

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 17, 2020 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 20, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. ANNOUNCEMENTS
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CONSENT AGENDA (ITEMS 11 & 17)**
6. **2201 TEXOMA PARKWAY, SUITE 100**
The request of Michael S. Cook (Owner), Jim Hendrickson (Applicant), Freddy's Fast Cash (Proposed Tenant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2201 Texoma Parkway, Suite 100, being Lot 6, Block 9, Highland Park Addition and former rights-of-way abandoned by Resolution No. 580 and No. 612, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Credit Access Business (Loan Office) (Freddy's Fast Cash) in a C-2 (General Commercial) District.
7. **900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (APPLICANT WITHDREW REQUEST)**
The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 15.983 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Final Plat approval of Washington Meadows, Phase I

8. **900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (APPLICANT WITHDREW REQUEST)**
The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 21.132 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Final Plat approval of Washington Meadows, Phase II

9. **4016 BELMONT BOULEVARD (APPLICANT WITHDREW REQUEST)**
The request of Wyldewood Homes (Owners) and Tim Pike (Representative) concerning the property at 4016 Belmont Boulevard, being Lot 1, Block 4, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates, No. 10, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 23' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One Family Residential) District.

10. **222 SOUTH ELM STREET**
The request of Butterfly Properties V LLC (Owners), Monica Brown (Applicant), Ambience Community Services, LLC (Tenant) and Copley Land Surveying (Surveyor) concerning the property at 222 South Elm Street, being Lots 2 & 4, Block 1, A.R. Loving Addition, as follows;
Planning and Zoning Commission
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Intellectual and Developmental Disabilities Facility in a C-2 (General Commercial) District/Central Business District.
 - Site plan approval for an accessory building for Ambience Community Services, LLC

11. * **2213 SOUTH CROCKETT STREET**
The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:
Planning and Zoning Commission
Final Plat approval of Meadow View Addition.

12. **2213 SOUTH CROCKETT STREET**
The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District.

13. **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Stonehollow Homes (Owners), Spiars Engineering & Surveying (Civil Engineer/Surveyor) and Lauren Helmberger (Representative) concerning the property in the 200 block of South FM 1417 (Heritage Parkway), being 4.040 acres in the E. Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.
14. **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Stonehollow Homes (Owners), Spiars Engineering & Surveying (Civil Engineer/Surveyor) and Lauren Helmberger (Representative) concerning the property in the 200 block of South FM 1417 (Heritage Parkway), being the proposed Lots 14-27, Block B; Lots 3-16 & Lots 19-34, Block C; Lots 1-22, Block D; Lots 1-7 & Lots 17-23, Block E; Lots 2-10, Block G and Lots 1-7, Block H of the proposed Estates of Baker Park, 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/O-1.1 (FM Highway 1417) Overlay District.
15. **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Stonehollow Homes (Owners) and Spiars Engineering Inc. (Civil Engineer/Surveyor) concerning the property in the 200 block of South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed Estates at Baker Park Addition:
Lot 9, Block A – 50.87'
Lot 10, Block A – 41.58'
Lot 24, Block A – 41.90'
Lot 25, Block A – 45.58'
Lot 26, Block A – 54.41'
Planning and Zoning Commission
Preliminary Plat approval of Estates at Baker Park.
16. **4700-5000 BLOCKS NORTH TRAVIS STREET AND 5004 & 5008 KNOLLWOOD ROAD**
The request of Young Enterprises, LP (Owners), City of Sherman, Wayne Lee (Applicant) and Jones Carter (Civil Engineers/Surveyor) concerning the property in the 4700-5000 Blocks North Travis Street and 5004 and 5008 Knollwood Road, being 6.359 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 46.86' lot width in lieu of the required 60' lot width on the proposed Lot 4R (5008 Knollwood Road) of the Final Plat of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4 in an R-2 (Multi-Family Residential) District.
Planning and Zoning Commission
Final Plat approval of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek

17. * **3100-3500 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads LTD (Owners) and A & W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3500 Blocks South U.S. Highway 75, being 8.938 and being Lot 6, Block 2, Sherman Crossroads, Phase II, Lots 1R-1 and 6, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads Phase II, Lots 25, 26 & 27, Block 2

18. **3201 NORTH U.S. HIGHWAY 75, SUITE 101**

The request of 75/82 Sherman Crossing LTD (Owners), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) concerning the property located at 3201 North U.S. Highway 75, Suite 101, being Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, as follows:

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow outdoor displays in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
- Site plan approval for a Greenhouse/Canopy, Enclosed Feed Storage Area and Customer Pickup Drive-Thru Area for Tractor Supply.

19. **ADJOURNMENT**

20. **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 12, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of November, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 11/17/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

**APPROVE MINUTES OF THE REGULAR OCTOBER 20, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

October 20, 2020 Draft Minutes

STATE OF TEXAS

§

October 20, 2020

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 20, 2020.

MEMBERS PRESENT:

VICE-CHAIRMAN DOWNTAIN
COMMISSION MEMBERS: WOOD, SIMS, MANLEY AND
WHITAKER

ALTERNATE:

VANDERVEER

MEMBERS ABSENT:

CHAIRMAN MAHONE AND COMMISSION MEMBER DAVIS

CALL TO ORDER

Vice-Chairman Downtain called the meeting to order at 5:03 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 22, 2020 regular meeting. Motion by Commission Member Wood to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Rob Rae, Director of Development Services informed the board "the City has retained a new City Attorney, the firm of Abernathy, Roeder, Boyd & Hullett, P.C. Bob Roeder is here as our Legal Counsel and City Attorney, representing the firm tonight. If we have any legal questions, we will be able to address those to Mr. Roeder. Future meetings will have someone representing the firm, it may not be Bob, it may be someone else."

CITY ATTORNEY

APPOINT BOARD OF ADJUSTMENTS

Vice-Chairman Downtain appointed the members of the Board of Adjustments: DOWNTAIN, WOOD, MANLEY, WHITAKER AND SIMS.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 8, 9, 10 & 12)

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

CONSENT AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF RHONDA GARLAND (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 186 JIM LAMB ROAD, BEING 1.219 ACRES IN THE GARRETT PANGBURN SURVEY, ABSTRACT NO. 945, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF GARLAND ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

FINAL PLAT –
GARLAND ADDITION
(ETJ)
186 JIM LAMB RD.
(RHONDA GARLAND)

The property is located at 186 Jim Lamb Road, northeast of Sherman off Whitney Road in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF FRHP LINCOLNSHIRE, LLC (OWNERS), CAMPING WORLD AND GOOD SAM (TENANTS) AND CEI ENGINEERING ASSOCIATES, INC. (CIVIL ENGINEER AND SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING A 14.08 TRACT IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING MULTIPLE TRACTS: TRACT 1, BEING A 7.036 ACRE TRACT; TRACT 3, BEING ALL OF BLOCKS 38, 39 AND A PORTION OF BLOCK 37 OF THE REPLAT OF BLOCKS 4, 5, 6, 15, 16, 17, 29, 31, 40 AND 41 OF SOUTH SIDE ADDITION; AND TRACT 4, BEING A 0.888 ACRE TRACT, EXCEPT A CALLED 0.487 ACRE PORTION OF LOTS 7-12, BLOCK 39, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, BEING A REPLAT OF THE FINAL PLAT OF BLOCK 43R, LOT 1, SOUTH SIDE ADDITION

REPLAT BLOCK 43R,
LOT 1 SOUTH SIDE
ADDITION, A
REPLAT OF THE
FINAL PLAT OF
BLOCK 43R, LOT 1,
SOUTH SIDE ADDN.
2005 S. SAM
RAYBURN FRWY.
(FRHP
LINCOLNSHIRE, LLC)

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHREE SANTOSHIMA LLC (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 1104 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1, BLOCK 6, HERITAGE FARMS ESTATES, REPLAT LOT 2, BLOCK A, COUNTRY RIDGE ESTATES #10, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CONVENIENCE STORE @ COUNTRY RIDGE, A CONVENIENCE STORE WITH DRIVE – THRU AND FUELING STATIONS.

SITE PLAN
CONVENIENCE
STORE @ COUNTRY
RIDGE
1104 S. FM 1417
(HERITAGE
PARKWAY)
(SHREE
SANTOSHIMA)

The property is located at 1104 South FM 1417 (Heritage Parkway), the southwest corner of Quail Run Road and FM 1417 (Heritage Parkway). The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

The owner would like to construct a 5,000 square foot, single-story convenience store with drive-thru and fueling stations. The exterior facade will be architectural block, brick and stucco. The fueling stations include four (4) double-sided fuel pumps for a total of eight (8). The drive-thru lane is designed with appropriate width and turning space and will accommodate eight (8) stacking spaces. Parking will be provided for twenty-five (25) spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS), BROCKETT DAVIS DRAKE, INC. (REPRESENTATIVE) AND VOTEX SURVEYING COMPANY (SURVEYOR) CONCERNING THE PROPERTY AT 221 WEST TRAVIS STREET, BEING 1.005 ACRES IN THE PRESTON KITCHEN SURVEY ABSTRACT NO. 667, IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL NO. 3

PRELIMINARY PLAT
– SHERMAN
CROSSROADS
MEDICAL NO. 3
221 W. TRAVIS ST.
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

The property is located at 221 West Travis Street between West FM 1417 and Stone Creek Drive. The property is zoned Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to plat the property into one lot for commercial development of a medical office. 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.

EXCEPTION & VARIANCE

THE REQUEST OF QUIKTRIP CORPORATION (OWNERS), JOHN PIMENTEL (REPRESENTATIVE) AND KIRKMAN ENGINEERING (ENGINEER) CONCERNING THE PROPERTY LOCATED AT 3624 SOUTH U.S. HIGHWAY 75, BEING LOT 4, BLOCK 2, SHERMAN CROSSROADS, PHASE II, LOTS 1R, 4 & 5, A REPLAT OF AMENDING PLAT LOT 1, BLOCK 2, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.4, SUBSECTION (8) AND ORDINANCE NO. 2252, SECTION 410 (2)(N) TO ALLOW AN ADDITIONAL 58.6 SQUARE FOOT, 12' TALL FREESTANDING SIGN, 32.92' FROM THE SOUTH HIGHWAY 75 PROPERTY LINE FOR QUIKTRIP IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

John Pimental, 1120 N. Industrial Blvd., Euless, TX

Mr. Pimental appeared to represent the request and answer any questions. The property is located at 3624 South U.S. Highway 75, the southwest corner of South Highway 75 and West FM 1417; QuikTrip is the tenant. The property is in the Blalock Industrial Park and Blalock Commercial Overlay District.

Mr. Pimental explained, "we have been here two previous times. One time to seek approval for a 60-foot multi-tenant pylon sign, it was denied and another time for a 50-foot multi-tenant pylon sign which was also denied. The first one was 1,200 square feet and the second time was 800 square feet. What we are seeking now is a 58.6 square foot, 12' tall additional freestanding sign along Highway 75. We do have a sign on FM 1417 (Heritage Parkway); we feel we are unable to affectively advertise on the service road currently. We have a sign going southbound on our gas canopy but it is hindered by the McDonald's building, so we are unable to effectively advertise our gas prices."

Commission Member Vanderveer asked if 32.92 feet is the setback the sign is supposed to be from the property line.

Mr. Rae explained, "that is actually greater than it is supposed to be, the setback is actually 25'; they exceed that setback."

Commission Member Manley asked if the additional sign that is requested is to advertise along the Highway 75 service road and you had put a sign on the gas canopy to serve that purpose, but the McDonald's building to the north blocks that sign.

Mr. Pimental explained, "that is correct; you cannot really see the canopy sign until you are almost passing it; it defeats the purpose of advertising our gas prices."

**EXCEPTION &
VARIANCE - SIGN
3624 S. HIGHWAY 75
(QUIKTRIP
CORPORATION)**

(DENIED)

Commission Member Manley asked, “did you have some knowledge of what the development to the north was going to look like when you put the sign on the canopy.”

Mr. Pimental responded, “yes and at the time, I think we were planning to have a pylon sign, unfortunately that did not work out.”

Commission Member Vanderveer stated, “this sign is to advertise on Highway 75, correct.”

Mr. Pimental responded, “yes.”

Commission Member Vanderveer stated, “this is highly unlikely this sign will be seen from the north because of the terrain.”

Mr. Pimental explained, “it would be seen more southbound as you are passing the store.”

Commission Member Vanderveer asked Rob Rae, “if this is approved, it will be for a sign that specific size because that is what they are requesting, if we give them a variance and exception, they can’t put something bigger up.”

Mr. Rae responded, “it would be based on this plan.”

Vice-Chairman Downtain asked, “in the Blalock District, is the variance only for the footage requested or is a monument sign even allowed.”

Mr. Rae explained, “currently the exception is to have an additional sign, everything else, the size of the sign, the height of the sign, the setbacks are all within the regulations for the monument sign. The difference is they have a corner lot, so they are requesting to have two signs.”

Commission Member Manley asked about the sign that exists. “What is it intended to advertise; it is facing the frontage road, which means you probably can’t see it until you are driving past it; what is its function.”

Mr. Pimental responded, “that is correct. The function is to advertise gas prices. We are not a destination type business, so we are predicated on advertising the gas prices.”

Commission Member Manley asked, “the existing sign, what is its function.”

Mr. Pimental explained, “the sign that is currently there was a Band-Aid fix until we come up with a solution, it is something that is defeating the purpose. We would be willing to take that sign down if we could get this sign, which we feel is more important.”

Commission Member Manley asked if a modification to the existing sign would be acceptable.

Mr. Pimental responded, "I don't think so, because it still is not visible because of the McDonald's building."

Commission Member Manley explained, "the sign I was referring to is the FM 1417 (Heritage Parkway) monument sign."

Mr. Pimental explained, "we are on a corner lot and that sign is not visible and even if it was, we are below the requirement, I believe that sign is 6' tall as opposed to 12' tall and we did it to make sure we are not over the allowed signs. There is already a visibility issue with the sign on FM 1417 (Heritage Parkway)."

Commission Member Manley explained, "I am seeing three signs on the drawing, one that is bubbled in red that I assume is the request; there is a monument sign facing the frontage road and another at the corner of Highway 75 and FM 1417 (Heritage Parkway); I'm not sure what is existing and what is requested."

Mr. Pimental responded, "there should not be one on the hard corner. Right now, the only existing sign is on FM 1417 (Heritage Parkway) and we are requesting another sign on the Highway 75 frontage."

Commission Member Vanderveer asked if were possible to have a ninety degree type sign on the hard corner where it would be visible from both sides.

Mr. Pimental explained, "we have tried that before in Allen and we are going through the same process. We removed it from the hard corner and are seeking variances because it did not work out very well; it would if we were able to have a taller sign."

Commission Member Wood stated, "all four corners are gas stations; do any of the other four gas stations have more than one sign."

Mr. Rae explained, "currently two of the four have pole signs that predated this ordinance, the Blalock Overlay District. The gas station across, kitty corner, does not have any signs because it is the same situation; it is after the Blalock Commercial Overlay District was established."

Mr. Pimental stated, "they do not have a permanent structure, they do have a portable structure that they can change; I do not think that looks good for the Blalock Overlay District and it could blow away."

Mr. Rae asked if he is referring to the sandwich boards.

Mr. Pimental responded, "yes. I do not think that works for that area."

Commission Member Vanderveer asked if those signs were governed by the Blalock Overlay.

Mr. Rae responded, "those are probably not permitted."

Vice-Chairman Downtain asked if any exceptions have been made in the Blalock Commercial Overlay District for signs.

Mr. Rae responded, "there have not been any exceptions approved."

Appearing from the audience:

Bill Douglass, 2301 San Miguel, Sherman, TX

Mr. Douglass explained, "we would like QuikTrip to operate under the Blalock Commercial Overlay District rules. The sign that you are talking about is my carwash sign that has to do with a discount that you get for our tunnel carwash. We have lived by the code, the code says you can only have one sign, we have not put a sign on either side of the street; we put them on the canopy. They could change the position of the sign on their canopy and get what they need, but they choose to want another sign. We play by the rules, we did not put up signs, and we put the price on the canopy. This is the third time QuikTrip has requested an exception. We play by the rules and we have been here thirty-nine years, we are playing by the rules and QuikTrip comes from Tulsa and they want new rules; we object to that."

Commission Member Vanderveer asked Mr. Rae "if this is approved, would that set a precedent for this Blalock Overlay District and could other people reference this approval and request another variance."

Mr. Rae responded, "I believe it would."

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

A letter was received from Bill Douglass, Douglass Distributing, 325 E. Forest Ave., Sherman, TX

"We are the property owners in the Blalock Industrial Park along with QuikTrip Corporation of Tulsa, OK."

"For the third time since acquiring this property two years ago, QuikTrip is asking for an exception to the Blalock Industrial Park/Blalock Commercial Overlay District's sign ordinances."

"We all bought & developed our properties knowing and adhering to these requirements and ordinances, yet QuikTrip continues to ask for additional signs for their

property, even though the ordinance clearly states that only one freestanding sign per lot is allowed.”

“The Blalock ordinances are there for a reason, to insure the quality and visual appeal of the development, and we strenuously object to QuikTrip's repeated attempts to skirt them.”

“We developed and built our property in accordance with the Blalock and City of Sherman codes and ordinances, and have not requested, nor received, any exceptions or deviations from these rules.”

“Our company has a 39 year history of partnership with the City of Sherman, and we have always "played by the rules". We are only asking that you require QuikTrip to play by these same rules.”

ACTION TAKEN.

Motion by Commission Member Wood to deny the exception and variance to allow an additional 58.6 square foot, 12' tall freestanding sign, 32.92' from the South Highway 75 property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District at 3624 South U.S. Highway 75. Second by Commission Member Vanderveer.

VOTING AYE: DOWNTAIN, MANLEY, WOOD, SIMS AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF THE CITY OF SHERMAN (OWNERS), CLINT PHILPOTT, ASSISTANT CITY MANAGER (REPRESENTATIVE) AND STRAND (ARCHITECT/CIVIL ENGINEER) CONCERNING THE PROPERTY AT 1200 SOUTH DEWEY AVENUE, BEING 125.09 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 15' FRONT SETBACK FOR THREE AIRPLANE HANGARS (#1, #9 & #18) IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR THREE AIRPORT HANGARS (#1, #9 & #18)

VARIANCE – FRONT SETBACK

**SITE PLAN –
AIRPORT HANGARS
#1, #9 & #18
1200 S. DEWEY AVE.
(CITY OF SHERMAN)**

Clint Philpott, 220 W. Mulberry St., Sherman, TX

Mr. Philpott appeared to represent the request and answer any questions. The property is located at 1200 South Dewey Avenue, the City of Sherman Municipal Airport. The property is zoned an R-1 (One Family Residential) District.

Mr. Philpott explained, "part of the Airport Masterplan includes several additions and improvements to the Municipal Airport; one of those is hangar space. When we started looking at this, there was a waiting list of about twenty-five names that wanted to lease hangars at the Municipal Airport."

"We started looking at grant opportunities about a year ago; we do have a grant with TXDOT Aviation to help provide funding for this project. There were two pad sites in 2005 that were constructed for T-hangars; each one of these hangars will house seven airplanes. The pad sites constructed the asphalt apron and the taxiway, but did not construct the hangar itself. Plans were done in 2007 to construct the hangars, but for whatever reason those were not done and so we are coming back in 2020 with funding to construct three hangars. When we bid the project, the contractor came in and offered to build a third hangar at his cost as long as we would do a leasing agreement with him, so currently we are getting three hangars for the price of one and at the end of the lease term, we will get all those hangars back. About fifty percent are already spoken for leasing so it is definitely a need out there."

"When we started looking at this project, we discovered it did not meet our setback ordinance, so that is one of the requests we are making that we are allowed a variance for a fifteen-foot setback in lieu of the twenty-five foot setback. It is partly because of the existing pad sites and partly because of the building restriction zone that requires a building to be setback a certain number of feet off the runway."

Commission Member Vanderveer stated, "because of the distance between the airport hangar and the safety of the runway is why you have to push it back; is that correct?"

Mr. Philpott responded, "yes. The hangars are designed to meet the standards of the runway."

Vice-Chairman Downtain explained, "it is calling for the front setback variance but that is not the front of the hangar facing Dewey Avenue."

Mr. Philpott explained, "the hangars open to the north and south and Dewey is on the east side of the hangar, which will be the side portion of the hangar. The hangars will be R-panel exterior; they will be much nicer than the current hangars."

Commission Member Manley explained, “the runway is where the runway is and to have enough clearance to get out of the hangar and to get on the runway, you have to go closer to Dewey Avenue; is that correct.”

Mr. Philpott explained, “if you can imagine where the runways are, there is a horizontal line that goes out a certain number of feet and then it increases at 7/1 slope out and so your building has to be underneath that imaginary line, so when a plane is coming in and the wind hits and they get blown off, it is safe and that is where that building restriction zone is set up so the hangars are just tall enough to fit. I think the maximum is about 17’ tall; they are not overly tall but they do have to be scooted back.”

Appearing from the audience:

Anita Mims, 1406 McCall, Sherman, TX

Mrs. Mims explained, “the airport is in her back yard. I am trying to figure out if there are going to be houses back there behind the hangars and where the new hangars will be located.”

Vice-Chairman Downtain explained, “they are proposing hangars for aircraft. The buildings will be along Dewey Avenue. There are no houses proposed at this time.”

Mr. Philpott provided a site plan to Mrs. Mims showing the location of the new hangars.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to allow a 15’ front setback for three airplane hangars (#1, #9 & #18) at 1200 South Dewey Avenue. Second by Commission Member Manley.

VOTING AYE: DOWNTAIN, MANLEY, WHITAKER, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Wood to approve the site plan for three airport hangars (#1, #9 & #18) at 1200 South Dewey Avenue. Second by Commission Member Vanderveer.

VOTING AYE: DOWNTAIN, MANLEY, WHITAKER, WOOD, SIMS AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF DEAN GILBERT, JR. LLC (OWNERS) AND MARIA JEFFREY (APPLICANT) CONCERNING THE PROPERTY LOCATED AT 2001 SKYLINE DRIVE, SUITE B-210, BEING LOT 3, BLOCK 1, SKYLINE BUSINESS PARK REPLAT, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW MICRO-BLADING/PERMANENT MAKEUP IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

SUP – MICRO-
BLADING/
PERMANENT
MAKEUP
2001 SKYLINE, STE.
B-210
(MARIA JEFFREY)

Maria Jeffrey, 2001 Skyline Dr., Ste. B-210, Sherman, TX

Ms. Jeffrey appeared to represent the request and answer any questions. The property is located at 2001 Skyline Drive, Suite B210 between North FM 1417 (Heritage Parkway) and Monte Cristo Way. The property is zoned a C-1 (Retail Business) District and located in the 0-1.1 (FM 1417) Overlay District.

Ms. Jeffrey explained, I work at Salon West as a nail tech and skin care associate and I would like to bring micro-blading to our salon.” She had seen the Staff Review Letter and would abide by the Recommendations.

Vice-Chairman Downtain asked if this requires a State License.

Ms. Jeffrey responded, I need the Specific Use Permit approval to get the State License. They use to accept the Certificate of Occupancy Permit for the license but they changed that.”

Vice-Chairman Downtain asked if this was a cosmetic micro-blading process; not tattoos.

Ms. Jeffrey responded, “yes.”

Commission Member Vanderveer stated, “on the Staff Review Letter, it limits it to Maria Jeffrey. Does that mean she is the only one that can do the micro-blading or if she moves, she can take it with her?”

Mr. Rae responded, “she is the applicant and she is the only one that run the business to do micro-blading.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow micro-

blading/permanent makeup in a C-1 (Retail Business)
District subject to the Staff Review Letter. Second by
Commission Member Wood.

VOTING AYE: DOWNTAIN, MANLEY, WOOD, SIMS,
WHITAKER AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS,
LLC (OWNERS), BROCKETT DAVIS DRAKE,
INC.(REPRESENTATIVE), VOTEX SURVEYING COMPANY
(SURVEYOR), COVENANT ARCHITECTURE (ARCHITECT)
AND SMR LANDSCAPE ARCHITECTS, INC. (LANDSCAPE
ARCHITECT) CONCERNING THE PROPERTY AT 221 WEST
TRAVIS STREET, BEING 1.005 ACRES IN THE PRESTON
KITCHEN SURVEY ABSTRACT NO. 667 AND BEING THE
PROPOSED LOT 1, BLOCK 1 OF SHERMAN CROSSROADS
MEDICAL NO. 3 AND IN TRACT 4 OF THE BLALOCK
INDUSTRIAL PARK, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

SITE PLAN –
CROSSROADS
MEDICAL OFFICE
BUILDING
221 W. TRAVIS
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

Jim Riley, 4144 North Central Expwy., Ste. 1100, Dallas, TX
Mr. Riley appeared to represent the request and answer any
questions. The property is located at 221 West Travis Street
between West FM 1417 and Stone Creek Drive. The property
is zoned Blalock Industrial Park and Blalock Commercial
Overlay District.

Mr. Riley explained, “we would like to construct a one-story,
5,334 square foot medical office building adjacent to the
Davita and behind the three-story medical office building
that is there now. The exterior facade will be brick veneer,
stone and EIFS (Exterior Insulation Finishing System).
Parking will be provided for 37 spaces.” He had seen the
Staff Review Letter and would abide by the
Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to
approve the request for a site plan for Crossroads
Medical Office Building in the Blalock Industrial Park
at 221 West Travis Street subject to the Staff Review
Letter. Second by Commission Member Whitaker

VOTING AYE: DOWNTAIN, WOOD, SIMS, MANLEY,
WHITAKER AND VANDERVEER.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTION

THE REQUEST OF PAUL & ANNE MARTINEZ (OWNERS)
CONCERNING THE PROPERTY AT 301 WEST MCGEE
STREET, BEING PART OF LOT 16, BLOCK 4, W.M.
SHANNON SUPPLEMENT, AS FOLLOWS;

EXCEPTION - FENCE
301 W. MCGEE ST.
(PAUL & ANNE
MARTINEZ)

BOARD OF ADJUSTMENTS

EXCEPTION AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2)
TO ALLOW AN 8' PRIVACY FENCE, 5' FROM THE SIDE
STREET PROPERTY LINE IN LIEU OF THE PERMITTED 4' IN
HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE
STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Anne Martinez, 301 West McGee St., Sherman, TX

Mrs. Martinez appeared to represent the request and answer
any questions. The property is located at 301 West McGee
Street, the northwest corner of McGee and Shannon Streets.
The property is zoned an R-1 (One Family Residential)
District.

Mrs. Martinez explained, "I spoke with my neighbor and he
really did not want the fence to be eight foot tall, so I am
willing to go down to a six-foot tall cedar privacy fence, 5'
from the side-street property line. I would like to provide a
safe place for my children and pets to play. I walked off the
location of the fence and we thought we had more space in
the backyard, so I decided to try for the variance. She had
seen the Staff Review Letter and would abide by the
Recommendations.

Vice-Chairman Downtain explained, "the neighbor behind
you has a six-foot fence, is that correct."

Mrs. Martinez responded, "the neighbor has a six-foot fence
and a four-foot fence on the side street. He told me he did
not care if it goes on the property line as long as it is only
six-foot tall."

Commission Member Manley explained, "it looks like the
fence will be eighty-feet from the corner of Shannon Street
and McGee Street."

Appearing from the audience:

Peter Tracy, 705 S. Valentine, Sherman, TX

Mr. Tracy wanted some clarity. "Is the setback going to be
five feet from Shannon Street and will it be from the street
edge?"

Mr. Rae explained, “it would be five-foot from the Shannon Street property line.”

Mr. Tracy wanted to know where the property line was, compared to the curb. “The reason I am asking is for people coming down Shannon Street or McGee Street, is it going to block your visibility of being able to see and how far the fence is going to be setback from the street.”

Mr. Rae explained, “it is about eighty-feet from McGee Street and roughly twenty-feet from Shannon Street.”

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

Letters received:

James Cantrell, 300 W. McGee, Sherman, TX

“I have no issues with the fence height nor its location from the side street (Shannon Street). The above description as to how far the fence will extend to the front line street is ambiguous. The description reads as if the fence can be built anywhere from the 25 feet setback line to the McGee Street right-of-way line. If the privacy fence extends too close to McGee Street, cars facing south at the stop sign on Shannon Street will not be able to see cars approaching from the west on McGee Street.”

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for an exception to allow a 6' privacy fence, 5' from the side-street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 301 West McGee Street subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: DOWNTAIN, WOOD, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF JAROD DUTTON (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2005 NORTH CROCKETT STREET, BEING LOT 5, BLOCK 15, SHANNON HEIGHTS ADDITION REPLAT, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO

**SUP - DUPLEX
2005 N. CROCKETT
ST.
(JAROD DUTTON)

(DENIED)**

ALLOW A DUPLEX IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Kennis Blankenship, 12 Wiship Rd., Sherman, TX

Mr. Blankenship appeared to represent the request and answer any questions. The property is located at 2005 North Crockett Street between Dexter and Burton Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Blankenship explained, “the owner would like to construct a 2,374 square foot, two-story duplex at this location. The duplex will have three bedrooms per unit and parking will be provided for six spaces. He had seen the Staff Review Letter and would abide by the Recommendations.

Vice-Chairman Downtain asked if this was a fifty-foot wide lot.

Mr. Blankenship responded, “yes.”

Vice-Chairman Downtain asked, “how many bedrooms.”

Mr. Blankenship responded, “three bedrooms, two baths per unit.”

Vice-Chairman Downtain stated, “it looks like you will be using the alley to access some of your parking. You would have to pave the alley and the driveway to your parking area. The City does not maintain those alleys, so if you were going to use it for access for your off-street parking, it would be your requirement to improve the alley.”

Commission Member Vanderveer asked if there were any other duplexes in the area.

Mr. Blankenship responded, “none that I have seen.”

Vice-Chairman Downtain explained, “the closest duplexes are probably at Taylor Street.”

Mr. Rae stated, “one block south, there is a duplex that faces Dexter Street. There is a four-plex on the corner of Crockett and Taylor Streets.”

Commission Member Manley stated, “the letter from Mr. Dutton states there are similar properties further south on Crockett, closer to Taylor Street.”

Vice-Chairman Downtain stated, “all those structures are single-story, is that correct.”

Mr. Rae responded, “they are all single-story.”

Vice-Chairman Downtain asked if there were any two-story structures at all in the area.

Mr. Rae responded, “none that I am aware of.”

Vice-Chairman Downtain asked about the parking spaces; “are they all the way up against the building.”

Mr. Blankenship responded, “yes, but it may change in order to get a sidewalk or something like that.”

Vice-Chairman Downtain stated, “it is a lot of density for a fifty-foot lot.”

Commission Member Vanderveer asked if they plan to finish the exterior to be consistent with the neighborhood.

Mr. Blankenship explained, “the houses in the neighborhood are pretty old. The exterior will be hardy board siding and we may put a rock wainscot on the bottom.”

Appearing from the audience:

Chris Snipes, 2001 N. Crockett, Sherman, TX

Mr. Snipes explained, “I live at the corner right next door. My concerns would be parking because they will be parking in the street in front of my house and you are putting two homes on one spot in a small space. Noise is another concern, instead of having a single-family home, now there will be two homes in one spot. The area is very nice, people rarely park in the street.”

Commission Member Vanderveer asked Mr. Snipes, “how busy is the street at that intersection.”

Mr. Snipes explained, “you might as well be on the freeway; it is really busy because you have Fairview School at the end of the street. There are buses that go through there in the morning and afternoon and cars that pick up kids.”

Conya Knight, 5718 Reynolds Rd., Austin, TX

Ms. Knight explained, “I own the property at 2009 N. Crockett Street adjacent to this property. I have owned this house for twenty-two years. It is a very lovely neighborhood and I am concerned about the density on the small lot with three-bedrooms on each side. I have looked at this to see how they are going to put the driveways in. Years ago, I think there was a house there that burnt so there is one concrete driveway already existing. There is only one neighbor that uses the alleyway. It is a quiet neighborhood; we have a few cars that drive through with boom boxes and such. I am thinking if there are three-bedrooms on each side of the duplex, you are looking at least six people on one small lot. I am concerned what this opens up later in the future because it is a nice quiet neighborhood.”

Commission Member Vanderveer explained, “to the south at Taylor Street there are some duplexes or some sort of

multi-family, even though it is a block away, would this be consistent with your neighborhood.”

Ms. Knight explained, “I was not aware there were any duplexes there, only on Dexter Street.”

Stewart Liss, unknown address

Mr. Liss explained, “I am one of the builders for the proposed duplex. This will not be a low-income facility; this will be a \$1,400-\$1,500 a month unit. It will be built with all new products, heavily insulated; it will probably be better than most of the houses, everything will be up to code and up to standards, driveways, parking, etc.”

Ms. Knight stated, “the gentleman stated all the houses in the neighborhood were old, they are in years but they are in good condition.”

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

Commission Member Wood stated, “on the Staff Review Letter it states they have to pave the alley and the driveway all the way to the alley, I just want to make sure they understand that.”

Mr. Blankenship responded, “yes, we understand.”

Letters received:

James & Sandra Utley, PO Box 1335, Sherman, TX

“I do not approve. The property should remain single family.”

Jarod Dutton, 2221 Post Oak Dr., Sherman, TX

“First, thank you for taking time to review my request. I recently purchased a lot in Sherman located at 2005 North Crockett Street and currently it is zoned as R-1 (One-Family Residential) District. I am requesting a zoning change to allow a duplex to be built on this lot. I am requesting this change due to similar properties being on the same street one block north and one block south of this property. There are several duplexes further south on Crockett, closer to Taylor Street.”

“My plan to no build something that would diminish nor lessen the neighborhood but rather update and increase the area in value and appearance. I will construct a building that will match the area in outside veneer; wood/siding along with brick/stone accent pieces.”

“I do not anticipate additional traffic in the neighborhood since it is a mature/complete neighborhood. This is one of only a handful of lots still available in the area.”

“I also am very familiar with the neighborhood due to owning three (3) other single family residential

investment/rental properties; one on Taylor Street, one on Dexter Street and one on Burton Street.”

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request for a Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District at 2005 North Crockett Street. Second by Commission Member Wood.

VOTING AYE: DOWNTOWN, WOOD, SIMS, VANDERVEER AND WHITAKER

VOTING NAY: MANLEY

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF LOS HERMANOS PARTNERSHIP, LLC (OWNERS), THE WRECK ROOM (PROPOSED TENANT) AND CHARLES WHITE (APPLICANT) CONCERNING THE PROPERTY AT 700 EAST HOUSTON STREET, BEING LOTS 19-24, BLOCK 10, CHAFFIN'S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) AND SECTION 8, SUBSECTION (5)(A) TO ALLOW AN EXISTING GRAVEL PARKING LOT FOR A PERIOD OF ONE YEAR IN LIEU OF THE REQUIRED DUST FREE SURFACE AND OFF-PREMISE OVERFLOW PARKING IN LIEU OF THE REQUIRED 1 SPACE PER 200 SQUARE FOOT FOR AN COMMERCIAL AMUSEMENT CENTER (THE WRECK ROOM) IN A C-1 (RETAIL BUSINESS) DISTRICT.

**EXCEPTION –
PARKING &
PARKING LOT
700 E. HOUSTON ST.
(LOS HERMANOS
PARTNERSHIP, LLC)**

Charles White, 700 E. Houston, Sherman, TX

Mr. White appeared to represent the request and answer any questions. The property is located at 700 East Houston Street; the southeast corner of Houston and Throckmorton Streets. The property is zoned a C-1 (Retail Business) District. The applicant was approved for a Specific Use Permit to allow a commercial amusement center for The Wreck Room at the October 19, 2020, City Council Meeting.

Mr. White explained, “I am requesting an exception to allow an existing gravel parking lot for a period of one year in lieu of the required dust free surface and to allow overflow parking across the street in lieu of the required (30) parking spaces; one space per 200 square foot. I would like to pave a portion of the parking each quarter to do a section at a time to break the price of it down into a year. I am seeking approval from the Soup Kitchen for off-street parking; they are looking at the legalities for approval. The parking lot is across Houston Street; we do not have an agreement in place yet. I do not feel like we will ever use that parking lot;

we are a private function, which means you have to book the party to come in and do it.”

Vice-Chairman Downtain asked, “how large a party?”

Mr. White responded, “I honestly do not have that answer; it could be a three-hundred-person party. Through my research, most parties are around fifteen people; that is all you really have room for in the Wreck Room, the rest will be waiting.”

Commission Member Manley asked, “how many parking spaces do you need.”

Mr. Rae responded, “we calculated thirty parking spaces required based on their square footage.”

Commission Member Vanderveer explained, “the site plan shows parking with a six-foot aisle between the parking spaces. How will cars get out of the parking spaces?”

Mr. White explained, “when I drew it out and looked at the measurements, I get between twelve to thirteen parking spaces in a row in the very front and I have an area on the side as well; right now, I can get twenty-eight spaces.”

Commission Member Manley asked if he has time to wait for the overflow parking agreement before you would like to open.

Mr. White explained, “unfortunately you never know how long an attorney is going to take to view the parking agreement; it may be January. I have everything invested at this point and was shooting for a November 1st opening.”

Commission Member Sims asked, “why is he asking for that parking lot instead of the one that is closer to the building. I am concerned with people crossing Houston Street.”

Mr. White explained, “I do not know what is going to happen to the current building directly across the street, I did not approach them about that parking lot. I know there is a church right behind me that I could probably speak to and maybe come up with a parking agreement. We are not a facility that you are going to spend four hours, you will probably only spend thirty to forty-five minutes at our facility. It is not a continuous flow, you would come in, have your twelve minutes in the Wreck Room and the next person would come in. Every ten to fifteen minutes people will come out, the next group will come in and so on. I feel the parking will be adequate.”

Vice-Chairman Downtain asked the City Attorney, “if we are going to consider off-premise overflow parking in lieu of the required parking and he does not have something formal for off-street parking; is that a concern.”

Mr. Roeder explained, "I do not see that as part of the request. You have a notice issue of what is on your agenda versus what you want to expand it to consider."

Vice-Chairman Downtain explained, "if he does not have off-premise overflow parking available to him, I guess that is my question."

Mr. Roeder explained, "the overflow parking is really a Certificate of Occupancy Permit issue. Your Building Official should not issue the Certificate of Occupancy Permit until that overflow parking agreement is in force. As long as you agree to that, he can supplement his parking with overflow and I think that is part of your motion or part of the item here. He still has to abide by the rules of the Certificate of Occupancy. I think without even addressing it in your motion, just incorporate it into your Staff Review Letter."

Mr. White stated 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.

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for an exception to allow an existing gravel parking lot for a period of one year in lieu of the required dust free surface and off-premise overflow parking in lieu of the required 1 space per 200 square foot for an commercial amusement center (The Wreck Room) in a C-1 (Retail Business) District at 700 East Houston Street subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: DOWNTAIN, WOOD, SIMS, MANLEY AND WHITAKER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & REPLAT

THE REQUEST OF JUANA & JESSICA ALVARDO (OWNERS), MORAN CONSTRUCTION (PROSPECTIVE BUYER), LUIS MORAN (REPRESENTATIVE), HELVEY-WAGNER SURVEYING (SURVEYOR) AND JEREMY W. BULLARD DESIGN STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 623 SOUTH MAXEY STREET AND 809 EAST WELLS AVENUE, BEING A PART OF THE G. B. PILANT SURVEY, ABSTRACT NO. 963, ALSO BEING ALL OF LOTS 10, 11, 12 AND PART OF LOT 9, BLOCK 7, W. ELLIOTT'S ADDITION, AS FOLLOWS:

EXCEPTION – LOT WIDTH

REPLAT MORAN ADDITION, A REPLAT OF ALL OF LOTS 10, 11 & 12 AND A PART OF LOT 9, BLK. 7, W. ELLIOTT'S ADDN.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 58' LOT WIDTH, 5,370 SQUARE FOOT LOT AREA IN LIEU OF THE REQUIRED 60' LOT WIDTH, 6,000 SQUARE FOOT FOR A RESIDENTIAL DWELLING ON THE PROPOSED LOT 11R, MORAN ADDITION, BEING A REPLAT OF ALL OF LOTS 10, 11 & 12 AND A PART OF LOT 9, BLOCK 7, W. ELLIOTT'S ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF MORAN ADDITION, A REPLAT OF ALL OF LOTS 10, 11 AND 12 AND A PART OF LOT 9, BLOCK 7, W. ELLIOTT'S ADDITION.

623 S. MAXEY & 809
E. WELLS
(JUANA & JESSICA
ALVARADO)

Luis Moran, 910 S. Travis, Sherman, TX

Mr. Moran appeared to represent the request and answer any questions. The property is located at 623 South Maxey Street and 809 East Wells Avenue, the northeast corner of Wells Avenue and Maxey Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Moran explained, "I would like to Replat the property into two lots for residential development. We are requesting an exception to allow a 58' lot width, 5,370 square foot lot area on the proposed Lot 11R of Moran Addition, a Replat of all of Lots 10, 11 & 12 and a part of Lot 9, Block 7, W. Elliott's Addition. We would like to building two single-family homes on the lots." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley stated, "according to the original plat, it looks like there are several narrow lots on that block."

Mr. Rae explained, "the platted neighborhood is several narrow lots but the houses are wider. They are platted as 25' lots, but the homes were built over multiple lines."

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 Manley to approve the request for an exception to allow a 58' lot width, 5,370 square foot lot area in lieu of the required 60' lot width, 6,000 square foot for a residential dwelling on the proposed Lot 11R, Moran Addition, being a Replat of all of Lots 10, 11 & 12 and a part of Lot 9, Block 7, W. Elliott's Addition in an R-1 (One-Family Residential) District at 623 South Maxey Street and 809 East Wells Avenue subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: DOWNTAIN, WOOD, SIMS, MANLEY AND WHITAKER

VOTING NAY: NONE
MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for a Replat approval of Moran Addition, a Replat of all of Lots 10, 11 and 12 and a part of Lot 9, Block 7, W. Elliott's Addition at 623 South Maxey Street and 809 East Wells Avenue subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: DOWNTAIN, WOOD, SIMS, MANLEY,
WHITAKER AND VANDERVEER
VOTING NAY: NONE
MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:23 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

5.

Meeting Date: 11/17/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 11 & 17)

List of Agenda Items:

11. * 2213 SOUTH CROCKETT STREET

The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat approval of Meadow View Addition.

17. * 3100-3500 BLOCKS SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads LTD (Owners) and A & W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3500 Blocks South U.S. Highway 75, being 8.938 and being Lot 6, Block 2, Sherman Crossroads, Phase II, Lots 1R-1 and 6, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads Phase II, Lots 25, 26 & 27, Block 2



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

6.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2201 TEXOMA PARKWAY, SUITE 100

The request of Michael S. Cook (Owner), Jim Hendrickson (Applicant), Freddy's Fast Cash (Proposed Tenant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2201 Texoma Parkway, Suite 100, being Lot 6, Block 9, Highland Park Addition and former rights-of-way abandoned by Resolution No. 580 and No. 612, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Credit Access Business (Loan Office) (Freddy's Fast Cash) in a C-2 (General Commercial) District.

Background:

The property is located at 2201 Texoma Parkway, Suite 100; the northeast corner of Texoma Parkway and Peyton Street; formerly Payless Shoes. The property is zoned a C-2 (General Commercial) District.

Freddy's Fast Cash Inc. is a licensed Credit Access Business in the State of Texas. They would like to open a loan office at 2201 Texoma Parkway, Suite 100.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Michael S. Cook (Owner)

Jim Hendrickson (Applicant)

Freddy's Fast Cash (Proposed Tenant)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
Texas Business License
Survey - Resolutions
Site Plan
Building Elevations
Staff Review Letter



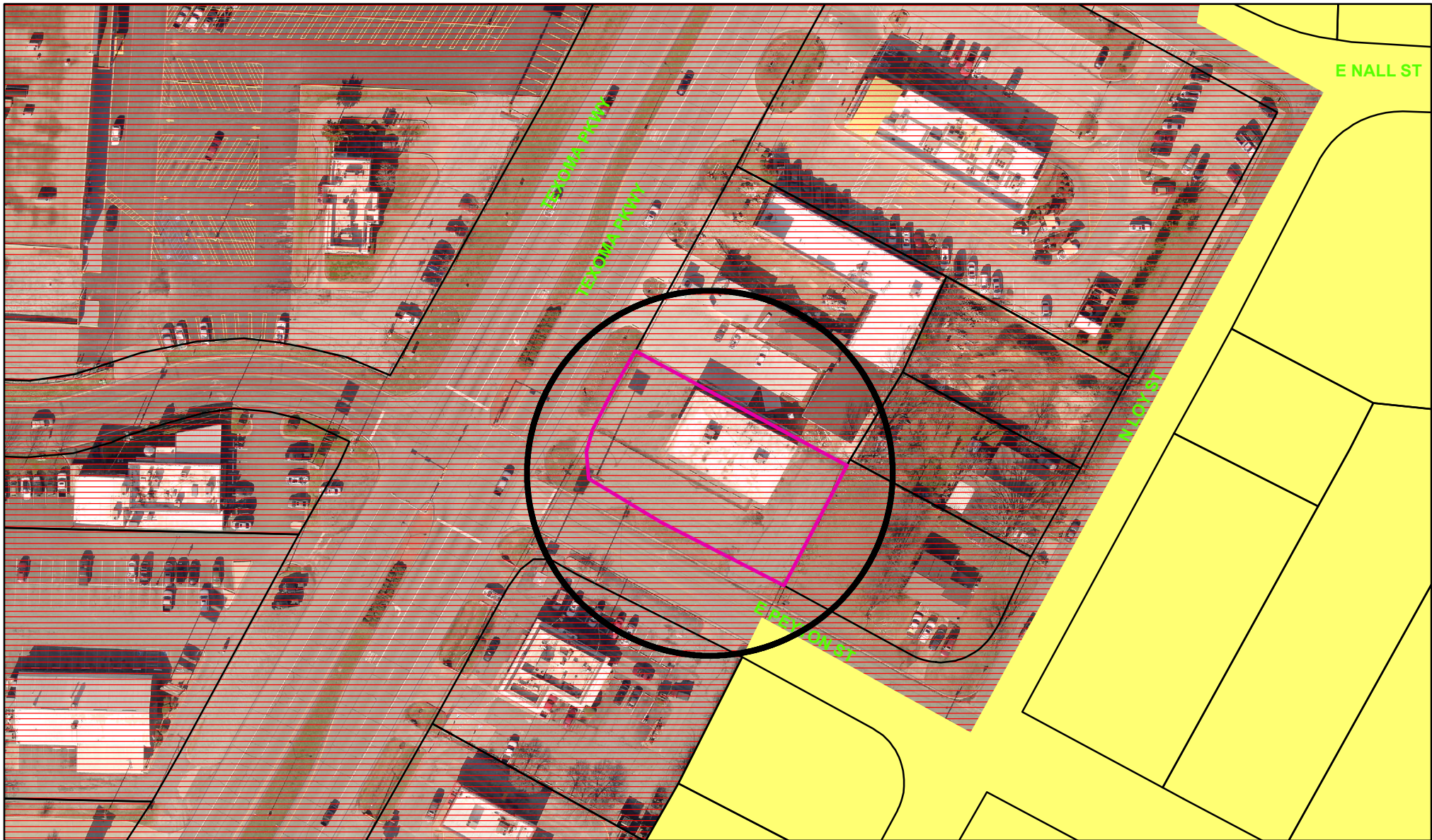
City of Sherman, Texas
Developmental Services Department

2201 Texoma Parkway, Suite 100



NOT TO SCALE

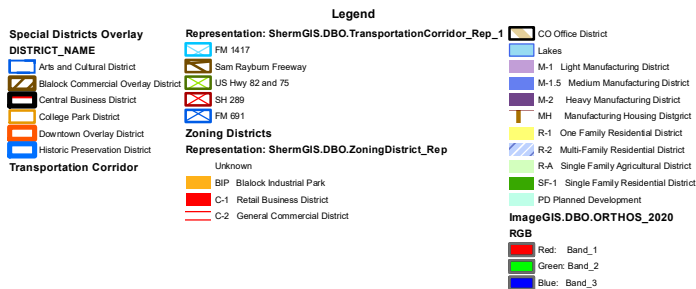
1 in = 300 ft



Zoning - 2201 Texoma Parkway, Suite 100



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

2201 TEXOMA PARKWAY, SUITE 100





OCCC

Office of Consumer
Credit Commissioner

License Issue Date: 8/16/2020

STATE OF TEXAS

CREDIT ACCESS BUSINESS LICENSE

License Number: 1500051734-164703

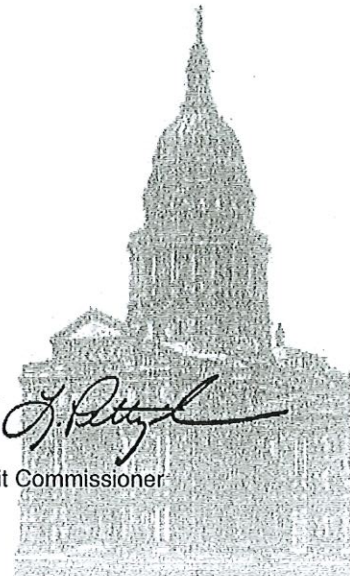
ACTIVE

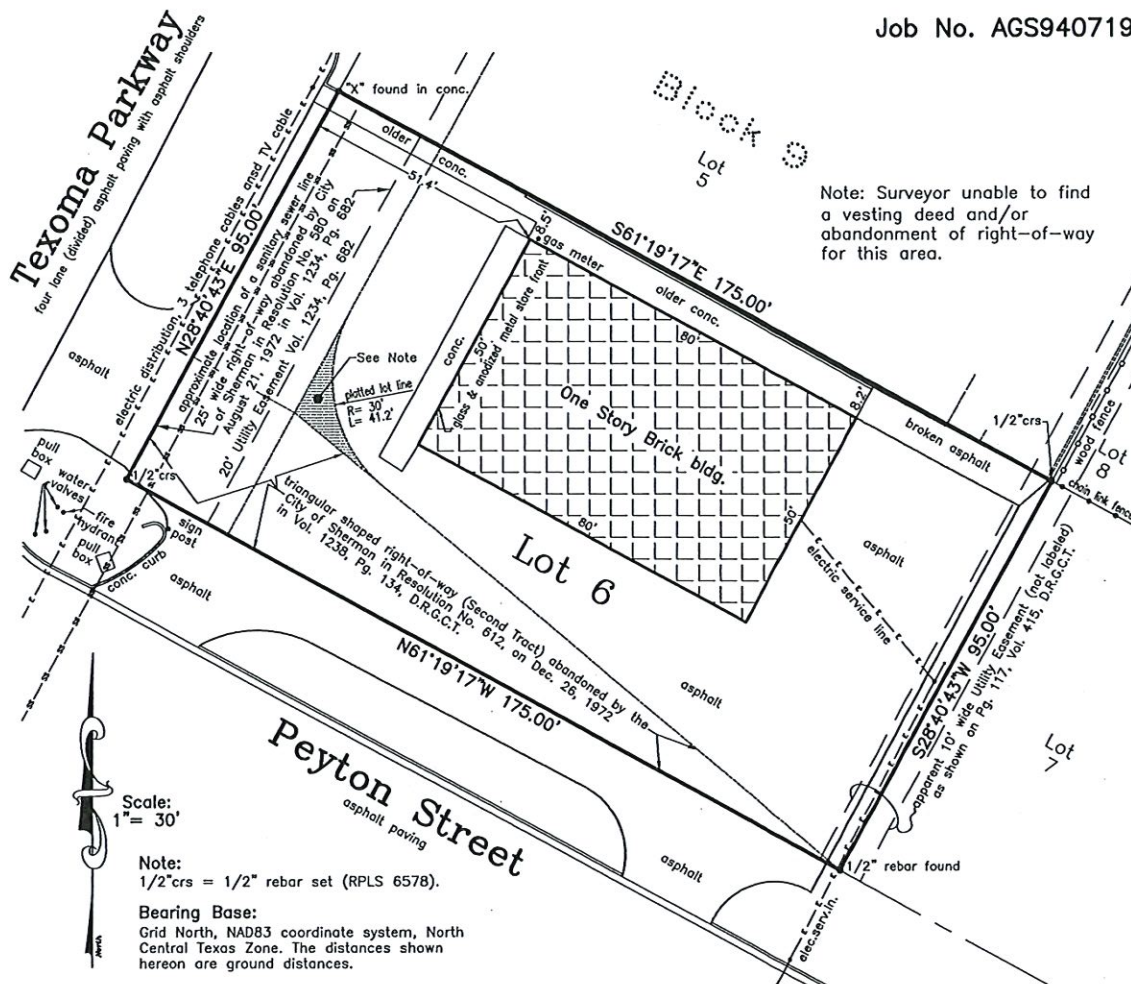
FREDDY'S FAST CASH INC
2201 TEXOMA PARKWAY, #100
SHERMAN, TX, US, 75090

2601 N Lamar Blvd
Austin, Tx 78705

www.occc.state.tx.us
(512)936-7600


Consumer Credit Commissioner





Owner: Michael S. Cook
Address: 2201 Texoma Parkway
Sherman, Texas

This survey was prepared for the sole benefit of the transaction (boundary & improvement survey) for Michael S. Cook, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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

Legal Description is as follows: Lot 6, Block 9, Highland Park Addition, to the City of Sherman, Texas, as per plat of record in Volume 415, Pages 116, 117 & 118, Deed Records, Grayson County, Texas. Block 9 is shown Page 117. And a portion of the 25 ft. wide "former" right-of-way that was abandoned by the City of Sherman, by Resolution No. 580, on August 21, 1972, and recorded in Volume 1234, Page 682, Deed Records, Grayson County, Texas. And all of the triangular shaped "former" right-of-way (Second Tract) that was abandoned by the City of Sherman, by Resolution No. 612, on December 26, 1972, and recorded in Volume 1238, Page 134, said Deed Records. And the triangular shaped "former" right-of-way that is situated between the Southwest corner (as platted) of said Lot 6 and the East line of said 25 ft. wide former right-of-way and the North line of said triangular shaped former right-of-way. Said Lot 6 and the former rights-of-way mentioned herein above, are shown as one tract or lot on the survey plat herein above.

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

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: July 23, 2019

RESOLUTION NO. 580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, COUNTY OF GRAYSON, TEXAS, ABANDONING TWENTY-FIVE FEET IMMEDIATELY WEST OF THE PLATTED WEST LINES OF BLOCKS 9 & 7 OF HIGHLAND PARK ADDITION TO THE CITY OF SHERMAN, SUBJECT TO UTILITY EASEMENTS, AND REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

SECTION 1.

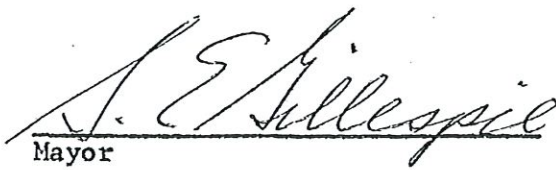
Twenty-five feet of platted right-of-way lying immediately west of and adjacent to the platted lot lines of the blocks 9 & 7 of Highland Park Addition to the City of Sherman is closed, abandoned, and vacated subject to the retainage of a utility easement 20 feet in width, measured 10 feet on either side of the centerline of the existing utility.

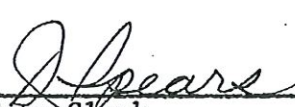
SECTION 2.

All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS THE 21ST DAY OF AUGUST, 1972.

ATTEST:


Mayor


City Clerk

RESOLUTION NO. 612

R-612
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN VACATING AND ABANDONING TWO
TRIANGULAR PIECES OF PROPERTY ADJA-
CENT TO PEYTON AVENUE AND LOT ONE (1)
BLOCK SEVEN (7) AND LOT SIX (6) BLOCK
NINE (9) OF SAID ADDITION SUBJECT TO A
SANITARY SEWER EASEMENT ACROSS PEYTON
STREET AS DESCRIBED IN RESOLUTION 580
PASSED AUGUST 21, 1972.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

The following two tracts of land are abandoned, closed and va-
cated for street and park purposes. Said tracts of land are described by metes
and bounds as follows, to-wit, and as shown by attached plat:

FIRST TRACT:

Beginning at the N.E. corner of Lot No. 1 of Block 7 of
the Highland Park First Addition to the City of Sherman,
said point also being on the south ROW line of Peyton Avenue;

THENCE north 72 deg. and 2 min. west with the south ROW line
of Peyton Avenue and the north line of Lot 1 of Block 7 of
the said addition 153' to the N.W. corner of said Lot. No. 1;

THENCE north 60 deg. and 43 min. west 25' to a point on the
east ROW line of U.S. Hwy 75;

THENCE north 29 deg. and 17 min. east with the east ROW line of
Hwy 75 30' to a point;

THENCE south 60 deg. and 43 min. east 175' to the NE corner of
Lot 1, Block 7 of the Highland Park First Addition, said point
being the place of beginning.

SECOND TRACT:

Beginning at the SE corner of Lot No. 6 of Block No. 9 of the
Highland Park First Addition to the City of Sherman, said point
being on the north ROW line of Peyton Avenue;

THENCE north 49 deg. and 24 min. west to the north ROW line of
Peyton Avenue 153' to the SW corner of said Lot No. 6;

THENCE north 60 deg. and 43 min. west 25' to a point on the east
ROW line of U.S. No. 75;

THENCE south 29 deg. and 17 min. west with the east ROW line of
U.S. Hwy 75 to a point;

THENCE South 60 deg. 43 min. east 175' to a point on the SE
corner of Lot 6, Block 9 of said addition, said point being the
place of beginning and being more particularly shown on attached
sketch.

This abandonment is subject to a sanitary sewer easement across Peyton
Street and as shown by Resolution 580 passed August 21, 1972..

PASSED and APPROVED this the 26 day of Dec. 1972.

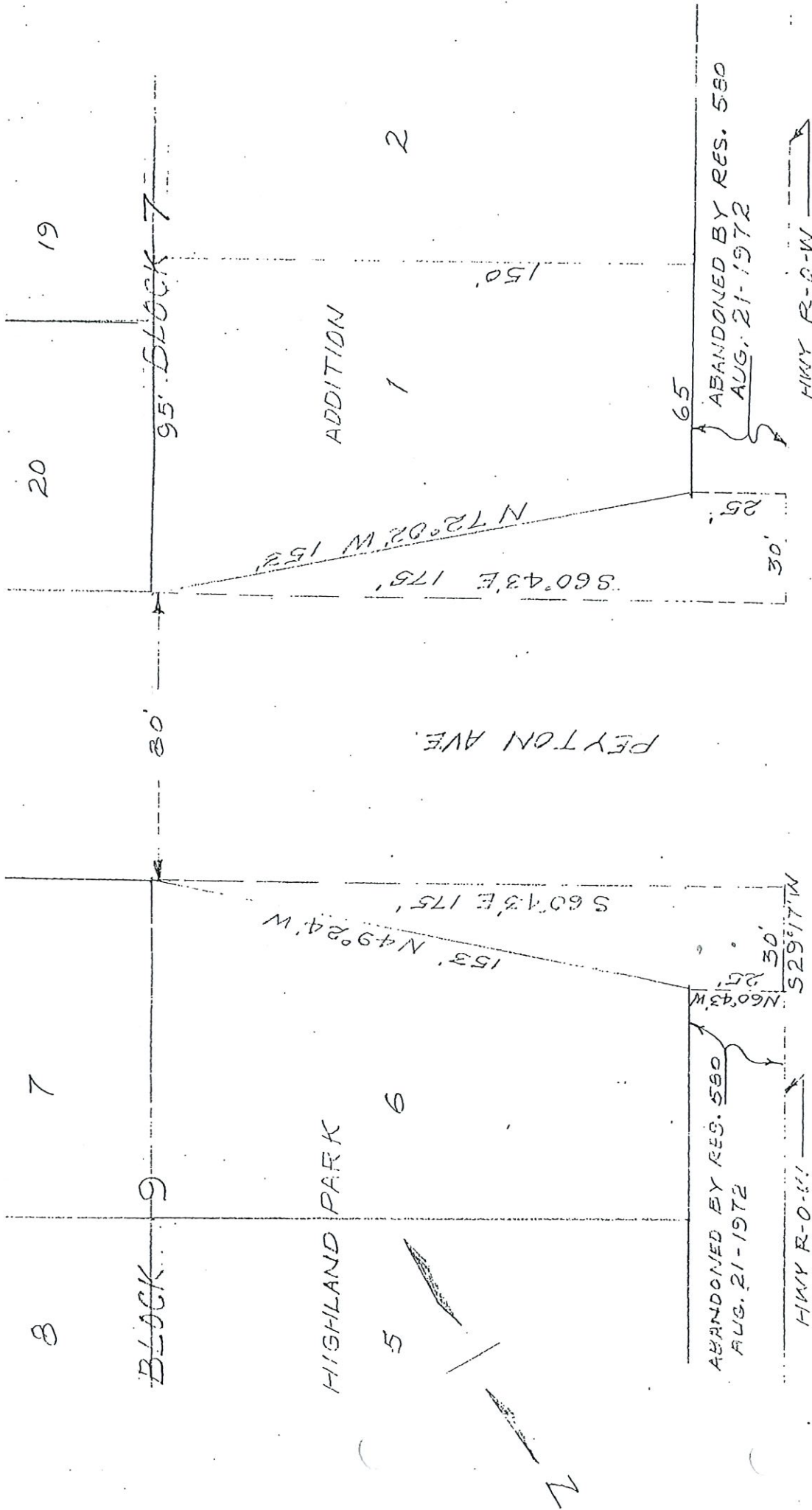
MAYOR

ATTEST:

CITY CLERK

CITY SEAL:

#8



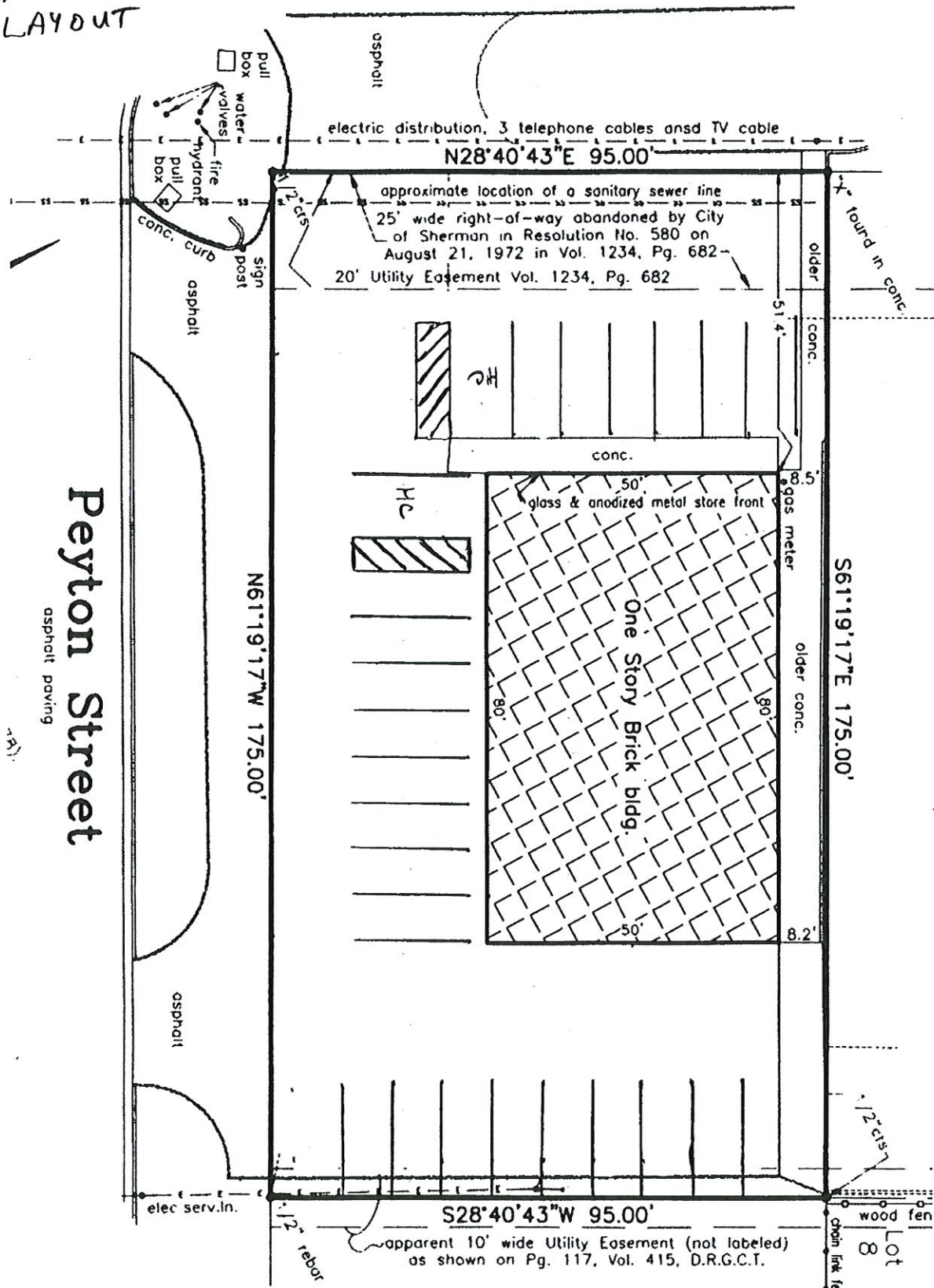
U.S. HWY NO. 75

SCALE 1" = 40'
DATE 12-21-72

SURVEY
w/ PARKING
LAYOUT

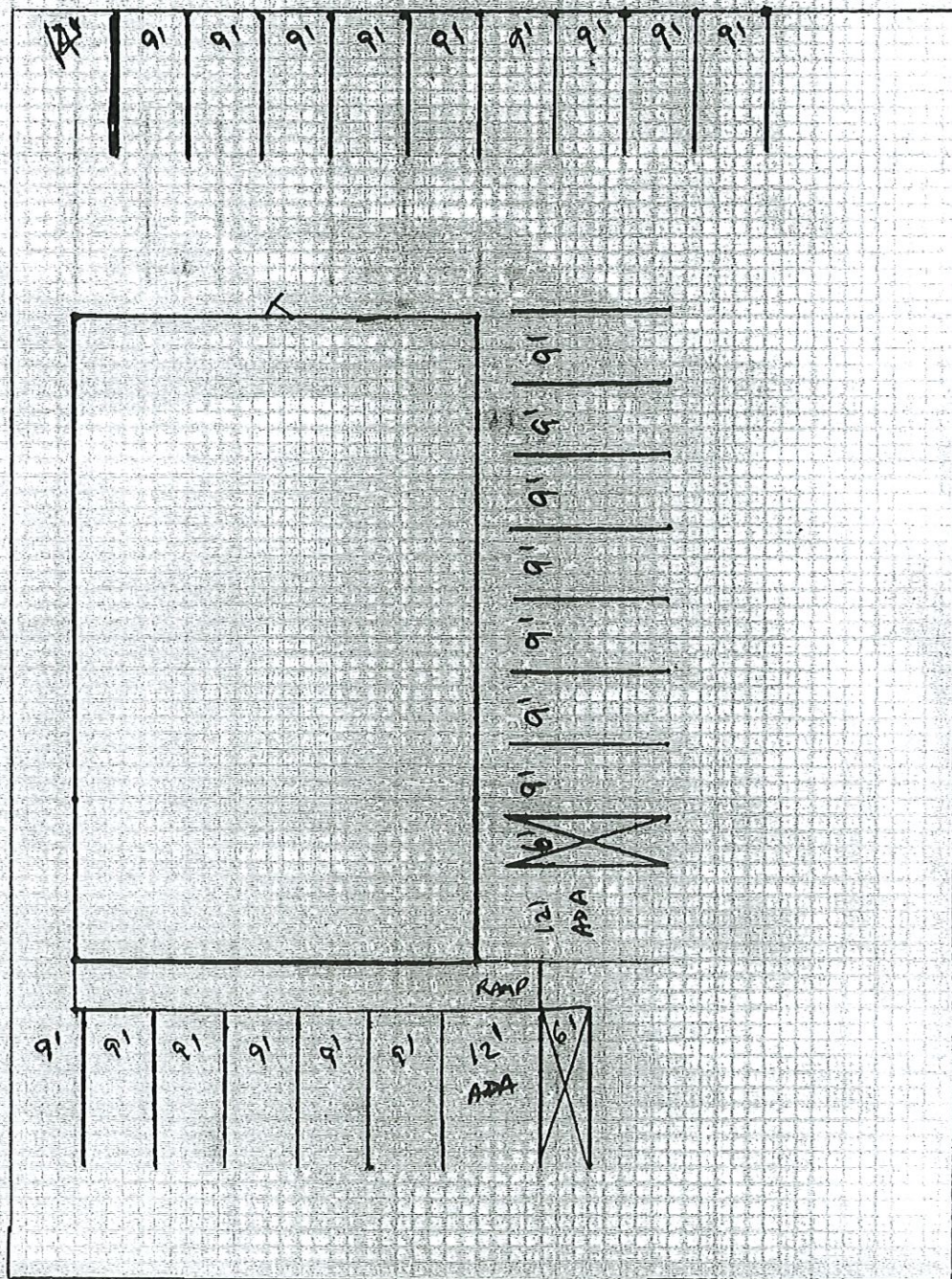
Texoma Parkway

four lane (divided) asphalt paving with asphalt should



2201 TEXOMA PARKWAY
PARKING LAY-OUT

SCALE $1" = 20'$
1 SQUARE = 2' FEET





Option #1 Rev.3: Manufacture and install (1) set of 36"x20' channel letters with yellow faces with green trim and green returns.

CH ☒ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES AS NOTED
☐ REVISE AND SUBMIT NEW PROOF WITH CHANGES

PROPERTY OF WHATLEY SIGN COMPANY - NOT BE DUPLICATED

This art is the exclusive property of Whatley Sign Company and is for the sole purpose of viewing by the recipient. It is not to be released to outside parties. Any duplication and/or copying of these drawings in part or in whole is prohibited. Any violation of these terms will result in penalties and prosecution under copyright laws.

Due to variations in printing, the colors shown are representations and should be used as a guide only.

Freddy's Fast Cash / Clay Holman

Designed for

clayton Homan

Signature of Authorized Representative

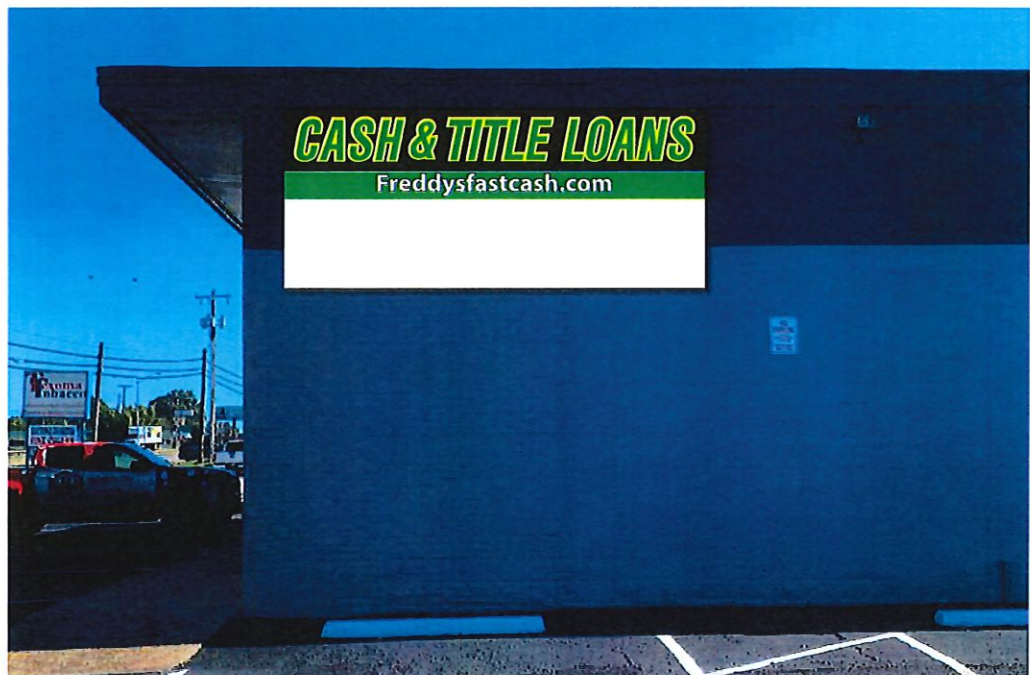
09/08/2020

Date

WHATLEY
SIGN COMPANY

1109 E 51st Street 870.773.2139 P
 Texarkana, AR 71854 870.772.5703 F

www.whatleysign.com



Option #2 Rev.4: Manufacture and install (1) single faced 6'x14' wall sign.

CH ☒ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES AS NOTED
☐ REVISE AND SUBMIT NEW PROOF WITH CHANGES

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Due to variations in printing, the colors shown are representations and should be used as a guide only.

Freddy's Fast Cash / Clay Holman

Designed for

clayton Homan

Signature of Authorized Representative

09/2/2020

Date

WHATLEY
SIGN COMPANY

1109 E 51st Street 870.773.2139 P
 Texarkana, AR 71854 870.772.5703 F

www.whatleysign.com

STAFF REVIEW LETTER

November 11, 2020

Michael S. Cook
PO Box 6070
McKinney, TX 75071

Jim Hendrickson
4545 N. Stateline Ave.
Texarkana, TX 75503

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Credit Access Business (Loan Office) (Freddy's Fast Cash) in a C-2 (General Commercial) District located at 2201 Texoma Parkway, Suite 100 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access 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 Texoma Parkway or Peyton Street right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. Shall provide one off-street parking space for each 200 square feet of general floor space; a parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.

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

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
 Clint Philpott, Asst. City Manager
 Wayne Lee, P.E., Director of Engineering
 Christopher Armstrong, Asst. City Engineer
 The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

 Billy Hartsfield, Fire Marshal
 Amber Doan, Engineering Coordinator
 Scott Shadden, Director of Developmental Services
 Tom Pruitt, Utility Engineer City Attorney



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

7.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

**900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (APPLICANT WITHDREW
REQUEST)**

The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 15.983 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Final Plat approval of Washington Meadows, Phase I

Background:

The property is located in the 900 block of North FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The property was zoned an R-1 (One Family Residential) District at the September 8, 2020 City Council Meeting. The owners would like to plat the property into (58) fifty-eight lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Wyldewood Homes (Owners)

Tim Pike (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0



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

8.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

**900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (APPLICANT WITHDREW
REQUEST)**

The request of Wyldewood Homes (Owners), Tim Pike (Representative), Preston Trail Land Surveying (Surveyor) concerning the property in the 900 block of North FM 1417 (Heritage Parkway), being 21.132 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Final Plat approval of Washington Meadows, Phase II

Background:

The property is located in the 900 block of North FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The property was zoned an R-1 (One Family Residential) District at the September 8, 2020 City Council Meeting. The owners would like to plat the property into (77) seventy-seven lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Wyldewood Homes (Owners)

Tim Pike (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0



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

9.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

4016 BELMONT BOULEVARD (APPLICANT WITHDREW REQUEST)

The request of Wydlewood Homes (Owners) and Tim Pike (Representative) concerning the property at 4016 Belmont Boulevard, being Lot 1, Block 4, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates, No. 10, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 23' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One Family Residential) District.

Background:

The property is located at 4016 Belmont Boulevard, the south east corner of Belmont Boulevard and Saratoga Drive. The property is zoned an R-1 (One Family Residential) District. A Temporary Use Permit to allow a Construction Office and parking lot a period of one year in an R-1 (One Family Residential) District was approved January 14, 2020.

The owner is requesting a variance to allow a single family dwelling, 23' from the rear property line at this location.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wydlewood Homes (Owners)
Tim Pike (Representative)

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:

1

Objections Received:

0



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

10.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

222 SOUTH ELM STREET

The request of Butterfly Properties V LLC (Owners), Monica Brown (Applicant), Ambience Community Services, LLC (Tenant) and Copley Land Surveying (Surveyor) concerning the property at 222 South Elm Street, being Lots 2 & 4, Block 1, A.R. Loving Addition, as follows;

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Intellectual and Developmental Disabilities Facility in a C-2 (General Commercial) District/Central Business District.
- Site plan approval for an accessory building for Ambience Community Services, LLC

Background:

The property is located at 222 South Elm Street; the northwest corner of Elm and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Ambience Community Services, LLC. provides various services and support to individuals with Intellectual and Developmental disabilities and their families in the North Texas Region. They provide residential group home and day programming services. They are committed to partnering with the individuals they serve and their families to achieve goals and independence in the community. They are requesting a Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility for day habilitation and training. They would also like to construct a 12' x 36' accessory building on the side of their existing building.

Adjacent Zoning:

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

Origination:

Butterfly Properties V LLC (Owners)
Monica Brown (Applicant)
Ambience Community Services, LLC (Tenant)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
Business Information
Survey/Site Plan
Building Elevations
Building Elevations Accessory Building
Staff Review Letter



222 South Elm Street



City of Sherman, Texas
Developmental Services Department

1 in = 300 ft



Zoning - 222 South Elm Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 891

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

CO Office District

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

ImageGIS.DBO.ORTHOS_2020

RGB
Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

222 South Elm Street





[Home](#) » About Us

About Us

Ambience Community Services, LLC. provides various services and support to individuals with Intellectual and Developmental disabilities and their families in the North Texas Region. Centered in Sherman, Texas, we provide residential group home and day programming services. Ambience Community Services is a Program Provider of Home and Community Based Services (HCS) and Texas Home Living (TxHmL) Services. We also provide CFC Personal Assistance and Habilitation (PAS/HAB) Services and other services through alternate funding sources. We are committed to partnering with the individuals we serve and their families to achieve goals and independence in the community.

Vision

We want to make disABILITIES, **ABILITIES**

Mission

We are committed to providing quality services to meet the unique needs of each individual served. We also strive to empower individuals to set and achieve their personal goals.

Ambience Community Services, LLC. proudly serves the following Texas counties: Collin, Cooke, Dallas, Denton, Fannin, Grayson and Hunt.

Share this:



Like this:



Be the first to like this.



[Home](#) » Client Services

Client Services

Ambience Community Services, LLC. based out of North Texas, is committed to supporting the individuals we serve by providing quality individualized services. Meeting the needs of individuals with intellectual and developmental disabilities and their families requires a broad array of supports and services.

Our Case Coordinators use a person-centered approach during service planning so that each individual's services are tailored to their unique needs and personal goals. Each staff member who works with an individual is trained and informed on the individual's unique needs and service delivery preferences.

We proudly serve the following Texas counties: [Collin](#), [Cooke](#), [Dallas](#), [Denton](#), [Ellis](#), [Fannin](#), [Grayson](#), [Johnson](#), and [Navarro](#). ([full list](#))

TxHmL and HCS Services

- Adaptive Aids
- Dental Treatment
- Minor Home Modifications
- Day Habilitation
- Employment Assistance
- Supported Employment
- Transition Assistance Services
- Supported Home Living (Transportation)
- Community Support Services (Transportation)
- Respite
- [Group Home](#)
- [Host Home](#)

- Residential Support Services
- Supervised Living
- Audiology
- Behavior Support
- Cognitive Rehabilitation Therapy
- Dietary
- Nursing Services
- Occupational Therapy
- Physical Therapy
- Social Work
- Speech Therapy

CFC services available to individuals in the TxHmL and HCS Waivers

- CFC Personal Assistance/Habilitation
- CFC Emergency Response System

Share this:



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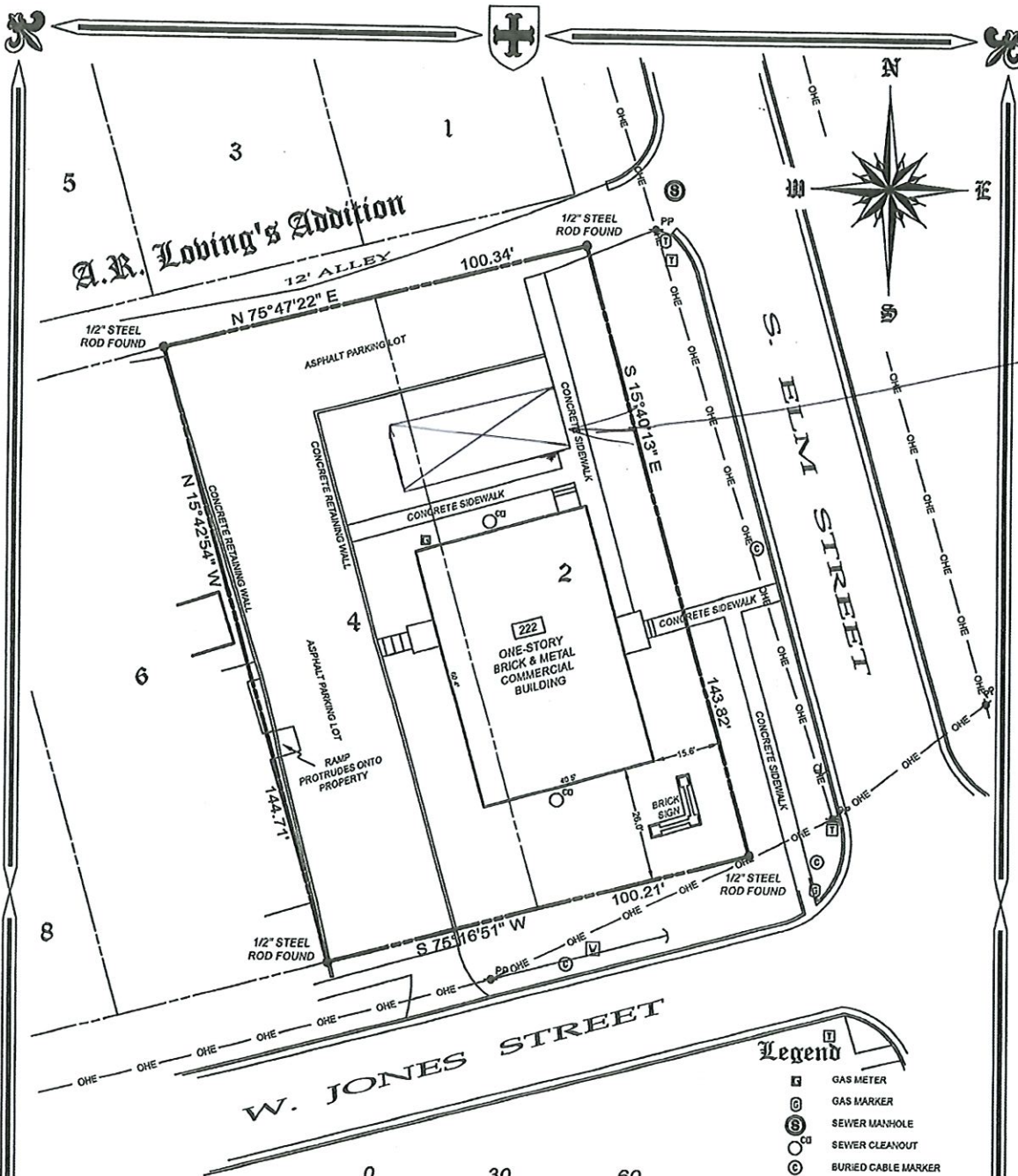


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Designed by Press Customizr





~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 12th day of June 2019, a survey was made on the ground of the property shown hereon, described as Lots 2 & 4, of the A.R. LOVING'S ADDITION, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 27, Page 117, Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 222 S. Elm Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

John C. Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429



Copley Land Surveying

198 Keefer Rd., Pottsboro, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 19060141

Building
18x36

Google Maps 222 S Elm St



Image capture: Sep 2019 © 2020 Google

Sherman, Texas



Street View

<https://www.google.com/maps/place/222+S+Elm+St,+Sherman,+TX+75050/@33.6343677,-96.6110702,3a,75y,253.36h,90t/data=!3m1!1e1!3m4!1sR5...> 1/1

Google Maps 304 W Jones St



Image capture: Sep 2019 © 2020 Google

Sherman, Texas



Street View

<https://www.google.com/maps/place/222+S+Elm+St,+Sherman,+TX+75050/@33.6340376,-96.6113616,3a,75y,90t/data=!3m1!1e1!3m4!1sR5...> 1/1

Google Maps 302 W Jones St

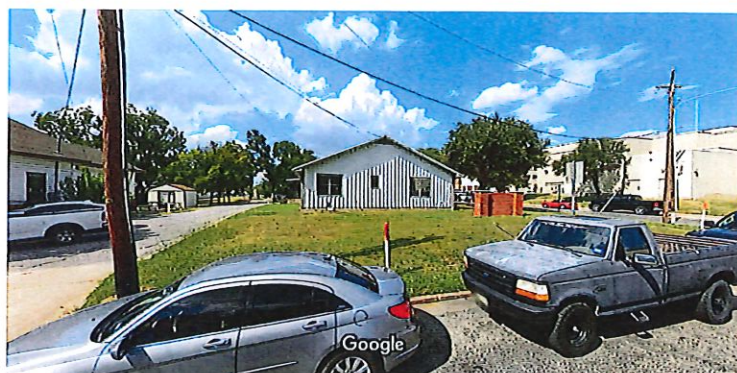


Image capture: Sep 2019 © 2020 Google

Sherman, Texas



Street View

<https://www.google.com/maps/place/222+S+Elm+St,+Sherman,+TX+75050/@33.6340579,-96.6112528,3a,75y,90t/data=!3m1!1e1!3m4!1sR5...> 1/1

Google Maps 220 S Elm St



Image capture: Sep 2019 © 2020 Google

Sherman, Texas



Street View

<https://www.google.com/maps/place/222+S+Elm+St,+Sherman,+TX+75050/@33.6345393,-96.611251,3a,75y,227.61h,90.14t/data=!3m1!1e1!3m4!1sR5...> 1/1



STAFF REVIEW LETTER

November 11, 2020

Butterfly Properties V LLC
Tom Rhodes
3517 Drexel Dr.
Dallas, TX 75705

Monica Brown
222 S. Elm St.
Sherman, TX 75090

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow an Intellectual and Developmental Disabilities Facility in a C-2 (General Commercial) District/Central Business District located at 222 South Elm Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the Central Business District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A minimum 6' screening shall be provided and maintained abutting any residential districts.
5. The accessory building shall be setback a minimum of 25' from the Elm Street property line; 8' from any other structures and 15' from side (west) property line.
6. Masonry or equivalent shall be required on all sides of all commercial buildings in the Central Business District. Masonry shall be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager

Clint Philpott, Asst. City Manager

Wayne Lee, P.E., Director of Engineering

Christopher Armstrong, Asst. City Engineer

The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal

Amber Doan, Engineering Coordinator

Scott Shadden, Director of Developmental Services

Tom Pruitt, Utility Engineer City Attorney



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

11.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 2213 SOUTH CROCKETT STREET**

The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Final Plat approval of Meadow View Addition.

Background:

The property is located at 2213 South Crockett Street between Wilson Avenue and Mercer Street. The property was annexed into the City June 30, 1986 by Ordinance 3950 as an R-1 (One Family Residential) District. The existing building on the lot has been used as a beauty shop, retail clothing sales, office, barber shop, thrift shop and retail fresh produce. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Michael Sterry (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Meadow View Addition

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

2213 South Crockett Street



1 in = 200 ft



Zoning - 2213 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_1

- 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
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 72 ft

SMCP-RC
5.60 Acres
(Tract 14)
Inst. No. 2019-16953,
O.P.R.C.T.

remainder of the
Michael S. Sterry
22.453 Acres
Vol. 2677, Pg. 814,
O.P.R.G.C.T.

Travis Street
a public road - 35 ft. wide asphalt paving
variable width right-of-way

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	50.00'	2914.93'	0°58'58"	N00°26'49"E, 50.00'
C2	49.33'	2904.93'	0°58'23"	N00°17'53"W, 49.33'

P.O.B.
1/2" square
tube found

Mercer Drive
public street - 20 ft. wide asphalt paving
50 ft. wide right-of-way

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

in the

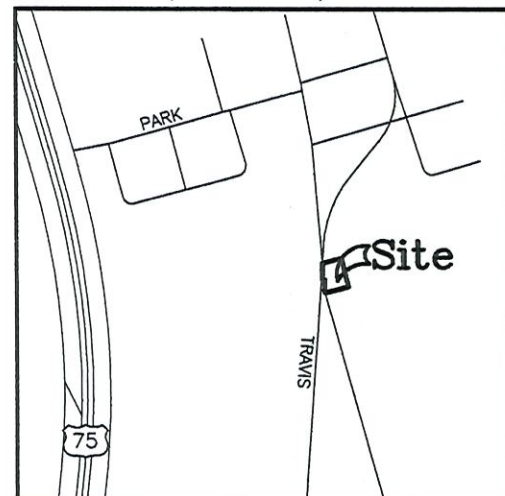
Job No. CGS851020

1. Water Supply to be provided by the City of Sherman, Texas.
2. Sewer service to be provided by the City of Sherman, Texas.
3. Electrical service is provided by Oncor Electric Delivery Coop.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

Owner/Developer:
Michael S. Sterry
241 Country Club Drive
Heath, Texas 75032

(not to scale)





STAFF REVIEW LETTER

November 11, 2020

Michael S. Sterry
241 Country Club Drive
Heath, TX 75032

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

Dear Applicants,

The request for approval of the Final Plat of Meadow View Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Travis Street should be changed to Crockett Street. (Per P&Z)
6. Metes and bounds must match drawing.
7. General Notes No. 6 should read "City of Sherman will not be responsible..."
8. General Notes No. 8 should read City of Sherman instead of Grayson County.
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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

12.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2213 SOUTH CROCKETT STREET

The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2213 South Crockett Street between Wilson Avenue and Mercer Street. The property was annexed into the City June 30, 1986 by Ordinance 3950 as an R-1 (One Family Residential) District. The existing building on the lot has been used as a beauty shop, retail clothing sales, office, barber shop, thrift shop and retail fresh produce. The owner would like to change the zoning on the property to be in compliance with current zoning regulations.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Michael Sterry (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

5

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
Meadow View Addition
Site Plan
Building Elevations
Staff Review Letter



2213 South Crockett Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning - 2213 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_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

CO Office District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 72 ft

2213 South Crockett Street



SMCP-RC
5.60 Acres
(Tract 14)
Inst. No. 2019-16953,
O.P.R.C.T.

remainder of the
Michael S. Sterry
22.453 Acres
Vol. 2677, Pg. 814,
O.P.R.G.C.T.

Travis Street
a public road - 35 ft. wide asphalt paving
variable width right-of-way

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	50.00'	2914.93'	0°58'58"	N00°26'49"E, 50.00'
C2	49.33'	2904.93'	0°58'23"	N00°17'53"W, 49.33'

P.O.B.
1/2" square
tube found

Mercer Drive
public street - 20 ft. wide asphalt paving
50 ft. wide right-of-way

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

in the

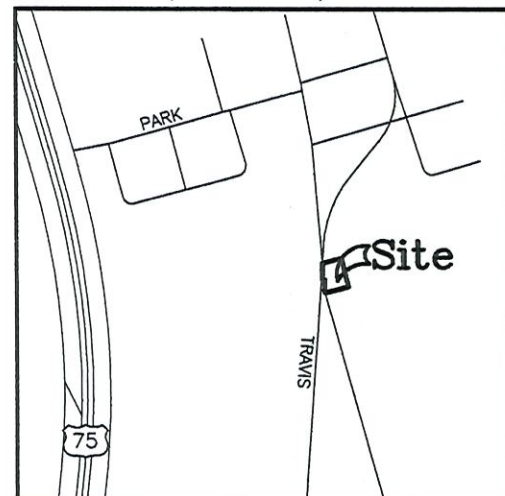
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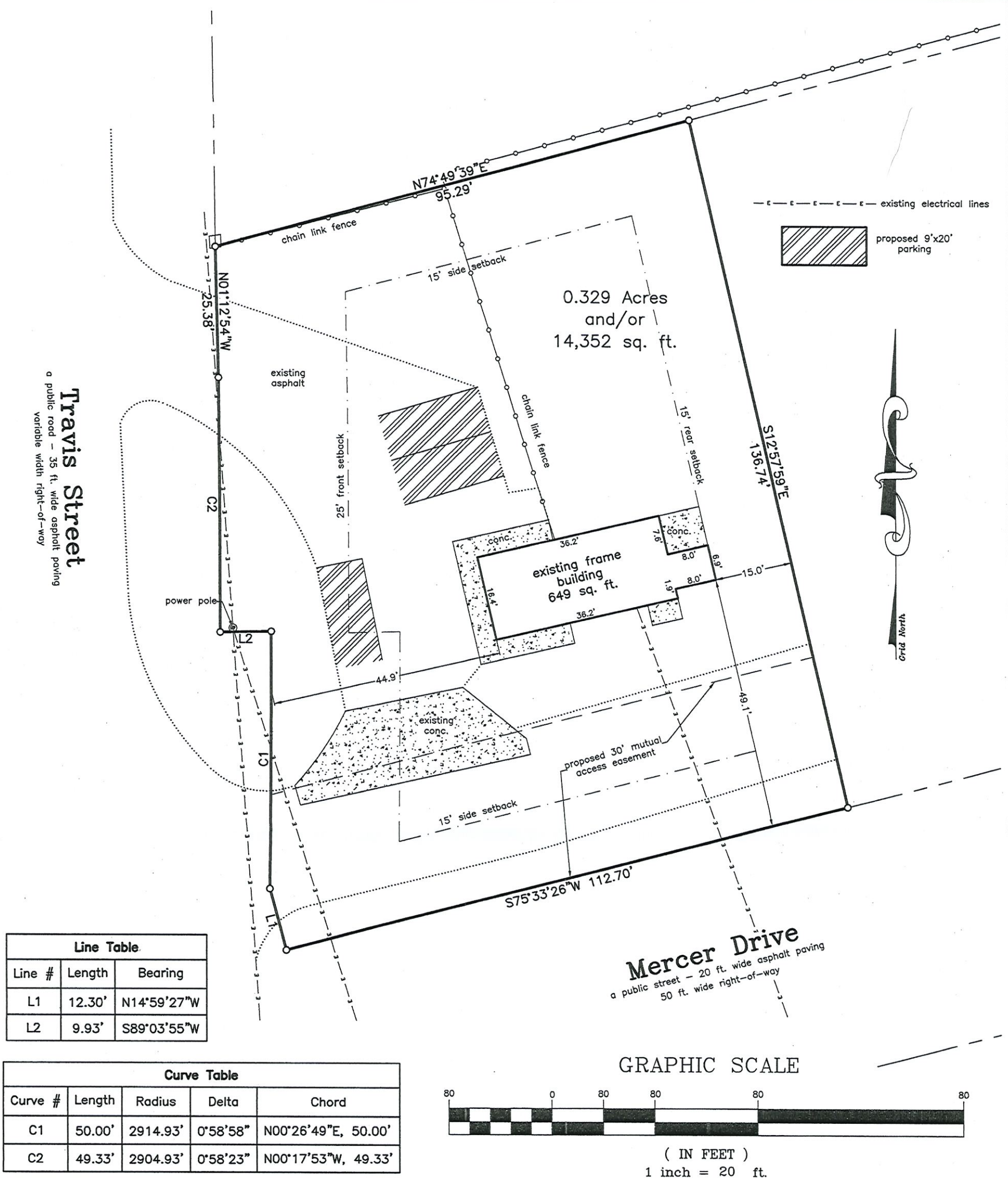
1. Water Supply to be provided by the City of Sherman, Texas.
2. Sewer service to be provided by the City of Sherman, Texas.
3. Electrical service is provided by Oncor Electric Delivery Coop.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

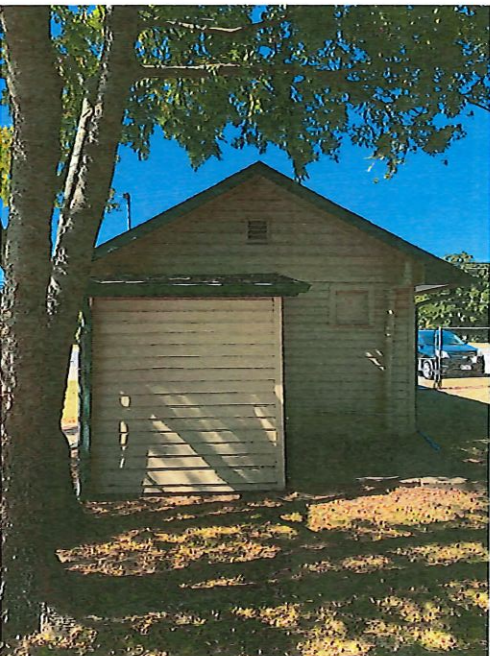
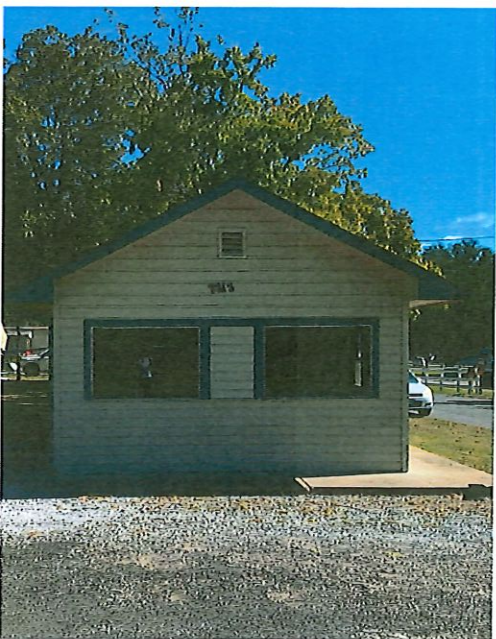
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Owner/Developer:
Michael S. Sterry
241 Country Club Drive
Heath, Texas 75032

(not to scale)







STAFF REVIEW LETTER

November 11, 2020

Michael Sterry
241 Country Club Dr.
Heath, TX 75032

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

Dear Applicants,

The request for a zone change and site plan approval from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District located at 2213 South Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. The building must comply with all current City of Sherman building and fire codes prior to occupancy to assure a safe environment.
4. All parking shall be on private property and shall not encroach into South Crockett Street or Mercer Drive right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Parking is not allowed inside the mutual access easement.
8. A minimum 6' solid screening shall be provided and maintained abutting any residential districts.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services
Tom Pruitt, Utility Engineer City Attorney



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

13.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Stonehollow Homes (Owners), Spiars Engineering & Surveying (Civil Engineer/Surveyor) and Lauren Helmberger (Representative) concerning the property in the 200 block of South FM 1417 (Heritage Parkway), being 4.040 acres in the E. Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. Estates at Baker Park is a proposed single-family development located on 46.925 acres of land. A 4.04 acre tract is zoned a C-1 (Retail Business) District and the owners are requesting to rezone the property to an R-1 (One Family Residential) District to be included in the Estates at Baker Park a proposed 167 lot, single-family development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Stonehollow Homes (Owners)

Spiars Engineering Inc. (Civil Engineer/Surveyor)

Lauren Helmberger (Representative)

Master Plan Designation:

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

Number of notices mailed:

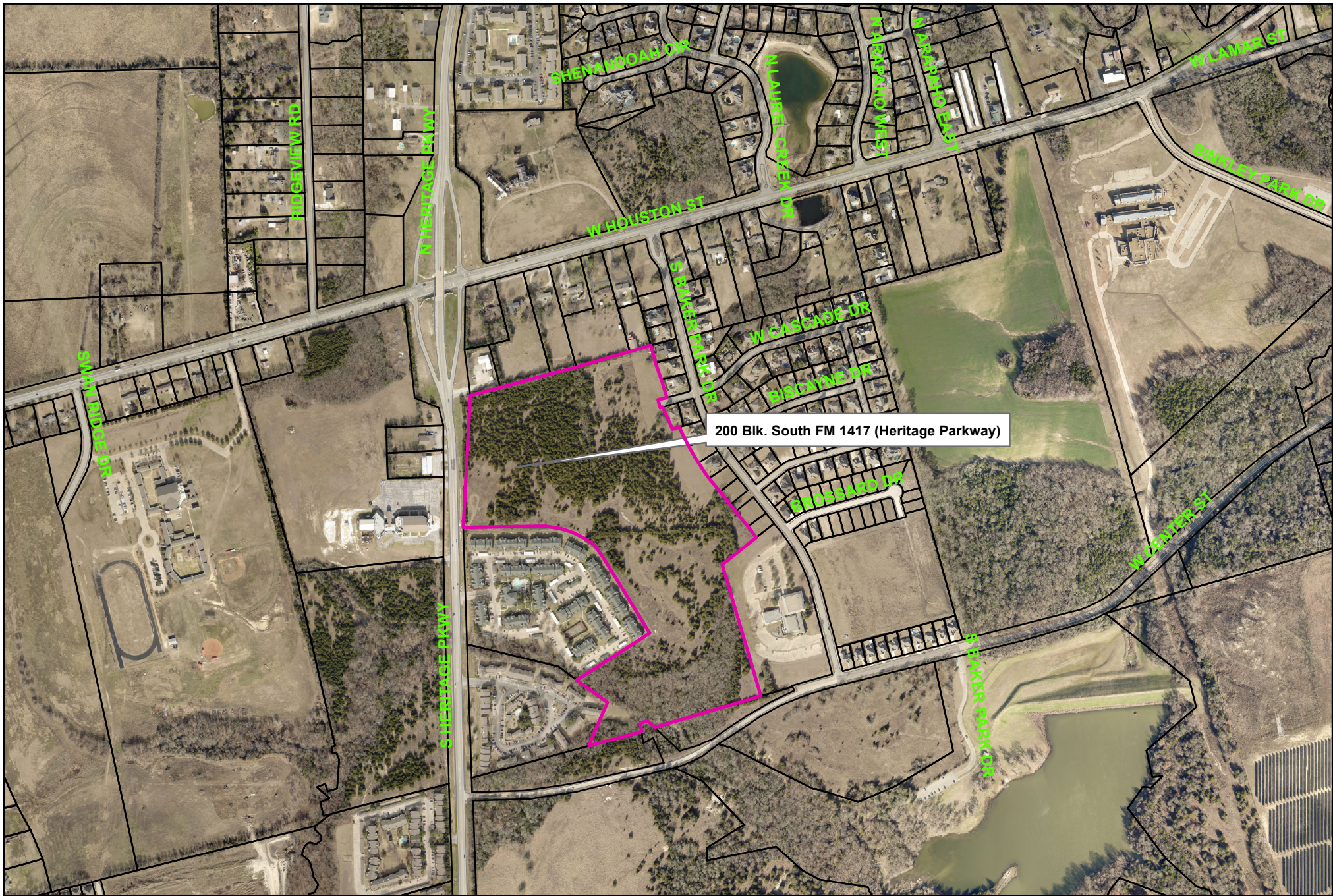
27

Objections Received:

0

Attachments

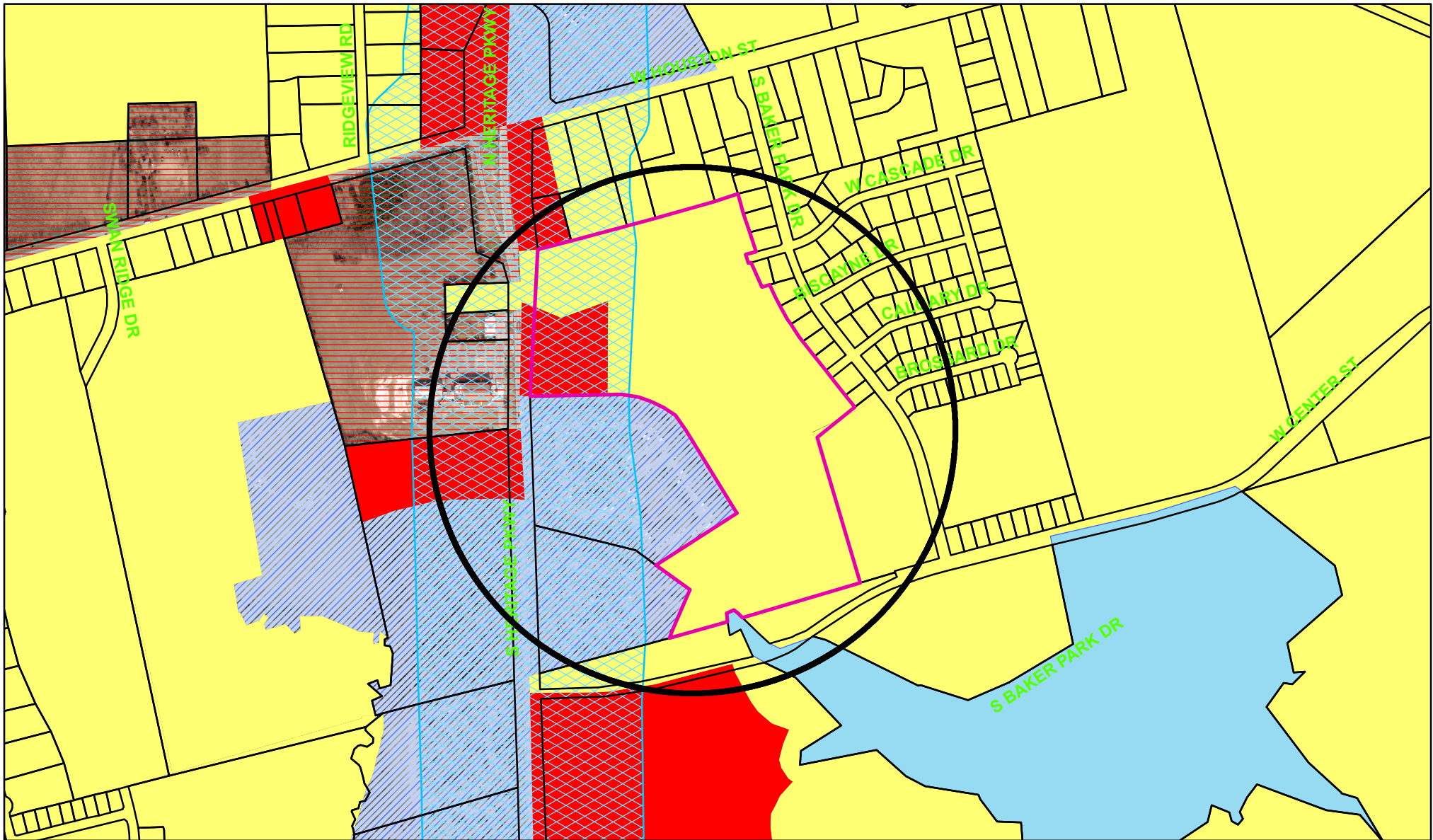
Aerial Location Map
Zoning Map
Zoning Sign Photo
Estates at Baker Park
Zoning Exhibit
Building Elevations
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

200 Block South FM 1417 (Heritage Parkway)


$$1 \text{ in} = 722 \text{ ft}$$



Zoning - 200 Block South FM 1417 (Heritage Parkway)

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: SHERM.GIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development
ImageGIS.DBO.ORTHOS_2020
RGB
Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department



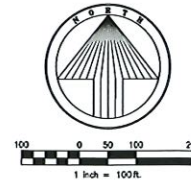
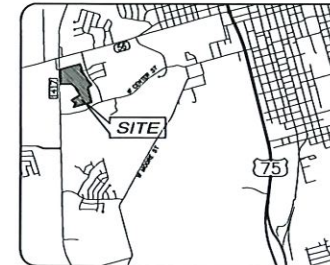
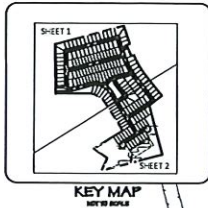
NOT TO SCALE

1 in = 700 ft

200 Blk. South FM 1417 (Heritage Parkway)



Oct 29, 2020 at 3:14 PM



LEGEND	
(Not all items may be applicable)	
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
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94	EXISTING LOT
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97	EXISTING LOT
98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83).
 3. All development will comply with City of Sherman Requirements.
 4. All open space areas, Lots 1-4, Block 1, to be owned and maintained by the H.O.A.
 5. This plot is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 4.2 (R-1 Zoning).
 6. 50' Lots will require Approval of an SLP by City Council.
 7. Floodplain redaction subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetation study at the time of final plat submission.
 8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
 9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400C dated September 28, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED	Date
Chairman, City of Sherman	
Planning and Zoning Commission	

PARKHAVEN ADDITION
PHASE THREE
Vol. 8, Pg. 135 PROCT

PRELIMINARY PLAT

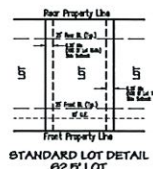
ESTATES AT BAKER PARK
167 LOTS & 4 COMMON AREAS
46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT NO. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 1 OF 3

OWNER / APPLICANT
STONEDCROW PROPERTIES
200 Atlantic Parkway, Suite 9150
Mckinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
705 Cedar Road, Suite 100
Flano, TX 75757
Telephone: (972) 422-0677
TXPE No. F-2131
Contact: Lauren Helmeberger

Scale: 1" = 100' September, 2020 JET Job No. 20-175

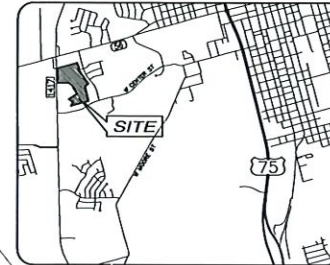


Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 PROCT

Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72



KEY MAP
NOT TO SCALE



LOCATION MAP / KEY MAP
N.T.S.



100 0 50 100 200
1 inch = 100 ft.

LEGEND	
Not all items may be applicable	
10	ADJACENT LOT
11	ADJACENT LOT
12	ADJACENT LOT
13	ADJACENT LOT
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94	ADJACENT LOT
95	ADJACENT LOT
96	ADJACENT LOT
97	ADJACENT LOT
98	ADJACENT LOT
99	ADJACENT LOT
100	ADJACENT LOT

NOTES:

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2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, Lots 1-4, Block X, to be owned and maintained by the H.O.A.
5. This plot is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 8.2 (8-1 Zoning).
6. 50' Lots will require Approval of an SUP by City Council.
7. Floodplain redaction subject to engineering approval of flood study, wetland delineation study, habitat study and vegetation study at the time of final plat submission.
8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 28, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT

ESTATES AT BAKER PARK

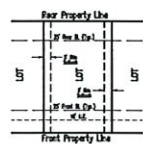
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E. JONES SURVEY, ABSTRACT No. 625
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OWNER / APPLICANT
STONEDOLLOW HOMES
200 Adair Parkway, Suite #105
Mckinney, TX 75072
Telephone: (214) 872-0315
Contact: Ryan Hayes

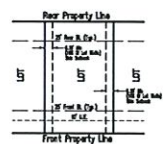
ENGINEER / SURVEYOR
Spartan Engineering, Inc.
785 Canyon Road, Suite 100
Ft. Worth, TX 76103
Telephone: (817) 412-0077
TEPE No. P-1211
Contact: Lauren Helmberger

SHEET 2 OF 3

Drawn: 1" = 100' September, 2020 SEE Job No. 20-173



STANDARD LOT DETAIL
50' LOT



STANDARD LOT DETAIL
62.5' LOT

Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72

Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 RPPROCT

303 S. FM 1417, LLC
Vol. 5548, Pg. 836 RPPROCT

City of Sherman
Vol. 1208, Pg. 630 RPPROCT

PARKHAVEN ADDITION
PHASE THREE
Vol. 6, Pg. 136 PROCT

Lot 1

OWNER'S CERTIFICATE

STATE OF TEXAS 5
COUNTY OF GRAYSON 5

BEING a tract of land situated in the E. Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, the subject tract being a portion of a tract conveyed to Park Development One, Ltd., according to the deed recorded in Volume 2478, Page 878 of the Real Property Records, Grayson County, Texas (RPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a THOD concrete monument found on the east line of Farm to Market Road 1417, a variable width right-of-way, for the southwest corner of a tract conveyed to Michael D. Daniel, et al, recorded in Volume 4585, Page 331 RPRGCT;

THENCE N 74°50'44" E, 1053.39 feet along the south line of said Daniel tract, and of a tract conveyed to Bern Thomas Briggs, recorded in Volume 3559, Page 832 RPRGCT, and of a tract conveyed to Earl F. Hickey and wife, Debra L. Hickey, recorded in Volume 3559, Page 785 RPRGCT, and of a tract conveyed to Toy Corley, et al, recorded in Doc. No. 2020-3665 RPRGCT, and of a tract conveyed to James A. Garza and wife, Norma Garza, recorded in Volume 3663, Page 20 RPRGCT, to the southwest corner thereof, and being the southwest corner of Lot 31, and the northeast corner of Lot 30, Block 1, Parkhaven Addition Phase Two, an addition recorded in Volume 8, Page 63, Plat Records, Grayson County, Texas (PRGCT);

THENCE S 18°01'45" E, 298.48 feet along the west line of Lots 30-38, Block 1, to a 1/2" iron rod found on the north line of Cascade Drive, a 50-foot right-of-way created by said plat;

THENCE along the north line of Cascade Drive, around a non-tangent curve to the left having a central angle of 68°24'27", a radius of 395.00 feet, a chord of S 69°17'09" W - 57.91 feet, an arc length of 57.95 feet to a 1/2" iron rod found for the northeast corner of said right-of-way;

THENCE S 24°55'04" E, 190.00 feet along the west line of said right-of-way and Lot 21, Block 15, to a point for southwest corner thereof;

THENCE along the south line of Lot 21, Block 15, around a non-tangent curve to the right having a central angle of 09°51'29", a radius of 205.00 feet, a chord of N 70°00'40" E - 35.23 feet, an arc length of 35.27 feet;

THENCE N 74°56'25" E, 3.16 feet continuing along the south line of Lot 21, Block 15, to the northeast corner of Lot 1, Block 14, Parkhaven Addition Section Four, an addition recorded in Volume 9, Page 46 PRGCT;

THENCE along the southwest line of Parkhaven Addition Section Four, around a non-tangent curve to the left having a central angle of 15°18'45", a radius of 1271.44 feet, a chord of S 30°46'09" E - 338.79 feet, an arc length of 339.80 feet;

THENCE S 38°25'32" E, 434.18 feet continuing along the southwest line of Parkhaven Addition Section Four to a 1/2" iron rod with plastic cap stamped "SPARSING" set on the north line of Lot 1, Block 1, Parkhaven Addition Phase Three, an addition recorded in Volume 8, Page 135 PRGCT;

THENCE S 51°34'28" W, 248.83 feet along the north line thereof;

THENCE S 14°48'54" E, along the west line of Lot 1, passing at 760.00 feet the southwest corner of Lot 1 and the northeast corner of a right-of-way dedication per plat, and continuing along the west line thereof a total distance of 800.08 feet to a 1/2" iron rod found for the southwest corner thereof, and being on the north line of a tract conveyed to the City of Sherman, recorded in Volume 1268, Page 659 RPRGCT;

THENCE S 75°10'05" W, 618.46 feet along the north line thereof;

THENCE S 74°54'10" W, 367.51 feet continuing along the north line thereof to a 1/2" iron rod found for the southeast corner of a tract conveyed to 303 S. FM 1417, LLC, recorded in Volume 5548, Page 835 RPRGCT;

THENCE N 23°43'54" E, 217.05 feet along the lower east line thereof to a 5/8" iron rod found;

THENCE N 54°55'09" W, 257.60 feet along the upper east line thereof to a 1/2" iron rod found for the most southerly corner of a tract conveyed to Villas of Parkhaven, Ltd., recorded in Volume 3174, Page 35 RPRGCT;

THENCE N 57°47'32" E, 536.69 feet along the easterly south line thereof to a 1/2" iron rod with plastic cap stamped "SPARSING" set;

THENCE N 32°17'35" W, 488.01 feet along the east line thereof;

THENCE along the northeast line thereof, around a tangent curve to the left having a central angle of 59°04'33", a radius of 370.00 feet, a chord of N 61°49'52" W - 364.82 feet, an arc length of 381.50 feet;

THENCE S 68°47'58" W, 471.72 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPARSING" set on the east line of Farm to Market Road 1417;

THENCE N 01°20'30" W, 776.36 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPARSING" set;

THENCE N 75°57'45" E, 67.27 feet along a southerly east line thereof to the POINT OF BEGINNING with the subject tract containing 2,044,033 square feet or 46,925 acres of land.

Line #	Length	Bearing
B1	67.27	N 75°57'45" E
B2	180.07	S 24°50'04" E
B3	217.05	N 23°43'54" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
B1	57.96	395.00	57.91	S 69°17'09" W	87°42'27"
B2	38.45	205.00	38.37	N 70°00'40" E	10°44'28"
B3	338.80	1271.44	338.79	S 30°46'09" E	15°18'45"
B4	331.50	370.00	364.82	N 61°49'52" W	59°04'33"

Line #	Length	Bearing
L1	16.14	N 43°30'25" E
L2	14.87	N 43°18'52" W
L3	16.18	N 43°30'56" E
L4	16.10	N 44°30'36" W
L5	15.74	N 36°45'05" E
L6	14.81	S 82°05'30" E
L7	13.53	S 64°28'05" E
L8	14.44	N 23°09'54" E
L9	18.08	S 30°31'00" W
L10	16.47	S 64°19'30" E
L11	13.24	S 18°38'53" W
L12	15.07	S 75°46'14" E
L13	13.13	N 25°53'49" E
L14	13.38	S 70°50'34" W
L15	10.52	S 73°04'02" W
L16	4.46	S 73°04'02" W
L17	14.54	N 11°27'10" W
L18	16.14	N 77°17'35" W
L19	13.37	S 08°38'27" W
L20	16.14	N 12°42'25" E
L21	16.14	N 77°17'35" W
L22	16.14	S 12°42'25" W
L23	16.14	S 08°38'27" W
L24	16.14	S 12°42'25" W
L25	16.14	S 77°17'35" E

Line #	Length	Bearing
L29	6.76	S56° 41' 31.42"W
L28	31.25	S22° 37' 49.24"E

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	69.78	300.00	35.24	69.40	S81°21'04"E	19°59'09"
C2	78.11	312.80	36.24	75.92	N81°49'21"E	13°57'13"
C3	128.82	215.00	65.31	124.99	S88°15'24"E	33°47'43"
C4	72.32	300.00	36.33	72.14	N81°45'05"E	13°46'41"
C5	361.50	300.00	221.43	358.31	S68°43'36"E	72°31'40"
C6	194.22	250.00	103.48	191.22	S52°21'39"W	41°58'11"
C7	57.03	180.00	28.76	56.79	S65°46'08"W	18°09'13"
C8	64.74	300.00	32.49	64.61	N64°02'49"E	12°21'49"
C9	33.89	370.00	18.86	33.68	N82°28'25"E	51°30'1"
C10	68.92	250.00	34.48	68.70	S30°31'40"E	15°47'41"
C11	406.23	1000.00	205.08	404.30	S28°43'36"E	19°23'41"
C12	53.51	300.00	26.78	53.46	N54°38'36"E	6°07'58"

Lot #	Block #	Area Feet
1	A	7,813
2	A	7,812
3	A	7,812
4	A	7,812
5	A	7,813
6	A	7,812
7	A	7,812
8	A	7,806
9	A	8,688
10	A	13,060
11	A	7,821
12	A	7,813
13	A	7,813
14	A	7,812
15	A	7,812
16	A	7,813
17	A	7,813
18	A	7,812
19	A	7,812
20	A	7,813
21	A	7,813
22	A	7,812
23	A	7,830
24	A	13,651
25	A	7,815
26	A	9,387

Lot #	Block #	Area Feet
1	B	8,541
2	B	8,250
3	B	8,250
4	B	8,250
5	B	8,250
6	B	8,250
7	B	8,250
8	B	8,250
9	B	8,250
10	B	8,250
11	B	8,250
12	B	9,688
13	B	8,686
14	B	8,250
15	B	8,250
16	B	8,250
17	B	8,250
18	B	8,250
19	B	8,250
20	B	8,250
21	B	8,250
22	B	8,250
23	B	8,250
24	B	8,250
25	B	8,250
26	B	8,250
27	B	8,250
28	B	10,182

Lot #	Block #	Area Feet
1	C	8,825
2	C	7,832
3	C	8,250
4	C	8,250
5	C	8,250
6	C	8,250
7	C	8,250
8	C	8,250
9	C	8,250
10	C	8,250
11	C	8,250
12	C	8,250
13	C	8,250
14	C	8,250
15	C	8,250
16	C	8,250
17	C	9,061
18	C	9,647
19	C	8,250
20	C	8,250
21	C	8,250
22	C	6,730
23	C	7,665
24	C	13,651
25	C	8,188
26	C	8,103
27	C	7,702
28	C	8,811
29	C	6,352
30	C	8,250
31	C	8,250
32	C	8,250
33	C	8,250
34	C	7,503
35	C	10,255

Lot #	Block #	Area Feet
1	D	7,692
2	D	8,635
3	D	9,170
4	D	8,976
5	D	8,588
6	D	7,641
7	D	8,925
8	D	8,750
9	D	8,750
10	D	8,750
11	D	8,750
12	D	8,750
13	D	8,750
14	D	8,750
15	D	8,750
16	D	8,750
17	D	7,754
18	D	8,668
19	D	8,668
20	D	8,671
21	D	8,675
22	D	7,211

Lot #	Block #	Area Feet
1	E	8,900
2	E	8,313
3	E	8,835
4	E	15,720
5	E	7,647
6	E	8,305
7	E	8,250
8	E	7,662
9	E	10,871
10	E	10,263
11	E	7,813
12	E	7,813
13	E	7,812
14	E	7,813
15	E	8,570
16	E	8,874
17	E	7,808
18	E	8,250
19	E	8,250
20	E	8,250
21	E	8,250
22	E	8,250
23	E	8,900

Lot #	Block #	Area Feet
1	F	11,204
2	F	8,668
3	F	8,668
4	F	8,669
5	F	8,623
6	F	8,430
7	F	8,204
8	F	8,125
9	F	8,125
10	F	8,125
11	F	8,125
12	F	8,125
13	F	8,908

Lot #	Block #	Area Feet
1	G	8,387
2	G	8,875
3	G	8,875
4	G	8,875
5	G	8,875
6	G	8,847
7	G	8,518

Lot #	Block #	Area Feet
2	H	8,250
3	H	8,250
4	H	8,125
5	H	8,250
6	H	8,250
7	H	8,250

Lot #	Block #	Area Feet
1	K	15,194
2	K	33,077
3	K	29,865
4	K	33,064

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT

ESTATES AT BAKER PARK

167 LOTS & 4 COMMON AREAS
46,925 GROSS ACRES OUT OF THE
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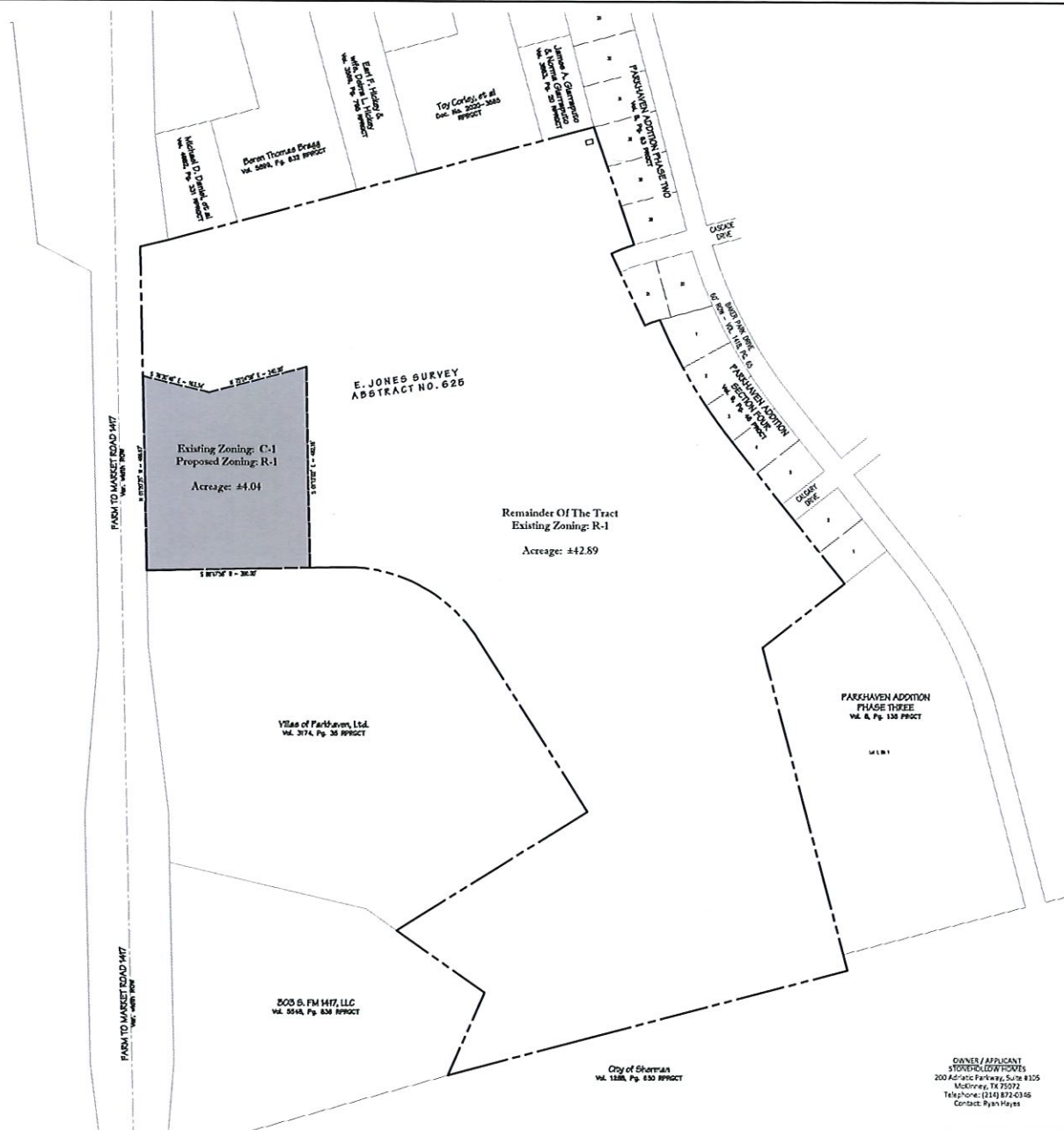
SHEET 3 OF 3

OWNER / APPLICANT
SYNDICATED HOMES
200 Atlantic Parkway, Suite 8105
Midway, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spahn Engineering, Inc.
755 Cedar Road, Suite 100
Ft. Worth, TX 76102
Telephone: (817) 422-0077
TXPE No. F-2121
Contact: Lauren Helmberger



120 0 80 120 240
1 inch = 120 ft.



ZONING EXHIBIT
ESTATES AT BAKER PARK

46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
STOKERDOWNS
200 Adair Parkway, Suite 4105
McKinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Sparks Engineering, P.C.
765 Guster Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TEPE No. F-2121
Contact: Lauren Helmeberger

Scale: 1"=120' September, 2020 F&E Job No. 22-173

SHEET INDEX "A"	
SHEET	DESCRIPTION
A1	COVER SHEET / SQ. FOOTAGE CHART
A2	FOUNDATION OUTLINE / PLUMBING LAYOUT
A3	MAIN LEVEL FLOOR PLAN
A4	FRONT / LEFT ELEVATIONS / OPTIONS
A5	REAR ELEVATION / OPTIONS
A6	RIGHT ELEVATION / OPTIONS
A7	ROOF PLAN / OPTIONS
A8	MAIN LEVEL ELECTRICAL PLAN / OPTIONS
CBI	CABINET ELEVATIONS

SQUARE FOOTAGES "A"	
TOTAL A/C	408 S.F.
FRONT PORCH	44 S.F.
REAR PORCH	14 S.F.
GARAGE	420 S.F.
TOTAL COVERED	2018 S.F.
TOTAL SLAB	244 S.F.
OPT. PORCH EXTENSION	16 S.F.
OVERALL WIDTH	34'-0"
OVERALL DEPTH	54'-5"
OVERALL DEPTH W/ OPT. PORCH EXT.	41'-5"

Issue:

Rev.: 04-25-2020

08-12-2020

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Stonehollow

—HOMES—

ELEVATION "A"

COVER SHEET

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Date

05-04-2020

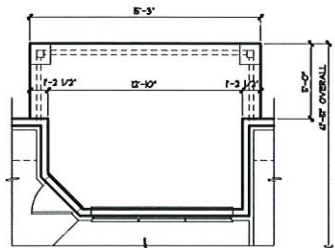
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 214-551-5014 mark@mc Reynoldsdsgn.com

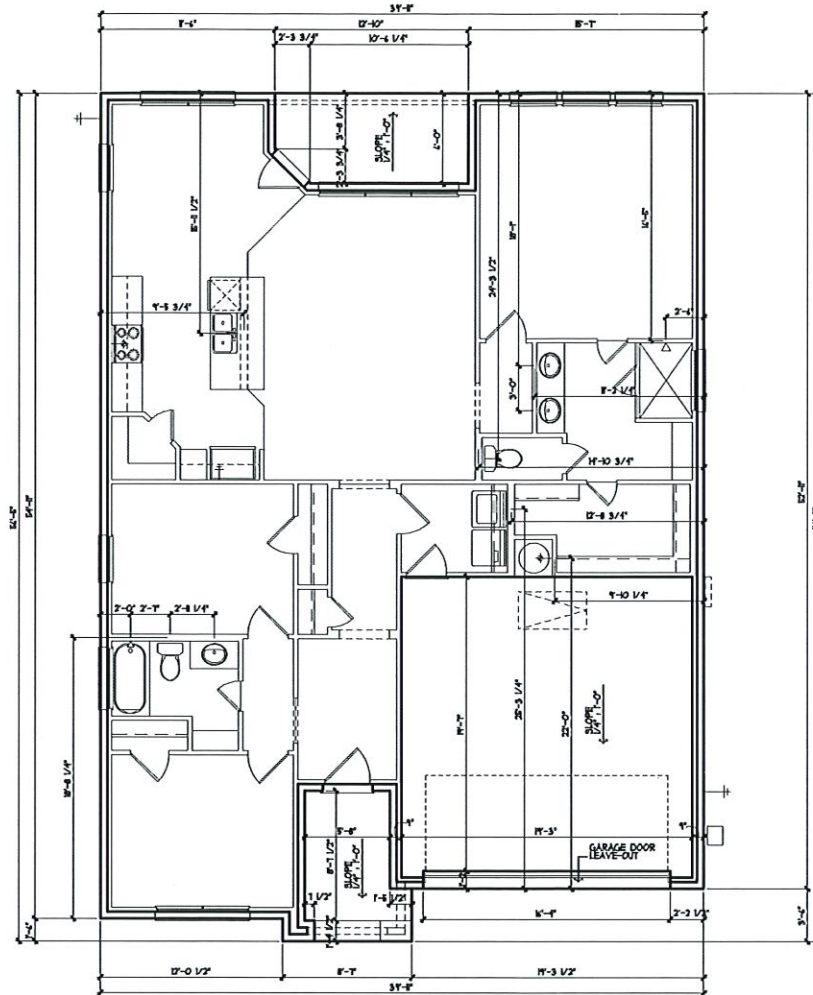
Sheet Number

A1



EXTENDED PORCH OPTION
SCALE: 1/8" = 1'-0" (1/8" X 11 PAPER); 1/4" = 1'-0" (1/4" X 34 PAPER)

2



FOUNDATION OUTLINE/PLUMBING LAYOUT
SCALE: 1/8" = 1'-0" (1/8" X 11 PAPER); 1/4" = 1'-0" (1/4" X 34 PAPER)

1

ALL DIMENSIONS DENOTE EITHER EDGE OF SLAB OR CENTER OF PLUMBING WALL AND/OR PLUMBING FIXTURE LOCATIONS.

Plan 1608-R

Issue:
Rev.: 01-25-2020
08-12-2020

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ELEVATION "A"
FOUNDATION OUTLINE
ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE FOUNDATION WALLS UNLESS OTHERWISE NOTED.

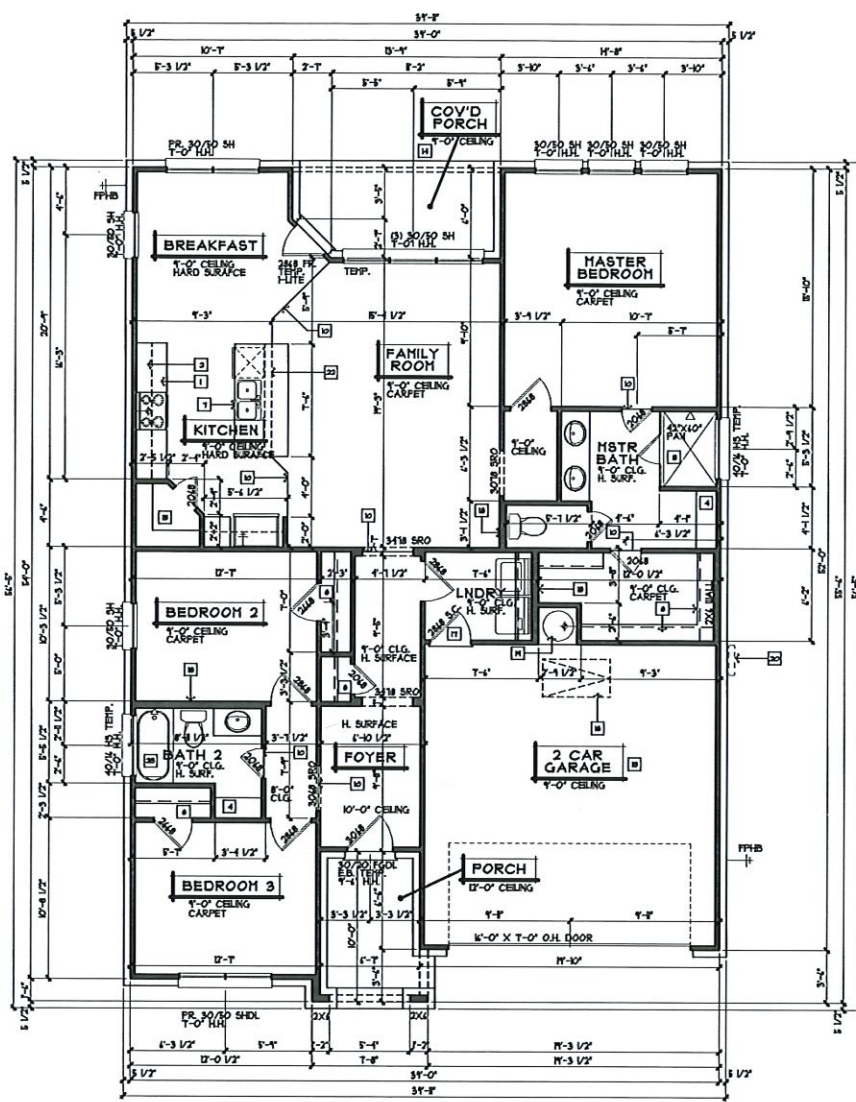
Date 05-04-2020

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214-551-5014 mark@mcroyholdings.com

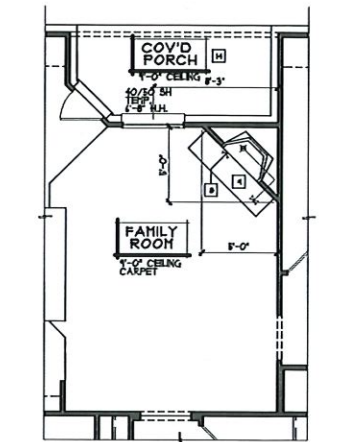
Sheet Number

A2

Plan 1608-R

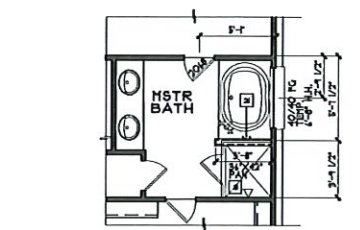


MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER)

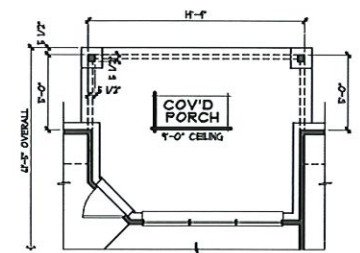


FIREPLACE OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER)

- MAIN LEVEL PLAN NOTES
1. BASE CABINETS
 2. UPPER CABINETS
 3. SHOWER PAN 1/2" TYPED GLASS ENCLOSURE
 4. 1/2" TYPED GLASS ENCLOSURE
 5. 1/2" TYPED GLASS ENCLOSURE
 6. 1/2" TYPED GLASS ENCLOSURE
 7. 1/2" TYPED GLASS ENCLOSURE
 8. 1/2" TYPED GLASS ENCLOSURE
 9. 1/2" TYPED GLASS ENCLOSURE
 10. 1/2" TYPED GLASS ENCLOSURE
 11. 1/2" TYPED GLASS ENCLOSURE
 12. 1/2" TYPED GLASS ENCLOSURE
 13. 1/2" TYPED GLASS ENCLOSURE
 14. 1/2" TYPED GLASS ENCLOSURE
 15. 1/2" TYPED GLASS ENCLOSURE
 16. 1/2" TYPED GLASS ENCLOSURE
 17. 1/2" TYPED GLASS ENCLOSURE
 18. 1/2" TYPED GLASS ENCLOSURE
 19. 1/2" TYPED GLASS ENCLOSURE
 20. 1/2" TYPED GLASS ENCLOSURE
 21. 1/2" TYPED GLASS ENCLOSURE
 22. 1/2" TYPED GLASS ENCLOSURE
 23. 1/2" TYPED GLASS ENCLOSURE



MASTER BATH OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER)



REAR PORCH OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER)



BRICK CALC'S - FRONT						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	80	3 P.	—	3 P.	80	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	80	3 P.	—	3 P.	80	000
BRICK CALC'S - LEFT						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	428	3 P.	—	3 P.	428	028
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	428	3 P.	—	3 P.	428	028
BRICK CALC'S - REAR						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	84	3 P.	—	3 P.	84	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	84	3 P.	—	3 P.	84	000
BRICK CALC'S - RIGHT						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	44	3 P.	—	3 P.	44	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	44	3 P.	—	3 P.	44	000
BRICK CALC'S - TOTAL						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	1263	3 P.	—	3 P.	1263	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	1263	3 P.	—	3 P.	1263	000

EXCHANGE 40 S.F.
W/ STONE OPTION

ELEVATION NOTES:

- EXPLANATION OF NOTES:**
1. GALVA TRIM @ GUTY, MIT. DRIP EDGE.
 2. 1" X 4" FREEZE TRIM.
 3. CLASS "A" 30-YEAR CORP. SHINGLES OVER #8 BLDG. PAPER
 4. 1/2" ASPHALT FLASHING @ ALL ROOF/ALL INTERSECTIONS.
 5. STANDARD ROLL-UP DOOR.
 6. DUAL GLAZED CLAD VINYL THERMO DOORS PER BUILDER.
 7. NOT USED.
 8. NOT USED.
 9. DRICK VENER AS SPECIFIED.
 10. TRIM GRADE.
 11. DUAL GLAZED WINDOWS PER BUILDER.
 12. ENTRY DOOR UNIT.
 13. GALV. FLASHING AT ALL ROOF/ALL INTERSECTIONS.
 14. 1 X 4 HARDE-BORD CORNER TRIM AS SPEC.
 15. OPTION 1. TAXLESS WATER HEATER LOCATION.
 16. OPTION 2. TAXLESS WATER HEATER LOCATION.
 17. EXIST. UNF. PRELACE FLEE PIPES 2'-0" MINIMUM ABOVE ALL EXIST. BUILDING FINISH. 10'-0" SPARK.
 18. SPARK ARRESTOR.
 19. HARDE-BORD SIDING AS SPEC.
 20. PROJECT ROOMS 3 1/4"



Plan 1608-R

Issue:	
Rev.: 04-25-2020	
08-12-2020	

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—HOMES—

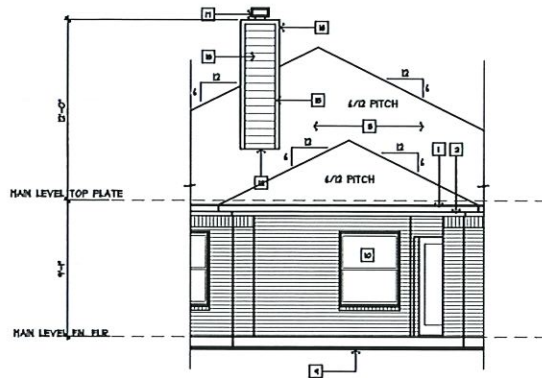
ELEVATION "A"
EXTERIOR ELEV'S

Date 05-04-2020

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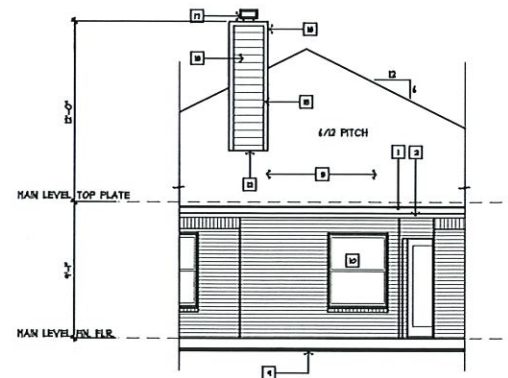
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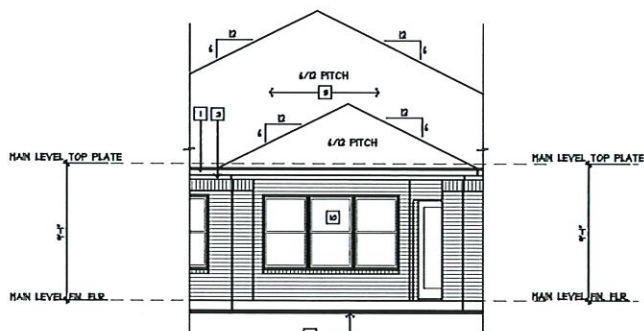
**FIREPLACE OPTION/
EXTENDED PORCH OPTION**
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

4



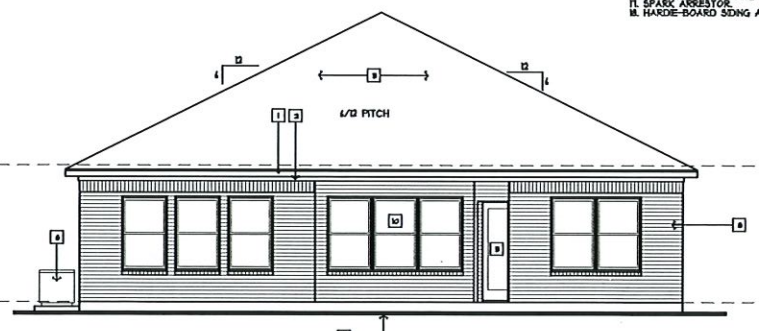
FIREPLACE OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

3



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

2



REAR ELEVATION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

1

- ELEVATION NOTES:**
1. 1" X 4" FASCIA TRIM w/ GALV. MTL. DRIP EDGE.
 2. 1" X 4" FASCIA TRIM.
 3. CLASS "A" 50-YEAR CORP. SHINGLES OVER EX. BLDG. OVER 1/2" PLYWOOD/OSB.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUI.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENEER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILDER.
 11. ENTRY DOOR UNIT.
 12. GALV. MTL. FLASHING AT ALL ROOF/WALL INTERSECT.
 13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
 14. OPTIONAL TANKLESS WATER HEATER LOCATION.
 15. NOT USED.
 16. EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
 17. SPARK ARRESTOR.
 18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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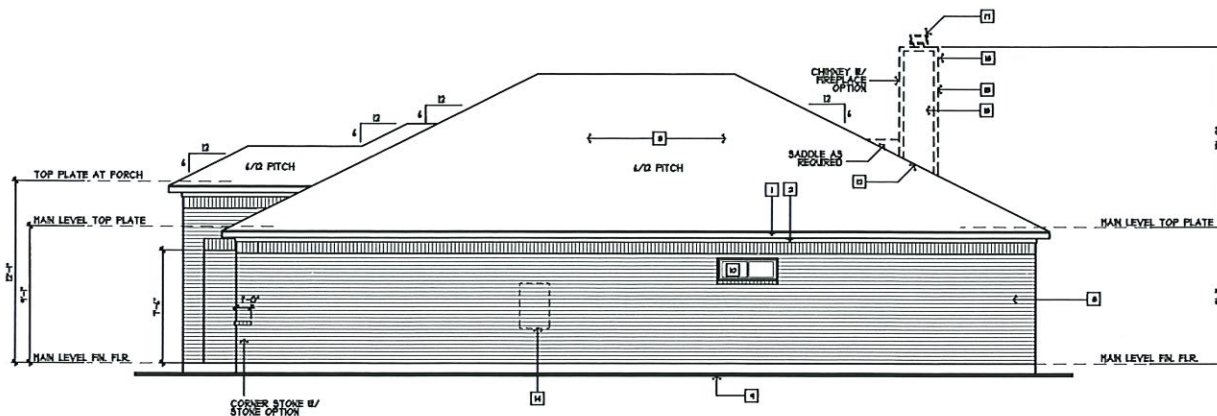
Stonehollow
HOMES

ELEVATION "A"
EXTERIOR ELEV'S

Date 05-04-2020

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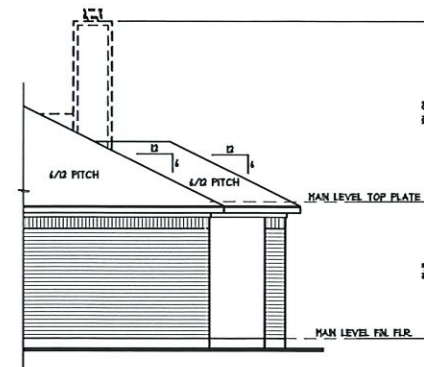
Sheet Number
A5



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

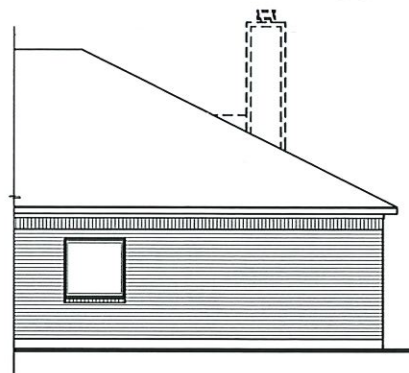
3



EXTENDED PORCH OPTION

SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

2



M. BATH TUB OPTION

SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

1

ELEVATION NOTES:

1. 1" X 4" FASCIA TRIM W/ GALV. HTL DRP EDGE.
2. 1" X 4" FREEZE TRIM.
3. CLASS "A" 30-YEAR CORP. SHINGLES OVER 1/2" PLYWOOD/OSB.
4. SECTIONAL ROLL-UP DOOR.
5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
6. NOT USED.
7. NOT USED.
8. BRICK VENEER AS SPECIFIED.
9. FINISH GRADE.
10. DUAL GLAZED ENDOS PER BUILDER.
11. ENTRY DOOR UNIT.
12. GALV. HTL FLASHING AT ALL ROOF/WALL INTERSECTIONS.
13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
14. OPTIONAL TAXLESS WATER HEATER LOCATION.
15. NOT USED.
16. EXTEND ALL PREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADII.
17. SPARK ARRESTOR.
18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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HOMES

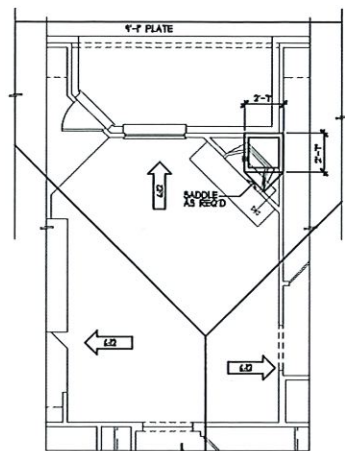
ELEVATION "A"
EXTERIOR ELEVATIONS

Date 05-04-2020

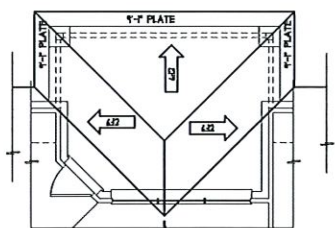
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Sheet Number

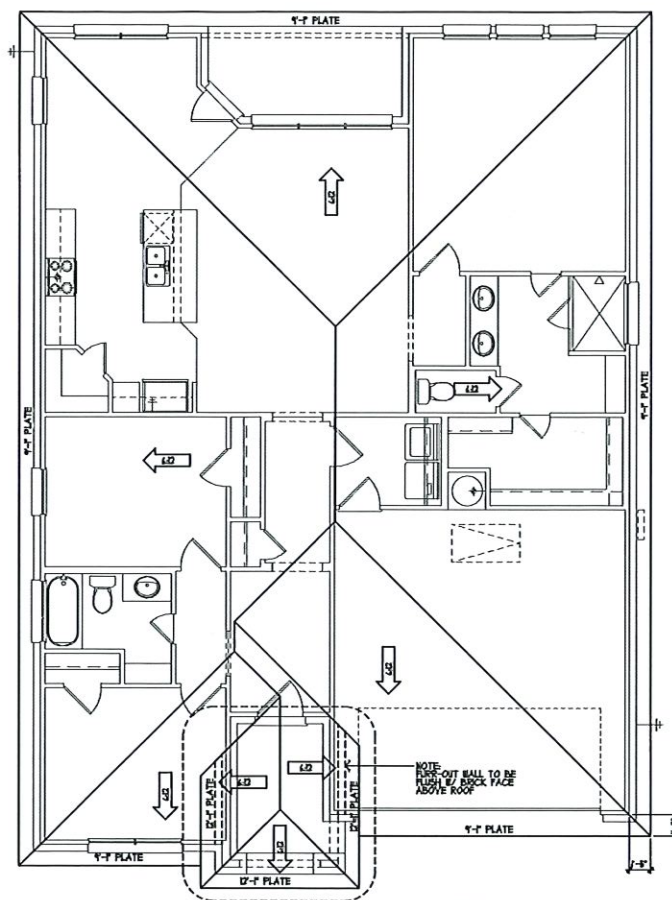
A6



FIREPLACE OPTION 2
SCALE: 1/8" = 1'-0" / 1" X 11 PAPER: 1/4" = 1'-0" / 24" X 36" PAPER



EXTENDED PORCH OPTION 3
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (34 X 34 PAPER)



ROOF PLAN
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (1/4 X 34 PAPER)

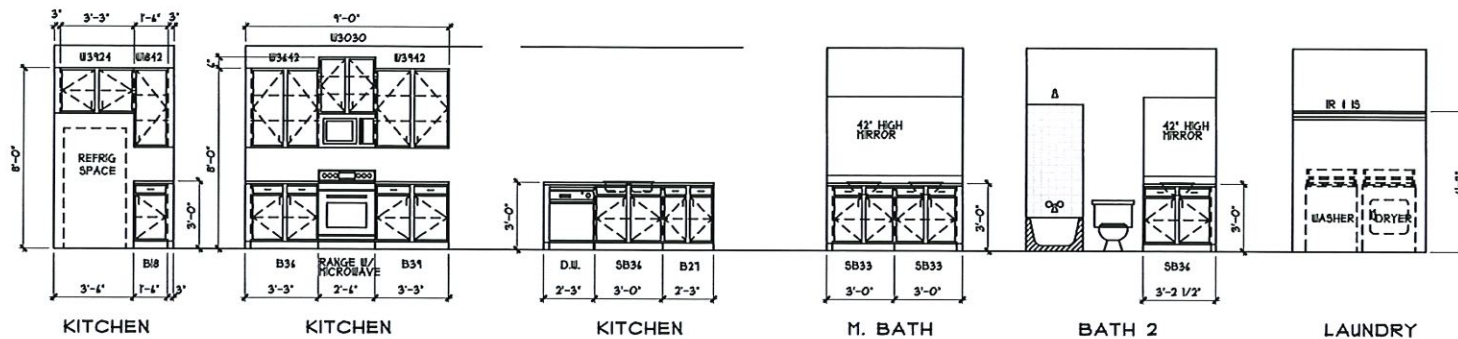
NOTE:
ALL PLATE HEIGHTS ARE DESIGNATED
FROM TOP OF FINISHED FLOOR AT FOTE
VERIFY ALL HEIGHTS W/ STRUCTURAL

Plan 1608-R



- NOTE:**
- A.** HIGH-EFFICIENCY LUMINAIRES (SUCH AS FLUORESCENT LIGHTS) USED UNDER THE DRESSING MUST BE THE TYPE THAT DO NOT CONTAIN A REMOVABLE BASE SOCKET.
 - B.** WHERE MOTION SENSORS ARE USED INSTEAD OF FLUORESCENT LIGHTING WITHIN THE HOUSE, THE MANUAL ON MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND MUST BE TURNED ON MANUALLY WITH A SWITCH.
 - C.** RECESSED LUMINAIRES IN INSULATED CEILINGS MUST BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT SEAL.

A8



CABINET ELEVATIONS
 SCALE: 3/4" = 1'-0" (11 X 17 PAPER), 3/8" = 1'-0" (24 X 36 PAPER)

1

Plan 1608-R

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CABINET ELEVATIONS MARK: ELEVATIONS OF CABINETS, COUNTERTOPS, SINKS, AND STOVE. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.	
Date: 04-04-2020	
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Sheet Number CB1	

SHEET INDEX "B"	
SHEET	DESCRIPTION
B1	COVER SHEET / SQ. FOOTAGE CHART
B2	FOUNDATION OUTLINE / PLUMBING LAYOUT
B3	MAIN LEVEL FLOOR PLAN
B4	FRONT / LEFT ELEVATIONS / OPTIONS
B5	REAR ELEVATION / OPTIONS
B6	RIGHT ELEVATION / OPTIONS
B7	ROOF PLAN / OPTIONS
B8	MAIN LEVEL ELECTRICAL PLAN / OPTIONS
CB1	CABINET ELEVATIONS

SQUARE FOOTAGES "B"	
TOTAL A/C	408 S.F.
FRONT PORCH	26 S.F.
REAR PORCH	14 S.F.
GARAGE	420 S.F.
TOTAL COVERED	2031 S.F.
TOTAL SLAB	228 S.F.
OPT. PORCH EXTENSION	16 S.F.
OVERALL WIDTH	34'-0"
OVERALL DEPTH	54'-0"
OVERALL DEPTH W/ OPT. PORCH EXT.	59'-0"

Plan 1608-R

Issue:

Rev.: 04-25-2020

08-D-2020

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—HOMES—

ELEVATION "B"

COVER SHEET

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Date 05-04-2020

McREYNOLDS

DESIGNS

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Sheet Number

B1



This is a detailed architectural floor plan of a single-story house. The plan includes the following rooms and features:

- Living Room:** Located in the front center, featuring a fireplace on the left wall and a large window on the right. Dimensions include 12'-0" and 12'-4 1/2".
- Dining Room:** Adjacent to the living room, containing a kitchen island with a sink and a breakfast bar. Dimensions include 11'-0" and 11'-6 1/2".
- Kitchen:** Located at the rear left, featuring a four-burner stove, a sink, and a refrigerator. Dimensions include 9'-6 3/8" and 11'-0".
- Master Bedroom:** Located at the rear right, featuring a large closet and a bay window. Dimensions include 12'-0" and 12'-4 1/2".
- Bedroom:** Located in the front right, featuring a closet. Dimensions include 11'-0" and 11'-6 1/2".
- Bathroom:** Located in the front left, featuring a bathtub, toilet, and vanity. Dimensions include 7'-0" and 7'-6 1/2".
- Garage:** Attached to the front of the house, featuring a "GARAGE DOOR LEAVE-OUT". Dimensions include 20'-0" and 11'-0".
- Hallways and Closets:** Multiple hallways connect the rooms, and there are several closets, including a large one in the master bedroom.

The plan is annotated with numerous dimensions in feet and inches, as well as room labels and architectural symbols for doors, windows, and fixtures.

FOUNDATION OUTLINE/PLUMBING LAYOUT
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

ALL DIMENSIONS DENOTE EITHER EDGE
OF SLAB OR CENTER OF PLUMBING BALL
AND/OR PLUMBING FIXTURE LOCATIONS.

Plan 1608-R

Issue:
Rev.: 06-25-2020
08-12-2020

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ELEVATION "B" FOUNDATION OUTLINE

Date 05-04-2020

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Sheet Number

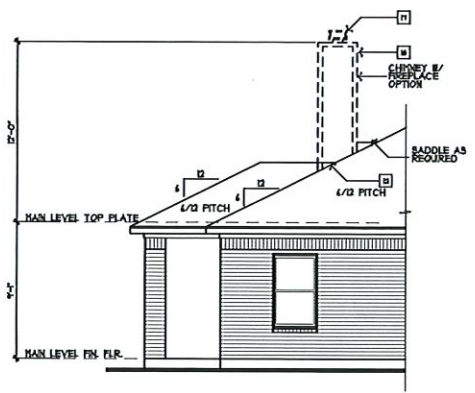
B2

[illegible]

B3

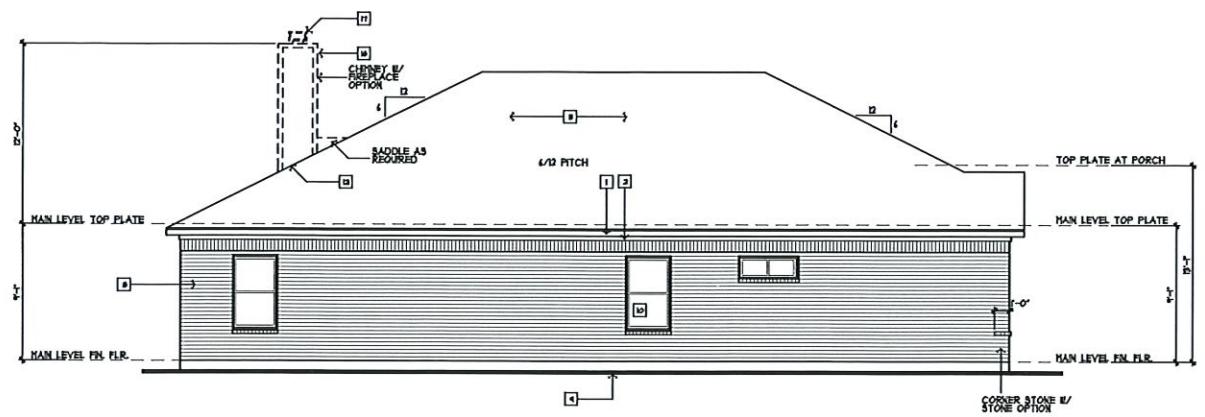
Plan 1608-R

Plan 1608-R



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

3



LEFT ELEVATION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

2

BRICK CALC'S - FRONT				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	382 S.F.	— S.F.	382 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	382 S.F.	— S.F.	382 S.F.	100 %

BRICK CALC'S - LEFT				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	428 S.F.	— S.F.	428 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	428 S.F.	— S.F.	428 S.F.	100 %

BRICK CALC'S - REAR				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	84 S.F.	— S.F.	84 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	84 S.F.	— S.F.	84 S.F.	100 %

BRICK CALC'S - RIGHT				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	42 S.F.	— S.F.	42 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	42 S.F.	— S.F.	42 S.F.	100 %

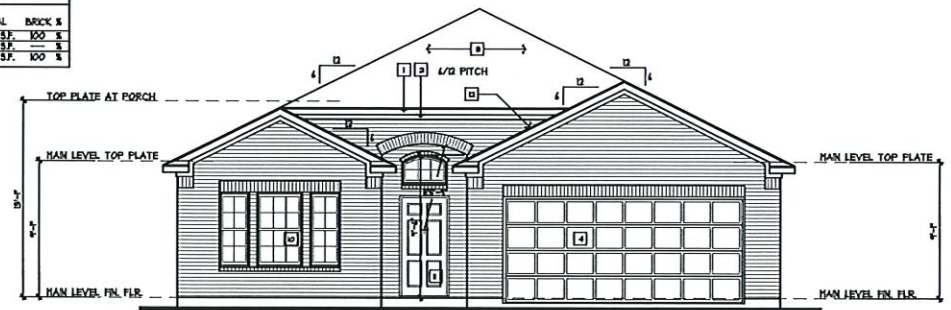
BRICK CALC'S - TOTAL				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	124 S.F.	— S.F.	124 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	124 S.F.	— S.F.	124 S.F.	100 %

EXCHANGE 32 S.F.
W/ STONE OPTION

- ELEVATION NOTES:**
- 1" X 4" FASCIA TRIM W/ GALV. NTL. DRP. EDGE.
 - 2" X 4" FREEZE TRIM.
 - CLASS "A" 30-YEAR CORP. SHINGLES OVER 5/8 BLDG. PAPER OVER 1/2" PLYWOOD/OSB.
 - SECTIONAL ROLL-UP DOOR.
 - DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
 - NOT USED.
 - NOT USED.
 - BRICK VENEER AS SPECIFIED.
 - FINISH GRADE.
 - DUAL GLAZED ENDGOS PER BUILDER.
 - ENTRY DOOR UNIT.
 - GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
 - 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
 - OPTIONAL TANKLESS WATER HEATER LOCATION.
 - NOT USED.
 - EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL ROOFTOPS OF BUILDING WITHIN A 10'-0" RADIUS.
 - SPARK ARRESTOR.
 - HARDBOARD SIDING AS SPEC.

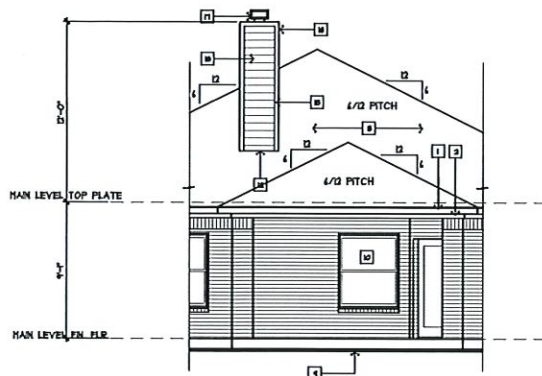


FRONT ELEVATION "B-S"
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)



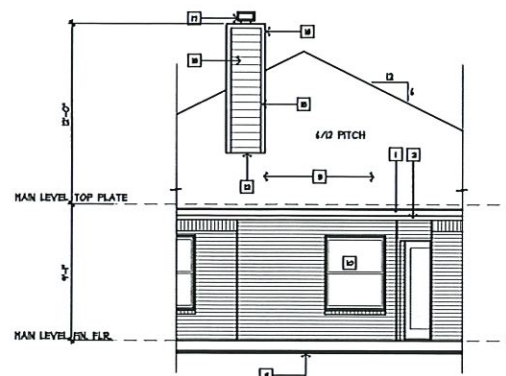
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1



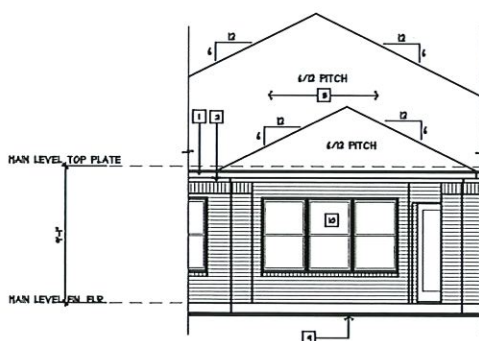
**FIREPLACE OPTION/
EXTENDED PORCH OPTION**
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

④



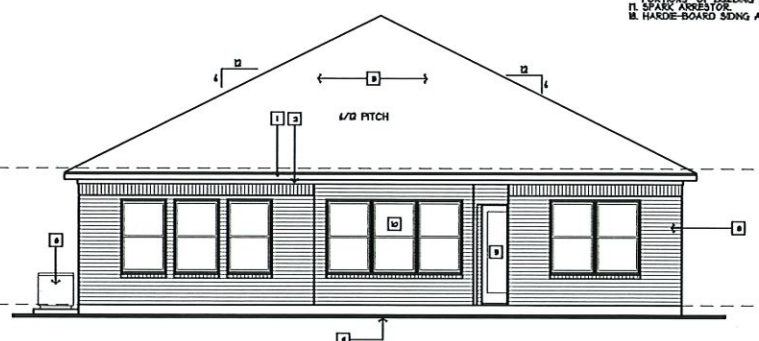
FIREPLACE OPTION
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

③



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

②



REAR ELEVATION
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

- ELEVATION NOTES:**
1. 1" X 4" FASCIA TRIM w/ GALV. HTL. DRIP EDGE.
 2. 1" X 4" FRIEZE TRIM.
 3. CLASS "A" 50-YEAR COMP. SHINGLES OVER 5/8 BLDG. OVER 1/2" PLYWOOD/OSB.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUIL.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILDER.
 11. ENTRY DOOR UNIT.
 12. GALV. HTL. FLASHING AT ALL ROOF/WALL INTERSECT.
 13. 1" X 4" HARDIE-BOARD CORNER TRIM AS SPEC.
 14. OPTIONAL TAXLESS WATER HEATER LOCATION.
 15. NOT USED.
 16. EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ROOF OR BUILDING WITHIN A 10'-0" RADIUS.
 17. SPAC. ANKERS TOP.
 18. HARDIE-BOARD SIDING AS SPEC.

Plan 1608-R

ISSUE:
Rev.: 01-25-2020
01-25-2020

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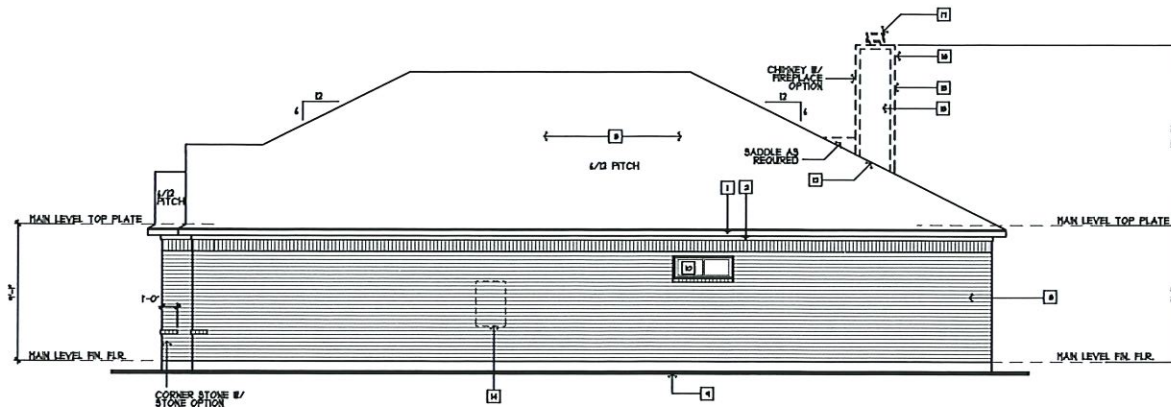
ELEVATION "B"
EXTERIOR ELEV'S

Date 05-04-2020

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Sheet Number

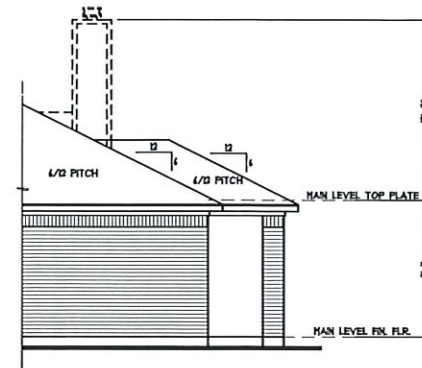
B5



RIGHT ELEVATION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

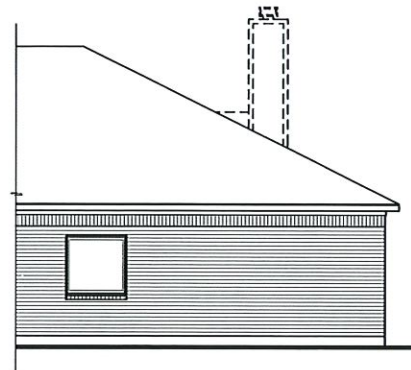
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EXTENDED PORCH OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

②



M. BATH TUB OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

①

ELEVATION NOTES:

1. 1" X 4" FASCIA TRIM W/ GALV. NTL. DRIP EDGE.
2. 1" X 4" FREEZE TRIM.
3. CLASS "A" 30-YEAR COMP. SHINGLES OVER 1/2" BLDG. PAPER OVER 1/2" PLYWOOD/OSB.
4. SECTIONAL ROLL-UP DOOR.
5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
6. NOT USED.
7. NOT USED.
8. BRICK VENEER AS SPECIFIED.
9. FINISH GRADE.
10. DUAL GLAZED WINDOWS PER BUILDER.
11. ENTRY DOOR UNIT.
12. GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
14. OPTIONAL TANKLESS WATER HEATER LOCATION.
15. NOT USED.
16. EXTEND ALL PREPARED FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
17. SPARK ARRESTOR.
18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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HOMES

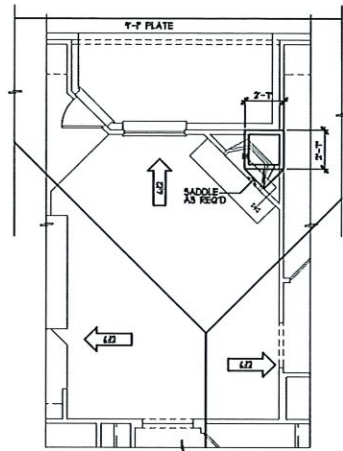
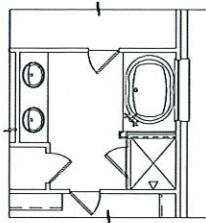
ELEVATION "B"
EXTERIOR ELEV'S

Date 05-04-2020

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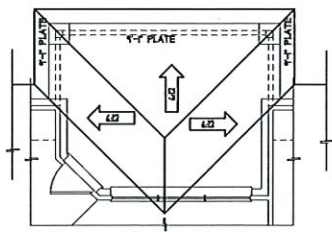
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B6



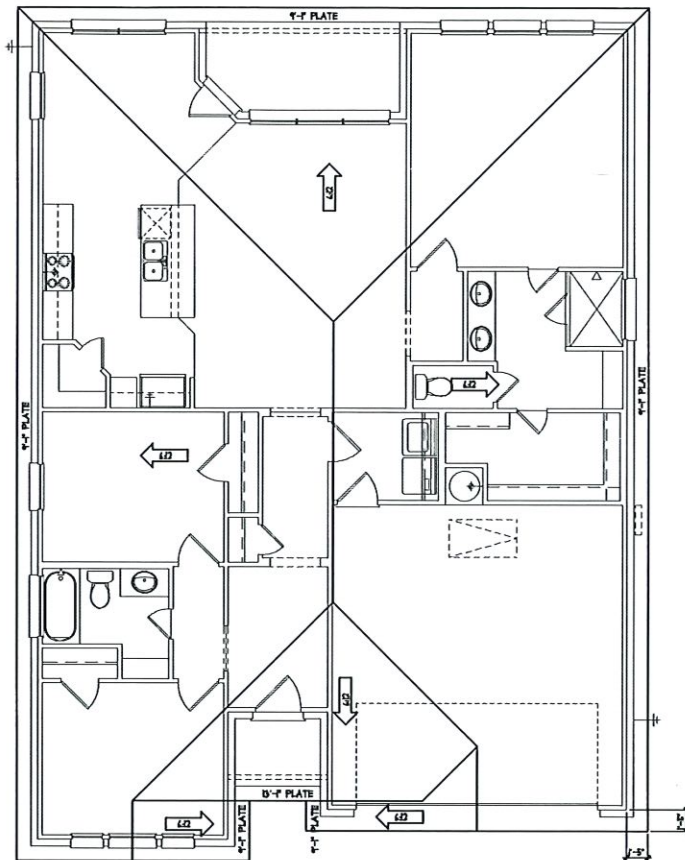
FIREPLACE OPTION
SCALE: VF = 1/8" = 1' X 11" PAPER; VF = 1/8" = 1' X 34" PAPER

2



EXTENDED PORCH OPTION
SCALE: VF = 1/8" = 1' X 11" PAPER; VF = 1/8" = 1' X 34" PAPER

3



ROOF PLAN
SCALE: VF = 1/8" = 1' X 11" PAPER; VF = 1/8" = 1' X 34" PAPER

NOTE:
ALL PLATE HEIGHTS ARE DESIGNATED
FROM TOP OF FINISHED FLOOR AT FOOTER.
VERIFY ALL HEIGHTS W/ STRUCTURAL.

1

Plan 1608-R

Issue:
Rev.: 04-26-2020
08-12-2020

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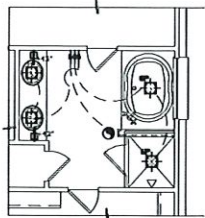
**ELEVATION "B"
ROOF PLAN**

Date 06-04-2020

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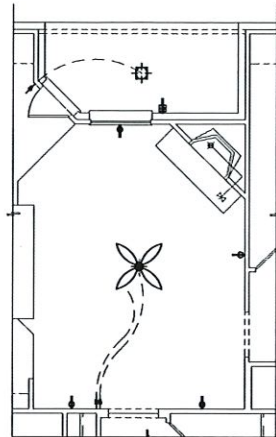
B7



MASTER BATH OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

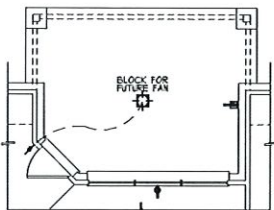
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FIREPLACE OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

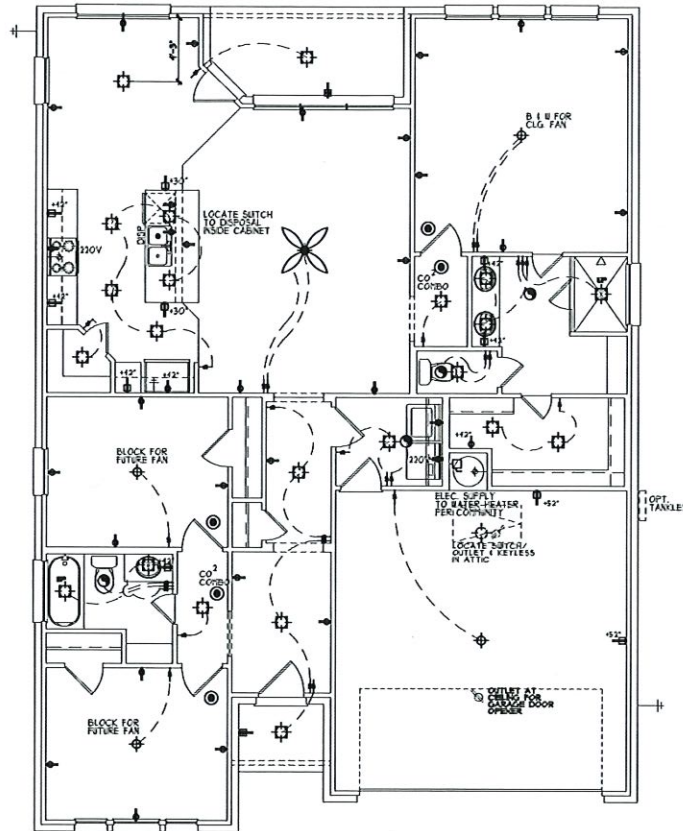
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EXTENDED PORCH OPT.

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

④



MAIN LEVEL ELECTRICAL PLAN

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 34" PAPER

①

ELECTRICAL LEGEND

- RECESSED LIGHT FIXTURE
- RECESSED HALL & BATH FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- BRACKET LIGHT WALL MOUNTED
- FLUORESCENT STRIP FIXTURE
- FLUORESCENT LAMP
- BALL BOONCE

NOTE ON SYMBOLS ABOVE LIGHTS CIRCLED WITH 'V' ARE FLUORESCENT. ALL OTHER LIGHTS ARE INCANDESCENT, UNLESS OTHERWISE NOTED.

- RECESSED LOW-VOLTAGE FIXTURE
- STANDARD DUPLEX OUTLET AT 12" AFF. L.S.D.
- STANDARD DUPLEX OUTLET-1/2" HOT AT 12" AFF. L.S.D.
- STANDARD WATERPROOF DUPLEX OUTLET AT 12" AFF.
- DUPLEX OUTLET WITH GROUND
- FAST INTERRUPTER SEE PLANS FOR HEIGHTS
- STANDARD 220 VOLT OUTLET AT 12" AFF.
- STANDARD QUADRAPLEX OUTLET
- STANDARD FLOOR OUTLET - CONDUIT
- STANDARD FLOOR OUTLET - 1/2" HOT
- CONDUIT UNDER FLOOR EXACT LOCATIONS
- TELEVISION CABLE
- ANCHOR BOX
- FUNCTIONAL MOUNTED AT 12" AFF.
- PROGRAMMABLE DETECTOR TYPE
- HAND-WIRED SMOKE DETECTOR OR INTERCONNECTED
- CEILING MOUNTED EXHAUST FAN
- RECESSED ELECTRICAL BATHROOM HEATER
- RECESSED ELECTRICAL BATHROOM HEATER/LIGHT
- RECESSED ELECTRICAL BATHROOM FAN/LIGHT
- RECESSED ELECTRICAL BATHROOM HEATER/FAN
- GARAGE DISPOSAL
- DOORBELL BUTTON
- STANDARD LIGHT SWITCH
- STANDARD LIGHT SWITCH w/ PULL OR PUSH SENSOR
- RECEIVE BATH HAVE A PULL OR PUSH SENSOR AND PUSH SENSOR THAT COORDINATES WITH THE SENSOR IN THE BATH. MUST HAVE A CONTROL THAT ALLOWS THE UPGRADER TO BE TURNED ON OR OFF FOR THAT FAN OR LIGHT. THE UPGRADER TO BE ALARMS OR
- STANDARD SWITCH w/ DIMMER CONTROL
- STANDARD SWITCH TO EXTERIOR LIGHTING CONTROLLED BY A PUSH SENSOR WITH INTEGRAL PHOTO CONTROL
- BUTTON SWITCH
- TELEPHONE OUTLET
- EXTERIOR FLOOD LIGHT
- WIND DISCONNECT SWITCH
- ELECTRICAL SUB-PANEL
- SURFACE MOUNTED FLUORESCENT FIXTURE
- SWITCH IN ATTIC OR CRAWL SPACE
- DUPLEX OUTLET IN ATTIC OR CRAWL SPACE
- LIGHT FIXTURE IN ATTIC OR CRAWL SPACE
- CEILING FAN

A. HIGH EFFICIENCY LIGHTING SUCH AS FLUORESCENT LIGHTS AND LEDS FOR THE ENTIRE HOUSE OR THE TYPE TESTED FOR NOT CONTAIN A FLUORIDE BOMB BOMB

B. WHERE BATH SENSORS ARE USED INSTEAD OF FLUORESCENT LIGHTS FOR THE ENTIRE HOUSE OR THE TYPE TESTED FOR NOT CONTAIN A FLUORIDE BOMB BOMB

C. RECESSED LIGHTING IN ISOLATED CRAWL SPACE MUST BE IC RATED ELECTRONIC BALLAST AND AIR-TIGHT GATE

Issue:
Rev: 04-25-2020
08-12-2020

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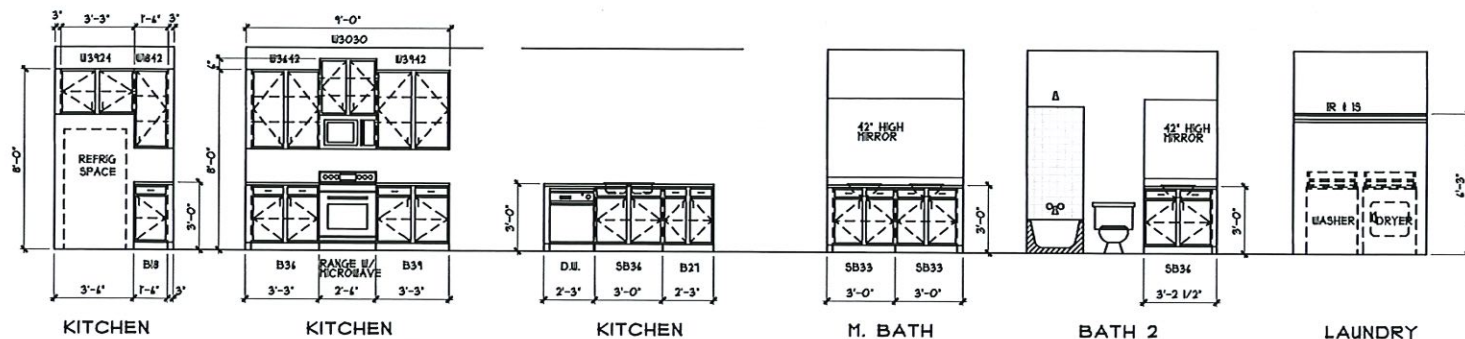
ELEVATION "B"
ELECTRICAL PLAN

Date 05-04-2020

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Sheet Number

B8



CABINET ELEVATIONS
SCALE: 3/8" = 1'-0" 1/8" X 11 PAPER, 3/8" = 1'-0" 1/4" X 34 PAPER

1

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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CABINET ELEVATIONS

Date 08-04-2020

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Sheet Number

CB1

SQUARE FOOTAGES "C"	
TOTAL A/C	W08 S.F.
FRONT PORCH	44 S.F.
REAR PORCH	14 S.F.
GARAGE	420 S.F.
TOTAL COVERED	2054 S.F.
TOTAL SLAB	2411 S.F.
OPT. PORCH EXTENSION	16 S.F.
OVERALL WIDTH	34'-0"
OVERALL DEPTH	54'-0"
OVERALL DEPTH W/ OPT. PORCH EXT.	54'-0"

Plan 1608-R

THE B&N DREAM, ILLUSTRATED FOR ME BY ILLUSTRATOR PAUL HILL, OR OTHERWISE WITHOUT BETTER CREDIT OF MARK MOSENFELDER © 2020



ELEVATION "C"
COVER SHEET

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Sheet Number

C1



ALL DIMENSIONS DENOTE EITHER EDGE
OF SLAB OR CENTER OF PLUMBING WALL
AND/OR PLUMBING FIXTURE LOCATIONS.

Plan 1608-R

Issue:	
Rev.: 04-25-2020	
	08-12-2020

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ELEVATION "C" FOUNDATION OUTLINE

Date 05-04-2020

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Sheet Number

C2



1. BASE CABINETS
2. TOP CABINETS
3. 1/2" THICK 3/4" TYPED GLASS ENCLOSURE
4. EXTEND THE 1/4" ABOVE DRAIN INLET.
5. 1/2" LINE AND TIE IN.
6. NOT USED
7. 1/2" LINE AND ROD
8. ISLAND COUNTERTOP 8" CABINETS BELOW
9. 1/2" LINE AND TIE IN
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C3

Plan 1608-R

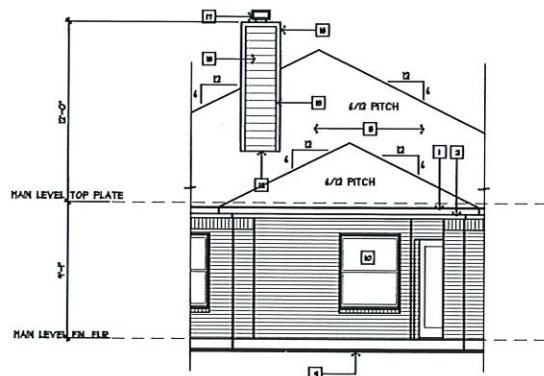


EXCHANGE 40 S.F.
E/ STONE OPTION

1. F X 4" FASCIA TRIM W/ GALV. NTL. DRP. EDGE.
 2. F X 4" FREEZE TRIM.
 3. CLASS "A" 30-YR COMP. SHINGLES OVER ES BLDG. PAPER
 OVER 1/2" FIBREGLASS INSULATION.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEPPERED DOORS PER BUILD.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENEER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILD.
 11. ENTRY DOOR UNIT.
 12. GALV. NTL. FLASHING AT ALL ROOF/EAVE INTERSECTIONS.
 13. 1" X 1" ALUM. BUSHING CORNER TRIM AS SPEC.
 14. OPTIONAL TAXLESS EATER HEATER LOCATION.
 15. NOT USED.
 16. 1/4" ALUM. REPLACEMENT FLUE PIPES 2'-0" MINIMUM ABOVE ALL
 PORTIONS OF BUILDING WITHIN A 10'-0" RADII.
 17. SPACED 16" ON CENTER.
 18. HARDENED BOARD SIDING AS SPEC.

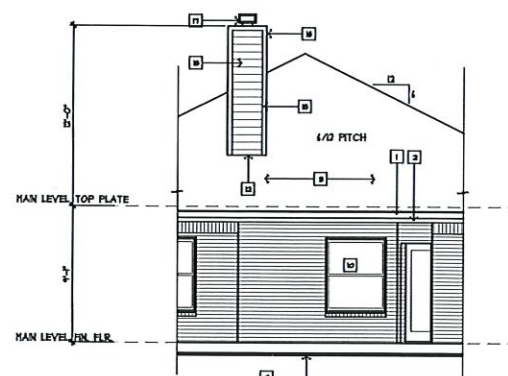


Plan 1608-R



**FIREPLACE OPTION/
EXTENDED PORCH OPTION**
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 34 PAPER)

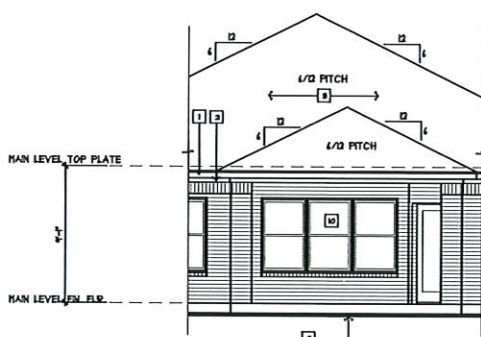
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FIREPLACE OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 34 PAPER)

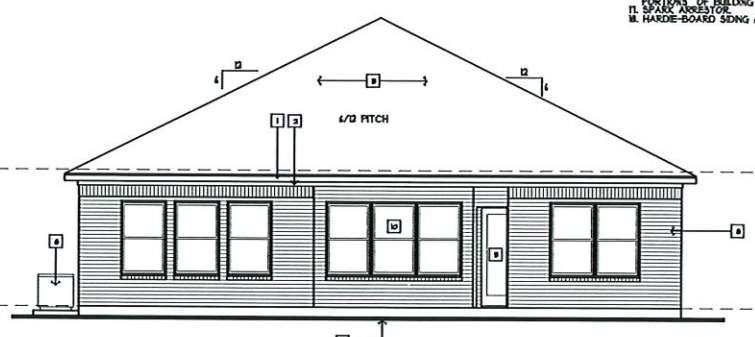
③

- ELEVATION NOTES:**
1. 1" X 4" FASCIA TRIM #1 GALV. NTL. DRIP EDGE.
 2. 1" X 4" FREEZE TRIM.
 3. CLASS "A" 50-YEAR COMP. SHINGLES OVER E8 BLDG. OVER 1/2" PLYWOOD/OSB.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUIL.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENEER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILDER.
 11. ENTRY DOOR UNIT.
 12. GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
 13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
 14. OPTIONAL TANKLESS WATER HEATER LOCATION.
 15. NOT USED.
 16. EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ROOFLINE OF BUILDING WITHIN A 10'-0" RADIUS.
 17. SPARK ARRESTOR.
 18. HARDBOARD SIDING AS SPEC.



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 34 PAPER)

②



REAR ELEVATION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 34 PAPER)

①

Plan 1608-R

Issue:
Rev.: 06-28-2020
06-28-2020

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Stonehollow
HOMES

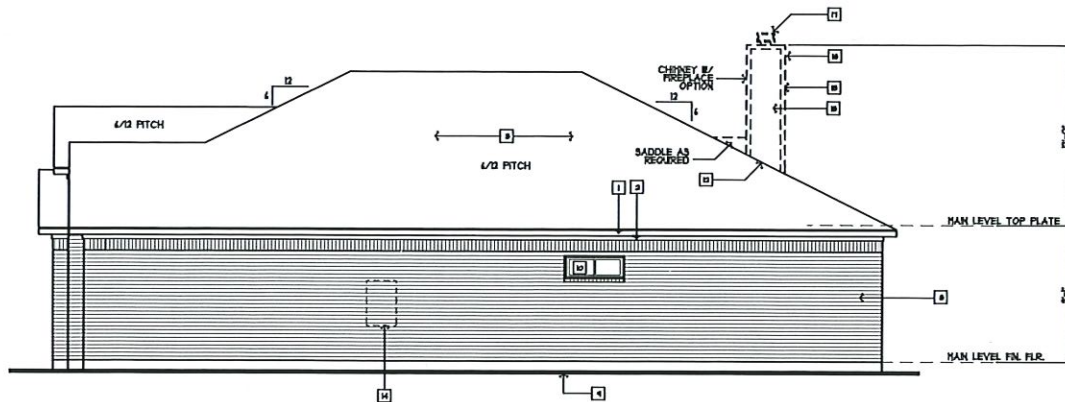
ELEVATION "C"
EXTERIOR ELEV'S

Date 06-04-2020

McREYNOLDS
DESIGNS

Sheet Number

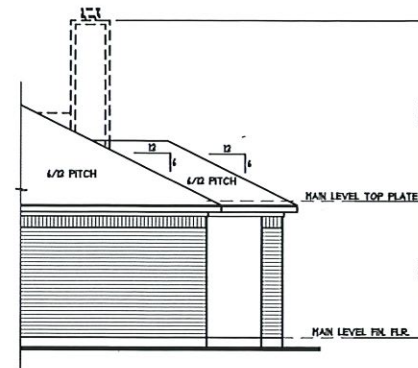
C5



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER), 1/4" = 1'-0" (1/4" X 34 PAPER)

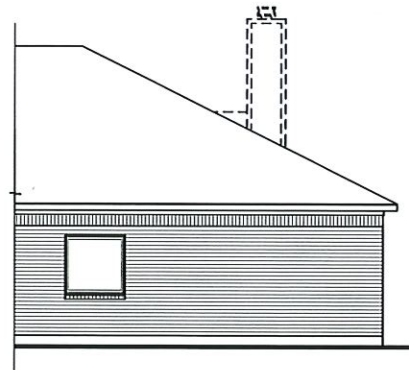
③



EXTENDED PORCH OPTION

SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER), 1/4" = 1'-0" (1/4" X 34 PAPER)

②



M. BATH TUB OPTION

SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER), 1/4" = 1'-0" (1/4" X 34 PAPER)

①

ELEVATION NOTES:

1. 1" X 4" FASCIA TRIM W/ GALV. NTL. DRP EDGE.
2. 2" X 4" FREEZE TRIM.
3. CLASS "A" 30-YEAR CORP. SHINGLES OVER 1/2" BLDG. PAPER OVER 1/2" FLSHOOD/OSS.
4. SECTIONAL ROLL-UP DOOR.
5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
6. NOT USED.
7. NOT USED.
8. BRICK VENEER AS SPECIFIED.
9. FINISH GRADE.
10. DUAL GLAZED WINDOWS PER BUILDER.
11. ENTRY DOOR UNIT.
12. GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
14. OPTIONAL TAXLESS WATER HEATER LOCATION.
15. NOT USED.
16. EXTEND ALL PREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
17. SPARK ARRESTOR.
18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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Stonehollow
HOMES

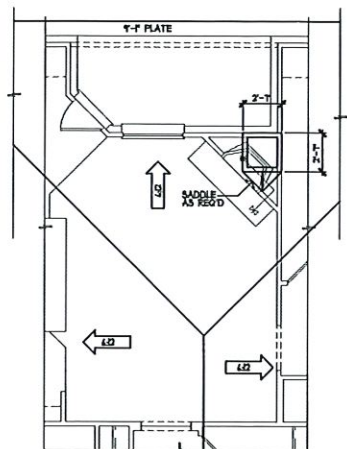
ELEVATION "C"
EXTERIOR ELEV'S

Date 05-04-2020

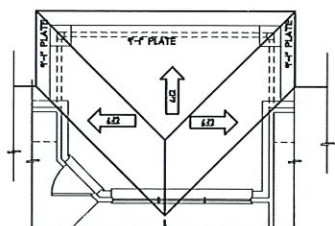
McREYNOLDS
DESIGNS
NEW HOMES • RENOVATIONS
214-551-5014 mark@mcryholddesigns.com

Sheet Number

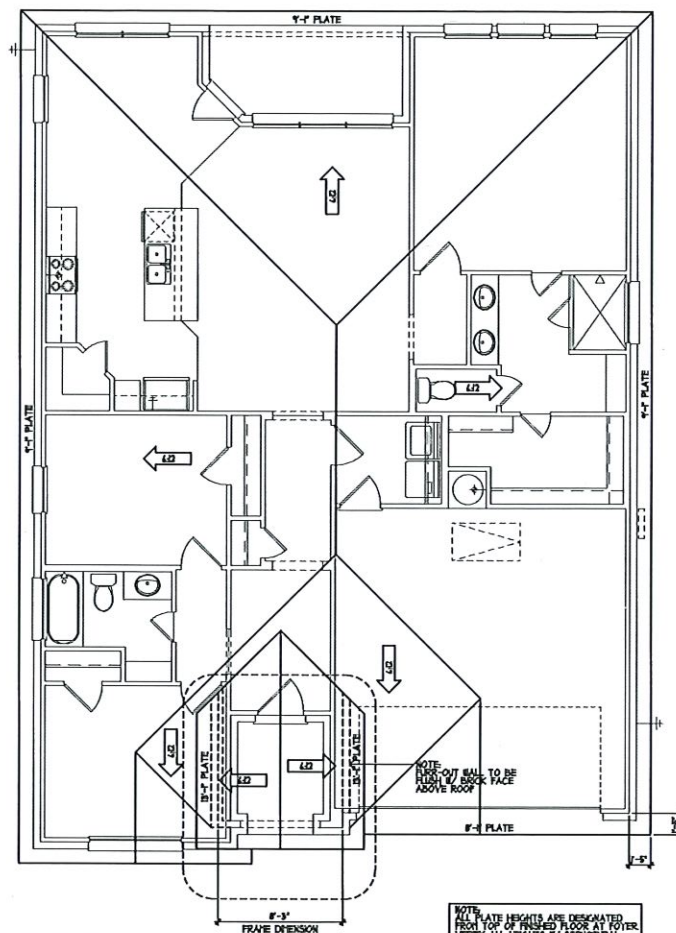
C6



FIREPLACE OPTION 2
SCALE 1/8" = 1'-0" (1 X 11 PAPER) 1/4" = 1'-0" (24 X 34 PAPER)



EXTENDED PORCH OPTION 3
SCALE: 1/8" = 1'-0" (1/4" X 11 PAPER); 1/4" = 1'-0" (1/4" X 34 PAPER)



ROOF PLAN
SCALE: 1/8" = 1'-0" (8 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

Issue:	
Rev.: 04-25-2020	
	08-12-2020

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Stonehollow
—HOMES—

ELEVATION "C" ROOF PLAN

Date 05-04-2020

**McREYNOLDS
DESIGNS**

NEW HOMES • REMODELS • RENOVATIONS

214-551-5014 mark@mc Reynoldsdsgns.com

Sheet Number

C7

Plan 1608-R



- NOTE:
A. HIGH-EFFICIENCY LUMPHARES SUCH AS FLUORESCENT LIGHTS USED WITHIN THE CHIMNEY MUST BE THE TYPE THAT DO NOT CONTAIN A MEDIUM SCREEN BASE SOCKET.
B. WHERE POTION SENSORS ARE USED INSTEAD OF FLUORESCENT LIGHTS WITHIN THE CHIMNEY, THE PANGAL-ON POTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO GAS IS PRESENT AND MUST BE TURNED ON MANUALLY WITH A SWITCH.
C. RECESSED LUMPHARES IN INSULATED CEILINGS MUST BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT JAIL.

Plan 1608-R

Issue:
Rev.: 06-25-2020
08-12-2020

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Stonehollow
—HOMES—

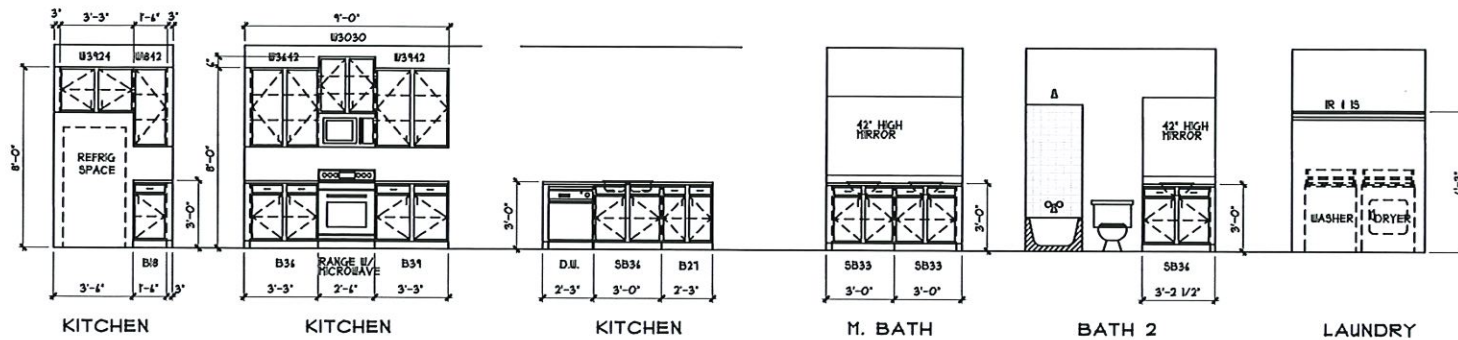
**ELEVATION "C"
ELECTRICAL PLAN**

Date 05-04-2020

**McREYNOLDS
DESIGNS**
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

Sheet Number

C8



CABINET ELEVATIONS
SCALE: 3/4" = 1'-0" (11 X 17 PAPER), 3/8" = 1'-0" (34 X 54 PAPER)

1

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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Stonehollow
HOMES

CABINET ELEVATIONS
PLEASE PRINTED OUT FOR PERSONAL USE ONLY. IT IS NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF STONEHOLLOW HOMES. © 2020

Date 08-04-2020

McREYNOLDS
DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mcr@mc Reynoldsdsgns.com

Sheet Number

CB1

STAFF REVIEW LETTER

November 11, 2020

Stonehollow Homes
Ryan Hayes
200 Adriatic Parkway, Suite 105
McKinney, TX 75072

Spiars Engineering, Inc.
Lauren Helmberger
765 Custer Road, Ste. 100
Plano, TX 75075

Dear Applicants,

The request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and Specific Use Permit to allow Patio Homes in an R-1 (One-Family Residential) District located in the 200 block of South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 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 fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Side yard setbacks must be uniform for all patio homes within a given block.
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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Heflon, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services
Tom Pruitt, Utility Engineer City Attorney



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

14.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Stonehollow Homes (Owners), Spiars Engineering & Surveying (Civil Engineer/Surveyor) and Lauren Helmberger (Representative) concerning the property in the 200 block of South FM 1417 (Heritage Parkway), being the proposed Lots 14-27, Block B; Lots 3-16 & Lots 19-34, Block C; Lots 1-22, Block D; Lots 1-7 & Lots 17-23, Block E; Lots 2-10, Block G and Lots 1-7, Block H of the proposed Estates of Baker Park, 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/O-1.1 (FM Highway 1417) Overlay District.

Background:

The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. Estates at Baker Park is a proposed single-family residential development located on 46.925 acres of land. The owners are requesting to plat the property into 167 lots, rezone a portion of the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District. In addition they are requesting a Specific Use Permit to allow patio homes on 96 lots in the single-family residential development, roughly 58% of the development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Stonehollow Homes (Owners)
Spiars Engineering Inc. (Civil Engineer/Surveyor)
Lauren Helmberger (Representative)

Master Plan Designation:

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

Number of notices mailed:

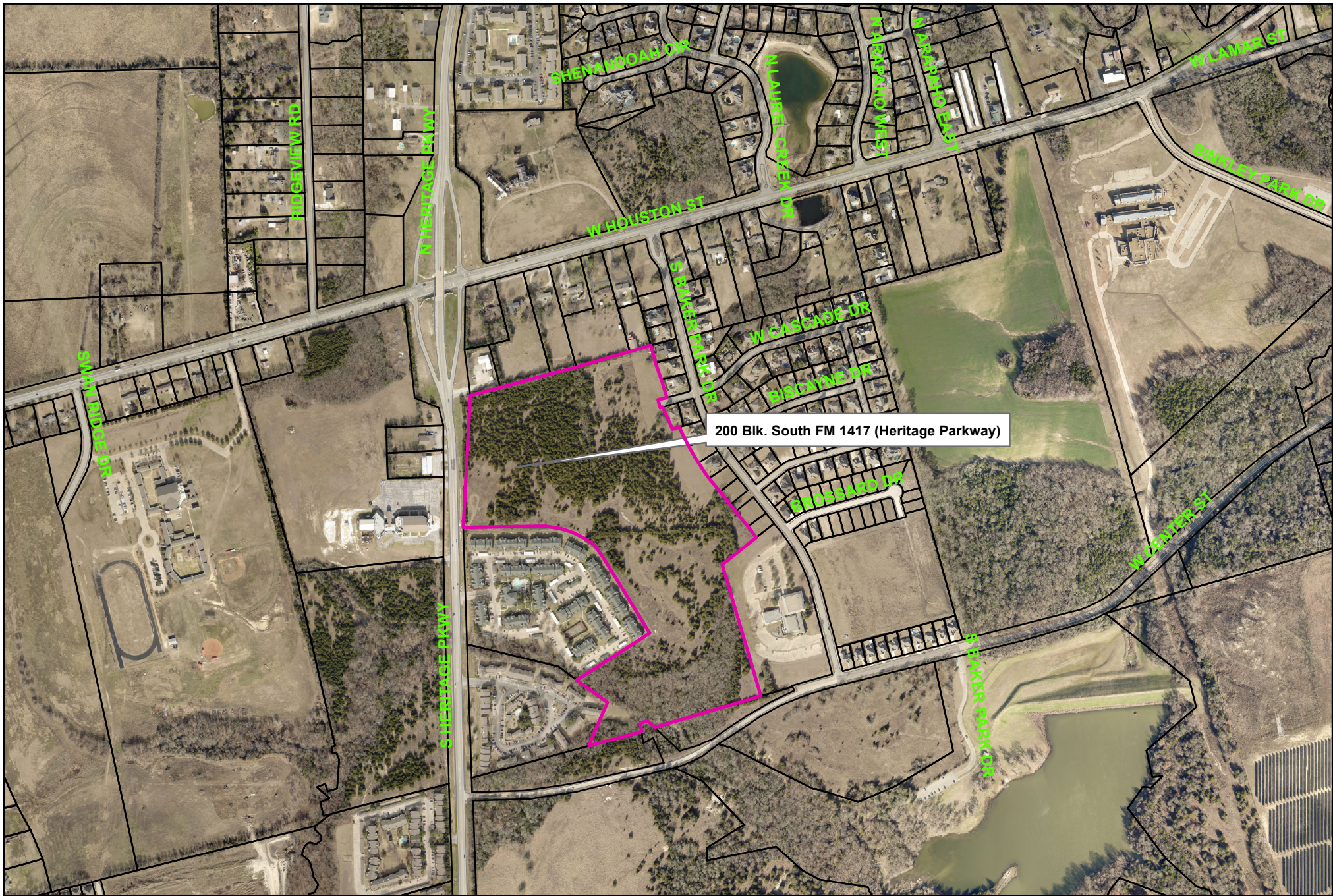
27

Objections Received:

0

Attachments

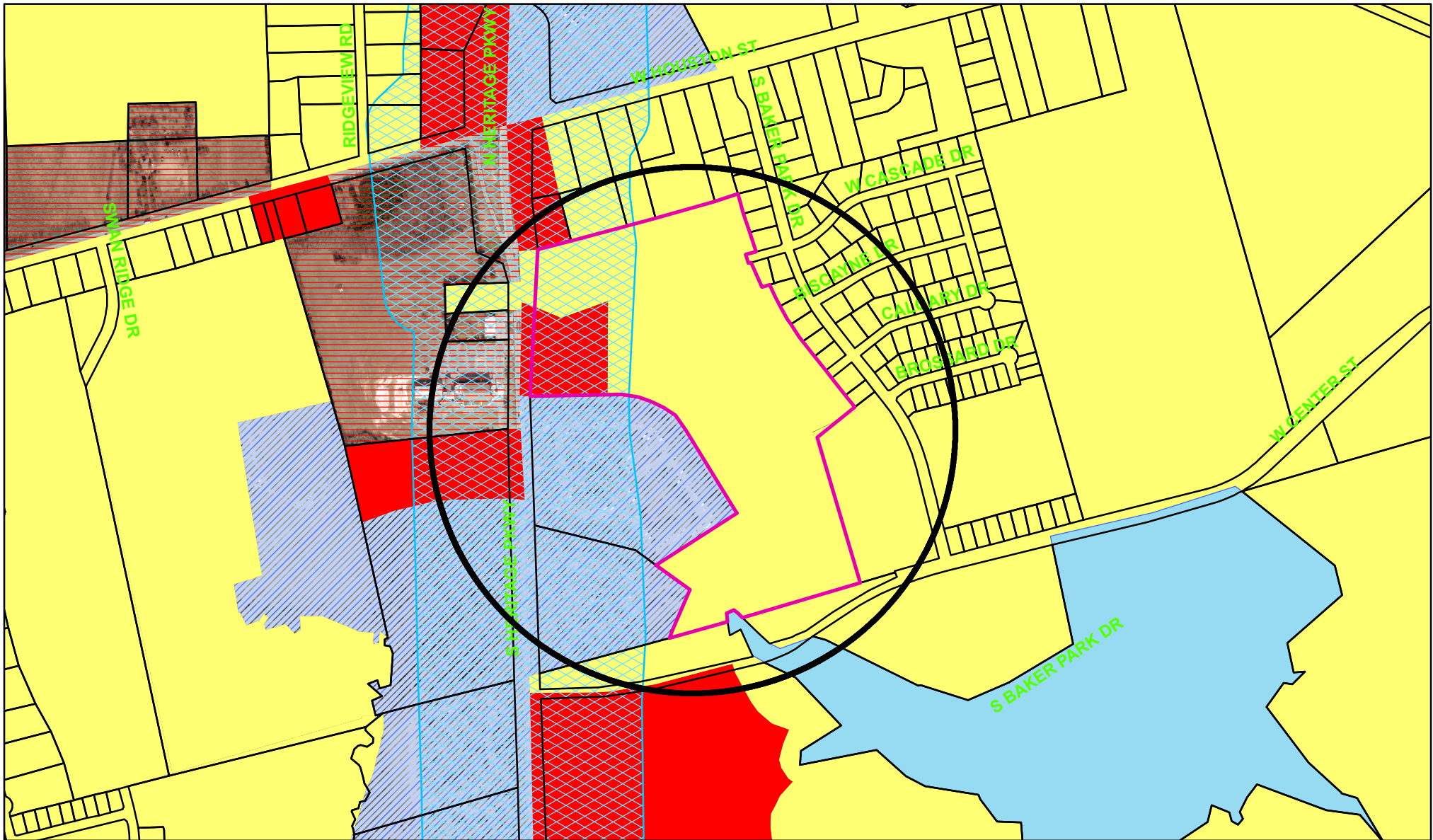
Aerial Location Map
Zoning Map
Zoning Sign Photo
Estates at Baker Park
Patio Home Lots
List of Patio Home Lots
Building Elevations
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

200 Block South FM 1417 (Heritage Parkway)


$$1 \text{ in} = 722 \text{ ft}$$



Zoning - 200 Block South FM 1417 (Heritage Parkway)

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: SHERM.GIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

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

ImageGIS.DBO.ORTHOS_2020

RGB
Red: Band_1
Green: Band_2
Blue: Band_3

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



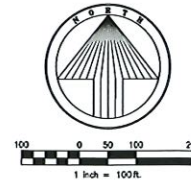
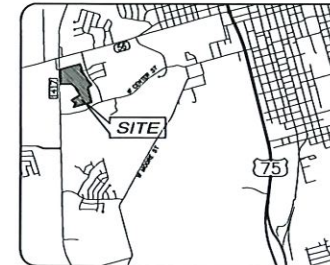
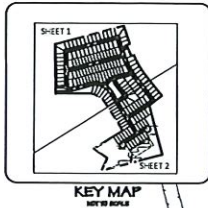
NOT TO SCALE

1 in = 700 ft

200 Blk. South FM 1417 (Heritage Parkway)



Oct 29, 2020 at 3:14 PM



LEGEND	
(Not all items may be applicable)	
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
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94	EXISTING LOT
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99	EXISTING LOT
100	EXISTING LOT

- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83).
 3. All development will comply with City of Sherman Regulations.
 4. All open space areas, Lots 1-4, Block 1, to be owned and maintained by the H.O.A.
 5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 4.2 (R-1 Zoning).
 6. 50' Lots will require Approval of an SLP by City Council.
 7. Floodplain redaction subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetation study at the time of final plat submission.
 8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
 9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400C dated September 28, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED	Date
Chairman, City of Sherman	
Planning and Zoning Commission	

PARKHAVEN ADDITION
PHASE THREE
Vol. 8, Pg. 135 PROCT

PRELIMINARY PLAT

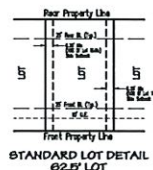
ESTATES AT BAKER PARK
167 LOTS & 4 COMMON AREAS
46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT NO. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 1 OF 3

OWNER / APPLICANT
STONEDCROW PROPERTIES
200 Atlantic Parkway, Suite 9150
Mckinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
705 Cedar Road, Suite 100
Flano, TX 75075
Telephone: (972) 422-0677
TXPE No. F-2133
Contact: Lauren Helmeberger

Scale: 1" = 100' September, 2020 JET Job No. 20-175

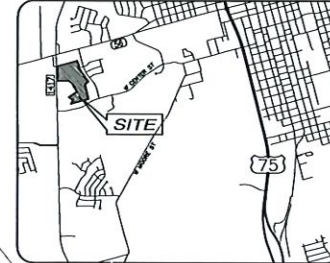


Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 PROCT

Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72



KEY MAP
NOT TO SCALE



LOCATION MAP / KEY MAP
N.T.S.



100 0 50 100 200
1 inch = 100 ft.

LEGEND	
Not all items may be applicable	
10	ADJACENT LOT
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98	ADJACENT LOT
99	ADJACENT LOT
100	ADJACENT LOT

NOTES:

1. Selling a portion of this addition by rates and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, Lots 1-4, Block X, to be owned and maintained by the H.O.A.
5. This plot is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 8.2 (8-1 Zoning).
6. 50' Lots will require Approval of an SUP by City Council.
7. Floodplain redaction subject to engineering approval of flood study, wetland delineation study, habitat study and vegetation study at the time of final plat submission.
8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 28, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT

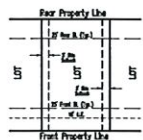
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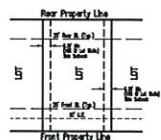
OWNER / APPLICANT
STONEDOLLOW HOMES
200 Adair Parkway, Suite #105
Mckinney, TX 75072
Telephone: (214) 872-0315
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
785 Canyon Road, Suite 100
Ft. Worth, TX 76103
Telephone: (817) 412-0077
TEPE No. P-1211
Contact: Lauren Helmberger

SHEET 2 OF 3



STANDARD LOT DETAIL
50' LOT



STANDARD LOT DETAIL
62.5' LOT

Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the E. Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, the subject tract being a portion of a tract conveyed to Park Development One, Ltd., according to the deed recorded in Volume 2478, Page 878 of the Real Property Records, Grayson County, Texas (RPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a THOD concrete monument found on the east line of Farm to Market Road 1417, a variable width right-of-way, for the southwest corner of a tract conveyed to Michael D. Daniel, et al, recorded in Volume 4585, Page 331 RPRGCT;

THENCE N 74°50'44" E, 1053.39 feet along the south line of said Daniel tract, and of a tract conveyed to Bern Thomas Briggs, recorded in Volume 3559, Page 832 RPRGCT, and of a tract conveyed to Earl F. Hickey and wife, Debra L. Hickey, recorded in Volume 3559, Page 785 RPRGCT, and of a tract conveyed to Toy Corley, et al, recorded in Doc. No. 2020-3665 RPRGCT, and of a tract conveyed to James A. Garza and wife, Norma Garza, recorded in Volume 3663, Page 20 RPRGCT, to the southwest corner thereof, and being the southwest corner of Lot 31, and the northeast corner of Lot 30, Block 1, Parkhaven Addition Phase Two, an addition recorded in Volume 8, Page 63, Plat Records, Grayson County, Texas (PRGCT);

THENCE S 18°01'45" E, 298.48 feet along the west line of Lots 30-38, Block 1, to a 1/2" iron rod found on the north line of Cascade Drive, a 50-foot right-of-way created by said plat;

THENCE along the north line of Cascade Drive, around a non-tangent curve to the left having a central angle of 68°24'27", a radius of 395.00 feet, a chord of S 69°17'09" W - 57.91 feet, an arc length of 57.95 feet to a 1/2" iron rod found for the northeast corner of said right-of-way;

THENCE S 24°55'04" E, 190.00 feet along the west line of said right-of-way and Lot 21, Block 15, to a point for southwest corner thereof;

THENCE along the south line of Lot 21, Block 15, around a non-tangent curve to the right having a central angle of 09°51'29", a radius of 205.00 feet, a chord of N 70°00'40" E - 35.23 feet, an arc length of 35.27 feet;

THENCE N 74°56'25" E, 3.16 feet continuing along the south line of Lot 21, Block 15, to the northeast corner of Lot 1, Block 14, Parkhaven Addition Section Four, an addition recorded in Volume 9, Page 46 PRGCT;

THENCE along the southwest line of Parkhaven Addition Section Four, around a non-tangent curve to the left having a central angle of 15°18'45", a radius of 1271.44 feet, a chord of S 30°46'09" E - 338.79 feet, an arc length of 339.80 feet;

THENCE S 38°25'32" E, 434.18 feet continuing along the southwest line of Parkhaven Addition Section Four to a 1/2" iron rod with plastic cap stamped "SPARSING" set on the north line of Lot 1, Block 1, Parkhaven Addition Phase Three, an addition recorded in Volume 8, Page 135 PRGCT;

THENCE S 51°34'28" W, 248.83 feet along the north line thereof;

THENCE S 14°48'54" E, along the west line of Lot 1, passing at 760.00 feet the southwest corner of Lot 1 and the northeast corner of a right-of-way dedication per plat, and continuing along the west line thereof a total distance of 800.08 feet to a 1/2" iron rod found for the southwest corner thereof, and being on the north line of a tract conveyed to the City of Sherman, recorded in Volume 1268, Page 659 RPRGCT;

THENCE S 75°10'05" W, 618.46 feet along the north line thereof;

THENCE S 74°54'10" W, 367.51 feet continuing along the north line thereof to a 1/2" iron rod found for the southeast corner of a tract conveyed to 303 S. FM 1417, LLC, recorded in Volume 5548, Page 835 RPRGCT;

THENCE N 23°43'54" E, 217.05 feet along the lower east line thereof to a 5/8" iron rod found;

THENCE N 54°55'09" W, 257.60 feet along the upper east line thereof to a 1/2" iron rod found for the most southerly corner of a tract conveyed to Villas of Parkhaven, Ltd., recorded in Volume 3174, Page 35 RPRGCT;

THENCE N 57°47'32" E, 536.69 feet along the easterly south line thereof to a 1/2" iron rod with plastic cap stamped "SPARSING" set;

THENCE N 32°17'35" W, 488.01 feet along the east line thereof;

THENCE along the northeast line thereof, around a tangent curve to the left having a central angle of 59°04'33", a radius of 370.00 feet, a chord of N 61°49'52" W - 364.82 feet, an arc length of 381.50 feet;

THENCE S 68°47'58" W, 471.72 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPARSING" set on the east line of Farm to Market Road 1417;

THENCE N 01°20'30" W, 776.36 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPARSING" set;

THENCE N 75°57'45" E, 67.27 feet along a southerly east line thereof to the POINT OF BEGINNING with the subject tract containing 2,044,033 square feet or 46,925 acres of land.

Line #	Length	Bearing
B1	67.27	N 75°57'45" E
B2	180.07	S 24°50'04" E
B3	217.05	N 23°43'54" E

Curve #	Length	Radius	Chord	Chord Bearing	Delta
B1	57.96	395.00	57.91	S 69°17'09" W	68°24'27"
B2	38.45	205.00	38.37	N 70°00'40" E	10°44'28"
B3	338.80	1271.44	338.79	S 30°46'09" E	15°18'45"
B4	331.50	370.00	364.82	N 61°49'52" W	59°04'33"

Line #	Length	Bearing
L1	16.14	N 43°30'25" E
L2	14.87	N 43°18'52" W
L3	16.18	N 43°30'56" E
L4	16.10	N 44°30'36" W
L5	15.74	N 36°45'05" E
L6	14.81	S 82°05'30" E
L7	13.53	S 64°28'05" E
L8	14.44	N 23°09'54" E
L9	18.08	S 30°31'00" W
L10	16.47	S 64°19'30" E
L11	13.24	S 18°38'53" W
L12	15.07	S 75°46'14" E
L13	13.13	N 25°53'49" E
L14	13.38	S 70°50'34" W
L15	10.52	S 73°04'02" W
L16	4.46	S 73°04'02" W
L17	14.54	N 11°27'10" W
L18	16.14	N 77°17'35" W
L19	13.37	S 08°38'27" W
L20	16.14	N 12°42'25" E
L21	16.14	N 77°17'35" W
L22	16.14	S 12°42'25" W
L23	16.14	S 08°38'27" W
L24	16.14	S 12°42'25" W
L25	16.14	S 77°17'35" E

Line #	Length	Bearing
L29	6.76	S56° 41' 31.42" W
L28	31.25	S22° 37' 49.24" E

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	69.78	300.00	35.24	69.40	S81°21'04"E	19°59'09"
C2	78.11	312.80	36.24	75.92	N81°49'21"E	13°57'13"
C3	128.82	215.00	65.31	124.99	S88°15'24"E	33°47'43"
C4	72.32	300.00	36.33	72.14	N81°45'05"E	13°46'41"
C5	361.50	300.00	221.43	358.31	S68°43'36"E	72°31'40"
C6	194.22	250.00	103.48	191.22	S52°21'39"W	41°58'11"
C7	57.03	180.00	28.76	56.79	S65°46'08"W	18°09'13"
C8	64.74	300.00	32.49	64.61	N64°02'49"E	12°21'49"
C9	33.89	370.00	18.86	33.68	N82°28'25"E	51°30'1"
C10	68.92	250.00	34.48	68.70	S30°31'40"E	15°47'41"
C11	406.23	1000.00	205.08	404.30	S28°43'36"E	19°23'41"
C12	53.51	300.00	26.78	53.48	N54°38'36"E	6°07'58"

Lot #	Block #	Area Feet
1	A	7,813
2	A	7,812
3	A	7,812
4	A	7,812
5	A	7,813
6	A	7,812
7	A	7,812
8	A	7,806
9	A	8,688
10	A	13,060
11	A	7,821
12	A	7,813
13	A	7,813
14	A	7,812
15	A	7,812
16	A	7,813
17	A	7,813
18	A	7,812
19	A	7,812
20	A	7,813
21	A	7,813
22	A	7,812
23	A	7,830
24	A	13,651
25	A	7,815
26	A	9,387

Lot #	Block #	Area Feet
1	B	8,541
2	B	8,250
3	B	8,250
4	B	8,250
5	B	8,250
6	B	8,250
7	B	8,250
8	B	8,250
9	B	8,250
10	B	8,250
11	B	8,250
12	B	9,688
13	B	8,686
14	B	8,250
15	B	8,250
16	B	8,250
17	B	8,250
18	B	8,250
19	B	8,250
20	B	8,250
21	B	8,250
22	B	8,250
23	B	8,250
24	B	8,250
25	B	8,250
26	B	8,250
27	B	8,250
28	B	10,182

Lot #	Block #	Area Feet
1	C	8,825
2	C	7,832
3	C	8,250
4	C	8,250
5	C	8,250
6	C	8,250
7	C	8,250
8	C	8,250
9	C	8,250
10	C	8,250
11	C	8,250
12	C	8,250
13	C	8,250
14	C	8,250
15	C	8,250
16	C	8,250
17	C	9,061
18	C	9,647
19	C	8,250
20	C	8,250
21	C	8,250
22	C	6,730
23	C	7,665
24	C	13,651
25	C	8,188
26	C	8,103
27	C	7,702
28	C	8,811
29	C	6,352
30	C	8,250
31	C	8,250
32	C	8,250
33	C	8,250
34	C	7,503
35	C	10,255

Lot #	Block #	Area Feet
1	D	7,692
2	D	8,635
3	D	9,170
4	D	8,976
5	D	8,588
6	D	7,641
7	D	8,925
8	D	8,750
9	D	8,750
10	D	8,750
11	D	8,750
12	D	8,750
13	D	8,750
14	D	8,750
15	D	8,750
16	D	8,750
17	D	7,754
18	D	8,668
19	D	8,668
20	D	8,671
21	D	8,675
22	D	7,211

Lot #	Block #	Area Feet
1	E	8,900
2	E	8,313
3	E	8,835
4	E	15,720
5	E	7,647
6	E	8,305
7	E	8,250
8	E	7,662
9	E	10,871
10	E	10,263
11	E	7,813
12	E	7,813
13	E	7,812
14	E	7,813
15	E	8,570
16	E	8,874
17	E	7,808
18	E	8,250
19	E	8,250
20	E	8,250
21	E	8,250
22	E	8,250
23	E	8,900

Lot #	Block #	Area Feet
1	F	11,204
2	F	8,668
3	F	8,668
4	F	8,669
5	F	8,623
6	F	8,430
7	F	8,204
8	F	8,125
9	F	8,125
10	F	8,125
11	F	8,125
12	F	8,125
13	F	8,908

Lot #	Block #	Area Feet
1	G	8,387
2	G	8,875
3	G	8,875
4	G	8,875
5	G	8,875
6	G	8,847
7	G	8,518

Lot #	Block #	Area Feet
2	H	8,250
3	H	8,250
4	H	8,125
5	H	8,250
6	H	8,250
7	H	8,250

Lot #	Block #	Area Feet
1	K	15,194
2	K	33,077
3	K	29,865
4	K	33,064

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT

ESTATES AT BAKER PARK

167 LOTS & 4 COMMON AREAS
46,925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT NO. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 3 OF 3

OWNER / APPLICANT
SYNDICATED HOMES
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Contact: Ryan Hayes

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TXPE No. F-2121
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SUP EXHIBIT
ESTATES AT BAKER PARK
165 LOTS & 4 COMMON AREAS
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS



Estates at Baker Park

List of SUP Lots

Block B

Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27

Block C

Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27

Block C – Continued

Lot 28
Lot 29
Lot 30
Lot 31
Lot 32
Lot 33
Lot 34

Block D

Lot 1
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Lot 3
Lot 4
Lot 5
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Lot 20
Lot 21
Lot 22

Block E

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6

Block E – Continued

Lot 7
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23

Block G

Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10

Block H

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7

SHEET INDEX "A"	
SHEET	DESCRIPTION
A1	COVER SHEET / SQ. FOOTAGE CHART
A2	FOUNDATION OUTLINE / PLUMBING LAYOUT
A3	MAIN LEVEL FLOOR PLAN
A4	FRONT / LEFT ELEVATIONS / OPTIONS
A5	REAR ELEVATION / OPTIONS
A6	RIGHT ELEVATION / OPTIONS
A7	ROOF PLAN / OPTIONS
A8	MAIN LEVEL ELECTRICAL PLAN / OPTIONS
CBI	CABINET ELEVATIONS

SQUARE FOOTAGES "A"	
TOTAL A/C	408 S.F.
FRONT PORCH	44 S.F.
REAR PORCH	14 S.F.
GARAGE	420 S.F.
TOTAL COVERED	2018 S.F.
TOTAL SLAB	244 S.F.
OPT. PORCH EXTENSION	16 S.F.
OVERALL WIDTH	34'-0"
OVERALL DEPTH	54'-5"
OVERALL DEPTH W/ OPT. PORCH EXT.	41'-5"

Issue:

Rev.: 04-25-2020

08-12-2020

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Stonehollow

—HOMES—

ELEVATION "A"

COVER SHEET

Date

05-04-2020

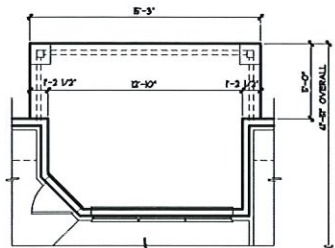
McREYNOLDS

DESIGNS

NEW HOMES • REMODELS • RENOVATIONS
 214-551-5014 mark@mc Reynoldsdsgn.com

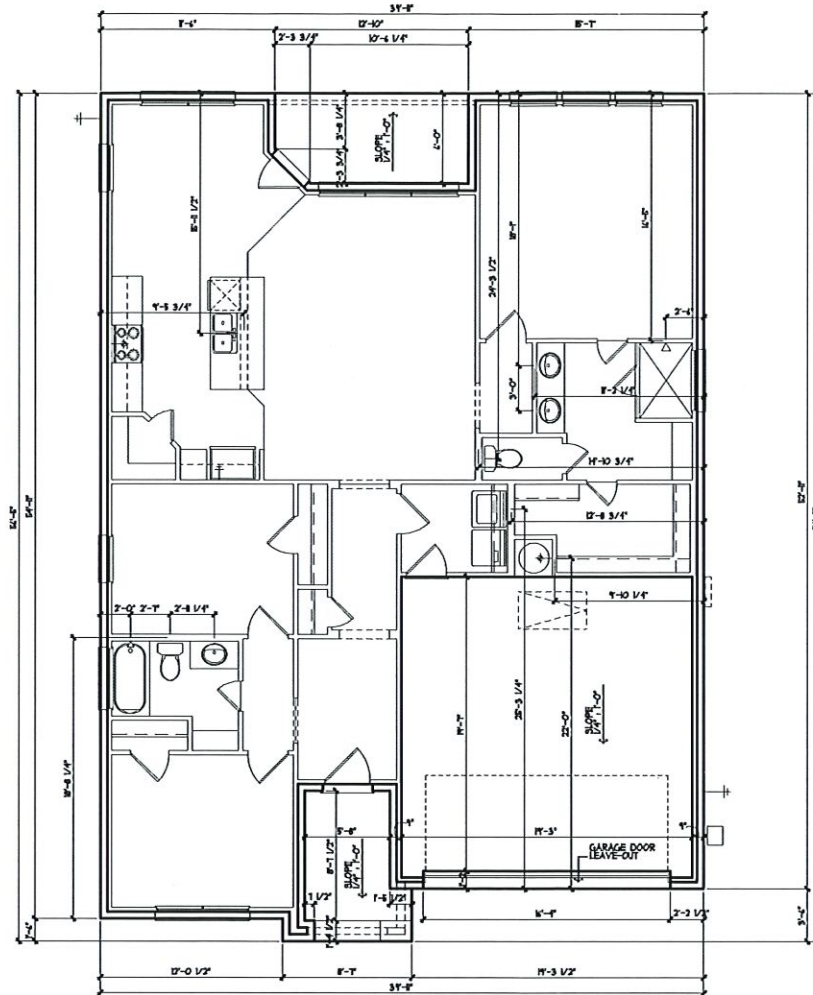
Sheet Number

A1



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER, 1/4" = 1'-0" (1/4" X 34 PAPER)

2



FOUNDATION OUTLINE/PLUMBING LAYOUT
SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER, 1/4" = 1'-0" (1/4" X 34 PAPER)

ALL DIMENSIONS DENOTE EITHER EDGE OF SLAB OR CENTER OF PLUMBING WALL AND/OR PLUMBING FIXTURE LOCATIONS.

1

Plan 1608-R

Issue:
Rev.: 01-25-2020
08-12-2020

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ELEVATION "A"
FOUNDATION OUTLINE
ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE FOUNDATION WALL UNLESS OTHERWISE NOTED.

Date 05-04-2020

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214-551-5014 mark@mcryholddesign.com

Sheet Number

A2

MASTER BATH OPTION **3**
SCALE: 1/8" = 1'-0" | 1 X 11 PAPER: 1/4" = 1'-0" | 24 X 36 PAPER

FIREPLACE OPTION 2
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

REAR PORCH OPTION 4
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

MAIN LEVEL PLAN NOTES

- 3. BASE CANNETS
- 4. UPPER CANNETS
- 5. 1/2" DIA. 1/4" TYPED GLASS ENCLOSURE
- 6. EXTEND LINE 1/4" ABOVE DRAIN INLET.
- 7. DRAIN INLET IS 1/2" DIA.
- 8. NOT USED
- 9. 1/2" DIA. ROD
- 10. ISLAND COUNTERTOP OF 8" CANNETS BELOW
- 11. 1/2" DIA. ROD
- 12. 1/2" DIA. ROD
- 13. 1/2" DIA. ROD
- 14. 1/2" DIA. ROD
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- 93. 1/2" DIA. ROD
- 94. 1/2" DIA. ROD
- 95. 1/2" DIA. ROD
- 96. 1/2" DIA. ROD
- 97. 1/2" DIA. ROD
- 98. 1/2" DIA. ROD
- 99. 1/2" DIA. ROD
- 100. 1/2" DIA. ROD

MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" / 1" X 11 PAPER; 1/4" = 1'-0" / 24 X 36 PAPER

Issue:

Rev.: 06-25-2020

08-12-2020

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—HOMES—

ELEVATION "A"
MAIN LEVEL PLAN

Date 05-04-2020

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Sheet Number

A3



BRICK CALC'S - FRONT						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	80	3 P.	—	3 P.	80	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	80	3 P.	—	3 P.	80	000
BRICK CALC'S - LEFT						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	428	3 P.	—	3 P.	428	028
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	428	3 P.	—	3 P.	428	028
BRICK CALC'S - REAR						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	84	3 P.	—	3 P.	84	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	84	3 P.	—	3 P.	84	000
BRICK CALC'S - RIGHT						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	44	3 P.	—	3 P.	44	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	44	3 P.	—	3 P.	44	000
BRICK CALC'S - TOTAL						
	MASONRY		SIDING		TOTAL	BRICK M
1ST FLOOR	1282	3 P.	—	3 P.	1282	000
2ND FLOOR	3 P.	—	—	—	3 P.	000
TOTAL	1282	3 P.	—	3 P.	1282	000

EXCHANGE 40 S.F.
W/ STONE OPTION

ELEVATION NOTES:

- EXPLANATION OF NOTES:**
1. GALVA TRIM @ GUTY, MIT. DRIP EDGE.
 2. 1" X 4" FREEZE TRIM.
 3. CLASS "A" 30-YEAR CORP. SHINGLES OVER #8 BLDG. PAPER
 4. 1/2" ASPHALT FLASHING @ ROOF/ALL INTERSECTIONS.
 5. STANDARD ROLL-UP DOOR.
 6. DUAL GLAZED CLAD VINYL THERMO DOORS PER BUILDER.
 7. NOT USED.
 8. NOT USED.
 9. DRICK VENER AS SPECIFIED.
 10. FINISH GRADE.
 11. DUAL GLAZED WINDOWS PER BUILDER.
 12. ENTRY DOOR UNIT.
 13. GALV. FLASHING AT ALL ROOF/ALL INTERSECTIONS.
 14. 1 X 4 HARDE-BORD CORNER TRIM AS SPEC.
 15. OPTION 1. TAXLESS WATER HEATER LOCATION.
 16. OPTION 2. TAXLESS WATER HEATER LOCATION.
 17. EXIST. UNF. PRELACE FLEE PIPES 2'-0" MINIMUM ABOVE ALL EXIST. BUILDING FINISH. 10'-0" SPARK.
 18. SPARK ARRESTOR.
 19. HARDE-BORD SIDING AS SPEC.
 20. PROJECT ROOMSING 3/4"



Plan 1608-R

Issue:	
Rev.: 04-25-2020	
08-12-2020	

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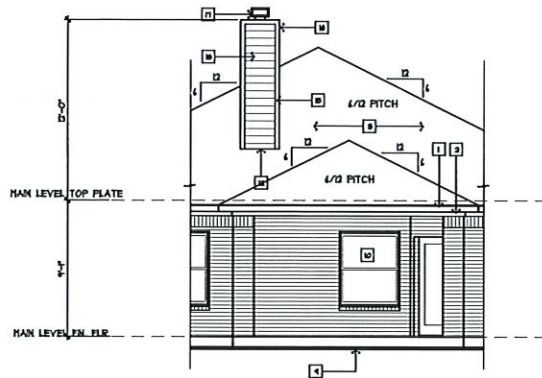
ELEVATION "A"
EXTERIOR ELEV'S

Date 05-04-2020

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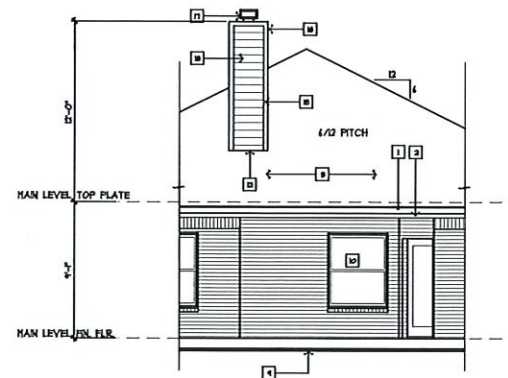
Sheet Number

A4



**FIREPLACE OPTION/
EXTENDED PORCH OPTION**
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

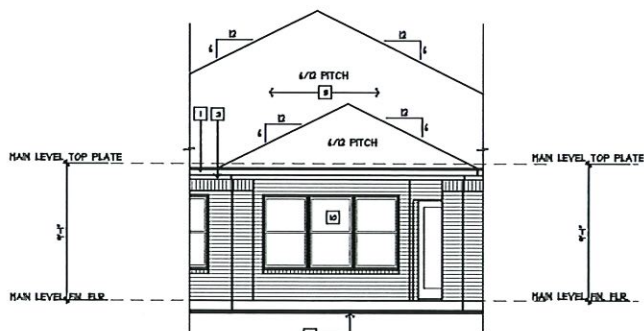
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FIREPLACE OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

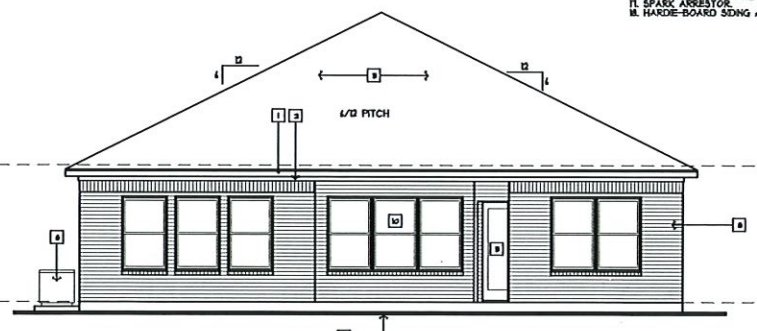
3

- ELEVATION NOTES:**
1. 1" X 4" FASCIA TRIM w/ GALV. MTL. DRIP EDGE.
 2. 1" X 4" FASCIA TRIM.
 3. CLASS "A" 50-YEAR CORP. SHINGLES OVER BLDG. OVER 1/2" PLYWOOD/OSB.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUI.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENEER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILDER.
 11. ENTRY DOOR UNIT.
 12. GALV. MTL. FLASHING AT ALL ROOF/WALL INTERSECT.
 13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
 14. OPTIONAL TANKLESS WATER HEATER LOCATION.
 15. NOT USED.
 16. EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
 17. SPARK ARRESTOR.
 18. HARDBOARD SIDING AS SPEC.



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

2



REAR ELEVATION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (24 X 36 PAPER)

1

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08-12-2020

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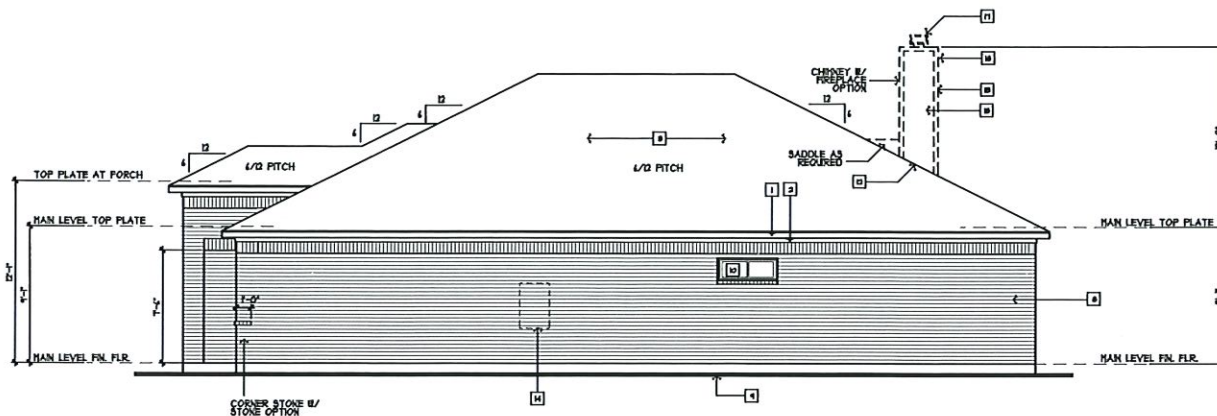
ELEVATION "A"
EXTERIOR ELEV'S

Date 05-04-2020

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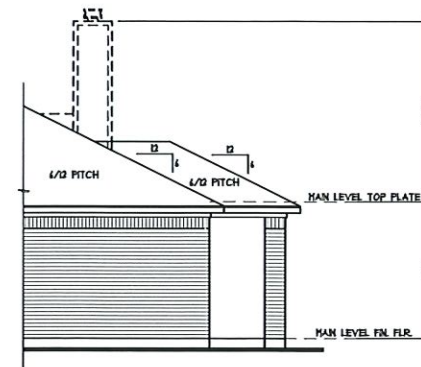
A5



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

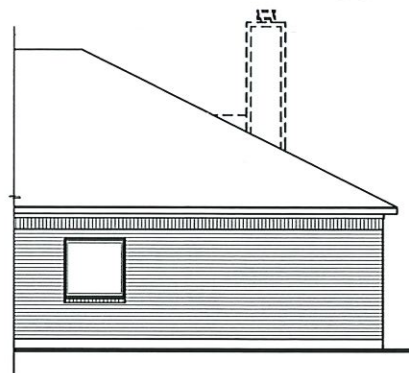
3



EXTENDED PORCH OPTION

SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

2



M. BATH TUB OPTION

SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

1

ELEVATION NOTES:

1. 1" X 4" FASCIA TRIM W/ GALV. HTL DRP EDGE.
2. 1" X 4" FREEZE TRIM.
3. CLASS "A" 30-YEAR CORP. SHINGLES OVER 1/2" PLYWOOD/OSB.
4. SECTIONAL ROLL-UP DOOR.
5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
6. NOT USED.
7. NOT USED.
8. BRICK VENEER AS SPECIFIED.
9. FINISH GRADE.
10. DUAL GLAZED ENDOS PER BUILDER.
11. ENTRY DOOR UNIT.
12. GALV. HTL FLASHING AT ALL ROOF/WALL INTERSECTIONS.
13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
14. OPTIONAL TAXLESS WATER HEATER LOCATION.
15. NOT USED.
16. EXTEND ALL PREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADII.
17. SPARK ARRESTOR.
18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

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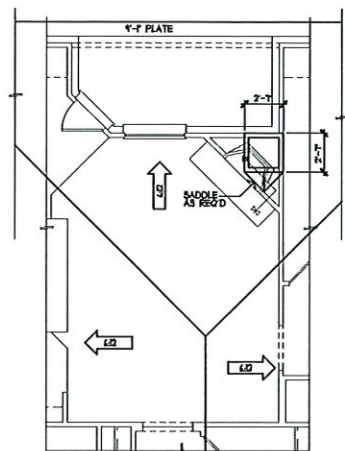
ELEVATION "A"
EXTERIOR ELEVATIONS

Date 05-04-2020

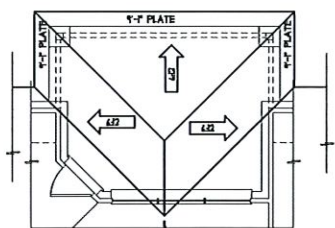
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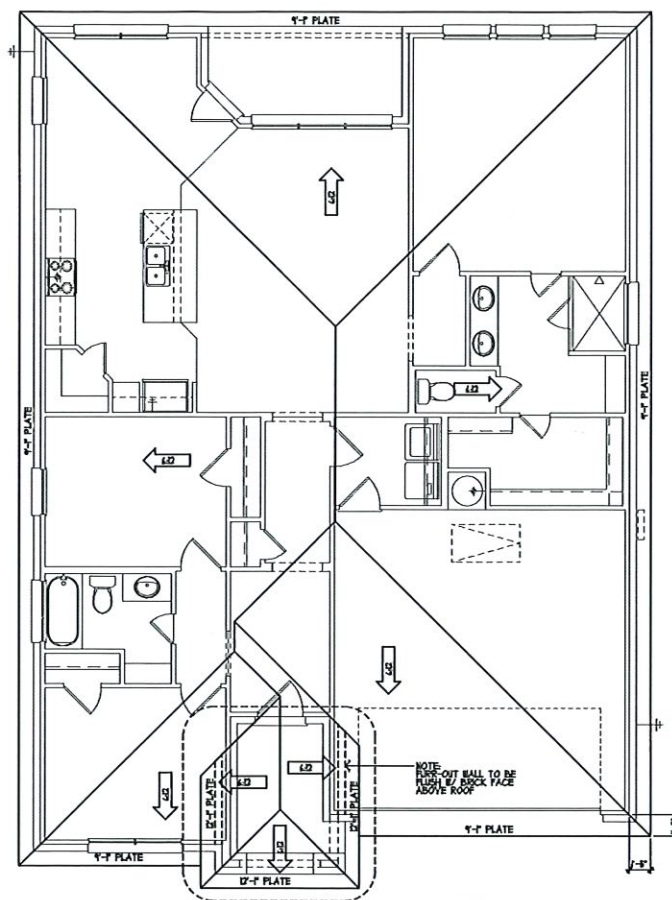
A6



FIREPLACE OPTION 2
SCALE: 1/8" = 1'-0" / 1" X 11 PAPER: 1/4" = 1'-0" / 24" X 36" PAPER



EXTENDED PORCH OPTION 3
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (34 X 34 PAPER)



ROOF PLAN
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (1/4 X 34 PAPER)

NOTE:
ALL PLATE HEIGHTS ARE DESIGNATED
FROM TOP OF FINISHED FLOOR AT FOTE
VERIFY ALL HEIGHTS W/ STRUCTURAL

Plan 1608-R



- NOTE:**
- A. HIGH-EFFICIENCY LUMINAIRES (SUCH AS FLUORESCENT LIGHTS) USED INSIDE THE CEILING MUST BE THE TYPE THAT DO NOT CONTAIN A REGRAB SCREW BASE SOCKET.**
 - B. WHERE MOTION SENSORS ARE USED INSTEAD OF FLUORESCENT LEAVING WITHIN THE HOUSE, THE MANUAL OR MOTION SENSOR MUST TURN OFF AUTOMATICALLY WHEN NO ONE IS PRESENT AND MUST BE TURNED ON MANUALLY WITH A SWITCH.**
 - C. RECESSED LUMINAIRES IN INSULATED CEILINGS MUST BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT (ATL).**

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ELEVATION "A" ELECTRICAL PLAN

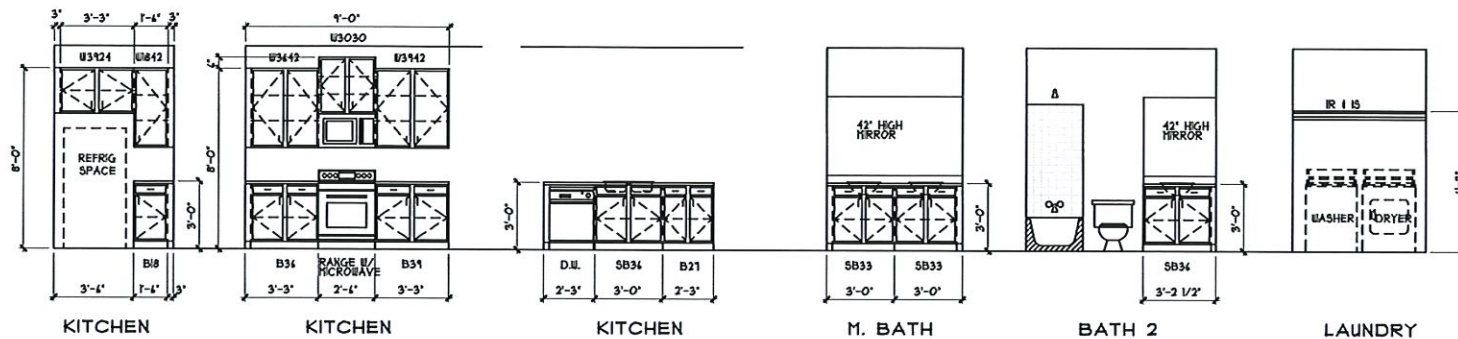
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A8



CABINET ELEVATIONS
 SCALE: 3/4" = 1'-0" (11 X 17 PAPER), 3/8" = 1'-0" (24 X 36 PAPER)

1

Plan 1608-R

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Sheet Number

CB1

SHEET INDEX "B"	
SHEET	DESCRIPTION
B1	COVER SHEET / SQ. FOOTAGE CHART
B2	FOUNDATION OUTLINE / PLUMBING LAYOUT
B3	MAIN LEVEL FLOOR PLAN
B4	FRONT / LEFT ELEVATIONS / OPTIONS
B5	REAR ELEVATION / OPTIONS
B6	RIGHT ELEVATION / OPTIONS
B7	ROOF PLAN / OPTIONS
B8	MAIN LEVEL ELECTRICAL PLAN / OPTIONS
CB1	CABINET ELEVATIONS

SQUARE FOOTAGES "B"	
TOTAL A/C	408 S.F.
FRONT PORCH	24 S.F.
REAR PORCH	14 S.F.
GARAGE	420 S.F.
TOTAL COVERED	2034 S.F.
TOTAL SLAB	228 S.F.
OPT. PORCH EXTENSION	16 S.F.
OVERALL WIDTH	34'-0"
OVERALL DEPTH	54'-0"
OVERALL DEPTH W/ OPT. PORCH EXT.	59'-0"

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ELEVATION "B"

COVER SHEET

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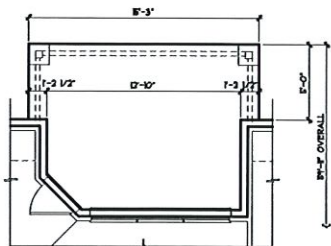
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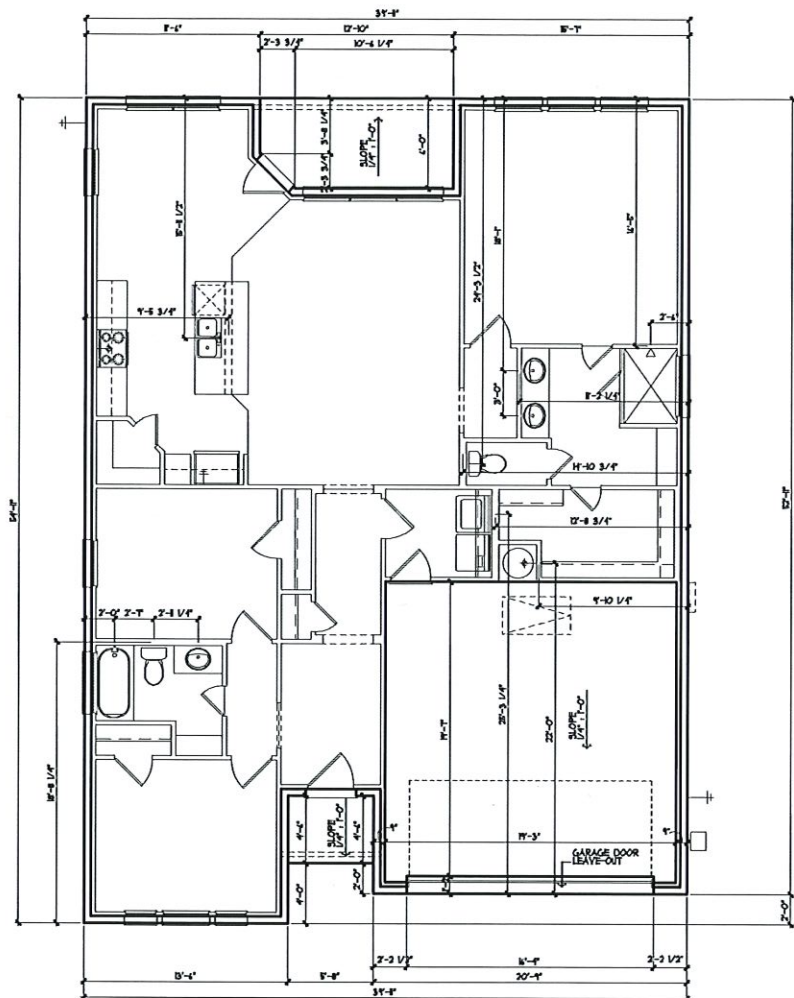
Sheet Number

B1



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (1/4" PAPER); 1/4" = 1'-0" (1/4" X 3/4" PAPER)

2



FOUNDATION OUTLINE/PLUMBING LAYOUT
SCALE: 1/4" = 1'-0" (1/4" PAPER); 1/4" = 1'-0" (1/4" X 3/4" PAPER)

ALL DIMENSIONS DENOTE EITHER EDGE OF SLAB OR CENTER OF PLUMBING BALL AND/OR PLUMBING FIXTURE LOCATIONS.

1

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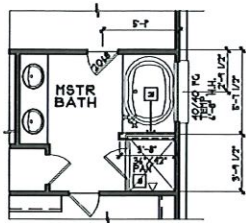
ELEVATION "B"
FOUNDATION OUTLINE

Date 08-04-2020

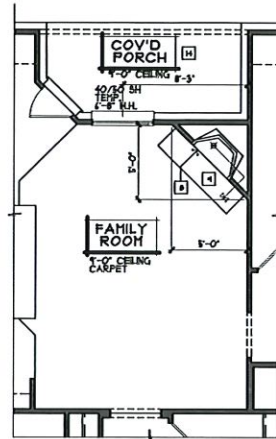
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Sheet Number

B2



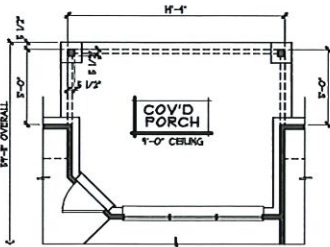
MASTER BATH OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER) **3**



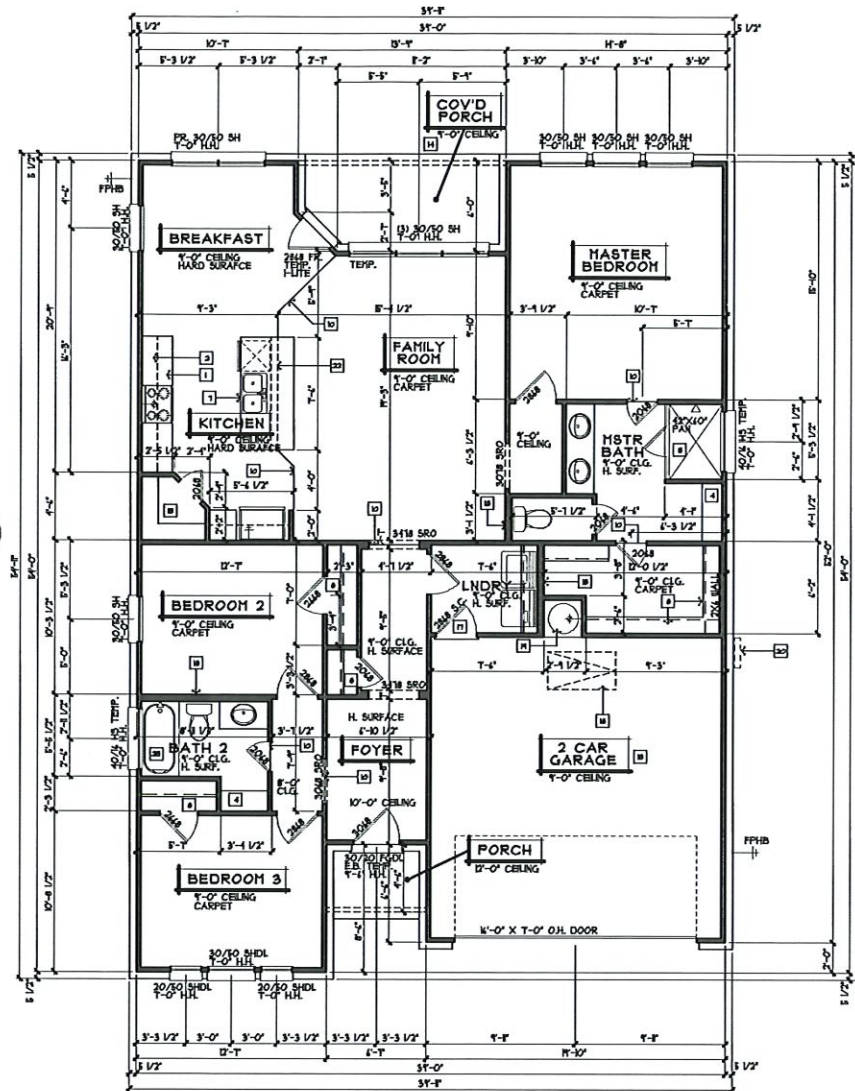
FIREPLACE OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER) **2**

MAIN LEVEL PLAN NOTES

1. BASE CARNETS
2. UPPER CARNETS
3. SHOWERS CAN BE TEMPERED GLASS ENCLOSURE.
4. EXTEND TILE 1/4" ABOVE DRAIN INLET.
5. 1/4" IN LINER SHELVES
6. NOT USED
7. SELF AND ROD
8. ISLAND COUNTERTOP BY CARNETS BELOW
9. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
10. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
11. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
12. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
13. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
14. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
15. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
16. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
17. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
18. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
19. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
20. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
21. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
22. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.
23. 1/4" ON BEAMS IN GAS STARTER SET AT 0" AFF.



REAR PORCH OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER) **4**



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" (11 X 17 PAPER) 1/4" = 1'-0" (24 X 36 PAPER) **1**

Plan 1608-R

Issue:
Rev: 01-25-2020
08-12-2020

THE 4 IN DRAIN, ANYWHERE WITHIN 48 IN OF THE DRAIN, IS REQUIRED TO BE COVERED AND VENTED TO THE OUTSIDE OF THE HOME. SEE NOTES FOR DETAILS.

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ELEVATION "B"
MAIN LEVEL PLAN

Date 08-04-2020

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B3

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ELEVATION "B"
EXTERIOR ELEV'S

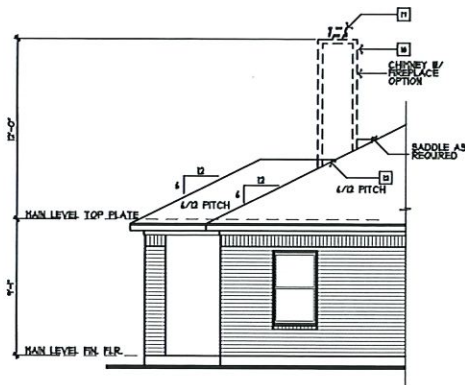
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Sheet Number

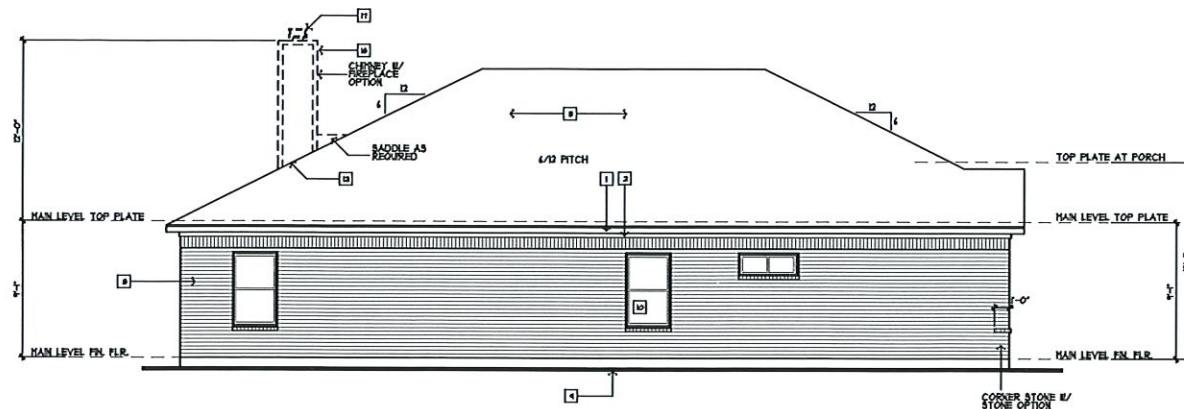
B4

Plan 1608-R



EXTENDED PORCH OPTION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

3



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

2

BRICK CALC'S - FRONT				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	382 S.F.	— S.F.	382 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	382 S.F.	— S.F.	382 S.F.	100 %

BRICK CALC'S - LEFT				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	426 S.F.	— S.F.	426 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	426 S.F.	— S.F.	426 S.F.	100 %

BRICK CALC'S - REAR				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	84 S.F.	— S.F.	84 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	84 S.F.	— S.F.	84 S.F.	100 %

BRICK CALC'S - RIGHT				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	42 S.F.	— S.F.	42 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	42 S.F.	— S.F.	42 S.F.	100 %

BRICK CALC'S - TOTAL				
MASONRY	SIDING	TOTAL	BRICK %	
1ST FLOOR	1244 S.F.	— S.F.	1244 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	1244 S.F.	— S.F.	1244 S.F.	100 %

EXCHANGE 32 S.F.
W/ STONE OPTION

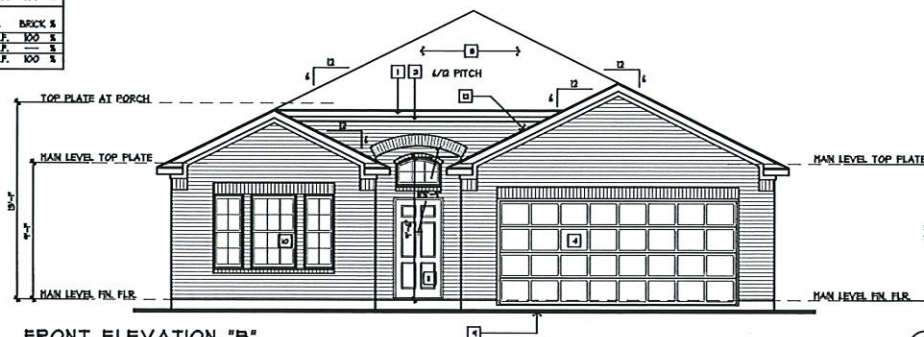
ELEVATION NOTES:

- 1" X 4" FASCIA TRIM W/ GALV. NTL. DRP. EDGE.
- 2" X 4" FREEZE TRIM.
- CLASS "A" 30-YEAR CORP. SHINGLES OVER 5/8 BLDG. PAPER OVER 1/2" PLYWOOD/OSB.
- SECTIONAL ROLL-UP DOOR.
- DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
- NOT USED.
- NOT USED.
- BRICK VENEER AS SPECIFIED.
- FINISH GRADE.
- DUAL GLAZED ENDGOS PER BUILDER.
- ENTRY DOOR UNIT.
- GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
- 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
- OPTIONAL TANKLESS WATER HEATER LOCATION.
- NOT USED.
- EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
- SPARK ARRESTOR.
- HARDBOARD SIDING AS SPEC.



FRONT ELEVATION "B-S"

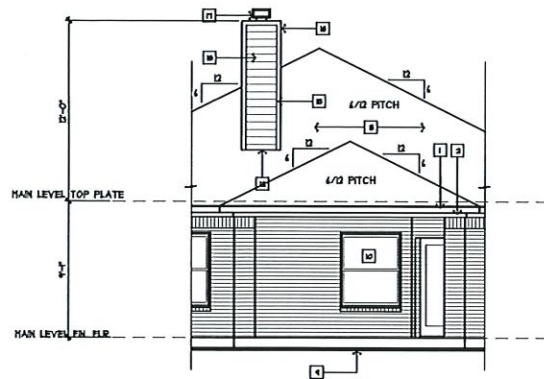
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)



FRONT ELEVATION "B"

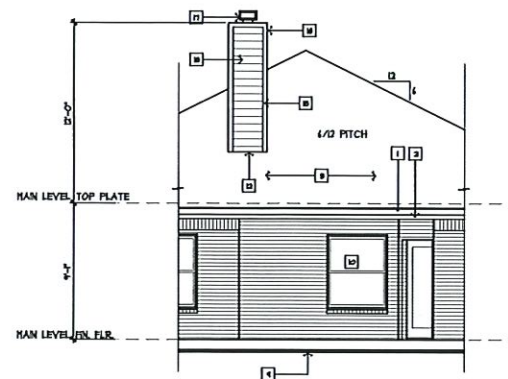
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1



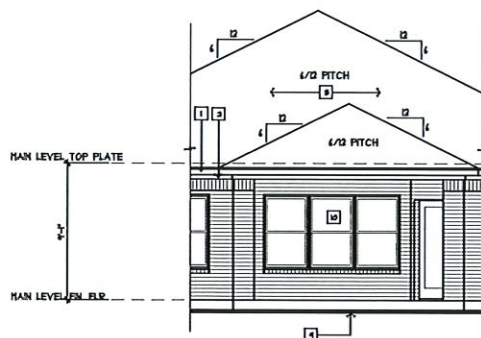
**FIREPLACE OPTION/
EXTENDED PORCH OPTION**
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

④



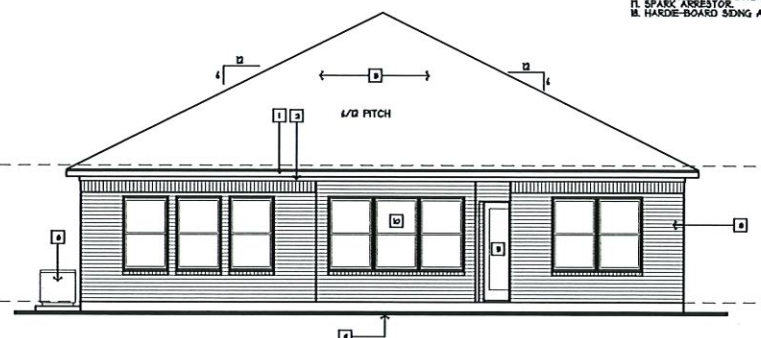
FIREPLACE OPTION
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

③



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

②



REAR ELEVATION
SCALE: 1/4" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

- ELEVATION NOTES:**
1. 1" X 4" FASCIA TRIM w/ GALV. HTL. DRIP EDGE.
 2. 1" X 4" FRIEZE TRIM.
 3. CLASS "A" 50-YEAR COMP. SHINGLES OVER 5/8 BLDG. OVER 1/2" PLYWOOD/OSB.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUIL.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILDER.
 11. ENTRY DOOR UNIT.
 12. GALV. HTL. FLASHING AT ALL ROOF/WALL INTERSECT.
 13. 1" X 4" HARDIE-BOARD CORNER TRIM AS SPEC.
 14. OPTIONAL TAXLESS WATER HEATER LOCATION.
 15. NOT USED.
 16. EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ROOF OR BUILDING WITHIN A 10'-0" RADIUS.
 17. SPAC. ANKERS TOP.
 18. HARDIE-BOARD SIDING AS SPEC.

Plan 1608-R

ISSUE:
Rev.: 01-25-2020
01-25-2020

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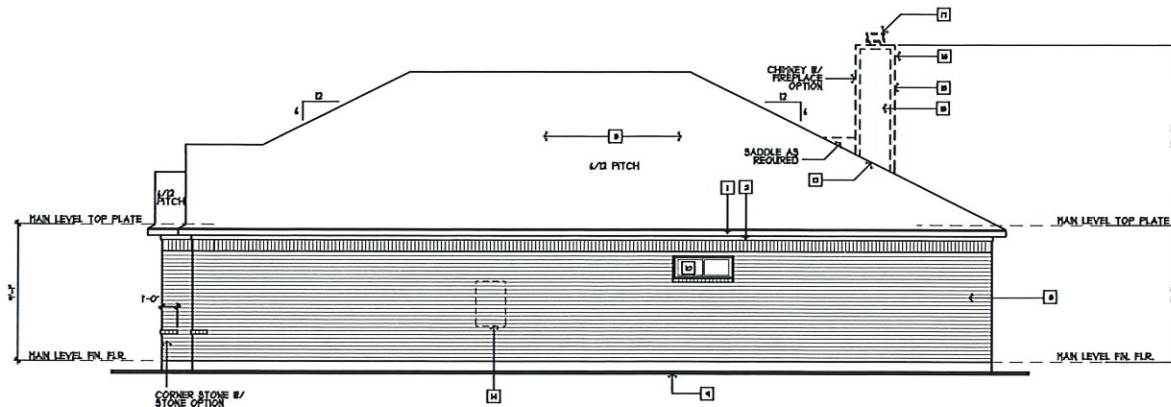
ELEVATION "B"
EXTERIOR ELEV'S

Date 05-04-2020

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Sheet Number

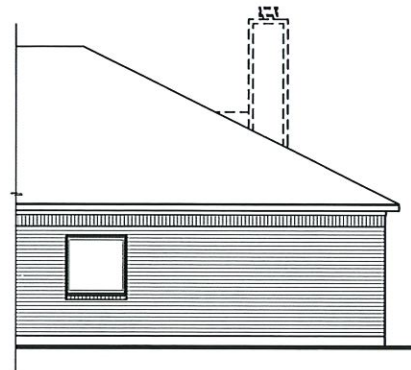
B5



RIGHT ELEVATION

SCALE: V/F = 1/8" = 1' X 11" PAPER; V/F = 1/8" = 1' X 34" PAPER

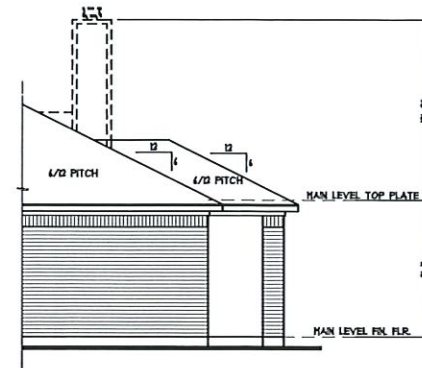
③



M. BATH TUB OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER; V/F = 1/8" = 1' X 34" PAPER

①



EXTENDED PORCH OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER; V/F = 1/8" = 1' X 34" PAPER

②

ELEVATION NOTES:

1. 1" X 4" FASCIA TRIM W/ GALV. NTL. DRIP EDGE.
2. 1" X 4" FREEZE TRIM.
3. CLASS "A" 30-YEAR COMP. SHINGLES OVER 1/2" BLDG. PAPER OVER 1/2" PLYWOOD/OSB.
4. SECTIONAL ROLL-UP DOOR.
5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
6. NOT USED.
7. NOT USED.
8. BRICK VENEER AS SPECIFIED.
9. FINISH GRADE.
10. DUAL GLAZED WINDOWS PER BUILDER.
11. ENTRY DOOR UNIT.
12. GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
14. OPTIONAL TANKLESS WATER HEATER LOCATION.
15. NOT USED.
16. EXTEND ALL PREPARED FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
17. SPARK ARRESTOR.
18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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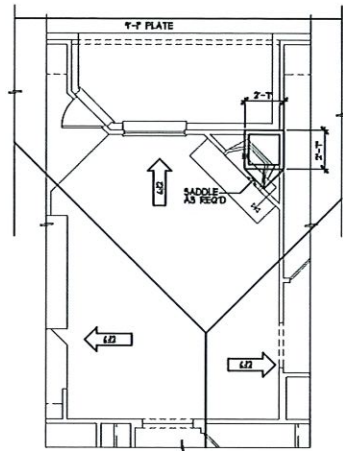
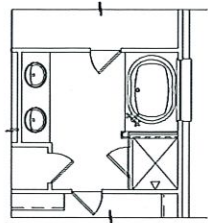
ELEVATION "B"
EXTERIOR ELEV'S

Date 05-04-2020

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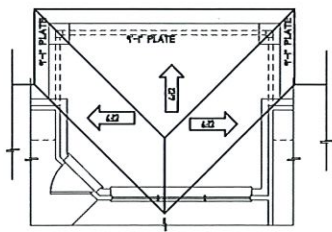
Sheet Number

B6



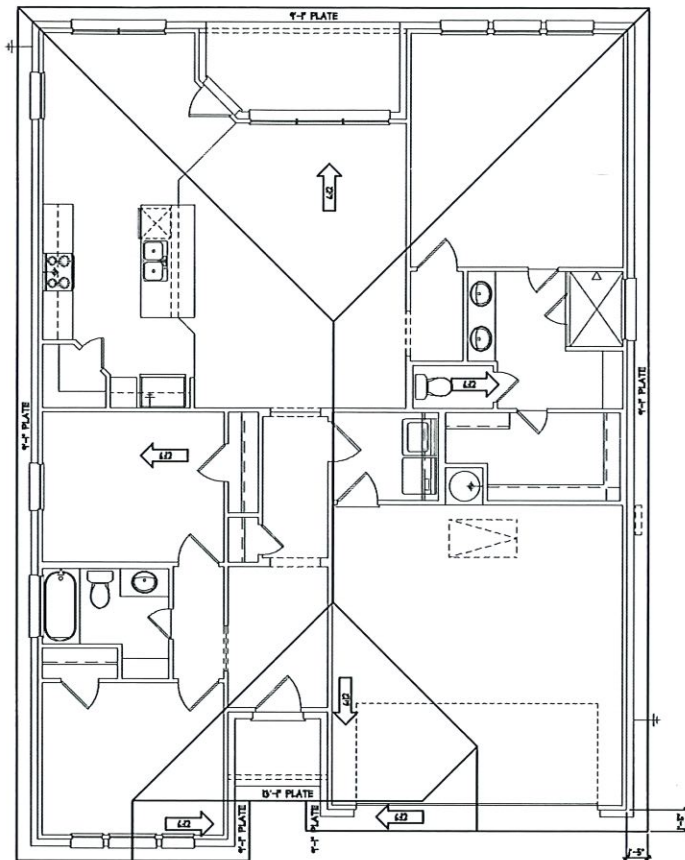
FIREPLACE OPTION
SCALE: VF = 1/8" = 1' 0" 11 X 11 PAPER; VF = 1/8" = 1' 0" 1/4 X 3/4 PAPER

2



EXTENDED PORCH OPTION
SCALE: VF = 1/8" = 1' 0" 11 X 11 PAPER; VF = 1/8" = 1' 0" 1/4 X 3/4 PAPER

3



ROOF PLAN
SCALE: VF = 1/8" = 1' 0" 11 X 11 PAPER; VF = 1/8" = 1' 0" 1/4 X 3/4 PAPER

NOTE:
ALL PLATE HEIGHTS ARE DESIGNATED
FROM TOP OF FINISHED FLOOR AT FOOTER.
VERIFY ALL HEIGHTS w/ STRUCTURAL.

1

Plan 1608-R

Issue:
Rev.: 04-26-2020
08-12-2020

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ELEVATION "B"
ROOF PLAN

Date 06-04-2020

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Sheet Number

B7



- ## ELECTRICAL LEGEND
- | | |
|---|-----------------------------------|
|  | RECESSED LIGHT FIXTURE |
|  | RECESSED BALL BASKET FIXTURE |
|  | SURFACE-MOUNTED LIGHT FIXTURE |
|  | IMPACT LIGHT BALL MOUNTED FIXTURE |
|  | FLUORESCENT DROP FIXTURE |
|  | PENDANT LAMP |
|  | LIGHT SCONCE |
- NOTE ON SYMBOLS ABOVE: LIGHTS DESIGNATED BY "FL" ARE FLUORESCENT. ALL OTHER LIGHTS ARE INCANDESCENT, UNLESS OTHERWISE NOTED.
- | | |
|---|---|
|  | RECESSED LOW-VOLTAGE OUTLET |
|  | STANDARD DUPLEX OUTLET AT 120' VOLT, 60 HZ. |
|  | STANDARD DUPLEX OUTLET WITH GFI AT 120' VOLT, 60 HZ. |
|  | STANDARD DUPLEX OUTLET WITH GFI AND AFCI AT 120' VOLT, 60 HZ. |
|  | DUPLEX OUTLET WITH AFCI |
|  | FAST INTERRUPTER DEVICE PLUG FOR RECEPTACLE |
|  | STANDARD 3-WIRE OUTLET AT 120' VOLT |
|  | STANDARD QUADRUPLEX OUTLET |
|  | STANDARD FLOOR OUTLET - CONSTANT POWER OUTLET LOCATION |
|  | STANDARD FLOOR OUTLET - 1/2" NIP CONDUIT FOR EXACT LOCATION |
|  | TELEPHONE CABLE |
|  | JUNCTION BOX |
|  | HANDICAPPED SYMBOL FOR ACCESSIBLE SYMBOL |
|  | HANDICAPPED SYMBOL FOR ACCESSIBLE WITH TACTILE INDICATOR |
|  | CEILING MOUNTED LINEAR FAN |
|  | RECESSED ELECTRICAL BATHROOM HEATER |
|  | RECESSED ELECTRICAL BATHROOM HEATER/LIGHT |
|  | RECESSED ELECTRICAL BATHROOM FAN/LIGHT |
|  | RECESSED ELECTRICAL BATHROOM FAN/LIGHT |
|  | GARAGE DISPOSAL |
|  | DOORBELL BUTTON |
|  | DOORBELL CHIMES |
|  | STANDARD LIGHT SWITCH |
|  | STANDARD LIGHT SWITCH WITH MANUAL OR MOTION SENSOR |
|  | STANDARD LIGHT SWITCH WITH MANUAL OR MOTION SENSOR |
|  | STANDARD LIGHT SWITCH WITH MANUAL OR MOTION SENSOR |
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Issue:
Rev.: 04-25-2020
08-12-2020

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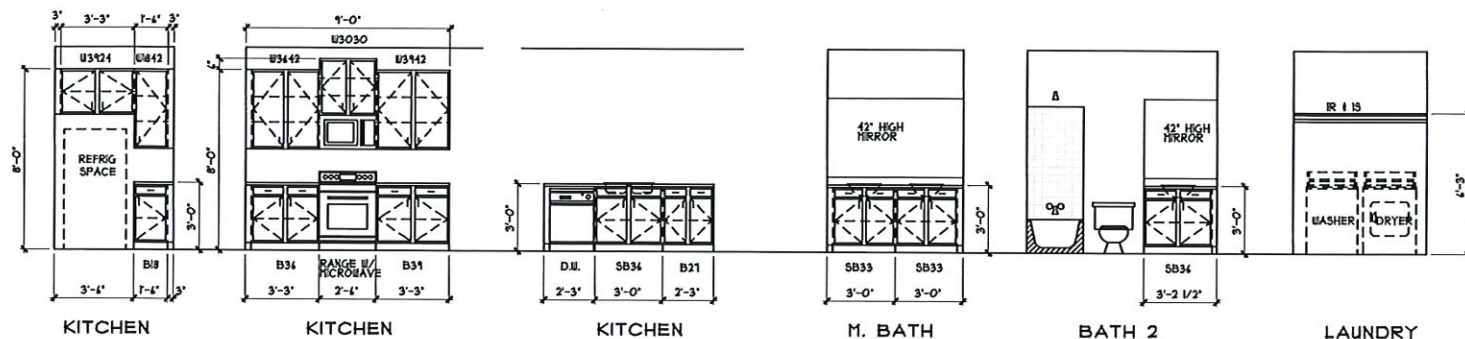
ELEVATION "B" ELECTRICAL PLAN

Date 05-04-2020

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Sheet Number

B8



CABINET ELEVATIONS
SCALE: 3/8" = 1'-0" 1/8" X 11" PAPER, 3/8" = 1'-0" 1/4" X 34" PAPER

1

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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CABINET ELEVATIONS
PLEASE REFER TO THE PROJECT SPECIFICATIONS FOR ALL MATERIALS, FINISHES, AND DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL CABINETS ARE TO BE INSTALLED TO THE WALL OR FLOOR AS SHOWN. ALL CABINETS ARE TO BE INSTALLED TO THE WALL OR FLOOR AS SHOWN. ALL CABINETS ARE TO BE INSTALLED TO THE WALL OR FLOOR AS SHOWN.

Date 08-04-2020

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Sheet Number

CB1

SQUARE FOOTAGES "C"	
TOTAL A/C	W08 S.F.
FRONT PORCH	44 S.F.
REAR PORCH	14 S.F.
GARAGE	420 S.F.
TOTAL COVERED	2054 S.F.
TOTAL SLAB	2411 S.F.
OPT. PORCH EXTENSION	16 S.F.
OVERALL WIDTH	34'-0"
OVERALL DEPTH	54'-0"
OVERALL DEPTH W/ OPT. PORCH EXT.	54'-0"

Plan 1608-R

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**ELEVATION "C"
COVER SHEET**

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Sheet Number

C1



ALL DIMENSIONS DENOTE EITHER EDGE
OF SLAB OR CENTER OF PLUMBING WALL
AND/OR PLUMBING FIXTURE LOCATIONS.

Plan 1608-R

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ELEVATION "C" FOUNDATION OUTLINE

Date 05-04-2020

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Sheet Number

C2



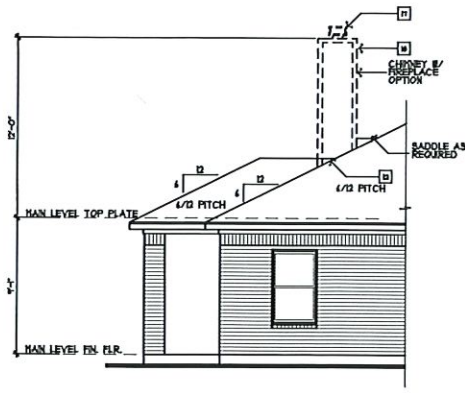
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2. 1/2" CR. GLASS
3. 1/2" CR. GLASS
4. 1/2" CR. GLASS
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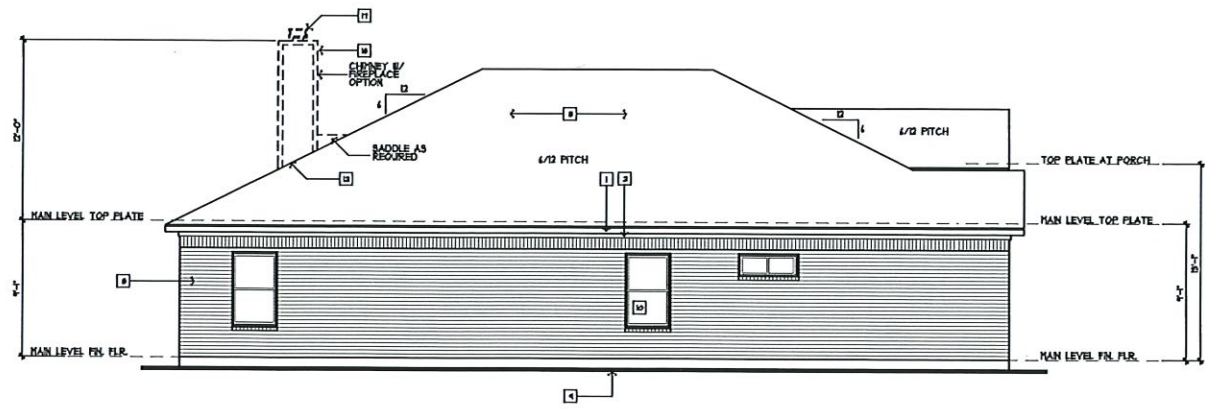
C3

Plan 1608-R

Plan 1608-R



EXTENDED PORCH OPTION
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER); 1/4" = 1'-0" (1/4" X 34" PAPER)



LEFT ELEVATION
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER); 1/4" = 1'-0" (1/4" X 34" PAPER)

BRICK CALC - FRONT				
MASONRY	SDNG	TOTAL	BRICK #	
1ST FLOOR	280 S.F.	— S.F.	280 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	280 S.F.	— S.F.	280 S.F.	100 %

BRICK CALC - LEFT				
MASONRY	SDNG	TOTAL	BRICK #	
1ST FLOOR	428 S.F.	— S.F.	428 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	428 S.F.	— S.F.	428 S.F.	100 %

BRICK CALC - REAR				
MASONRY	SDNG	TOTAL	BRICK #	
1ST FLOOR	184 S.F.	— S.F.	184 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	184 S.F.	— S.F.	184 S.F.	100 %

BRICK CALC - RIGHT				
MASONRY	SDNG	TOTAL	BRICK #	
1ST FLOOR	461 S.F.	— S.F.	461 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	461 S.F.	— S.F.	461 S.F.	100 %

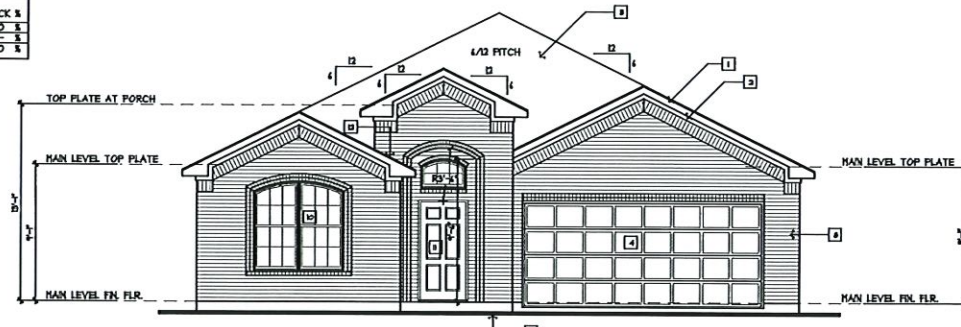
BRICK CALC - TOTAL				
MASONRY	SDNG	TOTAL	BRICK #	
1ST FLOOR	1373 S.F.	— S.F.	1373 S.F.	100 %
2ND FLOOR	— S.F.	— S.F.	— S.F.	— %
TOTAL	1373 S.F.	— S.F.	1373 S.F.	100 %

EXCHANGE 60 S.F.
B/ STONE OPTION

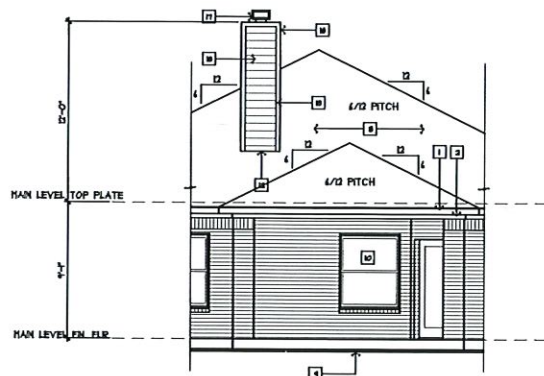
- ELEVATION NOTES:**
- 1" X 4" FASCIA TRIM B/ GALV. HTL DRP EDGE.
 - 2" X 4" FREEZE TRIM.
 - CLASS "A" 30-YEAR CORP. SHINGLES OVER 5# BLDG. PAPER OVER 1/2" PL1800D/OSB.
 - SECTIONAL ROLL-UP DOOR.
 - DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
 - NOT USED.
 - NOT USED.
 - BRICK VENEER AS SPECIFIED.
 - FINISH GRADE.
 - DUAL GLAZED WINDOWS PER BUILDER.
 - ENTRY DOOR UNIT.
 - GALV. HTL FLASHING AT ALL ROOF/WALL INTERSECTIONS.
 - 1" X 4" HARDIE-BOARD CORNER TRIM AS SPEC.
 - OPTIONAL TANKLESS WATER HEATER LOCATION.
 - NOT USED.
 - EXTEND ALL PREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
 - SPARK ARRESTOR.
 - HARDIE-BOARD SDNG AS SPEC.



FRONT ELEVATION "C-S"
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER); 1/4" = 1'-0" (1/4" X 34" PAPER)

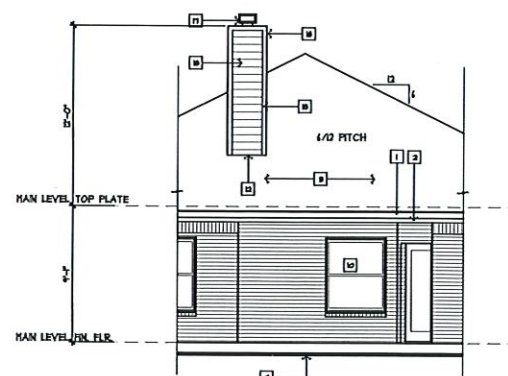


FRONT ELEVATION "C"
SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER); 1/4" = 1'-0" (1/4" X 34" PAPER)



**FIREPLACE OPTION/
EXTENDED PORCH OPTION**
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

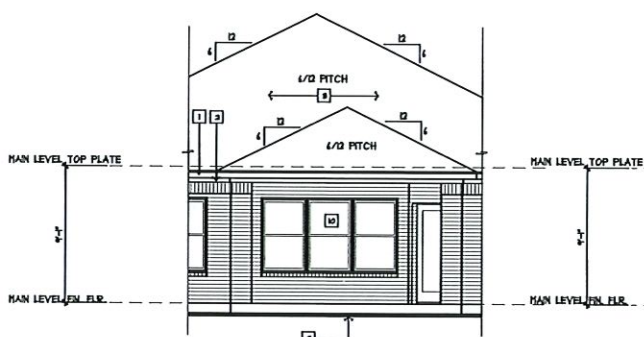
④



FIREPLACE OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

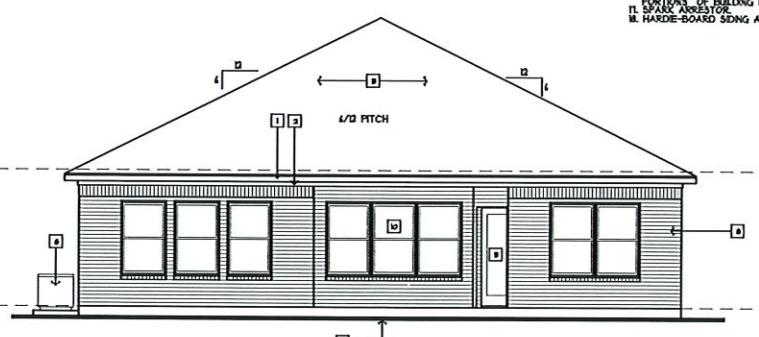
③

- ELEVATION NOTES:**
1. 1" X 4" FASCIA TRIM w/ GALV. NTL. DRIP EDGE.
 2. 1" X 4" FREEZE TRIM.
 3. CLASS "A" 50-YEAR COMP. SHINGLES OVER E8 BLDG. OVER 1/2" PLYWOOD/OSB.
 4. SECTIONAL ROLL-UP DOOR.
 5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUIL.
 6. NOT USED.
 7. NOT USED.
 8. BRICK VENEER AS SPECIFIED.
 9. FINISH GRADE.
 10. DUAL GLAZED ENDOS PER BUILDER.
 11. ENTRY DOOR UNIT.
 12. GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
 13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
 14. OPTIONAL TANKLESS WATER HEATER LOCATION.
 15. NOT USED.
 16. EXTEND ALL FIREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ROOFLINE OF BUILDING WITHIN A 10'-0" RADIUS.
 17. SPARK ARRESTOR.
 18. HARDBOARD SIDING AS SPEC.



EXTENDED PORCH OPTION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

②



REAR ELEVATION
SCALE: 1/4" = 1'-0" (11 X 17 PAPER); 1/8" = 1'-0" (1/4 X 3/4 PAPER)

①

Plan 1608-R

Issue:
Rev.: 06-28-2020
06-28-2020

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Stonehollow
HOMES

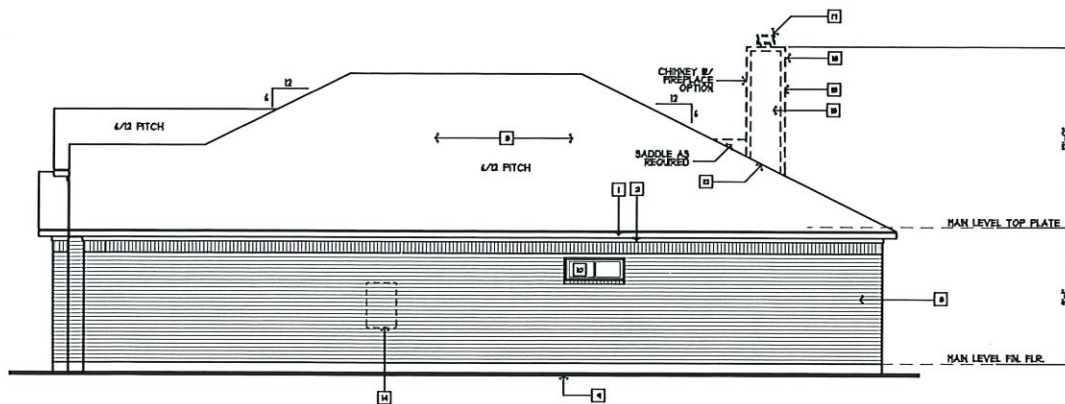
ELEVATION "C"
EXTERIOR ELEV'S

Date 06-04-2020

McREYNOLDS
DESIGNS
NEW HOMES • RENOVATIONS
214-551-5014 mark@mcrynnoldsga.com

Sheet Number

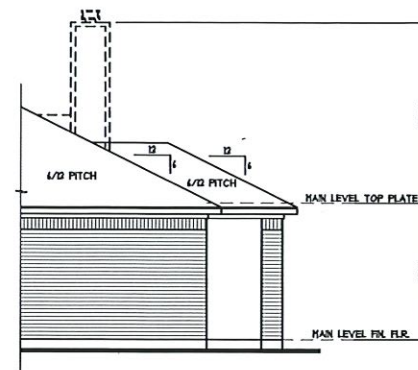
C5



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER), 1/4" = 1'-0" (1/4" X 34 PAPER)

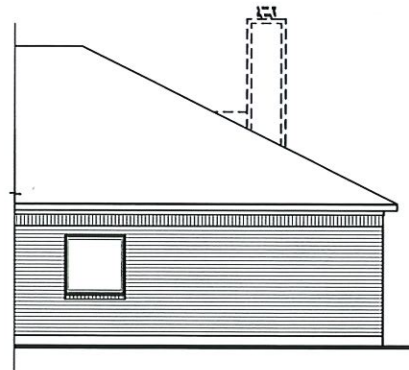
3



EXTENDED PORCH OPTION

SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER), 1/4" = 1'-0" (1/4" X 34 PAPER)

2



M. BATH TUB OPTION

SCALE: 1/4" = 1'-0" (1/8" X 11 PAPER), 1/4" = 1'-0" (1/4" X 34 PAPER)

1

ELEVATION NOTES:

1. 1" X 4" FASCIA TRIM W/ GALV. NTL. DRP EDGE.
2. 2" X 4" FREEZE TRIM.
3. CLASS "A" 30-YEAR CORP. SHINGLES OVER 1/2" BLDG. PAPER OVER 1/2" FLSHOOD/OSS.
4. SECTIONAL ROLL-UP DOOR.
5. DUAL GLAZED CLAD VINYL TEMPERED DOORS PER BUILDER.
6. NOT USED.
7. NOT USED.
8. BRICK VENEER AS SPECIFIED.
9. FINISH GRADE.
10. DUAL GLAZED WINDOWS PER BUILDER.
11. ENTRY DOOR UNIT.
12. GALV. NTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.
13. 1" X 4" HARDBOARD CORNER TRIM AS SPEC.
14. OPTIONAL TAXLESS WATER HEATER LOCATION.
15. NOT USED.
16. EXTEND ALL PREPLACE FLUE PIPES 2'-0" MINIMUM ABOVE ALL PORTIONS OF BUILDING WITHIN A 10'-0" RADIUS.
17. SPARK ARRESTOR.
18. HARDBOARD SIDING AS SPEC.

Plan 1608-R

Issue:
Rev.: 04-25-2020
08-12-2020

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Stonehollow
HOMES

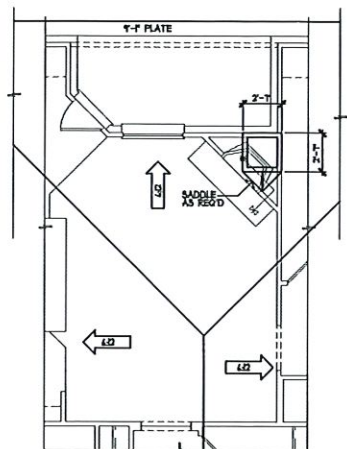
ELEVATION "C"
EXTERIOR ELEV'S

Date 05-04-2020

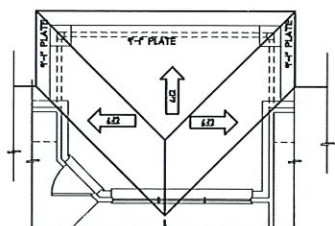
McREYNOLDS
DESIGNS
NEW HOMES • RENOVATIONS • REMODELS
214-551-5014 mark@mcryholddesigns.com

Sheet Number

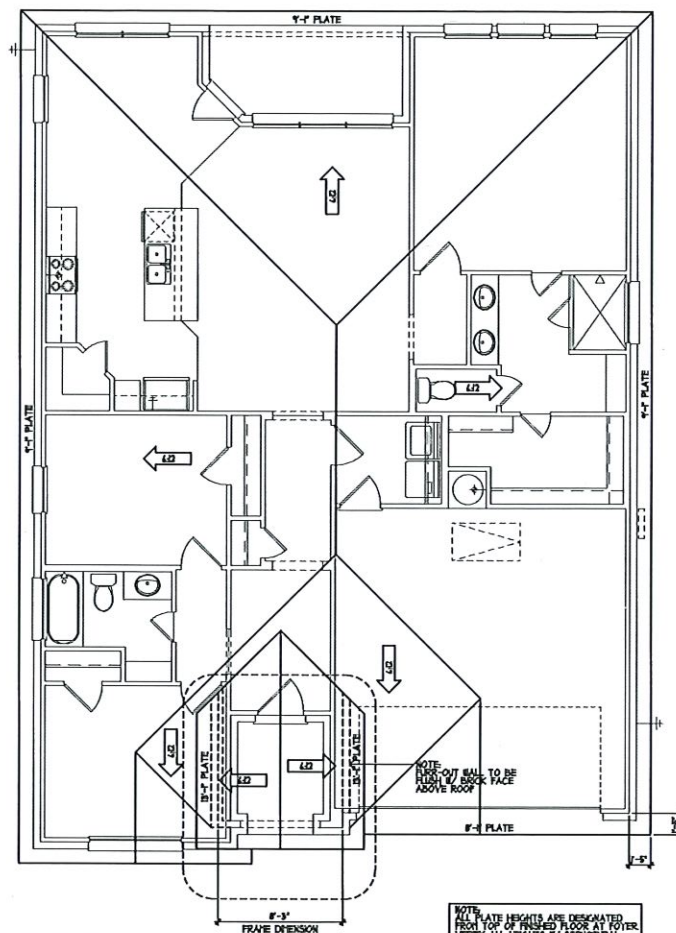
C6



FIREPLACE OPTION 2
SCALE 1/8" = 1'-0" (1 X 11 PAPER) 1/4" = 1'-0" (24 X 34 PAPER)



EXTENDED PORCH OPTION 3
SCALE: 1/8" = 1'-0" (1/4" X 11 PAPER); 1/4" = 1'-0" (1/4" X 34 PAPER)



ROOF PLAN
SCALE: 1/8" = 1'-0" (8 X 11 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

Issue:	
Rev.: 04-25-2020	
	08-12-2020

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Stonehollow
—HOMES—

ELEVATION "C" ROOF PLAN

Date 05-04-2020

**McREYNOLDS
DESIGNS**

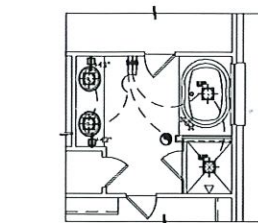
NEW HOMES • REMODELS • RENOVATIONS

214-551-5014 mark@mcreynoldsdesigns.com

Sheet Number

C7

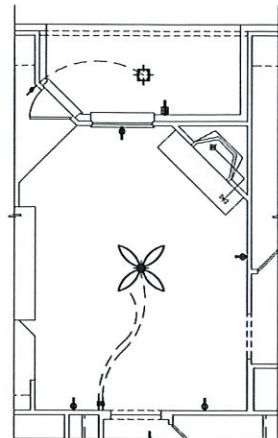
Plan 1608-R



MASTER BATH OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 11" PAPER

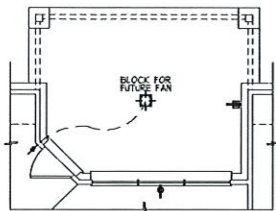
③



FIREPLACE OPTION

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 11" PAPER

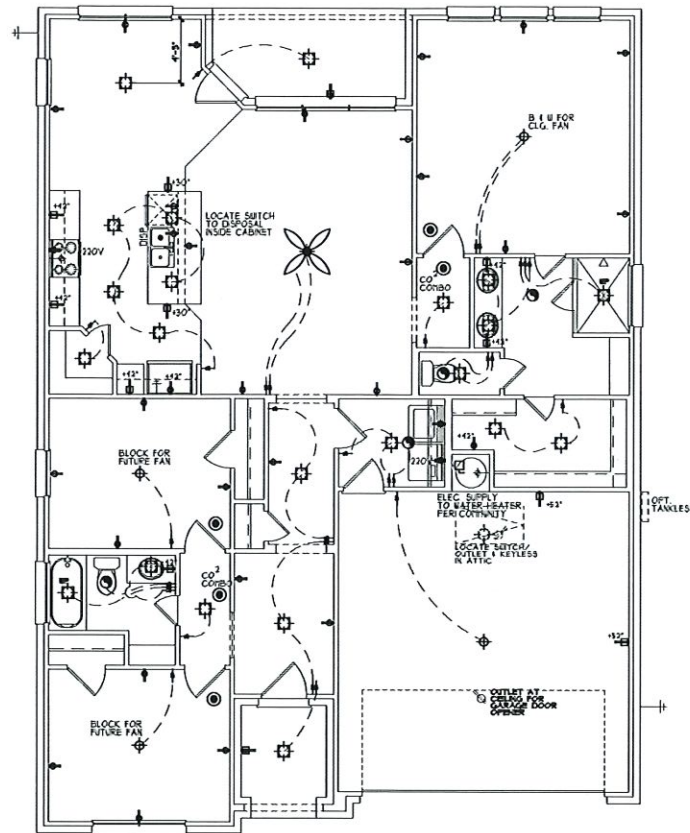
②



EXTENDED PORCH OPT.

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 11" PAPER

④



MAIN LEVEL ELECTRICAL PLAN

SCALE: V/F = 1/8" = 1' X 11" PAPER, V/F = 1/8" = 1' X 11" PAPER

①

ELECTRICAL LEGEND

- RECESSED LIGHT FIXTURE
- RECESSED BALL BASKET FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- BRACKET LIGHT BALL MOUNTED
- FLUORESCENT STRIP FIXTURE
- PENDANT LAMP
- BALL SCENE

NOTE: ON SYMBOLS ABOVE LIGHTS DENOTED WITH "V" ARE FLUORESCENT. ALL OTHER LIGHTS ARE INCANDESCENT, UNLESS OTHERWISE NOTED.

- RECESSED LOW-VOLTAGE FIXTURE
- STANDARD DUPLEX OUTLET AT 6" AFF. S.D.
- STANDARD DUPLEX OUTLET-VIS NOT AT 6" AFF. S.D.
- STANDARD WATERPROOF DUPLEX OUTLET AT 6" AFF. WITH GROUND FAULT INTERRUPTER
- DUPLEX OUTLET WITH GROUND
- STANDARD 300 VOLT OUTLET AT 6" AFF.
- STANDARD QUADPLEX OUTLET
- STANDARD FLOOR OUTLET - CONCAT ORDER FOR EXACT LOCATION
- STANDARD FLOOR OUTLET - 1/2" HGT. CONCAT ORDER FOR EXACT LOCATION
- TELEPHONE CABLE
- ANCHOR BOX
- TELEPHONE PORTED AT 6" AFF. (PROTECTABLE RETRACT TYPE)
- HARD-WIRED PHONE OR FACTOR INTERCONNECTED
- CEILING POINTED EXHAUST FAN
- RECESSED ELECTRICAL BATHROOM HEATER
- RECESSED ELECTRICAL BATHROOM HEATER/LIGHT
- RECESSED ELECTRICAL BATHROOM HEATER/FAN
- RECESSED ELECTRICAL BATHROOM HEATER/FAN
- GARAGE DISPOSAL
- DOORBELL SWITCH
- DOORBELL CHIME
- STANDARD LIGHT SWITCH
- STANDARD LIGHT SWITCH w/ PULL-UP OR PULL-DOWN SENSOR
- NOTION SHALL HAVE A PANEL OR OCCUPANCY SENSOR AND NOTION SENSOR THAT COMPLETES WITH THE SENSOR IN W. AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRE TO ALL DIMENSIONS. OTHERWISE TO BE PLACED ON
- STANDARD SWITCH w/ DIMMER CONTROL
- STANDARD SWITCH TO EXTERIOR LIGHTING CONTROLLED BY A NOTION SENSOR WITH INTEGRAL PHOTO CONTROL
- BUTTON SWITCH
- EXTERIOR FLOOD LIGHTS
- FIXED DISCONNECT SWITCH
- ELECTRICAL SUB-PANEL
- SURFACE MOUNTED FLUORESCENT FIXTURE
- NOTION IN ATTIC OR CRAB SPACE
- DUPLEX OUTLET IN ATTIC OR CRAB SPACE
- LIGHT FIXTURE IN ATTIC OR CRAB SPACE
- CEILING FAN

A. HIGH-EFFICIENCY LUMINAIRE SUCH AS FLUORESCENT LIGHTS USED UNDER THE SHEDDING AND THE TYPE THAT DO NOT CONTAIN A MERCURY VAPOR SOCKET.

B. WHERE NOTION SENSORS ARE USED INSTEAD OF FLUORESCENT LIGHTS, THE HOUSE THE PANEL OR PULL-UP OR PULL-DOWN NOT BE TURNED ON MANUALLY WITH A SWITCH.

C. RECESSED LUMINAIRE IN REMOTE LOCATIONS MAY BE C-RATES ELECTRONIC BALLAST AND 20-200V D.U.I.

Plan 1608-R

Issue:
Rev.: 06-25-2020
08-12-2020

THE FOLLOWING INFORMATION MAY BE USED FOR THE PURPOSES OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Stonehollow
—HOMES—

ELEVATION "C"
ELECTRICAL PLAN

Date 06-04-2020

McREYNOLDS
DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcroyholdesigns.com

Sheet Number

C8



Plan 1608-R

CB1

STAFF REVIEW LETTER

November 11, 2020

Stonehollow Homes
Ryan Hayes
200 Adriatic Parkway, Suite 105
McKinney, TX 75072

Spiars Engineering, Inc.
Lauren Helmberger
765 Custer Road, Ste. 100
Plano, TX 75075

Dear Applicants,

The request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District and Specific Use Permit to allow Patio Homes in an R-1 (One-Family Residential) District located in the 200 block of South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 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 fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. All parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Side yard setbacks must be uniform for all patio homes within a given block.
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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Heflon, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services
Tom Pruitt, Utility Engineer City Attorney



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

15.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Stonehollow Homes (Owners) and Spiars Engineering Inc. (Civil Engineer/Surveyor) concerning the property in the 200 block of South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed Estates at Baker Park

Addition:

Lot 9, Block A – 50.87'

Lot 10, Block A – 41.58'

Lot 24, Block A – 41.90'

Lot 25, Block A – 45.58'

Lot 26, Block A – 54.41'

Planning and Zoning Commission

Preliminary Plat approval of Estates at Baker Park.

Background:

The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. The property is zoned an R-1 (One Family Residential) District and C-1 (Retail Business) District. The owners would like to plat the property into (167) one-hundred-sixty-seven lots for residential development. They are requesting an exception on five lots located in the cul-de-sacs to be less than the required 60' wide.

Adjacent Zoning:

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

Origination:

Stonehollow Homes (Owners)
Spiars Engineering Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

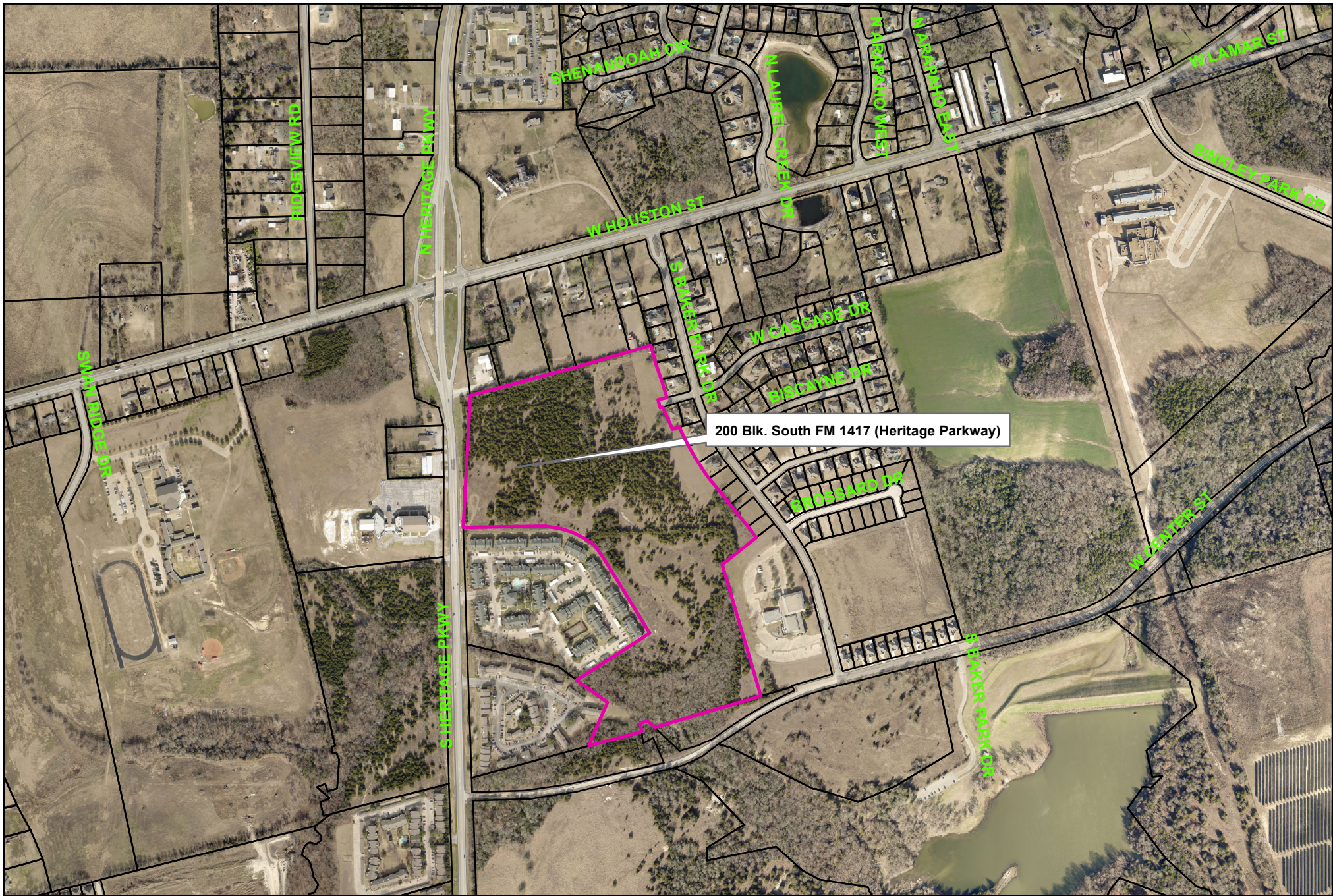
27

Objections Received:

0

Attachments

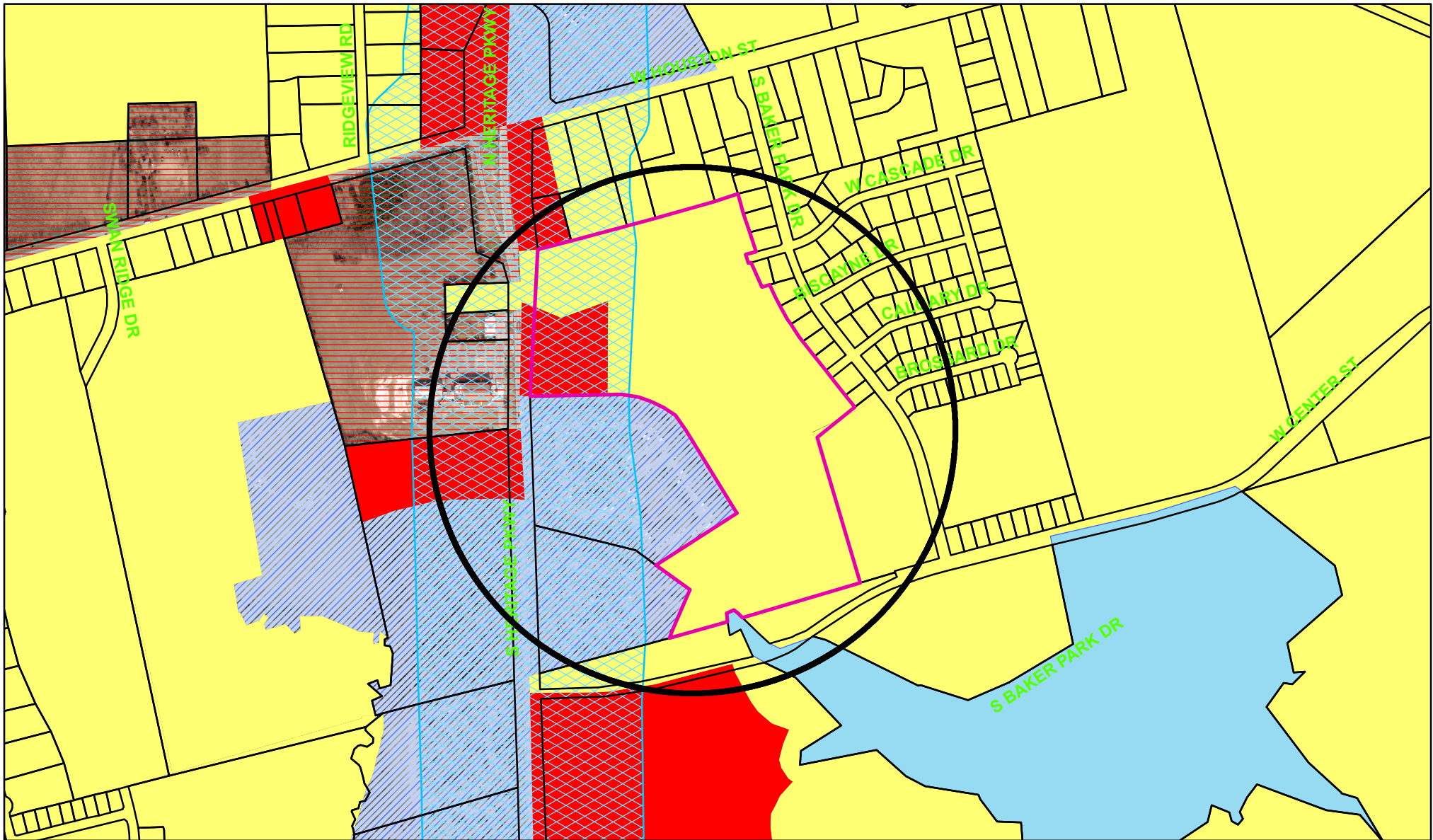
Aerial Location Map
Zoning Map
Zoning Sign Photo
Estates at Baker Park
Exception - Lot Widths
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

200 Block South FM 1417 (Heritage Parkway)


$$1 \text{ in} = 722 \text{ ft}$$



Zoning - 200 Block South FM 1417 (Heritage Parkway)

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: SHERM.GIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development
ImageGIS.DBO.ORTHOS_2020
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



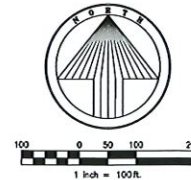
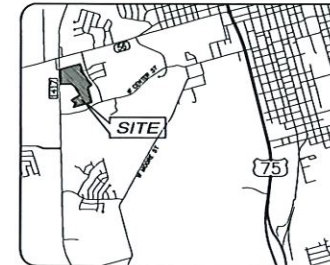
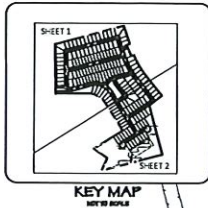
NOT TO SCALE

1 in = 700 ft

200 Blk. South FM 1417 (Heritage Parkway)



Oct 29, 2020 at 3:14 PM



LEGEND	
(Not all items may be applicable)	
1	EXISTING LOT
2	EXISTING LOT
3	EXISTING LOT
4	EXISTING LOT
5	EXISTING LOT
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8	EXISTING LOT
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98	EXISTING LOT
99	EXISTING LOT
100	EXISTING LOT

- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83).
 3. All development will comply with City of Sherman Requirements.
 4. All open space areas, Lots 1-4, Block 1, to be owned and maintained by the H.O.A.
 5. This plot is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 4.2 (R-1 Zoning).
 6. 50' Lots will require Approval of an SLP by City Council.
 7. Floodplain redaction subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetation study at the time of final plat submission.
 8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
 9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400C dated September 28, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, Texas.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED	Date
Chairman, City of Sherman	
Planning and Zoning Commission	

PARKHAVEN ADDITION
PHASE THREE
Vol. 8, Pg. 135 PROCT

PRELIMINARY PLAT

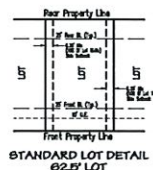
ESTATES AT BAKER PARK
167 LOTS & 4 COMMON AREAS
46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT NO. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 1 OF 3

OWNER / APPLICANT
STONEDCLOW PROPERTIES
200 Atlantic Parkway, Suite 915
Mckinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Sperry Engineering, Inc.
705 Cedar Road, Suite 100
Flano, TX 75757
Telephone: (972) 422-0677
TXPE No. F-2133
Contact: Lauren Helmberger

Scale: 1" = 100' September, 2020 JET Job No. 20-175

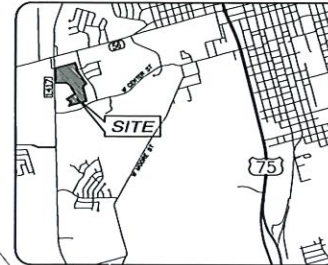


Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 PROCT

Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72



KEY MAP
NOT TO SCALE



LOCATION MAP / KEY MAP
N.T.S.



100 0 50 100 200
1 inch = 100 ft.

LEGEND	
Not all items may be applicable	
10	ADJACENT LOT
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80	ADJACENT LOT
81	ADJACENT LOT
82	ADJACENT LOT
83	ADJACENT LOT
84	ADJACENT LOT
85	ADJACENT LOT
86	ADJACENT LOT
87	ADJACENT LOT
88	ADJACENT LOT
89	ADJACENT LOT
90	ADJACENT LOT
91	ADJACENT LOT
92	ADJACENT LOT
93	ADJACENT LOT
94	ADJACENT LOT
95	ADJACENT LOT
96	ADJACENT LOT
97	ADJACENT LOT
98	ADJACENT LOT
99	ADJACENT LOT
100	ADJACENT LOT

NOTES:

1. Selling a portion of this addition by rates and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas, Lots 1-4, Block X, to be owned and maintained by the H.O.A.
5. This plot is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 8.2 (R-1 Zoning).
6. 50' Lots will require Approval of an SUP by City Council.
7. Floodplain redaction subject to engineering approval of flood study, wetland delineation study, habitat study and vegetation study at the time of final plat submission.
8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 28, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

Chairman, City of Sherman
Planning and Zoning Commission

Date

PRELIMINARY PLAT

ESTATES AT BAKER PARK

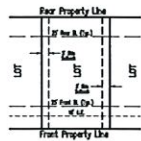
167 LOTS & 4 COMMON AREAS
46,925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
STONEDOLLOW HOMES
200 Adair Parkway, Suite #105
Muskogee, TX 75757
Telephone: (214) 872-0315
Contact: Ryan Hayes

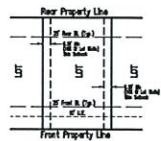
ENGINEER / SURVEYOR
Spartan Engineering, Inc.
785 Canyon Road, Suite 100
Ft. Worth, TX 76103
Telephone: (817) 412-0077
TEPE No. P-1211
Contact: Lauren Helmberger

SHEET 2 OF 3

Drawn: 1" = 100' September, 2020 SEE Job No. 20-173



STANDARD LOT DETAIL
50' LOT



STANDARD LOT DETAIL
62.5' LOT

Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72

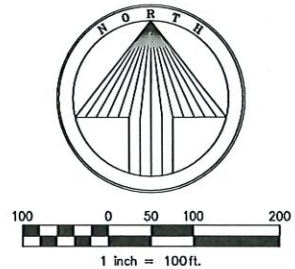
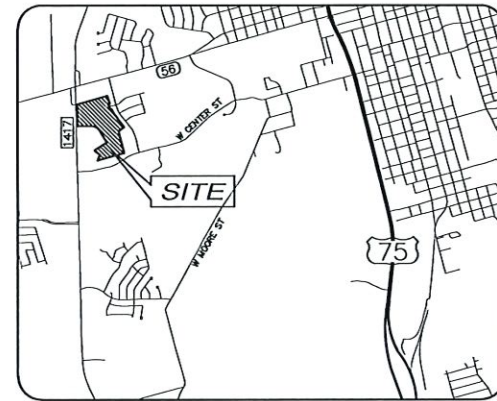
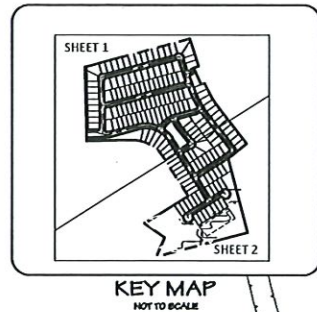
Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 RPPROCT

303 S. FM 1417, LLC
Vol. 5548, Pg. 836 RPPROCT

City of Sherman
Vol. 1208, Pg. 630 RPPROCT

PARKHAVEN ADDITION
PHASE THREE
Vol. 6, Pg. 136 PROCT

Lot 1



LEGEND (Not all items may be applicable)	
IR	IRON ROD FOUND
CR	CAFFED IRON ROD FOUND
CM	CONTROL MONUMENT
LE	OPENING EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SE	SIDEWALK AND UTILITY EASEMENT - See Note 8
WE	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
AE	ACCESS EASEMENT
BY	BY THIS PLAT
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
BB	BACK TO BACK
HOA	HOME OWNERS ASSOCIATION
FL	PHASE LINE
SC	STREET NAME CHANGE
BD	BLOCK DESIGNATION
TE	10x10' TRANSFORMER EASEMENT
CL	CLUSTER MAILBOX LOCATION - Per Revised SLP
KL	KEY LOT
ND	NO DRIVE ACCESS
PRC1	DEED RECORDS, DENTON COUNTY, TEXAS
PRC2	PLAT RECORDS, DENTON COUNTY, TEXAS
PRC3	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

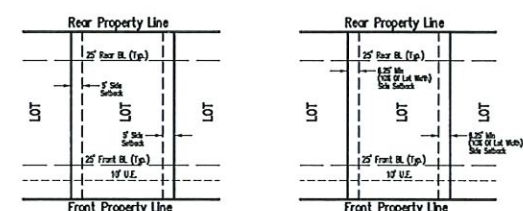
- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
 3. All development will comply with City of Sherman Requirements.
 4. All open space areas, Lots 1-4, Block X, to be owned and maintained by the H.O.A.
 5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 6.2 (R-1 Zoning).
 6. 50' Lots will require Approval of an SUP by City Council.
 7. Floodplain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at the time of final plat submittal.
 8. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
 9. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED _____

Chairman, City of Sherman _____ Date _____

Planning and Zoning Commissions _____



Lot Summary	Phase 1	Phase 2
50' LOT TYPE	70	28
62.5' LOT TYPE	25	44
Total	95	72

Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 RPRGCT

PARKHAVEN ADDITION
PHASE THREE
Vol. 8, Pg. 135 PRGCT

PRELIMINARY PLAT
ESTATES AT BAKER PARK
167 LOTS & 4 COMMON AREAS
46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
STONEHOLLOW HOMES
200 Adriatic Parkway, Suite #105
McKinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Lauren Helmlinger



STAFF REVIEW LETTER

November 11, 2020

Stonehollow Homes
200 Adriatic Parkway, Ste. 105
McKinney, TX 75072

Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Preliminary Plat of Estates at Baker Park has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

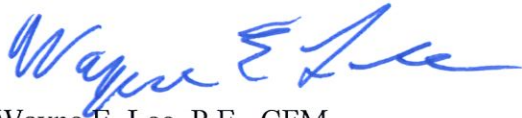
1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds must match drawing.
6. Show Point of Beginning on plat.
7. Remove Building Line from plat.
8. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and maintenance information to be shown on plat.
9. Lot 25, Block A needs to be labeled.
10. Lots 1-4, Block X and Median on Gabbro Way will be privately owned and maintained by HOA. Ownership and maintenance information to be shown on plat.
11. Proposed 15' Drainage Easement in Lot 4, Block X shall be shown as 15' Private Drainage Easement, owned and operated by HOA.
12. Proposed Detention Easement shall be shown as Private Detention Easement, owned and operated by HOA.
13. Flood fringe to be shown on plat and must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
14. All requirements of the Floodplain Ordinance shall be followed.
15. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.

16. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
17. 20' Water Line Easement and water line to be abandoned prior to filing of plat.
18. Dedicate 10' Utility Easement along all street frontage of all lots.
19. Show Point of Beginning on drawing.
20. Extend Calgary Drive to Obsidian Drive per Subdivision Ordinance.
21. Shall meet the requirements of the patio homes ordinance for open space requirements (Chapter 14, Exhibit A, Section 8, Subsection 9)
22. 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.
23. 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



Planning & Zoning Commission and Board of Adjustments

16.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

4700-5000 BLOCKS NORTH TRAVIS STREET AND 5004 & 5008 KNOLLWOOD ROAD

The request of Young Enterprises, LP (Owners), City of Sherman, Wayne Lee (Applicant) and Jones Carter (Civil Engineers/Surveyor) concerning the property in the 4700-5000 Blocks North Travis Street and 5004 and 5008 Knollwood Road, being 6.359 acres in the Alexander & Richards Survey, Abstract No. 42, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 46.86' lot width in lieu of the required 60' lot width on the proposed Lot 4R (5008 Knollwood Road) of the Final Plat of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4 in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Final Plat approval of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4

Background:

The property is located in the 4700-5000 blocks North Travis Street and 5004 and 5008 Knollwood Road between Liberty Hill Trail and Northcreek Drive. The property is zoned an R-2 (Multi-Family Residential) District and C-1 (Retail Business) District. The owners and the City of Sherman would like to extend Hilre Drive west to Travis Street to help reduce some of the traffic issues along Northcreek Drive. They are requesting a Replat of the property to dedicate right-of-way for the Hilre Drive extension and three lots. The lot at 5008 Knollwood Road requires an exception to allow a 46.86' lot width in lieu of the required 60' on the proposed Lot 4R of the Final Plat of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)
Jones Carter (Civil Engineers/Surveyor)

Master Plan Designation:

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

and

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:

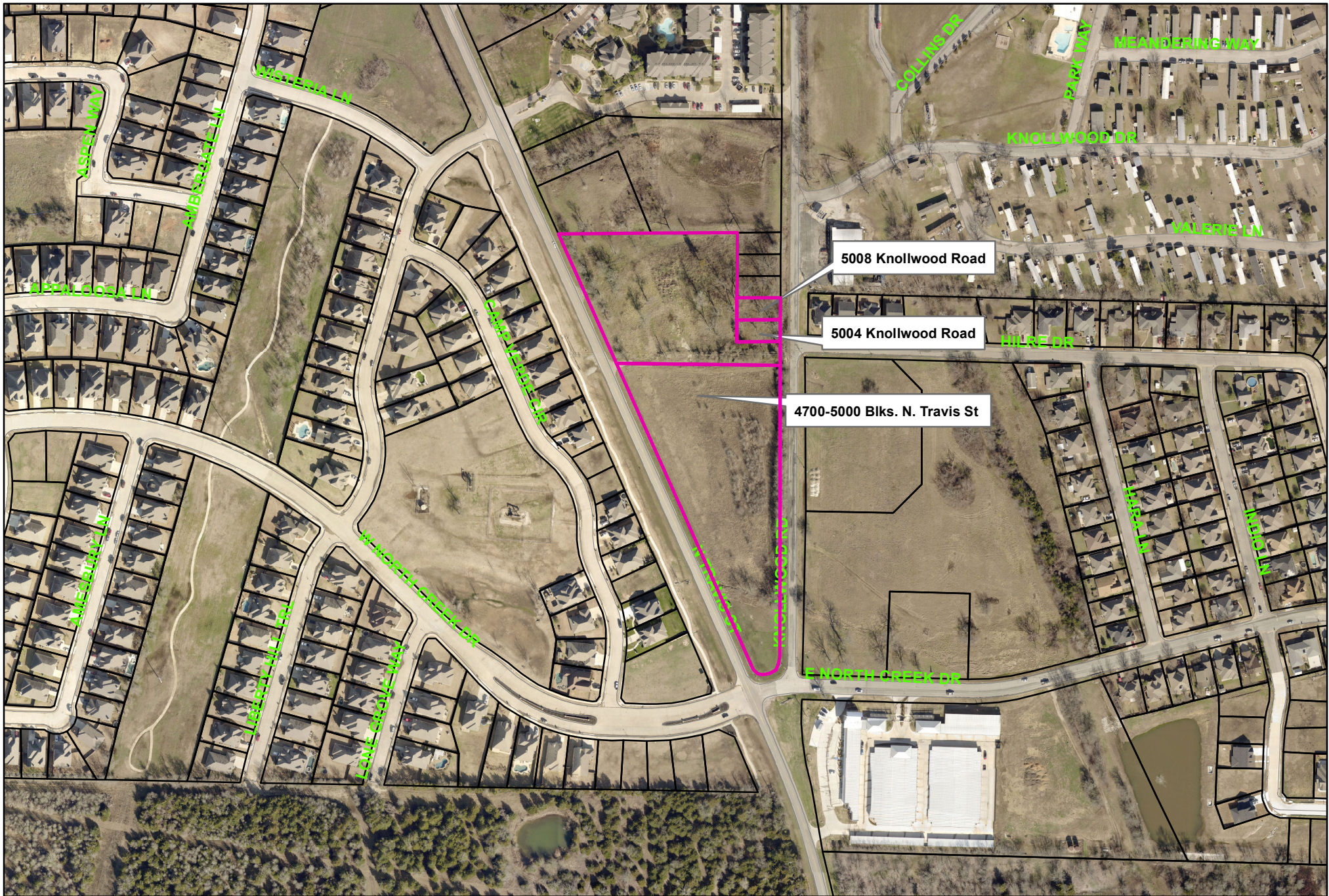
Replat - 25
Exception - 5

Objections Received:

0

Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
North Creek Addition Section 5 & Replat Lots 4 & 5 North Creek Section 4
Exception Lot Width
Staff Review Letter

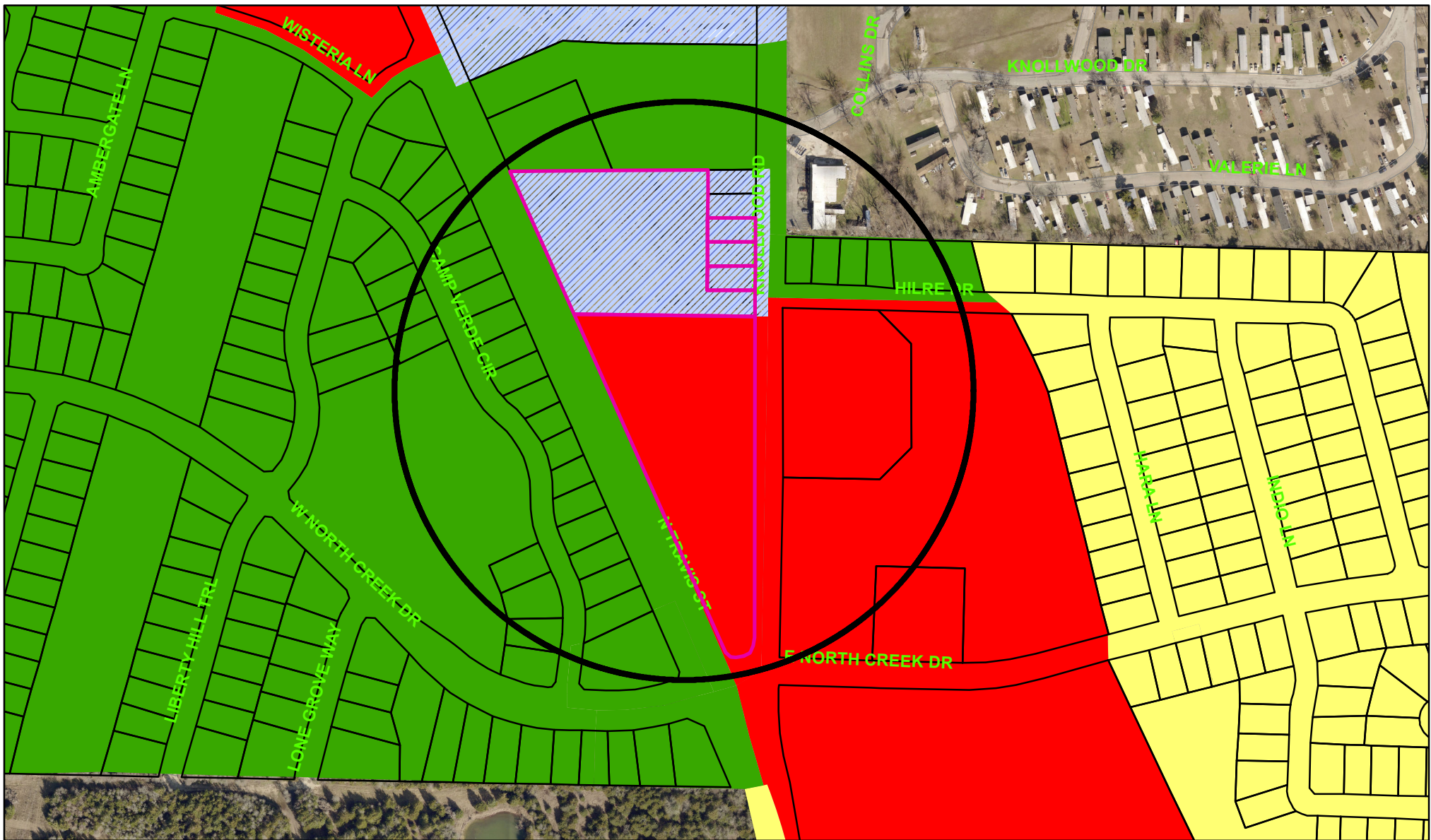


City of Sherman, Texas
Developmental Services Department

**4700-5000 Blocks North Travis Street &
5004 & 5008 Knollwood Road**



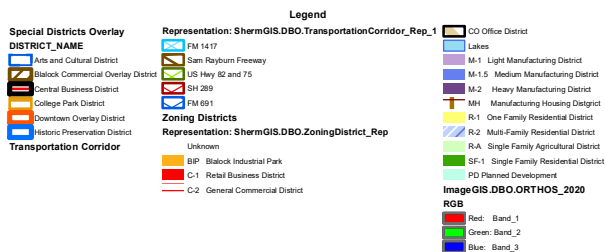
1 in = 308 ft



Zoning - 4700-5000 Blocks North Travis Street & 5004 & 5008 Knollwood Road



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

4700-5000 N. Travis Street



5004 & 5008 Knollwood Road



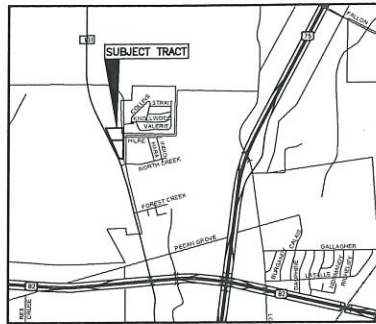
Oct 29, 2020 at 2:43 PM

GENERAL NOTES:

- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202. and the Final Plat, NORTH CREEK ADDITION, SECTION FOUT, an addition to the City of Sherman, Texas, as per plat recorded in Doc. No. 2019-118, Plat Records, Grayson County, Texas.
- Set monuments are 5/8" iron rods with yellow plastic cap stamped "Jones Carter", unless noted otherwise.

FLOOD NOTE:

Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracies of locations based on such maps. All flood-plain information on this survey is for graphical depiction only, as scaled off of Firm Panel Map No. 48181C0290F, dated September 29, 2010. This property is in Zone X, Areas determined to be outside of the 0.2% annual chance floodplain.



VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	N 37°42'33" W	36.29'
L2	N 88°34'15" W	5.01'
L3	N 09°45'05" W	5.00'
L4	N 09°45'05" W	5.00'
L5	S 88°34'15" E	3.30'
L6	N 89°36'48" E	2.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	185.00	38.06	37.89	S 85°50'20" W	11°10'49"
C2	200.00	49.38	49.22	S 73°10'32" W	14°08'47"
C3	250.00	61.73	61.57	N 73°10'32" E	14°08'47"
C4	255.00	49.78	49.68	N 85°50'20" E	11°10'49"

LEGEND	
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PACE </td
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS

FINAL PLAT
NORTH CREEK ADDITION, SECTION FIVE
AND REPLAT OF LOTS 4 AND 5
OF NORTH CREEK ADDITION, SECTION FOUR
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
AND BEING 6.359 ACRES OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
GRAYSON COUNTY, TEXAS

OCTOBER 2020

DEVELOPER / OWNER:
YOUNG ENTERPRISES, L.P.,
5414 NORTH FM HWY. 1417
SHERMAN, TX 75062
PHONE: (903) 892-1508

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 120461-01
2802 Dallas Parkway, Suite 600 - Plano, Texas 75093
972.486.3888
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF GRAYSON :

WHEREAS, Young Enterprises, L.P., is/are the owner(s) of a 6.359 acre tract of a tract of land situated in the Alexander & Richards Survey, Abstract No. 42, Grayson County Texas, being all of a called 3.804 acre tract described in deed to Young Enterprises, L.P., recorded in Document No. 2017-28667 of the Official Public Records of Grayson County, Texas (O.P.R.G.C.T.) and all of a called 3.081 acre tract described in deed to Young Enterprises, L.P., recorded in Document No. 2019-27628, O.P.R.G.C.T., and being all of Lots 4 and 5, of North Creek Addition, Section Four, an addition to the City of Sherman, Texas, as plat recorded in Document No. 2019-118, Plat Records, Grayson County, Texas.(P.R.G.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod with cap stamped "RPLS 6578" found for the northwest corner of said 3.804 acre tract, and the southwest corner of tract two, a called 0.734 acre tract described in deed to JBM Interest, LLC, recorded in Document No. 2019-12725, O.P.R.G.C.T., also being the easterly line of North Travis Street (a variable width Right-of-Way);

THENCE South 89 Degrees 36 Minutes 34 Seconds East, departing the easterly line of said Travis Street, along the north line of said 3.804 acre tract, passing at a distance of 223.97 feet, the southeast corner of Lot 1, Austin Landing Addition, Phase Two, an addition to the City of Sherman, Texas, as recorded in Volume 20, Page 30, P.R.G.C.T., and continuing for a total distance of 410.11 feet to a 1/2" iron rod with cap stamped "RPLS 6585" found for the northwest corner of Lot 1, of said North Creek Addition, Section Four;

THENCE South 00 Degrees 04 Minutes 46 Seconds West, departing the south line of said Austin Landing, along the west line of said North Creek Addition, Section Four, a distance of 180.67 feet to a 1/2" iron rod with cap stamped "6578" found for the southwest corner of Lot 3;

THENCE South 89 Degrees 55 Minutes 14 Seconds East, along the south line of said Lot 3, a distance of 120.00 feet to a 1/2" iron rod with cap stamped "6578" found for the southeast corner of Lot 3, and the west right-of-way line of Knollwood Road;

THENCE South 00 Degrees 04 Minutes 46 Seconds West, departing the southeast corner of said Lot 3, along the west line of said Knollwood Road, a distance of 156.17 feet to a point for corner;

THENCE South 00 Degrees 36 Minutes 19 Seconds West, along the west line of said Knollwood Road, a distance of 28.42 feet to a point for corner;

THENCE North 89 Degrees 36 Minutes 48 Seconds East, departing the west line of Knollwood Road, along the north line of said 3.081 acre tract, a distance of 2.07 feet to a 1/2" capped iron rod with cap stamped "RPLS 6578" found for the northeast corner of said 3.081 acre tract;

THENCE South 00 Degrees 40 Minutes 30 Seconds West, along the east line of said 3.081 acre tract, a distance of 579.50 feet to a 1/2" iron rod found for the southeast corner of said 3.081 acre tract and the northerly line of N. Travis Street;

THENCE North 72 Degrees 00 Minutes 04 Seconds West, along the northerly line of N. Travis Street, a distance of 127.88 feet to 1/2" capped iron rod found for the southwest corner of said 3.081 acre tract, and the easterly line of North Travis Street;

THENCE North 23 Degrees 53 Minutes 52 Seconds West, along the easterly line of N. Travis Street and the westerly line of said 3.081 acre tract, a distance of 587.87 feet to a 1/2" iron rod found for the northwest corner of said 3.081 acre tract and the southwest corner of said 3.804 acre tract;

THENCE North 23 Degrees 58 Minutes 14 Seconds West, along the easterly line of N. Travis Street and the westerly line of said 3.804 acre tract, a distance of 405.67 feet to the POINT OF BEGINNING and containing 276,993 square feet or 6.359 acres of land more or less.

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

Chairman Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the forgoing, PLAT OF LOT 4R, 5 AND 6, 'BLOCK 1 OF NORTH CREEK ADDITION, SECTION FIVE, an addition to the City of Sherman, Texas was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above described.

Witness my hand this _____ day of _____, 20____.

Clerk City of Sherman, Texas

DEVELOPER / OWNER:
YOUNG ENTERPRISES, L.P.,
5414 NORTH FM HWY. 1417
SHERMAN, TX 75062
PHONE: (903) 892-1508

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 120461-01
2802 Dallas Parkway, Suite 600 - Plano, Texas 75093
972.486.3888
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com

STATE OF TEXAS :
COUNTY OF GRAYSON :

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 20____.

Young Enterprises, L.P., a Texas limited partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS:
COUNTY OF GRAYSON :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

given my hand and seal of office, this the _____ day of _____, 20____.

Notary Public, State of Texas

My Commission expires : _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

FOR REVIEW ONLY.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS:
COUNTY OF COLLIN :

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this date personally appeared Eduardo Martinez, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

given my hand and seal of office, this the _____ day of _____, 20____.

Notary Public, State of Texas

FINAL PLAT
NORTH CREEK ADDITION, SECTION FIVE
AND REPLAT OF LOTS 4 AND 5
OF NORTH CREEK ADDITION, SECTION FOUR
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
AND BEING 6.359 ACRES OUT OF THE
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GRAYSON COUNTY, TEXAS

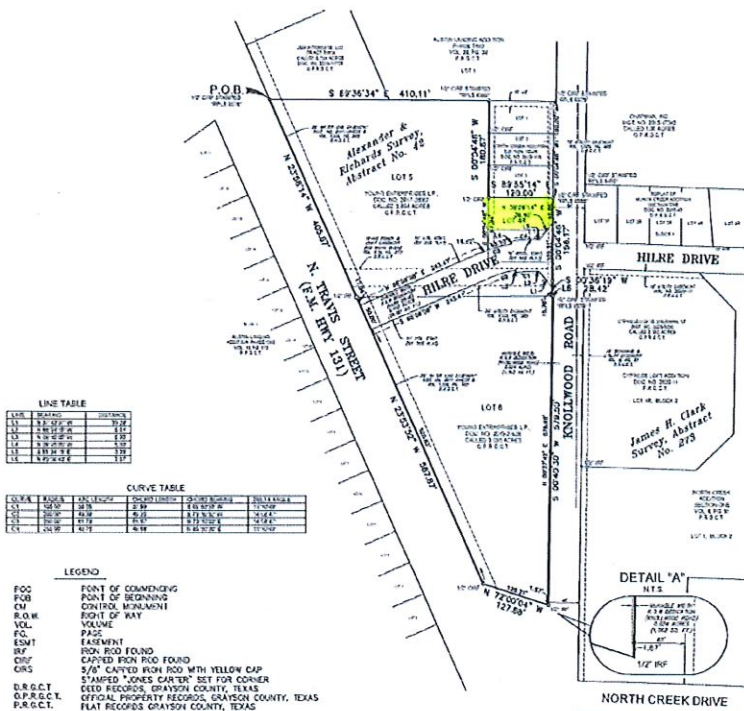
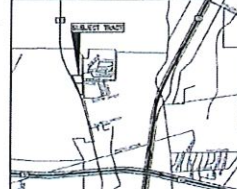
OCTOBER 2020

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4322, and the Final Plat, NORTH CREEK ADDITION, SECTION FIVE, as added to the City of Sherman, Texas, as per plat recorded in Doc. No. 2019-118, Plat Records, Grayson County, Texas.
2. Set monuments are 5/8" iron rods with reflector plates on top and 1/2" iron caps, unless noted otherwise.

FLOOD NOTE:

Inherent inaccuracies of FEMA or Flood Insurance Rate Maps provide a surveyor with no warranty to the accuracy of locations based on such maps. All flood plain information on this survey is for graphical depiction only, as noted on the Flood Map No. 418157000V, dated September 23, 2020. This property is in Zone X, Areas determined to be outside of the 0.2% annual chance floodplain.



LINE	BEARING	DISTANCE
1-2	S 89°36'34\"	410.11'
2-3	N 22°55'14\"	123.00'
3-4	S 89°35'14\"	123.00'
4-5	N 22°55'14\"	123.00'
5-6	S 89°35'14\"	123.00'
6-7	N 22°55'14\"	123.00'

CURVE	ANGLE	CHORD	CHORD BEARING	CHORD DISTANCE	PERCENTAGE
1-2	90.634	123.00	S 89°36'34\"	410.11	100.00
2-3	90.634	123.00	N 22°55'14\"	123.00	100.00
3-4	90.634	123.00	S 89°35'14\"	123.00	100.00
4-5	90.634	123.00	N 22°55'14\"	123.00	100.00
5-6	90.634	123.00	S 89°35'14\"	123.00	100.00
6-7	90.634	123.00	N 22°55'14\"	123.00	100.00

- LEGEND:
- FOG POINT OF COMMENCING
 - FOG POINT OF BEGINNING
 - CM CONTROL MONUMENT
 - B.O.M. POINT OF WAY
 - VOLUME
 - PC POINT OF CURVATURE
 - ESM EASEMENT
 - SMF SETBACK
 - CMF CAPED IRON ROD FOUND
 - CMF 5/8\"
 - D.B.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
 - O.P.R.C.T. OFFICIAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
 - P.R.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS

FINAL PLAT
NORTH CREEK ADDITION, SECTION FIVE
AND REPLAT OF LOTS 4 AND 5
OF NORTH CREEK ADDITION, SECTION FOUR
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
AND BEING 0.359 ACRES OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
GRAYSON COUNTY, TEXAS

OCTOBER 2020

DEVELOPER / OWNER
YOUNG ENTERPRISES, L.P.,
1001 NORTH FAY BLVD., SUITE 100
SHERMAN, TX 79152
PHONE: (817) 982-1000

ENGINEER / SURVEYOR
JONES CARTER
New York State Licensed Professional Engineer and Professional Surveyor
Surveyor License No. 148, State of Texas, License No. 148, State of Texas
200 South Loop West, Suite 1000, Houston, Texas 77058
Phone: (713) 861-1000
Fax: (713) 861-1001
Email: jones@carter.com

SHEET 1 OF 2

JOB NO. 16033-1001 BASELINE DWG NO. 1001

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF GRAYSON:

WHEREAS, Young Enterprises, L.P., is the owner(s) of a 0.359 acre tract of land situated in the Alexander & Richards Survey, Abstract No. 42, Grayson County, Texas, being all of said 0.359 acre tract described in deed to Young Enterprises, L.P., recorded in Document No. 2019-118 of the Official Public Records of Grayson County, Texas, and being all of said 0.359 acre tract described in deed to Young Enterprises, L.P., recorded in Document No. 2019-118, O.P.R.C.T., and being all of Lots 4 and 5, of North Creek Addition, Section Four, as added to the City of Sherman, Texas, as per plat recorded in Document No. 2019-118, Plat Records, Grayson County, Texas (P.R.C.T.) and being more particularly described as follows:

MEASURING at a 1/2\"

THENCE South 89 Degrees 36 Minutes 34 Seconds East, departing the easterly line of said Travis Street, along the north line of said 0.359 acre tract, passing at a distance of 223.97 feet, the southeast corner of Lot 1, Austin Landing Addition, Thence Then, an addition to the City of Sherman, Texas, as recorded in Volume 20, Page 93, P.R.C.T., and continuing for a total distance of 423.11 feet to a 1/2\"

THENCE South 89 Degrees 35 Minutes 14 Seconds East, along the north line of said Lot 1, a distance of 123.00 feet to a 1/2\"

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STATE OF TEXAS:
COUNTY OF GRAYSON:

NOW TESTIFY, KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, do hereby adopt this plat designating the heretofore property as NORTH CREEK ADDITION, SECTION FIVE, as added to the City of Sherman, and do hereby dedicate to the public use thereof the streets and easements shown on this plat for the use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or any part of any building, fence, ditch or other improvements or growth which in any way interfere or interfere with the construction, maintenance, or efficiency of any such utility system on any of these easements and any public or private utility shall, at all times, have a right of ingress or egress to and from and upon the said easements for the purpose of reconstructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Young Enterprises, L.P., a Texas limited partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and to the effect therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the planning rules and regulations of the City of Sherman, Texas.

FOR REVIEW ONLY:
Preliminary. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Eduardo Martinez,
Surveyor in Charge, Surveyor License No. 148

STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Eduardo Martinez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public, State of Texas

FINAL PLAT
NORTH CREEK ADDITION, SECTION FIVE
AND REPLAT OF LOTS 4 AND 5
OF NORTH CREEK ADDITION, SECTION FOUR
AN ADDITION TO THE CITY OF
SHERMAN, TEXAS
AND BEING 0.359 ACRES OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
GRAYSON COUNTY, TEXAS

OCTOBER 2020

DEVELOPER / OWNER
YOUNG ENTERPRISES, L.P.,
1001 NORTH FAY BLVD., SUITE 100
SHERMAN, TX 79152
PHONE: (817) 982-1000

ENGINEER / SURVEYOR
JONES CARTER
New York State Licensed Professional Engineer and Professional Surveyor
Surveyor License No. 148, State of Texas, License No. 148, State of Texas
200 South Loop West, Suite 1000, Houston, Texas 77058
Phone: (713) 861-1000
Fax: (713) 861-1001
Email: jones@carter.com

SHEET 2 OF 2

JOB NO. 16033-1001 BASELINE DWG NO. 1005



STAFF REVIEW LETTER

November 11, 2020

Young Enterprises, L.P.
5414 N. FM Hwy. 1417
Sherman, TX 75092

Jones-Carter
2805 Dallas Parkway, Suite 600
Plano, TX 75093

Dear Applicants,

The request for approval of the Final Plat of North Creek Addition, Section Five has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 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 direction from Travis Street. (Per P&Z)
6. Dedicate 10' Utility Easement along N. Travis Street, outside of existing 20' Water Line Easement.
7. Dedicate 10' Utility Easement along Knollwood Road.
8. Corner clips required on proposed Hilre Drive at Travis Street.
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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

17.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 3100-3500 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads LTD (Owners) and A & W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3500 Blocks South U.S. Highway 75, being 8.938 and being Lot 6, Block 2, Sherman Crossroads, Phase II, Lots 1R-1 and 6, and in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads Phase II, Lots 25, 26 & 27, Block 2

Background:

The property is located in the 3100-3500 blocks of South U.S. Highway 75; the southeast corner of FM 1417 (Heritage Parkway) and U.S. Highway 75. The property is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owners would like to Replat the property into (4) four lots for commercial development.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads LTD (Owners)

A & W Surveyors, 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

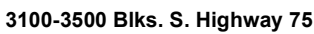
Attachments

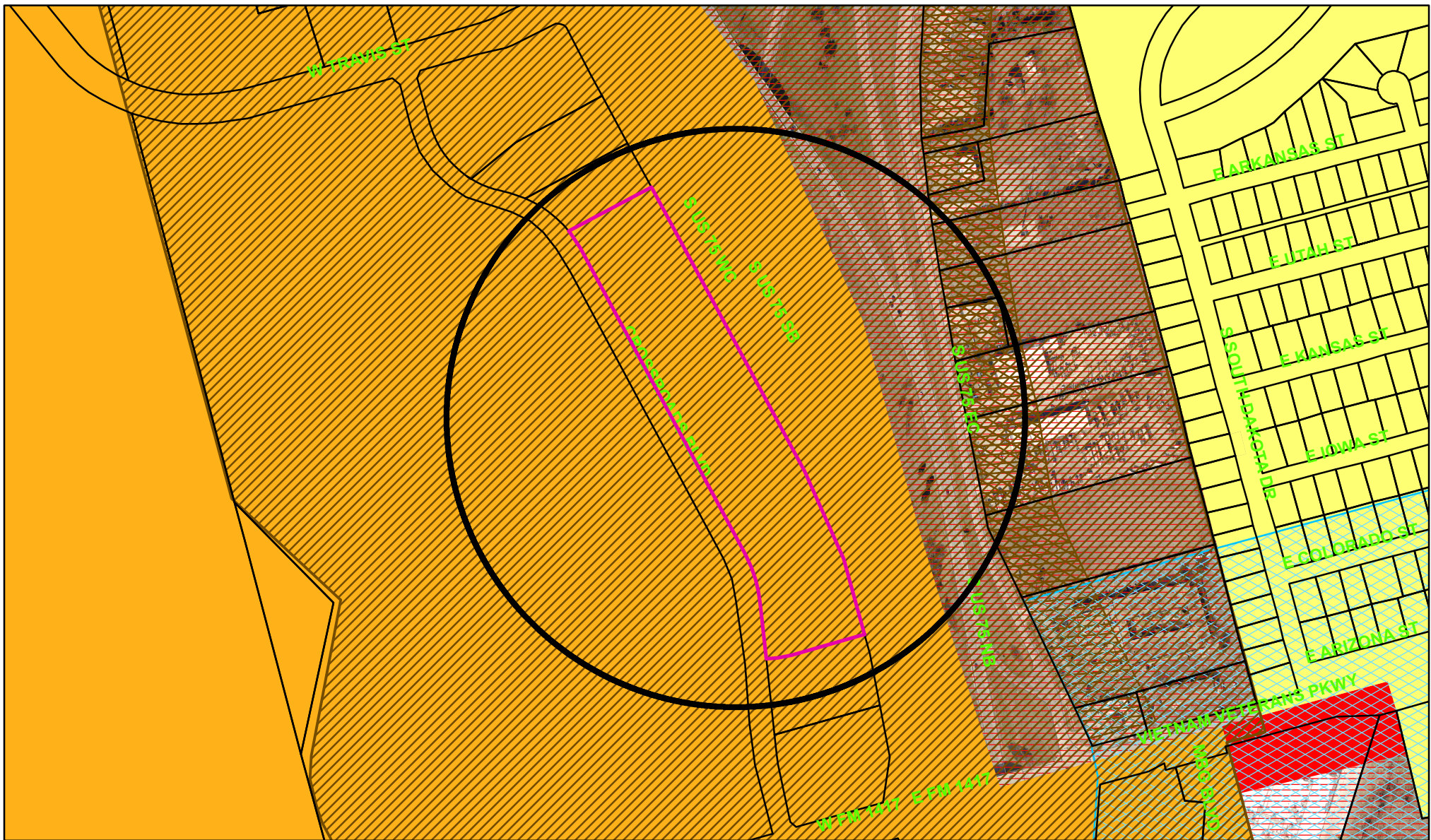
Aerial Location Map

Zoning Map

Sherman Crossroad Phase II Replat Lots 25, 26 & 27

Staff Review Letter

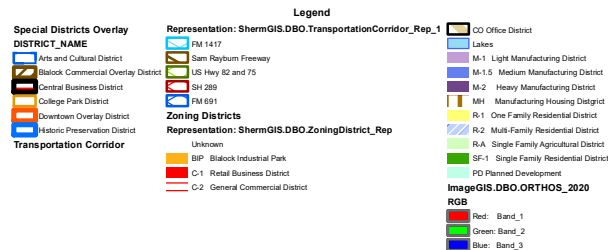




Zoning - 3100-3500 Blocks South U.S. Highway 75



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



STAFF REVIEW LETTER

November 11, 2020

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

A&W Surveyors, Inc.
P.O. Box 870029
Mesquite, TX 75187

Dear Applicants,

The request for approval of the Replat of Sherman Crossroads, Phase II, Lots 25, 26, & 27, Block 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. Shared drive approaches required. Independent approaches for each lot will not be permitted.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Water Line Easement as filed in Instrument No. 2020-25676 shall be shown on plat.
7. Engineering Department to receive civil plans for review.
8. Additional Easements may be required per Engineering review of infrastructure or civil plans of future development.
9. Metes and bounds must match drawing.
10. Mutual Access Easement to be dedicated along Hwy. 75 Service Road frontage.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

18.

Meeting Date: 11/17/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

3201 NORTH U.S. HIGHWAY 75, SUITE 101

The request of 75/82 Sherman Crossing LTD (Owners), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) concerning the property located at 3201 North U.S. Highway 75, Suite 101, being Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, as follows:

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow outdoor displays in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
- Site plan approval for a Greenhouse/Canopy, Enclosed Feed Storage Area and Customer Pickup Drive-Thru Area for Tractor Supply.

Background:

The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of U.S. Highway 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

The project consists of an exterior alteration to the existing Tractor Supply Store's side garden center called "The Side Lot Project". The primary function is to provide a new customer experience within the existing perimeter fencing of the outdoor garden center. Key features will include a greenhouse/canopy feature to provide overhead coverage along with an enclosed bulk feed storage area and drive-through path with gates on both ends. The new drive-through is to be used as a customer pick-up area in lieu of having a curbside pick-up zone in the parking lot. The garden center will be completely contained with the existing fenced area. The Specific Use Permit is to allow the outdoor displays in the parking lot.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

75/82 Sherman Crossing LTD (Owners)
Tractor Supply (Tenant)
Onyx Creative (Architect)
Aaron Blue, (Representative)

Master Plan Designation:

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

Number of notices mailed:

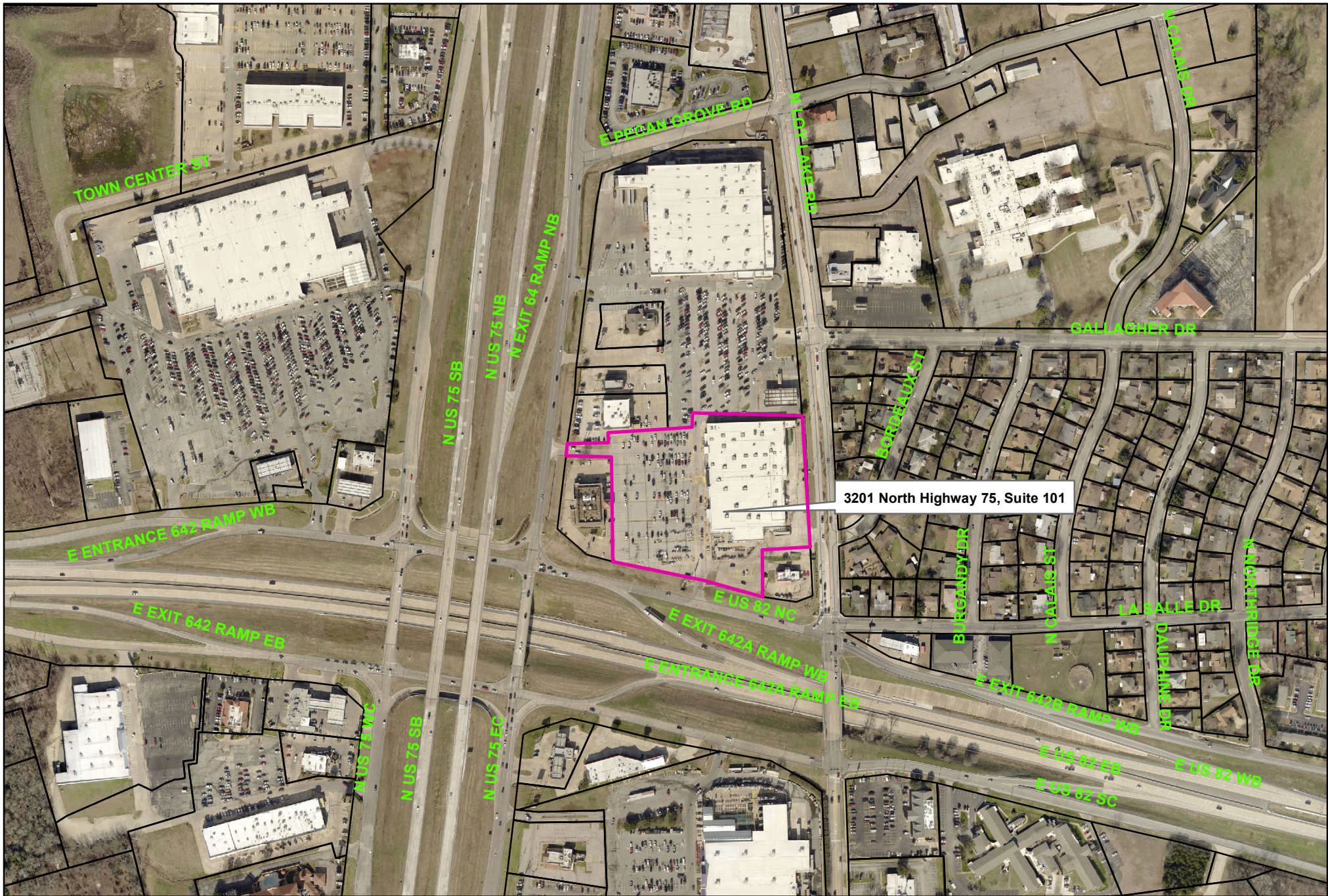
14

Objections Received:

0

Attachments

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

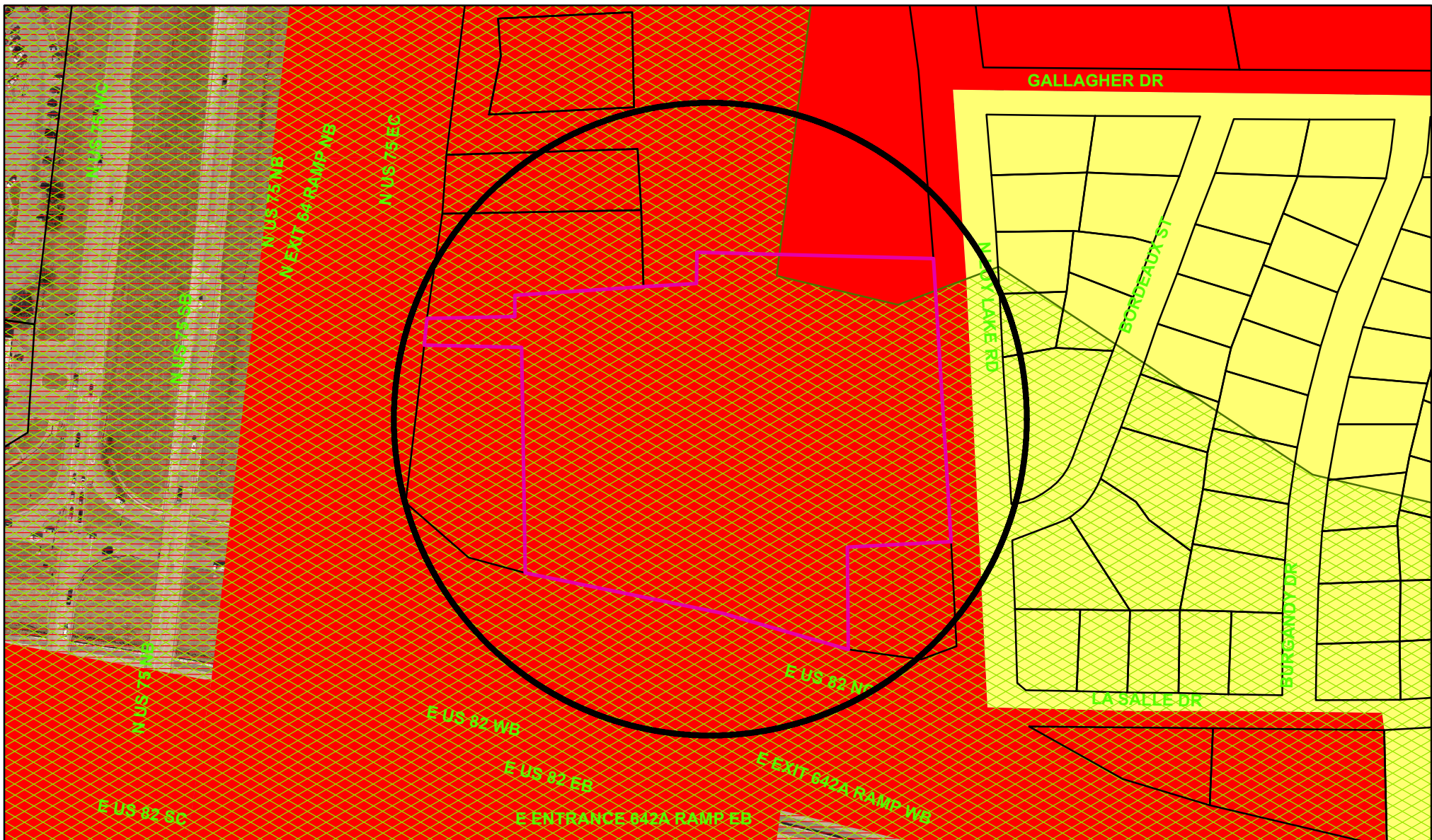


City of Sherman, Texas
Developmental Services Department

3201 North U.S. Highway 75, Suite 101



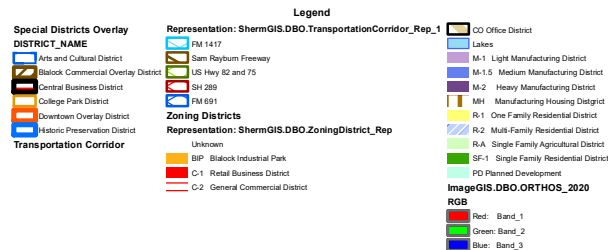
1 in = 400 ft



Zoning - 3201 North U.S. Highway 75, Suite 101



City of Sherman, Texas
Developmental Services Department



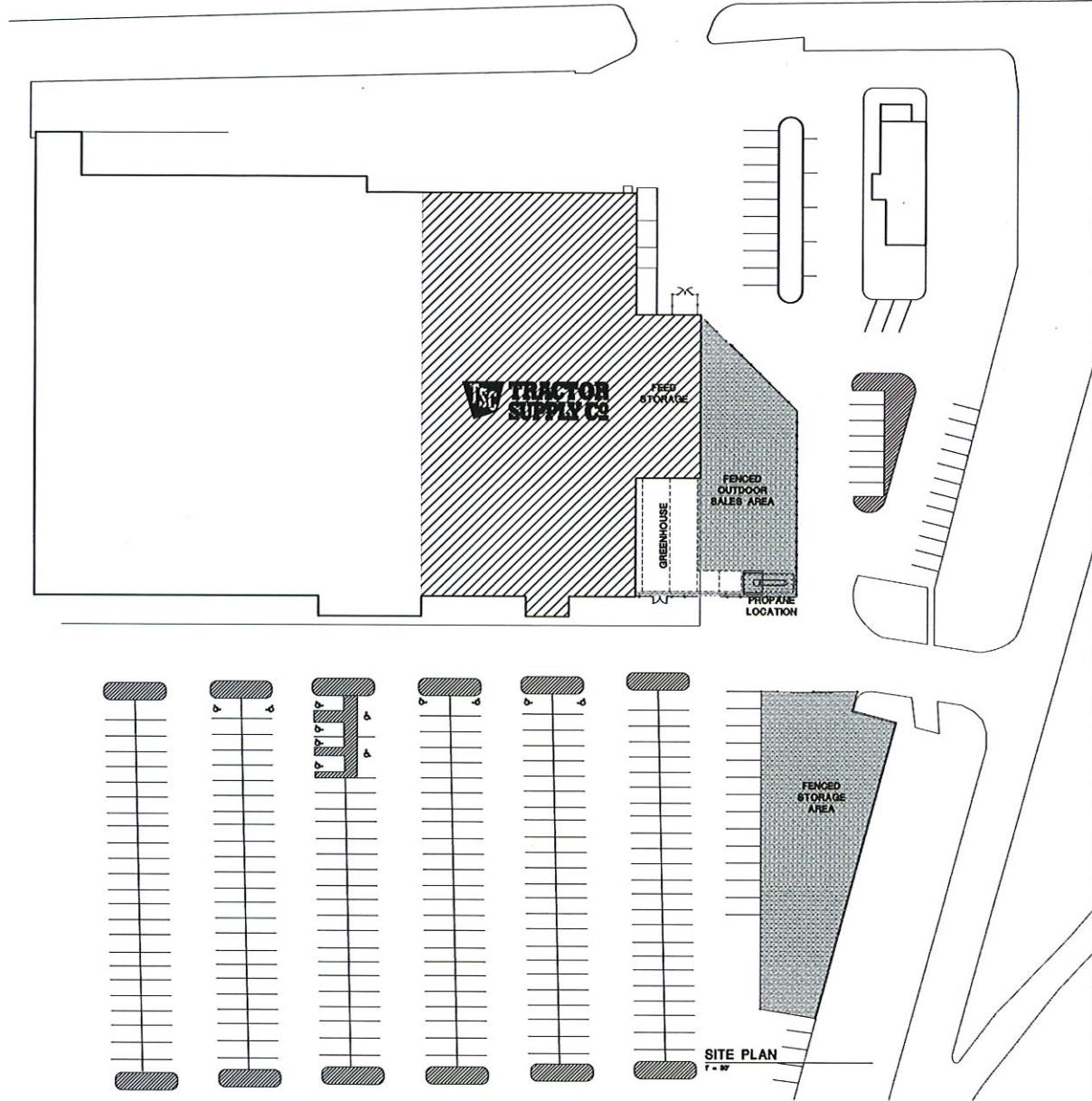
NOT TO SCALE

1 in = 200 ft

3201 North U.S. Highway 75, Suite 101



1/2" = 1' SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE



onyx | creative

25001 Emory Road, Suite 400
 Houston, Texas 77058
 281.333.3300 | onyxcreative.com

SIDE LOT PROJECT

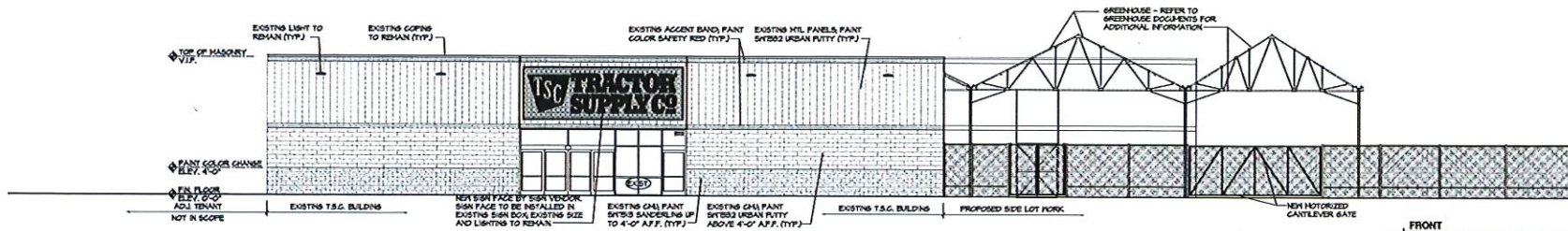
4467
 3301 N. US-75, STE. 101
 SHERMAN, TX 75090

Project No: 0167
 Drawn By: [blank]
 Date: 01-28-20
 Scale: 1/8" = 1'-0"

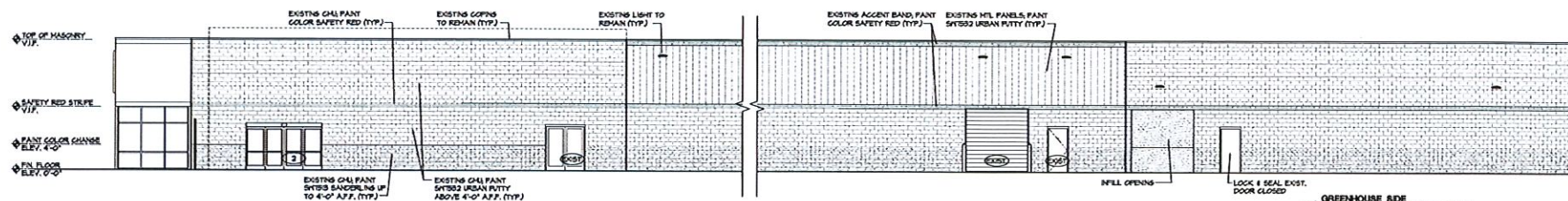
VSC TRACTOR SUPPLY CO.

AS1.0

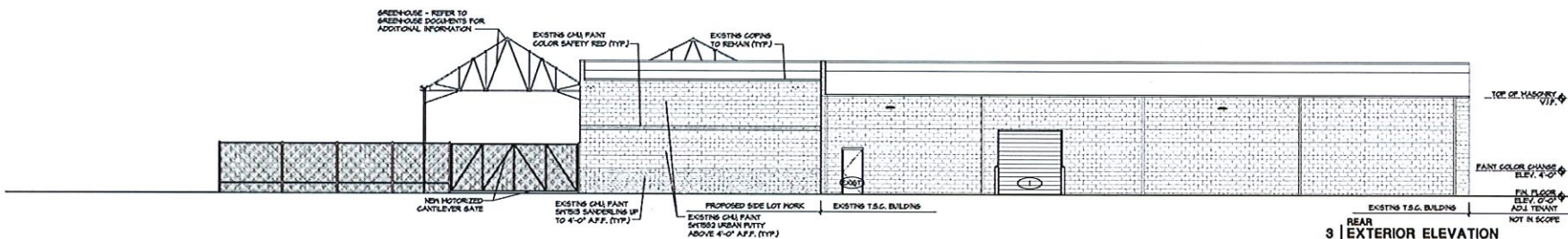
SITE PLAN



1 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



2 GREENHOUSE SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION
1/8" = 1'-0"

onyx creative



VSC TRACTOR SUPPLY CO

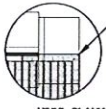
SIDE LOT PROJECT

4347
3201 N. US-75 STE. 101
SHERMAN, TX 76660

Project No: 0987
Drawn By:
Date: 01-01-20
Scale: 1/8" = 1'-0"

A2.0

EXTERIOR ELEVATIONS



VINYL PLANK RETURN
D2
NTA

7' X 8' X 8' METAL CANOPY IN STRUCTURE AND LIGHT STRUCTURE TO HAVE OPEN SIDES. ROOF COLOR TO MATCH GREENHOUSE ROOF. AS TO PROVIDE AND INSTALL. GROUT OFF PROTRUSION. HANG TO PROVIDE CERTIFIED STAMPED DRAWINGS AND CALCULATIONS FOR EXPOSED. SUBMIT TO CITY WHEN REQUIRED.

8.5' TO INSTALL 4" DIA. SCHEDULE 40 BLACK RIBBON BOLLARD FILLED WITH CONCRETE. 48" ABOVE GRADE. 18" BELOW GRADE AND FACE SAFETY YELLOW.

PROPANE DISPENSING PUMPING STATION LOCATED WITHIN 100' OF E-STOP LOCATION. CLEAR VIEW OF BOLLARD PROPANE TANK AS TO CITY IN PROTRUSION. CONDUIT TO E-STOP. E-STOP TO BE LOCATED WITHIN 100' OF DISPENSING STATION. AT BALANCE OUTSIDE OF FENCE.

CONDUIT SUB-UP LOCATION. PROPANE LOCATION. BOLLARD NOTED IN ON A.D. FOR CONDUIT ONLY INSTALLATION.

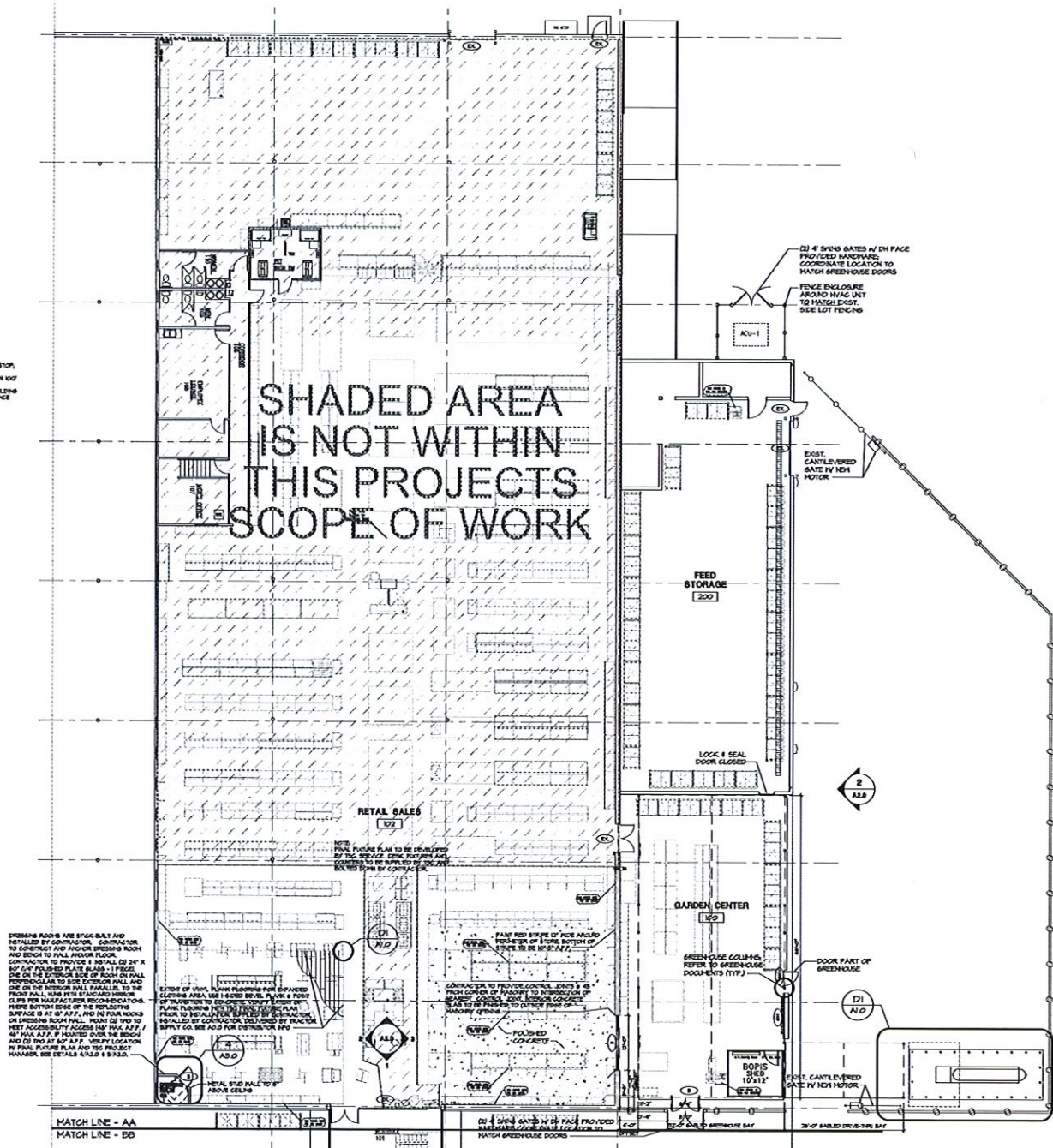
1'-0" CLEAR HXL 4' DISPENSING BOLLARD. 4'-0" CLEAR HXL 4' DISPENSING BOLLARD. 4'-0" CLEAR HXL 4' DISPENSING BOLLARD.

CONCRETE PAD TO 18" BY 18" MIN. BOLLARD AS NECESSARY TO LEVEL. TANK, EXTENDS TO BE 3' OUTSIDE BOLLARD.

PREFER TO PLAN FOR LOCATION OF PROPOSED TANK INSTALL.

PROCONTRACTOR TO CONTACT PLAN EXPRESS FOR BLUE PROPANE FURNISHED DISPENSING DEVICE FOR UP-AND OUT-SIDE NOT EQUIP.

TYPICAL DETAILS
D1 PROPANE TANK
NTA



A | FLOOR PLAN
1/8" = 1'-0"



STAFF REVIEW LETTER

November 11, 2020

75/82 Sherman Crossing LTD
2727 LBJ Freeway, Ste. 600
Dallas, TX 75234

Onyx Creative
Aaron Blue
25001 Emery Rd., Ste. 400
Cleveland, OH 44128

Dear Applicants,

The request for a Specific Use Permit to allow outdoor displays in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District and site plan approval for a Greenhouse/Canopy, Enclosed Feed Storage Area and Customer Pickup Drive-Thru Area for Tractor Supply located at 3201 North U.S. Highway 75, Suite 101 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 17, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per 400 square foot of general floor space; a parking space is considered to be 9'x 20'. Must provide number of parking spaces available before a building permit will be issued. Outdoor display area shall not take up required parking.
7. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. Screening shall consist of wood or masonry fence material unless an exception is granted.
8. Shall provide mutual access agreement for the development before a permit will be issued.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. No permanent structures will be permitted within any easements. Coordinate with City Engineering Department regarding water line along Hwy. 82 Service Road.

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.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Feb 24

Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager Billy Hartsfield, Fire Marshal
 Clint Philpott, Asst. City Manager Amber Doan, Engineering Coordinator
 Wayne Lee, P.E., Director of Engineering Scott Shadden, Director of Developmental Services
 Christopher Armstrong, Asst. City Engineer Tom Pruitt, Utility Engineer City Attorney
 The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney



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

20.

Meeting Date: 11/17/2020

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

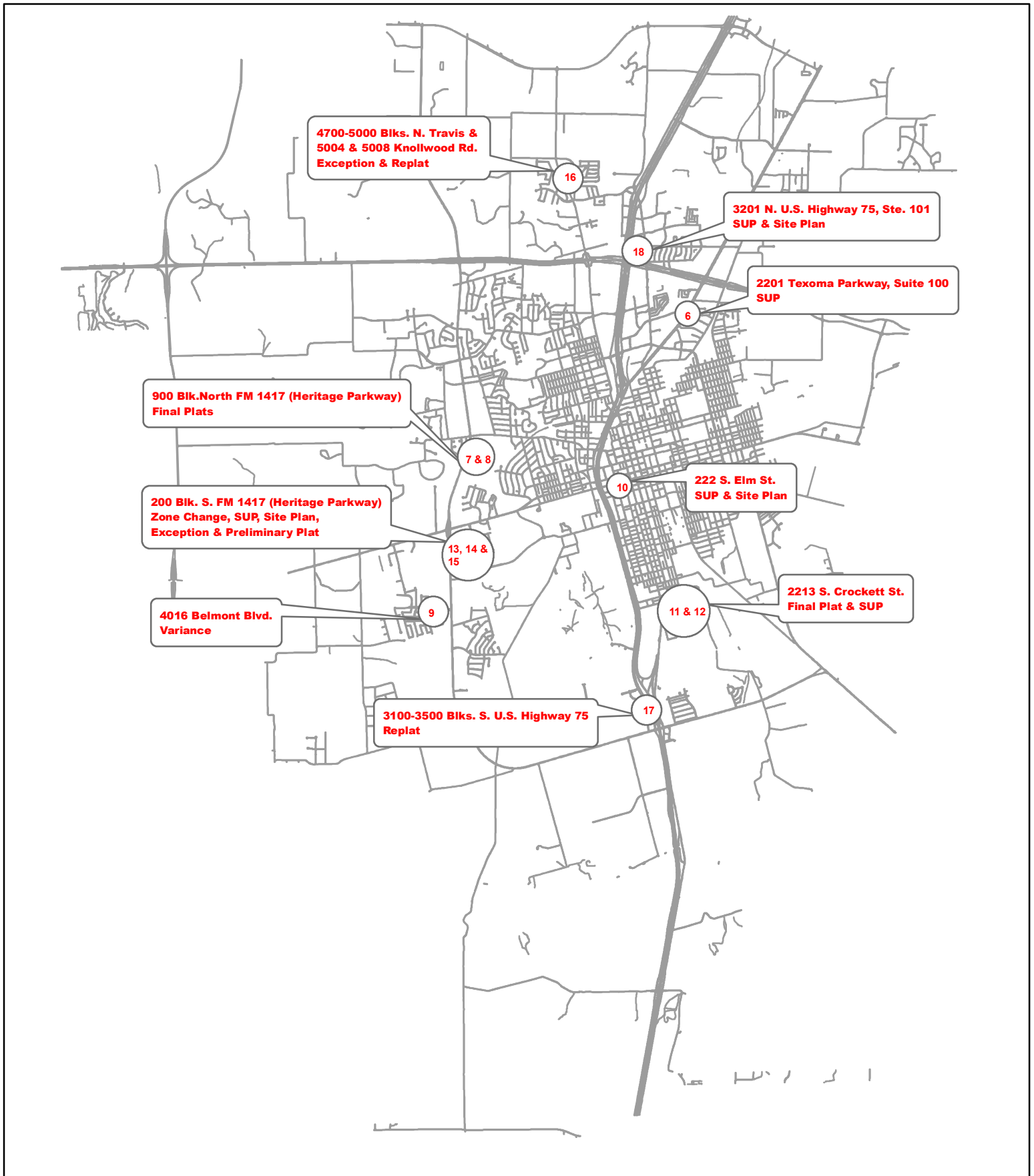
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting November 17, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,500 feet