

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 21, 2017 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 17, 2017, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7, 10, 12, 14, 15 & 16)**
5. **1434 S. RAVEN DRIVE**
The request of Jess Trowbridge (Owner) concerning the property at 1434 South Raven Drive, being Lot 22, Block 4, Country Ridge Estates No. 4, as follows;
Board of Adjustments
Amending an Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow an 8' privacy fence on the property line on a corner lot in lieu of the previously approved 6' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
6. **411 N. RICKETTS STREET**
The request of EMR Real Estate, LLC (Owners) and David Gibson (Representative) concerning the property at 411 North Ricketts Street, being Lot 2, Block A, Replat of Lots 1 thru 4, Block A, Greenmount 2nd Addition, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' front setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.
7. *** 1100-1300 BLOCKS S. FRIENDSHIP ROAD, 4500-4600 BLOCKS QUAIL RUN ROAD, AND THE 4600 BLOCK OF CORMORANT DRIVE**
The request of 300 Sherman, LP (Owner), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 1100-1300 Blocks of South Friendship Road, the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive, being 75.732 acres in the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, as follows:
Planning and Zoning Commission

8. **2403 N. TRAVIS STREET**

The request of Rock Royalty, Inc. (Owner), American Builders & Contractors Supply Co., Inc., Skip Rath (Prospective Buyer/Representative) and Dean Gilbert (Representative) concerning the property at 2403 North Travis Street, being 0.055 acres in the J.B. McNair Survey, Abstract No. 763, 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-2 (General Commercial) District.
- Amending a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow construction equipment sales, rental, service and repair for ABC Supply Company in a C-2 (General Commercial) District.

9. **601, 605, 609, 613 & 617 E. CARTER STREET & 800, 802, 804 & 806 N. THROCKMORTON STREET**

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 601, 605, 609, 613 & 617 East Carter Street and 800, 802, 804 & 806 North Throckmorton Street, being Lots 1, 2, 3 & 4, Block 4, W.P. Carter Addition and Lots 4-7, Block A, Austin Park Addition, being a Replat of Lots 13-21, Block 4 of the W.P. Carter's Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.3, Subsection (4)(f) to allow front entry garages for six two-family patio homes in an R-1 (One Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Amending a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-family, single-story patio homes with no more than two structures attached in a grouping for Lots 4,5,6,7, Block A, Austin Park Addition, a Replat of Lots 13-21, Block 4 of the W.P. Carter's Addition in an R-1 (One Family Residential) District/College Park Overlay District.

10. * **1305 S. FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being 6.423 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of The Brooks on Heritage Parkway Addition

11. **1305 S. FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer), Kent Hughlett, Architect, PLLC (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being 6.423 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow 55% masonry and 45% hardy board siding in lieu of the required masonry or masonry veneer for an

apartment complex in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District

- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an 8' wood fence on the south property line, 6' masonry columns with wrought iron fence on the west property line and 6' wrought iron fence with red tipped Photinia on the east and north property lines surrounding the apartment complex in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District
- Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow detached garages for an apartment complex 3' from the on the north and south property lines in lieu of the required 7' in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District

Planning and Zoning Commission

Site plan approval for The Brooks on Heritage Parkway Apartments

12. * **1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of Joe Gilbert (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 4.085 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Brookstone Garden Homes Addition

13. **2402 NANTUCKET DRIVE**

The request of Jade & Wesley Devalk (Owners) JW Assisted Living, LLC (Tenants) and Robert Durrant Residential Design, LLC (Architect) concerning the property located at 2402 Nantucket Drive, being Lot 1, Block 4, Canyon Creek Addition, Section 1-B, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an assisted care facility (Household Care Home) in an R-1 (One Family Residential) District.

14. * **1600 W. WASHINGTON STREET**

The request of Risen Properties (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1600 West Washington Street, being 4.742 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Board

Final Plat approval of Sunset Crossing

15. * **1545 BENNETT ROAD**

The request of Robert Perry and Dinesh Sriperambudur (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1545 Bennett Road, being 8.974 acres in the Elizabeth Rehorse Survey, Abstract No. 1000 and the H.H. Tucker Survey, Abstract No. 1217, as follows:

Planning and Zoning Board

Final Plat approval of Terra Bonita Subdivision located in the extra territorial jurisdiction (ETJ)

of the City of Sherman

16. * **2800-3600 BLOCKS S. U.S. HIGHWAY 75**
The request of Sherman Crossroads, LTD (Owners) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2800-3600 Blocks of South U.S. Highway 75, being 21.5528 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:
Planning and Zoning Board
Final Plat approval of Sherman Crossroads, Phase II
17. **ADJOURNMENT**
18. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on November 16, 2017 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, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

Sherman
CLASSIC TOWN. BROAD HORIZON.



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

2.

Meeting Date: 11/21/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR OCTOBER 17, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

October 17, 2017 Draft Minutes

STATE OF TEXAS §

October 17, 2017

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 17, 2017.

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

MEMBERS ABSENT: ELLIOTT

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 19, 2017 regular meeting. Motion by Vice Chairman Patterson to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, GILBERT, PATTERSON, VANDERVEER AND DAVIS.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7, 8 & 14)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ALCOHOLIC SERVICES OF TEXOMA (OWNER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1500 BLOCK OF BAKER DRIVE, BEING ALL OF LOT 2R IN BLOCK 1 OF HELEN PERKINS ADDITION AND ALL OF LOT 6R-A, BLOCK 1, ALCOHOLIC SERVICES ADDITION, CONTAINING 4.054, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT –
ALCOHOLIC
SERVICES
ADDITION, BLK. 1,
LOTS 2R-A, 6R-A1 &
6R-A2
1500 BLK. BAKER
DRIVE
(ALCOHOLIC

REPLAT APPROVAL OF ALCOHOLIC SERVICES ADDITION,
BLOCK 1, LOTS 2R-A, 6R-A1 AND 6R-A2.

SERVICES OF
TEXOMA)

The property is located in the 1500 block of Baker Drive between Texoma Parkway and Frisco Road and is zoned a C-2 (General Commercial) District. The owner would like to replat the property into three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF WAL-MART REAL ESTATE BUSINESS TRUST (OWNERS) AND HEATH VOYLES, KIMLEY HORN AND ASSOCIATES, INC. (REPRESENTATIVE) CONCERNING THE PROPERTY AT 401 E. U.S. HIGHWAY 82, BEING LOT 1B, BLOCK 1, WAL-MART ADDITION, SECTION 1, REPLAT LOTS 1A & 1B, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO WAL-MART

SITE PLAN –
ADDITION TO
WALMART
401 E U.S. HIGHWAY
82
(WALMART REAL
ESTATE BUSINESS
TRUST)

This item was tabled at the August 22, 2017, Planning and Zoning Commission Meeting. The property is located at 401 East US Highway 82, the northwest corner of Highways 75 and 82; Wal-Mart is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District. Wal-Mart would like to construct a 1,390 square foot addition for their automated pick-up delivery service. The exterior on the new addition will be a metal ribbed panel system. Parking will be provided for 1036 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF BUFFALO GAP STREET PROPERTIES, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4113 NORTH FRISCO ROAD, BEING 4.643 ACRES IN THE J. HENDRIX SURVEY, ABSTRACT NO. 503 AND THE W. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF BAC SHERMAN RE ADDITION.

FINAL PLAT – BAK
SHERMAN RE
ADDITION
4113 N. FRISCO RD.
(BUFFALO GAP
STREET
PROPERTIES, LLC)

The property is located at 4113 North Frisco Road, the northeast corner of Frisco Road and Dripping Springs Road. The owners would like to plat the property into one lot for commercial development of D-Bat, a baseball/softball training facility. They had seen the Staff Review Letter and would abide by the Recommendations.

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JKL PARTNERS, LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY IN THE 2600 BLOCK NORTH TRAVIS STREET AND THE 100-200 BLOCKS OF WEST MCLAIN STREET, BEING 3.126 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALSO BEING LOT 2, MCLAIN ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

REPLAT APPROVAL OF LOT 2R, MCLAIN ADDITION, A REPLAT OF LOT 2 OF MCLAIN ADDITION

REPLAT – LOT 2R,
MCLAIN ADDITION, A
REPLAT OF LOT 2
OF MCLAIN
ADDITION
2600 BLK. N. TRAVIS
& 100-200 BLKS. W.
MCLAIN
(JKL PARTNERS,
LLC)

The property is located in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street; the northwest corner of Travis and McLain Streets. The owners would like to replat the property into three lots for commercial and residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF C SQUARED AUTOMOTIVE, INC. (OWNER), HARRY DHESI, TEXOMA LIQUOR (PROPOSED TENANT) MANGRUM COMMERCIAL, LLC (REPRESENTATIVE) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2520 TEXOMA PARKWAY, BEING 0.69 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A LIQUOR STORE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP – LIQUOR
STORE
2520 TEXOMA
PARKWAY
(C SQUARED
AUTOMOTIVE, INC.)

David Mangrum, 3209 Bennett Road, Howe, TX

Mr. Mangrum appeared to represent the request and answer any questions. The property is located at 2520 Texoma Parkway, the southwest corner of Texoma Parkway and U.S. Highway 82. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District.

Mr. Mangrum explained “the applicants are requesting a Specific Use Permit to allow a liquor store at this location. In the past, this location has been Color Tile, Napa and most recently Dennard’s Outdoor Equipment.” 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 Specific Use Permit and site

plan.

ACTION TAKEN.

Motion by Commission Member Bridges to approve the Specific Use Permit to allow a liquor store at 2520 Texoma Parkway subject to the Staff Review Letter. Second by Vice-Chairman Patterson.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & AMENDED SITE PLAN

THE REQUEST OF MLJ REAL ESTATE, LP (OWNERS), HOLIDAY POWERSPORTS (TENANT), BATES MARTIN ARCHITECTS, MICHAEL BATES (ARCHITECT/REPRESENTATIVE), HOMEYER ENGINEERING, INC. (CIVIL ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 325 WEST U.S. HIGHWAY 82, BEING 3.85 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW THE NORTH AND EAST SIDES OF THE BUILDINGS TO BE ARCHITECTURAL METAL WALL PANELS FOR HOLIDAY POWERSPORTS IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

AMENDED SITE PLAN APPROVAL FOR HOLIDAY POWERSPORTS.

**EXCEPTION –
FAÇADE**

AMENDED SITE
PLAN – HOLIDAY
POWERSPORTS
325 W. U.S. HWY. 82
(MLJ REAL ESTATE,
LP)

Michael Bates, Architect, 521 South Loop 288, Suite 165,
Denton, TX 76205

Mr. Bates appeared to represent the request and answer any questions. The property is located at 325 West U.S. Highway 82, between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District. A Specific Use Permit to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership was approved January 16, 2017.

Mr. Bates explained "Holiday Powersports is currently located at 3908 Texoma Parkway and has fourteen employees. He would like to move the business to 325 West U.S. Highway 82. The owner has redesigned the facility that will house four lines of motorsports vehicles and associated clothing and accessories for the use by motorsports enthusiasts. The site is planned to have two standalone buildings with the larger building (29,729 square feet) housing the showroom, offices and service areas. The smaller building (5,600 square feet) will store motorsports

vehicles that are still contained in their shipping crates. They plan to hire forty-five employees after opening.”

“They are requesting the building facades facing south and west to have a stone wainscot and stucco wall finish. A standing seam metal roof portico will run along the south facade. The portico will break up this elevation and provide shade for the large display windows facing Highway 82. They are requesting an exception for the north and east sides of the buildings to be allowed to be prefinished metal wall panels (“R” panels). All of the parking lots are planned to be paved with concrete and will have curb and gutter; 83 parking spaces will be provided. The vegetation on the east side of the property will remain the same, which will provide a good barrier. The track on the west side of the property has been modified to be used for test driving only.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if the exception for the metal façade would be for both buildings.

Mr. Bates explained “it would be just for the north and east sides of the large building that is 34,904 square feet.”

Joan Swalwell, 4200 Beverly Drive, Dallas, TX

Mrs. Swalwell explained she owns the property on the east side of this tract. The property has a residential home on the lot and she was concerned with screening of the property. “There is a tree line and vegetation adjacent to the properties and I would like it to stay as a barrier between the properties. There is an oil pump on the property as well and the tree line will help with the noise from the pump.”

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

Commission Member Davis asked Mr. Bates if he was willing to brick the east side of the building; “I’m not sure that the east side of the building will not be visible from the highway.”

Vice-Chairman Patterson explained “trees come and go; they die, the trees are not guaranteed to always be there.”

Scott Shadden, Director of Developmental Services asked if they would be willing to maintain the tree line with a live screening, being a condition of the variance.

Mr. Bates responded “yes”.

Chairman Mahone asked if there is vegetation on the north side of the property.

Mr. Bates did not believe there was on the north side.

Commission Member Gilbert commented “the building looks very nice, he has a nice architectural rendering, it looks really attractive from Highway 82, considering what has been there for many years.”

BOARD OF ADJUSTMENTS

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow the north side of the building to be architectural metal wall panels for Holiday Powersports in lieu of the required masonry and providing a permanent natural barrier on the east side of the property in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property at 325 West U.S. Highway 82. Second by Vice-Chairman Patterson.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the amended site plan for Holiday Powersports subject to the Staff Review Letter for the property at 325 West U.S. Highway 82. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

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 JOE WILSON (OWNER) AND VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3300-3400 BLOCKS OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 11.74 ACRES IN THE URIA H BURNS SURVEY, ABSTRACT NO. 121, AS FOLLOWS:

PLANNING AND ZONING BOARD

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.

ZONE CHANGE &
CONCEPTUAL SITE
PLAN – R-1 TO C-1
3300-3400 BLKS. N.
FM 1417 (HERITAGE
PARKWAY)
(JOE WILSON)

David Vilbig, Vilbig & Associates, 517 W. Woodard, Denison TX

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 3300-3400 blocks of North FM 1417 (Heritage Parkway); the southwest corner of FM 1417 and U.S. Highway 82.

Mr. Vilbig explained the owner would like to change the zoning on the property to a C-1 (Retail Business) District for

future commercial development. 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.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for the property in the 3300-3400 Blocks of North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

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 JOE WILSON (OWNER) AND VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3500-3600 BLOCKS OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 28.86 ACRES IN THE URIAH BURNS SURVEY, ABSTRACT NO. 121, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

ZONE CHANGE & CONCEPTUAL SITE PLAN – R-A & R-1 TO C-1

**3500-3600 BLKS. N. FM 1417 (HERITAGE PARKWAY)
(JOE WILSON)**

David Vilbig, Vilbig & Associates, 517 W. Woodard, Denison TX

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 3500-3600 blocks of North FM 1417 (Heritage Parkway); the northwest corner of FM 1417 and U.S. Highway 82.

Mr. Vilbig explained the owner would like to change the zoning on the property to a C-1 (Retail Business) District for future commercial development. 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.

ACTION TAKEN.

Motion by Vice-Chairman Patterson to approve the zone change from an R-A (Single Family Agricultural) District and R-1 (One Family Residential) District to a C-1 (Retail Business) District for the property in the 3500-3600 Blocks of North FM 1417 (Heritage Parkway) subject to the Staff

Review Letter. Second by Commission Member Davis.
VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS,
ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER
VOTING NAY: NONE
MOTION CARRIED

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

PRELIMINARY PLAT, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), JOE
GILBERT CONSTRUCTION, LLC (PROSPECTIVE BUYER)
AND VILBIG AND ASSOCIATES, PLLC (CIVIL
ENGINEER/SURVEYOR) CONCERNING THE PROPERTY
LOCATED IN THE 1400-1600 BLOCKS SOUTH FM 1417
(HERITAGE PARKWAY), BEING 4.08 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS
FOLLOWS:

PLANNING AND ZONING COMMISSION

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

PRELIMINARY PLAT –
BROOKHAVEN
GARDEN HOMES

SUP & SITE PLAN –
PATIO HOMES
1400-1600 BLKS. S.
FM 1417 (HERITAGE
PARKWAY)
(SSCGC HOLDINGS,
LLC)

Commission Member Gilbert abstained from this request
because of a conflict of interest.

David Vilbig, Vilbig & Associates, 517 W. Woodard, Denison
TX

Mr. Vilbig appeared to represent the request and answer any
questions. The property is located in the 1400-1600 blocks of
South FM 1417 (Heritage Parkway) between Quail Run Road
and West Park Avenue.

Mr. Vilbig explained the prospective buyer would like to plat
the property into twenty-four (24) lots for residential
development of patio homes. "The lots are fifty feet wide, the
front setback is twenty feet and the rear setback is twenty
feet, they are only one hundred feet deep. The tract is on FM
1417 (Heritage Parkway) just north of the existing retirement
center. The property to the north is zoned an R-2 (Multi-
family Residential) District." They had seen the Staff Review
Letter and would abide by the Recommendations.

Brian Gaskill, 1505 Creekview Lane, Sherman, TX

Mr. Gaskill wanted to know if this development would be
connecting to FM 1417 (Heritage Parkway). "I live just before
the cul-de-sac on Creekview Lane, there have been times
when cars are parked in the cul-de-sac that the trash and
recycling trucks will come and if cars are parked there, they
will not give service to us because they cannot turn around."

Chairman Mahone explained "Creekview Lane will connect to
this development and provide access to FM 1417 (Heritage

Parkway).”

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

An email was received from Bill Magers

“After reviewing the request for the Brookhaven Garden Home Development, I am writing to inform you that SSCGC Holdings, LLC fully supports the project and hopes it will be approved at tonight’s Planning and Zoning meeting. We sincerely believe that it will be an asset to our property and, more importantly, to our community.”

ACTION TAKEN.

Motion by Vice-Chairman Patterson to approve the Preliminary Plat, Specific Use Permit and site plan to allow patio homes in an R-1 (One Family Residential) District for the property in the 1400-1600 Blocks South FM 1417 (Heritage Parkway). Second by Commission Member Vanderveer.

VOTING AYE: MAHONE, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

ABSTAIN: GILBERT

MOTION CARRIED

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

VARIANCE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF PLATINUM VENTURES, LLC (OWNER) AND NATHAN GRAY, NBS DRAFTING (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 700 NORTH ROSS AVENUE, BEING LOT 6, BLOCK 4, C.J. KELIECHORS 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 3’9” SIDE SETBACK ON THE NORTH SIDE FOR A DUPLEX (TWO-FAMILY DWELLING) IN LIEU OF THE REQUIRED 6’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING BOARD

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

VARIANCE – SIDE
SETBACK
(DENIED)

SUP & SITE PLAN -
DUPLEX
(TABLED)

700 N. ROSS
(PLATINUM
VENTURES, LLC)

Nathan Gray, 303 W. Houston, Sherman, TX

Mr. Gray appeared to represent the request and answer any questions. The property is located at 700 North Ross Avenue, the northwest corner of Ross Avenue and Brockett Street.

Mr. Gray explained “we are requesting a variance on the north side of the duplex that is normally six feet; we would

like a 3' 9" setback from the property line. The duplex will have three bedrooms per side for a total of six. The property is zoned an R-1 (One Family Residential) District and the owners would like to construct a duplex on the property. Each unit will have a one-car garage and two off street parking spaces." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if there are other multi-family units in that area.

Mr. Shadden responded "yes, there is, duplexes used to be allowed in an R-1 (One Family Residential) District; there are several on Ross Street".

Chairman Mahone asked about the request for the setback; "what is the reason for the request."

Mr. Gray explained "it is based on the size; the owner is trying to get a three bedroom, two bath, two unit duplex on the lot."

Chairman Mahone asked Mr. Gray if he knew what the distance would be between the new duplex and the house to the north.

Mr. Gray did not know the distance between the buildings.

Mr. Shadden explained "the minimum is six foot between buildings; the building to the north should be at least five foot from the property line, five foot was the setback prior to September 1973."

Chairman Mahone asked what the outside walls would be made of.

Mr. Gray responded "it will be brick exterior, all the way around."

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

Commission Member Davis asked how wide the house would be.

Mr. Gray explained "what threw them off was the ten foot setback off of Brockett Street; we originally thought we would have more than that; it's a corner lot, so it has a larger setback."

Chairman Malone stated "the building is thirty-seven feet wide."

Commission Member Vanderveer asked "from the drawing, are you showing 2' 3" on the bottom right from the property line."

Mr. Gray explained “I am showing 2’3”, but it is encroaching 3’9” into the 6’ space.”

Vice-Chairman Patterson stated “you are 2’3” from the property line, not 3’9”.”

Mr. Gray responded “right, when they called and they needed to know how much I needed, I need 3’9” over the line.”

Mr. Shadden asked between the wall and the property line is what measurement?”

Vice-Chairman Patterson responded 2’3”.

Mr. Shadden explained “they can’t hear the request tonight, we advertised it at 3’9”, the request is wrong.”

Chairman Mahone stated “the request is for a 3’9” setback on the north side property line.”

Mr. Gray explained “that is the discrepancy, they asked me how much I needed and I told them 3’9”.”

Chairman Mahone stated “you actually wanted a 2’3” setback.”

Mr. Shadden explained “he will have to come back.”

Chairman Mahone asked if they need to table the request or do we have to start all over.

Mr. Gray explained “I could see if I could make that work.”

Mr. Shadden explained “you could grant 3’9” and they would have to make it work.”

Vice-Chairman Patterson asked “if he would accept 3’9”, would he accept 6’.”

Commission Member Gilbert stated he felt the space is well used being redeveloped as a duplex; “we don’t have any opposition from the neighbors.”

Vice-Chairman Patterson felt it would be a great fit for the neighborhood.

Commission Member Vanderveer asked “to make it fit, would it be a reduction in bedrooms.”

Mr. Gray explained “it would make it smaller.”

Commission Member Gilbert explained “they have 100’ in depth, they could do a front and back, there are other options.”

Vice-Chairman Patterson felt being that close to Austin College; “you are not going to have any trouble renting it. I just don’t see the need for the variance; I think there are ways to work around it.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to deny the variance to allow a 3’ 9” side setback on the north side for a duplex in lieu of the required 6’ in an R-1 (One Family Residential) District for the property at 700 North Ross Avenue. Second by Vice-Chairman Patterson.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

Mr. Shadden explained the site plan could not be approved as it is drawn; you could table the Specific Use Permit.

PLANNING AND ZONING BOARD

ACTION TAKEN.

Motion by Commission Member Vanderveer to table the request for a Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property at 700 North Ross Avenue. Second by Vice-Chairman Patterson.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION, ZONE CHANGE & SITE PLAN

THE REQUEST OF JKL PARTNERS, LLC (OWNERS), BWG ARCHITECTURE (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY IN THE 2600 BLOCK NORTH TRAVIS STREET AND THE 100-200 BLOCKS OF WEST MCLAIN STREET, BEING THE PROPOSED LOT 3 OF THE REPLAT OF LOT 2R, MCLAIN ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(B) TO ALLOW A NATURAL SCREENING (SHRUBS) IN LIEU OF THE REQUIRED 6’ SCREENING DEVICE IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING BOARD

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

EXCEPTION –
SCREENING

ZONE CHANGE – R-2
TO C-1

SITE PLAN - OFFICE
2600 BLK. N. TRAVIS
& 100-200 BLKS. W.
MCLAIN
(JKL PARTNERS,
LLC)

Jeff Lightfoot, 1718 W. Lamberth, Sherman, TX &

Bruce Green, BWG Architecture, PO Box 923, Van Alstyne, TX

Mr. Lightfoot and Mr. Green appeared to represent the request and answer any questions. The property is located in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street; the northwest corner of Travis and McLain Streets.

Mr. Lightfoot explained they would like to change the zoning on the property to a C-1 (Retail Business) District to construct a 4,842 square foot, single-story brick veneer/stone office building on one of the lots. Nineteen parking spaces will be provided for the office. They are also requesting an exception to allow a 6 foot wrought iron fence with privet shrubs for screening on the west side of the property. "The remaining portion of the property will remain R-2 (Multi-family Residential) District for future development." They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Lightfoot explained "we see more need for office space as Travis Street develops. Phase II of this project will mirror the same image of this building. The back portion on West McLain Street will be for duplexes targeting senior living."

Commission Member Davis asked "why not put up a good fence; shrubs die, they don't get watered."

Mr. Lightfoot explained "we are looking at an iron fence with dense fast growing shrubbery; cosmetically it looks better and it would save money. I like the look of greenery versus a concrete wall. The fence will be six foot tall and we will let the greenery (bush) grow that tall as well. An irrigation system will be provided to maintain the shrubs."

Chairman Mahone asked Mr. Shadden what type of screening would be required if the exception is not granted.

Mr. Shadden responded "a six foot wood fence."

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

Letter received from:
James & Susan Carroll, PO Box 1123, Sherman, TX
The Carroll's were not opposed to the request.

**BOARD OF ADJUSTMENTS
ACTION TAKEN.**

Motion by Commission Member Vanderveer to approve the exception to allow a natural screening (shrubs) subject to maintaining the screening and providing an irrigation system in lieu of the required 6' screening device in a C-1 (Retail Business) District for the property in the 2600 block of North Travis Street

and the 100-200 blocks of West McLain Street.
Second by Commission Member Davis.
VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS,
AND VANDERVEER
VOTING NAY: NONE
MOTION CARRIED

**PLANNING AND ZONING COMMISSION
ACTION TAKEN.**

Motion by Commission Member Davis to approve the zone change from an R-2 (Multi-family Residential) District to a C-1 (Retail Business) District and site plan approval for an office for the property in the 2600 block of North Travis Street and the 100-200 blocks of West McLain Street subject to the Staff Review Letter.
Second by Commission Member Adams.
VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER
VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF GLENN T. NIX, JR. (OWNER) AND SARAH GROVES AND STEPHANIE GRAVES, SCULPTED BROW & LASH STUDIO (TENANTS) CONCERNING THE PROPERTY AT 112 NORTH TRAVIS STREET, BEING THE NORTH 22' OF LOT 5 AND THE SOUTH 50' OF LOT 8, BLOCK 2, OTP SHERMAN, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TATTOO STUDIO (PERMANENT MAKE-UP) IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Glen T Nix, Jr., 112 N. Travis, Sherman, TX and Stephanie Graves, 501 FM 1306, Gainesville, TX & Sarah Groves, 505 E. Wilson, Calera, OK

Mr. Nix, Ms. Graves and Ms. Groves appeared to represent the request and answer any questions. The property is located at 112 North Travis Street between Houston and Laurel Streets. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District.

SUP & SITE PLAN –
TATTOO STUDIO
(PERMANENT MAKE-
UP)
112 N. TRAVIS
(GLENN T. NIX, JR.)

Ms. Graves explained “this is a new business, Sculpted Brow and Lash Studio, we are starting up for permanent makeup for the eye brows and lash services, which would include lash extensions, lash perms and salon work. The business would be just for us two, very small.”

Ms. Groves explained they were just certified to do permanent make-up, “it is a tool that has nine to twelve fine little needles with ink, you scratch the surface and it makes

eyebrows, hair strokes to make a fuller brow.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if they were only doing eye brows, no lips, no eyes, etc.

Ms. Graves stated “no, they don’t plan to do tattoos; we are not certified to do that. The hours of operation will probably be 9-5.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow a tattoo studio (permanent make-up) in a C-1 (Retail Business) District/Central Business District for the property at 112 North Travis Street subject to the Staff Review Letter and limited to make-up and to Sarah Groves and Stephanie Graves. Second by Commission Member Bridges.

VOTING AYE: MAHONE, GILBERT, PATTERSON, DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

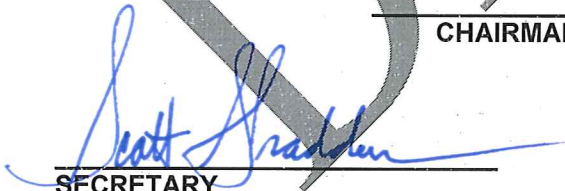
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:59 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 11/21/2017

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

Issue:

CONSENT AGENDA (ITEMS 7, 10, 12, 14, 15 & 16)

List of Agenda Items:

**7. * 1100-1300 BLOCKS S. FRIENDSHIP ROAD, 4500-4600 BLOCKS QUAIL RUN ROAD,
AND THE 4600 BLOCK OF CORMORANT DRIVE**

The request of 300 Sherman, LP (Owner), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 1100-1300 Blocks of South Friendship Road, the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive, being 75.732 acres in the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Quail Run Estates

10. * 1305 S. FM 1417 (Heritage Parkway)

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being 6.423 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of The Brooks on Heritage Parkway Addition

12. * 1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)

The request of Joe Gilbert (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 4.085 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Brookstone Garden Homes Addition

14. * 1600 W. WASHINGTON STREET

The request of Risen Properties (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1600 West Washington Street, being 4.742 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Board

Final Plat approval of Sunset Crossing

15. * 1545 BENNETT ROAD

The request of Robert Perry and Dinesh Sriperambudur (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1545 Bennett Road, being 8.974 acres in the Elizabeth Rehorse Survey, Abstract No. 1000 and the H.H. Tucker Survey, Abstract No. 1217, as follows:

Planning and Zoning Board

Final Plat approval of Terra Bonita Subdivision located in the extra territorial jurisdiction (ETJ) of the City of Sherman

16. * 2800-3600 BLOCKS S. U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2800-3600 Blocks of South U.S. Highway 75, being 21.5528 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Board

Final Plat approval of Sherman Crossroads, Phase II



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1434 S. RAVEN DRIVE

The request of Jess Trowbridge (Owner) concerning the property at 1434 South Raven Drive, being Lot 22, Block 4, Country Ridge Estates No. 4, as follows;

Board of Adjustments

Amending an Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow an 8' privacy fence on the property line on a corner lot in lieu of the previously approved 6' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

Background:

The property is located at 1434 South Raven Drive; the northwest corner of South Raven Drive and West Raven Drive. An exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street was approved at the May 19, 2015, Planning and Zoning Commission Meeting.

The owners are requesting an exception to allow an 8' privacy fence on the property line on the corner of South Raven Drive and West Raven Drive. A permit was approved to replace a 6' privacy fence on October 9, 2017, the contractor erected an eight foot fence and the owner is requesting approval for the fence to remain.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jess Trowbridge (Owner)

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:

28

Objections Received:

0

Attachments

Location Map

Zoning Map

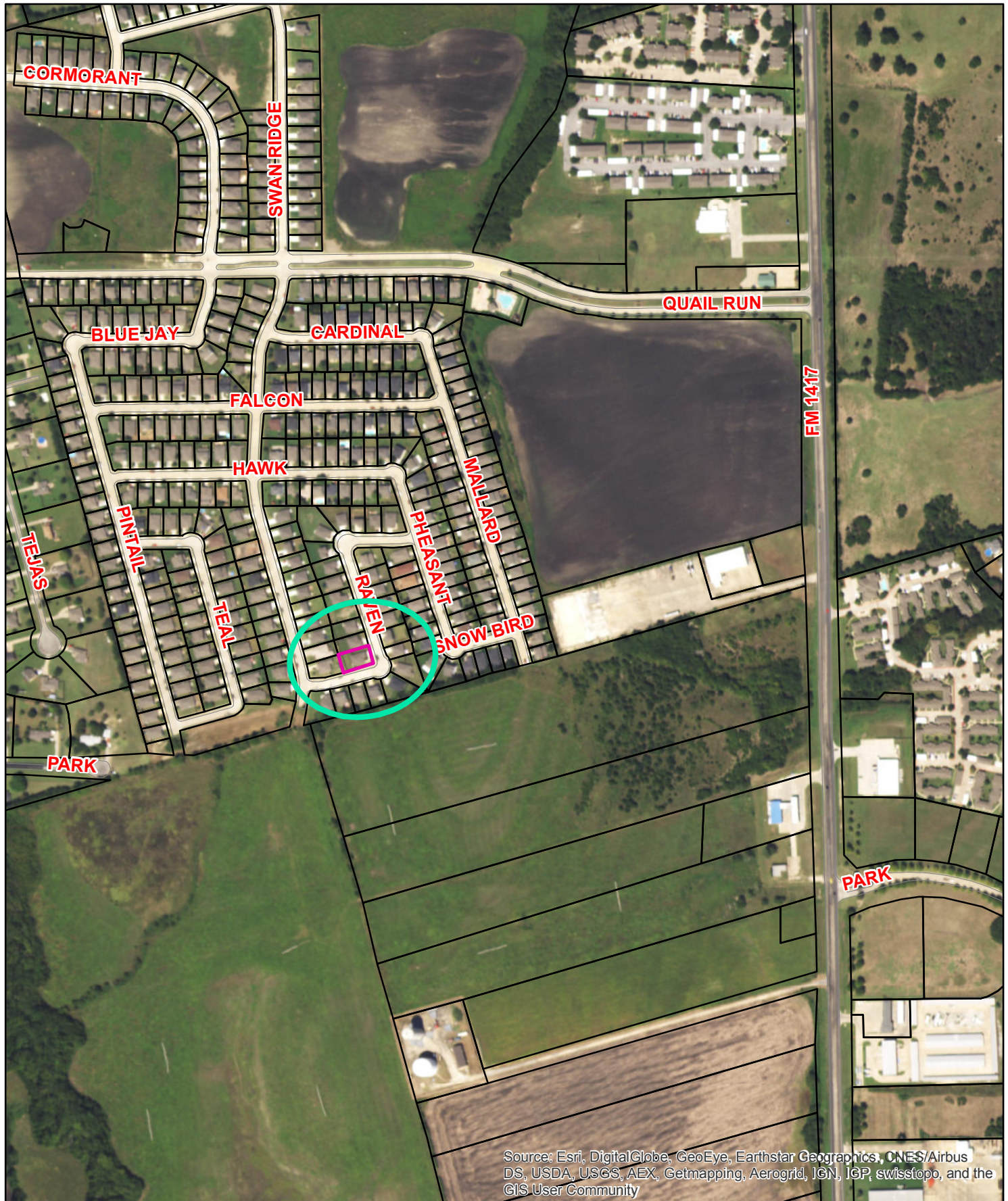
Zoning Sign Photo

Site Plan

Elevations

Neighborhood Support

Staff Review Letter

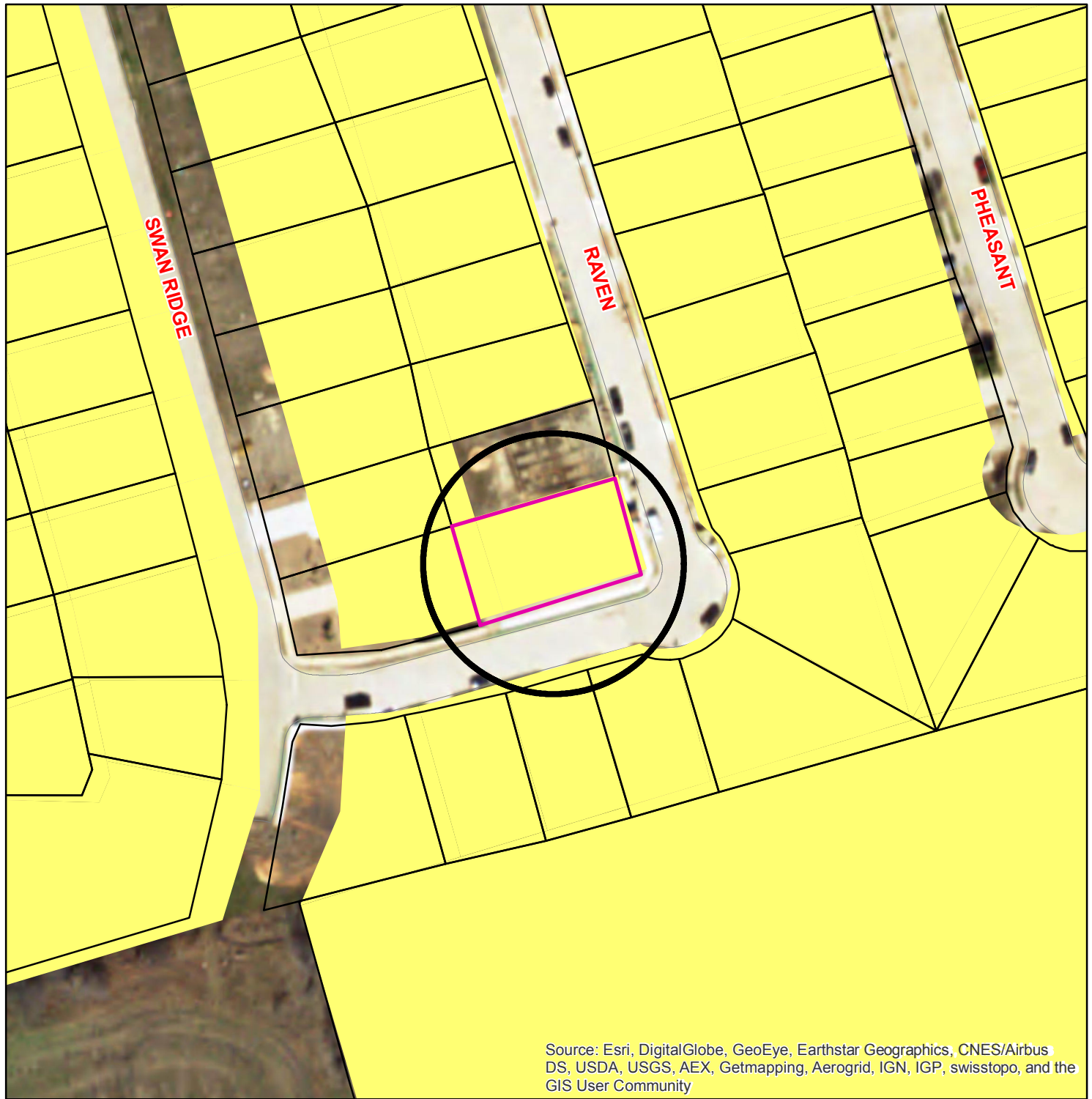


1434 S. Raven Drive



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1434 S. Raven Drive

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

Unknown

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1434 S. Raven



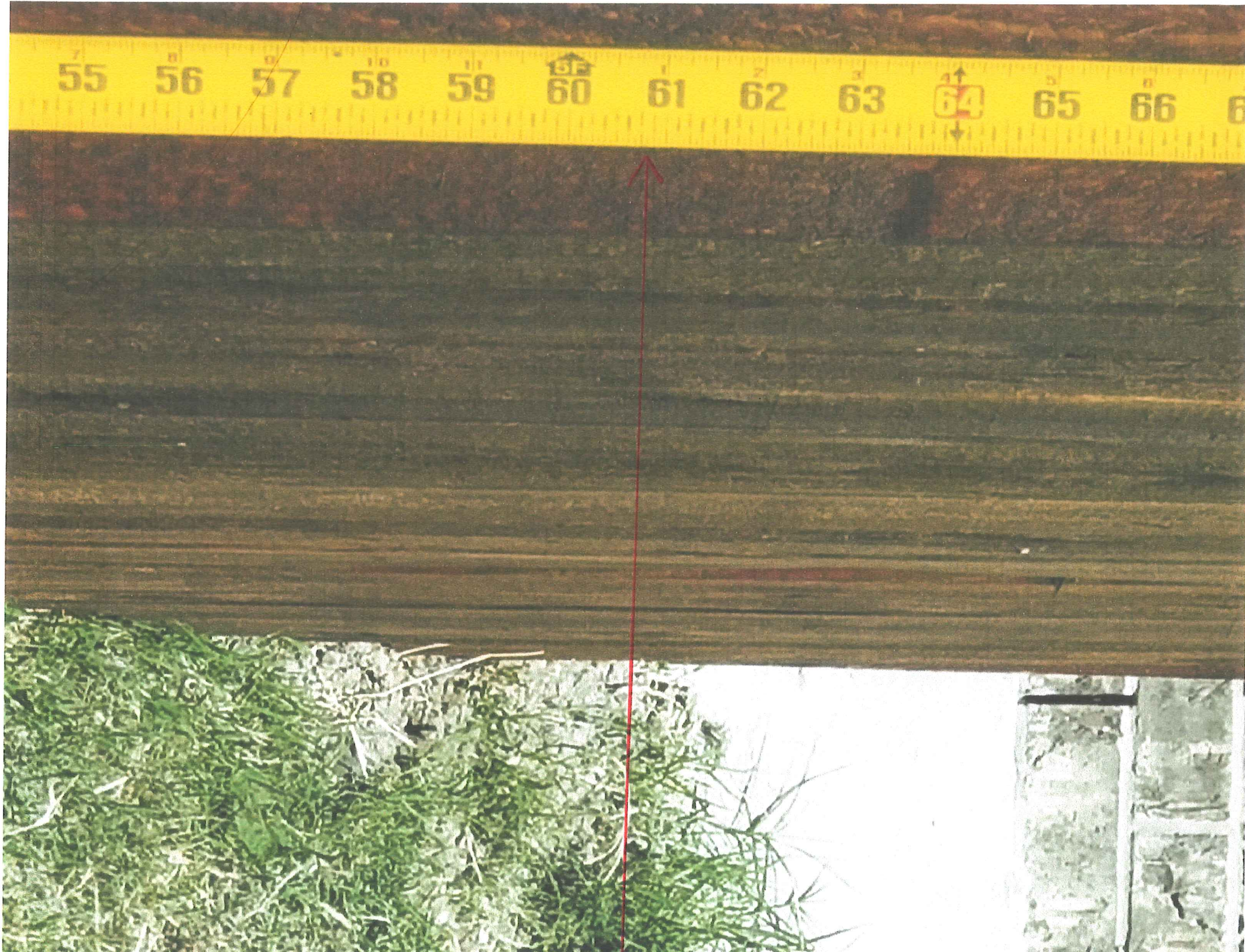












October 20, 2017

To Whom It May Concern:

Our Neighbors, Jess and Ashley Trowbridge, located at 1434 South Raven Drive have come to us requesting support as they file for a variance on their 8-foot fence that was installed on October 10th, 2017. Due to the elevation of their lot and the grade of the hill for which their house is located, they are requesting the 8-foot fence remain in place for their security and privacy.

As surrounding neighbors we agree that the 8-foot fence does offer a significant amount of security and privacy as opposed to the 6-foot fence they previously had. We do not feel that the fence is obstructing to the surrounding roadways or a distraction or safety concern to motorists as they drive down our street. By providing our signatures we are stating that we support a variance being provided, allowing them to keep their 8-foot fence.

Thank you,

Printed Name	Address	Signature
Katharine Michelle Miller	4324 W. Raven Dr. Sherman TX 75092	Katharine Miller
June Ragsdale	1435 Swan Ridge	June Ragsdale
Irvin Menjivar	4316 W Raven Dr	Irvin Menjivar
Sherissa Staudeman	1425 S Raven	Sherissa Staudeman
René Birchall	1433 S. Raven dr.	René L. Birchall

STAFF REVIEW LETTER

November 15, 2017

Jess Trowbridge
1434 S. Raven Dr.
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow an 8' privacy fence on the property line on a corner lot in lieu of the previously approved 6' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 1434 South Raven Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 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. The fence shall not obstruct site distance at the intersection.
3. The fence shall be maintained at all times.
4. Review the zoning and development ordinance for additional requirements.
5. 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:

6. Ensure fence does not get closer than 25' from Raven Drive.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator
PO Box 1106 | Sherman, TX 75091-1106 | 903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us

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



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

411 N. RICKETTS STREET

The request of EMR Real Estate, LLC (Owners) and David Gibson (Representative) concerning the property at 411 North Ricketts Street, being Lot 2, Block A, Replat of Lots 1 thru 4, Block A, Greenmount 2nd Addition, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' front setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 411 North Ricketts Street between Pecan Street and Hillcrest Drive and is zoned an R-1 (One Family Residential) District. The owner would like to build a single family residential dwelling, 15' from the front property line. A portion of the property is located in the floodplain.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

EMR Real Estate, LLC (Owners)
David Gibson (Representative)

Master Plan Designation:

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

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

Number of notices mailed:

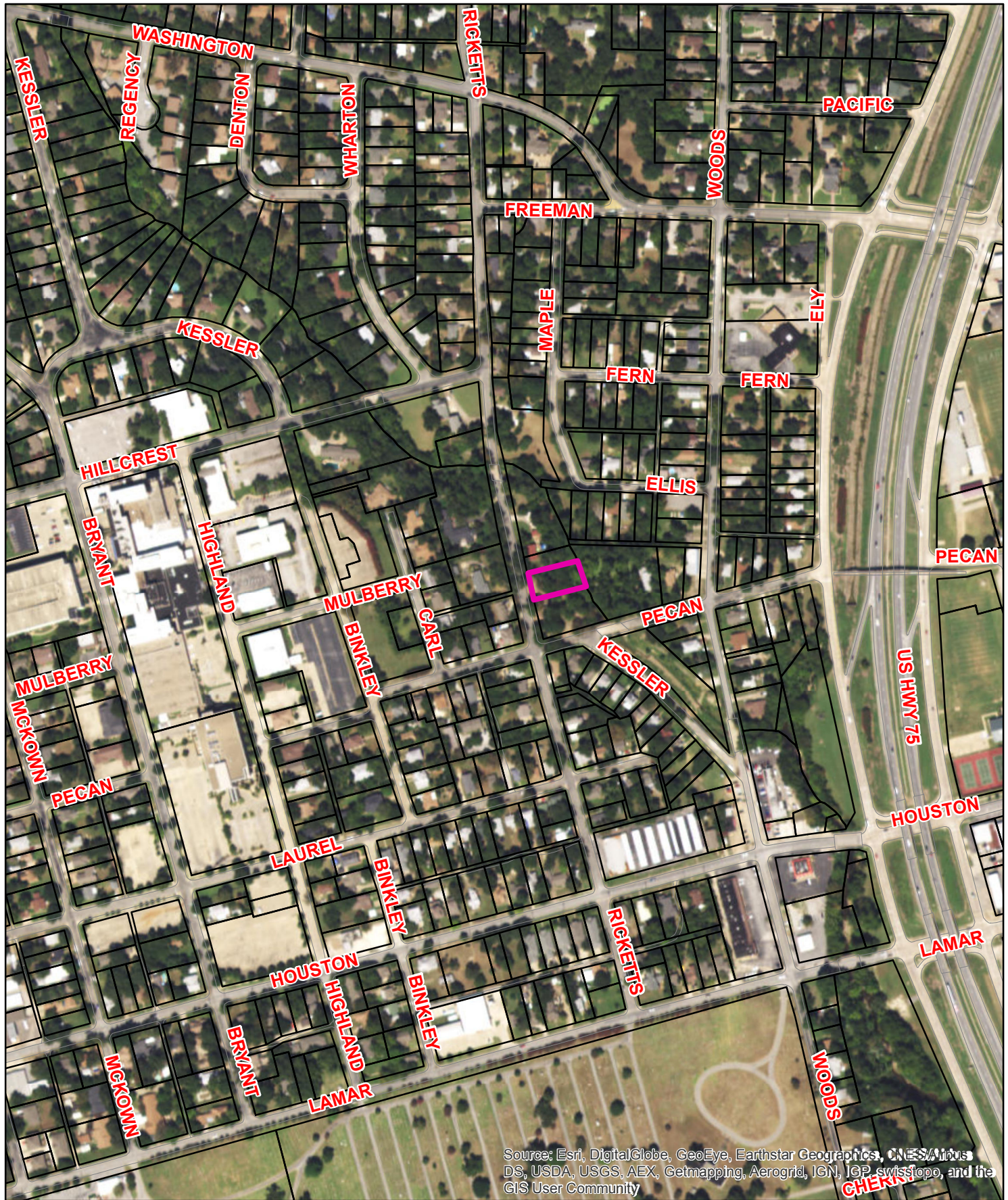
22

Objections Received:

0

Attachments

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



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

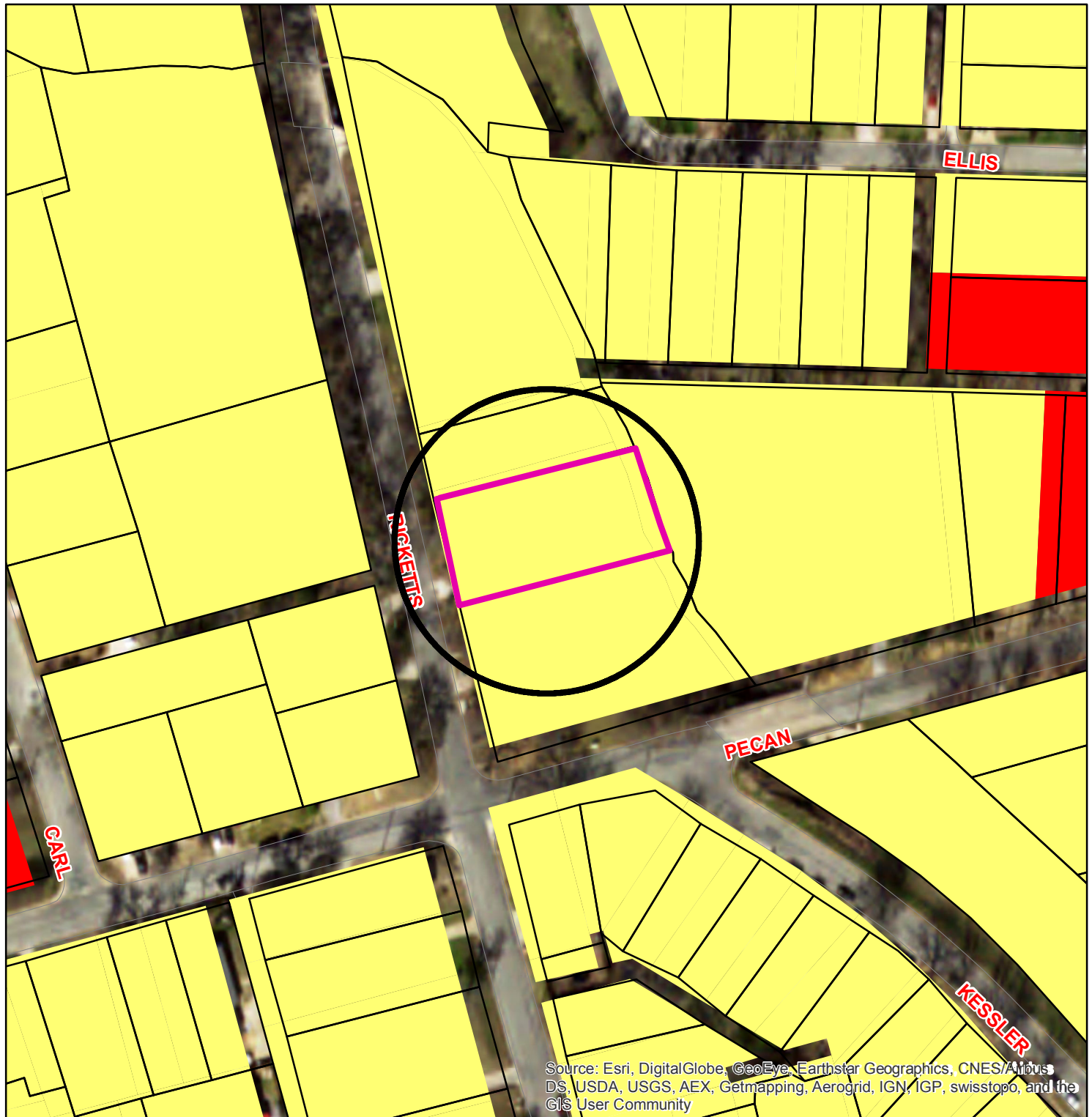


411 N. Ricketts



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 411 N. Ricketts

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

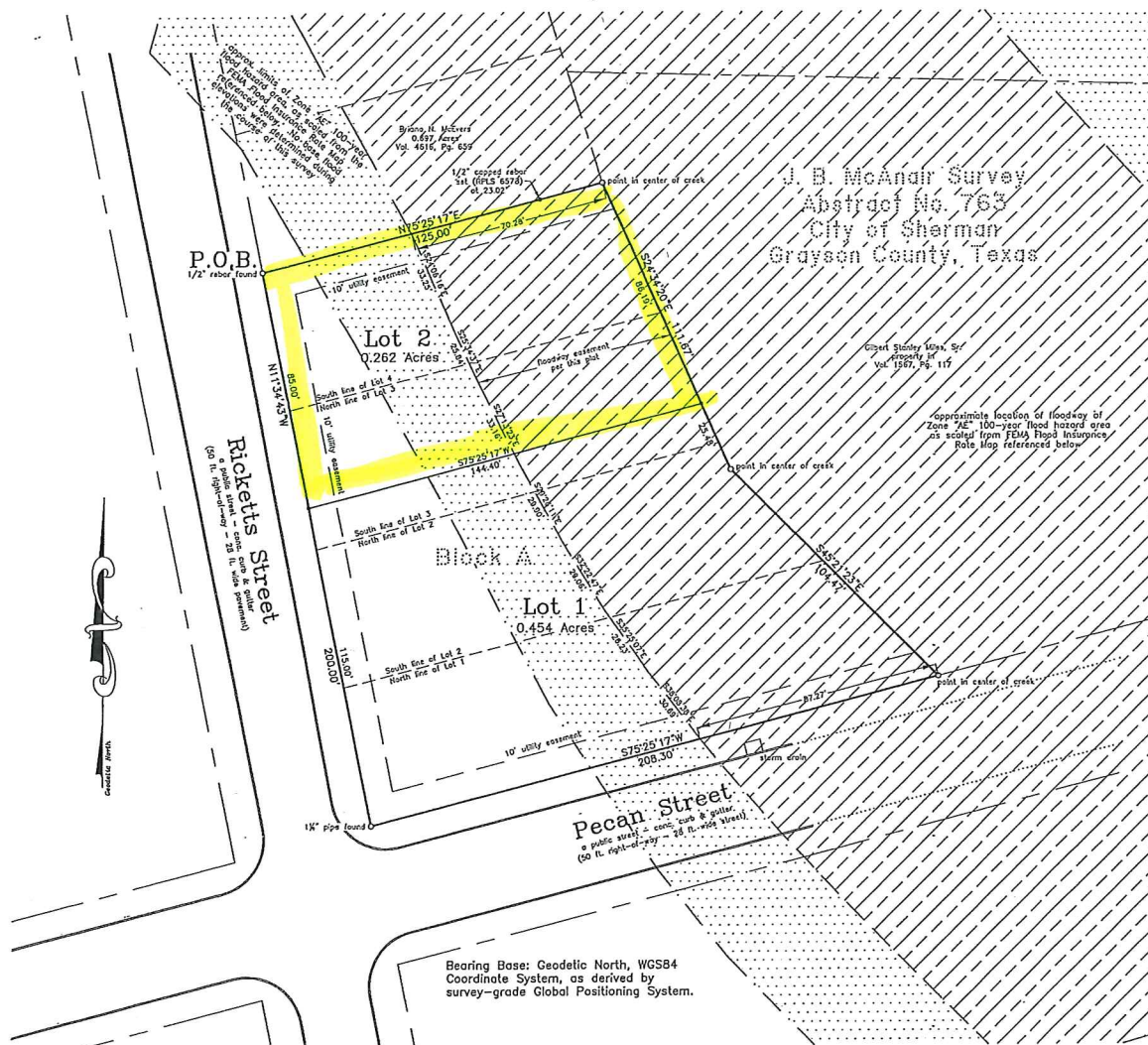
- C-2 - General Commercial District
- CO Office District
- Lakes
- M-1 - Light Manufacturing District
- M-1.5 - Medium Manufacturing District
- M-2 - Heavy Manufacturing District
- MH - Manufacturing Housing District
- R-1 - One Family Residential District
- R-2 - Multi-Family Residential District
-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



1 in = 108 ft

411 N. Ricketts





Replat of Lots 1 thru 4, Block A Green Mount 2nd Addition

to
City of Sherman
0.716 Acres

in the
J. B. McAnair Survey
Abstract No. 763

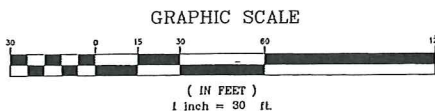
General Notes:

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 Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

20738

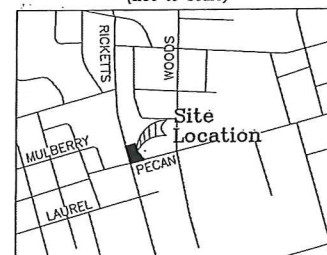
EMR Real Estate, LLC
Owner
180 LeNeta Drive
Whitesboro, Texas 76273

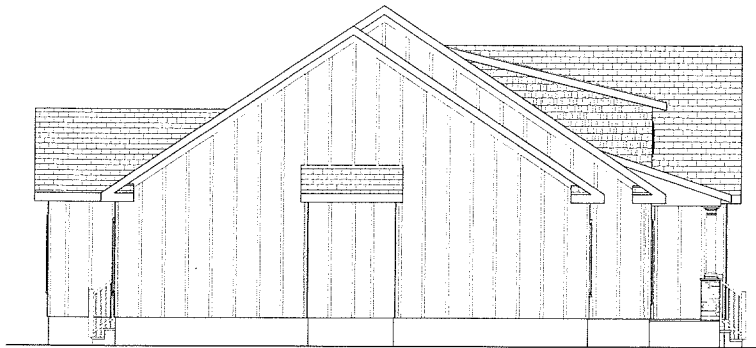


Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/23/2017 10:49:33 AM
In the PLAT Records
GREEN MOUNT 2ND ADDITION
Doc Number: 2017-3212
Number of Pages: 2
Amount: 32.00
Order#: 20170623000056
By: MG



Vicinity Map (not to scale)

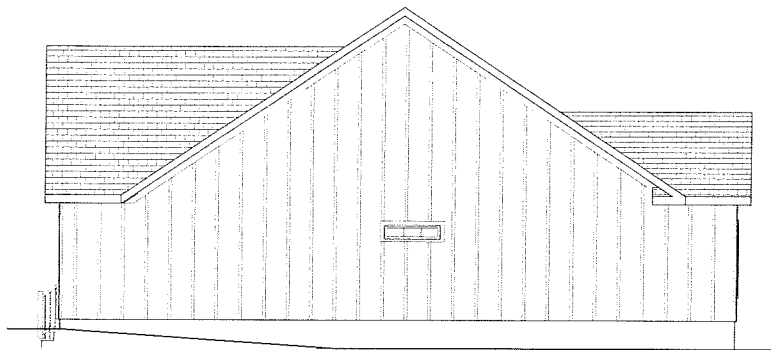




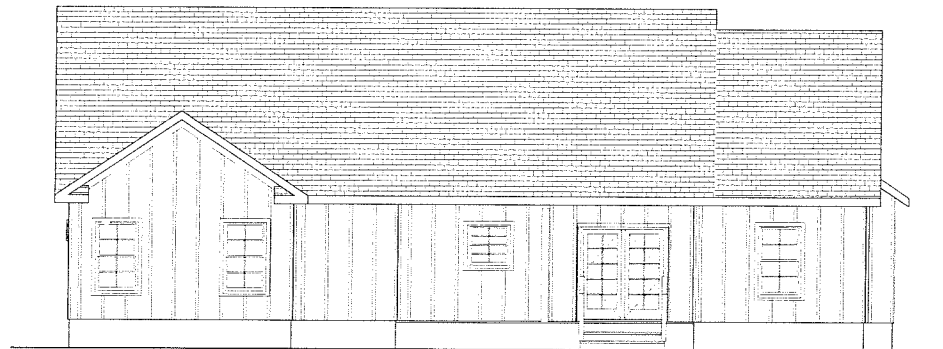
2 LEFT ELEVATION
1/4" = 1'-0"



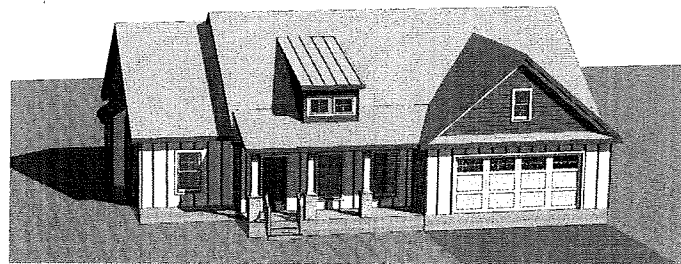
1 FRONT ELEVATION Brochure
1/4" = 1'-0"



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



3 REAR ELEVATION Brochure
1/4" = 1'-0"



Managed By: JWB

Date:

Issue For Permit:

Issue For Review:

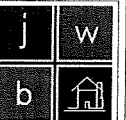
10/12/17

Issue For Construction:

Revised:

©2017 JWB Design Studio, LLC
This document is the property of JWB Design Studio, LLC and is not to be reproduced without the written consent of JWB Design Studio, LLC.

EMR REAL ESTATE
LOT 2 RICKETTS ST.
SHERMAN, TX.



JFREMY W. BULLARD
DESIGN STUDIO, LLC
306 W Main Street
PO Box 593
Gunter, Texas 75055
903 821 8941
jwbullard@yahoo.com
www.jwbdesignstudio.com

Sheet No.

52

Project: 17355-R3

Size: 1/4" = 1'-0"

STAFF REVIEW LETTER

November 15, 2017

EMR Real Estate LLC
180 Le Neta Drive
Whitesboro, TX 76273

David Gibson
218 Meyers
Sherman, TX 75092

Dear Applicants,

The request for a Variance to allow a 15' front setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 411 North Ricketts Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 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. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. Parking ratio required: 1 space per bedroom; minimum two per unit.
4. A parking space is considered to be 9'x20'.
5. All requirements of the Floodplain Ordinance should be followed.
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. All requirements of the Floodplain Ordinance should be followed.
9. Elevation Certificate must be submitted to City of Sherman Engineering Department.
10. No Construction within the Floodway.
11. New drive approaches shall conform to City of Sherman standards and a permit is required.

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

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

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

Respectfully,



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

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

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



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

7.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1100-1300 BLOCKS S. FRIENDSHIP ROAD, 4500-4600 BLOCKS QUAIL RUN ROAD, AND
THE 4600 BLOCK OF CORMORANT DRIVE**

The request of 300 Sherman, LP (Owner), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 1100-1300 Blocks of South Friendship Road, the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive, being 75.732 acres in the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Quail Run Addition

Background:

The property is located in the 1100-1300 Blocks of South Friendship Road, the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive. The property is zoned an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District. The owners would like to plat the property into 330 single family residential lots with five open spaces.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

300 Sherman, LP (Owner)

Greg Edwards Engineering Services, Inc. (Civil Engineer)

Preston Trail Land Surveying, LLC (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

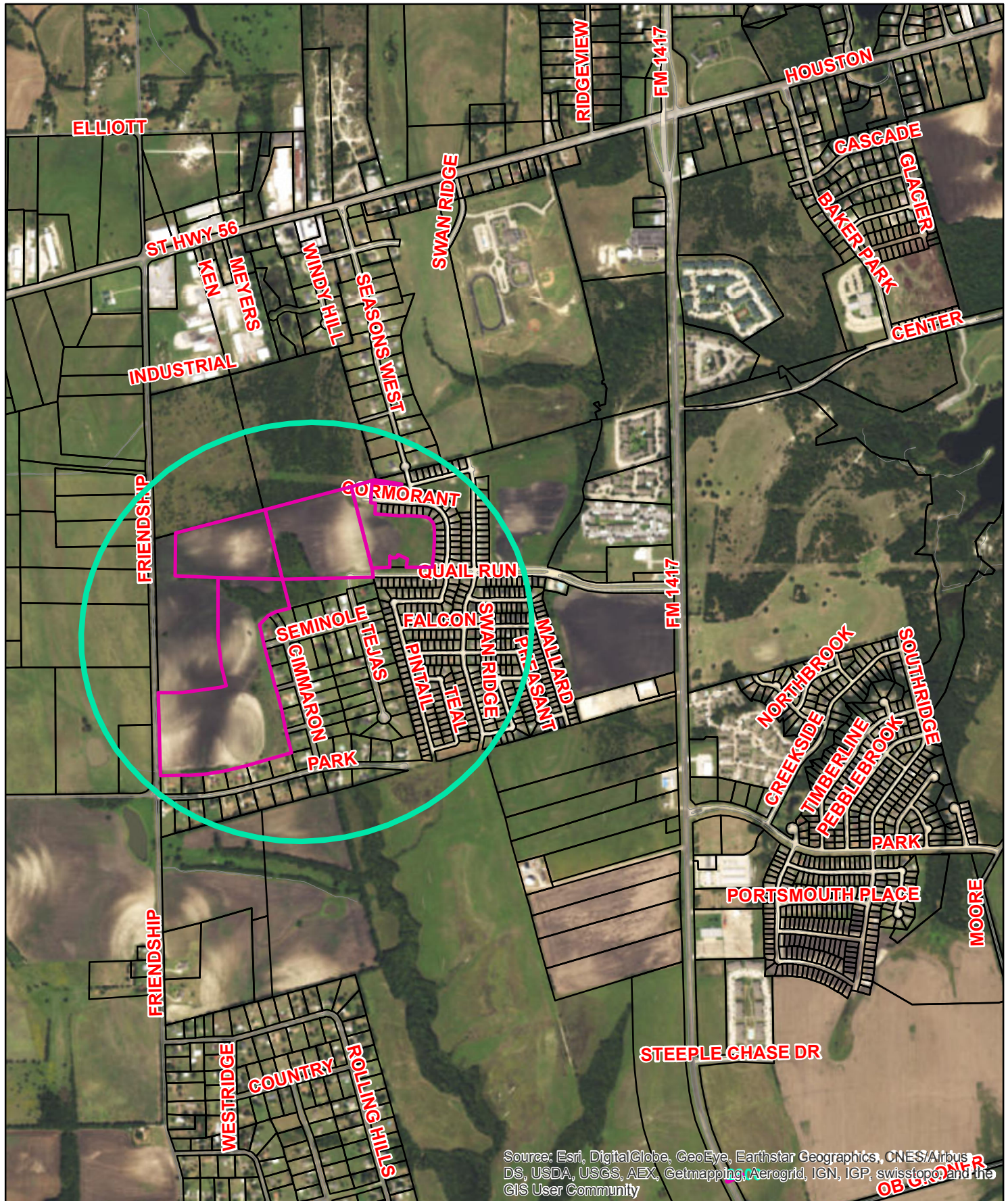
Location Map

Zoning Map

Lot Layout

Preliminary Plat

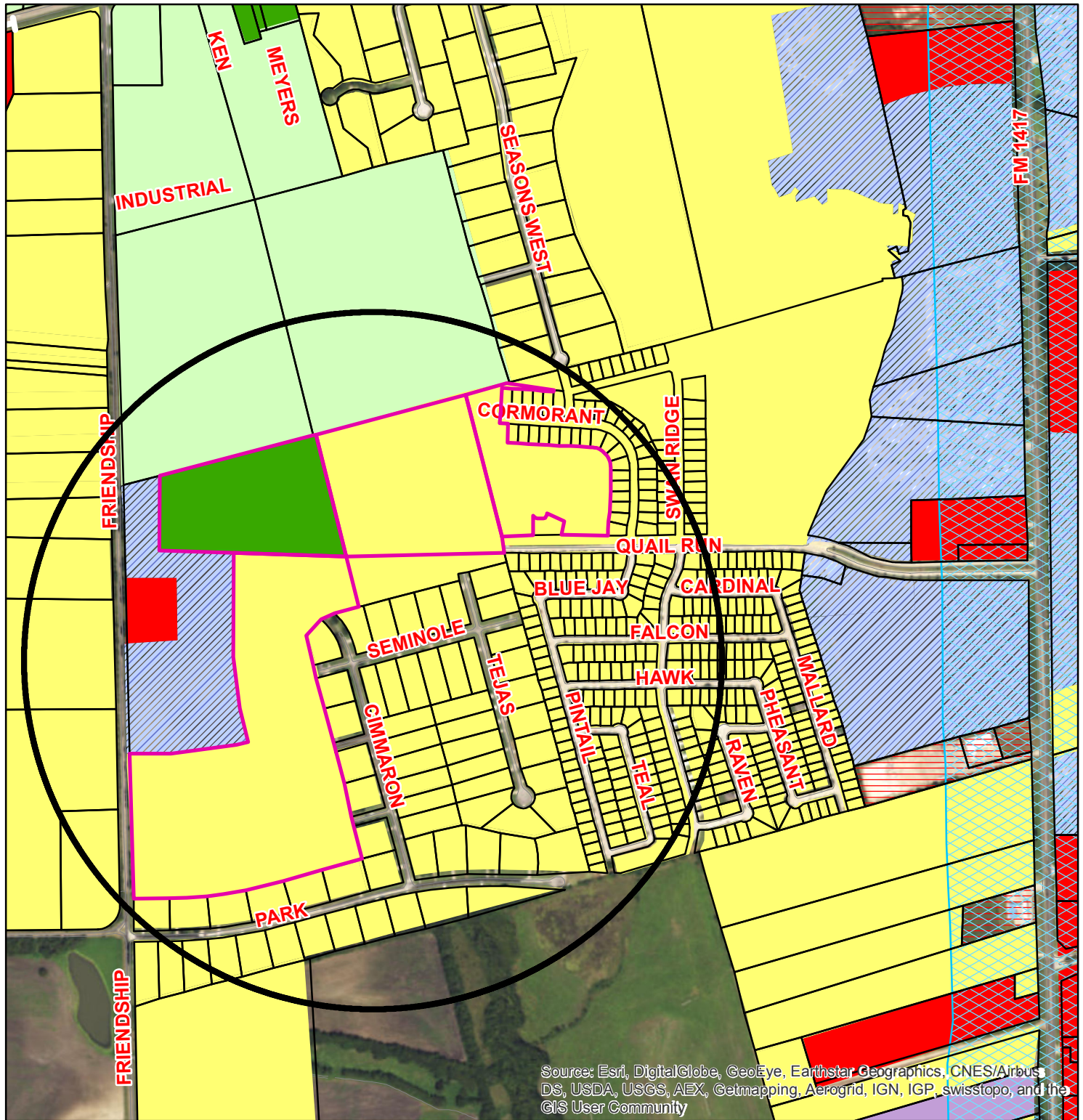
Staff Review Letter



**1100-1300 Blks. S. Friendship Road,
4500-4600 Blks. Quail Run Rd. &
4600 Blk. Cormorant Drive**



1 in = 1,298 ft



Zoning - 1100-1300 Blks. S. Friendship Rd, 4500-4600 Blks. Quail Run Rd., & 4600 Blk. Cormorant Dr



City of Sherman, Texas
Developmental Services Department

Legend	
Special Districts Overlay	Representation: ShermGIS.DBO.TransportationCorridor_Rep
DISTRICT_NAME	
Arts and Cultural District	FM 1417
Blalock Commercial Overlay District	Sam Rayburn Freeway
Central Business District	US Hwy 82 and 75
College Park District	SH 289
Downtown Overlay District	FM 691
Historic Preservation District	
Transportation Corridor	
	Zoning Districts
	Representation: ShermGIS.DBO.ZoningDistrict_Rep
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District



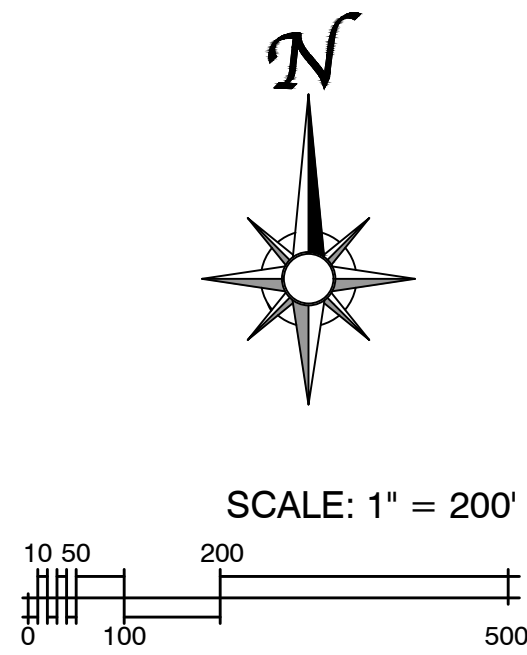
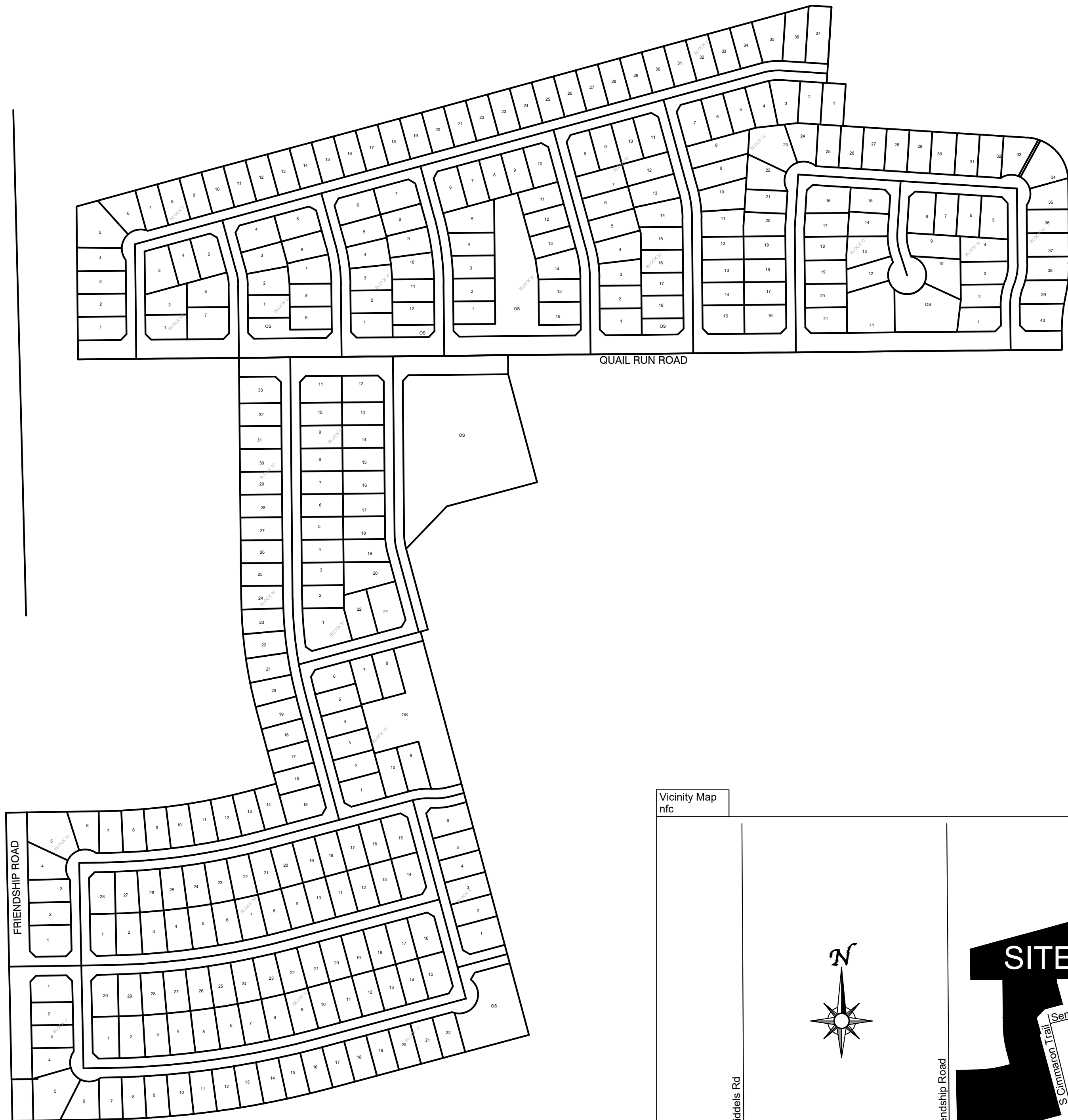
NOT TO SCALE

1 in = 800 ft

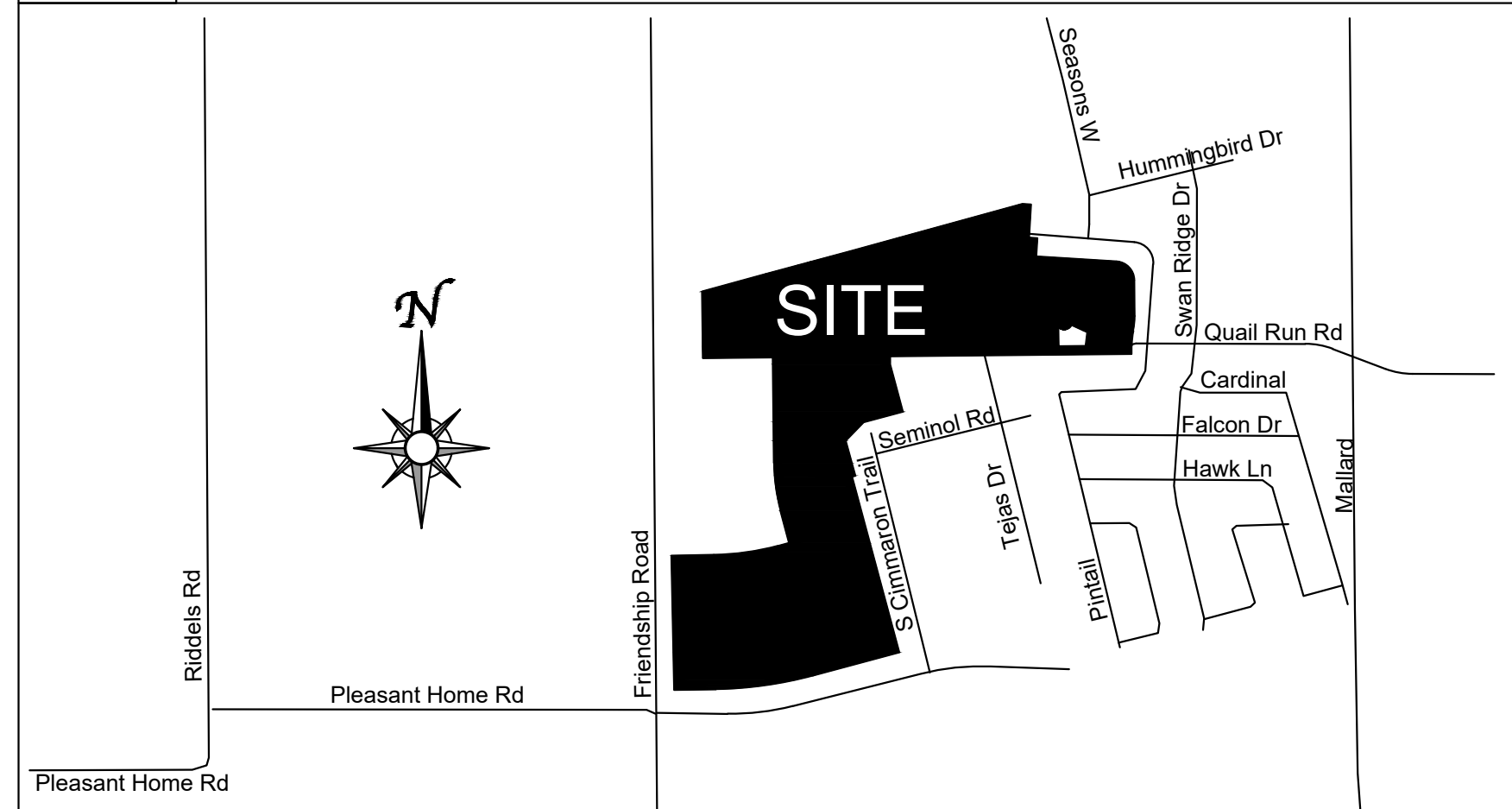
0 1' 2'

DATE: 10/25/2017

DATE: 10/25/2017



Vicinity Map
nfc



DATE:
25 OCT 2017

REVISION:	DATE:	BY:	APP:



GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., POKER, TX 76259
P. 940.482.2807 F. 940.482.5214 www.gke.us
FIRM REGISTRATION # F-004550
"ENGINEERING WHERE YOU LIVE."

Lot Layout Exhibit

QUAIL RUN ESTATES

City of Sherman, Sherman County, Texas
Owner: 300 SHERMAN LN
ATTN: Kelvin Hoang
12834 Midway Road, Suite 2103, Dallas, TX 75244 || 214-650-4559
kelvinhoang@gmail.com

JOB NUMBER
1679

Designed: GKE
Drawn: jac, rib
Checked: GKE

01
OF
01

DATE:
18 OCT 2017

[illegible]

GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1521 AMANDA CT., PONDER, TX 76259
P. 817.482.3367 F. 817.482.2514
www.ges.us
FIRM REGISTRATION # F-004580
ENGINEERING WHERE YOU LIVE.[®]

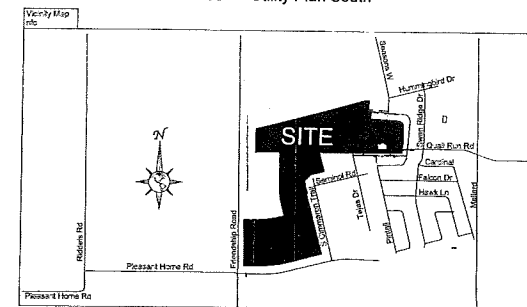
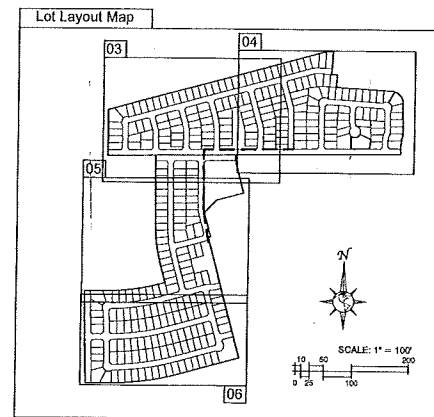
THIS PLAN SUBMITTED BY
GAILD LEMMON, 724 4400000
2017/10/23

QUAIL RUN ESTATES

City of Sherman, Grayson County, Texas
Owner: 300 BIERMAN LP
ATTN: Kevin Heagy
13834 Midway Road, Suite 202, Dallas, TX 75244 || 214.850.4059
kheagy@quailrun.com

JOE N. ANDERSON
1679
Desiged: GKE
Drawn: Jao, rib
Checked: GKE
01
OF
08

01	Cover
02	Overall Drainage Exhibit
03	Lot Exhibit (1)
04	Lot Exhibit (2)
05	Lot Exhibit (3)
06	Lot Exhibit (4)
07	Utility Plan North
08	Utility Plan South



LEGEND				
○	FOUND MONUMENT	P.R.G.C.T.	PI	TELEPHONE
○	SET ADJUNCTION	P.D.R.C.T.	△	BURIED TELEPHONE MARKER
PSG	UP PIP FOUND WITH PLASTIC TAP PIED METAL PIP, 3/4" SET CAP SET	D.R.G.C.T.	△	BURIED NATURAL GAS MARKER
MGI	MAG NAIL SET WITH PLASTIC TAP PIED STEEL ALUMINUM WASHER SET	O.R.G.C.T.	△	WATER VALVE
PF	IRON PIPE FOUND	VOL. PG.	△	BURIED PIPELINE MARKER
PSG	IRON PIPE FOUND WITH PLASTIC CAP	U.L. PG.	△	BOUNDARY LINE
PF	IRON PIPE FOUND	B.E.	1	ACROSS LINE
PSG	PIPE FOUND	ELECT. UTILITY	△	ABSTRACT LINE APPROXIMATE
PSG	PIPE FOUND	ELECT. UTILITY EXISTENCE	△	EXISTENCE
WEP	WOOD PENE CORNER POST	RUE	△	CHALKING WOOD PENE
BVG	BVG	ELECT. ROW	△	WOOD PENE
CO	CONTROLLING MONUMENT	ELECT. ROW	△	ASPHALT
L	LEFT OF WAY	TRANSFORMER	△	OVERHEAD ELECTRIC UTILITY
RW	RIGHT OF WAY	UTILITY	△	

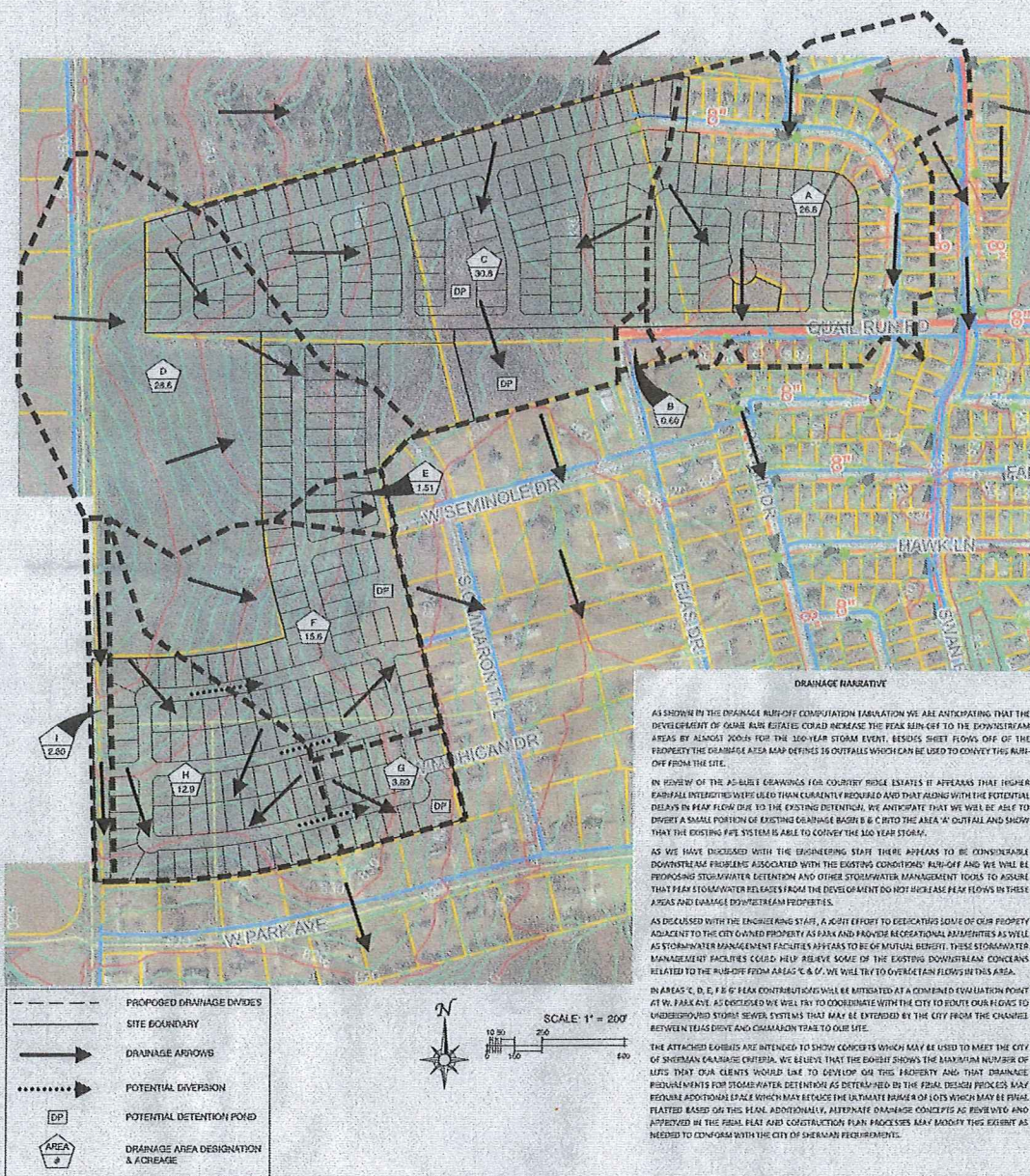
PRESTON TRAIL LAND SURVEYING
83453 N. STATE HWY. 289 - SUITE 5
POTTSBORO, TEXAS 75076
903 - 213 - 0033

"PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES."

Chairman, City of Sherman
Planning and Zoning Commission

Date _____

DRAINAGE AREA			OVERLAND FLOW TIME		GUTTER/RAINFALL FLOW TIME		PIPE FLOW TIME		TYPE OF DRAINAGE	GROSS FLOW	ATTEN. FLOW	OPEN CHANNEL FLOW
AREA	AREA (AC)	12	12.4	L	T	L	T					
PROPOSED FLOW TO 4E¹ PIPE IN COUNTRY RIDGE ESTATES #2 DESIGN FLOW 94.5cfs ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
A	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO 4E¹ PIPE IN COUNTRY RIDGE ESTATES #1 DESIGN FLOW 94.5cfs ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
A	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO TEJAS DRIVE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
B	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO TEJAS DRIVE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
C	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO BLOCK "F" SETTING SUN ESTATES ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
D	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO BLOCK "F" SETTING SUN ESTATES ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
E	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO CHIMARRON TRAIL ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
F	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO CHIMARRON TRAIL ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
G	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO CHIMARRON TRAIL ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
H	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO SEMINOLE DRIVE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
I	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO SEMINOLE DRIVE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
J	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO JAVAWO LAKE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
K	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO NAVAJA LAKE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
L	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO MOHICAN DRIVE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
M	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO MOHICAN DRIVE ON SITE 2.51 2.51 2.51 OFF SITE 1.13 2.58 4.14 OFF SITE 2.30 2.58 4.90 OFF SITE 2.30 2.58 4.90												
N	2.51	2.51	2.51	2.51	2.51	2.51	2.51	2.51	11.0	100.0%	7.51	118.5
PROPOSED FLOW TO DEB TAK												

[illegible]

GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1651 AMARCA CT., PONDER, TX 75210
P.214/482.2767 F.214/482.3714 www.geds.com
FROM INFORMATION ON F-030820
ENGINEERING WHENEVER YOU LIVE.

UNITED STATES GOVERNMENT
 16-50800-1 (Rev. 1-1-60)
 UNITED STATES GOVERNMENT
 16-50800-1 (Rev. 1-1-60)

eral Drainage Exhibit

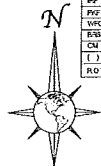
QUAIL RUN ESTATES

City of Shreveport, Bossier County, Texas
Owner: 300 BIERMAN LD
ATTN: Evelyn Measing
20324 Midway Road, Suite 2107, Dallas, TX 75244 || 214-400-4559
kelliebaas@quail.com

DESIGNED: GFE
/ DRAWN: JAC
/ CHECKED: GFE

02
OF
08

LEGEND			
● FOUND MONUMENT	P.R.G.C.T.	PLAT RECORD, GRAYSON COUNTY, TEXAS	☐ TELEPHONE
○ SET MONUMENT	D.R.G.C.T.	DEED RECORD, GRAYSON COUNTY, TEXAS	☐ BURIED TELEPHONE MARKER
RSG TOP IRON ROAD WITH VYESTON TRAIL LAND SURVEY, PLS 850' CUP SET	O.R.G.C.T.	ORIGINAL RECORD, GRAYSON COUNTY, TEXAS	☐ BURIED NATURAL GAS PIPELINE
MSE MAGN. SET W/ VYESTON TRAIL, PLS 850' ALUMINUM WADDER SET			☐ FIRE HYDRANT
PF BURIED POUND	VOL. PL.	VOLUME, PAGE	☐ WATER VALVE
RFV IRON ROAD WITH VYESTON TRAIL, PLS 850' CUP SET	B.L.	BURIED LINE	☐ BURIED PIPELINE MARKER
RFV IRON PIPE POUND	U.E.	UTILITY EASEMENT	
PKV PK VAL. POUND	O.E.	ORANGE EASEMENT	1 ABSTRACT LINE APPROXIMATE
WPCP WOOD FENCE CORNER POST	R.E.	HEAD EASEMENT	CHALK LINE W/ WIRE FENCE
ENB ENB	EL	ELECTRIC BOX	WOOD FENCE
CU CONTROLLING MONUMENT	U.P.	UTILITY / POWER POLE	ASPHALT
() DEEP OR PLAT CALL	()	TRANSFORMER	OVERHEAD ELECTRIC UTILITY
R.O.W.	RIGHT-OF-WAY	C- OUT WIRE	



SCALE: 1" = 50'

CALLED 68.642 ACRES
EAST SIDE VENTURES LIMITED PARTNERSHIP
VOL. 5676, PG. 606
O.R.G.C.T.



DATE: 18 OCT 2017

REVISIONS	DATE	BY	APP



GREG EDWARDS ENGINEERING SERVICES, INC.
GREG EDWARDS, P.E.
1621 AMANDA CT., POWERS, TX 76259
PH: 817.888.8887 FAX: 817.888.8887
WWW.GREGEDWARDS.COM
"ENGINEERS WHERE YOU LIVE."

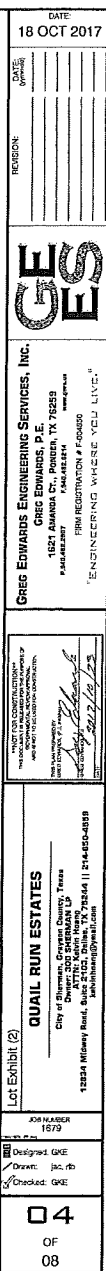
Lot Exhibit (1)
City of Sherman, Grayson County, Texas
City of Sherman 200 Sherman St.
12334 Highway East, Suite 2100, Dallas, TX 75244 | 214-850-4555
shermancity.com

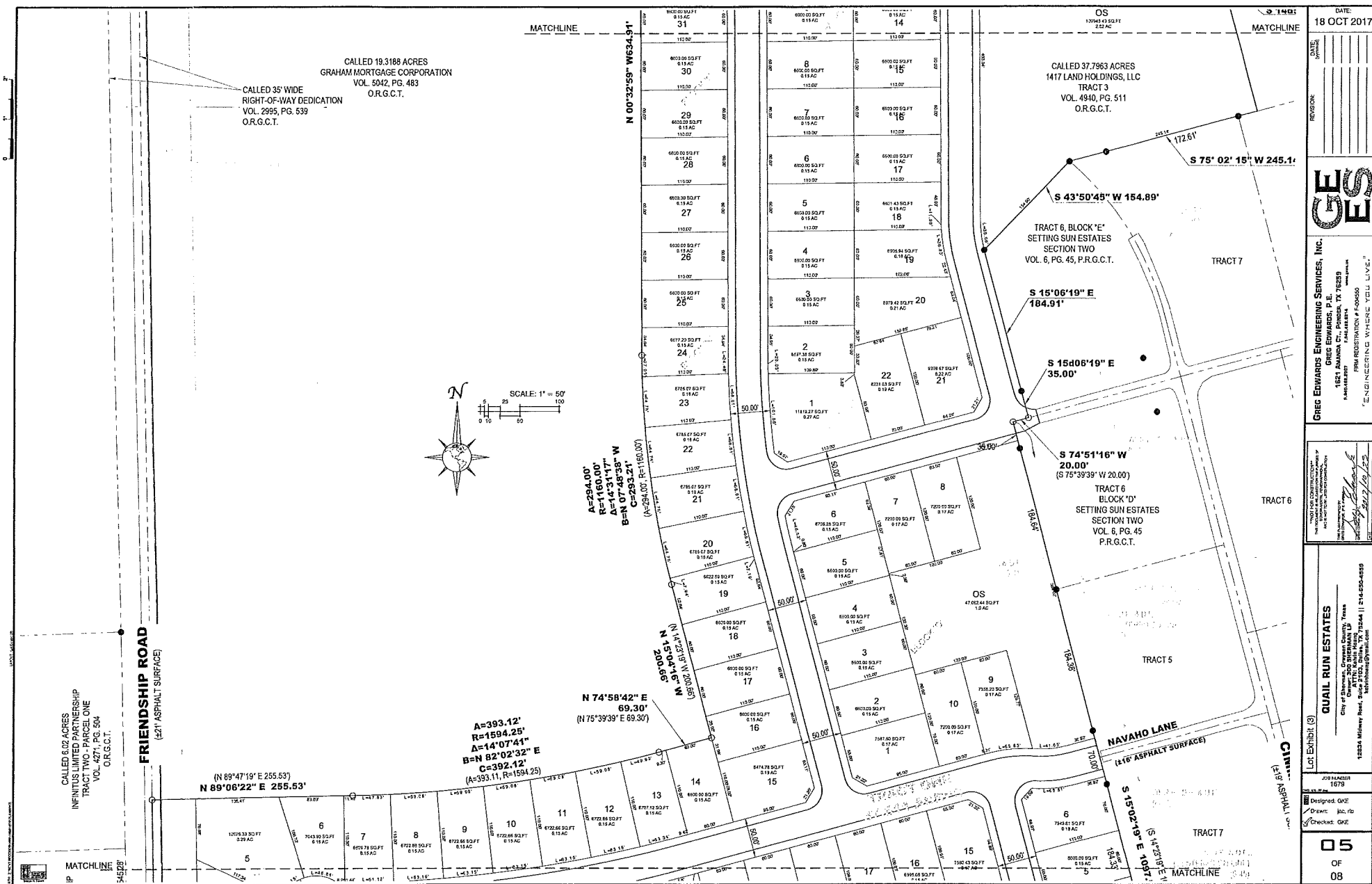
QUAIL RUN ESTATES
City of Sherman, Grayson County, Texas
City of Sherman 200 Sherman St.
12334 Highway East, Suite 2100, Dallas, TX 75244 | 214-850-4555
shermancity.com

DESIGNED BY: GREG EDWARDS
DRAWN BY: JACOB
CHECKED BY: GREG EDWARDS

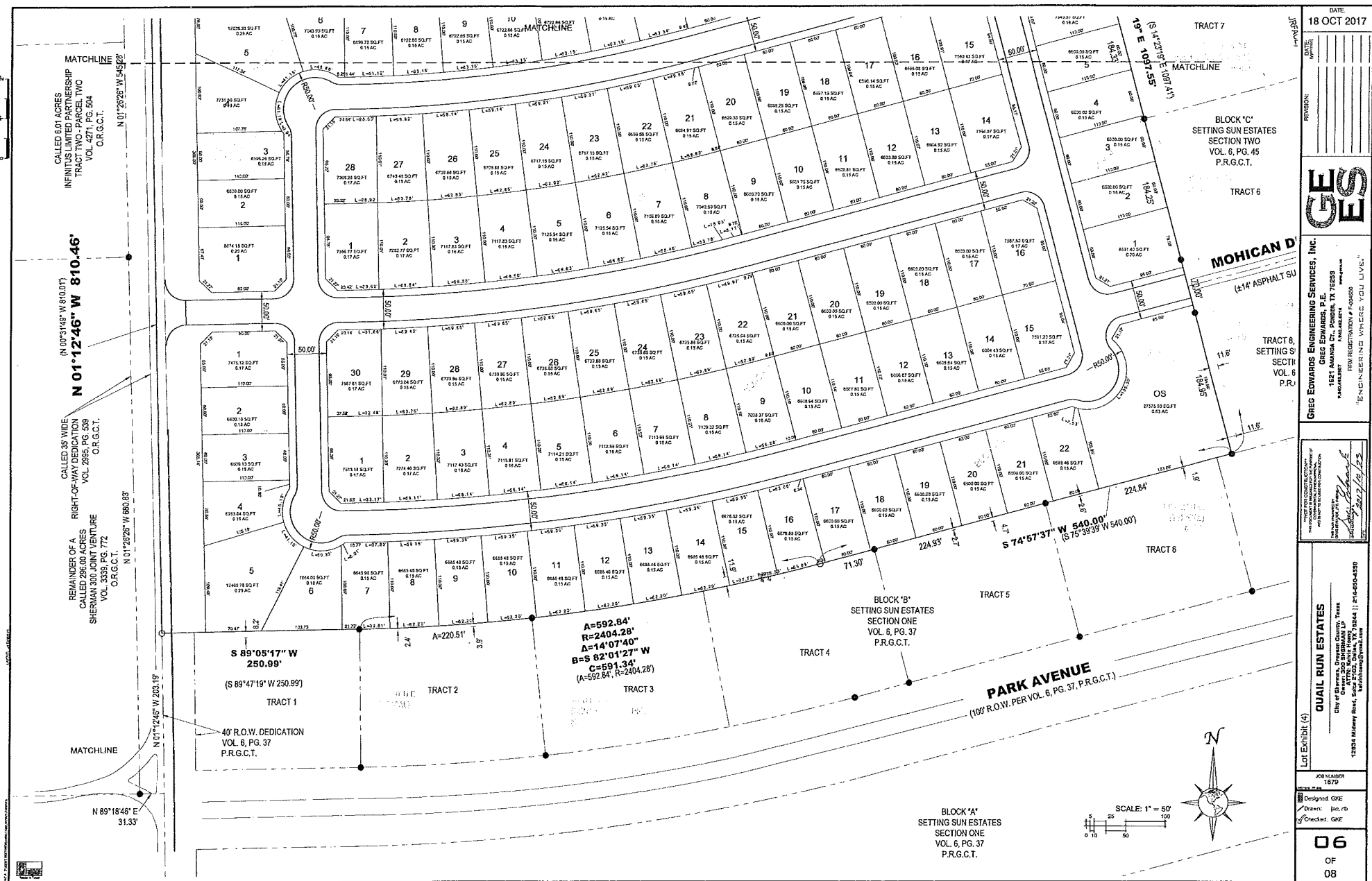
03
OF
08

CURVE	ARC LENGTH	PI/2S	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.71	51.03	101.9287	N 74.7141 E	77.54

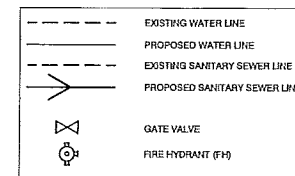
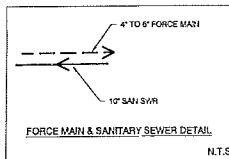
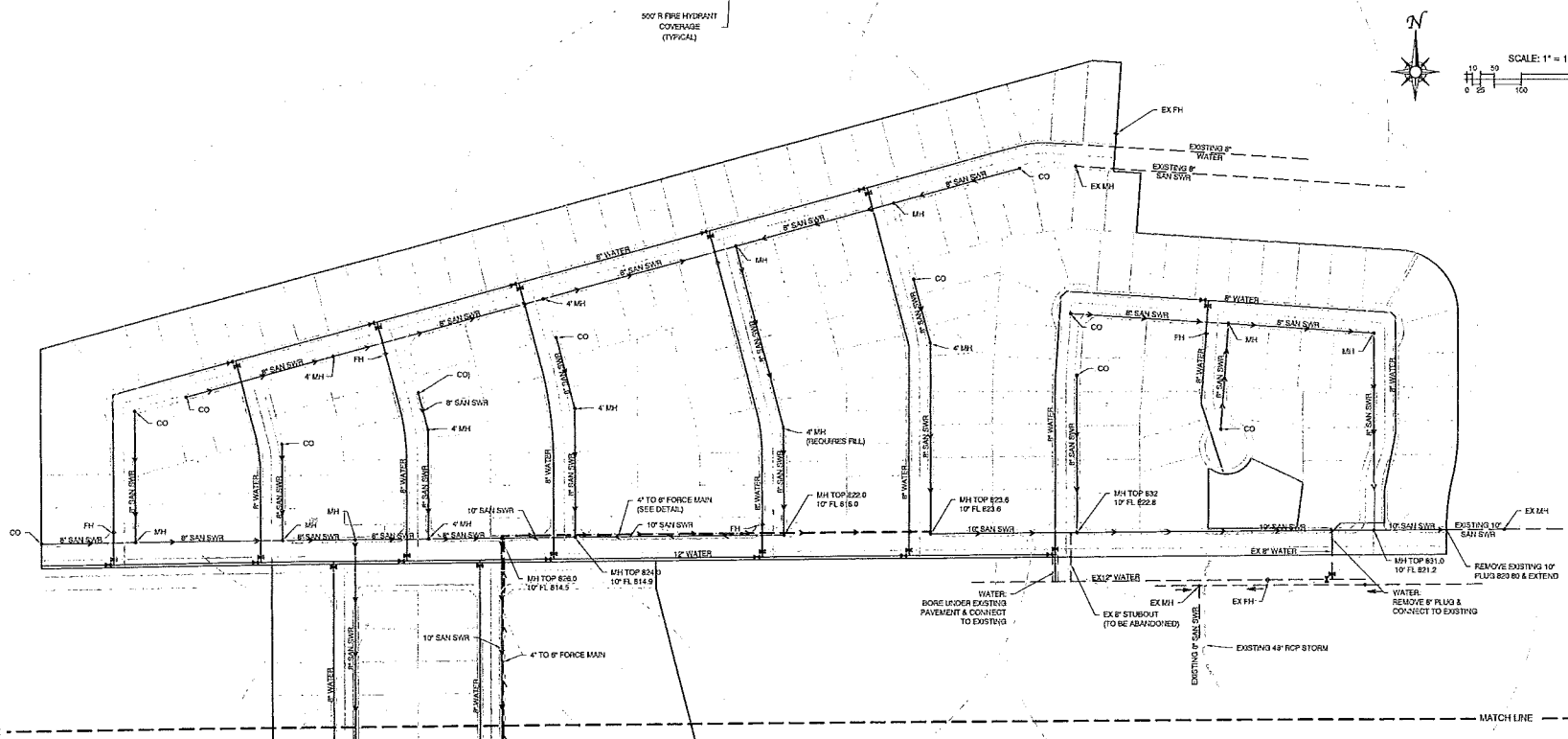




DATE: 18 OCT 2017	
PERSON:	
GREG EDWARDS ENGINEERING SERVICES, INC. GREG EDWARDS, P.E. 1827 AMANDA CT., POKOKA, UT 84239 801-422-1111 "ENGINEERING WHERE YOU LIVE"	
1827 AMANDA CT., POKOKA, UT 84239 801-422-1111 "ENGINEERING WHERE YOU LIVE"	
Lot Exhibit (3) QUAIL RUN ESTATES City of Shreveport, Grant Parish, Louisiana 15234 Milky Way, Suite 2100, Shreveport, LA 71204 214-550-4559	
JOB NUMBER: 1078	OF 08



DATE 18 OCT 1971	
PERSON	
GREG EDWARDS ENGINEERING SERVICES, INC. GREG EDWARDS, P.E. 1827 AMANDA CT., P.O. BOX 70239 ALBANY, NY 12209 (518) 486-1111 "ENGINEERING WHERE YOU LIVE"	
Lot Exhibit (4) QUAIL RUN ESTATES City of Saratoga, Saratoga County, New York Commissioned by the Saratoga County Board of Supervisors 12834 Midway Road, Suite 2103, Dulles, VA 22024 (703) 400-4599	
JOB NUMBER 1879	
Drawn: JAC,rb Checked: GNE	
06 OF 08	



DATE: 18 OCT 2017	
DATE: 18 OCT 2017	REASON: _____
GREG EDWARDS ENGINEERING SERVICES, INC. GREG EDWARDS, P.E. 1531 W. MANA CIRCLE #400 BLDG FIRM REGISTRATION # 104050 "ENGINEERING WHERE YOU LIVE"	
PROJECT NO. 2017-001 PROJECT NAME: QUAIL RUN ESTATES PROJECT LOCATION: QUAIL RUN ESTATES, TOWN OF SHILOH, MISSOURI PROJECT DESCRIPTION: UTILITY PLAN NORTH PROJECT MANAGER: [Signature] PROJECT ENGINEER: [Signature]	
Utility Plan North QUAIL RUN ESTATES City of Shiloh, Grays County, Texas 42234 Midway Road, Suite 100, Shiloh, MO 64584 214-485-0598 shiloh@gregedwards.com	
JOB NUMBER: 1679 DESIGNED: GKE DRAWN: JAC, RD CHECKED: GKE	
07 OF 08	

STAFF REVIEW LETTER

November 13, 2017

Greg Edwards Engineering Services, Inc.
1621 Amanda Ct.
Ponder, TX 76259

Preston Trail Land Surveying
83453 N. S.H. 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of Quail Run Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on the plat.
5. 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.
6. Streets shall be named and name approved before filing. (Per P&Z)
7. Minimum requirements for lot area (6,000 sq. ft.) and width (60') shall be met (Per P&Z)
8. Dedicate a 10' Utility Easement along frontage of all lots.
9. Additional Right-of-Way dedication may be requested due to future expansion of Friendship Road.
10. Total acreage, sq. ft. measurements, and lot numbers must read clearly.
11. Metes and Bounds description must match drawing.
12. Detention in accordance with City criteria will be required as site develops.
13. Verify fire lane requirements with Fire Marshall.
14. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
15. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
16. Development Agreement required for Public Infrastructures.
17. Coordinate open space requirements with City of Sherman Parks & Recreation Department.

18. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

8.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2403 N. TRAVIS STREET

The request of Rock Royalty, Inc. (Owner), American Builders & Contractors Supply Co., Inc., Skip Rath (Prospective Buyer/Representative) and Dean Gilbert (Representative) concerning the property at 2403 North Travis Street, being 0.055 acres in the J.B. McAnair Survey, Abstract No. 763, 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-2 (General Commercial) District.
- Amending a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow construction equipment sales, rental, service and repair for ABC Supply Company in a C-2 (General Commercial) District.

Background:

The property is located at 2403 North Travis Street, between Pelton Street and Lamberth Road; the vacant lot north of ABC Supply Company. The property is zoned an R-1 (One Family Residential) District and the prospective buyer (ABC Supply Company) would like to change the zoning on the the property to a C-2 (General Commercial) District and also amend their Specific Permit to allow construction equipment sales, rental, service and repair to include this property. The lot will be used for parking for ABC Supply employees and customers.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Rock Royalty, Inc. (Owner)

American Builders & Contractors Supply Co., Inc., Skip Rath (Prospective Buyer/Representative)

Dean Gilbert (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:

4

Objections Received:

0

Attachments

Location Map

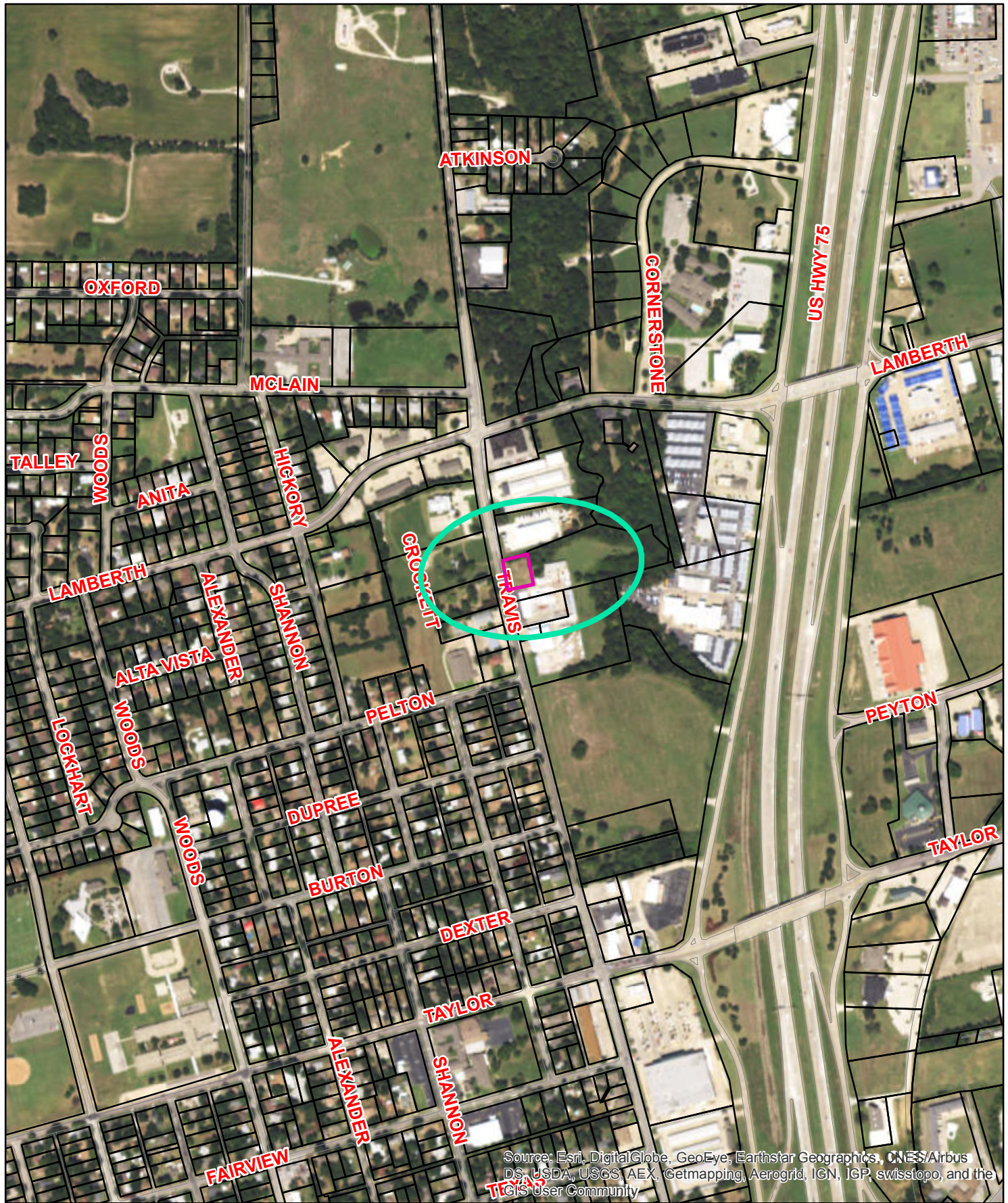
Zoning Map

Zoning Sign Photo

Site Plan

Site Plan

Staff Review Letter

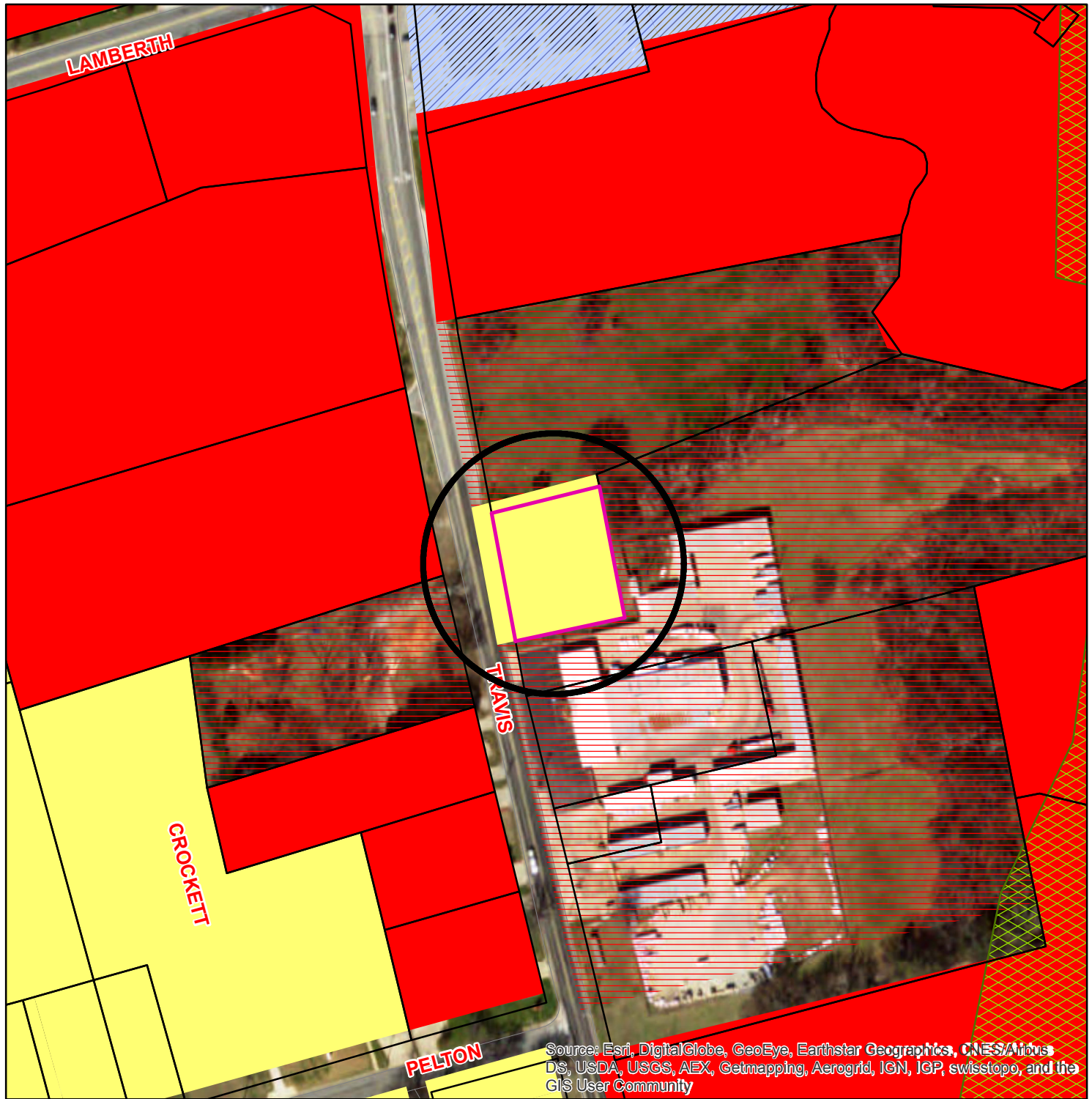


2403 N. Travis



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2403 N. Travis

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

- 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 = 150 ft

2403 N. Travis



10	Assignment to Lester Silver recorded in Volume 821, Page 63, and Volume 828, Pages 597 and 510, Donald Records, Grayson County, Texas is believed to have been subject.
10	Assignment to James H. Grayson and Sybil Dore recorded in Volume 835, Page 171, Donald Records, Grayson County, Texas should be in Volume 821 and should be the subject here.
10	Highway 97 location recorded in Volume 1332, Page 429, Donald Records, Grayson County, Texas is believed to have been the subject and may have been.
10	Oil and Gas Lease recorded in Volume 575, Page 101, Donald Records, Grayson County, Texas is believed to have been the subject and may have been.
10	Deed of Grayson County recorded in Volume 578, Page 324, Volume 572, Volume 826, Page 81, and Volume 826, Page 98, Donald Records, Grayson County, Texas are believed to have and do affect the subject.
10	Oil, gas and other minerals recorded in deed recorded in Volume 772, Page 101, Donald Records, Grayson County, Texas is believed to have and does affect the subject.
10	Mineral Deeds recorded in Volume 556, Page 70, and Volume 1432, Page 515, Donald Records, Grayson County, Texas are believed to have and do affect the subject.
10	Oil, gas and other minerals recorded in deed recorded in Volume 802, Page 610, Donald Records, Grayson County, Texas is believed to have and do affect the subject.
10	Oil, gas and other minerals recorded in deed recorded in Volume 943, Page 117, Donald Records, Grayson County, Texas is believed to have and do affect the subject.

The surveyor was not provided with racing information by the insurer pursuant to Table A, Item 6c.

This aerial photograph shows a river bend. A bridge crosses the river. The surrounding land is mostly flat with some vegetation and structures. A line points from the text 'The river bend' to the bend in the river.

MN1 The outcrops of bedrock in the west line of that certain tract of land described by platbook to Pauline Johnson placed recorded in Platbook A 2006-123, Probate Records, Grayson County, Texas.

MN2 There was no observed evidence of the location of cemeteries or burials.

MN3 There was no observed evidence of current earth moving work, bulk construction or building additions.

MN4 There was no known changes in street configuration or any lines or observed evidence of recent street or sidewalk construction or repairs.

MN5 There was no observed evidence of site use as a solid waste dump, land or railway landfill.

MN6 No wellheads were located at the three of the field survey.

MN7 There are a total of 9 marked parking spaces on the property, one of which is in designated handicap.

MN8 Average bearings and distances from the current deed are shown in attachment D.

[illegible][illegible]

#	Uproot Pole	K.	North
#	Mail Box	S.	South
+	Sign	E.	East
+	Guy Wire	W.	West
°	Power Pole		Degrees
RS	Iron Rod Set	"	Feet or Minutes
RCP	Reinforced Concrete Pipe	"	Inches or Seconds
CMF	Corrugated Metal Pipe	Sq.	Square Feet
H.E.	Handing Space	Vol.	Volume
AC	Air Conditioner		Page
Wt	Water	P.D.R.C.T.	Dead Record
Re	Record	P.R.C.T.	Field or Print Record
R/W	Right of Way		Calculated
C.	Centerline		

ON GRAPHIC PLATTING SHEET, THIS PROPERTY IS IN ZONES A6 AND Y6 OF THE FLOOD INSURANCE RATE MAP, (FIRM 17140), REFLECTING WHICH BECAME EFFECTIVE DATE OF SEPTEMBER 28, 2010 AND ESPECIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FIRM AVAILABLE AT (FEMA/DEMOS) WE HAVE LEARNED THIS PROPERTY COULD CONSIDERABLY HAVE BEING IN THE SPECIAL AREA OF FLOOD SUSCEPTIBLE WAS PLATTED BEFORE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MUST BE NEEDED TO VERIFY THIS INFORMATION CAN BE APPLIED FOR A FLOOD INSURANCE POLICY THROUGH A FLOOD MANAGEMENT AGENCY.

A Projection of chain link fence along westerly most north property line.

B Projection of metal fence along west property line into the North Travis Street Right-of-Way.

THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BUCK & CLARK CORP.

Hendricks Commercial Properties 39
B&C Project No. 201200181, 034
Sherman
2325 N. Travis Street, Sherman, TX 75092

BASED UPON TITLE COMMITMENT NO. HCS-525643-34-MAD
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JANUARY 30, 2012 03:00 A.M.

This is to certify that the map or plan and the survey or plan or both based were made in accordance with the 2011 Minnesota Standard Detail Requirements for ALTA/ACSM Land Title Surveys, fully established and adopted by ALTA and ASPS, and includes items 2, 3, 4, 5a, 7a, 7b, 7c, 8, 9, 11a, 12, 14, 15, 17 and 18 of Table A thereof. The field work was completed on February 14, 2012.

Jeremy Luke Deal, FPLB
Knight when Jan. 2016
In the State of Texas
Date of Entry: February 25, 2012
Date of Last Revision: March 07, 2012
Not over a Perfect No. 20120011-36

Survey Performed By:
Research of Values, LLC
120 S. Main Street, Suite 120
Culley, TX 75844
Phone: 817-437-3134
Fax: 817-245-2962
Email: Joe@ResearchofValues.org

Page 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Marshfield Road Akron, Ohio 44317



TRAVIS STREET
(50' PUBLIC RIGHT-OF-WAY)

NEW DRIVEWAY

N 11°52'36" W 200.41'

EXISTING ASPHALT

GATE

EXISTING CONCRETE

EXISTING GRAVEL

CONCRETE RETAINING WALL

ABC SUPPLY CO.
8,532 SF

CANOPY
2,911 SF

EXISTING CONCRETE

GATE

CANOPY
1,516 SF

CANOPY
3,744 SF

(38) PARKING STALLS @ 9'x20' EACH
+ (2) A.D.A. STALLS

25'

25'

NEW PAVEMENT
19,168 SF

N 77°57'05" E 130.00'

N 11°52'36" W 169.53'

146'-8"

CANOPY
866 SF

CANOPY
857 SF

INGRESS / EGRESS EASEMENT

130'

N 76°12'00" E 130.27'

STAFF REVIEW LETTER

November 15, 2017

Rock Royalty Inc.
6688 N. Central Expressway, Suite 1610
Dallas, TX 75206

Dean Gilbert
801 E. Taylor
Sherman, TX 75090

American Builders & Contractors Supply Co.,
Inc.
Skip Rath
One ABC Parkway
Beloit, WI 53511

Dear Applicants,

The request for a zone change from an R-1 (One Family Residential) District to a C-2 (General Commercial) District and Specific Use Permit to allow construction equipment sales, rental, service and repair for ABC Supply in a C-2 (General Commercial) District for the property located at 2403 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Review the zoning and development ordinance for additional requirements.
5. 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:

6. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
7. Future plans to widen North Travis Street may require relocation of parking spaces along street frontage.
8. Relocate handicap (ADA) parking spaces to interior parking stalls.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. All requirements of the Floodplain Ordinance should be followed.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

9.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

**601, 605, 609, 613 & 617 E. CARTER STREET & 800, 802, 804 & 806 N. THROCKMORTON
STREET**

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 601, 605, 609, 613 & 617 East Carter Street and 800, 802, 804 & 806 North Throckmorton Street, being Lots 1, 2, 3 & 4, Block 4, W.P. Carter Addition and Lots 4-7, Block A, Austin Park Addition, being a Replat of Lots 13-21, Block 4 of the W.P. Carter's Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8.3, Subsection (4)(f) to allow front entry garages for six two-family patio homes in an R-1 (One Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Amending a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow two-family, single-story patio homes with no more than two structures attached in a grouping for Lots 4,5,6,7, Block A, Austin Park Addition, a Replat of Lots 13-21, Block 4 of the W.P. Carter's Addition in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 601, 605, 609, 613 & 617 East Carter Street and 800, 802, 804 & 806 North Throckmorton Street, the northwest corner of Carter Street and Throckmorton Street. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. A Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District was approved in 2009 and 2014. Variances have been approved to allow zero setbacks to be adjacent with no more than two patio homes attached in one grouping and to allow zero foot side yard setback in lieu of the required 10' at the July 21, 2009, Planning and Zoning Commission Meeting.

The owner would like to construct six, single-story, two-family patio homes on the lots at this location. They are also requesting an exception to allow front entry garages in the College Park Overlay District.

Adjacent Zoning:

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

Origination:

Lazy L Enterprises (Owners)
Underwood Drafting and 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:

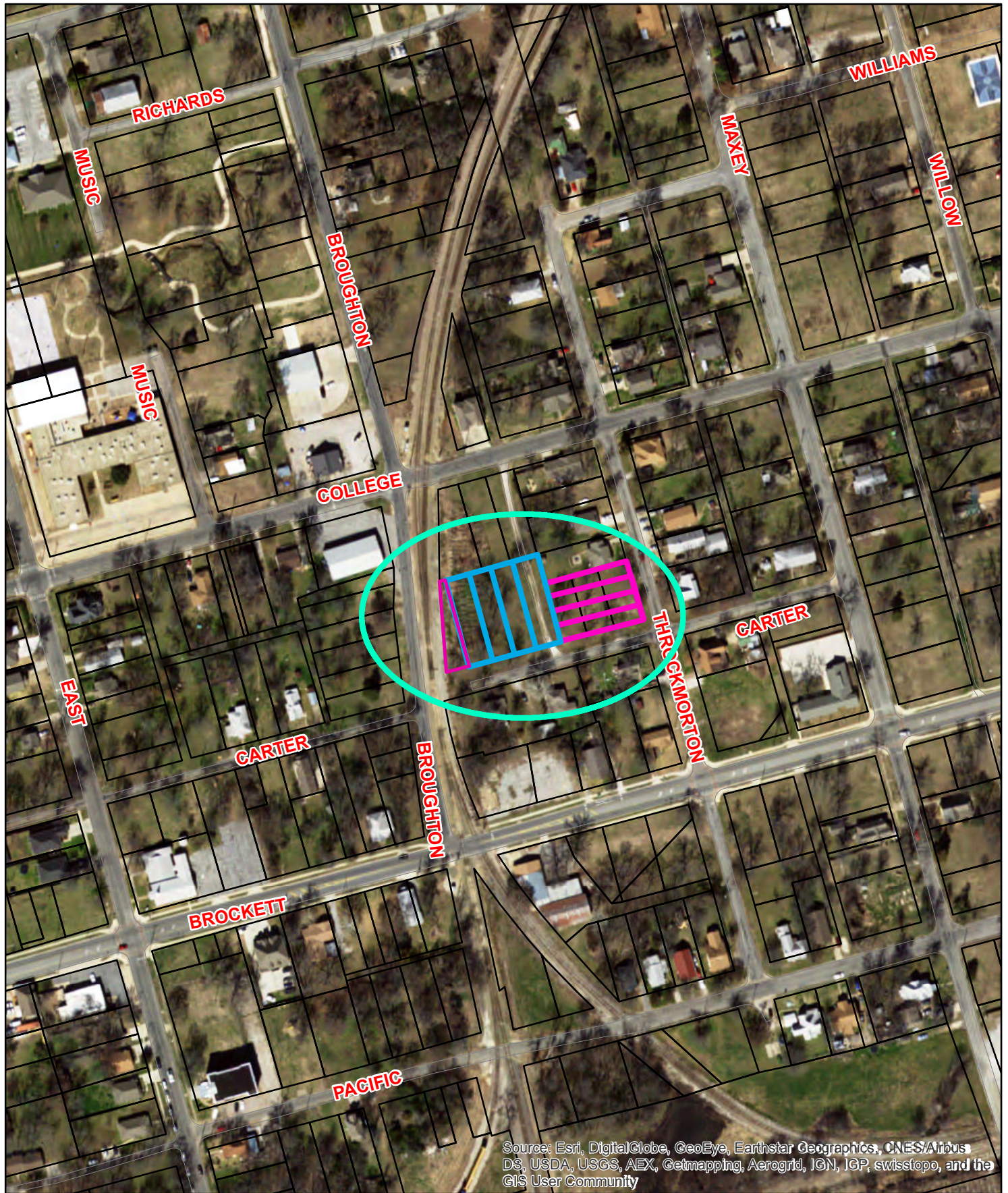
19

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Staff Review Letter
Letter from Terrence Steele

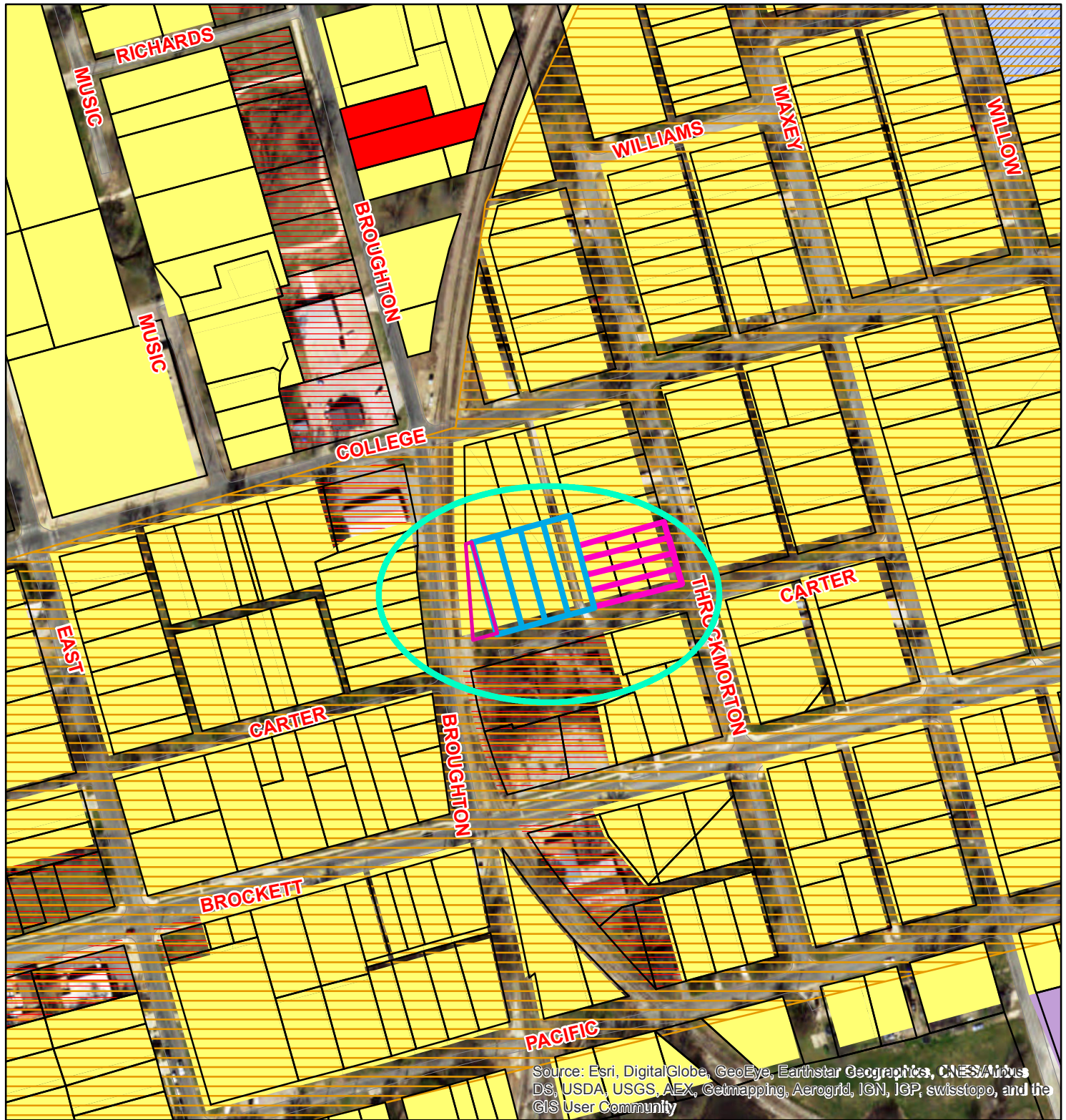


**601, 605, 609, 613 & 617 E. Carter &
800, 802, 804 & 806 N. Throckmorton**



1 in = 216 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 601, 605, 609, 613 & 617 E. Carter & 800, 802, 804 & 806 N. Throckmorton

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

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



NOT TO SCALE

1 in = 216 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

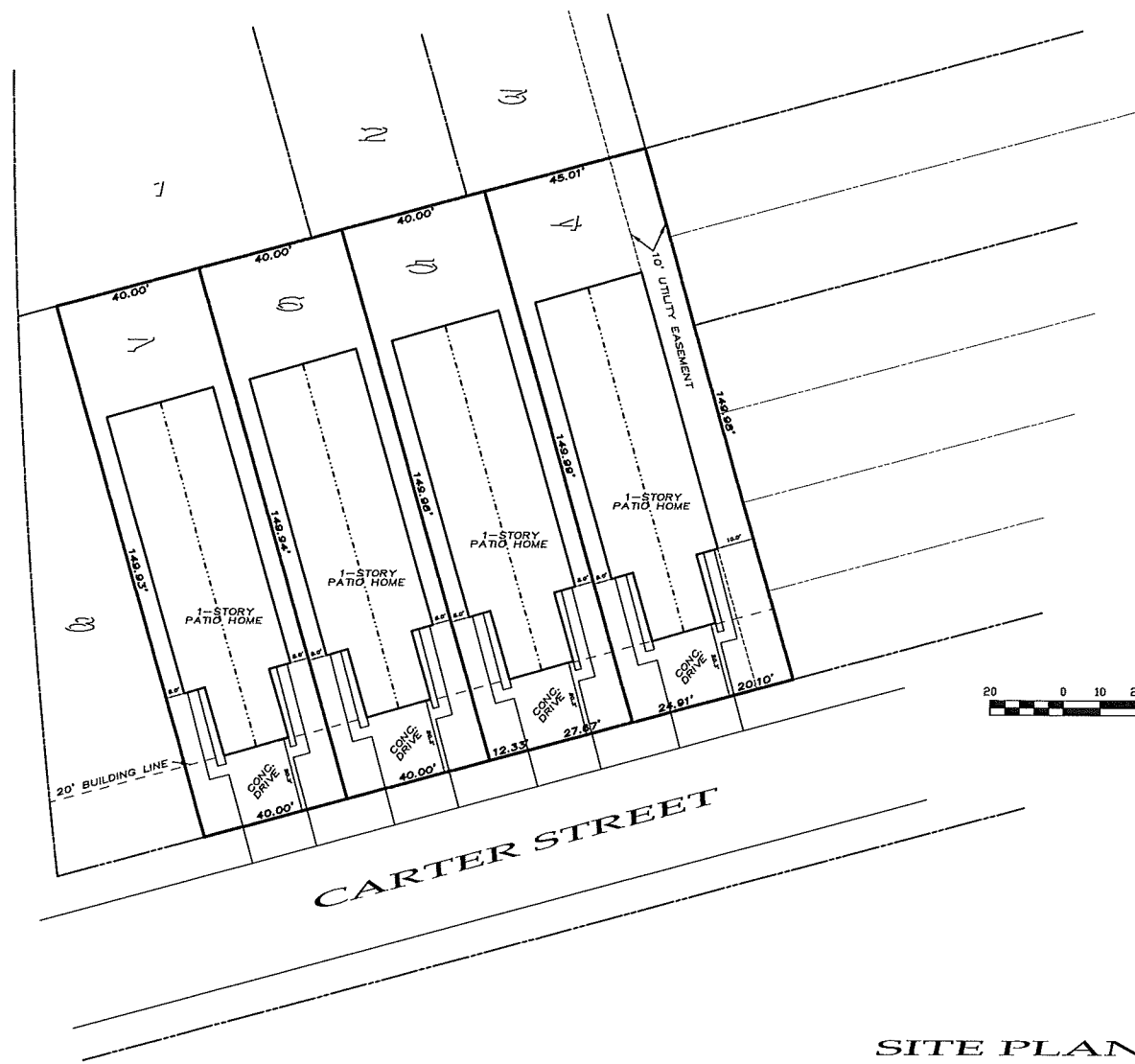
City of Sherman, Texas
Developmental Services Department

601, 605, 609, 613 & 617 East Carter Street



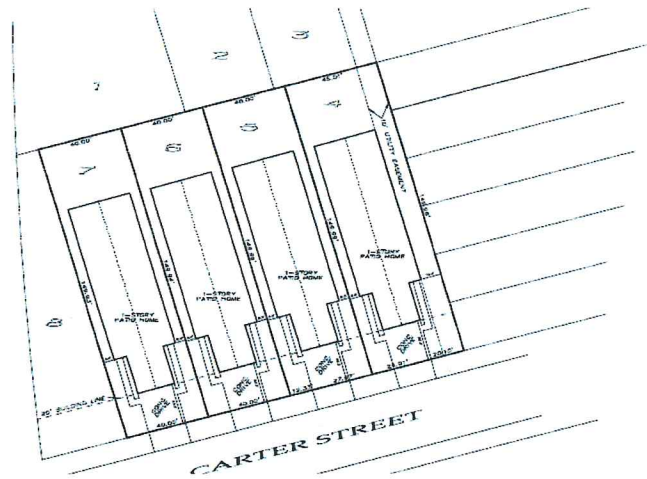
800, 802, 804 & 806 North Throckmorton Street





**SITE PLAN
LOTS 4-7,
AUSTIN PARK ADDITION
AN ADDITION TO THE
CITY OF SHERMAN, TEXAS**





104 S.F. LIVING



STAFF REVIEW LETTER

November 15, 2017

Lazy L Enterprises
4 Timber Creek
Sherman, TX 75092

Dear Applicants,

The request for amending a Specific Use Permit and site plan approval to allow two-family, single-story patio homes with no more than two structures attached in a grouping for Lots 4,5,6,7, Block A, Austin Park Addition, a Replat of Lots 13-21, Block 4 of the W.P. Carter's Addition in an R-1 (One Family Residential) District/College Park Overlay District for the property located at 605, 609, 613 and 617 East Carter Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: 1 space per bedroom, minimum two per unit.
5. Side yard setbacks must be uniform for all homes within a given block.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. The City of Sherman does not maintain alleys.

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

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

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

Respectfully,



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

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

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

RECEIVED

NOV 15 2017

November 15, 2017

Mr. Scott Shadden
Secretary, Planning and Zoning Board and Board of Adjustment
City of Sherman
PO Box 1106
Sherman, TX 75091-1106

Re: Austin College support of the SUP to allow patio homes and front entry garages in College Park

Dear Mr. Shadden,

I am writing to express my support for Lazy L. Enterprises request for the development of garden homes with front entry garages in the College Park Overlay District. The developer has previously re-platted eight lots for garden home development in the same block. As a member of the Sherman City Council when the overlay district was formed, I am confident that this development will benefit the neighborhood and support the city's ongoing efforts to improve the quality of housing in District 2.

Thank you,



Terrence R. Steele
Council Member, District 2



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

10.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1305 S. FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being 6.423 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of The Brooks on Heritage Parkway Addition

Background:

The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. The property is zoned an R-2 (Multi-Family Residential) District and also located in the O-1.1 (FM 1417 Overlay) District. The prospective buyer would like to plat the property into one lot for residential development of an apartment complex (The Brooks on Heritage Parkway).

Adjacent Zoning:

R-2 (Multi-Family Residential) District

R-1 (One Family Residential) District

Origination:

SSCGC Holdings, LLC (Owners)

JNPHM Development, LLC (Developer)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

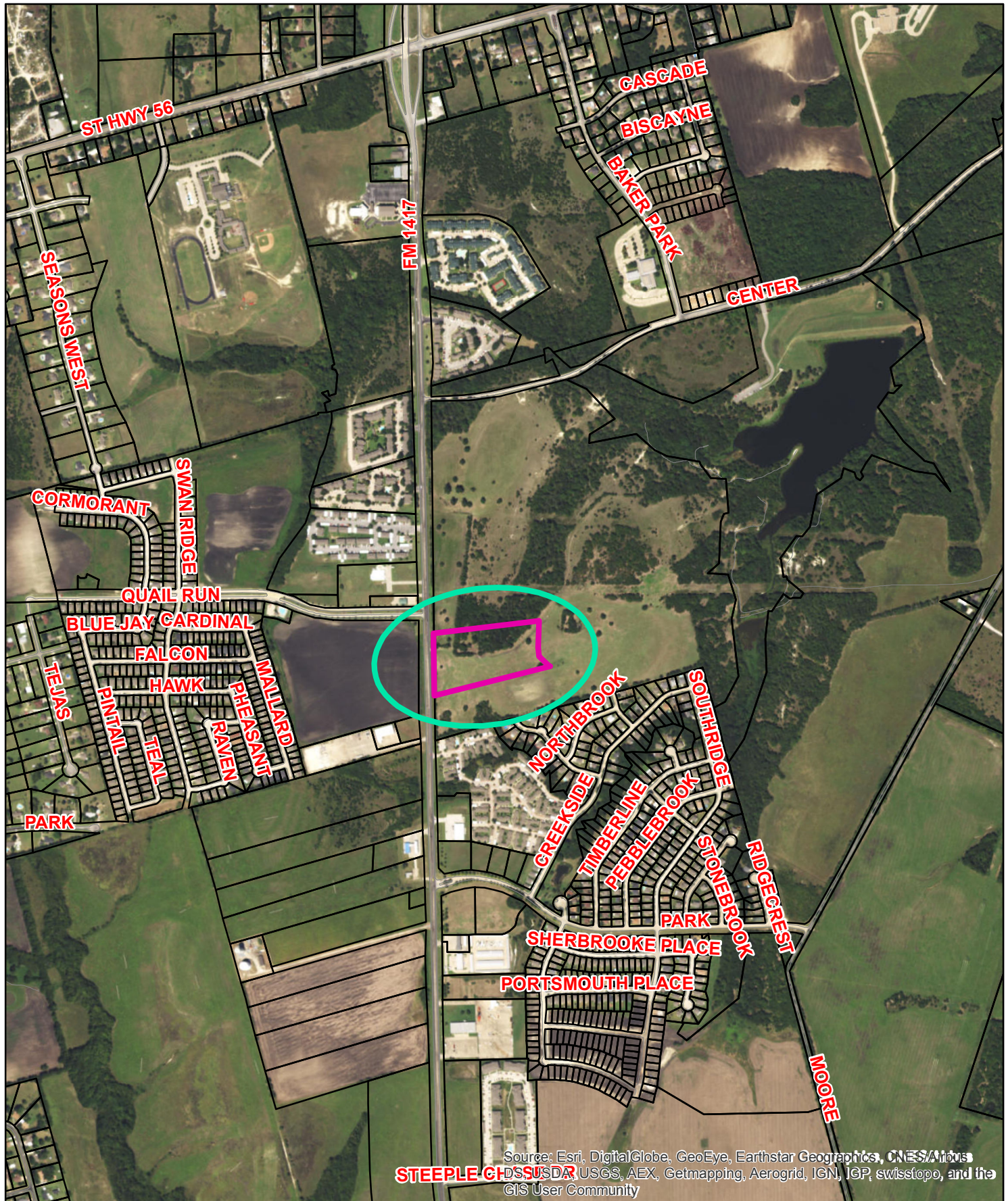
Attachments

Location Map

Zoning Map

Preliminary Plat

Staff Review Letter



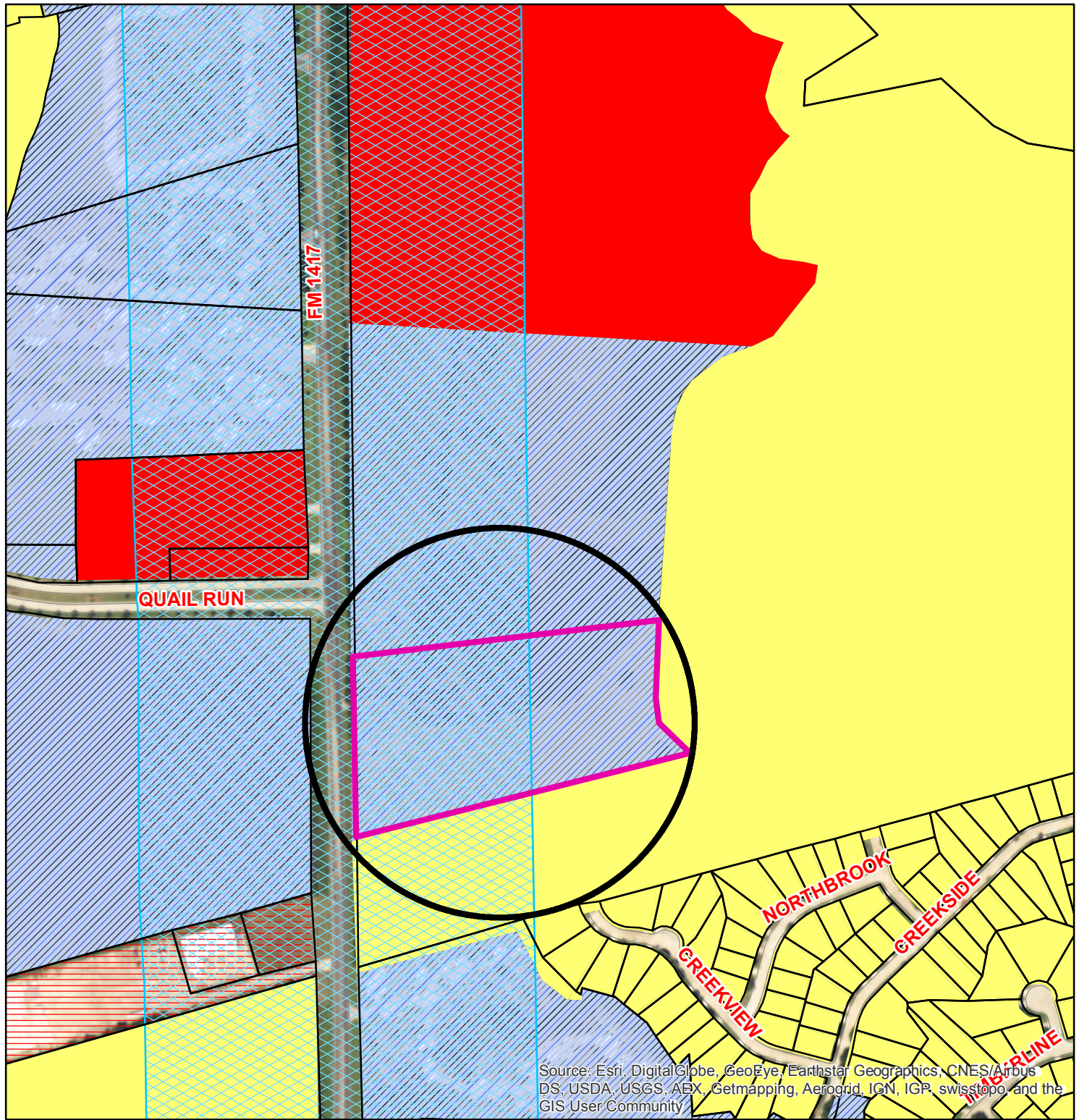
1305 S. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 1,081 ft

City of Sherman, Texas
 Developmental Services Department



Zoning - 1305 S. FM 1417 (Heritage Parkway)



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

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



NOT TO SCALE

1 in = 400 ft

STAFF REVIEW LETTER

November 13, 2017

JNPHM Development, LLC
801 E. Taylor St.
Sherman, TX 75090

Preston Trail Land Surveying
83453 N. S.H. 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of The Brooks on Heritage Parkway Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on the plat.
5. 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.
6. Remove 25' Building Line from plat.
7. Additional Right-of-Way will be required along FM 1417 (Heritage Parkway) for expansion of FM 1417 (Heritage Parkway).
8. Require 10' Utility Easement along perimeter of property.
9. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
11. Water Pro-Rata will be due at the time of development. Verify service to 3-story buildings.
12. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
13. Internal water and sewer lines will be privately owned and maintained.
14. Verify fire lane requirements with Fire Marshall.
15. Entrances/Exits off of F.M. 1417 will be Right-in, Right-out only.

16. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1305 S. FM 1417 (HERITAGE PARKWAY)

The request of SSCGC Holdings, LLC (Owners), JNPHM Development, LLC (Developer), Kent Hughlett, Architect, PLLC (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1305 South FM 1417 (Heritage Parkway), being 6.423 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow 55% masonry and 45% hardy board siding in lieu of the required masonry or masonry veneer for an apartment complex in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District
- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an 8' wood fence on the south property line, 6' masonry columns with wrought iron fence on the west property line and 6' wrought iron fence with red tipped Photinia on the east and north property lines surrounding the apartment complex in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District
- Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow detached garages for an apartment complex 3' from the on the north and south property lines in lieu of the required 7' in an R-2 (Multi-family Residential) District/O-1.1 (FM 1417 Overlay) District

Planning and Zoning Commission

Site plan approval for The Brooks on Heritage Parkway Apartments

Background:

The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. The property is zoned an R-2 (Multi-Family Residential) District and also located in the O-1.1 (FM 1417 Overlay) District.

The prospective buyer would like to build an apartment complex (The Brooks on Heritage Parkway) at this location. There will be two (2) three-story, 36-unit buildings, one (1) three-story, 12-unit building, and four (4) two-story, 16-unit buildings; for a total of 148 dwelling units. They are requesting an exception to allow the exterior facade to be (55) fifty-five percent masonry with (45) forty-five percent hardy board siding. Parking will be provided for 298 spaces including ten (10) covered parking garages. They are requesting a variance for the parking garages to be located 3' from the north and south property lines. They are also requesting an exception to allow an 8' wood privacy fence on the south side abutting residential, 6' masonry columns with wrought iron fence in the front (west) and 6' wrought iron fence with shrubs (red tipped photinia) on the north and east property lines.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

R-1 (One Family Residential) District

Origination:

SSCGC Holdings, LLC (Owners)

JNPHM Development, LLC (Developer)

Kent Hughlett, Architect, PLLC (Architect)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land.

These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Preliminary Plat

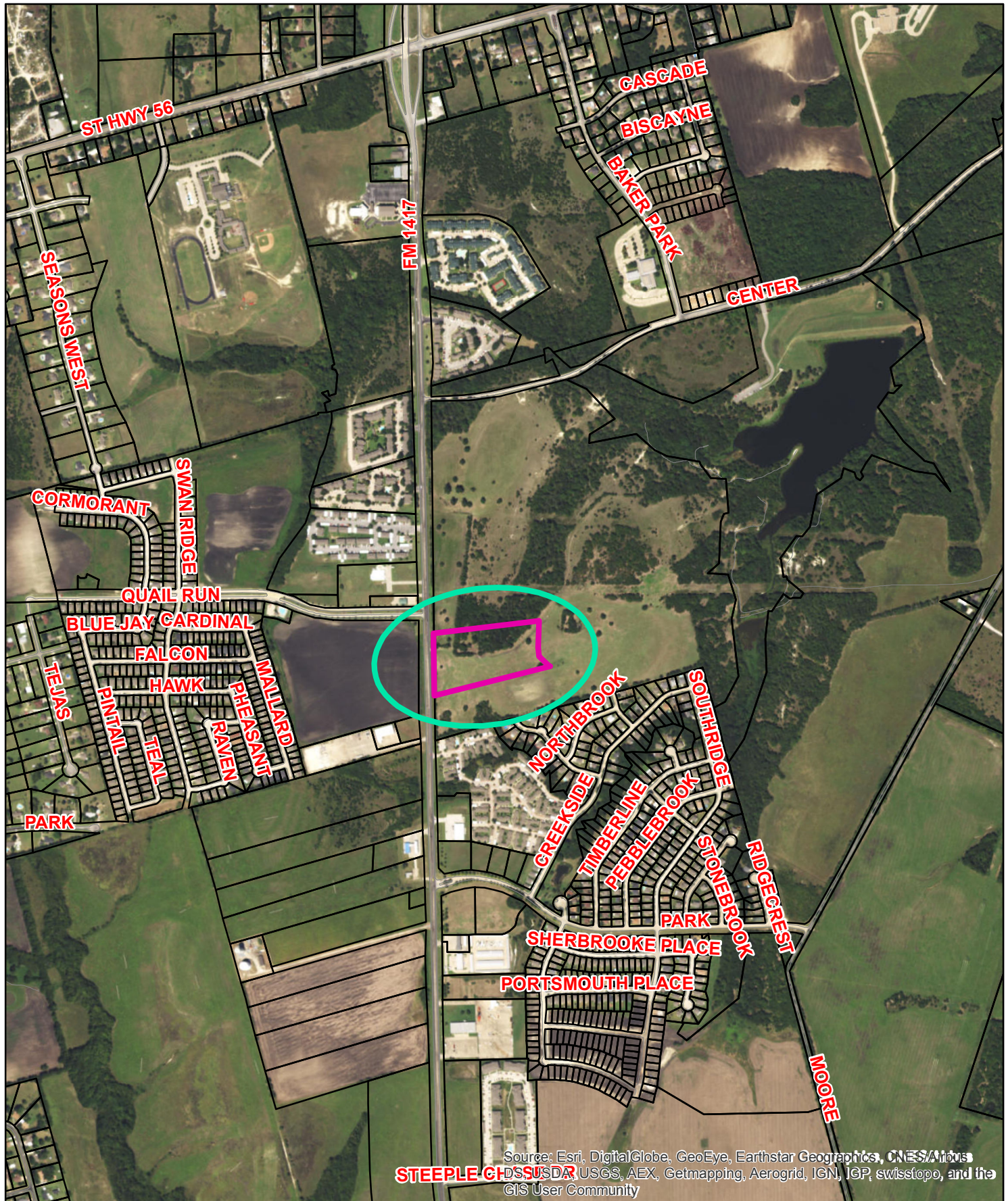
Site Plan

Elevations

Red Tip Photina

Staff Review Letter

Letter from Bill Magers



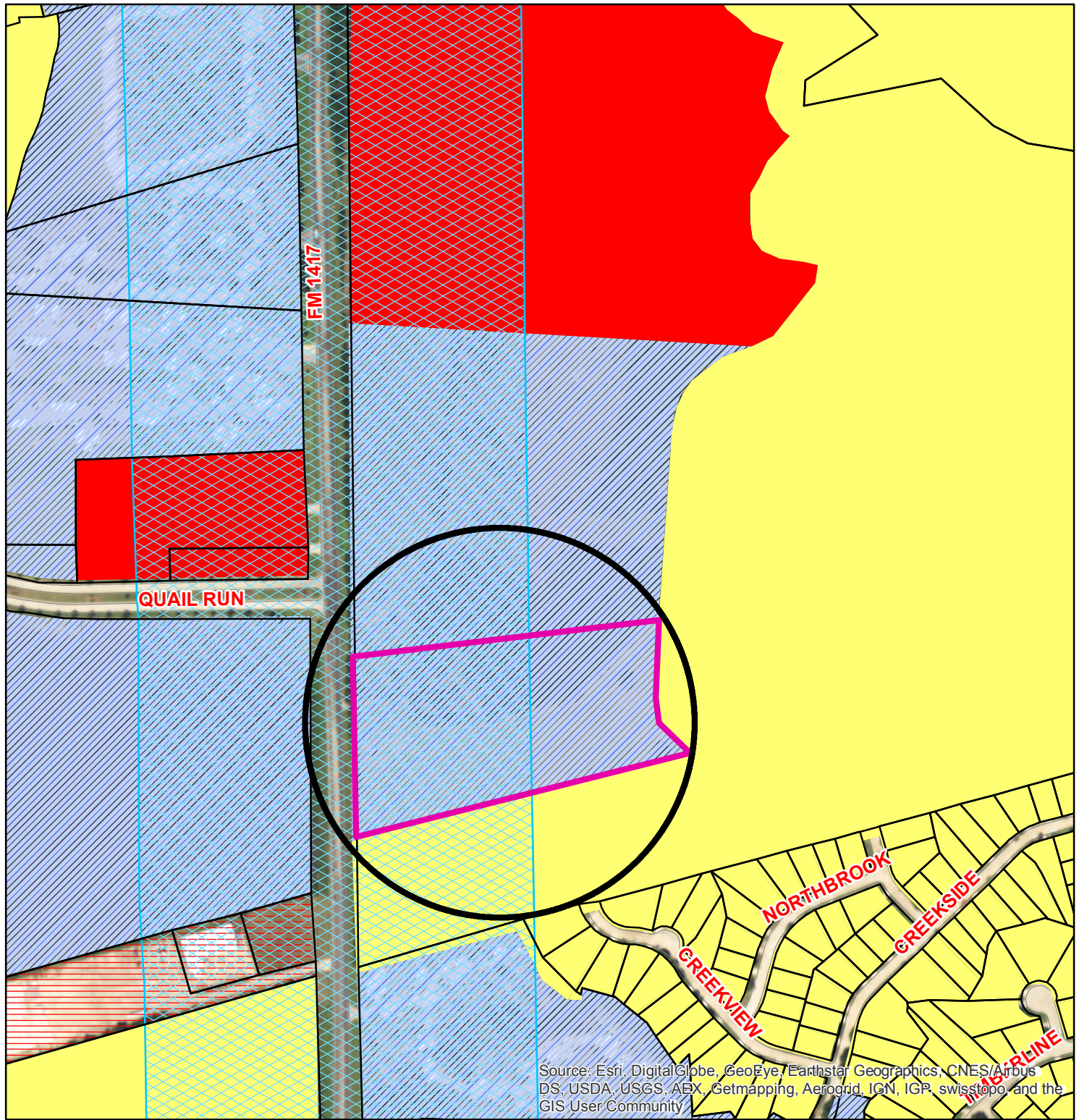
1305 S. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 1,081 ft

City of Sherman, Texas
 Developmental Services Department



Zoning - 1305 S. FM 1417 (Heritage Parkway)



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

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

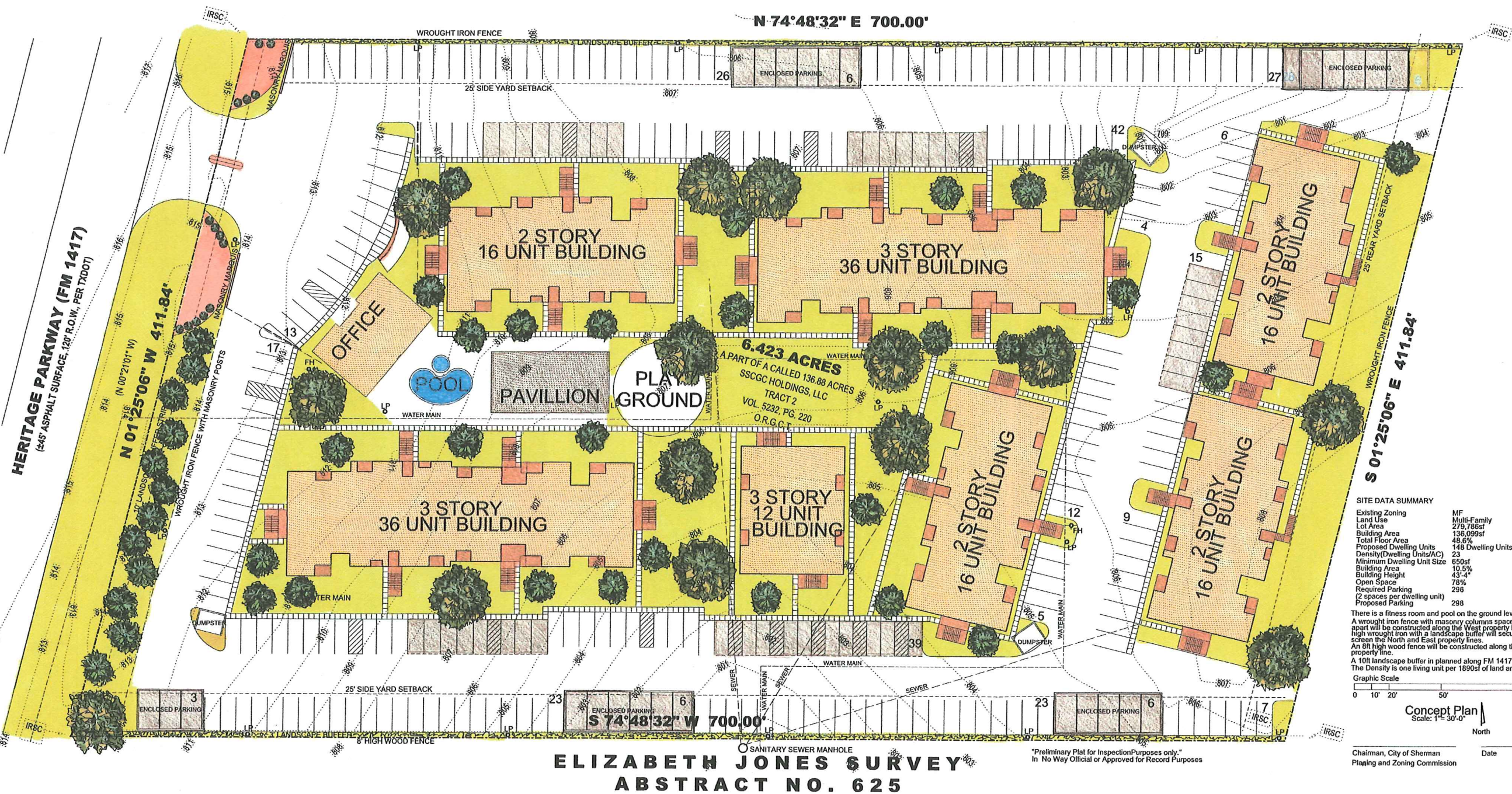


NOT TO SCALE

1 in = 400 ft

1305 S. FM 1417 (Heritage Parkway)





CONCEPT PLAN FOR
THE BROOKS ON HERITAGE PARKWAY

Chris Noah
RPLS No. 6585
Preston Trail Land Surveying
83493 N. State Hwy No. 289, Suite No. 5
Pottsboro, Texas 75076
903-786-6029
TBPLS Firm No. 10194175

JNPHM Development LLC
801 E. Taylor Street
Sherman, Texas 75090

SITE DATA SUMMARY

Existing Zoning	MF
Land Use	Multi-Family
Lot Area	279,786sf
Building Area	136,099sf
Total Floor Area	48.6%
Proposed Dwelling Units	148 Dwelling Units
Density(Dwelling Units/AC)	23
Minimum Dwelling Unit Size	650sf
Building Area	10.5%
Building Height	43'-4"
Open Space	78%
Required Parking	296
(2 spaces per dwelling unit)	
Proposed Parking	298

There is a fitness room and pool on the ground level.
A wrought iron fence with masonry columns spaced 25ft apart will be constructed along the West property line. A 6ft high wrought iron with a landscape buffer will secure and screen the North and East property lines.
An 8ft high wood fence will be constructed along the South property line.
A 10ft landscape buffer is planned along FM 1417. The Density is one living unit per 1890sf of land area.

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

BROOKS ON HERITAGE DRIVE
FM 1417
SHERMAN, TEXAS

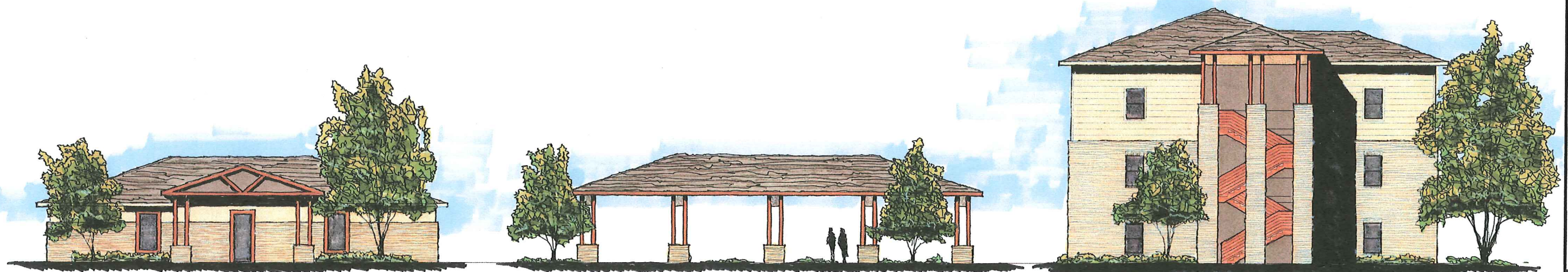
A-1



16 UNITS



36 UNITS



OFFICE / CLUB HOUSE

PAVILLION

12 UNITS

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

BROOKS ON HERITAGE DRIVE
HIGHWAY 1417
SHERMAN, TEXAS

A-1



Description

Red-Tipped Photinia (*Photinia x fraseri*) is a very popular shrub used as a fence row in the eastern half of North America. The oval leaves of photinia plants start out bright red but turn into the dark reddish-green after a couple weeks to a month. During the spring, the photinia also has small white flowers that produce red fruits, that often last into the winter.

Size

The Photinia will grow **10 to 15 feet tall**, and can be a very interesting and attractive small tree. These are good for areas with limited space, or container planting. The Red Tip does flower, and may produce small red to black berries in the fall.

Spacing

A mature red tip can spread to a width of about 10 feet. The plant is susceptible to leaf spot and other fungal problems if spaced too close to other plants or grown in wet conditions. When growing one of these plants as a specimen, ensure that it's located at least 6 feet away from other plants, to allow for its final size and give it good space for air circulation. When using red tips to make a hedge, space individual plants about 5 feet apart. This spacing eventually produces a dense hedge but still allows enough space between plants to minimize the likelihood of disease problems.

Planting

When planting a red tip, choose a site that gets full sun for at least 4 hours each day. The plant can tolerate partial-to-full shade for a few hours, especially in the hot afternoon hours, but might flower less and grow more slowly under these conditions. Red tip tolerates any type of soil, provided it's well-drained. If your soil contains clay and holds water for long periods, you can improve its drainage by mixing in some fine sand at planting. Adding compost to the soil also helps boost its organic content and can give a new plant a good start.

Red tip prefers regular moisture, especially during its first season. A regular watering schedule helps the plant establish a good root system, but watering should be done at the root zone, avoiding wetting the leaves, which might promote fungal growth. Adding a mulch can also help retain soil moisture and keep roots cool, but you should avoid organic mulches that can hold water and raise humidity. A mulch of pea stone or gravel is a good alternative choice for this plant. Once established, red tip tolerates dry spells quite well, although it may need extra water during drought. Feeding the plant in early spring during its first year or two can also boost its growth. Use a balanced, 10-10-10 formula, diluted at the rate of 1/4 teaspoon per gallon

STAFF REVIEW LETTER

November 15, 2017

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

Kent Hughlett Architect, PLLC
529 S. Crockett
Sherman, TX 75090

JNPHM Development, LLC
801 E. Taylor
Sherman, TX 75090

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

Dear Applicants,

The request for site plan approval for The Brooks on Heritage Parkway Apartments for the property located at 1305 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, the O-1.1 (FM 1417 Overlay) District, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
3. A parking space is considered to be 9'x20'.
4. Parking ratio required: 1 space per bedroom, minimum two per unit.
5. No building shall exceed 45' in height.
6. Minimum setback requirements from property lines: Front – 40'; Rear – 25'; Side One – 7', Side Two - Sum of Both - 23'.
7. The trash dumpster will need to be located inside the main building area and screened.
8. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
9. All finishes shall be masonry or masonry veneer (including carports) unless an exception is approved.
10. Screening shall be provided and maintained.
11. An exception would need to be approved for freestanding signs; only wall signs are allowed in an R-2 (Multi-family Residential) District.
12. Review the zoning and development ordinance for additional requirements.
13. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

14. Platting of the property is required.
15. Additional Right-of-Way dedication along FM 1417 (Heritage Parkway) will be required for expansion of FM 1417 (Heritage Parkway).
16. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.

17. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
18. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
19. Water Pro-Rata will be due at the time of development. Verify service to 3-story buildings.
20. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
21. Internal water and sewer lines will be privately owned and maintained.
22. Verify fire lane requirements with Fire Marshall.
23. The location of trash receptors must be approved by the Public Works Department.
24. Entrances/Exits off of F.M. 1417 will be Right-in, Right-out only.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

RECEIVED

NOV 15 2017

November 15, 2017

Chairman Mahone
c/o Mr. Scott Shadden
Director of Development and Services
City of Sherman
220 W. Mulberry
Sherman, TX 75092

RE: JNHPM Development, The Brooks on Heritage Parkway

Dear Chairman Mahone and Honorable Commissioners,

SSCGC Holdings, LLC fully supports the proposed multi-family project and believes it to be an asset to the community. It addresses a very important need for housing in the area and complements the other proposed development. We have reviewed the site plan and elevations in detail and have no problems with any of the requests.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Bill Magers", with a long horizontal flourish extending to the right.

Bill Magers
Member, SSC
972.978.5721



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

12.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of Joe Gilbert (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 4.085 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Brookstone Garden Homes Addition

Background:

The property is located in the 1400-1600 blocks of South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. The owner would like to plat the property into twenty-four (24) lots for residential development of patio homes.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

Origination:

Joe Gilbert Construction, LLC (Owner)

Vilbig and Associates, PLLC (Civil Engineer/Surveyor)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

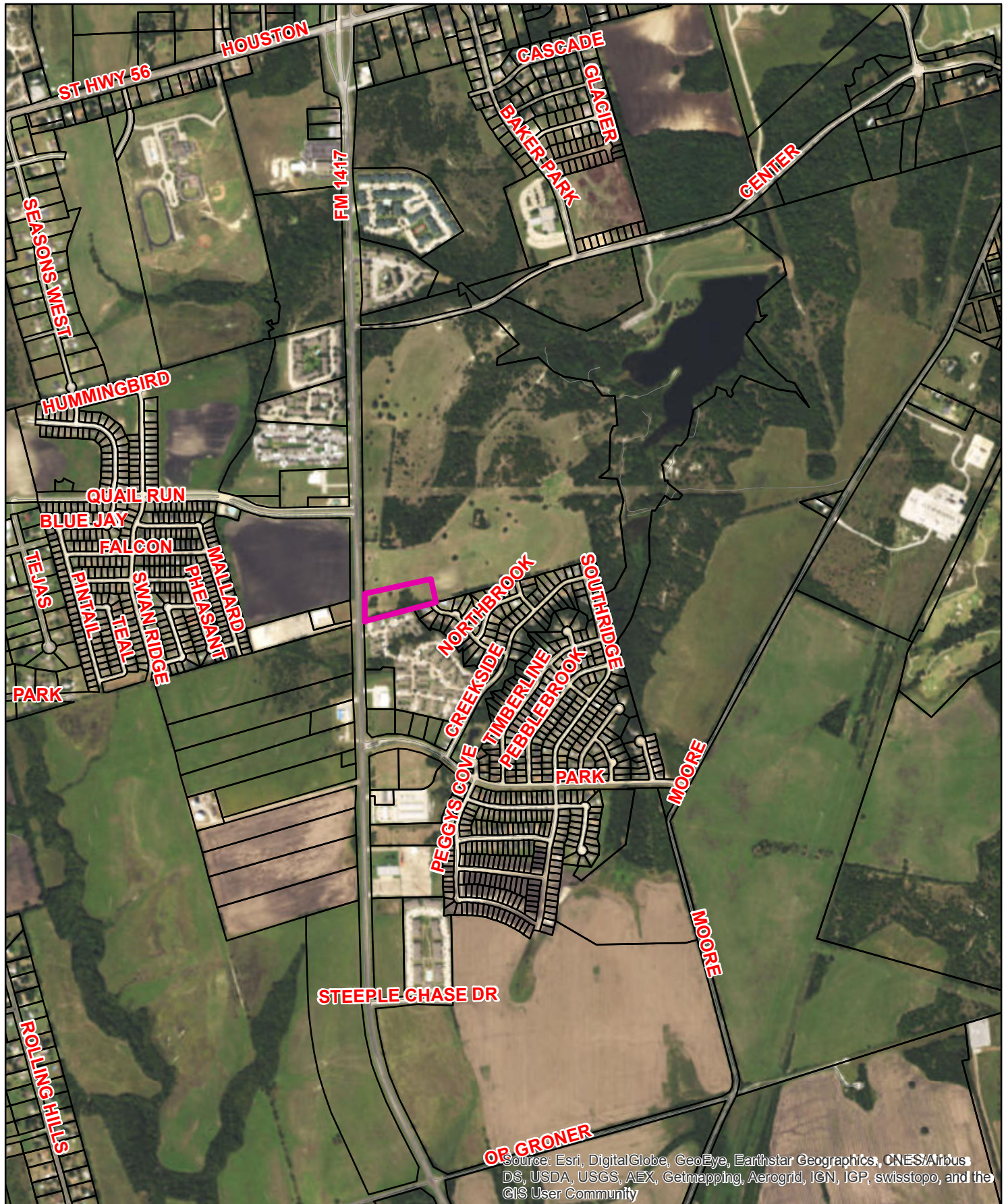
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

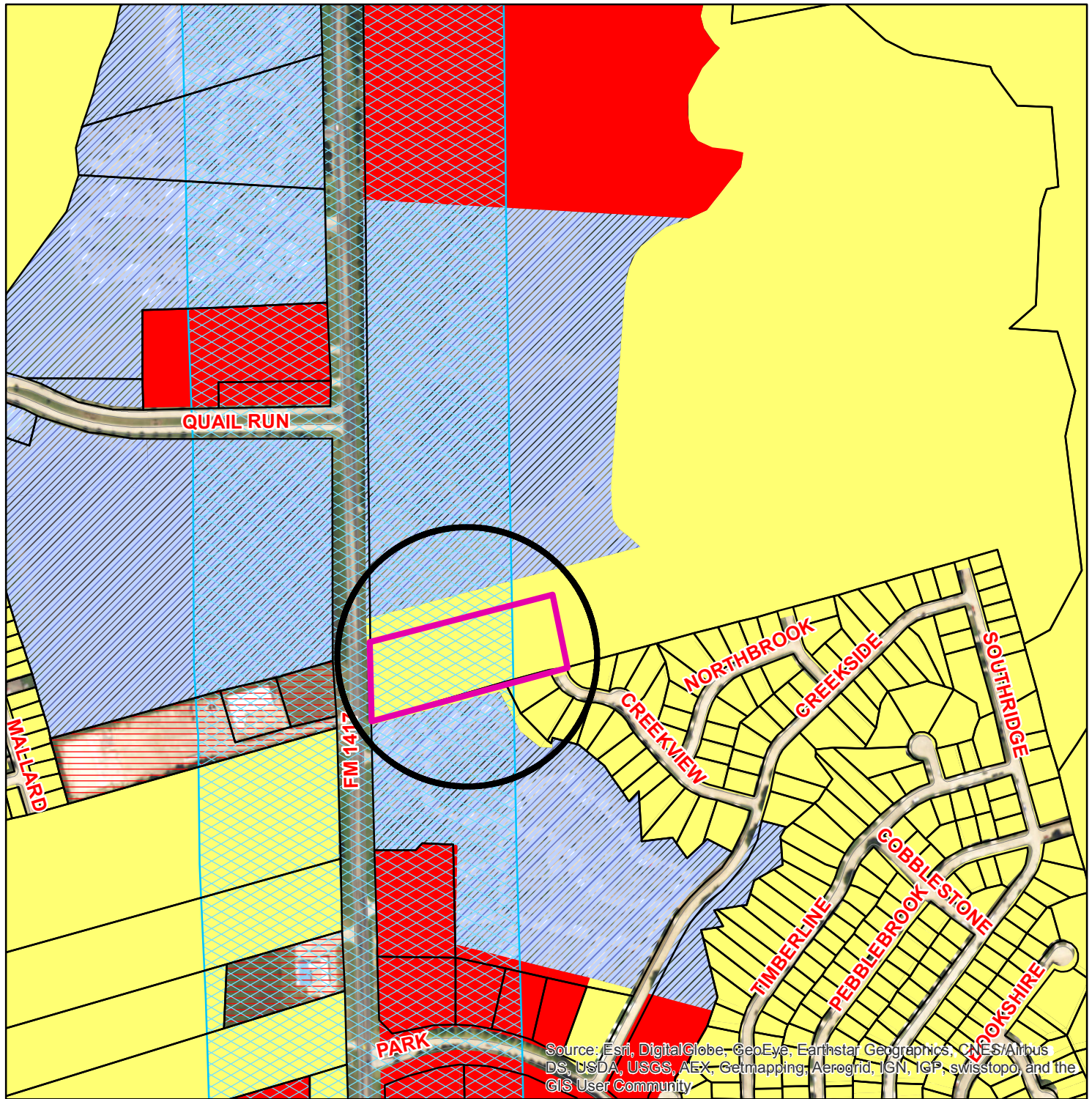


**1400-1600 Blks. S. FM 1417
(Heritage Parkway)**



1 in = 1,250 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1400-1600 Blks. S. FM 1417 (Heritage Parkway)

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Bialock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft

STAFF REVIEW LETTER

November 13, 2017

Joe E. Gilbert
801 E. Taylor St.
Sherman, TX 75090

Preston Trail Land Surveying
83453 N. S.H. 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Brookstone Garden Homes Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on the plat.
5. Additional Right-of-Way will be required along FM 1417 (Heritage Parkway) for expansion of FM 1417 (Heritage Parkway).
6. Entrances/Exits off of F.M. 1417 (Heritage Parkway) will be Right-in, Right-out only.
7. Water Pro-Rata will be due at the time of development.
8. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided and approved by the City Engineering Department.
10. Final site plans, utility, drainage and grading plans shall be provided and approved by the City Engineering Department.
11. Development Agreement required for Public Infrastructures.
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.
13. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

13.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2402 NANTUCKET DRIVE

The request of Jade & Wesley Devalk (Owners) JW Assisted Living, LLC (Tenants) and Robert Durrant Residential Design, LLC (Architect) concerning the property located at 2402 Nantucket Drive, being Lot 1, Block 4, Canyon Creek Addition, Section 1-B, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an assisted care facility (Household Care Home) in an R-1 (One Family Residential) District.

Background:

The property is located at 2402 Nantucket Drive, the southwest corner of Nantucket and Lamberth Road and is zoned an R-1 (One Family Residential) District.

The owners have parents that are inflicted with dementia and have searched for care facilities to place them but have run into problems because of cost, level of care, and overall conditions of those types of facilities. They also have the added issue that they are from another country and at their current status, have a hard time communicating with people in their native language. At a time when their confusion is at an all time high and when their health including weight is of concern; they're not accustomed to the food and general ways of a typical big box facility and the caregivers that are there.

They have decided to try to solve the problem by creating their own space to care for them and others like them; the idea of living out their days in a home environment instead of a commercial facility. They would like to remodel an existing home to house several senior peers, provide top level, round the clock care, in a comfortable home. They are requesting a Specific Use Permit to allow an assisted care facility at this location. They plan to add approximately 476 square foot to the existing home to provide six (6) bedrooms.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jade & Wesley Devalk (Owners)

JW Assisted Living, LLC (Tenants)

Robert Durrant Residential Design, LLC (Architect)

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:

17

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

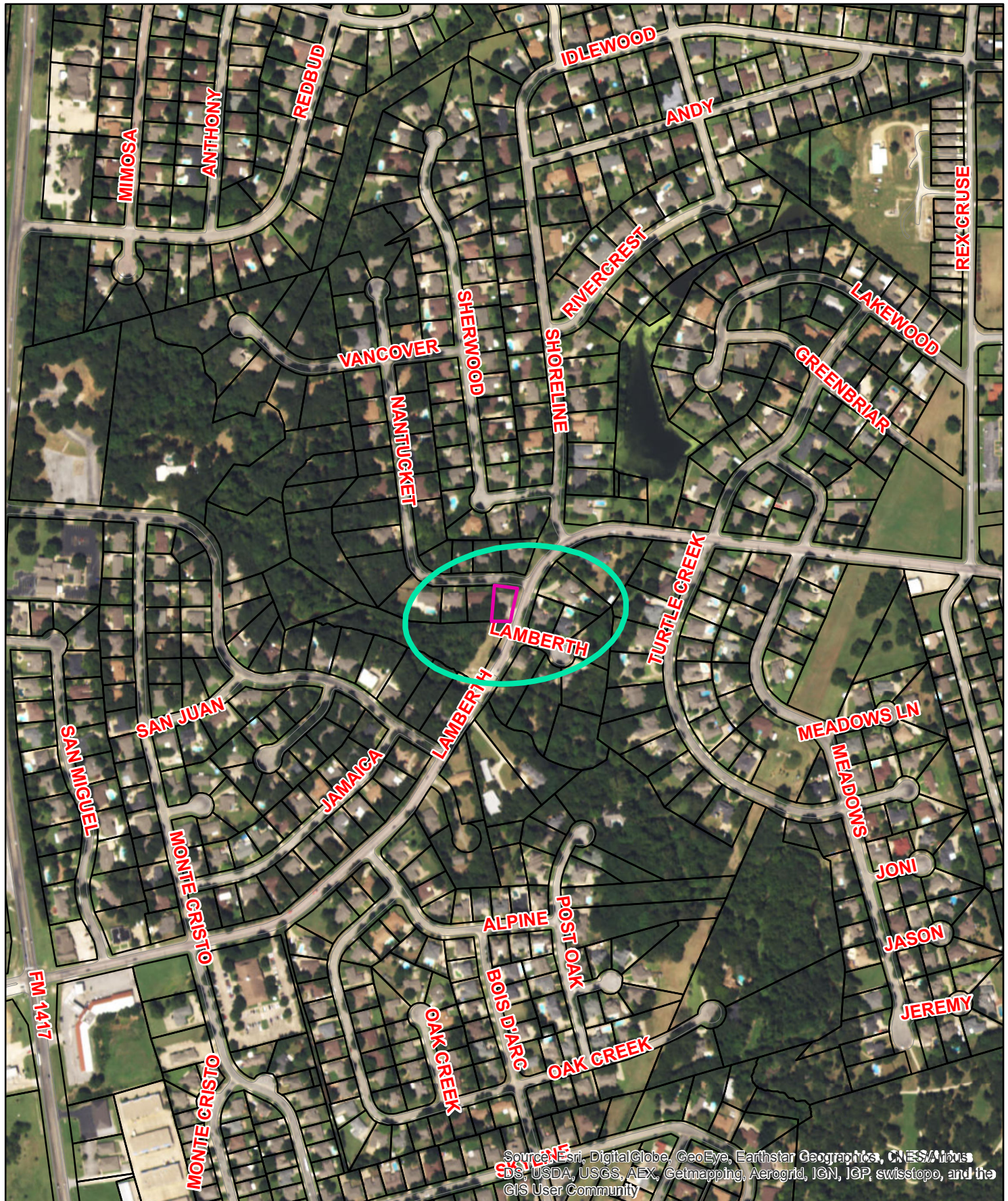
Site Plan

Floor Plan

Elevations

Staff Review Letter

Letter from Bettye Russell



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



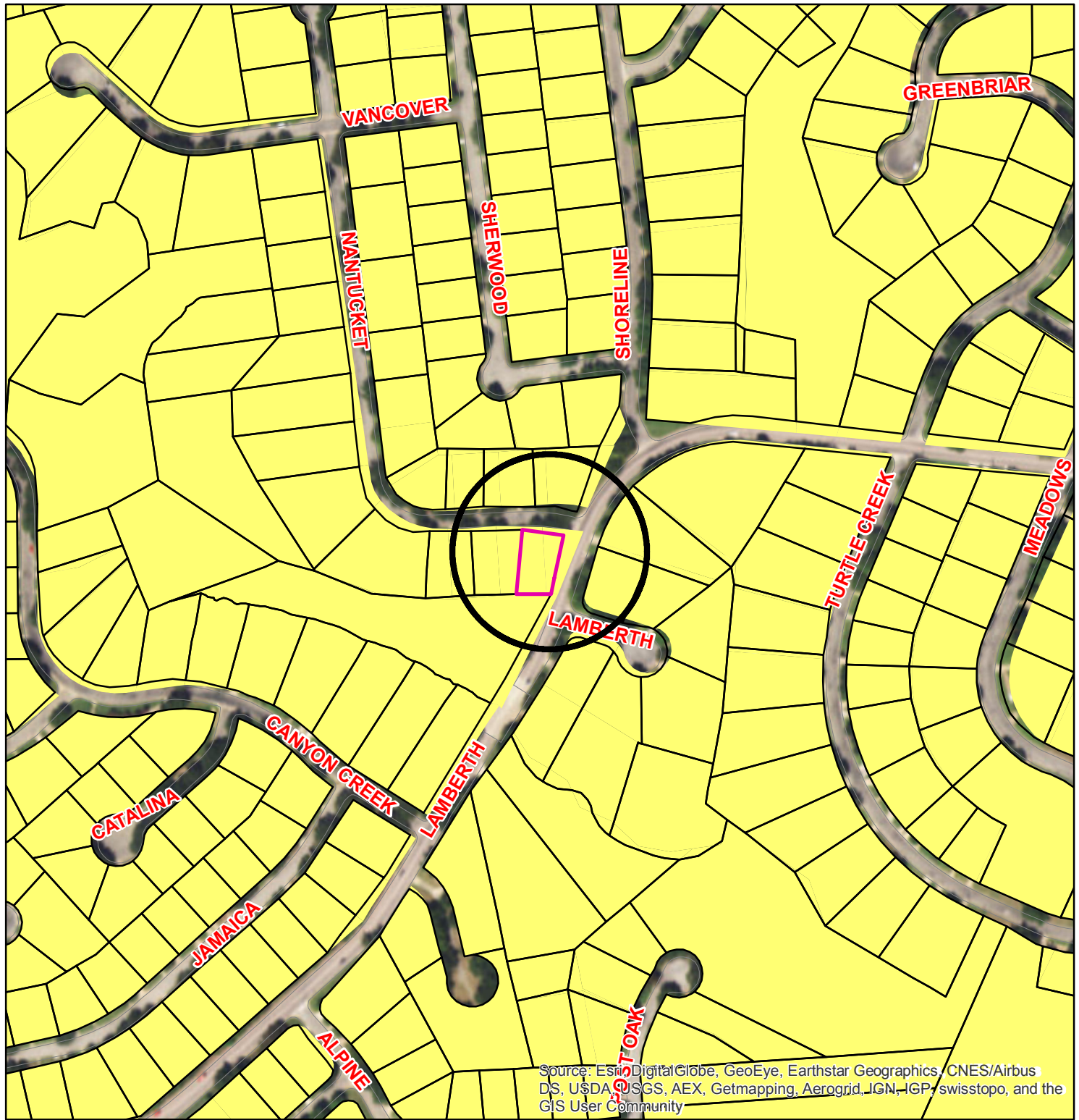
2402 Nantucket Drive



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



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

Zoning - 2402 Nantucket Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 300 ft



2402 Nantucket



October 26, 2017

City of Sherman
Development Services
Attn: Zoning Commission

Re: Zoning Application – Household Care Home / Assisted Care

Dear Commission Board Members,

I write this letter today along with my application for zoning to explain my proposed project; but before that I bit of background on me.

I currently have parents that are inflicted with dementia. I have been in search of care facilities to place them as it has been difficult for me to care for them myself for the past 9 months. I have run into the typical problems of cost, level of care, and overall conditions of these types of facilities. I also have the added issue that my parents are from another country and at their current status, have a hard time even communicating with me in our native language. At a time when their confusion is at in all time high and when their health including weight is of concern, they're not accustomed to the food and general ways of a typical big box facility and the caregivers that are there.

In my frustration and need to try and resolve the issue, I decided to solve the problem by creating my own space to care for them and others like them; the idea of living out their days in a home environment instead of a commercial facility. There are not enough options for our seniors at this time. One of the largest demographic groups, the baby boomer generation, will need and want this personal level of care and my hopes are that the City of Sherman will be able to provide them the option.

My project: I would like to remodel an existing home to house several senior peers, provide top level – round the clock care, in a comfortable cozy home.

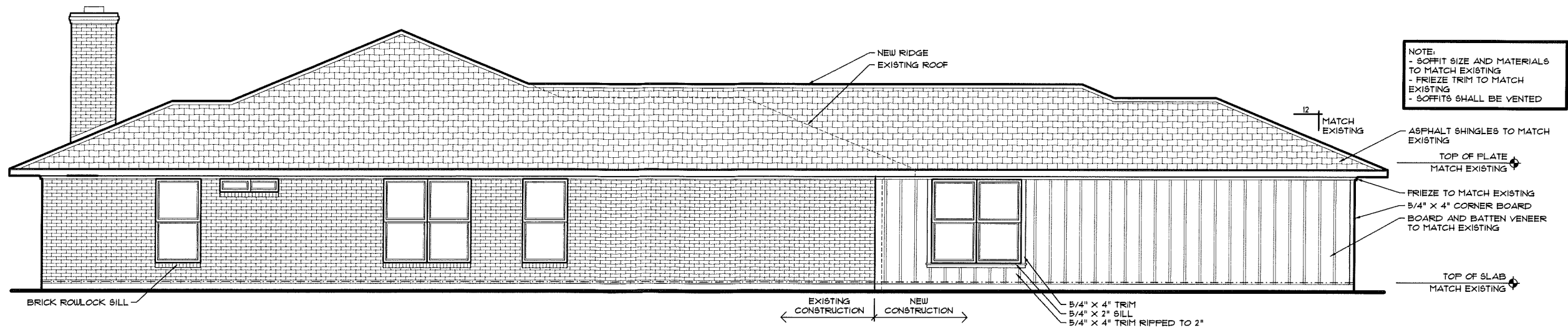
Several other nearby cities have been able to provide this option to their seniors while still remaining within the residential code definition by amending some zoning guidelines. I have attached the city of Plano and Frisco's adoptions/amendments as samples for your review.

I look forward to any questions you may have.

Sincerely,

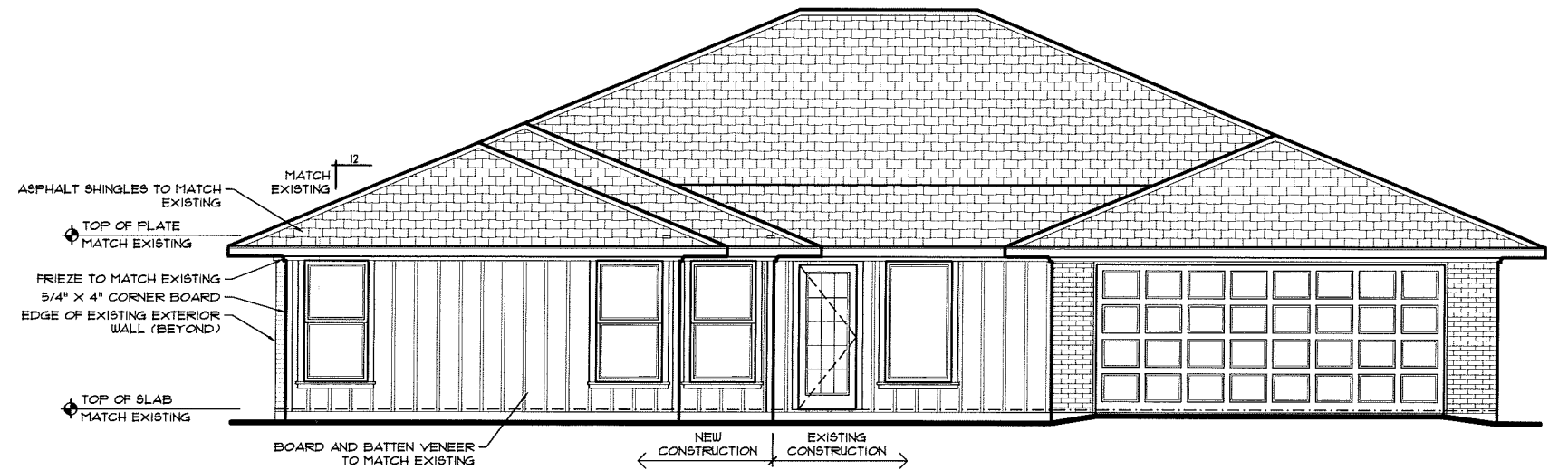


Jade Devalk



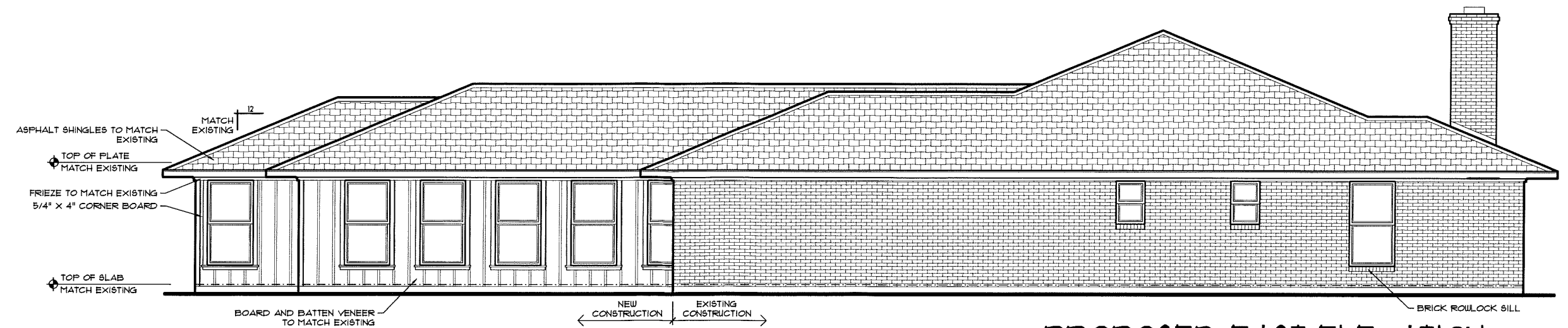
PROPOSED WEST ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/8" = 1'-0"

STAFF REVIEW LETTER

November 15, 2017

Jade & Wesley Devalk
PO Box 3206
McKinney, TX 75070

Robert Durrant Residential Design
8604 Prescott Circle
Frisco, TX 75033

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an assisted care facility (Household Care Home) in an R-1 (One Family Residential) District for the property located at 2402 Nantucket Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Signs advertising the business are not allowed in an R-1 (One Family Residential) District.
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. Parking ratio required: 1 space per bedroom for a total of 6 off-street parking spaces.
6. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
7. All parking shall be on private property and shall not encroach into Lamberth Road or Nantucket Drive right-of-way.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New Drive approaches and sidewalks must conform to City of Sherman criteria and a permit is required from the City of Sherman Engineering Department.
11. Head-in parking for commercial use along Lamberth Road (Minor Arterial) is not permitted. Additional paving will be required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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

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

RECEIVED

NOV 15 2017

November 3, 2017

Bettye Russell
219 W. Wilson St.
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, November 21, 2017 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Jade & Wesley Devalk (Owners) JW Assisted Living, LLC (Tenants) and Robert Durrant Residential Design, LLC (Architect) concerning the property located at 2402 Nantucket Drive, being Lot 1, Block 4, Canyon Creek Addition, Section 1-B

The request is as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an assisted care facility (Household Care Home) in an R-1 (One Family Residential) District.

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

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

Scott Shadden
Secretary, Planning & Zoning Board

A nursing home in a one family Residential District would be peculiar / strange and also would reduce the value of the family residents homes - It should not be allowed.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of



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

14.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1600 W. WASHINGTON STREET**

The request of Risen Properties (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1600 West Washington Street, being 4.742 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Board

Final Plat approval of Sunset Crossing

Background:

The property is located at 1600 West Washington Street, the southwest corner of Washington and Sunset Boulevard; it is bound by Washington Street, Sunset Boulevard and Blanton Drive. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into nineteen (19) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Risen Properties (Owners)

Helvey-Wagner 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

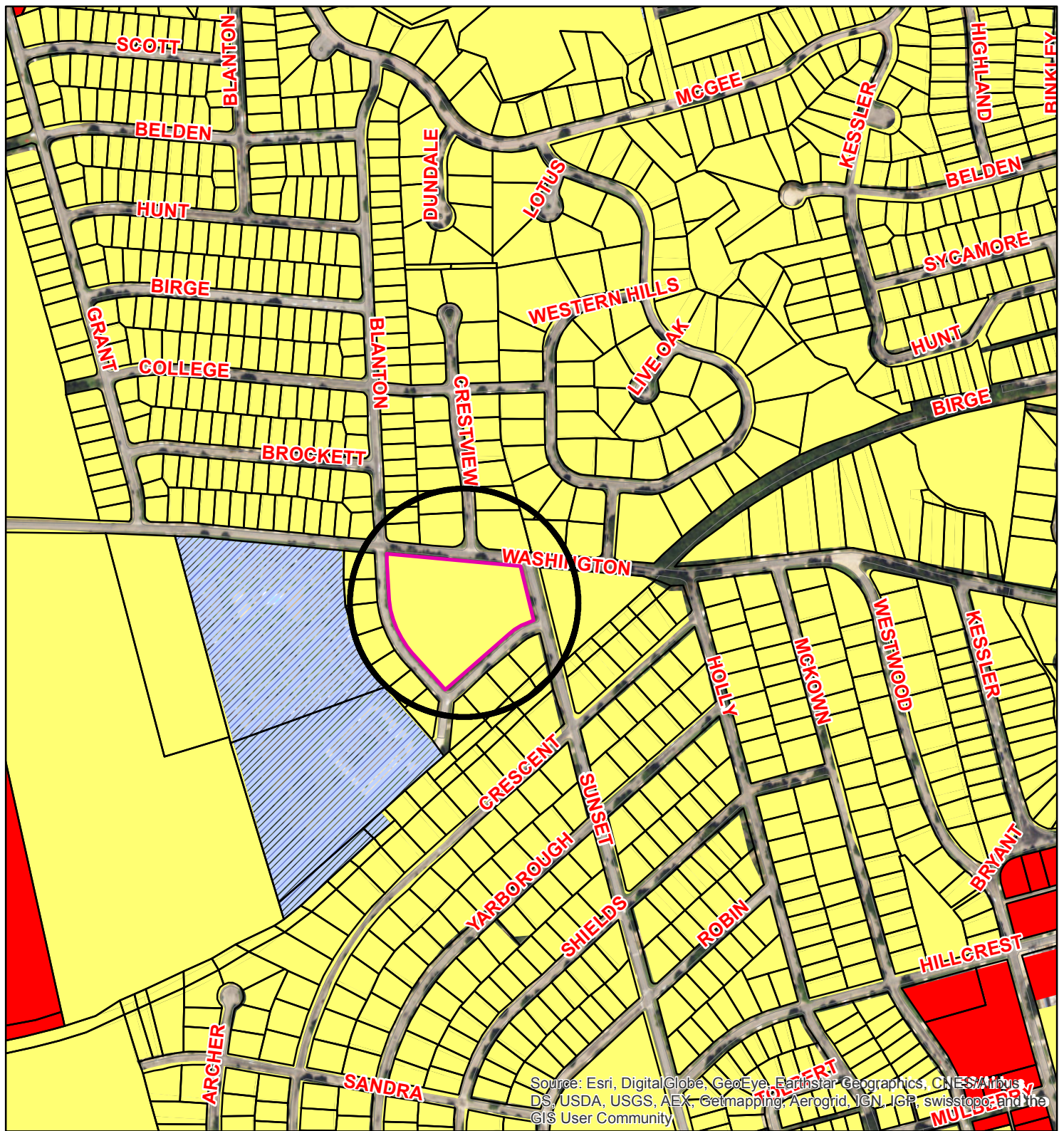
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



Zoning - 1600 W. Washington

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

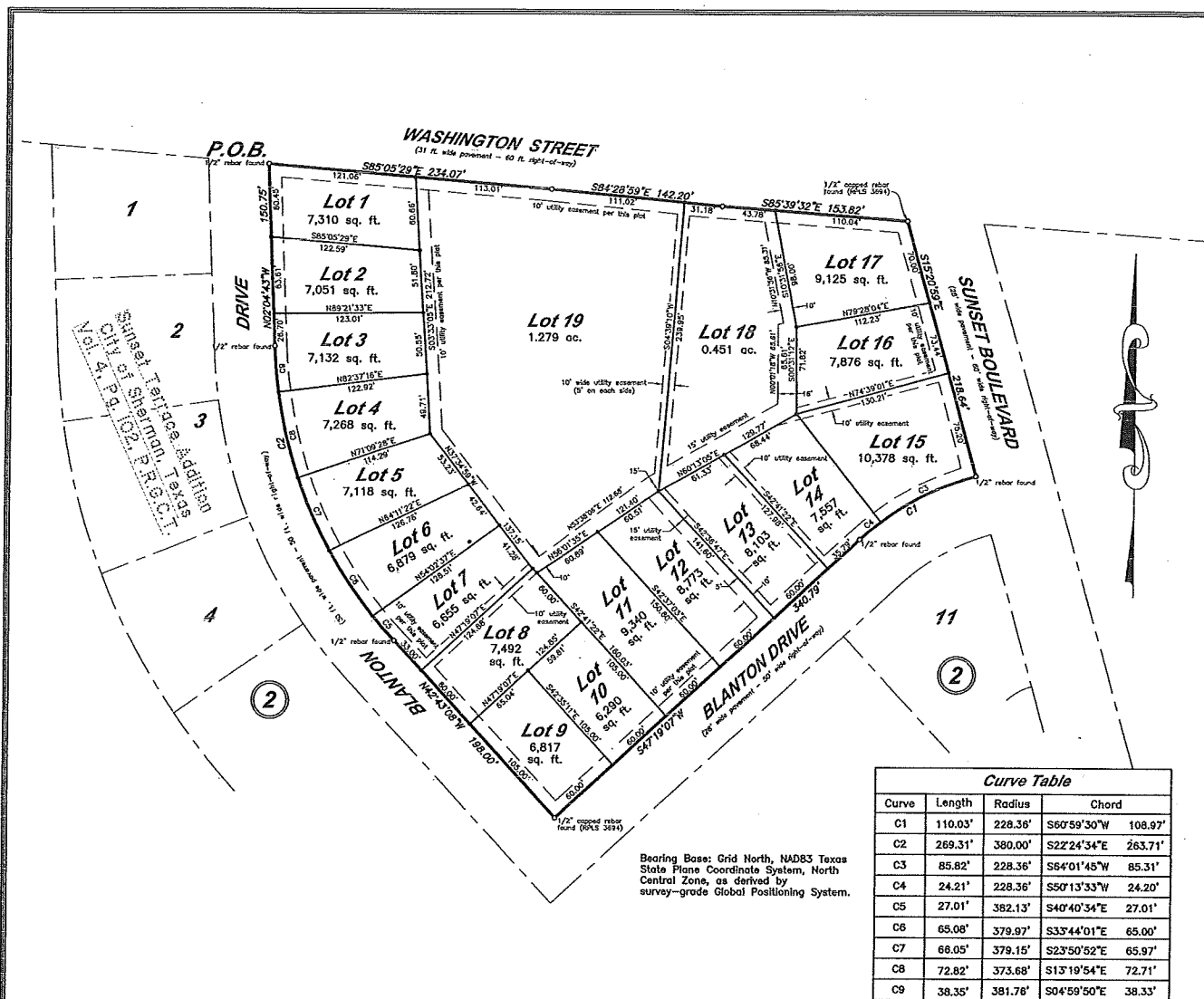
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



City of Sherman, Texas
Developmental Services Department



1 in = 541 ft



Sunset Crossing to the City of Sherman, Texas 4.742 Acres

**in the
J. B. McNair Survey
Abstract No. 763**

General Notes:

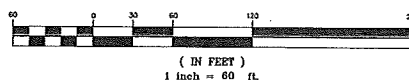
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Ocon Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100270 F, Revised Date: September 29, 2010.
8. Neither Grayson County 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

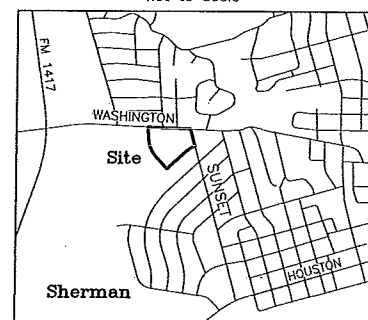
Owner/Developer:
Risen Properties, LLC
P.O. Box 3062
Sherman, Texas 75090

Job No. CGS431017

GRAPHIC SCALE



Vicinity Map
not to scale



STAFF REVIEW LETTER

November 13, 2017

Risen Properties, LLC
P.O. Box 3062
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Sunset Crossing has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and Bounds description must match drawing.
6. Sewer shall be extended to serve the development and capacity shall be verified for proposed use.
7. Water Pro-Rata will be due at the time of development.
8. A utility, drainage, and grading plan shall be provided and approved by the City Engineer.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. 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.
11. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,


Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

15.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1545 BENNETT ROAD**

The request of Robert Perry and Dinesh Sriperambudur (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1545 Bennett Road, being 8.974 acres in the Elizabeth Rehorse Survey, Abstract No. 1000 and the H.H. Tucker Survey, Abstract No. 1217, as follows:

Planning and Zoning Board

Final Plat approval of Terra Bonita Subdivision located in the extra territorial jurisdiction (ETJ) of the City of Sherman

Background:

The property is located at 1545 Bennett Road in southeast Sherman in the City of Sherman extra territorial jurisdiction (ETJ). The owners would like to plat the property into four (4) lots.

Adjacent Zoning:

Outside City

Origination:

Robert Perry and Dinesh Sriperambudur (Owners)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not included in the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

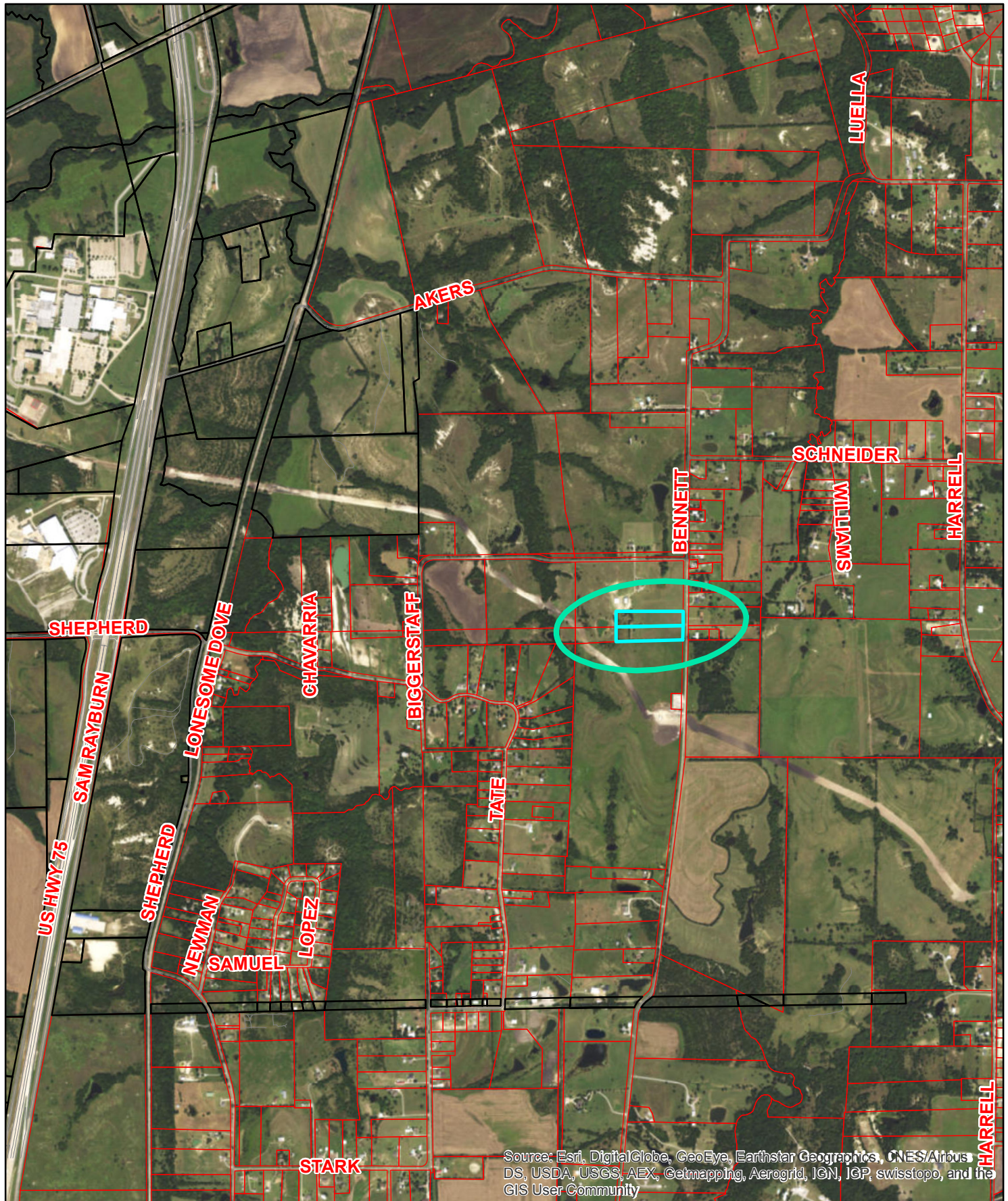
Attachments

Location Map

Zoning Map

Final Plat

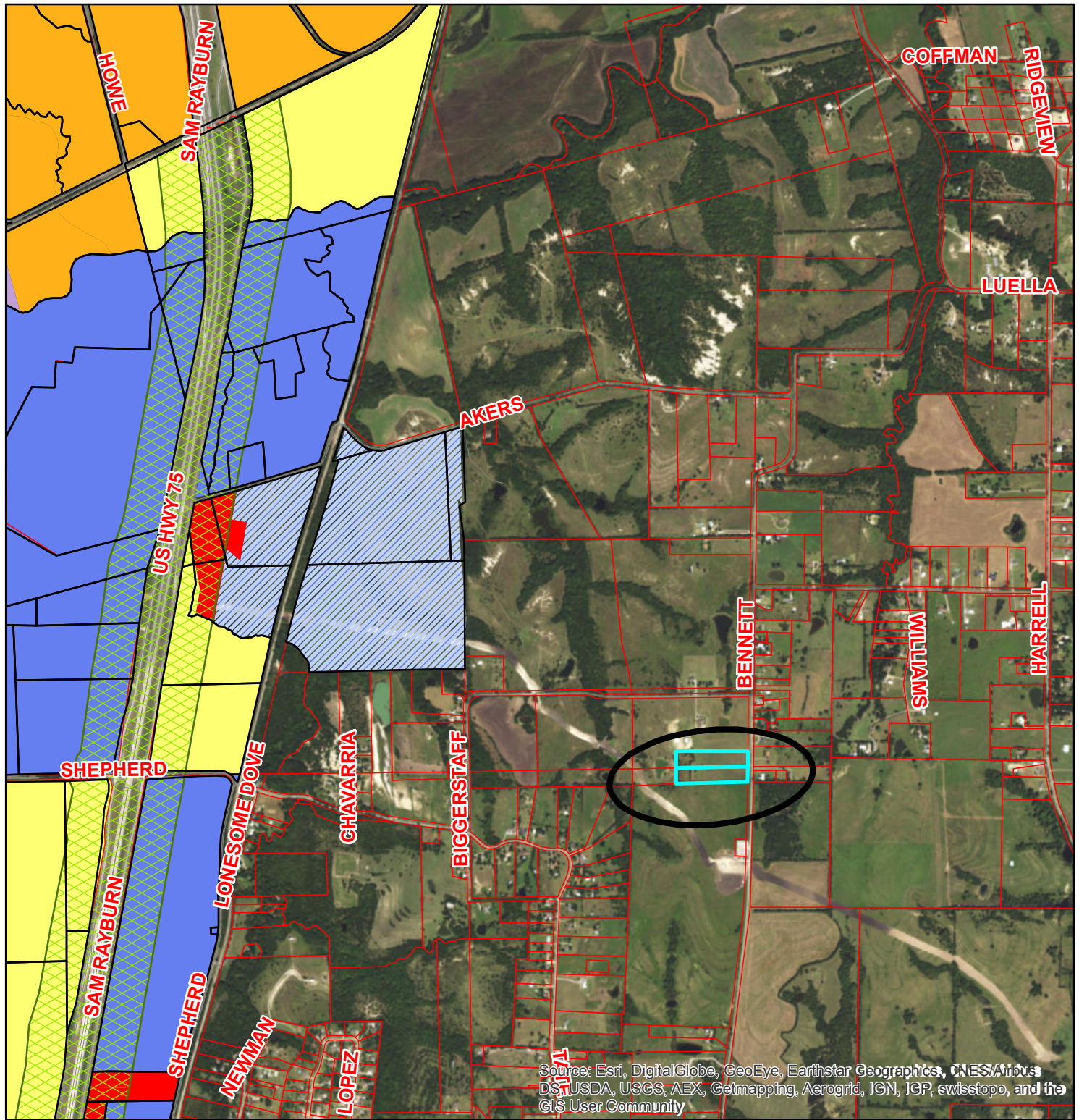
Staff Review Letter



1545 Bennett Road (ETJ) (Terra Bonita Subdivision)



1 in = 1,802 ft



Zoning - 1545 Bennett Road (ETJ) (Terra Bonita Subdivision)

Legend

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
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BIP 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



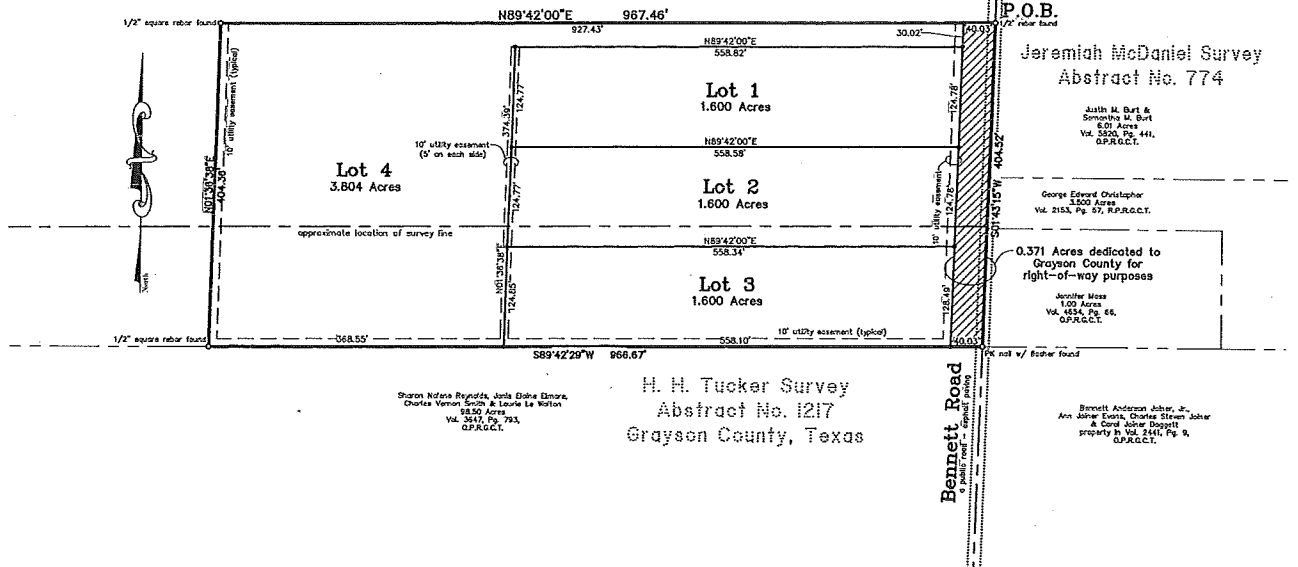
1 in = 1,802 ft

Bearing Base: Geodetic North, W.G.S.
1984, as derived by survey-grade
Global Positioning System.

Elizabeth Rehorse Survey
Abstract No. 1000
Grayson County, Texas

Joseph Roper
31.70 Acres
Vol. 2456, Pg. 52,
O.P.R.G.C.T.

Russell L. Locke &
Karl M. Locke
4.663 Acres
Vol. 2528, Pg. 117,
O.P.R.G.C.T.



Terra Bonita Subdivision to Grayson County, Texas 8.974 Acres in the Elizabeth Rehorse Survey Abstract No. 1000 & H. H. Tucker Survey Abstract No. 1217

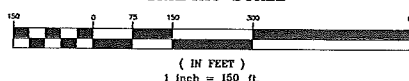
General Notes:

1. Water Supply to be provided by Lueda Water Supply Corporation.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
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. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48161C0425 F, Revised Date: September 29, 2010.
8. Neither Grayson County 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.
10. Subject property is within City of Sherman's ETJ.

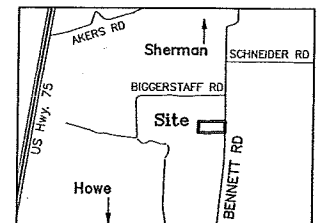
Owners:
Robert Perry & Dinesh Sriperambudur
3324 Carriage Circle
Sherman, Texas

Job No. CGH621017

GRAPHIC SCALE



Vicinity Map Not to Scale:



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 13, 2017

Robert Perry & Dinesh Sriperambudur
3224 Carriage Circle
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Terra Bonita Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Minimum street frontage of lots is 60.'
6. Metes and Bounds description must match drawing.
7. Private On-Site sewer will be required for all lots.
8. Water will be supplied by Luella Water Supply Corporation.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. 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.
11. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

16.

Meeting Date: 11/21/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2800-3600 BLOCKS S. U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property located in the 2800-3600 Blocks of South U.S. Highway 75, being 21.5528 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Board

Final Plat approval of Sherman Crossroads, Phase II

Background:

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just south of the new West Travis Street extension. This is the second phase of the Sherman Crossroads development and the owners would like to plat the property into one lot for commercial development and dedicate a new street (Crossroads Boulevard).

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)

Brockett/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

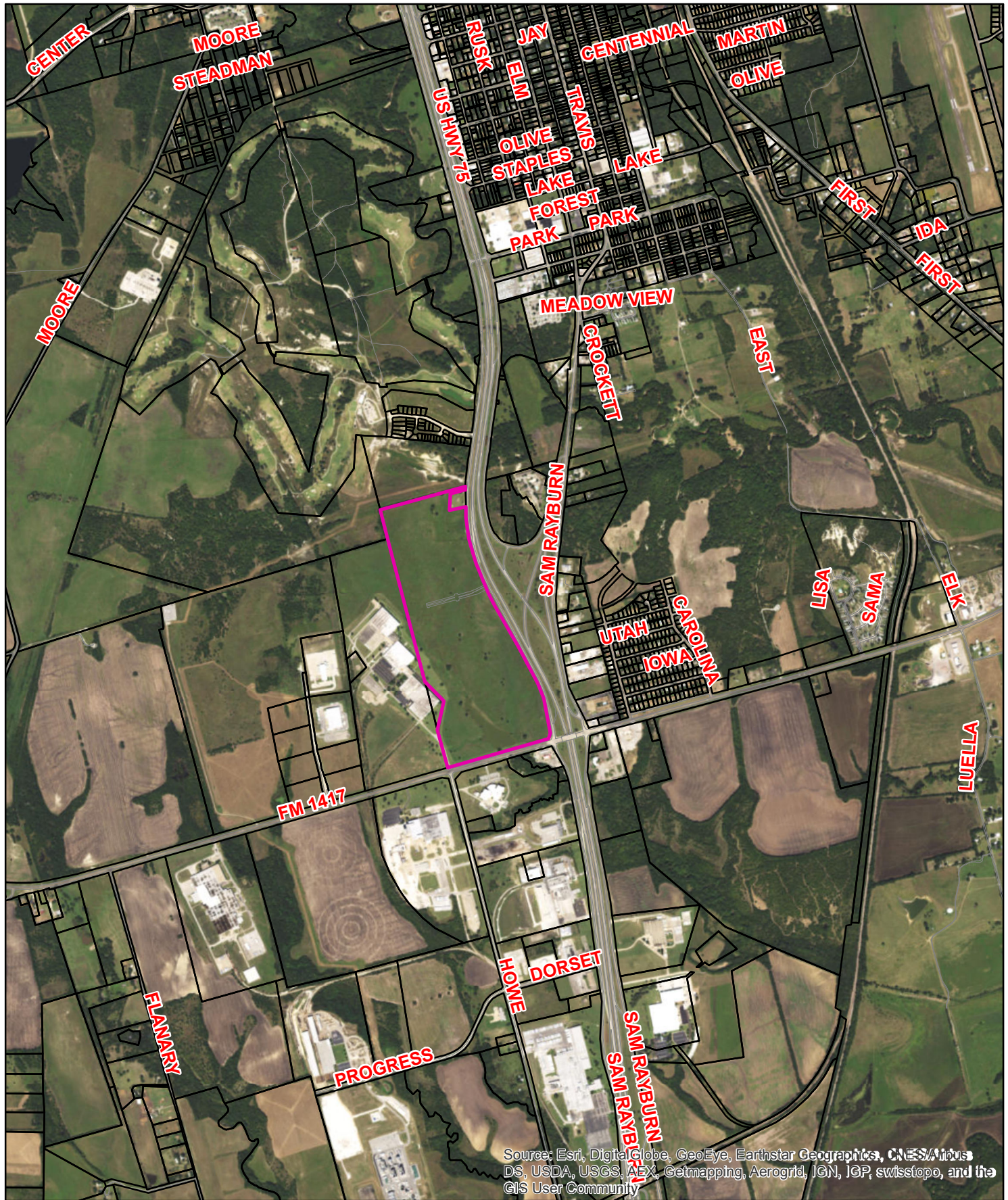
Attachments

Location Map

Zoning Map

Final Plat

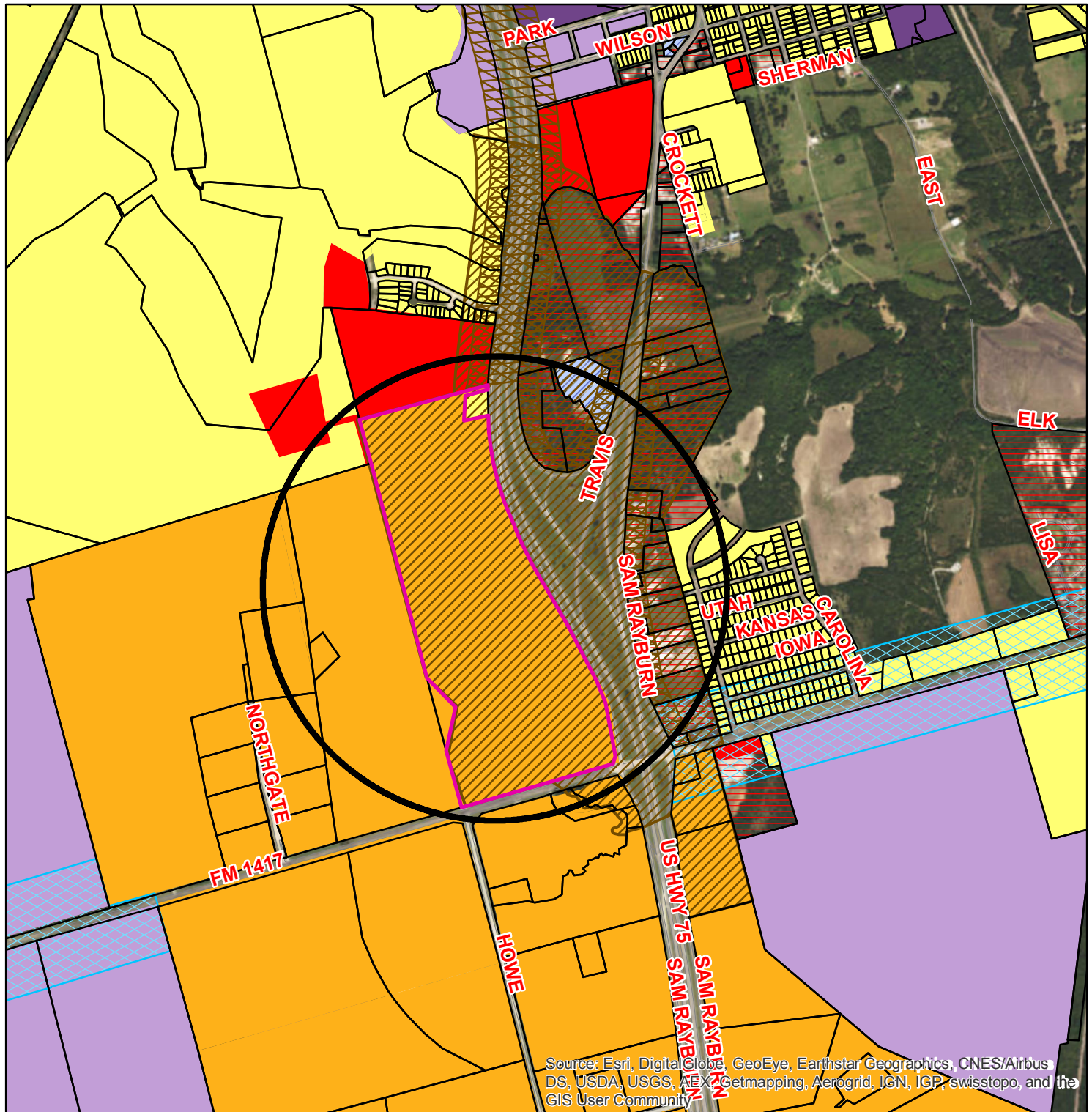
Staff Review Letter



2800-3600 Blocks S. U.S. Highway 75



1 in = 2,000 ft



Zoning - 2800-3600 Blocks S. U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



1 in = 1,442 ft

STAFF REVIEW LETTER

November 13, 2017

Sherman Crossroads, Ltd.
4650 Beltline Road, Ste. 400
Addison, TX 75001

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

Dear Applicants,

The request for approval of the Final Plat of Sherman Crossroads, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and Bounds description must match drawing.
6. Sewer shall be extended to serve the development and capacity shall be verified for proposed use.
7. Water Pro-Rata will be due at the time of development.
8. A utility, drainage, and grading plan shall be provided and approved by the City Engineer. A site development meeting is recommended.
9. Show Recording information of Abandonment of Drainage and Utility Easement along W. Travis St. (Hatched area)
10. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



Clint A. Philpott, P.E.,
Director of Engineering

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

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



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

18.

Meeting Date: 11/21/2017

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

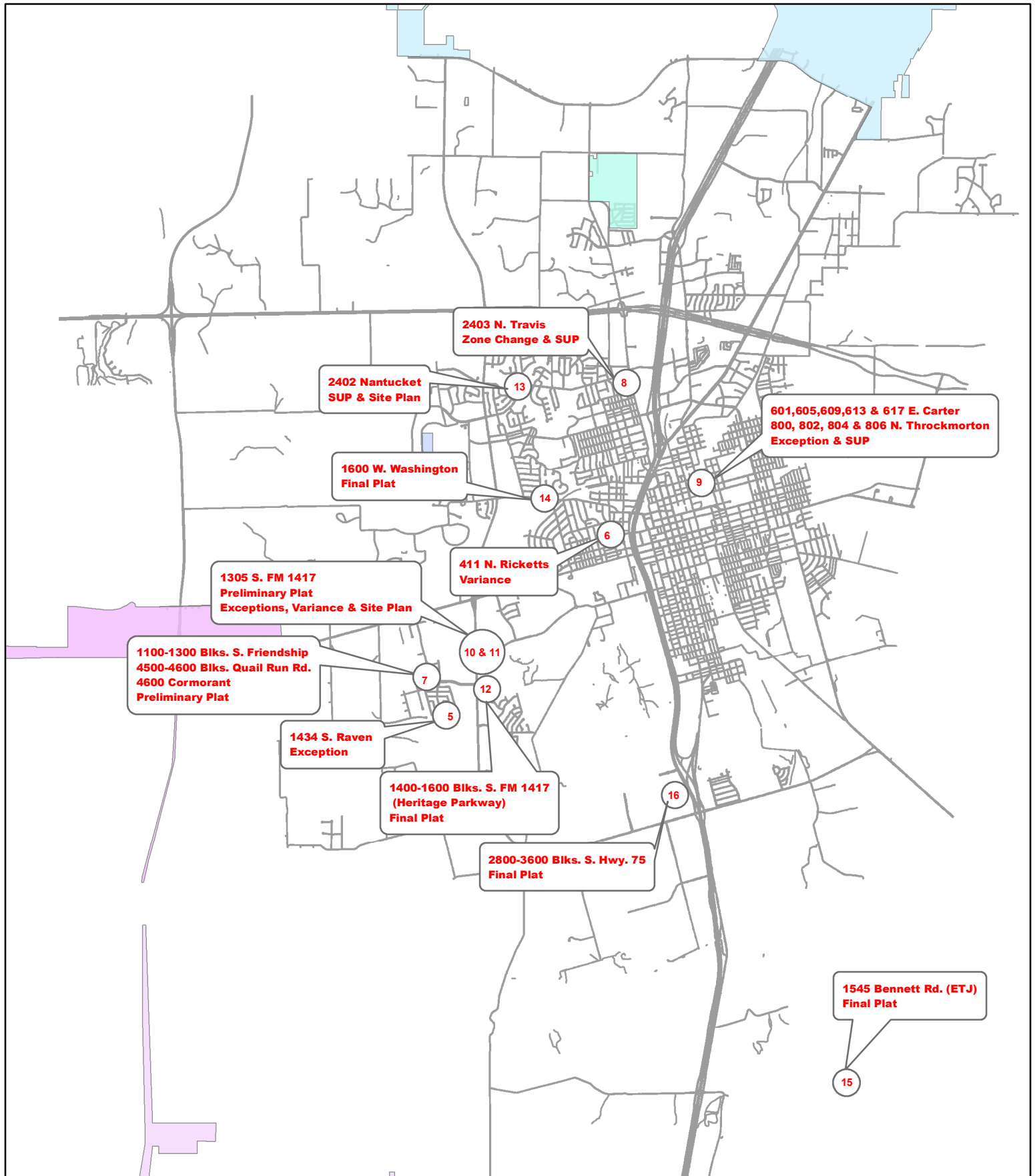
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting November 21, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet