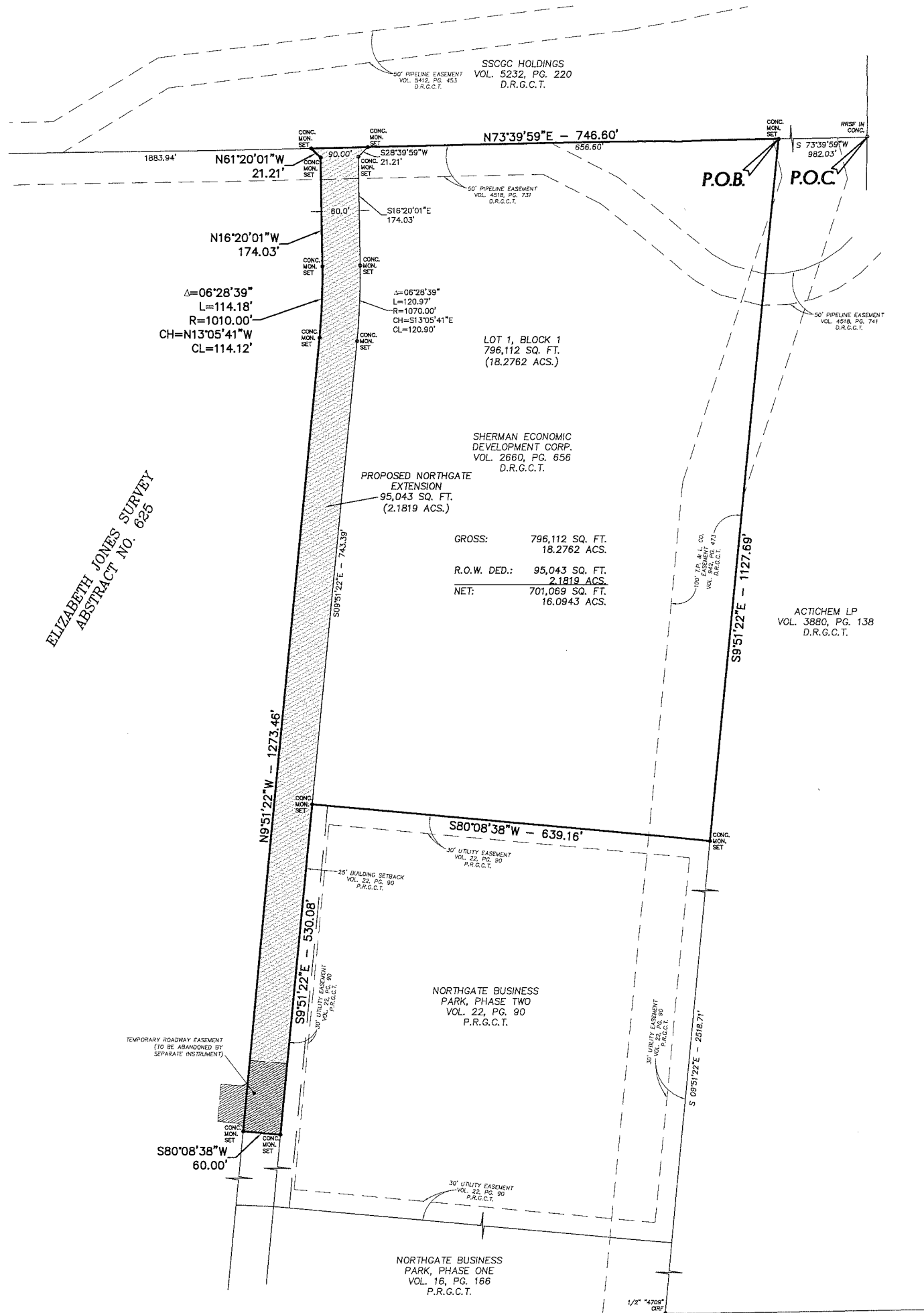


1 in = 2,500 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

ELIZABETH JONES SURVEY
ABSTRACT NO. 625



PURPOSE OF PLAT:
To plat part of an existing tract and dedicate a portion of right-of-way.

NOTES:

- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 29, 2016. Property is in Zone X.
- Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF GRAYSON

WHEREAS SHERMAN ECONOMIC DEVELOPMENT CORPORATION, is the owner of a 18.2762 acre tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, Grayson County, Texas, and being part of that tract of land conveyed to Sherman Economic Development Corporation by Special Warranty Deed with Vendor's Lien, recorded in Volume 2660, Page 656 of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and being more particularly described as follows:

COMMENCING at a railroad spike found in concrete for the northeast corner of a tract of land conveyed to the Actichem LP by Special Warranty Deed, recorded in Volume 3880, Page 138 (D.R.G.C.T.), same being the southeast inner corner of a tract of land conveyed to SSGCC Holdings by Special Warranty Deed, recorded in Volume 5232, Page 220 (D.R.G.C.T.);

THENCE, S 73°39'59\"/>

THENCE S 09°51'22\"/>

THENCE S 80°08'38\"/>

THENCE S 09°51'22\"/>

THENCE S 80°08'38\"/>

THENCE N 09°51'22\"/>

THENCE along said tangent curve to the left, through a central angle of 06°28'39\"/>

THENCE N 16°20'01\"/>

THENCE N 61°20'01\"/>

THENCE N 73°39'59\"/>

LEGEND	
OCRF	CAPPED IRON ROD FOUND
OCRS	"BOD" CAPPED IRON ROD SET
ORRSF	RAILROAD SPIKE FOUND
OCN	3/4-INCH IRON ROD IN CONCRETE SET
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
U.U.E.	UNDERGROUND UTILITY EASEMENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	TRACT LINE
	BOUNDARY LINE
	R.O.W. DEDICATION

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SHERMAN ECONOMIC DEVELOPMENT CORPORATION, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as **PROGRESS PARK ONE, NORTHGATE DRIVE PHASE THREE**, an addition to the City of Sherman, Grayson County, Texas, Being 18.2762 acres situated in and being a portion of the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____ County, Texas, this ____ day of _____, 2016.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION

Authorized Agent _____

STATE OF TEXAS COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

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

Registered Professional Land Surveyor, No. 4625
September, 2016

STATE OF TEXAS COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS COUNTY OF GRAYSON

Approved this ____ day of _____, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman:

Mayor _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of **PROGRESS PARK ONE, NORTHGATE DRIVE PHASE THREE** to the City of Sherman was submitted to the City Council on the ____ day of _____, 2016, 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 not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D. 2016.

City Clerk, City of Sherman, Texas

FINAL PLAT PROGRESS PARK ONE, NORTHGATE DRIVE PHASE THREE LOTS 1, BLOCK 1

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PART OF A REMAINDER OF A 211212 ACRE TRACT
AND BEING SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SURVEYORS:

DEVELOPER:
CITY OF SHERMAN
220 W. MULBERRY STREET

OWNER:
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION

BROCKETTIE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100

**STAFF REVIEW LETTER**

November 9, 2016

Sherman Economic Development Corporation
307 W. Washington, Suite 102
Sherman, TX 75090

Brockette/Davis/Drake, Inc.
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Dear Applicants,

The request for approval of the Final Plat Progress Park One, Northgate Drive Phase Three has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for street shall be shown on plat.
5. Correct calls along West side of Proposed Right-of-Way.
6. Show 10' Utility and Drainage Easement along South property line and East side of Northgate Drive.
7. Change Developer to Sherman Economic Development Corporation.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 8.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

810 E. PEYTON STREET

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

Board of Adjustments

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

Background:

The property is located at 810 East Peyton, the southeast corner of Peyton and Loy Lake Road; Greater Texoma Association of Realtors is the tenant. The property is zoned a C-2 (General Commercial) District.

The owner is requesting a variance to allow a 2' front setback off the Peyton Street property line for a 4'7" x 8' monument sign.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Greater Texoma Association of Realtors, Inc. (Owners)
FastSigns Texoma (Sign Contractor/Applicant)

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:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Survey

Site Plan

Elevations

Signs In Area

Staff Review Letter

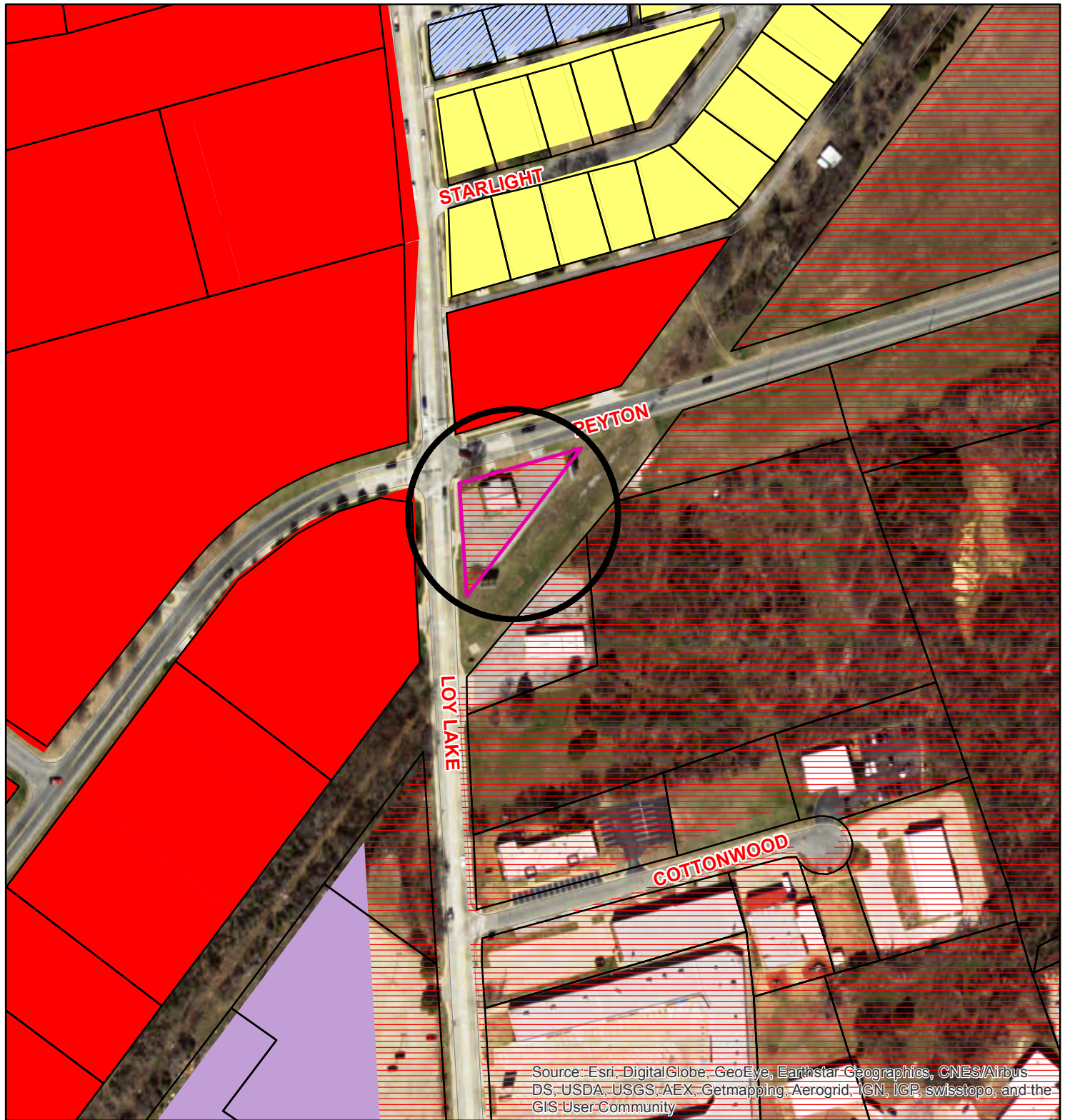


810 E. Peyton



1 in = 535 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 810 E. Peyton

Legend

Transportation Corridors Overlay DISTRICT_NAME

HWY_NAME

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

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

810 E Peyton



City of Sherman

220 W Mulberry Street

Sherman, TX 75090

RE: Sign Variance

Greater Texoma Association of Realtors

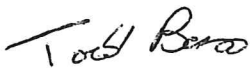
810 E Peyton Street

Sherman, TX 75090

903-893-5193

I am requesting a sign variance of 2 foot instead of the 25 foot listed in the ordinance. We are asking for your considerations due to the limited space that is available at this location. The building is only 15 feet from the property line which means there is not adequate space to move the sign back any farther than it is currently. This property is located on the corner of Loy Lake and Peyton. We investigated the property and found that the other road frontage was also lacking the proper distance to support any signage. We also understand that Loy Lake is undergoing construction to widen the farrow-through which would cause the signage to be moved if placed on the Loy Lake side. The current signage is 31" from the property line and is 36" tall X 72" wide. The proposed signage is 56" tall X 96" wide including the brick column and base. The larger signage will not impede any pedestrian or vehicle traffic visibility. After surveying other signage on Peyton Street I observed other signage that was within 36" of the property line or closer. By approving this variance you will be offering this business the same visibility opportunities that other business already enjoy on Peyton Street. Thank you for your time in the consideration of this variance.

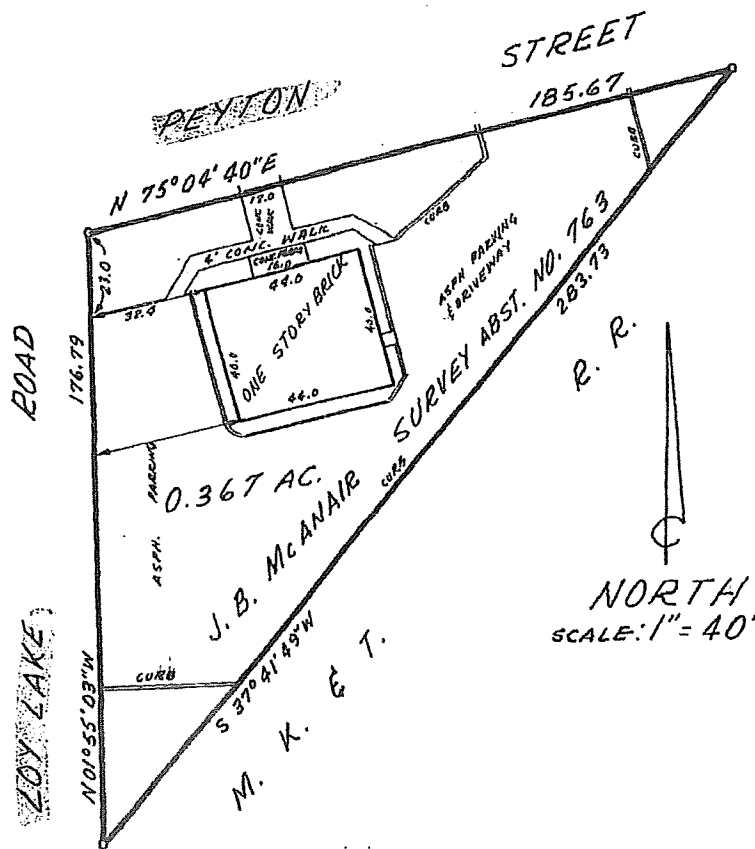
Thank you



Todd Bass

FASTSIGNS Texoma
1920 N Grand Ave
Sherman, TX 75090
903-893-7446

5018-0763-13801



I, Bobby J. Crow, Registered Public Surveyor, hereby certify that the above plat was prepared from a survey made on the ground of all that certain tract or parcel of land situated in the County of Grayson, State of Texas, being part of the J. B. McAnair Survey, Abstract No. 763, and also being a part of the 1.381 acre tract conveyed by W. E. Flowers and wife, Ester Flowers, to C. K. Davis, Jr., and wife, Lena P. Davis, by deed dated August 23, 1962, recorded in Volume 977, Page 285, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point of reference at the Southeast corner of a 1.072 acre tract of land owned by Ira T. Flowers and the Northeast corner of said 1.381 acre tract of land and the West right-of-way of the MKT Railroad;

THENCE South 37 deg. 41 min. 49 sec. West along the West line of the MKT railroad a distance of 200.95 ft. to the point of BEGINNING of this survey, said point being in the South line of Peyton Street;

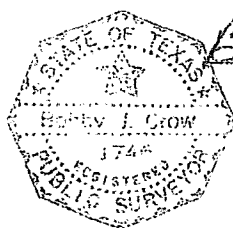
THENCE South 37 deg. 41 min. 49 sec. West with the West line of the MKT Railroad, a distance of 283.73 ft. to a steel rod;

THENCE North 01 deg. 55 min. 03 sec. West with the East line of Lot Lake Road, a distance of 176.79 ft. to a steel rod in the South line of Peyton Street;

THENCE North 75 deg. 04 min. 40 sec. East with the South line of Peyton Street, a distance of 185.67 ft. to the place of beginning and containing 0.367 acres of land.

The building on said lot is known as 810 Peyton Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land.

SUTTON & CROW
SURVEYING & ENGINEERING SERVICES
115 E. LAMAR
SHERMAN, TEXAS 75002
PHONE 802-7227

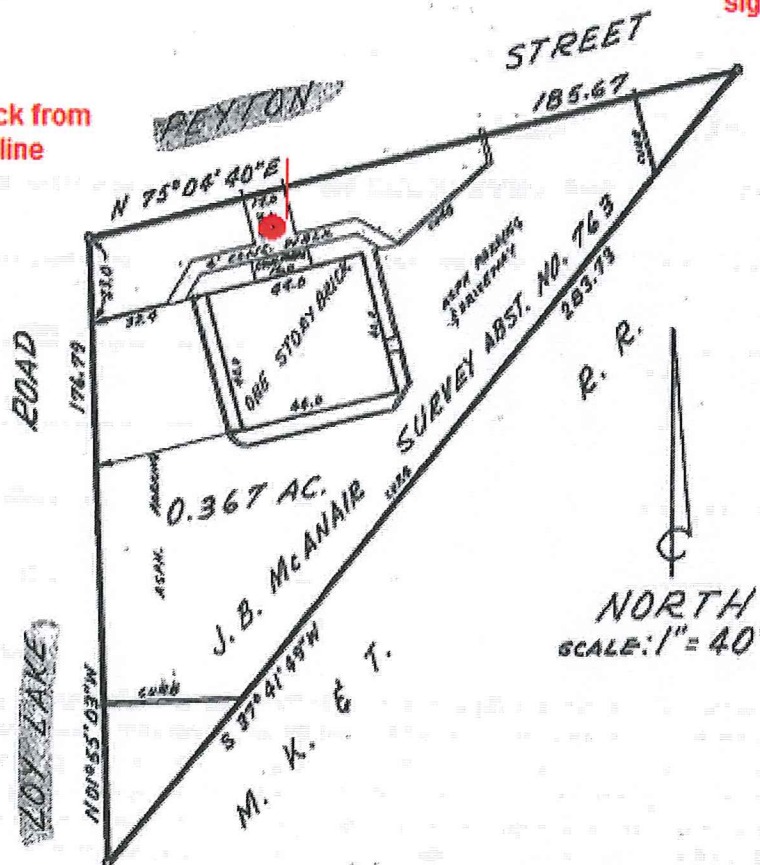


Bobby J. Crow
Bobby J. Crow, RPS
October 5, 1979

5018-0763-13801

Red dot represents current placement of signage as well as proposed placement of new signage.

2' set back from property line



I, Bobby J. Crow, Registered Public Surveyor, hereby certify that the above plat was prepared from a survey made on the ground of all that certain tract or parcel of land situated in the County of Grayson, State of Texas, being part of the J. B. McAnair Survey, Abstract No. 763, and also being a part of the 1.381 acre tract conveyed by W. E. Flowers and wife, Ester Flowers, to C. K. Davis, Jr., and wife, Lena P. Davis, by deed dated August 23, 1962, recorded in Volume 977, Page 285, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point of reference at the Southeast corner of a 1.072 acre tract of land owned by Ira T. Flowers and the Northeast corner of said 1.381 acre tract of land and the West right-of-way of the MKT Railroad;

THENCE South 37 deg. 41 min. 49 sec. West along the West line of the MKT railroad a distance of 200.95 ft. to the point of BEGINNING of this survey, said point being in the South line of Peyton Street;

THENCE South 37 deg. 41 min. 49 sec. West with the West line of the MKT Railroad, a distance of 283.73 ft. to a steel rod;

THENCE North 01 deg. 55 min. 03 sec. West with the East line of Lot Lake Road, a distance of 176.79 ft. to a steel rod in the South line of Peyton Street;

THENCE North 75 deg. 04 min. 40 sec. East with the South line of Peyton Street, a distance of 185.67 ft. to the place of beginning and containing 0.367 acres of land.

The building on said lot is known as 810 Peyton Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land.

SUTTON & CROW
SURVEYING & ENGINEERING SERVICES
115 E. LAMAR
SHERMAN, TEXAS 75090
PHONE 897-2887



Bobby J. Crow
Bobby J. Crow, RPS
October 5, 1979



56in

72in

36in

96in

12in

GREATER★TEXOMA
ASSOCIATION OF REALTORS
www.TEXTOMAREALTOR.COM



STAFF REVIEW LETTER

November 11, 2016

Greater Texoma Association of Realtors
810 E. Peyton
Sherman, TX 75090

Todd Bass
1920 N. Grand Ave.
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 2' front setback for a 4'7" tall, 38 square foot monument sign in lieu of the permitted 32 square foot with a required 15' setback in a C-2 (General Commercial) District for the property located at 810 East Peyton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
3. Off-premise advertising is prohibited.
4. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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



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

Agenda Item No. 9.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE
2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Final Plat approval of The Gardens at O'Hanlon Ranch.

Background:

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

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

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

Origination:

Lamberth Crossing Joint Venture (Owners)
Cross Engineering Consultants, Inc. (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter



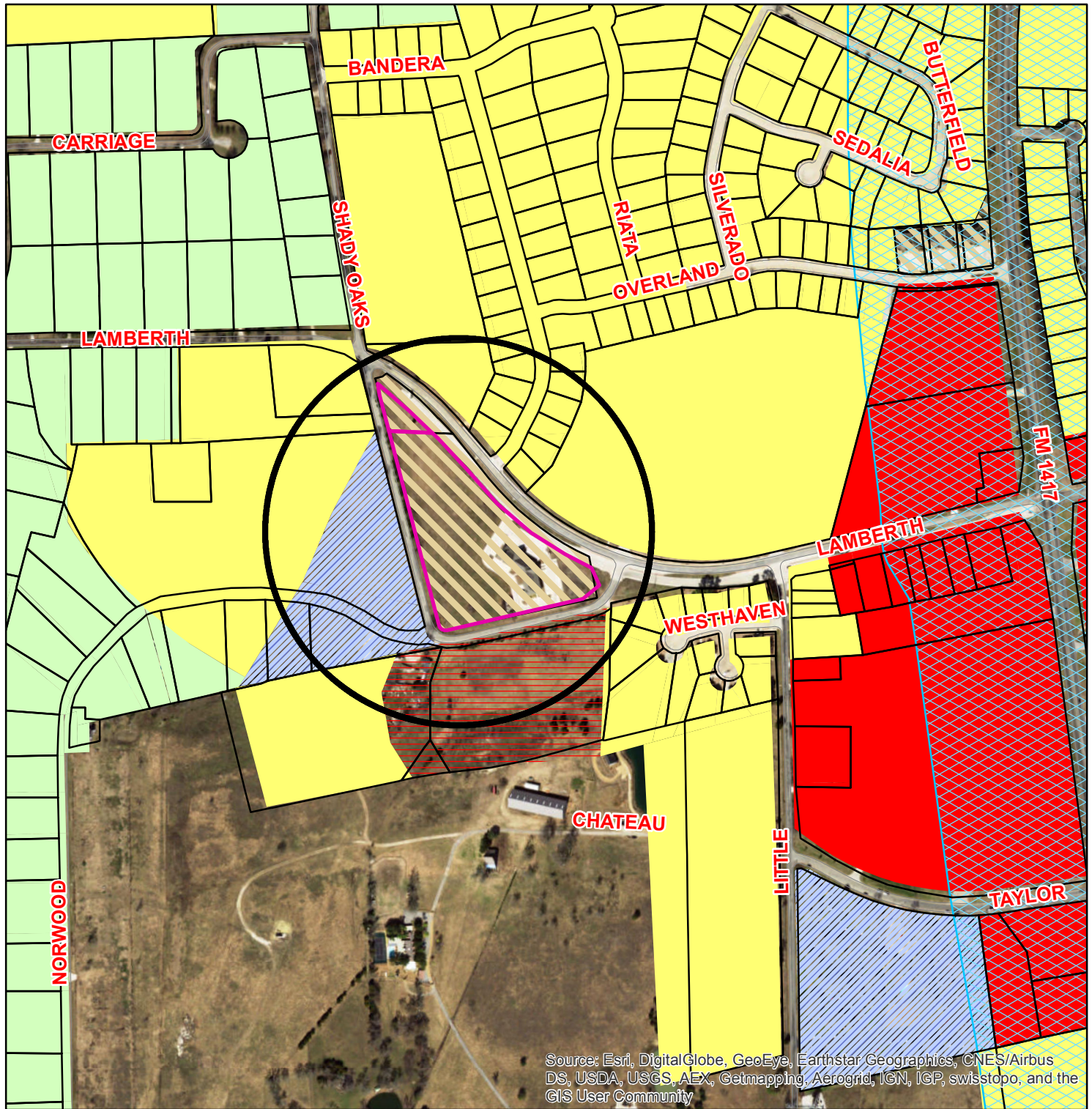
**2100-2400 Blks. Shady Oaks Ln., 2300 Blks. Norwood St.
& 2600-2800 Blks. W. Lamberth**

Sherman
CLASSIC TOWN. BROAD HORIZON.

Final Plat - The Gardens at O'Hanlon Ranch



1 in = 1,667 ft



**2100-2400 Blks. Shady Oaks Ln., 2300 Blks. Norwood St.
& 2600-2800 Blks. W. Lamberth
Final Plat - The Gardens at O'Hanlon Ranch**

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 500 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

**STAFF REVIEW LETTER**

November 10, 2016

Lamberth Crossing Joint Venture
801 E. Taylor Street
Sherman, TX 75090

Cross Engineering Consultants
131 S. Tennessee Street
McKinney, TX 75069

Preston Trail Land Surveying
83493 N. State Highway 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat The Gardens at O'Hanlon Ranch has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
5. Remove building lines from plat.
6. Require 10' Utility Easement along the front of each lot in the development.
7. Easements required per Engineering review of civil engineering plans.
8. Show Right-of-Way and pavement width on plat.
9. Show Easement in Volume 2569, Page 525 of the Official Public Records, Grayson County, Texas.
10. Show all Easements on all adjacent properties.
11. Verify Lamberth Road Right-of-Way.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,


Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 10.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 407 PROGRESS DRIVE**

The request of Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 73.024 acres in the William Martin Survey, Abstract No. 765 and being all of Lot 3, Sherman Industrial Development Addition and also being Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat Approval of Lots 2R & 3 of Sherman Industrial Development Addition

Background:

The property is located at 407 Progress Drive, the northwest corner of Howe Drive and Progress Drive in the Blalock Industrial Park. Hart Lumber Company was granted site plan approval for a warehouse/office and two storage buildings at this location at the November 7, 2016, City Council Meeting. The (owners) Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC would like to replat the property into three lots for industrial development.

Adjacent Zoning:

Blalock Industrial Park

M-1 (Light Manufacturing) District

Origination:

Sherman Economic Development Corporation and J.P. Hart Lumber Company, LLC (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required

Objections Received:

0

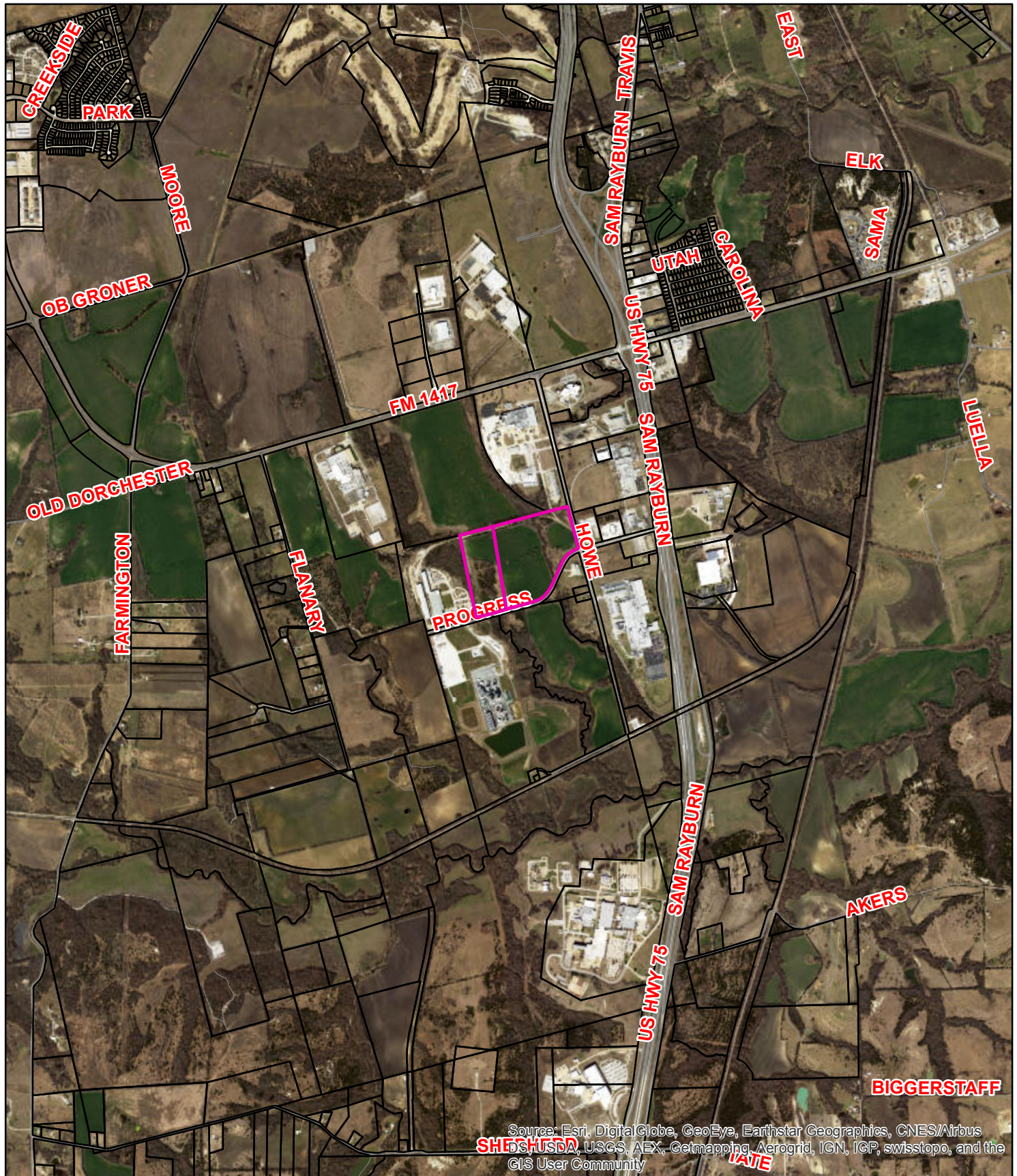
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



407 Progress Dr Replat Lots 2R & 3

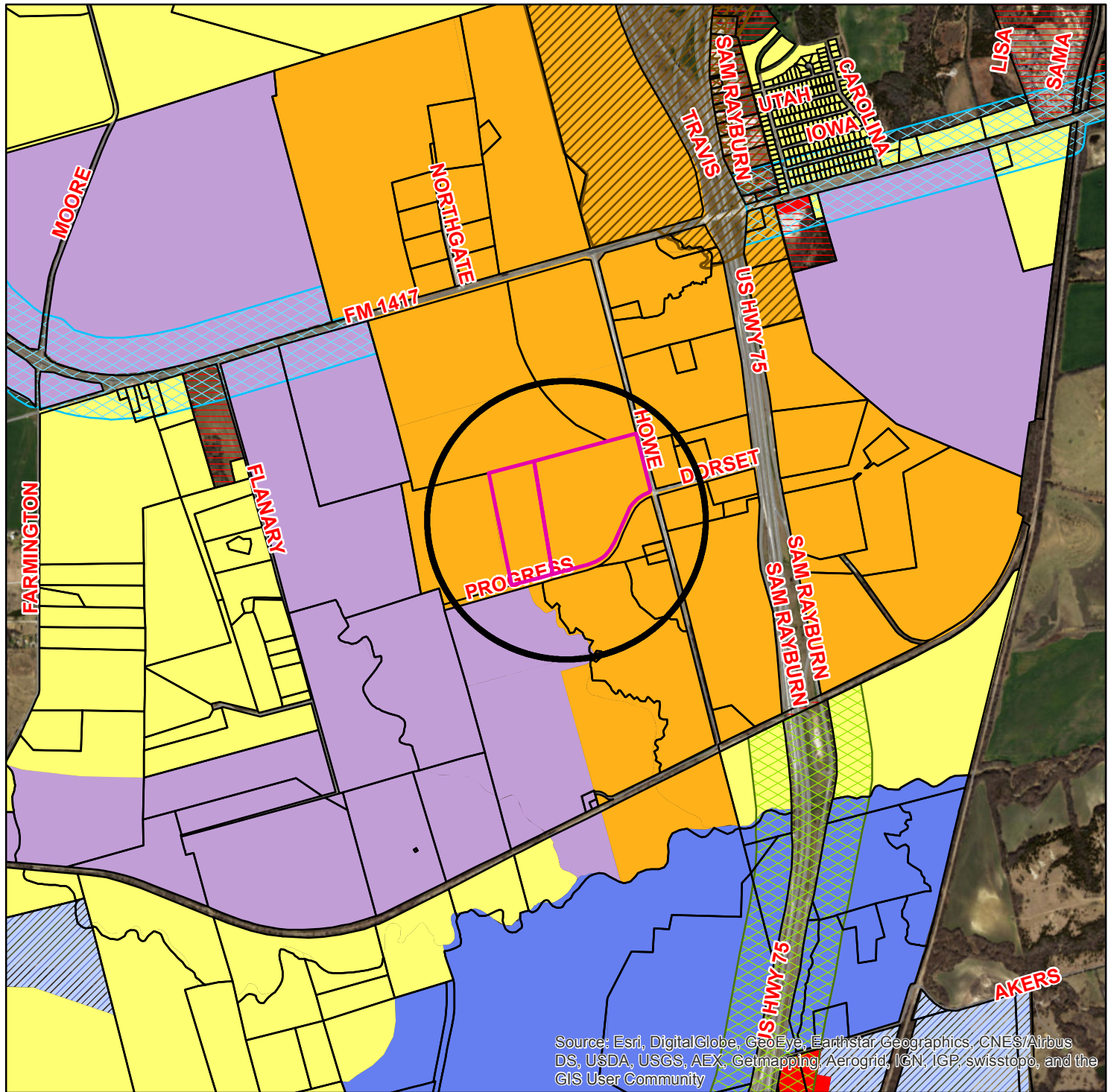
Sherman Industrial Development Addition

Sherman
 CLASSIC TOWN. BROAD HORIZON.



1 in = 2,500 ft

City of Sherman, Texas
 Developmental Services Department



407 Progress Dr Replat Lots 2R & 3 Sherman Industrial Development Addition

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



1 in = 2,000 ft

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Martin Survey, Abstract No. 765, and being all of Lot Three of Sherman Industrial Development Addition to the City of Sherman, Texas, as shown by plat of record in Volume 11, Pages 67 and 68, & Lot 2R of the Replat of Lots One and Two of Sherman Industrial Development Addition to the City of Sherman, Texas as shown by plat of record in Volume 19, Page 66, both in the Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northeast corner of said Lot Three in the West right-of-way line of Howe Drive (a public road);

Thence South 13°22'27" East, along the East line of said Lot Three, a distance of 900.94 feet to a 1/2" steel rod set at the intersection of the West right-of-way line of Howe Drive and the North right-of-way line of Progress Drive (a public road) for the southeast corner of said Lot 3;

Thence southwesterly along the north line of said Progress Drive the following calls and distances:

With a non-tangent curve to the left having a radius of 490.00 feet, (chord bears South 50°11'18" West, a distance of 410.29 feet) an arc length of 423.33 feet to a 1/2" steel rod set;

South 25°26'17" West, a distance of 539.87 feet to a 1/2" steel rod set;

With a tangent curve to the right having a radius of 470.00 feet, (chord bears South 50°48'49" West, a distance of 402.83 feet) an arc length of 416.31 feet to a 1/2" steel rod set;

South 76°11'20" West a distance of 710.04 feet to a 1/2" steel rod set;

South 75°23'37" West a distance of 400.20 feet to a 1/2" steel rod set at the southwest corner of said Lot 2R;

Thence North 11°49'44" West, along the west line of said Lot 2R, a distance of 1665.78 feet to a 1/2" steel rod set for the northwest corner of said Lot 2R;

Thence North 75°51'36" East, along the north line of said Lot 2R and Lot Three, a distance of 2133.78 feet to the Point-of-Beginning and containing 73.024 acres of land.

~ GENERAL NOTES ~

1. PROPOSED USE - COMMERCIAL
2. AS SHOWN, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF AN AREA DEFINED AS ZONE "A", DETERMINED TO BE IN A FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0210 E, REVISED DATE JULY 17, 1995.
3. SANITARY SEWER PROVIDED BY THE CITY OF SHERMAN.
4. WATER SUPPLIED BY THE CITY OF SHERMAN.
5. PROGRESS DRIVE IS AN 80 FOOT WIDE DEDICATED RIGHT-OF-WAY.

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Sherman Economic Development Corporation and J.P. Hart Lumber Co., LLC, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 2R & THREE OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2016.

Greg Kirkpatrick
Sherman Economic Development Corporation

Greg Wright
J.P. Hart Lumber Co., LLC

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 Greg Kirkpatrick 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 _____, 2016.

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 Greg Wright 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 _____, 2016.

Notary Public in and for
the State of Texas

Commission Expires:

Approved this _____ day of _____, 2016, by the
City Planning and Zoning Commission of the City of Sherman,
Texas.

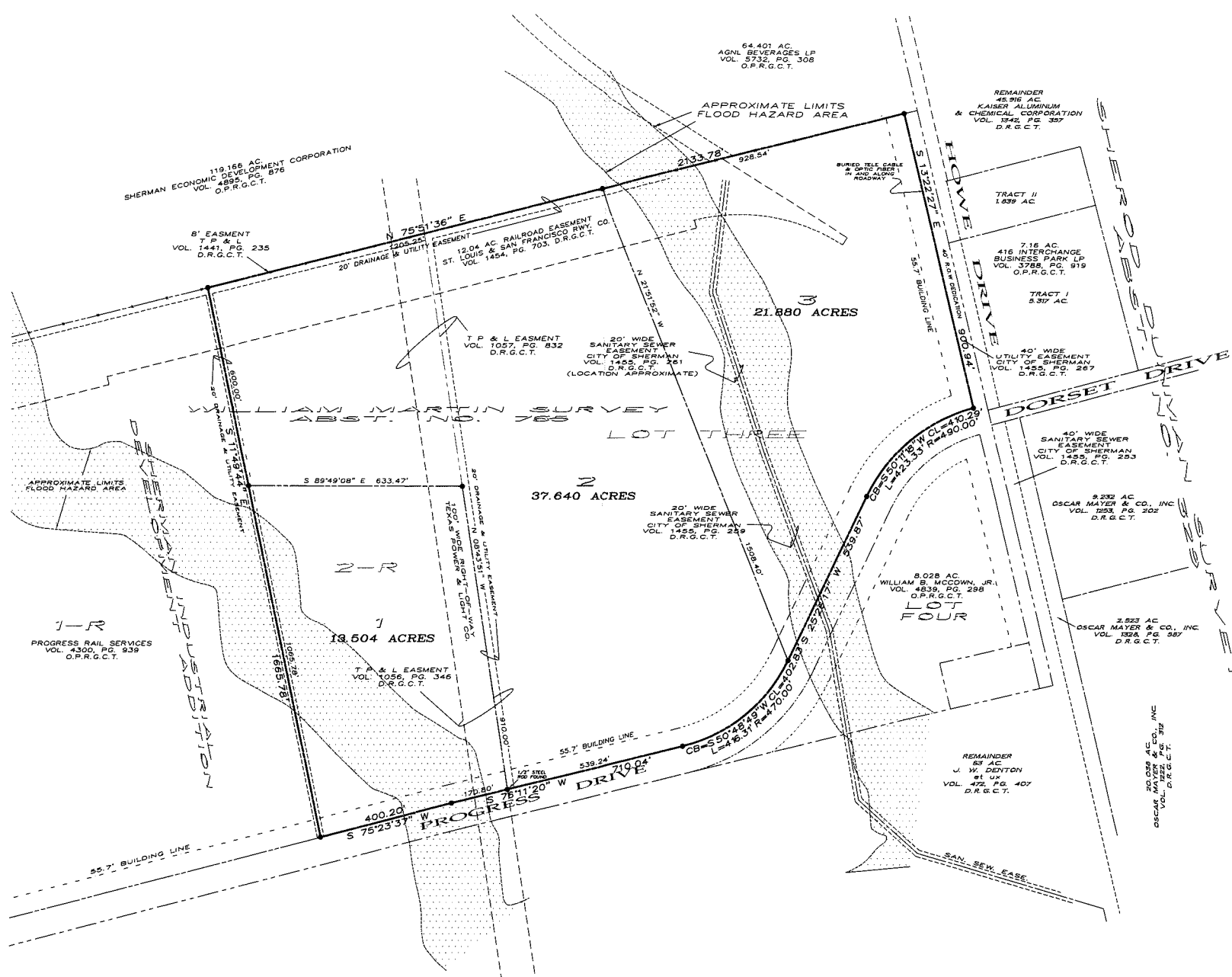
Chairman

Secretary

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of the REPLAT OF LOTS 2R & THREE OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, 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 _____, 2016.

Clerk, City of Sherman, Texas



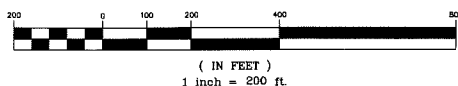
KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

GRAPHIC SCALE



OWNERS ~ DEVELOPERS

SHERMAN ECONOMIC
DEVELOPMENT CORP.
307 W. WASHINGTON ST.
SHERMAN, TEXAS 75090

J. P. HART
LUMBER COMPANY, LLC
9810 BALL STREET
SAN ANTONIO, TEXAS 78217

SURVEYOR

DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

UNDERWOOD
DRAFTING & SURVEYING

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

**REPLAT OF
LOTS 2R & THREE of
SHERMAN INDUSTRIAL
DEVELOPMENT ADDITION
TO THE CITY OF
SHERMAN, TEXAS
73.024 ACRES
OUT OF THE
WILLIAM MARTIN SURVEY
ABST. NO. 765
GRAYSON COUNTY, TEXAS
10-21-16**

JOB NO. 16100713

**STAFF REVIEW LETTER**

November 10, 2016

Sherman Economic Development Corporation
307 W. Washington St.
Sherman, TX 75090

J.P. Hart Lumber Company, LLC
9810 Ball Street
San Antonio, TX 78217

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 2R and 3 of Sherman Industrial Development Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show width of the right-of-way and pavement for all roadways on plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Remove Building Setback lines from plat.
7. Show Point of Beginning on drawing.
8. Correct calls along West side of subject property.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 11.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 701 E. LAMBERTH ROAD**

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

Planning and Zoning Commission

Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R, Being a part of Lot 1, Block 2, J.H. Carraway's Subdivision.

Background:

The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. A zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District and conceptual site plan was approved at the October 18, 2016 Planning and Zoning Commission Meeting. The owners would like to replat the property into one lot for commercial development of an office building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

John Mabary (Owner)

Preston Trail Land 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:

23

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



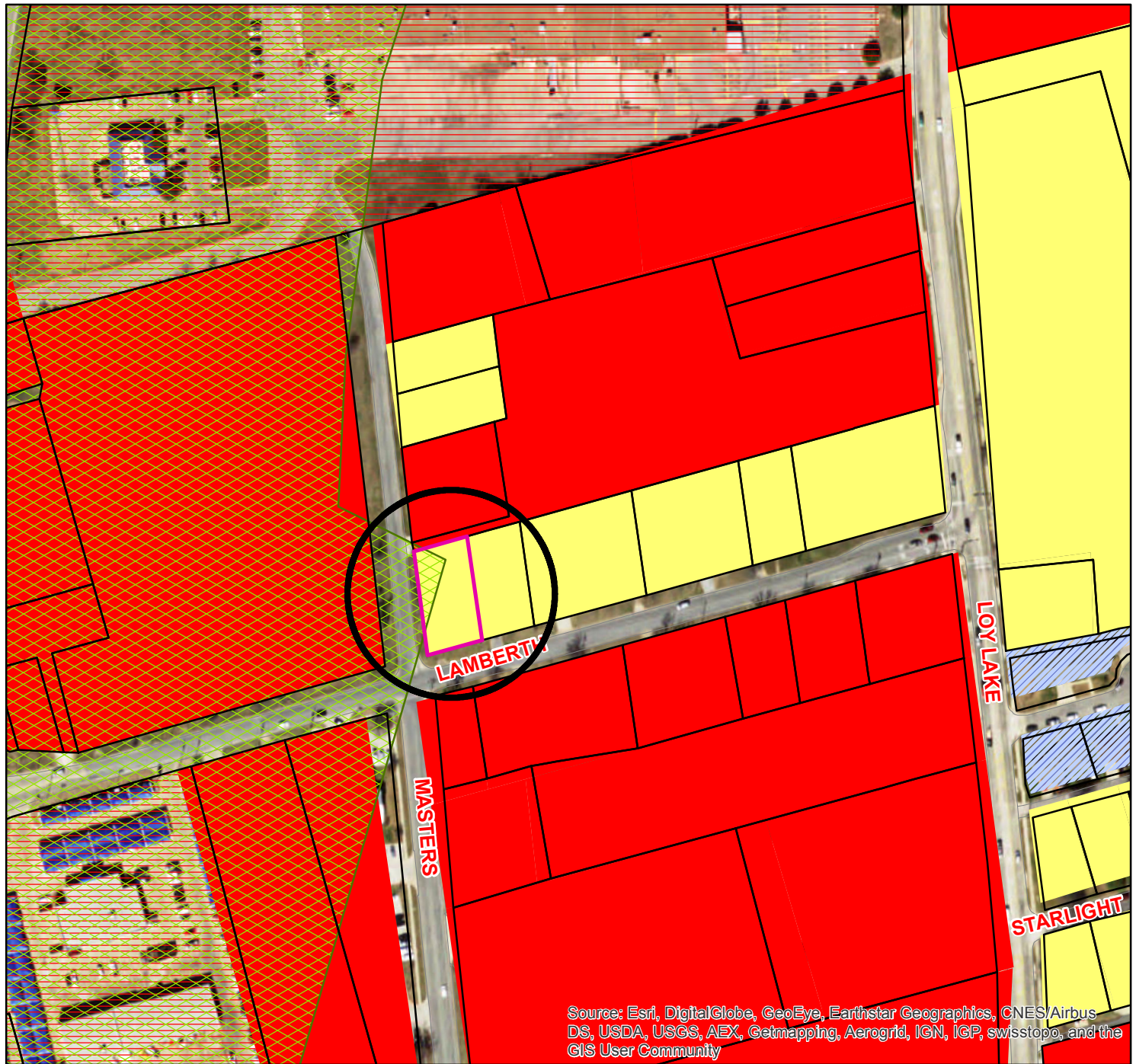
701 E. Lamberth

**Replat Approval of J.H. Carraway's Subdivision,
Block 2, Lot 1R**



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 701 E. Lamberth Replat Approval of J.H. Carraway's Subdivision, Block 2, Lot 1R

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

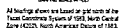


1 in = 200 ft



701 E. Lamberth





STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS JOHN C. MARARY is the rightful owner of all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being a called 10,529 square foot tract of land described in the deed to Joan T. Reel Grendelick's Trust (50% Interest), recorded in Volume 2331, Page 792, Official Records of Grayson County, Texas, same being a portion of Lot 1, Block 2, of Dr. J.H. Casaway's Subdivision, an addition to the City of Sherman, Grayson County, Texas according to the plat thereof recorded in Volume 414, Page 125, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "TRESTON TRAIL LAND SURVEYING, 9416 65th" (hereinafter referred to as "Capped Rod") for the southeast corner of the said 15.528 square foot tract, commonly known as the southwest corner of a called 17350 by 11222 feet tract of land described in the deed to L. S. Jones and husband, Jeffrey R. Jones, recorded in Volume 4437, Page 894, said Official Record, and on the southerly line of said Lot 1, and on the northerly right-of-way line of East Lambert Road (McNair Avenue) said plat, and from which a 140-foot lot has been for the southwest corner of a called 6411 feet tract of land described in the deed to T. J. Thompson Enterprises LLC, recorded in Volume 5370, Page 414, said Official Record, bears North 74°46'07" East, a distance of 234.46 feet;

THENCE South 74°43'43" West, with the southerly line of said 10,529 square foot tract, and with the the southerly line of said Lot 1, and with the northerly right-of-way line of said East Lamberth Road, a distance of 75.00 feet to a Capped Iron Rod set for the southwest corner of said 10,529 square foot tract, corner to the southwest corner of said Lot 1, and the intersection of the northerly right-of-way line of said East Lamberth Road and the easterly right-of-way line of North Martin Street.

THENCE North 55°54'41" West, with the westerly line of said S8.523 square foot tract, and with the westerly line of said Lot 1, and with the westerly line of said North 74°00'00" East, a distance of 142.33 feet, to a 1-1/2-inch iron rod with a plastic cap stamped "SARITH 3534" found for the northwest corner of said S8.523 square foot tract, corner of said Official Record of Lot 2, 2nd Plat of Lots Three and Four of Emily Addition, an addition to the City of Sherman, Grayson County, Texas, and to the plat thereof recorded in Volume 17, Page 128 and 128, Plat Records of Grayson County, Texas, and thence to the northwest corner of said Lot 1, and then along a 1-1/2-inch iron rod with a plastic cap stamped "SARITH 3534" found for the northwest corner of a tract of land described in the Deed to be L. 146, et al., recorded in Volume 2295, Page 312, said Official Records, bears North 55°54'41" West, a distance of 255.91 feet.

THENCE North 74°43'40" East, with the northerly line of said 10,529 square foot tract, and with the southerly line of said Lot 2, and with the northerly line of said Lot 1, a distance of 75.00 feet to a Capped Iron Rod set for the northeast corner of said 10,529 square foot tract, common to the northeast corner of adjacent East town.

THENCE South 05°54'45" East, with the easterly line of said 10,529 square foot tract, and with the westerly line of said Kerr tract, a distance of 142.38 feet to the POINT OF BEGINNING and enclosing 0.242 of an acre (10,541 square feet) of land, more or less, and being the same tract of land described in the deed to John C. Mahary recorded in Volume 5844, Page 895, said Official Records.

KNOW ALL MEN BY THESE PRESENTS

[illegible]

By John C. Mahary

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John C. Mabry, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 20__

Notary Public In and for the State of Texas

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown herein actually actually exist and that their location, size, and material are correctly shown.

Chris R. Neah
Registered Professional Land Surveyor No. 6525

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas

Mayor, City of Sherman, Texas	Date
-------------------------------	------

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of JIM CARRANHA'S SUBDIVISION, BLOCK 2, LOT 1R to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by placing his name as hereby above subscribed.

Witness my hand this _____ day of _____, A.D. 20_____

City of Sycamore, Ill.

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

Chairman _____ Secretary _____

REPLAT
J.H. CARRAWAY'S SUBDIVISION
BLOCK 2, LOT 1R
Being a part of Lot 1, Block 2
J.H. Carraway's Subdivision
City of Sherman, Grayson County, Texas

 Preston Trail LAND SURVEYING		15433 N. State Hwy 225 Pottsville, PA 17676 www.prestontrail.com 610-763-0000	
TPLS Form No. 100475	Drawn by JES Checked by DPH	Scale 1"=20' Date 10/25/2016	Project No. Sheet No.

[illegible]

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 44893, effective date 09/29/2010 and that map indicates that the property is within "Non-shaded Zone A" defined as "Areas determined to be outside the 0.2% annual chance flood as shown on Panel 0720 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 that not create liability on the part of the surveyor.

OWNER:
John C. Mahary
115 West Lamberth Road
Sherman, Tx 75092
Ph: 817-892-5679

SURVEYOR:
Orlo Nook, FPLS 5565
Preston Trail Land Survey
63433 N State Highway
State No. 5
Pottsboro, Tx. 75776
Ph: 903-213-0033

REPEAT
J.H. CARRAWAY'S SUBDIVISION
BLOCK 2, LOT 1R
Being a part of Lot 1, Block 2
J.H. Carraway's Subdivision
City of Sherman, Grayson County, Texas

 Preston Trail LAND SURVEYING		10435 N. State Hwy 253, Suite 5 Portland, TX 75056 www.prestontrailandsurveying.com 800-743-0030	
TITLE Fee No 10565	Drawn by JES Checked by CSM	Scale 1"=30' Date 10/26/2018	Project No. 10-0231 Sheet No. 1 of 2

LEGEND	
●	FOUND MONUMENT
○	SET MONUMENT
RFMC	127 FROM RCD IN "PEYTON TRAIL LAND SURVEYING, 1914-1920" MAP SET
RF	FROM RCD FOUND
RFRC	FROM RCD FOUND IN PLASTIC CAP
CM	CONTROLLING MONUMENT
RF-G.C.	RF-G-1-GRANT
D.R.G.C.	DIED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	ADJUTANT LINE

 Preston Trail LAND SURVEYING		10435 N. State Hwy 253, Suite 5 Portland, TX 75056 www.prestontrailandsurveying.com 800-743-0030	
TITLE Fee No 10565	Drawn by JES Checked by CSM	Scale 1"=30' Date 10/26/2018	Project No. 10-0231 Sheet No. 1 of 2

**STAFF REVIEW LETTER**

November 10, 2016

John C. Mabary
115 W. Lamberth Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of J.H. Carraway's Subdivision Block 2, Lot 1R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on plat.
5. Pro-Rata will be due at the time of development.
6. Detention in accordance with City criteria will be required as site develops.
7. Require 9' of Right of Way along Lamberth Road.
8. Access Easement required for rear access.
9. Remove Direction from Street Names.
10. Add 10' by 10' corner clip on Lot 1R.
11. Driveway off of Lamberth Road not permitted.
12. Final site plans shall be provided and approved by the City Engineering Department.
13. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 12.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 401 N. ELM STREET, 215 W. MULBERRY STREET & 400 N. CROCKETT STREET**

The request of First United Methodist Church of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 401 North Elm Street, 215 West Mulberry Street and 400 North Crockett Street, being 4.602 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of the Methodist Church Addition

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

First United Methodist Church of Sherman (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

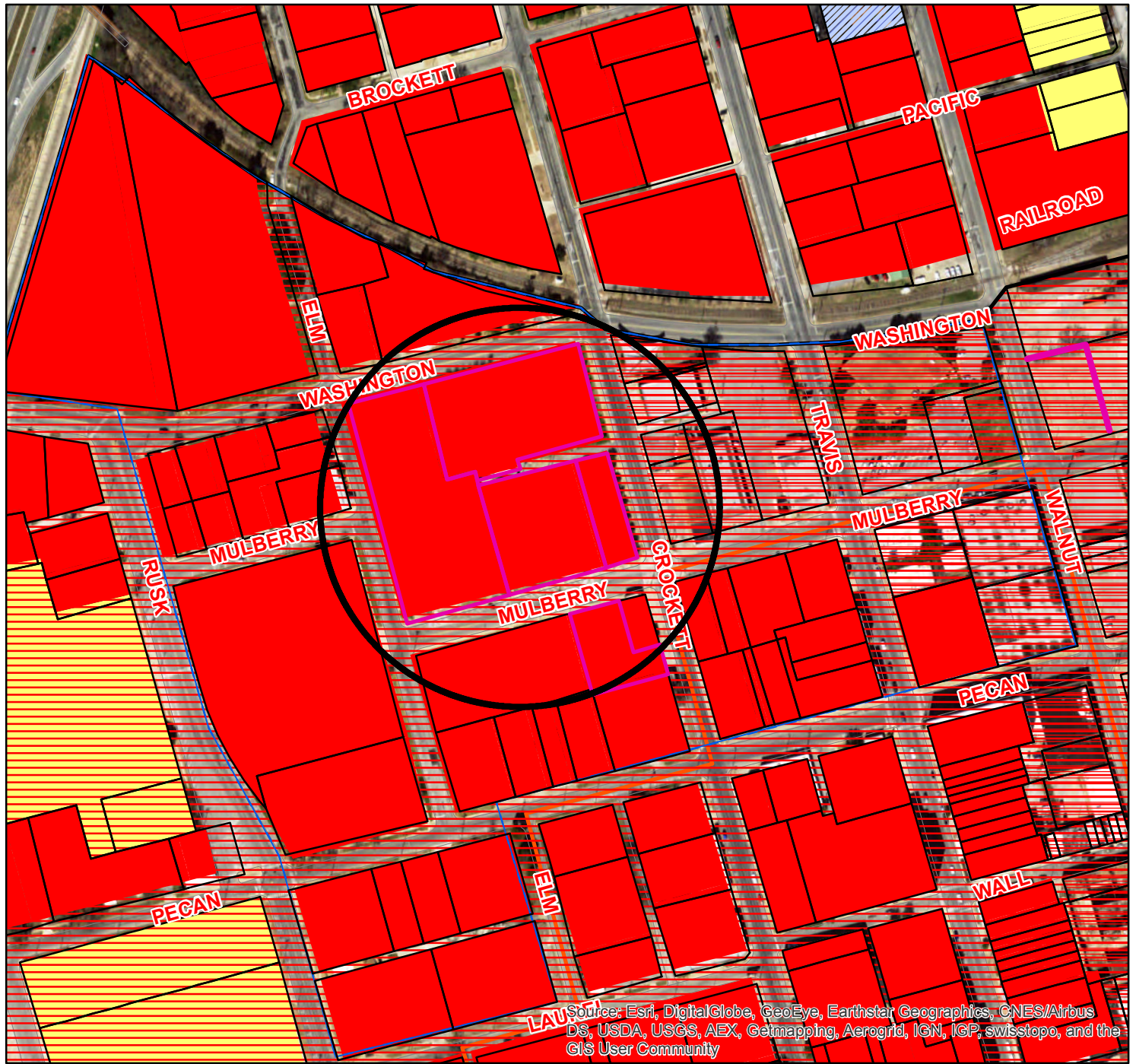


401 N. Elm, 215 W. Mulberry & 400 N. Crockett Final Plat - Methodist Church Addition



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 401 N. Elm, 215 W. Mulberry & 400 N. Crockett Final Plat - Methodist Church Addition

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

Zoning Districts

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- Unknown

- 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



1 in = 267 ft

**STAFF REVIEW LETTER**

November 10, 2016

First United Methodist Church of Sherman
401 N. Elm Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Methodist Church Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show Point of Beginning on plat.
5. Relocating of utilities required in order to abandon alley.
6. Abandonment of alley required by separate instrument and by City Ordinance.
7. The width of the right-of-way and pavement for all streets shall be shown on plat.
8. Show Owner on Plat.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 13.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 300-400 BLOCKS E. NORTHCREEK DR.**

The request of Young Enterprises, LP (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property in the 300-400 East Northcreek Drive, being 12.00 acres in the James H. Clark Survey, Abstract No. 275 and the J. Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

Preliminary Plat Approval of Magnolia Village

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

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

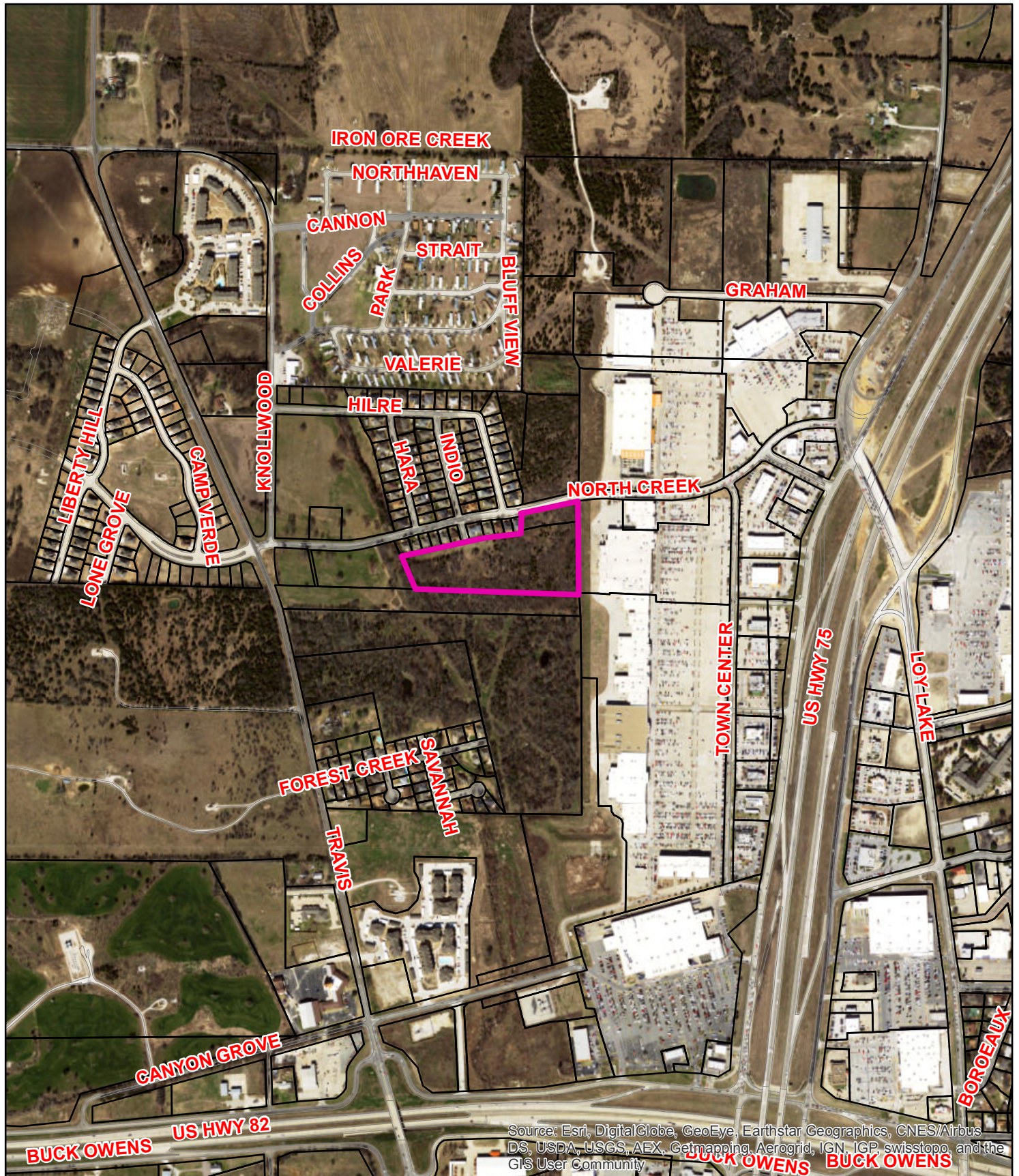
Attachments

Location Map

Zoning Map

Plat

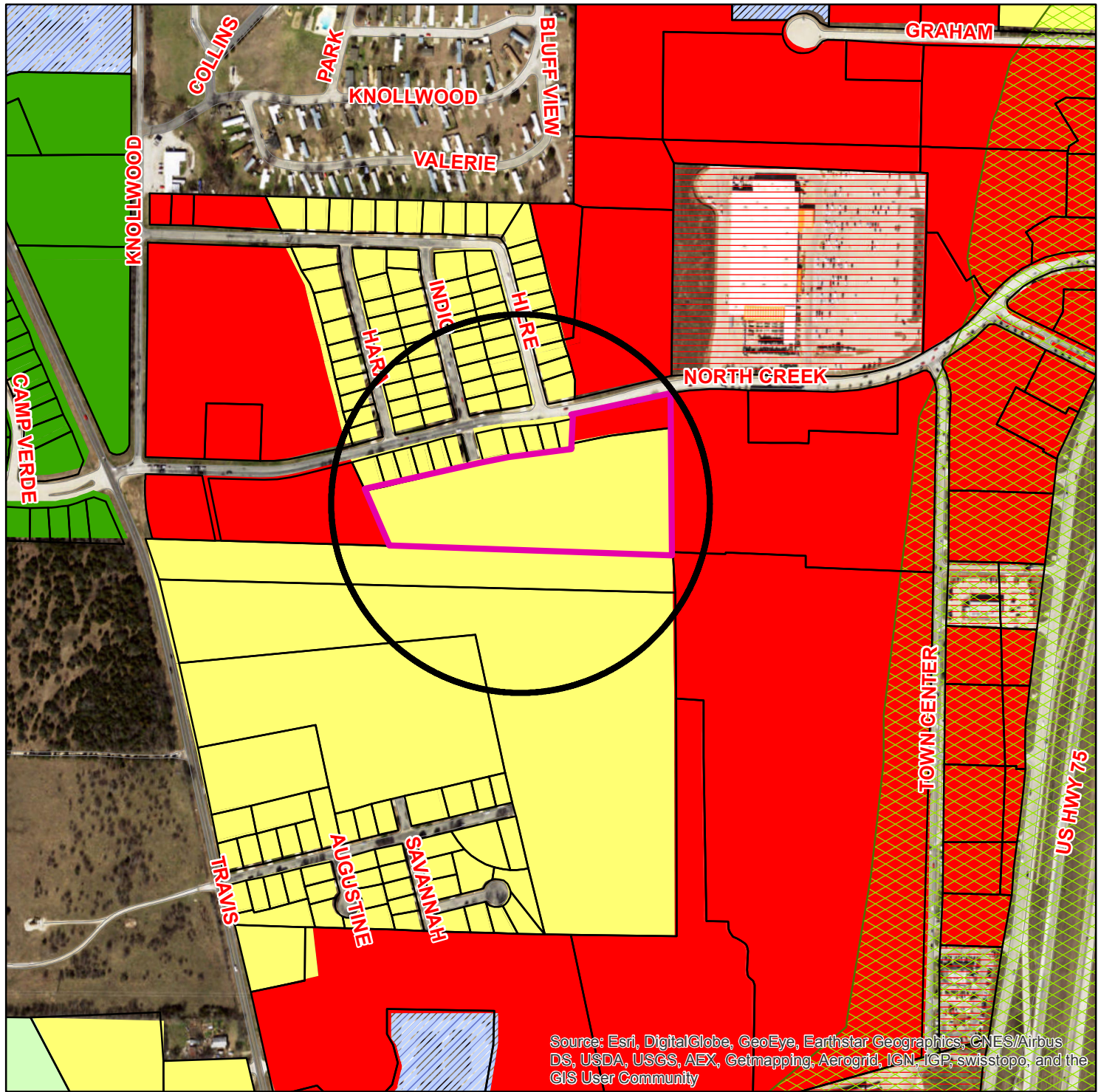
Staff Review Letter



**300-400 Blks. E. Northcreek Dr.
Preliminary Plat - Magnolia Village**



1 in = 800 ft



300-400 Blks. E. Northcreek Dr. Preliminary Plat - Magnolia Village

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District

- CO Office District

- Lakes

- M-1 Light Manufacturing District

- M-1.5 Medium Manufacturing District

- M-2 Heavy Manufacturing District

- MH Manufacturing Housing District

- R-1 One Family Residential District

- R-2 Multi-Family Residential District

- R-A Single Family Agricultural District

- SF-1 Single Family Residential District



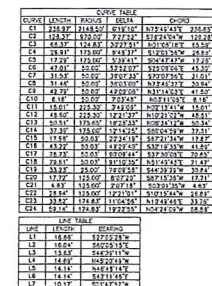
NOT TO SCALE

1 in = 500 ft





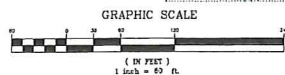
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncoor Electrical Delivery Company.
4. Location of the property shown on the plat herein lies within a Zone "AE" 100-year Flood Hazard Area Designation, as for Grayson County, Texas and Incorporated Areas, Map No. 44161C0290 F, Revised Date 05/20/2010.
5. Setback/building lines shown herein are as follows (unless otherwise noted):
 Front - 25 ft.
 Rear - 20 ft.
 Side - 10 ft.
6. Proposed land use of lots are residential.



Lot 3 Benchmark (BM):
Black 4 Square in conc. inlet @ Hile Dr
Elevation: 801.16'
Vertical Datum: NAVD88
Horizontal Datum: See "Bearing Base"

Disclaimer: Utility and gas lines shown hereon are from visible markings located on the ground as well as maps provided to the undersigned. Surveyor assumes no liability for actual location or non-existence of said lines.

NOTICE:
THIS IS A PRELIMINARY PLAT ONLY. FOR
INSPECTION PURPOSES ONLY. IN NO WAY
OFFICIAL OR APPROVED FOR RECORD
PURPOSES



I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations for Preliminary Plot of the City of Sherman, Texas.



Kate A. Wagner, R. P. L. S. No. 6578

Date: _____

Job No. CGS261016

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4058
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying

Young Enterprises

Owner/Developer
5414 N. FM 1417
Sherman, Texas 75092
Tel. 800.892.1500

©Nond Projects B2\Nond-Cross-Addition\data\Nond-9-15-2016-r2000.dwg 10/24/2016 9:46:04 AM COT

**James H. Clark Survey, Abst. No. 275
& the J. Jennings Survey, Abst. No. 647**

APPROVED FOR PREPARATION OF FINAL PLAT

Chairman, City of Sherman Planning & Zoning Commission

Date _____

**STAFF REVIEW LETTER**

November 10, 2016

Young Enterprises
5414 N. FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Preliminary Plat of Magnolia Village has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on plat.
5. Detention in accordance with City criteria will be required as the site develops.
6. All requirements of the Floodplain Ordinance should be followed.
7. Sanitary Sewer Easement shall be a minimum of 20."
8. Block A, Lots 4 & 5 appear to be in 100 year Floodplain and shall be removed.
9. All infrastructures shall be approved by City of Sherman Engineering Department.
10. Minimum requirements for Lot Width shall be 60.'
11. Minimum requirements for Lot area shall be 6,000 sq.ft.
12. Indio Lane is an existing street and should be extended along Northcreek Dr. When a street changes direction, the street name shall change. A street shall not intersect with another street more than one time without a name change.
13. Zone change required on the tract along Northcreek Drive if developing for residential, currently zoned a C-1 (Retail Business) District.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 14.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 230 & 300 E. SYCAMORE STREET**

The request of Cool Water Development LLP and Daryl Ellison (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 230 and 300 East Sycamore Street, being 3.289 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat Approval of Ellison Addition

Background:

The property is located at 230 & 300 East Sycamore Street, the southwest corner of Sycamore Street and North Branch Street. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The owners would like to plat the property into two lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Cool Water Development LLP and Daryl Ellison (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

and

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

Number of notices mailed:

Not required.

Objections Received:

0

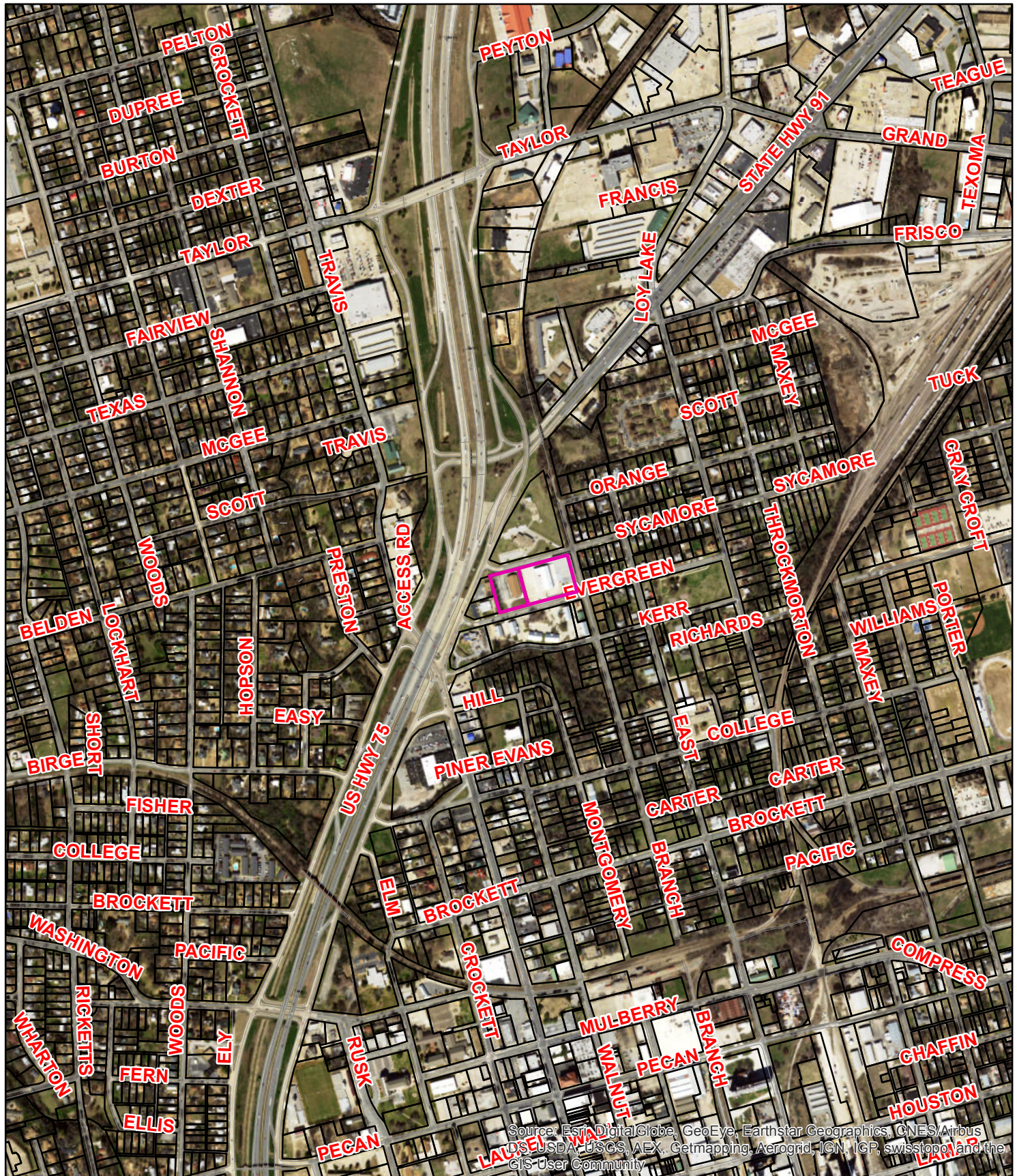
Attachments

Location Map

Zoning Map

Plat

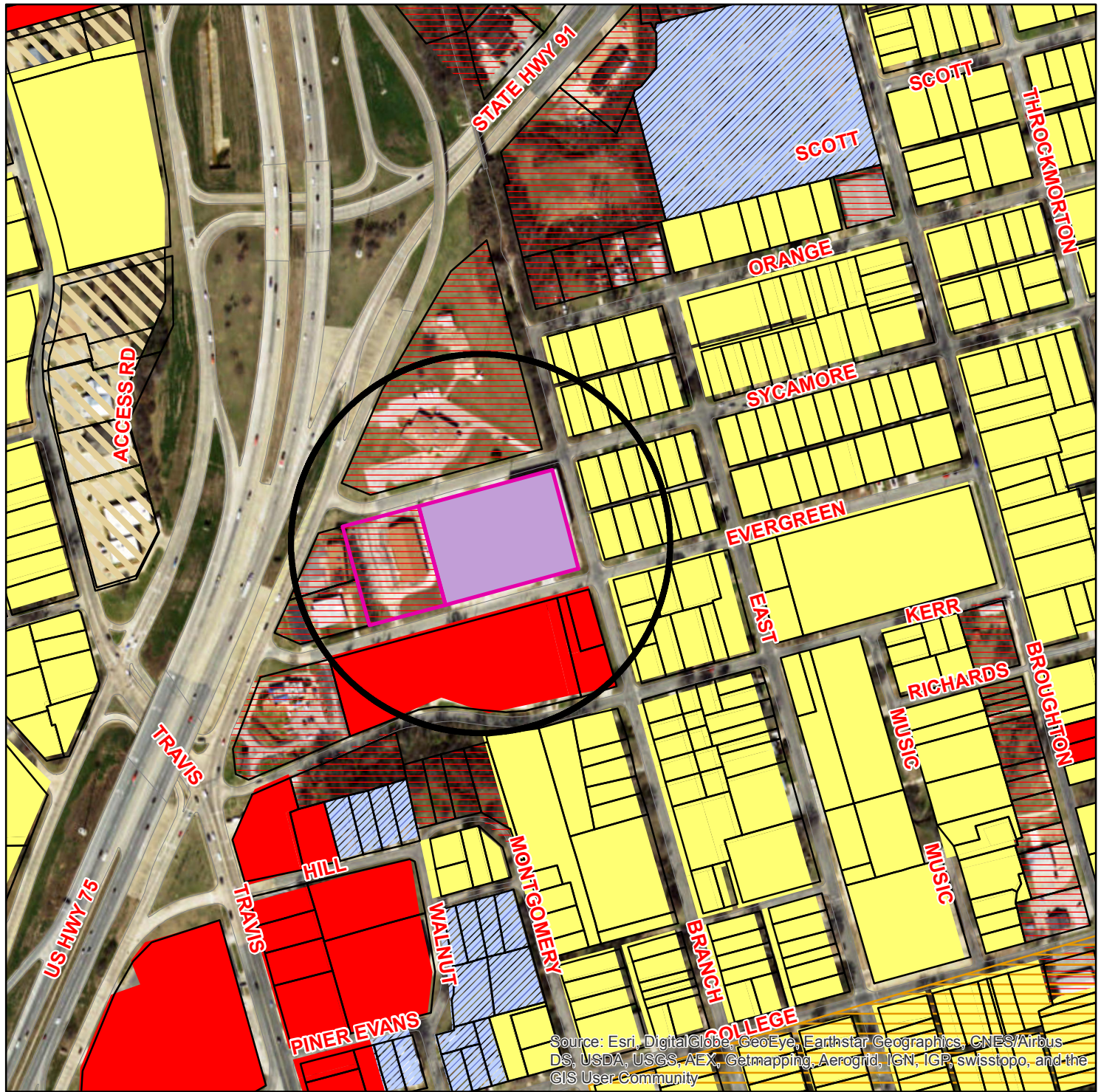
Staff Review Letter



230 & 300 E. Sycamore Street Final Plat - Ellison Addition



1 in = 892 ft



230 & 300 E. Sycamore Street Final Plat - Ellison Addition



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay		Zoning Districts	
DISTRICT_NAME		Representation: ShermGIS.DBO.ZoningDistrict_Rep	
[Blue outline]	Arts and Cultural District	[Red]	C-1 Retail Business District
[Hatched]	Blalock Commercial Overlay District	[Red outline]	C-2 General Commercial District
[Black outline]	Central Business District	[Yellow]	BIP Blalock Industrial Park
[Yellow outline]	College Park District	[Green]	R-A Single Family Agricultural District
[Orange outline]	Downtown Overlay District	[Blue hatched]	R-1 One Family Residential District
[Blue outline]	Historic Preservation District	[Blue hatched]	R-2 Multi-Family Residential District
		[Green hatched]	SF-1 Single Family Residential District
		[Brown hatched]	CO Office District
		[Blue]	Lakes
		[Purple]	M-1 Light Manufacturing District
		[Dark Purple]	M-1.5 Medium Manufacturing District
		[Dark Purple]	M-2 Heavy Manufacturing District
		[Brown hatched]	MH Manufacturing Housing District



1 in = 357 ft

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of the same tract of land described as 2.08 acres conveyed by Kenneth Jack Carroll and Rita Mae Carroll, Co-Trustees to Gary Ellison, Josh Ellison, and Derek Ellison by deed dated November 1, 2013, recorded in Volume 5383, Page 135, Official Public Records, Grayson County, Texas, and being the 1.196 acre tract of land conveyed to James L. Mathis, II by deed of record in Volume 5449, Page 16, of said Official Public Records and being more particularly described by metes and bounds as follows:

Beginning at a 1" pipe found in the north line of Evergreen Street, said pipe maintaining the southeast corner of a 0.55 acre Tract Two of lands conveyed to Lester W. Vance by deed of record in Volume 3155, page 22 of said Official Public Records, said pipe also maintaining the southwest corner of said 1.196 acre tract;

Thence North 151°41'8" West, along the east line of said 0.55 acre tract passing the southeast corner of a 0.40 acre tract of land conveyed to JOST BLW3, LLC by deed of record in Volume 4706, Page 448 of said Official Public Records and continuing along the east line of said 0.40 acre tract for a total distance of 260.35 feet to point in the south line of Sycamore Street from which a found oak bears North 63° West, a distance of 1.3 feet;

Thence North 74°34'04" East, along the south line of said Sycamore Street, a distance of 550.10 feet to a culvert hole in concrete found at the intersection of the south line of said Sycamore Street and the west line of Branch Street said culvert hole maintaining the northeast corner of said 2.08 acre tract;

Thence South 152°05'4" East, along the west line of said Branch Street, a distance of 260.35 feet to the corner of concrete found at the intersection of the west line of said Branch Street and the north line of said Evergreen Street, said corner of concrete maintaining the southeast corner of said 2.08 acre tract;

Thence South 74°33'04" West, along the north line of said Evergreen Street, a distance of 550.61 feet to the Point-of-Beginning and containing 3.289 acres of land.

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
From No. 15056300

Approved this _____ day of _____, 2016, by the
City Planning Commission to the City of Sherman, Texas.

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman

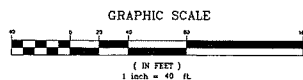
Mayor, City of Sherman, Texas _____ Date _____



— BASE OF BEARINGS —
TEXAS STATE PLANT COORDINATE SYSTEM
NORTH CENTRAL ZONE

OWNERS/DEVELOPER
DARLE ELLISON
JOSH ELLISON
DEREK ELLISON
JAMES L. MATHIS, II
COOLWATER DEVELOPMENT
244 E. EVERGREEN ST.
SHERMAN, TEXAS 76609

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



UNDERWOOD
DRAFTING & SURVEYING

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

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing ELLISON ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, and the City Council, by formal action then and there adopted the resolution of streets, alleys, easements and public places, as shown and set forth in and upon said map or plan, 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 _____, 2016.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, DARLE ELLISON, JOSH ELLISON, DEREK ELLISON and JAMES L. MATHIS, II, do hereby adopt this plat designating the ELLISON ADDITION as the ELLISON ADDITION, an addition to the City of Sherman, Texas, and hereby declare the public use forever the streets and easements shown on this plat for the purpose and use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or construction, maintenance, an efficiency of the respective system on any of the streets, alleys and easements shown on this plat, and any utility which, at all times, has a right of ingress and egress to and from said upon the said easement for the purpose of constructing, reconstructing, inspecting, petting, maintaining and adding to or removing all or part of its respective system without the interference of anyone. This plat approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2016.

DARLE ELLISON

JOSH ELLISON

DEREK ELLISON

JAMES L. MATHIS, II

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 DARLE ELLISON 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 _____, 2016.

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 JOSH ELLISON 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 _____, 2016.

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 JAMES L. MATHIS, II 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 _____, 2016.

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 JAMES L. MATHIS, II 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 _____, 2016.

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

**FINAL PLAT
OF
ELLISON ADDITION**
TO THE CITY OF
SHERMAN, TEXAS
3.289 ACRES
OUT OF THE
J. B. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS

**STAFF REVIEW LETTER**

November 10, 2016

Coolwater Development
244 E. Evergreen Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Ellison Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show adjacent Floodplain on plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,

Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 15.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 600-800 BLOCKS BAKER PARK DRIVE**

The request of Kritt Concrete, LLC (Owners), Cross Engineering Consultants, Inc. (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 5.392 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat Approval of Parkhaven Estates, Phase 1

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kritt Concrete, LLC (Owners)

Cross Engineering Consultants, Inc. (Engineer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

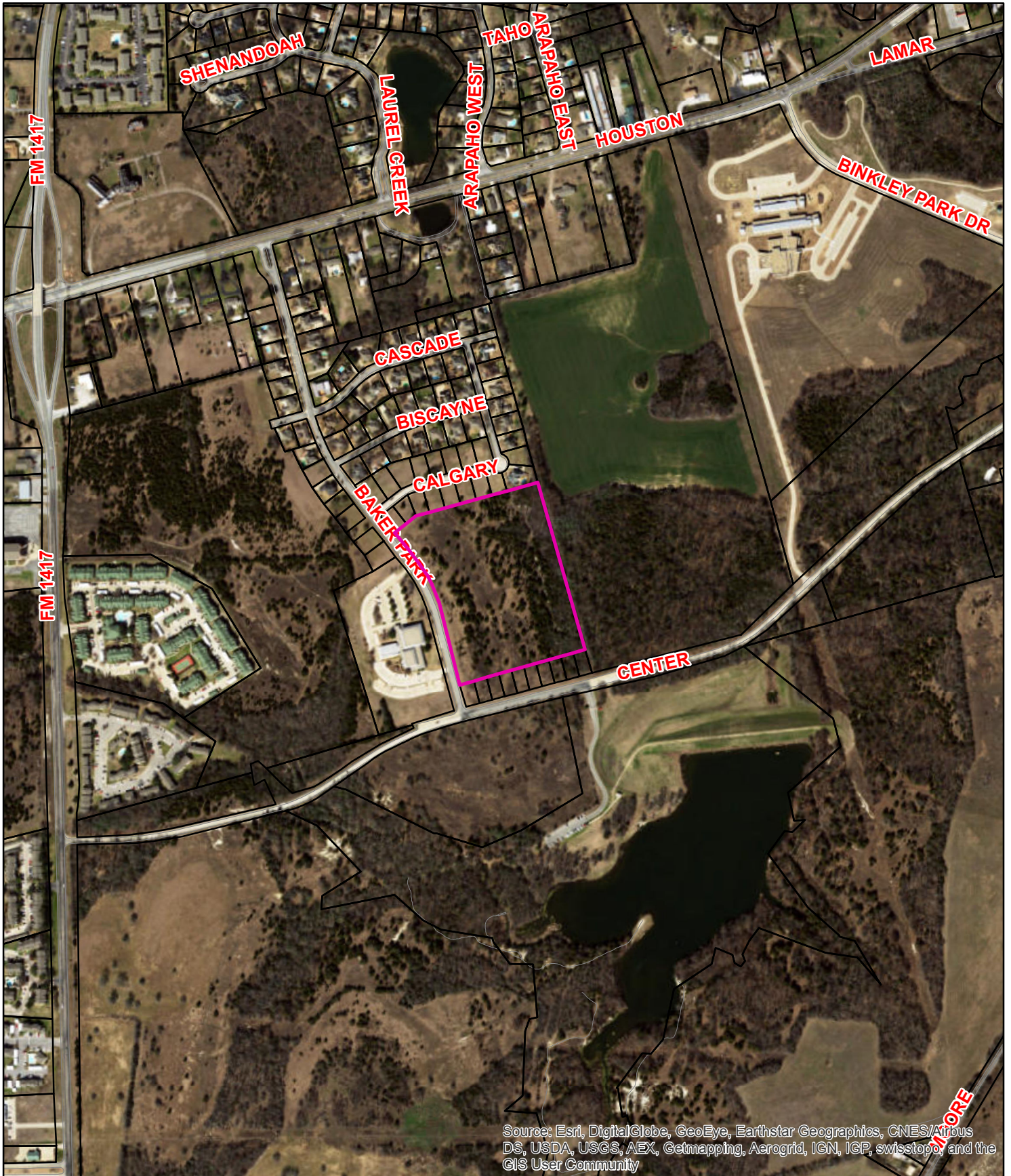
Attachments

Location Map

Zoning Map

Plat

Staff Review Letter



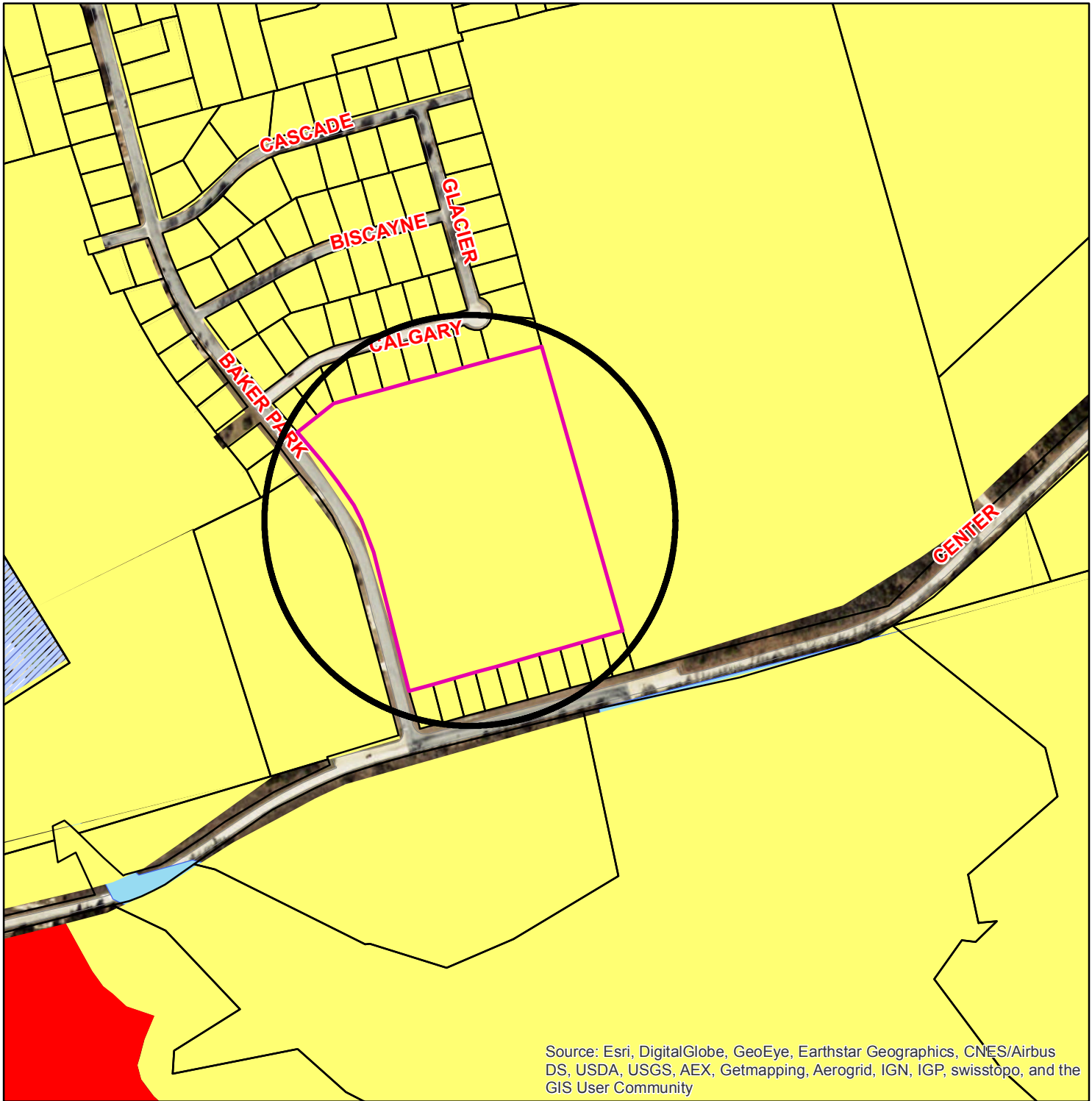
600-800 Blocks Baker Park Dr.



NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 600-800 Blocks Baker Park Drive Parkhaven Estates, Phase 1

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 446 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as 23.921 acres and referred to as Tract No. 3 as conveyed by Park Development, Inc. to Park Development, Ltd. by deed dated October 1, 1995, recorded in Volume 2497, Page 878, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the East right-of-way line of Baker Park Drive said rod maintaining Southwest corner of Block Two of Parkhaven Addition Section Five to said City of Sherman as shown by plat of record in Volume 10, Page 25, said Plat Records, being the 6.403 acre tract of land so previously severed from said Tract No. 3;

Thence North 51°33'41" East with the South line of both said Parkhaven Addition Section Five and Block Two a distance of 153.44 feet to a 1/2" steel rod found maintaining an angle point;

Thence North 74°55'38" East a distance of 686.22 feet to a 1/2" steel rod and maintaining the Southeast corner of both said Parkhaven Addition Section Five and Block Two in the East line of said Tract No. 3;

Thence South 15°30'49" East with said East line of Tract No. 3 a distance of 270.12 feet to a 1/2" steel rod set;

Thence over and across said Tract No. 3 the following calls and distances: South 74°56'13" West a distance of 120.00 feet to a 1/2" steel rod set;

South 15°30'49" East a distance of 40.00 feet to a 1/2" steel rod set; South 74°56'13" West a distance of 571.81 feet to a 1/2" steel rod set; South 51°31'40" West a distance of 37.43 feet to a 1/2" steel rod set the east line of said Baker Park Drive;

Thence northwesterly along the east line of said Baker Park Drive with a tangent curve to the left having a radius of 975.41 feet, (chord bears North 34°19'30" West, a distance of 140.14 feet) an arc length of 140.26 feet a 1/2" steel rod found;

Thence North 38°28'20" West continuing along the east line of said Baker Park Drive, a distance of 143.62 feet to the Point-of-Beginning and containing 2.92 acres of land.

OWN ALL MEN BY THESE PRESENTS:

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon are 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

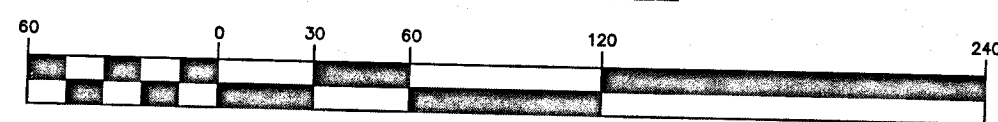
Date



~ 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.
11. The proposed use is to be Single Family Residential.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

UNDERWOOD
DRAFTING & SURVEYING

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, KRITT CONCRETE, LLC, do hereby adopt this plat designating the hereinabove property as the PARKHAVEN ESTATES, PHASE I, 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 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 _____, 2016.

KRITT CONCRETE, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument 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 _____, 2016.

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

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, PARKHAVEN ESTATES, PHASE I, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, 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 _____, 2016.

Clerk, City of Sherman, Texas

Approved this _____ day of _____, 2016, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

FINAL PLAT PARKHAVEN ESTATES PHASE I

BEING 5.392 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

ENGINEER
ENGINEERING CONSULTANTS, INC.
131 S. TENNESSEE
KINNEY, TEXAS 75069

OWNERS/DEVELOPER
KRITT CONCRETE, LLC
3 JORDAN CREEK RD.
DENVER, TEXAS 76233

**STAFF REVIEW LETTER**

November 10, 2016

Kritt Concrete, LLC
1116 Jordan Creek Road
Collinsville, TX 76233

Cross Engineering Consultants, Inc.
131 S. Tennessee
McKinney, TX 75069

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Parkhaven Estates Phase I has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when services will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
4. Show Point of Beginning on plat.
5. The width of the right-of-way and pavement for all streets shall be shown on plat.
6. All lot dimensions shall be shown on plat.
7. Require Drainage Easement between lots 23 & 24 of Block 2.
8. Minimum requirements for Lot Width shall be 60' and shall be marked on the lot.
9. Minimum requirements for Lot area shall be 6,000 sq. ft.
10. Calls on drawing and in legal description must match.
11. Show all easements on plat.
12. Show street names of all surrounding streets.
13. Plat needs to establish Lots and Blocks based on phase.
14. Lots in each Block shall begin with the number "1."
15. Water and sewer shall be extended to serve the development.
16. Detention in accordance with City criteria will be required as the site develops.
17. There is already a street named Sherbrooke Lane – it does not extend to this location.
18. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

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

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



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

Agenda Item No. 16.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1915 N. FM 1417 (HERITAGE PARKWAY)

The request of PAGA LTD (Owners) and BWG Architecture (Architect) concerning the property at 1915 North FM 1417 (Heritage Parkway), being Lot 1, Block 1, of the Replat of Lot 2, Block 1 of Skyline Business Park, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.4 to allow thirty-one (31) off-street parking spaces in lieu of the required forty-eight (48) for Domino's Pizza and Retail Shell Building in a C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

Site plan approval for a Domino's Pizza and Retail Shell Building

Background:

The property is located at 1915 North FM 1417 (Heritage Parkway) between Skyline Drive and Lamberth Road. The property is zoned a C-1 (Retail Business) District and is also located in the O-1.1 (FM 1417 Overlay) District. The owner would like to construct a 9,475 square foot, single story retail shell; Domino's Pizza will be one of the tenants. The exterior finish on the building will be masonry. They are requesting an exception to allow thirty-one (31) parking spaces in lieu of the required forty-eight (48).

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

PAGA LTD (Owners)

BWG Architecture (Architect)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

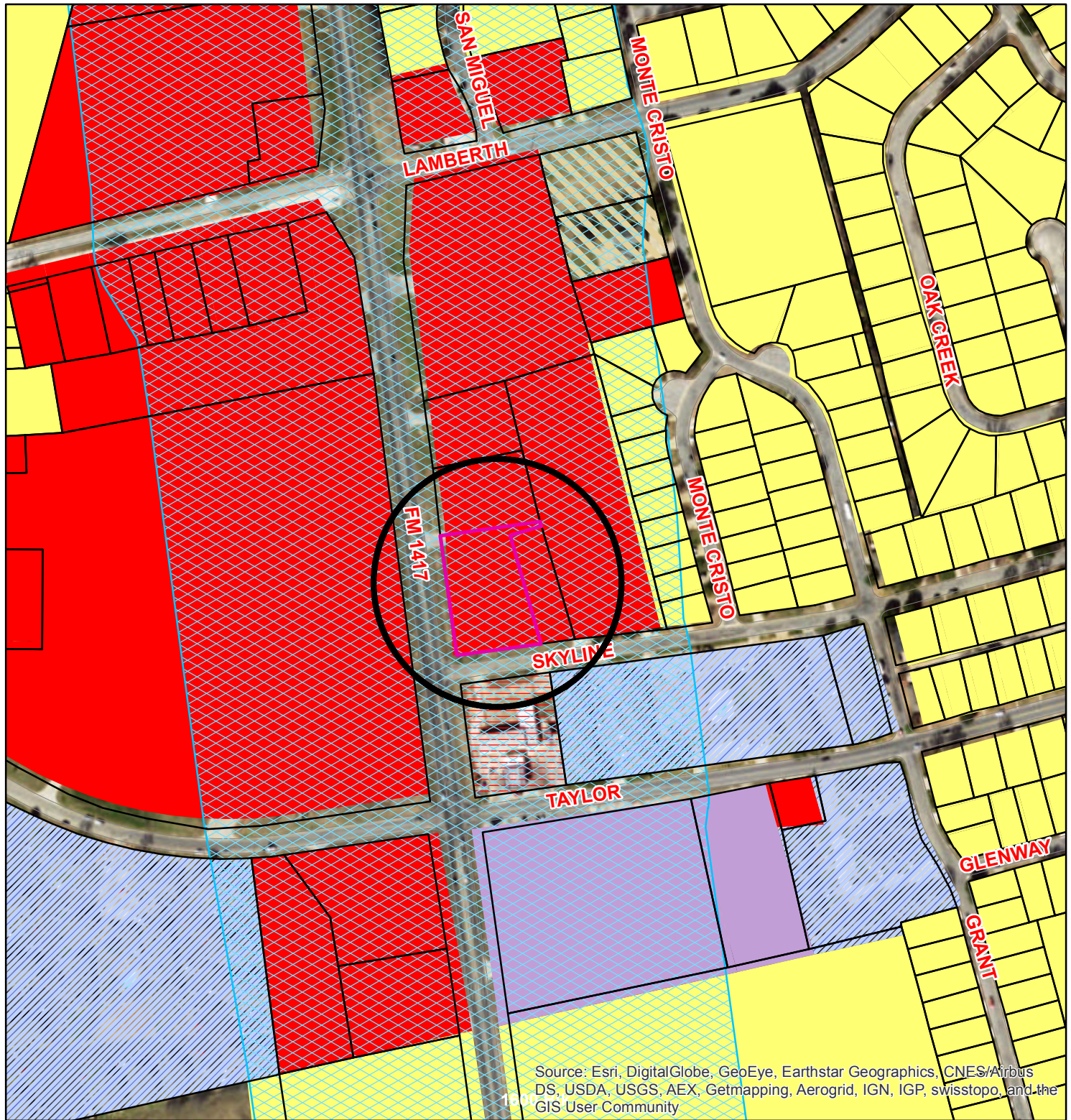


1915 N. FM 1417 (Heritage Parkway)



1 in = 892 ft

City of Sherman, Texas
Developmental Services Department



1915 N. FM 1417 (Heritage Parkway)

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 300 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1915 N. FM 1417



BWG Architecture
P.O. Box 693
Tom Bean, TX 75459
(903) 815-9273

© B.W. Green, LLC
B.W. Green, Architect
Texas: 18.293
Oklahoma: 04950



LOT 1, BLOCK 1 OF
THE REPLAT OF LOT 2,
BLOCK 1 OF SKYLINE
BUSINESS PARK, J.B.
McNAIR SURVEY,
ABSTRACT # 763

PAGE, LTD. - STEVE
PALMER

SKYLINE RETAIL
CENTER

CIVIL:
STRUCTURAL:
MEP:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

00

PLANNING & ZONING

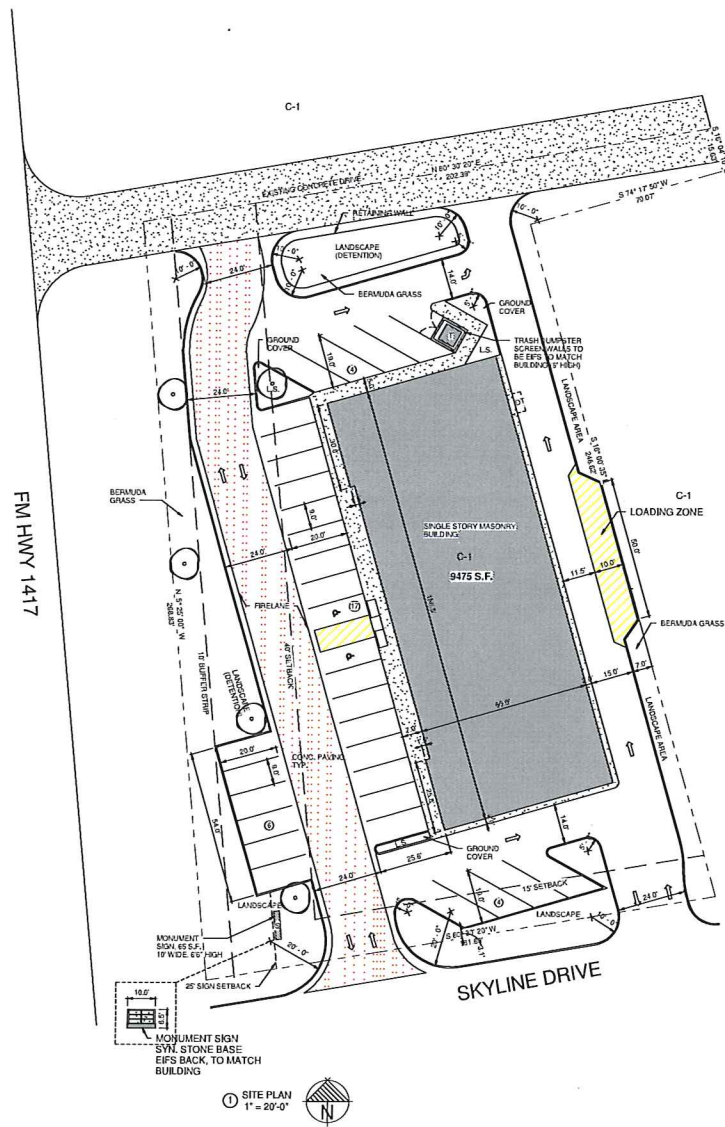
020

Rev.	Description	Date
------	-------------	------

SITE

1/1/2016

A-1.0



ZONING: C-1 RETAIL DISTRICT
SITE AREA: 1.0 ACRES (43,560 S.F.)
BUILDING FOOTPRINT: 9475 S.F. (21.8%)
PAVING AREA: 24,758 S.F. (56.8%)
LANDSCAPE AREA: 9327 S.F. (21.4%)
PARKING REQUIRED: 1/200, 48 SPACES
PARKING PROVIDED: 1/306, 31 SPACES

① SITE PLAN
1" = 20'-0"



2. PROJECTS COMMERCIAL/PALMER Skyline Hotel/DO Skyline Retail Bldg R.A.M

ARCHITECT

BWG Architecture

P.O. Box 893
Tom Bean, TX 75489
(903) 615-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18,293
California: 44,160



project address:

LOT 1, BLOCK 1 OF
THE REPLAT OF LOT 2,
BLOCK 1 OF SKYLINE
BUSINESS PARK, J.B.
McNAIR SURVEY,
ABSTRACT # 763

project owner:

PAGE, LTD. - STEVE
PALMER

project description:

SKYLINE RETAIL
CENTER

consultants:

CIVIL:

STRUCTURAL:

MFP:

project team:

approved by: BWG

designed by: BWG

checked by: BWG

drafted by: BWG

project issue date:

00

project status:

PLANNING & ZONING

project number:

14020

revisions:

Rev. Description Date

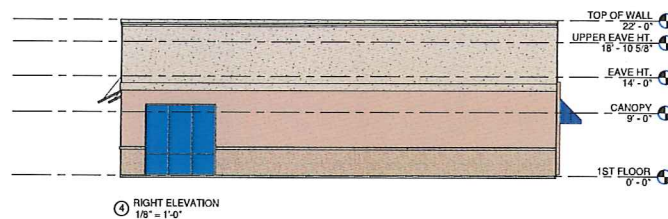
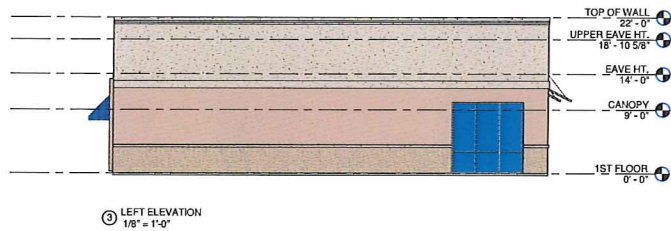
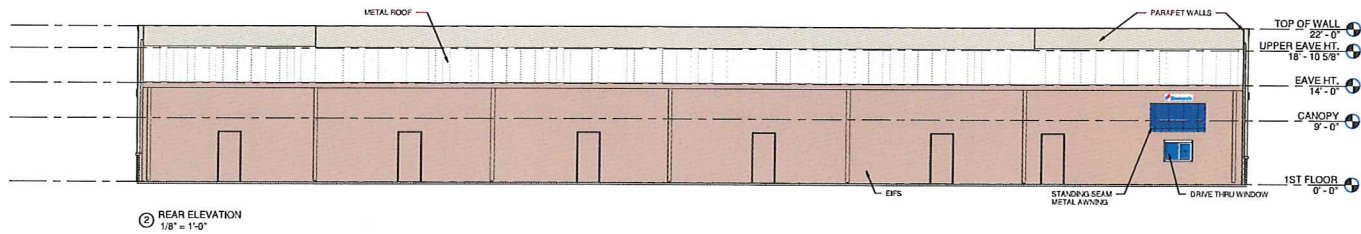
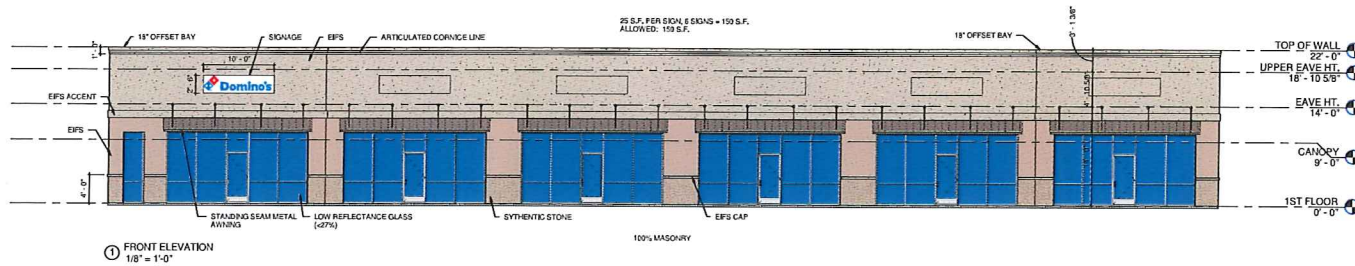
sheet name:

EXTERIOR
ELEVATIONS

sheet issue date:

11/1/2016

A-2.0



STAFF REVIEW LETTER

November 11, 2016

PAGA LTD
120 Summer View Drive
Pottsboro, TX 75076

BWG Architecture
PO Box 893
Tom Bean, TX 75489

Steve Palmer
120 Summer View Drive
Pottsboro, TX 75076

Dear Applicants,

The request for site plan approval for a Domino's Pizza and retail shell building for the property located at 1915 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the C-1 (Retail Business) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) or Skyline Drive right-of-way.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. A parking space is considered to be 9'x20'.
5. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
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 shall conform to City of Sherman standards and a permit is required.
9. No additional driveway entrance off of FM 1417 (Heritage Parkway) will be granted.
10. Future FM 1417 (Heritage Parkway) access will be Right-In, Right-Out only.
11. Detention in accordance with City criteria will be required as the site develops.
12. The location of trash receptors must be approved by the Director of Public Works.
13. Pro-Rata will be due at the time of development.
14. Sewer shall be extended to serve the development.
15. Additional 5' Right of Way will be required for FM 1417 (Heritage Parkway) expansion.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden", written in a cursive style.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

Agenda Item No. 17.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1711 N. FM 1417 (HERITAGE PARKWAY), SUITE 500

The request of Spavinaw Development, LLC (Owners), Ivy's Lash & Nail Bar (Tenant) and Ivy Nguyen (Representative) concerning the property at 1711 North FM 1417 (Heritage Parkway), Suite 500, being part of Block 1, Western Hills Addition, Section 5, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow permanent make-up (Tattoo Studio) at Ivy's Lash & Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 1711 North FM 1417 (Heritage Parkway), Suite 500, the southeast corner of Taylor Street and FM 1417 (Heritage Parkway); Ivy's Lash & Nail Bar is the tenant. The property is zoned an M-1 (Light Manufacturing) District and is also located in the O-1.1 (FM 1417 Overlay) District. The owner would like to provide permanent make-up as a service for the eyelash and nail spa center.

Adjacent Zoning:

M-1 (Light Manufacturing) District

R-1 (One Family Residential) District

Origination:

Spavinaw Development, LLC (Owners)

Ivy's Lash & Nail Bar (Tenant)

Ivy Nguyen (Representative)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

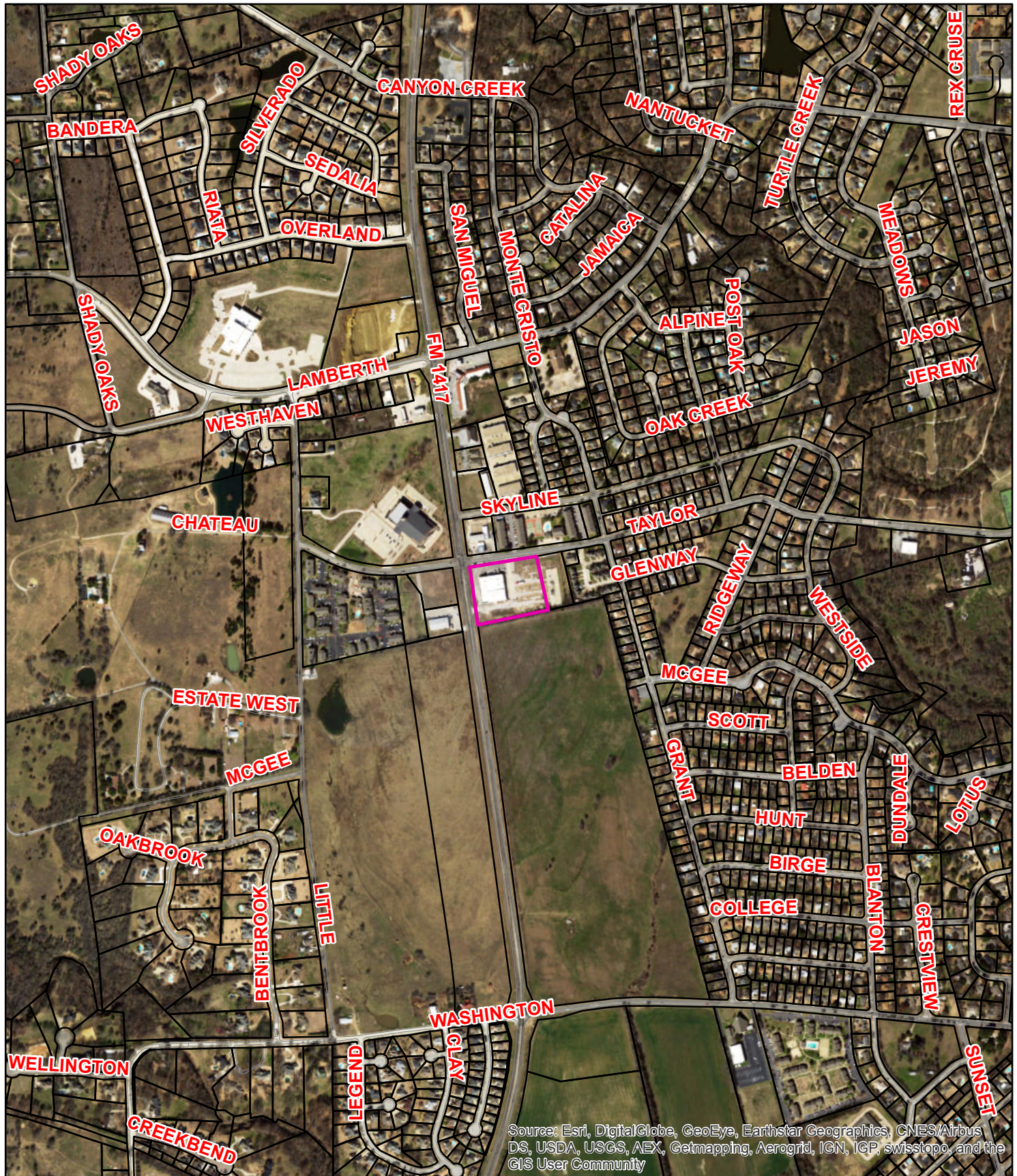
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

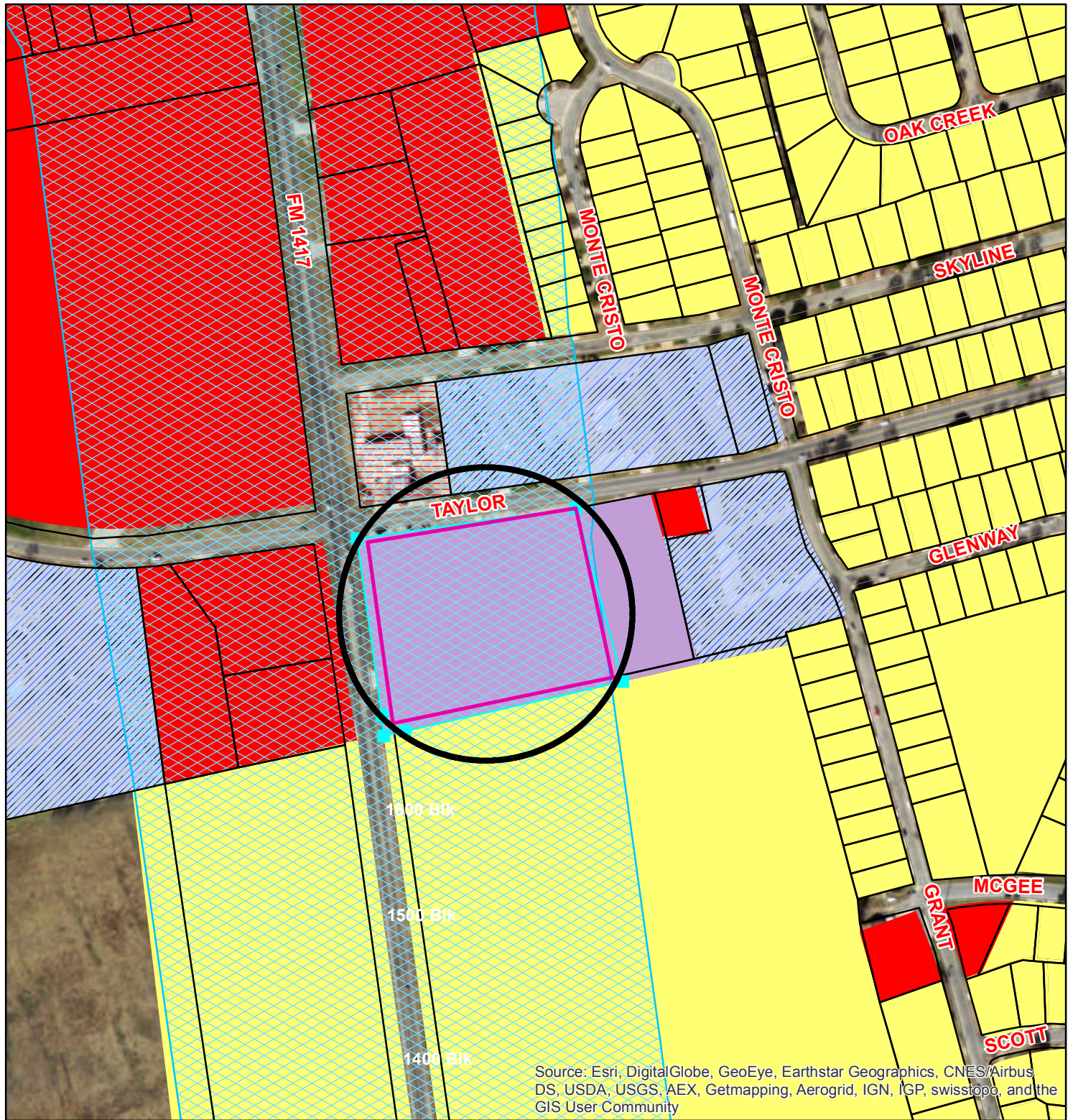


1711 N. FM 1417 (Heritage Parkway) Suite 500



1 in = 892 ft

City of Sherman, Texas
Developmental Services Department



1711 N. FM 1417 (Heritage Parkway), Suite 500

Legend

Transportation Corridors Overlay

HWY_NAME

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

Special Districts Overlay

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 300 ft

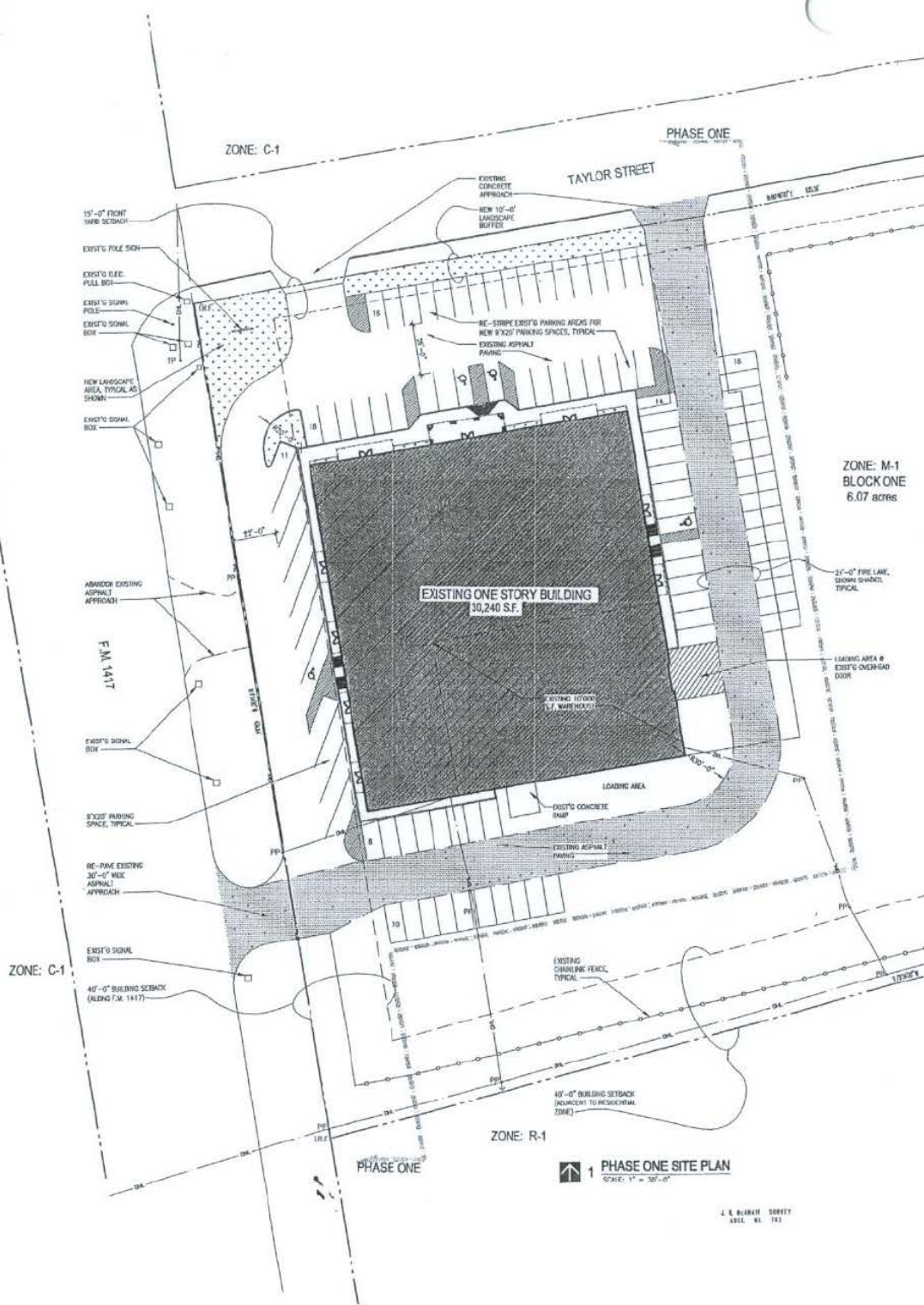
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1711 N. FM 1417 (Heritage Parkway)

Suite 500





1 PHASE ONE SITE PLAN
 SCALE: 1" = 30'-0"

J. L. BURMAN SURVEY
 AUSTIN, TEXAS



STAFF REVIEW LETTER

November 11, 2016

Jason Sofey
PO Box 2904
Sherman, TX 75091

Ivy Nguyen
1711 N FM 1417 (Heritage Parkway)
Suite 500
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow permanent make-up at Ivy's Lash and Nail Bar in an M-1 (Light Manufacturing) District/O-1.1 (FM 1417 Overlay) District for the property located at 1711 North FM 1417 (Heritage Parkway), Suite 500 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the M-1 (Light Manufacturing) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) or Taylor Street right-of-way.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. A parking space is considered to be 9'x20'.
5. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
6. Shall comply with all EPA, City, Federal and State regulations for this use.
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. May need additional Right of Way dedication for FM 1417 (Heritage Parkway) improvements.

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 stroke extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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



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

Agenda Item No. 18.

Meeting Date: 11/22/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3000 BLOCK N. HICKORY STREET

The request of Wallace Holdings, LP (Owner) and Joe Gilbert (Representative) concerning the property in the 3000 Block North Hickory Street, being Lots 1-6, Hickory Estates, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow six (6) Two-Family Dwellings (Duplexes) in an R-1 (One Family Residential) District.

Background:

The property is located in the 3000 block of North Hickory Street between McLain Street and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct six (6) two-family dwellings on the six lots located in Hickory Estates.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wallace Holdings, LP (Owner)

Joe Gilbert (Representative)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

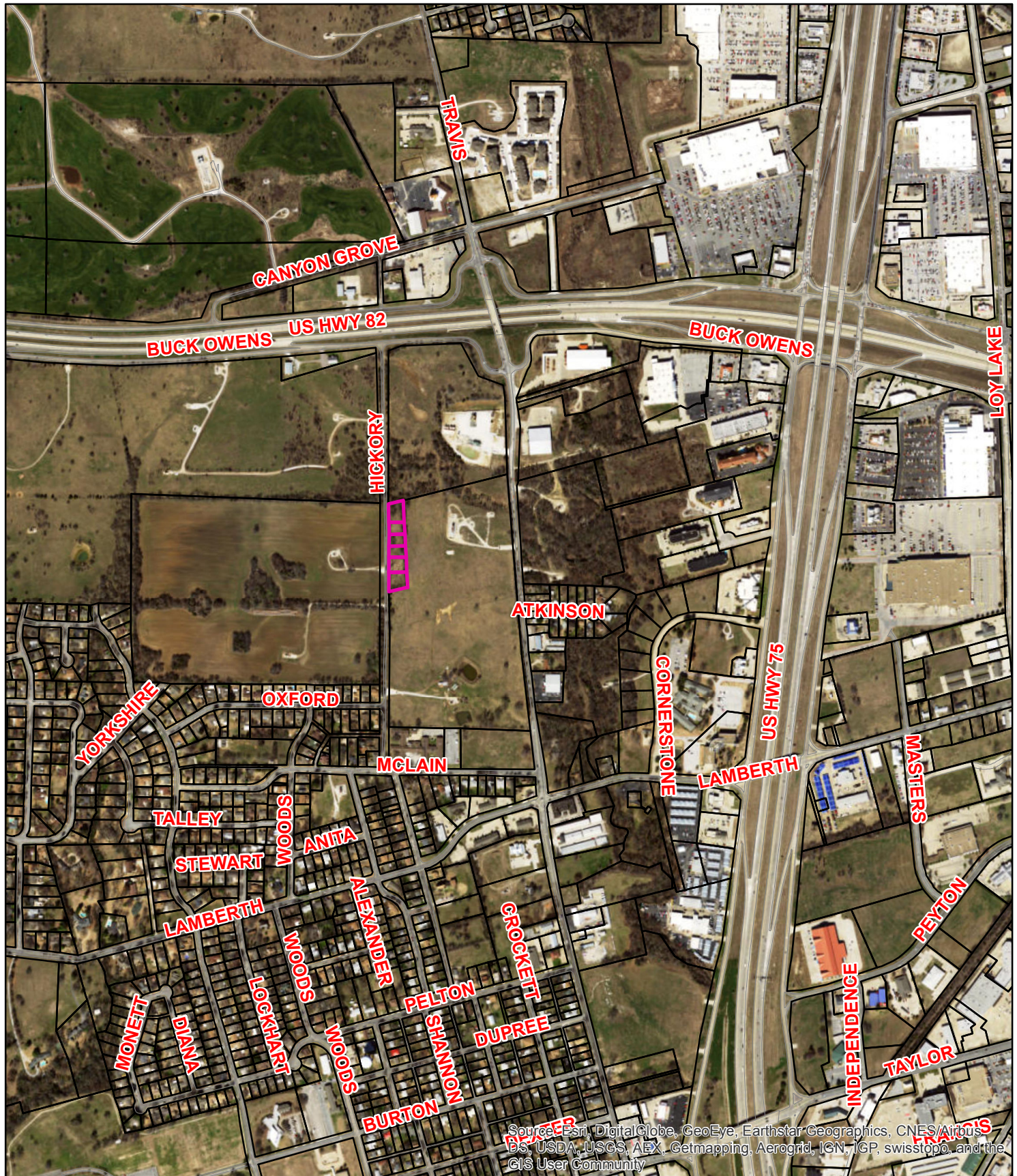
Zoning Sign Photo

Plat

Site Plan

Elevations

Staff Review Letter

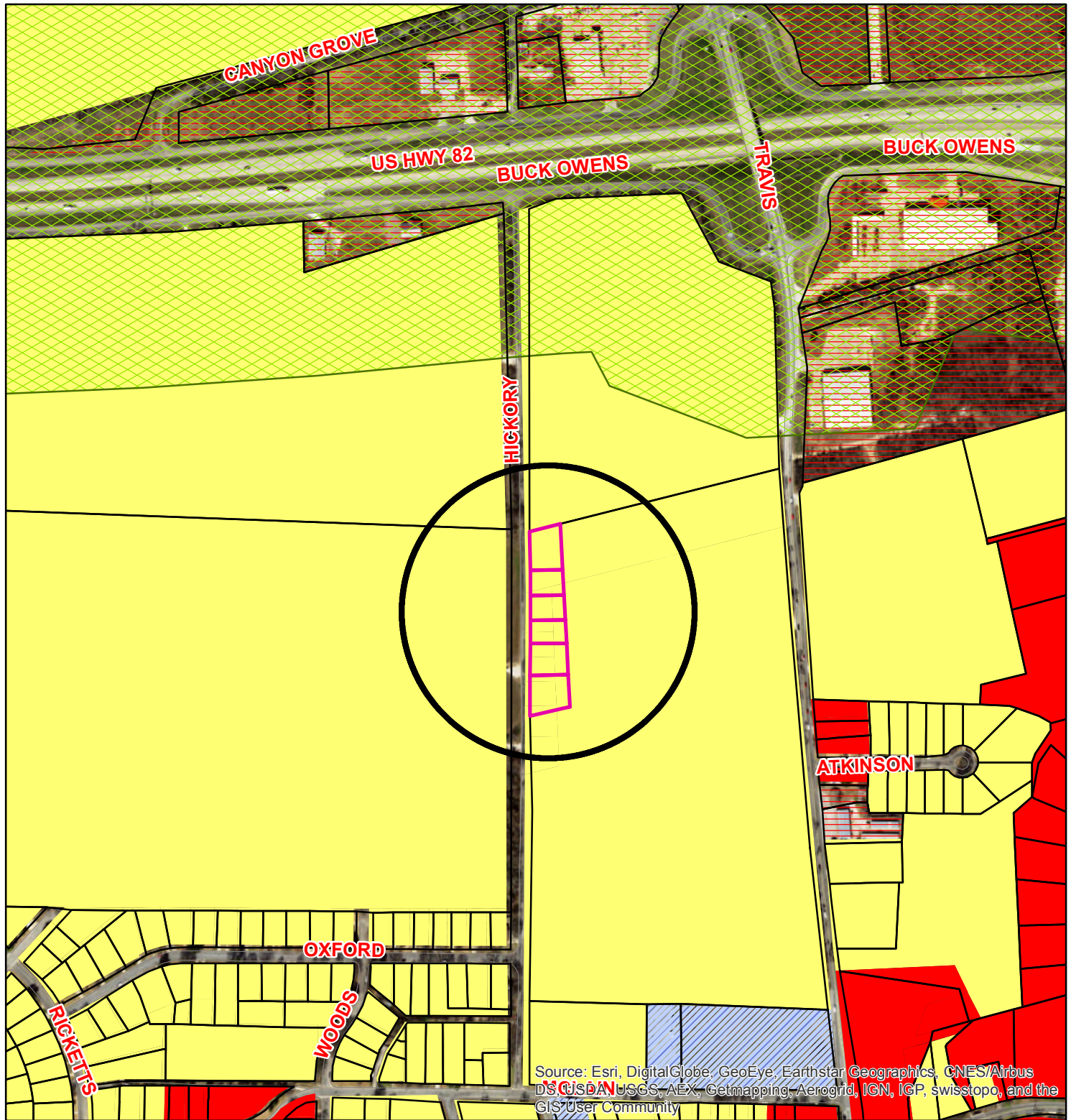


3000 Block North Hickory



1 in = 892 ft

City of Sherman, Texas
Developmental Services Department



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

3000 Blk. North Hickory Street



City of Sherman, Texas
Developmental Services Department

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	Zoning Districts
	Representation: ShermGIS.DBO.ZoningDistrict_Rep
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

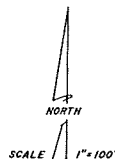
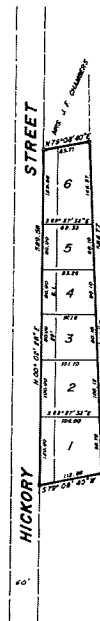


NOT TO SCALE

1 in = 446 ft

3000 Blk. N. Hickory





HICKORY ESTATES

TO
SHERMAN, TEXAS

571

FILED RECORD
1980
12 16

12-16-80

FIELD NOTES

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE J. B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING THE SAME TRACT OF LAND DESCRIBED AS 1.28 ACRES IN DEED FROM EUGENE NALLE, #1 W/4 TO RAYMOND C. CONVILLE, #1 W/4, RECORDED IN VOLUME 1048, PAGE 883, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A STEEL ROD ON THE EAST LINE OF HICKORY STREET, SAID ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.28 ACRE TRACT, THE SOUTHWEST CORNER OF A TRACT OF LAND NOW ON FORMERLY OWNED BY MRS. J. E. CHAMBERLAIN;
THENCE NORTH 79 DEG. 08 MIN. 40 SEC. EAST, WITH THE NORTH LINE OF SAID 1.28 ACRE TRACT, THE SOUTH LINE OF SAID CHAMBERLAIN'S TRACT, A DISTANCE OF 83.71 FEET TO A STEEL ROD AT A FENCE CORNER, SAID ROD MAINTAINING THE SOUTHWEST CORNER OF SAID CHAMBERLAIN'S TRACT, THE NORTHEAST CORNER OF SAID 1.28 ACRE TRACT, AND THE NORTHWEST CORNER OF A TRACT OF LAND NOW ON FORMERLY OWNED BY JOHN PLANGMAN;
THENCE SOUTH 02 DEG. 46 MIN. 00 SEC. EAST, WITH THE EAST LINE OF SAID 1.28 ACRE, THE WEST LINE OF SAID PLANGMAN'S TRACT, A DISTANCE OF 584.77 FEET TO A STEEL ROD AT A FENCE CORNER, SAID ROD MAINTAINING THE SOUTHWEST CORNER OF SAID 1.28 ACRE TRACT, AN ELL CORNER OF SAID PLANGMAN'S TRACT;
THENCE SOUTH 79 DEG. 08 MIN. 40 SEC. WEST, WITH A FENCE MAINTAINING THE SOUTH LINE OF SAID 1.28 ACRE, A NORTH LINE OF SAID PLANGMAN'S TRACT, A DISTANCE OF 112.66 FEET TO A STEEL ROD AT A FENCE CORNER, ON THE EAST LINE OF SAID HICKORY STREET, SAID ROD MAINTAINING THE SOUTHWEST CORNER OF SAID 1.28 ACRE TRACT;
THENCE NORTH 00 DEG. 02 MIN. 28 SEC. EAST, WITH THE WEST LINE OF SAID 1.28 ACRE TRACT, THE EAST LINE OF SAID HICKORY STREET, A DISTANCE OF 559.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.306 ACRES OF LAND MORE OR LESS.

JERRY R. MONTGOMERY, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MARKMENTS SHOWN HEREON WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS.



Jerry R. Montgomery
JERRY R. MONTGOMERY, R. P. S.
7/5/80
DATE

WE, DON T. WALLACE AND FLOY C. WALLACE OWNERS AND DEVELOPERS OF HICKORY ESTATES, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, BEING NO PART OF OUR HOMESTEAD, HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT.

WITNESS OUR HANDS THIS 4th DAY OF August, 1980

Don T. Wallace
DON T. WALLACE
Floy C. Wallace
FLOY C. WALLACE

THE STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DON T. WALLACE AND FLOY C. WALLACE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID DON T. WALLACE AND FLOY C. WALLACE, AND THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF August, 1980

Jerry R. Montgomery
JERRY R. MONTGOMERY
NOTARY PUBLIC IN AND FOR GRAYSON COUNTY, TEXAS

APPROVED THIS 8th DAY OF May, 1980 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS:

Herbert C. Adams
CHAIRMAN
James A. Caldwell
SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ON THIS 11th DAY OF August, 1980

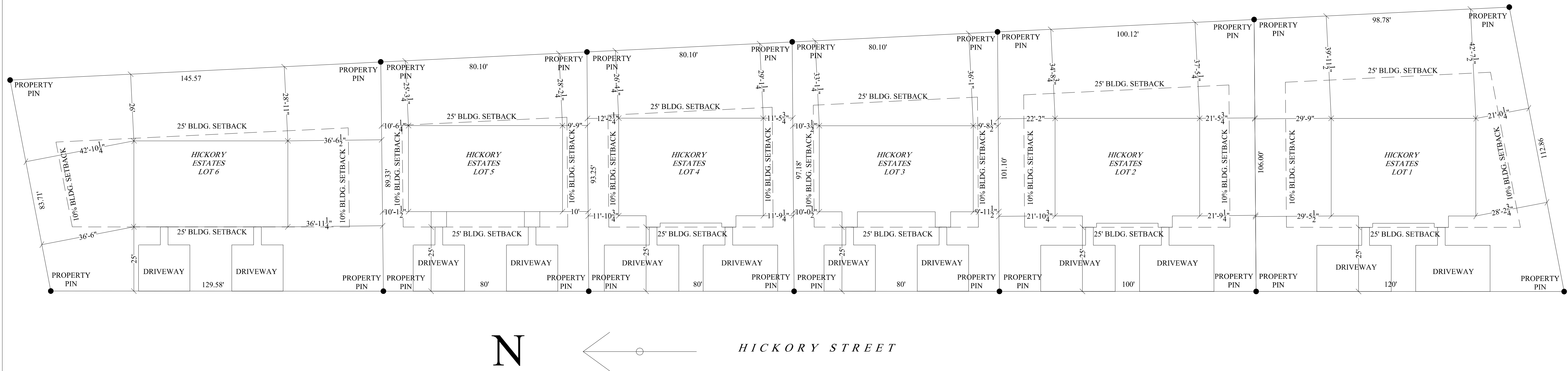
William M. Mason
MAYOR, CITY OF SHERMAN, TEXAS

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF HICKORY ESTATES TO THE CITY OF SHERMAN, TEXAS WAS SUBMITTED TO THE CITY COUNCIL ON THE 11th DAY OF August, 1980, 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 PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFTER SUBSCRIBED.

WITNESS MY HAND THIS 11th DAY OF August, 1980

Jack Spence
CITY CLERK, CITY OF SHERMAN, TEXAS

10899



JOE GILBERT

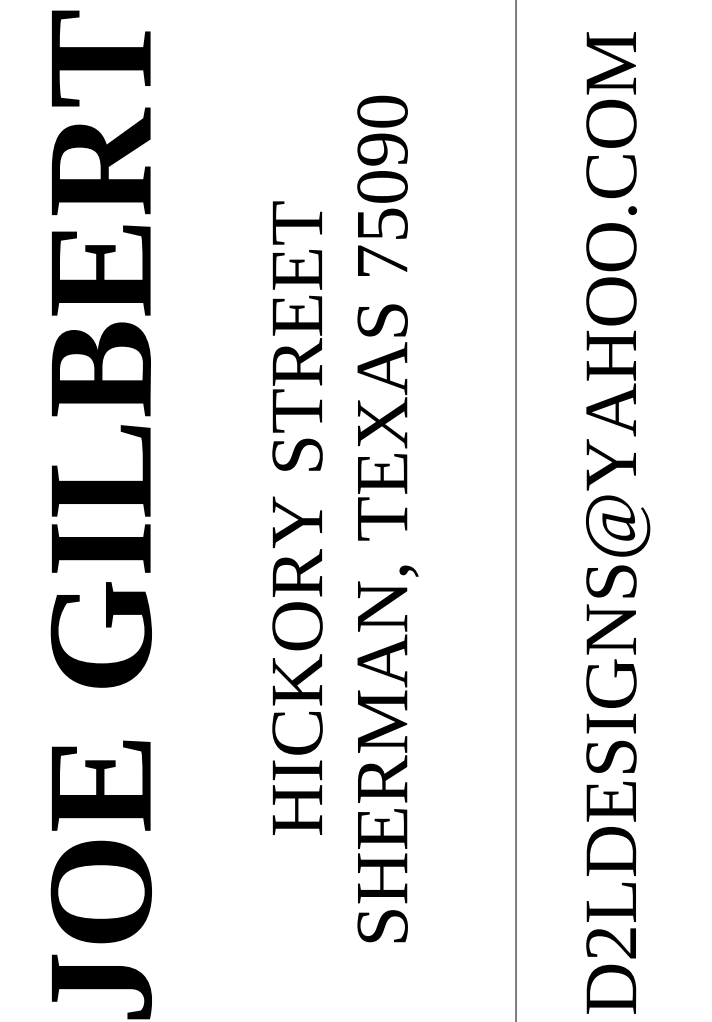
HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

DATE
11/09/16

SHEET
FULL SITE

SCALE
1/32" = 1'



HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

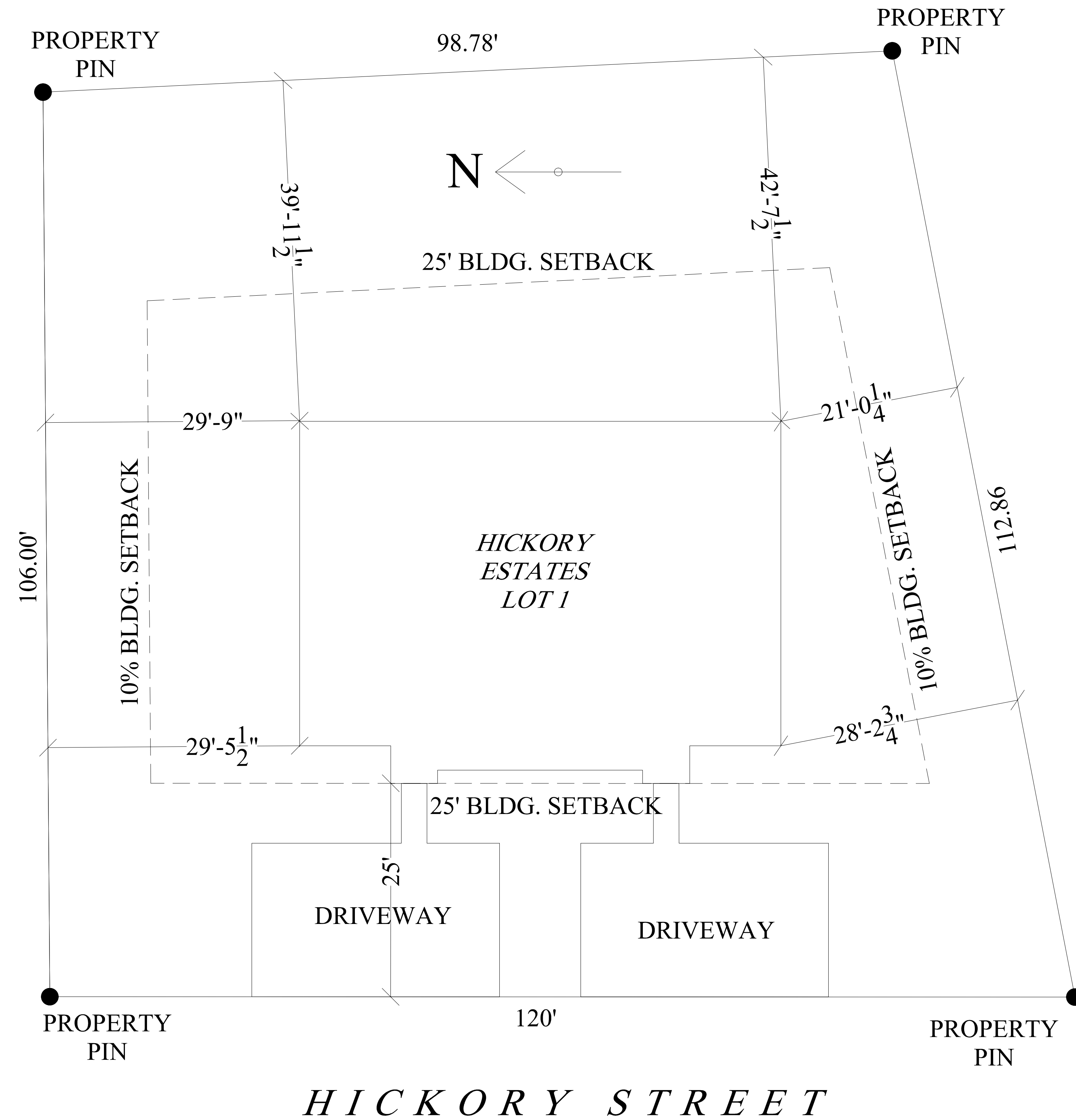
DATE _____

11/09/16

SHEET

SITE

SCALE

$$1/8'' = 1'$$




JOE GILBERT

HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

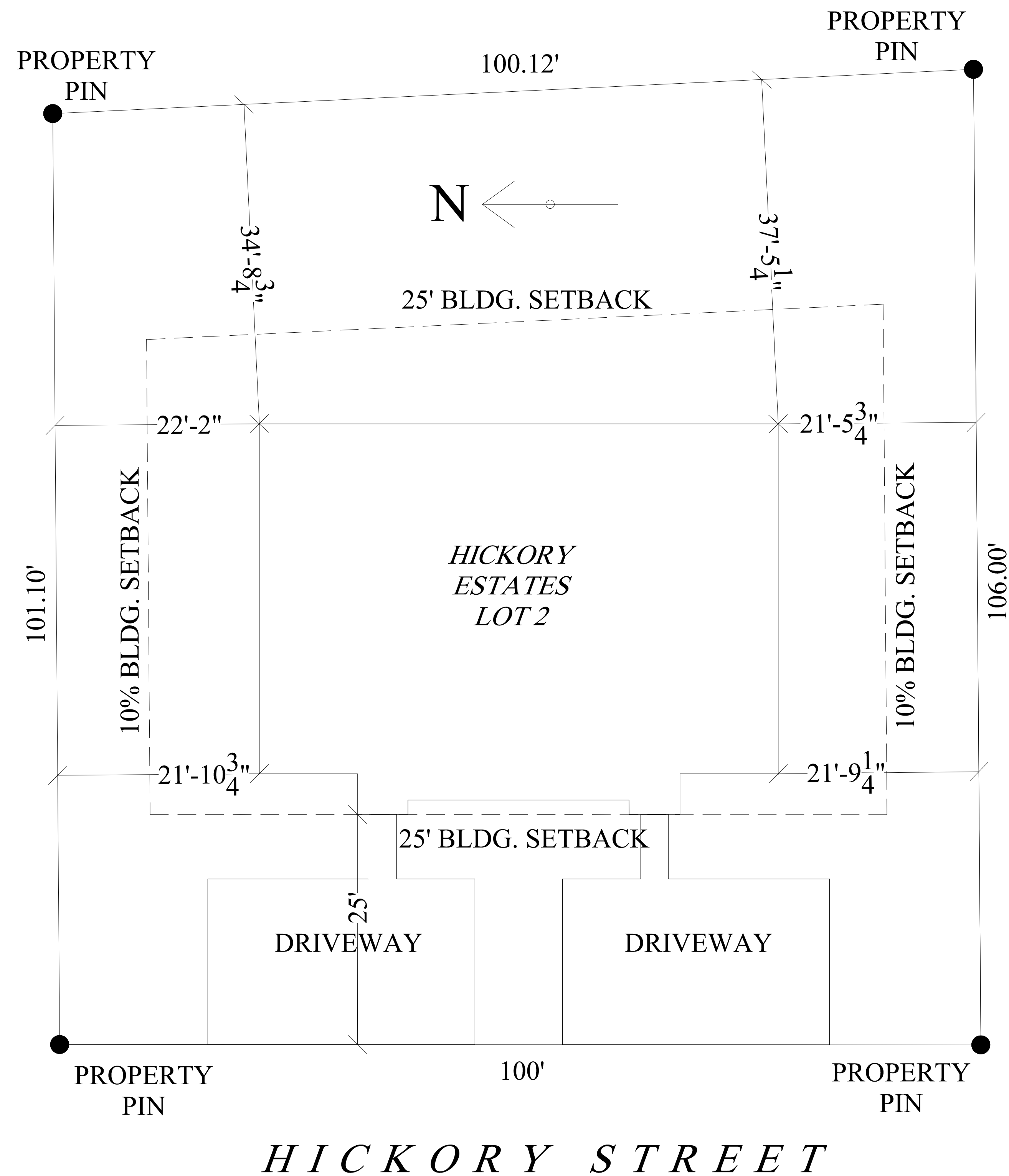
DATE

11/09/16

SHEET

SITE

SCALE

$$1/8" = 1'$$




JOE GILBERT

HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

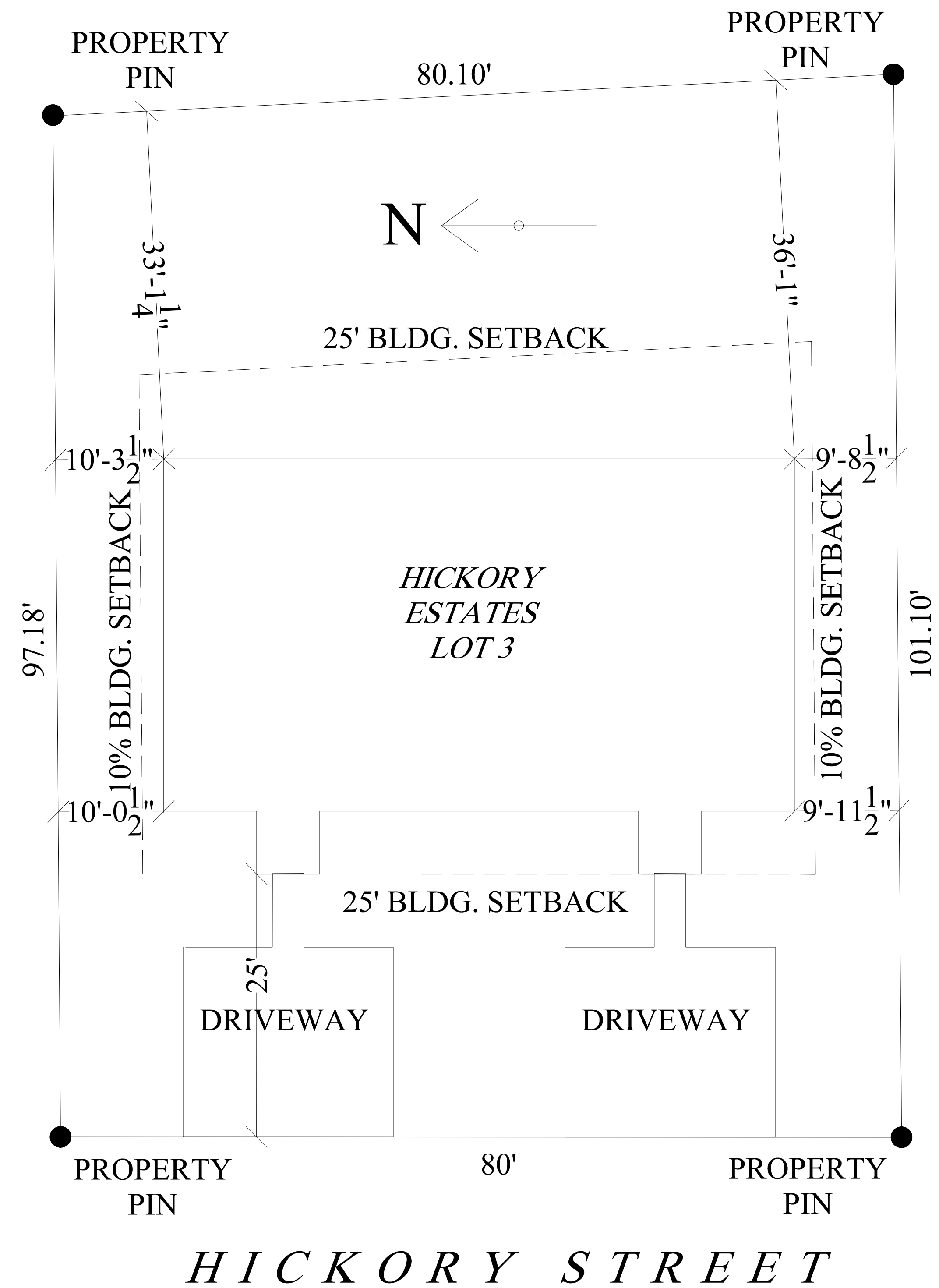
DATE

11/09/16

SHEET

SITE

SCALE

$$1/8'' = 1'$$




JOE GILBERT

HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

DATE

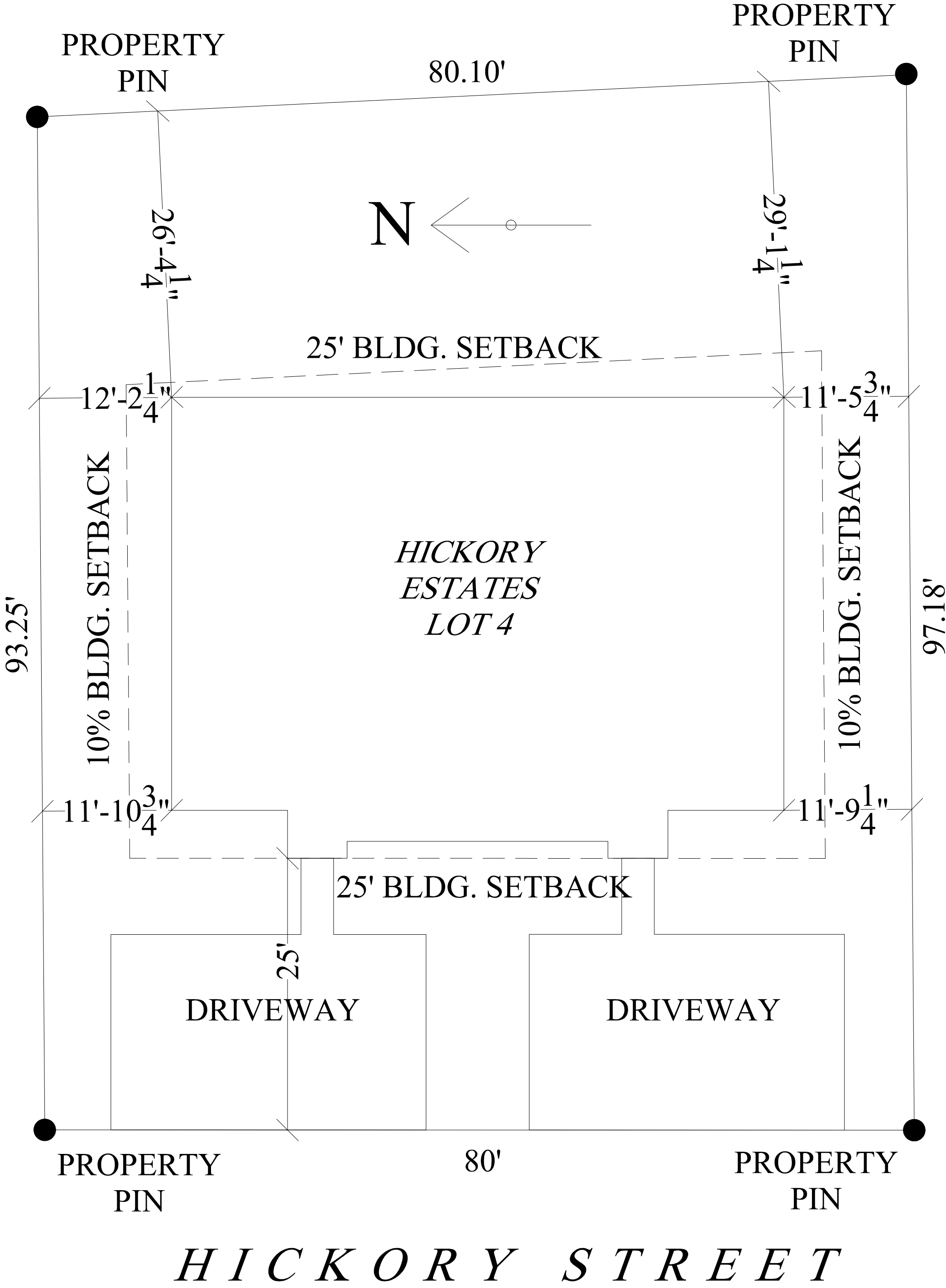
11/09/16

SHEET

SITE

SCALE

1/8" = 1'





JOE GILBERT

HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

DATE

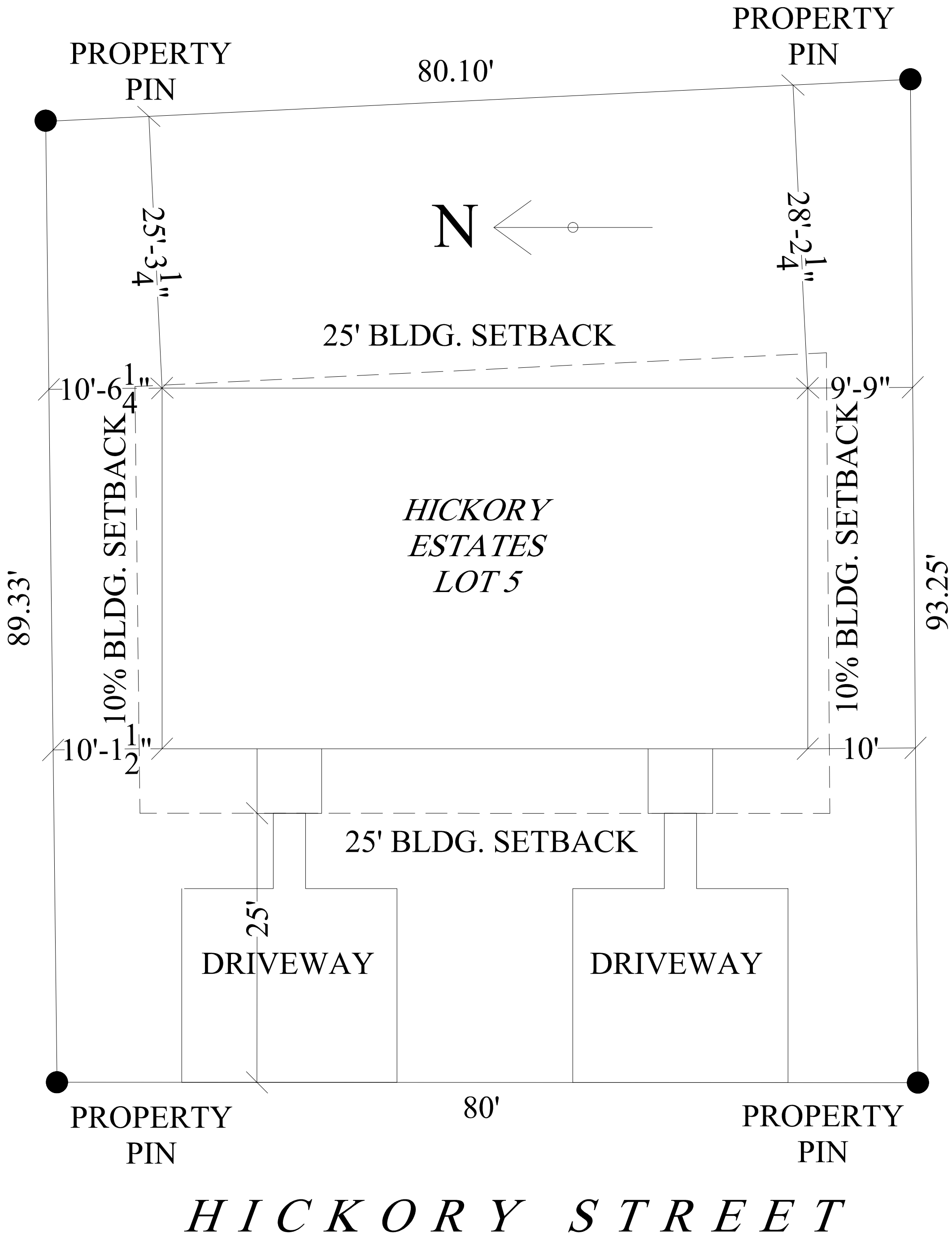
11/09/16

SHEET

SITE

SCALE

1/8" = 1'





JOE GILBERT

HICKORY STREET
SHERMAN, TEXAS 75090

D2LDESIGNS@YAHOO.COM

DATE

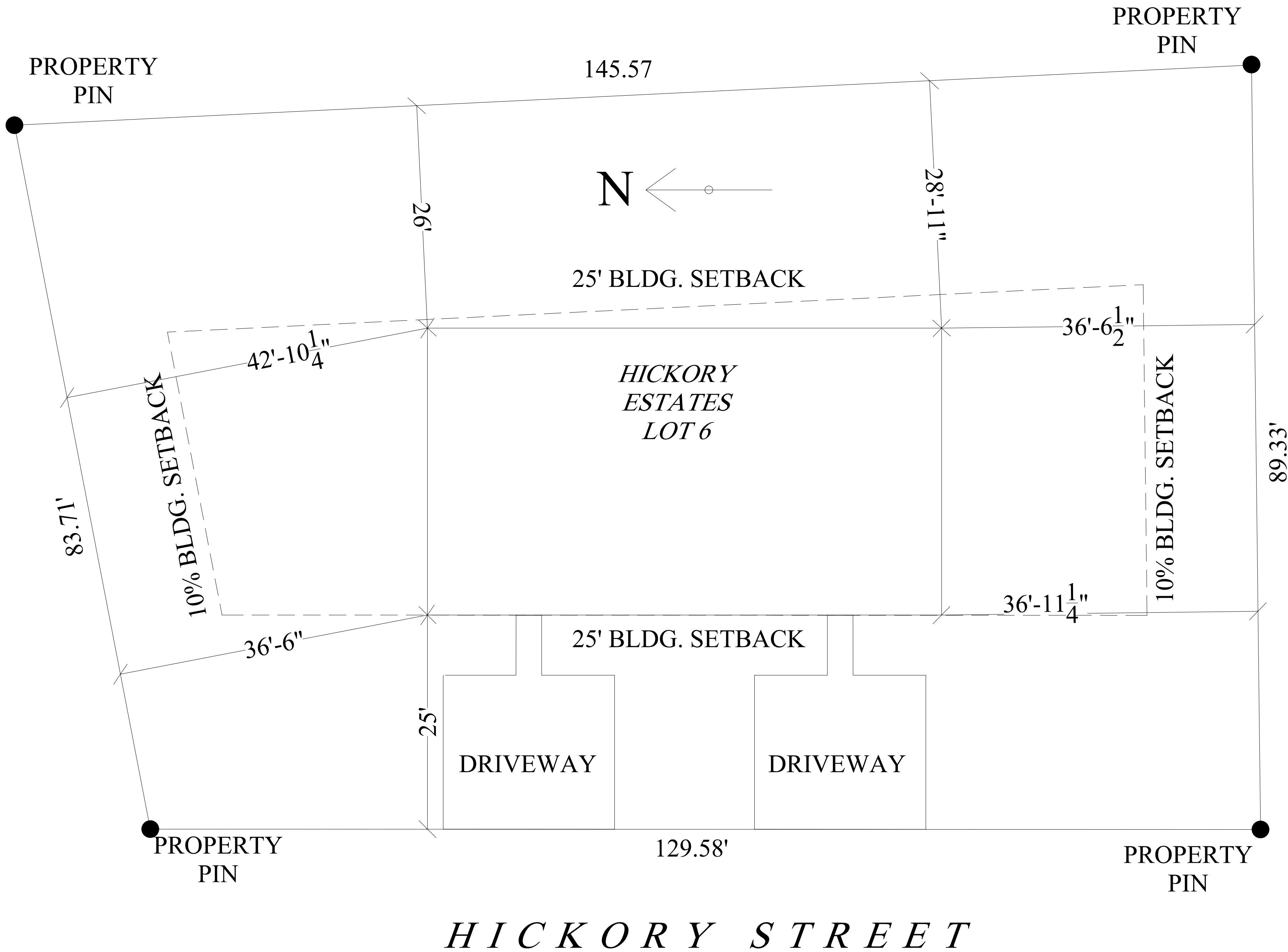
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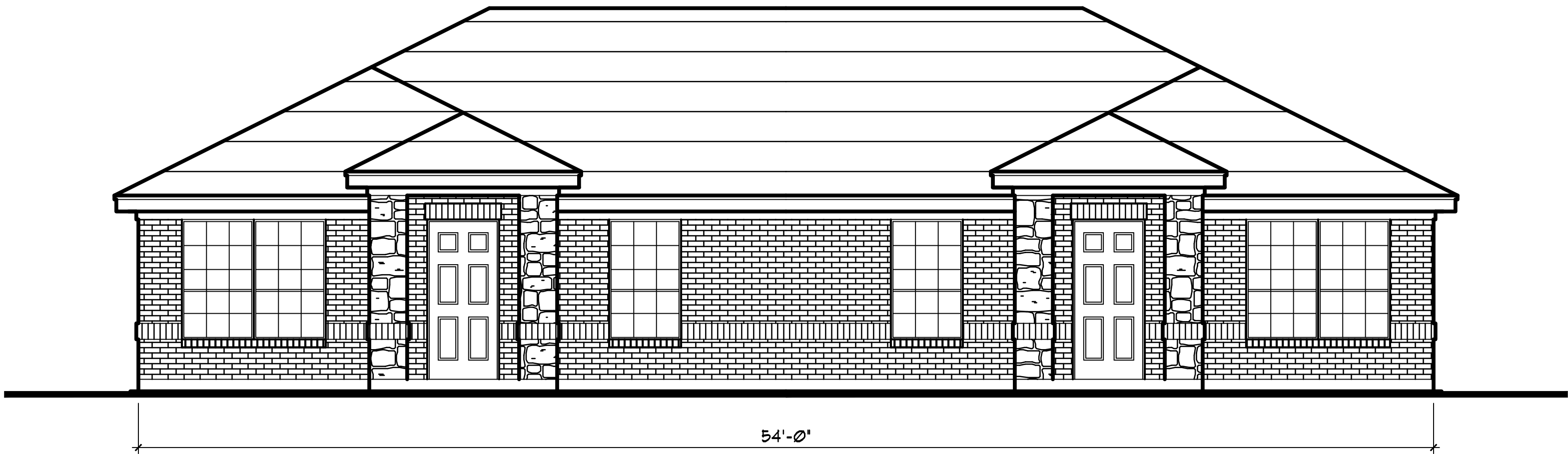
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SITE

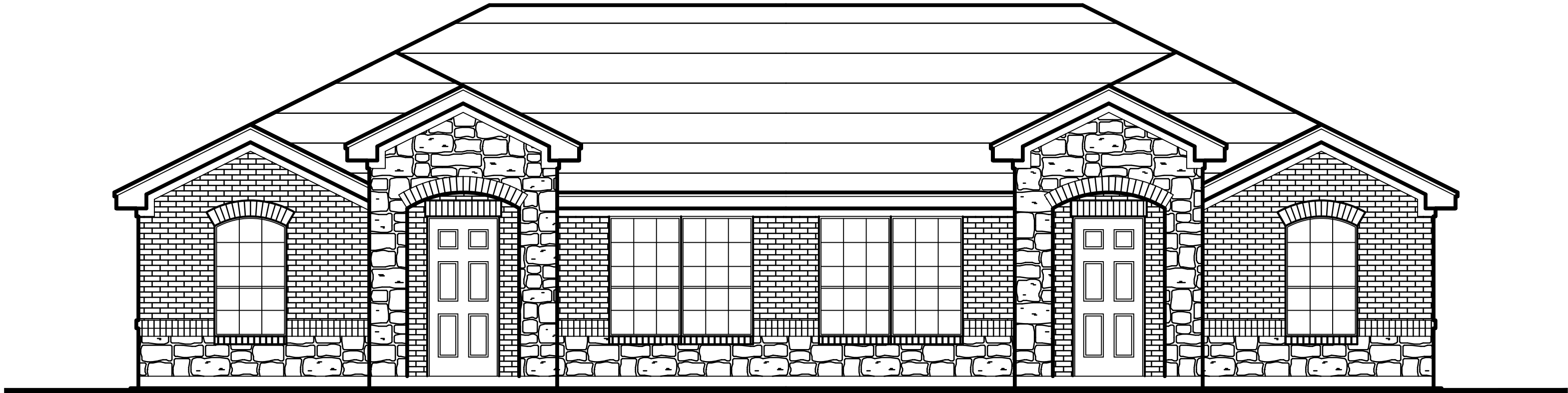
SCALE

1/8" = 1'

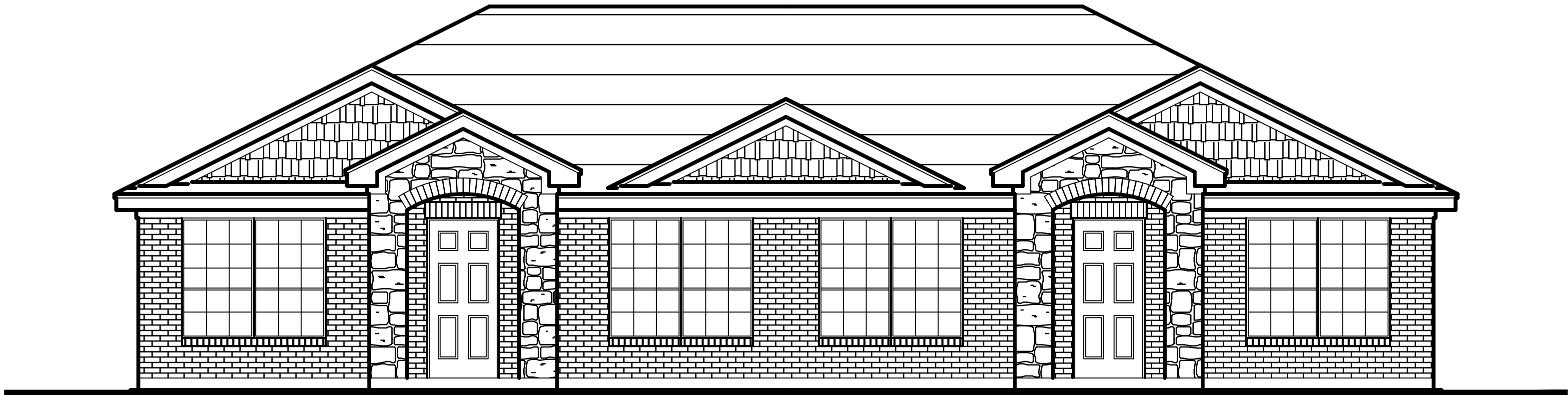




FRONT ELEVATION A
1/4" = 1'-0"



FRONT ELEVATION B
1/4" = 1'-0"

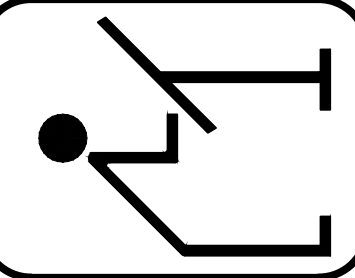


FRONT ELEVATION C
1/4" = 1'-0"

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

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

Drawn GD
JOB 5647
Date 01/27/16

PLAN NO.

GILBERT

PG. 1 OF 1

STAFF REVIEW LETTER

November 11, 2016

Wallace Holdings, LP
PO Box 1232
Sherman, TX 75091

Joe Gilbert
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow six (6) Two-Family Dwellings (Duplexes) in an R-1 (One Family Residential) District for the property located in the 3000 North Hickory Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 22, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
4. No building shall exceed 35 feet or two stories in height.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
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. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. Final site plans, utility, drainage, and grading plans shall be provided and approved by the City Engineering Department.
10. Development Agreement required for Public Infrastructures.
11. Easements required per Engineering review of infrastructure or civil plans.
12. Road Improvements required on all R-1 (One Family Residential) sites.
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
14. Sewer shall be extended to serve the development.
15. Pro-Rata will be due at the time of development.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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

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

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



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

Agenda Item No. 20.

Meeting Date: 11/22/2016

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

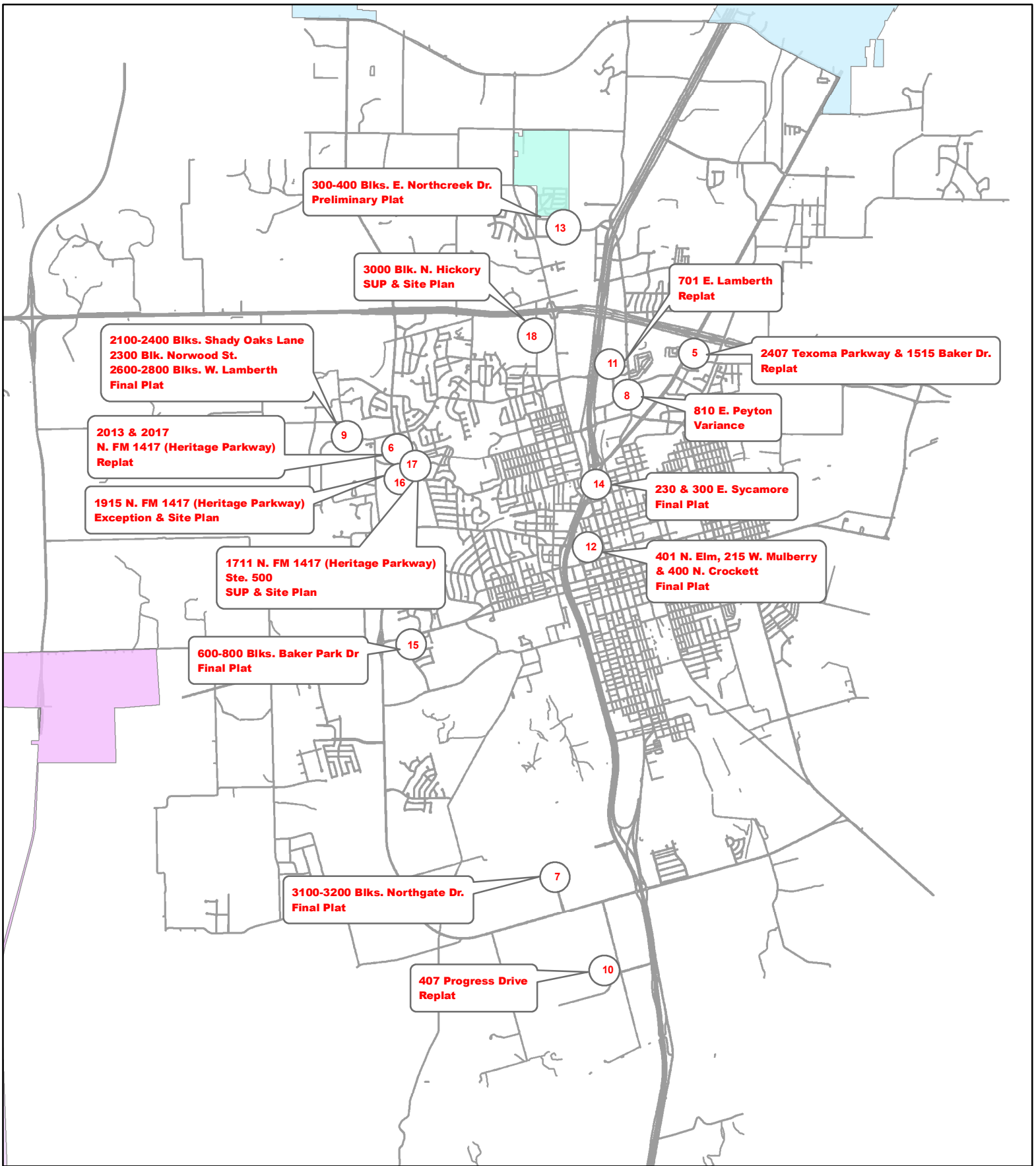
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting November 22, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 6,000 feet