

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 20, 2018 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR OCTOBER 16, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 9, 10, 11, 12, 13 & 15)**
5. * **1600-1800 BLOCKS NORWOOD STREET & THE 2700-3000 BLOCKS OF WEST MCGEE STREET**
The request of Sapphire Group, LLC (Owners) and Winkelmann & Associates, Inc. (Civil Engineer/Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street, being 48.380 acres in the Bacon Fielding Survey, Abstract No. 120, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Heritage Crossing
6. **511 NORTH EAST STREET**
The request of Tobar Properties, LLC (Owners), NBS Drafting & Design (Draftsman) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 511 North East Street, being part of Lots 3, 6 and 7, Block 9, Bond's 2nd Addition, containing 0.3334 acres, as follows:
Planning and Zoning Commission
Zone change and site plan approval for a fourplex under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District.
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District.

7. **4100-4300 BLOCKS QUAIL RUN ROAD**
The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 4100-4300 Blocks of Quail Run Road, being 10.264 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of The Preserve, Phase II
8. **4100-4300 BLOCKS QUAIL RUN ROAD**
The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 4100-4300 Blocks of Quail Run Road, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One Family Residential) District.
- **Tract 1:** Being 2.060 acres in the Elizabeth Jones Survey, Abstract No. 625, also being the proposed Lots 39-49, Block 11, The Preserve, Phase II.
 - **Tract 2:** Being 1.513 acres in the Elizabeth Jones Survey, Abstract No. 625, also being the proposed Lots 10-18, Block 14, The Preserve, Phase II.
9. * **714 SOUTH CROCKETT STREET**
The request of Leticia & Julio Cesar Tobar (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 714 South Crockett Street, being 0.273 acres in the Samuel Blagg Survey, Abstract No. 56 and being the south 48' of Lot 30 and the north 8' of the alley, Block 10, Hare & Randolph Addition, as follows:
Planning and Zoning Commission
Replat approval of The Tobar Addition, being a Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10 of the Hare and Randolph Addition
10. * **2415 & 2429 SWAMY DRIVE**
The request of One Ganesha LTD (Owners), Dr. Arshad Khalil, M.D. (Prospective Buyer), KISS Development (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2415 and 2429 Swamy Drive, being Lot 4 of Dr. Swamy Addition, Lots 1-7, Block A and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, containing 2.433 acres in the William Milligan Survey, Abstract No. 875, as follows:
Planning and Zoning Commission
Replat approval of the Shops of Grayson Addition, being a Replat of Lot 4 of Dr. Swamy Addition, Lots 1-7, Block A and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition.
11. * **2416 & 2500 SWAMY DRIVE**
The request of 2017 GK Associates, LLC, Dr. Mandeep Singh, M. D. (Owners), Dean Gilbert (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2416 and 2500 Swamy Drive, being Lot 6, Block A, Dr. Swamy Addition, Lots 1-7, containing 2.714 acres in the William Milligan Survey, Abstract No. 875 as follows:
Planning and Zoning Commission
Replat approval of Lot 6, Block A, Dr. Swamy Addition

12. * **106 NORTH WOODS STREET, 118 AND 128 KESSLER BOULEVARD**
The request of The City of Sherman and Scott Adams (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 106 North Woods Street, 118 and 128 Kessler Boulevard, being 0.801 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Replat approval of Lots 1, 2 and 3, Parkview Addition and the adjoining tract to the South
13. * **3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75**
The request of Sherman Crossroads, LTD (Owners) and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property located in the 3100-3600 Blocks of South U.S. Highway 75, being 21.5528 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:
Planning and Zoning Commission
Final Plat approval Sherman Crossroads, Phase II
14. **3120 SOUTH U.S. HIGHWAY 75**
The request of Sherman Crossroads, LTD (Owners), Braum's (Developer), Brockett/Davis/Drake, Inc. (Surveyor), Kimley Horn (Civil Engineer) and Elliott Architects, Inc. (Architect) concerning the property located at 3120 South U.S. Highway 75, being the proposed Lot 2, Block 1, Sherman Crossroads, Phase II, as follows:
Planning and Zoning Commission
- Variance under Ordinance No. 2252 Article IV Section 410 (2) (g) to allow a 33' setback on the south property line in lieu of the required 55.7 in the Blalock Industrial Park/Blalock Commercial Overlay District.
 - Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a Braum's Ice Cream and Dairy in the Blalock Industrial Park/Blalock Commercial Overlay District.
15. * **2789 LUELLA ROAD**
The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as follows:
Planning and Zoning Commission
Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).
16. **ADJOURNMENT**
17. **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 14, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of November, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 11/20/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR OCTOBER 16, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

October 16, 2018 Draft Minutes

STATE OF TEXAS §

October 16, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on October 16, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

RECOGNITION OUTGOING BOARD MEMBER

Chairman Mahone recognized Commission Member Jeff Adams for his service on the Planning and Zoning Commission from September 2015 to October 2018.

RECOGNIZE
JEFF ADAMS

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 18, 2018 regular meeting. Chairman Mahone noted "Page 17, THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE, it is my recollect we denied that request; if that could be corrected."

APPROVE MINUTES

Motion by Commission Member Davis to approve the Minutes with the correction. Second by Commission Member Sims. All present voted AYE.
MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 13 & 16)

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

CONSENT AGENDA

A request was received from Kate Wagner, October 16, 2018 at 10:14 a.m. to table item #13:

"2789 Luella Road

The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as

follows:

Planning and Zoning Commission

Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ)."

The Commission reviewed the Consent Agenda. Commission Member Adams moved to approve Item #16 on the Consent Agenda subject to the Staff Review Letter. Second by Commission Member Davis. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DANNY AND MELVA BARNES (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2789 LUELLA ROAD, BEING 5.326 ACRES IN THE JEREMIAH MCDANIEL SURVEY, ABSTRACT NO. 774, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

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

(TABLED)

A request was received from Kate Wagner, October 16, 2018 at 10:14 a.m. to table item #13:

THE REQUEST WAS TABLED.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOSE AND MARIA LARA (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 926 AND 932 SOUTH THROCKMORTON STREET, BEING LOT 7 AND PART OF LOT 8, BLOCK 1, W.D. FITCH ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LARA'S ADDITION, BEING A REPLAT OF LOTS 7 & 8, BLOCK 1 OF W.D. FITCH ADDITION.

REPLAT LARA'S
ADDITION, A REPLAT
OF LOTS 7 & 8,
BLOCK 1, W.D. FITCH
ADDITION
926 & 932 S.
THROCKMORTON
ST.
(JOSE & MARIA
LARA)

The property is located at 926 and 932 South Throckmorton Street; the northwest corner of Throckmorton Street and Epstein Street. The owners would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ZONE CHANGE, SPECIFIC USE PERMIT, SITE PLAN & EXCEPTIONS

THE REQUEST OF ALLEN MARTIN (OWNER) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1615 NORTH MAXEY STREET AND 810 NORTH FRISCO ROAD, BEING PART OF LOTS 1-5, BLOCK 1, JONES & SUMMIT ADDITION, ALSO BEING 1.154 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 AND C-2 (GENERAL COMMERCIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN EVENT VENUE IN A C-1 (RETAIL BUSINESS) DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN EXISTING GRAVEL PARKING LOT IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT IN A C-1 (RETAIL BUSINESS) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW AN EXISTING METAL AND CEDAR EXTERIOR FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT.

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

Chairman Mahone explained this item was tabled at the September 18, 2018, meeting.

Allen Martin, 209 Arapaho Trail East, Sherman, TX

Mr. Martin appeared to represent the request and answer any questions. The property is located at 1615 North Maxey Street and 810 North Frisco Road; the southeast corner of Frisco Road and Maxey Street.

Mr. Martin explained “I revised the site plan to make it a lot simpler and had someone that deals with rock and parking lots to come out and measure to give me accurate measurements for the size of the parking and spaces.”

Chairman Mahone explained “it looks like you are going to have an 80’x60’ rock parking lot on the north corner of the property and one in the center of the property.”

Mr. Martin explained “the other parking lot will allow for eleven additional parking spaces; it currently exists. The other parking lot will be new; where the building is going to be demolished.”

**ZONE CHANGE – R-1
& C-2 TO C-1**

SUP – EVENT VENUE

**EXCEPTIONS –
PARKING LOT &
FACADE**

**1615 N. MAXEY ST. &
810 N. FRISCO RD.
(ALLEN MARTIN)**

Commission Member Wood asked the expected capacity.

Mr. Martin stated “not over 100, being realistic.”

Chairman Mahone asked “will the rock be compacted?”

Mr. Allen answered “yes, that is what he explained, it is not like white rock, it will be crushed river rock; it packs together, so that you can walk on it.”

Chairman Mahone asked “will it be packed by machinery or is it expected to happen over time.”

Mr. Allen responded “it will happen over time as it is weathered.”

Commission Member Downtain asked “do you have any area designated for handicap parking that might have a more favorable surface for wheelchair access.”

Mr. Martin explained “it will be more than likely where those eleven spaces will be located in the middle of the site plan.”

Commission Member Davis asked “how many spaces will be on the 80'x60' lot.”

Mr. Martin explained “I calculated 26 spaces, but the Staff Review Letter stated 16-18.”

Commission Member Davis explained “one hundred people are expected at your venue, twenty-five cars parking, that's four people per car; is there a strategy for overflow parking.”

Mr. Martin explained “overflow parking will be across the street; the strip center the previous owners used.”

Commission Member Davis asked “what happens if the people across the street say you can't use my lot anymore.”

Mr. Martin responded “I will have to find more parking; I'm just trying to work with what I have.”

He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked “what is to the south of the property, are you putting a fence up or is there one already.”

Mr. Martin responded “there are three houses; one of them is falling in. There is an existing ten foot privacy fence between the residential; it will need to be replaced eventually, it is still standing.”

Chairman Mahone asked about the exterior façade on the building; “is there anything blocking the view of the metal façade on Maxey Street.”

Mr. Martin explained “the front of the building does not face the road; it faces the interior of the lot. I plan to put in something to block the view of the A/C units that have been put in on the side that does face the road, but there is nothing wrong with the building as it is. I plan on doing the same thing that the previous owners did for the last four years.”

Chairman Mahone asked if he any long term plans to update the façade of the building.

Mr. Martin responded “yes, of course to improve it to make it look better.”

Chairman Mahone asked “how long will you need to update the appearance of the building.”

Mr. Martin responded “two or three years.”

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the zone change to a C-1 (Retail Business) District and the Specific Use Permit to allow an event venue in a C-1 (Retail Business) District subject to the Staff Review Letter and reviewing the Specific Use Permit in three years at 1615 North Maxey Street and 810 North Frisco Road. Second by Commission Member Davis.

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

VOTING NAY: NONE

ABSTAIN: SIMS

MOTION CARRIED

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to allow a gravel parking lot and the existing metal and cedar exterior façade in a C-1 (Retail Business) District on the condition that the metal building be updated within three years and subject to the Staff Review Letter at 1615 North Maxey Street and 810 North Frisco Road. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF BARTON CAPITAL, LTD (OWNERS) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1606, 1610 AND 1614 SOUTH RUSK STREET AND 415 WEST LAKE STREET, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- **TRACT 1: BEING LOTS 2, 3 AND 4, BLOCK 4, MAYHEW ADDITION - ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**
- **TRACT 2: BEING THE EAST 55' OF LOTS 6, 7 AND 8, BLOCK 4, MAYHEW ADDITION - ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

**ZONE CHANGE – C-2
TO R-1**

**1606, 1610 & 1614 S.
RUSK ST. &
415 W. LAKE ST.
(BARTON CAPITAL)**

Ron Barton, 715 S. Sam Rayburn Freeway, Sherman, TX

Mr. Barton appeared to represent the request and answer any questions. The property is located at 1606, 1610 and 1614 South Rusk Street between Staples and Lake Streets and 415 West Lake Street between Austin and Rusk Streets. The property was zoned a C-2 (General Commercial) District November 27, 1972.

Mr. Barton explained he would like to change the zoning on the property to an R-1 (One Family Residential) District to construct two single-family residences on the lots along Rusk Street. "There are two single family residences next to these lots and everything across the street is residential. Lots 2 and 4 are where the houses would go; Lot 3 has an easement across it and will need to remain." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change to an R-1 (One Family Residential) District subject to the Staff Review Letter at 1606, 1610 & 1614 South Rusk Street and 415 West Lake Street. Second by Commission Member Adams.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & REPLAT

THE REQUEST OF 2101 & 2103 E PECAN SERIES LLC (OWNERS) EARNHARTBUILT, LLC (DEVELOPER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2100 BLOCK OF EAST MULBERRY STREET, BEING ALL OF LOTS 1 & 2, BLOCK 7 OF THE SLAGLE REPLAT OF BLOCK 7, CHRISTIAN COLLEGE ADDITION, CONTAINING 0.544 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW LOTS 1 & 2, BLOCK 7 OF THE PROPOSED EARNHARTBUILT'S FIRST ADDITION TO BE 50' WIDE IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF EARNHARTBUILT'S FIRST ADDITION, BEING A REPLAT OF LOTS 1 & 2, BLOCK 7, OF THE SLAGLE REPLAT OF BLOCK 7 OF CHRISTIAN COLLEGE ADDITION.

EXCEPTION – LOT WIDTH

REPLAT – EARNHARTBUILT'S FIRST ADDITION, A REPLAT OF LOTS 1 & 2, BLOCK 7, SLAGLE REPLAT OF BLOCK 7 OF CHRISTIAN COLLEGE ADDITION

2100 BLOCK E. MULBERRY ST.
(2101 & 2103 E PECAN SERIES, LLC)

Jonathan Earnhart, 110 South Houston Ave., Denison, TX

Mr. Earnhart appeared to represent the request and answer any questions. The property is located in the 2100 East Mulberry Street between Elliott Avenue and Colbert Street.

Mr. Earnhart explained he would like to replat the property into three, fifty foot lots for three single family homes. "The homes will be approximately 1,300 square foot. The surrounding lots are all about fifty feet." He had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow Lots 1 and 2, Block 7 of the proposed Earnhartbuilt's First Addition to be 50' wide in lieu of the required 60' in an R-1 (One Family Residential) District in the 2100 Block of East Mulberry Street. Second by Commission Member Adams.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of Earnhartbuilt's First Addition, a Replat of Lots 1 & 2, Block 7, of the Slagle Replat of Block 7 of Christian College Addition subject to the Staff Review Letter in the 2100 block of East Mulberry Street. Second by Commission Member Sims.

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

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 DAS SAM ENTERPRISES, LLC (OWNERS), WILLIAM DOWNEY, DOWNEY AUTOMOTIVE (APPLICANT) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY 4114 TEXOMA PARKWAY, BEING 0.4986 ACRES IN THE W. F. PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE AND HEAVY VEHICLE REPAIR, TRANSMISSIONS, BRAKES, MUFFLERS, SHOCKS, OIL & LUBE WITH BODY WORK IN A C-2 (GENERAL COMMERCIAL) DISTRICT

SUP – AUTOMOBILE
& HEAVY VEHICLE
REPAIR,
TRANSMISSIONS,
BRAKES,
MUFFLERS,
SHOCKS, OIL &
LUBE WITH BODY
WORK

4114 TEXOMA
PARKWAY
(DAS SAM
ENTERPRISES, LLC)

William Downey, 410 S. Charles St., Sherman, TX

Mr. Downey appeared to represent the request and answer any questions. The property is located at 4114 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow automotive and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube in a C-2 (General Commercial) District was approved October 19, 2009, but the business closed down for more than sixty days so the use went away.

William Downey explained he operates Downey Automotive and is requesting a Specific Use Permit to allow automotive repair including suspension, brakes, HVAC, engine gaskets and seals, radiator, transmission, tune-ups, oil changes, accessory repairs and body work; "the body work is not painting, just anything bolt on like bumper covers that come pre-painted; no painting. We offer fleet repair for mainly businesses and car lots. The building is red brick with a bay door and metal roof and has an eight foot fence in the rear of the property. We don't keep vehicles more than two weeks; any vehicles will be locked behind the fence." 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 or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow automobile and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube with body work in a C-2 (General Commercial) District at 4114 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RONALD LASHLEY (OWNER) CONCERNING THE PROPERTY LOCATED AT 1502 NORTH ALEXANDER STREET, BEING PART OF LOT 3, BLOCK 1, R. E. SHANNON 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 2 ½ FOOT SIDE SETBACK FOR A RESIDENTIAL ADDITION IN LIEU OF THE REQUIRED 6.1' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
1502 N. ALEXANDER
(RONALD LASHLEY)

Ronald Lashley, 1502 N. Alexander, Sherman, TX

Mr. Lashley appeared to represent the request and answer any questions. The property is located at 1502 North Alexander Street, the northwest corner of West Scott Street and Alexander Street and is zoned an R-1 (One Family Residential) District.

Mr. Lashley explained “we would like to construct a 480 square foot bedroom addition in the front of the house, 2 ½' from the side property line. The addition will line up with the existing house and will match the brick and siding.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Adams to approve the variance to allow a 2 ½ foot side setback for a residential addition at 1502 North Alexander Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS,

AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF RSCL HOLDINGS, LLC (OWNERS),
WYLDEWOOD HOMES (PROSPECTIVE BUYER) AL
DENSON (REPRESENTATIVE) AND HELVEY-WAGNER
SURVEYING (SURVEYOR) CONCERNING THE PROPERTY
LOCATED IN THE 1100-1300 BLOCKS OF SOUTH FM 1417
(HERITAGE PARKWAY) AND THE 3800-4000 BLOCKS OF
QUAIL RUN ROAD, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- TRACT 1: BEING 19.967 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING A PART OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- TRACT 2: BEING 6.141 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, ALSO BEING A PART OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

ZONE CHANGE –
TRACT 1 - 19.967 AC.
R-2 TO R-1

TRACT 2 – 6.141 AC.
R-2 TO C-1
1100-1300 BLKS. S.
FM 1417 (HERITAGE
PARKWAY) & 3800-
4000 BLKS. QUAIL
RUN RD.
(RSCL HOLDINGS,
LLC)

Tim Pike, Wyldewood Homes, 3403 Ballam, Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located in the 1100-1300 blocks of South FM 1417 (Heritage Parkway) and the 3800-4000 blocks of Quail Run Road; the southwest corner of FM 1417 (Heritage Parkway) and Quail Run Road. The property was zoned an R-2 (Multi-Family Residential) District, April 17, 2017.

Mr. Pike explained they would like to change the zoning on 19.967 acres to an R-1 (One Family Residential) District for development of patio homes on 102 proposed lots and to a C-1 (Retail Business) District on 4 lots along FM 1417 (Heritage Parkway). They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if they had any plans for the proposed commercial lots.

Mr. Pike responded "we do not have any plans on the commercial tract at this time."

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change to an R-1 (One Family Residential) District on Tract 1 - 19.967 acres and to a C-1 (Retail Business) District on Tract 2 - 6.141 acres in the 1100-1300 blocks South FM 1417 (Heritage Parkway) and the 3800-4000 blocks of Quail Run Road subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & EXCEPTION

THE REQUEST OF CLAY COX (OWNER), ALL PRO POOLS LANDSCAPE & IRRIGATION (CONTRACTOR) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 613 WEST MCLAIN STREET, BEING LOT 7, BLOCK 11 OF THE REPLAT OF WINDSOR PLACE ADDITION, AS FOLLOWS:

**VARIANCE – REAR
SETBACK
613 W. MCLAIN
(CLAY COX)**

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(2) TO ALLOW A 4' REAR SETBACK FOR A SWIMMING POOL IN LIEU OF THE REQUIRED 5' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(D) TO ALLOW A SWIMMING POOL/SPA TO EXCEED 30 PERCENT OF THE REQUIRED REAR YARD IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Clay Cox, 613 West McLain, Sherman, TX and Opie Maines, All Pro Pools, 371 Lee Blvd., Pottsboro, TX

Mr. Cox appeared to represent the request and answer any questions. The property is located at 613 West McLain Street, the northeast corner of McLain and Ricketts Streets and is zoned an R-1 (One Family Residential) District.

Mr. Cox explained "we would like to construct a swimming pool and maximize the space in our backyard to get a little bit bigger pool."

Chairman Mahone asked about the fence being located over the property line into the alley; "was it that way when you purchased the house."

Mr. Cox responded "yes; I'm not sure when the fence was put in; it has been there as long as I remember, we bought the house in 2008 and the fence is in the same place as it is now."

Chairman Mahone stated “that fence is in the alley.”

Mr. Cox responded “it’s not in the alley, if you look at the pictures, it kind of butts up to the alley and I maintain that property behind the alley. There is about four feet behind the alley and grass, which is really just a glorified driveway. The alleyway back in 1979 used to go all the way through but now it is just brush and trash; the guy at the far end uses it for storage, he has his RV and boat parked there, so it’s abandoned, I know the City does not take care of it, but it is really just dead space.”

Commission Member Davis stated “the fence is actually over your property line.”

Mr. Cox responded “yes, sir. I guess, when we bought the home they gave us the survey, being my first home, I’m not an architect, I looked at it and assumed the fence was my property line, ignorance is no excuse, but that’s where it has been since we purchased it.”

Commission Davis explained “so the fence is not necessarily moving, now that you have the lay of the land, you just want to construct a swimming pool.”

Mr. Cox explained “the fence is not going to obstruct anybody or prevent anyone from coming down that alleyway; it’s just something I need to get permission to do.”

Chairman Mahone stated “the request is to allow a four foot rear setback, but when I look at the drawing, I see a property line that looks like the pool is closer than four feet to the property line; am I misunderstanding this.”

Mr. Maines explained “there is a hot tub on the far right side that is six foot from the property line; that is accurate there to the water line. As we move over to the right side where you have the 4’5”, we would need to move out four foot; that would be our variance that we are asking.”

Chairman Mahone asked if the drawing was incorrect.

Mr. Maines responded “no, it is correct.”

Commission Member Davis explained “it looks like your pool edge is actually about a foot from the property line.”

Mr. Maines explained “there is a gravel bed that is two foot wide, so if we had a four foot variance; that would make it to six foot that is asked for.”

“We were assuming that the pool would cover more than thirty percent of the rear yard, but the pool only covers twenty percent, so we wouldn’t need the exception for that.”

Chairman Mahone explained “you would need a two foot setback from the property line. The request was advertised for four foot; if we tabled it, could it be re-advertised for two foot.”

Scott Shadden, Director of Developmental Services responded “yes, it could.”

Vice-Chairman Elliott asked “how much distance is from the water line to the property line.”

Mr. Maines responded “three feet.”

Vice-Chairman Elliott explained “he needs a three foot setback in lieu of the five foot required.”

Mr. Shadden explained “State Law will not let us grant more than what is advertised.”

Chairman Mahone asked the applicants if they understood; “we can grant the four foot, but if you wanted us to consider three foot, we would have to re-advertise it for the next meeting in November.”

Mr. Cox explained “the contract runs out by then, I would have to re-apply for a loan.”

Mr. Maines stated “we could get the four foot granted and redesign the pool to see what you think about it, if we want to bring it back, we could do that.”

Chairman Mahone explained “they could consider a motion on the four foot setback.”

Mr. Cox agreed. He had seen the Staff Review Letter and would abide by the Recommendations.

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 4' rear setback for a swimming pool at 613 West McLain Street subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS, AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & EXCEPTION

THE REQUEST OF ROBERT AND TAMMY ALLEN (OWNERS), LONE STAR HAULIN, LLC (TENANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 5504 TEXOMA

SUP – AUTOMOBILE
SALES & IMPOUND
LOT

EXCEPTION –

PARKWAY, BEING 5.188 ACRES IN THE D.C. SHELF SURVEY, ABSTRACT NO. 1097, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES AND IMPOUND LOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN EXISTING GRAVEL PARKING LOT IN THE REAR OF THE PROPERTY IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

GRAVEL PARKING
LOT IN REAR

5504 TEXOMA
PARKWAY
(ROBERT & TAMMY
ALLEN)

Ryan Johnson, 5523 W. Houston St., Sherman, TX

Mr. Johnson appeared to represent the request and answer any questions. The property is located at 5504 Texoma Parkway between Fallon Drive and FM 691 and is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow automotive repair, tire sales, service and installation and automobile sales and rentals in a C-2 (General Commercial) District, September 8, 2015.

Lone Star Haulin is a local towing service that has been in business in Grayson County since 2005. Their customers include individuals, shops, dealerships and commercial truck lines, also serving Local Police, State and County Agencies. They recently purchased the property at 5504 Texoma Parkway and would like to move their business to this location. The property consists of 5.188 acres including a storefront building with composite siding and a composite building in the back of the property. They will utilize the storefront as an office and the building in the back for police department investigations, narcotics hold vehicles, and police seizures that require dry storage. They would also like to sell cars in the front of the facility.

Impound seized vehicles, vehicles involved in accidents and cars that are towed due to arrest will be behind the existing fence. They are requesting an exception to allow a gravel parking lot behind the fence in lieu of concrete or asphalt. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Johnson explained "the rear parking lot is behind the fence, it is a mixed asphalt and gravel parking lot. In the past, it has been used as an automobile storage facility."

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow automobile sales and impound lot in a C-2 (General Commercial) District at 5504 Texoma Parkway Street subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS,
WOOD, SIMS AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Adams to approve the exception to allow an existing gravel parking lot in the rear of the property at 5504 Texoma Parkway subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS,
AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), TODD YOUNG (REPRESENTATIVE) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 4615 NORTH TRAVIS STREET, BEING LOT 1, BLOCK 6 AND LOT 1, BLOCK 7, OF THE REPLAT OF BLOCKS 1-9, NORTH CREEK SECTION 1, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW LIVING QUARTERS IN THE MINI-STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – LIVING
QUARTERS IN MINI-
STORAGE FACILITY
4615 N. TRAVIS
(YOUNG
ENTERPRISES, LP)

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

Mr. Baca appeared to represent the request and answer any questions. The property is located at 4615 North Travis Street the southeast corner of Travis and Northcreek Drive and is zoned a C-1 (Retail Business) District. The property was approved for a Specific Use Permit to allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District, September 6, 2016.

Mr. Baca explained “the owners are requesting a Specific Use Permit to allow manager’s living quarter’s onsite at the storage facility. It was an oversight when we came before the board about a year and a half ago before the project was started. We had talked about it in the meetings but it was never officially put on the application, so we are coming back to get that corrected. The living quarters will be approximately 1,000 square foot; it is the upper portion of the building that faces the corner of Northcreek Drive and Travis Street. It is permanent for the manager of the storage facility and is very common with self-storage facilities. They will have a parking garage for their vehicle in the back and is attached to the apartment on the ground

floor level.” They had seen the Staff Review Letter and would abide by the Recommendations.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow living quarters in the mini-storage facility in a C-1 (Retail Business) District at 4615 North Travis Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

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 FRHP LINCOLNSHIRE LLC (OWNERS), CEI ENGINEERING ASSOCIATES, INC. (CIVIL ENGINEER), DAVID TIPTON (REPRESENTATIVE) GONZALES & SCHNEEBERG, ENGINEERS & SURVEYORS, INC. (SURVEYOR) AND NOLTE & ASSOCIATES, P.A. (ARCHITECT) CONCERNING THE PROPERTY AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING TRACT 1:7.036 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667; TRACT 2: BEING ALL OF BLOCK 32 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 & 41 OF SOUTHSIDE ADDITION; TRACT 3: ALL OF BLOCKS 38 & 39 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 & 41 OF SOUTHSIDE ADDITION CONTAINING 0.487 ACRES; AND TRACT 4: 0.888 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, BEING A STRIP OF LAND KNOWN AS COTTAGE AVENUE (UNIMPROVED) AND PLATTED AS A CITY STREET, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PARKING LOT EXTENSION FOR ADDITIONAL RV STORAGE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- SITE PLAN APPROVAL FOR AN RV MAINTENANCE FACILITY FOR CAMPING WORLD.

Brandon Waldrum and David Tipton, CEI Engineering Associates, Inc., 3030 LBJ Freeway #100, Dallas, TX

Mr. Waldrum and Mr. Tipton appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway between Wilson Avenue and FM 1417; Camping World is the tenant. The property is zoned a C-1 (Retail Business) District and M-1 (Light Manufacturing) District and also located in the O-1.2 (Sam Rayburn) Overlay District.

SUP – PARKING LOT
EXTENSION FOR RV
STORAGE

SITE PLAN – RV
MAINTENANCE
FACILITY

2005 S. SAM
RAYBURN FREEWAY
(FRHP
LINCOLNSHIRE, LLC)

Mr. Waldrum explained "Camping World would like to expand their parking lot for additional parking of the RV's and construct a maintenance building to the east of the existing building."

Chairman Mahone explained "it looks like there is a good portion of the property in the floodplain."

Mr. Waldrum responded "that is correct. We have had preliminary meetings with Clint Philpott, Director of Engineering and Scott Shadden, Director of Developmental Services, the south property we are acquiring is in the floodplain and we are working to get everything we need to develop within the floodplain."

Vice-Chairman Elliott stated "you are going to have parking all the way up to Post Oak Creek, what is your plan for that; it is pretty notorious for flooding."

Mr. Waldrum explained "we are proposing heavy duty fencing in that area for the floodplain in case of any flooding, the campers will be securely protected onsite. We will work with Engineering to see what precautions we need to take; you don't want campers floating down the creek."

Clint Philpott explained "we have requested that they provide a structural design of the fence; it will have a structural engineer's stamp on the plans, confirming it will be designed to what we are talking about. The area that they are building in is not in the floodway; the floodway is the area of moving water, this area is in the floodplain where you have elevated water, but it is not moving. If it was moving water, they could not build at all, but it is in an area where water will come up and if they start to move they will pile up on the fence, but they will not be in the moving current. They are also not allowed to bring fill into the floodplain; so they are not allowed to bring that up, they plan on just paving in that area."

Scott Shadden asked "would you consider as a condition of this Specific Use Permit to take a close look at our sign ordinance and removing any illegal signs that you might have."

Mr. Waldrum asked "are you speaking of the two existing signs."

Mr. Shadden explained "the banners and all the signs that have been put up that are not permitted by our sign ordinance."

Mr. Waldrum responded "I would have to talk further with his client."

Mr. Shadden stated "I am asking you to voluntarily to do it;

otherwise we will go another direction.”

Mr. Waldrum asked “what specifically is not within the sign ordinance; the banners along the fencing.”

Mr. Shadden explained “there is a constant flow of illegal signs.”

Chairman Mahone asked if he had seen the Staff Review Letter.

Mr. Waldrum explained they had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained “on the Staff Review Letter it states *One freestanding sign is allowed per development lot unless an exception is granted.*”

Vice-Chairman Elliott stated “that is important because it is a condition of the Specific Use Permit.”

Mr. Waldrum understood; “I just want to make sure, so that I can communicate to Camping World so that it could be changed. We will take a look at it and make the changes that are necessary.”

Brandon Shelby, City Attorney explained “it is in the Staff Review Letter, so if the Specific Use Permit is approved subject to the Staff Review Letter. Also, there are other ways to enforce the sign ordinance, it is kind of a courtesy making him aware and he can make his client aware.”

Diane VanBuskirk, 222 W. Wilson, Sherman, TX

Ms. VanBuskirk provided pictures which will be included in the minutes. She was concerned with the additional improvements. “This started out originally as a nice 1950’s neighborhood and the RV park was not really an issue because it was a nursery with trees and it was one of the nicest RV parks in all of North Texas. What started out as a nice little RV park has taken over the whole end of the street, they are parking on the grass; the additional RV’s. They have already outgrown, the employees or the shoppers are parking on either side of our street as well as the RV’s; their side of the street is covered with RV’s. There is probably three or four hundred RV’s there now, so why do we need any additional and where are they going to put them; they need to be controlled because they have taken over our little ‘50’s neighborhood.”

Chairman Mahone explained “part of what they are asking for is to open up another lot which will hopefully help.”

Ms. VanBuskirk asked “are they going to contain them; you see they haven’t contained them. We have to make a block to get home because these are forty-five foot trailers and they bring them in on trailers, they are up and down

the street, they are across the street, so we have to double back and go around to get home. They are noisy, I have looked up some of the City ordinances and as far as I'm concerned, they are already in the nuisance category, they are junked vehicles, radio and music noise from the RV park that is already there, we have to call the Police because it is late and it's loud; they are right in our backyard. If I park my car on the grass, I get a citation and they've got almost hundreds of vehicles on the grass. I am requesting some control of what is already there, much less to get any larger, because we agreed as a neighborhood to a nice little Lazy L RV Park. There is maintenance there and now they want more."

Commission Member Davis explained "the RV Park is not a part of this request; this is the RV Sales and Service for Camping World."

Ms. VanBuskirk explained "this is about the RV sales area and maintenance as well. What once used to be a residential lot is full of these vehicles; there is no rhyme or reason. If you go across the State into Oklahoma, Sherard RV has everything lined up nice and neat, go to Dallas you see these Camping World sort of businesses and everything is lined up neat and orderly, they are organized. Here, there might be three parked one direction and three parked another, they own the parking lot across the street and it is disorderly."

Commission Member Davis showed Ms. VanBuskirk the site plan of what they wanted to do.

Brandon Shelby explained "this board cannot enforce the rules, they only hear zoning requests and make recommendations to the City Council."

Ms. VanBuskirk thought they should table this until they control the mess they already have there.

Commission Member Davis explained "they are trying to expand to correct some of those issues."

Vice-Chairman Elliott thanked Ms. VanBuskirk for pointing out some of those issues because "we need to know when granting the Specific Use Permit to see how they are conforming."

Chairman Mahone suggested she contact the City regarding her concerns.

Mr. Shelby explained "everything she has stated is covered in the Staff Review Letter; you could place a time limit on the Specific Use Permit if they are not compliant, at the end of the timeline the Specific Use Permit goes away."

Mr. Waldrum explained "there are RV's parked in the grass,

it looks a little chaotic, but that is why they are proposing the additional parking to the south; it looks like they are parking in the street and the grass field that is adjacent with the roadway down to the RV Park, we are proposing to pave everything to park everything within the fenced in areas and provide landscaping. The complaints about the RV Park are a separate entity; it is not Camping World.”

Vice-Chairman Elliott asked “how long it would take to get into compliance on these issues as well as the signs.”

Mr. Waldrum explained “once we are approved for our Specific Use Permit and site plan, it will be a matter of when we get a building permit and construction is complete and everything will be in compliance.”

Chairman Mahone explained “one of the things we have done in the past with a Specific Use Permit is put a timeline to review to see if everything was brought up to compliance as intended and the Specific Use Permit could be not renewed at that point if it was not.”

Commission Member Davis asked “is two weeks too long to ask you to get in compliance with your signs and parking in the grass, so your neighbors feel a little better.”

Mr. Tipton explained “once we get permits from the City, construction will probably take about six months. We are purchasing more land, we are purchasing some of the existing RV Park, there is a strip that they have purchased with an old shed and playground equipment, we are removing that and it will be encompassed with Camping World and surrounded with a black vinyl chain link fence, everything will be paved and everything will be landscaped per ordinance. We are going to do everything we can to save as many trees as we can. Six or seven months after the Certificate of Occupancy Permit is received, if you want to put an eight month or year timeline on the Specific Use Permit, that will be fine. As far as cleaning it up, we just don’t have the area right now; that’s the whole propose of expanding and making it look much nicer for their customers.”

Ms. VanBuskirk explained “if they are going all the way down to my neighbor’s property, we need more than a cyclone fence because you see what we see in the pictures.”

Mr. Shadden asked would you be willing to erect an 8’ wood privacy fence adjacent to the residential properties on the north property line.”

Mr. Tipton responded “we could do an 8’ wood fence there.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a parking lot extension for additional RV storage and site plan approval for an RV Maintenance Facility for Camping World in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District at 2005 South Sam Rayburn Freeway subject to the Staff Review Letter and subject to reviewing one year from the date of the Certificate of Occupancy Permit is issued and providing an 8' wood privacy fence on the east side between the residential properties. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF DOUGLASS DISTRIBUTING (OWNER), EIKON (ARCHITECT/ENGINEER) AND CHRIS FRERICH (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3707 SOUTH U. S. HIGHWAY 75, BEING LOT 1, BLOCK 1, MBG SHERMAN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE AND SITE PLAN APPROVAL TO ORDINANCE NO. 2252, ARTICLE IV, SECTION 410 (2) (G) TO ALLOW A 10' SETBACK FROM THE FM 1417 (VIETNAM VETERAN'S PARKWAY) PROPERTY LINE FOR A VACUUM CANOPY FOR LEGACY VILLAGE GAS STATION, CONVENIENCE STORE AND CAR WASH IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK.

VARIANCE –
SETBACK ALONG
FM 1417 (VIETNAM
VETERAN'S
PARKWAY)
3707 S. HIGHWAY 75
(DOUGLASS
DISTRIBUTING)

Bill Douglass, 325 E. Forest, Sherman, TX

Mr. Douglass appeared to represent the request and answer any questions. The property is located at 3707 South U.S. Highway 75; the southeast corner of Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). It is located in the Blalock Industrial Park and Blalock Commercial Overlay District. Site plan approval for Legacy Village Gas Station, Convenience Store and Car Wash was approved at the September 18, 2018, Planning and Zoning Commission Meeting and forwarded to the October 15, 2018, City Council Meeting.

Mr. Douglass explained "we was out at the site for the grand opening of the new Fire Station on Northgate Drive today and as you know this site is where the Fire Station is located, but I guess as of tomorrow, it will be the Ex Fire Station. What we have asked for is not what we wanted, but because the Blalock Industrial Park has 55.7' setbacks, they were obviously designed for the industrial, they did not anticipate retail, as a result we don't even have a sign on the front of the property, you cannot put a sign 55.7'

back or you will be in the gas pump canopy. We are requesting a variance to construct a small vacuum canopy, 10' from the FM 1417 property line to provide patrons with a sun shade so that they can keep cool in the summer and dry when it is raining. The proposed canopy is approximately 10' tall and will be constructed of small thin material. They had seen the Staff Review Letter and would abide by the Recommendations.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 10' setback along the FM 1417 (Heritage Parkway) (Vietnam Veteran's Parkway) property line for a vacuum canopy for Legacy Village Gas Station, Convenience Store and Car Wash in lieu of the required 55.7' in the Blalock Industrial Park at 3707 South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF SPEEDY SHINE LLC (OWNERS), SPEEDY SHINE CAR WASH (TENANT), MARK STACY (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 5010 TEXOMA PARKWAY, BEING 0.54 ACRES IN THE D.C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS;

BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW A METAL FAÇADE ON THE SIDES OF THE PROPOSED BUILDING ADDITION TO SPEEDY SHINE CAR WASH IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO SPEEDY SHINE CAR WASH

**EXCEPTION –
FAÇADE
SITE PLAN –
ADDITION TO
SPEEDYSHINE CAR
WASH
5010 TEXOMA
PARKWAY
(SPEEDY SHINE,
LLC)**

Mark Stacy, Stacy Technology and Design, 412 S. Jefferson, Pilot Point, TX

Mr. Stacy appeared to represent the request and answer any questions. The property is located at 5010 Texoma Parkway between Fallon Drive and FM 691 and is zoned a C-2 (General Commercial) District.

Mr. Stacy explained “the owner of Speedy Shine Car Wash would like to construct an addition to the front of the building. A tower will be added to the front of the building, it will be stone with brick wainscot. He will be adding equipment called a buff and shine and it won't fit in the existing tunnel so that is the reason for the addition; it will

basically dry the car without a human being touching it to provide better service.”

“If you familiar with the location, it is way off the road, the north side has an articulation where the building steps back before it continues on with the property; we are wanting to enhance up to that point and stop there because that is all you can see from the road. I believe the intent is to enhance the view of the building from the road. On the south side of the road, we have some other issues; it is going to be harder to do anything on that side because we are so close to the property line, you can barely see that side of the building, maybe 25-30 feet back. We are asking to allow a metal facade on a portion of the sides of the building.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a metal façade on the proposed building addition to Speedy Shine Car Wash at 5010 Texoma Parkway subject to the Staff Review Letter and installing masonry after 15’ on the south side and after 48.5’ on the north side as shown on the exhibit provided to the board. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, ADAMS, DOWNTAIN, AND DAVIS.

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 6:52 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 11/20/2018

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

Issue:

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

List of Agenda Items:

**5. * 1600-1800 BLOCKS NORWOOD STREET & THE 2700-3000 BLOCKS OF WEST
MCGEE STREET**

The request of Sapphire Group, LLC (Owners) and Winkelmann & Associates, Inc. (Civil Engineer/Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street, being 48.380 acres in the Bacon Fielding Survey, Abstract No. 120, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Heritage Crossing

9. * 714 SOUTH CROCKETT STREET

The request of Leticia & Julio Cesar Tobar (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 714 South Crockett Street, being 0.273 acres in the Samuel Blagg Survey, Abstract No. 56 and being the south 48' of Lot 30 and the north 8' of the alley, Block 10, Hare & Randolph Addition, as follows:

Planning and Zoning Commission

Replat approval of The Tobar Addition, being a Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10 of the Hare and Randolph Addition

10. * 2415 & 2429 SWAMY DRIVE

The request of One Ganesha LTD (Owners), Dr. Arshad Khalil, M.D. (Prospective Buyer), KISS Development (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2415 and 2429 Swamy Drive, being Lot 4 of Dr. Swamy Addition, Lots 1-7, Block A and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, containing 2.433 acres in the William Milligan Survey, Abstract No. 875, as follows:

Planning and Zoning Commission

Replat approval of the Shops of Grayson Addition, being a Replat of Lot 4 of Dr. Swamy Addition, Lots 1-7, Block A and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition

11. * 2416 & 2500 SWAMY DRIVE

The request of 2017 GK Associates, LLC, Dr. Mandeep Singh, M. D. (Owners), Dean Gilbert (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2416 and 2500 Swamy Drive, being Lot 6, Block A, Dr. Swamy Addition, containing 2.714 acres in the William Milligan Survey, Abstract No. 875 as follows:

Planning and Zoning Commission

Replat approval of Lot 6, Block A, Dr. Swamy Addition

12. * 106 NORTH WOODS STREET, 118 AND 128 KESSLER BOULEVARD

The request of The City of Sherman and Scott Adams (Owners), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 106 North Woods Street, 118 and 128 Kessler Boulevard, being 0.801 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Lots 1, 2 and 3, Parkview Addition and the adjoining tract to the South

13. * 3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located in the 3100-3600 Blocks of South U.S. Highway 75, being 21.5528 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat approval Sherman Crossroads, Phase II

15. * 2789 LUELLA ROAD

The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as follows:

Planning and Zoning Commission

Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).



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

5.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 1600-1800 BLOCKS NORWOOD STREET & THE 2700-3000 BLOCKS OF WEST MCGEE STREET**

The request of Sapphire Group, LLC (Owners) and Winkelmann & Associates, Inc. (Civil Engineer/Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street, being 48.380 acres in the Bacon Fielding Survey, Abstract No. 120, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Heritage Crossing

Background:

The property is located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street in northwest Sherman. The owners would like to plat the property into eighty-one (81) lots for residential development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

Sapphire Group, LLC (Owners)

Winkelmann & Associates, Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

Countryside – Countryside residential development is a land use category that captures the transition between agricultural land and estate development. Countryside lots are large (5+ ac.) and are not part of a traditional subdivision. The lots maintain open space and greater building setbacks.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

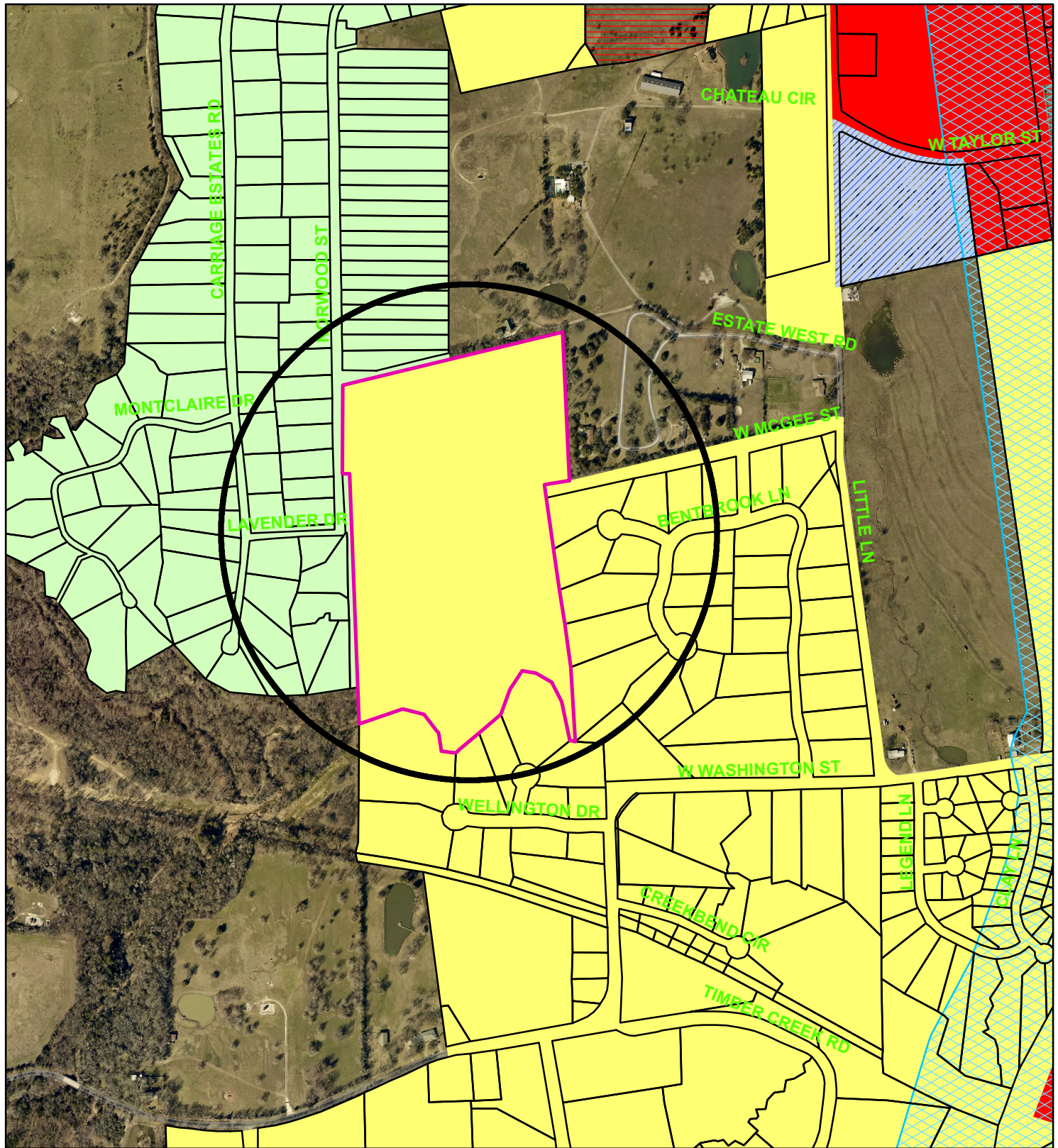
Zoning Map

Preliminary Plat

Preliminary Plat - Heritage Crossing

Staff Review Letter





Zoning - 1600-1800 Blks. Norwood Street & 2700-3000 Blks. West McGee Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

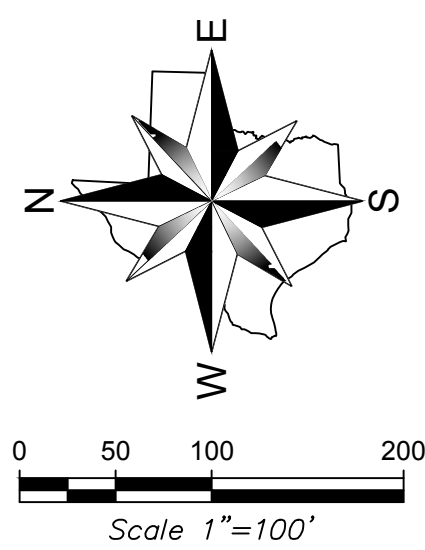
C-2 General Commercial District
CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District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



City of Sherman, Texas
Developmental Services Department



1 in = 700 ft



NOTE:
ALL STREET RIGHT-OF-WAY WIDTHS = 50 FT.
ALL STREETS SHALL BE 31 FT. B-B CONCRETE
PER CITY STANDARDS.

McGEE STREET SHALL BE 86' RIGHT-OF-WAY
WITH 65 FT. B-B CONCRETE BY CITY OF
SHERMAN.

OCTOBER, 2018

HERITAGE CROSSING

45.380 ACRES

FIELDING BACON SURVEY ABST. NO. 120
J.B. McANAIR SURVEY ABST. NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

<u>OWNER/DEVELOPER:</u> BLUESTONE PARTNERS, LLC 4708 N. F.M. RD. 1417 SHERMAN, TEXAS 75092 CONTACT: KYLE BOOTHE PH: 903-813-1415	<u>SURVEYOR:</u> WINKELMANN & ASSOCIATES, INC. 6750 HILLCREST PLAZA DRIVE SUITE 325 DALLAS, TEXAS 75230 CONTACT: LENNIE LUEKER, RPLS PH: 972-490-7090 Ext. 211
---	--

PP-01



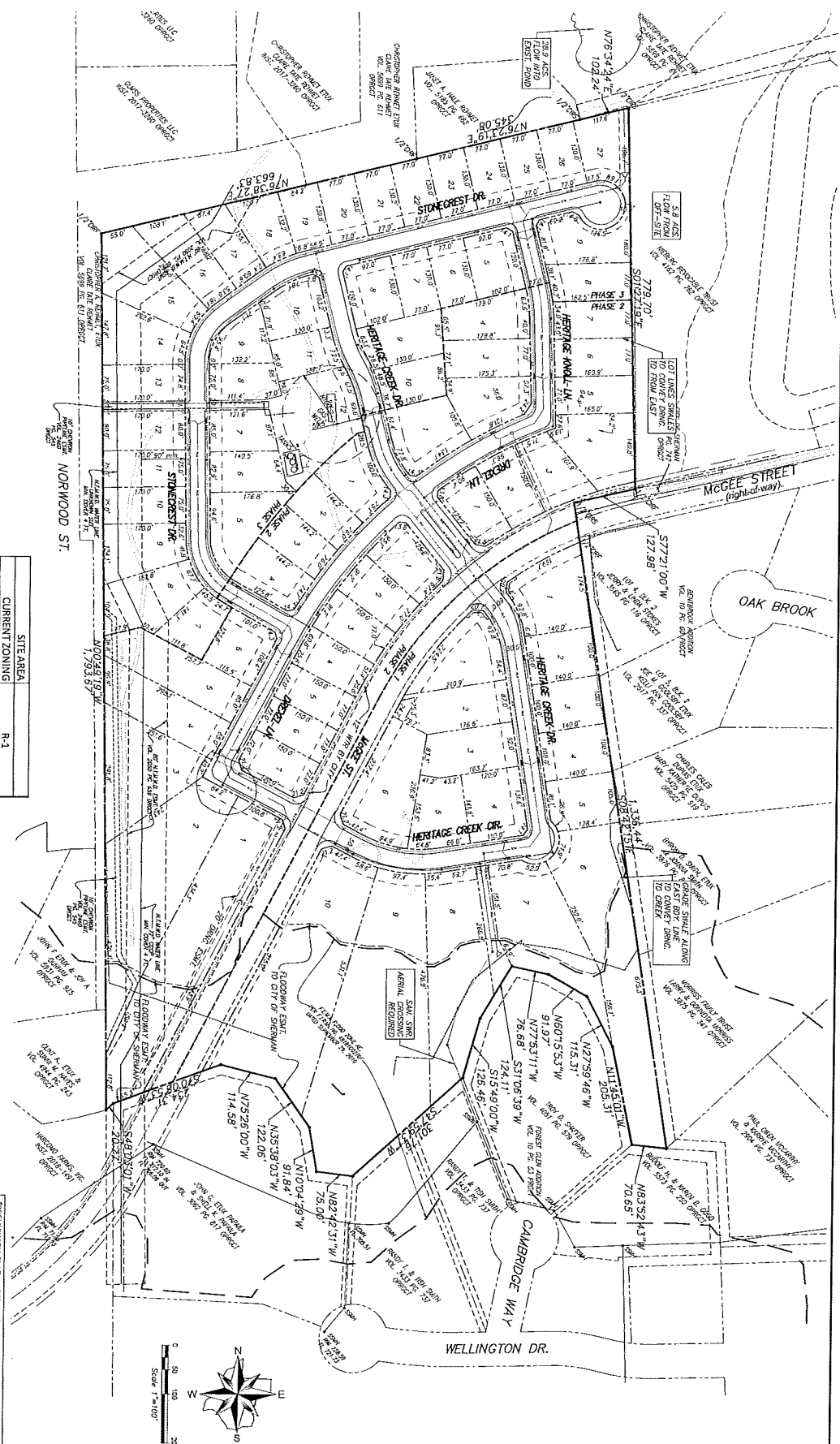
SITE AREA	
CURRENT ZONING	R-1
REQUIRED	PROVIDED
MAIN LOT AREA (S.F.)	6,000
MIN. LOT WIDTH (FT.)	10,000
MIN. LOT WIDTH (FT.)	60
MIN. FRONT YARD (FT.)	25
MIN. REAR YARD (FT.)	25
MIN. SIDE YARD (FT.)	10% of lot width
	Max. 15'

NOTE:
ALL STREETS RIGHT-OF-WAY WIDTH = 50 FT.
ALL STREETS SHALL BE 11 FT. B-B CONCRETE
PER CITY STANDARDS.
WEDGE STREET SHALL BE 60' RIGHT-OF-WAY
WITH 65 FT. B-B CONCRETE BY CITY OF
SHERMAN.

CHARTERMAN - CITY OF SHERMAN
PLANNING & ZONING COMMISSION

DATE

HERITAGE CROSSING
PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY IN AND
MAY BE CANCELLED OR APPROVED FOR RECORD PURPOSES
OCTOBER, 2018
OWNER: BLUESTONE PARTNERS, LLC
45.300 ACRES
1418 MCANAW STREET, SUITE 200, NO. 102
CITY OF SHERMAN, TEXAS 79201
SUBMITTER: BLUESTONE PARTNERS, LLC
1418 MCANAW STREET, SUITE 200, NO. 102
CITY OF SHERMAN, TEXAS 79201
CONTACT: AILEE BRODIE
PH: 806-815-4115
SHERMAN, TEXAS 79201
WINKELMANN & ASSOCIATES, INC.
1418 MCANAW STREET, SUITE 200, NO. 102
DALLAS, TEXAS 75201
PH: 972-490-7000 FAX: 972-490-7000



PP-01

PRELIMINARY PLAT
HERITAGE CROSSING
BLUESTONE PARTNERS, LLC
SHERMAN, TEXAS



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1700 HUNTER PARKWAY, SUITE 100
DALLAS, TEXAS 75201
Phone: 972-490-7000
Fax: 972-490-7000
www.winkelmann.com

No.	DATE	REVISION	APPROVED
1	10-31-2018	UPDATE LAYOUT AND CHANGE STREET NAMES	WJA

LAST SAVED BY: DPLink October 31, 2018



STAFF REVIEW LETTER

November 9, 2018

Bluestone Partners, LLC
4708 N. F.M. Rd. 1417
Sherman, TX 75092

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr., Suite 325
Dallas, TX 75230

Dear Applicants,

The request for approval of the Preliminary Plat of Heritage Crossing has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Drive approaches off McGee Street will not be permitted.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Require 10' Utility Easement along all street frontage.
7. Remove building line from plat.
8. All requirements of the Floodplain Ordinance should be followed.
9. Metes and bounds description must match drawing.
10. Privately owned and maintained detention in accordance with City criteria is required.
11. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
12. Development Agreement required for Public Infrastructures.
13. Ensure layout of McGee Street meets future city plans for Washington/Taylor Street Extension.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,



Clint A. Philpott, 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

6.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

511 NORTH EAST STREET

The request of Tobar Properties, LLC (Owners), NBS Drafting & Design (Draftsman) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 511 North East Street, being part of Lots 3, 6 and 7, Block 9, Bond's 2nd Addition, containing 0.3334 acres, as follows:

Planning and Zoning Commission

Zone change and site plan approval for a fourplex under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District.

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence in lieu of the required masonry perimeter wall in an R-2 (Multi-Family Residential) District.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

M-2 (Heavy Manufacturing) District

Origination:

Tobar Properties, LLC (Owners)

NBS Drafting & Design (Draftsman)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

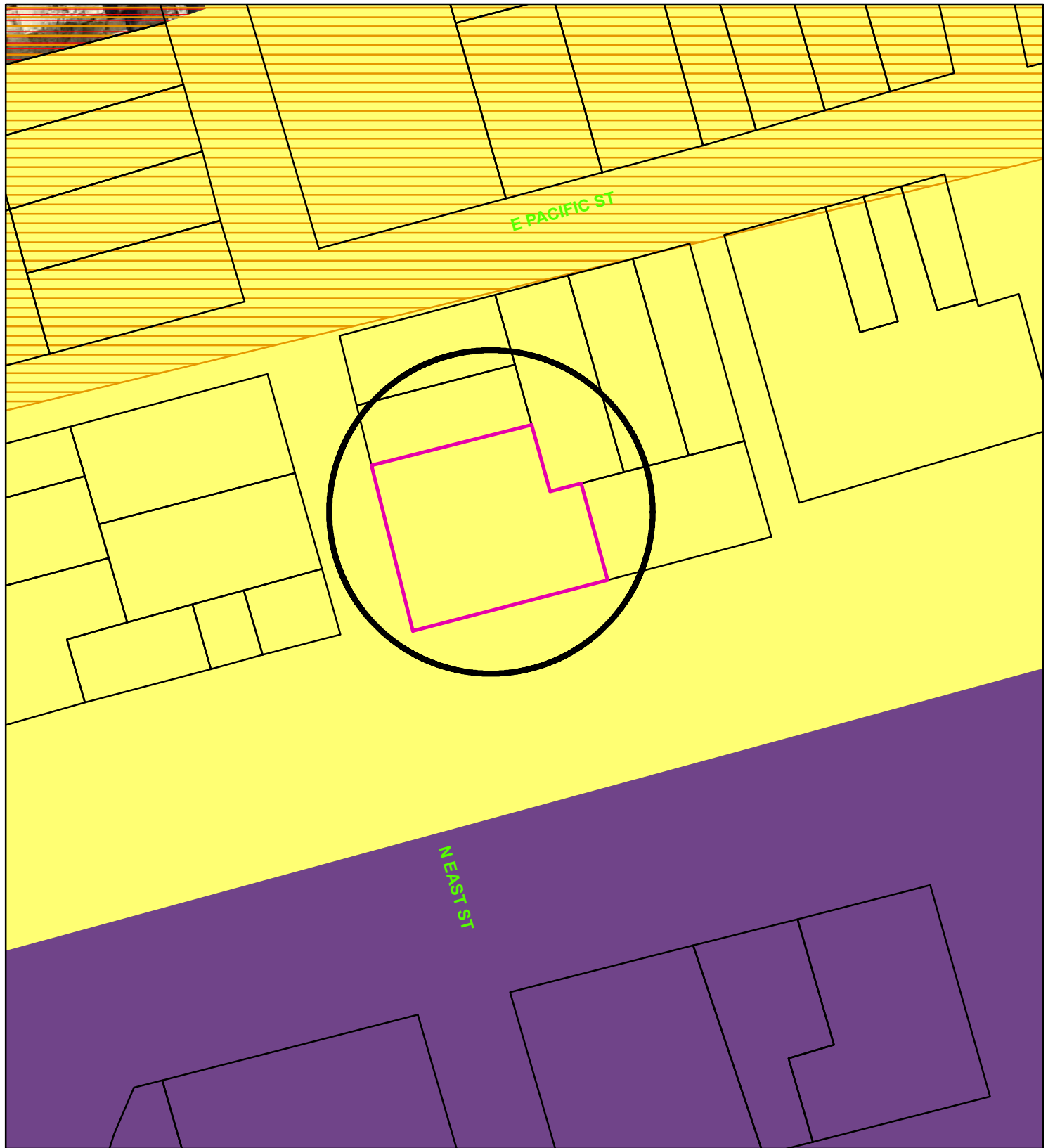
Narrative

Survey

Site Plan

Building Elevations

Staff Review Letter



Zoning - 511 N. East Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep

- 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 = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

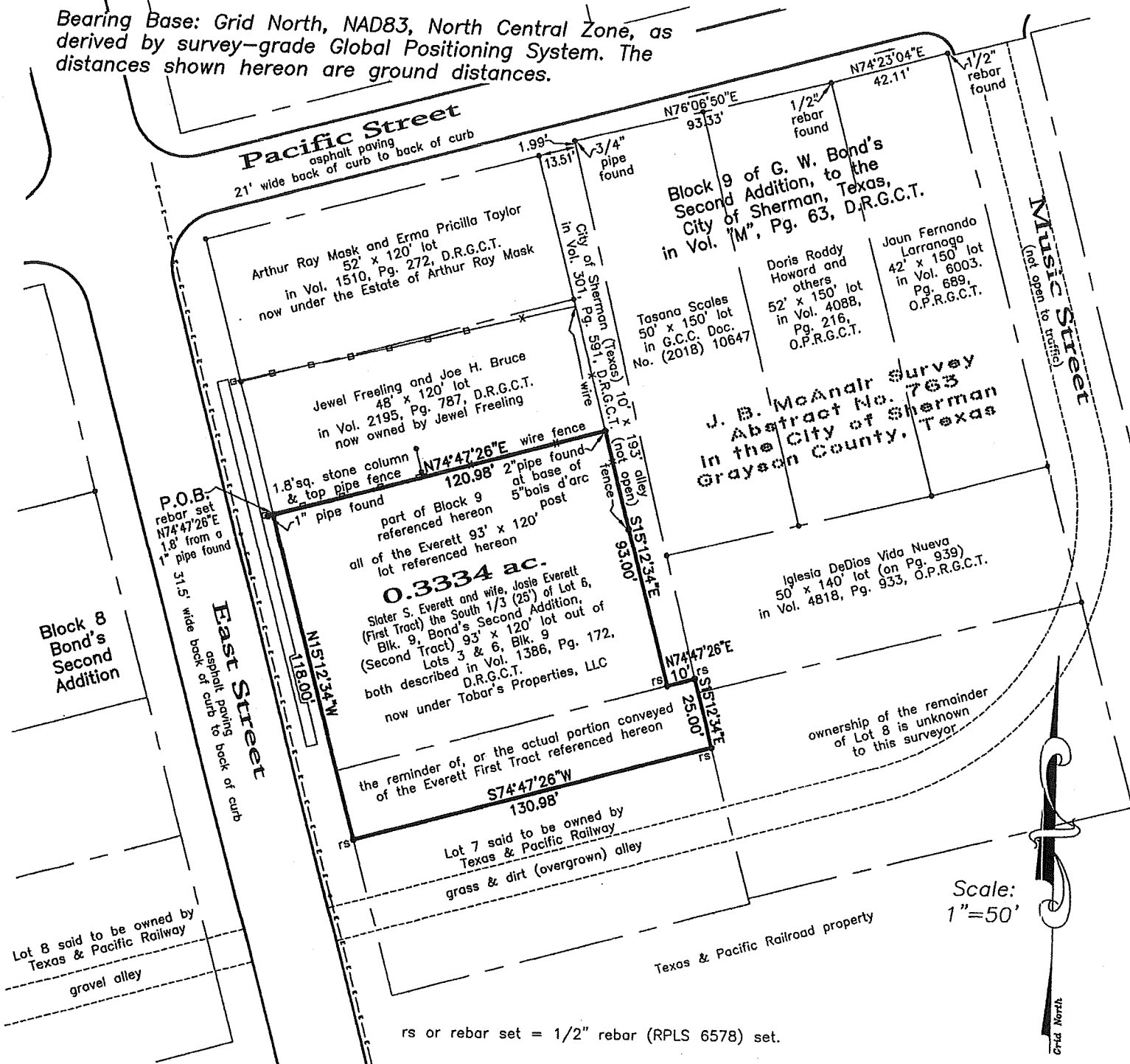
511 N. East Street



In the exterior we will put a dark cream color, in the texture is slapbrush ceiling texture, a much more unique sort of knockdown look is used by hand. Joint substance is still made use of, nonetheless, the plaster is cominged in numerous directions. The roller produces a look with numerous big tops standing from the wall surface are.

Job No. AGS30918

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

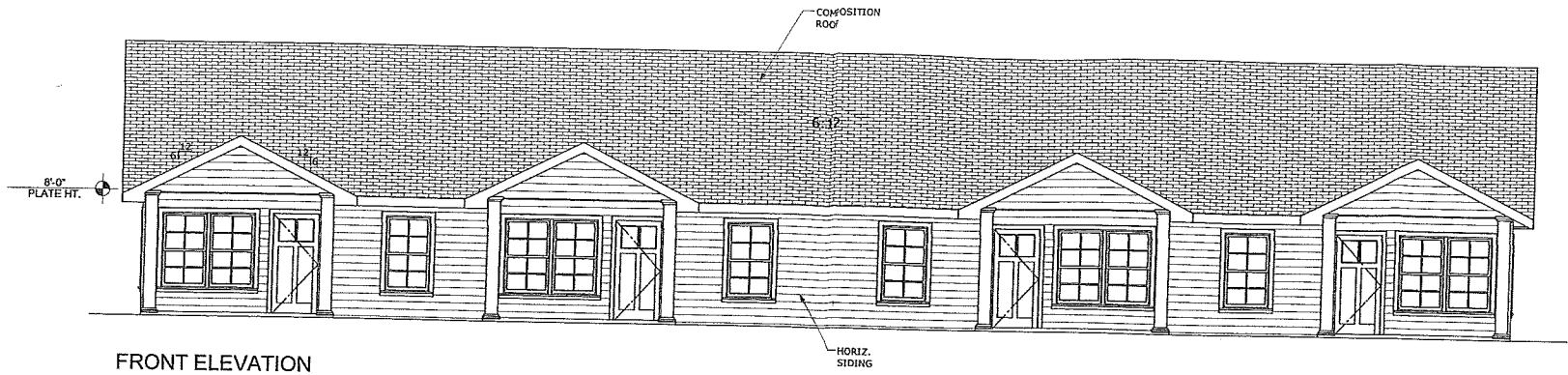


Owner: Tobar's Properties, LLC

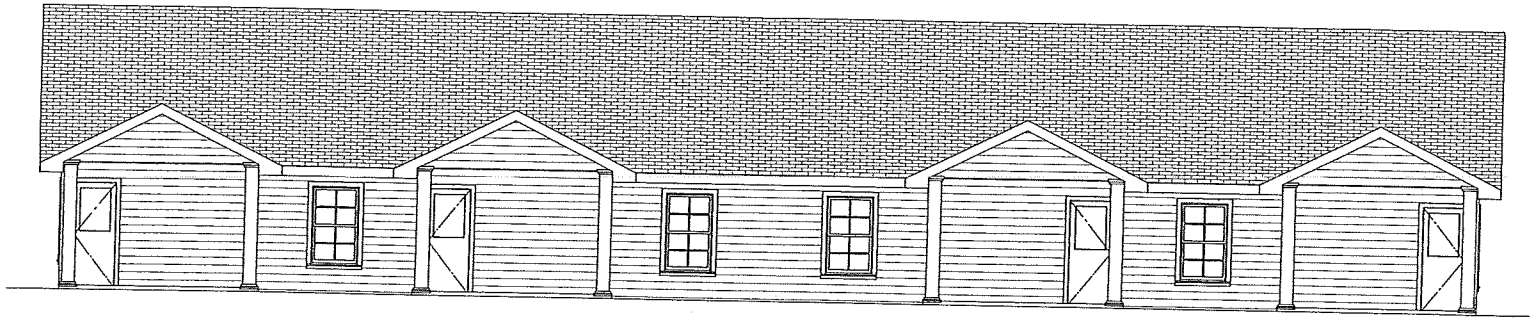
Address: 511 N. East Street
Sherman, Texas

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

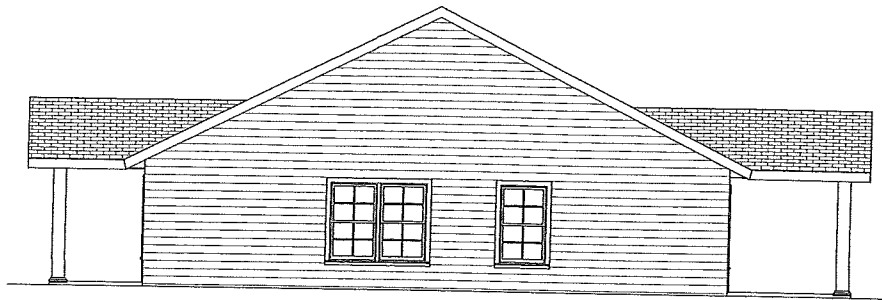
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and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



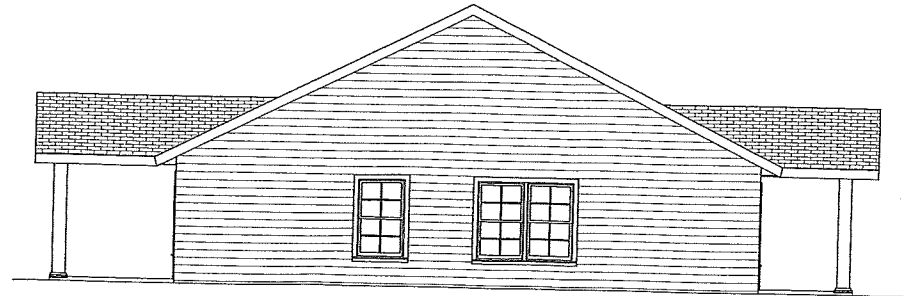
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

SHEET TITLE:

PROJECT DESCRIPTION:
A New 4-plex for
MARIO TOBAR

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston

DATE:
10/23/2

SCALE:

NO. DESCRIPTION BY DATE

STAFF REVIEW LETTER

November 13, 2018

Tobar's Properties, LLC
635 Preston Meadows Rd.
Sherman, TX 75092

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

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

Dear Applicants,

The request for a zone change from an R-1 (One Family Residential) District to an R-2 (Multi-family Residential) District and site plan approval for a fourplex for the property located at 511 North East Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development; unless an exception is granted.
5. The fence will need to be maintained at all times.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking is permitted on paved surfaces only (concrete or asphalt).
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. Replatting of the property is required.
11. No structures will be permitted over lot lines.
12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
13. Sewer not available. Require extension of 8" Public Sewer Line to southernmost end of property line.
14. Water Pro-Rata will be due upon development.
15. The location of trash receptors must be approved by the Public Works Department.

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

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

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

Respectfully,



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

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

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



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

7.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4100-4300 BLOCKS QUAIL RUN ROAD

The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 4100-4300 Blocks of Quail Run Road, being 10.264 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Preserve, Phase II

Background:

The property is located in the 4100-4300 Blocks of Quail Run Road between South FM 1417 (Heritage Parkway) and Swan Ridge Drive and is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into forty-two (42) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Westar Home Builders, LLC (Owners)

Cross Engineering Consultants (Civil Engineer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

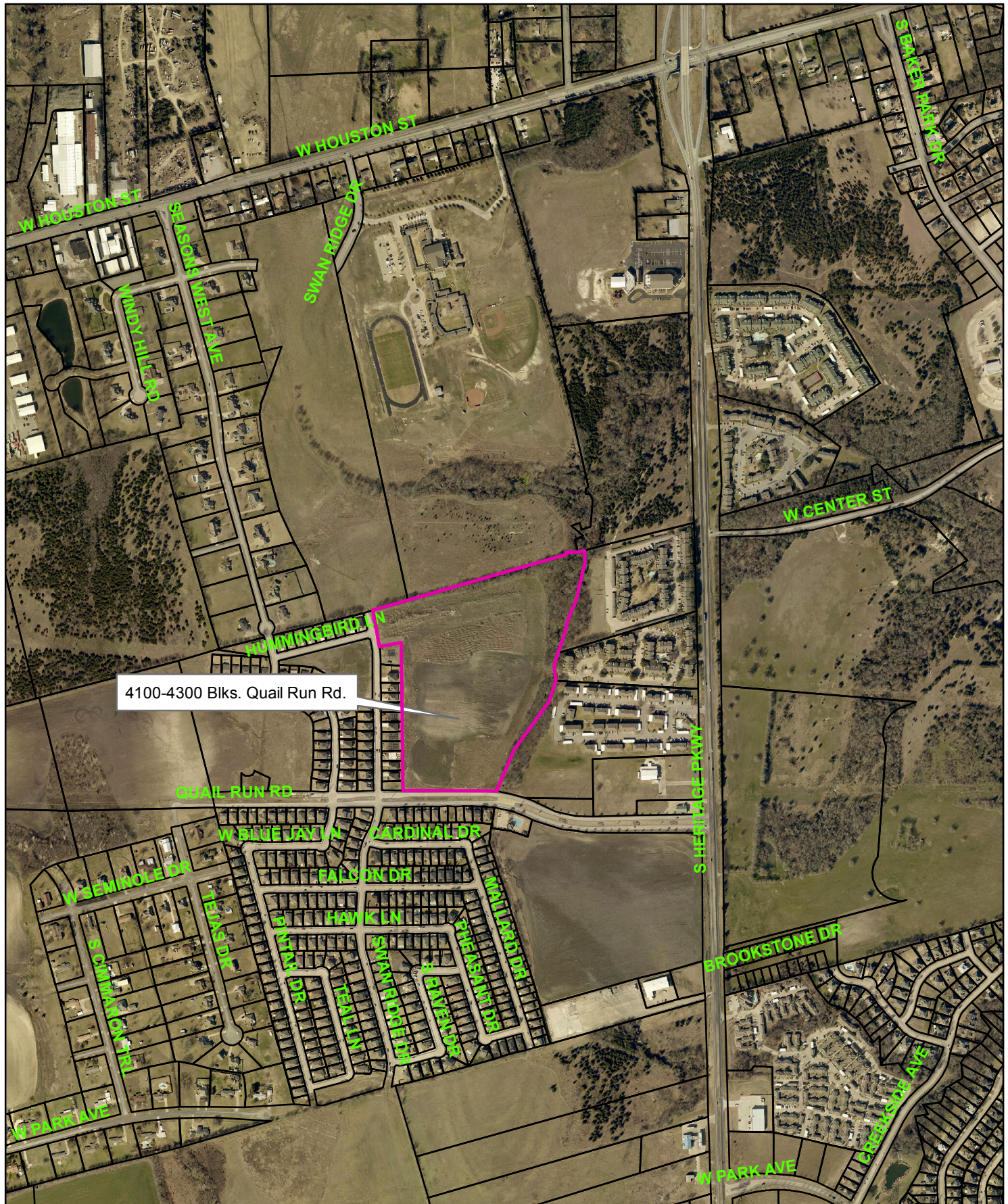
Attachments

Location Map

Zoning Map

Final Plat - The Preserve Phase II

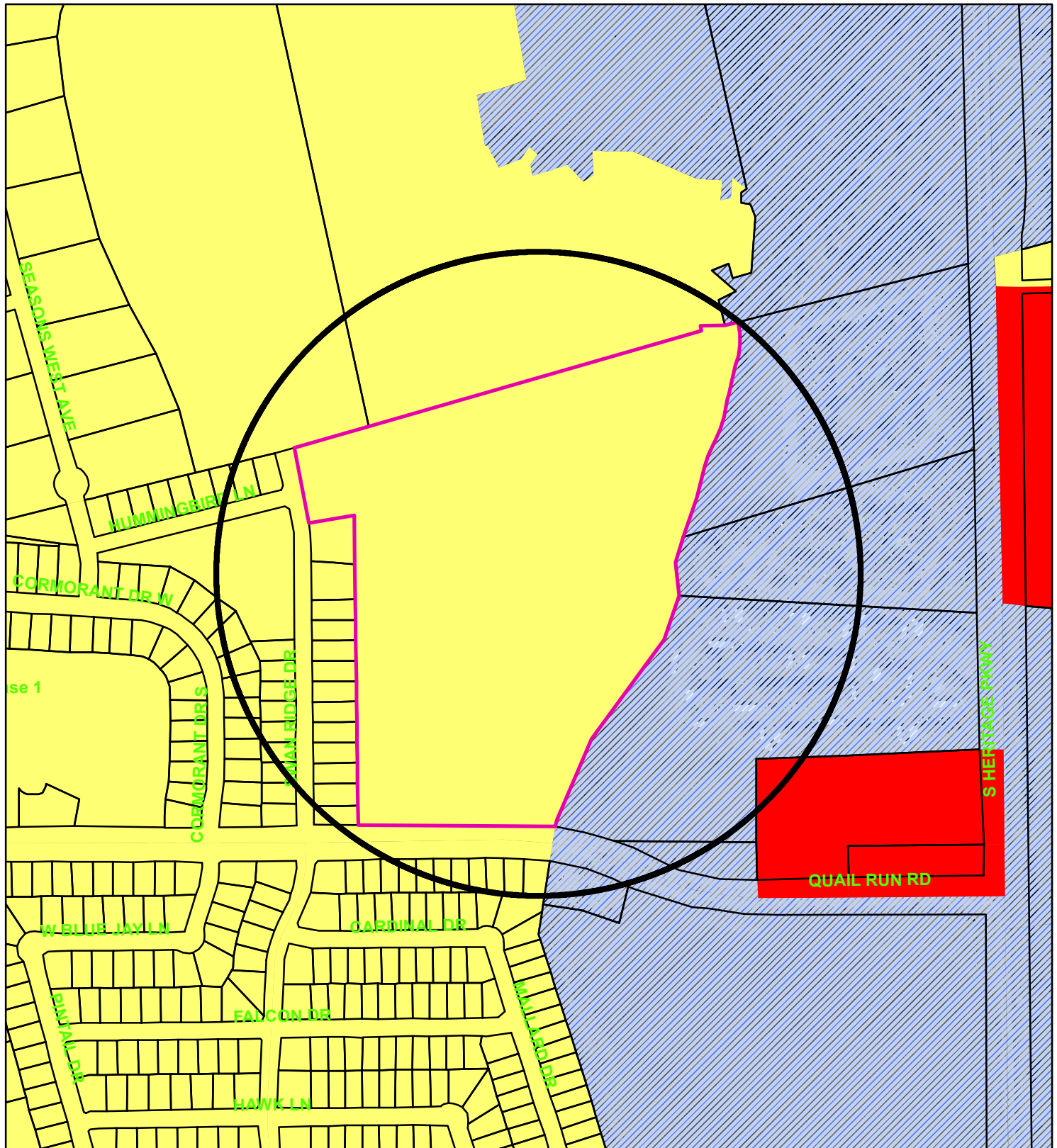
Staff Review Letter



4100-4300 Blocks Quail Run Road



1 in = 800 ft



Zoning - 4100-4300 Quail Run Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



STAFF REVIEW LETTER

November 9, 2018

Westar Home Builders, LLC
1716 Davy Lane
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of The Preserve, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove building line from plat.
6. Indicate 10' Easement along Quail Run Road as a 10' Utility Easement.
7. Show Point of Beginning on drawing.
8. Show a minimum of 3 found monuments.
9. Metes and bounds description must match drawing.
10. Show full address of owners/developer on plat.
11. Privately owned and maintained detention in accordance with City criteria is required.
12. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
13. Development Agreement required for Public Infrastructures.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

8.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4100-4300 BLOCKS QUAIL RUN ROAD

The request of Westar Home Builders, LLC (Owners), Cross Engineering Consultants (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 4100-4300 Blocks of Quail Run Road, as follows:

Planning and Zoning Commission

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

- **Tract 1:** Being 2.060 acres in the Elizabeth Jones Survey, Abstract No. 625, also being the proposed Lots 39-49, Block 11, The Preserve, Phase II.
- **Tract 2:** Being 1.513 acres in the Elizabeth Jones Survey, Abstract No. 625, also being the proposed Lots 10-18, Block 14, The Preserve, Phase II.

Background:

The property is located in the 4100-4300 Blocks of Quail Run Road between South FM 1417 (Heritage Parkway) and Swan Ridge Drive and is zoned an R-1 (One Family Residential) District. The owners are requesting a Specific Use Permit to allow patio homes on twenty-one (21) lots in The Preserve, Phase II Addition, a proposed subdivision containing forty-two (42) lots.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Westar Home Builders, LLC (Owners)

Cross Engineering Consultants (Civil Engineer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

41

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

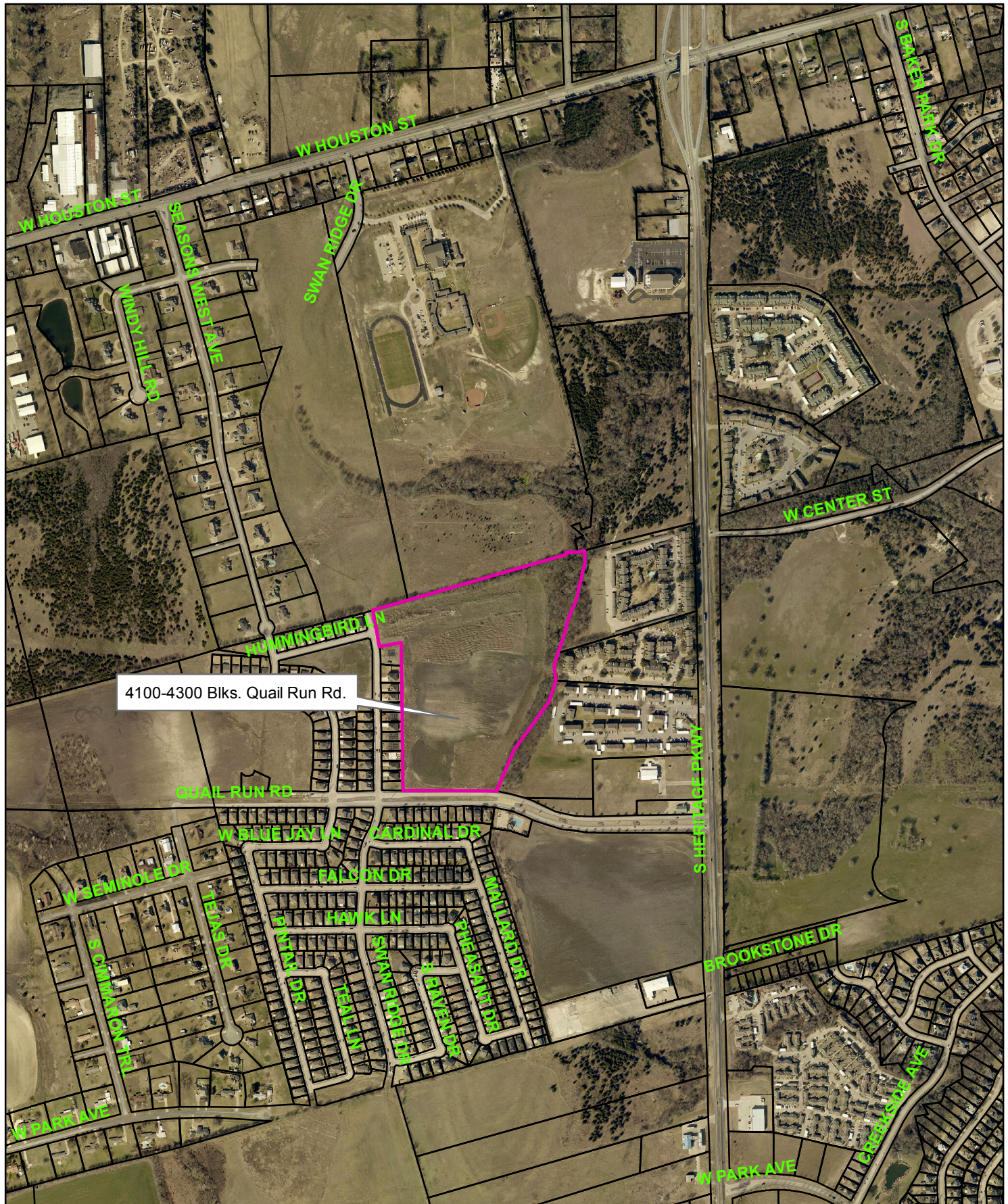
Narrative

Plat - The Preserve Phase II

Site Plan

Building Elevations

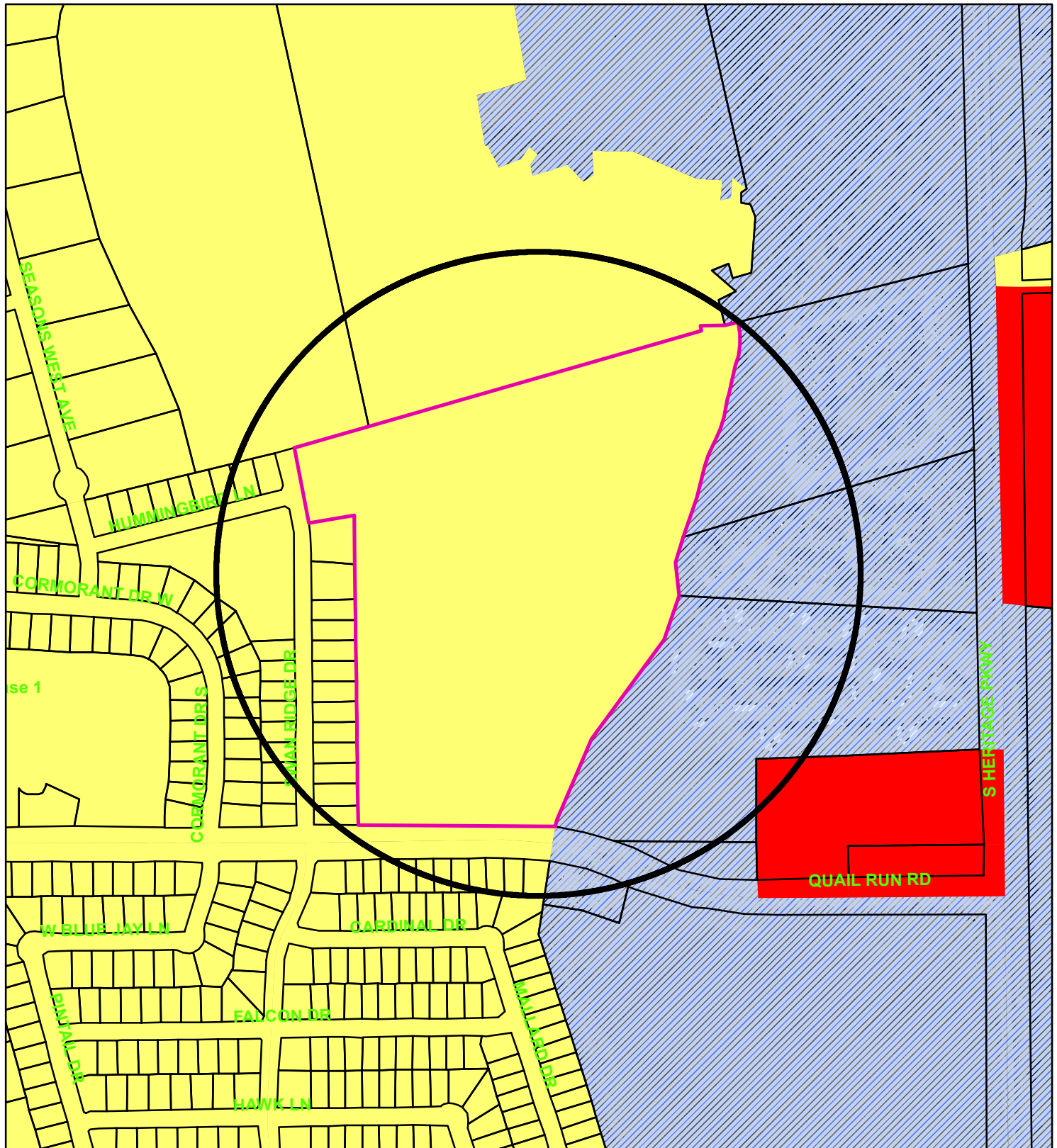
Staff Review Letter



4100-4300 Blocks Quail Run Road



1 in = 800 ft



Zoning - 4100-4300 Quail Run Road



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP - Blalock Industrial Park

Legend

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



NOT TO SCALE

1 in = 400 ft

4100-4300 Blocks Quail Run Road



CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

•
•

McKinney, Texas 75069
Fax 972.562.4471

August 23, 2018

City of Sherman
Building and Zoning Department
220 W. Mulberry
Sherman, Texas 75090

Attn: Mr. Scott Shadden, Director of Development Services

**Re: Specific Use Permit
The Preserve Phase 2**

Dear Mr. Shadden:

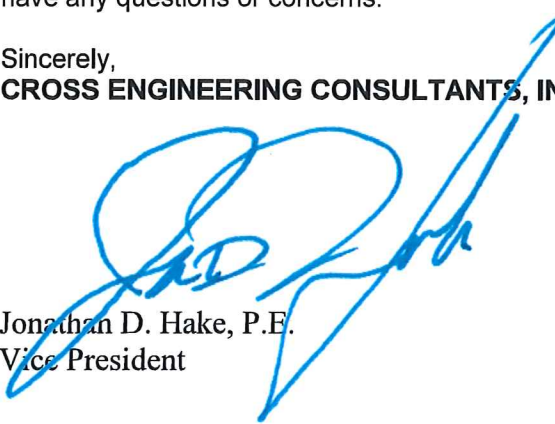
Attached please find the Specific Use Permit for The Preserve Phase 2 on Quail Run Road. The existing zoning on the site is R-1 One Family Residential District. We are requesting a Specific Use Permit on the property for Patio Homes for proposed Lots 39-49, Block 11 and Lots 10-18, Block 14. We are requesting the patio home designation to reduce the front yard setback from 25' to 20'. The lot widths will remain 60' as required by the base zoning. We are requested reduced front yard setback due to the large amount of grade on the site. This will allow more room to slope the grade and give the home owner a nice useable backyard.

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sherman for Building and Engineering Design. Project details are listed in detail below:

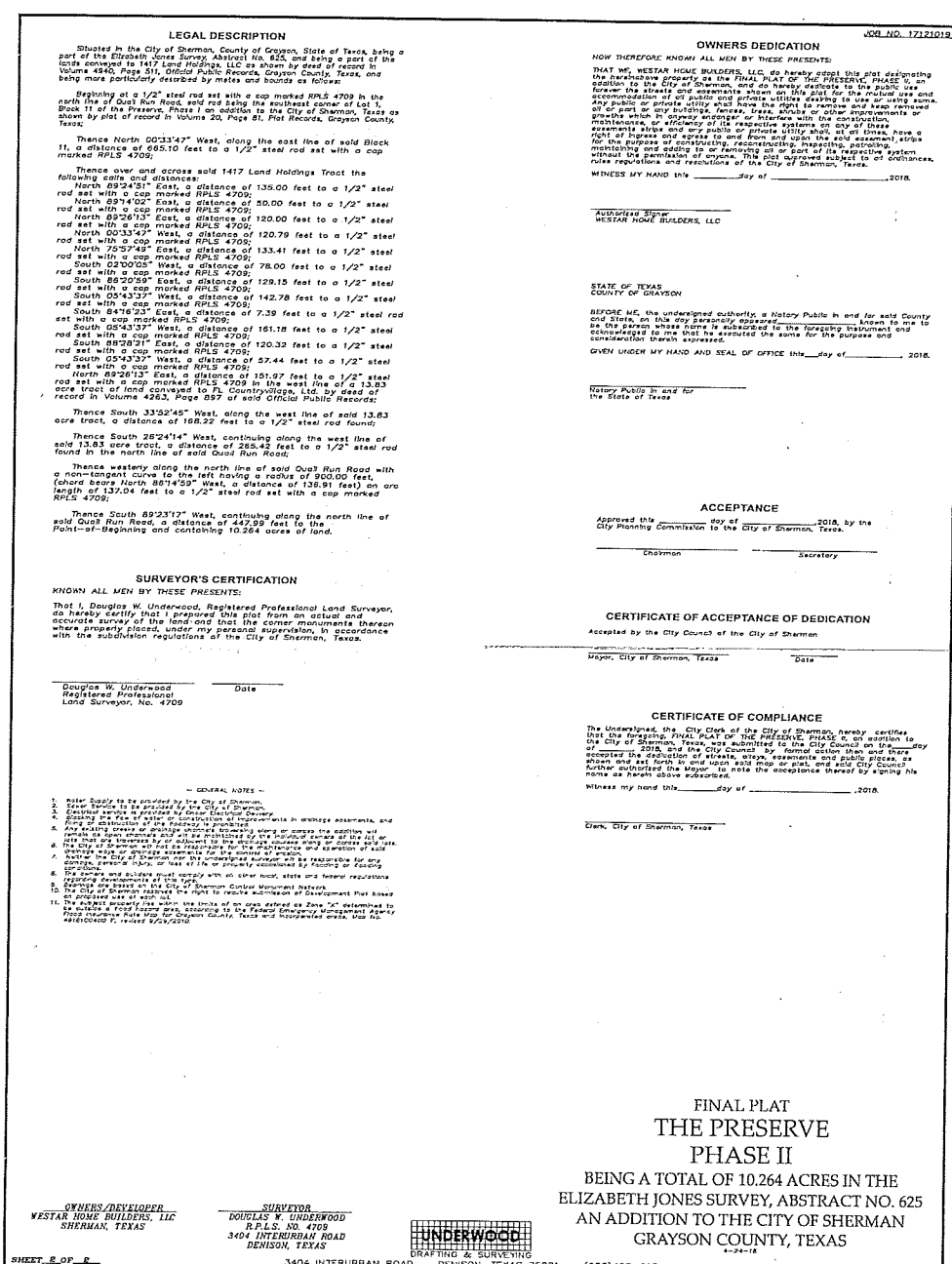
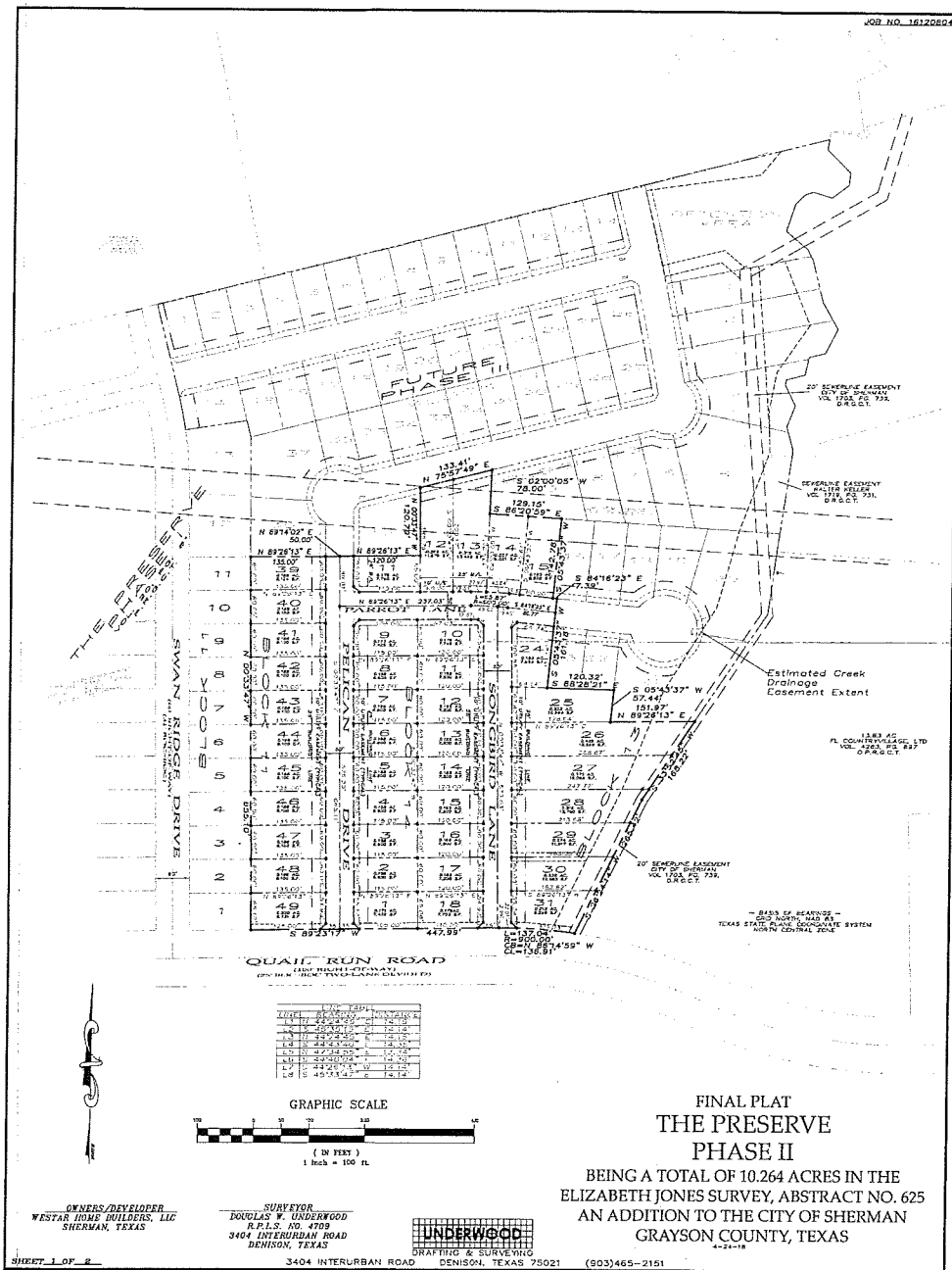
- Request SUP Patio Homes
- SUP Area 3.764 Acres
- 21 Patio Homes Lots

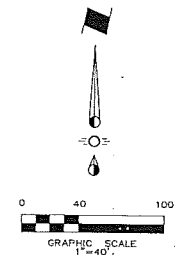
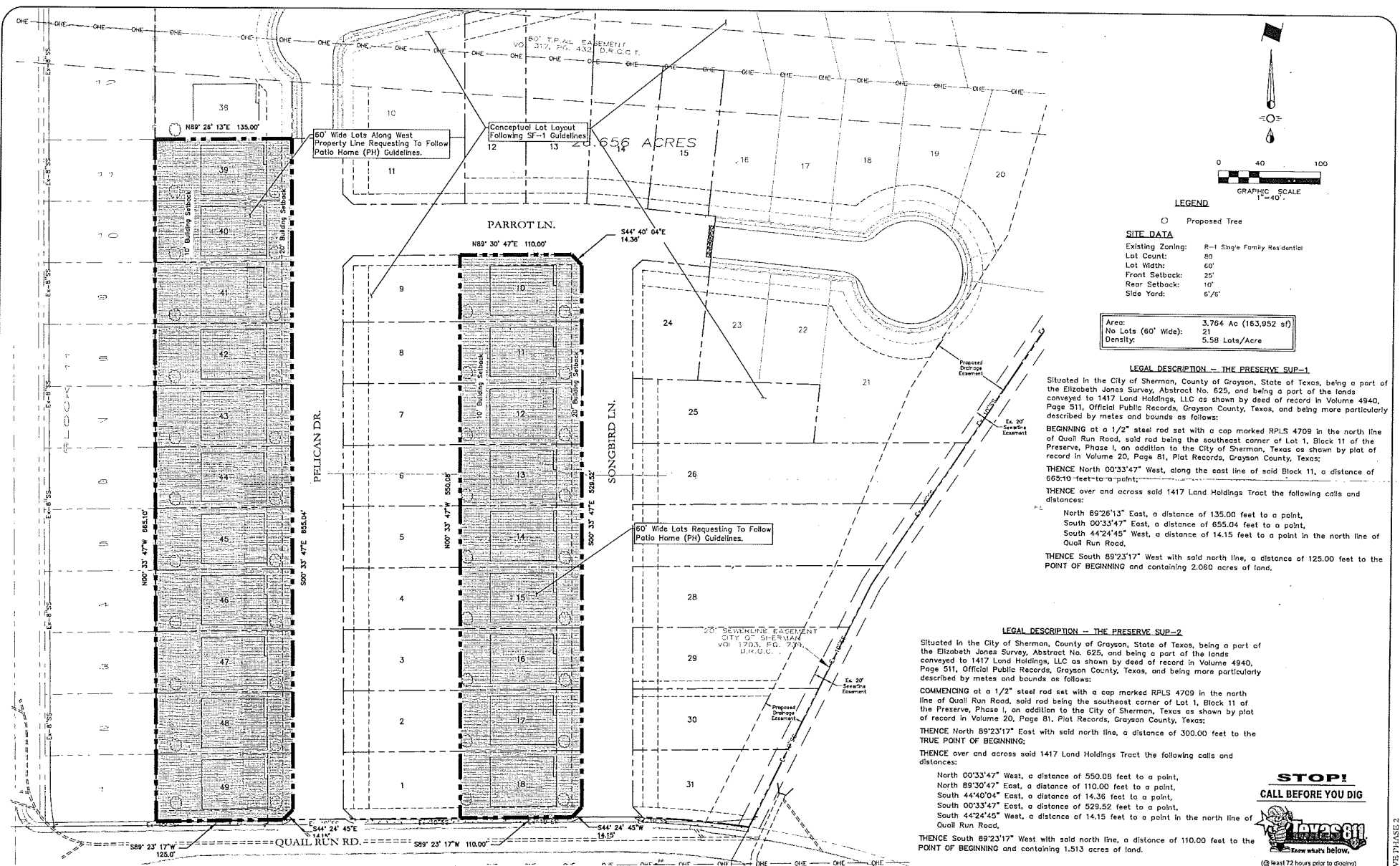
Thank you in advance for your consideration of this specific use permit. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President





LEGEND

○ Proposed Tree

SITE DATA

Existing Zoning: R-1 Single Family Residential
 Lot Count: 80
 Lot Width: 60'
 Front Setback: 25'
 Rear Setback: 10'
 Side Yard: 6'6"

Area: 3.764 Ac (163,952 sq ft)
 No Lots (60' Wide): 21
 Density: 5.58 Lots/Acre

LEGAL DESCRIPTION - THE PRESERVE SUP-1

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the lands conveyed to 1417 Land Holdings, LLC as shown by deed of record in Volume 4940, Page 511, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod set with a cap marked RPLS 4709 in the north line of Quail Run Road, sold rod being the southeast corner of Lot 1, Block 11 of the Preserve, Phase I, on addition to the City of Sherman, Texas as shown by plat of record in Volume 20, Page 81, Plat Records, Grayson County, Texas;

THENCE North 00°33'47" West, along the east line of said Block 11, a distance of 665.10 feet to a point;

THENCE over and across said 1417 Land Holdings Tract the following calls and distances:

North 89°26'13" East, a distance of 135.00 feet to a point,
 South 00°33'47" East, a distance of 655.04 feet to a point,
 South 44°24'45" West, a distance of 14.15 feet to a point in the north line of Quail Run Road,

THENCE South 89°23'17" West with said north line, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 2.060 acres of land.

LEGAL DESCRIPTION - THE PRESERVE SUP-2

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the lands conveyed to 1417 Land Holdings, LLC as shown by deed of record in Volume 4940, Page 511, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" steel rod set with a cap marked RPLS 4709 in the north line of Quail Run Road, sold rod being the southeast corner of Lot 1, Block 11 of the Preserve, Phase I, on addition to the City of Sherman, Texas as shown by plat of record in Volume 20, Page 81, Plat Records, Grayson County, Texas;

THENCE North 89°23'17" East with said north line, a distance of 300.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE over and across said 1417 Land Holdings Tract the following calls and distances:

North 00°33'47" West, a distance of 550.08 feet to a point,
 North 89°30'47" East, a distance of 110.00 feet to a point,
 South 44°40'04" East, a distance of 14.36 feet to a point,
 South 00°33'47" East, a distance of 528.52 feet to a point,
 South 44°24'45" West, a distance of 14.15 feet to a point in the north line of Quail Run Road,

THENCE South 89°23'17" West with said north line, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing 1.513 acres of land.



BENCHMARK:

Ref. of existing survey steel marker located at the southwest corner of property. Elevation = 821.20

Issue Date:	Revision:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

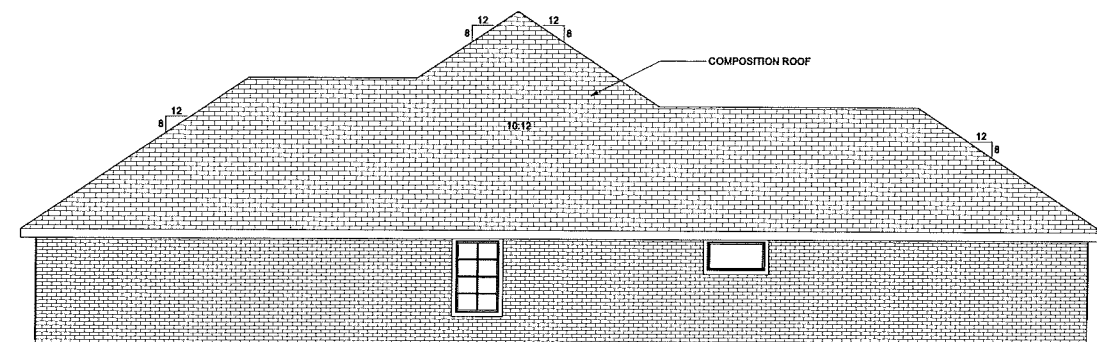
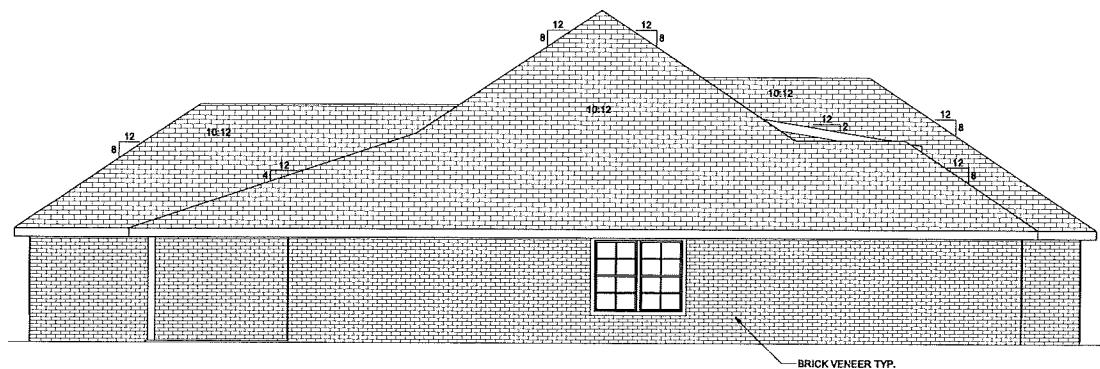
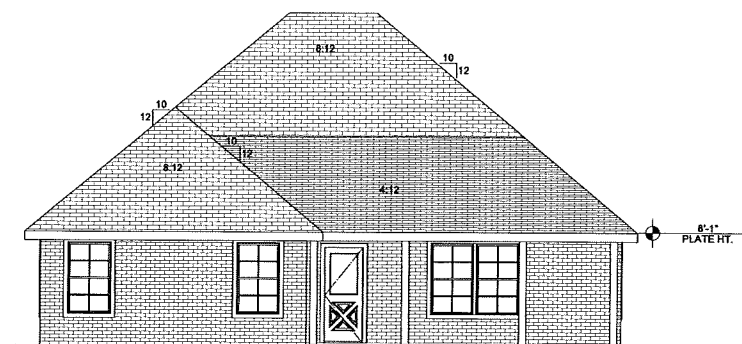
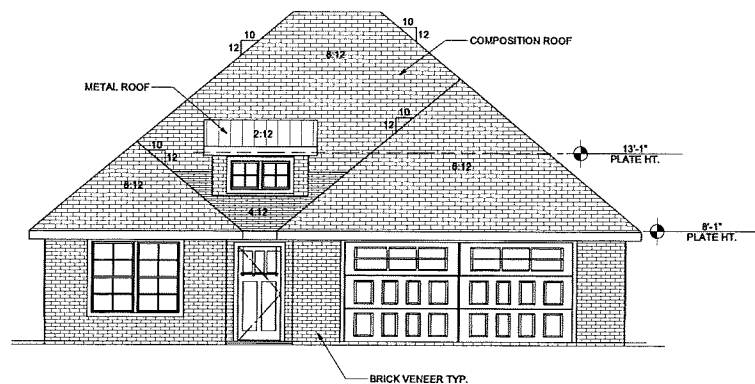
CROSS ENGINEERING CONSULTANTS		
131 S. Eisenhower St. 712.562.1819	McKean, Texas 75069 Tean P.E. Res No. 1-5935	
Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW REVIEW UNDER THE AUTHORITY OF JONATHAN D. HACE, P.E. NO. 94738 ON 10/22/2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SPECIFIC USE PERMIT
THE PRESERVE PHASE 2
Westar Home Builders, LLC
Sherman, Texas

Sheet No.	SUP
Project No.	17154

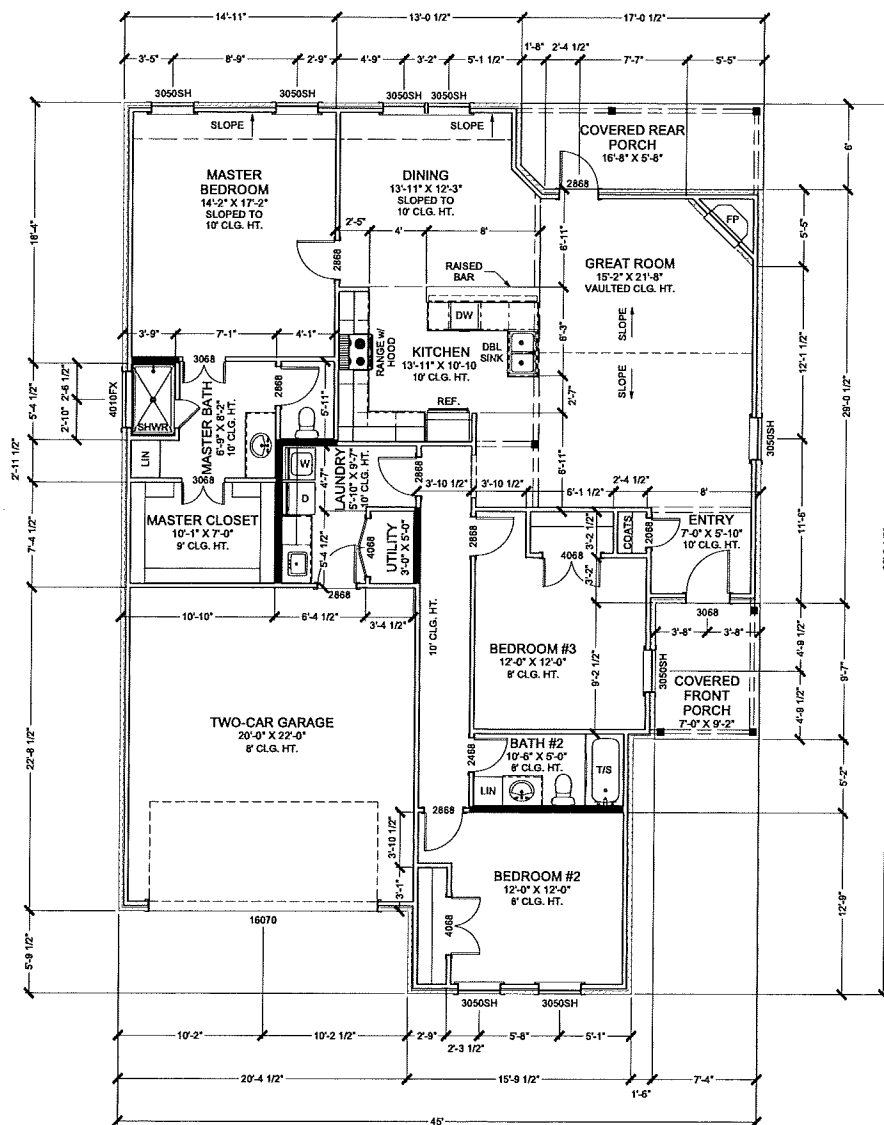
THE PRESERVE PHASE 2

[illegible]

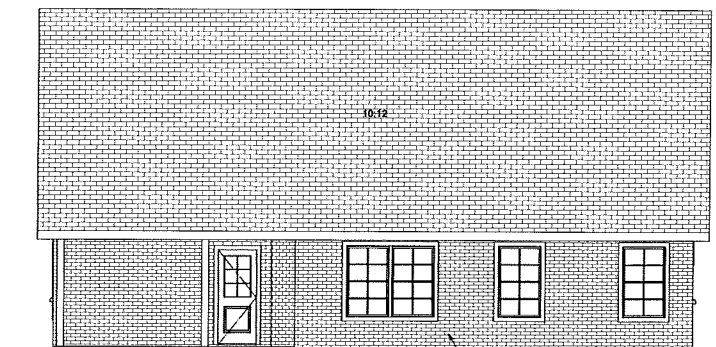
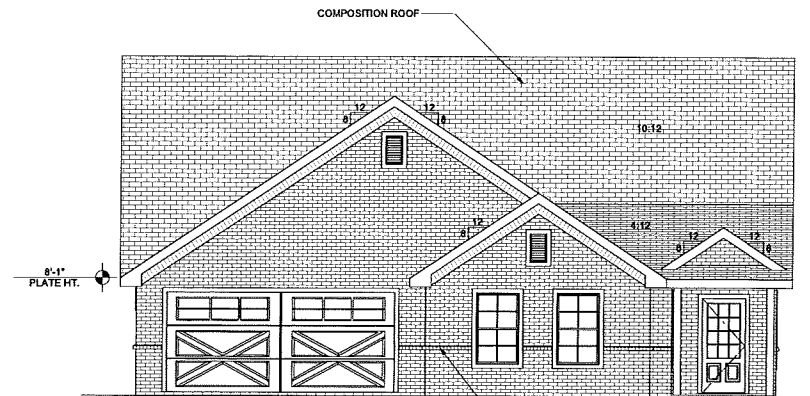
DRAWINGS PROVIDED BY:
VANTAGE POINT DESIGN
169 KAREN DR.
DENISON, TEXAS 75021
002 848 5070

SCALE:

A-2



AREA CALCULATIONS:
 1896 SF - TOTAL LIVING
 471 SF - GARAGE
 70 SF - COVERED FRONT PORCH
 101 SF - COVERED REAR PORCH
 2538 SF - TOTAL UNDER ROOF



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

PROJECT DESCRIPTION:
 A New Build for
 JIM HIDALGO
 169 KAREN DR.
 DENSON, TEXAS 75021
 SHERMAN, TX 75090

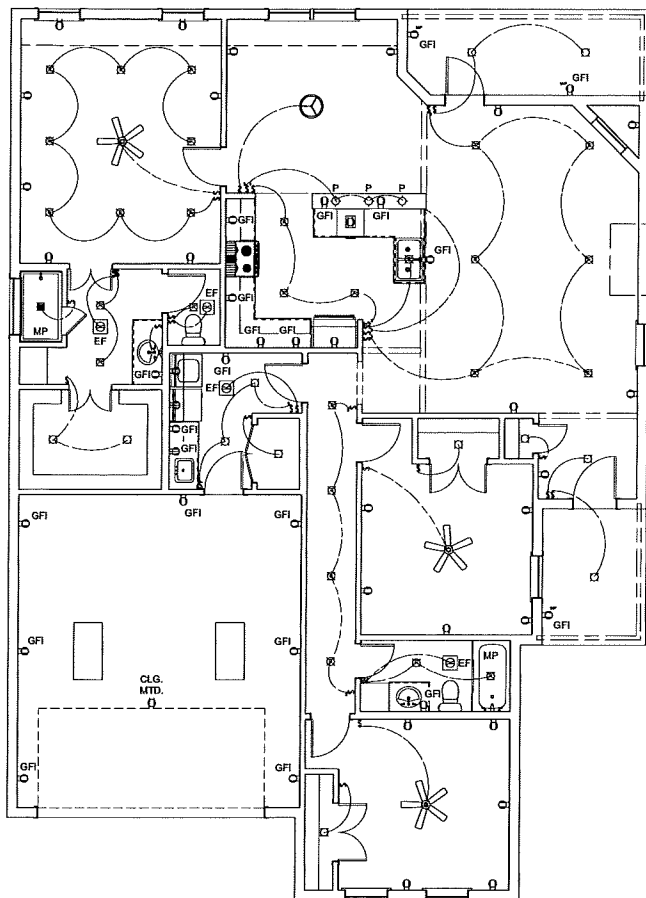
DRAWINGS PROVIDED BY:
 VANTAGE POINT DESIGN
 169 KAREN DR.
 DENSON, TEXAS 75021
 903.818.5978

DATE:
 10/25/2018

SCALE:

SHEET:

A-1

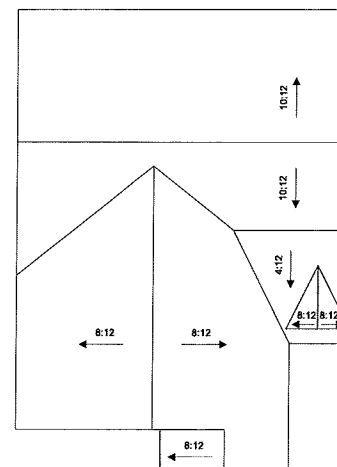


ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

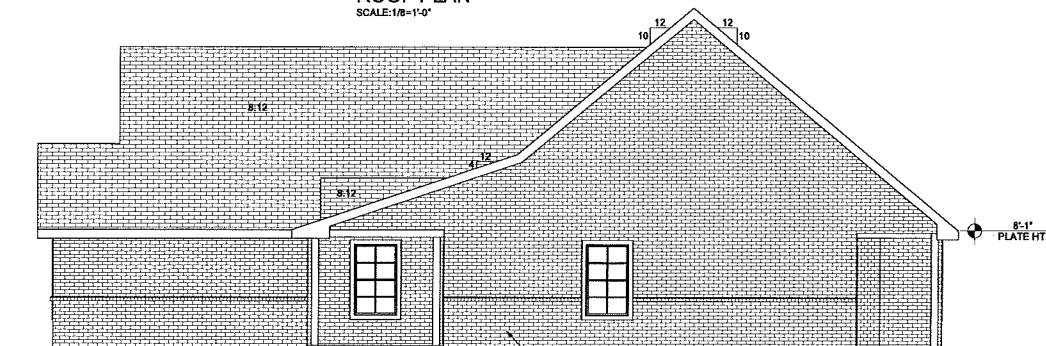
WATER TABLE
(BRICK TYP.)

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

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Flush/Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	JBox/Receptacle
	110V Receptacles: Duplex, Weather Proof, GFI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5e, TV, TV/Cable
	Telephone Jack
	Microphone
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



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



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

REVISION TABLE	
NUMBER	DATE

PROJECT DESCRIPTION:
A New Build for
JIM HIDALGO
2500 W CENTER ST.
SHERMAN, TX 75090

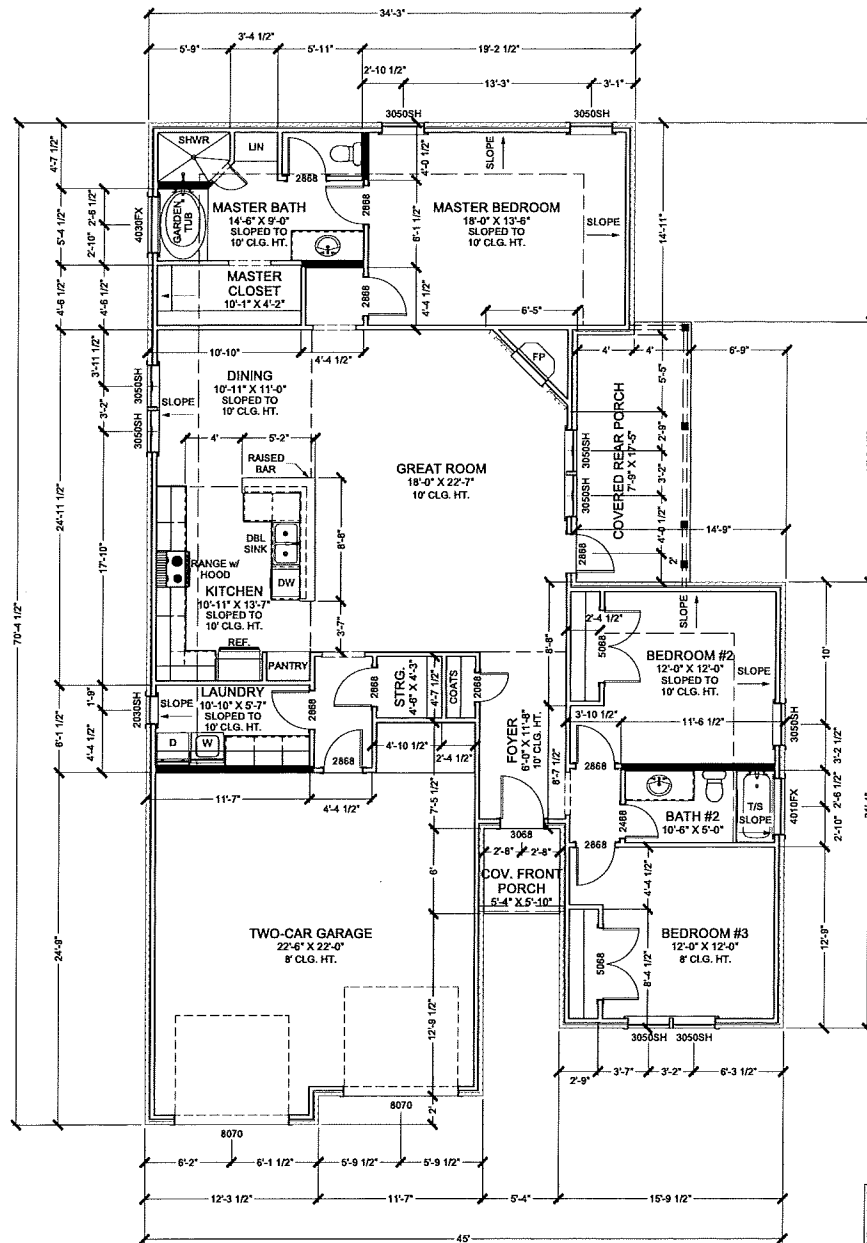
DRAWINGS PROVIDED BY:
VANTAGE POINT DESIGN
169 KAREN DR.
DENISON, TEXAS 75021
903.818.5978

DATE:
10/25/2018

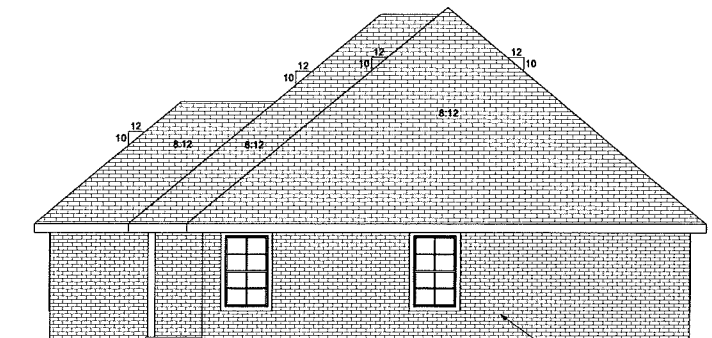
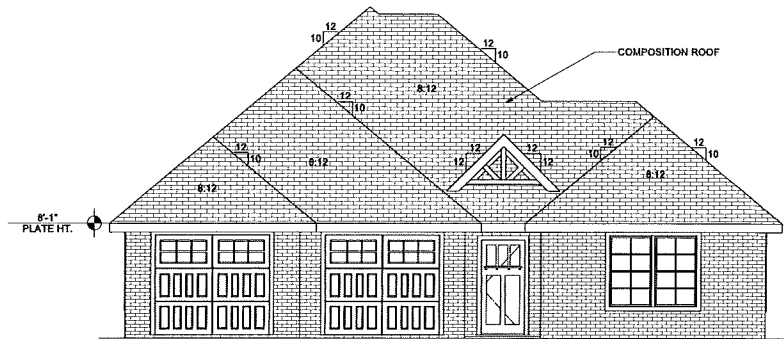
SCALE:

SHEET:

A-2



AREA CALCULATIONS:	
1919 SF - TOTAL LIVING	
589 SF - GARAGE	
32 SF - COVERED FRONT PORCH	
143 SF - COVERED REAR PORCH	
2683 SF - TOTAL UNDER ROOF	



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROJECT DESCRIPTION:
A New Build for
JIM HIDALGO
168 KAREN DR.
DENISON, TEXAS 75021
SHERMAN, TX 75090

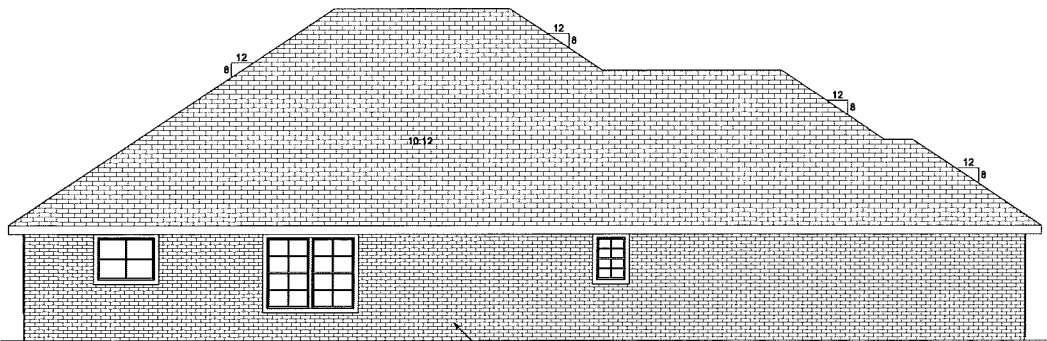
DRAWINGS PROVIDED BY:
VANTAGE POINT DESIGN
168 KAREN DR.
DENISON, TEXAS 75021
903.318.5978

DATE:
10/25/2018

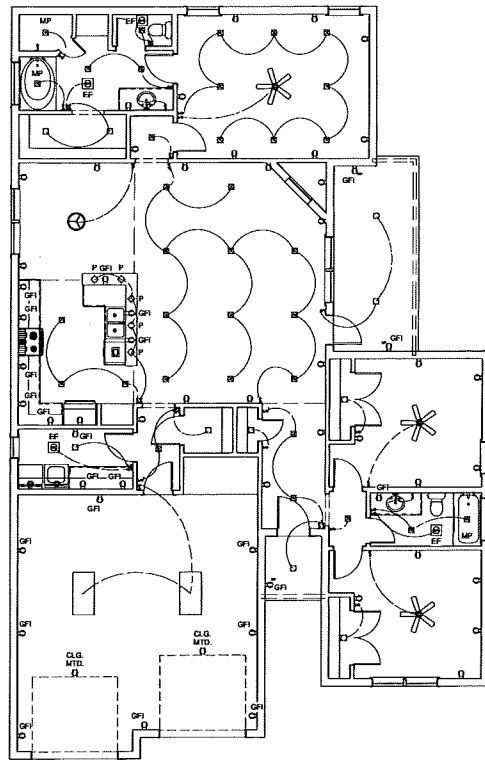
SCALE:

SHEET:

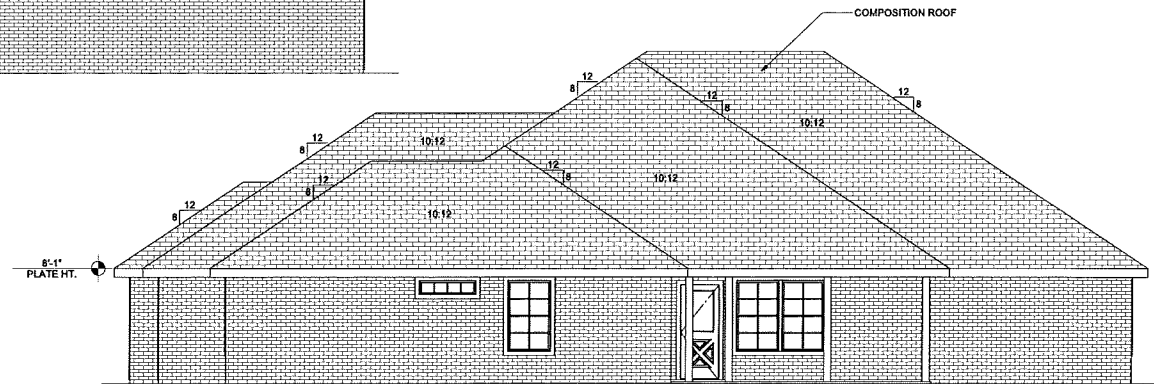
A-1



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

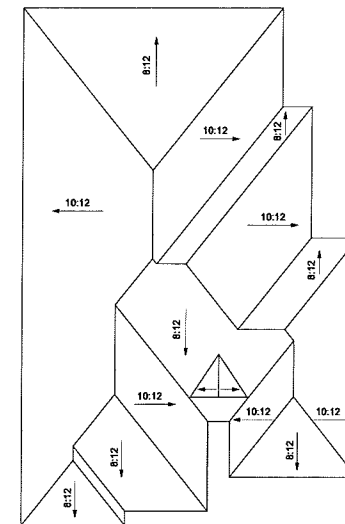


ELECTRICAL PLAN
SCALE: 3/16"=1'-0"



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

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fan: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixture: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixture: Push Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



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

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

PROJECT DESCRIPTION:
A New Build for
JIM HIDALGO
2500 W CENTER ST.
SHERMAN, TX 75090

DRAWINGS PROVIDED BY:
VANTAGE POINT DESIGN
169 KAREN DR.
DENISON, TEXAS 75021
903.818.5978

DATE:
10/25/2018

SCALE:

SHEET:

A-2

STAFF REVIEW LETTER

November 13, 2018

Westar Home Builders
1716 Davy Lane
Denison, TX 75020

Cross Engineering Consultants
Jonathan Hake
131 S. Tennessee St.
McKinney, TX 75069

Dear Applicants,

The request for a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District for the property located in the 4100-4300 blocks Quail Run Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance, the screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Side yard setbacks must be uniform for all homes within a given block.
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. Violation of the conditions of the SUP will terminate the Specific Use Permit.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

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

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 714 SOUTH CROCKETT STREET**

The request of Leticia & Julio Cesar Tobar (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 714 South Crockett Street, being 0.273 acres in the Samuel Blagg Survey, Abstract No. 56 and being the south 48' of Lot 30 and the north 8' of the alley, Block 10, Hare & Randolph Addition, as follows:

Planning and Zoning Commission

Replat approval of The Tobar Addition, being a Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10 of the Hare and Randolph Addition

Background:

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

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Leticia & Cesar Tobar (Owners)

Underwood Drafting & 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:

48

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat - The Tobar Addition

Staff Review Letter

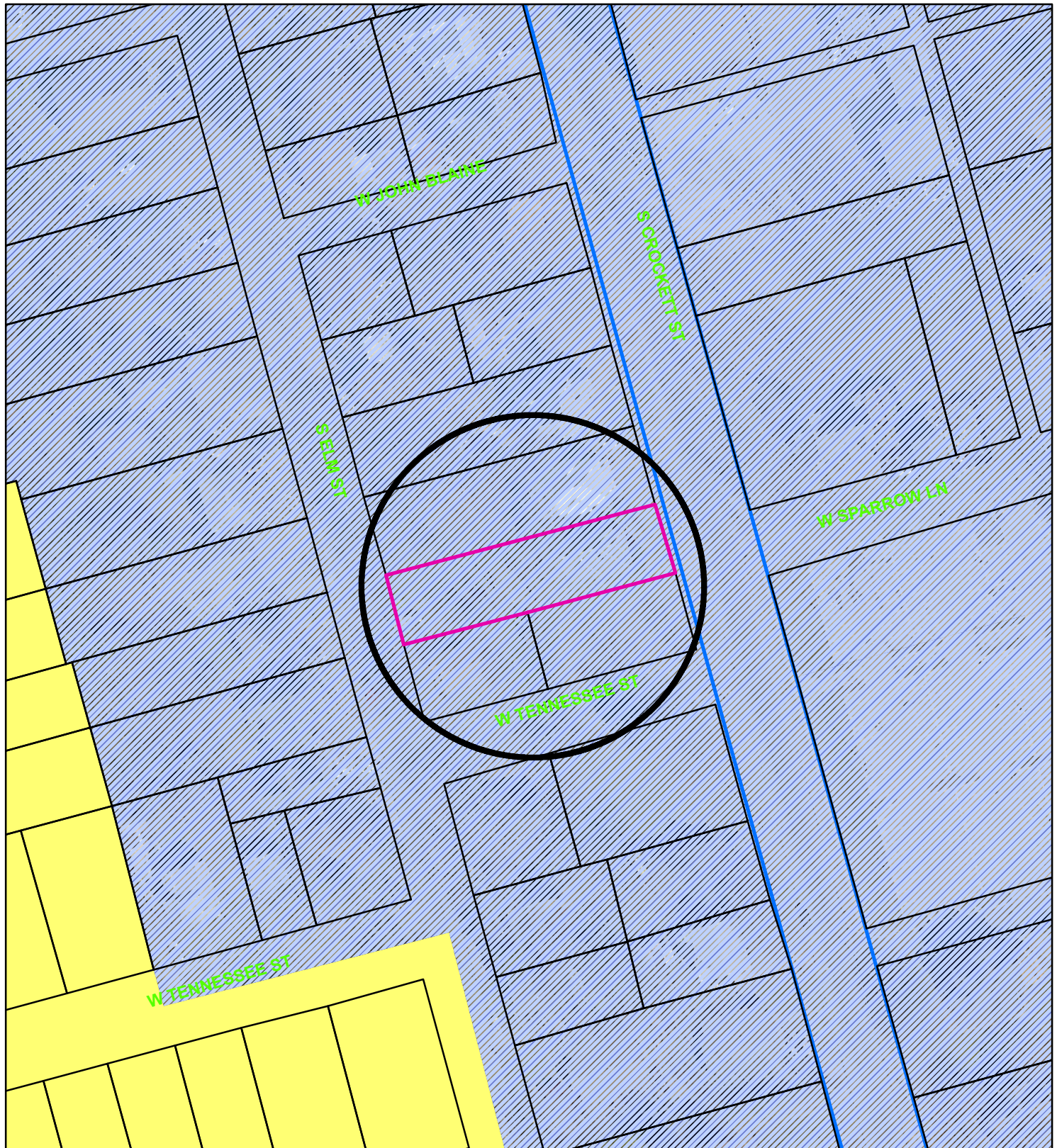


714 South Crockett Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 714 South Crockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

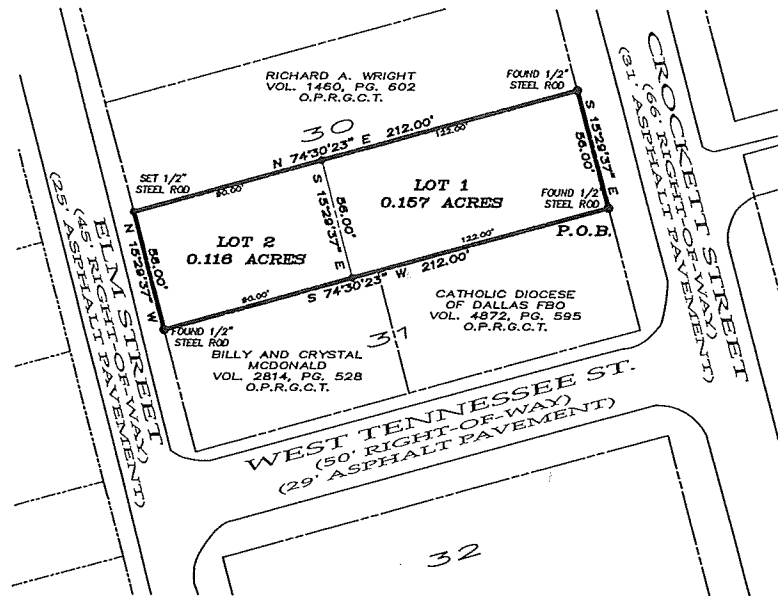


NOT TO SCALE

1 in = 100 ft

714 S. Crockett Street





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

FINAL PLAT THE TOBAR ADDITION

BEING A REPLAT OF THE SOUTH 48.0' OF LOT 30 AND
THE NORTH 8.0' OF THE ALLEY, BLOCK 10 OF THE
HARE AND RANDOLPH ADDITION, AN ADDITION TO
THE CITY OF SHERMAN AS SHOWN BY PLAT OF
RECORD IN VOLUME U, PAGE 425, D.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS

OWNERS/DEVELOPER
JULIO CESAR AND LETICIA TOBAR
714 S. CROCKETT ST.
SHERMAN, TEXAS 76090

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



DRAFTING & SURVEYING

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

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



STAFF REVIEW LETTER

November 9, 2018

Julio Cesar and Leticia Tobar
714 S. Crockett St.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of The Tobar Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Minimum lot size is 60' of street frontage and 6,000 square feet.
6. Sewer not available on Crockett Street. Private Sanitary Sewer Easement required to serve Lot 1.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
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**

10.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2415 & 2429 SWAMY DRIVE**

The request of One Ganesha LTD (Owners), Dr. Arshad Khalil, M.D. (Prospective Buyer), KISS Development (Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2415 and 2429 Swamy Drive, being Lot 4 of Dr. Swamy Addition, Lots 1-7, Block A and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition, containing 2.433 acres in the William Milligan Survey, Abstract No. 875, as follows:

Planning and Zoning Commission

Replat approval of the Shops of Grayson Addition, being a Replat of Lot 4 of Dr. Swamy Addition, Lots 1-7, Block A and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition.

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

One Ganesha LTD (Owners)

Dr. Arshad Khalil (Prospective Buyer)

KISS Development (Developer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Countryside – Countryside residential development is a land use category that captures the transition between agricultural land and estate development. Countryside lots are large (5+ ac.) and are not part of a traditional subdivision. The lots maintain open space and greater building setbacks.

and

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

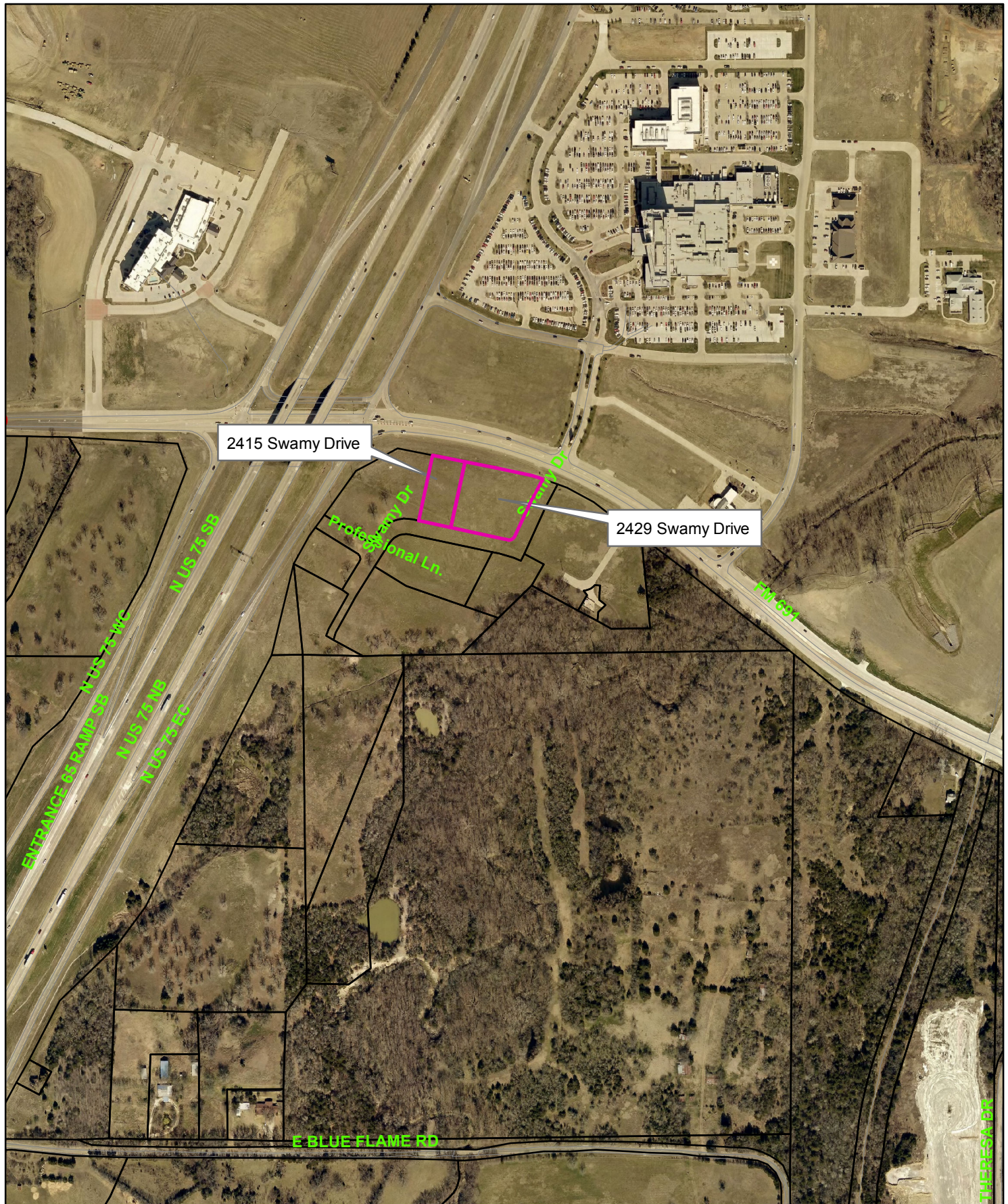
Attachments

Location Map

Zoning Map

Replat - The Shops of Grayson

Staff Review Letter

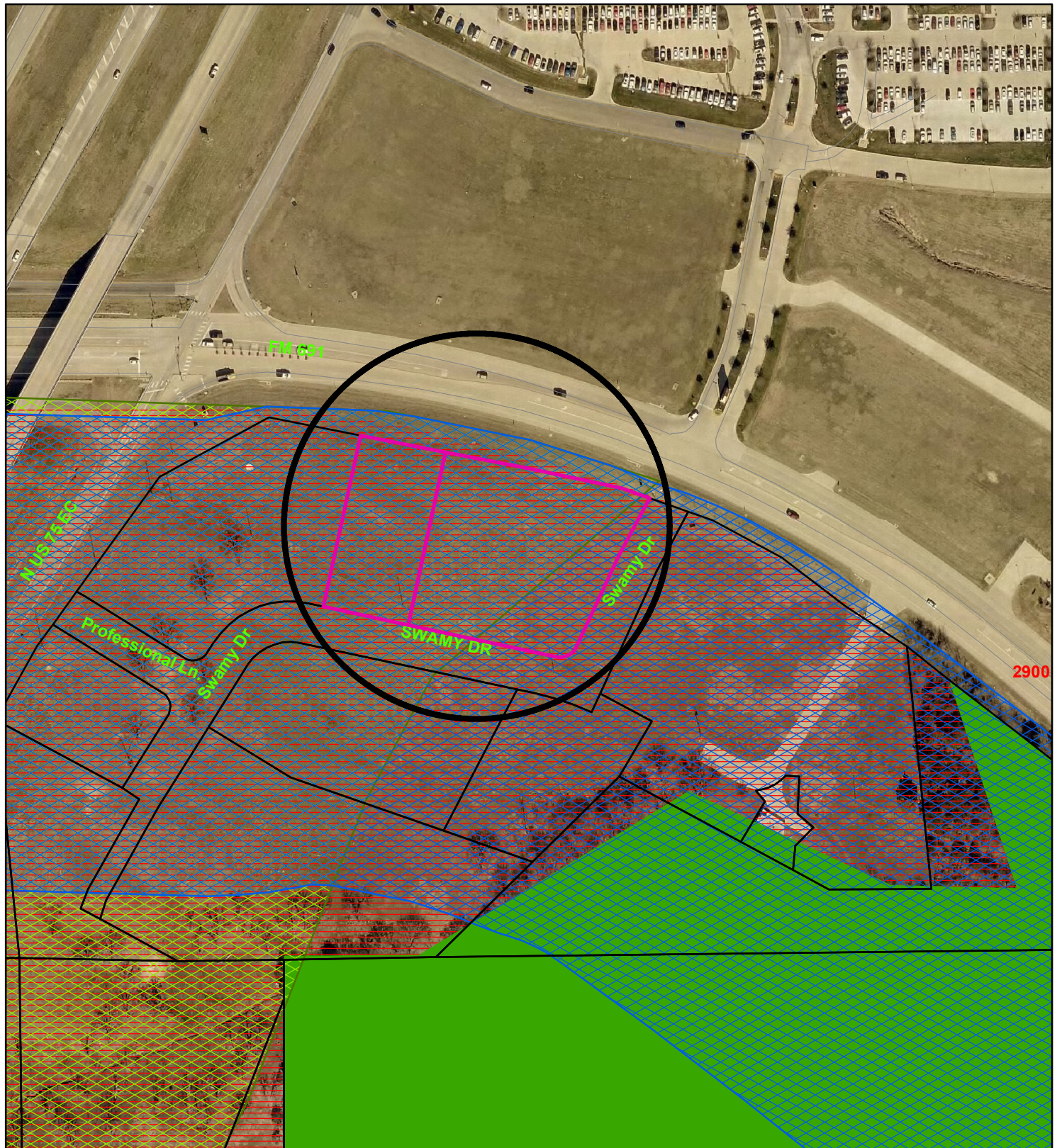


2415 & 2429 Swamy Drive



NOT TO SCALE

1 in = 500 ft



Zoning - 2415 & 2429 Swamy 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: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

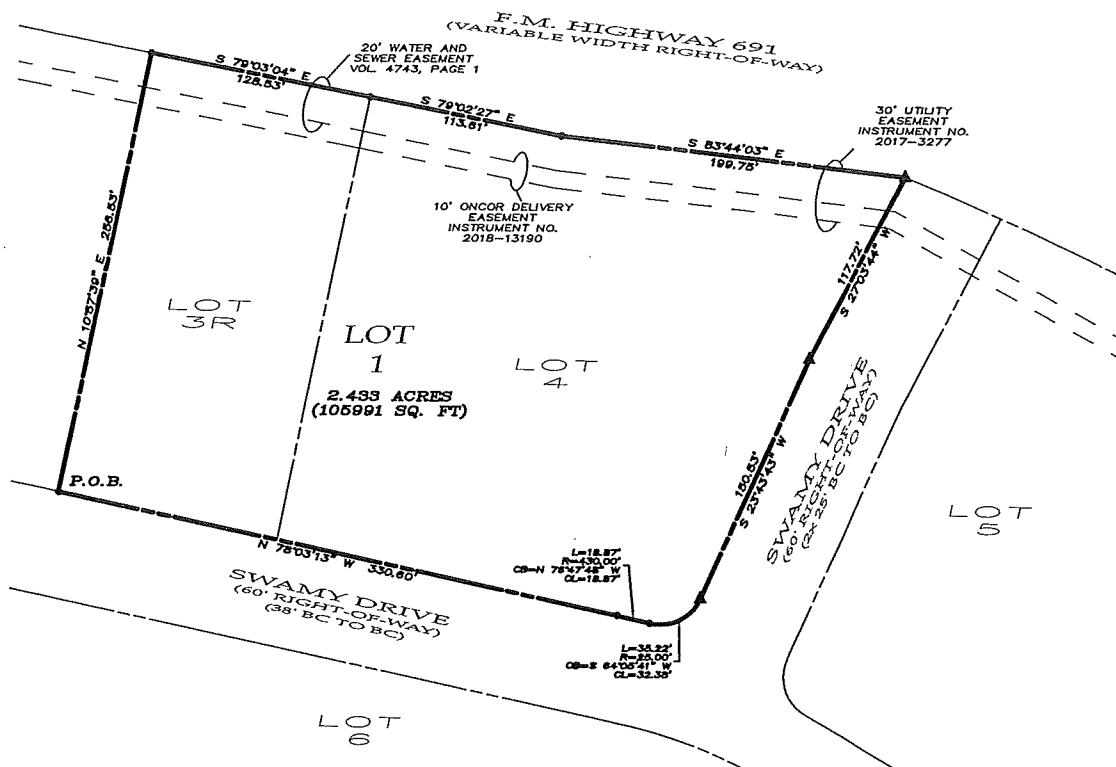
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

1 in = 200 ft



~ BASIS OF BEARINGS ~
2660 NORTH, MAG. 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

FINAL PLAT SHOPS OF GRAYSON ADDITION

Being a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition an addition to the City of Sherman, Grayson County, Texas. Containing 2.433 acres of land

OWNERS/DEVELOPER
ONE GANESHA LTD.
1111 SARA SWAMY DR.
SHERMAN, TEXAS 76090

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

10-24-18



DRAFTING & SURVEYING

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

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



STAFF REVIEW LETTER

November 9, 2018

One Ganesha, Ltd.
1111 Sara Swamy Dr.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Shops at Grayson Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Drive approaches must only be off the East/West portion Swamy Drive; no additional drive approaches off of F.M. 691 or along the North/South portion of Swamy Drive will be permitted.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Require 10' Utility Easement along Swamy Drive for franchise purposes.
7. Ensure 30' Utility Easement extends along full length of plat.
8. Privately owned and maintained detention in accordance with City criteria is required.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

11.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 2416 & 2500 SWAMY DRIVE**

The request of 2017 GK Associates, LLC, Dr. Mandeep Singh, M. D. (Owners), Dean Gilbert (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2416 and 2500 Swamy Drive, being Lot 6, Block A, Dr. Swamy Addition, Lots 1-7, containing 2.714 acres in the William Milligan Survey, Abstract No. 875 as follows:

Planning and Zoning Commission

Replat approval of Lot 6, Block A, Dr. Swamy Addition

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

2017 GK Associates, LLC, Dr. Mandeep Singh, M. D. (Owners)

Dean Gilbert (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Countryside – Countryside residential development is a land use category that captures the transition between agricultural land and estate development. Countryside lots are large (5+ ac.) and are not part of a traditional subdivision. The lots maintain open space and greater building setbacks.
and

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

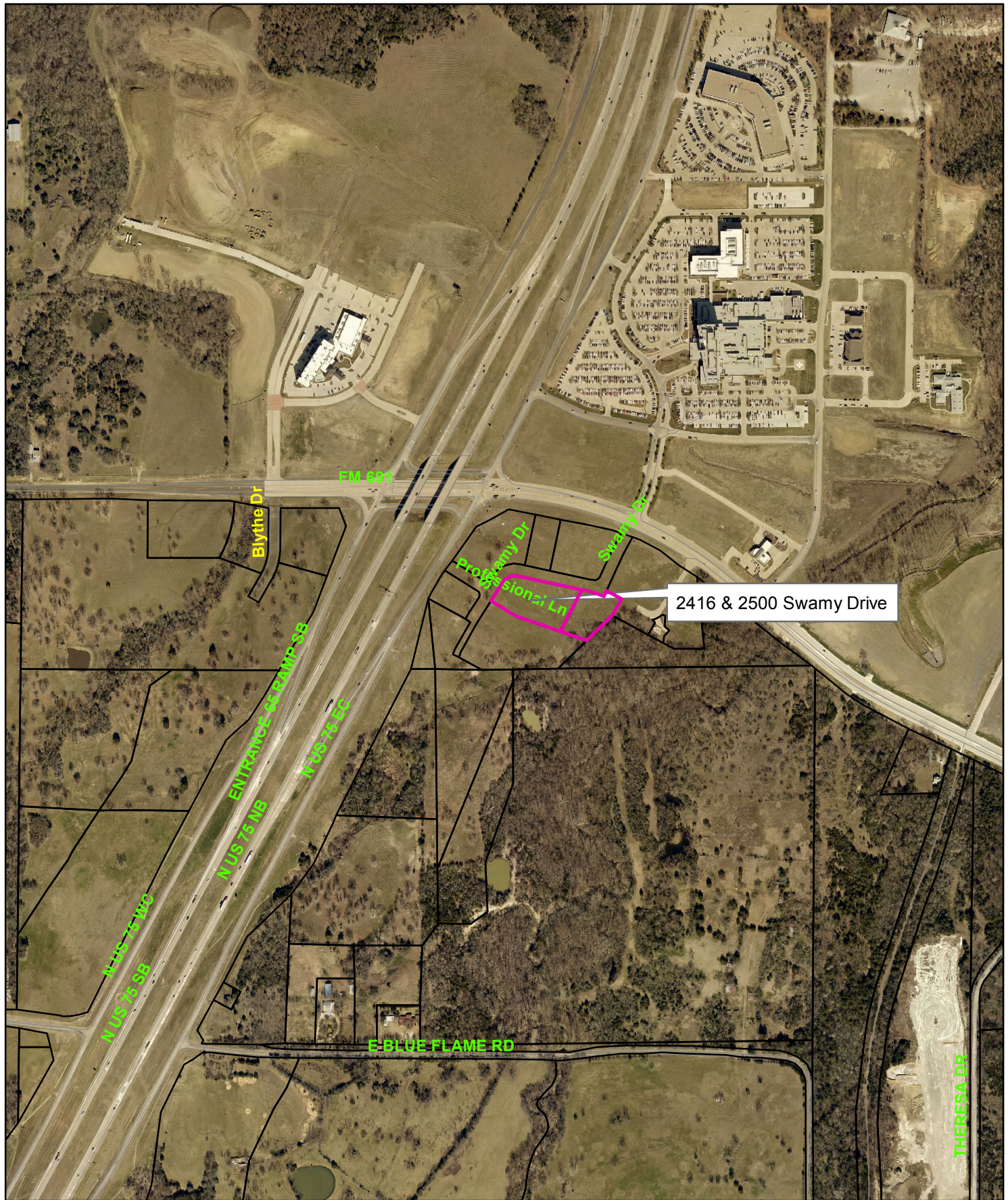
Attachments

Location Map

Zoning Map

Replat - Lot 6, Block A, Dr Swamy Addition

Staff Review Letter

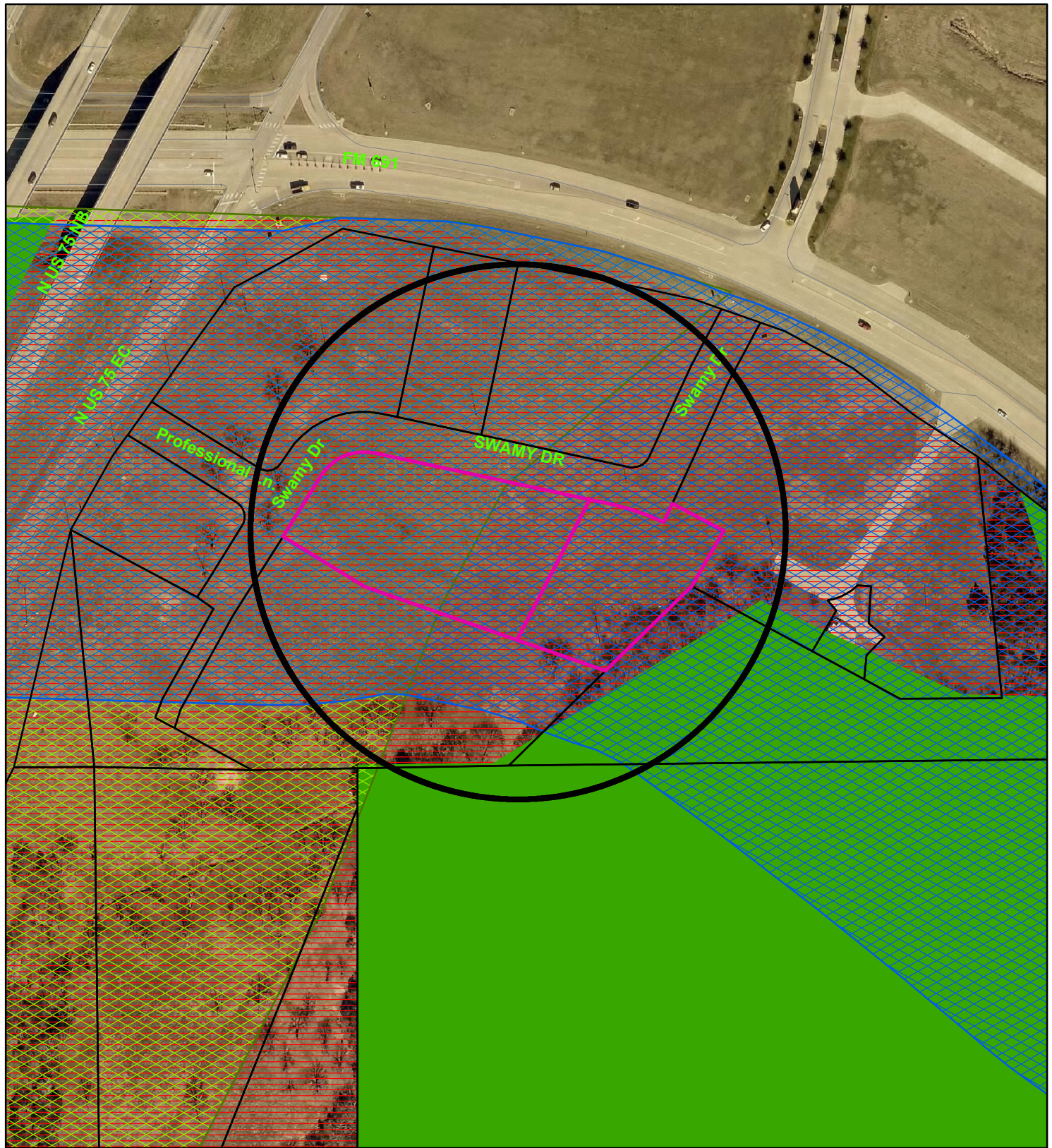


2416 & 2500 Swamy Drive



NOT TO SCALE

1 in = 646 ft

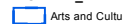
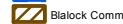
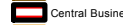
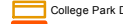
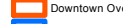
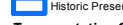


Zoning - 2416 & 2500 Swamy Drive

Legend

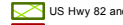
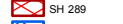
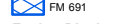
Special Districts Overlay

DISTRICT_NAME

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

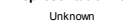
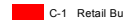
Transportation Corridor

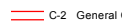
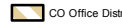
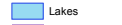
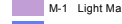
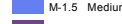
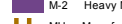
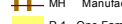
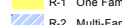
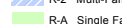
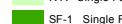
Representation: SpermGIS.DBO.TransportationCorridor_Rep

-  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

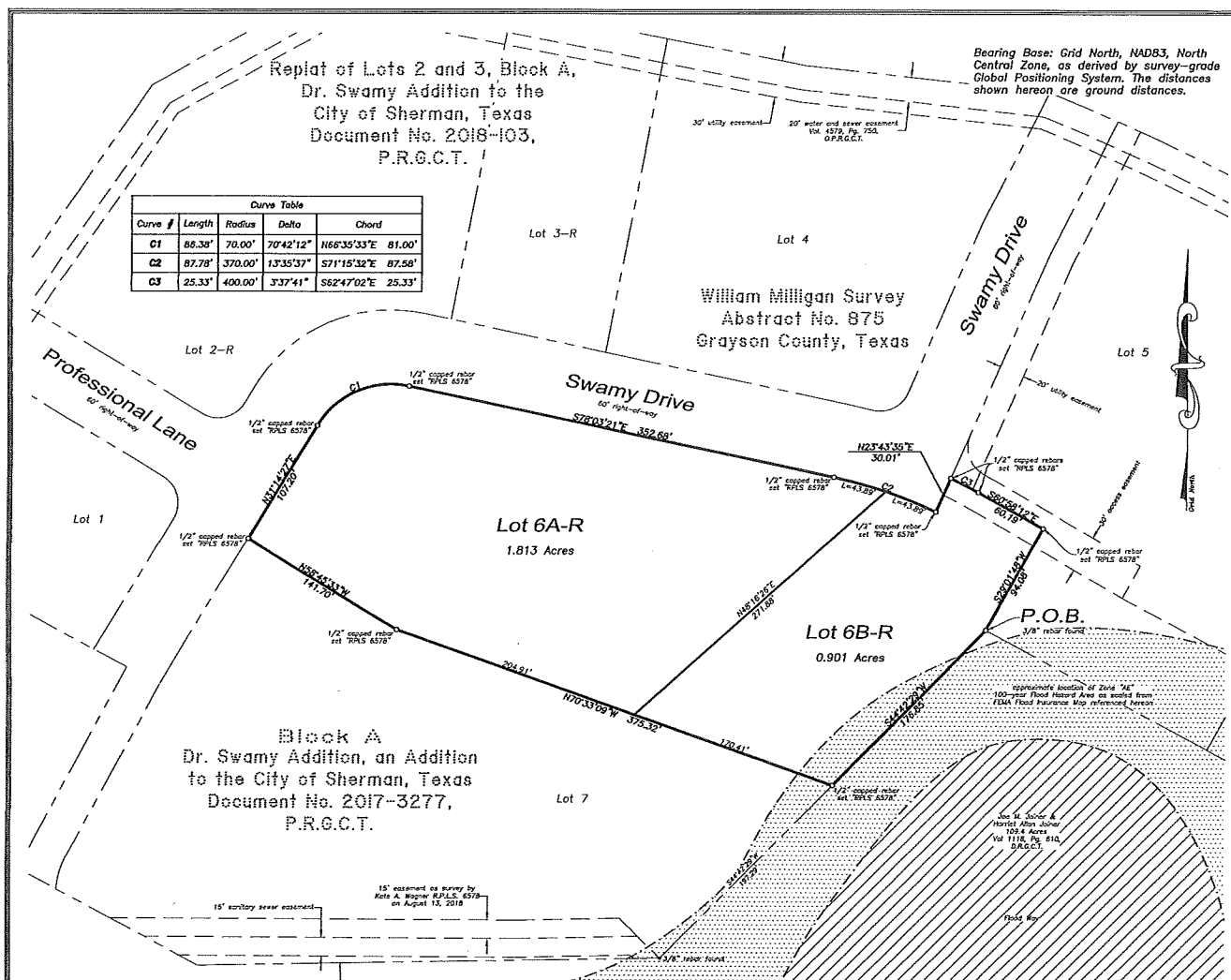


NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



Final Plat of Replat of Lot 6, Block A, Dr. Swamy Addition to the City of Sherman, Texas 2.714 Acres

in the
**William Milligan Survey
Abstract No. 875**

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-year Flood Hazard Area Designation, as coded from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
5. 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.

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. 10086100

2017 GK Associates, LLC
Owner

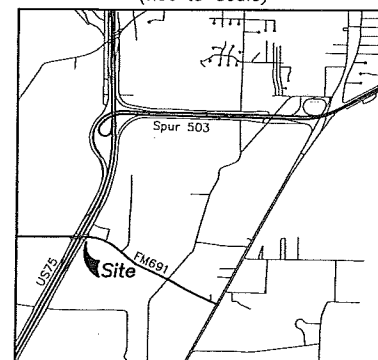
Job No. CGS491018

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Location Map
(not to scale)





STAFF REVIEW LETTER

November 9, 2018

2017 GK Associates, LLC
3208 Monette Ln.
Plano, TX 75025

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

Dear Applicants,

The request for approval of the Replat of Lot 6, Block A, Dr. Swamy Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Require 10' Utility Easement along Swamy Drive for franchise purposes.
7. Show full address of owners/developer on plat.
8. Privately owned and maintained detention in accordance with City criteria is required.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 106 NORTH WOODS STREET, 118 AND 128 KESSLER BOULEVARD**

The request of The City of Sherman and Scott Adams (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 106 North Woods Street, 118 and 128 Kessler Boulevard, being 0.801 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Lots 1, 2 and 3, Parkview Addition and the adjoining tract to the South

Background:

The property is located at 106 North Woods Street, 118 and 128 Kessler Boulevard between West Houston Street and Kessler Boulevard and is zoned a C-1 (Retail Business) District. The owners would like to replat the property into two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

The City of Sherman and Scott Adams (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

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:

16

Objections Received:

0

Attachments

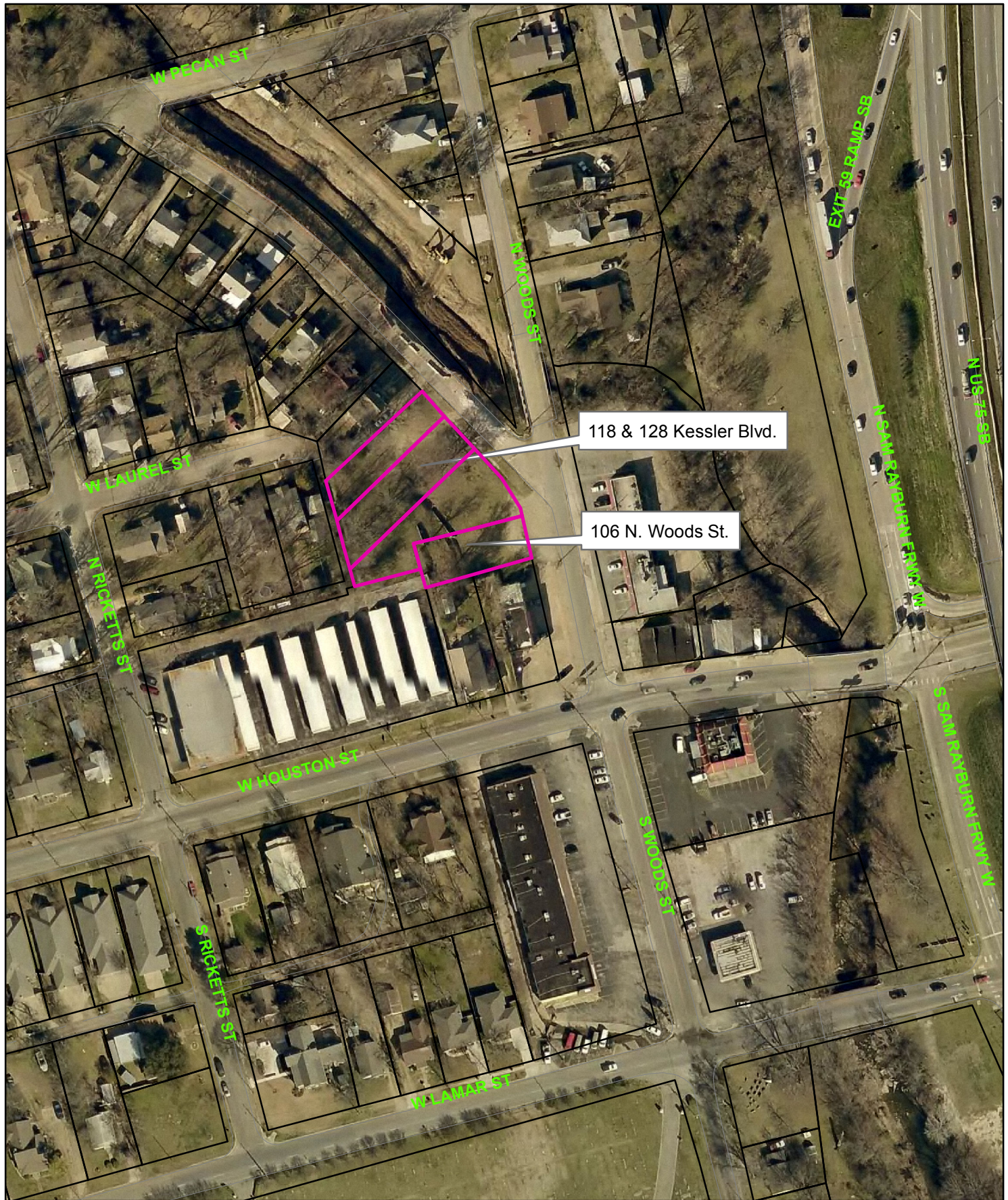
Location Map

Zoning Map

Zoning Sign Photo

Replat - Parkview Addition

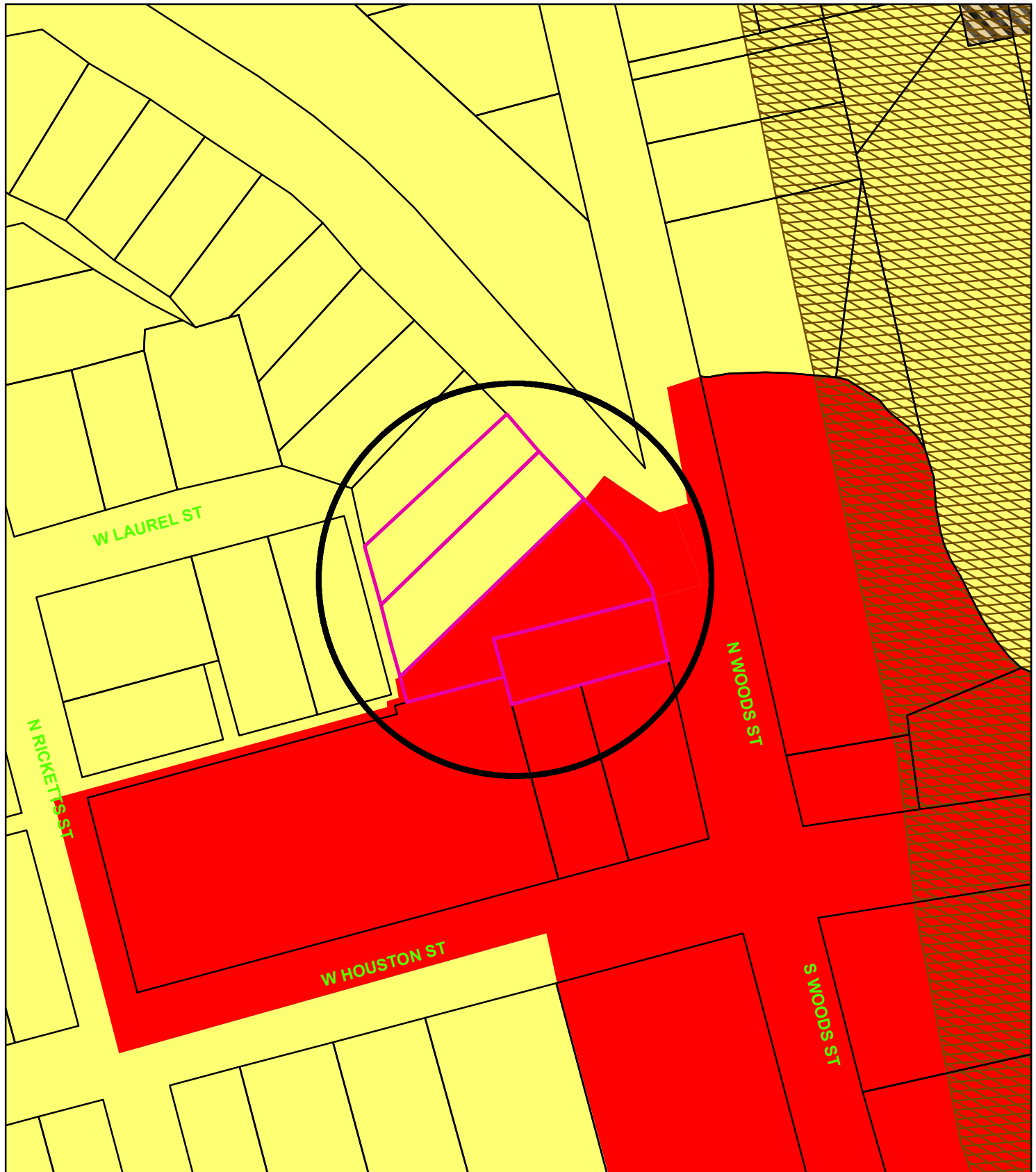
Staff Review Letter



**106 N. Woods St.
118 & 128 Kessler Blvd.**



1 in = 144 ft



Zoning - 106 N. Woods St. & 118 & 128 N. Kessler Blvd.



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

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

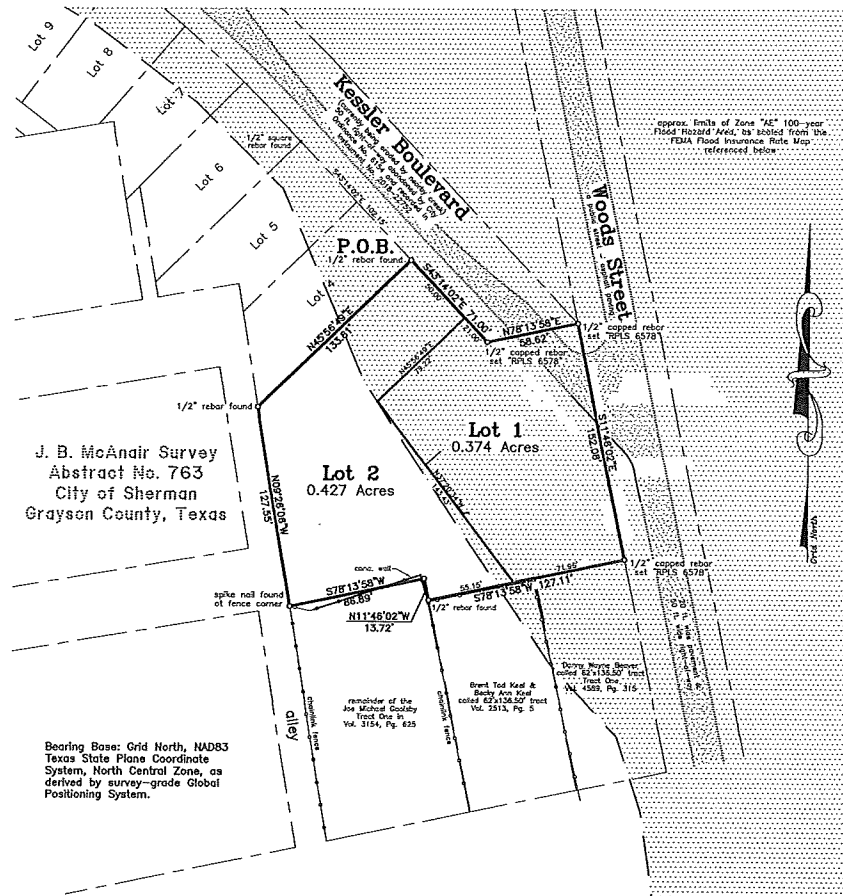


NOT TO SCALE

1 in = 100 ft

**106 N. WOODS STREET &
118 & 128 KESSLER BOULEVARD**





Replat of Lots 1, 2 and 3, Parkview Addition and adjoining tract to the South to the City of Sherman, Texas 0.801 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 Electric Delivery Co.
4. A portion of the property shown on the plat herein lies within a Zone "A" 100-Year Flood Hazard Area Designation, as isolated from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181002906, Revised Date: September 29, 2010.
5. 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.
6. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

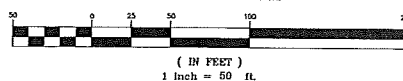
Job No. CGS431018

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

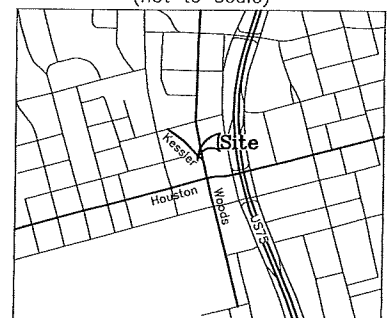
Owner (Lots 1 & 2 and adjoining parcel):
Scott Adams
1713 Oak Creek Drive
Sherman, Texas 75092

Owner (portion of Kessler Blvd.
abandoned right-of-way):
City of Sherman
P.O. Box 1106
Sherman, Texas 75091

GRAPHIC SCALE



**Location Map
(not to scale)**





STAFF REVIEW LETTER

November 9, 2018

Scott Adams
1713 Oak Creek Drive
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Lots 1, 2, and 3, Parkview Addition and adjoining tract to the South has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Revise ownership of part of Kessler Blvd. per Warranty Deed filed in Document No. 2018-24820, OPRGCT.
7. The City of Sherman does not maintain alleys.
8. Privately owned and maintained detention in accordance with City criteria is required.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

13.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners) and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located in the 3100-3600 Blocks of South U.S. Highway 75, being 21.5528 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat approval Sherman Crossroads, Phase II

Background:

The property is located in the 3100-3600 blocks of South U.S. Highway 75; the northwest corner of Highway 75 and West F.M. 1417; just south of the new West Travis Street extension. This is the second phase of the Sherman Crossroads development; and the owners would like to plat the property into three lots for commercial development and dedicate a new street, "Crossroads Boulevard".

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)

Brockette/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

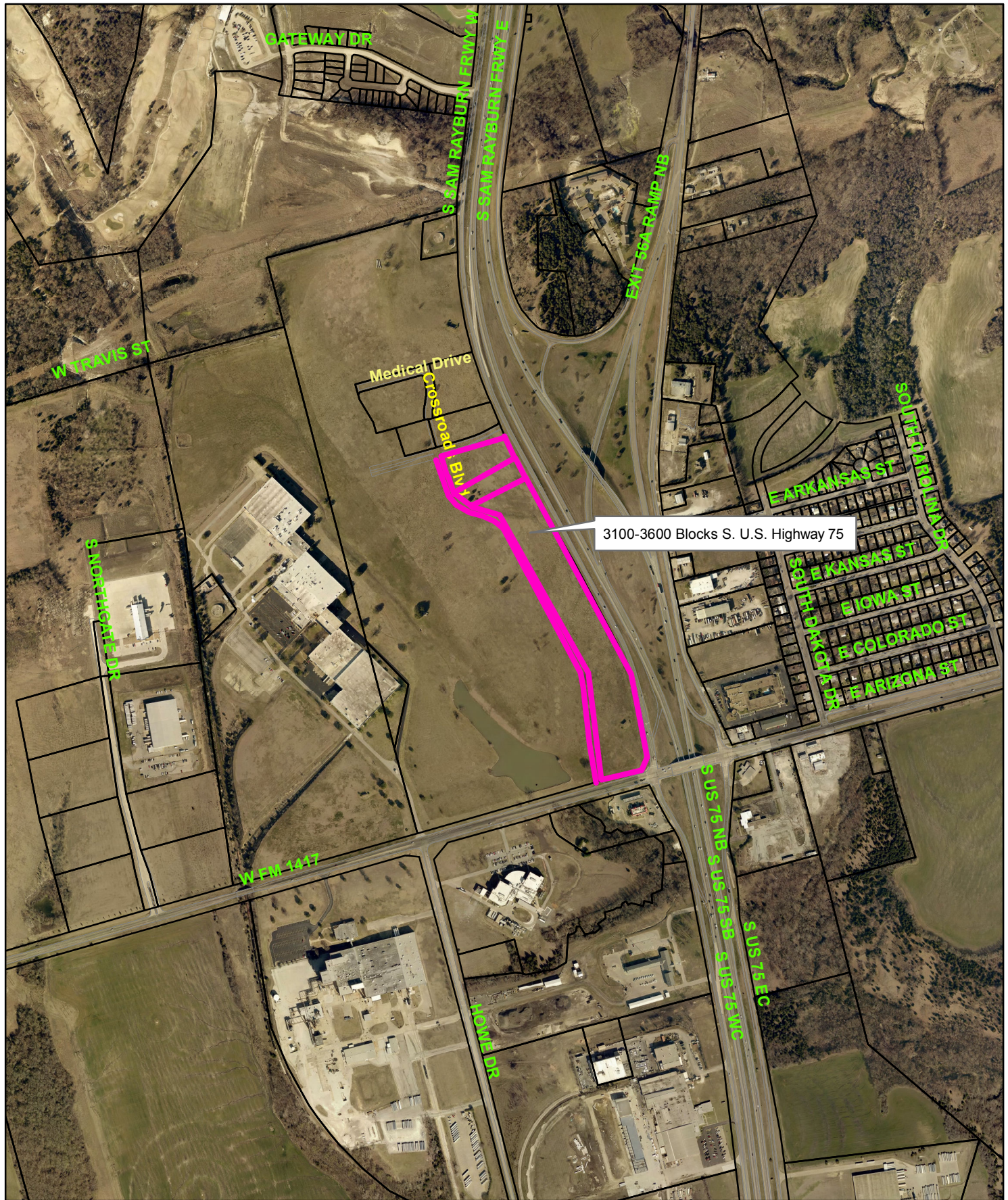
Attachments

Location Map

Zoning Map

Final Plat - Sherman Crossroads Phase II

Staff Review Letter



3100-3600 Blks. S. U.S. Highway 75

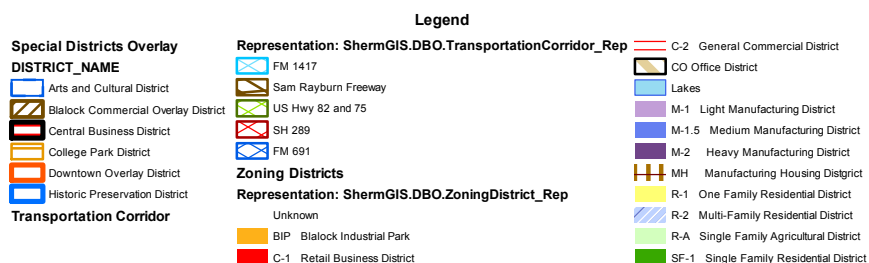


1 in = 897 ft

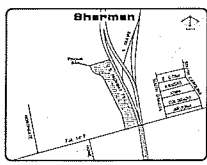
Zoning - 3100-3600 Blocks South U.S. Highway 75



City of Sherman, Texas
Developmental Services Department



1 in = 700 ft



NOVEMBER, 2017 C17083 FP.d*



STAFF REVIEW LETTER

November 9, 2018

Sherman Crossroads, Ltd.
4650 Beltline Road, Suite 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 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Change Lot 1R to Lot 1. Coordinate with City of Sherman Engineering Department for lot identification.
6. Update dates on signature page to reflect current year.
7. Privately owned and maintained detention in accordance with City criteria is required.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3120 SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners), Braum's (Developer), Brockett/Davis/Drake, Inc. (Surveyor), Kimley Horn (Civil Engineer) and Elliott Architects, Inc. (Architect) concerning the property located at 3120 South U.S. Highway 75, being the proposed Lot 2, Block 1, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

- Variance under Ordinance No. 2252 Article IV Section 410 (2) (g) to allow a 33' setback on the south property line in lieu of the required 55.7 in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a Braum's Ice Cream and Dairy in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

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

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)
Braum's (Developer)
Brockette/Davis/Drake, Inc. (Surveyor)
Kimley Horn (Civil Engineer)
Elliott Architects, Inc. (Architect)

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:

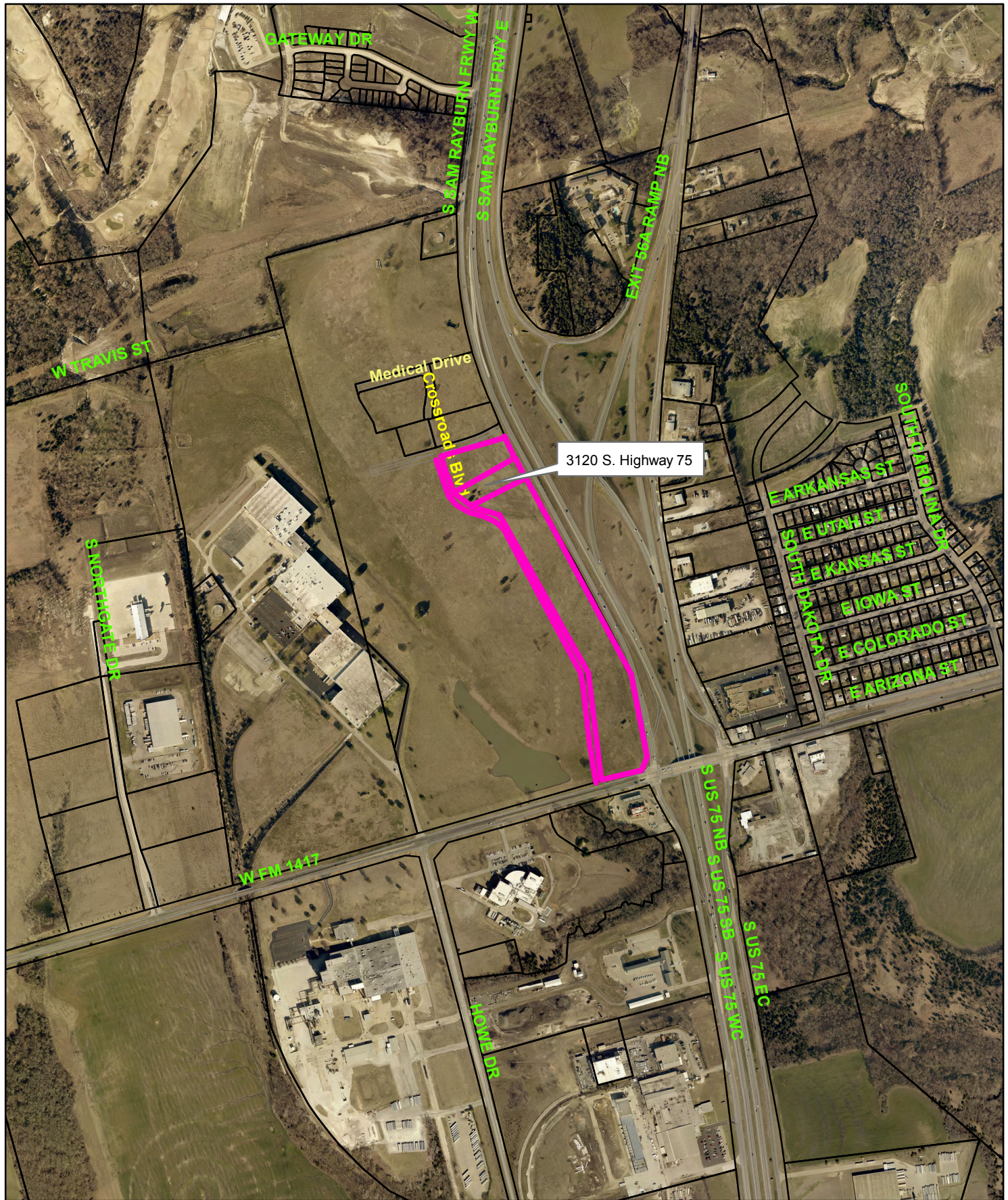
44

Objections Received:

0

Attachments

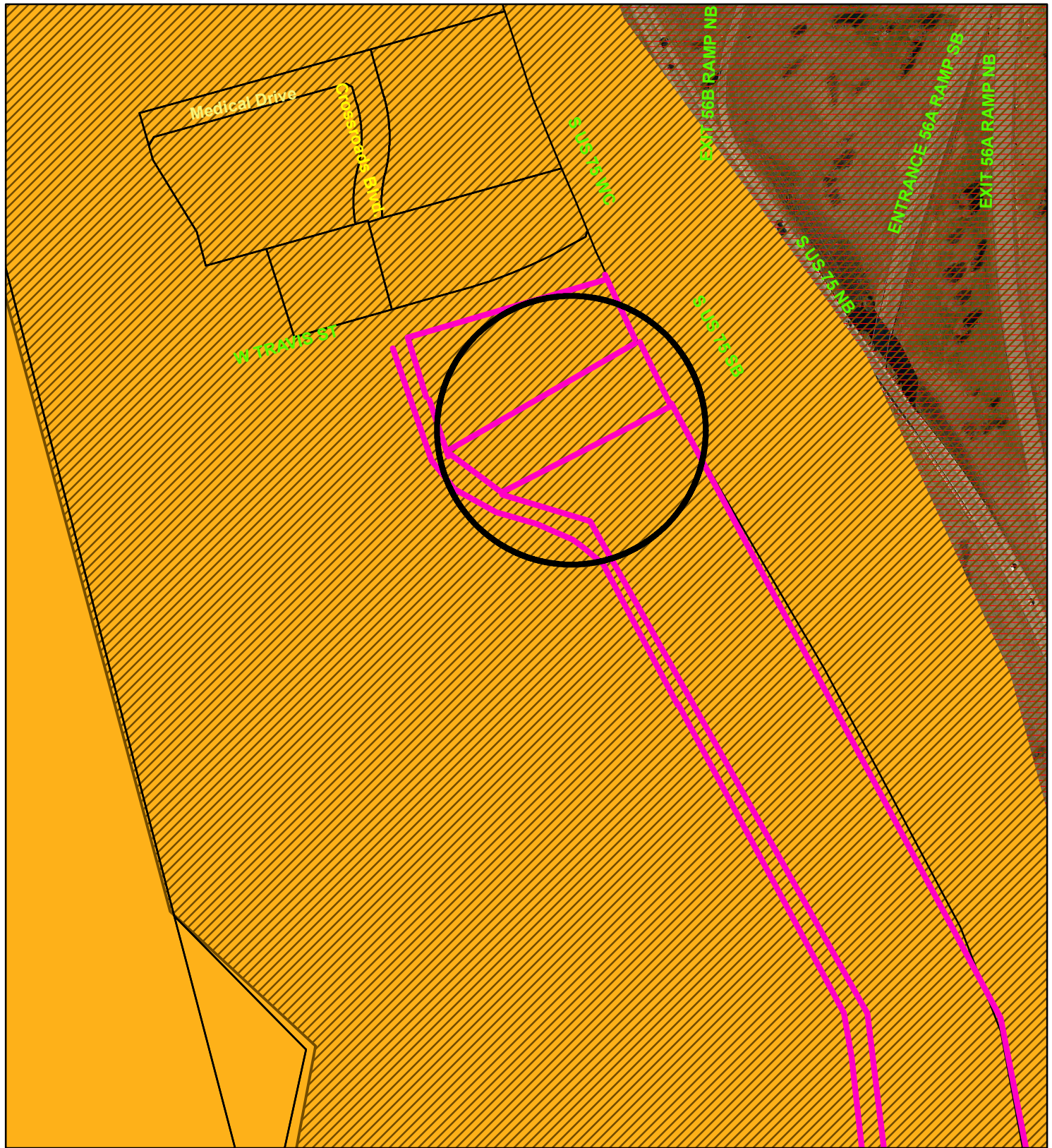
Location Map
Zoning Map
Zoning Sign Photo
Final Plat - Sherman Crossroads, Phase II
Site Plan
Building Elevations
Landscape Plan
Lighting
Staff Review Letter



3120 S. U.S. Highway 75



1 in = 897 ft



Zoning - 3120 South U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BlIP 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

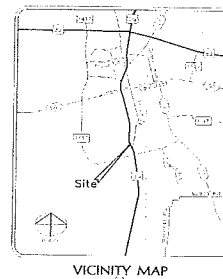
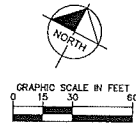
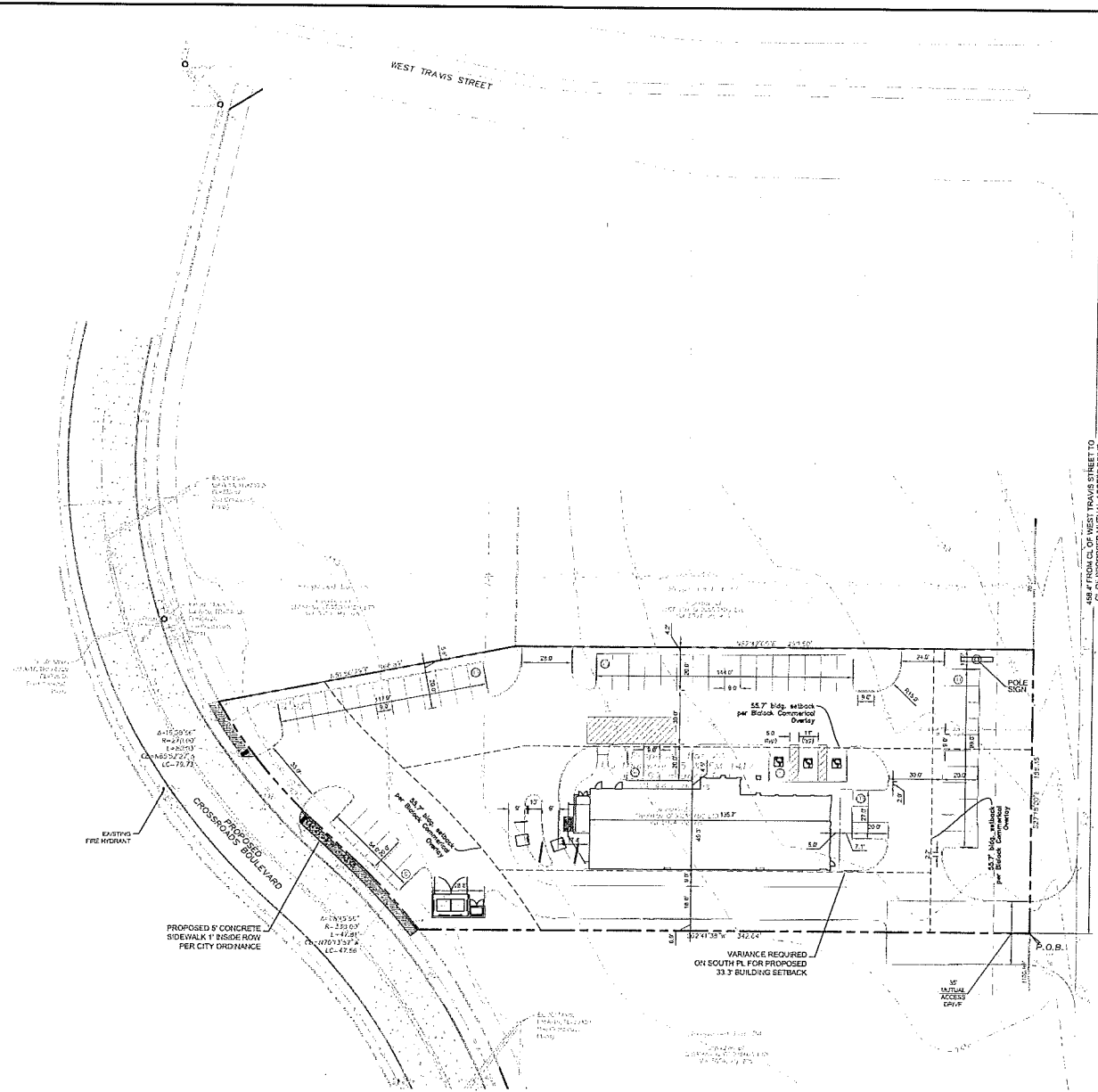
1 in = 300 ft



City of Sherman, Texas
Developmental Services Department

3120 South U.S. Highway 75





SITE DATA TABLE-BRAUM'S	
LOT/BLOCK	PROPOSED LOT 31 (SHERMAN CROSSROADS) LTD., SHERMAN, TEXAS
LAND AREA SQUARE FEET/ACRES	62,837 S.F. (1.44 AC)
ZONING	BULK OVERLAY
DETENTION	NO ADDITIONAL DETENTION IS REQUIRED, TO BE PROVIDED BY DEVELOPER
EXISTING USE	None
PROPOSED USE	RESTAURANT (ICE CREAM) TRUCK
BUILDING AREA (SF)	6,300
BUILDING HEIGHT (FT)	
SITE PARKING	1 SPACES SEATS (RESTAURANT) 32 1 SPACE FOR SEAT FOR GRAND ENTRY-13
PARKING RATIO (FROM ZONING ORDINANCE)	
REQUIRED PARKING (# SPACES)	35
PROVIDED PARKING (# SPACES)	33
ACCESSIBLE PARKING PROVIDED (# SPACES)	3
VARIANCE FOR BUILDING SETBACK (SOUTH PROPERTY LINE)	REQUIRED

US HIGHWAY 75
(SERVICE ROAD)

Kimley»Horn
FIRM NO. 2740
13013 HINDSON DR., SUITE A2 OMAHA, NE 68134
No. _____ Date _____
Revision _____ By _____

**BRAUM'S
ICE CREAM COMPANY**
1000 N.E. 33RD, SHERMAN, TX 75159
RESTAURANT, PROCESSING & RETAILERS OF FINE DAIRY PRODUCTS
P.O. BOX 2445 SHERMAN, TX 75159-0445

**PROPOSED SITEPLAN
SHERMAN, TEXAS**

DATE: October 23, 2018
DESIGNER: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
IN CHARGE: [Signature]

SHEET
C 0.1

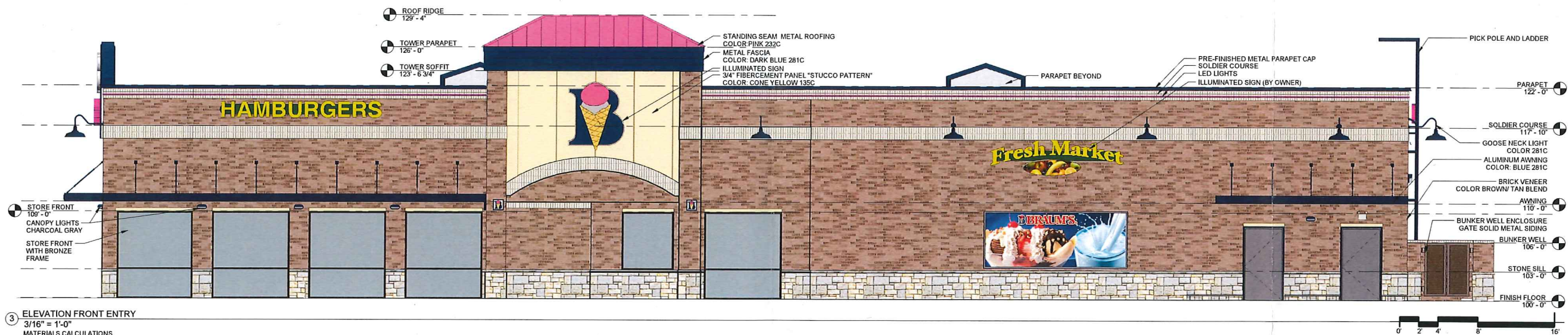
10/18/2018 4:51:16 PM

\\SERVER\BRAUMS\BRAUMS_XL\10.15.18 PIEDMONT BEFORE SHERMAN.rvt



MATERIALS SCHEDULE	
BRICK VENEER: ACME BRICK, KENNEWICK KINGSIZE	
BRICK SOLDIER COURSE VENEER: ACME BRICK, GLACIER WHITE KINGSIZE	
STONE SILL: AUSTON WHITE LIME STONE	
STONE VENEER: EAGLE STONE, GRANBURY YELLOW GRAY MIX	
FIBER CEMENT SIGNING: HARDI PANEL "STUCCO PATTERN" PANTONE CONE YELLOW-135C	
METAL ROOF: 24 GA STANDING SEAM POWDER COAT PANTONE PINK-232C	
TRIM METAL: 24 GA PRE-FINISHED PANTONE BLUE-281C	
STOREFRONT FRAMING: TUBE LIGHT SERIES 4500 ANODIZED ALUMINUM: DARK BRONZE	
PARKING LOT LIGHTS: TECH LIGHT LSMT SERIES	
WALL PACK LIGHTS: CANOPY LIGHTS CHARCOAL GRAY	
GOOSENECK LIGHTS: ANP 18" MILKCAN WITH 18" GOOSENECK ARM	

5 MATERIALS SUMMARY	
TOTAL MATERIALS CALCULATION	
BRICK MASONRY:	72%
STONE MASONRY:	13%
FIBERCEMENT:	7%
ARCHITECTURAL METAL:	8%



Elliott Architects Inc.
300 N.W. 6th Street
Tulsa, Oklahoma 74103
Tel: (405) 272-1502
Fax: (405) 272-1502
Email: craig@elliottarchitects.com

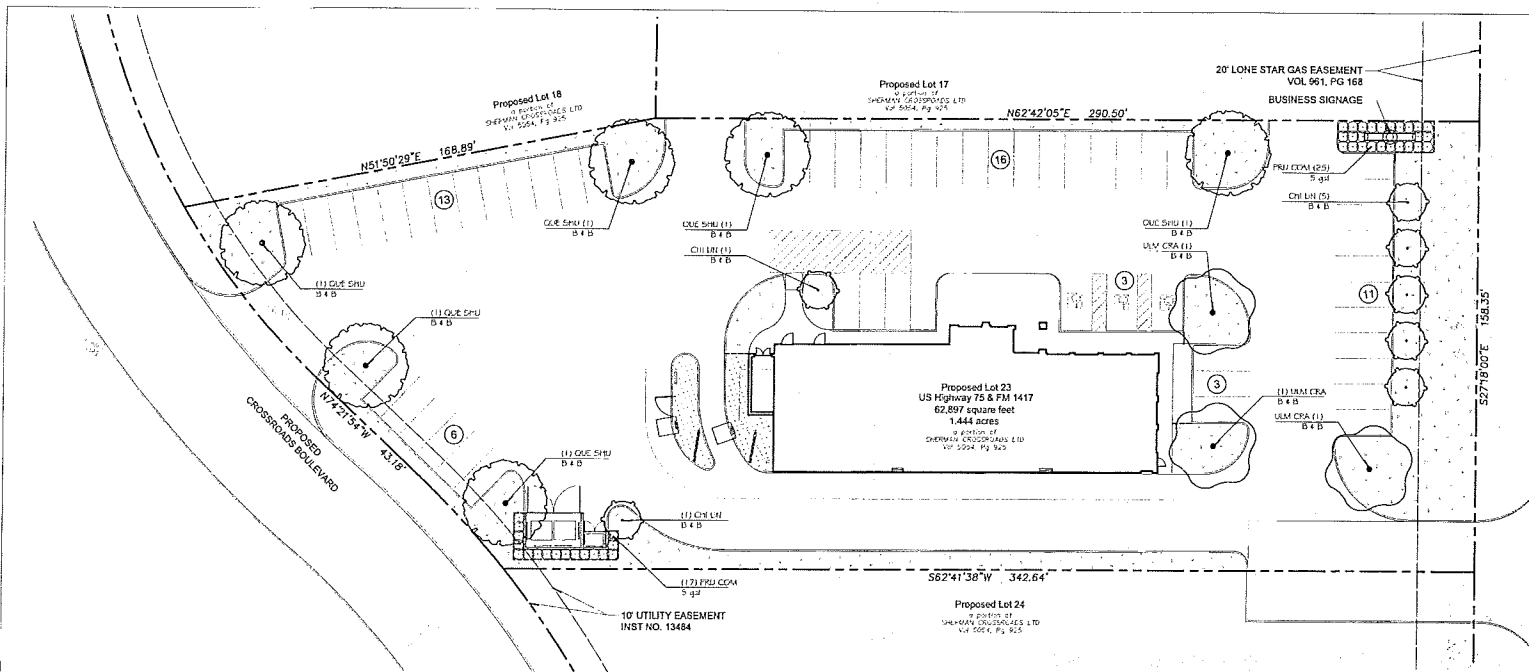
PHONE:	(405) 285-5511	(918) 664-5400	(918) 664-5400
ADDRESS:	2240 NW 16TH ST. EDMOND, OK 73513	4150 S. 100TH ST. E. AVE STE. 401, TULSA, OK 74146	4150 S. 100TH ST. E. AVE STE. 401, TULSA, OK 74146
CONSULTANT:	KIMLEY HORN	S.A.I.	P.E.C.
DISCIPLINE:	CIVIL	STRUCTURAL	MECHANICAL
			ELECTRICAL
			PLUMBING

COLOR ELEVATIONS

BRAUMS STORE MODEL "XL"
HIGHWAY 75 & FM 1417
SHERMAN, TX

PROJECT: 21824
DATE: 10/15/18
REVISIONS #/DATE
DATE # DATE
1 6
2 7
3 8
4 9
5 10

SHEET: **A3.2**



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	
	1	Cholla's thornless / Desert Willow	B # B	2' Cal	8' min.	
	6	Quercus shumardii / Shumard Red Oak	B # B	4' Cal	12' min.	
	9	Unus crossata / Cedar Elm	B # B	4' Cal	12' min.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD 1	FIELD 2	SPACING
	42	Prunus caroliniana 'Compacta' / Carolina Cherry	5 gal			40' o.c.

LEGEND (THIS SHEET)

	6" x 3/16" STEEL EDGING (COLOR: GREEN)
	NUMBER OF PARKING SPACES
	DECOMPOSED GRANITE (COLOR: CANYON GOLD)

City of Sherman, Texas
City of Sherman Code of Ordinances
Section 6.8, Overlay District
Section 17, Residential and Commercial Tree Preservation
Declaration of Protective Covenants, Conditions, and Restraints and Reciprocal
Easement Agreement for Sherman Crossroads

Description of Property:
U.S. Highway 75 Frontage= 158.35'
Crossroads Boulevard Frontage= 170.82'
Lot Size= 62,897 sf
Building Footprint= 6,300 sf
Proposed Parking Spaces= 56

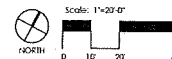
☒ U.S. Highway 75 (10' min. landscaped buffer strip)

Irrigation:
☒ An underground irrigation system must be provided for all landscape areas.

I, Derek McCall, Registered Landscape Architect # 3343
Certify that the Plan Shown Meets the Zoning Regulations of the
City of Sherman, Section 6.8 Overlay District and Section 17
Residential and Commercial Tree Preservation and Declaration
of Protective Covenants, Conditions, and Restraints
and Reciprocal Easement Agreement for Sherman Crossroads

Signature

Date 10/19/18



REFER TO SHEET L-3 FOR PLANTING NOTES



Tanner Consulting
Landscape Architecture & Planning
3323 SOUTH LEWIS AVENUE
DALLAS, TEXAS 75228
OFFICE: 214.343.9929
www.tannerconsulting.com
TEXAS CERTIFICATION OF
AUTHORIZATION
NO. BA 2021-DY-00292203



THIS PLAN AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TANNER CONSULTING. THE USER OF THIS PLAN AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. TANNER CONSULTING SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS AND APPROVALS.

DATE	REVISION

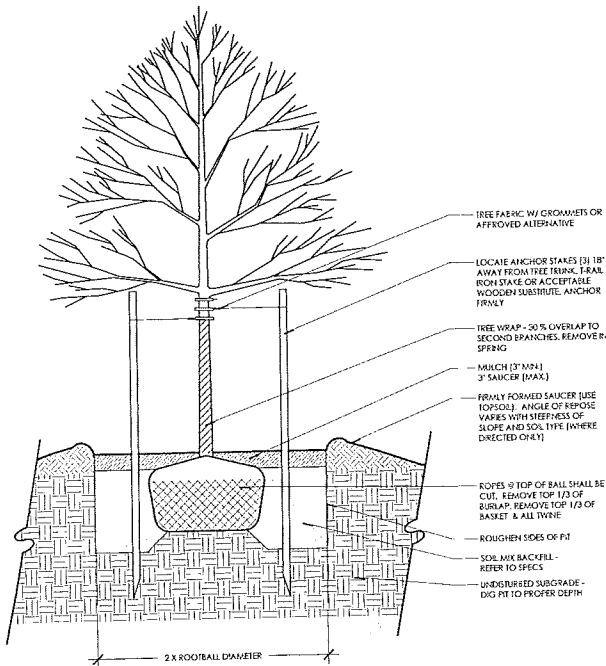
Braum's
Highway 75 &
FM 1417
Sherman, TX

BRAUM'S
ICE CREAM AND DAIRY STORES
PRODUCERS, PROCESSORS & RETAILERS OF FINE DAIRY PRODUCTS
P.O. BOX 2425, 3000 N. HWY. 75, SUITE 100, DALLAS, TEXAS 75243
(214) 498-1600

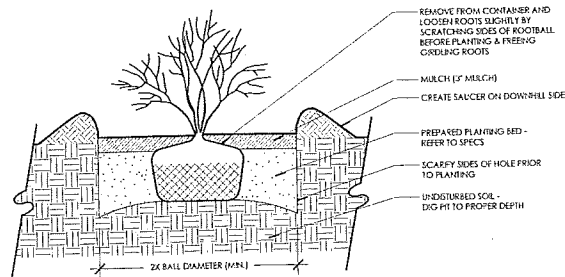
PROJECT 18147
ISSUE DATE 10/19/2018
DRAWN BY/VP N/A
PLAN SCALE (H) 1"=20'-0"

LANDSCAPE
PLAN

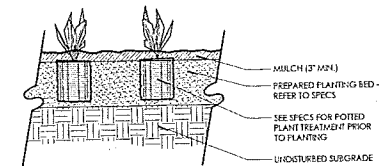
L-1



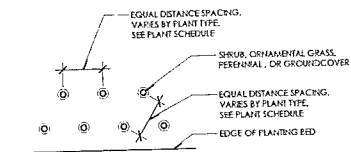
1 SECTION: DECIDUOUS TREE PLANTING
1"=1'-0"



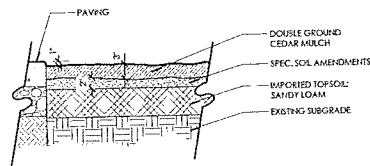
2 SECTION: SHRUB PLANTING
1"=1'-0"



3 SECTION: PERENNIAL & GROUND COVER PLANTING
1"=1'-0"



4 DETAIL PLAN: TYPICAL PLANT LAYOUT
1"=1'-0"



NOTES:
1) REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 4" OF SOIL.
2) R.P. TO SUBGRADE PRIOR TO INSTALLING TOPSOIL AND THE INTERFACE OF SUBGRADE AND TOPSOIL.
3) TOPSOIL AND SOIL AMENDMENTS TO A MIN. OF 4" DEPTH.
4) CONTRACTOR TO ASSURE PLANTING BEDS ARE FREE OF WEED SEEDS AND EXISTING LAWN GRASSES.

5 SECTION: MULCH
1"=1'-0"

REFER TO SHEET L-3 FOR PLANTING NOTES



Tanner Consulting
Landscape Architecture
5333 50TH AVENUE
TULSA, OKLAHOMA 74125-6537
OFFICE: 918.743.9315
www.tannerconsulting.com
TEXAS CERTIFICATION OF AUTHORIZATION
NO. 84 2321 EXP. 03/31/2019



ALL PLANTS AND MATERIALS ARE TO BE SPECIFIED, QUANTITIES ARE TO BE SPECIFIED, AND DELIVERED TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE	DATE

Braum's
Highway 75 &
FM 1417
Sherman, TX

BRAUM'S
ICE CREAM AND DAIRY STORES
PRODUCTS, PROCESSORS & RETAILERS OF FINE DAIRY PRODUCTS
P.O. BOX 2479, 3000 N.E. 63RD, OKLAHOMA CITY, OKLAHOMA 73121
(405) 756-1666

PROJECT: 15147
ISSUE DATE: 10/18/2018
ATLAS PAGE 10
PLAN SCALE (H): 1"=1'-0"

LANDSCAPE DETAILS

GENERAL PROJECT NOTES

1. Work performed that conform to these notes, construction drawings, and specifications.
2. Work performed that conform to all applicable local, state, and federal ordinances and regulations.
3. Contractor shall be responsible for all damage to all utilities during the installation. Contractor shall confirm the location of the utilities prior to starting any work. All utility locations shown are approximate and are based on survey information, site development plans, utility records, etc.
4. The contractor is responsible for contacting local underground utility services and/or one-call system at 1-800-522-4543 for utility location and identification, prior to commencing any construction activities.
5. Perform construction activities in the vicinity to existing utilities by hand, if necessary. The contractor bears full financial and legal responsibility for his/her work and damage to utilities that be repaired immediately at no cost to the owner.
6. Notify Landscape Architect of any site conditions that would not allow this plan to be installed as shown. If any part of this plan cannot be installed as shown due to site conditions or any other reason, notify the client's representative for clarification prior to commencing construction.
7. Verify base information. Source of surveyor, civil engineer, or architect base information is assumed to be correct. Report discrepancies to the landscape architect or Owner's Representative immediately.
8. When the contractor believes they are substantially complete, they are to request a punch-list walk-through with the owner's representative and landscape architect.

DEMOLITION NOTES

1. Items that only be removed if designated for removal in the drawings. Trees, footings, paving, and other items to be removed to their full depth unless otherwise noted.
2. Significant items found below grade and not shown on drawings that be brought to the attention of the landscape architect or owner's representative.
3. All concrete and asphalt removal shall be saw-cut. Damage to edges of paving to be saved that be repaired to an acceptable quality by the contractor at no cost to the owner.
4. Remove demolished material from site and dispose of according to local, state, and federal regulations. No burning or burying is allowed.
5. Salvage existing site materials as requested by the landscape architect and stockpile on-site in an area that will not inhibit construction activities.

LAYOUT NOTES

1. Layout and verify dimensions and locations prior to construction. Bring discrepancies to the attention of the landscape architect for clarification.
2. Written dimensions take precedence over scaled drawings. Addenda, clarifications, and specifications take precedence over written dimensions.
3. For dimensions of existing buildings and prepared buildings, refer to the architectural drawings.
4. Dimensions are measured perpendicular from adjacent face of building, wall, or other fixed site improvement. Dimensions to centerlines are as indicated.
5. Where dimensions are called "equal" or "typical" [TYP.], space referenced items equally measured to their centerlines.
6. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
7. Provide expansion joints where flowwork meets buildings, footings, wall, curbs, steps, or other fixed elements.
8. Install control joints as shown on plans. Control joints in concrete walkways spaced no more than distances equal to 24 to 30 times the slab thickness and be a minimum of 1/4 of the depth of the slab made 4-12 hours after concrete finishing.
9. All walkways shall be located from finished face of buildings.

GRADING AND DRAINAGE NOTES

1. Drainage lines to be laid out in field and slope a minimum of 1% downhill.
2. All hardscape surfaces shall drain toward drainage inlets and away from structures.
3. All planting beds to drain toward drain inlets or trench drains as shown and away from building at a min. of 6" over 10'. Finished grade of planting beds shall be a minimum 8" lower than the finished floor elevation of the building slab. Notify the landscape architect immediately of any perceived discrepancies.
4. Erosion and control measures installed as required by all municipal codes and that meet all municipal code specifications.
5. All drainage pipes in lawn areas to have pop-up exits or drain to specified location.
6. The contractor is to install according to this plan but proper drainage and grading will be the ultimately be the responsibility of the Contractor on site. Discrepancies in drawing to be brought to the attention of Landscape Architect before or during construction.
7. Walls over 48" from top of wall to bottom of footing to be reviewed by designed by Licensed Engineer.

PLANTING NOTES

1. The contractor shall familiarize himself/herself with the site conditions and verify them to his/her satisfaction.
2. The contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
3. The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the landscape architect in writing within this period. No substitution shall be permitted without prior written approval. The contractor is responsible for exhausting all means possible to attain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the owner.
4. The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans of the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
5. The landscape architect reserves the right to review and approve all plant materials if requested, including soil, all the source nursery with the landscape contractor prior to delivery to the job site.
6. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
7. Each tree shall be balled with 3 cubic feet of Back to Nature cotton burl compost mixed thoroughly with existing topsoil. Apply Botone starter following Espoma Organic Bio-tone Starter Plus 4-3-3 following manufacturer's recommendations.
8. For evergreen shrub and tree planting, apply Wilt-Prof anti-desiccant spray at a rate of 1:10 (Wilt-Prof to water) the same day as planting.
9. Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
10. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
11. All trees must be guyed or staked as shown in the details.
12. Installation- all plant material shall be installed in a sound, workman-like manner and according to accepted good planting and hole relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
13. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
14. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
15. Contractor to replace rejected plant material within two (2) weeks of written notice.
16. Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized cedar mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
17. Contractor shall place all plant material on site and get landscape architect approval before planting.

SOIL PREPARATION NOTES

1. Till and remove the top 8" of soil and stockpile on site. Amend and reuse by percentage as shown below or replace with new conforming mix. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.
The top 8" of planting bed soil to consist of the following percentages by volume:
Native or imported topsoil 40%
Sharp washed sand 10%
Leaf Compost 40%
Mushroom or Cotton Burr Compost 10%
2. Apply Roundup (manufactured by Monsanto Corp. or equal) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication.

IRRIGATION NOTES

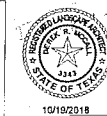
1. Contractor shall install a fully functional and automated irrigation system that provides full coverage to all landscape areas as shown in the plans and details. Contractor shall cut and remove any abandoned existing irrigation main lines and lateral lines within the project work area.
2. This irrigation design is for diagrammatic purposes only. The intent is to show the general layout and logic of the system. Minor adjustments to the design must immediately be brought to the attention of the Landscape Architect. Scaled measurements, quantities, and actual location of equipment may vary due to field adjustments. Piping layout is schematic. Locate heads, lines and wiring along back of curbs and bed edges, combine lines and wiring in common trenches where possible. Place heads directly adjacent to curbs and edges. Place valves in accessible locations. No lines are to be placed under vehicular paving areas unless in irrigation sleeves.
3. All irrigation steeking under pavements shall be minimum 4" schedule 40 pvc (unless noted otherwise) placed 18"-24" below finish grade. Cap ends shut and backfill with crushed limestone gravel and compact according to earthwork specifications. Contractor shall field verify any existing sleeves. Temporarily mark ends of all sleeves with wood stakes or steel "I" posts. Permanently mark all sleeves with 1/4" deep "V" cut into pavements. Verify actual locations on site. All steeking shall be bored underneath existing pavement or installed prior to new pavement. No existing pavement shall be removed for irrigation steeking.
4. Contractor shall verify design data water pressure and GPM flow and notify Tanner Consulting if pressure is less than or significantly higher than 40 PSI before proceeding with installation.
5. Install a Reduced Pressure Regulating Backflow Preventer in accordance with all applicable local and state regulations. Size per waterline. An insulated, fiberglass enclosure to be installed over the assembly. A GFI receptacle to be installed within the enclosure and hard wired to an electrical supply. Landscape Architect shall approve of the backflow location if there is not an existing one.
6. Install controller inside building or if installed outside it must be placed inside of a locking enclosure. Coordinate location with general contractor or landscape architect.
7. Appropriate size valve boxes are to be installed over all valves.
8. The general contractor to provide adequate electrical outlets for all irrigation controls.
9. Contractor shall obtain any required permits, adhere to all municipal codes and follow standard and accepted local practices.
10. An automatic drain valve shall be installed at the lowest portion of each zone and at 100' intervals on the mainline.
11. Provide 100% coverage for all landscape areas and make final adjustments to obtain optimal performance. 100% coverage is defined as having head to head coverage in all direction in all areas. There shall be no shrub heads or drip irrigation placed on the same zone with turf heads and vice versa.
12. Review and report any discrepancies shown on the plan, for correction, prior to proceeding with related work.
13. Install all equipment in accordance with manufacturers details and specifications.
14. Place all piping on the perimeter of landscape areas where possible. Place valves in planting areas or out of view where possible. Limit trenching around existing trees as much as possible, stay min. of 8' from trunk. Be aware of the location of new trees and shrubs and place piping away from the root balls.
15. All spray heads in planting areas to be 12" pop-ups. All spray heads in lawn areas to be a 4" pop up minimum.
16. Some piping may be shown off property or outside of sleeves for graphic purposes only. Place all irrigation components on the property and in appropriate sleeves.
17. All wire connections for the irrigation system shall be made with 3M Direct Bury Splice Kit DBR/Y-6 or approved equal.
18. Control wires shall have looped slack at all valves, corners, and boxes. Snake wire in trench to allow for contraction.
19. Detectable underground warning tape shall be installed with all main line and lateral lines.

TREE PRESERVATION NOTES

1. All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' construction fence. The fence shall be located at a 5-ft radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved orally by the Landscape Architect prior to the start of any site work.
2. When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
3. Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
4. The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

LAWN NOTES

1. Sod or seed of areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, contractor to conform with landscape architect.
2. Provide 1/2 inch of compost to be filled into top 4" of lawn areas prior to seeding or sodding if heavy clay soils are present.
3. Top soil shall be free of weeds and foreign material immediately before sodding.
4. Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
5. Tamp and roll sod with approved equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering. Submit type of tamping and rolling equipment to be used to the Landscape Architect for approval, prior to construction.
6. Evenly spread fertilizer composite at a rate of 40 pounds per 5000 square feet or as recommended by manufacturer. Fertilizer shall not be placed until 2 weeks after placement of sod.
7. Lawn to receive a minimum 1/2 inch water for the first 3 weeks after area is sodded. After 3-week period, water twice a week with 3/4 inch of water each time unless comparable amount has been provided by rain.



Tanner Consulting
1011 SOUTH LEEVES AVENUE
DALLAS, TEXAS 75215-1212
OFFICE: 972.743.9633
WWW.TANNERCONSULTING.COM
TANNER CONSULTING OF TEXAS, INC.
NO. 002322 EXP. 03/31/2018



Robert J. Jones
1011 SOUTH LEEVES AVENUE
DALLAS, TEXAS 75215-1212
OFFICE: 972.743.9633
WWW.TANNERCONSULTING.COM
TANNER CONSULTING OF TEXAS, INC.
NO. 002322 EXP. 03/31/2018

REVISION	DATE

Braum's
Highway 75 &
FM 1417
Sherman, TX

BRAUM'S
ICE CREAM AND DAIRY STORES
INDUSTRIAL PROCESSORS & SUPPLIES OF FINE DAIRY PRODUCTS
P.O. BOX 2425, 3300 N.E. 43RD, OKLAHOMA CITY, OKLAHOMA 73121
(405) 477-5556

PROJECT: 15147
DATE: 10/18/2018
SHEET: 1
SCALE: (N)

GENERAL NOTES

L-3

TECHLIGHT

2707 SATSUMA

DALLAS, TX

75229

Project:

**BRAUM'S
ICE CREAM
STORE
SHERMAN, TX**

Notes:

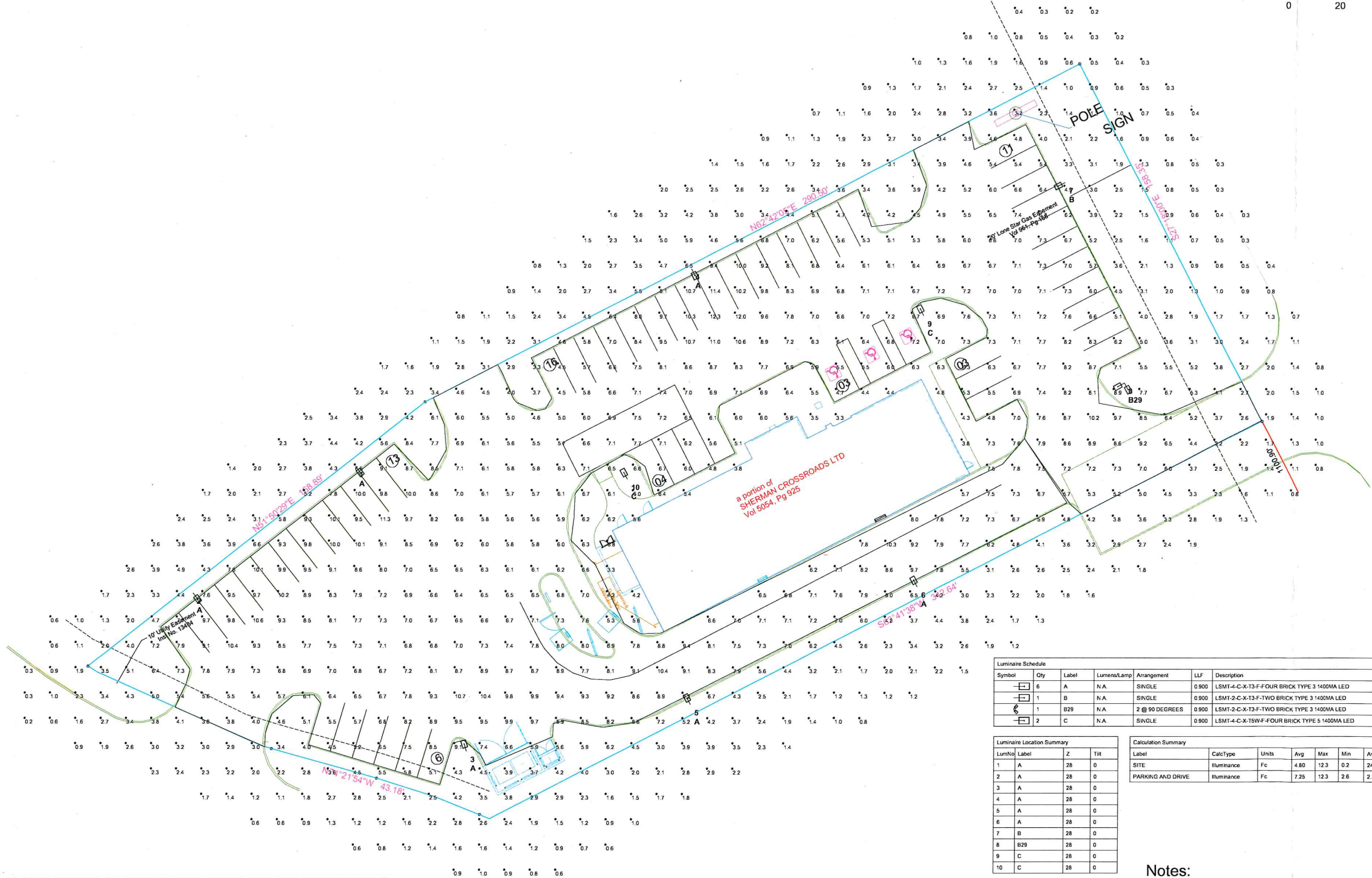
FILE:

brm-sherman.agi

Date:

10-18-18

SCALE



Luminaire Schedule						
Symbol	Qty	Label	Lumens/Lamp	Arrangement	LF	Description
	6	A	N.A.	SINGLE	0.900	LSMT-4-C-X-T3-F-FOUR BRICK TYPE 3 1400MA LED
	1	B	N.A.	SINGLE	0.900	LSMT-2-C-X-T3-F-TWO BRICK TYPE 3 1400MA LED
	1	B29	N.A.	2 @ 90 DEGREES	0.900	LSMT-2-C-X-T3-F-TWO BRICK TYPE 3 1400MA LED
	2	C	N.A.	SINGLE	0.900	LSMT-4-C-X-T5W-F-FOUR BRICK TYPE 5 1400MA LED

Luminaire Location Summary			
LumNo	Label	Z	Tilt
1	A	28	0
2	A	28	0
3	A	28	0
4	A	28	0
5	A	28	0
6	A	28	0
7	B	28	0
8	B29	28	0
9	C	28	0
10	C	28	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	4.80	12.3	0.2	24.00	61.50
PARKING AND DRIVE	Illuminance	Fc	7.25	12.3	2.6	2.78	4.73

Notes:

1. Calculation at grade.
2. Based on 28' AFG fixture mounting height, including 3' AFG base.

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

STAFF REVIEW LETTER

November 13, 2018

Sherman Crossroads, LTD
4650 Beltline Rd. #400
Addison, TX 75001

Braum's Ice Cream & Dairy
Gordon Pulis
16135 Preston Road #107
Dallas, TX 75248

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

Dear Applicants,

The request for site plan approval for Braum's Ice Cream and Dairy in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 3120 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park/Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Crossroads Boulevard right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Parking ratio required for a restaurant - 1 space for every four seats, grocery - 1 space per 200 square foot.
7. The drive thru shall provide stacking for eight cars (9'x20').
8. The trash dumpster will need to be located inside the main building area and screened.
9. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
10. The mutual access drive shall be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
11. Shall comply with all EPA, City, Federal and State regulations for this use.
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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department. Coordinate with Engineering for drive approach location along U.S. Hwy. 75 Service Road.
15. The location of trash receptors must be approved by the Public Works Department.

16. Verify fire lane requirements with Fire Marshall.
17. Platting of the property is required.
18. Entrances off U.S. Hwy. 75 Service Road 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



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

15.

Meeting Date: 11/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

* **2789 LUELLA ROAD**

The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as follows:

Planning and Zoning Commission

Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

This item was tabled at the October 16, 2018, Planning and Zoning Commission Meeting. The property is located at 2789 Luella Road in the City of Sherman's Extra Territorial Jurisdiction, southeast of Sherman, off State Highway 11. The owners would like to plat the property into two lots.

Adjacent Zoning:

Outside City.

Origination:

Danny and Melva Barnes (Owners)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

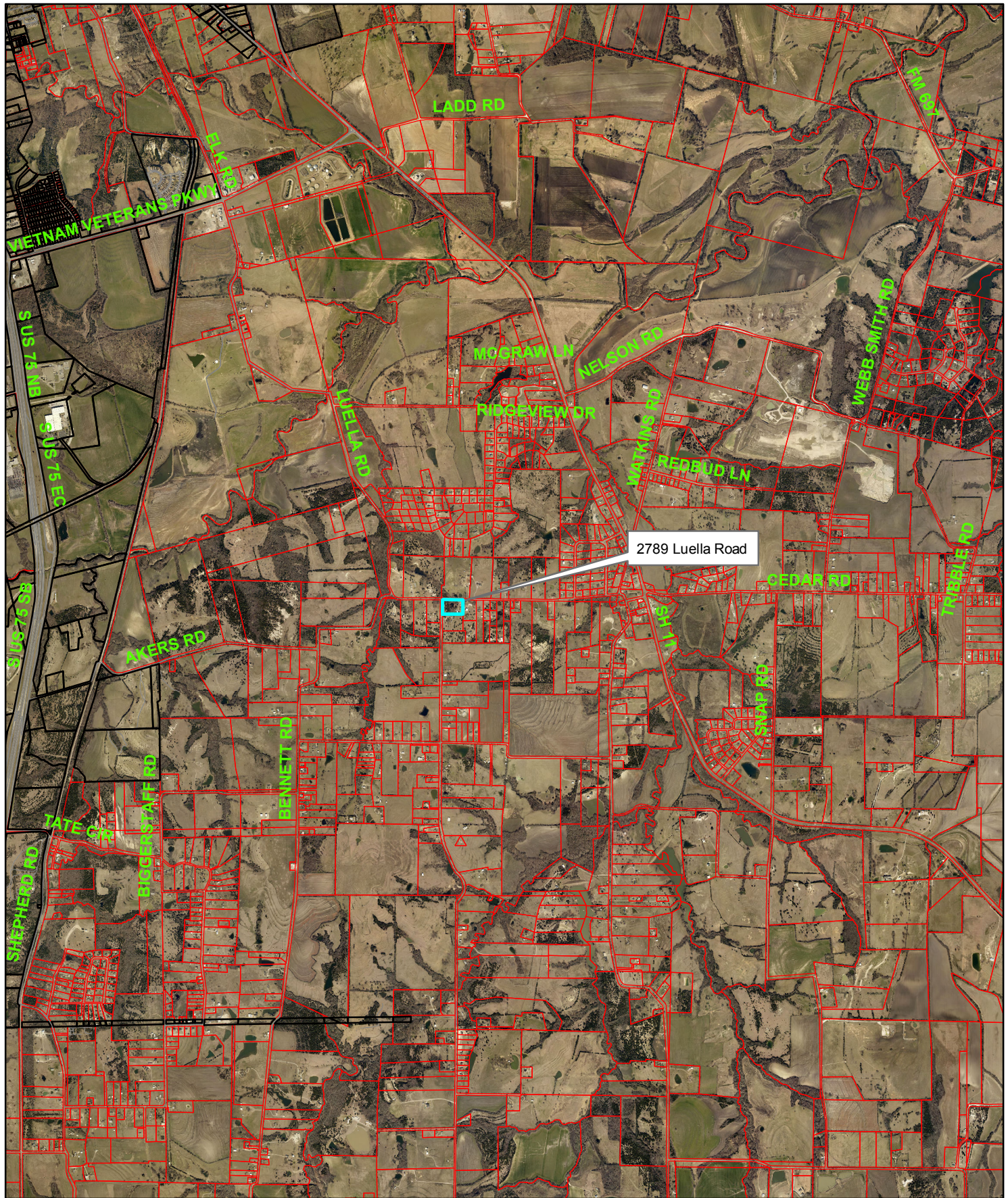
Attachments

Location Map

Zoning Map

Final Plat - Barnes Subdivision

Staff Review Letter

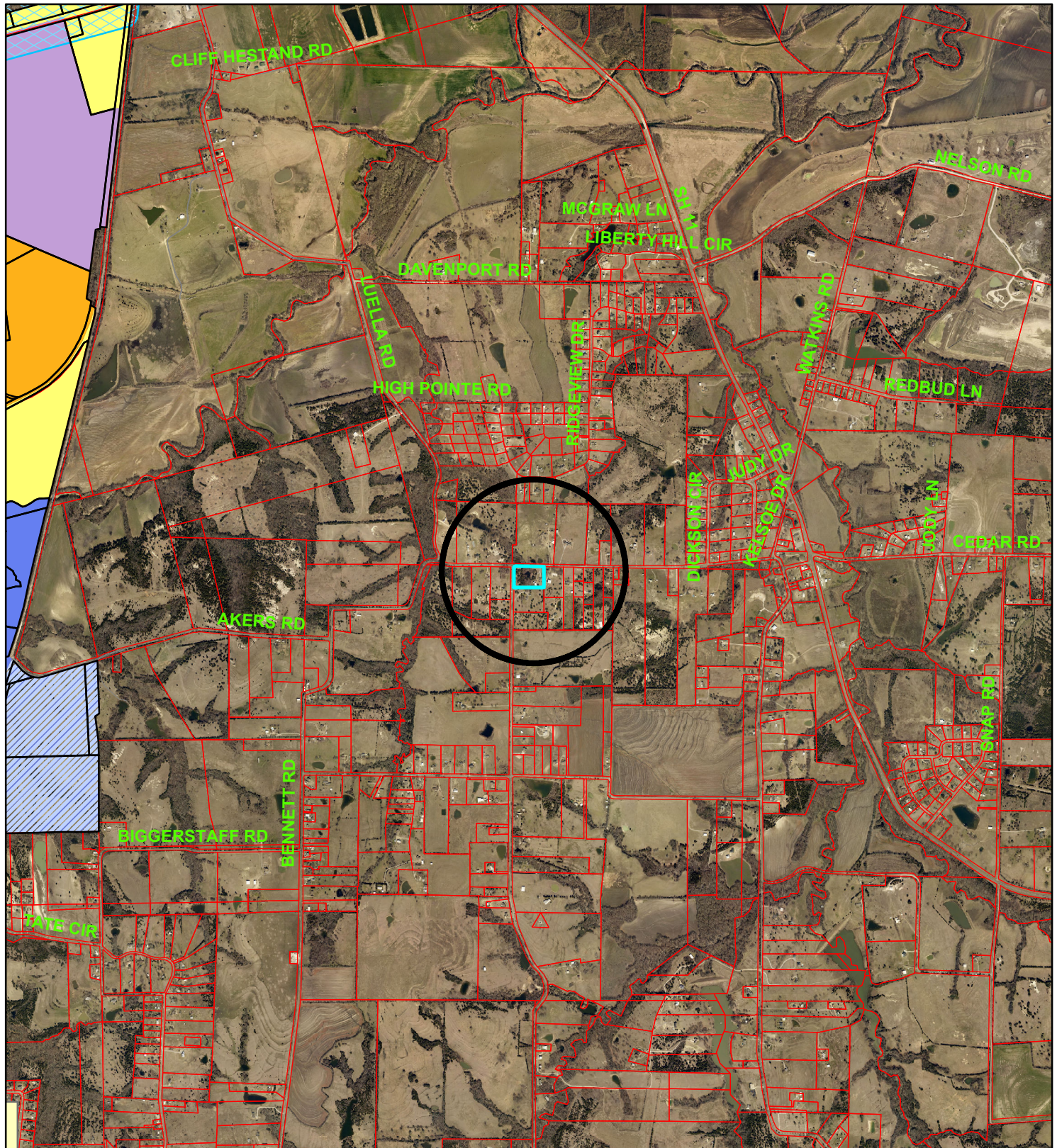


2789 Luella Road



1 in = 3,500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2789 Luella Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

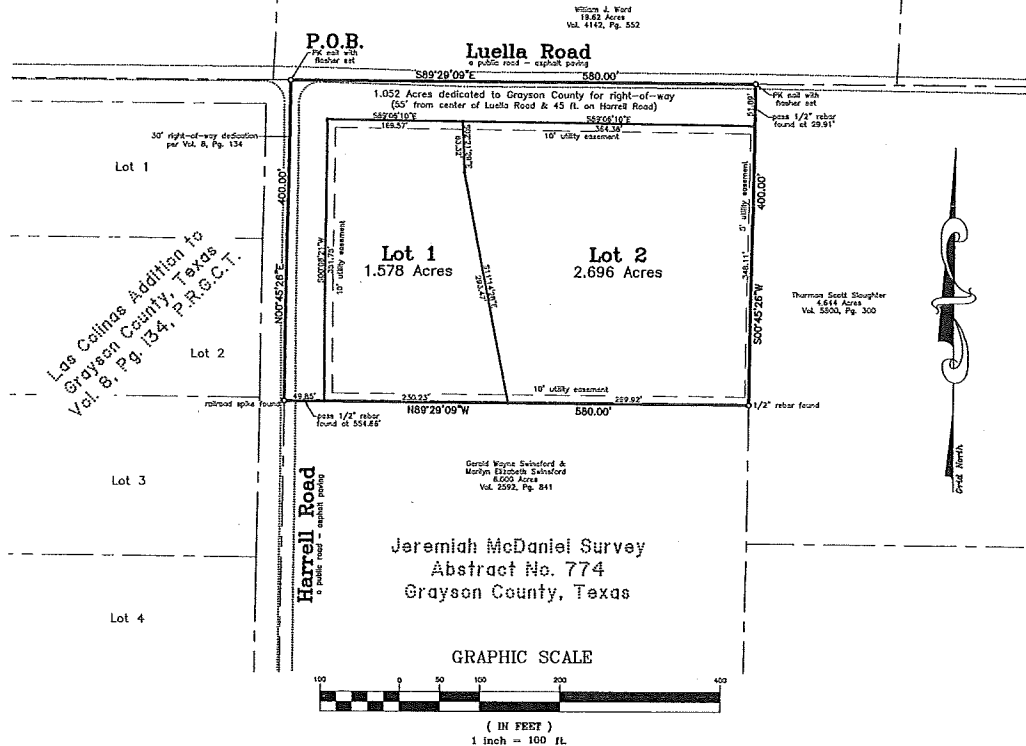
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



1 in = 2,500 ft

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

Winfred Bailey Survey
Abstract No. 64
Grayson County, Texas



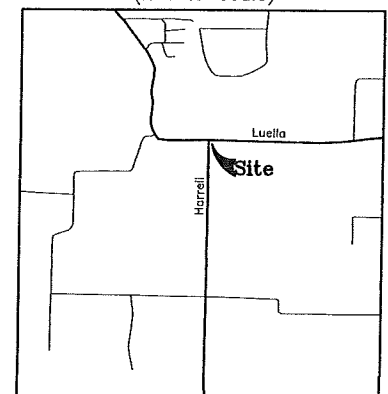
Barnes Subdivision
to
Grayson County, Texas
5.326 Acres
in the
Jeremiah McDaniel Survey
Abstract No. 774

General Notes:

1. Water Supply to be provided by Luella Water Supply.
2. Sewer service to be provided by on-site sewage facility.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across sold 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. 48181C0405 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.
10. Subject property is inside City of Sherman's Extraterritorial Jurisdiction.

Owners:
Dan F. Barnes & Melva D. Barnes
2789 Luella Road
Sherman, Texas 75090
Phone: 903-821-9127
Job No. CGS33918

Location 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@cox.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100



STAFF REVIEW LETTER

November 9, 2018

Dan F. and Melva D. Barnes
2789 Luella Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Barnes Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. Metes and bounds must match drawing.
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. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

17.

Meeting Date: 11/20/2018

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

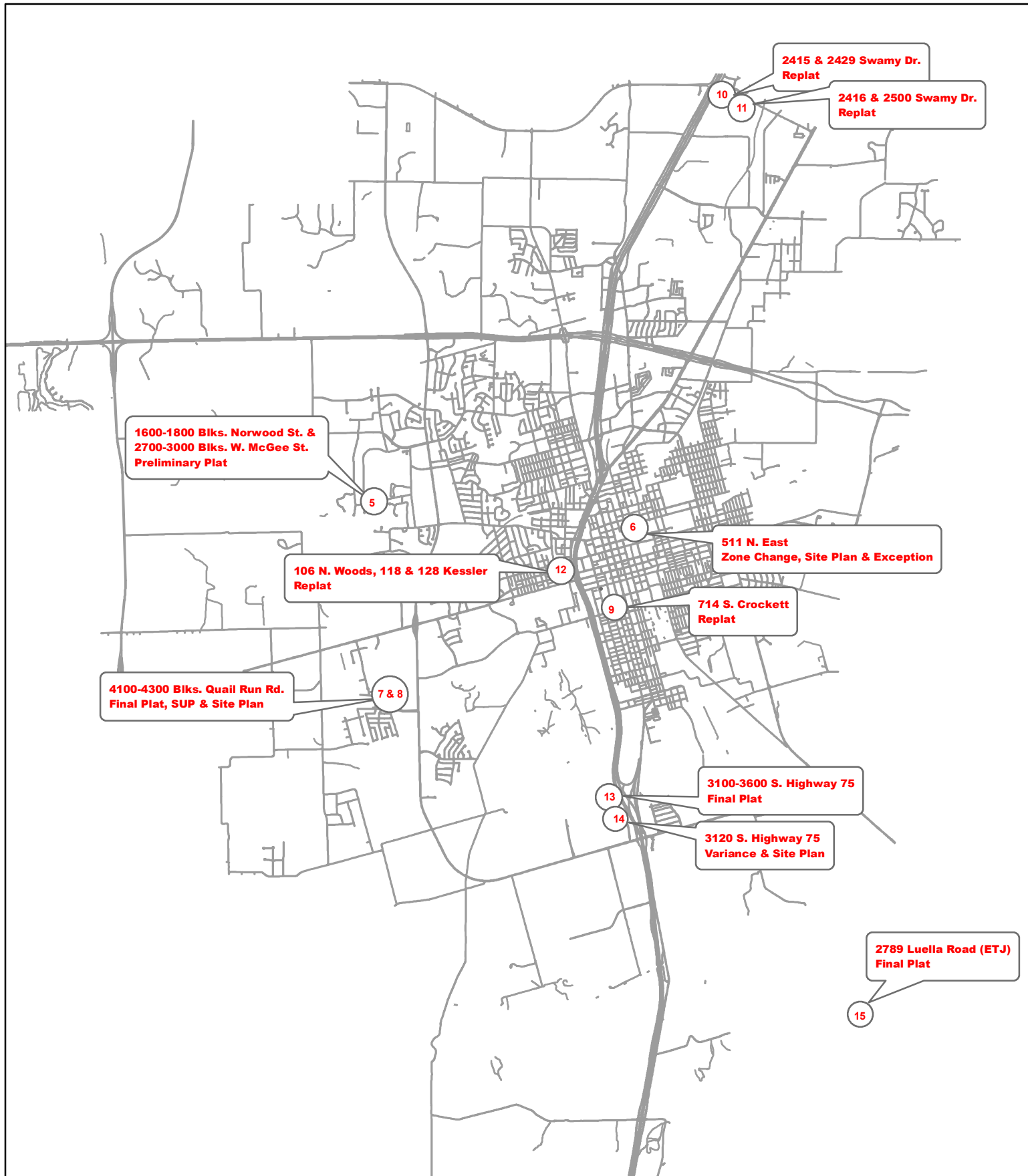
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting November 20, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet