

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 20, 2020 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR SEPTEMBER 22, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. ANNOUNCEMENTS
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CONSENT AGENDA (ITEMS 8, 9, 10 & 12)**
6. **3624 SOUTH U.S. HIGHWAY 75**
The request of QuikTrip Corporation (Owners), John Pimentel (Representative) and Kirkman Engineering (Engineer) concerning the property located at 3624 South U.S. Highway 75, being Lot 4, Block 2, Sherman Crossroads, Phase II, Lots 1R, 4 & 5, a Replat of Amending Plat Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:
Planning and Zoning Commission
Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow an additional 58.6 square foot, 12' tall freestanding sign, 32.92' from the South Highway 75 property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.
7. **1200 SOUTH DEWEY AVENUE**
The request of The City of Sherman (Owners), Clint Philpott, Assistant City Manager (Representative) and Strand (Architect/Civil Engineer) concerning the property at 1200 South Dewey Avenue, being 125.09 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;
Board of Adjustments
Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' front setback for three airplane hangars (#1, #9 & #18) in lieu of the required 25' in an R-1 (One

Family Residential) District.

Planning and Zoning Commission

Site plan approval for Three Airport Hangars (#1, #9 & #18)

8. * **186 JIM LAMB ROAD**

The request of Rhonda Garland (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 186 Jim Lamb Road, being 1.219 acres in the Garrett Pangburn Survey, Abstract No. 945, as follows;

Planning and Zoning Commission

Final Plat approval of Garland Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

9. * **2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owners), Camping World and Good Sam (Tenants) and CEI Engineering Associates, Inc. (Civil Engineer and Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, being a 14.08 tract in the Preston Kitchen Survey, Abstract No. 667, also being multiple tracts: Tract 1, being a 7.036 acre tract; Tract 3, being all of Blocks 38, 39 and a portion of Block 37 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition; and Tract 4, being a 0.888 acre tract, except a called 0.487 acre portion of Lots 7-12, Block 39, as follows:

Planning and Zoning Commission

Replat approval of Block 43R, Lot 1, South Side Addition, being a Replat of the Final Plat of Block 43R, Lot 1, South Side Addition

10. * **1104 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Shree Santoshima LLC (Owners) and David Baca Studio (Architect) concerning the property at 1104 South FM 1417 (Heritage Parkway), being Lot 1, Block 6, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows:

Planning and Zoning Commission

Site plan approval for a Convenience Store @ Country Ridge, a Convenience Store with Drive – Thru and Fueling Stations.

11. **2001 SKYLINE DRIVE, SUITE B-210**

The request of Dean Gilbert, Jr. LLC (Owners) and Maria Jeffrey (Applicant) concerning the property located at 2001 Skyline Drive, Suite B-210, being Lot 3, Block 1 of the Replat of Skyline Business Park Addition, a portion of Block 4 out of the Western Hills Addition, Section 5, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Micro-Blading/Permanent Makeup in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

12. * **221 WEST TRAVIS STREET**

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative) and Votex Surveying Company (Surveyor) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey Abstract No. 667, in Tract 4 of the Blalock Industrial Park, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Sherman Crossroads Medical No. 3

13. **221 WEST TRAVIS STREET**

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative), Votex Surveying Company (Surveyor), Covenant Architecture (Architect) and SMR Landscape Architects, Inc. (Landscape Architect) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey Abstract No. 667 and being the proposed Lot 1, Block 1 of Sherman Crossroads Medical No. 3 and in Tract 4 of the Blalock Industrial Park, as follows;

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for Crossroads Medical Office Building in the Blalock Industrial Park.

14. **301 WEST MCGEE STREET**

The request of Paul & Anne Martinez (Owners) concerning the property at 301 West McGee Street, being part of Lot 16, Block 4, W.M. Shannon Supplement, as follows;

Board of Adjustments

Exception approval under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow an 8' privacy fence, 5' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

15. **2005 NORTH CROCKETT STREET**

The request of Jarod Dutton (Owner) concerning the property located at 2005 North Crockett Street, being Lot 5, Block 15, Shannon Heights Addition Replat, as follows;

Planning and Zoning Commission

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

16. **700 EAST HOUSTON STREET**

The request of Los Hermanos Partnership, LLC (Owners), The Wreck Room (Proposed Tenant) and Charles White (Applicant) concerning the property at 700 East Houston Street, being Lots 19-24, Block 10, Chaffin's 1st Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an existing gravel parking lot for a period of one year in lieu of the required dust free surface and off-premise overflow parking in lieu of the required 1 space per 200 square foot for an commercial amusement center (The Wreck Room) in a C-1 (Retail Business) District.

17. **623 SOUTH MAXEY STREET & 809 EAST WELLS AVENUE**

The request of Juana & Jessica Alvarado (Owners), Moran Construction (Prospective Buyer), Luis Moran (Representative), Helvey-Wagner Surveying (Surveyor) and Jeremy W. Bullard Design Studio, LLC (Architect) concerning the property at 623 South Maxey Street and 809 East Wells Avenue, being a part of the G. B. Pilant Survey, Abstract No. 963, also being all of Lots 10, 11, 12 and part of Lot 9, Block 7, W. Elliott's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 58' lot width, 5,370 square foot lot area in lieu of the required 60' lot width, 6,000 square foot for a residential dwelling on the proposed Lot 11R, Moran Addition, being a Replat of all of Lots 10, 11 & 12 and a part of Lot 9, Block 7, W. Elliott's Addition in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Moran Addition, a Replat of all of Lots 10, 11 and 12 and a part of Lot 9, Block 7, W. Elliott's Addition.

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 15, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of October, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 10/20/2020

Prepared By: Rob Rae, Director of Development Services

Issue:

**APPROVE MINUTES OF THE REGULAR SEPTEMBER 22, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

September 22, 2020 Draft Minutes

STATE OF TEXAS

§

September 22, 2020

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on September 22, 2020.

MEMBERS PRESENT:

CHAIRMAN MAHONE

COMMISSION MEMBERS: WOOD, DAVIS, SIMS, MANLEY
AND WHITAKER

ALTERNATE:

NONE

MEMBERS ABSENT:

VICE-CHAIRMAN DOWNTAIN

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:02 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the August 18, 2020 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Chairman Mahone explained the City Council passed the Impact Fee Ordinance at last night's meeting. The Capital Improvements Advisory Committee was involved in the impact fee study.

IMPACT FEES

Rob Rae, Director of Development Services informed the board "the City Council had the public hearing on the Impact Fee Study and the ordinance. They voted to approve the ordinance. The impact fees for a single family will be \$2,500; the other important thing that was discussed last night was the effective date, which will be June 7, 2021, which will give enough time for development to get their plans ready for their plats so that they do not have to pay impact fees until that point. There were also a few reductions that were part of the ordinance; this is what is important in what the Capital Improvements Advisory Committee discussed earlier. In Service Area 3, impact fees are reduced by 75% for residential, across the whole City impact fees were reduced by 75% for recreational, religious and non-profit uses, in addition for dining, other retail, any type of commercial that generates sales tax will also have a reduction. Since the effective date is June 7, 2021, we will not be collecting any impact fees until after that date, anything that has a final plat before that date has a year grace period to get their development in order."

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: DAVIS, MAHONE, WOOD, MANLEY AND SIMS.

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 7,8, 12 12 & 13)

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

CONSENT AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KRITT CONCRETE LLC (OWNERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 800 BLOCK OF BAKER PARK DRIVE, BEING 9.994 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

**FINAL PLAT –
PARKHAVEN
ESTATES, PHASE II
800 BLK. BAKER
PARK DRIVE
(KRITT CONCRETE
LLC)**

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF PARKHAVEN ESTATES, PHASE II.

The property is located in the 800 block of Baker Park Drive between West Center Street and Brossard Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 40 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.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 4615 NORTH TRAVIS STREET, BEING LOT 1R OF THE REPLAT OF LOT 1, BLOCK 6 & LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 & 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS;

**SITE PLAN –
EXPANSION TO ACE
STORAGE
4615 NORTH TRAVIS
STREET
(YOUNG
ENTERPRISES)**

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN EXPANSION TO ACE STORAGE

The property is located at 4615 North Travis Street; the southeast corner of Northcreek Drive and Travis Street. The property is zoned a C-1 (Retail Business) District. The

owners of Ace Storage are requesting site plan approval to expand the self-storage facility. The expansion involves adding six buildings, 39,025 square foot to the east of the lot. The exterior facades facing any street will be veneered in painted fiber-cement board and batten siding. The facade facing Northcreek Drive will have a stone wainscot to match the existing buildings as well as the colors and materials. Nineteen (19) parking spaces will be added. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND MDJ ENGINEERING, LLC (CIVIL ENGINEER) CONCERNING THE PROPERTY IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 37.11 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF WASHINGTON MEADOWS

**PRELIMINARY PLAT
– WASHINGTON
MEADOWS
900 BLK. NORTH FM
1417 (HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES)**

The property is located in the 900 block of North FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The property was zoned an R-1 (One Family Residential) District at the September 8, 2020 City Council Meeting. The owners would like to plat the property into (136) one-hundred-thirty-six 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY AT 4615 NORTH TRAVIS STREET, BEING LOT 1R OF THE REPLAT OF LOT 1, BLOCK 6 & LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8 & 9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN EXPANSION TO ACE STORAGE

**REPLAT FULLER-
WEEMS ADDITION, A
REPLAT OF LOTS 1
& PART OF LOT 2,
BLK. 1, FULLER'S
2ND ADDITION
16 & 60 TEE TAW
CIRCLE (ETJ)
(MICHAEL &
BRENDA FULLER &
RUDY & CYNTHIA
WEEMS)**

The property is located at 16 and 60 Tee Taw Circle in southwest Sherman off W.D. Hill Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owners would like to Replat two lots to enlarge one of the lots. They

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

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

SPECIFIC USE PERMIT

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

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A COMMERCIAL AMUSEMENT CENTER (THE WRECK ROOM) IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP – COMMERCIAL
AMUSEMENT
CENTER (THE
WRECK ROOM)
700 EAST HOUSTON
STREET
(LOS HERMANOS
PARTNERSHIP, LLC)

Charles White, 700 E. Houston St., Sherman. TX

Mr. White appeared to represent the request and answer any questions. The property is located at 700 East Houston Street; the southeast corner of Houston and Throckmorton Streets. The property is zoned a C-1 (Retail Business) District.

Mr. White explained he is requesting a Specific Use Permit to allow a commercial amusement center for The Wreck Room, "a place where people can go to get rid of their frustrations. Customers will be able to break multiple items inside the building. It is a great way to get rid of tension and some aggression in a safe environment. When I was on the Volunteer Fire Department in Louisiana, we had two cars on a trailer that we would take to festivals and fairs and that is how we raised money for our fire department was to allow people to come up, put all the safety equipment on and we would allow you to bang on a car. It was a lot of fun, people enjoyed it and it made a lot of money for our fire department. I work for some other organizations and some of those are autistic organizations and we have set up small functions for them to go in and break items and it helps them with their developmental programs and I thought this would be a great idea. This is something we could use for entertainment purposes, because there is not a whole lot to do in this area."

"There are no tenants currently in the building at this time; the last tenant was an appliance repair and flea market. I plan to use the whole building, it is sectioned off into different warehouse sections with bay doors, two of the big sections will be for storage of items I will be collecting to be broken. The main area I am going to use is the main first walk through, it will be the waiting room and gear up section and the main warehouse will be the stations for breaking items. Everything will be contained inside the building." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone wanted to point out a couple of things on the Staff Review Letter. "Item #12 points out you must provide Liability Insurance in the amount of \$2,000,000 and Item #13 The trash dumpster will need to be located inside the main building area and screened."

Mr. White did not have a problem with the liability insurance. "As far as the trash dumpster, I have an alleyway behind the building and I would like to put up a privacy fence to keep the general public from using it; is there any problem with using the alley."

Rob Rae, Director of Developmental Services explained "the concern we have with the dumpster and the type of use you will be doing there is making sure that none of the items that get demolished are going outside of the building. As long as that is contained in a dumpster and not outside of the dumpster and collected on a regular basis."

Mr. White explained "I have already spoken to the Sanitation Department; we have worked out a pick up program and what will go in the dumpster. Most of it will be small broken items and it will be picked up once a week unless it is overfilled and then I would schedule a pickup. We are going to have private groupings; we are only expecting 10-30 people on a Friday night for parties. I am not expecting a lot of trash to accumulate in a single week that would not be held in a regular dumpster, but if there were, I could call to arrange for a special pickup."

Mr. Rae asked if it would be a regular size commercial dumpster.

Mr. White responded, "correct, just a regular receptacle."

Chairman Mahone explained, "I think we would like to avoid seeing a mini landfill above the dumpster."

Mr. White responded, "absolutely."

Commission Member Davis asked if there would be beat up cars or anything else, giant you will be beating up outside the building.

Mr. White explained, "I have a car coming that will be inside the building. I have already arranged to handle all the fluids and the stuff I do not need on the car; I just need the shell. I have spoken with Ellis Auto, they will meet my needs, the car will be inside and once it has been pummeled enough where it is not fun anymore, we will transfer another one from them; they will be my point of contact for any vehicles that are in there. There will be nothing outside; everything will be contained inside the building."

Chairman Mahone stated, "there would be a one for one swap when you switch out the car."

Mr. White responded, "correct."

Commission Member Davis asked if he had seen the item in the Staff Review Letter about the parking lot needing to be concrete or asphalt.

Mr. White explained, "I have a rock parking lot. They are talking anywhere from \$30,000 to \$40,000 to pave or asphalt the parking lot. I spoke with the owner of the building; he says he is not coming off that. At this time, I do not have the means to do it; I am hoping there is a means for a variance to give me time. I have a one-year lease, after that year I can decide if I am going to purchase the building or do something else at that point. It does say I could have up to a year to make amendments and do all that too. Item #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."

Commission Member Davis explained, "that is what you are applying for if you do not do anything it goes away."

Chairman Mahone explained, "that is the Specific Use Permit, which means if we approve your request and you did not make any progress within a year, then you would have to come back for resubmission. I just wanted to point out Engineering has noted that the drive approaches are non-conforming and they would have to be brought into compliance."

Wayne Lee, Director of Engineering explained, "they are probably greater than thirty feet wide, I think we have a limit of twenty-four feet wide."

Chairman Mahone explained, "that is something you could work out with the Engineering Department."

Commission Member Wood asked, "is there was anything inside the building that will help with the sound; I think there are some residential adjacent to the property."

Mr. White responded, "the inside of the building has been spray foamed insulated, not that it is 100% sound barrier. Our hours will be from 3:00 p.m. to 10 p.m. Our neighbors are a church behind us, which we will be closed on Sundays and Mondays and across the street from us is the Food Kitchen, which will be moving across the street soon."

Commission Member Wood asked if they would be providing safety equipment.

Mr. White explained, "I will provide safety glasses, requiring anyone that signs a waiver to wear closed toe shoes, telling everyone to dress appropriately for what you are doing. We will have hard hats, earplugs, gloves and aprons for

anybody that feels they need more equipment to wear. This is also a 12 and up event. We are not allowing anybody under the age of 12 in the main floor to break anything; it is an age appropriate activity.”

Peter Tracy, 700 S. Valentine, Sherman, TX

“My concern is a safety issue, you say you are going to have fluids and all that kind of stuff removed from the vehicles. What about the glass and the taillights?”

Mr. White explained, “all glass would be removed; the only thing I want is the main shell. We are not allowing any personal items that could smash, fly; all items are solid items.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a commercial amusement center (The Wreck Room) in a C-1 (Retail Business) District at 700 East Houston Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: DAVIS, MAHONE, MANLEY, WHITAKER, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF V-PROP, LLC (OWNERS), LYNN VESSELS (REPRESENTATIVE), HIGHLAND HOMES (GENERAL CONTRACTOR) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 2700, 2704, 2708, 2712, 2716, 2720 2724 AND 2728 HILLVIEW LANE, BEING LOTS 1-8, BLOCK 3 OF THE FINAL PLAT OF BLOCK 2 & BLOCK 3, WEST CANYON CREEK ESTATES, SECTION 3, AND 2700, 2703, 2710 AND 2711 FAWNWOOD COURT, BEING LOTS 1-4, BLOCK 4, AMENDED PLAT OF WEST CANYON CREEK ESTATES, SECTION 3, LOTS 1-5, BLOCK 1 & TRACTS 1-5 & CANYON CREEK DRIVE, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

Lynn Vessels, 4103 W. Lamberth Rd., Sherman, TX and
Cody Rutledge,

SUP – PATIO HOMES
2700, 2704, 2708,
2712, 2716, 2720,
2724 & 2728
HILLVIEW LANE AND
2700, 2703 2710 &
2711 FAWNWOOD
COURT (V-PROP,
LLC)

Mr. Vessels and Mr. Rutledge appeared to represent the request and answer any questions. The properties are located at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane and 2700, 2703, 2710 and 2711 Fawnwood Court between Shady Oaks Lane and Pecan Grove Park. The properties are zoned an R-1 (One Family Residential) District.

Mr. Vessels explained, "I am requesting a Specific Use Permit to allow patio homes on twelve (12) lots for smaller setbacks for residential development and adhere to the deed restrictions, which do not allow front facing garages and require a minimum 2,300 square foot living are. The smaller setbacks on the sides will provide adequate room for garage access and turn around room. The homes will have a 2/1 split, three-car garage attached to the main structure." He had seen the Staff Review Letter and would abide by the Recommendations."

Mr. Rae explained, "the development has a deed restriction that limits what they can do to enter the garages that are perpendicular to the front of the street and the reason for the patio home request is so they have a smaller side yard setback to be able to provide the turn into the garage. The private developer set the deed restrictions."

Mr. Vessels explained, "the deed restrictions have been amended for the floor plan I provided, that is the only way a garage can front the street. All garage doors will face away from Canyon Creek Drive. The front facing garages will only be for the 2/1 split garages connected by a breezeway and the front facing garage will be 25' back from the front of the house; so the garage doors will not be seen."

Cody Rutledge, 5601 Democracy Dr., Ste. 300, Plano, TX

Mr. Rutledge explained, "I am a representative for Highland Homes and we have been working with Lynn Vessels to make sure we meet the deed restrictions. We came up with a floor plan that will meet the requirements." He provided a site plan that shows how the homes will be laid out. "The reason we are asking for a Specific Use Permit is that the City requires ten percent of the lot width on the sides. Several of our lots are 88' wide, so that would put us at 8.5' on the sides, we are looking to gain an additional two feet; so we need 7.5' on the sides. That would allow us to push the home to the right or left to maximize the width of the driveway, so essentially, you are backing out of the garage and you have an additional two-foot ease of backing in and out of your garage."

Commission Member Davis asked if this was a true patio home.

Chairman Mahone thought a patio home was just smaller setbacks.

Mr. Vessels explained, “the home I presented is the maximum; there will be some homes that do not have the garage on the side.”

Mr. Rae explained, “there are two ways to the zoning ordinance that allows for changes in setbacks. One is through patio home designation and the other is a variance. If they went for the variance, they would need a variance for each lot, patio homes allows them to do it for the whole development. The intention is not to build patio homes.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District at 2700, 2704, 2708, 2712, 2716, 2720 2724 and 2728 Hillview Lane and 2700, 2703, 2710 and 2711 Fawnwood Court subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: DAVIS, MAHONE, MANLEY, WHITAKER, WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF V PROP LLC (OWNERS), HIGHLAND HOMES, CODY RUTLEDGE (REPRESENTATIVE) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 2700 AND 2710 FAWNWOOD COURT, BEING LOTS 1 & 2, BLOCK 4, AMENDED PLAT OF WEST CANYON CREEK ESTATES, SECTION 3, LOTS 1-5, BLOCK 1 & TRACTS 1-5 & CANYON CREEK DRIVE, AS FOLLOWS;

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) (A), TO ALLOW A MODEL HOME AND A PARKING LOT FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Cody Rutledge, 5601 Democracy Dr. Ste. 300, Plano, TX

Mr. Rutledge appeared to represent the request and answer any questions. The properties are located at 2700 and 2710 Fawnwood Court between Shady Oaks Lane and Deerwood Court near Pecan Grove Park. The properties are zoned an R-1 (One Family Residential) District.

Mr. Rutledge explained, “we would like to construct a 4,213 square foot model home on the property at 2700 Fawnwood

TUP – MODEL HOME
& PARKING LOT
2700 & 2710
FAWNWOOD CT
(V PROP, LLC)

Court to house a sales team and model example of the homes they will be constructing for their customers. The home will be four bedrooms, three bath, and two-car garage with another one-car garage attached by a breezeway. Upon completion of the development, they will return the home to a spec home to be sold. The garage will be converted back into a usable garage, we also take out the landscaping where the driveway will be located, pour the driveway and it is a livable home. We do not pour the driveway because of curb appeal. We are also requesting a Temporary Use Permit to allow parking on the lot next door at 2710 Fawnwood Court for the model home.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the Temporary Use Permit to allow a model home and parking lot in an R-1 (One-Family Residential) District at 2700 and 2710 Fawnwood Court subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DAVIS, MANLEY, WOOD AND SIMS

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF EDGAR WAYNE MCCARLEY TRUST (OWNERS), ALEMAN ROOFING AND CONSTRUCTION (PROPOSED TENANT), ANTHONY ALEMAN (REPRESENTATIVE), KENT HUGHLETT (ARCHITECT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 310 WEST U.S. HIGHWAY 82, BEING 1.56 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 CONTRACTOR’S OFFICE/WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
- SITE PLAN APPROVAL FOR AN OFFICE/WAREHOUSE.

**SUP –
CONTRACTOR’S
OFFICE/
WAREHOUSE**

**SITE PLAN – OFFICE/
WAREHOUSE
ADDITION
310 WEST U.S.
HIGHWAY 82
(WAYNE MCCARLEY)**

Kent Hughlett, 529 S. Crockett St., Sherman, TX

Mr. Hughlett appeared to represent the request and answer any questions. The property is located at 310 West U.S. Highway 82, the southwest corner of Hickory Street and U.S.

Highway 82. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Hughlett explained, "Aleman Roofing would like to move their office to this location so they are requesting a Specific Use Permit to allow a Contractor's Office at this location. They would like to construct a 7,900 square foot, brick veneer office/warehouse building between the existing buildings. Twenty-five (25) parking spaces will be provided." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Davis asked if they would be updating the existing buildings.

Mr. Hughlett explained, "one is stucco and one is brick."

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for a Specific Use Permit to allow a Contractor's Office/Warehouse in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District and site plan approval for an office/warehouse at 310 West U.S. Highway 82 subject to the Staff Review Letter. Second by Commission Member Whitaker

VOTING AYE: DAVIS, MAHONE, WOOD, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED.

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

ZONE CHANGE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF SHERMAN CHURCH OF GOD (OWNERS), WENDY FERGUSON (PROSPECTIVE BUYER), FERGUSON RV PARK (PROPOSED TENANT), RON D. BEARD & ASSOCIATES (ARCHITECT) AND NORTH TEXAS SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 3551 EAST U.S. HIGHWAY 82, BEING 10.586 ACRES IN THE SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TRAVEL TRAILER PARK IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

ZONE CHANGE – R-1
TO C-1

SUP – TRAVEL
TRAILER PARK

SITE PLAN –
FERGUSON RV
PARK
3551 EAST U.S.
HIGHWAY 82
(SHERMAN CHURCH
OF GOD)

- **SITE PLAN APPROVAL FOR FERGUSON RV PARK**

Wendy Ferguson, 146 CR 915, Anna, TX

Ms. Ferguson appeared to represent the request and answer any questions. The property is located at 3551 East U.S. Highway 82, the northwest corner of between Skaggs Road and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District and located in the O-1 (75 & 82) Overlay District.

Ms. Ferguson explained, “we are requesting a zone change to a C-1 (Retail Business) District and Specific Use Permit to allow a travel trailer park for Ferguson RV Park. It will be a beautiful RV Park surrounded by trees. The proposed park will have 75-95 total sites. Amenities include a playground, pool, bark park, fire pit, game areas and a lodge with a clubhouse, office, laundry and bath area. The exterior of the clubhouse/office will be hardi-plank siding with a composition roof. We own two RV Parks in Oklahoma.” She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked, “is this was an RV Park where you plant trees, build a porch and stay for years.”

Ms. Ferguson responded, “no, this is not residential.”

Chairman Mahone asked, “what time restrictions do you have on people camping there.”

Ms. Ferguson explained, “it is not a permanent residency. There is no mail to be delivered. If we got snowbirds coming in, it could be 5-6 months, but nothing longer than that, it is not permanent residency. If there were construction workers that came in, we would allow them to stay.”

Chairman Mahone asked Mr. Rae if there were any ordinances regarding length of stay at RV Parks.

Mr. Rae explained, “we met with Ms. Ferguson and the Developers; there is currently an ordinance outside of the zoning ordinance regarding RV Parks. The time limit for stay is (90) ninety days and they can only charge either daily or weekly rates, no monthly rates for spaces.”

Chairman Mahone asked Ms. Ferguson if she understood that.

Ms. Ferguson responded, “I do.”

Commission Member Manley asked how the sewage would be handled.

Ms. Ferguson responded, “septic.”

John Sharker, 224 Glendola, McKinney, TX

Mr. Sharker explained, “the onsite sewage facility would be a direct injection or an aeration system; it will be in a designated area. One of the people from here in Sherman will probably design the system for us and it will be shown on a site plan where it will discharge.”

Ms. Ferguson explained there is more acreage to the west for the sewage facility.

Mr. Sharker explained, “on the west side there is a low-lying area that will be attached to that section.”

Ms. Ferguson explained, “the pads will be concrete, there will be a fire lane and all lanes will be concrete.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a zone change from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District and Specific Use Permit and site plan approval to allow a Travel Trailer Park (Ferguson RV Park) at 3551 East U.S. Highway 82 subject to the Staff Review Letter. Second by Commission Member Whitaker.

VOTING AYE: DAVIS, MAHONE, WOOD, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF ANTHONY & CHERY SCOTT (OWNERS) AND MARSHALL SARTIN (SURVEYOR) CONCERNING THE PROPERTY AT 711 SOUTH FIRST STREET, BEING LOTS 5 & 6, BLOCK 9, W. ELLIOTT’S ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20’ REAR SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25’ IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Chery Scott, 417 Evergreen, Sherman, TX

Mrs. Scott appeared to represent the request and answer any questions. The property is located at 711 South First Street between Wells and Odneal Streets. The property is zoned an R-1 (One Family Residential) District.

**VARIANCE – REAR
SETBACK
711 SOUTH FIRST
ST.
(ANTHONY & CHERY
SCOTT)**

Mrs. Scott explained, “we are requesting a variance for a 20' rear setback for the existing two-story building that was built as a hobby shop in 2018. We plan to convert the building to a residential dwelling. The metal building is approximately 2,400 square foot. Parking will be provided for two spaces. There are two more metal buildings that match this one in the area.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Rae explained, “when the building was built it was zoned an R-1 (One-Family Residential) District, but it was not built as a residential building, the use at that time was for a hobby shop.”

Commission Member Manley asked if she was aware of Item #13 - Privately owned and maintained 12' wide asphalt or concrete improvements to rear access must be constructed prior to building permits being issued.

Mrs. Scott explained, “they would be creating two concrete parking spaces in the front of the building.”

Mr. Rae explained, “on the plans that you have, they indicate parking in the rear, but if parking was provided in the front they would not need to pave the alley.”

Mrs. Scott explained, “it was my understanding that we would need to create an 18'x20' parking area to the front and that is not a problem.”

Mr. Rae asked, “how many bedrooms will the building have.”

Mrs. Scott responded, “there is only going to be one, but because of the size of the building, I agree to provide two parking spots.”

Mr. Rae explained, “two is the minimum, a parking space is 9'x20 and if that is provided in the front, they would not need to pave the alley.”

Commission Member Davis asked who her neighbors were.

Mrs. Scott responded, “I own all the property around the building and the whole block. There are empty lots and one green 1901 building. There are no more neighbors on the block other than my cousin; he owns a house next door.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for a variance to allow a 20' rear setback in lieu of the required 25' in an R-1 (One-Family Residential) District at 711 South First Street subject

PLANNING & ZONING COMMISSION MINUTES – SEPTEMBER 22, 2020

to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, SIMS, MANLEY AND DAVIS

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:51 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

5.

Meeting Date: 10/20/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

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

List of Agenda Items:

8. * 186 JIM LAMB ROAD

The request of Rhonda Garland (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 186 Jim Lamb Road, being 1.219 acres in the Garrett Pangburn Survey, Abstract No. 945, as follows;

Planning and Zoning Commission

Final Plat approval of Garland Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

9. * 2005 SOUTH SAM RAYBURN FREEWAY

The request of FRHP Lincolnshire, LLC (Owners), Camping World and Good Sam (Tenants) and CEI Engineering Associates, Inc. (Civil Engineer and Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, being a 14.08 tract in the Preston Kitchen Survey, Abstract No. 667, also being multiple tracts: Tract 1, being a 7.036 acre tract; Tract 3, being all of Blocks 38, 39 and a portion of Block 37 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition; and Tract 4, being a 0.888 acre tract, except a called 0.487 acre portion of Lots 7-12, Block 39, as follows:

Planning and Zoning Commission

Replat approval of Block 43R, Lot 1, South Side Addition, being a Replat of the Final Plat of Block 43R, Lot 1, South Side Addition

10. * 1104 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Shree Santoshima LLC (Owners) and David Baca Studio (Architect) concerning the property at 1104 South FM 1417 (Heritage Parkway), being Lot 1, Block 6, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows:

Planning and Zoning Commission

Site plan approval for a Convenience Store @ Country Ridge, a Convenience Store with Drive – Thru and Fueling Stations.

12. * 221 WEST TRAVIS STREET

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative) and Votex Surveying Company (Surveyor) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey Abstract No. 667, in Tract 4 of the Blalock Industrial Park, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Sherman Crossroads Medical No. 3



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

6.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

3624 SOUTH U.S. HIGHWAY 75

The request of QuikTrip Corporation (Owners), John Pimentel (Representative) and Kirkman Engineering (Engineer) concerning the property located at 3624 South U.S. Highway 75, being Lot 4, Block 2, Sherman Crossroads, Phase II, Lots 1R, 4 & 5, a Replat of Amending Plat Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow an additional 58.6 square foot, 12' tall freestanding sign, 32.92' from the South Highway 75 property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3624 South U.S. Highway 75, the southwest corner of South Highway 75 and West FM 1417; QuikTrip is the tenant. The property is in the Blalock Industrial Park and Blalock Commercial Overlay District.

Background on the property:

- Site plan approval for a QuikTrip Convenience Store and Fueling Station granted February 19, 2019
- An exception and variance to allow an 860 square foot, 50' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development denied February 18, 2020
- An exception and variance to allow a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip approved February 18, 2020.

QuikTrip is requesting an exception and variance for an additional freestanding 58.6 square foot, 12' tall

freestanding sign, 32' from the Highway 75 property line.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

QuikTrip Corporation (Owners)

John Pimentel (Representative)

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:

47

Objections Received:

1

Attachments

Aerial Location Map

Zoning Map

Zoning Sign Photo

Narrative

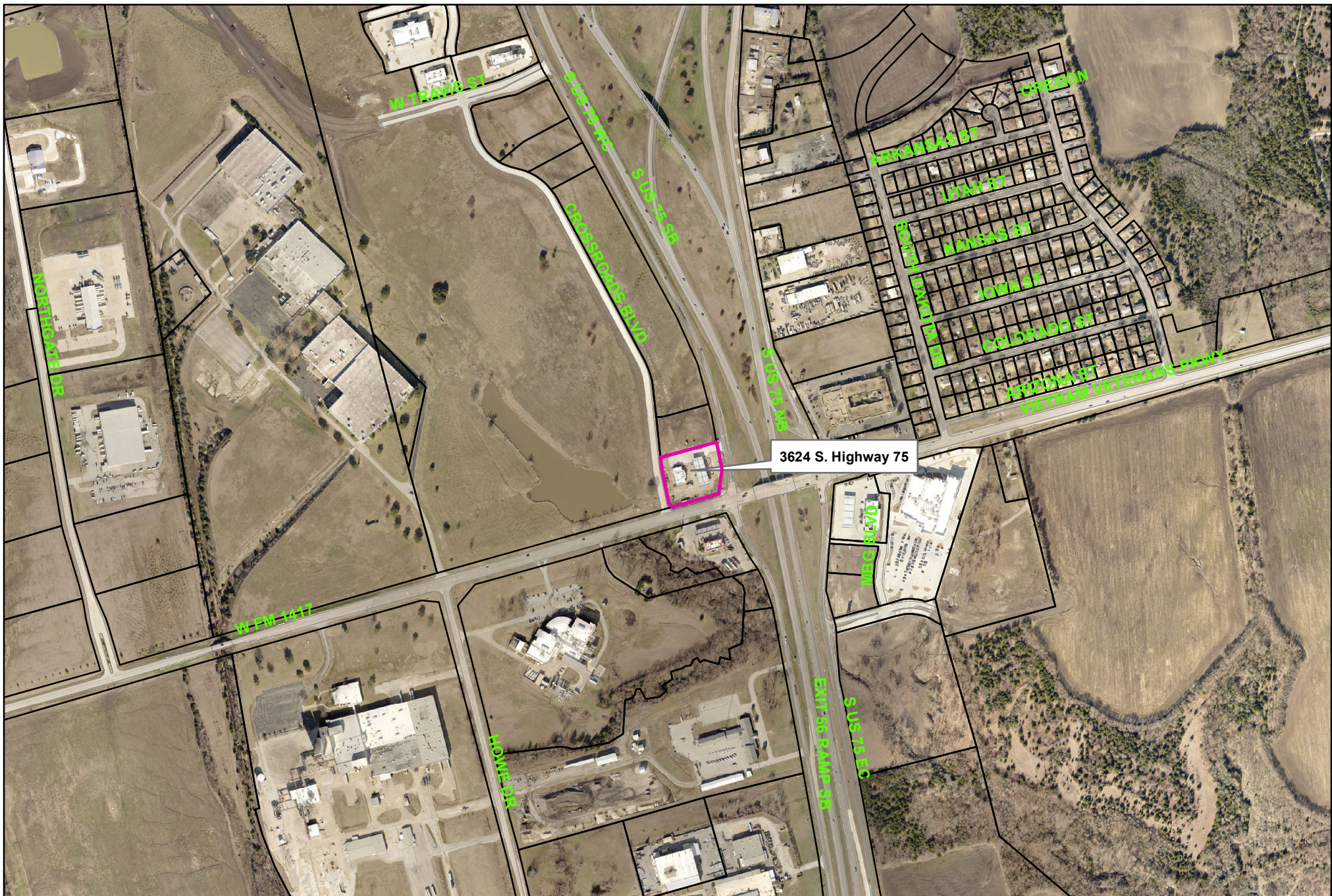
Plat

Site Plan

Sign Elevations

Staff Review Letter

Letter from Bill Douglass



3624 South U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 700 ft



1 in = 246 ft

3624 South Highway 75





QuikTrip Corporation

DALLAS/FORT WORTH DIVISION
1120 North Industrial Boulevard
Euless, TX 76039
817-358-7680
Fax: 817-858-0213

City of Sherman
Developmental Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

Project Narrative:

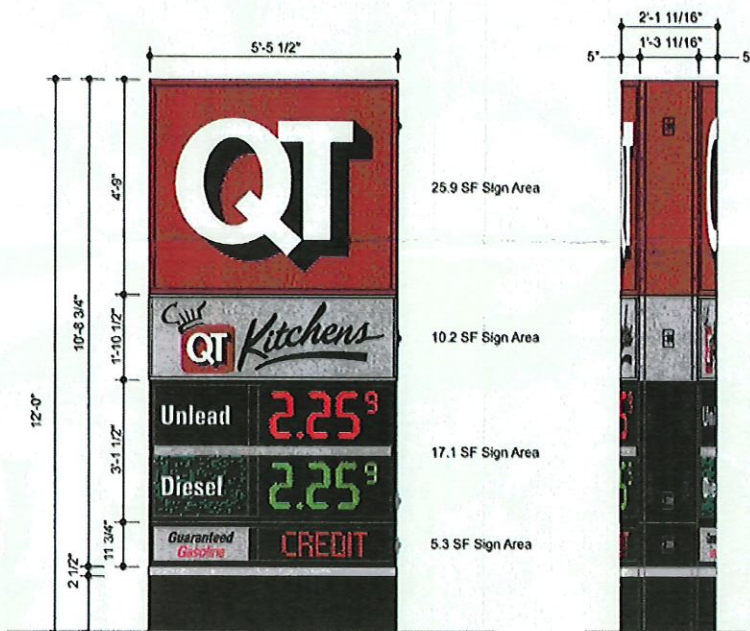
QuikTrip Corporation currently owns the property on the northwest corner of FM 1417 & U.S. 75. QuikTrip is requesting an exception and variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) to allow for an additional freestanding sign. The additional sign is a 58.6 square foot, 12' tall freestanding sign, 32.92' from the South Highway 75 property line for the Sherman Crossroads in the Blalock Industrial Park/Blalock Commercial Overlay District.

Respectfully,

John Pimentel
Real Estate Project Manager
QuikTrip Corporation



Top View



Front Elevation
Scale: 3/8" = 1'-0"

Side Elevation
Scale: 3/8" = 1'-0"

1917 -MV-E2PGQ-CC-59 Vertical Monument Sign

- QT Kitchens
- Two (2) Product LED Gas Price Sign with Cash & Credit
- 58.6 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



1917 -MV-E2PGQ-CC-59

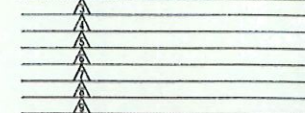
Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description

12/03/19 Issue Date
01/14/20 Rev. 1
02/17/20 Rev. 2



Notes

Store

1917

Declaration

Copyright © 2019 Allen Industries, Inc.
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Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Faco retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
EST. 1988

100% Enrich, Right Compliance with
CSA C22.1 100-107
E212502 All 017510



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN.

Allen Industries
YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

STAFF REVIEW LETTER

October 13, 2020

QuikTrip Corporation
Attn: Vice President of Real Estate
4705 S. 129th E A
Tulsa, Ok 74134

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034

QT South, LLC
John Pimental
1120 N. Industrial Blvd.
Euless, TX 76039

Dear Applicants,

The request for an exception and variance to allow an additional 58.6 square foot, 12' tall freestanding sign, 32.92' from the South Highway 75 property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 3624 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the Blalock Industrial Park and Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. If at any time, highway 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.
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. Lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
7. 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.
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. Monument sign within TxDOT right of way is not permitted. Coordinate with City of Sherman Engineering Department.
11. Sign placement must not interfere with view of traffic on either roadways.

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,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services

OCT 13 2020

TO: City of Sherman
Sherman Planning & Zoning Board
Rob Rae
Secretary, Planning & Zoning Board
PO BOX 1106
Sherman, TX 75091-110

October 7, 2020

Subject: Quik Trip Corporation

Exception and Variance Under Ordinance No. 2280, Section 6, 8, 4, Subsection (8) and Ordinance No. 2252 Section 410 (2) (N)

Planning & Zoning Board,

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

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

We all bought & developed our properties knowing and adhering to these requirements and ordinances, yet Quik Trip continues to ask for additional signs for their property, even though the ordinance clearly states that only one freestanding sign per lot is allowed.

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

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

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

Sincerely,



Bill Douglass



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

1200 SOUTH DEWEY AVENUE

The request of The City of Sherman (Owners), Clint Philpott, Assistant City Manager (Representative) and Strand (Architect/Civil Engineer) concerning the property at 1200 South Dewey Avenue, being 125.09 acres in the G.B. Pilant Survey, Abstract No. 963, as follows;

Board of Adjustments

Variance approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 15' front setback for three airplane hangars (#1, #9 & #18) in lieu of the required 25' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Site plan approval for Three Airport Hangars (#1, #9 & #18)

Background:

The property is located at 1200 South Dewey Avenue, the City of Sherman Municipal Airport. The property is zoned an R-1 (One Family Residential) District.

With the growth in Sherman, the Sherman Municipal Airport is experiencing interest in development on airport property and adjacent to the airport. A Master Plan was created to help ensure that development occurs in a way that is beneficial to the City overall. One of the most requested improvements at the Sherman Municipal Airport is additional hangars, so the Sherman Municipal Airport Master Plan's number one project is additional hangars. Aprons for access to additional hangars were constructed several years ago, but the hangars were never constructed. The City is proposing three 50'x168' hangar buildings to be built at this time, 15' from the Dewey Avenue property line. A contract was authorized to SkyTrust, LLC of Frisco, Texas to construct all three hangars.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

The City of Sherman (Owners)
Clint Philpott, Assistant City Manager (Representative)
Strand (Architect/Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

92

Objections Received:

0

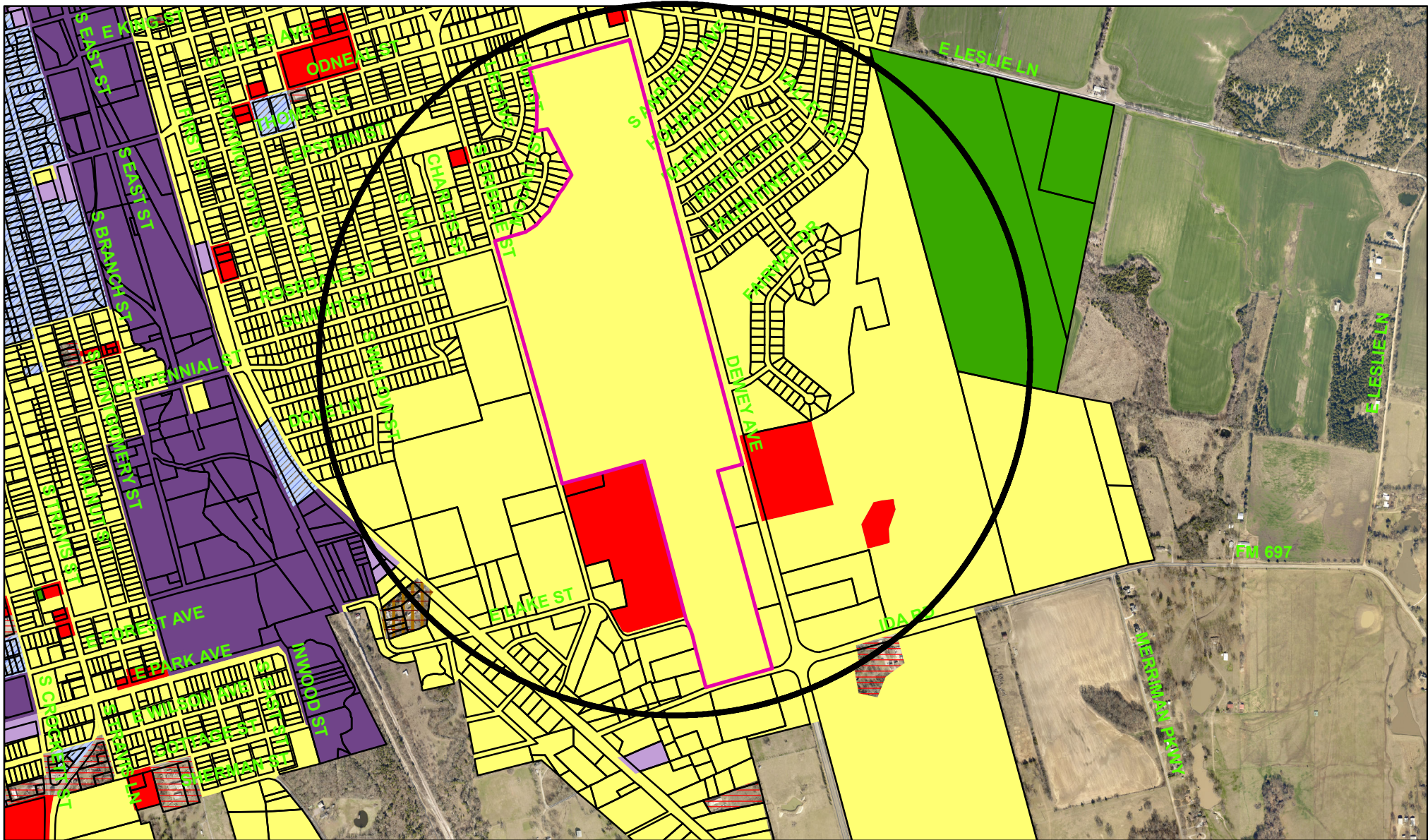
Attachments

Aerial Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Aerial Location Map
Building Elevations



NOT TO SCALE

1 in = 1,182 ft



Zoning - 1200 South Dewey Avenue

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 62 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

CO Office District

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

ImageGIS.DBO.ORTHOS_2020

Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

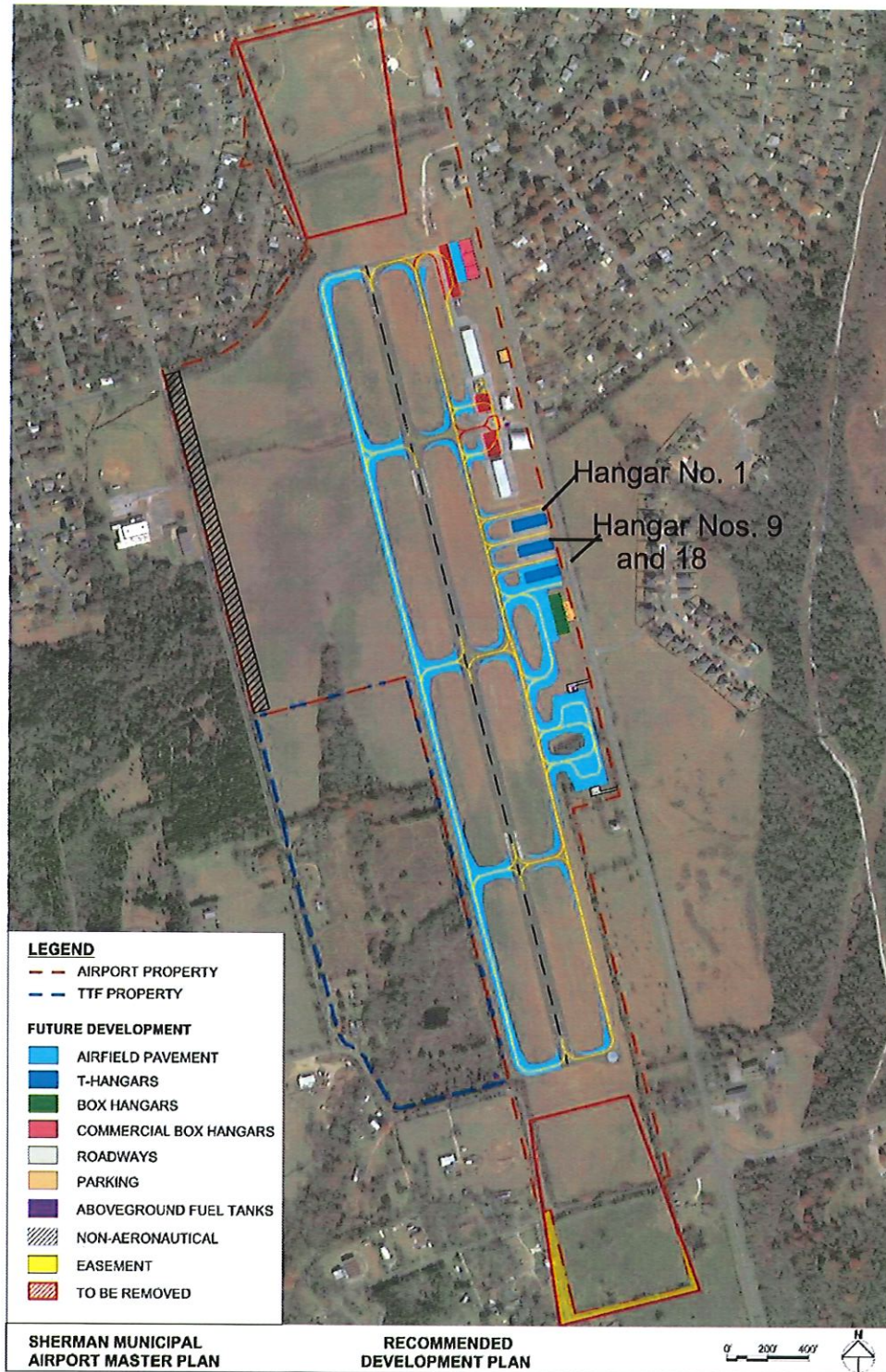
1 in = 1,231 ft

1200 South Dewey Avenue

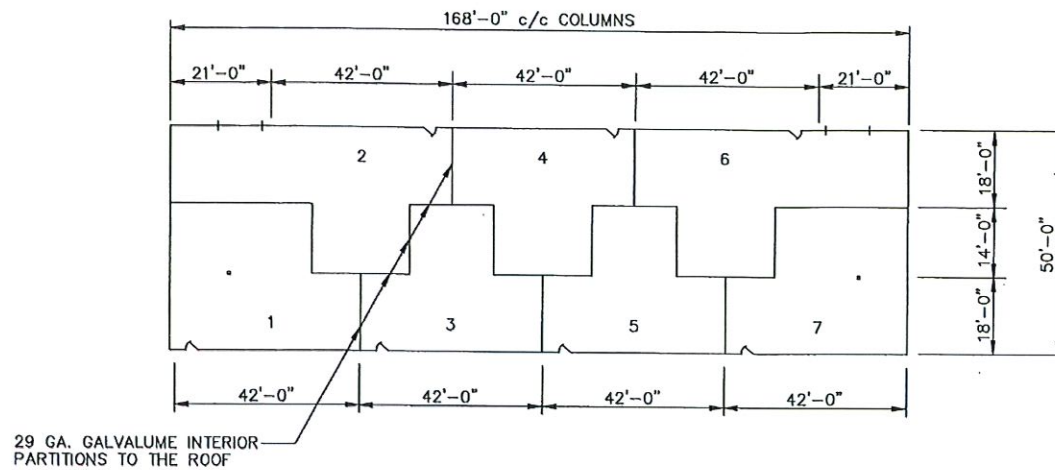


6 Implementation Plan

Figure 6-1: Recommended Development Plan

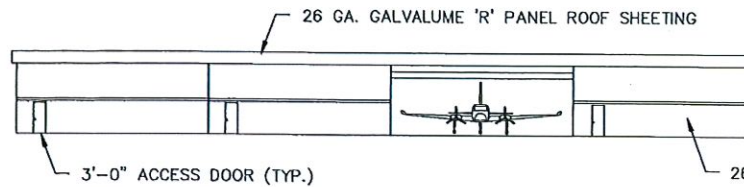


Source: Corgan

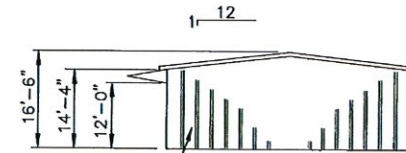


29 GA. GALVALUME INTERIOR PARTITIONS TO THE ROOF

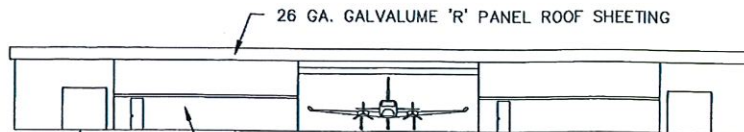
PLAN VIEW
7 UNIT MODEL LK42 T-HANGAR
ALL DOORS 41'-8" x 12'-0" CLEAR



SOUTH SIDEWALL ELEVATION



ENDWALL ELEVATION



9' W x 8' H O.H. DOOR

26 GA. PREPAINTED EXTERIOR WALL AND DOOR SHEETING

9' W x 8' H O.H. DOOR

NORTH SIDEWALL ELEVATION



Pinnacle Engineering, Inc.
1130 Corporate Park Drive
Suite 201
Cincinnati, Ohio 45215
616-961-1882
Fax 616-961-1888
www.pinnacleeng.com

REVISIONS
NO. DATE BY

FULFAB, INC.



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

8.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 186 JIM LAMB ROAD**

The request of Rhonda Garland (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 186 Jim Lamb Road, being 1.219 acres in the Garrett Pangburn Survey, Abstract No. 945, as follows;

Planning and Zoning Commission

Final Plat approval of Garland Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located at 186 Jim Lamb Road, northeast of Sherman off Whitney Road in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

In the County

Origination:

Rhonda Garland (Owner)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

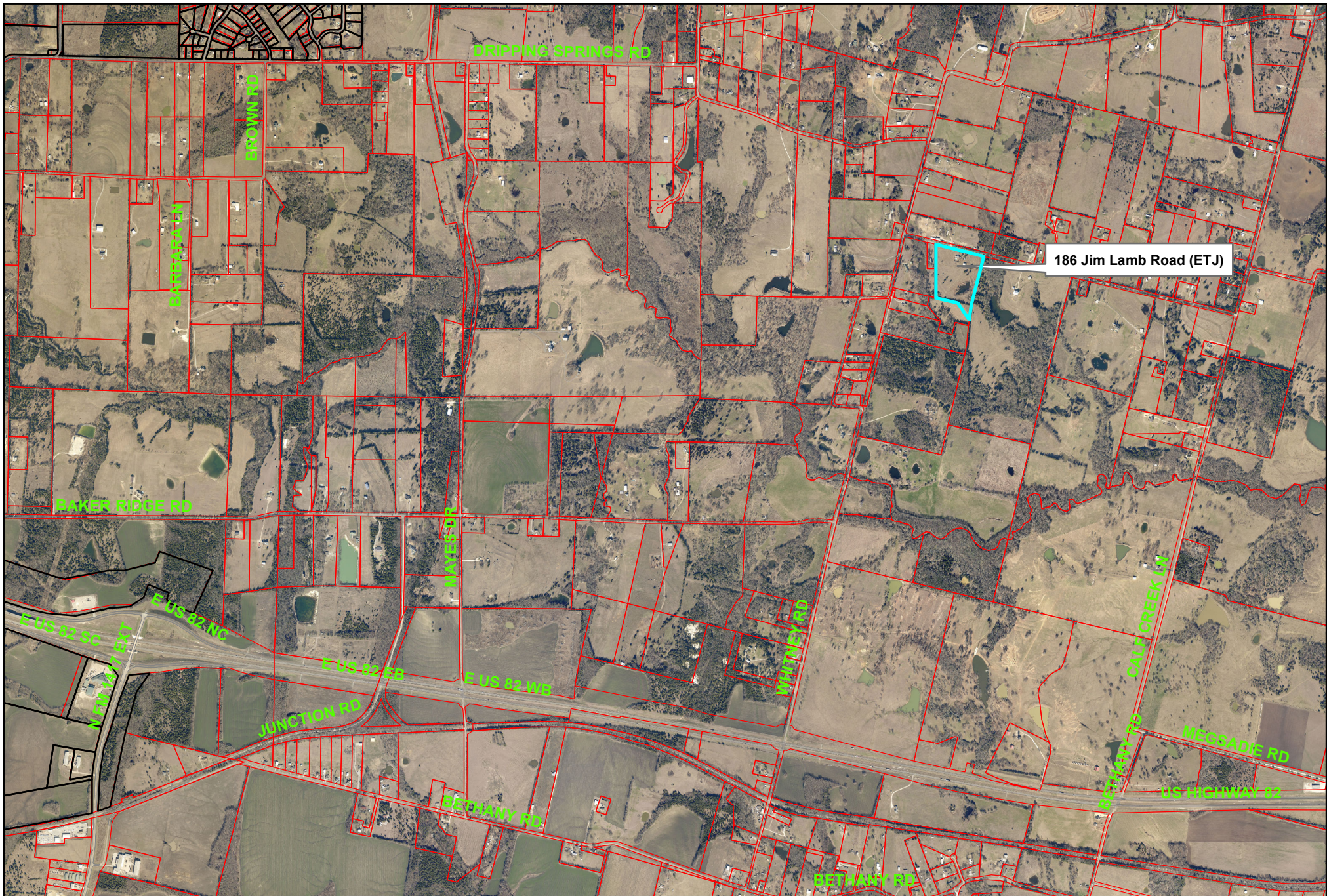
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Attachments

Aerial Location Map

Garland Addition

Staff Review Letter



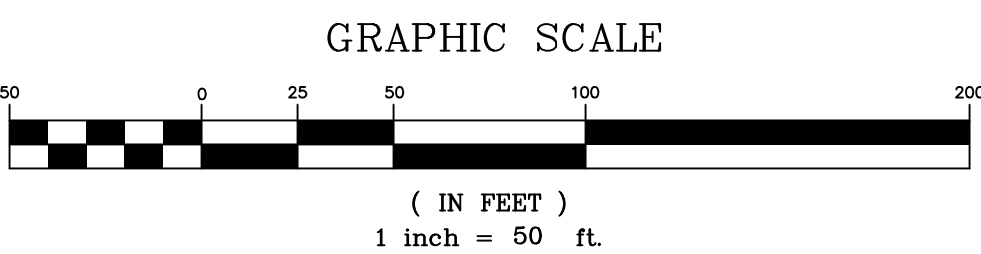
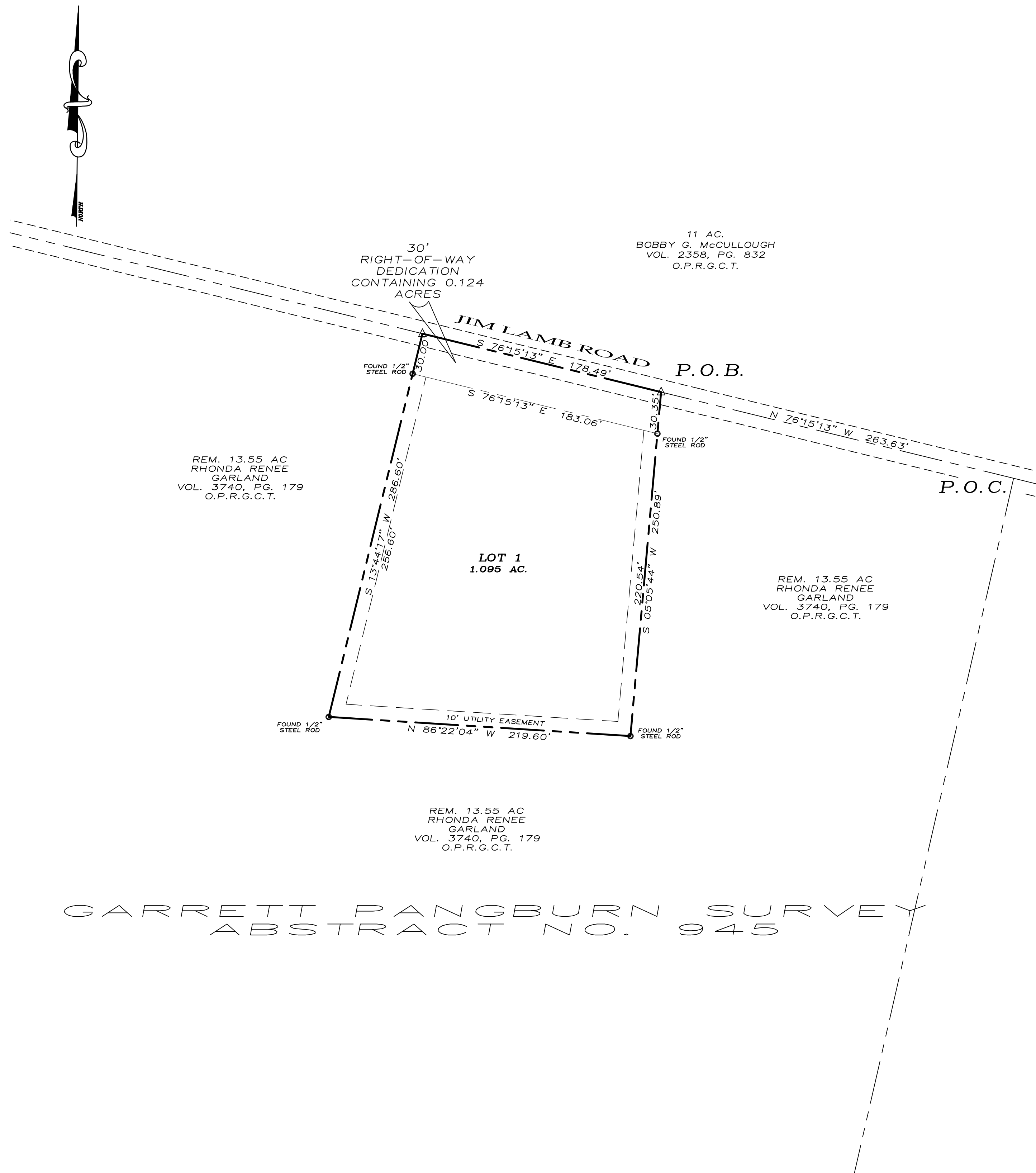
186 Jim Lamb Road (ETJ)

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 2,000 ft



OWNERS/DEVELOPER
RHONDA GARLAND
186 JIM LAMB ROAD
SHERMAN, TX 75090

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

UNDERWOOD

DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

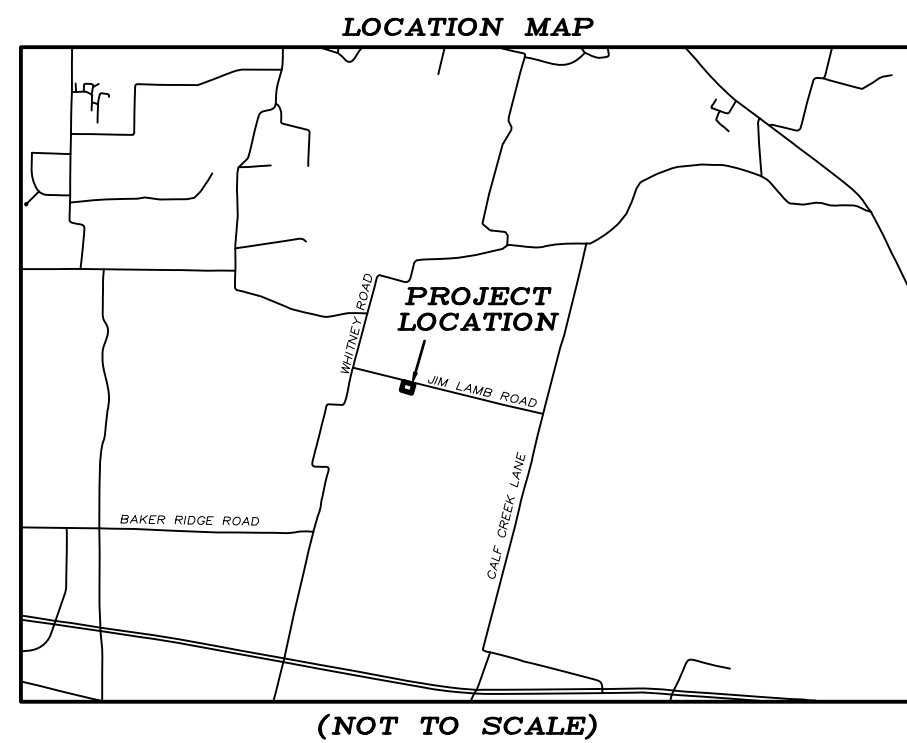
FINAL PLAT GARLAND ADDITION

BEING A PART OF AN 13.55 ACRE TRACT OF LAND
CONVEYED TO RHONDA RENEE GARLAND.
RECORDED IN VOL. 3740 PG. 179
OFFICIAL PUBLIC RECORDS
GRAYSON COUNTY, TEXAS
AN ADDITION TO GRAYSON COUNTY, TEXAS
BEING 1.219 ACRES

SEPTEMBER 2, 2020

(903)465-2151

SHEET 1 OF 2



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Garrett Pangburn Survey, Abstract No. 945 and being a portion of the 13.55 acre tract of land conveyed to Rhonda R. Garland by deed of record in Volume 3740, Page 179, of the Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Commencing at a found PK nail in the Center of Jim Lamb Road, being the Northeast corner of said 13.55 acre tract of land;

Thence North 76°15'13" West, with the Center of said Jim Lamb Road and being the North line of said 13.55 acre tract of land a distance of 263.63 feet to a set PK nail being the True Point of Beginning;

Thence the following calls and distance over and across said 13.55 acres:

South 05°05'44" West, a distance of 250.89 feet to a set 1/2" steel rod;

North 86°22'04" West, a distance of 219.60 feet to a set 1/2" steel rod;

North 13°44'17" East, a distance of 286.60 feet to a set PK nail in the center of Jim Lamb Road;

Thence South 76°15'13" East, with the center of said Jim Lamb Road a distance of 178.49 feet to the Point-of-Beginning and containing 1.219 acres of land

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, RHONDA GARLAND being the owners of the hereinabove described property hereby adopt this plat designating said property as Garland Addition, an addition to Grayson County, Texas, and does 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 may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, 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 Grayson County, Texas.

WITNESS MY HAND this _____ day of _____, 2020.

RHONDA R. GARLAND

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 Rhonda R. Garland, 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 _____, 2020.

Notary Public in and for
the State of Texas.,

CERTIFICATE OF ACCEPTANCE OF DEDICATION

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the _____ day of _____, 2020, that all the owners of the real property described above did execute and deliver unto the Grayson County Commissioner's Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Grayson County Commissioner's Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

Certified this _____ day of _____, 2020.

COUNTY CLERK
Grayson County, Texas

ACCEPTANCE

STATE OF TEXAS
COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

I, BILL MAGERS, County Judge of Grayson County, Texas do hereby certify that this Final Plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

BILL MAGERS, County Judge
Grayson County, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the _____ day of _____, 2020, the Grayson County Commissioners Court by appropriate minute order did find that this Final Plat of Garland Addition is in compliance with applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this _____ day of _____, 2020.

COUNTY CLERK
Grayson County, Texas

~ GENERAL NOTES ~

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE 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.
3. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR.
8. WATER WILL BE PROVIDED BY SOUTHWEST WATER COMPANY.
9. SEWAGE IS GOING TO BE ONSITE SEPTIC SYSTEM THAT IS APPROVED BY GRAYSON COUNTY.
10. THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48181C095 F, EFFECTIVE DATE SEPTEMBER 29, 2010.
11. THIS LOT WILL BE USED FOR RESIDENTIAL PURPOSES.

OWNERS/DEVELOPER
RHONDA GARLAND
186 JIM LAMB ROAD
SHERMAN, TX 75090

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

UNDERWOOD

DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

FINAL PLAT GARLAND ADDITION

BEING A PART OF AN 13.55 ACRE TRACT OF LAND
CONVEYED TO RHONDA RENEE GARLAND.
RECORDED IN VOL. 3740 PG. 179
OFFICIAL PUBLIC RECORDS
GRAYSON COUNTY, TEXAS
AN ADDITION TO GRAYSON COUNTY, TEXAS
BEING 1.219 ACRES

SEPTEMBER 2, 2020

(903)465-2151

SHEET 2 OF 2



STAFF REVIEW LETTER

October 12, 2020

Rhonda Garland
186 Jim Lamb Road
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Garland Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. Show a minimum of 3 found monuments on plat for reference.
5. Show set nails on drawing as set nails.
6. Acceptance and Dedication signature blocks must be changed to City of Sherman acceptance signature blocks.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,

Wagner E. Lee

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

cc: Robby Heston, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

9.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owners), Camping World and Good Sam (Tenants) and CEI Engineering Associates, Inc. (Civil Engineer and Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, being a 14.08 tract in the Preston Kitchen Survey, Abstract No. 667, also being multiple tracts: Tract 1, being a 7.036 acre tract; Tract 3, being all of Blocks 38, 39 and a portion of Block 37 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition; and Tract 4, being a 0.888 acre tract, except a called 0.487 acre portion of Lots 7-12, Block 39, as follows:

Planning and Zoning Commission

Replat approval of Block 43R, Lot 1, South Side Addition, being a Replat of the Final Plat of Block 43R, Lot 1, South Side Addition

Background:

The property is located at 2005 South Sam Rayburn Freeway between Wilson Avenue and FM 1417; Camping World and Good Sam are the tenants. The property is zoned a C-1 (Retail Business) District and M-1 (Light Manufacturing) District and located in the O-1.2 (Sam Rayburn) Overlay District.

Background on the property:

- An exception to allow a 6' fence in lieu of 4' allowed approved February 11, 1992
- A variance to allow a 2' front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40' front setback approved January 19, 2016.
- A Specific Use Permit to allow a parking lot extension for additional RV Storage approved October 16, 2018, P&Z Condition - Provide 8' wood fence on the east side adjacent to residential properties and review the Specific Use Permit one year from the time of the Certificate of Occupancy Permit is issued. (Ord. 6164)

The owner would like to Replat the property into one lot for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

FRHP Lincolnshire, LLC (Owners)
Camping World and Good Sam (Tenants)
CEI Engineering Associates, Inc. (Civil Engineer and Surveyor)

Master Plan Designation:

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

Number of notices mailed:

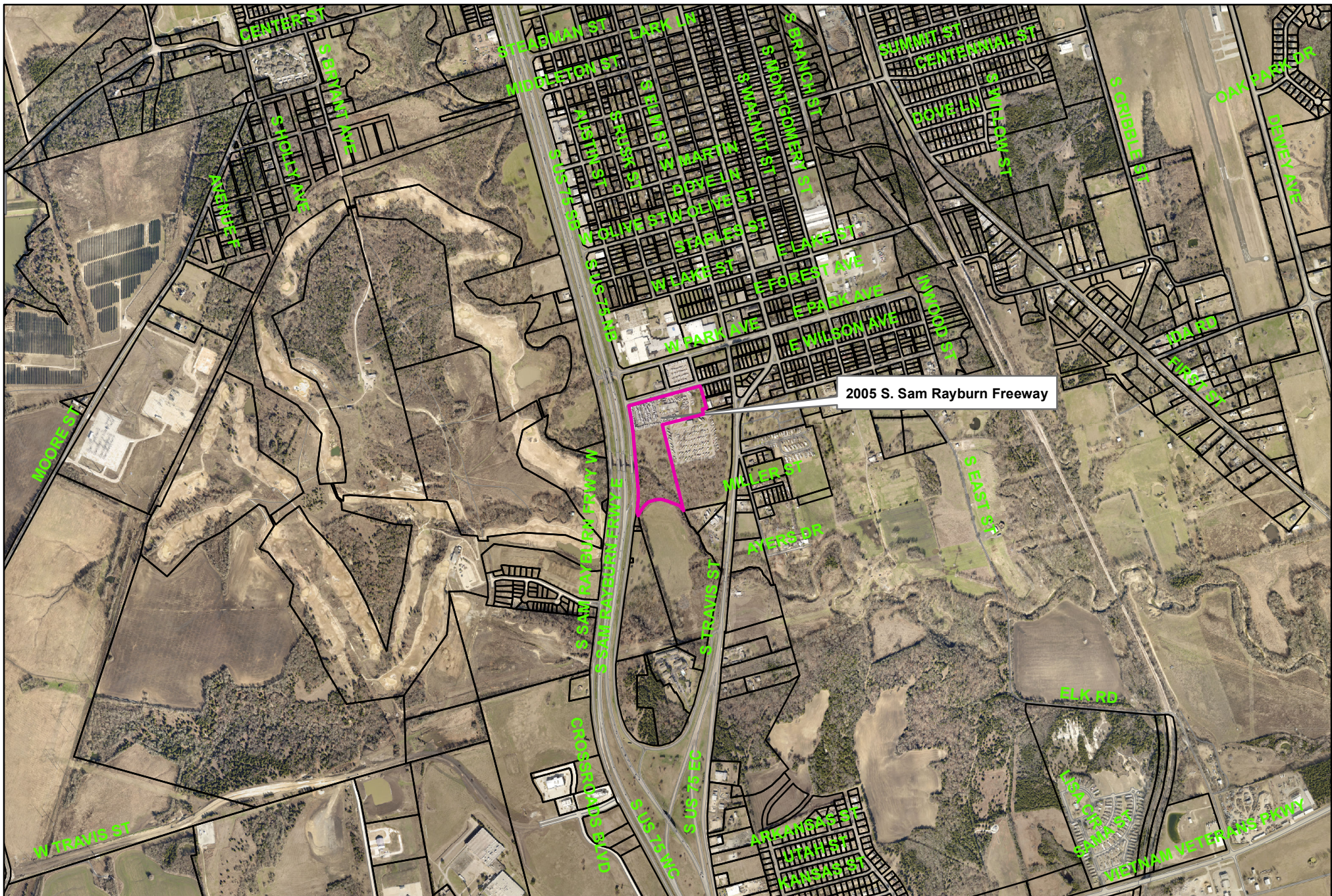
Not required.

Objections Received:

0

Attachments

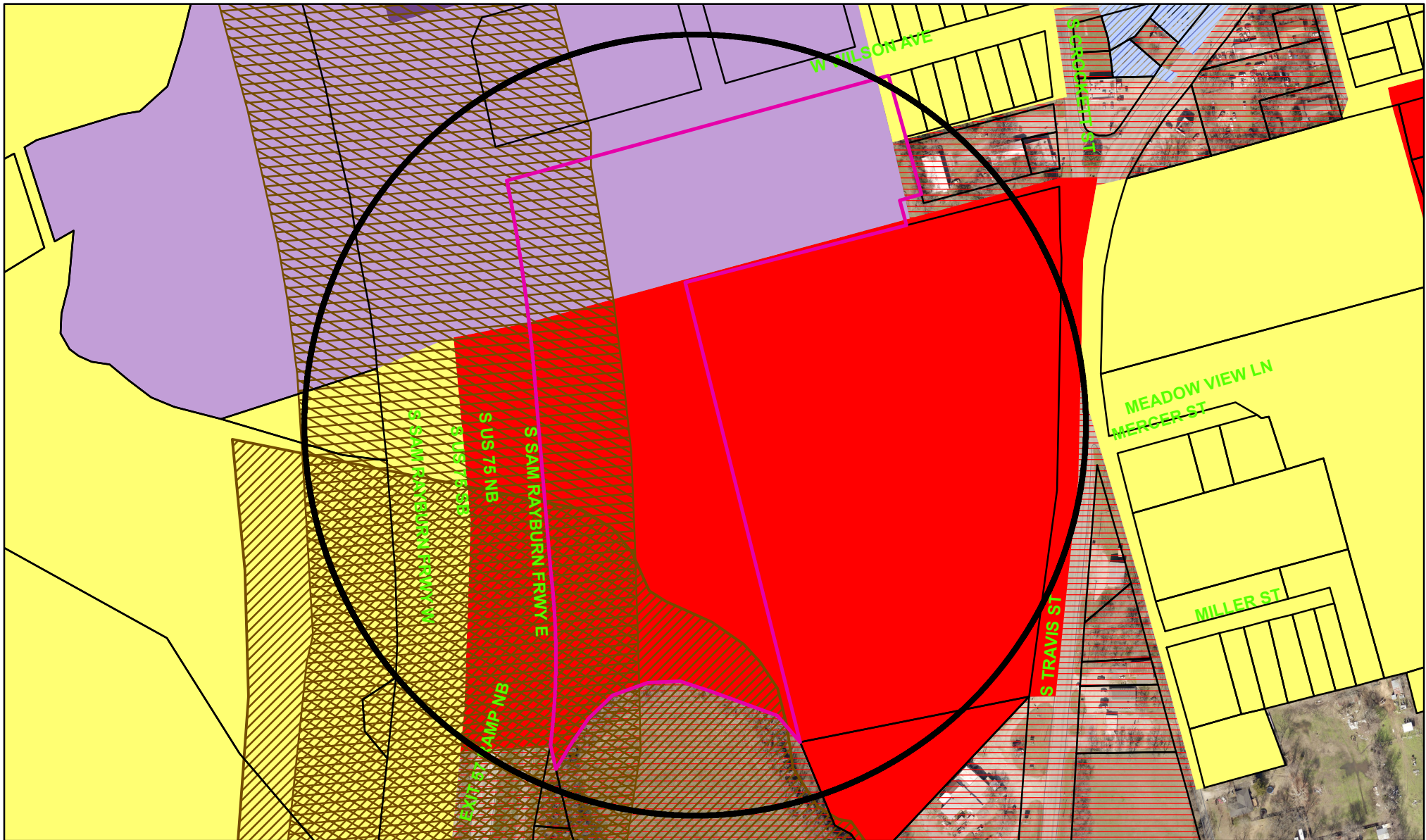
Aerial Location Map
Zoning Map
South Side Addition Replat
Staff Review Letter



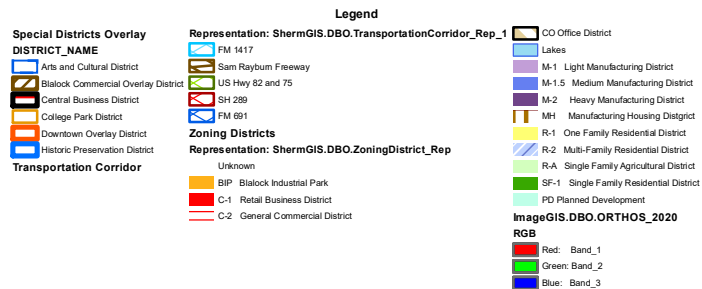
City of Sherman, Texas
Developmental Services Department

2005 South Sam Rayburn Freeway


$$1 \text{ in} = 1,500 \text{ ft}$$



Zoning - 2005 South Sam Rayburn Freeway



NOT TO SCALE

1 in = 300 ft



STAFF REVIEW LETTER

October 12, 2020

FRHP Lincolnshire, LLC
250 Parkway Dr., Ste. 270
Lincolnshire, IL 60069

CEI Engineering Associates, Inc.
James Barnett
3108 SW Regency Parkway, Ste. 2
Bentonville, AR 72758

Dear Applicants,

The request for approval of the Replat of Block 43R, Lot 1, South Side Addition, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

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

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

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

Respectfully,



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

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



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

10.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 1104 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Shree Santoshima LLC (Owners) and David Baca Studio (Architect) concerning the property at 1104 South FM 1417 (Heritage Parkway), being Lot 1, Block 6, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows:

Planning and Zoning Commission

Site plan approval for a Convenience Store @ Country Ridge, a Convenience Store with Drive – Thru and Fueling Stations.

Background:

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

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Shree Santoshima LLC (Owners)

David Baca Studio (Architect)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Aerial Location Map

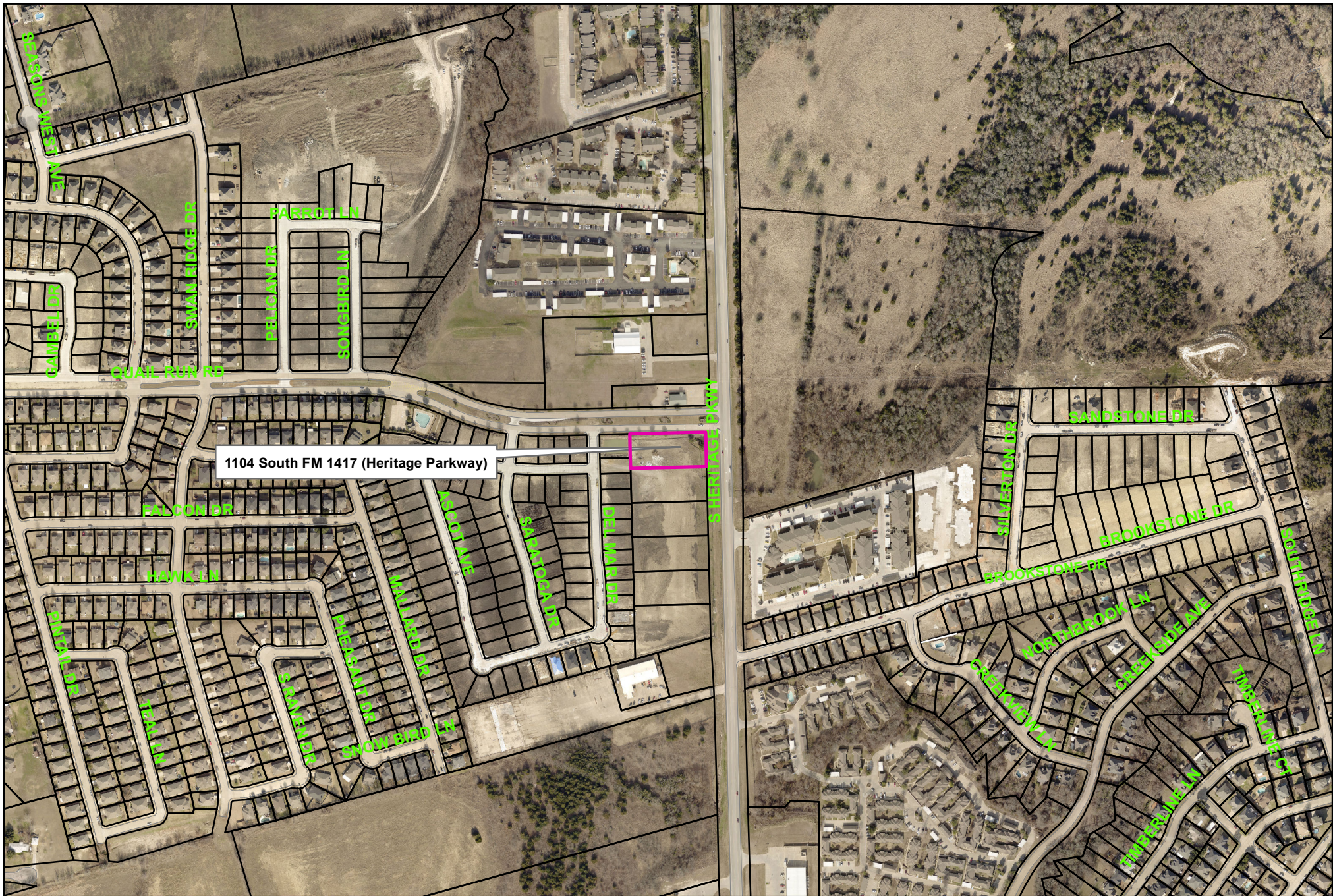
Zoning Map

Plat

Site Plan

Building Elevations

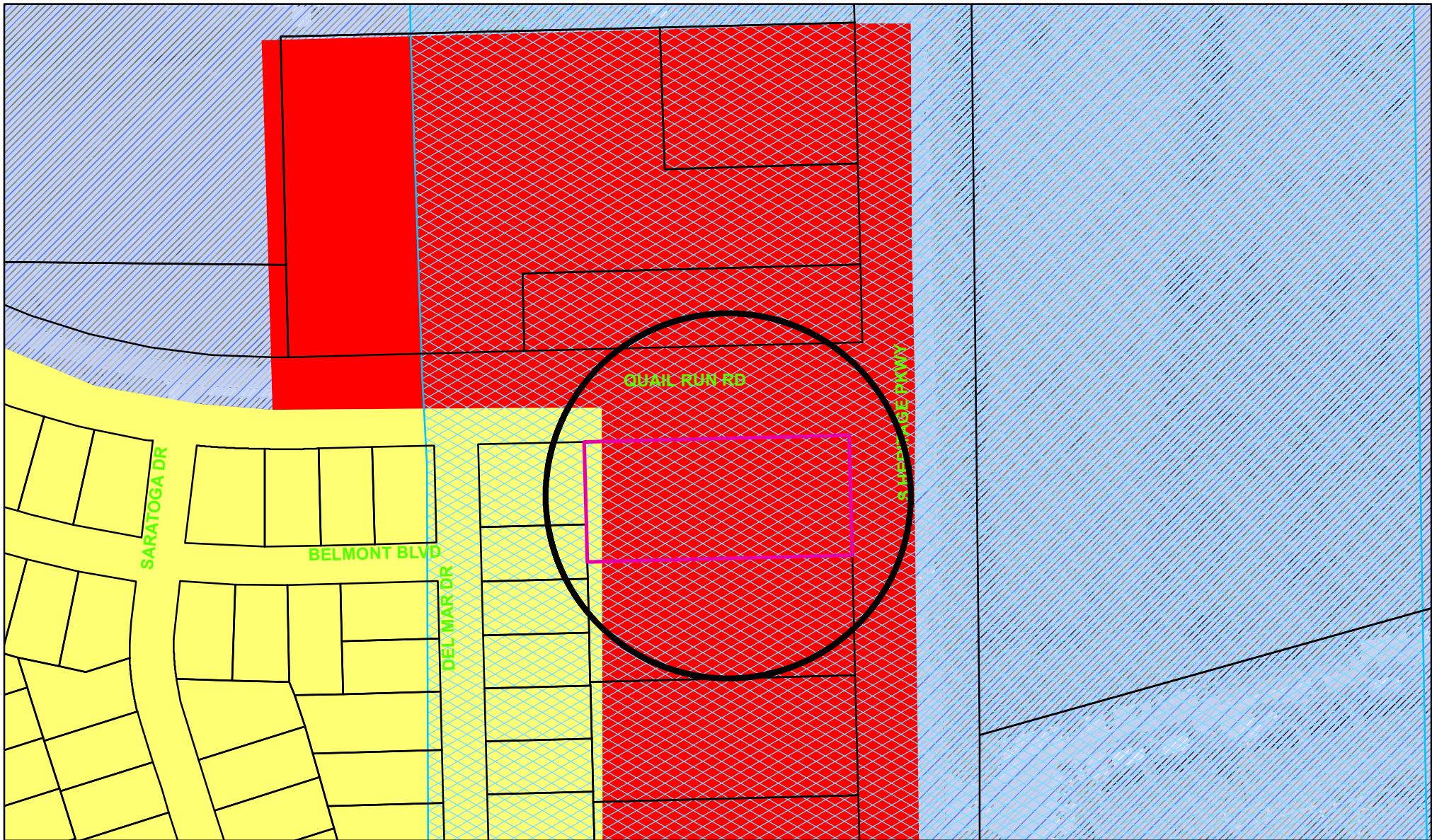
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

1104 South FM 1417 (Heritage Parkway)


$$1 \text{ in} = 500 \text{ ft}$$



Zoning - 1104 South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
Collage 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
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C-1 Retail Business District
C-2 General Commercial District

CO Office District

Lakes
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R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development

ImageGIS.DBO.ORTHOS_2020

RGB

Red: Band_1
Green: Band_2
Blue: Band_3

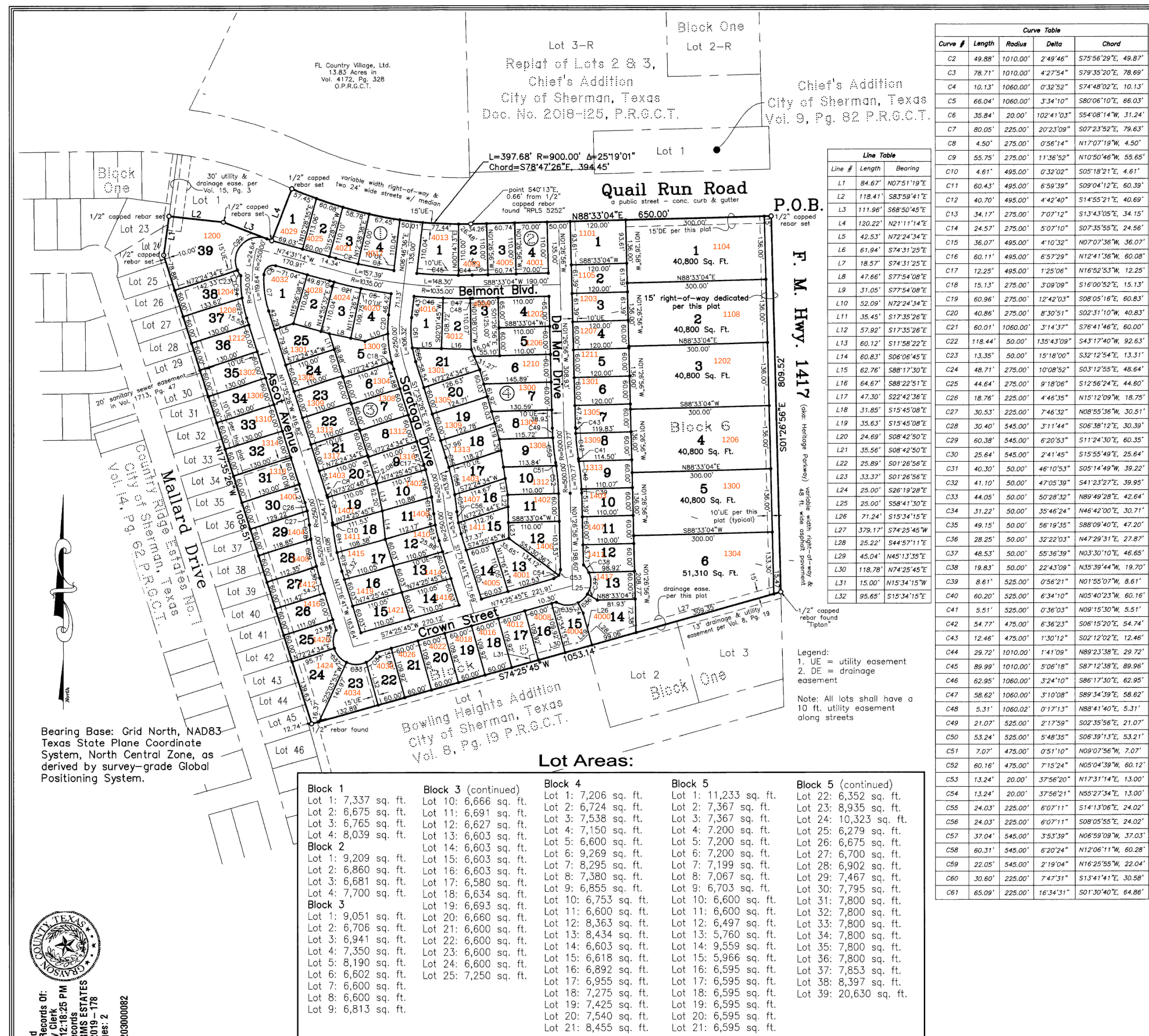


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 154 ft



Heritage Farms Estates

(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)

to the City of Sherman, Texas

26.106 Acres

in the Elizabeth Jones Survey Abstract No. 625

General Notes:

- Water Supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electrical service is provided by Oncor Electrical Delivery Company.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 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.
- 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 hereon lies within a Zone "A" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481610C400 F, Revised Date: September 29, 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.
- Lots 1, 14, and 39, all in Block 5 are detention basins.

Job No. CGS561218

Owner: Wyldewood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091

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

Site Location
(not to scale)

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

Page 1 of 2

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a Replat of Lot 2, Block A, Country Ridge Estates No. 10 to the City of Sherman, Texas, as per plat of record in Volume 15, Page 3, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the South line of Quail Run Road, a public street, with the West line of F. M. Highway No. 1417, at the Southeast corner of said Lot 2;

THENCE South 01 deg. 26 min. 56 sec. East, with the West right-of-way line of said F. M. Highway No. 1417 and the East line of said Lot 2, a distance of 809.52 ft. to a 1/2 inch capped rebar found stamped "Tipton" at the Southeast corner of said Lot 2;

THENCE South 74 deg. 25 min. 45 sec. West, with the South line of said Lot 2, a distance of 1,053.14 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of Lot 45, Country Ridge Estates No. 1 to the City of Sherman, Texas, as per plat of record in Volume 14, Page 62, said Plat Records and the Southwest corner of said Lot 2;

THENCE North 17 deg. 35 min. 26 sec. West, with the East line of Lots 45 through 24 and a West line of said Lot 2, a distance of 1,058.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE North 07 deg. 51 min. 19 sec. East, continuing with the East line of said Lot 24 and a West line of said Lot 2, passing the Northeast corner of said Lot 24 and the Southeast corner of Lot 23 and continuing now with the East line of said Lot 23 for a total distance of 84.67 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of Lot 1, at the most Westerly Northwest corner of said Lot 2;

THENCE South 83 deg. 59 min. 41 sec. East, with the South line of said Lot 1 and a North line of said Lot 2, a distance of 118.41 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE South 68 deg. 50 min. 45 sec. East, continuing with the South line of said Lot 1 and a North line of said Lot 2, a distance of 111.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Lot 1, at an Ell corner of said Lot 2;

THENCE North 21 deg. 11 min. 14 sec. East, with the East line of said Lot 1 and a West line of said Lot 2, a distance of 120.22 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 1, at the most Northerly Northwest corner of said Lot 2;

THENCE Easterly, with the South line of said Quail Run Road and a North line of said Lot 2 and with a non-tangent curve to the left, having a radius of 900.00 ft. and a central angle of 25 deg. 19 min. 01 sec. (chord bears South 78 deg. 47 min. 26 sec. East, 394.45 ft.), on an arc distance of 397.68 ft. to a point at the end of said curve, being South 40 deg. 13 min. East, 0.66 ft. from a 1/2 inch capped rebar found stamped "RPLS 5252";

THENCE North 88 deg. 33 min. 04 sec. East, continuing with the South line of said Quail Run Road and with the North line of said Lot 2, a distance of 650.00 ft. to the **PLACE OF BEGINNING** and containing **26.106 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 11-25-19
Kate A. Wagner, R.P.L.S. No. 6578 Date:

I, Wyldewood Homes, LLC., owner of Heritage Farms Estates to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Wyldewood Homes, LLC.
Authorized Representative for Wyldewood Homes, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared 1 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 _____ day of _____, 2019.

S. Oswalt
Notary Public, Grayson County, Texas

This, the Final Plat of Heritage Farms Estates to the City of Sherman, Texas, is hereby approved this 22nd day of January, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Secretary*

This, the Final Plat of Heritage Farm Estates to the City of Sherman, Texas,, is hereby approved this 18th day of February, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 11/25/2019
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Heritage Farms Estates to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the 18th day of February, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 25th DAY OF November, 2019, BY Sinde Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

Heritage Farms Estates
(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)
to the City of Sherman, Texas

Owner: Wyldewood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091

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

Filed for Record in the Official Records Of: Grayson County Clerk
On: 12/3/2019 12:18:25 PM
In the PLAT Records
HERITAGE FARMS ESTATES
Doc Number: 2019-178
Number of Pages: 2
Amount: 75.00
Order#: 20191203000082
By: CM

Page 2 of 2

NO.	REVISIONS	DESCRIPTION	DATE

Convenience Store @ Country Ridge

Quail Run Rd. & Heritage Pkwy
Sherman, Texas 75092

PROJECT NUMBER

2028

DATE

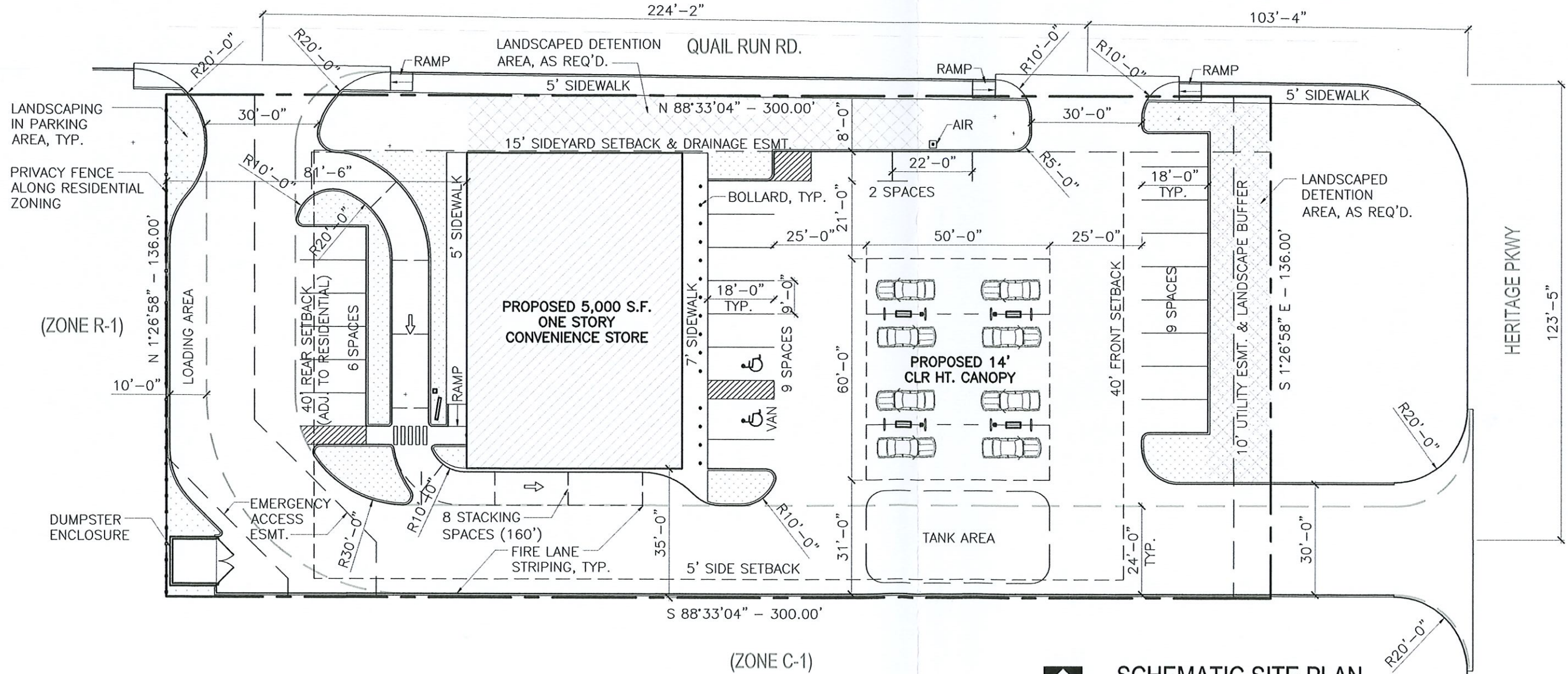
09.24.20

SHEET NUMBER

SP1.0

site plan

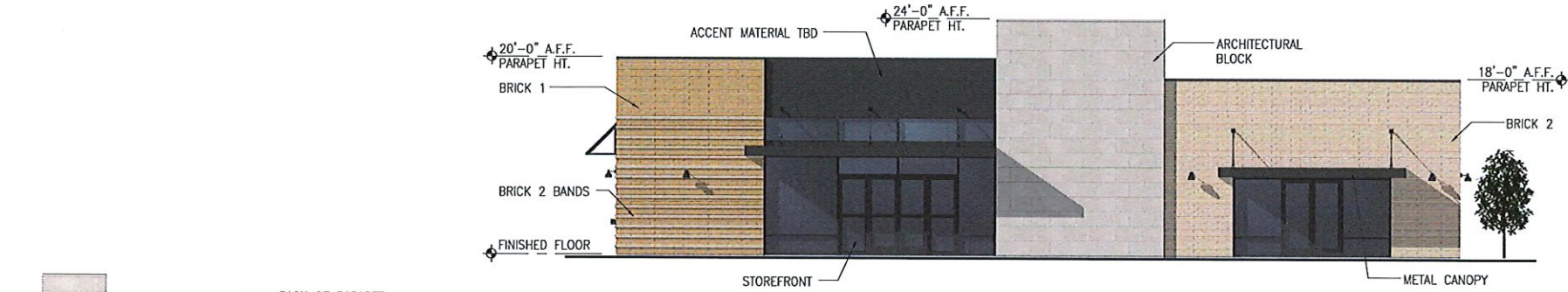
SITE PLAN STATISTICS	
ZONING:	C-1, RETAIL BUSINESS DISTRICT; 01.1 FM 1417 OVERLAY DISTRICT
LOT AREA:	40,800 SF (.94 ACRES)
IMPERVIOUS AREA:	33,670 SF
LANDSCAPED AREA:	7,130 SF
BUILDING AREA:	5,000 SF
BUILDING HEIGHT:	24'-0"
BUILDING USE:	CONVENIENCE STORE
PARKING DATA	
PARKING REQUIRED (RETAIL): 1 SPACE/200 SF =	5,000 SF/200 SF = 25 SPACES
PARKING PROVIDED:	25 SPACES (2 ACCESSIBLE)
DRIVE-THRU STACKING SPACES:	8 SPACES (160' TOTAL LENGTH)



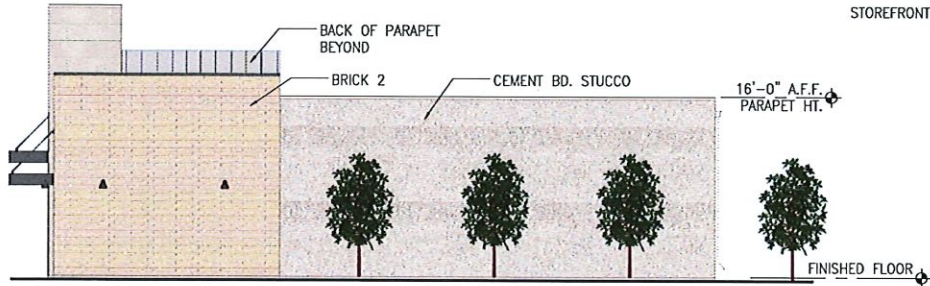
1

SCHEMATIC SITE PLAN

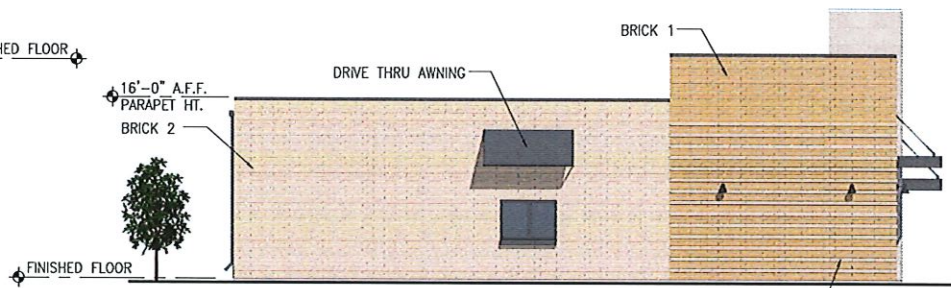
SCALE: 1" = 30'-0"



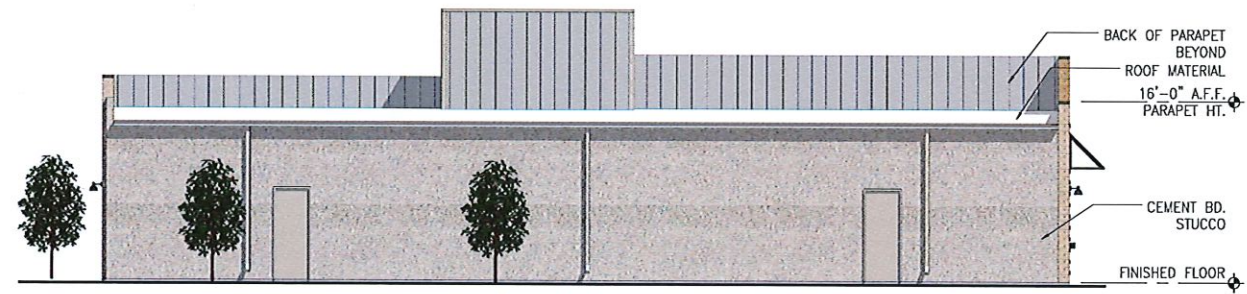
1 FRONT (EAST) ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
SCALE: 3/32" = 1'-0"

BACA

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC
DESIGN
REVIEW
KEY FOR REVISIONS
ATTACH, PERMIT, OR
CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Convenience Store @ Country Ridge

Quail Run Rd. & Heritage Pkwy
Sherman, Texas 75092

exterior elevations

PROJECT NUMBER
2028
DATE
09.24.20
SHEET NUMBER
SP2.0

STAFF REVIEW LETTER

October 13, 2020

Shree Santoshima LLC
910 South Cormorant Dr.
Sherman, TX 75092

David Baca
100 N. Travis, Ste. 500
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a Convenience Store @ Country Ridge, a Convenience Store with Drive – Thru and Fueling Stations located at 1104 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM Highway 1417) Overlay District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A minimum 6' screening shall be provided and maintained abutting any residential districts.
5. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. Shall provide one off-street parking space for each 200 square feet of general floor space; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into Quail Run Road or South FM 1417 (Heritage Parkway) right-of-way.
8. The drive thru shall provide stacking for eight cars (9'x20' each space).
9. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
10. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
11. Restrict lighting in and around the windows; no flashing of intermittent lights or lights that change colors that cause a glare or brightness to a degree that constitutes a hazard or nuisance to traffic is allowed.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
13. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
14. The trash dumpster will need to be located in the main building area and screened.
15. The fueling station canopy will need to be wrapped with a masonry type material.
16. Review the zoning and development ordinance for additional requirements.
17. 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:

18. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department. Approach off F.M. 1417 does not meet TxDOT standard criteria.
19. Easternmost approach off Quail Run Road shall be entrance only.
20. Sidewalks required along Quail Run Road and F.M. 1417.
21. Drive approach radii must not cross property lines.
22. 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.
23. Entrances/Exits off F.M. 1417 will be Right-in, Right-out only.
24. Water Pro-Rata will be due at the time of development.
25. Sewer shall be extended to City standard to serve the development.
26. Shared access easement required for access to Lot 2. Easement must be filed of record in the Official Public Records of Grayson County, Texas and a copy of the filed document must be provided to the City of Sherman Engineering Department.
27. Final location of Emergency Access Easement shall be filed via separate instrument in the Official Public Records of Grayson County, Texas and a copy of the filed document must be provided to the City of Sherman Engineering Department.
28. No structures or permanent fixtures will be permitted within any easements. Air receptacle must be removed from 15' Drainage Easements.
29. The location of the trash receptors must be approved by the Public Works Department.
30. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

11.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2001 SKYLINE DRIVE, SUITE B-210

The request of Dean Gilbert, Jr. LLC (Owners) and Maria Jeffrey (Applicant) concerning the property located at 2001 Skyline Drive, Suite B-210, being Lot 3, Block 1 of the Replat of Skyline Business Park Addition, a portion of Block 4 out of the Western Hills Addition, Section 5, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Micro-Blading/Permanent Makeup in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

Background:

The property is located at 2001 Skyline Drive, Suite B-210 between North FM 1417 (Heritage Parkway) and Monte Cristo Way. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

The applicant is requesting a Specific Use Permit to allow microblading/permanent makeup at this location. Microblading is a semipermanent technique for enhancing the appearance of the eyebrows, in which pigment is scratched into the skin in fine, short strokes resembling hair, using a hand tool with a blade formed of tiny needles.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Dean Gilbert, Jr. LLC (Owners)

Maria Jeffrey (Applicant)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

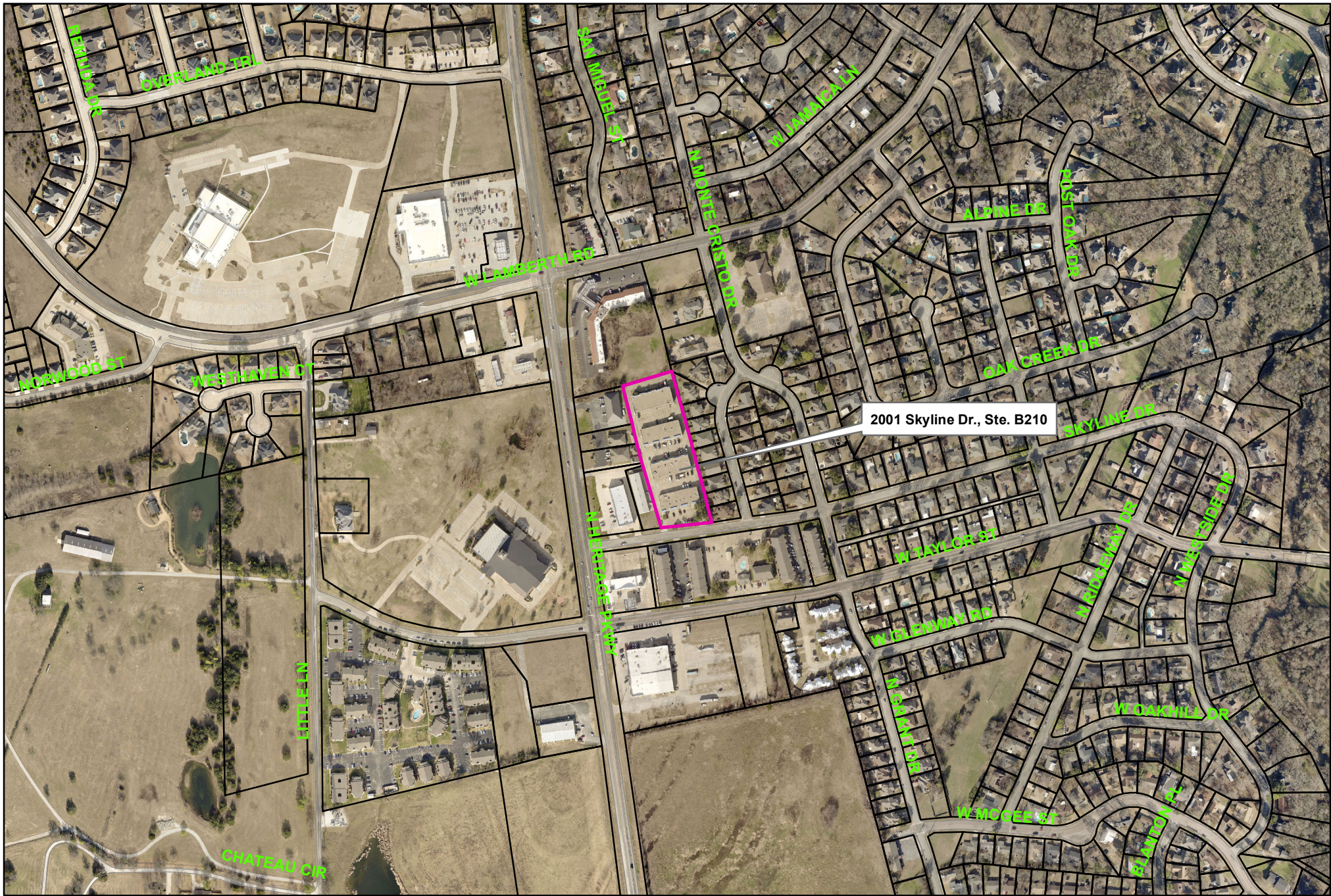
Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

2001 Skyline Drive, Suite B210



NOT TO SCALE

1 in = 500 ft



Zoning - 2001 Skyline Drive, Suite B210

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 891
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
PD Planned Development
ImageGIS.DBO.ORTHOS_2020
RGB
Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department

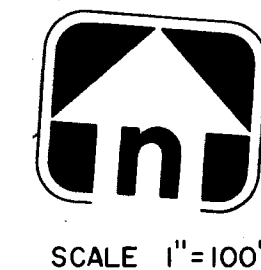


NOT TO SCALE

1 in = 151 ft

2001 Skyline Drive, Suite B-210



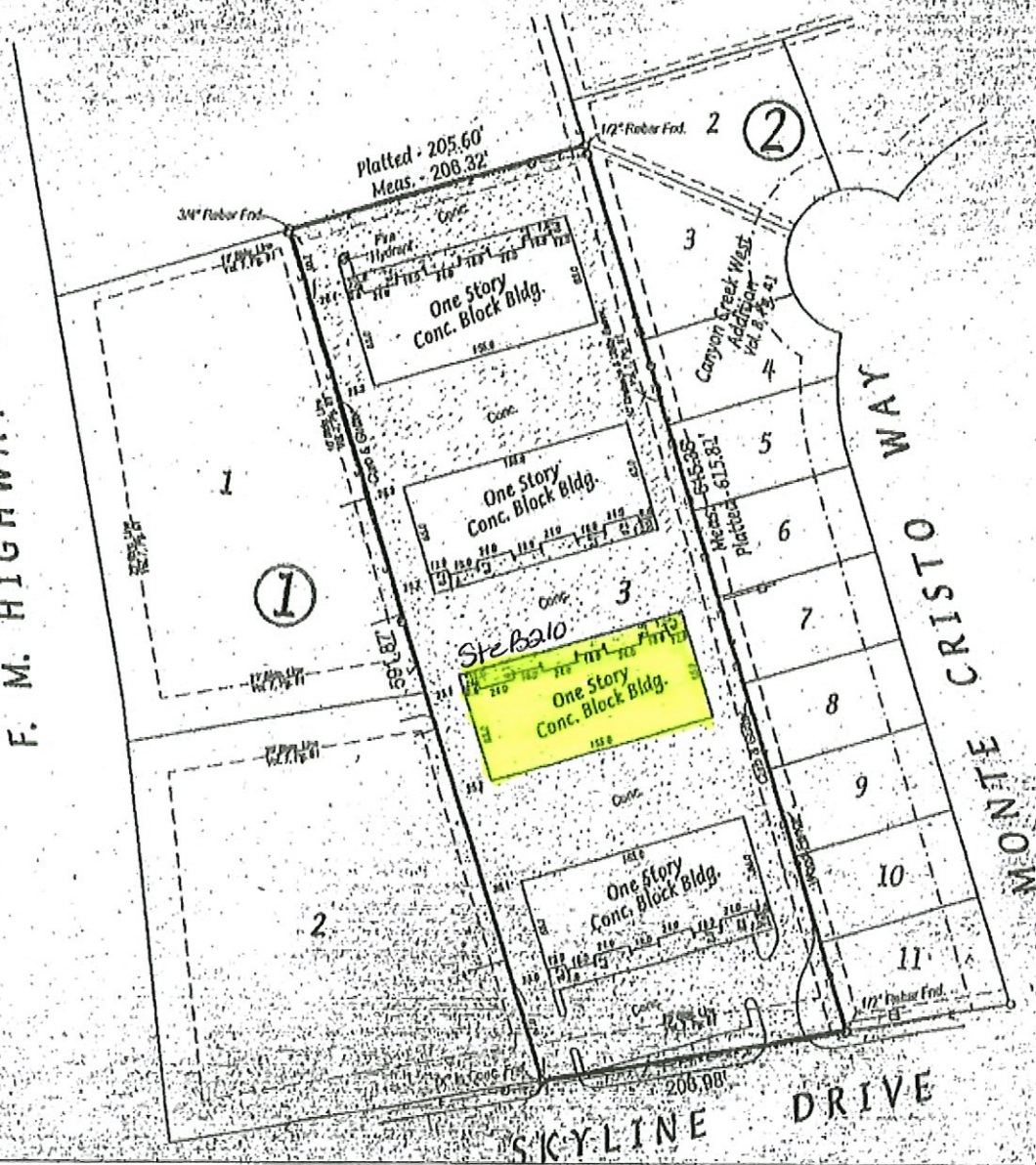


11110

NORTH

Scale: 1" = 100'

E. M. HIGHWAY NO. 1417





STAFF REVIEW LETTER

October 13, 2020

Dean Gilbert, Jr.
801 E. Taylor St.
Sherman, TX 75090

Maria Jeffrey
2001 Skyline Dr., Ste. B210
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Micro-Blading/Permanent Makeup in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District located at 2001 Skyline Drive, Suite B-210 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM Highway 1417) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. The Specific Use Permit shall be limited to Maria Jeffrey.
4. Shall comply with all EPA, City, Federal and State regulations for this use.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

12.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 221 WEST TRAVIS STREET**

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative) and Votex Surveying Company (Surveyor) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey Abstract No. 667, in Tract 4 of the Blalock Industrial Park, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Sherman Crossroads Medical No. 3

Background:

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

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)
Brockett Davis Drake, Inc. (Representative)
Votex Surveying Company (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Preliminary Plat

Staff Review Letter

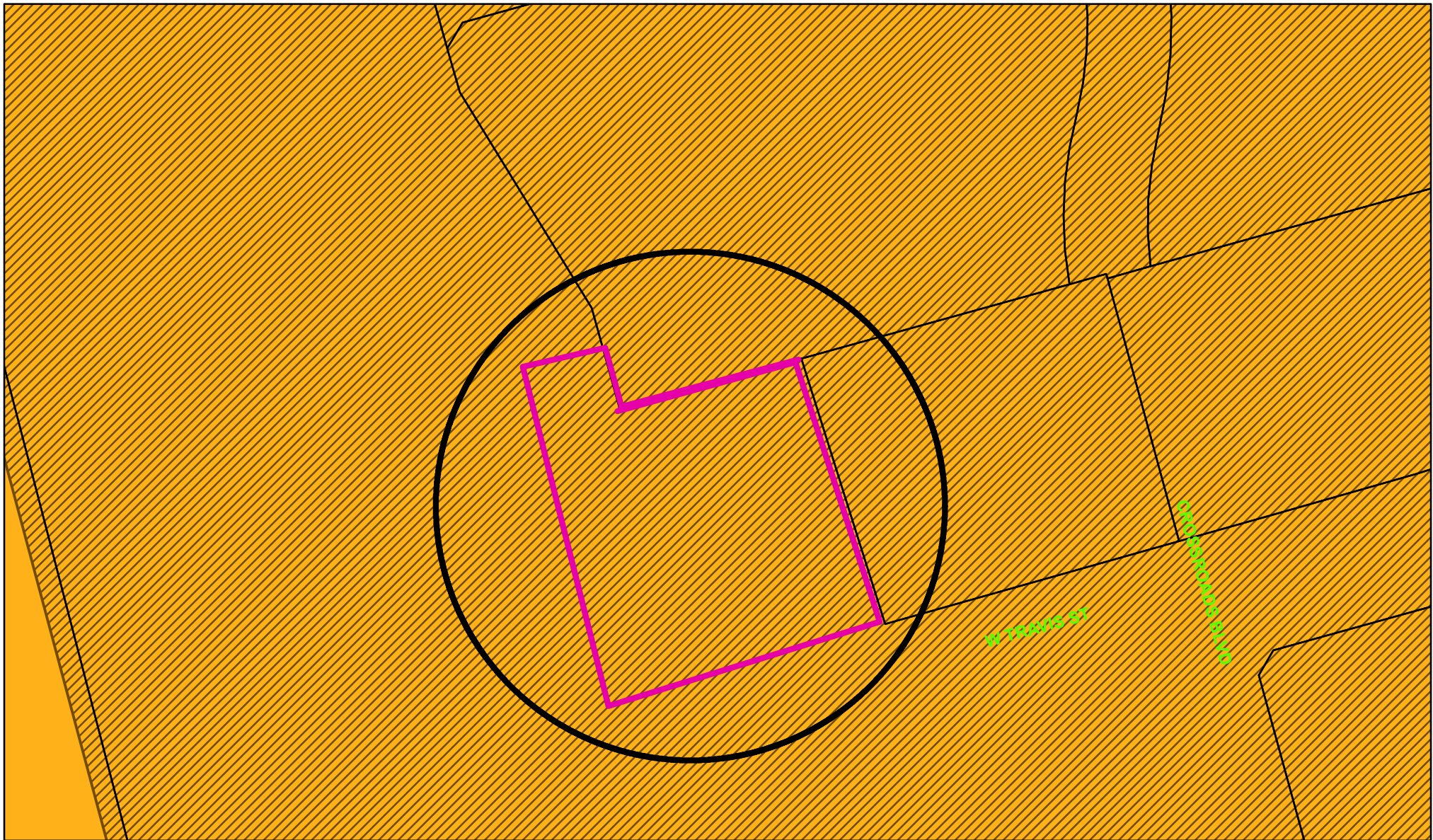


221 West Travis Street



City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 700 \text{ ft}$$



Zoning - 221 West Travis 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: SHERM.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 62 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SHERM.DBO.ZoningDistrict_Rep

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

CO Office District

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

ImageGIS.DBO.ORTHOS_2020

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

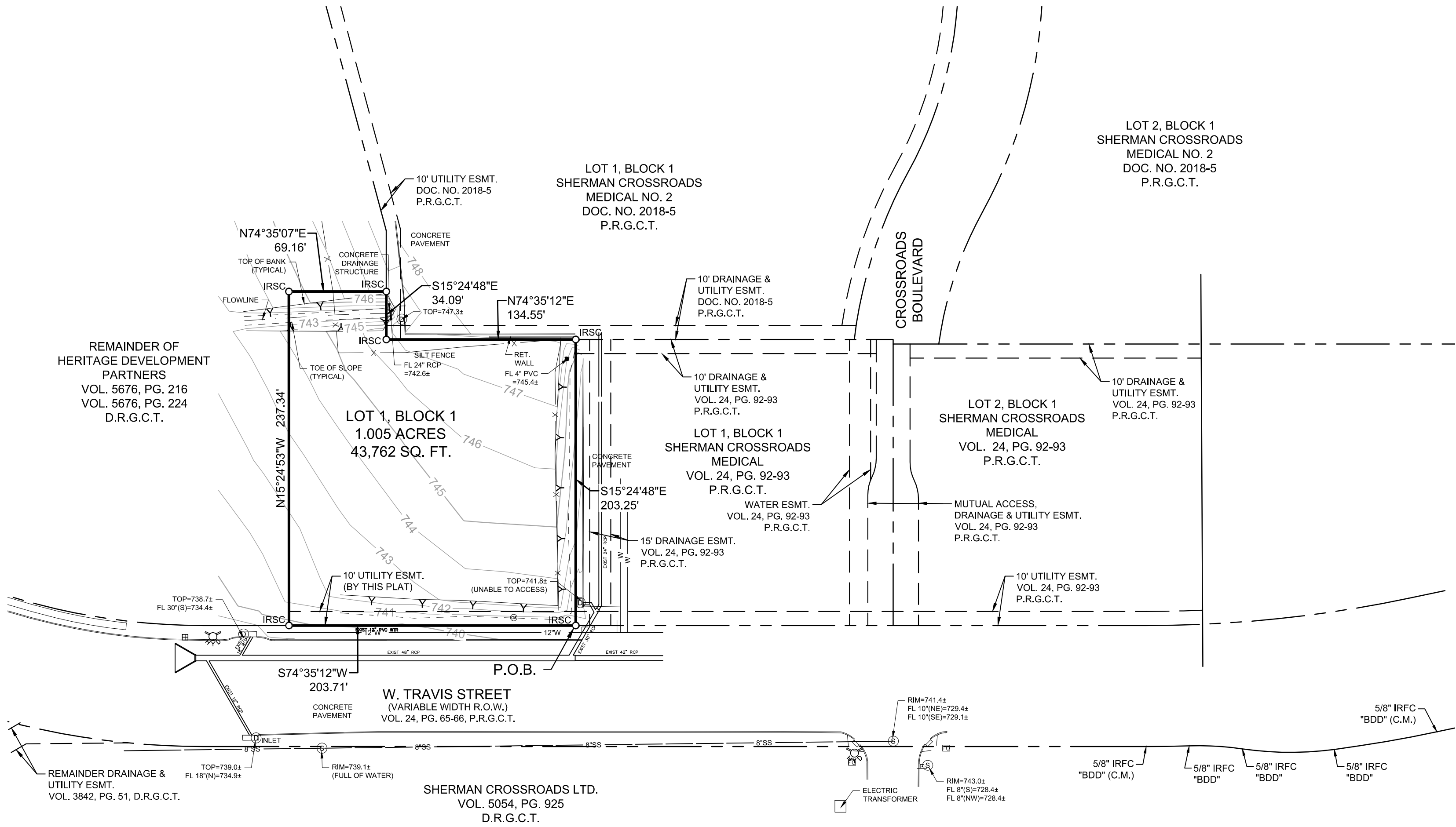
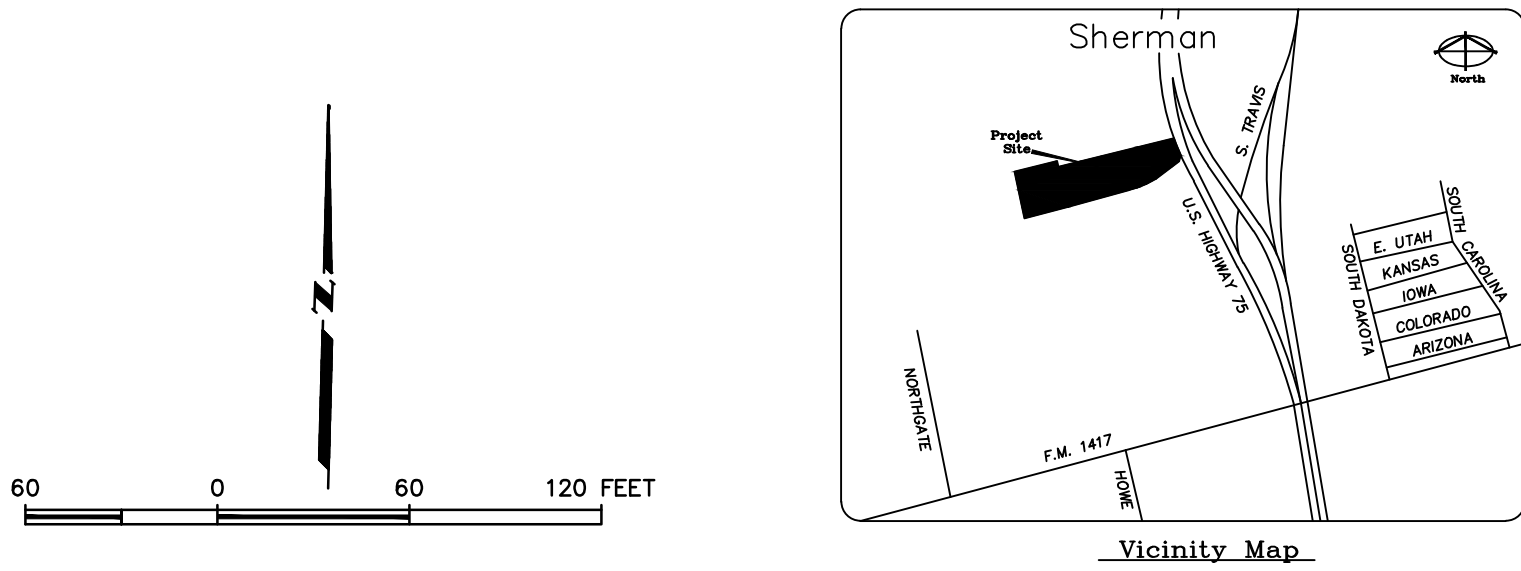


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



- LEGEND
- FIBER OPTIC MARKER
 - FIRE HYDRANT
 - GAS MARKER
 - SANITARY SEWER MANHOLE
 - SIGN
 - STORM DRAIN MANHOLE
 - WATER METER
 - IRF IRON ROD FOUND
 - IRFC IRON ROD W/CAP FOUND
 - (C.M.) CONTROLLING MONUMENT
 - IRSC 1/2" IRON ROD W/PLASTIC
CAP STAMPED "VOTEX SURVEYING"

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM AN UNPLATTED TRACT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 485509 0405F, REVISED DATE SEPTEMBER 29, 2010. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Heritage Development Partners, LLC are the owners of a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and being a portion of that 44.83 acre tract of land conveyed to Heritage Development Partners, LLC by Special Warranty Deed recorded in Volume 5676, Page 216and Volume 5676, Page 224 of the Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the north right-of-way line of West Travis Street (a variable width right-of-way) at the southwest corner of Lot 1, Block 1, Sherman Crossroads Medical, an addition to the City of Sherman according to the plat recorded in Volume 24, Pages 92-93, Plat Records, Grayson County, Texas;

THENCE S 74°35'12" W, along said north right-of-way line, a distance of 203.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE departing said north right-of-way line, the following courses and distances:

N 15°24'53" W, a distance of 237.34 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

N 74°35'07" E, a distance of 69.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the southwest line of Lot 1, Block 1, Sherman Crossroads Medical No. 2, an addition to the City of Sherman according to the plat recorded in Document No. 2018-5, Plat Records, Grayson County, Texas;

THENCE S 15°24'48" E, along said southwest line of Lot 1, Block 1, Sherman Crossroads Medical No. 2, a distance of 34.09 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the southwest corner of said Lot 1, Block 1, Sherman Crossroads Medical No. 2;

THENCE N 74°35'12" E, along the southeast line of said Lot 1, Block 1, Sherman Crossroads Medical No. 2, a distance of 134.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the northwest corner of said Lot 1, Block 1, Sherman Crossroads Medical;

THENCE S 15°24'48" E, along the southwest line of said Lot 1, Block 1, Sherman Crossroads Medical, a distance of 203.25 feet to the **POINT OF BEGINNING** and containing 43,762 square feet or 1.005 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

That HERITAGE DEVELOPMENT PARTNERS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS MEDICAL NO. 3, an addition to the City of Sherman, Grayson County, Texas, Being 3.0063 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____, _____ County, Texas, this ____ day of _____, 2020.

HERITAGE DEVELOPMENT PARTNERS, LLC

By: _____
Richard Jelsma, Manager

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Richard Jelsma, Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public, State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

PRELIMINARY

RELEASED 9/23/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2020.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF GRAYSON §

Approved this _____ day of _____, 2017, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman:

Mayor _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS MEDICAL NO. 3 to the City of Sherman was submitted to the City Council on the ____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D. 2020.

City Clerk, City of Sherman, Texas

PRELIMINARY PLAT
SHERMAN CROSSROADS
MEDICAL NO. 3
LOT 1, BLOCK 1
AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 44.830 ACRE TRACT
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER
HERITAGE DEVELOPMENT PARTNERS, LLC
2600 N. U.S. HIGHWAY 75
SHERMAN, TEXAS 75090

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2020-029



STAFF REVIEW LETTER

October 12, 2020

Heritage Development Partners, LLC
2600 N. U.S. Hwy. 75
Sherman, TX 75090

Votex Surveying Company
10440 N. Central Expwy., Ste. 800
Dallas, TX 75231

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Crossroads Medical No. 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information must be shown on plat.
6. Plat layout does not meet standard. Coordinate with City of Sherman Engineering Department for requirements.
7. All call outs shown on drawing shall be shown on Legend.
8. Point of beginning shall be from found monument. Point of commencement may be necessary.
9. Correct typo in Top of Slope on drawing.
10. Require 35' Drainage & Utility Easement along northwest portion of property. Coordinate with Engineering Department for location and width of Easement.
11. Dedicate Shared Access Easement on plat for proposed access to adjacent properties.
12. Additional Easements may be required upon review of Engineering plans.
13. Correct typo in deed reference in metes and bounds preamble. Referenced vesting documents are filed of record in the Official Public Records of Grayson County, Texas.
14. County on Notary block must reflect location of signature by owner.
15. Revise acreage in Dedication block to reflect correct acreage of property.
16. Water Pro-Rata will be due at the time of development
17. Existing sewer line has been abandoned. Sewer shall be extended to City standard to serve the development.

18. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
19. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
 Rob Rae, Incoming Director of Development Services
 Billy Hartsfield, Fire Marshal
 The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

 Scott Shadden, Director of Development Services
 Tom Pruitt, Utility Engineer
 Clint Philpott, Assistant City Manager



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

13.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

221 WEST TRAVIS STREET

The request of Heritage Development Partners, LLC (Owners), Brockett Davis Drake, Inc. (Representative), Votex Surveying Company (Surveyor), Covenant Architecture (Architect) and SMR Landscape Architects, Inc. (Landscape Architect) concerning the property at 221 West Travis Street, being 1.005 acres in the Preston Kitchen Survey Abstract No. 667 and being the proposed Lot 1, Block 1 of Sherman Crossroads Medical No. 3 and in Tract 4 of the Blalock Industrial Park, as follows;

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for Crossroads Medical Office Building in the Blalock Industrial Park.

Background:

The property is located at 221 West Travis Street between West FM 1417 and Stone Creek Drive. The property is zoned Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to construct a one-story, 5,334 square foot medical office building at this location. The exterior facade will be brick veneer, stone and EIFS (Exterior Insulation Finishing System). Parking will be provided for 37 spaces.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Heritage Development Partners, LLC (Owners)
Brockett Davis Drake, Inc. (Representative)
Votex Surveying Company (Surveyor)
Covenant Architecture (Architect)
SMR Landscape Architects, Inc. (Landscape Architect)

Master Plan Designation:

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

Number of notices mailed:

47

Objections Received:

0

Attachments

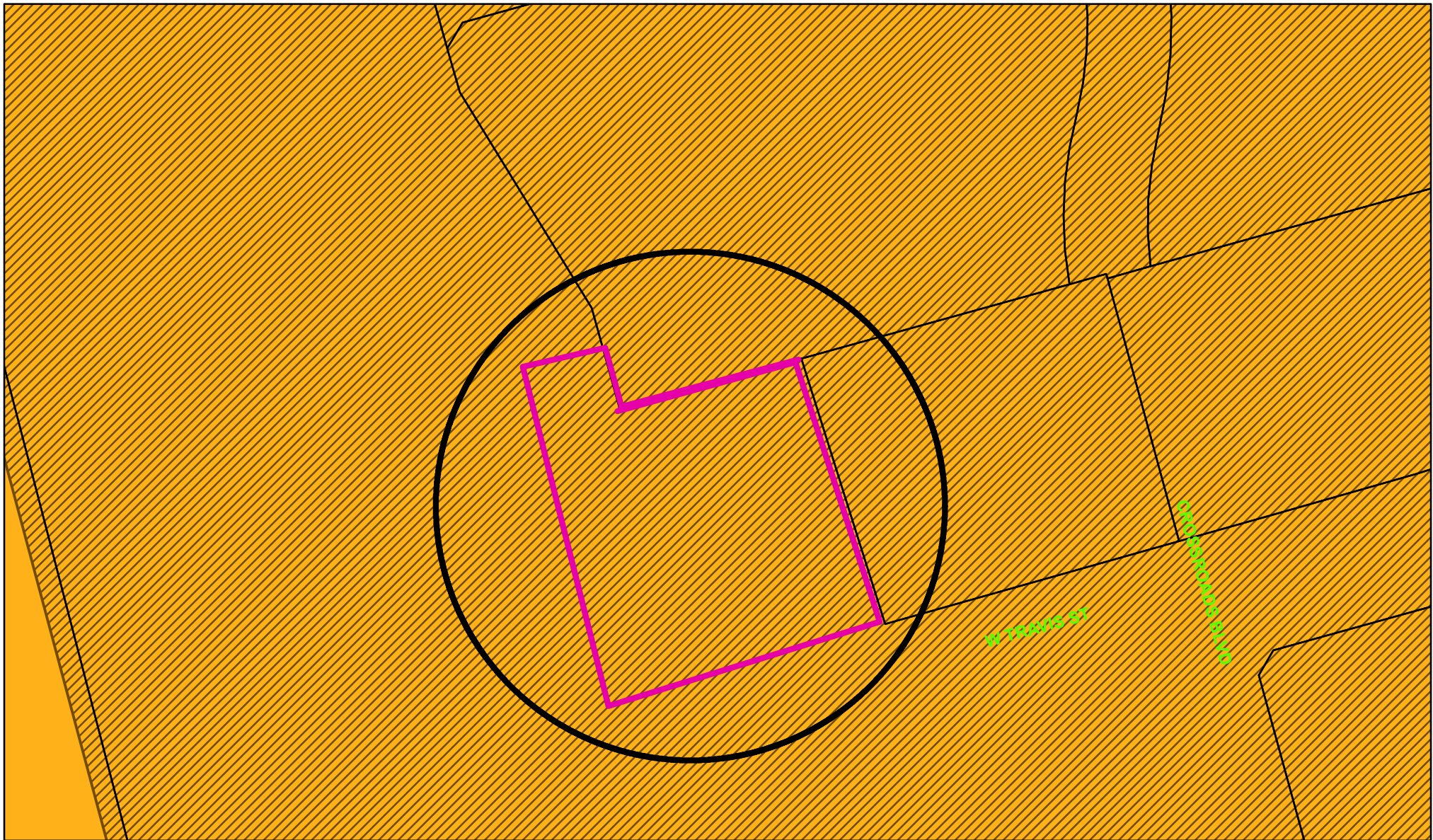
Aerial Location Map
Zoning Map
Zoning Sign Photo
Preliminary Plat
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

221 West Travis Street


$$1 \text{ in} = 700 \text{ ft}$$



Zoning - 221 West Travis 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: SHERM.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 62 and 75
- SH 289
- FM 691

Zoning Districts

Representation: SHERM.DBO.ZoningDistrict_Rep

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

CO Office District

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

ImageGIS.DBO.ORTHOS_2020

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



City of Sherman, Texas
Developmental Services Department



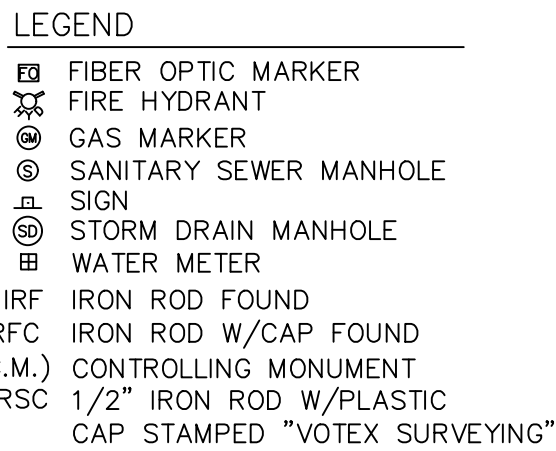
NOT TO SCALE

1 in = 100 ft

221 West Travis Street



Oct 1, 2020 at 10:26 AM



1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.

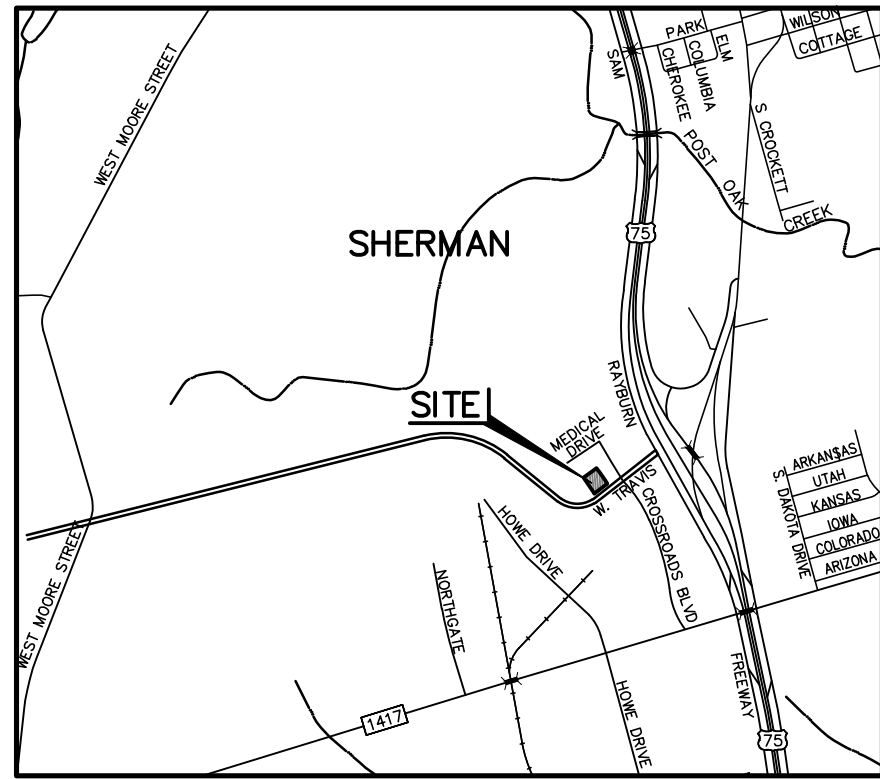
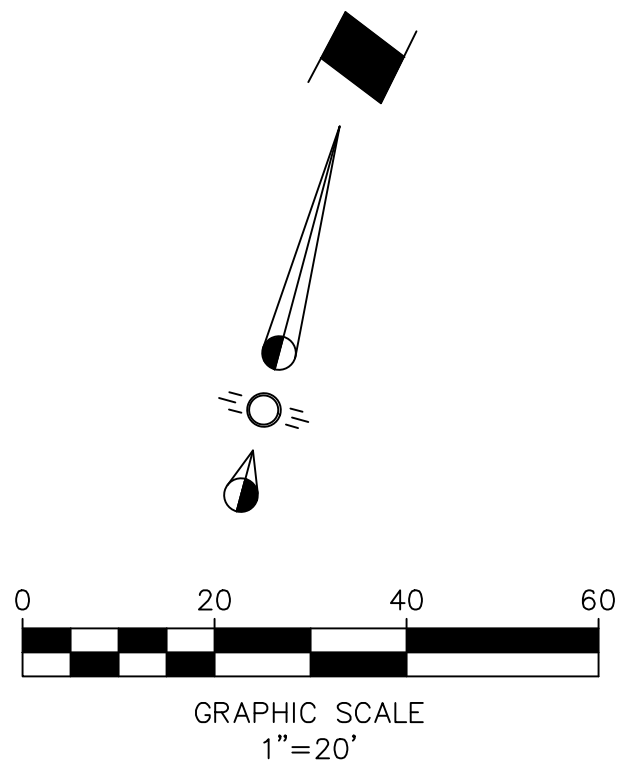
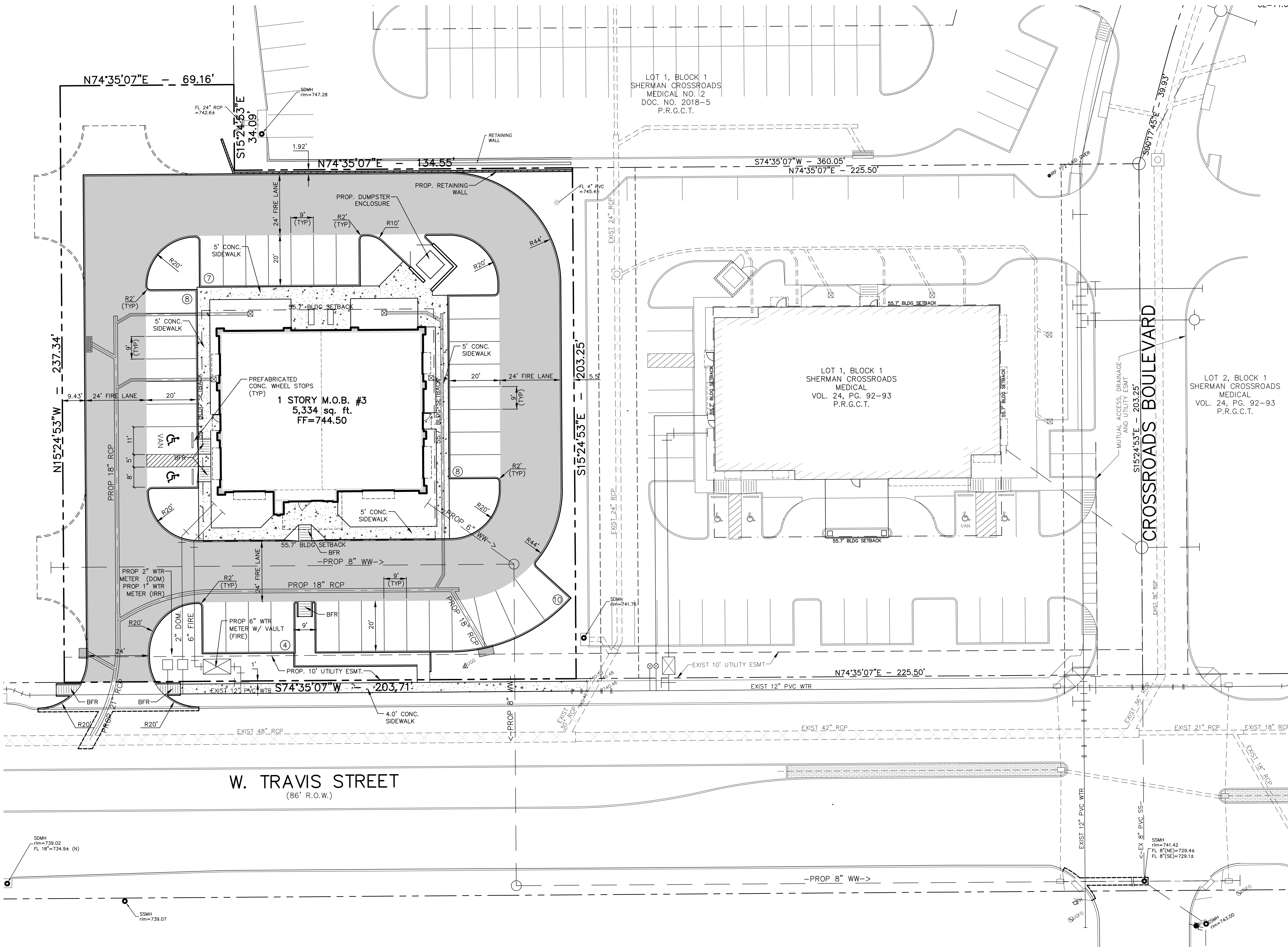
3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 485509 0405F, REVISED DATE SEPTEMBER 29, 2010. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER
HERITAGE DEVELOPMENT PARTNERS, LLC
2600 N. U.S. HIGHWAY 75
SHERMAN, TEXAS 75090

City Clerk, City of Sherman, Texas

PRELIMINARY PLAT
SHERMAN CROSSROADS
MEDICAL NO. 3
LOT 1, BLOCK 1
AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 44.830 ACRE TRACT
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 6
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2020-029



VICINITY MAP
N.T.S.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED FLAT WORK
- PROPOSED FIRE LANE
- PROPOSED BARRIER FREE RAMP

SITE CRITERIA

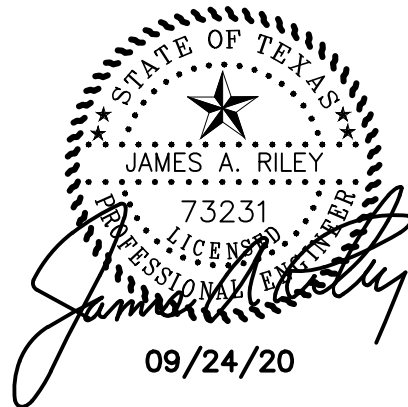
LEGAL DESCRIPTION	LOT 1, BLOCK 1 SHERMAN CROSSROAD MEDICAL No. 3 ADDITION
ZONING:	BLAYLOCK INDUSTRIAL PARK BLAYLOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE:	MEDICAL OFFICE
GROSS LOT AREA	43,762 SQ. FT. 1.005 ACRES
BUILDING AREA	5,334 SQ. FT.
PARKING REQUIRED (1/200 SF)	27 SPACES
PARKING PROVIDED	35
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	37

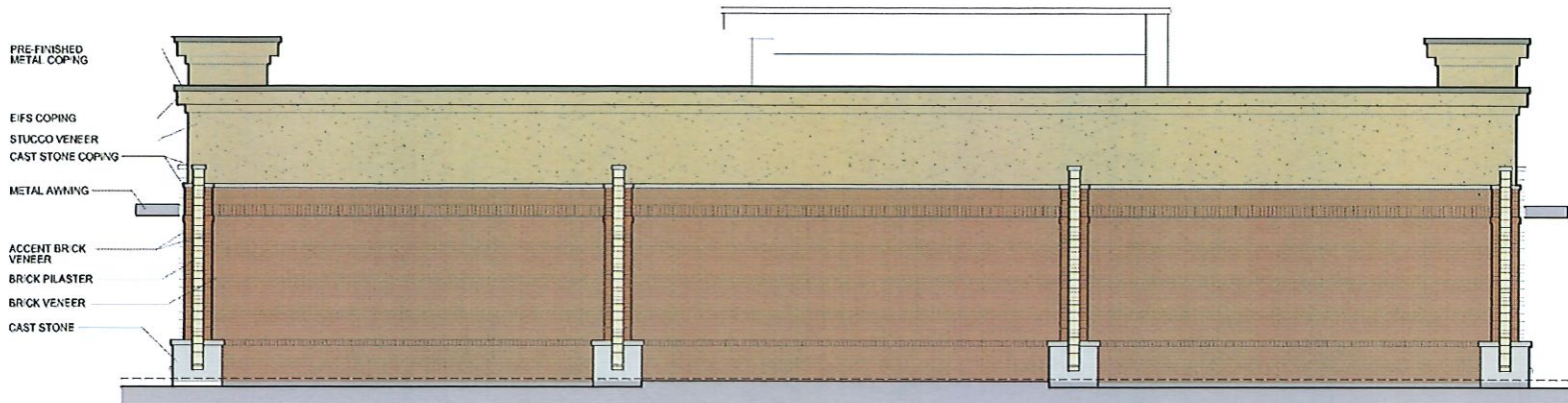
SITE PLAN
CROSSROADS MEDICAL OFFICE BUILDING
LOT 1, BLOCK 1 SHERMAN CROSSROADS MEDICAL No. 3
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ARCHITECT:
COVENANT ARCHITECTURE
106 E. Church Street
Weatherford, Texas 76086
Attn: Matt Williams
Email: matt@covenantarch.com
(817) 565-9826

DEVELOPER
Castle Development Group
251 E. Southlake Blvd., Suite 100
Southlake, Texas 76093
Attn: Jesse Gober
Email: jgober@castledvgroup.com
(817) 337-3433

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
Attn: James A. Riley, P.E.
Email: jriley@bddeng.com
(214) 824-3647





01 NORTH ELEVATION



02 WEST ELEVATION



DATE
09-21-2020
PRELIM DRAWING
NOT FOR BIDDING,
PERMITTING, OR
CONSTRUCTION
MATT WILLIAMS
17691

MEDICAL OFFICE BUILDING

SHERMAN CROSSROAD MEDICAL NO. 2
LOT 12, 14 & 16 BLOCK 2
SHERMAN, TX





01 SOUTH ELEVATION



02 EAST ELEVATION



DATE
09-21-2020
PRELIM DRAWING
NOT FOR BIDDING,
PERMITTING, OR
CONSTRUCTION
MATT WILLIAMS
17691

MEDICAL OFFICE BUILDING

SHERMAN CROSSROAD MEDICAL NO. 2
LOT 12, 14 & 16 BLOCK 2
SHERMAN, TX



PART 1-GENERAL

2.2.1.1

Refer to funding requirements, special provisions, and schedules for additional requirements.

Work breaks
are on days of the

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of owners
4. Water and Maintenance until final acceptance
5. Overview

U. IBERS:

- A. American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1962. Edition by American National Standards Institute, Inc. (ANSI) – phot material.
- B. American Joint Committee on Horticultural Nomenclature 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. *Wiedt Thes. 1478* – Cornell University.

U 15724

- A. The Contractor shall have (15) days following acceptance of bid, notify the Architect of the sources of plant materials and bid preparation required for the project.
- B. Samples: Provide representative quantities of each item and make bid and material grade and color of stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of approved material, stone and granite or glass, for Architect's approval. Obtain approval by actual and material as representative samples for final installed product.
- E. File Certificates of inspection of plant material by state, county and federal authorities with Architect if required.
- F. Soil Analysis: Provide early field and analysis if requested by the Architect.

1. 5

- B. On-site Coordinator shall provide liquid as described in Section 02200 - Earthwork.

1.1 MAINTENANCE AND GUARANTEE

- A. Maintenance**
1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until such acceptance by the Owner. The trees, shrubs, groundcover and plants will be accepted when they show a healthy growth and satisfactory foliage color and form.
 2. Maintenance shall include watering of trees and plants, electric, staking, weeding, pruning, shading, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting that inspection and acceptance should be submitted to the Owner at least ten (10) days prior to completion. After such inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

1. Ties shall be purchased for a twelve (12) month period after purchase. Ties

- and granulator shall be guaranteed for twelve (12) months. The Contractor shall be held responsible for the proper handling, storage and application of the Cover. Plastic including those with holes and tears and significant loss of symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of repair is not available.
- a. Plastic used for replacement shall be of the same size and kind as those originally placed and shall be placed as originally specified. All units, including materials, labor and equipment used in replacement, must be of twelve (12) month guarantee. Any damage including loss of or too bad wear, incurred as a result of making replacement shall be immediately repaired.
 - b. At the direction of the Owner, plastic may be replaced at the start of the next year's planting season. In such cases, the plastic shall be removed from the ground immediately.
 - c. When plastic replacements are made, plants and soil, fertilizer and such are to be offered as originally specified and full compliance with Contract requirements. All replacements are to be included under Work of the section.

2. The

- -
 3. The above guarantees shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or other causes beyond Contractor's control.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is a complete fulfillment of contract, and there is no stand of grass in all tree areas. At this time, the Owner will assume maintenance on the accepted site.
- C. Repairs. Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs acceptable, the Owner, without further expense to Contractor, may purchase materials and men to make such repairs at the expense of the Landscape Contractor.

A. General

- B. Personnel:** Employ only qualified personnel who are familiar with the required work. Provide full time supervision by a qualified person acceptable to Landscape Architect.
- C. Selection of Plant Material:**
- 1. Select plants with adequate immediately upon obtaining notice of intended acceptance to install and confirm with Landscape Architect. Develop a program of maintenance (weeding and watering) which will ensure the purchase of materials will not affect other project specifications.
 - 2. Landscape Architect will provide a list identifying each plant location on site. Written confirmation will be required to discontinue material selection, and to select alternative plants.
 - 3. Landscape Architect and gardener will inspect plants when are acceptable at place of growth for compliance with requirements for general, species, color, shrubbery, size and quality.
 - 4. Landscape Architect within the right to further inspect all plant material on arrival of the site and during installation and prior to completion of final bids, including field, nursery, species, and plant defects.
 - 5. Landscape Architect will accept or reject materials for defective material at any time during the process of work. Remove rejected materials from the site immediately. Rejected material will be stored in a secure area.

PRODUCT DEL

1. **Balled and Burlapped (B&B) Plants:** Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. **Container Grown Plants:** Sell in rigid container to hold ball shape and protect root mass.

4 2

1. Deliver packages of materials to avoid containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery and while in use.
2. Deliver only plant materials that are placed in a time dry, unsealed adequate storage and watering facilities are available at job site.
3. Protect root balls to be delivered. After approved moisture retaining material is not placed within 24 hours of delivery.
4. Protect plants during delivery to prevent damage. No leaks or obstruction of leaves plants should be in flower. Allow all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so material may be obtained or upon arrival at job site.
6. Remove rejected plants and materials from site.
7. To avoid damage or stress, do not B.M. move, adjust to climatic or otherwise

PART 2-PRODUCT

A. Gen

- [illegible]

A. Task 1: Loan:

extremes material an

- [illegible]

Book Edition: Book to Review

- B. Staking Material for Shade Trees:
 1. Post: Double 2" T-post, #1 Arrows with structure plate. E-40 length, paint green.
 2. Wire: 12 gauge, single strand and twisted wire.
 3. Rubber base: 1 ply, clear neoprene base, minimum 3/4 inch inside diameter. Color: Black.
- C. Grass: Washed native pine grass, grade 1 lb. to 1-1/2 lb.
- D. Fiber Fabric: Marf 1420 by Celanese Fibers Marketing Company, available at Lottford Co., (214) 811-6290 or approved rep.

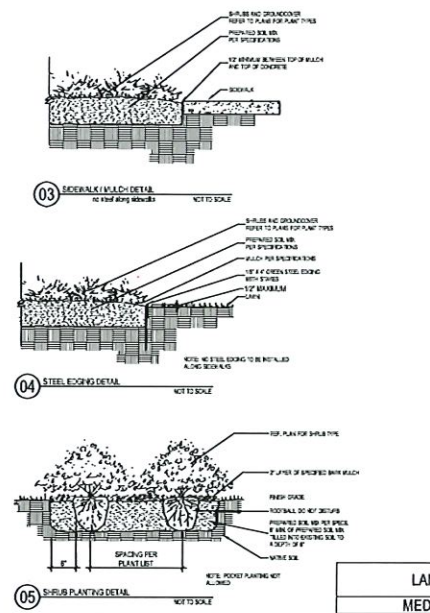
11. REFERENCES

A. Lenses Over

- [illegible]

[illegible]

- A. **Plant materials.** All plants shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants shall contain the plants of the same delivery order and shall be well watered and protected from the drying winds and sun. All plants of 8 to 16 plants shall be bagged and boxed with soil in the acceptable manner. All plants remain the property of the Contractor and shall be accepted.
- C. **Planting the trees and shrubs** at their intended location on per plan.
- D. **Notify the Landscape Architect for inspection and approval of all planting of plant materials.**
- E. **Examine plots** with vertical sides and horizontal bottom. These plots shall be large enough to permit handling and planting with injury to balls of roots or stems and soil of each depth. When planted and settled in the area of the plot shall show the same coloration to the finish of the work.



smr
landscape architects, llc
1702 N. Galle Street
Dallas, Texas 75202
Tel: 214.871.0000
Fax: 214.871.0545
Email: smr@smrllc.com

LANDSCAPE SPECIFICATIONS

MEDICAL OFFICE BUILDING NO. 3
CROSSROADS BUSINESS PARK

CITY OF SHERMAN, TEXAS



BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Survey
Texas Registered Engineering Firm F-861
4144 E. North Street, Suite 200, Dallas, TX 75206

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BOA	BOA	09/24/20	NONE	BDD	C20009	L1.2

STAFF REVIEW LETTER

October 13, 2020

Heritage Development Partners, LLC
2600 N. U.S. Highway 75
Sherman, TX 75092

Votex Surveying Company
10440 N. Central Expwy., Ste. 800
Dallas, TX 75231

Brockett Davis Drake Inc.
4144 North Central Expwy., Ste. 1100
Dallas, TX 75204

Covenant Architecture
106 E. Church St.
Weatherford, TX 76086

Castle Development Group
251 E. Southlake Blvd., Ste. 100
Southlake, TX 76092

Dear Applicants,

The request for site plan approval for Crossroads Medical Office Building in the Blalock Industrial Park located at 221 West Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance and the Blalock Commercial Overlay District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Travis Street right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. The trash dumpster will need to be located in the main building area and screened.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the subject property is required.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
12. Sidewalk required along West Travis Street.
13. 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.
14. Additional Easements may be required upon Engineering review.

15. Water Pro-Rata will be due at the time of development.
16. Existing sewer line has been abandoned. Sewer shall be extended in accordance with City standard to serve the development. Coordinate with Engineering regarding future capacity limitations.
17. Proposed 6" Wastewater line to be privately owned and maintained.
18. Engineering plans for retaining walls exceeding 4-feet in total height shall be submitted to City of Sherman Engineering Department for review and approval.
19. Encroachments into easements will not be permitted or, if permitted, will require an Encroachment Easement approved by City Council prior to any construction of said encroachment being done.
20. The location of dumpsters shall be approved by the Public Works Department.
21. Verify fire lane requirements with Fire Marshall.
22. Right of Way permit required from Engineering Department for all work within City right of way.
23. Verify distance to closest Fire Hydrant to building. Installation of hydrant may be necessary. Coordinate with Fire Marshall.
24. Shared Access Easement required for proposed access to adjacent properties. Said Easement must be shown on plat.

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

14.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

301 WEST MCGEE STREET

The request of Paul & Anne Martinez (Owners) concerning the property at 301 West McGee Street, being part of Lot 16, Block 4, W.M. Shannon Supplement, as follows;

Board of Adjustments

Exception approval under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow an 8' privacy fence, 5' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.

Background:

The property is located at 301 West McGee Street, the northwest corner of McGee and Shannon Streets. The property is zoned an R-1 (One Family Residential) District. A variance was approved to allow a 3' rear setback for an attached garage, September 22, 2009.

The owner would like to erect an 8' cedar privacy fence, 5' from the side street property line to provide a safe place for their children and pets to play.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Paul & Anne Martinez (Owners)

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:

25

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Fence Elevations

Staff Review Letter

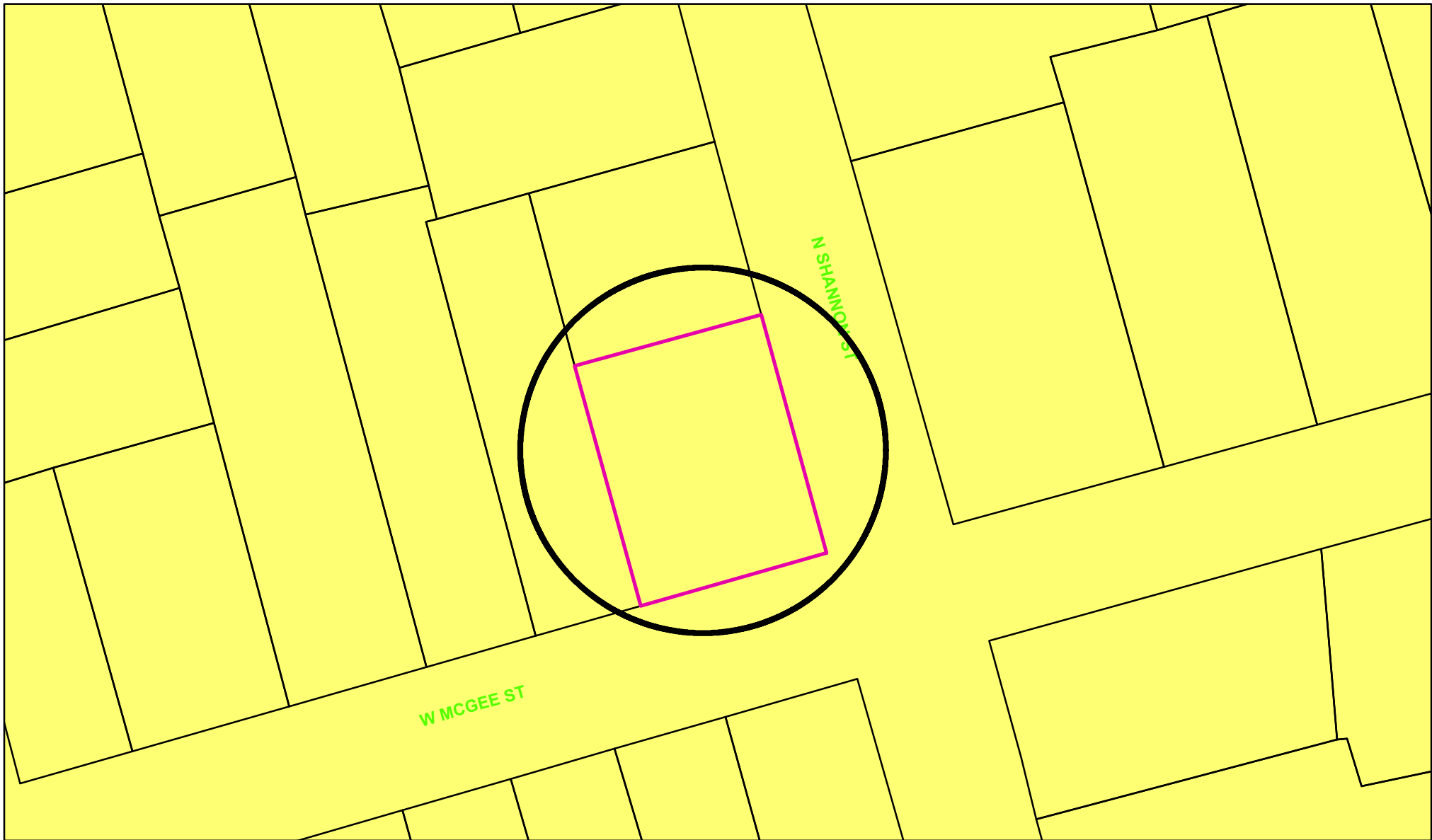


City of Sherman, Texas
Developmental Services Department

301 West McGee Street



1 in = 400 ft



Zoning - 301 West McGee Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

FM 1417
Sam Rayburn Freeway
US Hwy 62 and 75
SH 289
FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

CO Office District

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

ImageGIS.DBO.ORTHOS_2020

RGB

Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 62 ft

301 West McGee Street



CALLED 0.16 OF AN ACRE
CHASITY TESSARO &
MICHAEL TESSARO
INST. NO. 2018-26821
O.R.G.C.T.

1/2" IRFC/CM
"SARTIN 3694"

(N 74° E 87°)

N 74°21'46" E 86.64'

S 15°28'26" E 80.1'

3/8" IRF/BENT/CM
O.C.O.
FENCE ENDS

WOOD FRAME
GARAGE
18.1' x 18.1'

21.7'

Gate

ONE STORY
WOOD FRAME HOUSE
POSTED "301"

FENCE ENDS

N 15°19'00" W 110.66'

(N 16° W 110°)

S 15°28'26" E 110.51'
(S 16° E 110°)

ACRE
110' TRACT
SE EBERTS
BLE TRUST
310, PG. 651
O.R.G.C.T.

BRICK COLUMN

BRICK COLUMN

POINT OF BEGINNING

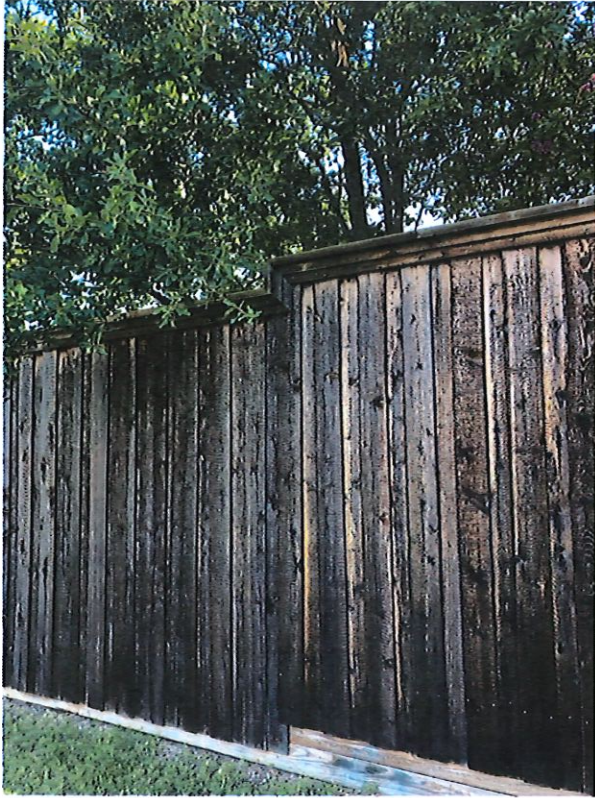
3/4" IPF/CM

1/2" IRF/CM

WEST MCGEE STREET
(±27' ASPHALT SURFACE WITH CURB & GUTTER,
60' R.O.W., VOL. 26, PG. 291. D.R.G.C.T.)

(S 74° W 87°)
S 74°15'48" W
86.94'

NORTH SHANNON STREET
(±27' ASPHALT SURFACE WITH CURB & GUTTER,
60' R.O.W., VOL. 26, PG. 291. D.R.G.C.T.)





www.shutterstock.com · 1503525191

STAFF REVIEW LETTER

October 13, 2020

Annie Martinez
301 W. McGee
Sherman, TX 75092

Dear Applicants,

The request for an exception and site plan approval to allow an 8' privacy fence, 5' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District located at 301 West McGee Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One-Family Residential) District 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 Shannon and McGee 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.

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

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

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

Respectfully,



Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

15.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2005 NORTH CROCKETT STREET

The request of Jarod Dutton (Owner) concerning the property located at 2005 North Crockett Street, being Lot 5, Block 15, Shannon Heights Addition Replat, as follows;

Planning and Zoning Commission

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

Background:

The property is located at 2005 North Crockett Street between Dexter and Burton Streets. The property is zoned an R-1 (One Family Residential) District.

The owner would like to construct a 2,374 square foot, two-story duplex at this location. The duplex will have three bedrooms per unit and parking will be provided for six spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Jarod Dutton (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Aerial Location Map

Zoning Map

Zoning Sign Photo

Plat

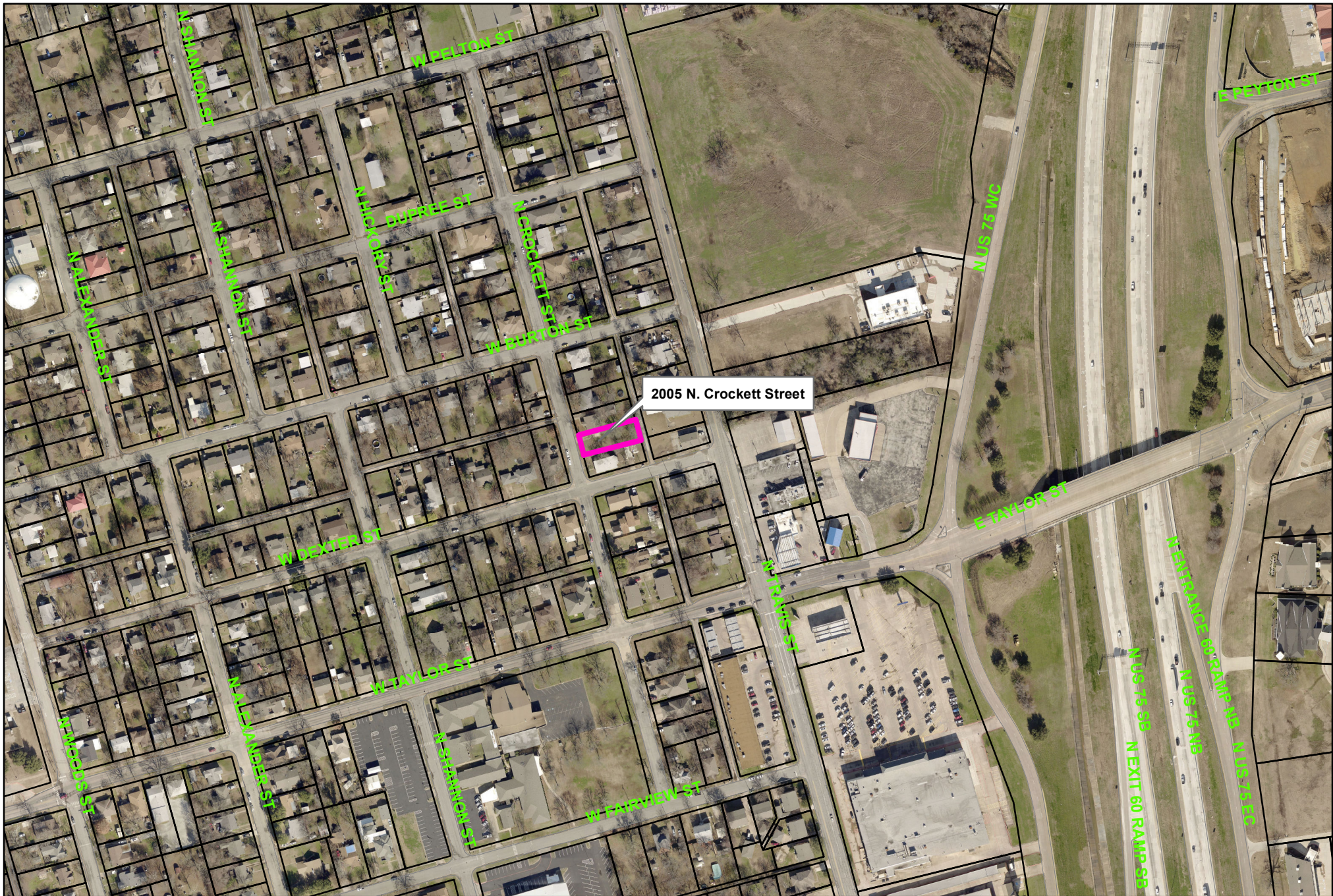
Survey

Site Plan

Building Elevations

Floor Plan

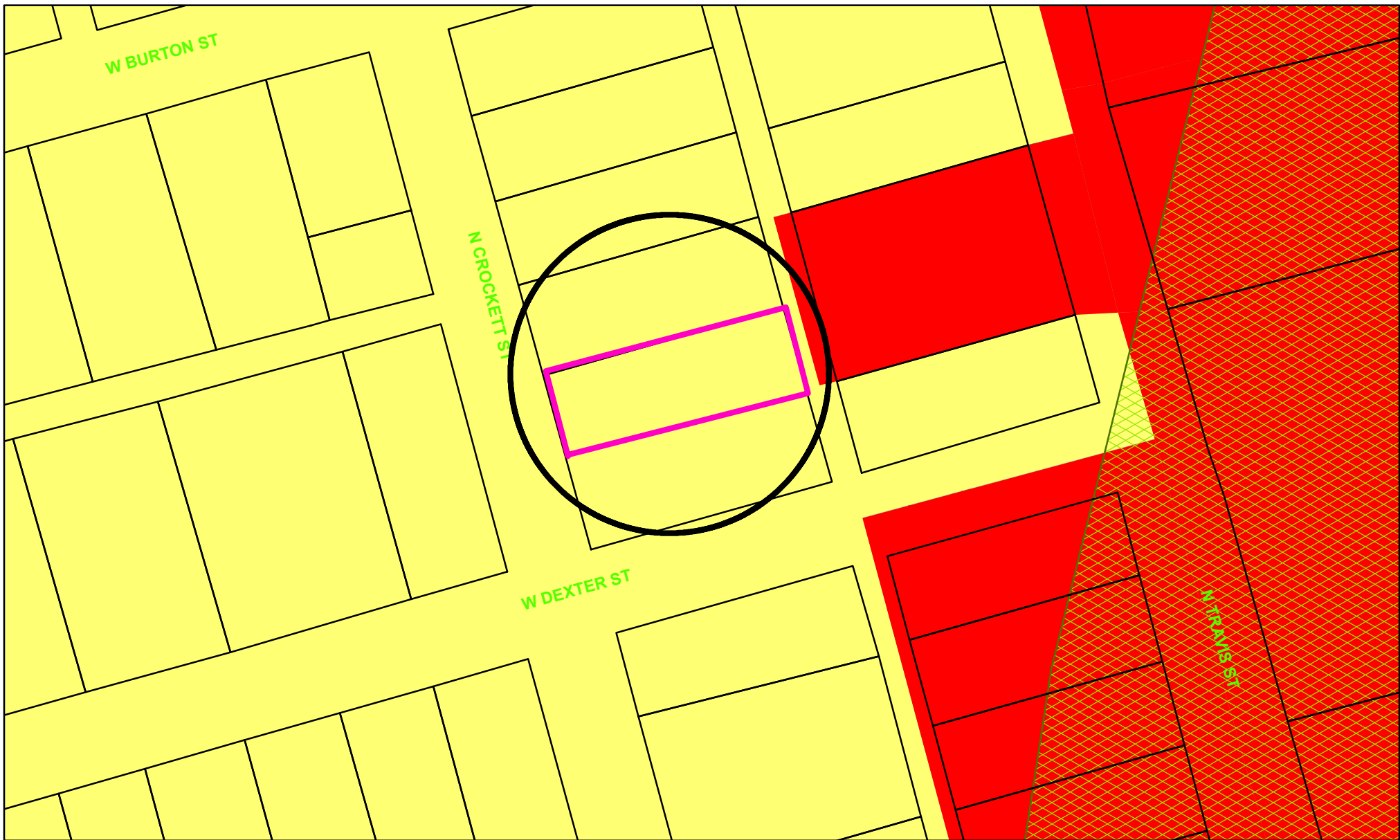
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

2005 N. Crockett Street


$$1 \text{ in} = 300 \text{ ft}$$



Zoning - 2005 N. Crockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

CO Office District

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



City of Sherman, Texas
Developmental Services Department



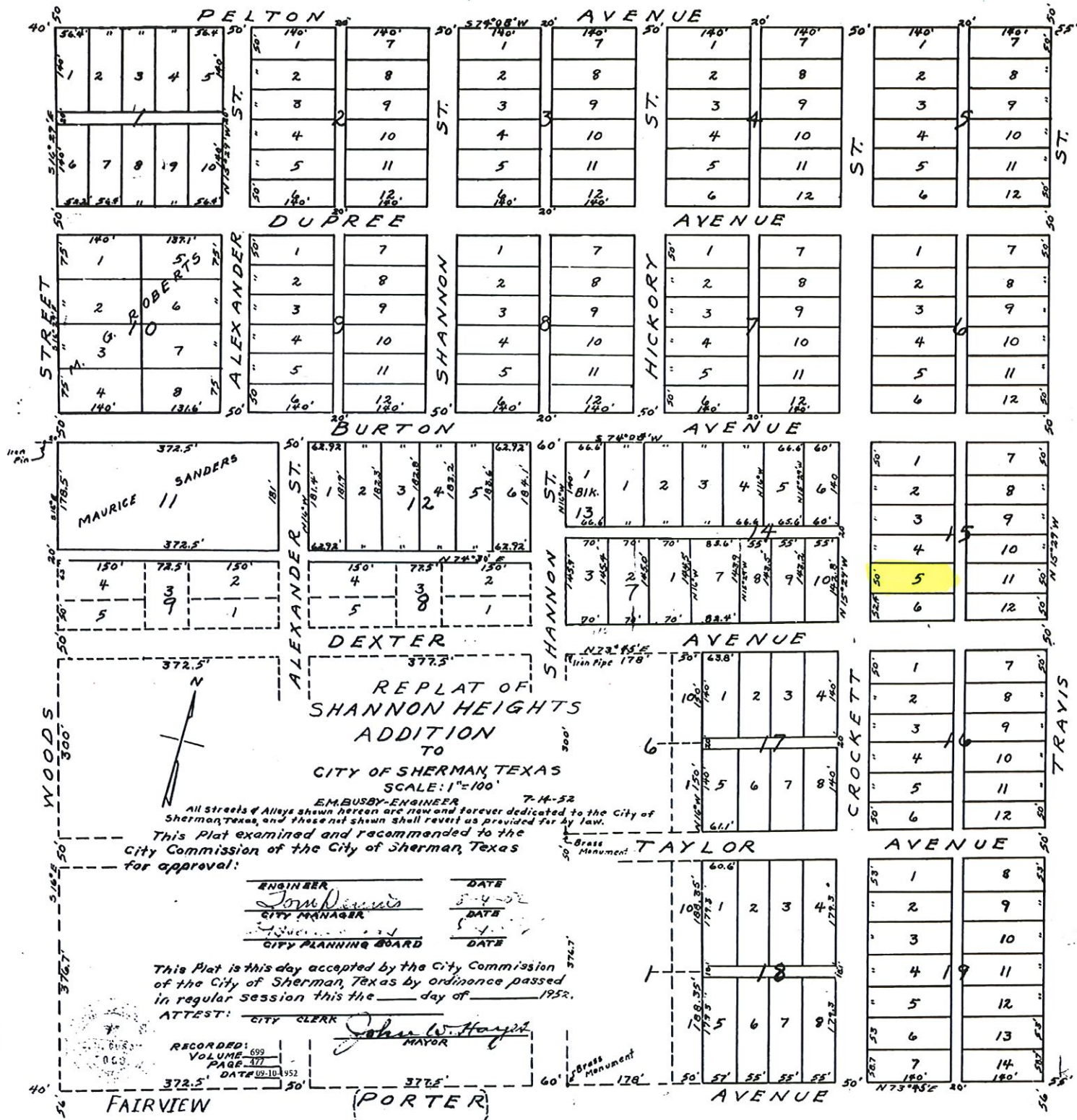
NOT TO SCALE

1 in = 75 ft

2005 North Crockett Street



Oct 1, 2020 at 9:47 AM



10114

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Show search results for 402...

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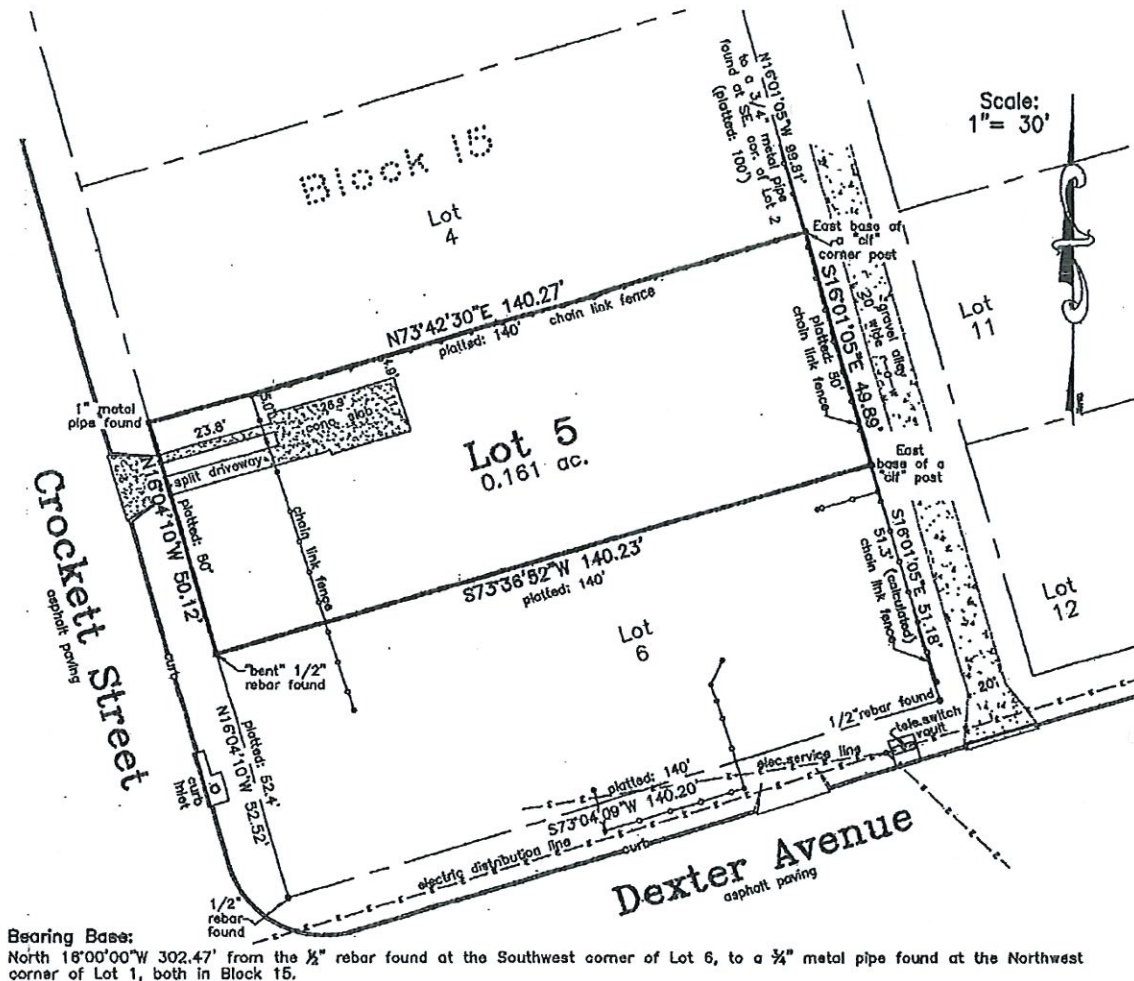
<https://glb.blofont.com/graysoncd/index.html?find=402858>

493073

9074

141

Tax Plat



Owner: MVP, LLC

Buyer: TBD

Address: 2005 N. Crockett Street
Sherman, Texas

This survey was prepared for the sole benefit of the transaction (real property purchase) by and between the Owner and Buyer stated hereon, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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

Legal Description is as follows: Lot 5, Block 15, of the Replat of Shannon Heights Addition, to the City of Sherman, Texas, as per plat of record in Volume 699, Page 477, Deed Records, Grayson County, Texas.

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

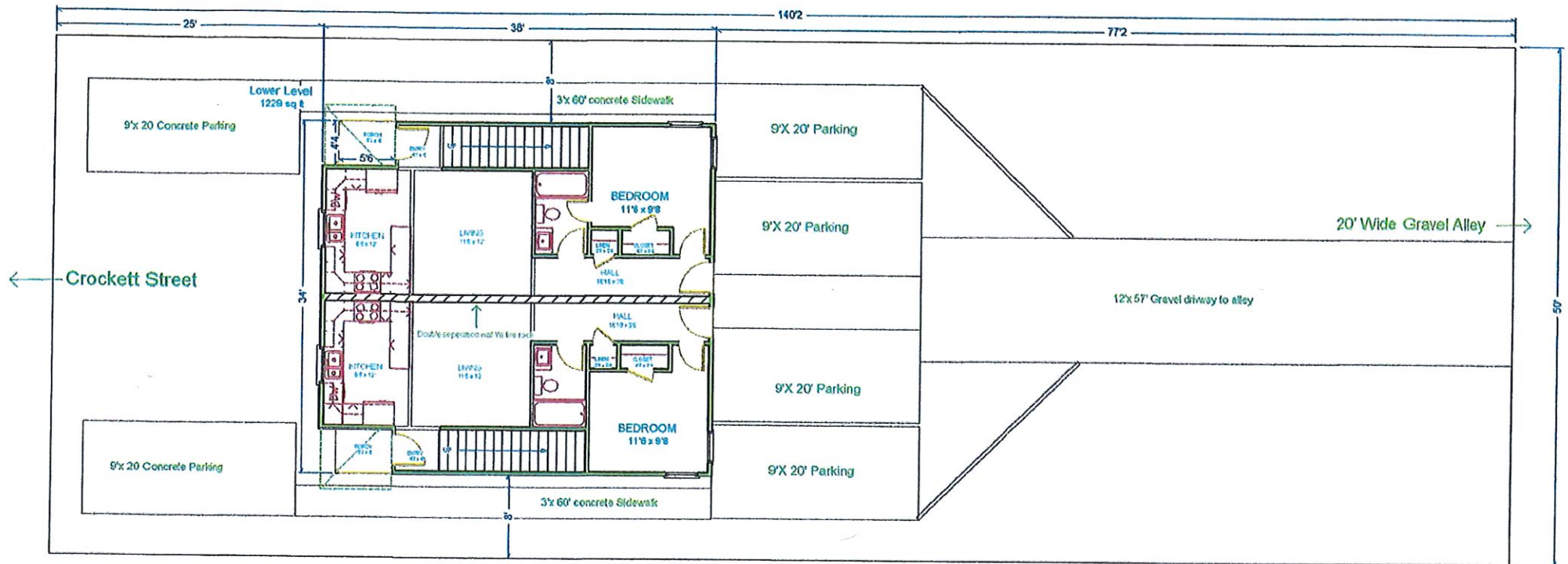
Job No. AGS250619

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



Kate A. Wagner, R. P. S. No. 6578
Copyright Date: June 13, 2019

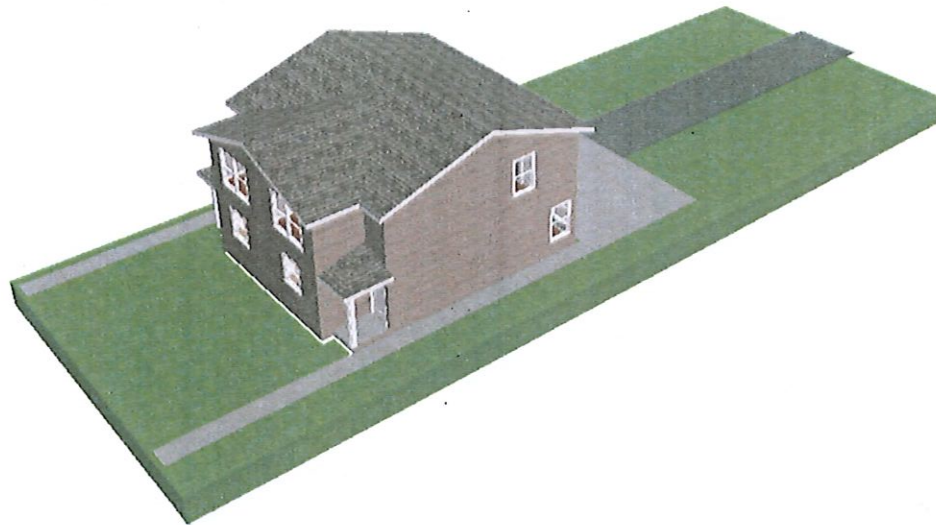
Jarrold Dutton Site Plan Lot 5 Block 15 2005 Crockett Street Sherman



OVERVIEW

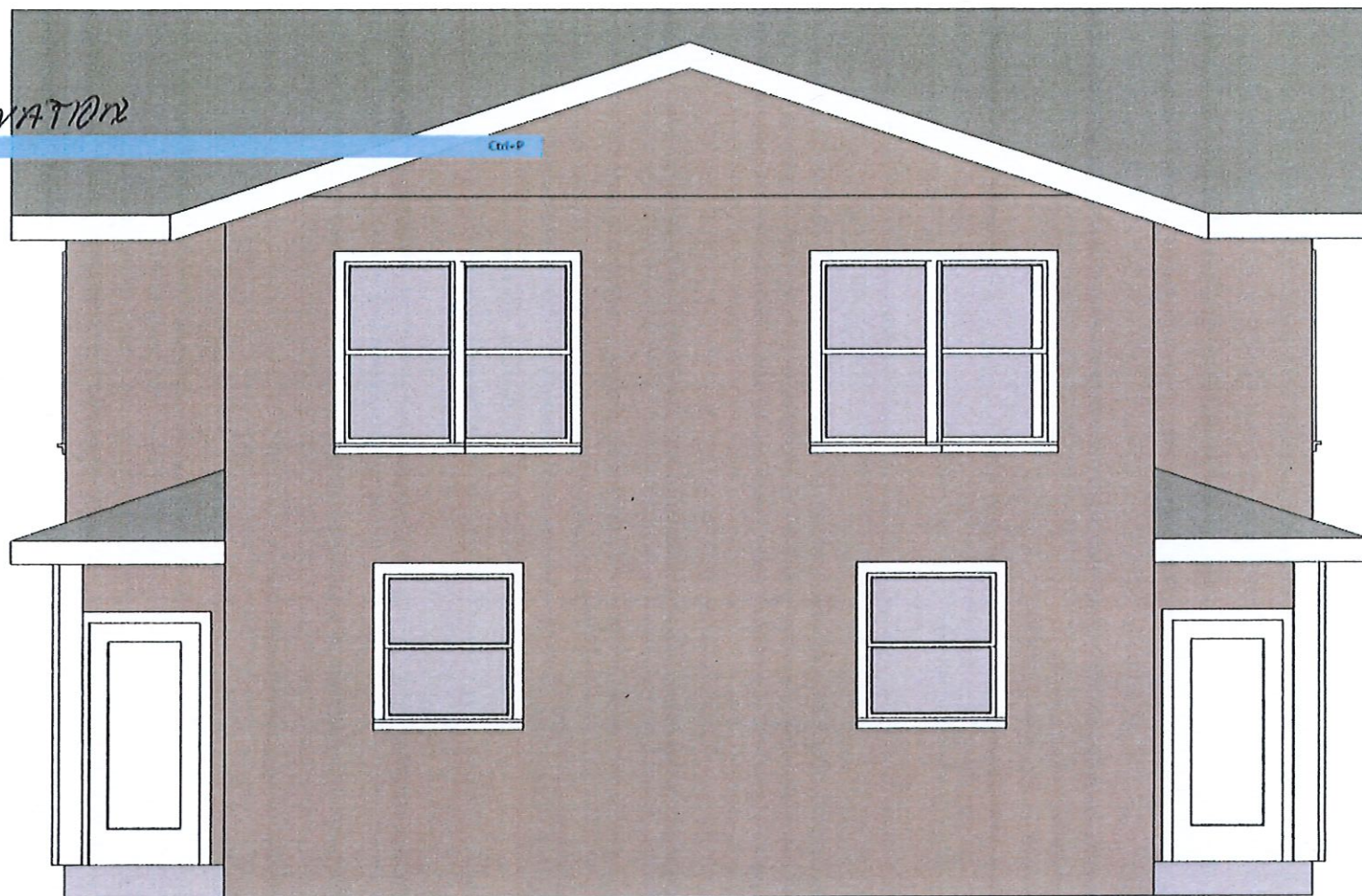
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FRONT ELEVATION

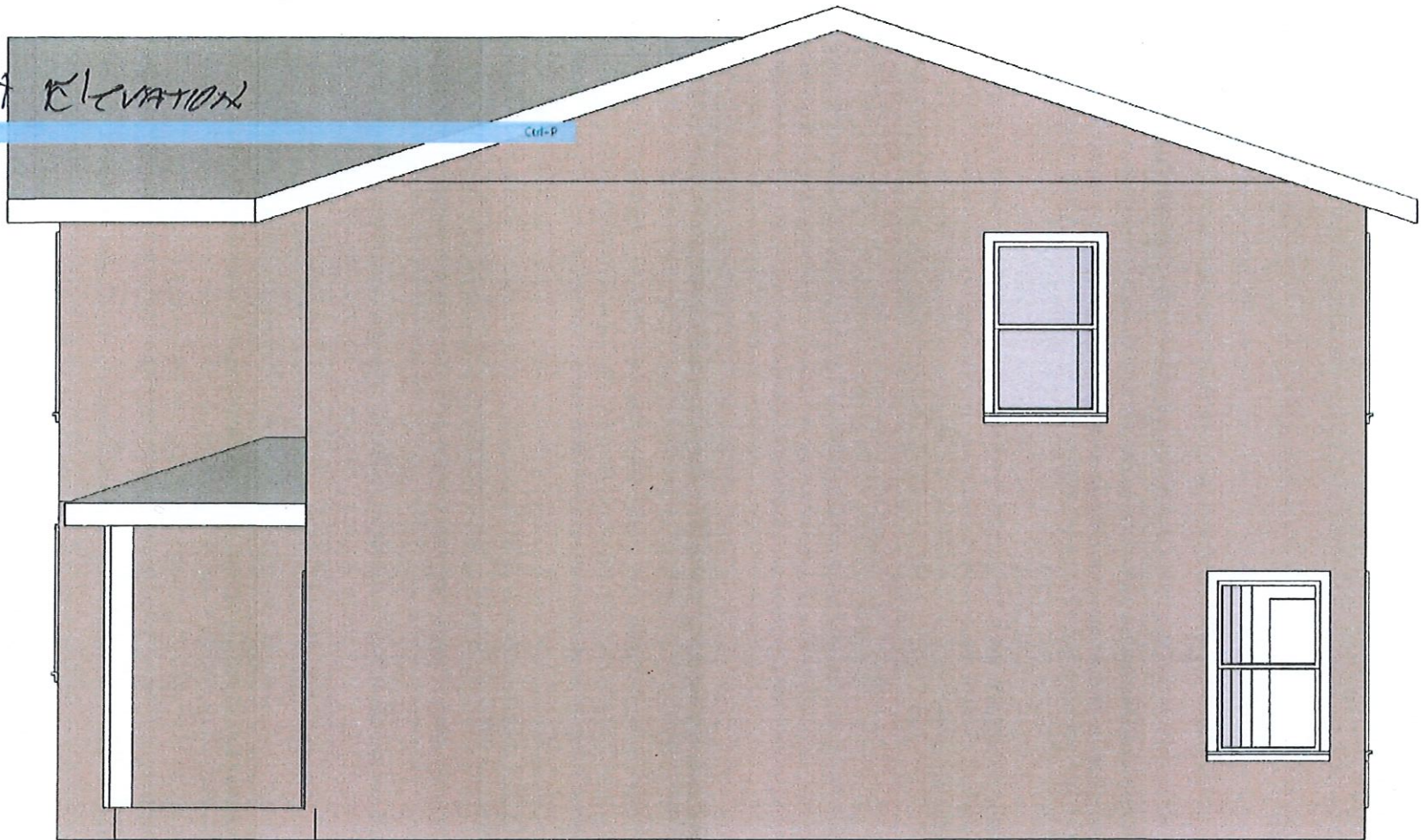
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Right Elevation

Print...

Cut-P



BACK ELEVATION

Print

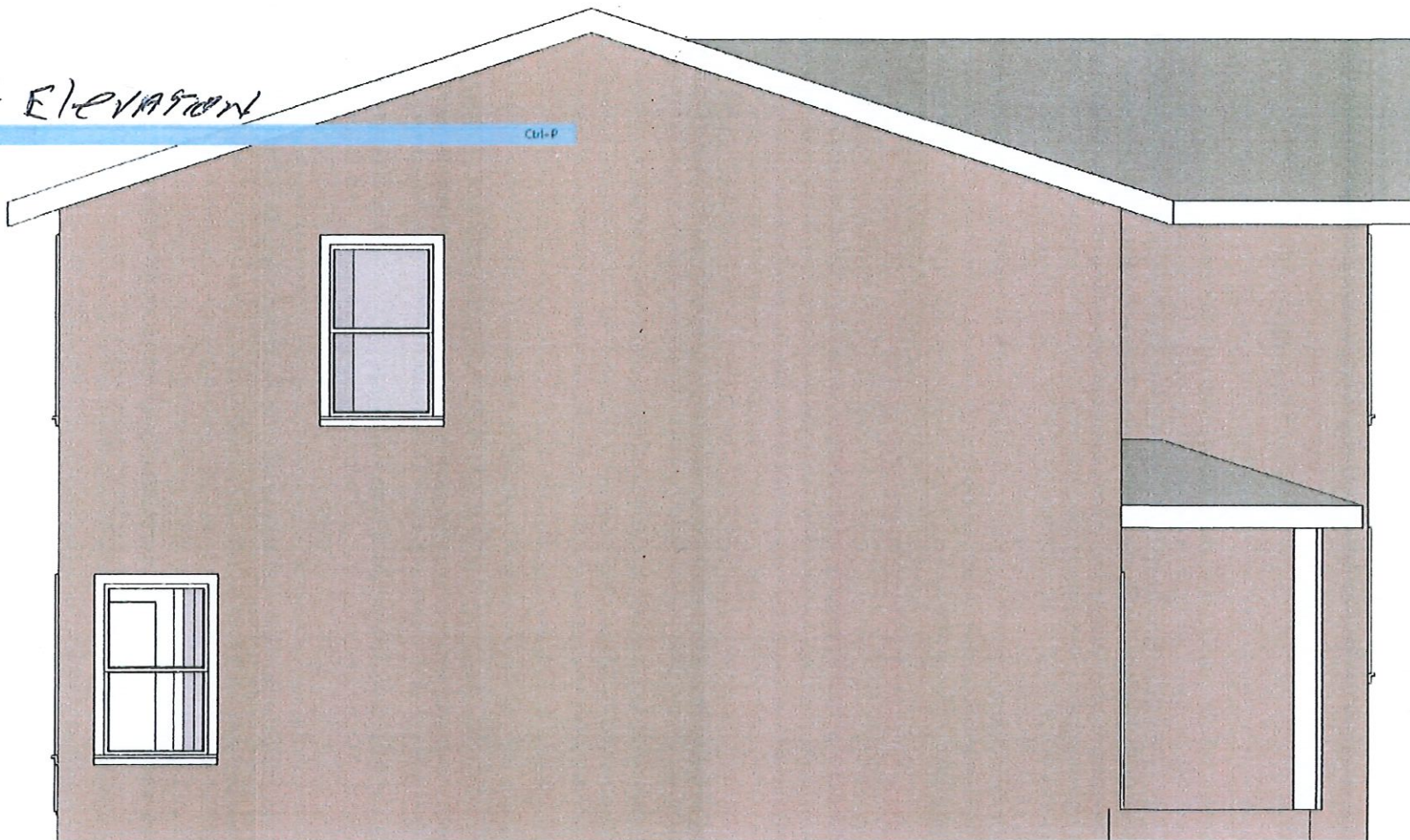
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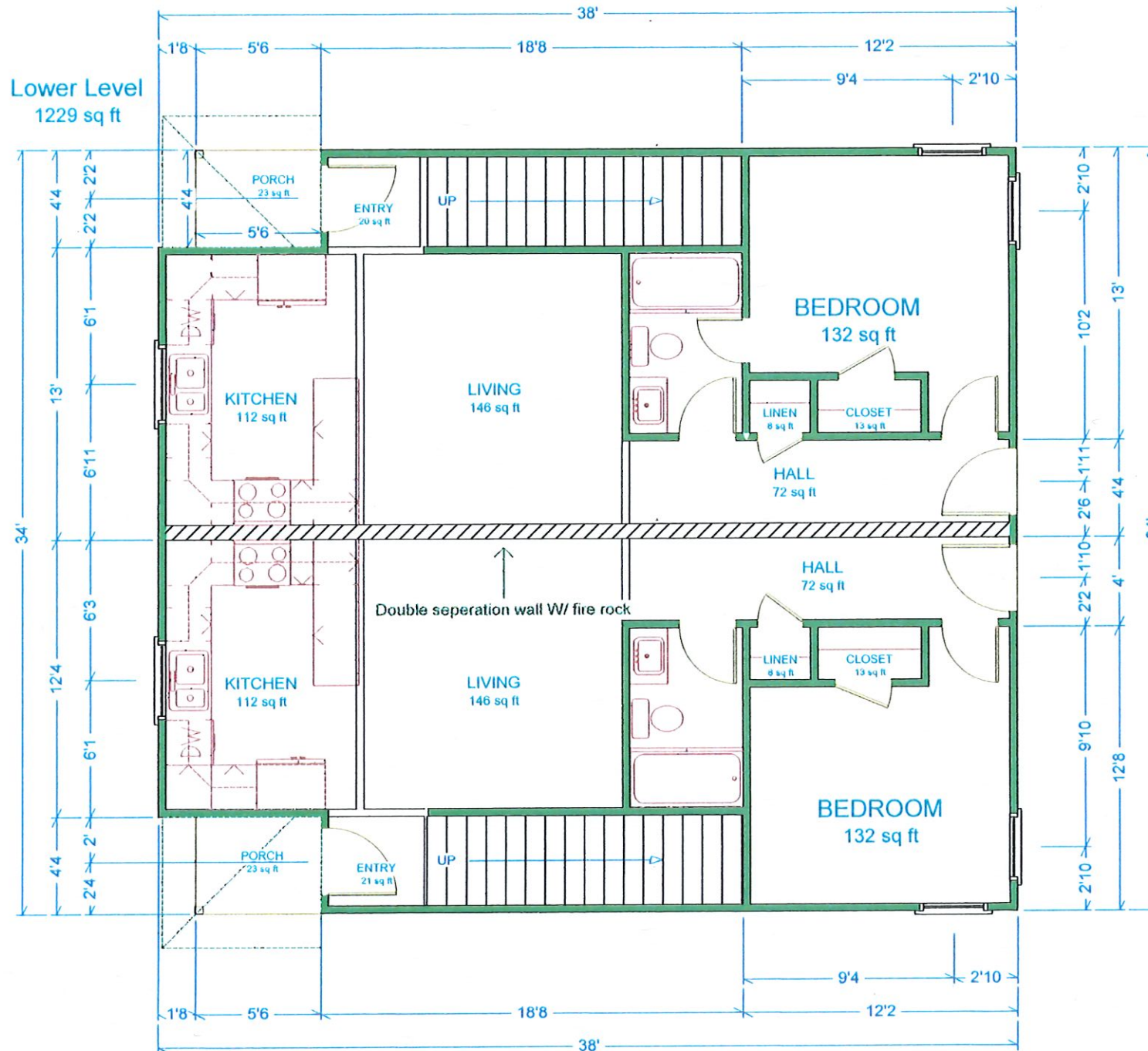


LEFT ELEVATION

Print

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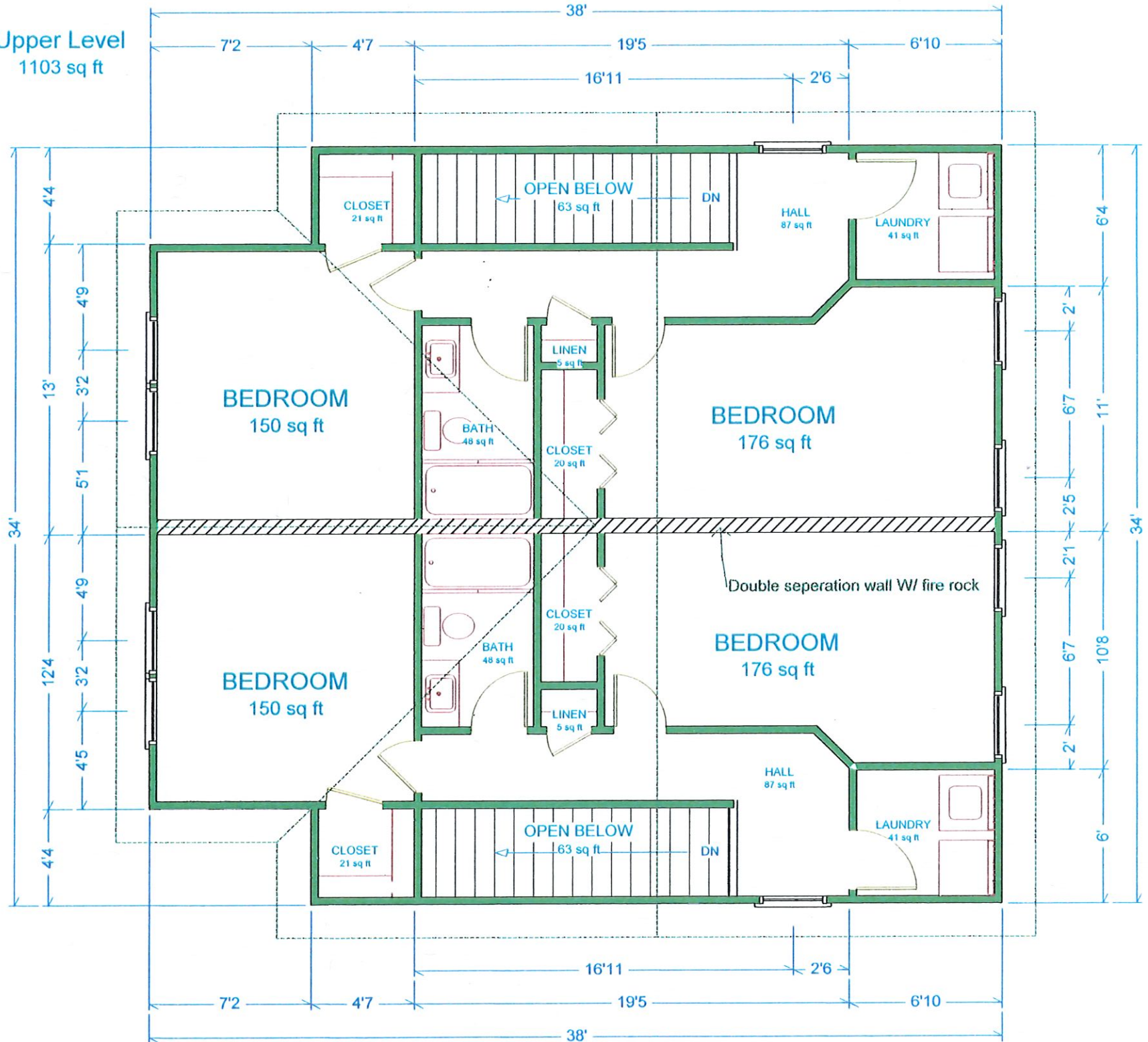


Jarrold Dutton

Duplex Plans

Lower level 1229 Sq. Ft.
 Upper Level 1103 Sq. Ft.
 Total Heated 2332 Sq. Ft.
 Porches 42 Sq. Ft.
 Total Under Roof 2374 Sq. Ft.

Upper Level
1103 sq ft



STAFF REVIEW LETTER

October 13, 2020

Jarod Dutton
2221 Post Oak Drive
Sherman, TX 75092

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

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 located at 2005 North Crockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One-Family Residential) District, the 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. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. Setback requirements: Front & Rear – 25'; side setback – 10% of the lot width, minimum 6', maximum 15'.
6. A minimum 6' fence is required abutting residentially zoned property.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. The City of Sherman does not maintain alleys.
11. Parking within the alley is prohibited.
12. Privately owned and maintained 12' wide asphalt or concrete improvements to rear access must be constructed prior to building permits being issued.
13. Encroachment Easement required prior to improving rear access/alley.

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

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

16.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

700 EAST HOUSTON STREET

The request of Los Hermanos Partnership, LLC (Owners), The Wreck Room (Proposed Tenant) and Charles White (Applicant) concerning the property at 700 East Houston Street, being Lots 19-24, Block 10, Chaffin's 1st Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an existing gravel parking lot for a period of one year in lieu of the required dust free surface and off-premise overflow parking in lieu of the required 1 space per 200 square foot for an commercial amusement center (The Wreck Room) in a C-1 (Retail Business) District.

Background:

The property is located at 700 East Houston Street; the southeast corner of Houston and Throckmorton Streets. The property is zoned a C-1 (Retail Business) District. The applicant was approved for a Specific Use Permit to allow a commercial amusement center for The Wreck Room at last month's Planning and Zoning Commission Meeting.

The applicant is requesting an exception to allow an existing gravel parking lot for a period of one year in lieu of the required dust free surface and to allow overflow parking across the street in lieu of the required (30) parking spaces; one space per 200 square foot.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

M-2 (Heavy Manufacturing) District

Origination:

Los Hermanos Partnership, LLC (Owners)
The Wreck Room (Proposed Tenant)
Charles White (Applicant)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments

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



700 E. Houston Street



700 East Houston Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 700 East 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: ShermGIS.DBO.TransportationCorridor_Rep_1
FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BIP: Blalock Industrial Park
C-1: Retail Business District
C-2: General Commercial District

CO Office District
Lakes
M-1: Light Manufacturing District
M-1.5: Medium Manufacturing District
M-2: Heavy Manufacturing District
MH: Manufacturing Housing District
R-1: One Family Residential District
R-2: Multi-Family Residential District
R-A: Single Family Agricultural District
SF-1: Single Family Residential District
PD: Planned Development
ImageGIS.DBO.ORTHO_2020
RGB
Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department



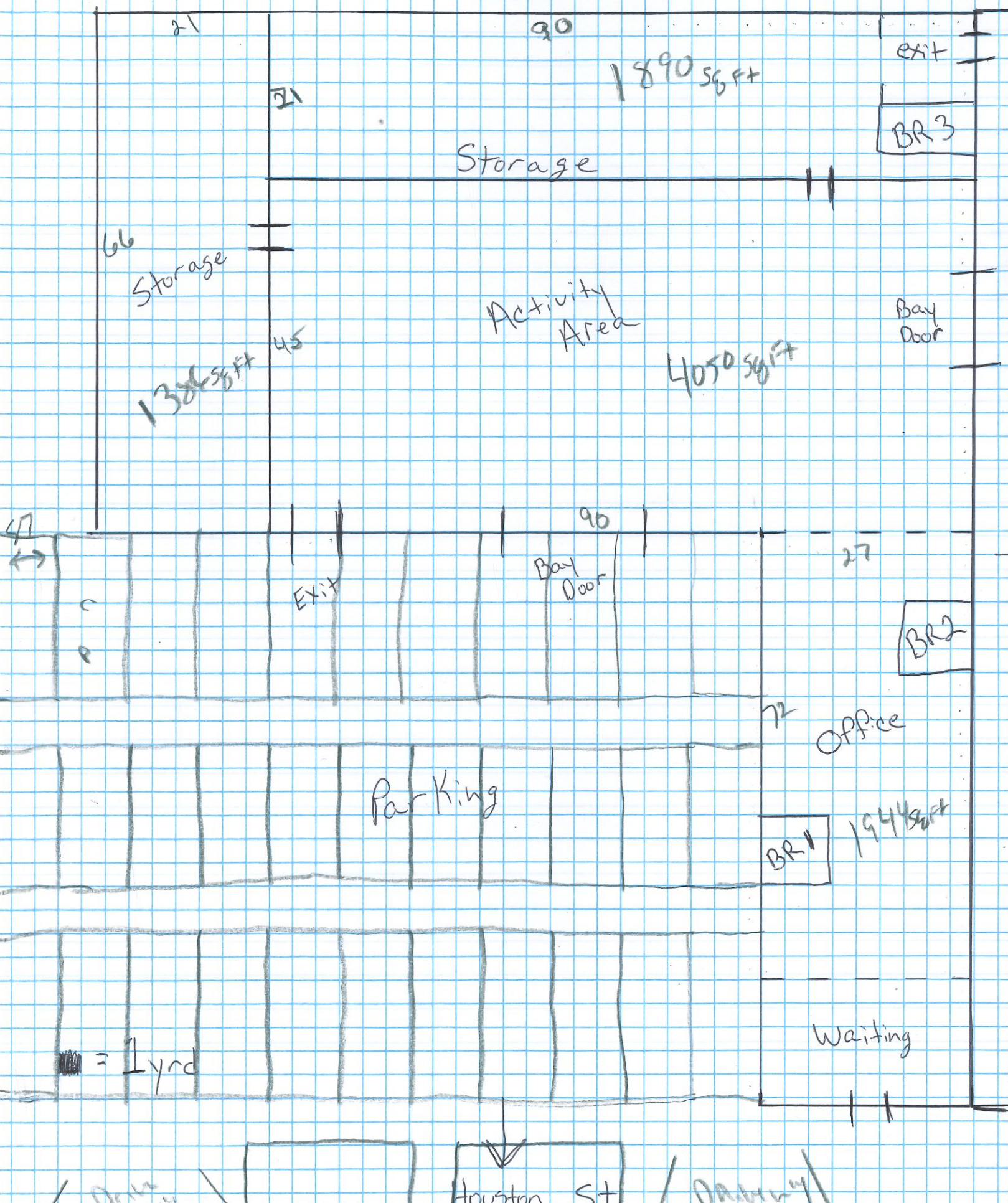
NOT TO SCALE

1 in = 100 ft

700 East Houston Street



Oct 1, 2020 at 8:58 AM



STAFF REVIEW LETTER

October 13, 2020

Los Hermanos Partnership LLC
Thomas Shields
427 N. Rusk
Sherman, TX 75090

Charles White
PO Box 62
Southmayd, TX 76268

Dear Applicants,

The request for an exception and site plan approval to allow an existing gravel parking lot for a period of one year in lieu of the required dust free surface and off-premise overflow parking in lieu of the required 1 space per 200 square foot for a commercial amusement center (The Wreck Room) in a C-1 (Retail Business) District located at 700 East Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance shall 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. Off-street parking required: 1/200 square feet for general floor space and 1/1,000 square feet for warehouse; a parking space is considered to be 9'x20'.
5. A copy of the parking agreement will need to be on file in the Developmental Services Department before a Certificate of Occupancy Permit will be issued.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department. Current approaches are non-conforming.
9. Parking will be permitted on private property only.
10. Verify requirements with Fire Marshall.
11. The City of Sherman does not maintain alleys.
12. Entrances/Exits off Houston Street will be left-in, left-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.

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

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

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Heflon, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



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

17.

Meeting Date: 10/20/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

623 SOUTH MAXEY STREET & 809 EAST WELLS AVENUE

The request of Juana & Jessica Alvarado (Owners), Moran Construction (Prospective Buyer), Luis Moran (Representative), Helvey-Wagner Surveying (Surveyor) and Jeremy W. Bullard Design Studio, LLC (Architect) concerning the property at 623 South Maxey Street and 809 East Wells Avenue, being a part of the G. B. Pilant Survey, Abstract No. 963, also being all of Lots 10, 11, 12 and part of Lot 9, Block 7, W. Elliott's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 58' lot width, 5,370 square foot lot area in lieu of the required 60' lot width, 6,000 square foot for a residential dwelling on the proposed Lot 11R, Moran Addition, being a Replat of all of Lots 10, 11 & 12 and a part of Lot 9, Block 7, W. Elliott's Addition in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Moran Addition, a Replat of all of Lots 10, 11 and 12 and a part of Lot 9, Block 7, W. Elliott's Addition.

Background:

The property is located at 623 South Maxey Street and 809 East Wells Avenue, the northeast corner of Wells Avenue and Maxey Street. The property is zoned an R-1 (One Family Residential) District. The owner is would like to Replat the property into two lots for residenital development. They are requesting an exception to allow a 58' lot width, 5,370 square foot lot area on the proposed Lot 11R of Moran Addition, a Replat of all of Lots 10, 11 & 12 and a part of Lot 9, Block 7, W. Elliott's Addition.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Juana & Jessica Alvarado (Owners)
Moran Construction (Prospective Buyer)
Luis Moran (Representative)
Helvey-Wagner Surveying (Surveyor)
Jeremy W. Bullard Design Studio, LLC (Architect)

Master Plan Designation:

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

Number of notices mailed:

161

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Moran Addition
Site Plan
Building Elevations
Staff Review Letter



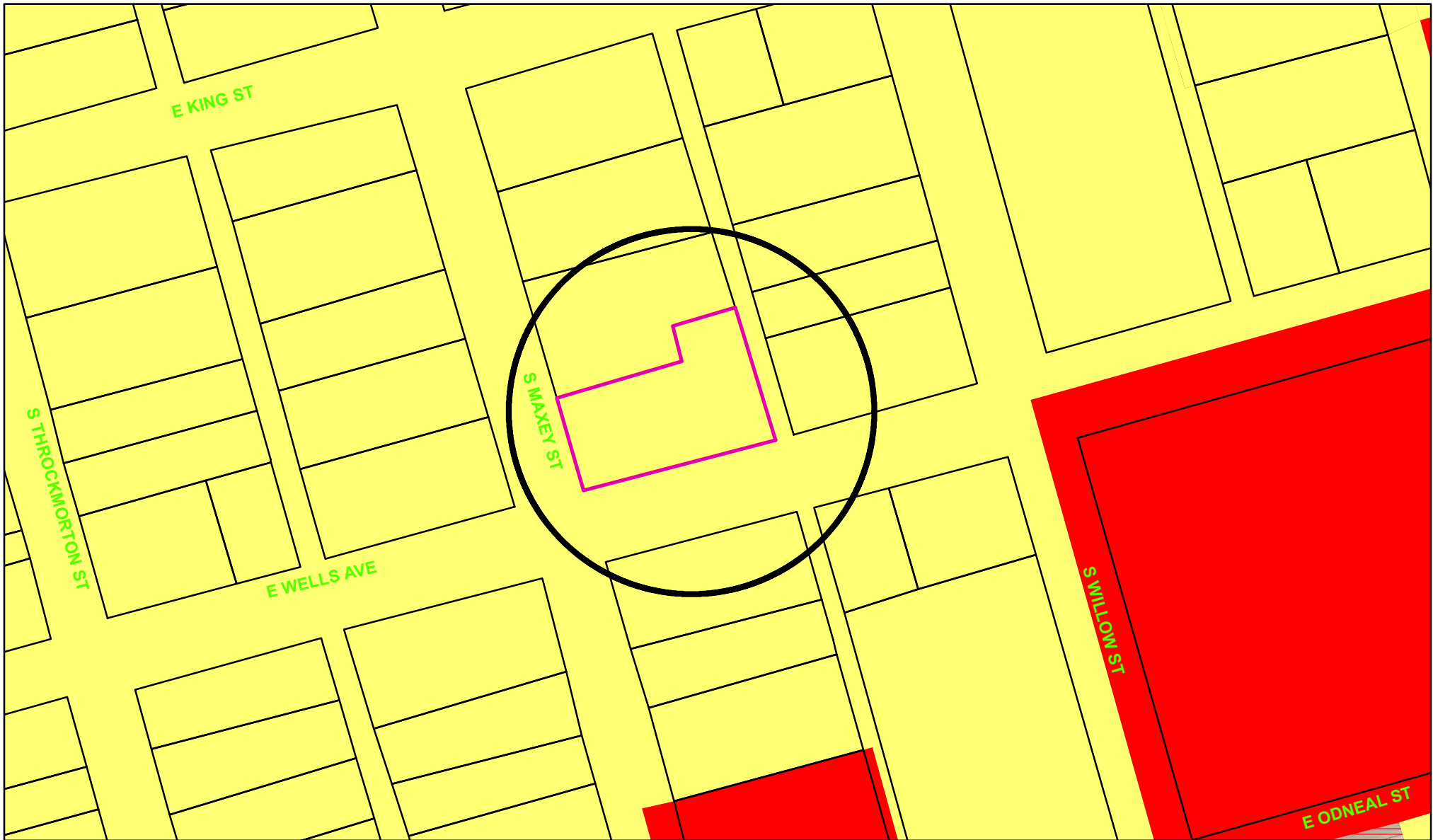
City of Sherman, Texas
Developmental Services Department

623 South Maxey Street & 809 East Wells Avenue



NOT TO SCALE

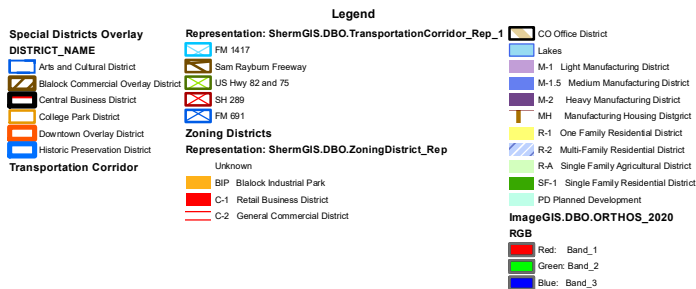
1 in = 200 ft



Zoning - 623 South Maxey Street & 809 East Wells Avenue



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

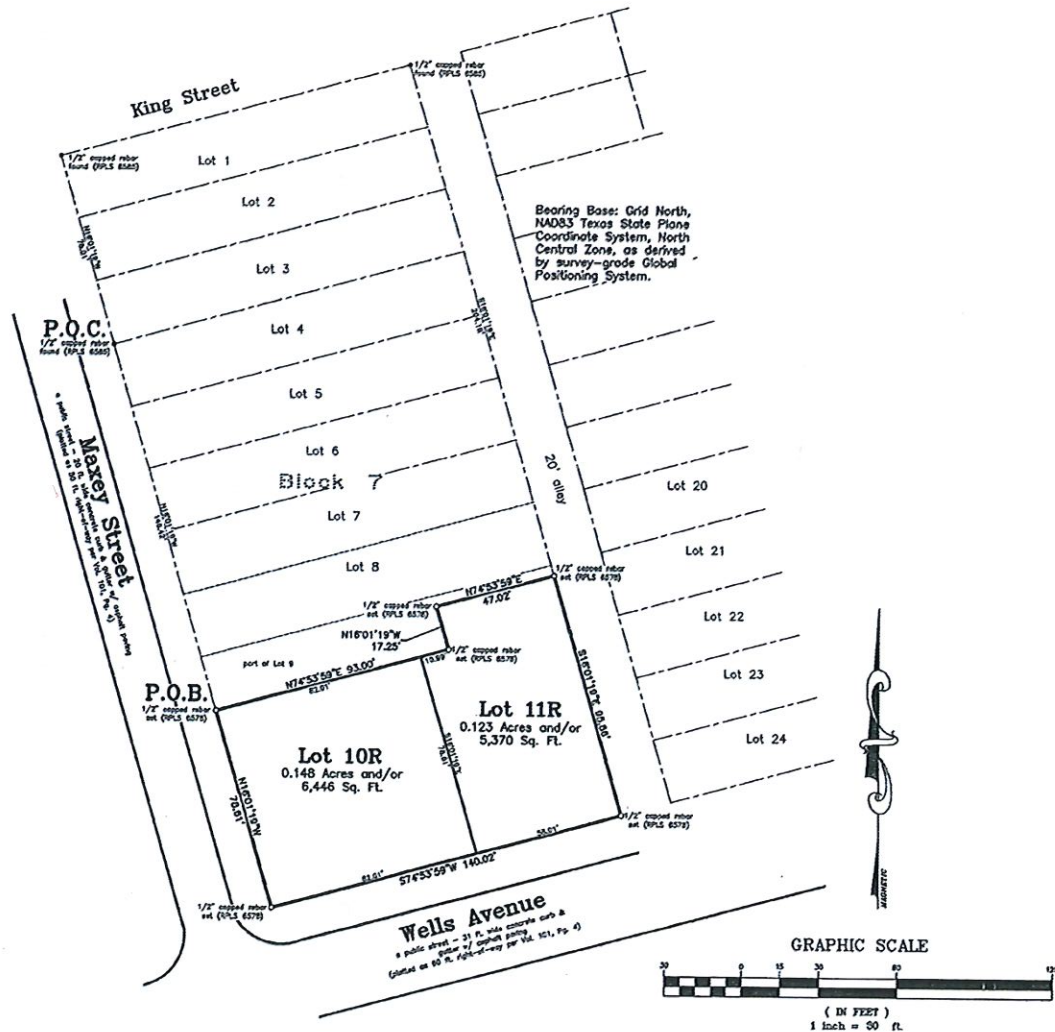
1 in = 98 ft

623 South Maxey Street



809 East Wells Avenue





Moran Addition (being a Replat of all of Lots 10, 11 and 12 and a part of Lot 9, Block 7, W. Elliott's Addition)

to
City of Sherman, Texas

0.271 Acres

in the
G.B. Pilant Survey
Abstract No. 963

Job No. CGS800920

General Notes:

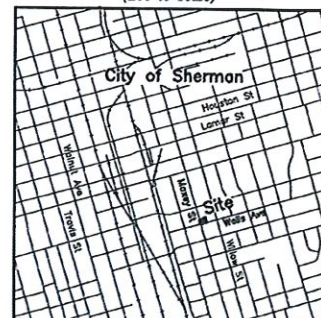
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway 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 for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4816100250 F Revised Date: September 23, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. <Job number>

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

Owner:
 The Cunningham Family Trust, DTD

Vicinity Map (not to scale)



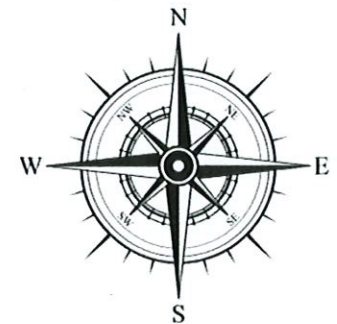
Site Plan Proposal

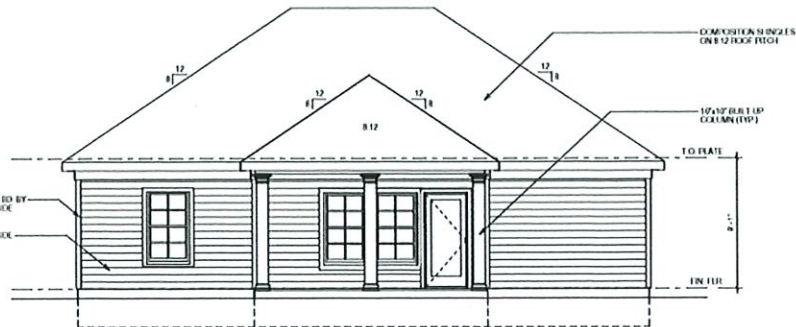
623 S. Maxey St.



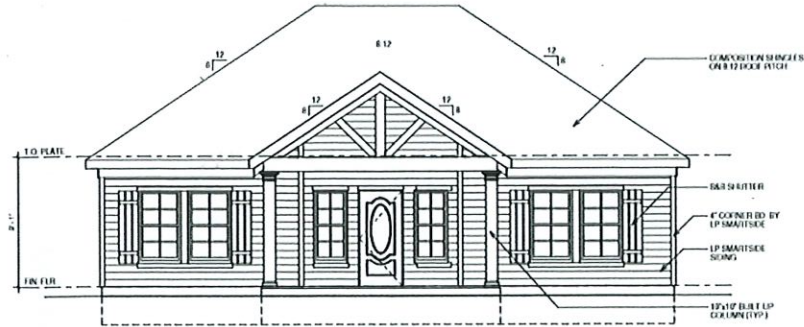
E. Wells st.

148' Total

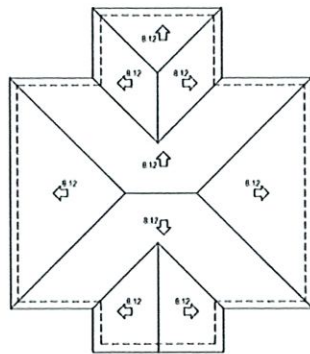




② REAR ELEVATION
1/4" = 1'-0"

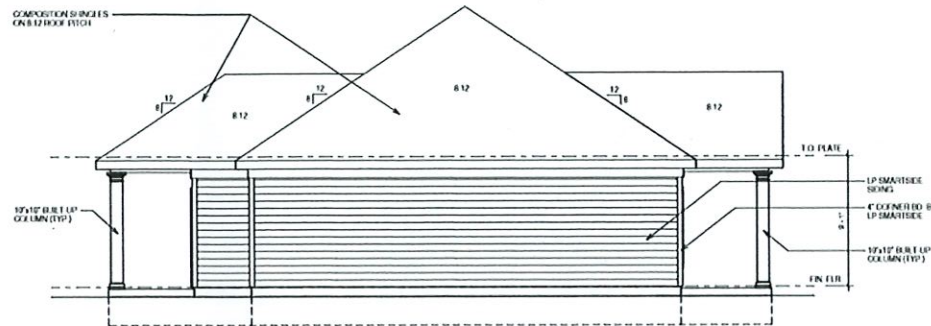


① FRONT ELEVATION
1/4" = 1'-0"

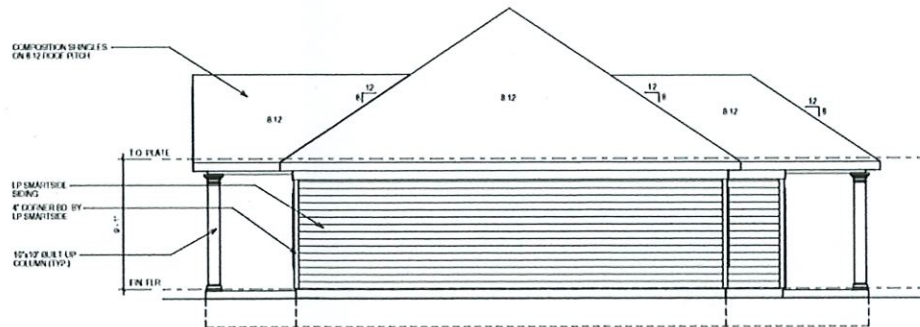


⑤ ROOF PLAN
1/8" = 1'-0"

NOTE:
* ALL ROOF OVERSAMS TO BE 1" 0"
UNLESS OTHERWISE NOTED.
* PROVIDE PRECAST CONCRETE GUTTER LOCATIONS
ALL GUTTER DOWNSPOUTS LOCATIONS
* ROOF VENTILATION TO MEET REQUIREMENTS OF
SECTION R0202.01 VENTILATION & SATURATION
INSULATION



③ LEFT ELEVATION
1/4" = 1'-0"



④ RIGHT ELEVATION
1/4" = 1'-0"

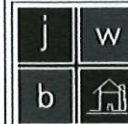
Managed By: JWB

Date:
Issue For Permit:
Issue For Review:
Issue For Construction:
Revisions:

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and copyright of the Architect and
shall not be used or reproduced in
any form without authorization

GALAN - 1247 MODEL

G23 S. Moley



JEREMY W. BULLARD
DESIGN STUDIO, LLC
314 W. Main Street
PO Box 513
Gunter, Texas 75558
903.821.1141
jwbullard@jwbullard.com
www.jwbdesignstudio.com

Sheet No.

A4

Project No. 18365-P3
Scale As Indicated



STAFF REVIEW LETTER

October 12, 2020

Juana Alvarado
615 S. Maxey St.
Sherman, TX 75090

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

Luis Moran
910 S. Travis St.
Sherman, TX 75090

Jeremy W. Bullard Design Studio, LLC
P.O. Box 593
Gunter, TX 75058

Dear Applicants,

The request for approval of the Final Plat of Moran Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 20, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Sidewalk required along Maxey Street and Wells Avenue; ADA ramp required at intersection.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Metes and bounds must match drawing. Point of Commencement call does not match.
7. Job No. is missing from plat.
8. Dedicate a 10' Utility Easement along Wells Avenue and Maxey Street.
9. Sewer main shall be extended per City Standard to serve Lot 10R. In lieu of extension, Private Sanitary Sewer Easement by separate instrument required across Lot 11R to serve Lot 10R with sanitary sewer. Filing information and location showing dimensions of said Easement shall be shown on 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



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

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



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

19.

Meeting Date: 10/20/2020

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

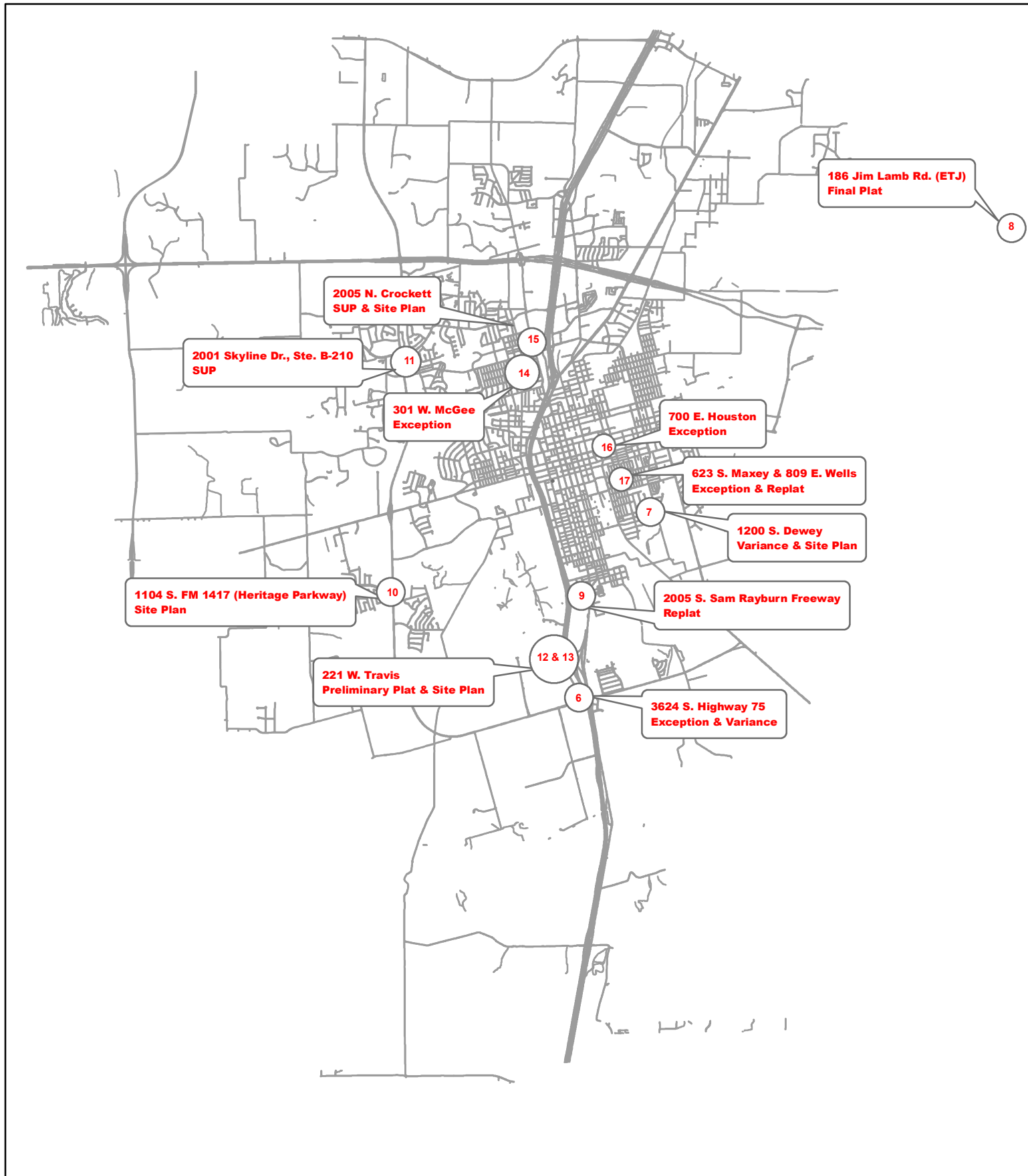
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting October 20, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 8,000 feet