

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 22, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR SEPTEMBER 17, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 14, 15, 16 & 17)**
5. **1600-1700 BLOCKS SOUTH GRIBBLE STREET & 1300-1500 BLOCKS EAST LAKE STREET**

The request of Skytrust, LLC (Owners), Strand Systems Engineering, Inc. (Surveyor) and Strand A&E, Eric Cantrell (Representative) concerning the property located in the 1600-1700 blocks of South Gribble Street and the 1300-1500 blocks of East Lake Street, being 32.740 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Board of Adjustments – Residential

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lots 1-9, Block A, Lots 1-13, Block B and Lots 1-21, Block C of the Proposed Silver Falcon Aviation Community 20' front and rear setbacks in lieu of the required 25' for hanger homes in an R-1 (One Family Residential) District.

Planning and Zoning Commission – Residential

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a gated airport community in an R-1 (One Family Residential) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a), being 2.343 acres in the G.B. Pilant Survey, Abstract No. 963, also being Lots 1-24, Block D of the Proposed Silver Falcon Aviation Community to allow patio homes in an R-1 (One Family Residential) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a), being 11.412 acres in the G.B. Pilant Survey, Abstract No. 963, also being Lots 1-9, Block A, Lots 1-13, Block B and Lots 1-21, Block C of the Proposed Silver Falcon Aviation Community to allow hangar homes in an R-1 (One Family Residential) District.

Board of Adjustments – Commercial

- Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow Lots 1-9, Block F of the proposed Silver Falcon Aviation Community to have 3,060 square foot lot area and Lots 1-8, Block E of the proposed Silver Falcon Aviation Community to have 4,270 square foot lot area in lieu of the required 5,000 foot in a C-1 (Retail Business) District.
- Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow Lots 1-8, Block E and Lots 1-9, Block F of the Proposed Silver Falcon Aviation Community 5' front setbacks in lieu of the required 25' and 5' rear setbacks in lieu of the required 10' for aircraft hangars in a C-1 (Retail Business) District.

Planning and Zoning Commission - Commercial

- Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12 from an R-1 (One Family Residential) District to a C-1 (Retail Business) District, being 6.704 acres in the G.B. Pilant Survey, Abstract No. 963
- Preliminary Plat approval of Silver Falcon Aviation Community.

6. 600-800 BLOCKS BAKER PARK DRIVE

The request of Kritt Concrete, LLC (Owner), Bridgestone Development (Developers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 19.568 acres in the Elizabeth Jones Survey, Abstract No. 623, also known as Parkhaven Estates, Phase 1, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a 6' privacy fence with brick columns on the side street property line in lieu of the permitted 4' in an R-1 (One Family Residential) District.

7. 1521 TEXOMA PARKWAY

The request of Alwahban Real Estate, LLC (Owners) and Omar Alwahban (Representative) concerning the property located at 1521 Texoma Parkway, being 0.87 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow tire sales and automobile repair with outdoor displays in a C-2 (General Commercial) District.

8. 2801 & 2804 FAWNWOOD COURT

The request of V-PROP, LLC (Owners), Lynn & Kim Vessels (Representatives) and Harlan Land Surveying, Inc. (Surveyor) concerning the property located at 2801 and 2804 Fawnwood Court, being Lots 1 & 8, Block 1, West Canyon Creek Estates, Section 2, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' side setback in lieu of the required 10% of the lot width and the platted 25' building line in an R-1 (One Family Residential) District.

9. **222 WEST HOUSTON STREET**
The request of Laurel Acres, LTD (Owners) and Hal Hinton (Applicant) concerning the property located at 222 West Houston Street, being part of Lot 10, Block 4, OTP Sherman, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a cigar lounge in a C-1 (Retail Business) District/Central Business District.
10. **2413 NORTH HICKORY STREET**
The request of Jose Menjivar (Owner) and James Green (General Contractor) concerning the property located at 2413 North Hickory Street, being Lot 2, Block 1, Menjivar's 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 a duplex in an R-1 (One Family Residential) District.
11. **2417 NORTH HICKORY STREET**
The request of Jose Menjivar (Owner) and James Green (General Contractor) concerning the property located at 2417 North Hickory Street, being Lot 1, Block 1, Menjivar's 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 a duplex in an R-1 (One Family Residential) District.
12. **5011 NORTH U.S. HIGHWAY 75**
The request of Go Properties 7, LLC (Owners), Rodney Owens (Representative), Cedar Hollow Rehabilitation Center (Tenant) and DFD Architects, Inc. (Architect) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown & Ricketts Survey, Abstract No. 1553, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(1) to allow a 11' front setback for a 64 square foot monument sign in lieu of the required 40' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.
13. **225 WEST KING STREET**
The request of Scott & Faith Weaver (Owners) and Matt Ritchey, Texoma Roofing & Construction (Representative) concerning the property located at 225 West King Street, being 0.23 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 1' side setback for a 680 square foot detached garage/carport in lieu of the required 5' in an R-2 (Multi-family Residential) District.
14. *** 1606, 1610 & 1614 SOUTH RUSK STREET**
The request of Killian Land Development, LP (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1606, 1610 and 1614 South Rusk Street, being 0.705 acres in the Samuel Blagg Survey, Abstract No. 56, also being Lots 2, 3 & 4, Block 4 of the Mayhew Addition, as follows:
Planning and Zoning Commission
Replat Approval of Lots 2, 3 and 4, Block 4, Mayhew Addition

15. * **1200-2600 BLOCKS SOUTH U.S. HIGHWAY 75**
The request of SSCGC Holdings, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1200-2600 blocks of South U.S. Highway 75, being 235.088 acres in a part of the Elizabeth Jones Survey, Abstract No. 625, the Samuel Blagg Survey, Abstract No. 56 and the Preston Kitchen Survey, Abstract No. 667, also being a part of the Sherman Hills Country Club Addition Golf Course Tracts Addition, as follows:
Planning and Zoning Commission
Second Replat Approval of Sherman Hills Country Club Addition
16. * **2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75**
The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being all of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition Golf Course Tracts, (containing 22.822 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:
Planning and Zoning Commission
Replat Approval of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition
17. * **704 SOUTH SAM RAYBURN FREEWAY**
The request of Chanda Baugus and Greg Reifel (Owners), Back Alley Cycles (Tenant) and Donnie Coffman (Representative) concerning the property located at 704 South Sam Rayburn Freeway, being 1.14 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Planning and Zoning Commission
Site plan approval for canopy/awning for Back Alley Cycles.
18. **ADJOURNMENT**
19. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on October 17, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was

convened or called to order.

Dated this 17th day of October, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 10/22/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR SEPTEMBER 17, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

September 17, 2019 Draft Minutes

STATE OF TEXAS §

September 17, 2019

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on September 17, 2019.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the August 20, 2019 regular meeting. Motion by Commission Member Wood to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6 & 10)

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

CONSENT AGENDA

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

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF 4011 W PLANO PARKWAY, LLC (OWNERS), ROBERT AIELLO AND RACHEL LAINE (REPRESENTATIVES), RIDGEVIEW APARTMENTS (TENANT), MOORE AND ASSOCIATES (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1800 WEST WASHINGTON STREET, BEING PART OF BLOCK 1, SUNSET TERRACE, AS FOLLOWS:

SITE PLAN –
STORAGE BLDG.
1800 W.
WASHINGTON
(4011 W PLANO
PARKWAY, LLC)

BOARD OF ADJUSTMENTS

SITE PLAN APPROVAL FOR A STORAGE BUILDING FOR RIDGEVIEW APARTMENTS.

The property is located at 1800 West Washington Street between Sunset Boulevard and Grant Street; Ridgeview Apartments is the tenant. The property is zoned an R-2 (Multi-Family Residential) District. The owner of Ridgeview Apartments would like to erect a prefabricated 22' x 22' metal storage building/maintenance shop at the back of the property to store tools, equipment, extra appliances and other items to maintain the property. 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 OUR LEASING COMPANY LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2201 AND 2205 NORWOOD STREET, BEING 4.695 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120 AND BEING ALL OF LOTS 8 AND 9 OF THE OAKS OF NORWOOD ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF UNDERWOOD ADDITION, A REPLAT OF LOTS 8 & 9 OF THE OAKS OF NORWOOD ADDITION

REPLAT
UNDERWOOD
ADDITION, A
REPLAT OF LOTS 8
& 9 OF THE OAKS OF
NORWOOD
2201 & 2205
NORWOOD STREET
(OUR LEASING
COMPANY, LLC)

The property is located at 2201 and 2205 Norwood Street in the Carriage Estates subdivision. The property is zoned an R-1 (One Family Residential Business) District. The owner would like to Replat the property into three lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE & EXCEPTION

THE REQUEST OF JULIO CESAR & LETICIA TOBAR (OWNERS), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) AND D2L DESIGNS (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 714 SOUTH CROCKETT STREET, BEING LOT 1, THE TOBAR ADDITION, A REPLAT OF THE SOUTH 48' OF LOT 30 AND THE NORTH 8' OF THE ALLEY, BLOCK 10, HARE & RANDOLPH ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1) (C) & (D) TO ALLOW A DETACHED CARPORT 2' FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 5' AND 4' FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
SETBACK FOR
CARPORT

EXCEPTION - FENCE
714 S. CROCKETT
(JULIO CESAR &
LETICIA TOBAR)

(DENIED)

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(1) TO ALLOW AN 8' PRIVACY FENCE IN THE SIDE YARD IN LIEU OF THE PERMITTED 6' IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Cesar Tobar, 714 S. Crockett St., Sherman, TX and Abraham Tobar, 714 S. Crockett St., Sherman, TX

Mr. Cesar Tobar and Mr. Abraham Tobar appeared to represent the request and answer any questions. The property is located at 714 South Crockett Street between John Blaine and West Tennessee Streets. The property is zoned an R-2 (Multi-Family Residential) District and located in the Heritage Row Historical District. A Certificate of Appropriateness was granted for a detached carport, repaint the existing structure (green with white trim), replace windows, replace deteriorated siding, and erect a cedar and wrought iron fence in the Heritage Row Historical District, June 20, 2018. The property was replatted into two lots February 14, 2019 (The Tobar Addition, a Replat of the south 48' of Lot 30 and the north 8' of the alley, Block 10 of the Hare and Randolph Addition).

Mr. Cesar Tobar explained, "the house has been vacant for ten years or more, I purchased the house in 2018 and am in the process of remodeling the house. I started putting up a 24' x 18' detached carport behind the existing house and I did not get a permit, the steel post are up and the beams, all that is left is the roof, composition shingles. The Inspector stopped me because he said I was 2' from the rear property line and I needed to be 5' and 6' from the main structure."

Abraham Tobar explained, "everything was approved by the Historical Committee before we started the project."

Vice-Chairman Elliott asked if they pulled a permit before they started the job.

Scott Shadden, Director of Developmental Services explained "the permit was not issued before they started the work."

Cesar Tobar stated, "we do not have a permit for the carport."

Chairman Mahone stated, "I've seen the work that you have done on the house, it looks like you have done a lot of improvements on the property."

Cesar Tobar explained, "it will look a lot better when it is finished; it will look nice. The post on the carport will be covered in wood when it is finished."

Commission Member Manley asked if there was a fence or some kind of screening in the rear of the property between the carport and the lot behind it.

Cesar Tobar explained, “there will be an 8’ board on board fence with a wrought iron metal gate for privacy and security. If you look at the house on the north side, I would like to have an 8’ fence, the house is a pier and beam house and it sits up higher. The main concern is the carport; it won’t look good without a carport.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, “it looks like you do not have much room to move it if you are going to have a carport.”

Commission Member Davis asked, “how many cars would the carport hold.”

Cesar Tobar explained, “it would be for two cars; there is a long, skinny driveway.”

Chairman Mahone stated, “from the pictures, it looks like the driveway is gravel.”

Cesar Tobar explained, “it is concrete runners for the tires.”

Chairman Mahone asked if this was his residence.

Cesar Tobar responded “no.”

Commission Member Davis asked, “how far to the front of the lot would the fence be located.”

Cesar Tobar explained, “I would like to put an 8’ fence to the front of the house; it will not go past the front of the house.”

Mr. Shadden explained, “you are allowed a 6’ fence on the side of the house; he wants to go 8’ because the house sits up a lot higher. The fence can start at the front of the house; no closer than the front of the house.”

Chairman Mahone asked, “what type of material the fence would be.”

Cesar Tobar responded “cedar.”

Rick Wright, 712 S. Crockett, Sherman, TX

“I have a lot of work to do on the white house next door on the north side of this property. I would like to know what’s up with the house in the back that was going to be a small house, a lot line that you approved to divide the two lots last time, what is the line we are dealing with and why that makes that carport closer to the existing house. Why will the fence line change from 6’ to 8’ between our houses; there was no fence between our houses before.”

Chairman Mahone explained, “the ordinance allows him to put a 6’ fence, he is just asking for an 8’.”

Mr. Wright explained, “that will cut down the circulation and the lighting and that is the only place I have to grow anything.”

Chairman Mahone explained, “at previous meetings, I really could not comment on that; that is a done deal.”

Mr. Wright explained, “you approved a line with no plan for a carport, if that line had been three or four feet more, the carport could have been lined up perfectly; what’s some prior planning.”

Chairman Mahone asked if he knew what is on the lot to the west; “is there another house there.”

Mr. Wright stated, “not yet, but I can show you some pictures of the slab that is about to be poured there.”

Chairman Mahone asked if his objection is to an 8’ fence on the side yard.

Mr. Wright explained, “I do not want a fence between the lots at all.”

Cesar Tobar explained, “I own the property behind this house and plan to build a house on that lot. I would like to put an 8’ fence on the sides and the rear.”

Mr. Shadden explained, “the fence can be 6’ tall beside his house from the back of his house to the back property line can be 8’.”

Cesar Tobar explained, “I’m asking for an 8’ fence, but if it is not approved we will put a 6’.”

Commission Member Davis asked if he plans to sell the house or rent it.

Mr. Tobar explained they might sell it, “if it does not sell, we may rent it.”

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to allow a detached carport 2’ from the rear property line and 4’ from the main structure and an exception to allow an 8’ privacy fence in the side yard in an R-2 (Multi-family Residential) District at 714 South Crockett Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT AND WOOD.

VOTING NAY: DAVIS AND DOWNTAIN

MOTION FAILED

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

EXCEPTION

THE REQUEST OF MARIA DE LA PAZ PEREZ (OWNER), GISELLE LUPERCIO (REPRESENTATIVE) AND MARSHALL SARTIN (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 916 SOUTH LEE AVENUE, BEING LOT 22, BLOCK A, INDUSTRIAL FOUNDATION SUBDIVISION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 5 AND SECTION 6.2, SUBSECTION (1) TO ALLOW A 287 SQUARE FOOT ADDITION TO AN EXISTING NONCONFORMING STRUCTURE LOCATED 4' FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
ADDITION TO
EXISTING
NONCONFORMING
STRUCTURE
916 S. LEE
(MARIA DE LA PAZ
PEREZ)

Giselle Lupercio, 916 S. Lee, Sherman, TX

Ms. Lupercio appeared to represent the request for her mother and answer any questions. The property is located at 916 South Lee Avenue between Thomas Street and Hub Street. The property is zoned an R-1 (One Family Residential Business) District.

Ms. Lupercio explained, “my mother would like to construct a 287 square foot kitchen addition to the existing structure, which is located 4' from the side property line.” We have seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked when the house was built.

Ms. Lupercio thought it was built in the '60's.

Mr. Shadden thought it was way before that.

Chairman Mahone stated, “on the survey it does not show the footprint of the house that is shown on the site plan; it looks like there is already an addition there.”

Ms. Lupercio explained, “that is the original survey, we had an addition built eight or nine years ago where we added a room in the back, which is where we are trying to build on the side of the addition.”

Chairman Mahone asked if the addition was permitted eight or nine years ago.

Ms. Lupercio responded “yes.”

Chairman Mahone asked if there was an exception granted at that time.

Patsy Reeves, Developmental Services Coordinator stated, "there were no exceptions granted in the past for the addition."

Chairman Mahone asked Scott Shadden if they wanted to square off the house with the addition would they need another exception.

Mr. Shadden responded, "if you grant this exception, it will cover both additions."

Ms. Lupercio explained, "the addition would be on the other side of the house; we will not be any closer to the property line."

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the exception to allow a 287 square foot addition to an existing nonconforming structure located 4' from the side property line in an R-1 (One Family Residential) District located at 916 South Lee Avenue subject to the Staff Review Letter. Second by Commission Member Davis.

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

**VOTING NAY: NONE
MOTION CARRIED**

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

VARIANCE

THE REQUEST OF SANDRA HARRIS (OWNER), JEFF FOSTER (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 607 SOUTH GORDON STREET, BEING LOT 1, BLOCK 2, HAYES MITCHELL CONTEMPORARY ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 12' X 45' ATTACHED CARPORT ON THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**VARIANCE – SIDE
SETBACK FOR
CARPORT
607 S. GORDON
(SANDRA HARRIS)**

Jeff Foster, 595 Pleasant Home Road, Sherman, TX

Mr. Foster appeared to represent the request and answer any questions. The property is located at 607 South Gordon Street between South Woods and South Ricketts Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Foster explained, “the owner would like to construct a 12' x 45' attached carport on the side property line. The carport will match the roofline of the house. If we had to setback 6' there is not enough room to build the carport; there is 14' from the house to the property line and we need 12'. We do not know the exact location of the property line; we are just going off the fence that is there now.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained, “you would need a survey before we issue a permit.”

Mr. Foster explained, “there is existing concrete for the driveway and carport.”

Chairman Mahone asked about the pictures of the existing carports; “how close to this house are the existing carports.”

Mr. Foster responded, “on the same street, one is across the street and one is two or three doors down.”

Commission Member Davis asked if those carports complied or did they receive variances.

Mr. Shadden stated, “they received variances.”

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

A letter was received from:
Anita James, 605 S. Gordon, Sherman, TX
“I have no objection to this.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 12' x 45' attached carport on the side property line in an R-1 (One Family Residential) District at 607 South Gordon Street subject to the Staff Review Letter. Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF JASON & SARAH WRIGHT (OWNERS) AND RALPH RENSHAW III (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1211 SOUTH

VARIANCE – SIDE STREET SETBACK FOR STORAGE BLDG.

**CROCKETT STREET, BEING LOT 56, MB MOORE ADDITION,
AS FOLLOWS;**

BOARD OF ADJUSTMENTS

- **VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(3) TO ALLOW A 18' SIDE STREET SETBACK FOR A DETACHED ACCESSORY BUILDING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT.**
- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (4) TO ALLOW A DETACHED GARAGE WITH LIVING QUARTERS IN LIEU OF THE PERMITTED ONE-FAMILY DWELLING PER LOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT.**

(APPROVED)

**EXCEPTION –
ADDITIONAL LIVING
QUARTERS
(DENIED)**

**1211 S. CROCKETT
(JASON & SARAH
WRIGHT)**

Ralph Renshaw, 1205 S. Crockett, Sherman, TX, Jason & Sarah Wright, 1211 S. Crockett, Sherman, TX

Mr. Renshaw and Mr. and Mrs. Wright appeared to represent the request and answer any questions. The property is located at 1211 South Crockett Street; the northeast corner of Crockett Street and Robin Lane. It is zoned an R-1 (One Family Residential) District and located in the Heritage Row Historical District.

Mr. Renshaw explained, “the owners would like to construct a 10' x 20' storage building, 18' from the adjacent side street property line (Robin Lane). The three other corners have structures right on the property line.”

Chairman Mahone asked, “why they couldn't move it back 25'; it looks like there is plenty of room”.

Mr. Renshaw explained, “there is an existing concrete pad with an opening for a gate.”

Chairman Mahone asked about the garage apartment.

Mr. Renshaw explained, “they would like to construct a 35' x 54' detached three-car garage with living quarters above in the rear of the lot. There is a carport on the alley side also; there is a driveway, carport and then a garage. The exterior of the buildings will match the existing house.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if there was alley access.

Mr. Renshaw responded, “yes.”

Chairman Mahone asked if they lived in the existing house; “would the garage apartment be for you or for rent.”

Mr. Wright explained, “it would be for our son. I think we have some neighbors here that are concerned about it, I want to make it clear, we are not trying to go multi-family.

Our son is in high school and my wife works at Austin College and we are hoping when he graduates he can live in that space, afterwards we don't know, but our parents are getting older, so they might live there; we are not trying to go multi-family."

Chairman Mahone asked if they would have a separate electric meter.

Mr. Renshaw did not think it would unless the electric provider requires it.

Chairman Mahone asked, "how many bedrooms the apartment would have."

Mr. Renshaw responded, "two bedrooms, kitchen, bathroom and laundry room; 860 square foot, 35' x 24'."

Mr. Shadden explained, "they would be required to have two additional parking spaces or one per bedroom."

Mr. Wright explained, "they park on the side of the house, on a circle drive. We have four bedrooms in the main house. The house was built in the 1900's, 1903 or 1904."

Mr. Shadden explained, "if their request is approved tonight they will be required to also go before the Historical Board for approval."

Mr. Wright explained, "we are trying to figure out a good solution for our son going to college where he stays but not be at home. We have a 1957 Shasta Camper that we would like to cover; it has some damage from the rain and hail through the years; that my wife's uncle restored."

Commission Member Wood asked the materials the building would have on the exterior.

Mr. Wright explained, "we love the historical look, so we are going to match the house with the shiplap and same color. We lived in Grapevine for seventeen years; this is our second house; we do not plan on moving."

Mr. Renshaw explained, "the accessory building would also match the house."

Commission Member Downtain asked to elaborate more, "you talked about it not wanting to be multi-family, but it is two bedroom, bath, kitchen, laundry room; it seems like an additional dwelling."

Chairman Mahone asked if they knew if there were any other houses with additional dwellings on the lot.

Mr. Renshaw provided pictures of detached buildings on Travis and Crockett Streets within two blocks from this house.

Mr. Shadden explained, "Travis Street is not on Historical Row."

Commission Member Downtain asked Mr. Shadden if he knew how many exceptions had been granted for additional living quarters in last few years.

Mr. Shadden responded, I do not know of any that had been granted in this area."

Commission Member Davis explained, "the pictures look like tall carriage houses, do you know how many are for living quarters."

Mr. Wright did not know if they are being used for living quarters.

Appearing from the audience:

Jim Fallon, 1204 S. Crockett, Sherman, TX

"I live across the street from this house. I apologize to the Wright's for getting up here; I feel like a crummy neighbor, but this is an important issue to me. I am not objecting to the setback part of the storage building; that is fine, they have a big lot back there and where they park right now is fine with me. It is the separate living quarters that is my concern. Most of those houses on South Crockett have a carriage house or detached garage, many of which have a second floor on them; I don't know of any that have someone living in them or ever have, I have been down there for eighteen or nineteen years. A lot of those are run down and need replaced."

"I do not blame them for wanting a garage back there, I just built a garage myself about a year or two ago. My concern is the living quarters and what that does as a precedent for all the others, just as you had asked if there had been other variances, if this is granted, my next door neighbor has one that is a garage with a second story on top that they use for storage; that is right on top of my backyard and if they decided to do this, I have a second story building with someone living in it on my back yard. The house to their south has the same situation. Larry Phillips lives next door to me across Rainey Street, his detached garage has a second floor on it that is just storage, but if they ever sold their house and someone wanted to do that, I would have a renter on the other side of my driveway. I do not think the others are zoned at this point for living quarters. In my line of work, I am very concerned about precedents and slippery slope and I think this is what this does."

"This neighborhood was really run down twenty-five, thirty years ago and it is on the upswing right now, a lot of people

redoing houses, there are three houses on South Crockett right now that are having pretty substantial renovation work to them and my fear is that someone is buying them as an investment and renting out the house and back building as an income producing property; it makes it multi-family. If there was a way to limit it to just their son or their parents, I really would not have any problem with it, but my understanding is that it runs with the land and you cannot restrict it that way."

"Since I have lived there, the Wright's are the fourth family that have lived in that house and I believe them when they say they plan on staying, but things happen and if they sold it and someone else bought it, they are free to move someone else into that building and rent it out to them and so is everyone else that wanted to do this. People buy in there expecting that these are single-family lots, they do not expect to have a back rent house on the lot, and there is a lot of them down there that could do that. I do not blame them for what they want to do by having their son living there, I wanted my son farther away than that, but my understanding is it cannot be limited just to their family members. This greatly concerns me that this will inhibit the renovation on Crockett Street, people are not going to put a bunch of money in these houses if there are a bunch of rent houses in the area."

Larry Phillips, 1126 S. Crockett, Sherman, TX

Mr. Phillips also apologized to the Wrights for having to say no. "We lived on Brockett Street before moving to Crockett Street. The families came to the neighbors and said we are just going to have a little daycare and that daycare stayed there forever. There were lines of people parking there and the neighbors for years regretted it. When they sold the daycare, it went away; it was such a relief to the neighborhood. You never show up the hours parents are picking up their children."

"What does that do to this, I appreciate the Wrights, they are doing a great job renovating their house and I am glad they are here, their neighbor is going to build it, and we are all friends. This just starts that precedent and there is too much of that in the neighborhood. You heard the one earlier, he has fixed that house up, it is green and it looks good. I have a detached garage, I called to make sure what it is zoned; its R-1 (One Family Residential) District, it's plumbed, it has electricity, it's ready to go. I could frame it, do everything in there, put in a residence and rent it tomorrow and probably do pretty well, they would have to share parking with Judge Fallon. That is not what we want there, I have no objection to variance number one for the storage building or building a garage/carport, if they want to build it and use it for storage that is fine, I do not have a problem with it if it is used for their family only, but I understand you can't do that. I do not want it to be that they were nice to the neighborhood and it came back and bit them years later, because those

people sold it as an ongoing business; out of that experience, we have to object to it.”

Mr. Wright explained he appreciated the neighbors coming to talk to him about their concerns. “I wish there was some sort of middle ground, some option where it could just apply to us or some way to make everyone happy. We like our neighbors and do not want any problems.”

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

Letters received from”

Jim & Sheri Fallon, 1204 S. Crockett, Sherman, TX

“We would like to object to the requested zoning change at 1211 S. Crockett. We have no objection to the proposed structure or the requested set back itself. Our objection goes to the request for the exception for living quarters in lieu of the permitted one-family dwelling per lot. We have no doubt that the Wright's have good intentions in asking for the exception but the exception would run with the land and could potentially be a rental property. Many of the houses in our area have carriage houses or detached garages. This would set a precedence for others who have these structures to also request exceptions to basically subdivide their lots and make separate living quarters that could be rental properties or Airbnb type properties.”

“The homeowners in the area bought into the neighborhood expecting single-family lots and the exception would drastically change this.”

“The historical area on South Crockett has overcome a lot of problems from many years past which had resulted in its decay. It is now on the upswing as people are buying and restoring houses in the area. There is currently renovation work occurring on at least three houses on South Crockett. To allow two living quarters per lot would be a detriment to the neighborhood.”

Brad and Ashley Sidle, 1129 S. Crockett, Sherman, TX

“As long-term residents of South Crockett Street, we would like to respectfully object to the requested zoning change located at 1211 South Crockett Street. We do not object to the proposed structure or the set back; we only object to the exception for living quarters in lieu of the permitted one-family dwelling per lot. There is no doubt that the Wright's are doing this with good intentions, but unfortunately, this exception would run with the property and land, and not just the current owners. We have many houses on our street with detached garages and/or carriage houses. This would allow other homeowners to make similar requests such as this. We do not want to change our beautiful Historic street into a multi-family dwelling. We bought into this area because of our amazing Historic neighborhood; and unfortunately, if this request is granted...all that changes drastically.”

“We have been told that our area of South Crockett has overcome a lot of problems over the years, which has resulted in the decay of this beautiful area of Sherman. It seems to be on the up rise again with people buying and restoring these beautiful, older houses. To allow a multi-family dwelling on one lot would truly be a disservice to the people who bought homes and live on this street.”

“Thank you for your consideration, and we trust this honorable panel to do the right thing.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for the variance to allow an 18' side street setback for a detached accessory building in an R-1 (One Family Residential) District at 1211 South Crockett Street. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

ACTION TAKEN.

Motion by Commission Member Davis to deny the request for an exception to allow a detached garage with living quarters in an R-1 (One Family Residential) District at 1211 South Crockett Street. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF RP SHERMAN PROPERTIES II, LLC (OWNER), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 729 BLANTON DRIVE, BEING LOT 1, BLOCK 1, SUNSET CROSSING, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) AND SECTION 7, SUBSECTION (5)(A & D) TO ALLOW A 10' SIDE STREET SETBACK IN LIEU OF THE REQUIRED 25' AND A 5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 6'6" FOR A RESIDENTIAL DWELLING AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
729 BLANTON DR.
(RP SHERMAN
PROPERTIES II, LLC)

Commission Member Downtain abstained from this request because of a conflict of interest. Chairman Mahone appointed Commission Member Sims as an alternate on the Board of Adjustments.

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 729 Blanton Drive, the southeast corner of Washington Street and Blanton Drive. The property is zoned an R-1 (One Family Residential Business) District.

Mr. Pike explained, "I would like to construct a single-family dwelling 18' from the Washington Street property line and 6' 6" from the south side property line. I was not aware of the 25' setback required off the Washington Street property line. We own eight of the lots in the subdivision. If you look at the aerial view, it looks like the older homes are not set back 25' from the Washington Street property line. The house that is proposed on this lot is approximately 1,611 square feet." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked about fencing on the street side.

Mr. Pike explained, "it would probably come to the back of the house and connect to the existing fence that is behind the house now."

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

A letter was received from:

Edward Flowers, 811 Blanton Dr., Sherman, TX

"I oppose granting this variance because I feel that a structure five feet from Washington Street would not provide adequate clearance to be safe. A driver northbound on Blanton Drive wouldn't be able to observe vehicles approaching on Washington Street until their vehicle had actually protruded into the intersection."

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the variance to allow an 18' side street setback and a 6' 6" side yard setback for a residential dwelling in an R-1 (One Family Residential) District at 729 Blanton Drive subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

ABSTAIN: DOWNTAIN

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3800-4000 BLOCKS OF QUAIL RUN ROAD, BEING LOTS 1-4, BLOCK 1, LOTS 1-4, BLOCK 2, LOTS 1-25, BLOCK 3 AND LOTS 12-26, BLOCK 5 OF THE PROPOSED HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES, NO 10, AS FOLLOWS:

SUP – PATIO HOMES
3800-4000 BLKS.
QUAIL RUN RD.
(WYLDEWOOD HOMES)

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.

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located in the 3800-4000 blocks of Quail Run Road; the southwest corner of FM 1417 (Heritage Parkway) and Quail Run Road. The property is zoned an R-1 (One Family Residential Business) District.

Mr. Pike explained, "we are requesting a Specific Use Permit to allow patio homes on forty-seven lots in the proposed Heritage Farms Estates subdivision. We did the Pebblebrook subdivision the same way, we did all patio homes there and we found out people really like a bigger house with a smaller yard. We plan to mix this up a little bit, do some smaller homes with some larger homes. We did 60' wide lots, it gives us more on the side, and we are asking for less on the front and back on these specific lots." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if they had any plans to request variances on the other lots.

Mr. Pike responded "no."

David Vilbig, 517 N. Woodard, Denison, TX

Mr. Vilbig explained, "we did the layout of this project and at the time, the units that we thought would fit on those and we found out after we got the plans done that a number of their units are much longer and narrower. They are building a house that is a little different from what we were used to building. We usually do 120' lots, so the front and rear setbacks are giving them problems on those lots. That is what their market is and they are selling them like crazy."

Keith Blankenship, 1208 Mallard Dr., Sherman, TX

"Why would they want to change everything, they have already have the streets roughed in and utilities already run.

Why change in the middle of a construction project. What is the City's definition of a patio home? There are different definitions anywhere from a one story that is like a duplex with a wall attached together to a two-story."

Chairman Mahone explained, "the details of a patio home are in the City Ordinance, but it reduces the front yard setback."

Mr. Blankenship explained, "a little over a year ago they wanted to build three-story apartments."

Mr. Shadden explained, "they did away with the multi-family zoning; it is now zoned for single-family homes. On the patio home part, the home can be twenty foot from the front property line instead of twenty-five. The homes will be one-story homes as submitted with their elevation plans."

Rene Birchall, 1433 S. Raven, Sherman, TX

"It is nice to know that they are not doing three-story, multi-family homes. We have some concerns about the entrance into Quail Run, right now as it stands since the Preserves have come in, it is hard getting in and out of FM 1417 (Heritage Parkway), it is a dangerous intersection, it is a matter of time before there is a really bad wreck. Originally, the landowner that owned the subdivision told us that the HOA would not come in on Country Ridge, they would come in at FM 1417 (Heritage Parkway), so a lot of the neighbors are upset that they did not do that, they came in at Country Ridge, cut into our curbs, we knew nothing about until after the fact."

"We are also concerned with the maintenance of the median, we pay \$1,200 a month to cover the lawn care, the shrubs, the trees and this is year round. We would like the Preserve to chip in and help pay for some of that. Now, there is going to be three more subdivisions out there, we are excited for the growth. Country Ridge has been there for eighteen years, why do we have to continue to pay for that maintenance. We would ask for these new subdivisions to chip in and pay for some of that. Our sprinkler system has been broken for the past year, our bill has always been \$73.02, since Wyldewood has come in our last two months, we have a water bills for \$204.16 and \$200.00. We have some concerns of where this water is going and why are we paying for it. Please get us some help with this matter."

Kristy Douglas, 1411 Mallard Dr., Sherman, TX

"My understanding that this was going to be a request for multi-family units. I share the same concern as the first gentleman in that this project keeps coming before this board regularly and it keeps having changes to it. We went from a three-story apartment complex to getting one-family residence homes built. Now the lot sizes are not going to be the same, they are going to be smaller, ok fine. Then we get this next notice in the mail that says ok now patio homes. I

think we are all somewhat confused about why things keep changing. I am concerned about the traffic issue, roads; water pressure has not been the same since all the development, our property values and the noise. How did we get to the last approval to where we are now and why are we changing it.”

James Penton, 1423 Mallard Dr., Sherman, TX

“My property borders this project. We have a water pressure issue out at Country Ridge, how is adding more homes going to affect that. You really need to study the traffic problem. I do not see how they are going to enter into their subdivision because that is a one-way street going east. I think there are many questions and this needs to be studied with a little more detail.

Mr. Vilbig explained, “the request we are making is absolutely about setbacks, the lots are going to stay the same, it is the 25’ front and back setbacks, that is the only difference. As far as the water pressure, I do not see how they are having low water pressure out there. The water system should be in great shape. Traffic wise, we are putting a left turn lane in the median to enter the second drive, the one to the west.”

Clint Philpott, Director of Engineering explained, “we will check on the water pressure, I will get with Distribution tomorrow to see what is going on there, the system has the right size for water distribution. The traffic issue, TXDOT is aware of that issue, they have had many meetings of how to improve that intersection, they continue to monitor it, and unfortunately, they will not put any signals in until it meets State standards.”

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District in the 3800-4000 blocks of Quail Run Road, being Lots 1-4, Block 1, Lots 1-4, Block 2, Lots 1-25, Block 3 and Lots 12-26, Block 5 of the proposed Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates, No 10 subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF KOHL HITT (OWNER), YOUNG ENTERPRISES (PROSPECTIVE BUYER), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 4700-4900 BLOCKS OF NORTH TRAVIS STREET, BEING 3.081 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE –
SF-1 TO C-1
4700-4900 BLKS. N.
TRAVIS ST.
(KOHL HITT)

Daniel Worrell, 2509 Remuda Dr., Sherman, TX

Mr. Worrell appeared to represent the request for Young Enterprises and answer any questions. The property is located in the 4700-4900 blocks of North Travis Street, the northeast corner of Travis Street and Northcreek Drive and is currently zoned an SF-1 (Single Family Residential) District.

Mr. Worrell explained, “Young Enterprises would like to change the zoning on the property to a C-1 (Retail Business) District. They own all the surrounding properties to the north, east and south. It is their intention to create a master-planned campus including the existing Ace Affordable Storage, a proposed apartment complex (YE Urban Lofts AKA Cypress Lofts) on the adjacent property, in addition to retail, office and public park space.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the zone change from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District in the 4700-4900 blocks of North Travis Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF ZACHARY DIVINE (OWNER), AUSTIN HOOVER (PROSPECTIVE BUYER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 709 NORTH MONTGOMERY

SUP - DUPLEX
709 N.
MONTGOMERY ST.
(ZACHARY DIVINE)

STREET, BEING PART OF LOT 2, BLOCK 3, BOND'S 2ND ADDITION, CONTAINING 0.172 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, 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 DUPLEX IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Austin Hoover, 1513 N. Wharton, Sherman, TX

Mr. Hoover appeared to represent the request and answer any questions. The property is located at 709 North Montgomery Street between Brockett and College Streets. It is currently zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. An exception to allow an attached carport in an R-1 (One Family Residential) District was approved at the March 19, 2019, Planning and Zoning Commission Meeting.

Mr. Hoover explained, "I would like to construct a two-story, six-bedroom duplex (three-bedrooms per unit) with a one-car garage on each side. Parking will be available for six cars. The exterior will be brick, lap siding and masonry panels." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if there were existing duplexes in the neighborhood.

Mr. Hoover explained, "there was one recently constructed and finished last month on the corner of Brockett and Montgomery Streets; we are directly north of that, adjacent to it. It is a four bedroom, four bathroom, two-story unit."

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

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District at 709 North Montgomery Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF SAM LORIA (OWNER) AND STEVE HERLINGER, TILLMAN INFRASTRUCTURE (APPLICANT/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 605 EAST PECAN STREET, BEING 0.574 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(V) TO ALLOW A WIRELESS MONOPOLE CELL TOWER TO HAVE A 467.26 FOOT SEPARATION FROM ANY OTHER MONOPOLE OR ANTENNA TOWER IN LIEU OF THE REQUIRED 1,000 FEET IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

**VARIANCE –
DISTANCE
BETWEEN CELL
TOWERS
605 E. PECAN ST.
(SAM LORIA)**

(DENIED)

Steve Herlinger, 7910 Ambassador Row, Dallas, TX

Mr. Herlinger appeared to represent the request and answer any questions. The property is located at 605 East Pecan Street between Broughton and Throckmorton Street; Commissary Express is next door. The property is zoned an M-2 (Heavy Manufacturing) District. The following items have been approved:

- To allow a 124' tall wireless monopole cell tower in lieu of the allowed 100' in an M-2 (Heavy Manufacturing) District. - 4/16/2019
- To allow a wireless monopole cell tower to be 40' from the north property line, 25' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District. - 4/16/2019

Mr. Herlinger explained, "I took it through zoning and got that approved but the thing that was not done at that time was to get the variance for the radius, so we are just trying to make sure we comply with the ordinance. Tillman Infrastructure is requesting a 467.26-foot separation between an existing cell tower and the proposed cell tower." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked, "if we had granted any of these variances."

Mr. Shadden responded "not for cell towers."

Chairman Mahone asked why they need two cell towers so close.

Mr. Herlinger explained, "typically, what is going to happen with this tower, it was designed for some point down the road for that tower that is within that range will probably be decommissioned; I can't speak for the time frame, I just know that my client Multi-Carrier has instructed us what their plans and intentions are."

Commission Member Davis stated, “this was just approved, right.”

Mr. Shadden explained, “last time the variances were for the side setbacks and the height.

Mr. Herlinger explained, “typically nationally, we do this in thousands of cities, we try to get as close as we can because if that tower comes out of service at some point we can cover that radius to service what they were actually filling.”

Chairman Mahone asked, “why didn’t you request the variance for the separation.”

Mr. Herlinger stated, “it was just negligence on my part.”

Appearing from the audience:

Bebb Francis, 112 E. Pecan, Ste. 500, San Antonio, TX

Mr. Francis explained he is the attorney for American Tower Assets, which is the owner of the tower that was just referenced. “I would like to explain why this is a project that should not be approved. American Tower Assets has owned that tower that is only 455 feet away from the proposed site that Tillman is asking you to approve. AT&T has been servicing your community since 2001 on that tower and at this moment is providing service from our tower. There are no plans to decommission, in fact Tillman should be aware that within the last month, my client American Tower Corporation and AT&T entered into a long term agreement which includes a simplified leasing process for AT&T to collocate on American Tower sites and streamlines AT&T’s wireless network deployment on American Tower’s sites enhancing AT&T deployment of 5G and other network generation technology.”

“Just this last Friday, we were shocked in light of this long term agreement that this item would still be on the agenda and on Friday the American Tower Corporation Regional Sales Rep called AT&T and said you know Tillman is proceeding onward with this even though we have this now National agreement. The response from AT&T is they are not going to terminate on ATC towers; they are not decommissioning. AT&T is going to continue to provide excellent service as it has since 2001 on my client’s tower and they specifically said they would not move forward with Tillman’s project, which is the project being before you.”

“A couple of quick points that were earlier mentioned, yes this is the Tillman module, to build towers in target communities, such as yours, build towers as close as physically possible to existing towers, he admitted that solely for the purpose of relocating antennas off the existing tower onto the new Tillman tower. I included in your package an article on the direct impact this program is having throughout the Country. There is an exact argument presented by neighbors who woke up one morning and

looked across the street and Tillman was building a tower. It lays out exactly the points we are making that there is a needless purpose for a business plan, not for improving service in your community but solely a Tillman Business Plan.”

“I am insulted by the idea that he assumes that my client is going to be decommissioning a tower that is under an agreement to be hosting AT&T into the future. I have shown in the handout the exact impact this program is having on communities such as yours. Tom Green County, TX, Tillman built a tower for AT&T 0.02 miles (105 feet away) from an existing ATC tower; this is what their program is producing, like he said, building towers as close as possible. Wood County, TX Tillman built a tower 0.06 miles from existing ATC Tower; Atascosa County, TX Tillman built a tower 0.09 miles from existing ATC Tower, again solely to move antennas off the existing tower onto the new tower. It even carries across the Country, Lenori Country, NC, and Decatur County, IA. An example of one I had to deal with, Deer Park, TX, Tillman and AT&T came into Deer Park, proposed to build a tower like this, 200 feet away from the existing SBA Tower, and a quarter mile away from an ATC Tower to relocate the antennas, this is how we came up with the name shadow towers. If you look at the Google Earth, they are proposing to build a tower virtually of the shadows of an existing tower.”

“Their proposed tower, which AT&T is not going to go on, I feel silly pointing this out to you, but they are proposing a 120’ tower with a beacon. If you look at our existing tower, we have provided to you a structural analysis report that shows with AT&T currently on it, it is only 54% maximum usage. We have also provided radio frequency maps that show the AT&T coverage that they are experiencing and providing to your community on slide 1 is excellent, on slide 2, only moving it 455’ there is no improving on coverage. Even if American Tower Corporation increase the height of their tower to 115’, it still has excellent coverage.”

“One thing that is important that on the face of your code, the Board of Adjustment, there has to be certain requirements that they have to provide you, where is the unnecessary hardship, AT&T is not going to go on their tower; where is the special consideration, they have not explained any special consideration to you that would result in your ability to make findings in this variances program.” Commission Member Davis asked Mr. Herlinger “how do you get AT&T on your structure.”

Mr. Herlinger explained, “right now they are contracted with Tillman; they have an agreement in place nationally.”

Vice-Chairman Elliott asked about collocation.

Mr. Herlinger explained, “they are doing this nationally, AT&T is locating off towers, I am not going to speak for AT&T but I have been instructed by my client to move forward on this, to finish up as they already have the zoning and procure the variance for the radius. I am not going to speak to where or if decommission is going to have down the road; I do not know that. That is what they have been instructed to do and we have been contracted to do and they contracted me to finalize the site; we acted in the terms in what we were asked to do. The decision is between AT&T and Tillman.”

Vice-Chairman Elliott asked, “how long Tillman has been in business.”

Mr. Herlinger responded, “four years nationally; it was actually two companies until then. About five years ago, AT&T went around and tried to work with all these different tower companies and they could not come to terms with an agreement so they renegotiated leases. I worked personally with Verizon on about 740 sites in the Pacific northwest region, I renegotiated leases that they had to go back; they are doing the same thing, this is not one area doing this, it is across the board.”

Vice-Chairman Elliott stated, “more or less you build a tower, offer cheaper rent to get them to move.”

Mr. Herlinger stated, “that is correct, like any other company they try to make sure, they are watching their P’s and Q’s.”

Vice-Chairman Elliott stated, “the plan for this is one will be within 400’ to get a close radius to offer better rent.”

Mr. Herlinger explained, “it is a financial decision.”

Vice-Chairman Elliott stated, “it is not necessarily offering better support for Sherman.”

Mr. Herlinger explained, “it would be brand new equipment.”

Commission Member Davis asked Mr. Shadden the reason the separation requirement is 1,000 foot.

Mr. Shadden explained, “when they put that ordinance together they allowed any antennas on top of any structures in the City not to exceed 10’ higher than what the structure is today, it’s not a problem with distance, its height. They can go in M-Districts up to 100’ tall, 1,000’ spacing so that when you step outside you do not see the lights filling up the airways.”

Vice-Chairman Elliott asked, “what type of area that tower services as far as square miles”.

Mr. Herlinger responded, “that depends on the weather and how many people are using it; typically within a mile.”

Vice-Chairman Elliott stated, “one tower would cover a mile radius around it.”

Mr. Herlinger explained, “it depends on the height, trees, buildings, what the capacity is, if there are a lot of homes or a lot of usage during the day. I’m just giving you a rough number, I am not an Engineer.”

Chairman Mahone asked if there was anything that would force that second tower to be brought down or dismantled.

Mr. Herlinger stated, “I am not involved in the decommissioning process. There are many towers coming down, I just do not know what the process pertains.”

Mr. Francis wanted to clarify that “AT&T is not relocating off the ATC Tower. There is no AT&T representative here, there is no Tillman representative here today, and you have a contractor of Tillman saying we do this on a national basis. My client’s tower is not being decommissioned, it is national news, and you can see the articles on the national agreement at AT&T and ATC, so to imply that this tower will be decommissioned. What is going to happen if this tower is approved, you are going to have a bare tower because he will not have a tenant to move on there. If you look at the plans as he said AT&T, the whole premise of what they came to you was, AT&T needs 109’, they are not moving. Second, he has not met the legal requirements for showing hardship.”

Mr. Herlinger stated, “I am a representative of Tillman. I cannot say what AT&T and Tillman have agreed to; I cannot speak on their behalf, but I am telling you what I have been instructed to do and that is why I am here today.”

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

Commission Member Davis stated, “the requirement is 1,000’ in an M-District, what it would be in a more densely populated area.”

Mr. Shadden responded, “it is 1,000’ anywhere.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to deny the variance to allow a wireless monopole cell tower to have a 467.26-foot separation from any other monopole or antenna tower in an M-2 (Heavy Manufacturing) District at 605 East Pecan Street based on what was

presented tonight. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN.
VOTING NAY: NONE

Commission Member Davis asked if the board could go into executive session to consult with the City Attorney.

Mr. Shelby, City Attorney explained, "you could take it into executive session to consult with me with possible ramifications of a decision."

Chairman Mahone announced they would go into Executive Session to consult with the City Attorney.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE
SESSION

CHAIRMAN MAHONE ANNOUNCED THAT THE PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENTS WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNON'S TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

SECTION 551.071 -- CONSULTATION
CONCERNING LEGAL MATTERS ON AGENDA ITEM 15, REGARDING THE REQUEST OF SAM LORIA (OWNER) AND STEVE HERLINGER, TILLMAN INFRASTRUCTURE (APPLICANT/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 605 EAST PECAN STREET, BEING 0.574 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(V) TO ALLOW A WIRELESS MONOPOLE CELL TOWER TO HAVE A 467.26 FOOT SEPARATION FROM ANY OTHER MONOPOLE OR ANTENNA TOWER IN LIEU OF THE REQUIRED 1,000 FEET IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:52 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:57 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

The motion was still on the table.

ACTION TAKEN.

Motion by Vice-Chairman Elliott to deny the variance to allow a wireless monopole cell tower to have a 467.26-foot separation from any other monopole or antenna tower in an M-2 (Heavy Manufacturing) District at 605 East Pecan Street based on what was presented tonight. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

PLANNED DEVELOPMENT

THE REQUEST OF THE MUNSON REALTY CO. (OWNERS), HOEFER WYSOCKI (ARCHITECT), JOHN RUGGIERI (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3200 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY), BEING 624. 473 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PLANNED DEVELOPMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.11, FOR VILLAGE PLANNED DEVELOPMENT

PLANNED
DEVELOPMENT –
VILLAGE PLANNED
DEVELOPMENT
2800-3200 BLKS. S.
FM 1417 (HERITAGE
PARKWAY)
(THE MUNSON
REALTY CO)

John Ruggieri, Hoefer Wysocki, 2001 Ross Ave., Ste. 510,
Dallas, TX

Mr. Ruggieri appeared to represent the request and answer any questions. The property is located in the 2800-3200 blocks of South FM 1417 (Heritage Parkway) between Moore Street, West Travis Street and West O.B. Groner Road (Dewey Avenue). It is currently zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Shadden gave the board history on the project. "We have worked with the Munson Group and Halff Associates for over a year putting this together; we have had many meetings, many drafts and reviews, it is ready to bring it to the Planning and Zoning Board. This is over a 600 acre planned development, Halff Associates has reviewed it and it does comply with the City's Planned Development Ordinance and they have recommended approval."

The Planned Development Ordinance (No. 6186) was approved March 18, 2019; Halff Associates, Inc., a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD

shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations. The Village Planned Development is a mixed-use community of commercial and residential opportunities complimented by almost twenty percent of the land area set aside as parks, open space or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of employment, residential, commercial, recreational uses in proximity to one another.

Mr. Ruggieri explained, “the Planned Development Ordinance gives more flexibility and the ability to respond and create better communities. The plan breaks it down into a multiple area, four areas going east to west. There is an employment zone going up against Progress Park, a green belt area, approximately 50 acres, 130 acres for a Village site area, west of FM 1417 (Heritage Parkway) there is a future serve area that is designated as residential.”

“The core concept is to create a Village Site Community that is walkable and supported by a variety of different housing types that can be accessed by current and future residents of the City; a mixed use commercial area that will support the growth of the area that we are beginning to see with the development of the new High School.”

“We are very considerate on how we approach this; we wanted to create a community that could have a fullness to it, employment, recreation, a complete lifestyle. This creates a framework for a future developer or developers to come in and use this as a framework to create a community that has a structure that we all want to see.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated if I understand you correctly, “you plan to procure the planned development use and then sell the property to someone else that might develop it.”

Mr. Ruggieri responded, “at this point, what we are doing is preparing a plan we believe will eventually soon or the distance future market it to a community developer.”

Chairman Mahone asked Mr. Shadden “if this is approved; they have how many years to start the project, is it two years.”

Mr. Ruggieri understood it was two years.

Mr. Shadden explained, “if it is ever abandoned it would revert to the base zoning that is in place before the Planned Development is approved. This is an organized master planned community with commercial, residential, industrial, all types of uses to flow together at West Travis Street near

the high school and FM 1417 (Heritage Parkway). It is a good thing for the City.”

Commission Member Davis explained, “my understanding is to pull it together and sell it to someone that is better equipped to pull it together.”

Mr. Ruggieri explained, “that is a question for the landowners, it is not my property. What we are trying to do is to create a plan that we believe can be implemented by one or more developers.”

Commission Member Davis stated, “this goes to the land not the owner.”

Mr. Shadden stated, “this goes to the land, if we were in a different community, it would take much longer to go through this process. People are drawn to Sherman because of the streamline process, tax advantages and those types of things.”

Halff Associates, Inc. has reviewed the Village Planned Development and recommends approval.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Planned Development for Village Planned Development in the 2800-3200 blocks of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

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 7:07 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 10/22/2019

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

Issue:

CONSENT AGENDA (ITEMS 14, 15, 16 & 17)

List of Agenda Items:

14. * 1606, 1610 & 1614 SOUTH RUSK STREET

The request of Killian Land Development, LP (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1606, 1610 and 1614 South Rusk Street, being 0.705 acres in the Samuel Blagg Survey, Abstract No. 56, also being Lots 2, 3 & 4, Block 4 of the Mayhew Addition, as follows:

Planning and Zoning Commission

Replat Approval of Lots 2, 3 and 4, Block 4, Mayhew Addition

15. * 1200-2600 BLOCKS SOUTH U.S. HIGHWAY 75

The request of SSCGC Holdings, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1200-2600 blocks of South U.S. Highway 75, being 235.088 acres in a part of the Elizabeth Jones Survey, Abstract No. 625, the Samuel Blagg Survey, Abstract No. 56 and the Preston Kitchen Survey, Abstract No. 667, also being a part of the Sherman Hills Country Club Addition Golf Course Tracts Addition, as follows:

Planning and Zoning Commission

Second Replat Approval of Sherman Hills Country Club Addition

16. * 2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75

The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being all of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition Golf Course Tracts, (containing 22.822 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat Approval of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition

17. * 704 SOUTH SAM RAYBURN FREEWAY

The request of Chanda Baugus and Greg Reifel (Owners), Back Alley Cycles (Tenant) and Donnie Coffman (Representative) concerning the property located at 704 South Sam Rayburn Freeway, being 1.14 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Site plan approval for a canopy/awning for Back Alley Cycles.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1600-1700 BLOCKS SOUTH GRIBBLE STREET & 1300-1500 BLOCKS EAST LAKE STREET

The request of Skytrust, LLC (Owners), Strand Systems Engineering, Inc. (Surveyor) and Strand A&E, Eric Cantrell (Representative) concerning the property located in the 1600-1700 blocks of South Gribble Street and the 1300-1500 blocks of East Lake Street, being 32.740 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Board of Adjustments – Residential

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lots 1-9, Block A, Lots 1-13, Block B and Lots 1-21, Block C of the Proposed Silver Falcon Aviation Community 20' front and rear setbacks in lieu of the required 25' for hanger homes in an R-1 (One Family Residential) District.

Planning and Zoning Commission – Residential

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a gated airport community in an R-1 (One Family Residential) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a), being 2.343 acres in the G.B. Pilant Survey, Abstract No. 963, also being Lots 1-24, Block D of the Proposed Silver Falcon Aviation Community to allow patio homes in an R-1 (One Family Residential) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a), being 11.412 acres in the G.B. Pilant Survey, Abstract No. 963, also being Lots 1-9, Block A, Lots 1-13, Block B and Lots 1-21, Block C of the Proposed Silver Falcon Aviation Community to allow hangar homes in an R-1 (One Family Residential) District.

Board of Adjustments – Commercial

- Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow Lots 1-9, Block F of the proposed Silver Falcon Aviation Community to have 3,060 square foot lot area and Lots 1-8, Block E of the proposed Silver Falcon Aviation Community to have 4,270 square foot lot area in lieu of the required 5,000 foot in a C-1 (Retail Business) District.
- Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow Lots 1-8, Block E and Lots 1-9, Block F of the Proposed Silver Falcon Aviation Community 5' front setbacks in lieu of the required 25' and 5' rear setbacks in lieu of the required 10' for aircraft hangars in a C-1 (Retail

Business) District.

Planning and Zoning Commission - Commercial

- Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12 from an R-1 (One Family Residential) District to a C-1 (Retail Business) District, being 6.704 acres in the G.B. Pilant Survey, Abstract No. 963
- Preliminary Plat approval of Silver Falcon Aviation Community.

Background:

The property is located in the 1600-1700 blocks of South Gribble Street and the 1300-1500 blocks of East Lake Street, west of the Sherman Municipal Airport. It is currently zoned an R-1 (One Family Residential) District. The Silver Falcon Aviation Community project is a vision of the SkyTrust Corporation as a premier fly-in residential community.

The residential area is planned for sixty-seven residences in three floor plan sizes that have attached hangars or access to hangars for their airplanes. Each resident will enjoy amenities such as the community center with pool, private streets, gated access to Gribble Street, restaurant, green spaces, wide taxi way access to the adjacent Sherman Airport and the City of Sherman itself. The owner would like to plat the property into eighty-one (81) lots for residential and commercial development. The owner is requesting a zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District, Specific Use Permits to allow patio hangar homes and hangar homes with variances for the setbacks and lot areas on several of the lots.

The commercial area is seen as an attractive place for pilots to fly in, use the provided tie downs, visit the planned restaurant, wash their plane if needed and buy fuel from the City of Sherman fuel pumps. There will be approximately 10 hangars for lease and rental cars available.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Skytrust, LLC (Owners)
Strand Systems Engineering, Inc. (Surveyor)
Strand A&E, Eric Cantrell (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.

and

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.

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Preliminary Plat - Silver Falcon Aviation Community

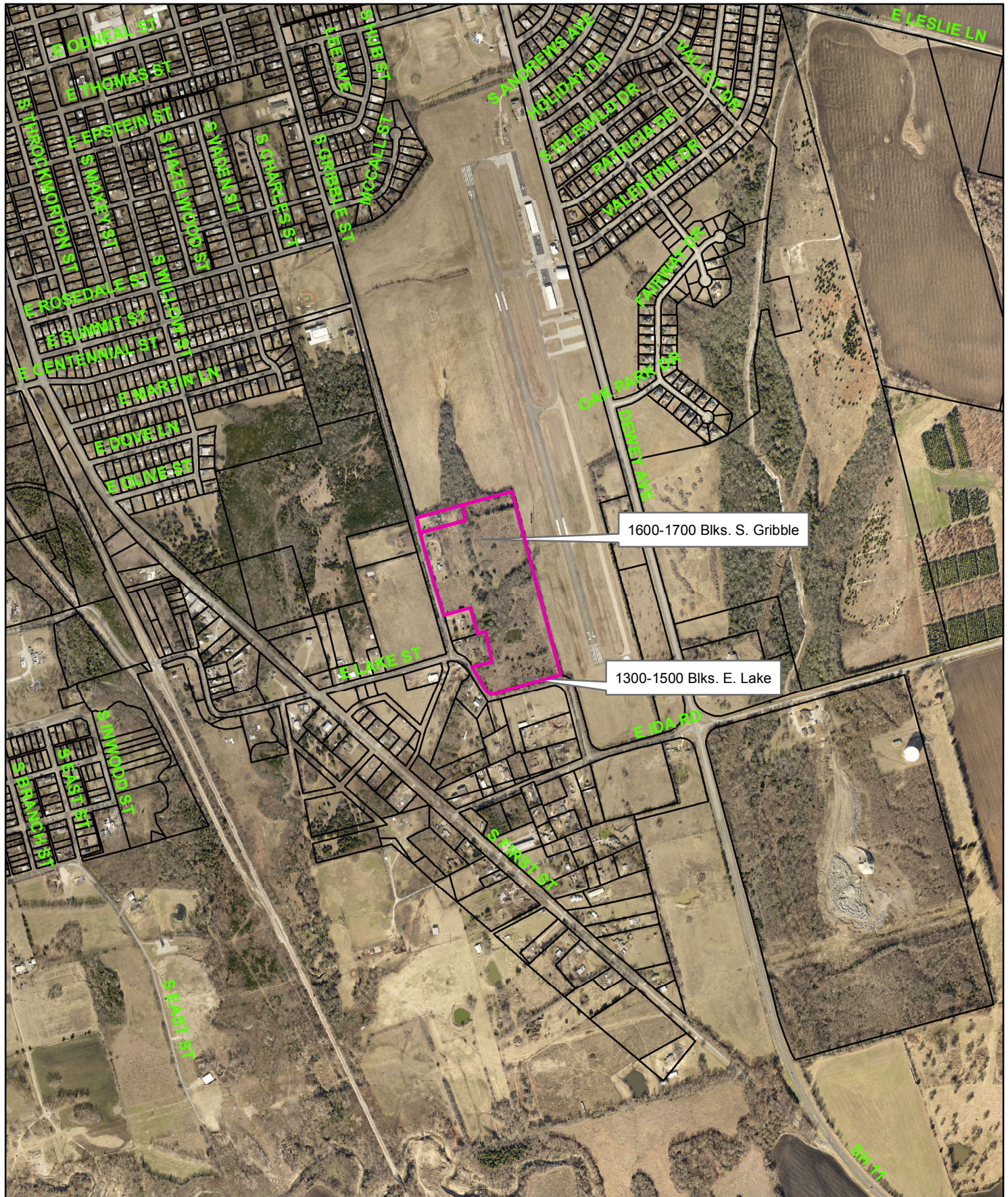
Silver Falcon Aviation Community Master Plan

Zoning Exhibit

Elevations

Staff Review Letter - Plat

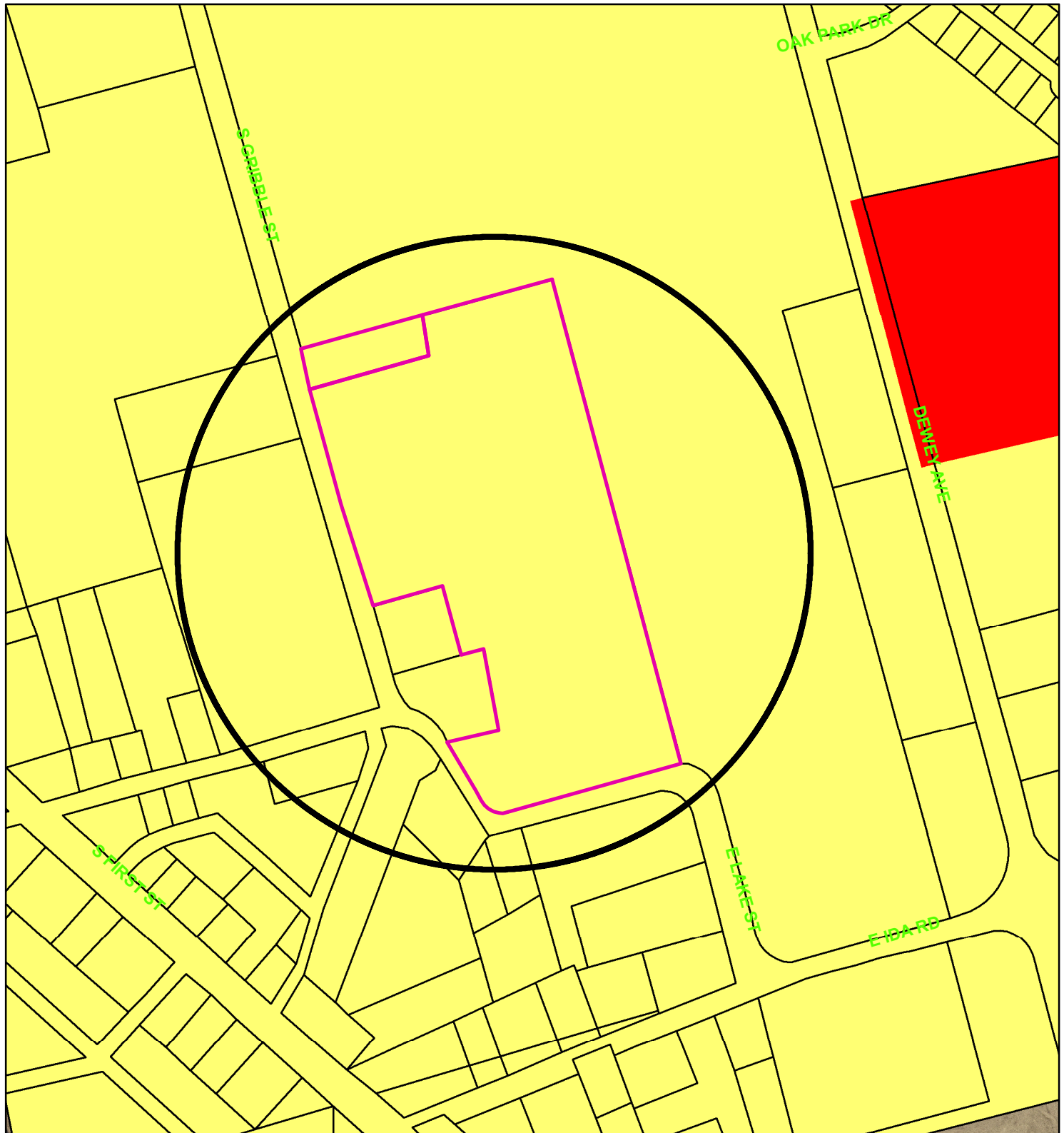
Staff Review Letter



**1600-1700 Blks. South Gribble &
1300-1500 Blks. East Lake**



1 in = 1,000 ft



Zoning - 1600-1700 Blks. South Gribble & 1300-1500 Blks. East Lake



City of Sherman, Texas
Developmental Services Department

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

CO Office District

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



NOT TO SCALE

in = 400 ft

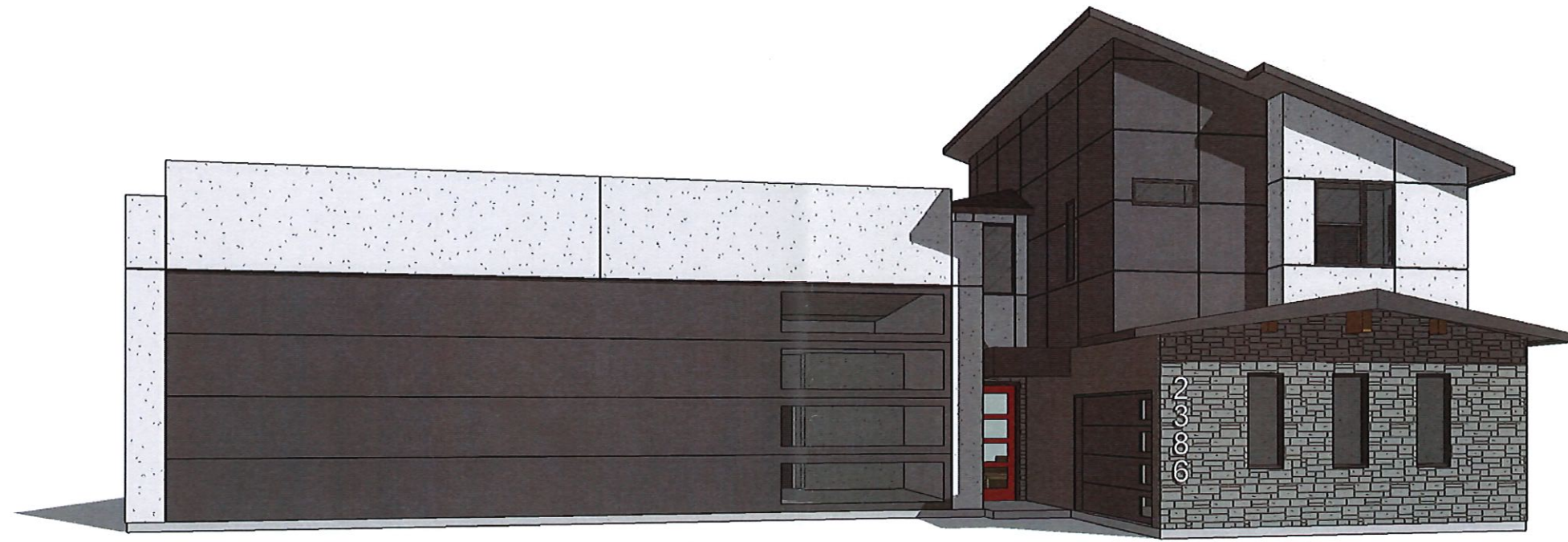
1600-1700 Blocks South Gribble Street



1300-1500 Blocks East Lake Street







SILVER FALCON - 1740 PERSPECTIVE

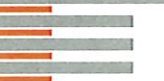


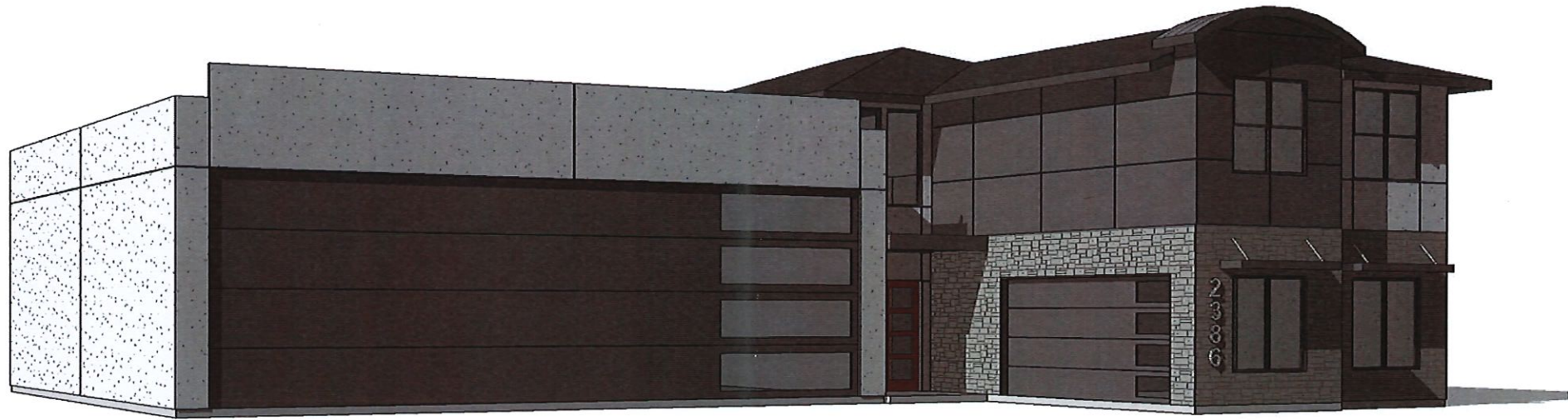
SKY TRUST, INC.

SCHEMATIC DESIGN

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SILVER FALCON - 2697 PERSPECTIVE





SILVER FALCON - 3480 PERSPECTIVE



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SILVER FALCON - PILOT'S LOUNGE PERSPECTIVE





STAFF REVIEW LETTER

October 8, 2019

Skytrust, Inc.
P.O. Box 238
Frisco, TX 75034

Strand Systems Engineering, Inc.
10003 Technology Boulevard
Dallas, TX 75220

Dear Applicants,

The request for approval of the Preliminary Plat for Silver Falcon Aviation Community has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Streets must be private and labeled as Private Access Easements. Streets must be built to City standard.
6. Street names must be approved by Building & Zoning Department.
7. Separation of Blocks must be easier to distinguish. Only one block number permitted between streets. Lot numbers must be numbered in a clockwise fashion. Coordinate with Engineering Department for further information.
8. Lots fronting Road "D" do not have street frontage due to "Green Space" lot. All lots must have street frontage.
9. Dedication of Right of Way for Lake Street is required. Coordinate with Engineering Department for ROW width and location.
10. Clearly define area at intersection of Road "D" and Road "E."
11. All lots must have frontage on a legal public street. (Specifically Club House lot)
12. All lots shown as Greenspace shall be shown as owned and maintained by HOA on plat.
13. Water and Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. The location of trash receptors must be approved by the Solid Waste Department.
15. 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.
16. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.

17. 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.
18. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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

STAFF REVIEW LETTER

October 9, 2019

SkyTrust, LLC
Marius Meintjes
PO Box 238
Frisco, TX 75034

Strand A&E
Eric Cantrell
10003 Technology Blvd., West
Dallas, TX 75220

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a gated airport community, patio homes, hangar homes in an R-1 (One Family Residential) District for the property located in the 1600-1700 blocks of South Gribble Street and the 1300-1500 blocks of East Lake Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning – Gated Airport Community

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. All aspects of the City of Sherman's Aviation Ordinance (Chapter 1, Article 1.07) must be followed.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Onsite fuel sales are not permitted.
6. Shall comply with all EPA, FAA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Zoning – Patio Homes

9. 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.
10. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
11. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
12. Parking is permitted on paved surfaces only; concrete or asphalt.
13. Side yard setbacks must be uniform for all homes within a given block.
14. Review the zoning and development ordinance for additional requirements.
15. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Zoning – Hangar Homes

16. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.

17. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
18. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
19. Parking is permitted on paved surfaces only; concrete or asphalt.
20. The aircraft hangar shall not be used for living quarters.
21. Review the zoning and development ordinance for additional requirements.
22. 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.

Zoning – Commercial

23. All aspects of the C-1 (Retail Business) District, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
24. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
25. All parking shall be on private property.
26. Review the zoning and development ordinance for additional requirements.
27. 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:

28. Letters from various utility providers are required verifying availability of service and when service will be available.
29. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
30. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
31. The width of the right-of-way and pavement for streets shall be shown on the plat.
32. Streets must be private and labeled as Private Access Easements. Streets must be built to City standard.
33. Street names must be approved by Building & Zoning Department.
34. Separation of Blocks must be easier to distinguish. Only one block number permitted between streets. Lot numbers must be numbered in a clockwise fashion. Coordinate with Engineering Department for further information.
35. Lots fronting Road "D" do not have street frontage due to "Green Space" lot. All lots must have street frontage.
36. Dedication of Right of Way for Lake Street is required. Coordinate with Engineering Department for ROW width and location.
37. Clearly define area at intersection of Road "D" and Road "E."
38. All lots must have frontage on a legal public street. (Specifically Club House lot)
39. All lots shown as Greenspace shall be shown as owned and maintained by HOA on plat.
40. Water and Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
41. The location of trash receptors must be approved by the Solid Waste Department.
42. 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.
43. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
44. 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.
45. One (1) Mylar and three (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. One 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

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

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

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

Respectfully,

A handwritten signature in cursive script that reads "Scott Shadden". The signature is written in black ink and is positioned above the printed name and title.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

600-800 BLOCKS BAKER PARK DRIVE

The request of Kritt Concrete, LLC (Owner), Bridgestone Development (Developers) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property in the 600-800 Blocks Baker Park Drive, being 19.568 acres in the Elizabeth Jones Survey, Abstract No. 623, also known as Parkhaven Estates, Phase 1, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a 6' privacy fence with brick columns on the side street property line in lieu of the permitted 4' in an R-1 (One Family Residential) District.

Background:

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to erect a 6' cedar fence with brick columns along Baker Park Drive for the Parkhaven Estates subdivision.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Kritt Concrete, LLC (Owner)

Bridgestone Development (Developers)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

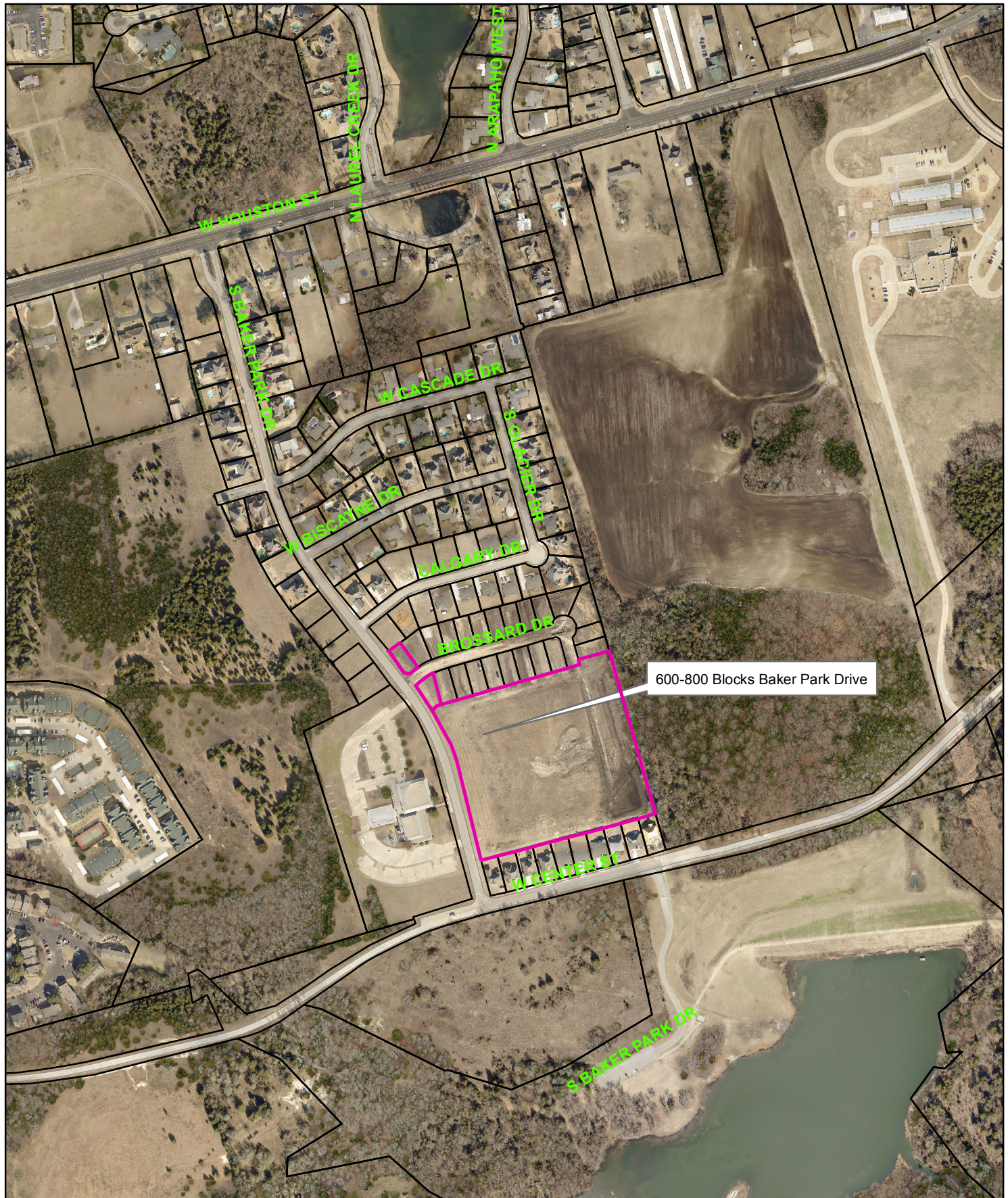
Zoning Sign Photo

Site Plan

Plat Parkhaven Estates Phase I

Fence Elevations

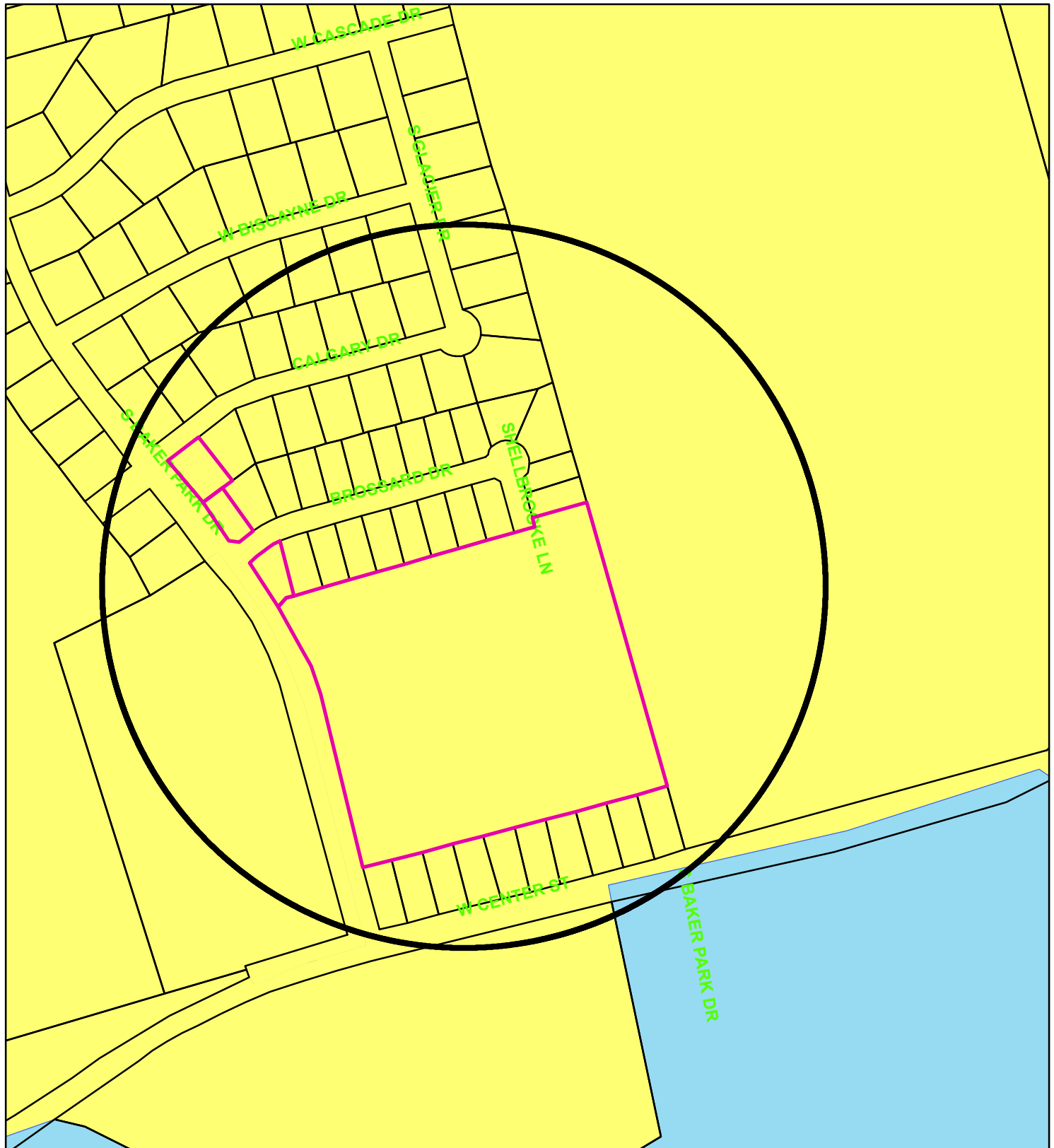
Staff Review Letter



600-800 Blocks Baker Park Drive



1 in = 500 ft



Zoning - 600-800 Blocks Baker Park Drive

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department

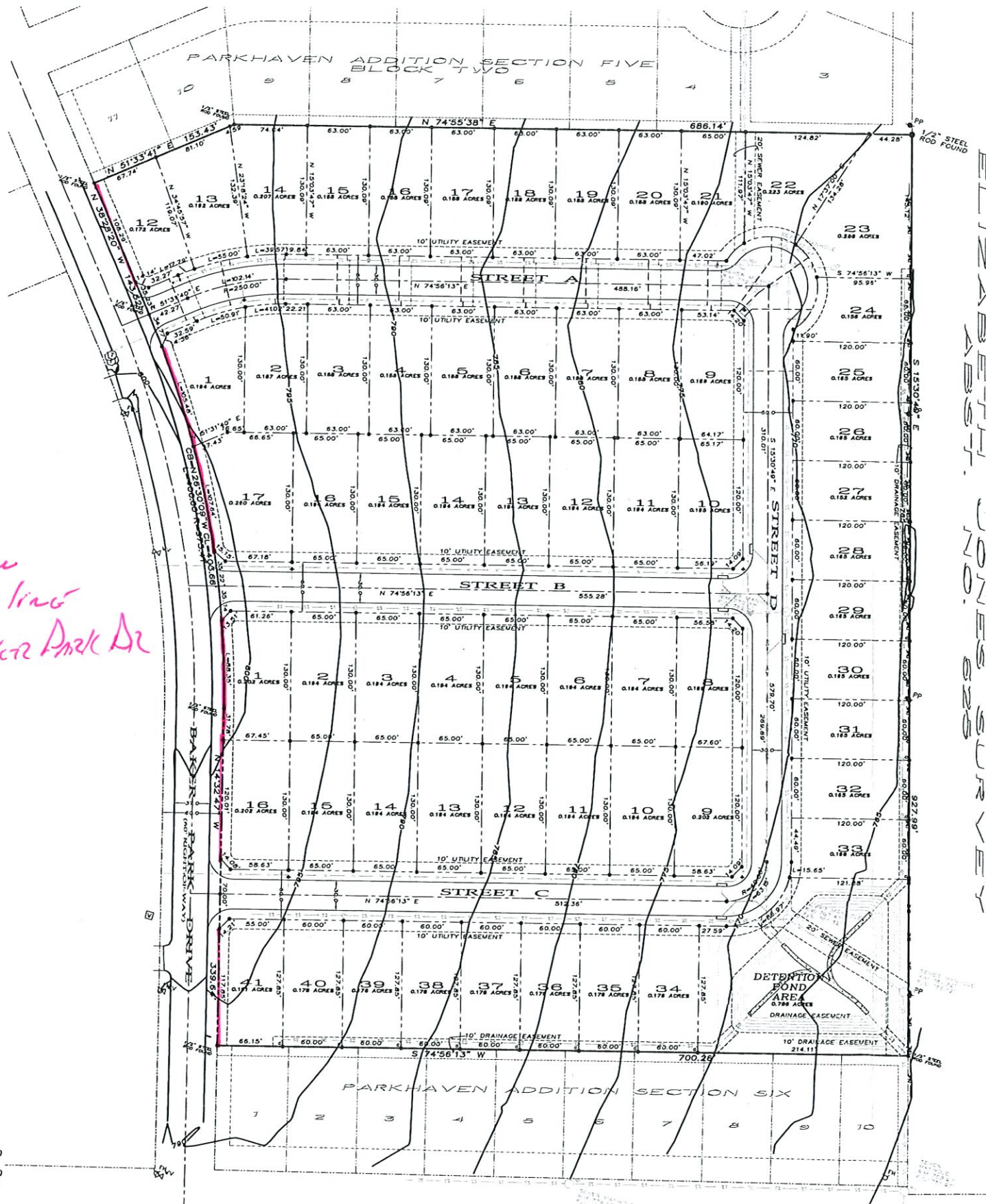


NOT TO SCALE

1 in = 300 ft

600-800 Blocks Baker Park Drive





Found on
Property line
Along Baker Park Dr

NOTES
"Preliminary Plat, for Inspection Purposes Only. In No Way Official or
Approved for Record Purposes."
The proposed use is to be Single Family Residential.

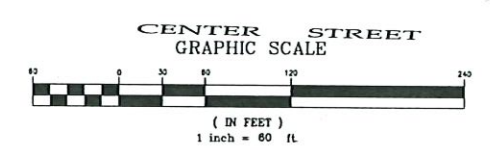
W. W. COLLINS HOLDINGS, L.P.
PROP. L23
VOL. 4492, PG. 9
D.P.R.C.T.

Chairman, City of Sherman
Planning & Zoning Commission
Date

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

ENGINEER
CROSS ENGINEERING CONSULTANTS, INC.
131 S. TENNESSEE
McKINNEY, TEXAS 75069

OWNERS/DEVELOPER
KRITT CONCRETE, LLC
1116 JORDAN CREEK RD.
COLLINSVILLE, TEXAS 76233



UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

PRELIMINARY PLAT
PARKHAVEN ESTATES
PHASE I
BEING 15.440 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
10-17-16



STAFF REVIEW LETTER

October 9, 2019

Kritt Concrete, LLC
1116 Jordan Creek Rd.
Collinsville, TX 76233

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Jim Hidalgo
PO Box 3317
Sherman, TX 75091

Dear Applicants,

The request for a variance to allow a 6' privacy fence with brick columns on the side street property line in lieu of the permitted 4' in an R-1 (One Family Residential) District for the property located in the 600-800 blocks of Baker Park Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of any streets.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Easement Encroachment Agreement required.

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

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

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

Respectfully,



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

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



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

7.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1521 TEXOMA PARKWAY

The request of Alwahban Real Estate, LLC (Owners) and Omar Alwahban (Representative) concerning the property located at 1521 Texoma Parkway, being 0.87 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow tire sales and automobile repair with outdoor displays in a C-2 (General Commercial) District.

Background:

The property is located at 1521 Texoma Parkway between U.S. Highway 75 and Broughton Street. The property is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow automobile sales and a muffler shop was approved in 2003.

The owners are requesting a Specific Use Permit to allow tire sales and automobile repair with outdoor displays at this location. They are proposing two wheel racks on the left side of the building and two wheel racks on the right side with one set of tires between each overhead bay door.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

Origination:

Alwahban Real Estate, LLC (Owners)

Omar Alwahban (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:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Building Elevations

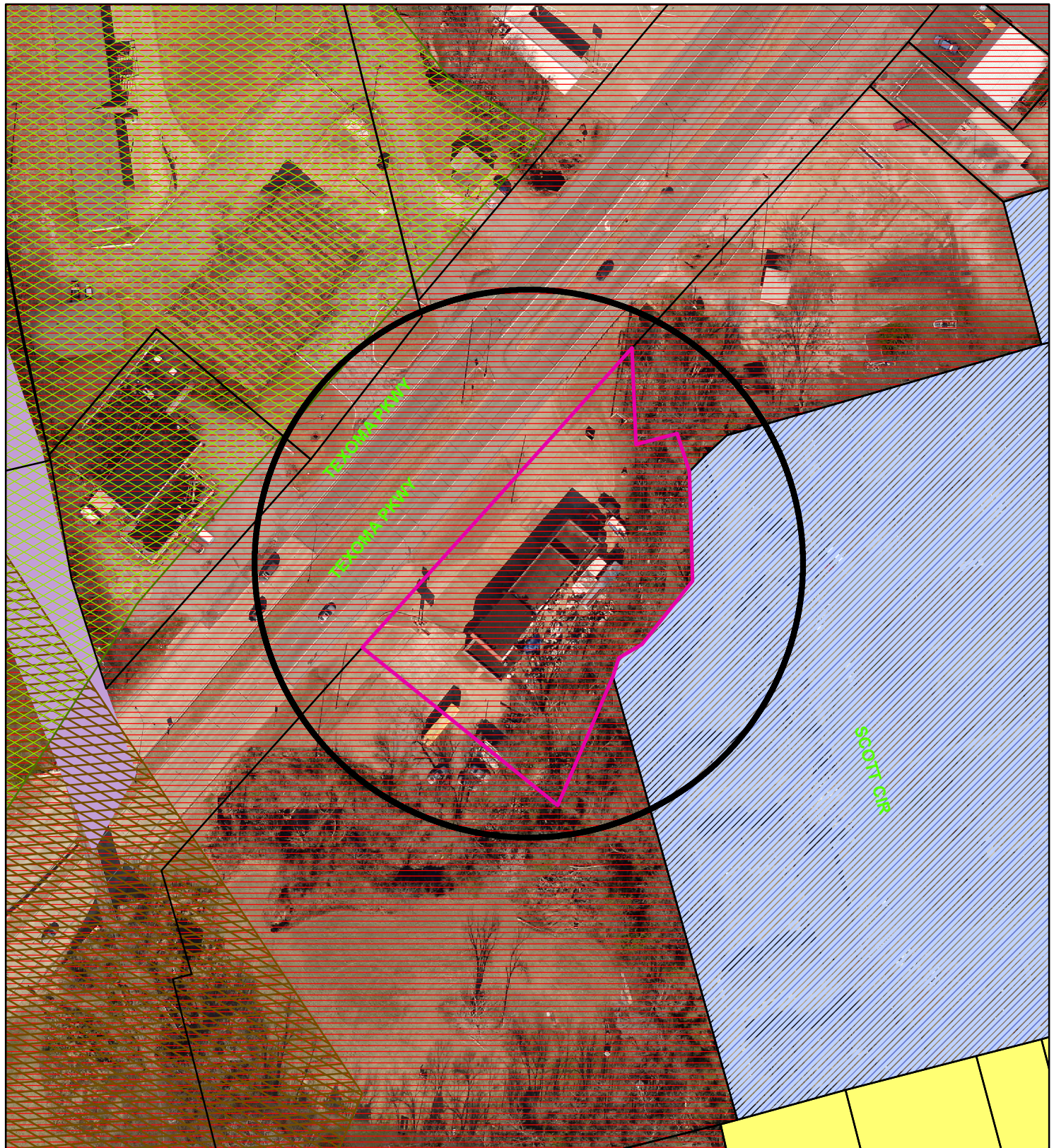
Staff Review Letter



1521 Texoma Parkway



1 in = 400 ft



Zoning - 1521 Texoma 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: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department

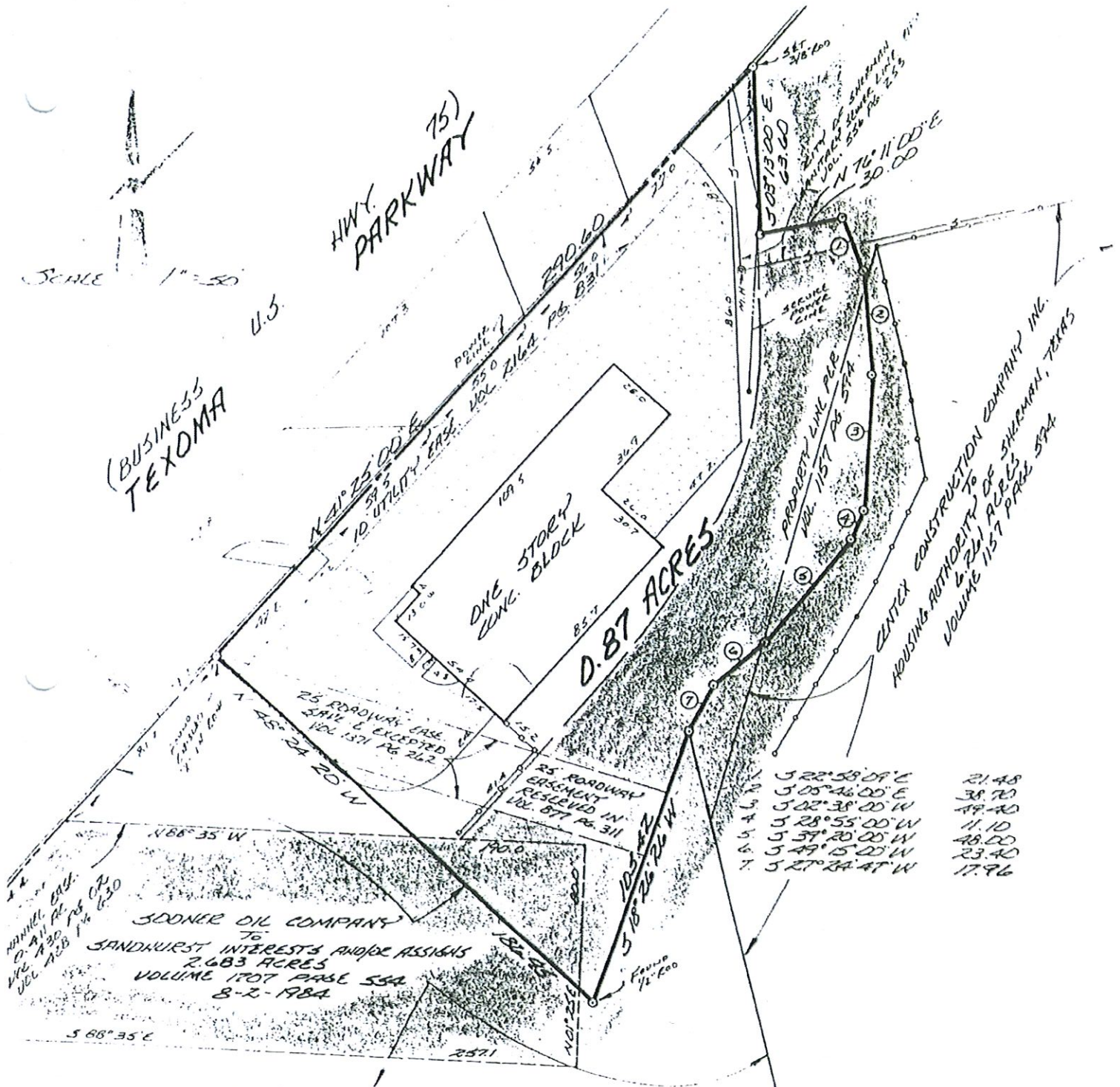


NOT TO SCALE

1 in = 100 ft

1521 Texoma Parkway





J. B. McANNAIR SURVEY
ABST. NO. 763

SARTIN & ASSOCIATES
SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

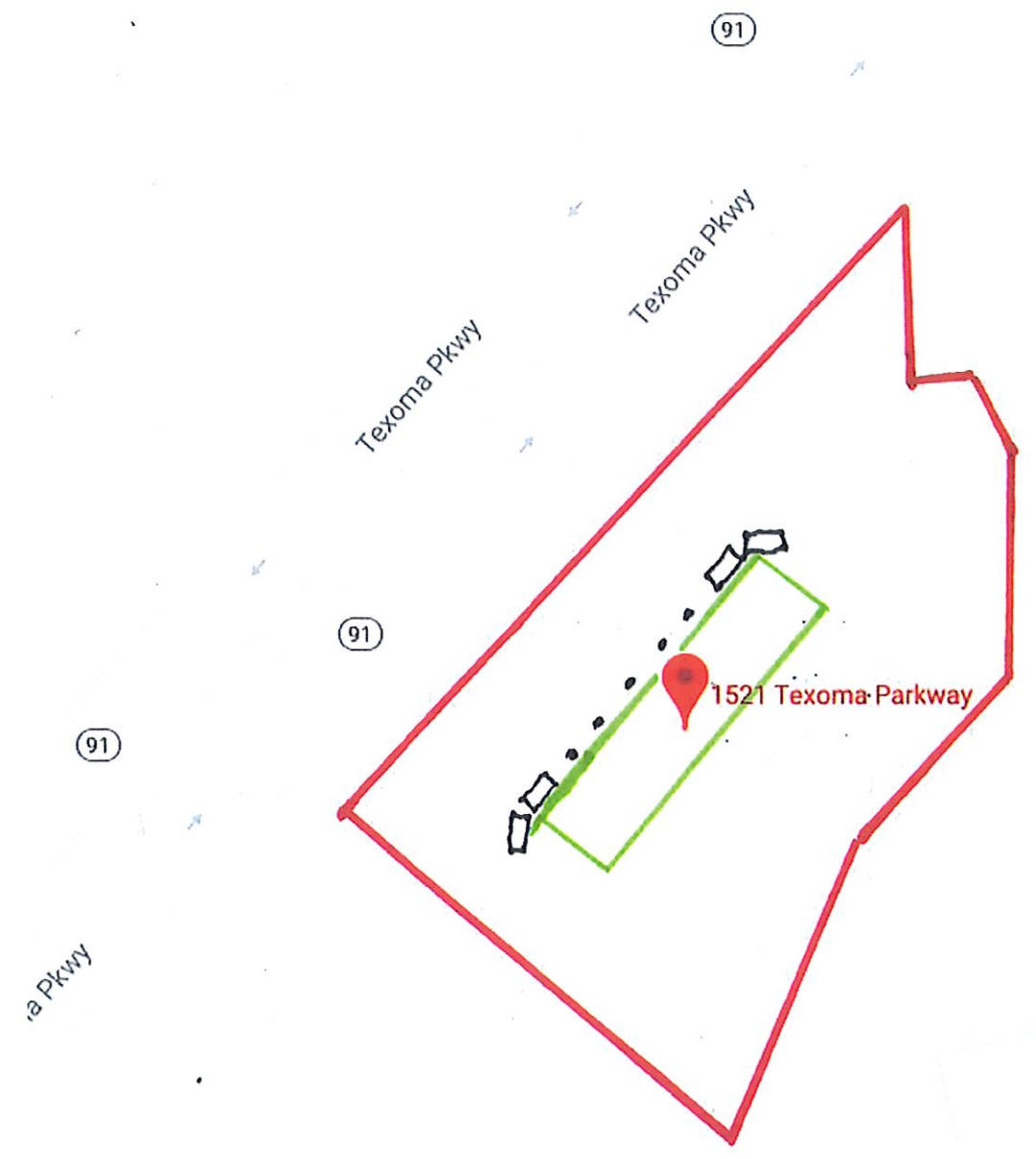
Survey Loc: CHARLES R. HILGER, et ux

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 29 th day of March, 1994 of the following described property:

• 1 Set of Tires
• 1 wheel rack 2' x 10' x 6'

1/2

TEXAS TIRES OUTDOOR Display Plan Proposal



2/2

TEXAS TIRES
OUTDOOR DISPLAY PLAN
Proposal



2 wheel Racks

4 tires stacked Neatly
outside each O.H.
Bay Door

2 wheel Racks







STAFF REVIEW LETTER

October 9, 2019

Omar Alwahban Real Estate, LLC
1225 E. Seminary Dr.
Ft. Worth, TX 76115

Dear Applicants,

The request for a Specific Use Permit to allow tire sales and automobile repair with outdoor displays in a C-2 (General Commercial) District for the property located at 1521 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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. Parking will be permitted on private property only.
12. Parking will be permitted on improved surfaces only.
13. All requirements of the Floodplain Ordinance should be followed.
14. Entrances/Exits off Texoma Parkway will be Right-in, Right-out only.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

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

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



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2801 & 2804 FAWNWOOD COURT

The request of V-PROP, LLC (Owners), Lynn & Kim Vessels (Representatives) and Harlan Land Surveying, Inc. (Surveyor) concerning the property located at 2801 and 2804 Fawnwood Court, being Lots 1 & 8, Block 1, West Canyon Creek Estates, Section 2, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' side setback in lieu of the required 10% of the lot width and the platted 25' building line in an R-1 (One Family Residential) District.

Background:

The properties are located at 2801 and 2804 Fawnwood Court; the northeast and northwest corners of Canyon Creek Drive and Fawnwood Court. The properties are zoned an R-1 (One Family Residential) District. The two lots were platted with the 25' building line and the owners are requesting a variance to allow a 10' side setback on the two corner lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

V-PROP, LLC (Owners)

Lynn & Kim Vessels (Representatives)

Harlan Land Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

1

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat - West Canyon Creek Estates Section 2

2801 Fawnwood Ct Site Plan

2801 Fawnwood Ct Elevation

2804 Fawnwood Ct Site Plan

2804 Fawnwood Ct Elevation

Floor Plan - 2801 & 2804 Fawnwood Ct

Staff Review Letter

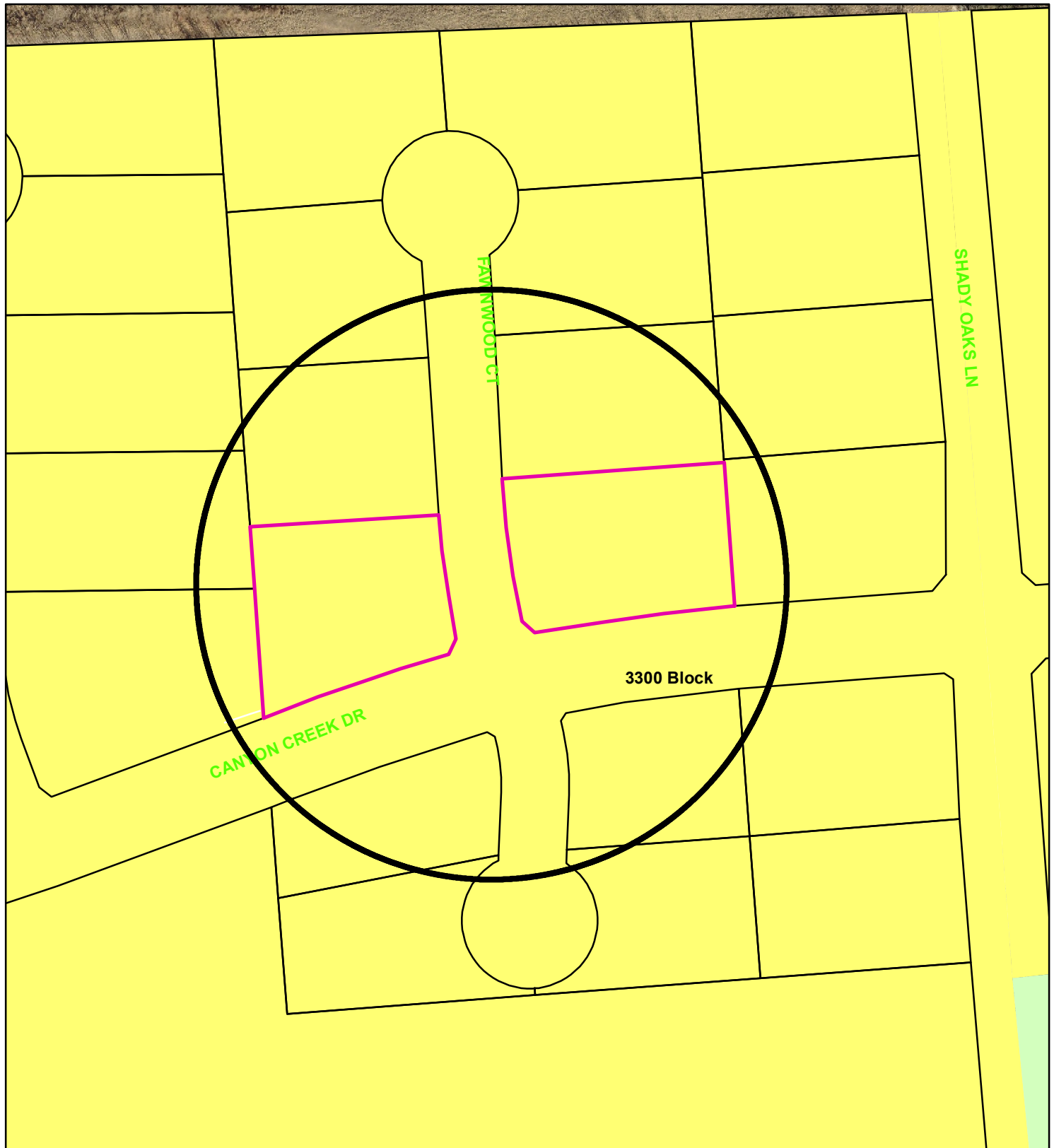


2801 & 2804 Fawnwood Court



NOT TO SCALE

1 in = 400 ft



Zoning - 2801 & 2804 Fawnwood Court

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

2801 Fawnwood Court



2804 Fawnwood Court



NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP COMMUNITY FLOOD RISK ZONE 1.00 (FLOOD HAZARD AREA) EFFECTIVE DATE: SEPTEMBER 20, 2010. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: PROPERTY CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENTIAL

NOTE: SUBJECT TO DEED RESTRICTIONS FILED SEPARATELY

WESTFIELD General, Inc.

James H. Vaden, President
J. H. Vaden, President

This the 10th day of May, 2014.

Notary Public for the State of Texas



THE STATE OF TEXAS)
COUNTY OF GRAYSON)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HARLAN, JR., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed Under my personal supervision, in accordance with the subdivision Regulations of the City of Sherman, Texas.

Registered Professional Land Surveyor, No. 2074
February, 2014

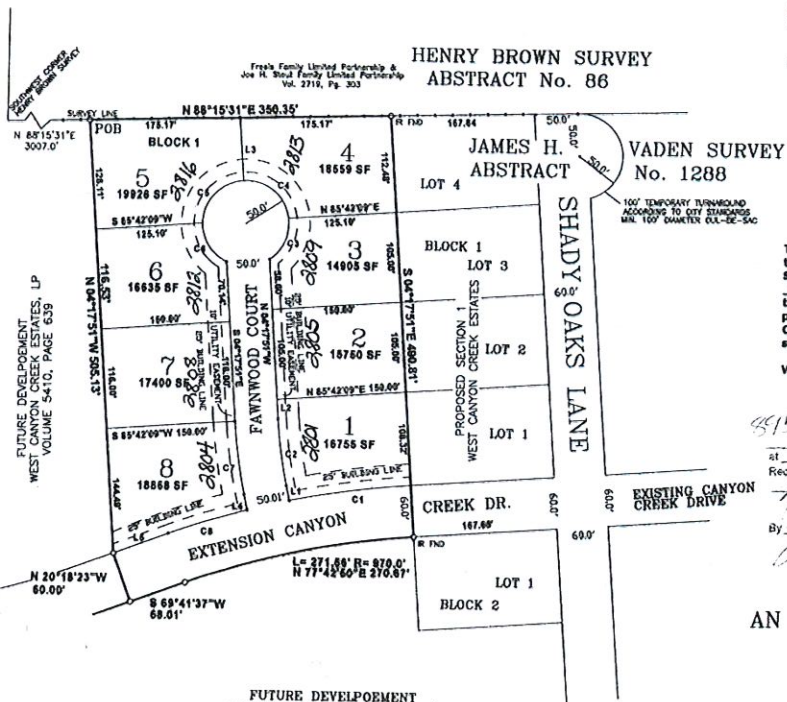


LOT CURVE TABLE

C1	L= 142.31' R= 1030.0'
	S 81°48'44" W 142.31'
C2	L= 78.18' R= 488.47'
	N 08°27'21" W 78.18'
C3	L= 55.48' R= 60.0'
	N 23°55'43" E 52.86'
C4	L= 78.44' R= 60.0'
	N 61°04'17" W 88.49'
C5	L= 78.44' R= 60.0'
	S 42°28'35" W 88.49'
C6	L= 55.48' R= 60.0'
	S 32°11'25" E 82.66'
C7	L= 85.43' R= 638.47'
	S 08°27'21" E 86.34'
C8	L= 96.14' R= 1030.0'
	S 72°22'03" W 96.10'

LOT LINE TABLE

L1	N 12°38'51" W 17.81'
L2	N 04°17'51" W 22.53'
L3	N 04°17'51" W 22.39'
L4	S 12°38'51" E 18.64'
L5	S 68°41'37" W 68.01'



DEVELOPER
WEST CANYON CREEK ESTATES, LTD.
1951 FORT WORTH HIGHWAY, STE. 105
WEATHERFORD, TEXAS 76066

THE STATE OF TEXAS)
COUNTY OF GRAYSON)

Approved this 10th day of March, 2014,
By the City Planning and Zoning Commission of the City of Sherman, Texas

Chairman: *Don Dick* Secretary: *Scott Shadham*

Accepted by the City Council of the City of Sherman:
Mayor, City of Sherman, Texas: *Charles S. Wacker* Date: 5-14-14

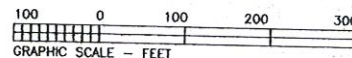
The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final of WEST CANYON CREEK ESTATES, SECTION 2, to the City of Sherman was submitted to the City Council on the 10th day of April, 2014, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in the upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 14th day of May, A.D. 2014.

Shirley A. Bailey
City Clerk, City of Sherman, Texas
FILED FOR RECORD
at 11:05 AM on May 20, 2014
Recorded by the County Clerk's Office
WILMA BLACK-SHEAR BUSH
County Clerk, Grayson County, Texas
By: *James H. Vaden*
Developer

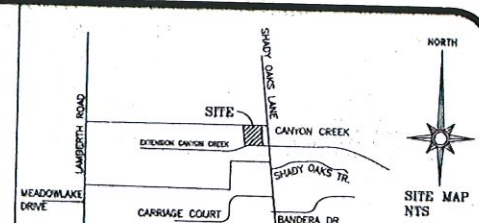
FINAL PLAT

WEST CANYON CREEK ESTATES, SECTION 2
LOTS 1 - 8, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
4.163 ACRES SITUATED IN AND BEING A PORTION
OF THE JAMES H. VADEN SURVEY, ABSTRACT No. 1288
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76066
METRO(817)7291-5700-(817)559-0850
FAX: METRO(817) 341-2833



STATE OF TEXAS)
COUNTY OF GRAYSON)

WHEREAS, WEST CANYON CREEK ESTATES, SECTION 2, Volume 5410, Page 640, being by and through the duly authorized agent, being the sole owner of 4.163 Acres situated in and being a portion of a 111.58 Acres in the JAMES H. VADEN SURVEY, ABSTRACT No. 1288, City of Sherman, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of said 111.58 Acre Tract, said point being called by deed to be N 88°18'51" E, 2097.00 feet from the southwest corner of the Henry Brown Survey, Abstract No. 66, Grayson County, Texas;

THENCE N 88°18'51" E, with the north line of said 111.58 Acre Tract Tract, 350.30 feet to an iron rod found;
THENCE S 04°17'51" E, 490.61 feet to an iron rod found in the south right of way line of Extension Canyon Creek Drive in a non-tangent curve to the left with a radius of 970.00 feet and whose chord bears S 77°42'50" W, 270.87 feet;
THENCE with the south line of said Extension Canyon Creek Drive the following courses and distances:

With said curve to the left through a central angle of 18°02'28" and a distance 271.54 feet to a point;

S 69°41'37" W, 68.91 feet to a point;

THENCE N 29°18'23" W, crossing said Extension Canyon Creek Drive, 60.00 feet to a point in the north line of said Extension Canyon Creek Drive;
THENCE N 64°17'51" W, 606.13 feet to the POINT OF BEGINNING and containing 4.163 acres (181,364 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, WEST CANYON CREEK ESTATES, LTD. acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as WEST CANYON CREEK ESTATES, SECTION 2, LOTS 1 THROUGH 8, BLOCK 1, AN ADDITION IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, being 4.163 Acres situated in and being a portion of the James H. Vaden Survey, Abstract No. 1288, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS my hand at Fort Worth, Tarrant County, Texas this 10th day of May, 2014.

James H. Vaden, President of C.P.
Authorized Agent

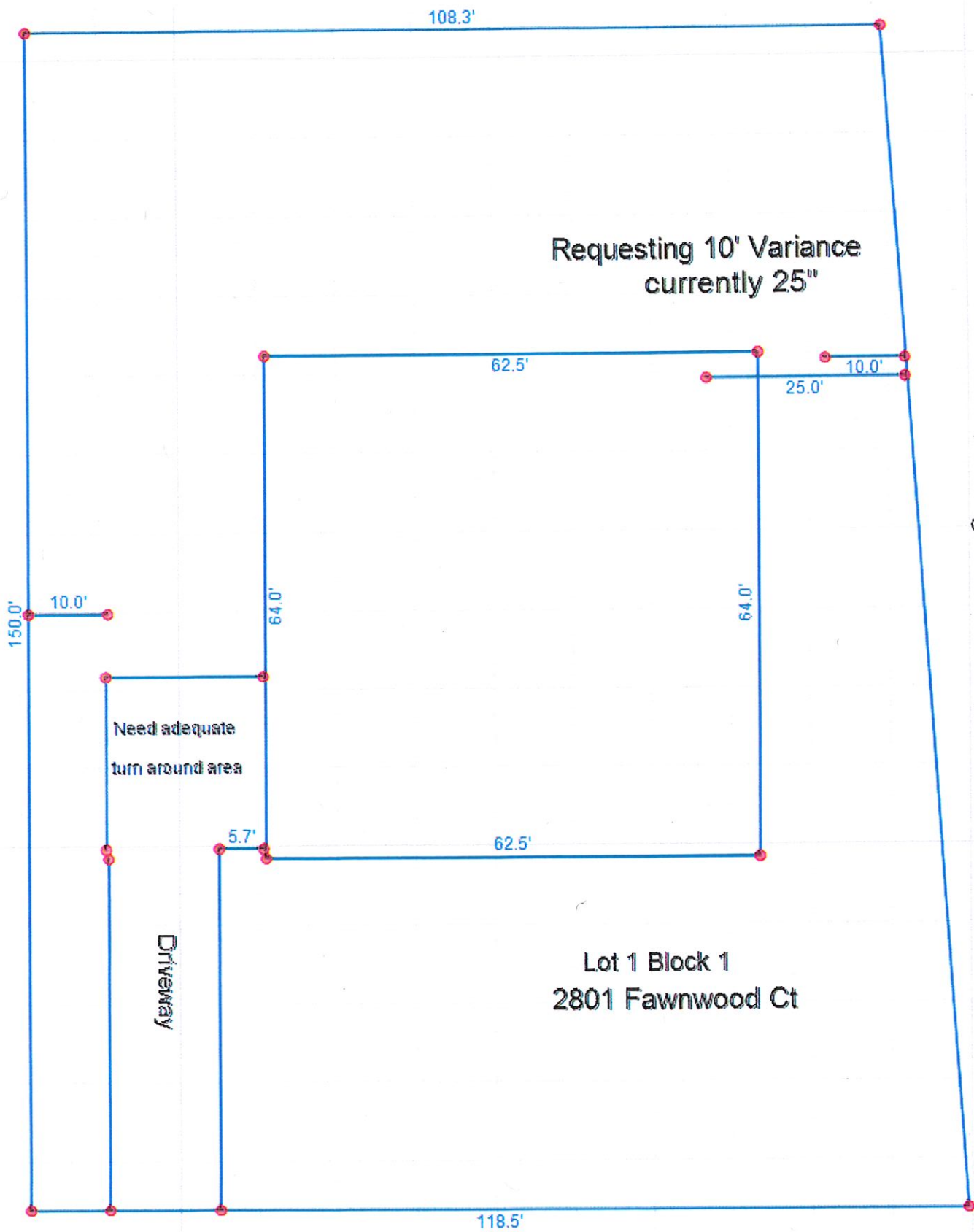
STATE OF TEXAS)
COUNTY OF GRAYSON)

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

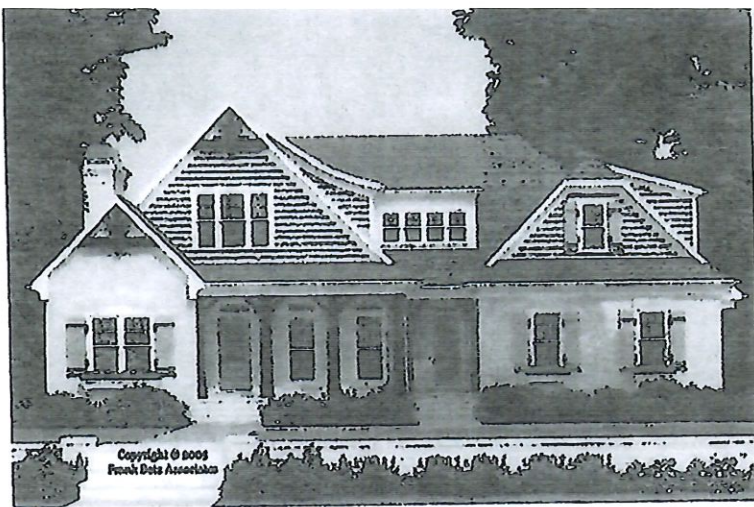
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of May, 2014

Notary Public in and for the State of Texas
November 20th 2019
My Commission Expires On:

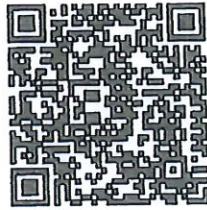




Canyon Creek



2899 sq/ft 4 beds 3 baths 62' 4" wide 64' deep



Yot1

FUTURE
WEST CANYO
VOLUME

S 85°42'09"W 150.00'

8

18868 SF

144.49'

25' BUILDING LINE
L5

C7

L4

50.01'

C2

L1

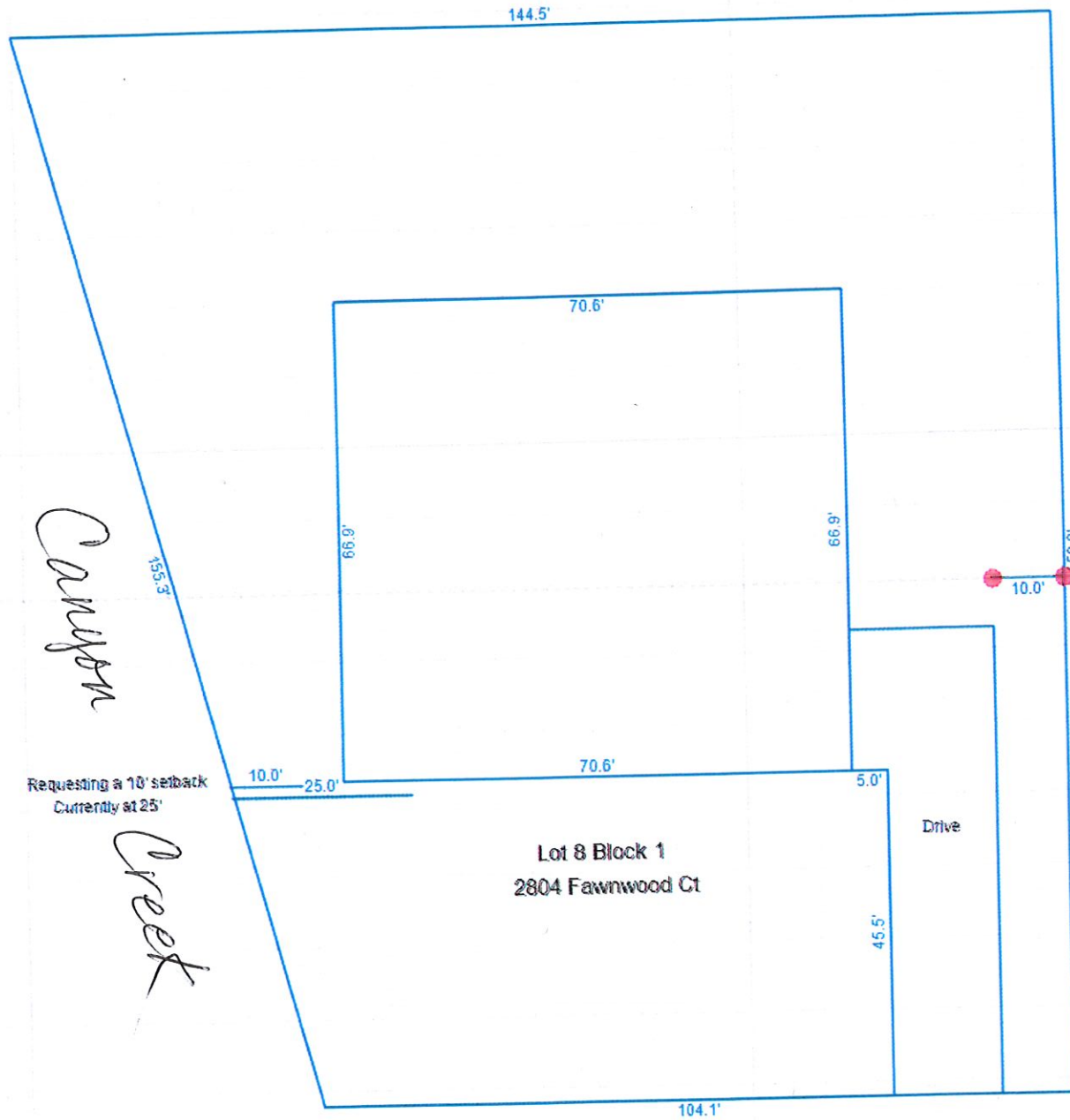
FA

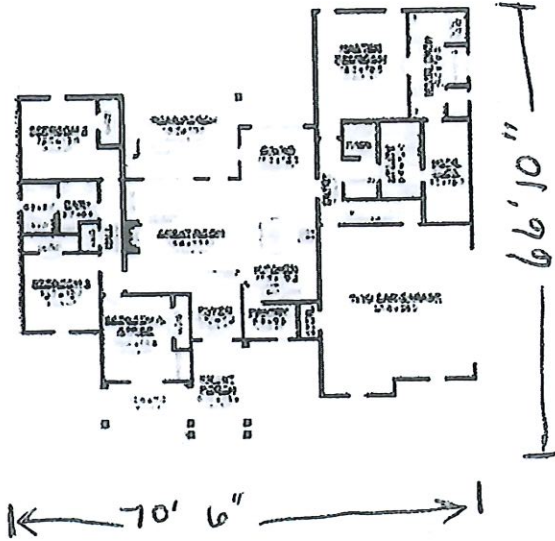
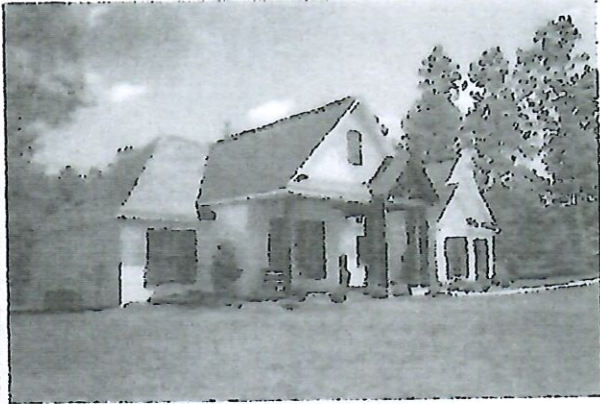
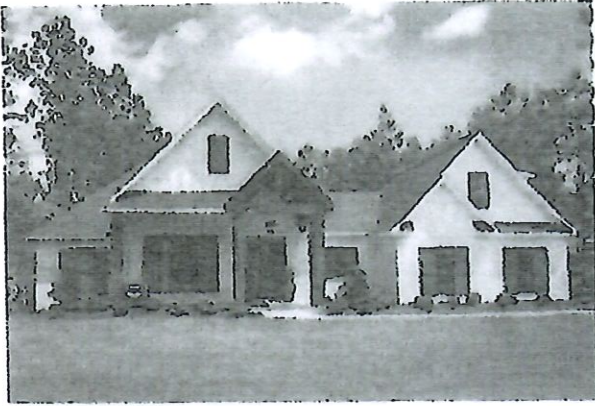
104.07

EXTENSION C8

N 20°18'23"W
60.00'

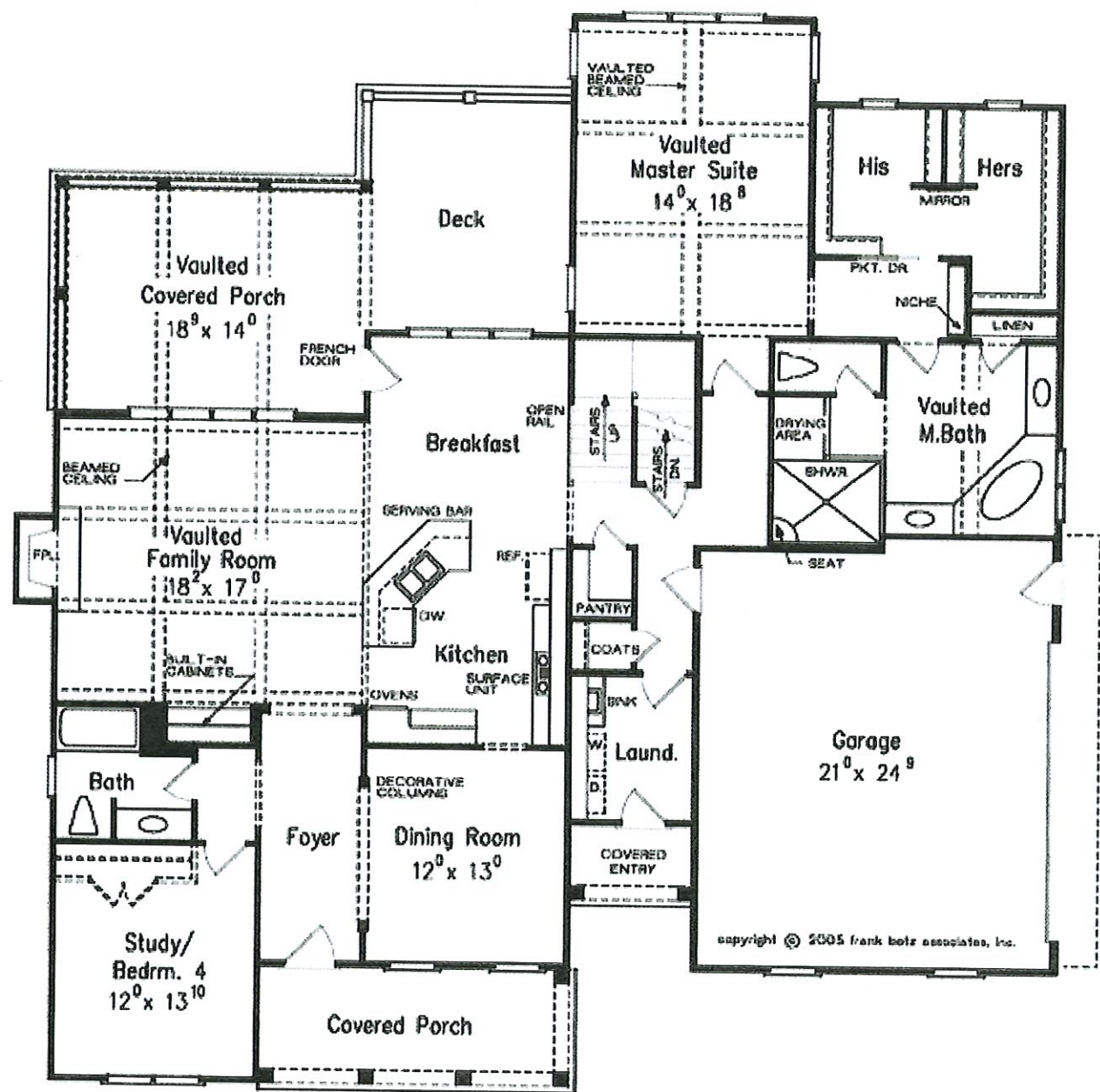
S 69°41'37"W
68.01'



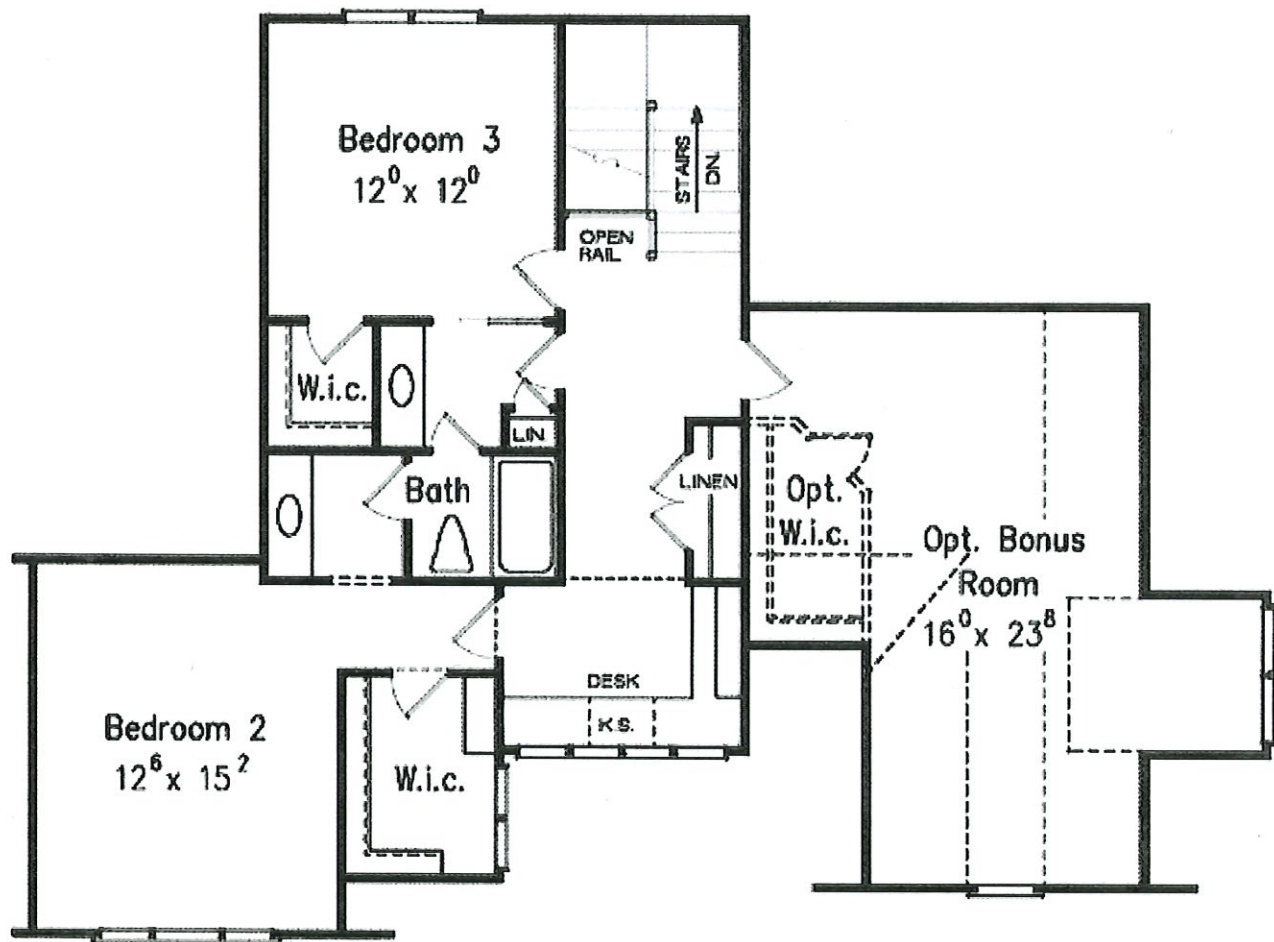


2018

Floor Plan - Main Floor Plan



Floor Plan - Upper Floor Plan



STAFF REVIEW LETTER

October 9, 2019

V-Prop, LLC
PO Box 1171
Sherman, TX 75091

Harlan Land Surveying, Inc.
106 Eureka St.
Weatherford, TX 76086

Lynn & Kim Vessels
PO Box 1171
Sherman, TX 75091

Dear Applicants,

The request for a variance to allow a 10' side yard setback in lieu of the required 10% of the lot width and the platted 25' building line in an R-1 (One Family Residential) District for the property located at 2801 and 2804 Fawnwood Court has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. All parking shall be on private property and shall not encroach into the right-of-way.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

222 WEST HOUSTON STREET

The request of Laurel Acres, LTD (Owners) and Hal Hinton (Applicant) concerning the property located at 222 West Houston Street, being part of Lot 10, Block 4, OTP Sherman, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a cigar lounge in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 222 West Houston Street between Crockett and Rusk Streets. The property is zoned a C-1 (Retail Business) District and located in the Central Business District. The applicant operates Fellas Barber Shop at 222 West Houston Street and he would like to open a cigar lounge in the rear of the building.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Laurel Acres, LTD (Owners)

Hal Hinton (Applicant)

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:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

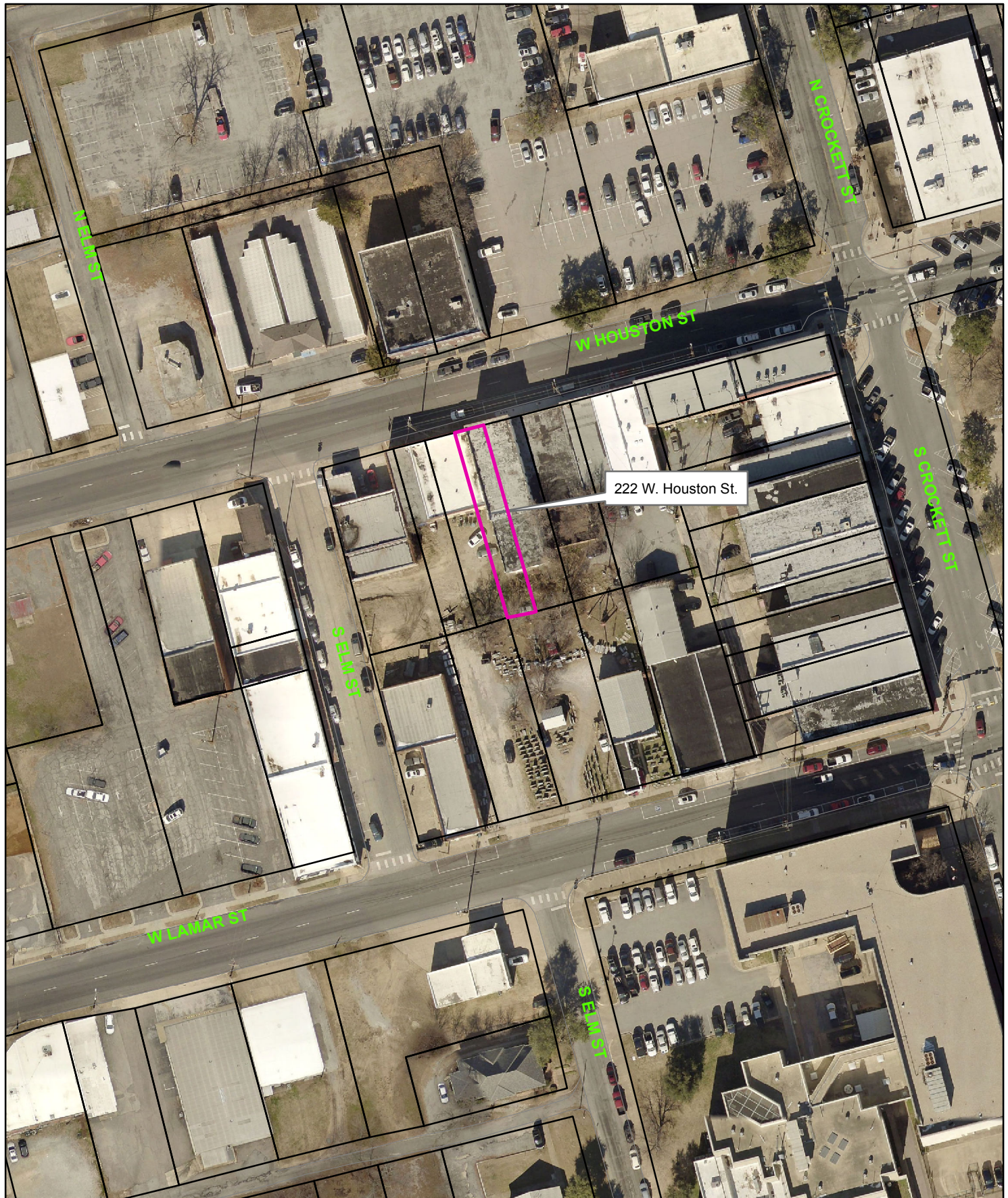
Narrative

Site Plan

Elevations

Interior

Staff Review Letter



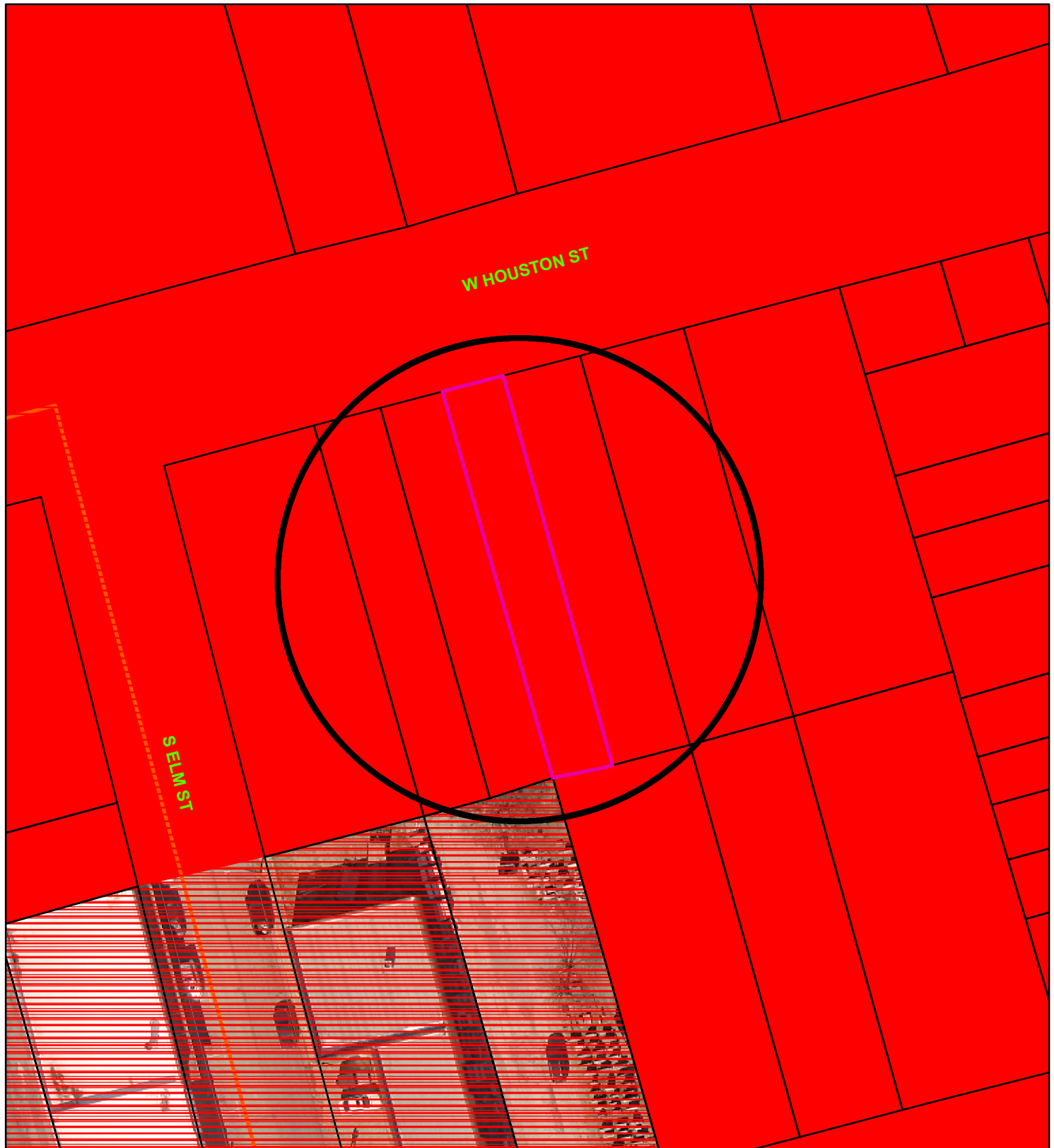
222 W. Houston Street



NOT TO SCALE

1 in = 100 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 222 West Houston Street

Legend

Special Districts Overlay

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 50 ft



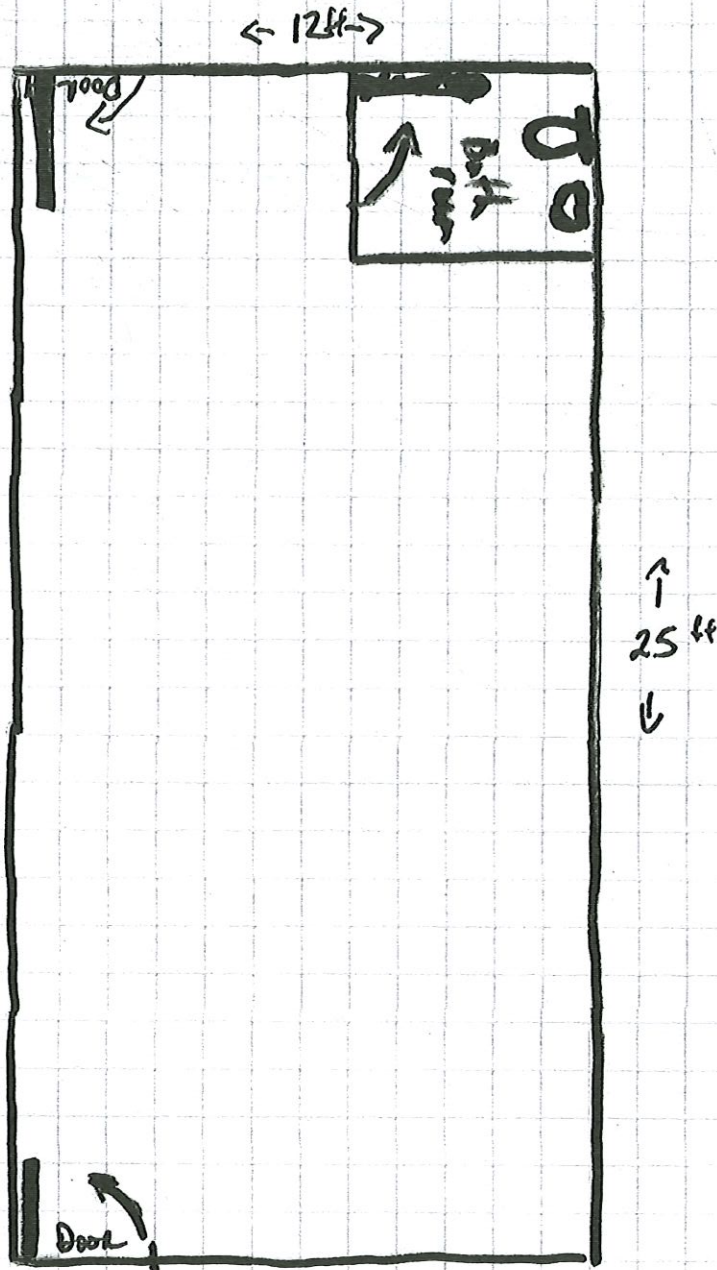
City of Sherman, Texas
Developmental Services Department

222 West Houston Street



THE DESIGN AND INTENTION OF
SMOKE REPUBLIC

- 1. A CIGAR LOUNGE GEARED TO THE CIGAR AFICIONADO.**
- 2. A PLACE TO GARNER CONVERSATION AND EXCHANGE IDEAS.**
- 3. A 3RD PLACE FOR THE THOSE WHO ENJOY A GREAT CIGAR AND WANT TO LEARN MORE ABOUT THEM.**

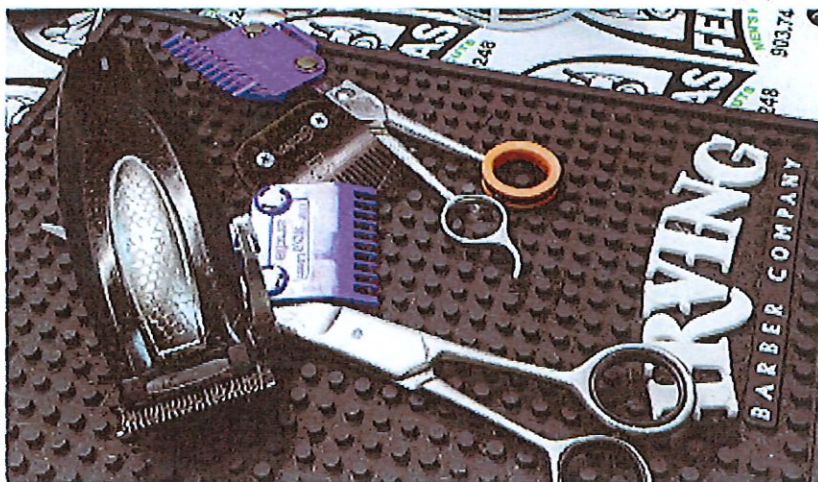


12 X 25
300 sqft

Back room of 222 W Houston St Sherman Texas



Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft



Fellas Men's Hair

4.9 ★ ★ ★ ★ ★ (58)

Barber shop



Directions



Save



Nearby



Send to your
phone



Share

SEE SCHEDULE



222 W Houston St, Sherman, TX 75090



J9PQ+9C Sherman, Texas

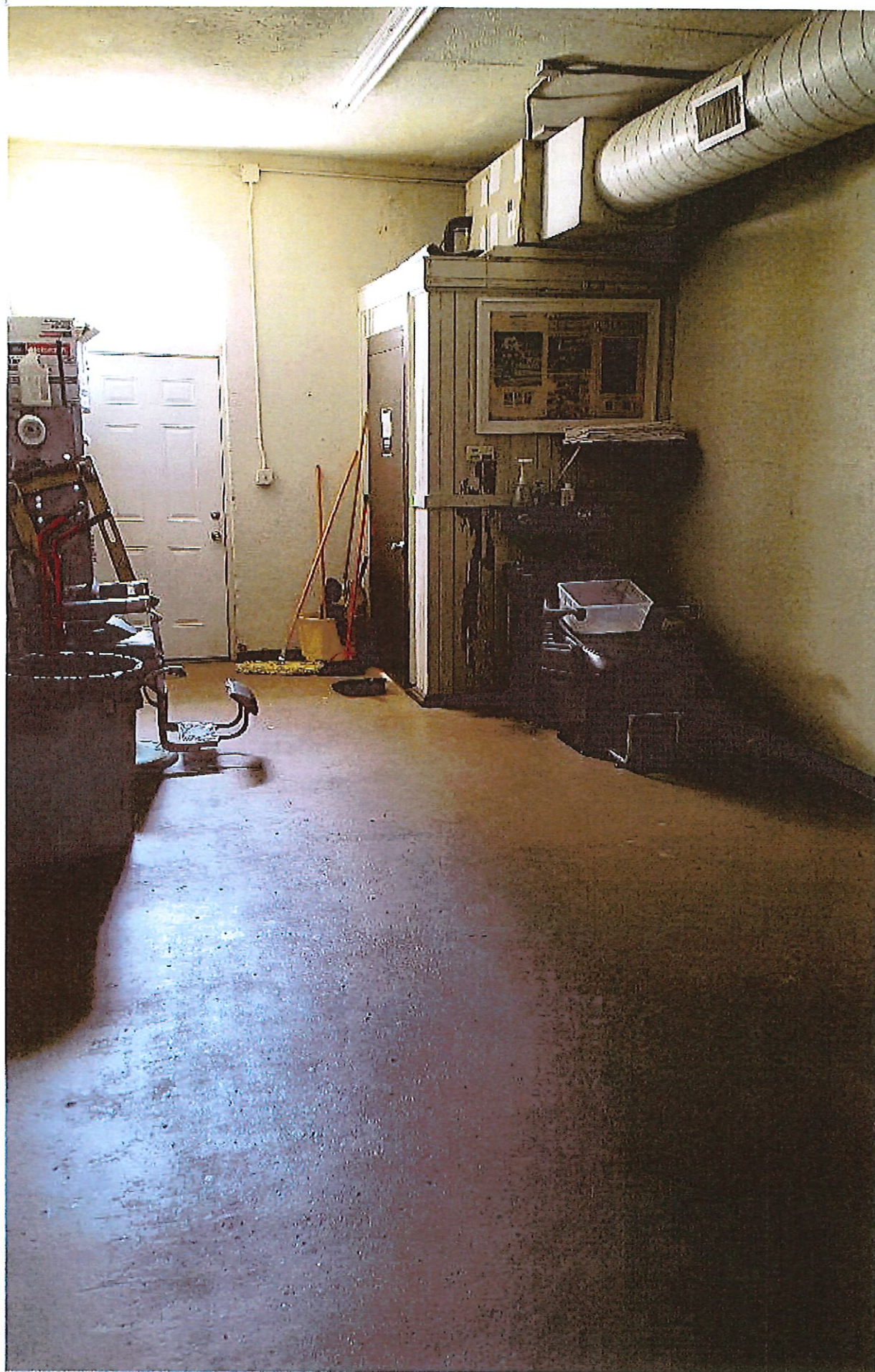












STAFF REVIEW LETTER

October 10, 2019 - **AMENDED**

Laurel Acres, LTD
225 N. Crockett
Sherman, TX 75090

Hal Hinton
222 W. Houston St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a cigar lounge in a C-1 (Retail Business) District/Central Business District for the property located at 222 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District and the Central Business District must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2413 NORTH HICKORY STREET

The request of Jose Menjivar (Owner) and James Green (General Contractor) concerning the property located at 2413 North Hickory Street, being Lot 2, Block 1, Menjivar's 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 a duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 2413 North Hickory Street between Lamberth Road and Pelton Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a 2,197 square foot, four bedroom (two per unit) duplex at this location. Four parking spaces will be provided (two per unit)

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Jose Menjivar (Owner)

James Green (General Contractor)

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:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

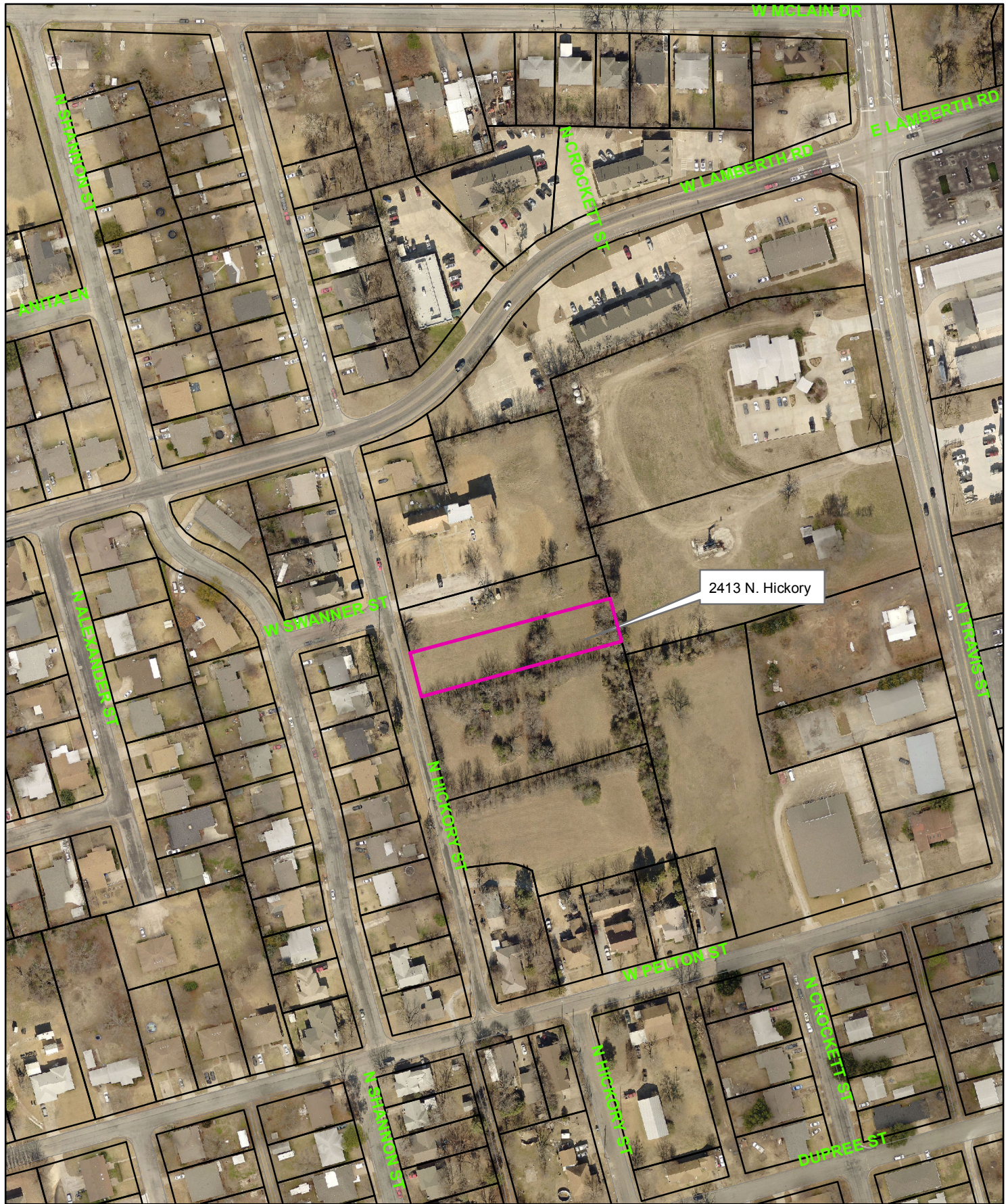
Zoning Sign Photo

Plat - Menjivar's Addition

Site Plan

Elevations

Staff Review Letter

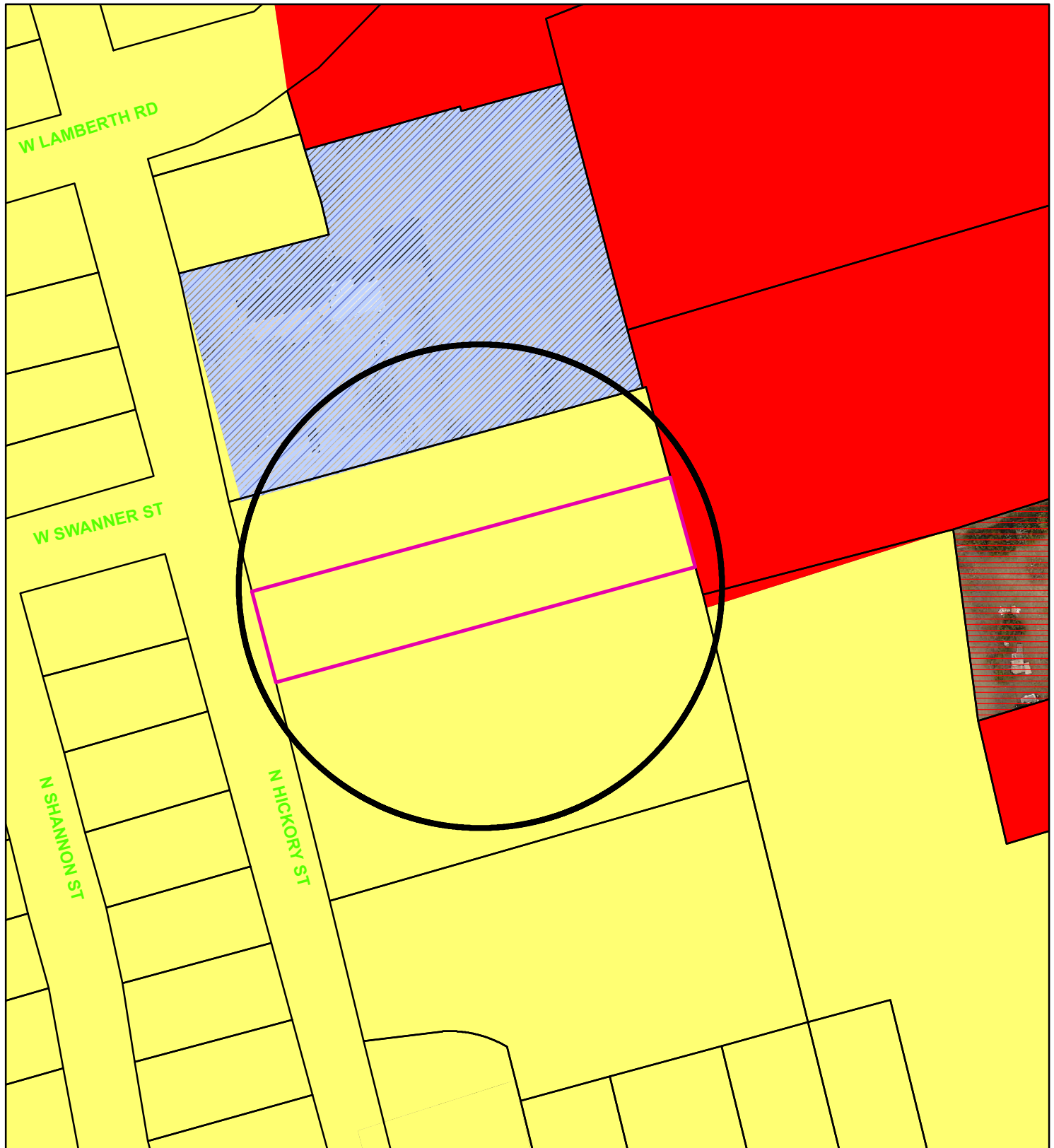


2413 North Hickory Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2413 North Hickory Street

Legend

Special Districts Overlay

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 100 ft

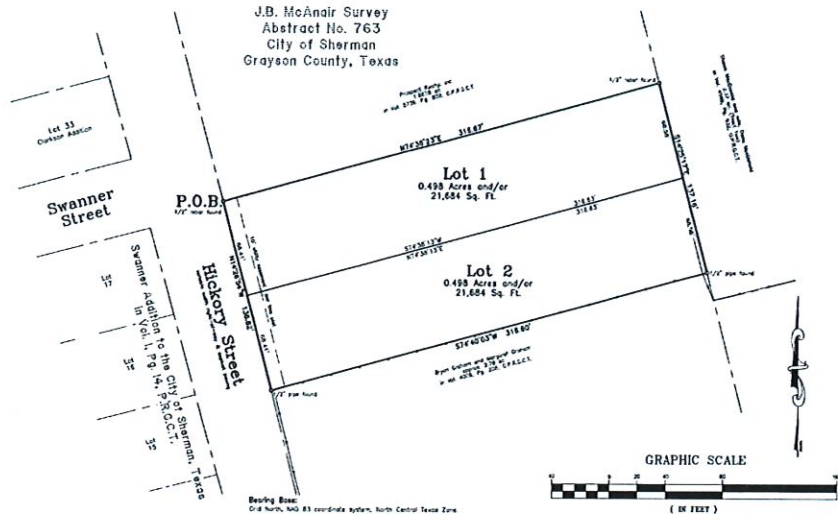


City of Sherman, Texas
Developmental Services Department

2413 North Hickory Street



J.B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas



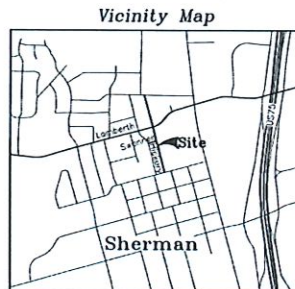
Menjivar's Addition to the City of Sherman, Texas 0.996 acres in the J. B. McAnair Survey Abstract No. 763

General Notes:

- Water supply to be provided by the City of Sherman.
- Sewer service to be provided by the City of Sherman.
- Electrical service to be provided by Onyx Electric Delivery Services.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the footway is prohibited.
- Any existing cracks 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.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- The property shown on the plot herein lies within a Zone "X" (areas determined to be suitable 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 42181C0250 F, Revised Date: September 28, 2010.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Filed for Record
in the Official Records of:
Grayson County Clerk
On: 6/15/2019 10:31:58 AM
in the PLAT Records
MENJIVAR'S ADDITION
Doc Number: 2019-12
Number of Pages: 2
Amount: \$5.00
Order#: 20190618000058
Pg. 1A

Job No. CGS440319
Owner:
Jose Antonio Menjivar
P.O. Box 272
Sherman, Texas 75091



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (933) 463-6191 Fax: (933) 463-4268
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10058100

29013

C:\Land Projects\2019\Menjivar-Addition-Hickory-St-Sherman\Map\Menjivar-Add.dwg 3/14/2019 11:08:32 AM CDT

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J. B. McAnair Survey, Abstract No. 763, being all of the 1.00 acre tract of land conveyed by General Warranty Deed from Barton Capital, LTD. to Jose Antonio Menjivar, on March 4, 2018, and recorded in Grayson County Clerk's Document No. (2018) 4577, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at 1/2 inch rebar found in the East line of Hickory Street, at the Northwest corner of said Menjivar 1.00 ac., and at the Southwest corner of the Prospect Realty, Inc., 1.6878 ac. in Vol. 5739, Pg. 809, O.P.G.C.T., and in G.C.C. Document No. 2016-169;

THENCE North 74 deg. 36 min. 23 sec. East, with the South line of said Prospect Realty 1.6878 ac., a distance of 316.67 ft. to a 1/2 inch rebar found in the West line of the Shann McDonald and wife, Dona McDonald 2.37 ac. (Tract Two) in Vol. 4569, Pg. 932, O.P.G.C.T., and in G.C.C. Document No. 2008-00025548, at the Southeast corner of said Prospect Realty 1.6878 ac., and at the Northeast corner of said Menjivar 1.00 ac.;

THENCE South 14 deg. 25 min. 17 sec. East, with said West line of the MacDonald 2.37 ac., a distance of 137.16 ft. to a 1/2 inch pipe found at the Southeast corner of said Menjivar 1.00 ac., and at the Northeast corner of the Bryan Graham and Margaret Graham (approximate) 2.79 ac. in Vol. 4009, Pg. 206, O.P.G.C.T., and in G.C.C. Document No. 2008-00004237;

THENCE South 74 deg. 40 min. 03 sec. West, with the North line of said Graham 2.79 ac., and with the general course of a wire fence and treerow, a distance of 316.80 ft. to a 1/2 inch pipe found in the East line of Hickory Street, at the Northwest corner of said Graham 2.79 ac., and at the Southwest corner of said Menjivar 1.00 ac.;

THENCE North 14 deg. 28 min. 54 sec. West, with the East line of Hickory Street, a distance of 136.82 ft. to the PLACE OF BEGINNING and containing 0.996 ACRES of land.

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

Kate A. Wagner, R. P. L. S. No. 6578 Date: 5-7-19



I, Jose Antonio Menjivar, owner of Menjivar's Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown herein to the public use forever.

Jose A. Menjivar
Jose Antonio Menjivar

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Jose Antonio Menjivar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 8 day of May, 2019.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN BROAD HORIZON



This, the final plot of Menjivar's Addition, to the City of Sherman, Texas, is hereby approved this 16th day of April, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman: Notary

This, the final plot of Menjivar's Addition, to the City of Sherman, Texas, is hereby approved this 16th day of May, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plot of Menjivar's Addition, to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 16th day of May, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, of Sherman and set forth in and upon said plot; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 17th DAY OF June, 2019, BY Linda Ashley, CITY CLERK, CITY OF SHERMAN, TEXAS



Filed for Record
in the Official Records of:
Grayson County Clerk
On: 6/15/2019 10:31:58 AM
in the PLAT Records
MENJIVAR'S ADDITION
Doc Number: 2019-12
Number of Pages: 2
Amount: \$5.00
Order#: 20190618000058
Pg. 1A

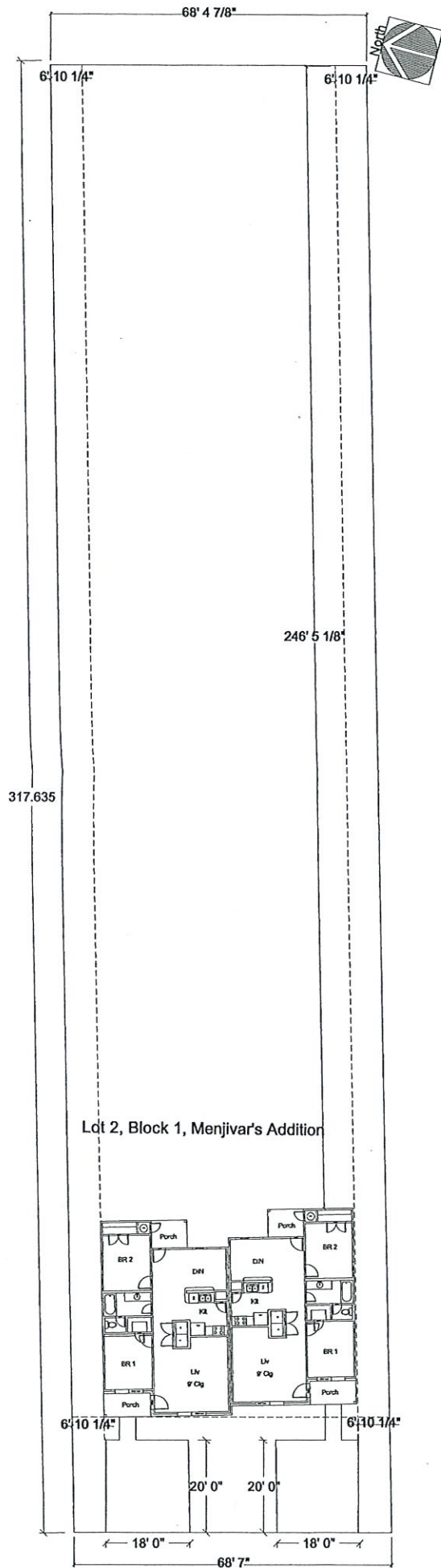


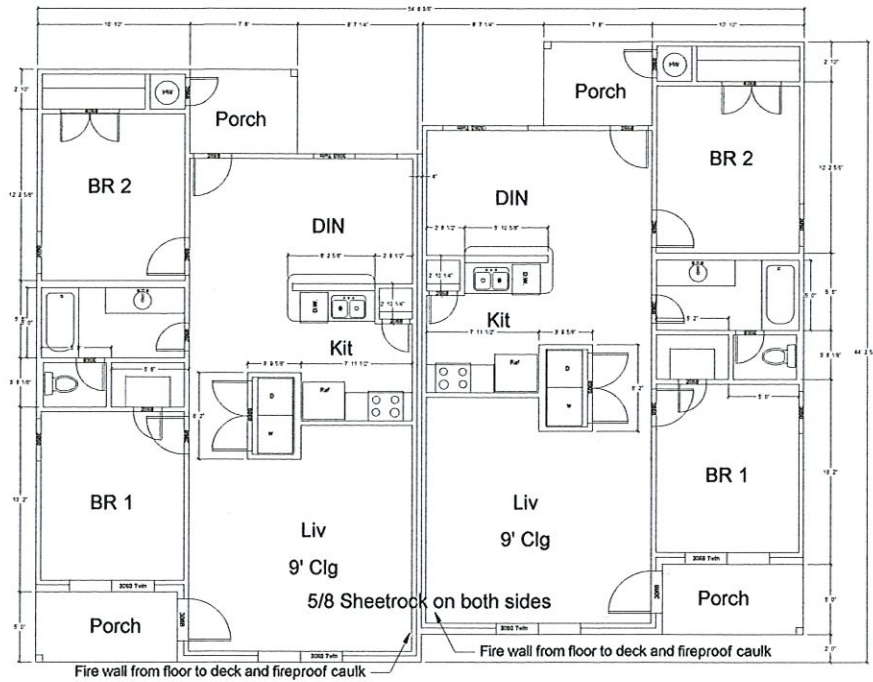
Menjivar's Addition to the City of Sherman, Texas

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (933) 463-6191 Fax: (933) 463-4268
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10058100

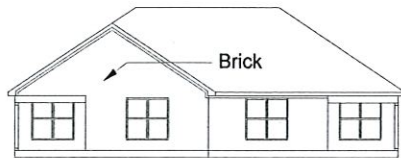
C:\Land Projects\2019\Menjivar-Addition-Hickory-St-Sherman\Map\Menjivar-Add.dwg 3/14/2019 11:08:32 AM CDT

E-9-370





Framing Scale 1/4"=1'



Front Elev Scale 1/8"=1'



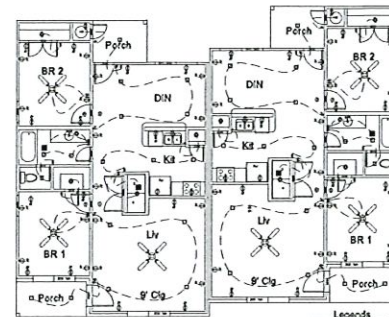
Rear Elev Scale 1/8"=1'



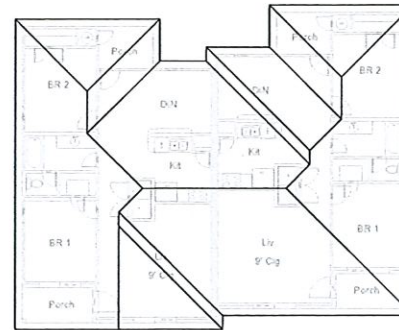
Right Elev Scale 1/8"=1'



Left Elev Scale 1/8"=1'



Electrical Scale 1/8"=1'



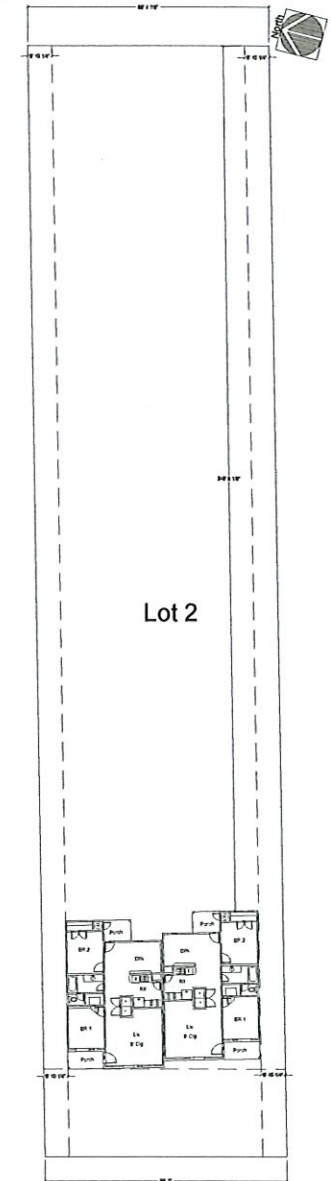
Roof Scale 1/8"=1'

Plans for José Menjivar
2413 N. Hickory Street
Sherman, TX 75092

Living	2005 sq ft
Porches	192 sq ft
Total	2197sq ft



James E. Green
PO Box 12
Denison, TX 75021
903.814.7207



Scale 1/16"=1'
Lot 2, Block 1, Menjivar's Addition

STAFF REVIEW LETTER

October 9, 2019

Jose Menjivar
3421 Preston Club Drive
Sherman, TX 75092

James Green
PO Box 12
Denison, TX 75021

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property located at 2413 North Hickory Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City standards and a permit is required from City of Sherman Engineering Department.
8. Sanitary Sewer main must be extended to serve the development.
9. Sewer may not be available. Coordinate with Engineering Department.
10. Water Pro-Rata will be due upon development.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2417 NORTH HICKORY STREET

The request of Jose Menjivar (Owner) and James Green (General Contractor) concerning the property located at 2417 North Hickory Street, being Lot 1, Block 1, Menjivar's 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 a duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 2417 North Hickory Street between Lamberth Road and Pelton Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a 2,197 square foot, four bedroom (two per unit) duplex at this location. Four parking spaces will be provided (two per unit).

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Jose Menjivar (Owner)

James Green (General Contractor)

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:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

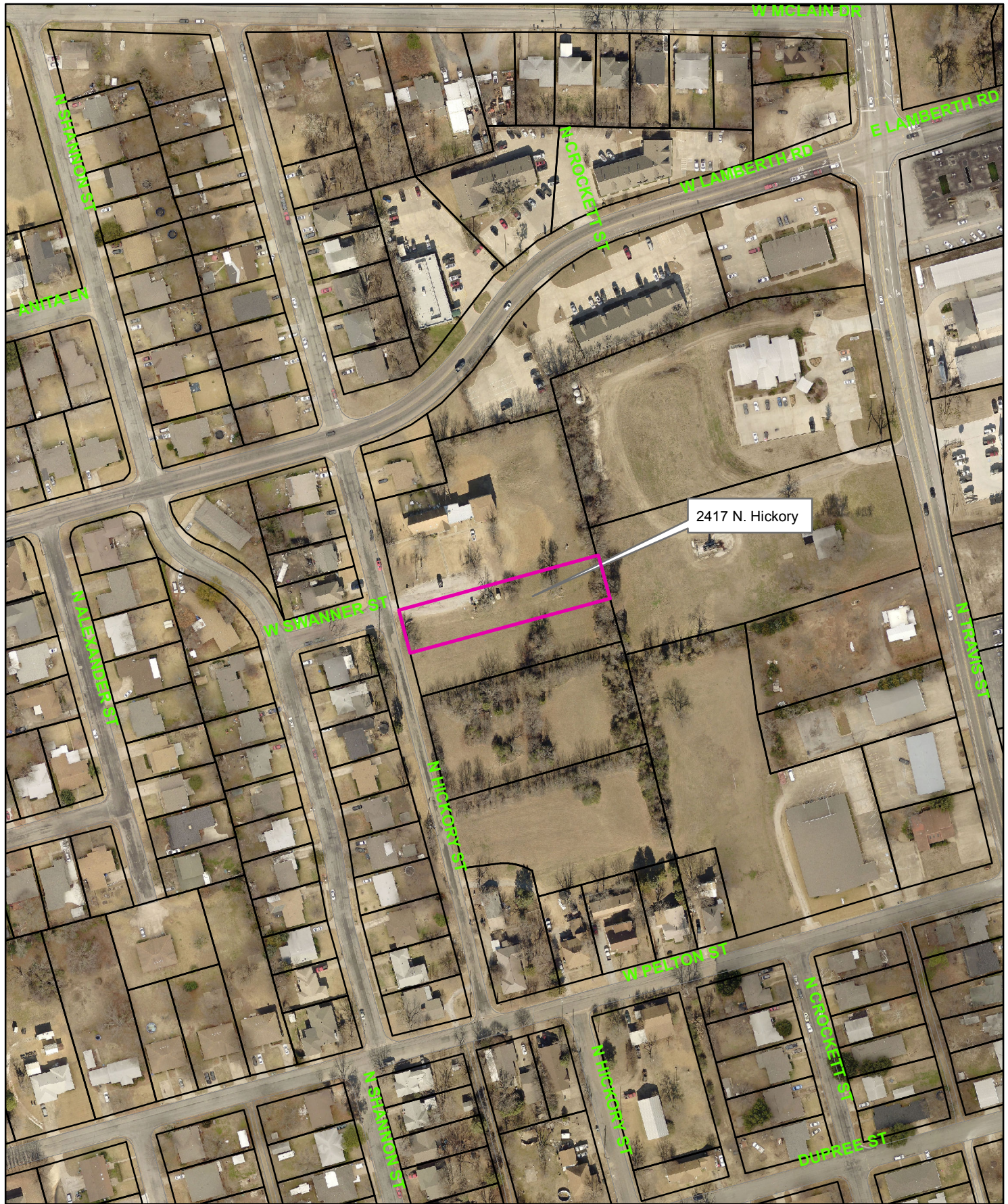
Zoning Sign Photo

Plat - Menjivar's Addition

Site Plan

Elevations

Staff Review Letter

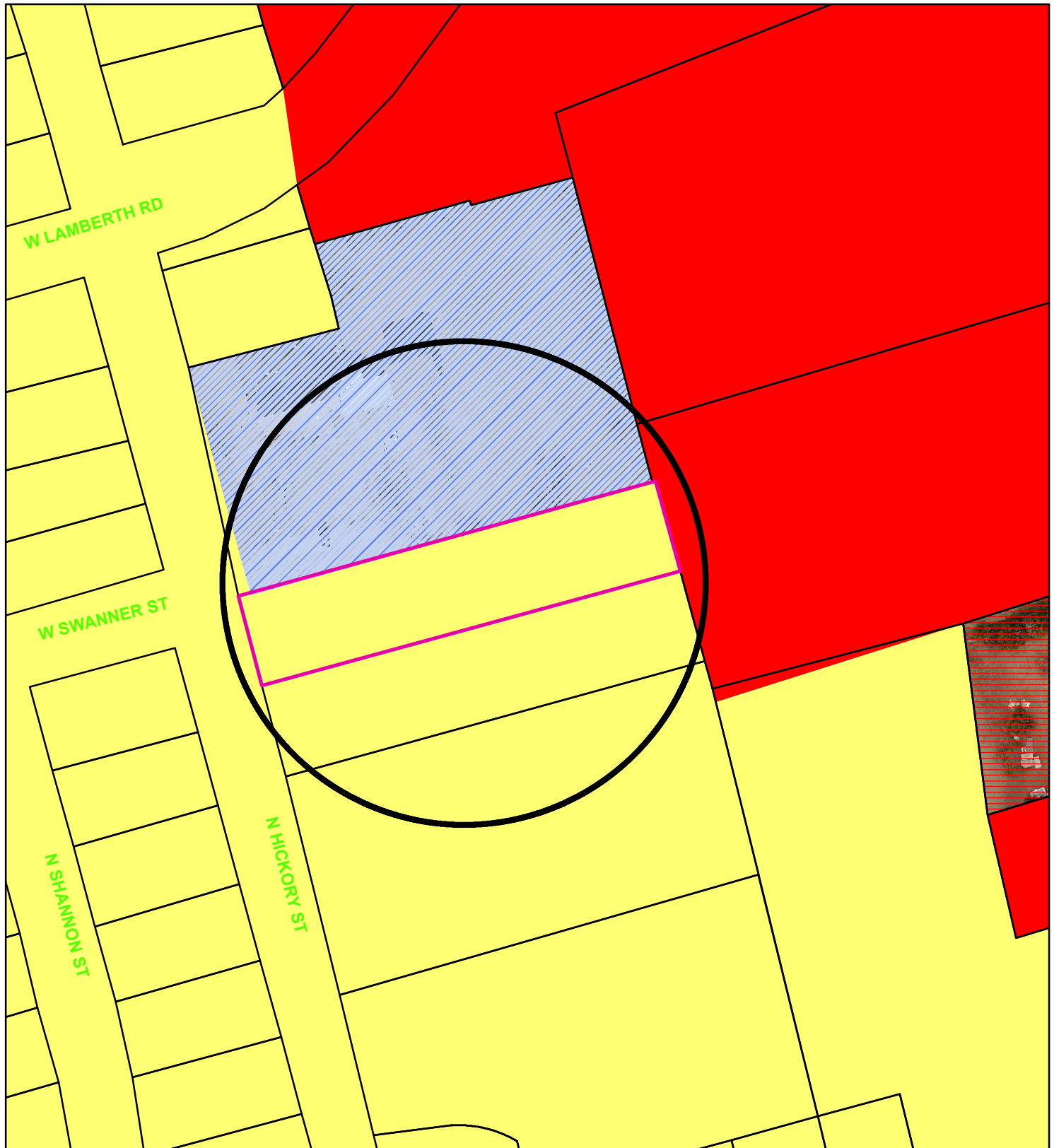


2417 North Hickory Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2417 North Hickory 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



City of Sherman, Texas
Developmental Services Department



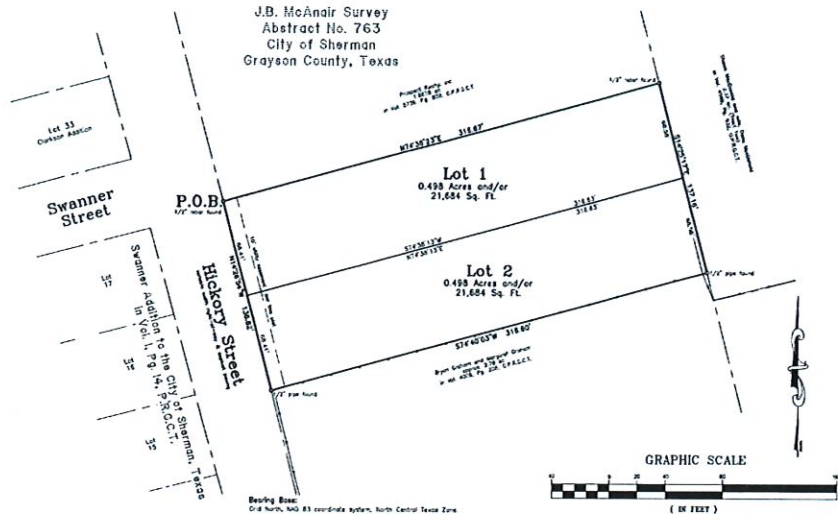
NOT TO SCALE

1 in = 100 ft

2417 North Hickory Street



J.B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas



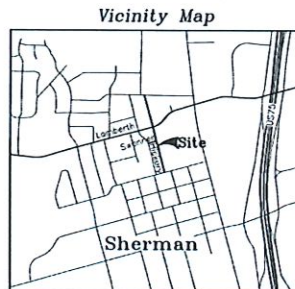
Menjivar's Addition to the City of Sherman, Texas 0.996 acres in the J. B. McAnair Survey Abstract No. 763

General Notes:

- Water supply to be provided by the City of Sherman.
- Sewer service to be provided by the City of Sherman.
- Electrical service to be provided by Onyx Electric Delivery Services.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the footway is prohibited.
- Any existing cracks 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.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- The property shown on the plot herein lies within a Zone "X" (area determined to be suitable 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 42181C0250 F, Revised Date: September 28, 2010.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and holders must comply with all other state and federal regulations regarding developments of this type.

Filed for Record
in the Official Records of:
Grayson County Clerk
On: 6/15/2019 10:31:58 AM
in the PLAT Records
MENJIVAR'S ADDITION
Doc Number: 2019-12
Number of Pages: 2
Amount: \$5.00
Order#: 20190618000058
Pg. 1A

Job No. CGS440319
Owner:
Jose Antonio Menjivar
P.O. Box 272
Sherman, Texas 75091



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 463-6191 Fax: (803) 463-4268
Email: helveywagner@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10058100

29013

C:\Land Projects\2019\Menjivar-Addition-Hickory-St-Sherman\Map\Menjivar-Add.dwg 3/14/2019 11:08:32 AM CDT

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J. B. McAnair Survey, Abstract No. 763, being all of the 1.00 acre tract of land conveyed by General Warranty Deed from Barton Capital, LTD. to Jose Antonio Menjivar, on March 4, 2018, and recorded in Grayson County Clerk's Document No. (2018) 4577, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at $\frac{1}{2}$ inch rebar found in the East line of Hickory Street, at the Northwest corner of said Menjivar 1.00 ac., and at the Southwest corner of the Prospect Realty, Inc., 1.6878 ac. in Vol. 5739, Pg. 809, O.P.G.C.T., and in G.C.C. Document No. 2016-169;

THENCE North 74 deg. 36 min. 23 sec. East, with the South line of said Prospect Realty 1.6878 ac., a distance of 316.67 ft. to a $\frac{1}{2}$ inch rebar found in the West line of the Shann McDonald and wife, Dona McDonald 2.37 ac. (Tract Two) in Vol. 4569, Pg. 932, O.P.G.C.T., and in G.C.C. Document No. 2008-00025548, at the Southeast corner of said Prospect Realty 1.6878 ac., and at the Northeast corner of said Menjivar 1.00 ac.;

THENCE South 14 deg. 25 min. 17 sec. East, with said West line of the MacDonald 2.37 ac., a distance of 137.16 ft. to a $\frac{1}{2}$ inch pipe found at the Southeast corner of said Menjivar 1.00 ac., and at the Northeast corner of the Bryan Graham and Margaret Graham (approximate) 2.79 ac. in Vol. 4009, Pg. 206, O.P.G.C.T., and in G.C.C. Document No. 2008-00004237;

THENCE South 74 deg. 40 min. 03 sec. West, with the North line of said Graham 2.79 ac., and with the general course of a wire fence and treerow, a distance of 316.80 ft. to a $\frac{1}{2}$ inch pipe found in the East line of Hickory Street, at the Northeast corner of said Graham 2.79 ac., and at the Southwest corner of said Menjivar 1.00 ac.;

THENCE North 14 deg. 28 min. 54 sec. West, with the East line of Hickory Street, a distance of 136.82 ft. to the PLACE OF BEGINNING and containing 0.996 ACRES of land.

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

Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578 Date: 5-9-19



I, Jose Antonio Menjivar, owner of Menjivar's Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Jose A. Menjivar
Jose Antonio Menjivar

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Jose Antonio Menjivar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 9 day of May, 2019.

Shirley M. Wadsworth
Notary Public, Grayson County, Texas



Sherman
CLASSIC TOWN BROAD HORIZON

This, the final plot of Menjivar's Addition, to the City of Sherman, Texas, is hereby approved this 16th day of April, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Mark Shadden
Chairman

This, the final plot of Menjivar's Addition, to the City of Sherman, Texas, is hereby approved this 16th day of May, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: *Mayor* MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plot of Menjivar's Addition, to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 16th day of May, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, of Sherman and set forth in and upon said plot; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 17th DAY OF June, 2019, BY *Linda Ashley* CITY CLERK, CITY OF SHERMAN, TEXAS



Filed for Record
in the Official Records of:
Grayson County Clerk
On: 6/15/2019 10:31:58 AM
in the PLAT Records
MENJIVAR'S ADDITION
Doc Number: 2019-12
Number of Pages: 2
Amount: \$5.00
Order#: 20190618000058
Pg. 1A

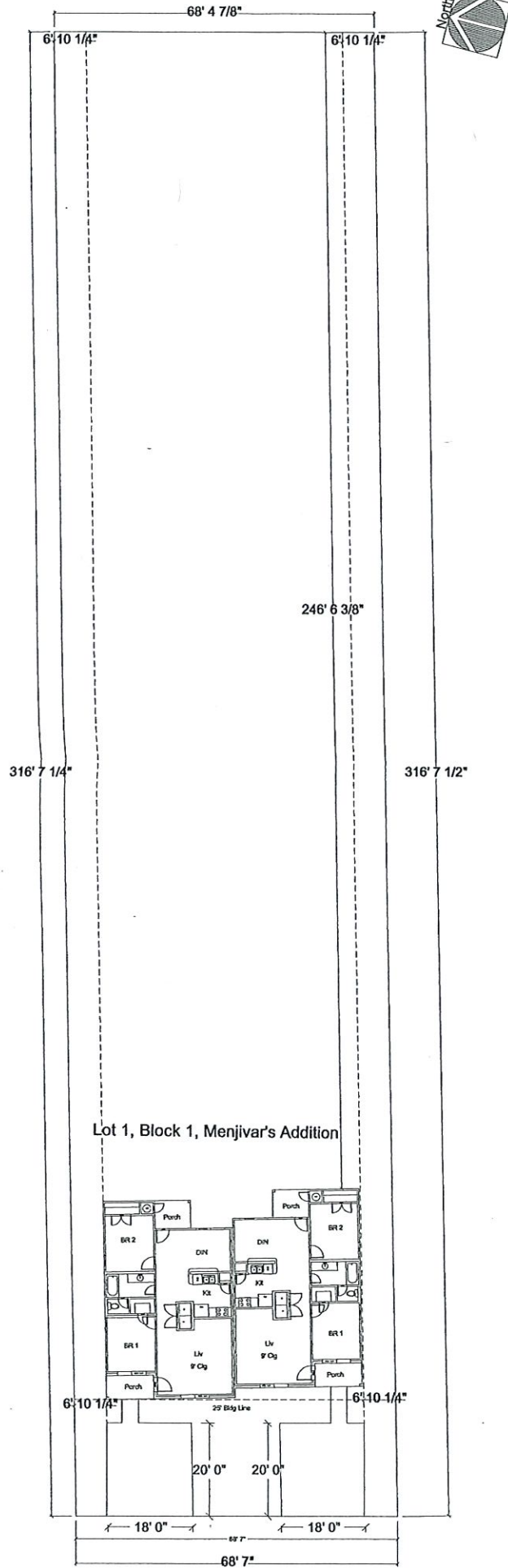


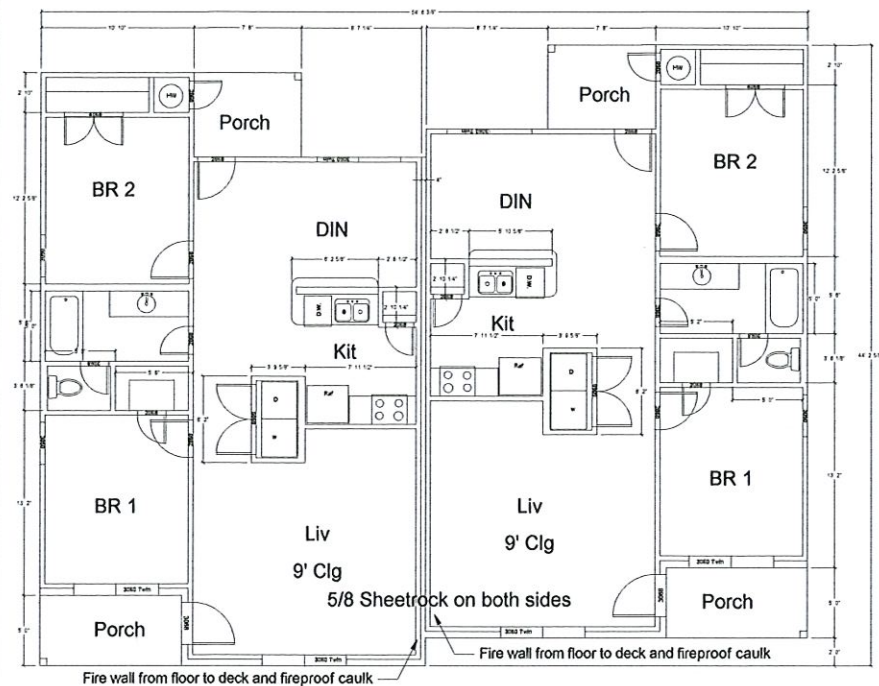
Menjivar's Addition to the City of Sherman, Texas

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 463-6191 Fax: (803) 463-4268
Email: helveywagner@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10058100

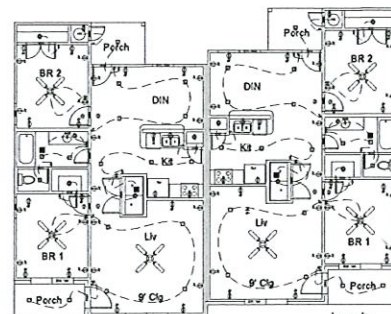
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E-9-370

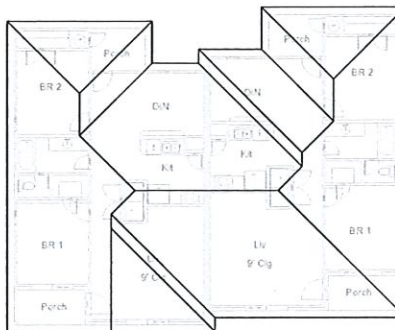




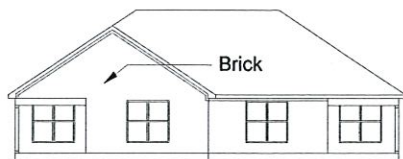
Framing Scale 1/4"=1'



Electrical Scale 1/8"=1'



Roof Scale 1/8"=1'



Front Elev Scale 1/8"=1'



Rear Elev Scale 1/8"=1'



Right Elev Scale 1/8"=1'



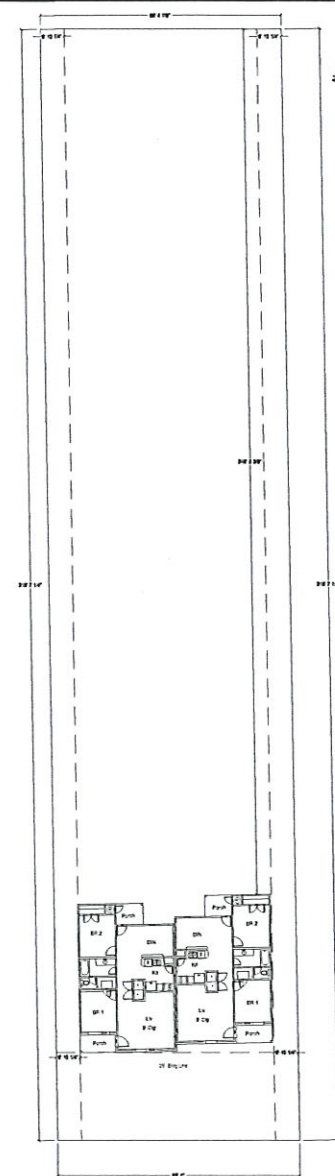
Left Elev Scale 1/8"=1'

Plans for José Menjivar
2417 N. Hickory Street
Sherman, TX 75092

Living 2005 sq ft
Porches 192 sq ft
Total 2197sq ft



James E. Green
PO Box 12
Denison, TX 75021
903.814.7207



Scale 1/16"=1'
Lot 1, Block 1, Menjivar's Addition

STAFF REVIEW LETTER

October 9, 2019

Jose Menjivar
3421 Preston Club Drive
Sherman, TX 75092

James Green
PO Box 12
Denison, TX 75021

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a duplex in an R-1 (One Family Residential) District for the property located at 2417 North Hickory Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City standards and a permit is required from City of Sherman Engineering Department.
8. Sanitary Sewer main must be extended to serve the development.
9. Sewer may not be available. Coordinate with Engineering Department.
10. Water Pro-Rata will be due upon development.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5011 NORTH U.S. HIGHWAY 75

The request of Go Properties 7, LLC (Owners), Rodney Owens (Representative), Cedar Hollow Rehabilitation Center (Tenant) and DFD Architects, Inc. (Architect) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown & Ricketts Survey, Abstract No. 1553, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.8, Subsection (5)(1) to allow a 11' front setback for a 64 square foot monument sign in lieu of the required 40' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 5011 North U.S. Highway 75, the northeast corner of U.S. Highway 75 and Fallon Drive. It is currently zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. A zone change from an R-1 (One Family Residential) District to a C-1 (Retail Business) District and a Specific Use Permit to allow a skilled nursing facility was approved in 2016.

Cedar Hollow Rehabilitation Center, a skilled nursing facility is currently under construction at this location and the owner would like to erect a sixty-four square foot monument sign, 11' from the front property line.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Go Properties 7, LLC (Owners)
Rodney Owens (Representative)
Cedar Hollow Rehabilitation Center (Tenant)
DFD Architects, Inc. (Architects)

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:

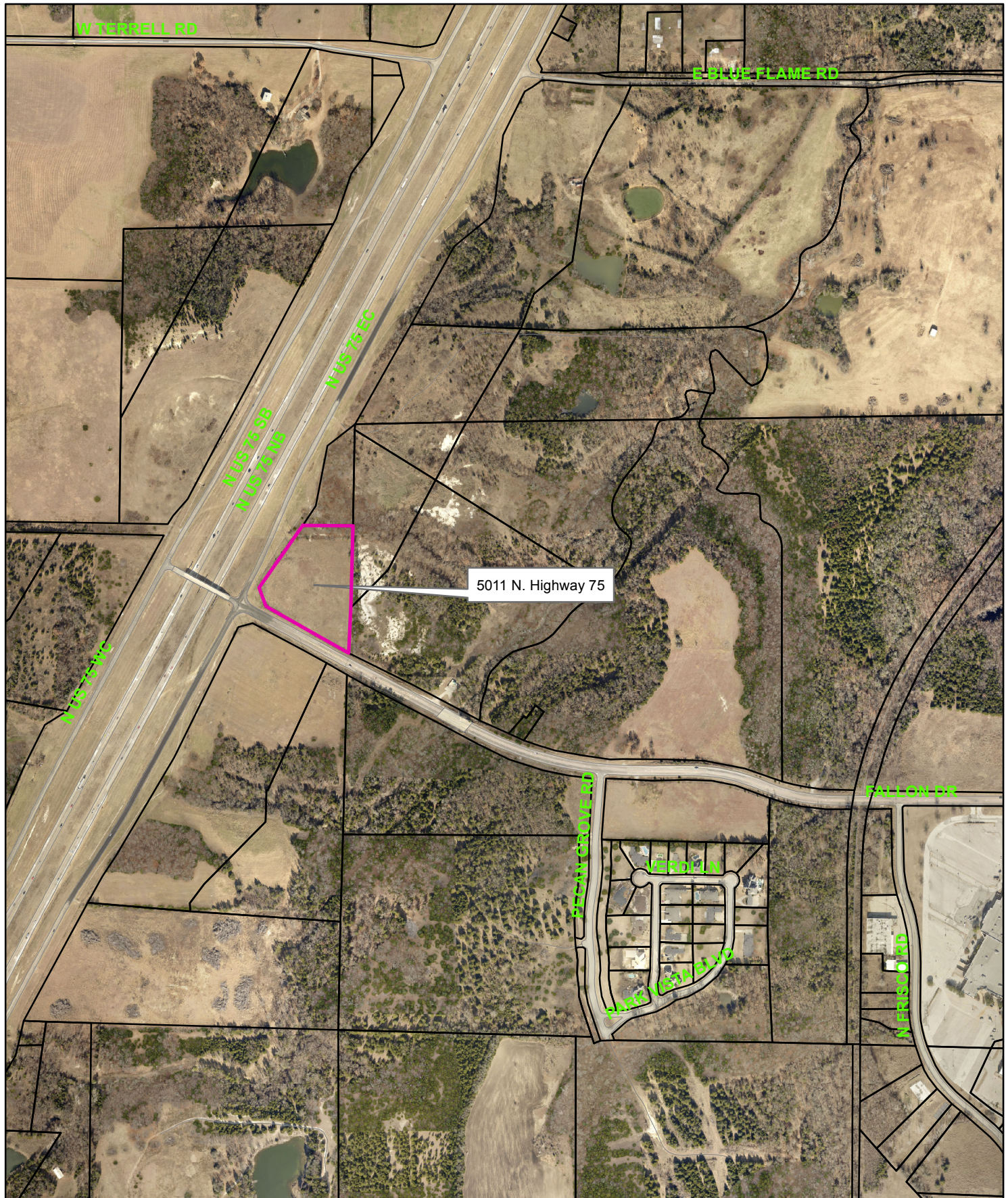
2

Objections Received:

0

Attachments

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



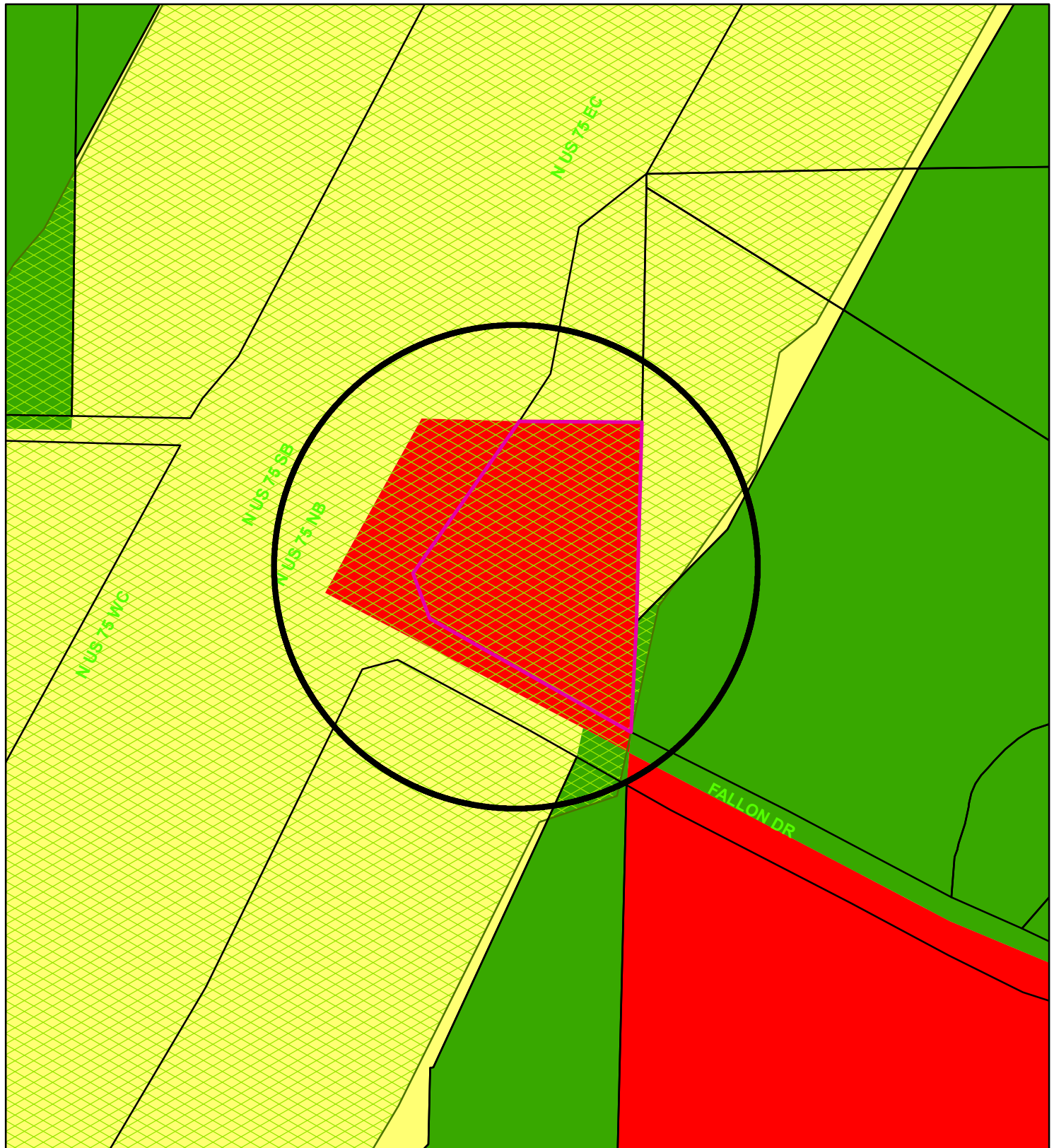
5011 North Highway 75



NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 5011 North U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

5011 North U.S. Highway 75



- REVISIONS:
- 1 MOVED GENERATOR
JULY 16, 2018
 - 2 REMOVED STEPS AND WALK
JULY 19, 2018
 - 3 ADD WALL PACKS
DECEMBER 18, 2018
 - 4 LOCATION OF MON. SIGN
SEPTEMBER 25, 2019



DFD ARCHITECTS INC.
305 WEST WILLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DFDARCH.COM

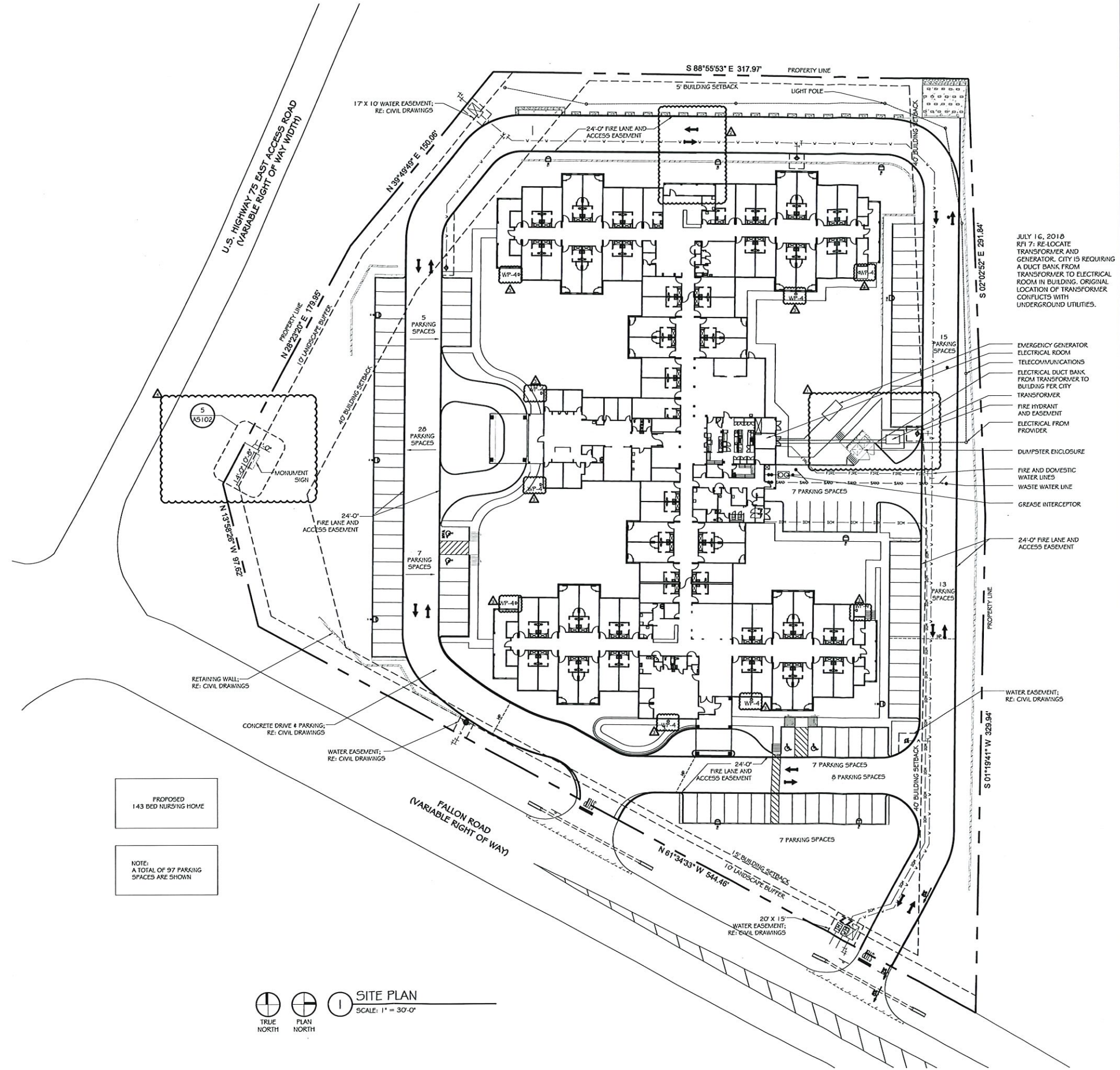
**SHERMAN
SKILLED
NURSING
FACILITY**

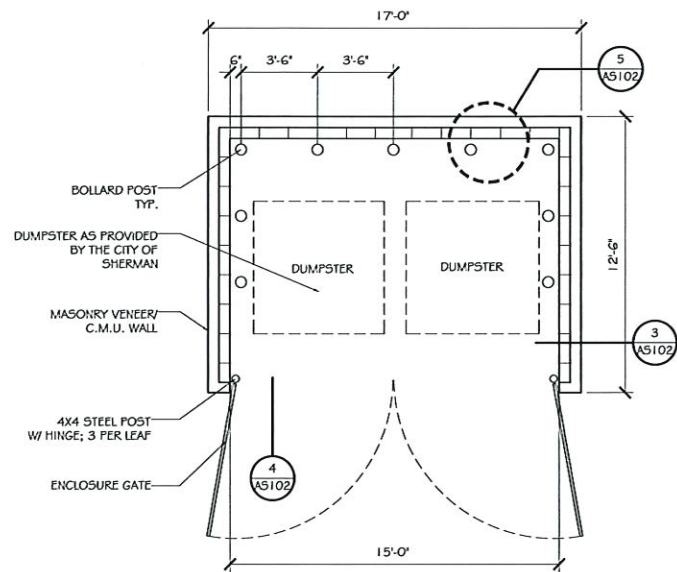
PROJECT LOCATION:
FALLON RD &
HIGHWAY 75
SHERMAN, TEXAS

OWNER:
PARAMOUNT HEALTHCARE
403 ALEXANDRIA CIRCLE
SOUTHLAKE, TX, 76092

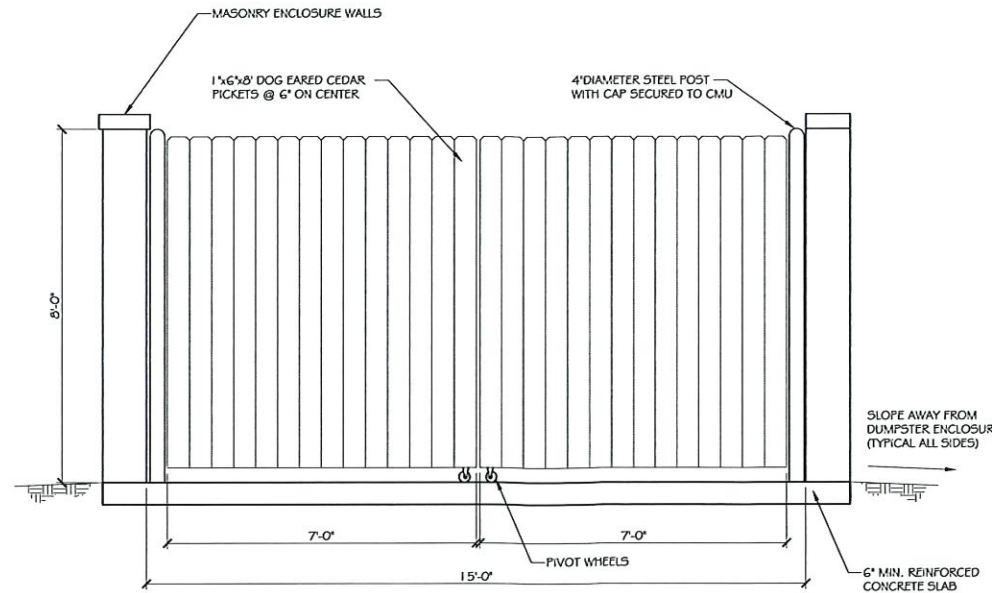
ARCHITECTURAL
SITE PLAN

AS101

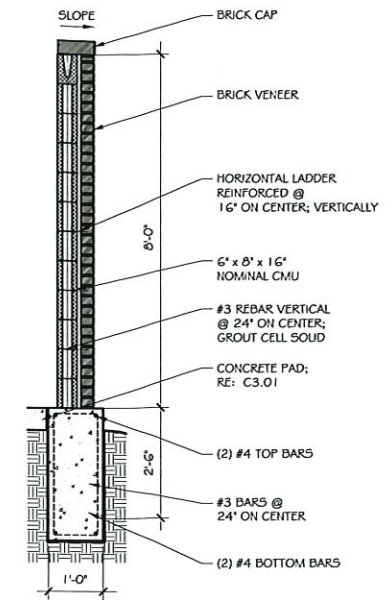




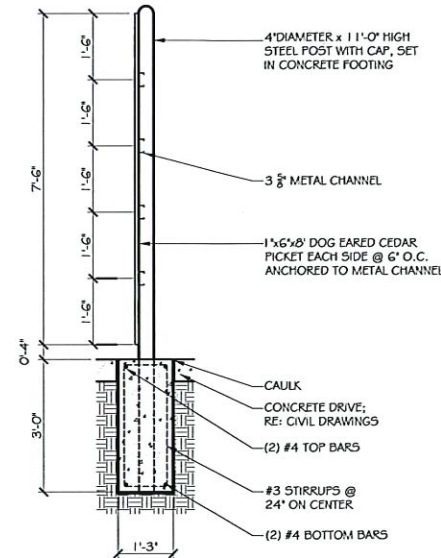
1 ENLARGED PLAN;
DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



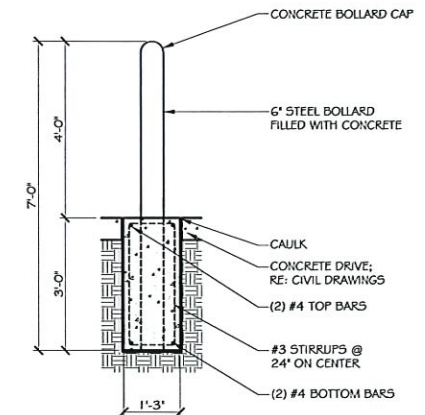
2 DUMPSTER ENCLOSURE GATE
SCALE: 1/4" = 1'-0"



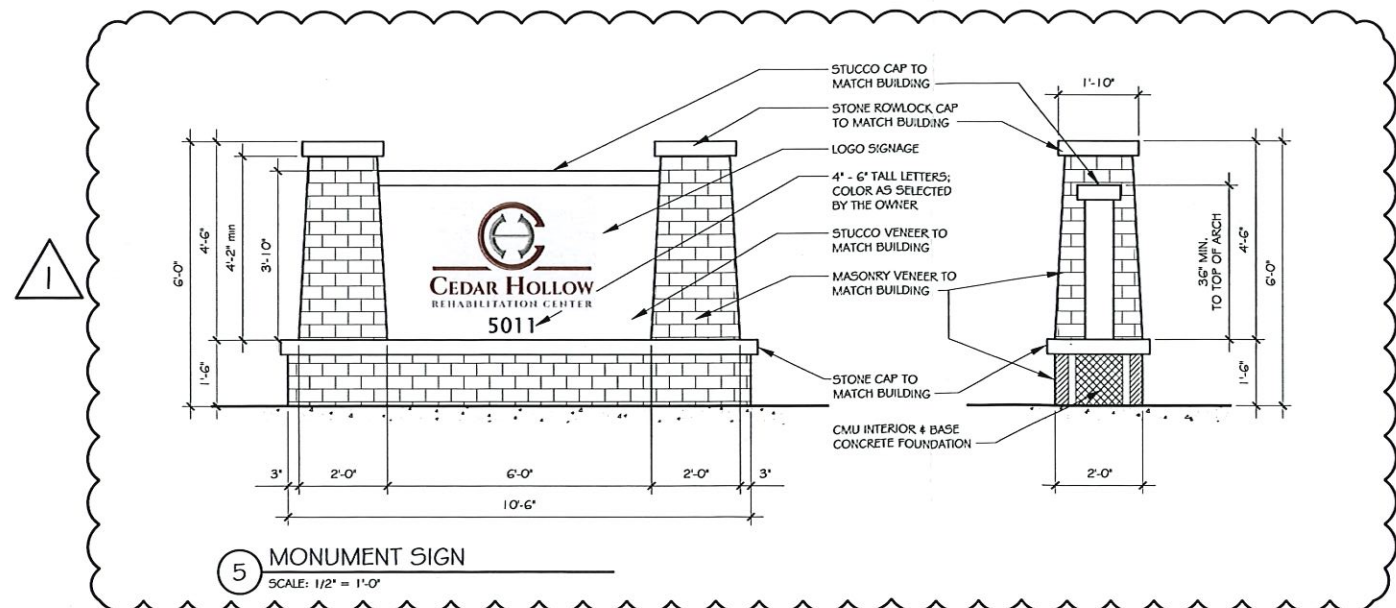
3 DUMPSTER ENCLOSURE/
SCREENING WALL
SCALE: 1/2" = 1'-0"



4 BOLLARD POST
SCALE: 1/2" = 1'-0"



5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



6 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

FIRST ISSUED ON:
JUNE 1, 2017



SEPTEMBER 25, 2019

REVISIONS:

MONUMENT SIGN
SEPTEMBER 25, 2019



DFD ARCHITECTS INC
305 WEST WILLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DFDARCH.COM

SHERMAN
SKILLED
NURSING
FACILITY

PROJECT LOCATION:
FALLON RD &
HIGHWAY 75
SHERMAN, TEXAS

OWNER:
PARAMOUNT HEALTHCARE

403 ALEXANDRIA CIRCLE
SOUTH LAKE, TX, 76092

SITE PLAN
DETAILS

AS102

STAFF REVIEW LETTER

October 9, 2019

Go Properties 7, LLC
Rodney Owens
5305 Miramar Ln.
Colleyville, TX 76034

DFD Architects, Inc.
305 W. Willis St., Ste. 101
Leander, TX 78641

Dear Applicants,

The request for a variance to allow a 11' front setback for a 64 square foot monument sign in lieu of the required 40' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 5011 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District and the sign ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
4. No off premise advertising is allowed.
5. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
7. All lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
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. Platting of the property is required.

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

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

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

Respectfully,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

225 WEST KING STREET

The request of Scott & Faith Weaver (Owners) and Matt Ritchey, Texoma Roofing & Construction (Representative) concerning the property located at 225 West King Street, being 0.23 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 1' side setback for a 680 square foot detached garage/carport in lieu of the required 5' in an R-2 (Multi-family Residential) District.

Background:

The property is located at 225 West King Street; the northeast corner of King and Elm Streets. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to construct a 20' x 34' detached garage/carport at this location.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Scott & Faith Weaver (Owners)

Matt Ritchey, Texoma Roofing & Construction (Representative)

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:

20

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Elevations

Staff Review Letter

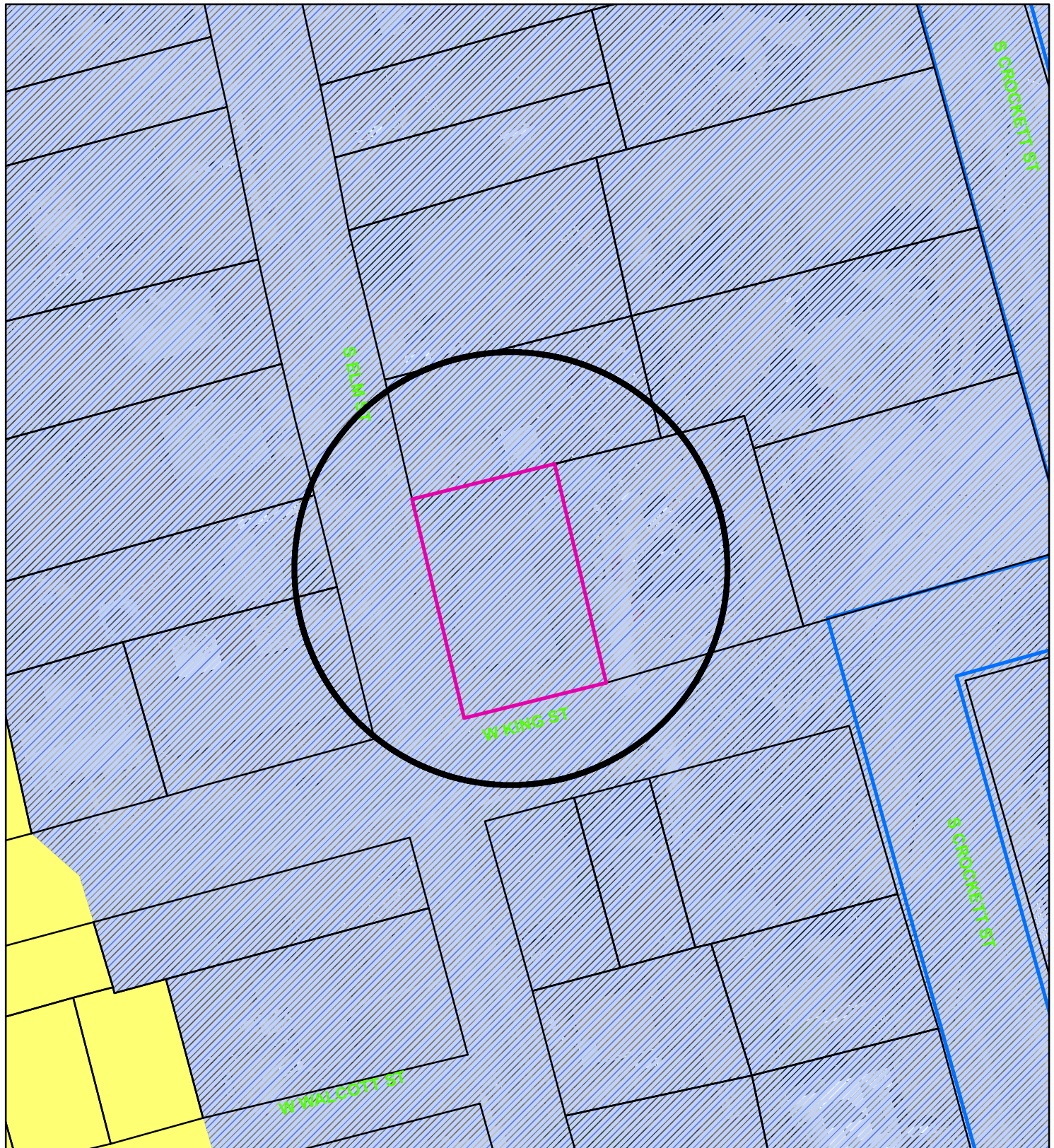


225 West King Street



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 225 West King Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



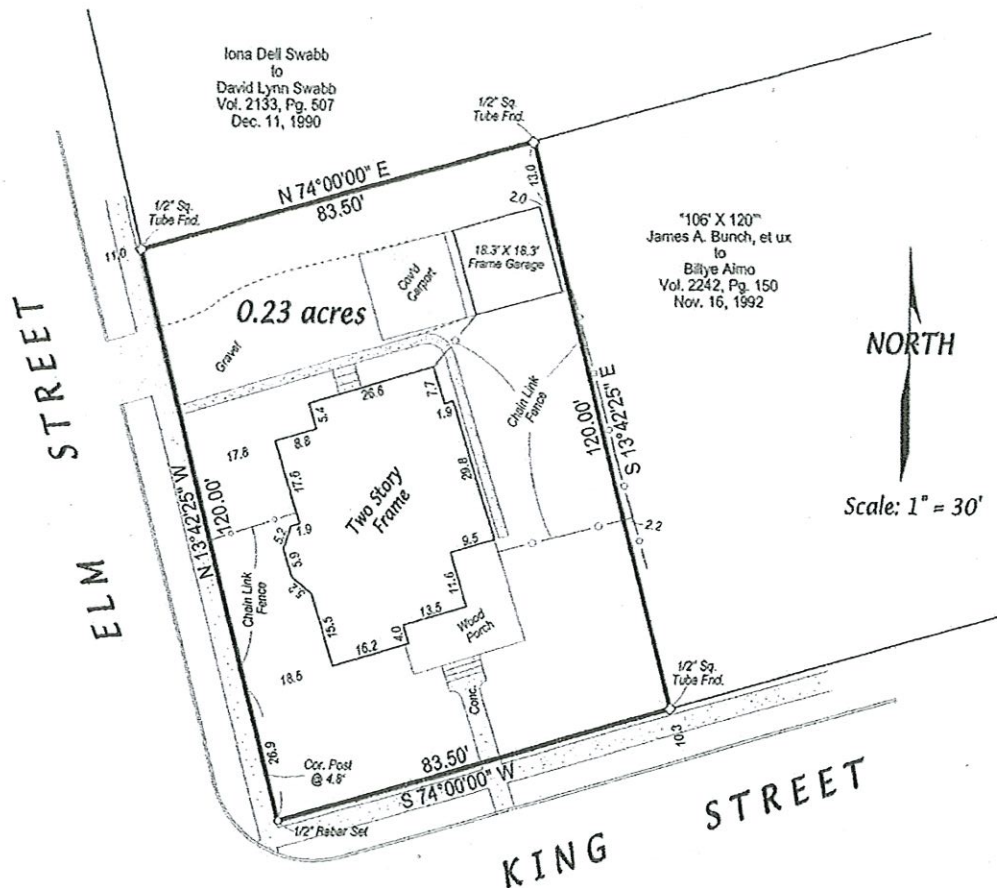
NOT TO SCALE

1 in = 75 ft



225 West King Street





SARTIN & ASSOCIATES, INC.
 Registered Professional Land Surveyors
 P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
 phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: J. Scott Weaver and Faith S. Weaver

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 31 st day of December, 2003 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements located on said property are known as 225 W. KING STREET, SHERMAN, TEXAS and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin
 R.P.L.S. # 3694





Clint Buttrill
Quote #79461657, 8/7/2019

Building Type

20' - 0" wide x 34' - 0" long x 10' - 0" high building
with roof pitch of 3:12

Building Options

(1) Sectional door opening
(1) Personnel door supplied
Frame Finish: Red Oxide
Roof Finish: 26G painted
Wall Finish: 26G painted

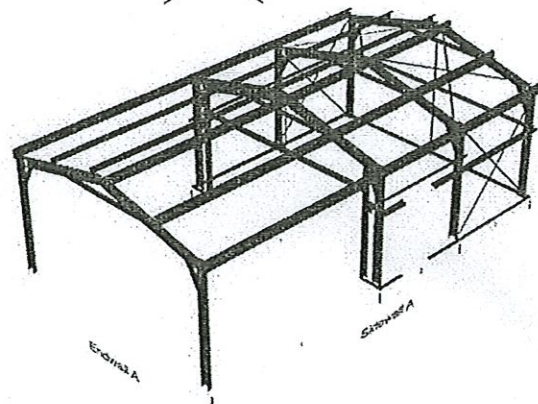
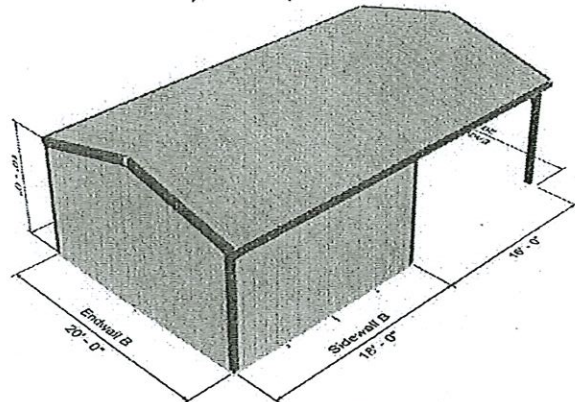
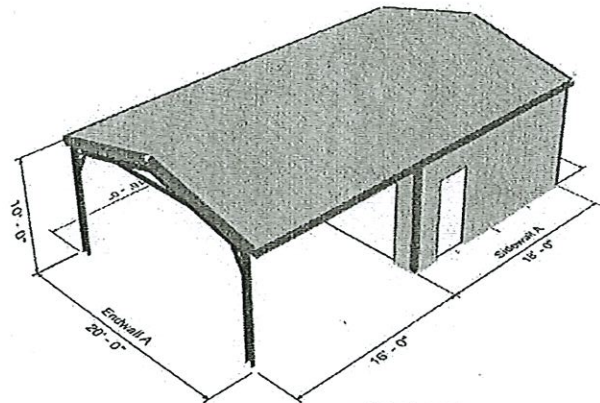
Stamped Engineering Plans (By Others)

Building Layout Plans
5 psf ground snow load
115 mph wind speed, exposure 'C'
2015 IBC



Tax and Delivery NOT Included

- Quoted prices are good for 14 days.
- Order pricing will be held for 16 weeks from the date listed on page 1 of this Purchase Agreement.
- Pricing will be subject to price of steel increases if payment is not received at time of delivery or offer to deliver.
- Pricing will not be affected if delivery schedule cannot be met by Mueller.
- Changes (change orders) applied to this Purchase Agreement will incur monetary changes, including but not limited to changes in scope of work and price of steel increases, and may delay Mueller's performance.



**Next Step: If you are happy with your quote and ready to lock in years of value,
secure your building at the best price today by signing the following Building
Component Sales Agreement**

STAFF REVIEW LETTER

October 9, 2019

Scott & Faith Weaver
1017 Crestview Drive
Sherman, TX 75092

Texoma Roofing & Construction
Matt Ritchey
2408 N. Travis
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 1' side setback for a 680 square foot detached garage/carport in lieu of the required 5' in an R-2 (Multi-family Residential) District for the property located at 225 West King Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the R-2 (Multi-family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only; concrete or asphalt.
4. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. Drive approaches off King Street will not be permitted.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly distinguishable.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1606, 1610 & 1614 SOUTH RUSK STREET**

The request of Killian Land Development, LP (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1606, 1610 and 1614 South Rusk Street, being 0.705 acres in the Samuel Blagg Survey, Abstract No. 56, also being Lots 2, 3 & 4, Block 4 of the Mayhew Addition, as follows:

Planning and Zoning Commission

Replat Approval of Lots 2, 3 and 4, Block 4, Mayhew Addition

Background:

The property is located at 1606, 1610 and 1614 South Rusk Street between Staples and Lake Streets. The property was rezoned from a C-2 (General Commercial) District to an R-1 (One Family Residential) District in 2018. The owner would like to Replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Killian Land Development, LP (Owners)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Lots 2, 3 & 4, Block 4 Mayhew Addition

Staff Review Letter



Zoning - 1606, 1610 & 1614 South Rusk 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



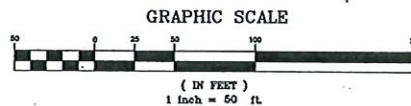
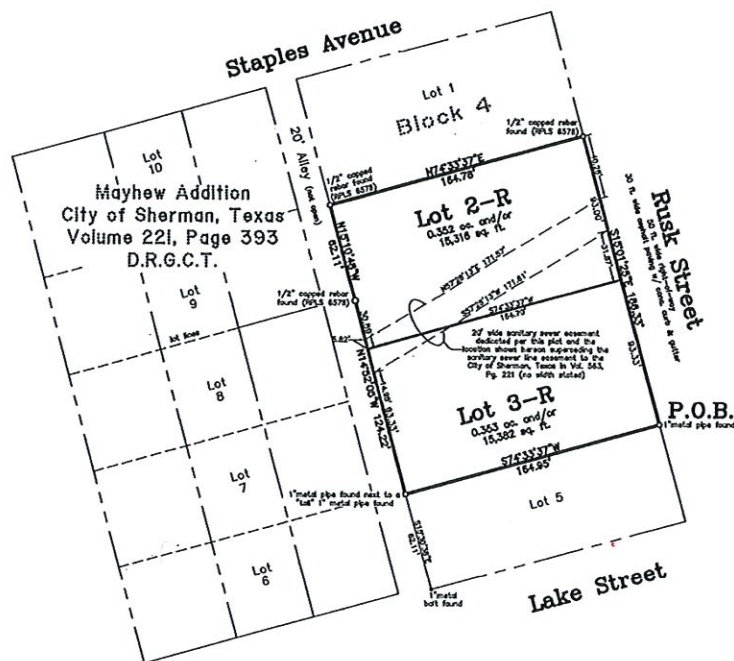
City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

1606, 1610 & 1614 South Rusk Street





**Replat of Lots 2, 3 and 4, Block 4,
Mayhew Addition
to the
City of Sherman, Texas
0.705 Acres
in the
Samuel Blagg Survey
Abstarct No. 56**

Owner:
Killian Land Development, LP
2401 Saint Remy Drive
McKinney, Texas 75070
Job No. CGS710919

Site Location
(not to scale)



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



STAFF REVIEW LETTER

October 8, 2019

Killian Land Development, LP
2401 Saint Remy Drive
McKinney, TX 75070

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

Dear Applicants,

The request for approval of the Replat for Lots 2, 3, & 4, Block 4, Mayhew Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds description must match drawing.
6. Provide Drainage Easement for cross drainage.
7. The City of Sherman does not maintain alleys.
8. Water and Sewer pro-rata will be due at the time of development.
9. Title Block and Ownership Block must be on both pages of plat.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



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

15.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **1200-2600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of SSCGC Holdings, LLC (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1200-2600 blocks of South U.S. Highway 75, being 235.088 acres in a part of the Elizabeth Jones Survey, Abstract No. 625, the Samuel Blagg Survey, Abstract No. 56 and the Preston Kitchen Survey, Abstract No. 667, also being a part of the Sherman Hills Country Club Addition Golf Course Tracts Addition, as follows:

Planning and Zoning Commission

Second Replat Approval of Sherman Hills Country Club Addition

Background:

The property is located in the 1200-2600 blocks South U.S. Highway 75, between Center Street and FM 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District and C-1 (Retail Business) District. The owner would like to Replat the property into three lots.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

SSCGC Holdings, LLC (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

and

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:

8

Objections Received:

0

Attachments

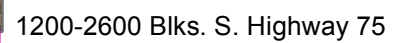
Location Map

Zoning Map

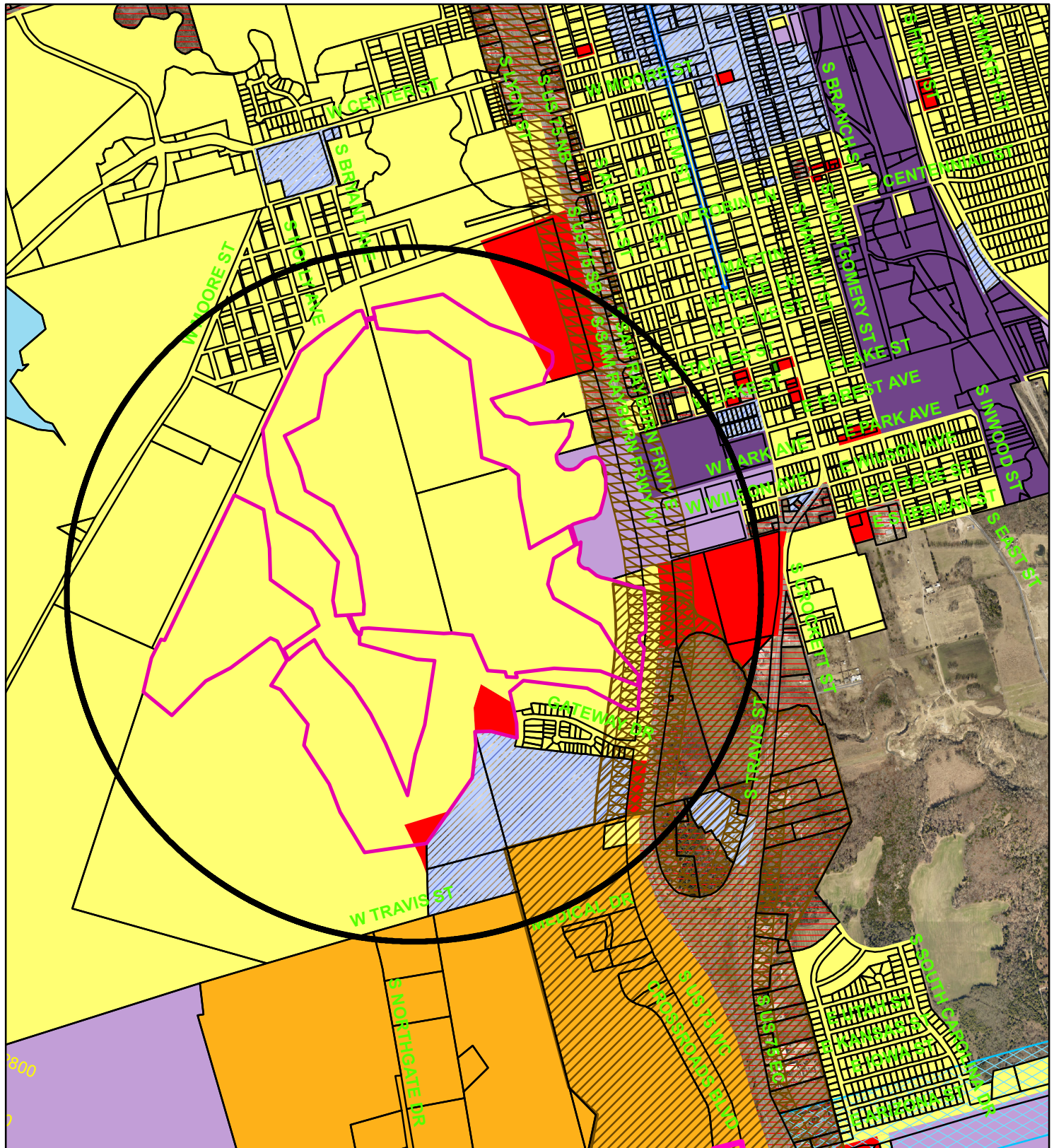
Zoning Sign Photo

Sherman Hills Country Club Addition Second Replat

Staff Review Letter



1 in = 1,000 ft



Zoning - 1200-2600 Blocks South U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



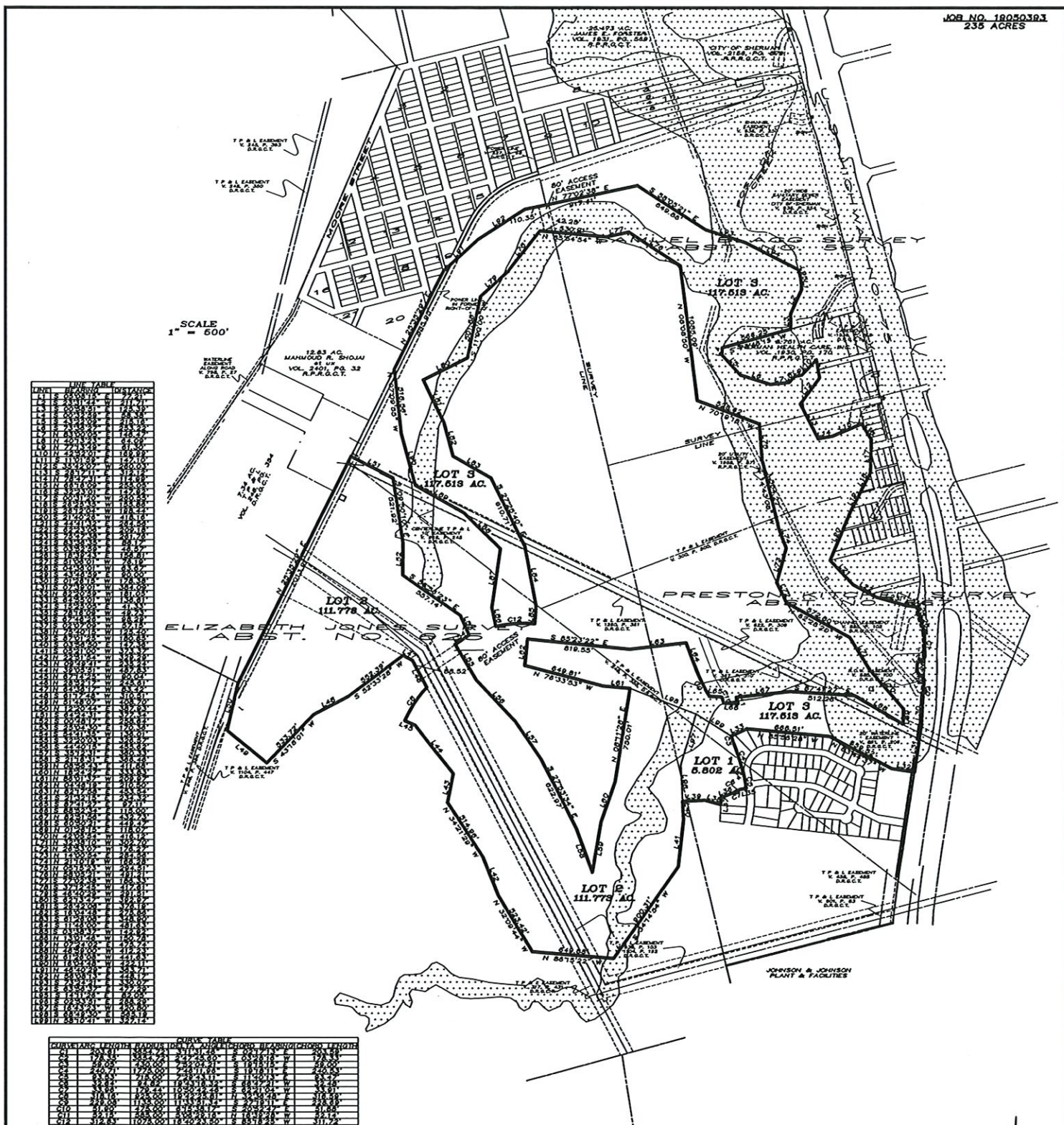
City of Sherman, Texas
Developmental Services Department



1 in = 1,500 ft

1200-2600 Blocks S. U.S. Highway 75





SECOND REPLAT OF
SHERMAN HILLS COUNTRY
CLUB ADDITION
BEING A REPLAT OF 235.088 ACRES
IN THE SAMUEL BLAGG SURVEY, ABST. NO. 56,
PRESTON KITCHENS SURVEY, ABST. NO. 667,
ELIZABETH JONES SURVEY, ABST. NO. 625
TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

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

UNDERWOOD
DRAFTING & SURVEYING

GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft

LEGAL DESCRIPTION

Beginning at northeast corner of Lot 1 of said part Sherman Hills Country Club Addition Golf Course Tracts addition;

Thence with a non-tangent curve to the left having a radius of 430.00 feet, (chord bears South 10°15'18" East, 59.00 feet) on an arc length of 59.00 feet to a set 1/2" steel rod;

Thence with a reverse curve to the right having a radius of 1,778.00 feet, (chord bears South 10°15'18" East, 240.53 feet) on an arc length of 240.71 feet to a set 1/2" steel rod;

Thence South 18°20'08" West, a distance of 41.33 feet to a set 1/2" steel rod;

Thence with a curve to the right having a radius of 712.00 feet, (chord bears South 11°40'13" East, 93.47 feet) on an arc length of 93.83 feet to a set 1/2" steel rod;

Thence South 78°18'09" West, a distance of 49.73 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 94.82 feet, (chord bears South 68°47'21" West, 32.48 feet) on an arc length of 32.64 feet to a set 1/2" steel rod;

Thence with a reverse curve to the right having a radius of 179.44 feet, (chord bears South 62°21'04" West, 33.91 feet) on an arc length of 33.90 feet to a set 1/2" steel rod;

Thence South 67°46'28" West, a distance of 58.29 feet to a set 1/2" steel rod;

Thence North 02°07'09" West, a distance of 57.15 feet to a set 1/2" steel rod;

Thence North 75°40'15" West, a distance of 125.40 feet to a set 1/2" steel rod;

Thence South 67°01'25" West, a distance of 180.85 feet to a set 1/2" steel rod;

Thence South 03°58'50" East, a distance of 147.38 feet to a set 1/2" steel rod;

Thence South 05°21'00" West, a distance of 373.37 feet to a set 1/2" steel rod;

Thence South 34°14'54" West, a distance of 800.31 feet to a set 1/2" steel rod;

Thence North 88°18'22" West, a distance of 649.88 feet to a set 1/2" steel rod;

Thence North 32°09'44" West, a distance of 523.42 feet to a set 1/2" steel rod;

Thence North 22°51'54" West, a distance of 329.29 feet to a set 1/2" steel rod;

Thence North 34°21'29" West, a distance of 514.98 feet to a set 1/2" steel rod;

Thence North 09°48'41" East, a distance of 233.24 feet to a set 1/2" steel rod;

Thence North 39°03'51" East, a distance of 487.63 feet to a set 1/2" steel rod;

Thence North 67°14'25" West, a distance of 90.04 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 925.00 feet, (chord bears North 32°36'48" East, 318.18 feet) on an arc length of 318.18 feet to a set 1/2" steel rod;

Thence North 28°52'17" West, a distance of 245.81 feet to a set 1/2" steel rod;

Thence North 64°38'17" West, a distance of 83.42 feet to a set 1/2" steel rod;

Thence South 82°33'28" East, a distance of 552.39 feet to a set 1/2" steel rod;

Thence South 81°17'54" West, a distance of 311.61 feet to a set 1/2" steel rod;

Thence South 43°18'01" West, a distance of 533.72 feet to a set 1/2" steel rod;

Thence North 81°48'07" West, a distance of 408.70 feet to a set 1/2" steel rod;

Thence North 12°20'44" East, a distance of 387.93 feet to a set 1/2" steel rod;

Thence North 28°35'29" East, a distance of 2,013.91 feet to a set 1/2" steel rod;

Thence South 84°24'31" East, a distance of 377.34 feet to a set 1/2" steel rod;

Thence South 09°50'10" East, a distance of 521.92 feet to a set 1/2" steel rod;

Thence South 00°48'17" East, a distance of 258.64 feet to a set 1/2" steel rod;

Thence South 55°58'23" East, a distance of 557.14 feet to a set 1/2" steel rod;

Thence South 28°04'30" East, a distance of 170.38 feet to a set 1/2" steel rod;

Thence South 84°41'35" East, a distance of 135.01 feet to a set 1/2" steel rod;

Thence South 32°20'03" East, a distance of 328.57 feet to a set 1/2" steel rod;

Thence South 44°40'15" East, a distance of 458.62 feet to a set 1/2" steel rod;

Thence South 32°03'31" East, a distance of 360.33 feet to a set 1/2" steel rod;

Thence South 27°53'34" East, a distance of 622.97 feet to a set 1/2" steel rod;

Thence South 21°18'31" East, a distance of 368.48 feet to a set 1/2" steel rod;

Thence North 08°50'41" East, a distance of 411.88 feet to a set 1/2" steel rod;

Thence North 18°24'27" East, a distance of 333.63 feet to a set 1/2" steel rod;

Thence North 08°11'28" East, a distance of 780.01 feet to a set 1/2" steel rod;

Thence North 68°01'58" East, a distance of 200.97 feet to a set 1/2" steel rod;

Thence North 79°33'53" West, a distance of 649.81 feet to a set 1/2" steel rod;

Thence North 04°48'18" East, a distance of 210.80 feet to a set 1/2" steel rod;

Thence South 85°23'22" East, a distance of 819.85 feet to a set 1/2" steel rod;

Thence North 68°17'58" East, a distance of 433.84 feet to a set 1/2" steel rod;

Thence South 21°32'18" East, a distance of 234.32 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 1,135.00 feet, (chord bears South 27°19'11" East, 228.68 feet) on an arc length of 228.68 feet to a set 1/2" steel rod;

Thence South 67°41'27" East, a distance of 97.11 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 478.00 feet, (chord bears South 20°24'47" East, 51.85 feet) on an arc length of 51.85 feet to a set 1/2" steel rod;

Thence South 58°52'34" East, a distance of 115.00 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 585.00 feet, (chord bears North 18°39'28" West, 52.14 feet) on an arc length of 52.15 feet to a set 1/2" steel rod;

Thence North 68°17'58" East, a distance of 433.84 feet to a set 1/2" steel rod;

Thence South 67°41'27" East, a distance of 512.25 feet to a set 1/2" steel rod;

Thence South 60°20'21" East, a distance of 449.47 feet to a set 1/2" steel rod;

Thence North 01°20'14" East, a distance of 118.07 feet to a set 1/2" steel rod;

Thence North 42°05'54" West, a distance of 418.12 feet to a set 1/2" steel rod;

Thence North 32°38'10" West, a distance of 302.70 feet to a set 1/2" steel rod;

Thence North 62°20'04" West, a distance of 572.90 feet to a set 1/2" steel rod;

Thence North 28°53'07" West, a distance of 176.27 feet to a set 1/2" steel rod;

Thence North 14°00'54" East, a distance of 284.58 feet to a set 1/2" steel rod;

Thence North 21°10'18" West, a distance of 188.28 feet to a set 1/2" steel rod;

Thence North 14°43'08" West, a distance of 164.27 feet to a set 1/2" steel rod;

Thence North 05°18'23" West, a distance of 294.51 feet to a set 1/2" steel rod;

Thence North 70°18'18" West, a distance of 838.62 feet to a set 1/2" steel rod;

Thence North 08°05'09" West, a distance of 1,005.09 feet to a set 1/2" steel rod;

Thence North 58°05'21" West, a distance of 491.21 feet to a set 1/2" steel rod;

Thence South 77°02'38" West, a distance of 185.33 feet to a set 1/2" steel rod;

Thence North 63°01'51" West, a distance of 830.91 feet to a set 1/2" steel rod;

Thence South 37°12'45" West, a distance of 417.61 feet to a set 1/2" steel rod;

Thence South 48°40'29" West, a distance of 291.51 feet to a set 1/2" steel rod;

Thence South 11°00'58" West, a distance of 501.58 feet to a set 1/2" steel rod;

Thence South 62°13'47" West, a distance of 392.97 feet to a set 1/2" steel rod;

Thence South 28°42'06" East, a distance of 376.19 feet to a set 1/2" steel rod;

Thence South 18°04'48" East, a distance of 278.68 feet to a set 1/2" steel rod;

Thence South 81°24'08" East, a distance of 348.90 feet to a set 1/2" steel rod;

Thence South 27°25'40" East, a distance of 610.71 feet to a set 1/2" steel rod;

Thence South 11°48'00" East, a distance of 481.63 feet to a set 1/2" steel rod;

Thence South 03°38'17" East, a distance of 143.92 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 1,078.00 feet, (chord bears South 85°18'25" West, 311.72 feet) on an arc length of 312.63 feet to a set 1/2" steel rod;

Thence North 13°01'48" West, a distance of 180.78 feet to a set 1/2" steel rod;

Thence North 07°24'02" East, a distance of 475.74 feet to a set 1/2" steel rod;

Thence North 48°59'00" West, a distance of 412.23 feet to a set 1/2" steel rod;

Thence North 81°28'08" West, a distance of 441.63 feet to a set 1/2" steel rod;

Thence North 18°04'48" West, a distance of 422.11 feet to a set 1/2" steel rod;

Thence North 07°08'55" West, a distance of 518.58 feet to a set 1/2" steel rod;

Thence North 28°35'29" West, a distance of 885.95 feet to a set 1/2" steel rod;

Thence North 48°40'29" West, a distance of 363.71 feet to a set 1/2" steel rod;

Thence North 58°08'13" East, a distance of 448.17 feet to a set 1/2" steel rod;

Thence North 77°02'38" East, a distance of 917.41 feet to a set 1/2" steel rod;

Thence South 58°05'21" East, a distance of 649.88 feet to a set 1/2" steel rod;

Thence South 73°24'21" East, a distance of 330.07 feet to a set 1/2" steel rod;

Thence South 63°58'37" East, a distance of 477.29 feet to a set 1/2" steel rod;

Thence South 05°08'15" East, a distance of 62.05 feet to a set 1/2" steel rod;

Thence South 05°08'15" East, a distance of 77.21 feet to a set 1/2" steel rod;

Thence South 23°31'44" West, a distance of 211.71 feet to a set 1/2" steel rod;

Thence South 00°58'51" East, a distance of 123.39 feet to a set 1/2" steel rod;

Thence South 73°46'18" West, a distance of 566.23 feet to a set 1/2" steel rod;

Thence South 00°32'59" East, a distance of 58.38 feet to a set 1/2" steel rod;

Thence South 43°22'09" East, a distance of 215.10 feet to a set 1/2" steel rod;

Thence South 73°35'27" East, a distance of 253.22 feet to a set 1/2" steel rod;

Thence North 43°32'01" East, a distance of 169.99 feet to a set 1/2" steel rod;

Thence North 40°13'23" East, a distance of 84.09 feet to a set 1/2" steel rod;

Thence North 42°52'01" East, a distance of 147.10 feet to a set 1/2" steel rod;

Thence South 11°01'58" East, a distance of 380.23 feet to a set 1/2" steel rod;

Thence South 28°17'11" East, a distance of 312.12 feet to a set 1/2" steel rod;

Thence North 78°47'31" East, a distance of 114.99 feet to a set 1/2" steel rod;

Thence North 68°18'06" East, a distance of 235.05 feet to a set 1/2" steel rod;

Thence South 32°23'01" East, a distance of 147.82 feet to a set 1/2" steel rod;

Thence South 00°31'20" East, a distance of 280.55 feet to a set 1/2" steel rod;

Thence South 28°23'35" West, a distance of 185.89 feet to a set 1/2" steel rod;

Thence South 28°12'04" West, a distance of 188.44 feet to a set 1/2" steel rod;

Thence South 21°40'28" West, a distance of 418.18 feet to a set 1/2" steel rod;

Thence South 44°41'32" East, a distance of 264.58 feet to a set 1/2" steel rod;

Thence South 62°23'00" East, a distance of 209.18 feet to a set 1/2" steel rod;

Thence South 75°47'38" East, a distance of 281.79 feet to a set 1/2" steel rod;

Thence South 83°36'35" East, a distance of 68.17 feet to a set 1/2" steel rod;

Thence South 03°58'29" East, a distance of 48.57 feet to a set 1/2" steel rod;

Thence South 18°39'43" East, a distance of 165.61 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 3,654.72 feet, (chord bears South 02°17'13" East, 203.89 feet) on an arc length of 203.81 feet to a set 1/2" steel rod;

Thence South 51°00'01" West, a distance of 72.10 feet to a set 1/2" steel rod;

Thence South 04°36'01" West, a distance of 63.67 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 1,664.00 feet, (chord bears South 03°28'18" West, 178.33 feet) on an arc length of 178.38 feet to a set 1/2" steel rod;

Thence South 01°28'18" West, a distance of 178.38 feet to a set 1/2" steel rod;

Thence South 07°34'09" West, a distance of 384.09 feet to a set 1/2" steel rod;

Thence North 82°20'59" West, a distance of 181.05 feet to a set 1/2" steel rod;

Thence North 63°44'37" West, a distance of 559.53 feet to a set 1/2" steel rod;

Thence North 65°58'29" West, a distance of 588.61 feet to a set 1/2" steel rod;

Thence South 84°38'01" West, a distance of 136.61 feet to the Point of Beginning and containing 235.088 acres of land.

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

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

UNDERWOOD
DRAFTING & SURVEYING

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2019

WILLIAM MAGERS

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

ACCEPTANCE

Approved this _____ day of _____, 2019, by the

City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HOLLEY HEIGHTS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council by formal action then and there accepted the dedication of the said addition and the City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

GENERAL NOTES

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by City Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
8. The owner and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. The City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

SECOND REPLAT OF
SHERMAN HILLS COUNTRY
CLUB ADDITION

BEING A REPLAT OF 235.088 ACRES
IN THE SAMUEL BLAGG SURVEY, ABST. NO. 56,
PRESTON KITCHENS SURVEY, ABST. NO. 667,
ELIZABETH JONES SURVEY, ABST. NO. 625
TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



STAFF REVIEW LETTER

October 8, 2019

SSCGC Holdings, LLC
4 Timbercreek
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Second Replat for Sherman Hills Country Club Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on drawing.
6. Calls must be clearly called out on drawing. Some calls are obstructed by other layers.
7. All lots must have a minimum of 60' Street Frontage.
8. Dedicate Right of Way through Lot 1 to Lot 2.
9. Road improvements through Lot 1 shall be done prior to development of Lot 2.
10. All requirements of the Floodplain Ordinance should be followed.
11. Add General Note stating property lies within the FEMA Floodplain.
12. Privately owned and maintained detention in accordance with City criteria will be required upon development. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
13. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
14. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



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

16.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2100-2200 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of SSCGC Holdings, LLC (Owners), Joshua Holley (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2200 blocks of South U.S. Highway 75, being all of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition Golf Course Tracts, (containing 22.822 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Replat Approval of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition

Background:

The property is located in the 2100-2200 blocks South U.S. Highway 75, between Center Street and FM 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into seventy-four lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

SSCGC Holdings, LLC (Owners)

Joshua Holley (Developer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

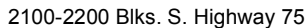
0 - Owner owns all the property surrounding this property.

Objections Received:

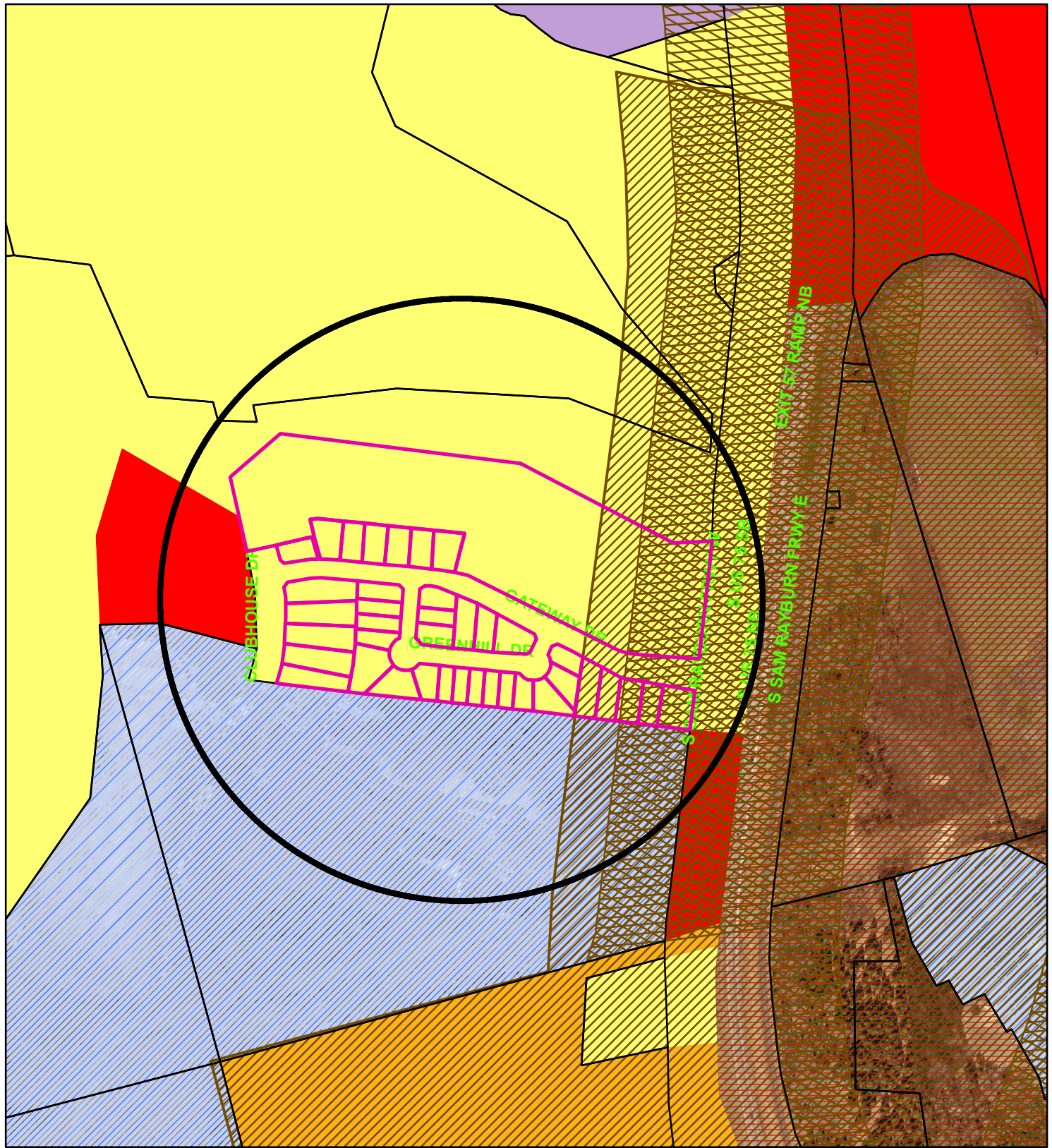
0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Holley Heights Addition
Staff Review Letter



1 in = 661 ft



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

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



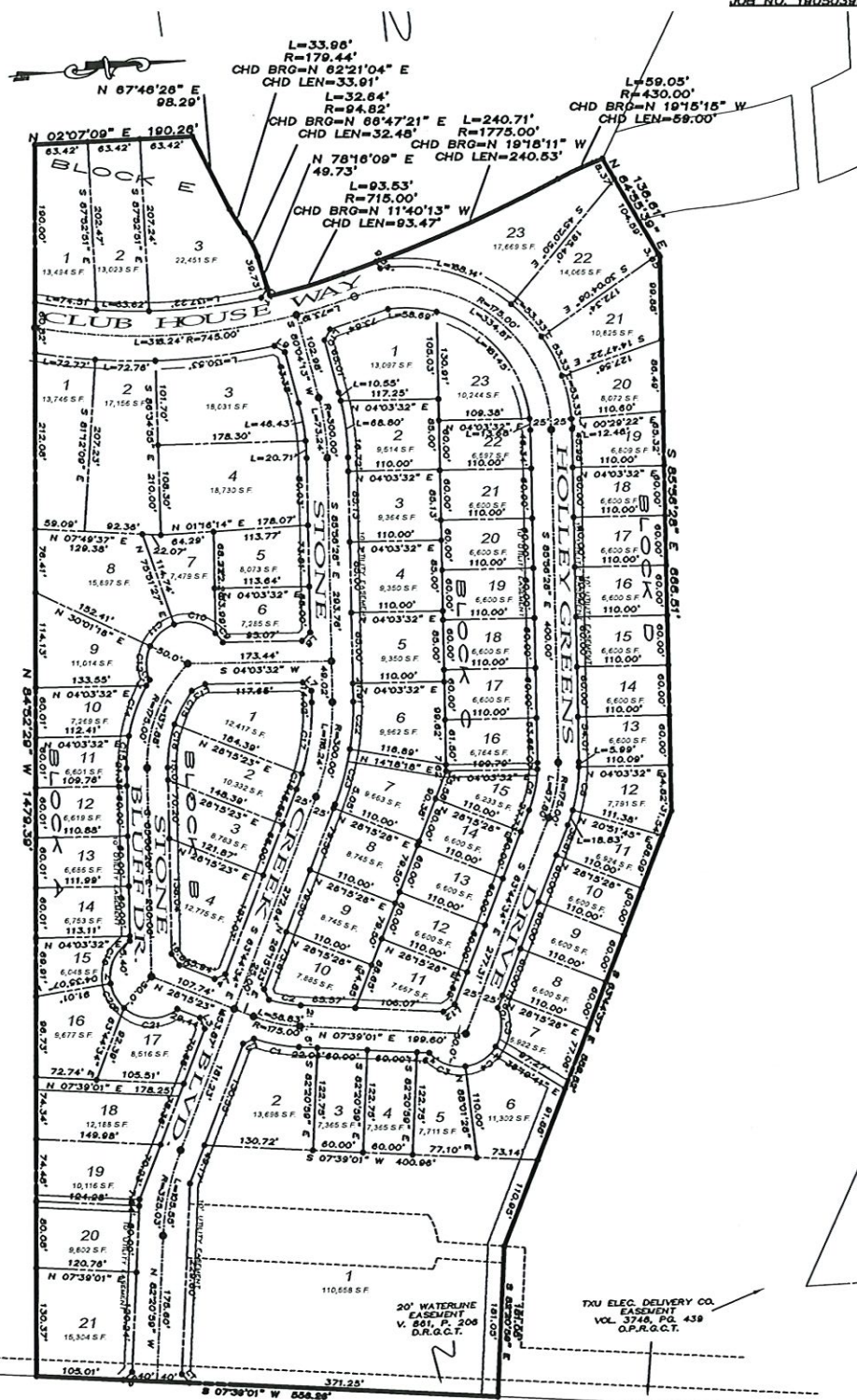
City of Sherman, Texas
Developmental Services Department



1 in = 400 ft

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





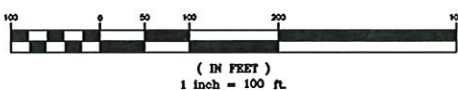
LINE	BEARING	DISTANCE
1	N 67°46'28" E	190.26'
2	S 04°03'32" E	1775.00'
3	N 04°03'32" E	1775.00'
4	S 04°03'32" E	1775.00'
5	N 04°03'32" E	1775.00'
6	S 04°03'32" E	1775.00'
7	N 04°03'32" E	1775.00'
8	S 04°03'32" E	1775.00'
9	N 04°03'32" E	1775.00'
10	S 04°03'32" E	1775.00'
11	N 04°03'32" E	1775.00'
12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

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

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

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

GRAPHIC SCALE



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

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

UNDERWOOD
 DRAFTING & SURVEYING

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

SHEET 1 OF 2

LEGAL DESCRIPTION

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

Beginning at a found 1/2" steel rod at the southeast corner of said Sunrise Addition;
 Thence North 84°52'29" West, a distance of 1,479.39 feet to a set 1/2" steel rod;
 Thence North 02°07'09" East, a distance of 190.26 feet to a set 1/2" steel rod;
 Thence North 67°46'28" East, a distance of 98.29 feet to a set 1/2" steel rod;
 Thence with a curve to the left having a radius of 179.44 feet, (chord bears North 82°21'04" East, 33.91 feet) on an arc length of 33.98 feet to a set 1/2" steel rod;
 Thence with a reverse curve to the right having a radius of 94.82 feet, (chord bears North 05°47'21" East, 32.48 feet) on an arc length of 32.64 feet to a set 1/2" steel rod;
 Thence North 78°16'09" East, a distance of 40.73 feet to a set 1/2" steel rod;
 Thence with a non-tangent curve to the left having a radius of 715.00 feet, (chord bears North 11°40'13" West, 93.47 feet) on an arc length of 93.53 feet to a set 1/2" steel rod;
 Thence North 15°25'05" West, a distance of 41.33 feet to a set 1/2" steel rod;
 Thence with a curve to the left having a radius of 1,775.00 feet, (chord bears North 19°18'11" West, 240.53 feet) on an arc length of 240.71 feet to a set 1/2" steel rod;
 Thence with a reverse curve to the right having a radius of 430.00 feet, (chord bears North 19°15'15" West, 59.00 feet) on an arc length of 59.05 feet to a set 1/2" steel rod;
 Thence North 64°55'01" East, a distance of 136.61 feet to a set 1/2" steel rod;
 Thence South 85°56'28" East, a distance of 666.51 feet to a set 1/2" steel rod;
 Thence South 83°44'37" East, a distance of 559.52 feet to a set 1/2" steel rod;
 Thence South 82°20'59" East, a distance of 181.05 feet to a set 1/2" steel rod;
 Thence South 07°39'01" West, a distance of 556.26 feet to the Point of Beginning and containing 22.822 acres of land.

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

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

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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

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

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

UNDERWOOD
 DRAFTING & SURVEYING

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

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2019

WILLIAM MAGERS

STATE OF TEXAS
 COUNTY OF GRAYSON

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

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

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding development of this tract.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



STAFF REVIEW LETTER

October 8, 2019

SSCGC Holdings, LLC
4 Timbercreek
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Holley Heights Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Point of Beginning on drawing.
6. Metes and bounds description must match drawing.
7. All lots must have a minimum of 60' Street Frontage.
8. Street names must be approved by Building & Zoning Department.
9. City Council approval and Resolution to change street names required prior to filing plat.
10. All easements shown on plat must be appropriately labeled.
11. Access easement off of Hwy. 75 Service Road required upon development of Phase 2. Phase 1 is limited to 30 lots.
12. Existing utility easement to be abandoned across Lot 1, Block D. Rededicate new easement based of location of existing utilities.
13. All requirements of the Floodplain Ordinance should be followed.
14. Privately owned and maintained detention in accordance with City criteria will be required upon development. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
15. 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.
16. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must

have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

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



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

17.

Meeting Date: 10/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 704 SOUTH SAM RAYBURN FREEWAY**

The request of Chanda Baugus and Greg Reifel (Owners), Back Alley Cycles (Tenant) and Donnie Coffman (Representative) concerning the property located at 704 South Sam Rayburn Freeway, being 1.14 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Site plan approval for canopy/awning for Back Alley Cycles.

Background:

The property is located at 704 South Sam Rayburn Freeway, between Lamar and Center Streets; Back Alley Cycles is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1.2 (Sam Rayburn Overlay) District. The owner of Back Alley Cycles would like to construct a 25' x 70' metal awning with stone wrapped metal post.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Chanda Baugus and Greg Reifel (Owners)

Back Alley Cycles (Tenant)

Donnie Coffman (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:

Not required.

Objections Received:

0

Attachments

Location Map

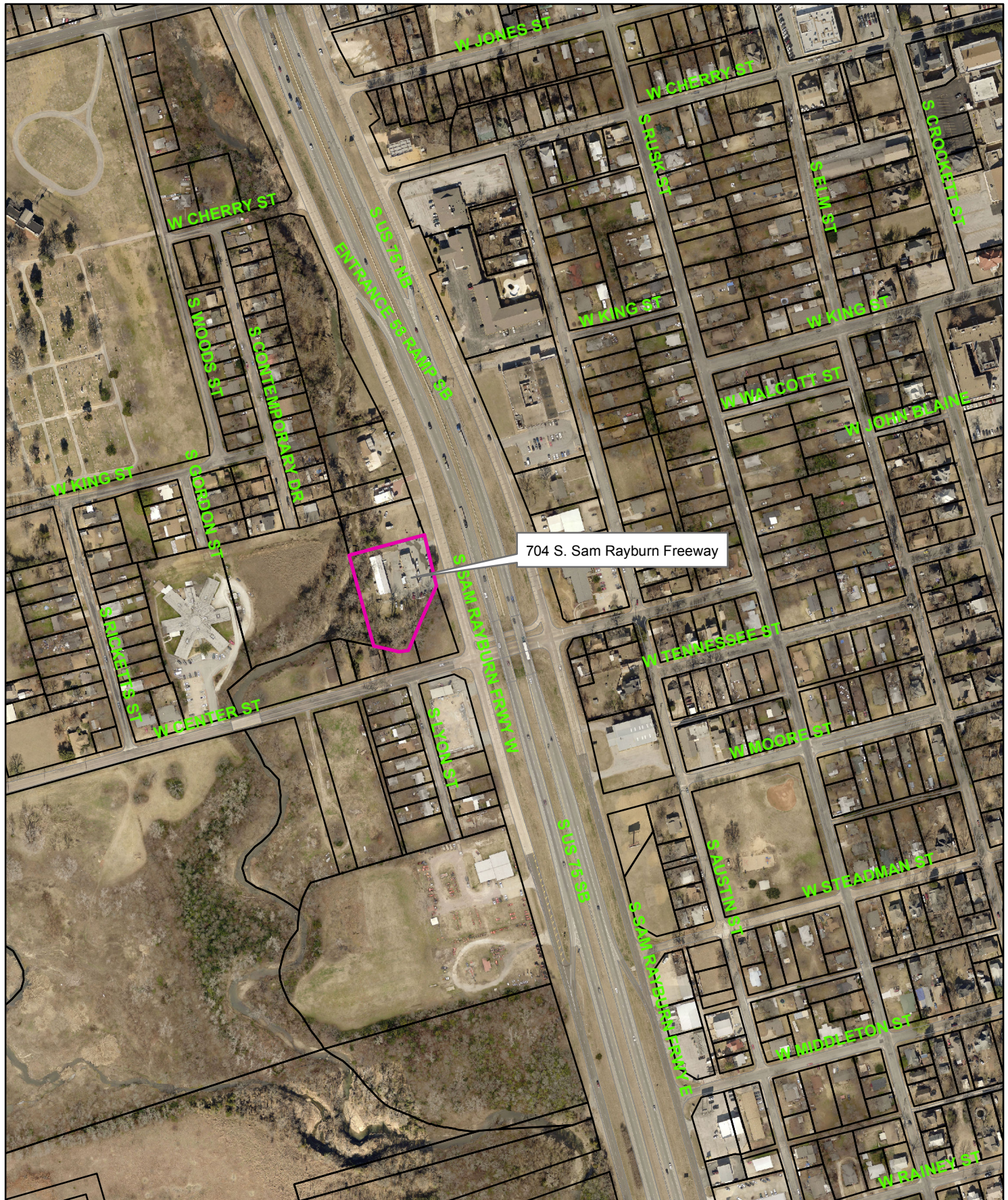
Zoning Map

Survey

Site Plan

Building Elevations

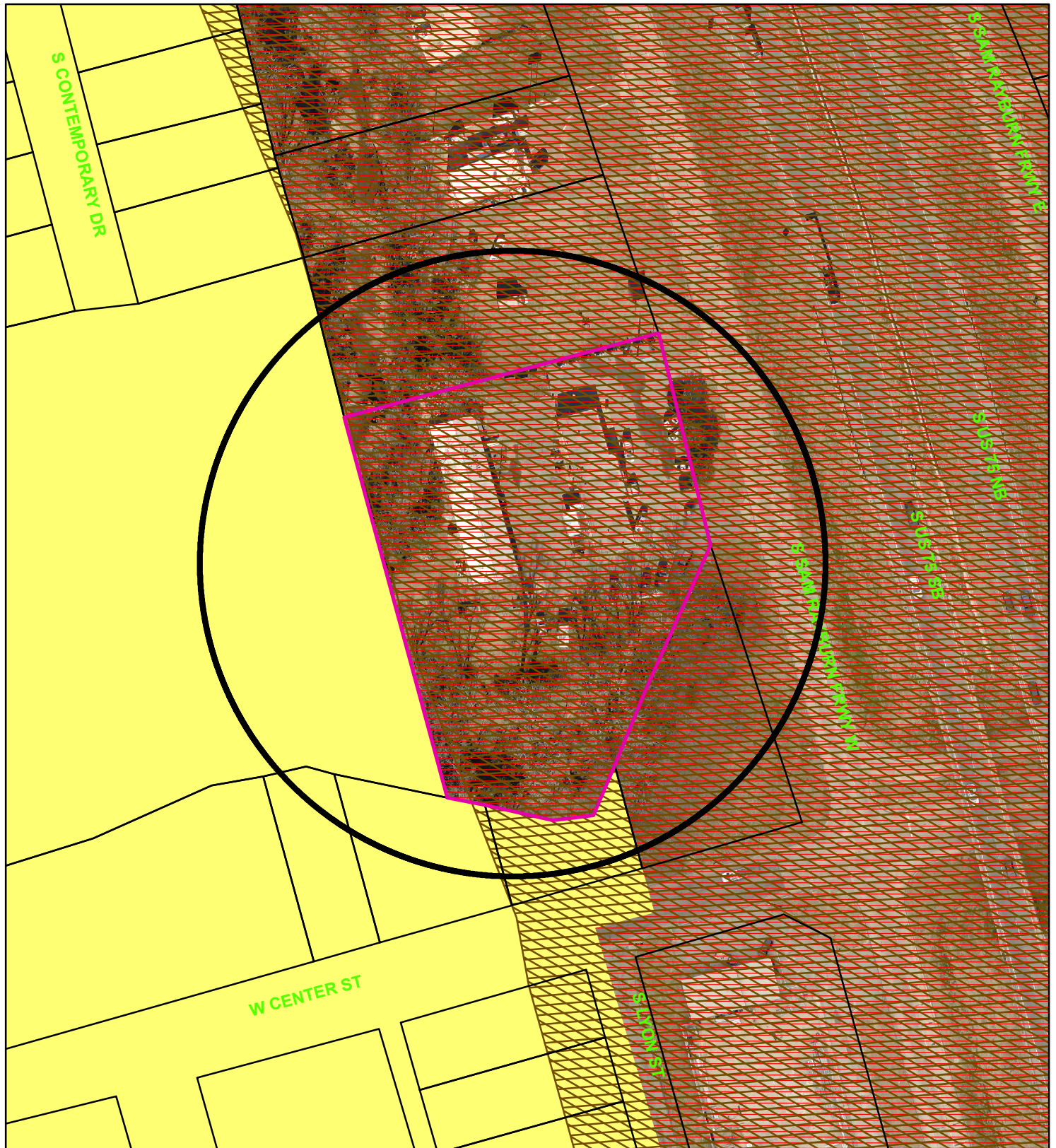
Staff Review Letter



704 South Sam Rayburn Freeway



1 in = 400 ft



Zoning - 704 South Sam Rayburn Freeway

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: SHERMIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SHERMIS.DBO.ZoningDistrict_Rep

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

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

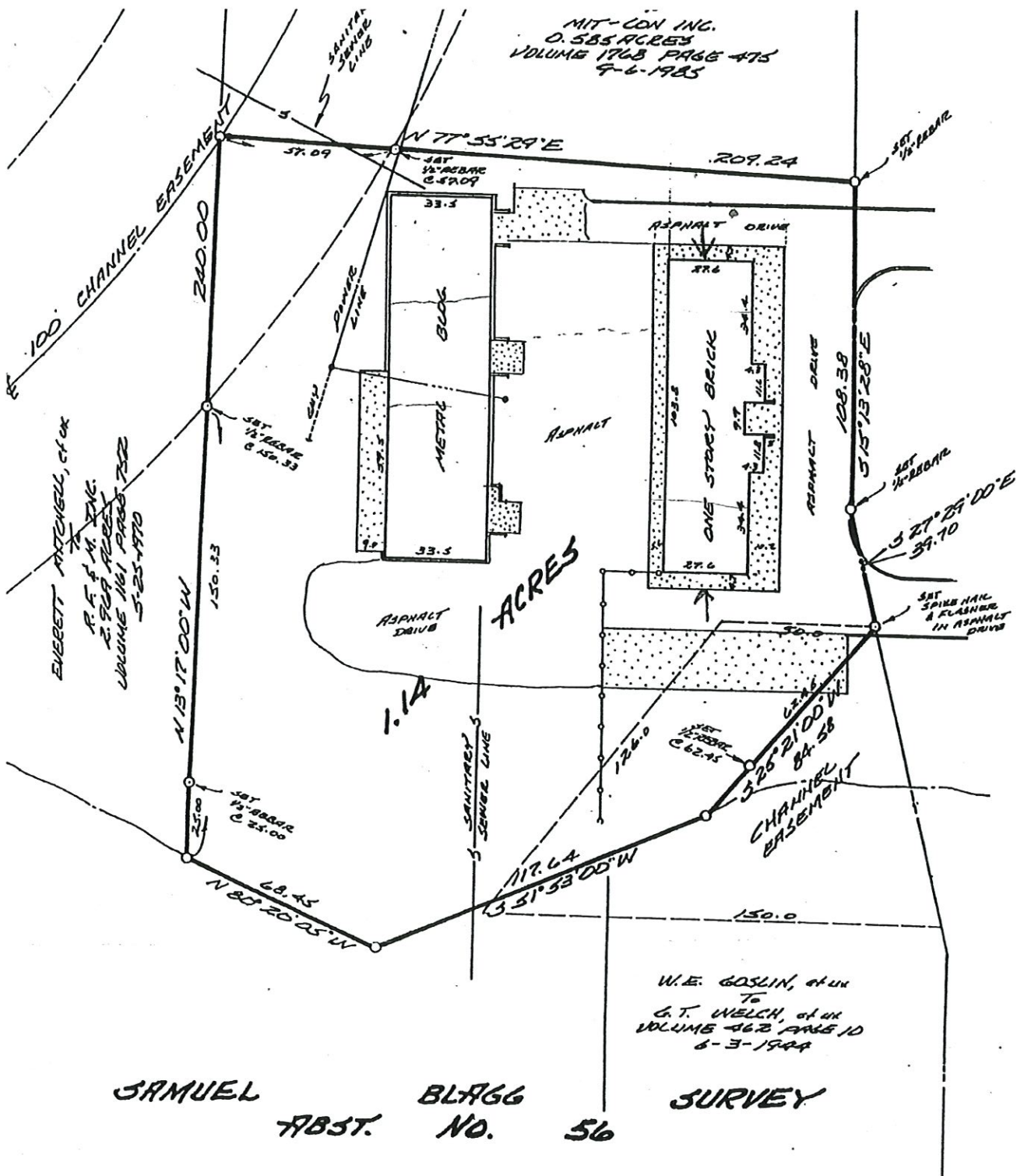


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



75
NO.
HIGHWAY
U.S.

SAMUEL BLA66 SURVEY
ABST. NO. 56

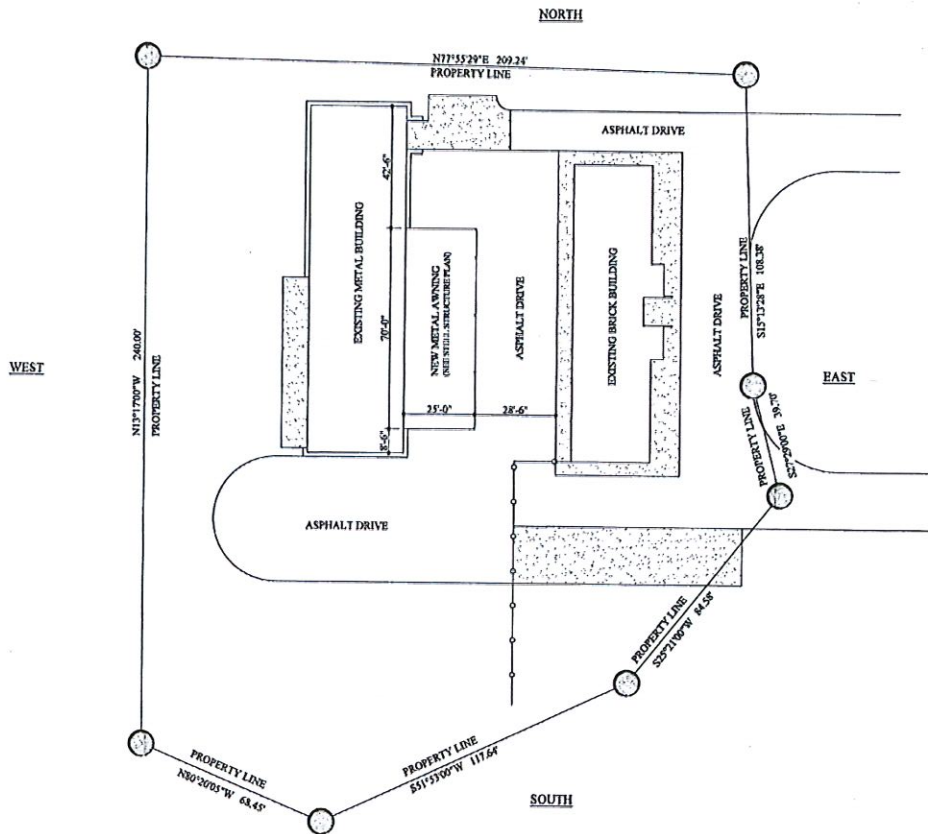
SARTIN & ASSOCIATES
SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003
FAX NUMBER 903-868-2970

SCALE 1"=50'

Survey for: JIM PERMENTER

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 10 th day of February, 1995 of the following described property:

(LEGAL DESCRIPTION ATTACHED)



LEGAL DESCRIPTION
 SAMUEL BLAGG SURVEY, ABSTRACT NO. 55,
 ALSO BEING PART OF THE 10 ACRE TRACT OF
 LAND CONVEYED TO E.H. GROCE ETUX, BY
 DEED RECORDED IN VOL. 513 PAGE 73
 SHERMAN, TEXAS
 GRAYSON COUNTY, TEXAS

U.S. HIGHWAY NO. 75

C-1

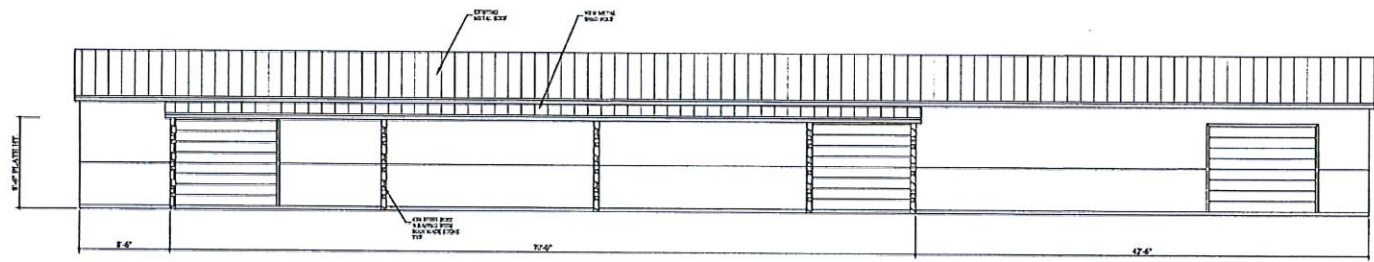
**A CUSTOM BUILDING FOR:
 BACK ALLEY CYCLES**

SITE PLAN

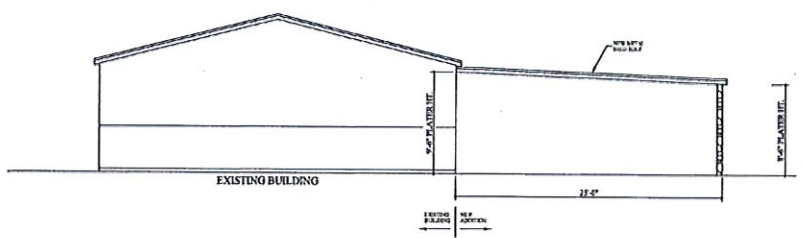
DATE: SEP 2011
DESIGNED BY: DON PERRY
DRAWN BY: DON PERRY
SCALE: 1" = 20'-0"

H & H
DRAFTING AND DESIGN
 305 W. WOODWARD STREET #213
 DENSON, TEXAS 75020
 OFFICE: (903) 462-9770 FAX: (903) 462-3453





EAST ELEVATION



SOUTH ELEVATION



H & H
DRAFTING AND DESIGN
 305 W. WOODWARD SUITE 413
 DENVER, TEXAS 75208
 OFFICE: (972) 462-4776 FAX: (972) 462-3613

REVISIONS
 DATE: SEPT. 2018
 DESIGNED BY: JEDY BLAKEY
 DRAWN BY: TERRY TOLSON
 SCALE: 3/16" = 1'-0"

A CUSTOM BUILDING FOR:
 BACK ALLEY CYCLES
 ELEVATIONS

SHEET NUMBER:
A-1

STAFF REVIEW LETTER

October 9, 2019

Chanda Baugus
Greg Reifel
704 South Sam Rayburn Freeway
Sherman, TX 75090

Donnie Coffman
3 JP Cave Rd.
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a canopy/awning for Back Alley Cycles for the property located at 704 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn Overlay) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. All requirements of the Floodplain Ordinance should be followed.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

19.

Meeting Date: 10/22/2019

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

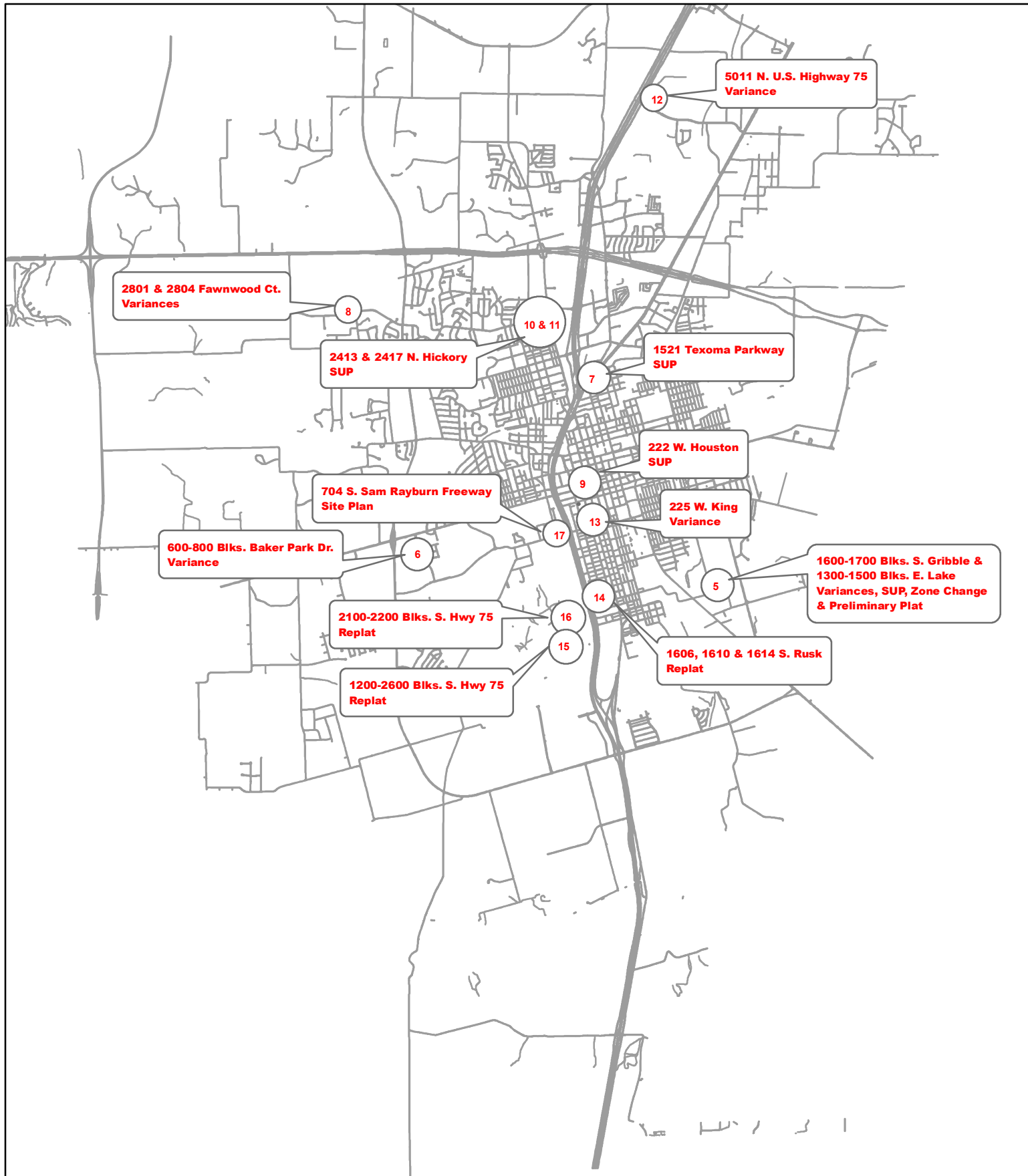
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting October 22, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet