Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 18, 2016 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 20, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 6, 7, 13 & 17)**

5. **603 N. TRAVIS**
The request of Hitchcock Properties, LLC (Owners), Jonathan Hitchcock (Representative), Easy Life Realty (Tenant), Helvey-Wagner Surveying Inc. (Surveyor) and North Texas Services (Applicant) concerning the property at 603 North Travis Street, being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 7, George W. Bond's Supplement (aka Bond's First Addition), as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 7' 2" front setback for an LED monument sign in lieu of the required 25' in a C-1 (Retail Business) District.

6. * **407 PROGRESS DRIVE**
The request of J.P. Hart Lumber Company, LLC (Owners/Tenant), Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers/Representative), Lloyd Plyler Construction (Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 37.64 acres in the William Martin Survey, Abstract No. 765 and being part of Lot 3, Sherman Industrial Development Addition and also being a part of Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:
Planning and Zoning Commission
Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of Hart Lumber Company in the Blalock Industrial Park.

7. * **4312 TEXOMA PARKWAY**

The request of Christopher & Katherine Martin (Owners) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 1R, Replat of Sidney Heights Addition and Lot 1, Replat of part of Block 4 of the Replat of Midway Mall, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Mandy's Mini Storage Facility.

8. **115 & 209 W. TRAVIS STREET**

The request of Heritage Development Partners, LLC and JRH Sherman, LLC (Owners) and Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor) concerning the property at 115 and 209 West Travis Street, being 3.0063 acres in the Preston Kitchen Survey, Abstract No. 667, in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Exception to Ordinance No. 2252 Article IV, Section 410 (2)(d) to allow Lot 1, Block 1 of the proposed Sherman Crossroads Medical Addition to be 1.052 acres and Lot 2, Block 1 to be 2.00 acres in lieu of required lot area not to be less than 25 acres in the Blalock Industrial Park.
- Final Plat approval of Sherman Crossroads Medical Addition.

9. **115 W. TRAVIS STREET**

The request of Heritage Development Partners, LLC and JRH Sherman, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor), Yeatts Architecture, PLLC (Architect) and The Beech Group (Construction Manager) concerning the property at 115 West Travis Street, being 2 acres in the Preston Kitchen Survey, Abstract No. 667 and being the proposed Lot 2, Block 1 of the Sherman Crossroads Medical Addition 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 the construction of Crossroads Emergency Room in the Blalock Industrial Park.

10. **209 W. TRAVIS STREET**

The request of Heritage Development Partners, LLC and JRH Sherman, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor), Lonestar Architecture (Architect) and Harkinson Investment Corporation (Developer) concerning the property at 209 West Travis Street, being 1.052 acres in the Preston Kitchen Survey, Abstract No. 667 and being the proposed Lot 1, Block 1 of the Sherman Crossroads Medical Addition 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 the construction of DaVita Medical Office Building in the Blalock Industrial Park.

11. **1614 N. LOCKHART STREET**

The request of Gary Harbison (Owner) and Mark Kerr (General Contractor) concerning the property at 1614 North Lockhart Street, being Lot 35, Block D, Maxey's 1st Addition, as follows:

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 4 and Section 6.2, Subsection (1)

for an addition to an existing nonconforming dwelling to allow a 5' side yard setback in lieu of the required 7'5" for an attached carport in an R-1 (One Family Residential) District.

12. **308 N. CLEVELAND AVENUE**

The request of Keith and Lucero Burgos (Owners) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property at 308 North Cleveland Avenue, being Lot 8, Block 28, College Park Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow an additional dwelling on one lot in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/College Park Overlay District.

13. * **1700 BLOCK WEST U.S. HIGHWAY 82**

The request of TPJ Properties, LTD and SDB Partners LLC (Owners) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property in the 1700 block of West U.S. Highway 82, being 3.770 acres in the Uriah Burns Survey, Abstract No. 121 and being all of Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition as follows;

Planning and Zoning Commission

Replat of Carrus Medical Plaza, being a Replat of Lot 5 of Carrus Medical Plaza of a Replat of Lot 2 of Post Oak Crossing East Addition and a 1.364 acre tract out of the Uriah Burns Survey, Abstract No. 121

14. **1700 BLOCK WEST U.S. HIGHWAY 82**

The request of TPJ Properties LTD (Owners), SDB Partners LLC (Prospective Buyers) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property in the 1700 block of West U.S. Highway 82, being 1.364 acres in the Uriah Burnes Survey, Abstract No. 121, 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.

15. **1724 WEST U.S. HIGHWAY 82**

The request of SDB Partners LLC and TPJ Properties, LTD (Owners) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property at 1724 West U.S. Highway 82, being Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition and also including 1.364 acres in the Uriah Burnes Survey, Abstract No. 121 , as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow an aluminum composite panel system as accent features in lieu of the required masonry requirements for a medical office building in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission

Site plan approval for Carrus Medical Office Building

16. **701 E. LAMBERTH ROAD**

The request of John Mabary (Owner) and David Baca Studio, LLC (Architect) concerning the property at 701 East Lamberth Road, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763 also being part of Lot 1, Block 2, Dr. J.H. Carraway's Addition, as follows;

Planning and Zoning Commission

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

17. * **104 S. RUSK STREET**

The request of The City of Sherman (Owners), Fleet Maintenance (Tenant) and Kent Sweat (Representative) concerning the property at 104 South Rusk Street, being 1.15 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for an 18' x 40' Accessory Building for the Fleet Maintenance Department of the City of Sherman.

18. **ADJOURNMENT**

19. **OVERALL LOCATION MAP**

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

Joe Gilbert, 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 concems 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 13, 2016 at 2:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of October, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary

Sherman
CLASSIC TOWN, BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 2.

Meeting Date: 10/18/2016

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

Issue:

APPROVE MINUTES OF THE REGULAR SEPTEMBER 20, 2016, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

September 20, 2016 Draft Minutes

STATE OF TEXAS §

September 20, 2016

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 20, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT AND VICE-CHAIRMAN PATTERSON.
COMMISSION MEMBERS: DAVIS, THORPE, ADAMS, VANDERVEER, MAHONE AND ELLIOTT.

MEMBERS ABSENT: VELLOTTI

CALL TO ORDER

CALL TO ORDER
Chairman Gilbert called the meeting to order at 5:00 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the August 16, 2016 regular meeting. Motion by Commission Member Patterson to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE. MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS
Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.

CONSENT AGENDA (ITEMS 8, 9, 10, 12, 13, 14 & 15)

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

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

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – THE GARDENS AT O'HANLON RANCH 2400 BLKS. SHADY OAKS LANE, 2300 BLKS. NORWOOD ST. & 2600-2800 BLKS.

THE REQUEST OF LAMBERTH CROSSING JOINT VENTURE (OWNERS), CROSS ENGINEERING CONSULTANTS, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2400 BLOCKS SHADY OAKS LANE, 2300 BLOCKS NORWOOD STREET AND THE 2600-2800 BLOCKS WEST LAMBERTH ROAD, BEING 7.529 ACRES IN THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 120, AS FOLLOWS;

DRAFT

PRELIMINARY PLAT APPROVAL OF THE GARDENS AT O'HANLON RANCH.

W. LAMBERTH (LAMBERTH CROSSING JOINT VENTURE)

The property is located in the 2400 Block Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District. A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016, City Council Meeting for this property.

The owner would like to plat the property into 19 lots for residential patio homes and 2 lots for commercial office 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.

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – SHERMAN CROSSROADS, PHASE 1, RIGHT-OF-WAY FOR WEST TRAVIS STREET 2800-3600 BLKS. S. U.S. HIGHWAY 75 (SHERMAN CROSSROADS, LTD & HERITAGE DEVELOPMENT PARTNERS)

THE REQUEST OF SHERMAN CROSSROADS LTD AND HERITAGE DEVELOPMENT PARTNERS (OWNERS) AND BROCKETT/DAVIS/DRAKE, INC. (SURVEYOR/CIVIL ENGINEER) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75 AND THE PROPOSED 100-200 BLOCKS OF WEST TRAVIS STREET, BEING 5.6757 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF SHERMAN CROSSROADS, PHASE 1, RIGHT-OF-WAY FOR WEST TRAVIS STREET.

The property is located in the 2800-3600 blocks of South U.S. Highway 75 and the 100-200 blocks of the proposed West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District.

This plat is dedicating right-of-way for the extension of Travis Street to the west, consisting of 2.6757 acres and providing access to the Sherman Crossroads 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.

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – PARKHAVEN ESTATES, PHASE 1 600-800 BLKS. BAKER PARK DRIVE

THE REQUEST OF KRITT CONCRETE LLC (OWNER) BRIDGESTONE DEVELOPMENT (DEVELOPERS), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 600-800 BLOCKS BAKER PARK DRIVE, BEING 15.440 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

DRAFT

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF PARKHAVEN ESTATES, PHASE 1 (KRITT CONCRETE, LLC)

The property is located in the 600-800 blocks of Baker Park Drive between Calgary Drive and Center Street and is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into 63 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

A letter was received from:
Sandra L. White, 2612 W. Biscayne Dr., Sherman, TX
"600-800 Blocks Baker Park Drive
Preliminary Plat approval of Parkhaven Estates, Phase I"

"Planning and Zoning Board:
Master Plan Designation:
Suburban Residential - Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open spaces distinguishes Suburban Residential from Urban and Auto Urban categories. If there is a master-plan are we using it?"

"According to the master-plan suburban residential should have open spaces. I do not see on the plat submitted open spaces. Right now in the Park Haven Subdivision there is low density building we have walkers, joggers, children bicycling and no cars parked on the streets."

"If the developer builds 63 homes a high density project; where are the open spaces as described in the master plan? Will there be trails for walking, jogging, and bicycling? Will there be sidewalks from Baker Park on Center Street to Herman Baker Park right now people have to walk in the street? If there is true community enhancement where on the plat does it show that?"

"New subdivisions have curvilinear streets and sidewalks, as well as curbs and gutters do we assume this or is it in writing from the developer to do this."

"The developer is calling the project Parkhaven Estates Phase I. Will there be a Phase II or III? On the plat the only entrance that is shown is from Baker Park. If this is a separate subdivision, an entrance should be considered on Center Street to this new phase so that traffic goes on to a main artery for the high density building. People will have better access and a better traffic pattern."

"What is the background of the developer is he fiscally responsible? Should he post a bond to show he is going to complete the total project?"

"What are the developers responsibilities regarding the detention pond who will maintain it?"

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"Development if carried out right should enhance the community. Since Park Haven has been here for thirty years further development should reflect the standards established neighborhood."

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

SITE PLAN – SHERMAN EMERGENCY CARE & RETAIL CENTER 4103 & 4109 N. TRAVIS (NEM CREED CANYON APARTMENTS, LP)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF NEM CREED CANYON APARTMENTS LP (OWNERS), CROSS ARCHITECTS (ARCHITECT) AND BELLE FIRMA (LANDSCAPE ARCHITECT) CONCERNING THE PROPERTY AT 4103 AND 4109 NORTH TRAVIS STREET, BEING LOT 1, BLOCK 1, CREED CANYON ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR SHERMAN EMERGENCY CARE AND RETAIL CENTER

The property is located at 4103 and 4109 North Travis Street; the northeast corner of Travis Street and Canyon Grove Road. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

The prospective buyer would like to construct a 9,000 square foot emergency care facility and a 6,000 retail center at this location. The exterior finish on the building will be limestone and brick veneer. Seventy-two parking spaces will be provided. 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 – LOT 1, BLK 6 & LOT 1, BLK 7 OF THE REPLAT OF BLKS 2-9, NORTH CREEK ADDITION, SECTION ONE, & ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1 4600 BLK. N. TRAVIS & 100-200 BLKS. E. NORTHCREEK (YOUNG ENTERPRISES, LP)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), TODD YOUNG (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 4600 BLOCK OF NORTH TRAVIS STREET AND THE 100-200 BLOCKS EAST NORTHCREEK DRIVE, BEING 7.359 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 & J. JENNINGS SURVEY, ABSTRACT NO. 647 AND BEING A REPLAT OF LOT 1, BLOCK 6 AND LOT 1, BLOCK 7, OF THE REPLAT OF BLOCKS 2-9, NORTH CREEK SECTION 1, AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 1, BLOCK 6 & LOT 1, BLOCK 7 OF THE REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE, AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1.

The property is located in the 4600 block of North Travis Street and the 100-200 blocks of East Northcreek Drive; the southeast corner of North Travis Street and East Northcreek Drive. The owner would like to replat the property into one lot for

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

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

FINAL PLAT – AUSTIN LANDING, PHASE 3 4600-5300 BLKS. N. TRAVIS (STONEHOLLOW HOMES)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND WESTWOOD PROFESSIONAL SERVICES, (SURVEYORS) CONCERNING THE PROPERTY LOCATED IN THE 4600-5300 BLOCKS N. TRAVIS STREET, BEING 25.235 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF AUSTIN LANDING, PHASE 3

The property is located in the 4600-5300 Blocks of North Travis Street between Northcreek Drive and Kreager Road. This the third phase of the Austin Landing Addition residential home development and the owner would like to plat the property into ninety-one (91) 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.

AMENDED PLAT – AUSTIN LANDING, PHASE 2A-1, LOT 17, BLK. M & LOTS 11-12, BLK. N 514 ARBOR LANE, 4601 & 4605 SEPHORA DR. (STONEHOLLOW HOMES)

AMENDED PLAT – CONSENT AGENDA ITEM

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND WESTWOOD PROFESSIONAL SERVICES, (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 514 ARBOR LANE AND 4601 AND 4605 SEPHORA DRIVE, BEING LOT 17, BLOCK M & LOTS 11&12, BLOCK N, AUSTIN LANDING, PHASE 2A-1, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDED PLAT APPROVAL OF AUSTIN LANDING, PHASE 2A-1, LOT 17, BLOCK M & LOTS 11-12, BLOCK N

The property is located at 514 Arbor Lane, 4601 and 4605 Sephora Drive in the Austin Landing Addition off North Travis Street. The purpose of this amended plat is to correct errors on Lot 17, Block M and Lots 11 and 12, Block N of the Austin Landing Phase 2A-1 Addition, according to the Plat Records of Grayson County, Texas recorded in Volume 23, Page 99, on April 1, 2016. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE – SIGN SETBACK 100 E. TAYLOR (ABS TX INVESTOR, LP)

VARIANCE

THE REQUEST OF ABS TX INVESTOR, LP (OWNERS), ALBERTSON'S GROCERY STORE (TENANT) AND BARNETT SIGNS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 100 EAST TAYLOR STREET, BEING LOT 1, BLOCK 1, SKAGGS ALPHA BETA ONE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

DRAFT

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) TO ALLOW A 248 SQUARE FOOT, 34'8" TALL FREESTANDING SIGN WITH 24' SETBACK ALONG U.S. HIGHWAY 75 IN LIEU OF THE REQUIRED 60' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

Tommy Bell, Barnett Signs, 4250 Action Dr., Mesquite, TX
Mr. Bell appeared to represent the request and answer any questions. The property is located at 100 East Taylor Street, the southeast corner of Taylor and Travis; Albertson's Grocery Store is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

Albertson's would like to relocate the pole sign by the fueling station and install a 248 square foot, 34' 8" tall freestanding sign at the corner of Taylor and the Highway 75 access road, 24' from the U.S. Highway 75 property line.

Mr. Bell explained "there are two signs; you have them as two separate items on the agenda. Item #5 is the pole sign, there is an existing structure up there now and we want to take that down and relocate that over to the proposed section on the next agenda. This one, we are wanting to go back in the same location, use the same foundation and a new pole sign; we don't have a lot of room to go back in that particular area, so we would be in the parking lot; so that is why we are wanting to get this variance for the setback." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert asked if the sign for Item #5; "is there an existing sign there; which is the one that fronts on Highway 75."

Mr. Bell explained "Item #5 yes; we are wanting to take that one down and go in the same location and the same foundation, they are very similar looking signs, it's a little bit bigger, but not much, but we are going to reuse that sign for the next Item #6. We want to reuse that, we don't have room to really push it back because you start getting into parking spots; it is going to be very similar to what is existing now."

Commission Member Vanderveer asked "it is sitting on the current foundation of the other sign, in the exact same spot; no change."

Mr. Bell responded "that is correct; no change."

Commission Member Thorpe asked "how big is the existing sign?"

Mr. Bell explained he knew it was forty feet overall height; "I don't have the exact specs on it, but I know for engineering it has to be like for like, square footage wise. We would have it engineered based on the existing foundation."

Commission Member Thorpe explained "the size is not the

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issue; it is the setbacks."

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

ACTION TAKEN.
Motion by Commission Member Thorpe to approve the request for a variance to allow a 248 square foot, 34'8" tall freestanding sign with 24' setback along U.S. Highway 75 at 100 East Taylor Street subject to the Staff Review Letter. Second by Commission Member Vanderveer.
VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE – SIGN SETBACK 102 E. TAYLOR (ABS TX INVESTOR, LP)

(DENIED)

VARIANCE
THE REQUEST OF ABS TX INVESTOR, LP (OWNERS), ALBERTSON'S FUELING STATION (TENANT) AND BARNETT SIGNS (SIGN CONTRACTOR) CONCERNING THE PROPERTY AT 102 EAST TAYLOR STREET, BEING LOT 2, BLOCK 1, SKAGGS ALPHA BETA ONE ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (5) AND SECTION 7, SUBSECTION (5) (A&D) TO ALLOW A 216 SQUARE FOOT, 12' TALL MONUMENT SIGN WITH A 4' SETBACK FROM THE TAYLOR STREET PROPERTY LINE AND A 15' SETBACK FROM THE TRAVIS STREET PROPERTY LINE IN LIEU OF THE REQUIRED 25' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

Tommy Bell, Barnett Signs, 4250 Action Dr., Mesquite, TX
Mr. Bell appeared to represent the request and answer any questions. The property is located at 102 East Taylor Street, the southeast corner of Taylor and Travis; Albertson's Fueling Station is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District.

Albertson's would like to erect a 216 square foot, 12' tall monument sign, four (4) foot from the Taylor Street property line and fifteen (15) foot from the Travis Street property. Mr. Bell explained "they want to get some visibility on the Taylor and Travis Street, so we have a very small landscaped area and that is where we want to propose the monument sign; the twenty-five setback would put it into the parking lot." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe explained "no one is going to miss your building because of that sign not being there. It is a hectic intersection."

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Chairman Gilbert explained his first thoughts are "we had an almost identical proposal that came before us just a few months ago at that exact same intersection across the street; unfortunately, we had to deny that, we wanted to follow the ordinance because of the nature of that thoroughfare and it being a potential hazard for ingress and egress."

Mr. Bell explained "this location is where they reached out to us about there being potential right-of-way being taken there; sixty feet. They asked if we would be willing to take financial responsibility to relocate the sign if that happens. I could present that to Albertson's and I think that they would be supportive, instead of someone having to purchase that back from them, if the variance is approved."

Chairman Gilbert asked if this is right-of-way that is being sought after.

Clint Philpott, City Engineer explained "we currently have a contract with TXDOT and an engineering firm to look at widening Travis Street from Highway 75 all the way up to FM 691. In that whole area there is already development on both sides of the road and so how to widen that road is unknown right now, it is assumed that there is right-of-way that will be taken on one or both sides of the street; we don't know how much of that is going to be taken or on which side of the road it is going to be taken, but there will be requirements in the future for that. Our big concern was, if this is approved, we don't want to have to be financially responsible for moving the sign that was just built."

Mr. Bell stated "so if the sign being approved is based on the contingency of the financial responsibility to relocate the sign once that right-of-way is obtained; they would probably be more than happy to consider that if you would approve based on that contingency."

Commission Member Vanderveer explained "the financial contingency is second to a safety issue to me, you can't see Taylor coming up on Travis; that sign is going to block the view and Taylor is basically dropping down the hill toward Highway 75 a little bit, which makes it harder."

Chairman Gilbert asked if there is an existing sign there.

Commission Member Vanderveer stated "there is a pole sign."

Chairman Gilbert stated "this would be a twelve foot wide monument sign. I guess when that sign was originally constructed, the setbacks were smaller, but above and beyond that, it was a pole sign, so it is much more visible there."

Mr. Bell asked if they would have to remove that pole sign to have that second sign that we just discussed on the previous item or will we be able to keep that there how it is.

DRAFT

Scott Shadden, Director of Developmental Services asked "didn't you say you were going to take it down and put it over there."

Mr. Bell responded "yeah, what we were proposing to do is the pole was new, the monument sign was existing, basically take down what 's there now and bring it to the ground; so the pole sign was new and the monument sign was going to be what the pole sign is, but on the ground."

Mr. Shadden explained "this is on two lots. The sign that is there can stay, until the road is widened."

Mr. Bell stated "so what you are saying, ya'll feel more comfortable with the existing pole sign because of a safety hazard and how high up the sign is compared to a monument sign."

Commission Member Vanderveer responded "yes."

Mr. Shadden explained "if that sign comes down, it can't go back up."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request for a monument sign with a 4' setback from the Taylor Street property line and a 15' setback from the Travis Street property line at 102 East Taylor Street. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – FENCE 2501 REMUDA (BARON & CAITLIN BOOTHE)

EXCEPTION
THE REQUEST OF BARON AND CAITLIN BOOTHE (OWNERS) CONCERNING THE PROPERTY AT 2501 REMUDA DRIVE, BEING LOT 8, BLOCK 2, O'HANLON RANCH ADDITION, PHASE 4, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW AN 8' PRIVACY FENCE ON THE PROPERTY LINE ON A CORNER LOT IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET AND TO ALLOW AN 8' PRIVACY FENCE IN THE SIDE YARD IN LIEU OF THE PERMITTED 6' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Baron Boothe, 2501 Remuda, Sherman, TX
Mr. Boothe appeared to represent the request and answer any

DRAFT

questions. The property is located at 2501 Remuda Drive, the northeast corner of Overland Trail and Remuda Drive in the O'Hanlon Ranch Addition.

Mr. Boothe explained he would like to erect an eight (8) foot privacy fence on the property line in the side yard and also along Overland Trail to match the fences to the east at 2500 and 2504 Riata; "my property lines run perpendicular to theirs. They have an eight foot fence all around their property, so I would be just continuing that towards my driveway and up towards the house and the door. The fence will be located on the property line on both sides and tie into the fence at 2500 Riata." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Gilbert explained "the eight foot fence conforms to the neighbor's fence; is there any concern on your part with being right on the property line with any visibility issues; it's not really on the corner, it's back off the corner."

Mr. Boothe explained "the property line, the way it runs into line with the sidewalk there is plenty of room backing out of the driveway. I've thought about that, we have actually parked a car there to see how it would work when you back out of the driveway; it's really not a problem, it's about ten foot from the curb and you can see when you back out."

Commission Member Thorpe asked if the neighbor's fence was eight foot all the way around or just the back of it.

Mr. Boothe explained "it is eight foot up the side as well."

Derek Washer, 2500 Riata, Sherman, TX
Mr. Washer explained he is the neighbor; "my fence is eight foot off the back, but it is even taller off of Overland because there is a drainage channel."

Mr. Philpott explained "there is an inlet at the back of his property and there is probably five feet difference between the flow line of the inlet and the top of the curb so his fence was built up to match closer to where the sidewalk was."

Mr. Washer was concerned with privacy in his back yard.

Mr. Boothe explained they would be planting some trees at the back of the property.

Commission Member Thorpe asked how long it had been since they had looked at the fence ordinance.

Mr. Shadden responded probably about eight years.

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

ACTION TAKEN.

DRAFT

Motion by Commission Member Elliott to approve the exception to allow an 8' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street and to allow an 8' privacy fence in the side yard in lieu of the permitted 6' in an R-1 (One Family Residential) District at 2501 Remuda Drive, subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER AND THORPE.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – EXTERIOR FAÇADE SITE PLAN – CARRUS MEDICAL OFFICE BLDG. 1724 W. U.S. HIGHWAY 82 (SDB PARTNERS, LLC)

(TABLED)

EXCEPTION & SITE PLAN

THE REQUEST OF SDB PARTNERS LLC (OWNERS), CHRIS SCHMITT, TEAGUE, NALL & PERKINS, INC. (ENGINEER/SURVEYOR) AND BWA ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 1724 WEST U.S. HIGHWAY 82, BEING LOT 5, BLOCK 1 OF THE REPLAT OF CARRUS MEDICAL PLAZA, A REPLAT OF LOT 2 OF POST OAK CROSSING EAST ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN ALUMINUM COMPOSITE PANEL SYSTEM AS ACCENT FEATURES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CARRUS MEDICAL OFFICE BUILDING

An email was received from Chris Schmitt, Teague, Nall & Perkins, Inc., 17304 Preston Rd., Ste. 1340, Dallas, TX requesting to table the request.

ACTION TAKEN.

Motion by Commission Member Patterson to table the request. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, PATTERSON, ELLIOTT, VANDERVEER, THORPE, DAVIS, MAHONE AND ADAMS
VOTING NAY: NONE
MOTION CARRIED

THE REQUEST WAS TABLED.

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:20 p.m.

DRAFT

CHAIRMAN

SECRETARY

DRAFT

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 4.**

Meeting Date: 10/18/2016

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

Issue:

CONSENT AGENDA (ITEMS 6, 7, 13 & 17)

List of Agenda Items:

6. * 407 PROGRESS DRIVE

The request of J.P. Hart Lumber Company, LLC (Owners/Tenant), Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers/Representative), Lloyd Plyler Construction (Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 37.64 acres in the William Martin Survey, Abstract No. 765 and being part of Lot 3, Sherman Industrial Development Addition and also being a part of Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of Hart Lumber Company in the Blalock Industrial Park.

7. * 4312 TEXOMA PARKWAY

The request of Christopher & Katherine Martin (Owners) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lots 1 & 2, Sidney Heights Addition, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Mandy's Mini Storage Facility.

13. * 1700 BLOCK WEST U.S. HIGHWAY 82

The request of TPJ Properties, LTD and SDB Partners LLC (Owners) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property in the 1700 block of West U.S. Highway 82, being 3.770 acres in the Uriah Burnes Survey, Abstract No. 121 and being all of Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition as follows;

Planning and Zoning Commission

Replat of Carrus Medical Plaza, being a Replat of Lot 5 of Carrus Medical Plaza of a Replat of Lot 2 of Post Oak Crossing East Addition and a 1.364 acre tract out of the Uriah Burns Survey, Abstract No. 121

17. * 104 S. RUSK STREET

The request of The City of Sherman (Owners), Fleet Maintenance (Tenant) and Kent Sweat (Representative) concerning the property at 104 South Rusk Street, being 1.15 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for an 18’x40’ Accessory Building for the Fleet Maintenance Department of the City of Sherman.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 5.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

603 N. TRAVIS

The request of Hitchcock Properties, LLC (Owners), Jonathan Hitchcock (Representative), Easy Life Realty (Tenant), Helvey-Wagner Surveying Inc. (Surveyor) and North Texas Services (Applicant) concerning the property at 603 North Travis Street, being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 7, George W. Bond's Supplement (aka Bond's First Addition), as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 7' 2" front setback for an LED monument sign in lieu of the required 25' in a C-1 (Retail Business) District.

Background:

The property is located at 603 North Travis Street, the northeast corner of Pacific Street and North Travis Street; Easy Life Realty is the tenant. The property is zoned a C-1 (Retail Business) District.

The owner is requesting a variance to allow a 7'2" front setback off the Travis Street property line for a 4' x 8' LED monument sign.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Hitchcock Properties, LLC (Owners)
Jonathan Hitchcock (Representative)
Easy Life Realty (Tenant)
Helvey-Wagner Surveying Inc. (Surveyor)
North Texas Services (Sign Contractor/Applicant)

Master Plan Designation:

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

Number of notices mailed:

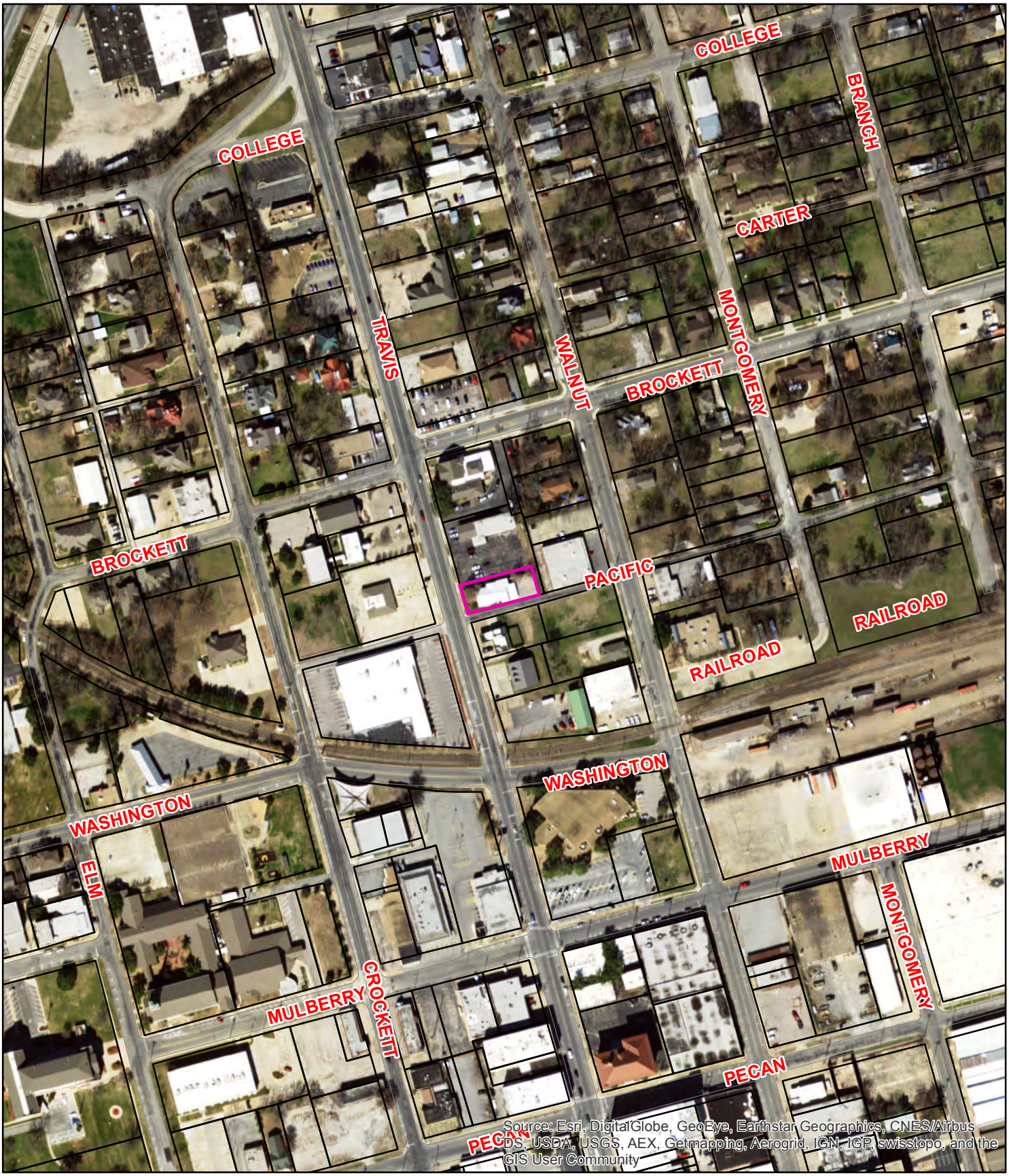
13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Signs in Area
Staff Review Letter



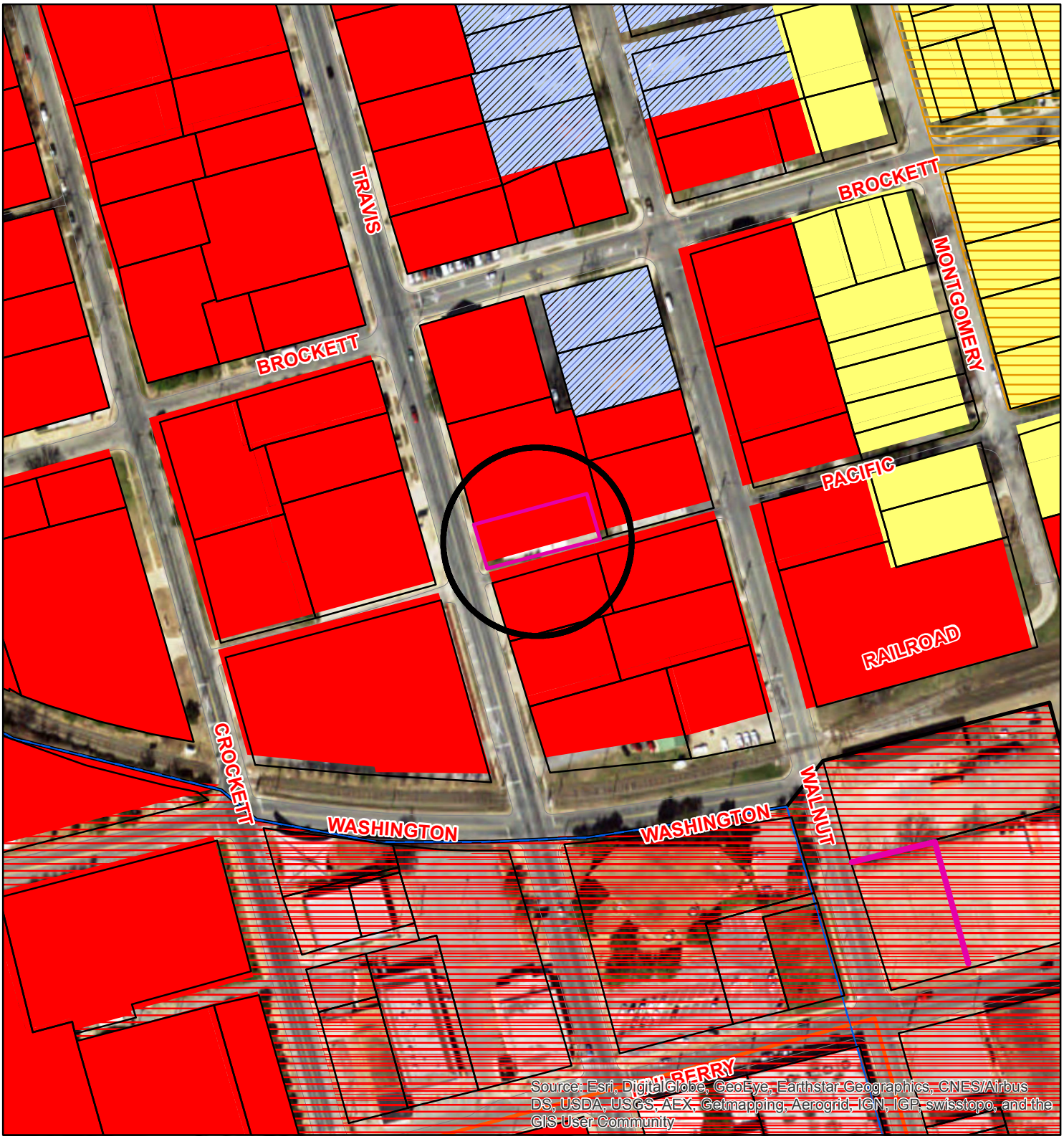
603 North Travis

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 267 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 603 N. Travis

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

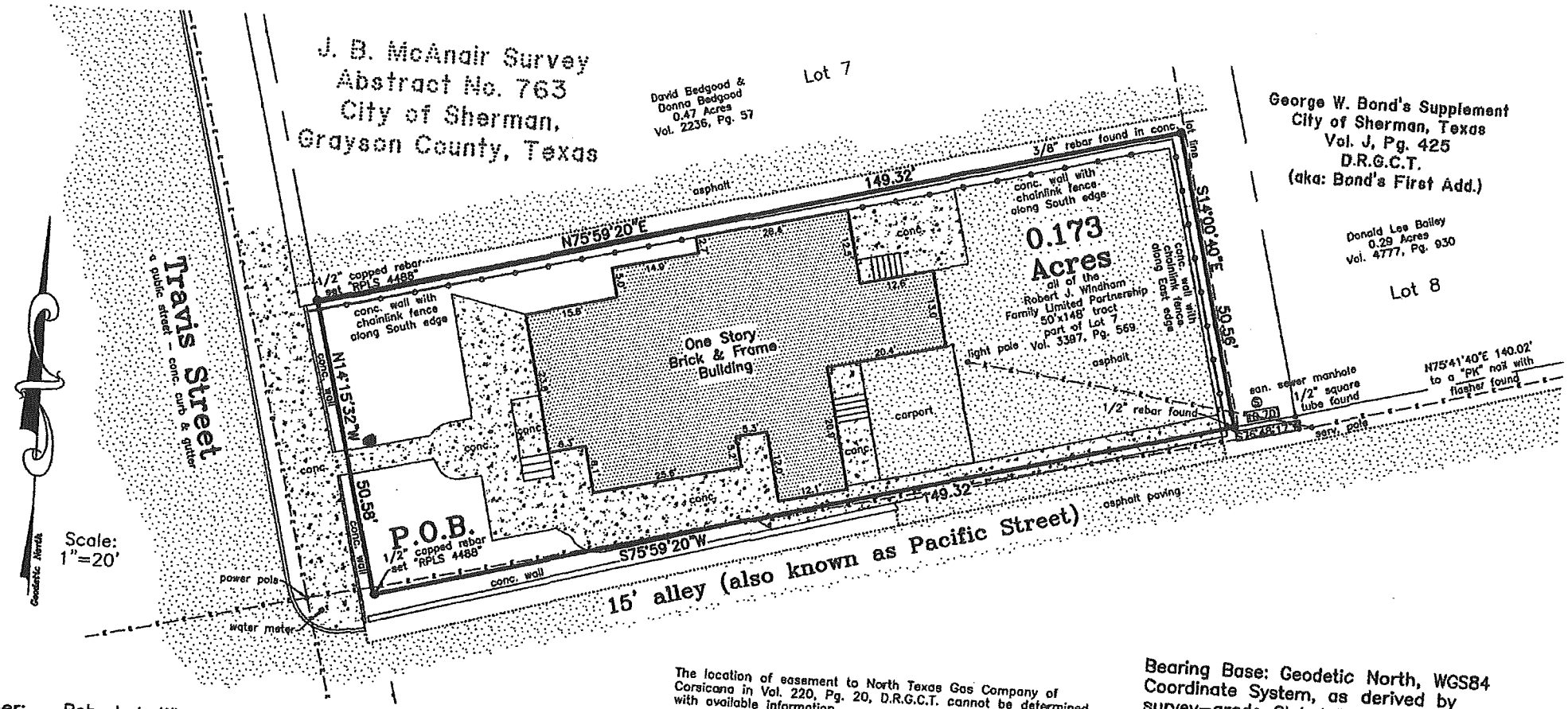
NOT TO SCALE

1 in = 178 ft

City of Sherman, Texas
Developmental Services Department

603 N. Travis Street





The location of easement to North Texas Gas Company of Corsicana in Vol. 220, Pg. 20, D.R.G.C.T. cannot be determined with available information.

Bearing Base: Geodetic North, WGS84 Coordinate System, as derived by survey-grade Global Positioning System

Owner: Robert J. Windham Family Limited Partnership
Buyer: Hitchcock Investments, LLC
Address: 603 N. Travis Street
Sherman, Texas

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

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.

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No.: 10088100
Texas Board of Professional Land Surveying

Billy F. Helvey, R. P. L. S. No. 4488

Copyright Date: August 18, 2015

\Land Projects R2\Part-of-Lot-7-Block-4-Bonds-First-Addition\dwg\603-N-Travis-Street-Sherman-r2000.dwg 8/17/2015 8:49:14 PM CDT

11'2"
5.5"
6'9"
SIDEWALK
WALK
4'
29'2"
P.O.B.
BUILDING
PACIFIC ST.
TRAVIS ST.


96"
48"
81"


Easy Life Realty


CHAS
R
R


—FURN HINGS—
LIGHTING



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

Hitchcock Properties, LLC
Jonathan Hitchcock
2713 Rivercrest Dr.
Sherman, TX 75092

Easy Life Realty
603 N. Travis
Sherman, TX 75090

North Texas Services
Chris Spinks
1602 E. Houston
Sherman, TX 75090

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

Dear Applicants,

The request for a variance to allow a 7'2" front setback for a 4' tall, 32 square foot LED monument sign in lieu of the required 25' in a C-1 (Retail Business) District for the property located at 603 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 requirements of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
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. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 6.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **407 PROGRESS DRIVE**

The request of J.P. Hart Lumber Company, LLC (Owners/Tenant), Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers/Representative), Lloyd Plyler Construction (Contractor) and Underwood Drafting and Surveying (Surveyor) concerning the property at 407 Progress Drive, being 37.64 acres in the William Martin Survey, Abstract No. 765 and being part of Lot 3, Sherman Industrial Development Addition and also being a part of Lot 2R of the Replat of Lots 1 & 2, Sherman Industrial Development Addition in Tract 3 of Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval to Ordinance No. 2252 Article IV, Section 410 (2) (j) for the construction of Hart Lumber Company in the Blalock Industrial Park.

Background:

Hart Lumber Company was founded in the 1930's and is headquartered in San Antonio, Texas. They currently serve the Dallas-Fort Worth, Austin, San Antonio, Houston and Rio Grande Valley areas. They have six plants in Texas providing building materials and supplies for residential and commercial building work throughout Texas.

Hart Lumber Company would like to expand their company into the City of Sherman, planning a $5.5 million to $6.5 million facility investment and up to 37 new jobs as part of the first phase of its expansion to the city. The property is located at 407 Progress Drive, west of Howe Drive in the Blalock Industrial Park. They plan to construct a warehouse/office and two storage buildings on a thirty-seven acre tract, east of Progress Rail. The exterior finish of the buildings will be textured insulated metal panels and wood trusses.

Adjacent Zoning:

Blalock Industrial Park
M-1 (Light Manufacturing) District

Origination:

J.P. Hart Lumber Company, LLC (Owners/Tenant)
Ed Snodgrass, Benchmark Design Group, LLC (Civil Engineers/Representative)
Lloyd Plyler Construction (Contractor)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

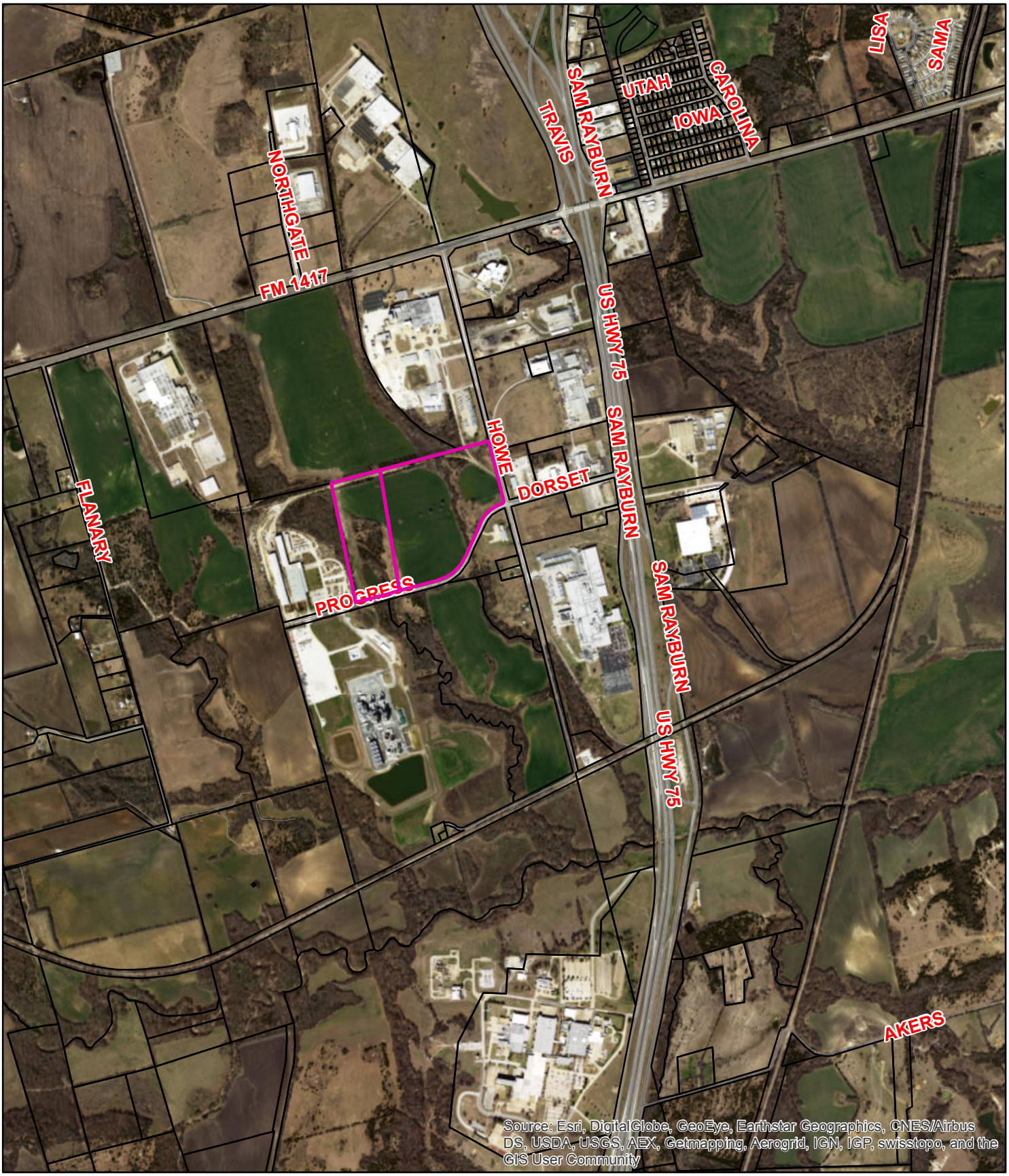
38

Objections Received:

0

Attachments

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



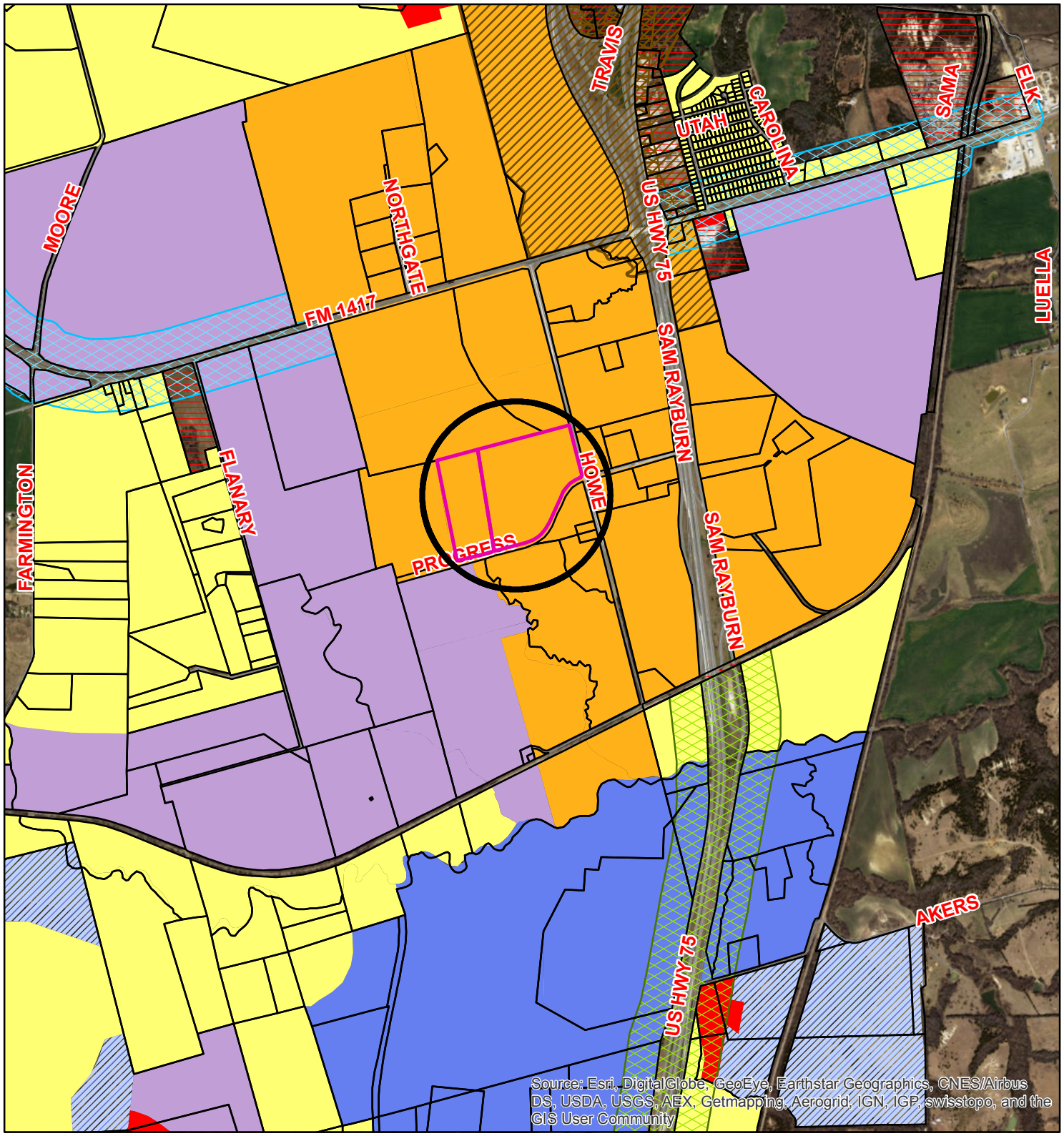
407 Progress Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 1,712 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 407 Progress Drive

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,140 ft

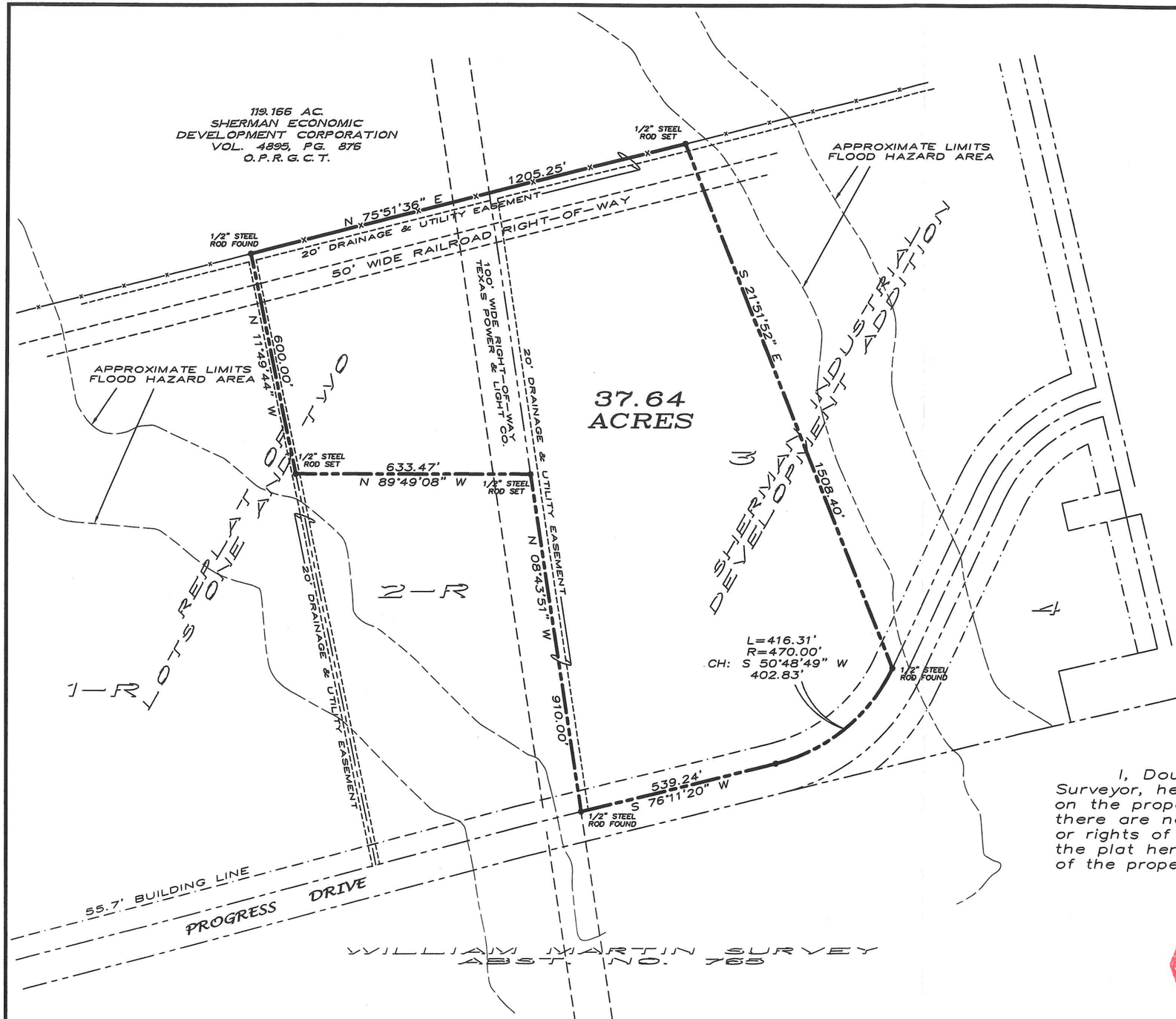
City of Sherman, Texas
Developmental Services Department

407 Progress Drive





JOB NO. 16030163



This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2015
Underwood Drafting & Surveying, Inc.
All rights reserved.
FIRM #10006300

SEE LEGAL DESCRIPTION ATTACHED

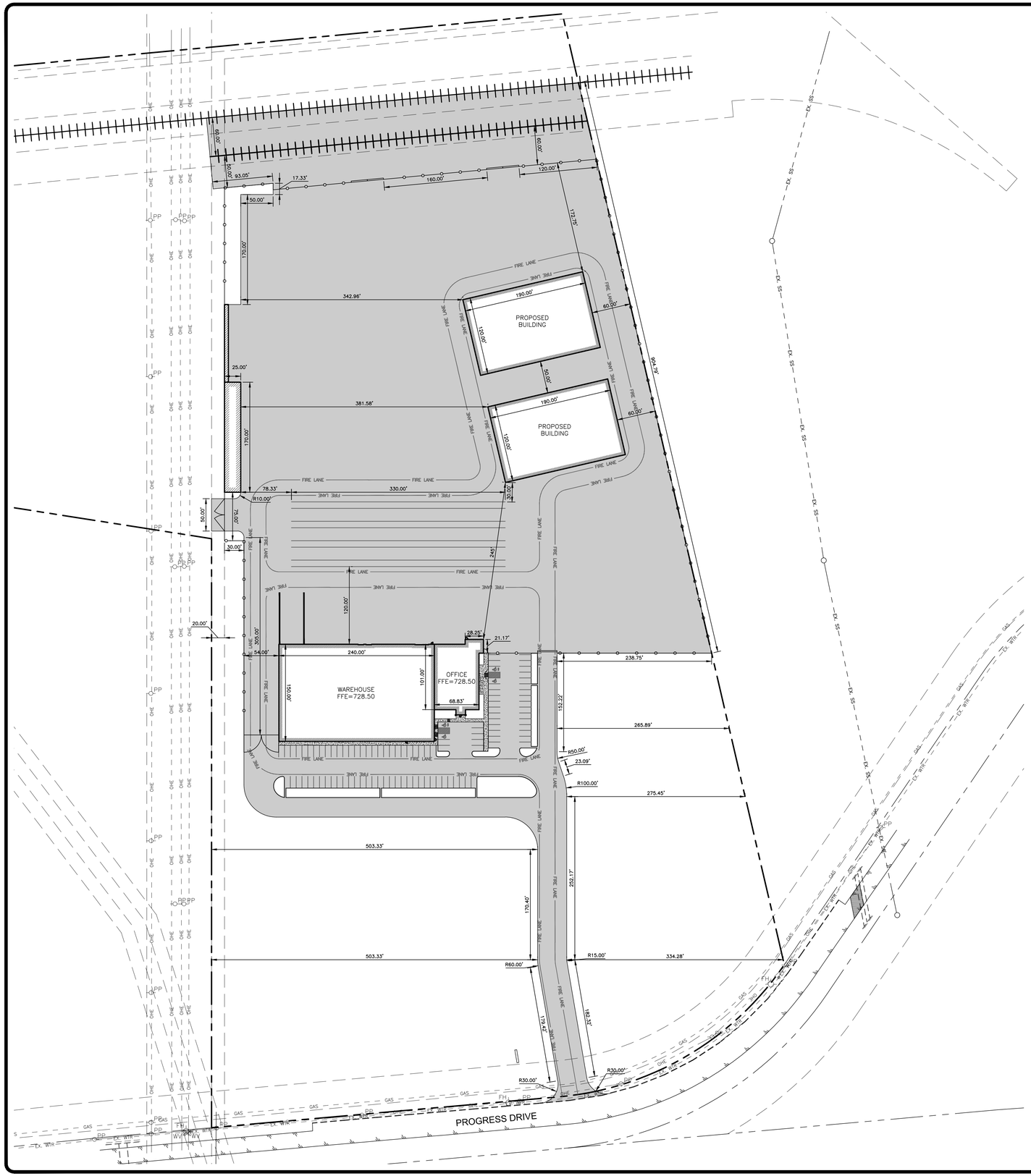
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS REGISTERED DOUGLAS W. UNDERWOOD 4709 PROFESSIONAL LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE: 3-12-16

~ BASIS OF BEARINGS ~
COURSES SHOWN ON PLATS OF RECORD
VOL. 11, PG. 67, P.R.G.C.T.
VOL. 19, PG. 66, P.R.G.C.T.

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



GRAPHIC SCALE

0 80 160 240 FEET

SITE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
2. ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
4. ALL CURB RADII SHOWN ARE TO BACK OF CURB.
5. ALL PAVING DIMENSIONS ARE TO BACK OF CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
7. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
8. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
9. THE EARTHWORK FOR ALL BUILDING SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. ALL PAVEMENT MARKING PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING", WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
12. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
13. FOR SITE UTILITIES, SEE UTILITY PLAN.
14. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY.

LEGEND

TEL PED	EXISTING TELEPHONE PEDESTAL
C.O.	EXISTING CLEANOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
MH	EXISTING SAN. SEWER MANHOLE
PP	EXISTING POWER POLE
FH	EXISTING FIRE HYDRANT
OHE	EXISTING OVERHEAD ELECTRIC LINE
EX. WTR	EXISTING WATER LINE
EX. SS	EXISTING SAN. SEWER LINE
	PROPERTY LINE

BEFORE YOU DIG

Texas811.com

*** STOP! CALL BEFORE YOU DIG! ***

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. These plans are subject to review and approval by all jurisdictions having authority.
2. Contractor shall appropriately notify all relevant entities prior to digging on this project.
3. The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
4. The topographic information shown hereon is a reflection of the information provided by **UNDERWOOD DRAFTING & SURVEYING, INC.**
 If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
5. The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormsewer lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

SUBMITTAL / REVISIONS	DATE	BY

BENCHMARK DESIGN GROUP, LLC
CIVIL / ENVIRONMENTAL ENGINEERS
P.O. BOX 7964 TYLER, TEXAS 75711
2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701
(903) 534-5353 • FAX (903) 534-5352
FIRM NUMBER F-7814
www.benchmark-engineers.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF

EDWARD L. SNODGRASS, P.E.,

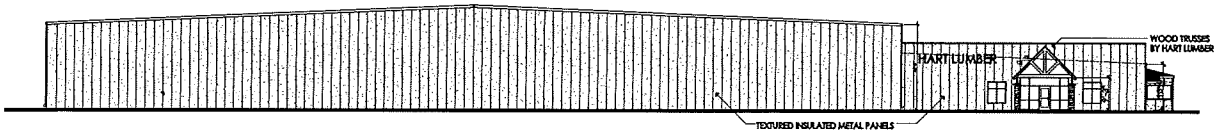
REGISTRATION NO. 72447
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

HART LUMBER
SHERMAN, TX

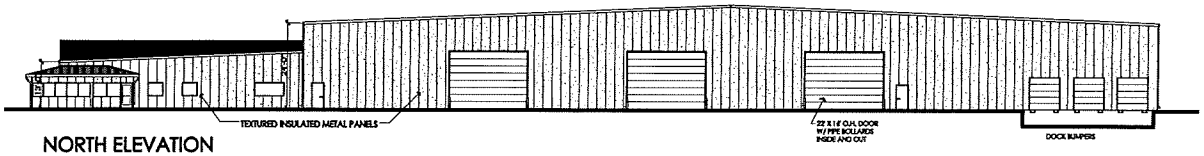
OVERALL SITE PLAN

DRAWN BY:	*RWD*
CHECKED BY:	*ELS*
DATE:	*JUNE 2016*
JOB NO:	*2016.003*
SHEET NO.	C-4

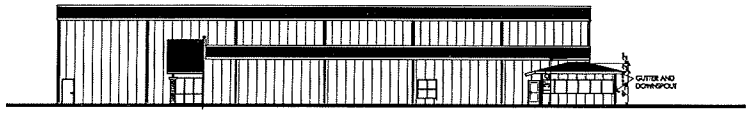
© Copyright 2004, Benchmark Design Group, LLC



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

LLOYD PLYLER CONSTRUCTION
3505 TEXOMA PARKWAY
P.O. BOX 912406
SHERMAN, TX. 75091
PHONE 903-893-6393
FAX 903-892-3523
www.plylrbuilds.com

A NEW FACILITY FOR
HART LUMBER
SHERMAN, TEXAS

Drawn By
Drawing Date
Approved By
Job Number
Revision No. | Date

A-2
Sheet Number

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

J.P. Hart Lumber Company, LLC
PO Box 65099
San Antonio, TX 78265

Lloyd Plyler Construction
PO Box 912406
Sherman, TX 75091

Benchmark Design Group, LLC
Ed Snodgrass
2026 Republic Drive, Suite B
Tyler, TX 75701

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for site plan approval for the construction of Hart Lumber Company in the Blalock Industrial Park for the property located at 407 Progress Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
5. Replatting of the property is required.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. All requirements of the Floodplain Ordinance should be followed.
9. New Drive approaches shall conform to City of Sherman standards and a permit is required.
10. Final site plans, utility, drainage, and grading plan shall be approved by the City Engineering Department.
11. The location of trash receptors must be approved by the Director of Public Works.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 7.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **4312 TEXOMA PARKWAY**

The request of Christopher & Katherine Martin (Owners) and Tatchio and Associates (Architect) concerning the property located at 4312 Texoma Parkway, being Lot 1R, Replat of Sidney Heights Addition and Lot 1, Replat of part of Block 4 of the Replat of Midway Mall, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Mandy's Mini Storage Facility.

Background:

The property is located at 4312 Texoma Parkway between Gallagher Drive and Frisco Road. The owner would like to construct a 2,442 square foot, 10-unit storage facility for an addition to Mandy's Mini Storage Facility. The exterior finish will be split face block to match the material on the existing buildings.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Chris Martin (Owner)
Tatchio and Associates (Architect)

Master Plan Designation:

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

Number of notices mailed:

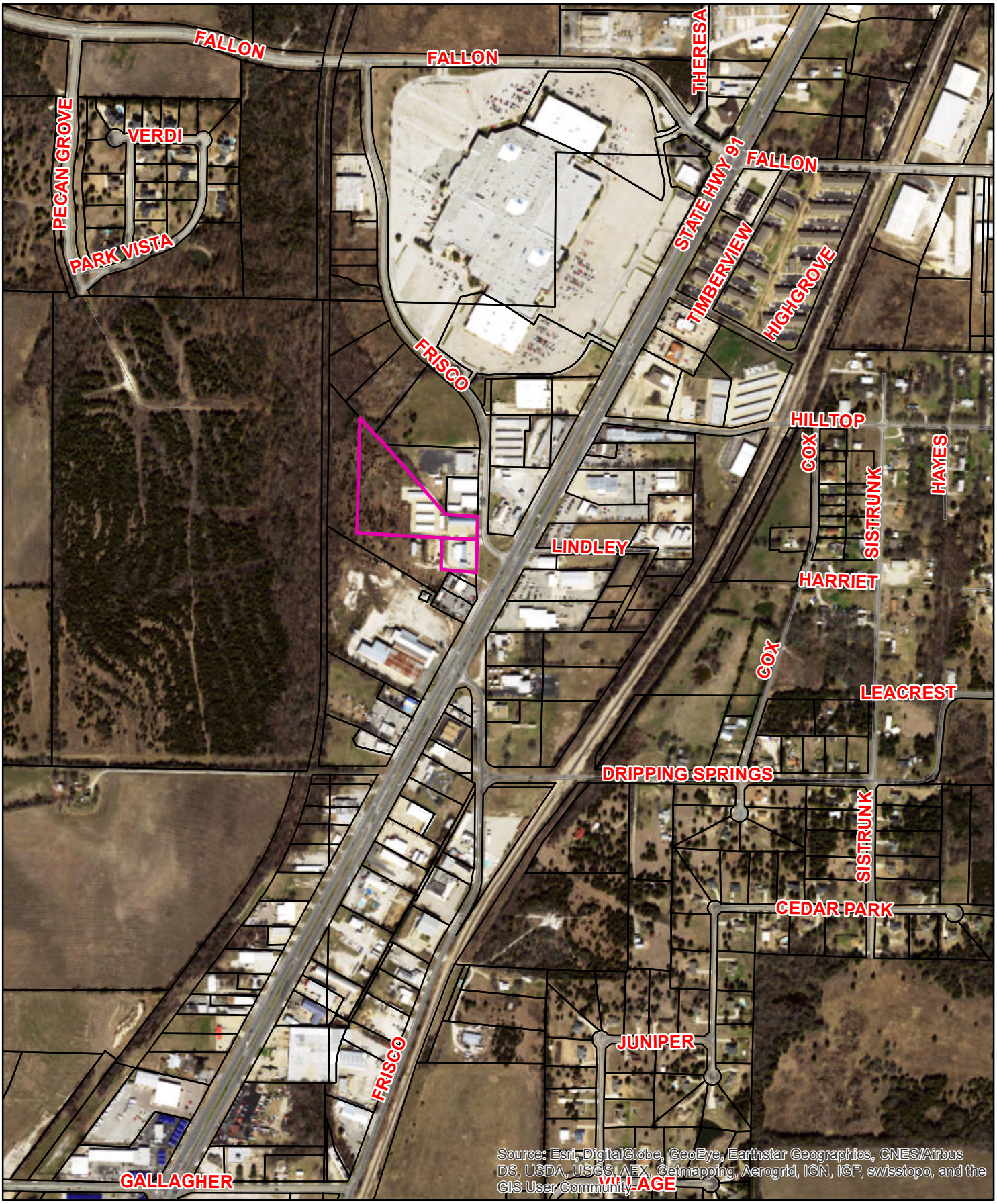
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Replat
Site Plan
Elevations
Staff Review Letter



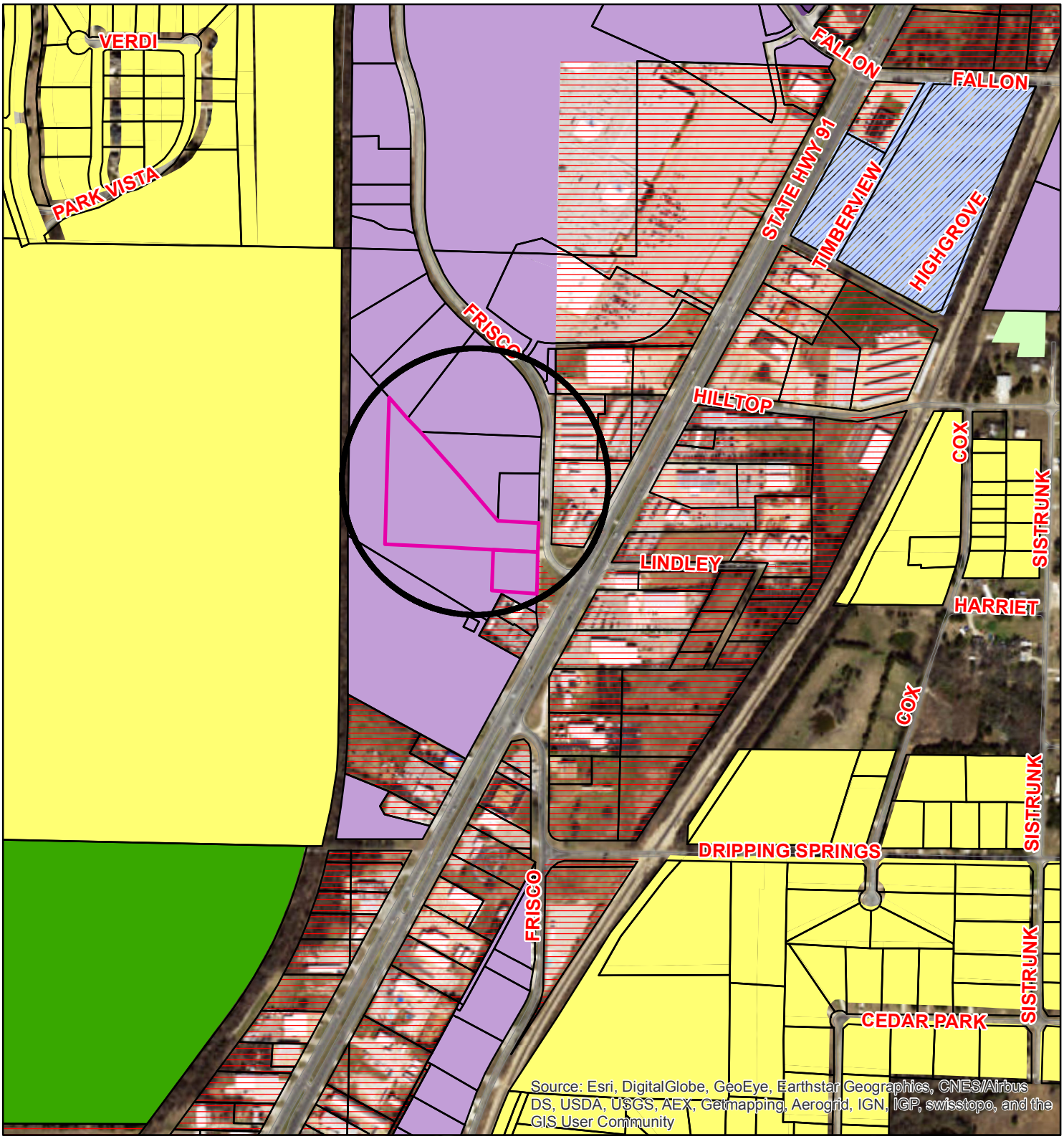
Sherman
CLASSIC TOWN. BROAD HORIZON.

4312 Texoma Parkway

NOT TO SCALE

1 in = 713 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4312 Texoma Parkway

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

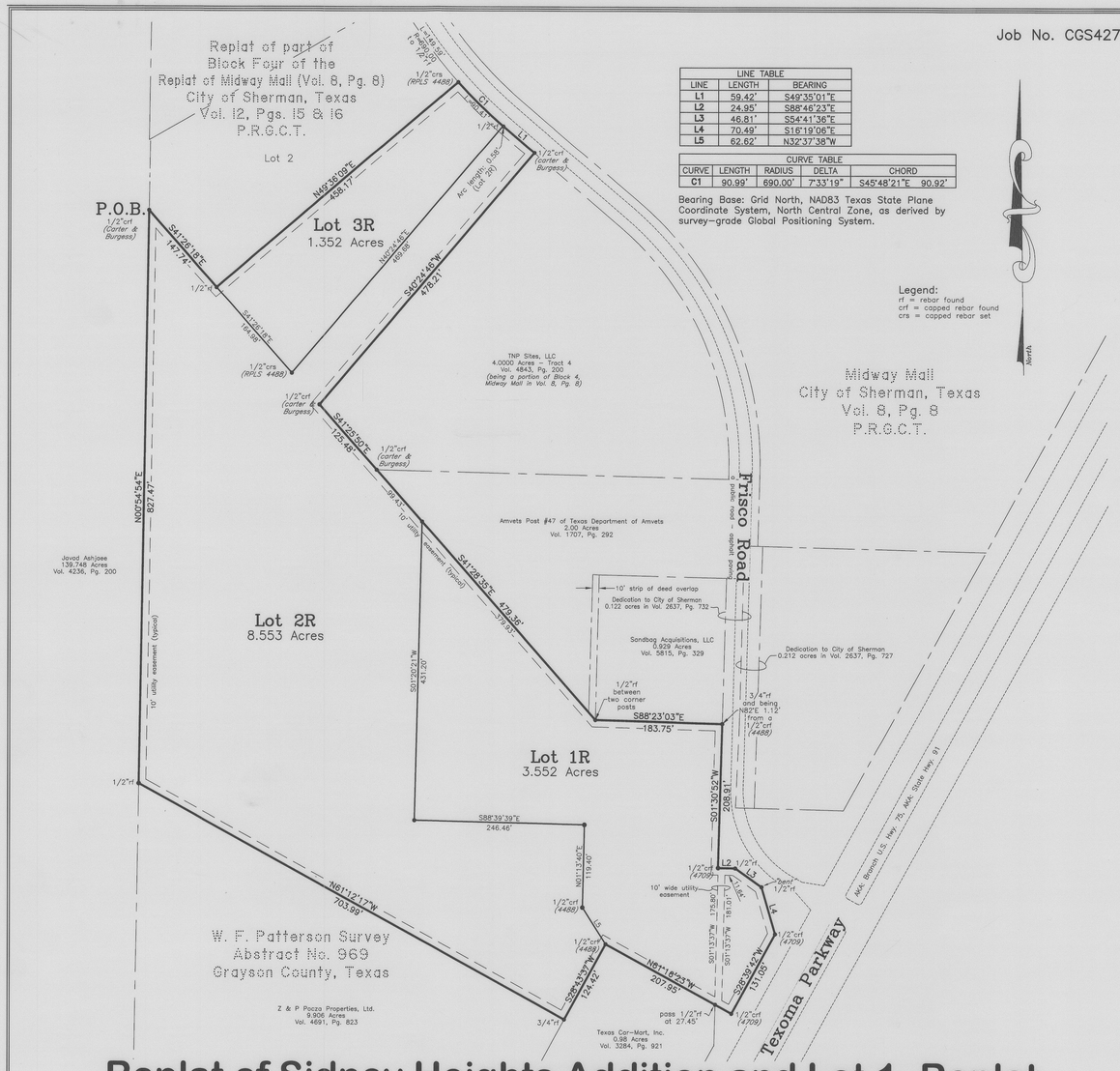
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 600 ft

City of Sherman, Texas
Developmental Services Department

Job No. CGS42716



LINE TABLE		
LINE	LENGTH	BEARING
L1	59.42'	S49°35'01"E
L2	24.95'	S88°46'23"E
L3	46.81'	S54°41'36"E
L4	70.49'	S16°19'06"E
L5	62.62'	N32°37'38"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	90.99'	690.00'	7°33'19"	S45°48'21"E 90.92'

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

Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) to the City of Sherman, Texas

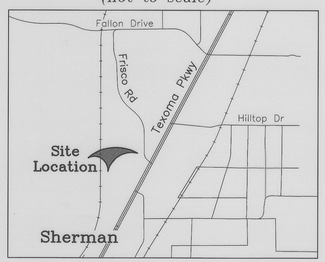
including adjoining tracts owned by
Chris & Katharine Martin

13.457 Acres
in the
W. F. Patterson Survey
Abstract No. 969

Owners:
Chris Martin and Katherine Martin
521 W. Main Street
Denison, Texas 75020

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Vicinity Map
(not to scale)



21230
FILED FOR RECORD
October 4, 2016
at 11:45 o'clock A M
Recorded in Vol. 33 Page 179
Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By Deputy

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
5. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810

C:\Land Projects R2\Sidney-Hts-Replat-Sherman\dwg\Sidney-Hts-Replat-r2000.dwg 7/23/2016 11:32:28 AM CDT

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the W.F. Patterson Survey, Abstract No. 969, being all of Lots 1, 2 and 3 of Sidney Heights Addition to the City of Sherman, Texas as per plat of record in Volume 16, Pages 108 and 109, Plat Records, Grayson County, Texas, also being all of the 0.284 acre tract of land (former highway right-of-way) conveyed by Quitclaim Deed from the State of Texas to Christopher E. Martin in Volume 3474, Page 729, Official Public Records, Grayson County, Texas and all of Lot 1 of Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) to the City of Sherman, Texas as per plat of record in Volume 12, Pages 15 and 16, said Plat Records and being more particularly described as one tract by metes and bounds as follows to-wit:

BEGINNING at a ½ inch capped rebar found, stamped "Carter & Burgess" at the Northwest corner of said Lot 3, Sidney Heights Addition and the Southwest corner of Lot 2, said Replat of a Part of Block Four of the Replat of Midway Mall, at the most Western Northwest corner of the herein described tract;

THENCE South 41 deg. 26 min. 18 sec. East, with the South line of said Lot 2 and the most Northern North line of said Lot 3, a distance of 147.74 ft. to a ½ inch rebar found at the Southeast corner of said Lot 2 and the Southwest corner of said Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, an Ell corner of the herein described tract;

THENCE North 49 deg. 36 min. 09 sec. East, with the East line of said Lot 2 and the West line of said Lot 1, a distance of 458.17 ft. to a ½ inch capped rebar set, stamped "RPLS 4488" in the South line of Frisco Road, a public road, at the Northeast corner of said Lot 2 and the Northwest corner of said Lot 1, at the most Northern Northwest corner of the herein described tract;

THENCE Southerly, with the South line of said Frisco Road and the North line of said Lot 1, with a curve to the left, having a radius of 690.00 ft., a central angle of 7 deg. 33 min. 19 sec. (Chord bears South 45 deg. 48 min. 21 sec. East, 90.92 ft.), and an arc length of 90.99 ft. to a ½ inch rebar found at the end of said curve;

THENCE South 49 deg. 35 min. 01 sec. East, continuing with the South line of said Frisco Road and the North line of said Lot 1, a distance of 59.42 ft. to a ½ inch capped rebar found, stamped "Carter & Burgess" at the Northeast corner of said Lot 1 and the most Northern corner of the 4.0000 acre tract of land (Tract 4) conveyed to TNP Sites, LLC in Volume 4843, Page 200, said Official Public Records, a the most Northern Northeast corner of the herein described tract;

THENCE South 40 deg. 24 min. 46 sec. West, with the East line of said Lot 1 and the West line of said TNP Sites 4.0000 ac., a distance of 478.21 ft. to a ½ inch capped rebar found, stamped "Carter & Burgess" in the North line of said Lot 2, Sidney Heights Addition, at the most Western corner of said TNP Sites 4.0000 ac. and the Southeast corner of said Lot 1, an Ell corner of the herein described tract;

THENCE South 41 deg. 25 min. 50 sec. East, with the most Western line of said TNP Sites 4.0000 ac. and the North line of said Lot 2, Sidney Heights Addition, a distance of 125.48 ft. to a ½ inch capped rebar found, stamped "Carter & Burgess" at the Southwest corner of said TNP Sites 4.0000 ac. and the Northwest corner of the 2.00 acre tract of land conveyed to Amvets Post #47 of Texas Department of Amvets in Volume 1707, Page 292, Deed Records, Grayson County, Texas, at an angle point;

THENCE South 41 deg. 28 min. 35 sec. East, continuing with the North line of said Lot 2, Sidney Heights Addition and with the West line of said Amvets Post 2.00 ac., passing the "deeded" Southwest corner of the 0.929 acre tract of land conveyed to Sandbag Acquisitions, LLC in Volume 5815, Page 329, said Official Public Records and continuing now a "deeded" Southwest line of said Sandbag Acquisitions 0.929 ac., a distance of 479.36 ft. to a ½ inch rebar found at the "deeded" Southeast corner of said Amvets Post 2.00 ac. and an angle point in the "deeded" South line of said Sandbag Acquisitions 0.929 ac., at an angle point of both said Lot 2, said Sidney Heights Addition and the herein described tract;

THENCE South 88 deg. 23 min. 03 sec. East, with the South line of said Sandbag Acquisitions 0.929 ac. and a North line of said Lot 2, Sidney Heights Addition, a distance of 183.75 ft. to a 3/4 inch rebar found in the West line of said Frisco Road, at the Northeast corner of said Lot 2 and the Southeast corner of said Sandbag Acquisitions 0.929 ac., at the "middle" Northeast corner of the herein described tract;

THENCE South 01 deg. 30 min. 52 sec. West, with the West line of said Frisco Road and the East line of said Lot 2, a distance of 208.91 ft. to a ½ inch capped rebar found, stamped "RPLS 4709" at the Southeast corner of said Lot 2, the Northeast corner of said Lot 1, Sidney Heights Addition and the Northwest corner of said Martin 0.284 ac., at an Ell corner of the herein described tract;

THENCE Southerly, with the North and East lines of said Martin 0.284 ac., the following calls and distances:

1. South 88 deg. 46 min. 23 sec. East, a distance of 24.95 ft. to a ½ inch rebar found at an angle point;
2. South 54 deg. 41 min. 36 sec. East, a distance of 46.81 ft. to a ½ inch "bent" rebar found at an angle point;
3. South 16 deg. 19 min. 06 sec. East, a distance of 70.49 ft. to a ½ inch capped rebar found, stamped "RPLS 4709" in the West line of Texoma Parkway (aka: Branch U.S. Hwy. 75/State Hwy. 91), at the most Eastern Northeast corner of both said Martin 0.284 ac. and the herein described tract;
4. South 28 deg. 39 min. 42 sec. West, with the West line of said Texoma Parkway, a distance of 131.05 ft. to a ½ inch capped rebar found, stamped "RPLS 4709" at the Southeast corner of said Martin 0.284 ac. and the most Eastern Southeast corner of the herein described tract;

THENCE North 61 deg. 16 min. 23 sec. West, with the South line of said Martin 0.284 ac., passing a ½ inch rebar found at 27.45 ft. at the Northeast corner of the 0.98 acre tract of land conveyed to Texas Car-Mart, Inc. in Volume 3284, Page 921, said Official Public Records and the most Eastern Southeast corner of said Lot 3, Sidney Heights Addition and continuing now with the North line of said Texas Car-Mart 0.98 ac. and the South line of said Lot 3 for a TOTAL distance of 207.95 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the Northwest corner of said Texas Car-Mart 0.98 ac., an Ell corner of both said Lot 3 and the herein described tract;

THENCE South 28 deg. 43 min. 37 sec. West, with the West line of said Texas Car-Mart 0.98 ac. and an East line of said Lot 3, Sidney Heights Addition, a distance of 124.42 ft. to a 3/4 inch rebar found at most Southern Southeast corner of both said Lot 3 and the herein described tract;

THENCE North 61 deg. 12 min. 17 sec. West, with the South line of said Lot 3, Sidney Heights Addition, a distance of 703.99 ft. to a ½ inch rebar found at the Southwest corner of both said Lot 3 and the herein described tract;

THENCE North 00 deg. 54 min. 54 sec. East, with the West line of said Lot 3, Sidney Heights Addition, a distance of 827.47 ft. to the **PLACE OF BEGINNING** and containing **13.457 ACRES** of land.

I, Billy F. Helvey, 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.

Billy F. Helvey, R. P. L. S. No. 4488 Date: 8/25/16

STATE OF TEXAS REGISTERED BILLY F. HELVEY 4488 PROFESSIONAL LAND SURVEYOR

We, Chris Martin & Katharine Martin, owners of Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Chris Martin Katharine Martin

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Chris Martin, 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 26th day of August, 2016.

Notary Public, Grayson County, Texas

KATE ASHLEY WAGNER
Notary Public, State of Texas
Comm. Expires 11-14-2018
Notary ID 125912618

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Katharine Martin, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 26th day of August, 2016.

Notary Public, Grayson County, Texas

KATE ASHLEY WAGNER
Notary Public, State of Texas
Comm. Expires 11-14-2018
Notary ID 125912618

City of Sherman

This, the final plat of Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) to the City of Sherman, Texas, is hereby approved this 16th day of August, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) to the City of Sherman, Texas, is hereby approved this 6th day of September, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: MAYOR, CITY OF SHERMAN, TEXAS 09/29/2016 DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Sidney Heights Addition and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall (Vol. 8, Pg. 8) to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 6th day of September, 2016, 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.

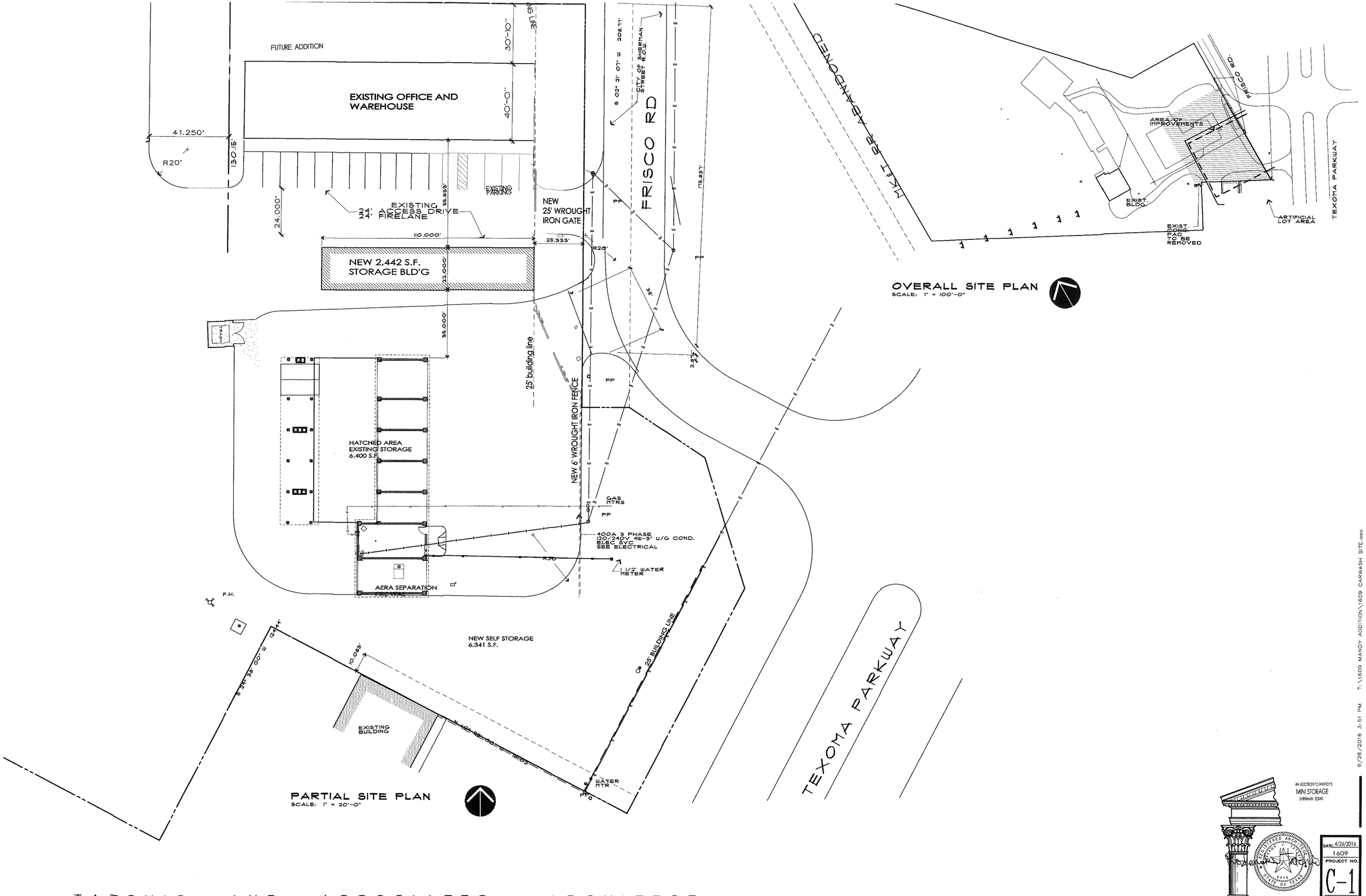
CERTIFIED THIS 29th DAY OF September, 2016, BY Linda Ashby CITY CLERK, CITY OF SHERMAN, TEXAS

CITY OF SHERMAN SEAL

21230
FILED FOR RECORD
October 4, 2016
at 11:45 o'clock A M
Recorded in Vol. 33 Page 180
Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By Deputy

20612

E-9-243



PARTIAL SITE PLAN
SCALE: 1" = 20'-0"

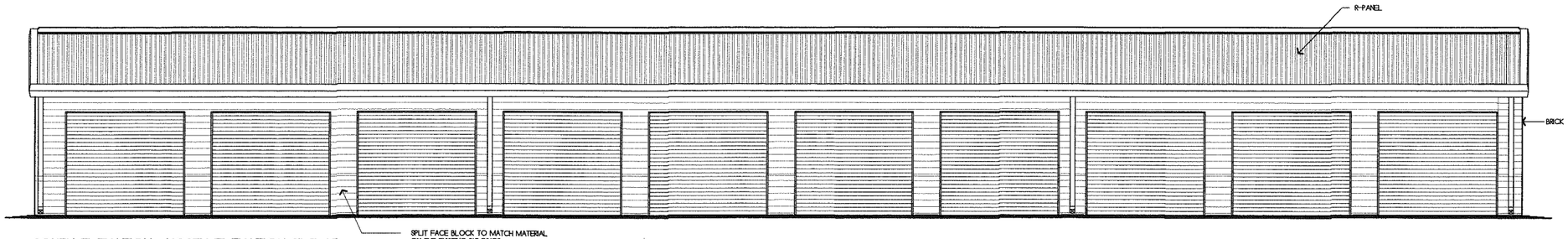
OVERALL SITE PLAN
SCALE: 1" = 100'-0"

9/26/2016 3:51 PM T:\1609 MANDY ADDITION\1609 CARWASH SITE.dwg

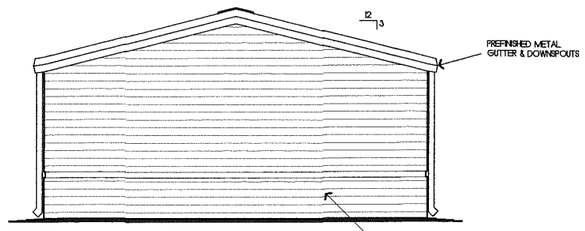
AN ADDITION TO MANDY'S
MINI STORAGE
SHERMAN, TEXAS

DATE: 4/26/2016
1609
PROJECT NO.
C-1
SHEET NO.

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 – 9092 (903) 786 – 4349 FAX rodtatchio@cableone.net



SOUTH ELEVATION , NORTH ELEVATION SIMILAR
SCALE: 1/4" = 1'0"



EAST ELEVATION AND WEST ELEVATION
SCALE: 1/4" = 1'0"

9/21/2016 9:24 AM

T:\1609 MANDY - ADDITION\1609 EXT. ELEVATION.dwg

AN ADDITION TO
MANDY'S SELF STORAGE
SHERMAN, TEXAS

DATE: 9/21/2016
1609
PROJECT NO.
a-1
SHEET NO.

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 - 9092 (903) 786 - 4349 FAX rodtatchio@cableone.net

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

Chris Martin
521 W. Main
Denison, TX 75020

Tatchio & Associates
PO Box 2062
Sherman, TX 75092

Dear Applicants,

The request for site plan approval for an addition to Mandy's Mini Storage Facility for the property located at 4312 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 M-1 (Light Manufacturing) District 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. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor. All parking shall be on private property and shall not encroach into Texoma Parkway or Frisco Road right-of-way.
4. Parking is permitted on paved surfaces only; a parking space is considered to be 9' x 20'.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 8.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

115 & 209 W. TRAVIS STREET

The request of Heritage Development Partners, LLC and JRH Sherman, LLC (Owners) and Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor) concerning the property at 115 and 209 West Travis Street, being 3.0063 acres in the Preston Kitchen Survey, Abstract No. 667, in Tract 4 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

- Exception to Ordinance No. 2252 Article IV, Section 410 (2)(d) to allow Lot 1, Block 1 of the proposed Sherman Crossroads Medical Addition to be 1.052 acres and Lot 2, Block 1 to be 2.00 acres in lieu of required lot area not to be less than 25 acres in the Blalock Industrial Park.
- Final Plat approval of Sherman Crossroads Medical Addition.

Background:

The property is located at 115 and 209 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016 Planning and Zoning Commission Meeting.

The owners are requesting an exception to the Blalock Industrial Park Ordinance for lot size and to plat the property into two lots for commercial development of two medical facilities.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District
Blalock Industrial Park

Origination:

Heritage Development Partners, LLC and JRH Sherman, LLC (Owners)
Brockett/Davis/Drake, Inc. (Civil Engineer/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

Development Types

- Office (both multi-story buildings and small-scale office uses depending on the site)
- Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting
- Public/institutional uses
- Parks and public spaces

Characteristics

- May exclude some auto-oriented uses that, by their very nature, cannot achieve a Suburban character (e.g., vehicle sales, truck stops, etc.).
- Near residential properties and areas, the permitted scale and intensity of non-residential uses should be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits, and "residential-in-appearance" architectural standards).

More opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water conveyance in auto-oriented areas.

Number of notices mailed:

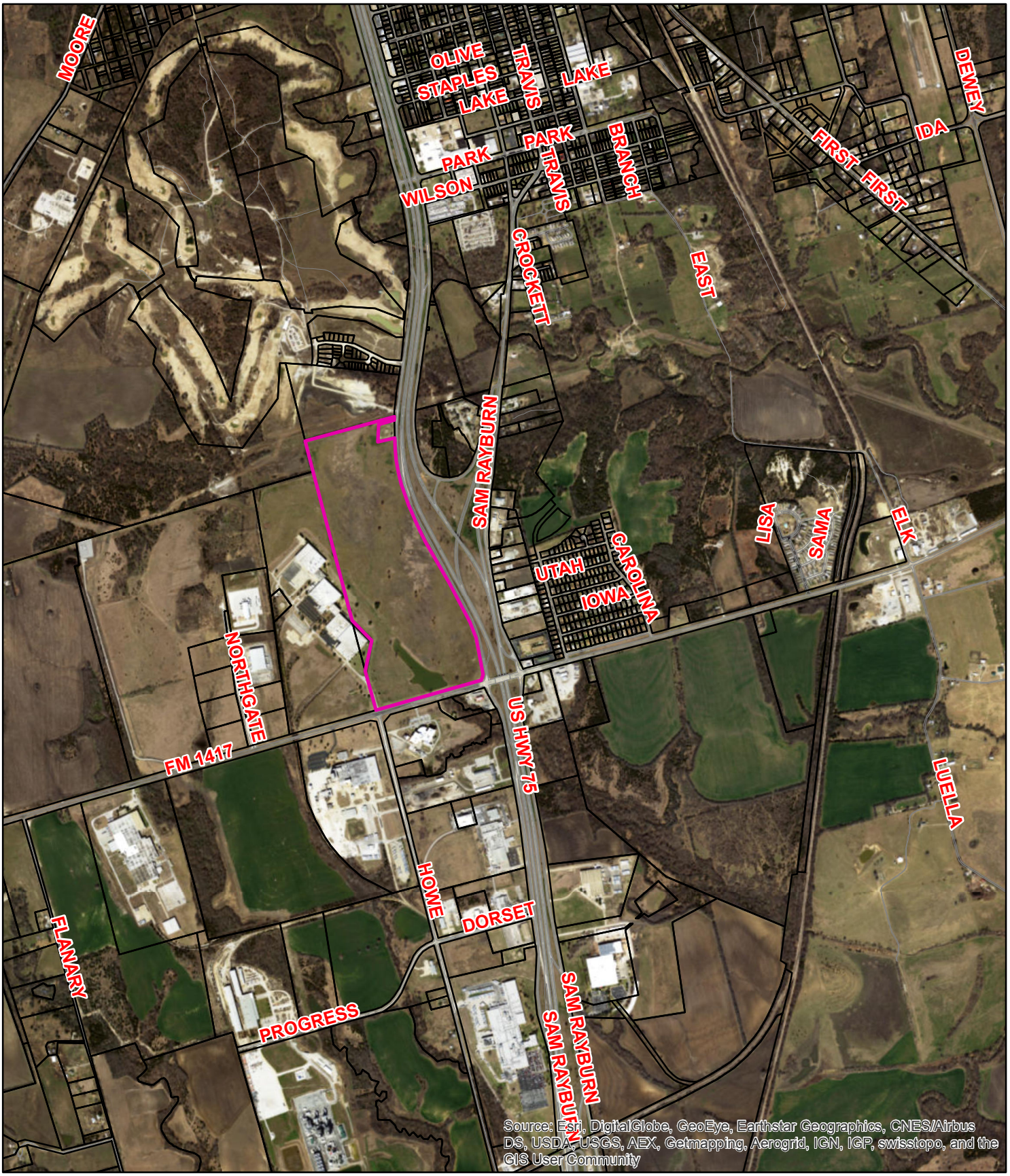
39

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Staff Review Letter



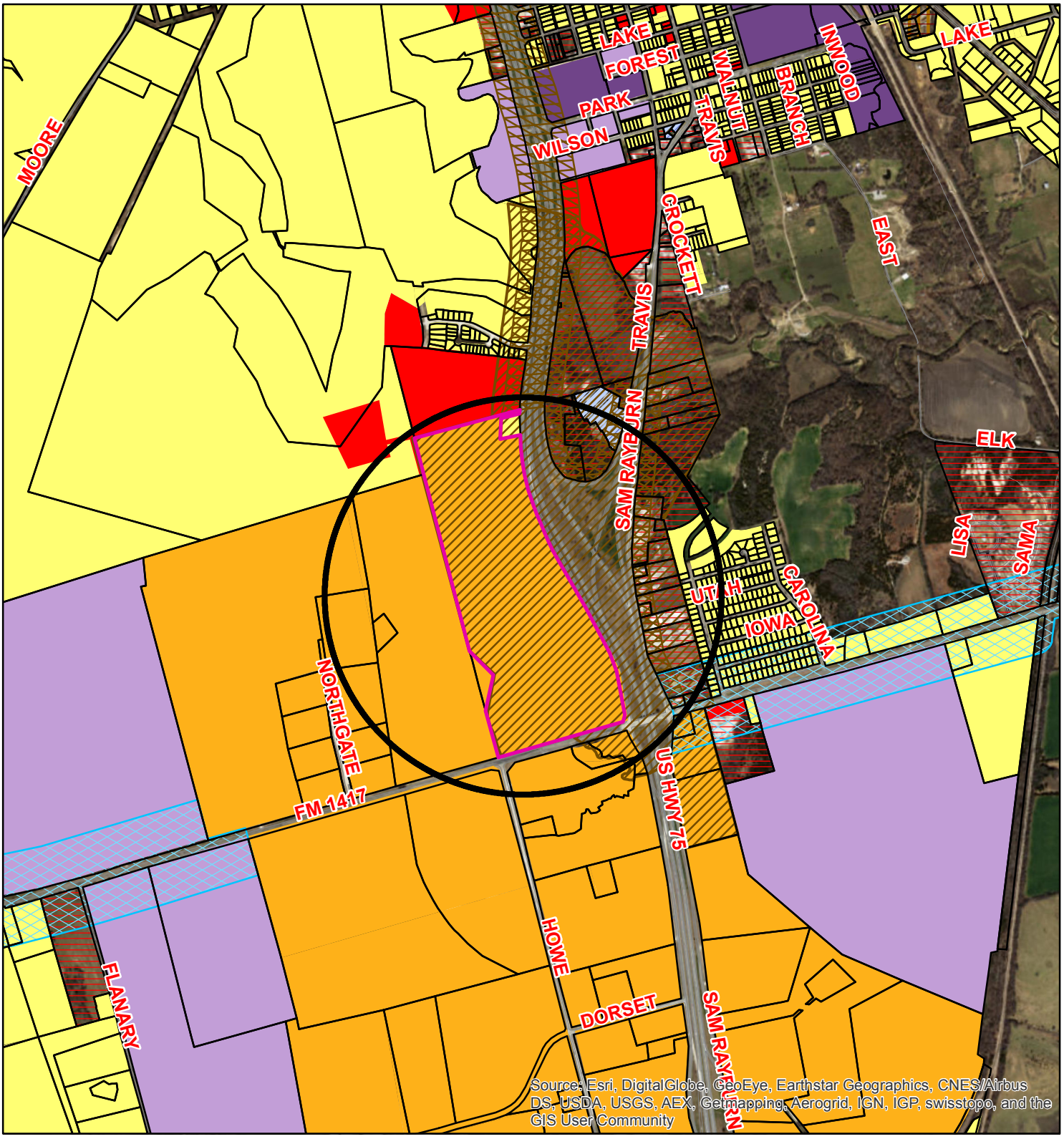
115 & 209 W. Travis

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 1,926 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 115 & 209 W. Travis

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

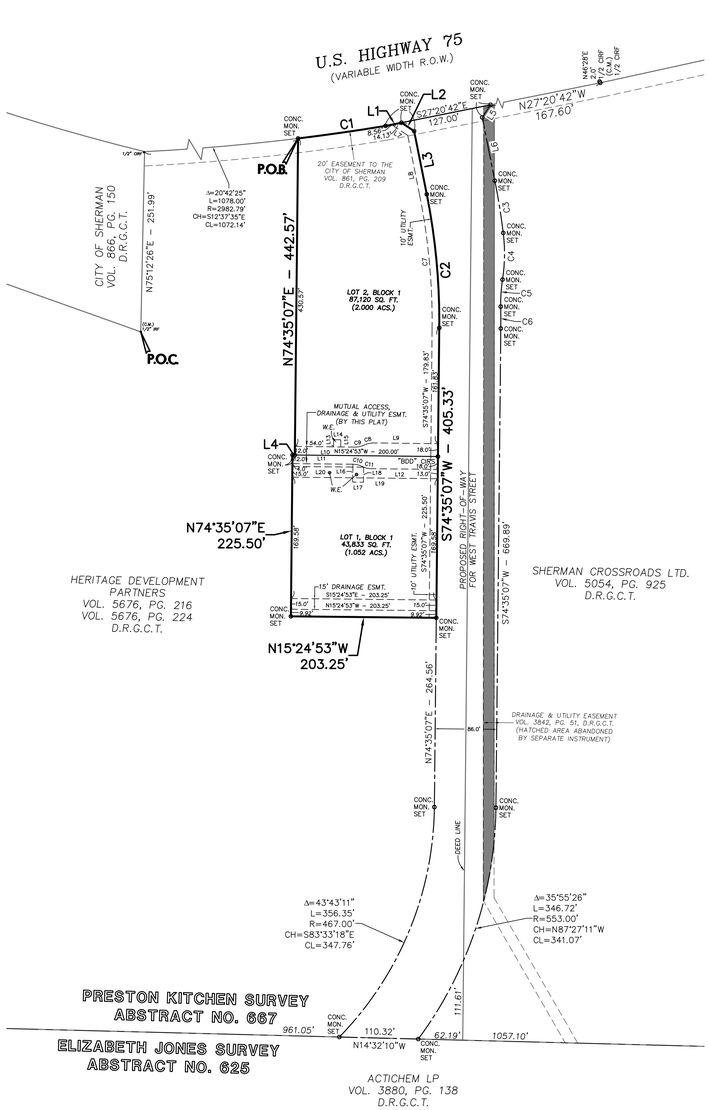
NOT TO SCALE

1 in = 1,712 ft

City of Sherman, Texas
Developmental Services Department

115 & 209 W. Travis Street





GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

LEGEND

⊙CIRF	CAPPED IRON ROD FOUND
⊙CIRS	"BDD" CAPPED IRON ROD SET
⊙IRF	IRON ROD FOUND
⊙CONC. MON. SET	3/4-INCH IRON ROD IN CONCRETE SET
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
W.E.	WATER EASEMENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
———	TRACT LINE
———	BOUNDARY LINE

Line Table		
Line #	Direction	Length
L1	S27°20'42"E	22.70
L2	S17°41'14"W	21.20
L3	S62°43'11"W	90.08
L4	S15°24'53"E	3.25
L5	N72°18'46"W	21.23
L6	S62°43'11"W	90.19
L7	S17°41'14"W	27.04
L8	S62°43'11"W	85.94
L9	N15°24'53"W	90.00
L10	N15°24'53"W	83.85

Line Table		
Line #	Direction	Length
L11	S15°24'53"E	84.51
L12	S15°24'53"E	92.58
L13	N74°35'07"E	10.00
L14	S15°24'53"E	10.00
L15	S74°35'07"W	10.00
L16	S74°35'07"W	25.00
L17	S15°24'53"E	15.00
L18	N74°35'07"E	21.15
L19	N15°24'53"W	203.25
L20	S15°24'53"E	99.90

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	123.58	2982.79	2°22'26"	S24°10'01"E	123.57
C2	187.83	907.00	11°51'56"	S68°39'09"W	187.50
C3	73.91	1004.00	4°13'05"	S64°49'43"W	73.90
C4	65.48	235.00	15°57'57"	S74°55'15"W	65.27
C5	37.84	215.00	10°05'05"	S77°51'41"W	37.79
C6	30.61	993.00	1°45'58"	S73°42'07"W	30.61
C7	185.76	897.00	11°51'56"	S68°39'09"W	185.43
C8	13.53	30.00	25°50'17"	N28°20'16"W	13.41
C9	13.53	30.00	25°50'31"	N28°20'09"W	13.42
C10	13.53	30.00	25°50'31"	S02°29'38"E	13.42
C11	13.53	30.00	25°50'31"	S02°29'38"E	13.42

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS **HERITAGE DEVELOPMENT PARTNERS**, *are owners of a 3.0063 acre tract of land situated in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas and being part of that tract of land conveyed to Heritage Development Partners by Special Warranty Deed, recorded in Volume 5676, Page 216 and Volume 5676, Page 224 of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and also being part of that tract of land conveyed to Sherman Crossroads Ltd. by Special Warranty Deed with Vendor's Lien, recorded in Volume 5054, Pg. 925 (D.R.G.C.T.) and being more particularly described as follows:*

COMMENCING at a 1/2–inch iron rod found for the southwest corner of a tract of land conveyed to the City of Sherman, recorded in Volume 866, Page 150 (D.R.G.C.T.), same being in the North line of said Heritage Development Partners tract;

THENCE, N 75°12'26" E, along the South line of said City of Sherman tract and the North line of said Heritage Development Partners tract, a distance of 251.99 feet to a point for corner from which a 1/2–inch unreadable capped iron rod found bears N 71°10' W, 1.1 feet, said capped iron rod being the southeast corner of said City of Sherman tract and in the West line of Interstate Highway 75 (variable width R.O.W.) and a non–tangent curve to the left;

Along said non–tangent curve to the left and the West line of said Interstate Highway 75, same being the East line of said Heritage Development Partners tract, through a central angle of 20°42'25", an arc length of 1078.00 feet, having a radius of 2982.79 feet, and a chord bearing and distance of S 12°37'35" E, 1072.14 feet to a concrete monument set in a non–tangent curve to the left and the POINT OF BEGINNING;

Along said non–tangent curve to the left, through a central angle of 02°22'26", an arc length of 123.58 feet, having a radius of 2982.79 feet, and a chord bearing and distance of S 24°10'01" E, 123.57 feet to a concrete monument set for corner;

THENCE S 27°20'42" E, continuing along the West line of Interstate Highway 75, a distance of 22.70 feet to a concrete monument set for corner;

THENCE S 17°41'14" W, departing the West line of Interstate Highway 75, a distance of 21.20 feet to a concrete monument set for corner;

THENCE S 62°43'11" W, a distance of 90.08 feet to a concrete monument set at the beginning of a tangent curve to the right;

Along said tangent curve to the right, through a central angle of 11°51'56", an arc length of 187.83 feet, having a radius of 907.00 feet, and a chord bearing and distance of S 68°39'09" W, 187.50 feet a concrete monument set for corner;

THENCE S 74°35'07" W, a distance of 405.33 feet to a concrete monument set for corner;

THENCE N 15°24'53" W, a distance of 203.25 feet to a concrete monument set for corner;

THENCE N 74°35'07" E, a distance of 225.50 feet to a concrete monument set for corner;

THENCE S 15°24'53" E, a distance of 3.25 feet to a concrete monument set for corner;

THENCE N 74°35'07" E, a distance of 442.57 feet to the POINT OF BEGINNING in the aforementioned West line of said Interstate Highway 75, containing 130,953 square feet or 3.0063 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **HERITAGE DEVELOPMENT PARTNERS**, *acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as* **SHERMAN CROSSROADS MEDICAL**, *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 _____, 2016.

HERITAGE DEVELOPMENT PARTNERS

Authorized Agent

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Stanley Ray Felts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Registered Professional Land Surveyor, No. 4625
June, 2016

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this _____ day of _____, 2016, 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** *to the City of Sherman was submitted to the City Council on the ___ day of _____, 2016, 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 May to not the acceptance thereof by signing his name as hereinabove subscribed.*

Witness my hand this ___ day of _____, A.D. 2016.

City Clerk, City of Sherman, Texas

PURPOSE OF PLAT:

To plat two lots.

NOTES:

1. No portion of the subject property lies within any area of 100–year flood according to FEMA's Flood Insurance Rate Map, Community–Panel No. 485509 0405 F, dated September 29, 2016. Property is in Zone X.

2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

©Copyright 2016 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

FINAL PLAT

SHERMAN CROSSROADS MEDICAL

LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 44.830 ACRE TRACT
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
(214) 824–3647,
fax (214) 824–7064

SEPTEMBER, 2016 *C16114 FP.dwg*

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

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

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

Dear Applicants,

The request for approval of the Final Plat of Sherman Crossroads Medical, Lots 1 & 2, Block 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit if required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria will be required as the site develops.
5. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Add 10' Easement along the North line of property.
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.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 9.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

115 W. TRAVIS STREET

The request of Heritage Development Partners, LLC and JRH Sherman, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor), Yeatts Architecture, PLLC (Architect) and The Beech Group (Construction Manager) concerning the property at 115 West Travis Street, being 2 acres in the Preston Kitchen Survey, Abstract No. 667 and being the proposed Lot 2, Block 1 of the Sherman Crossroads Medical Addition 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 the construction of Crossroads Emergency Room in the Blalock Industrial Park.

Background:

The property is located at 115 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016, Planning and Zoning Commission Meeting.

The owners would like to construct a one-story 8,715 square foot 24-hour emergency medical center on the lot. The exterior of the building will be plaster, brick and stone veneer. Parking will be provided for forty-four (44) spaces.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District
Blalock Industrial Park

Origination:

Heritage Development Partners, LLC and JRH Sherman, LLC (Owners)
Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor)
Yeatts Architecture, PLLC (Architect)
The Beech Group (Construction Manager)

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

Development Types

- Office (both multi-story buildings and small-scale office uses depending on the site)
- Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting
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- May exclude some auto-oriented uses that, by their very nature, cannot achieve a Suburban character (e.g., vehicle sales, truck stops, etc.).
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More opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water conveyance in auto-oriented areas.

Number of notices mailed:

39

Objections Received:

0

Attachments

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



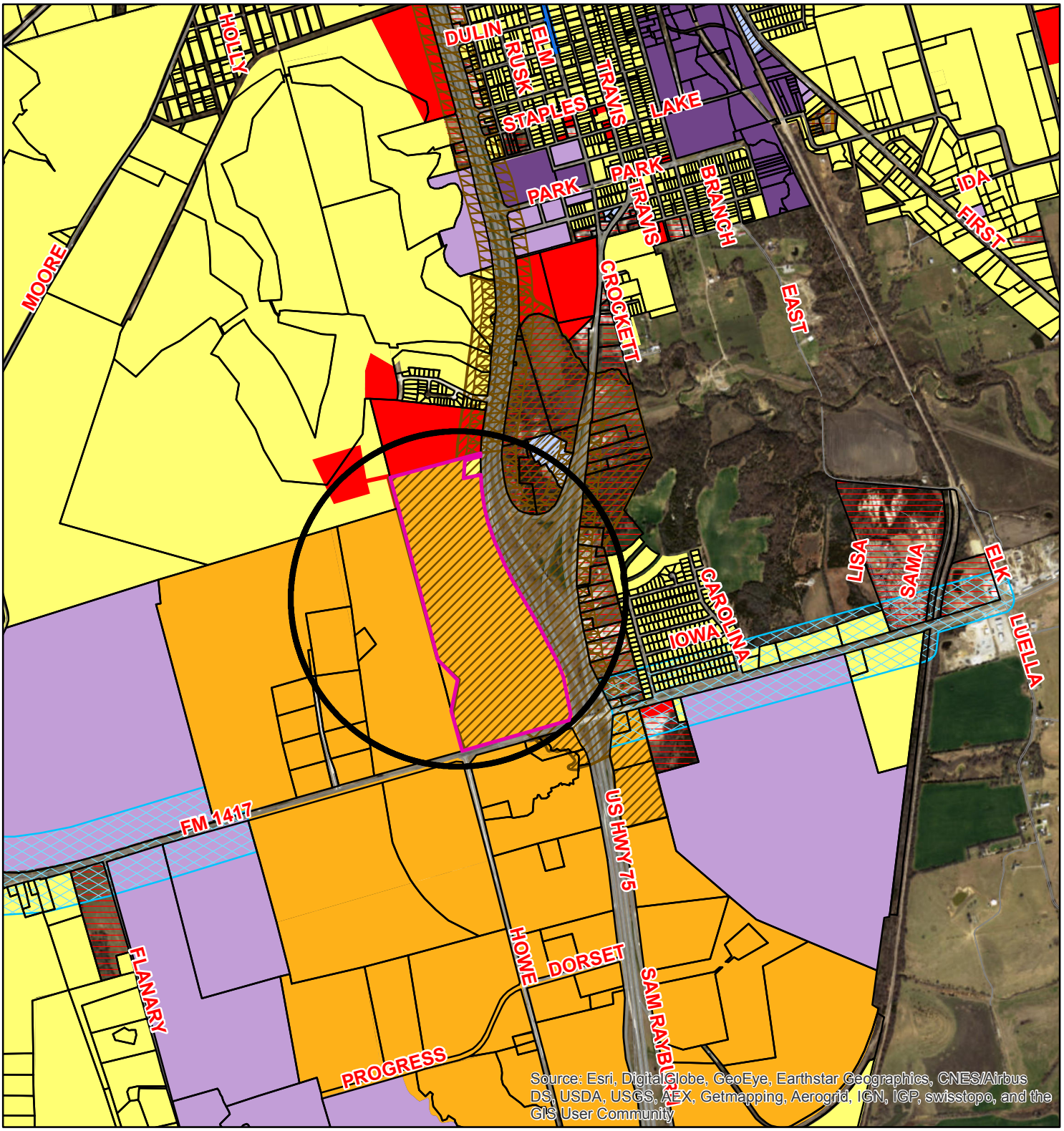
Sherman
CLASSIC TOWN. BROAD HORIZON.

115 W. Travis

NOT TO SCALE

1 in = 4,458 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 115 W. Travis

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Blalock Commercial Overlay District
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- College Park District
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Representation: ShermGIS.DBO.ZoningDistrict_Rep
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- C-1 Retail Business District
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Sherman
CLASSIC TOWN. BROAD HORIZON.

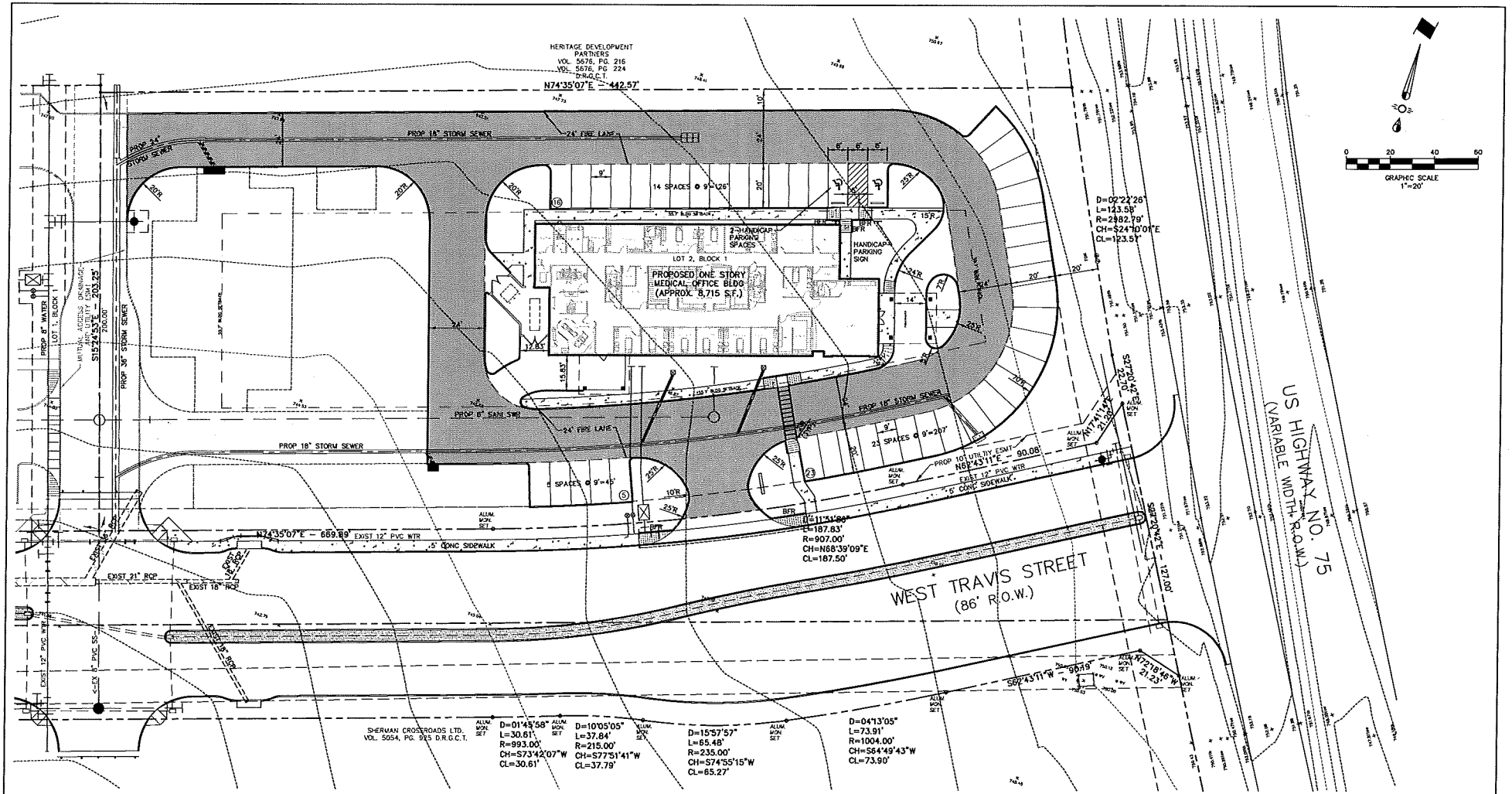
NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department

115 & 209 W. Travis Street





SITE CRITERIA	
LEGAL DESCRIPTION	LOT 2, BLOCK 1 SHERMAN CROSSROADS MEDICAL
ZONING:	BLAYLOCK INDUSTRIAL PARK BLAYLOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE:	MEDICAL OFFICE
GROSS LOT AREA	87,120.0000 SQ. FT. 2.000 ACRES
BUILDING AREA	8,715 SQ. FT.
PARKING REQUIRED (1/200 SF)	44 SPACES
PARKING PROVIDED	42
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	44

LEGEND

- PROPOSED FIRE LANE
- PROPOSED FLATWORK

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES A. RILEY, P.E. NO. 73231 ON 09/27/2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SITE PLAN

CROSSROADS EMERGENCY ROOM

LOT 2, BLOCK 1 SHERMAN CROSSROADS MEDICAL
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:
YEATTS ARCHITECTURE, PLLC
2914 White Oak Drive
Houston, Texas 77007
(713) 350-3418

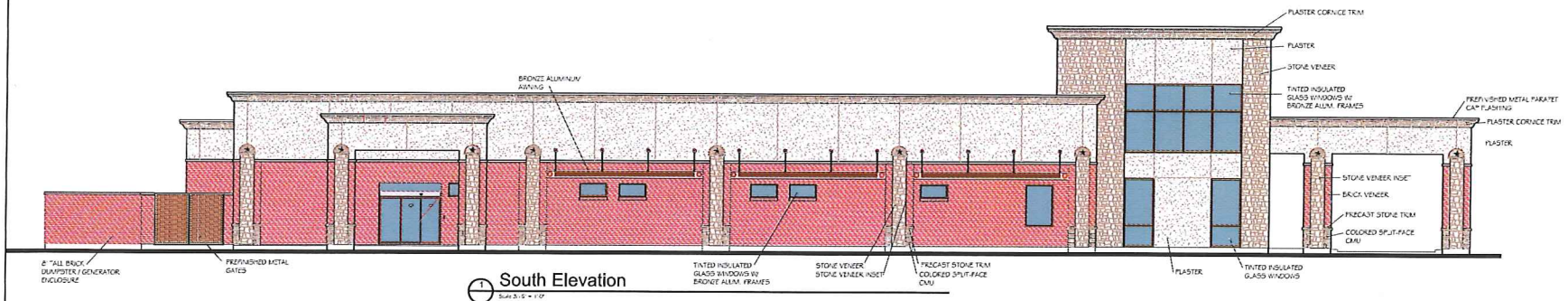
CONSTRUCTION MANAGER:
THE BEECH GROUP
407 E. Louisiana Street
McKinney, Texas 75069
(469) 500-1955

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647,
fax (214) 824-7064

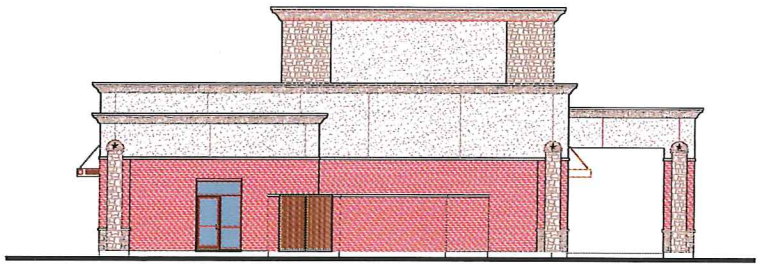
SEPTEMBER 27, 2016

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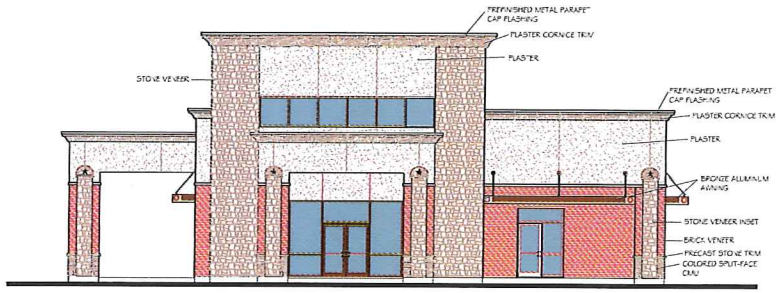
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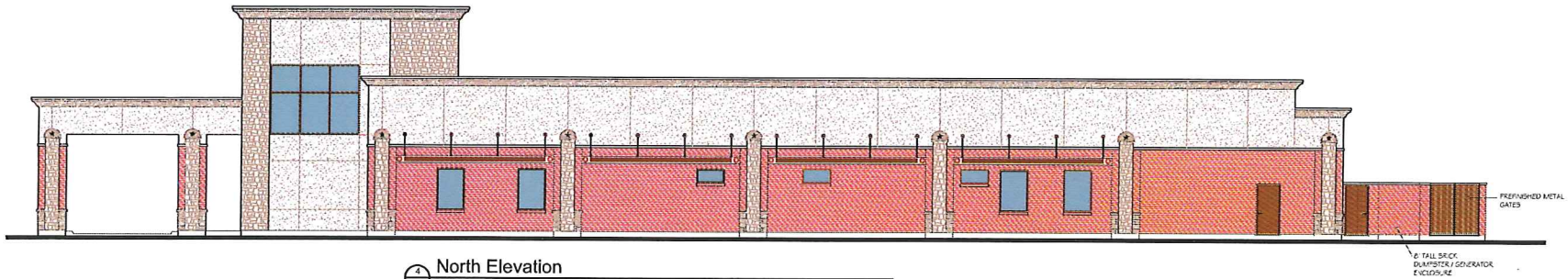
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2 West Elevation



3 East Elevation



4 North Elevation

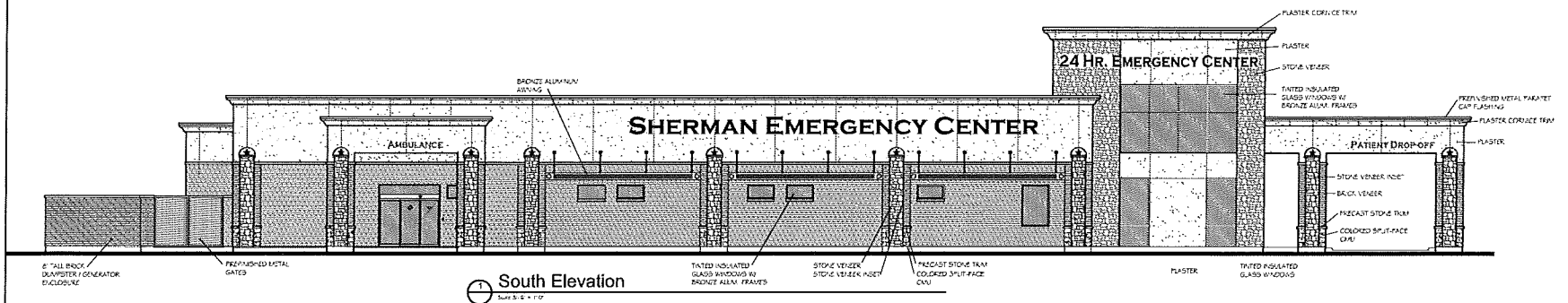
Sherman Points	
Points required - less than 10,000 s.f.	6 points
Four sided architecture	4 points
Covered walkway	3 points
Canopies / Awnings	3 points
Natural materials	4 points
Architectural details	2 points
Points provided	15 points

job number:
2016.01
date:
SEPTEMBER, 22, 2016
issued:
REVIEW
SEPTEMBER, 22, 2016

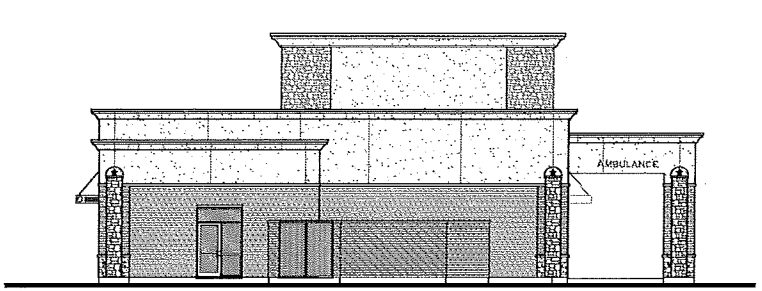
A New Freestanding Emergency Medical Center
SHERMAN EMERGENCY ROOM
Sherman, TX
Highway 75 at South Travis Street

YEATTS ARCHITECTURE, PLLC
2914 White Oak Drive
Houston, Texas 77007
713.581.9418 * fax 832.201.8781
email: gyeatts@yeattsarchitecture.com

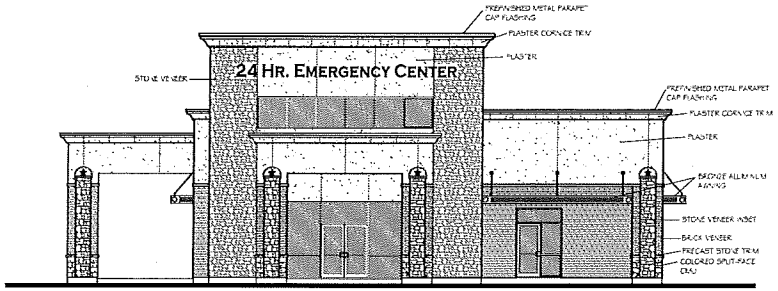
drawing
ELEVATIONS
A-2
of



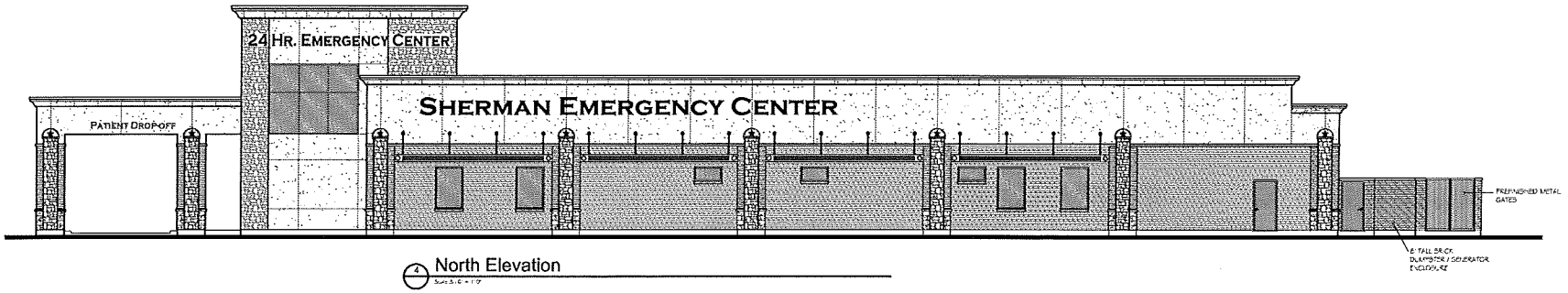
1 South Elevation



2 West Elevation



3 East Elevation



4 North Elevation

job number:
2016.01
date:
SEPTEMBER 21, 2016
issued:
REVIEW
SEPTEMBER 21, 2016

A New Freestanding Emergency Medical Center

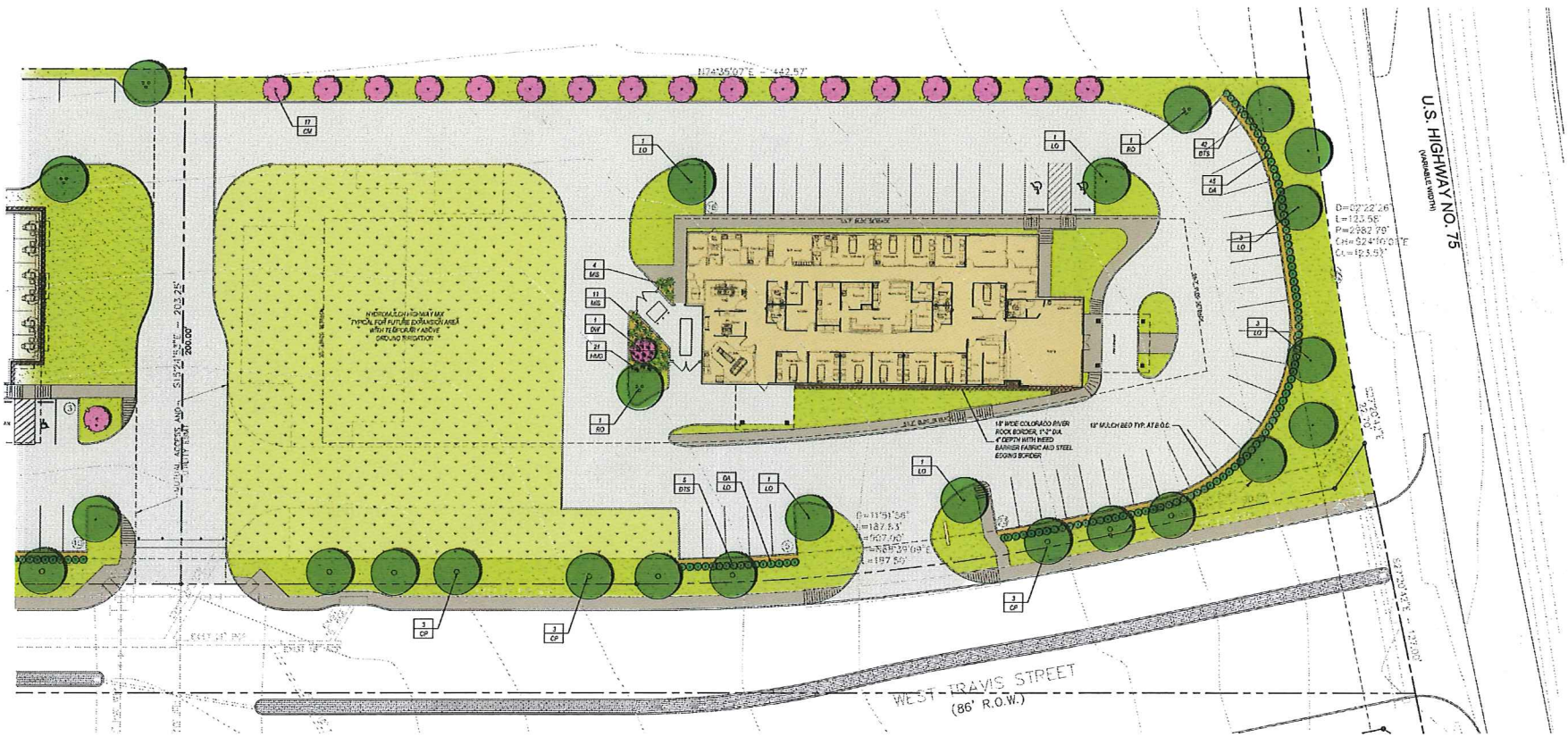
SHERMAN EMERGENCY ROOM

Highway 75 at South Travis Street
Sherman, TX

YEATTS ARCHITECTURE, P.L.L.C
2014 White Oak Drive
Houston, Texas 77007
713.350.5418 * fax 832.201.8780
email: gyeatts@yeattsarchitecture.com

drawing
ELEVATIONS

A-2
of



LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to side walks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, fertile soil from the region, known as loamy and silt, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, excluding no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, all sticks, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

HIGHWAY MIX LAWN NOTES

1. Installation of native grasses to be performed by hydro-seeding.
2. Provide a hydromulch cap per Hydromulch Notes.
3. Final grades to be smooth and level free of holes, rocks over 1" and shall have no ruts or depressions.
4. Install the following mix at the specified rate:

- Sideoats Grama	5 lbs / acre
- Blue Grama Grass	5 lbs / acre
- Buffalo Grass	40 lbs / acre
- Green Sprangletop	5 lbs / acre
- Lovegrass	0 lbs / acre

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. Conwet or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Growers, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square feet.
7. Use a 4'x8' batter board to grade all beds areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to, mowing, watering, weeding, trafficking cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee a establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
17	CM	Crape Myrtle 'Tonto'	Lagerstroemia indica 'Tonto'	7' ht.	container grown, 3-5 cane, no cross staking
9	CP	Chinese Pistache	Pistachia chinensis	3" cal.	B&B, 12' ht. 4'-5' spread min.
1	DW	Desert Willow	Chilopsis linearis	6' ht.	B&B, tree form
10	LO	Live Oak	Quercus virginiana	3" cal.	B&B, 12' ht. 4'-5' spread min.
2	RO	Red Oak 'Shumard'	Quercus shumardi	3" cal.	B&B, 12' ht. 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
45	DA	Dwarf Abelia 'Edward Goucher'	Abelia sp' 'Edward Goucher'	3 gal	container, full plant, 30" o.c.
47	DTS	Dwarf Texas Sage 'Bernstar'	Leucophyllum sp 'Bernstar Dwarf'	3 gal	container, full plant, 36" o.c.
21	HMG	Dwarf Maiden Grass	Pennisetum alopecuroides	3 gal	container, full top of container, 24" o.c.
15	MS	Miscanthus 'Gracillimus'	Miscanthus sinensis 'Gracillimus'	5 gal	container, full top of container

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	Cynodon dactylon	hydro	hydromulch, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All height and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

smr
landscape architects, inc
1724 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.3303
Fax 214.871.0543
Email smr@smrla.com

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
5151
STATE OF TEXAS
5.27.16

ONE WORK SET OF THESE PLANS HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SHERMAN, TEXAS.

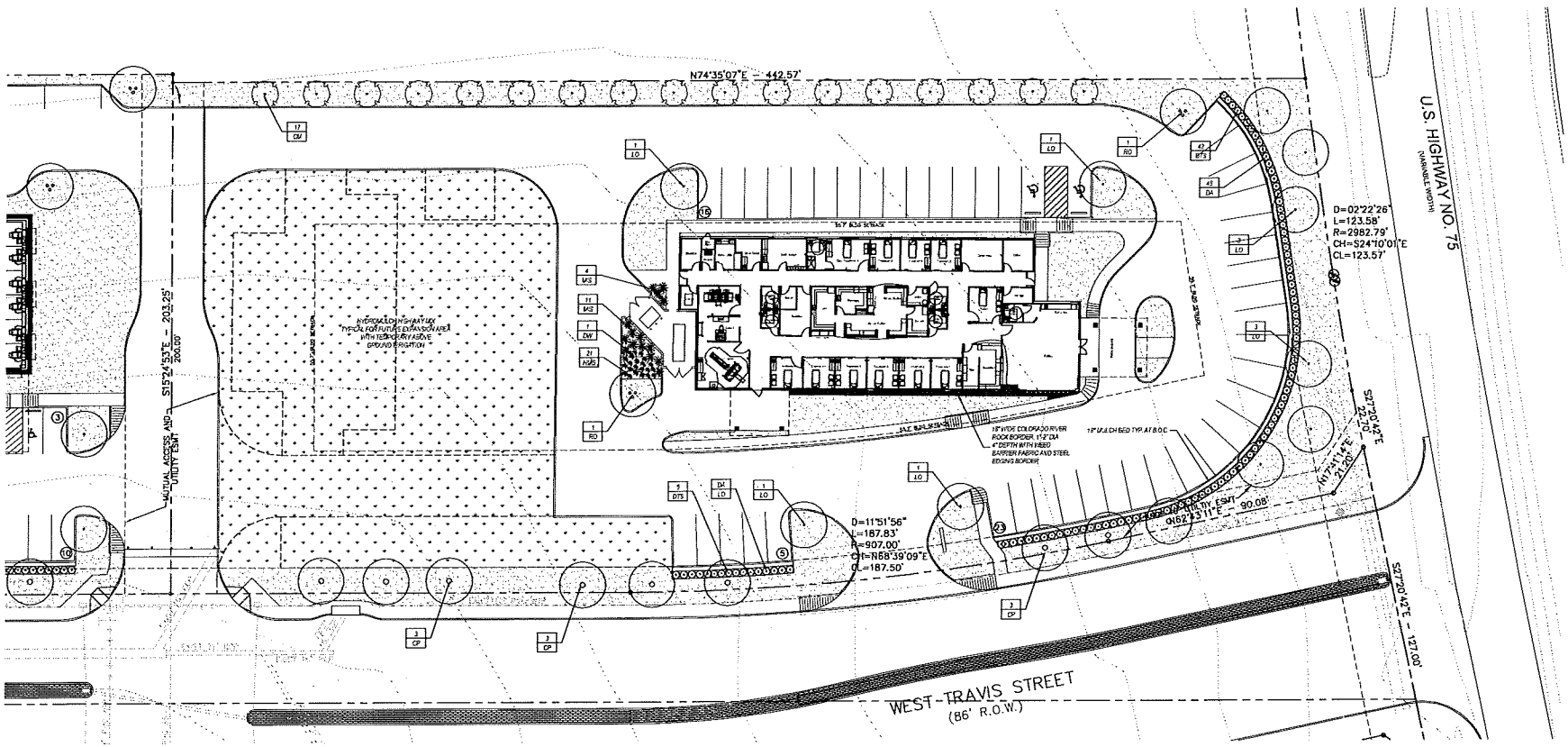
LANDSCAPE PLAN
CROSSROADS EMERGENCY ROOM
CROSSROADS BUSINESS PARK
CITY OF SHERMAN, TEXAS

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-8647 fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BDA	BDA	09/27/16	1"=20'	BDD		L1.1

C16094

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LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on Civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive sod and shall be left at a maximum of 1" below final finish grade. Contractor to coordinate operations with Irrigation Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as: loamy and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and back to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely backfilled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (17) one inch of imported topsoil on all areas to receive lawn.

HIGHWAY MIX LAWN NOTES

1. Installation of native grasses to be performed by hydro-seeding.
2. Provide a hydromulch cap per Hydromulch Notes.
3. Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or impressions.
4. Install the following mix at the specified rate:
 - Sideoats Grama 5 lbs / acre
 - Blue Grama Grass 5 lbs / acre
 - Buffalo Grass 40 lbs / acre
 - Green Sprangletop 5 lbs / acre
 - Lovegrass 6 lbs / acre

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall soundly rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated/ clean type and shall be delivered to the site in its original unopened container and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conwed" or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container and shall be "Terra-Tack one", as manufactured by Growers, Inc. or equal.
6. Hydromulch with Bermudagrass seed at a rate of ten (5) pounds per one thousand (1000) square foot.
7. Use a 4"x3' batter board against all back areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to rehydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, dog droppings, and scarify sod to a depth of 1" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable full stand and shall provide replacement from local supply as necessary.

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
17	CM	Crape Myrtle 'Tonto'	*Lagerstroemia Indica 'Tonto'*	7' ht.	container grown, 3-5 cane, no cross caning
9	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	B&B, 12' ht, 4'-5' spread min.
1	DW	Desert Willow	*Chilopsis linearis*	8' ht.	B&B, tree form
13	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 12' ht, 4'-5' spread min.
2	RO	Red Oak 'Shumard'	*Quercus shumardii*	3" cal.	B&B, 12' ht, 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
43	DA	Desert Abelia 'Edward Goucher'	*Abelia sp. 'Edward Goucher'*	3 gal.	container, full plant, 36" o.c.
47	DTS	Desert Texas Sage 'Bernard'	*Leucophyllum sp. 'Bernard Desert'*	3 gal.	container, full plant, 36" o.c.
21	HMG	Dwarf Maiden Grass	*Pennisetum alopecuroides*	3 gal.	container, full top of container 24" o.c.
15	MS	Miscanthus 'Gracillimus'	*Miscanthus sinensis 'Gracillimus'*	5 gal.	container, full top of container

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	*Cynodon dactylon*	hydro	hydromulch, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

smr
landscape architects, inc.
1124 E. Collin Street
Dallas, Texas 75201
Tel 214.871.0300
Fax 214.871.0345
Email smr@smr-dallas.com

LANDSCAPE PLAN
CROSSROADS EMERGENCY ROOM
CROSSROADS BUSINESS PARK
CITY OF SHERMAN, TEXAS

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BDA	BDA	09/27/16	1"=20'	BDD		L1.1

C16004

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SECTION 02930 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

Work Included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Mulching of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 31 October 1998, Edition, by American National Standards Institute, Inc. (ZS0.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third. 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed 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 ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall have a planting bed areas three (3') inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.5 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 final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least ten-two (7) days prior to completion. An on-site 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.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 a. Replacements of plant materials shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 b. At the direction of the Owner, plants may be replaced at the start of the next years planting season. In such cases, dead plants shall be removed from the grounds immediately.
 c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.6 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedule to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject as unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.7 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or destruction of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is do not to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable to growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
 Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Bermuda grass or Nutgrass shall be rejected.
2. Physical properties as follows:
 Clay – between 7-27 percent
 Silt – between 15-25 percent
 Sand – less than 53 percent
3. Organic matter shall be 3%-12% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of weeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 13-26-13 or similar analysis. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length, paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, four reinforced hose, minimum ¼ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-4225 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, staggered joints) after finishing the ground first. Sod grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' backer board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in the in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall be at the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than the vertical dimension. Remove and haul from site all debris and almost over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole shall be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the hole needs to be re-worked to allow better drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 3 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball as well as all nylon, plastic string and wire twine. Container trees will usually be pot bound if so follow standard nursery practice of root shaving.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to its dome under the section, alternate locations may be selected by the Owner. When locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning Client's pruning standards provided by National Arborist Association.

1. Dead wood or scrubby and broken body limbs or branches shall be removed. General trimming of tree branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This bed of the organic material shall be kept free of weeds.

Q. Staking and Guying Installation:

1. Guying shall be aligned as indicated on plans. Stake out limits of street curbing and obtain Owners approval prior to installation.
2. All street curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" minimum height above grade.
4. Stakes are to be installed on the planting bed side of the curbing as opposed to the grass side.
5. Do not install street edging along sidewalk.
6. Cut street edging at 45 degree angle where edging meets sidewalk.

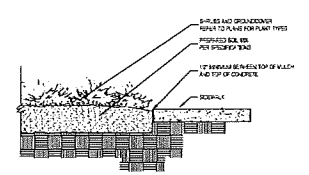
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

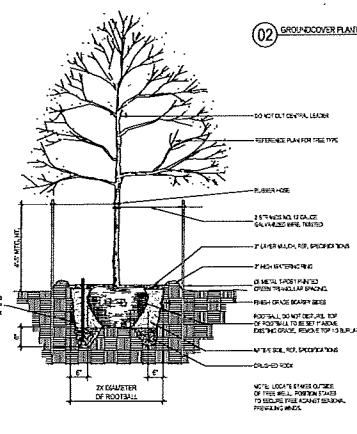
END OF SECTION



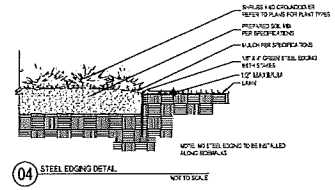
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



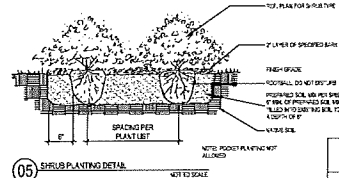
03 SIDEWALK / MULCH DETAIL no steel along sidewalk NOT TO SCALE



01 TREE PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

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smr
landscape architects, inc.
1124 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0200
Fax 214.871.0548
Email smr@smr-la.com

LANDSCAPE SPECIFICATIONS
CROSSROADS EMERGENCY ROOM
CROSSROADS BUSINESS PARK
CITY OF SHERMAN, TEXAS

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 fax (214) 824-7084

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BDA	BDA	09/27/16	NONE	BDD		L1.2

C16094

P:\PROJECTS 2016\Sherman CROSSROADS\LDT\ THE JADE BUILDING

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

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

JRH Sherman LLC
4560 Beltline Rd., Suite 400
Addison, TX 75001

Brockette/Davis/Drake, Inc.
Jim Riley
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Sherman FEC Real Estate
C/O Peter Kloppers, CPA
123 N. Rusk
Sherman, TX 75090

Yeatts Architecture, PLLC
2914 White Oak Drive
Houston, TX 77007

The Beech Group
407 E. Louisiana Street
McKinney, TX 75069

Dear Applicants,

The request for site plan approval for the construction of Crossroads Emergency Room in the Blalock Industrial Park for the property located at 115 West Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 or U.S. Highway 75 access road 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 Final Plat of the Sherman Crossroads Medical Addition, Lots 1 & 2, Block 1 shall be filed at the Grayson County Courthouse allowing the mutual access, drainage and utility easement before a building permit will be issued.
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. Development Agreement required for Public Infrastructures.
11. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
12. The location of trash receptors must be approved by the Director of Public Works.

13. New Drive approaches shall conform to City of Sherman standards and a permit is required.
14. Water and sewer shall be extended to serve the development.
15. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 10.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

209 W. TRAVIS STREET

The request of Heritage Development Partners, LLC and JRH Sherman, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor), Lonestar Architecture (Architect) and Harkinson Investment Corporation (Developer) concerning the property at 209 West Travis Street, being 1.052 acres in the Preston Kitchen Survey, Abstract No. 667 and being the proposed Lot 1, Block 1 of the Sherman Crossroads Medical Addition 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 the construction of DaVita Medical Office Building in the Blalock Industrial Park.

Background:

The property is located at 209 West Travis Street; the northwest corner of U.S. Highway 75 and West F.M. 1417 (Heritage Parkway). The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the September 20, 2016, Planning and Zoning Commission Meeting.

The owners would like to construct a one-story, 7,500 square foot medical office building on the lot. The exterior of the building will be brick and stone veneer. Parking will be provided for thirty-nine (39) spaces.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District
Blalock Industrial Park

Origination:

Heritage Development Partners, LLC and JRH Sherman, LLC (Owners)
Brockett/Davis/Drake, Inc. (Civil Engineer/Surveyor)
Lonestar Architecture (Architect)
Harkinson Investment Corporation (Developer)

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

Development Types

- Office (both multi-story buildings and small-scale office uses depending on the site)
- Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting
- Public/institutional uses
- Parks and public spaces

Characteristics

- May exclude some auto-oriented uses that, by their very nature, cannot achieve a Suburban character (e.g., vehicle sales, truck stops, etc.).
- Near residential properties and areas, the permitted scale and intensity of non-residential uses should be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits, and "residential-in-appearance" architectural standards).

More opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water conveyance in auto-oriented areas.

Number of notices mailed:

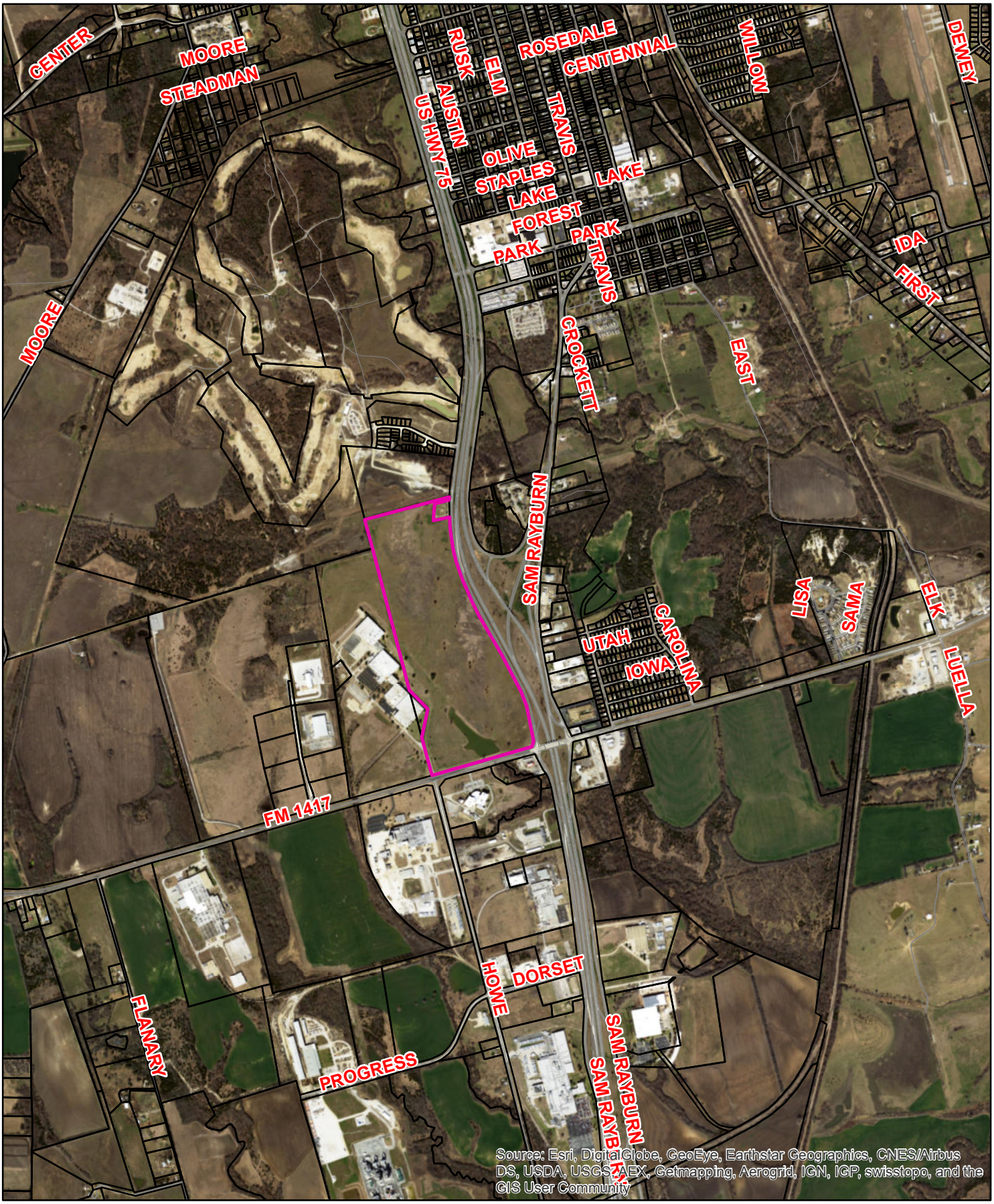
39

Objections Received:

0

Attachments

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



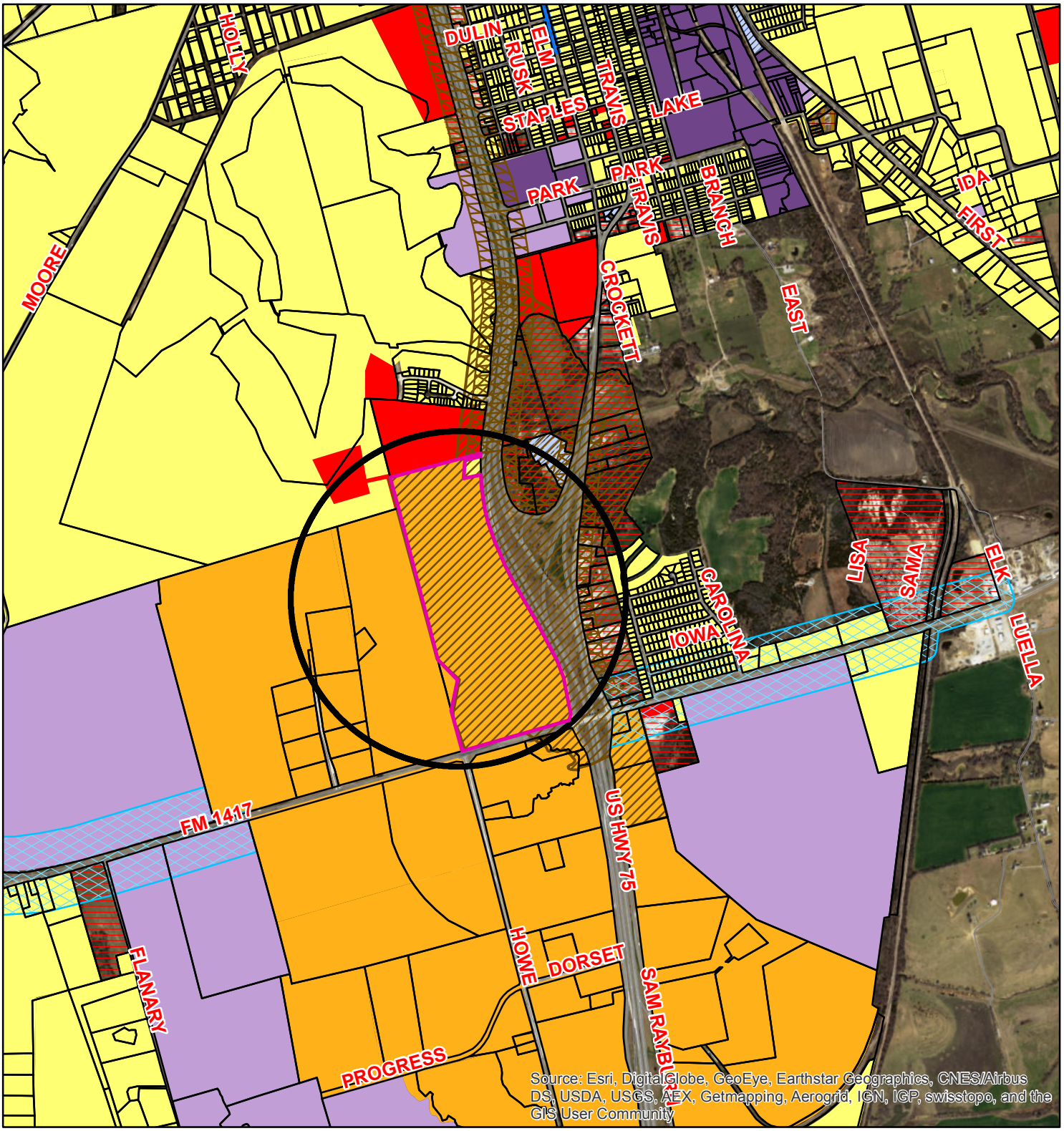
Sherman
CLASSIC TOWN. BROAD HORIZON.

209 W. Travis

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 209 W. Travis

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

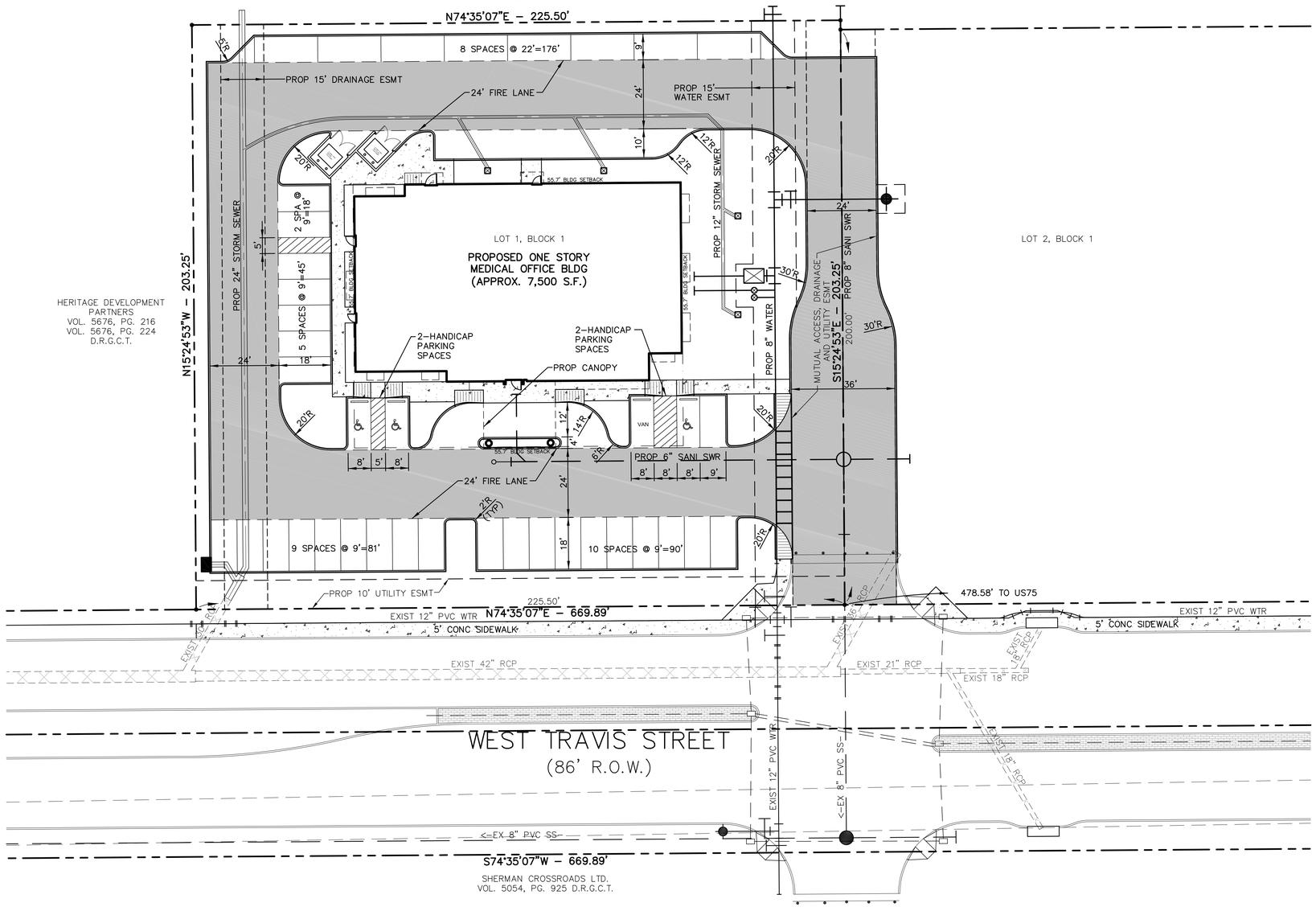
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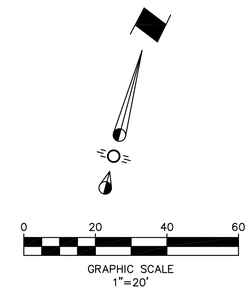
1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department

115 & 209 W. Travis Street







SITE CRITERIA	
LEGAL DESCRIPTION	LOT 1, BLOCK 1 SHERMAN CROSSROADS MEDICAL
ZONING:	BLAYLOCK INDUSTRIAL PARK BLAYLOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE:	MEDICAL OFFICE
GROSS LOT AREA	45,832.8675 SQ. FT. 1.052 ACRES
BUILDING AREA	7,500 SQ. FT.
PARKING REQUIRED (1/200 SF)	38 SPACES
PARKING PROVIDED	35
HANDICAP PARKING PROVIDED	4
TOTAL PARKING PROVIDED	39

LEGEND

- PROPOSED FIRE LANE
- PROPOSED FLATWORK

SITE PLAN

DAVITA M.O.B.

LOT 1, BLOCK 1 SHERMAN CROSSROADS MEDICAL

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:
Lonestar Architecture
22214 Highland Knolls, #118
Katy, Texas 77450
(832) 913-8570
fax (832) 913-8572

DEVELOPER:
Harkinson Investment Corporation
4560 Beltline Road, Suite 400
Addison, Texas 75001
(972) 934-8414

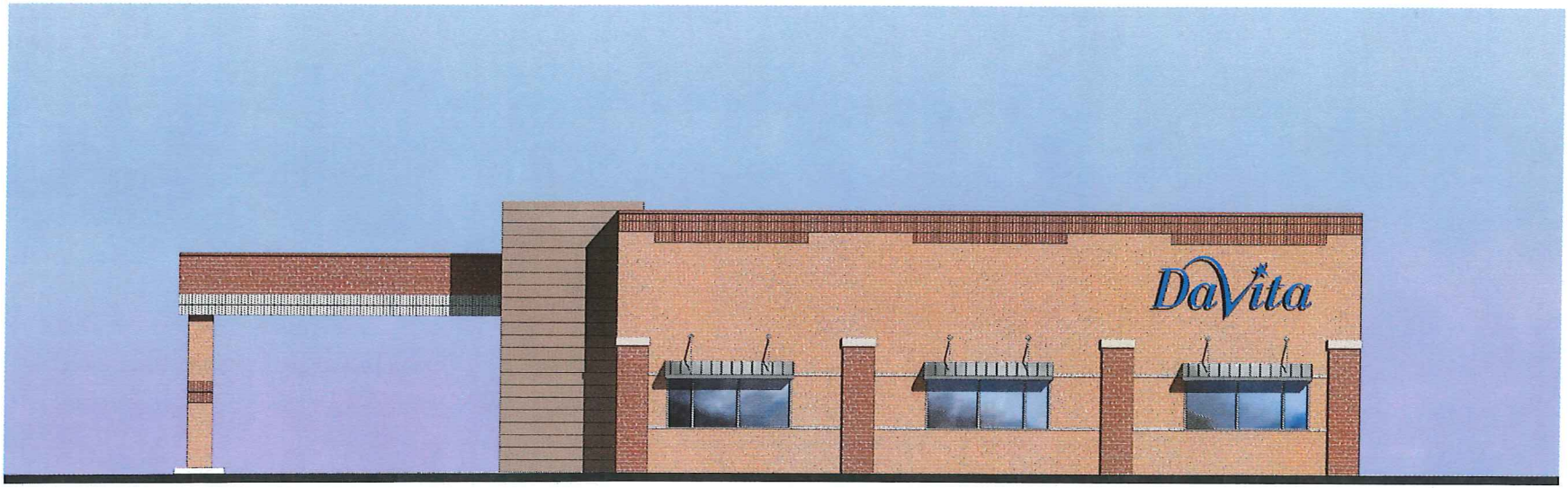
ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas,Texas 75204
(214) 824-3647,
fax (214) 824-7064

SEPTEMBER 27, 2016

C16114

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DWG: C16114 - 1 ACRE MOB SITE - SHERMAN.DWG LAYOUT: SITE PLAN
X:\DATA\DWG\2016\C16114 - 1 ACRE MOB SITE - SHERMAN.DWG



East Elevation

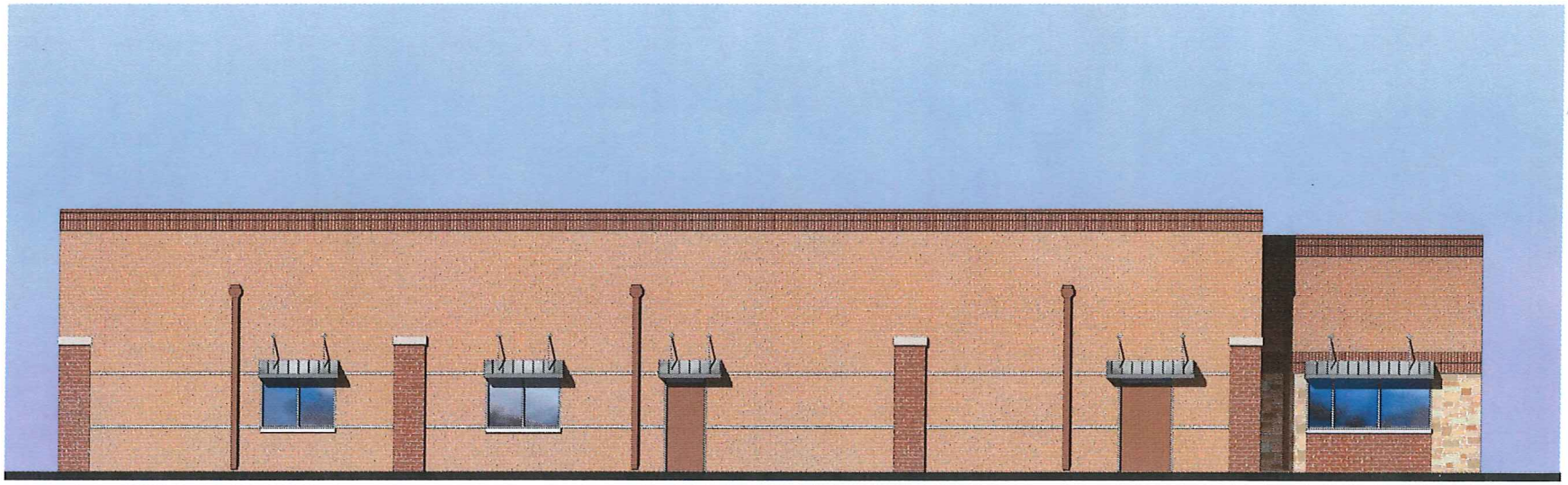


South Elevation

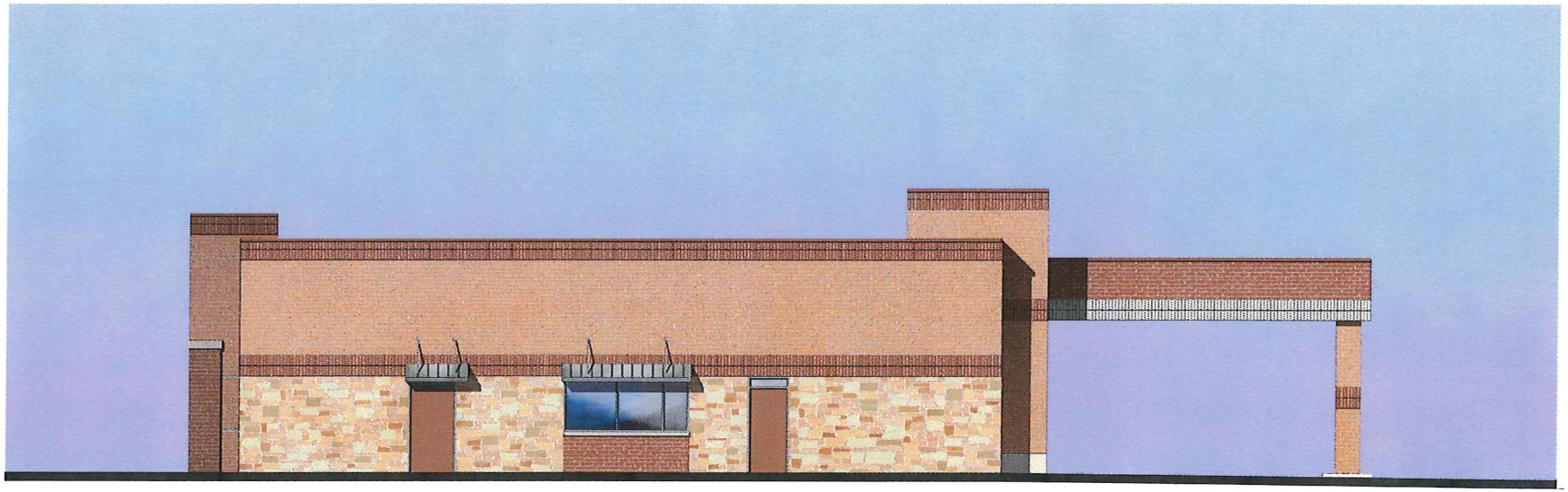
DaVita

PROPOSED ELEVATIONS
SHERMAN CROSSROADS
SHERMAN, TX
24 SEPT 2016 N.T.S.

LONESTAR ARCHITECTURE



North Elevation



West Elevation

DaVita

PROPOSED ELEVATIONS
SHERMAN CROSSROADS
SHERMAN, TX
24 SEPT 2016 N.T.S.

LONESTAR ARCHITECTURE



LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive soils and shall be left at a minimum of 1" below finish grade. Contractor to coordinate operations with onsite Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conwed" or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Conserv, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square feet.
7. Use a 4'x8' better board against all back areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Hydroseed, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scrap existing grass, big clippings, and scarify soil to a depth of 4" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CM	Crape Myrtle 'Tonto'	Lagerstroemia indica 'Tonto'	7' ht.	container grown, 3-5 cane, no cross canking
2	CP	Chinese Pistache	Pistachia chinensis	3" cal.	B&B, 13' ht. 4'-5' spread min.
1	DW	Desert Willow	Chilopsis linearis	6' ht.	B&B, tree form
2	LO	Live Oak	Quercus virginiana	3" cal.	B&B, 13' ht. 4'-5' spread min.
4	RO	Red Oak 'Shumard'	Quercus shumardii	3" cal.	B&B, 13' ht. 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
34	DA	Dwarf Abelia 'Edward Goucher'	Abelia sp 'Edward Goucher'	3 gal.	container, full plant, 36" o.c.
23	DTS	Dwarf Texas Sage 'Berstar'	Leucophyllum sp 'Berstar Dwarf'	3 gal.	container, full plant, 30" o.c.
12	HMG	Dwarf Mexican Grass	Penulestum scaposaturatus	3 gal.	container, full top of container, 24" o.c.
8	MS	Miscanthus 'Gracillimus'	Miscanthus sinensis 'Gracillimus'	8 gal.	container, full top of container

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	Cynodus dactylon	hydro	hydromulch, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

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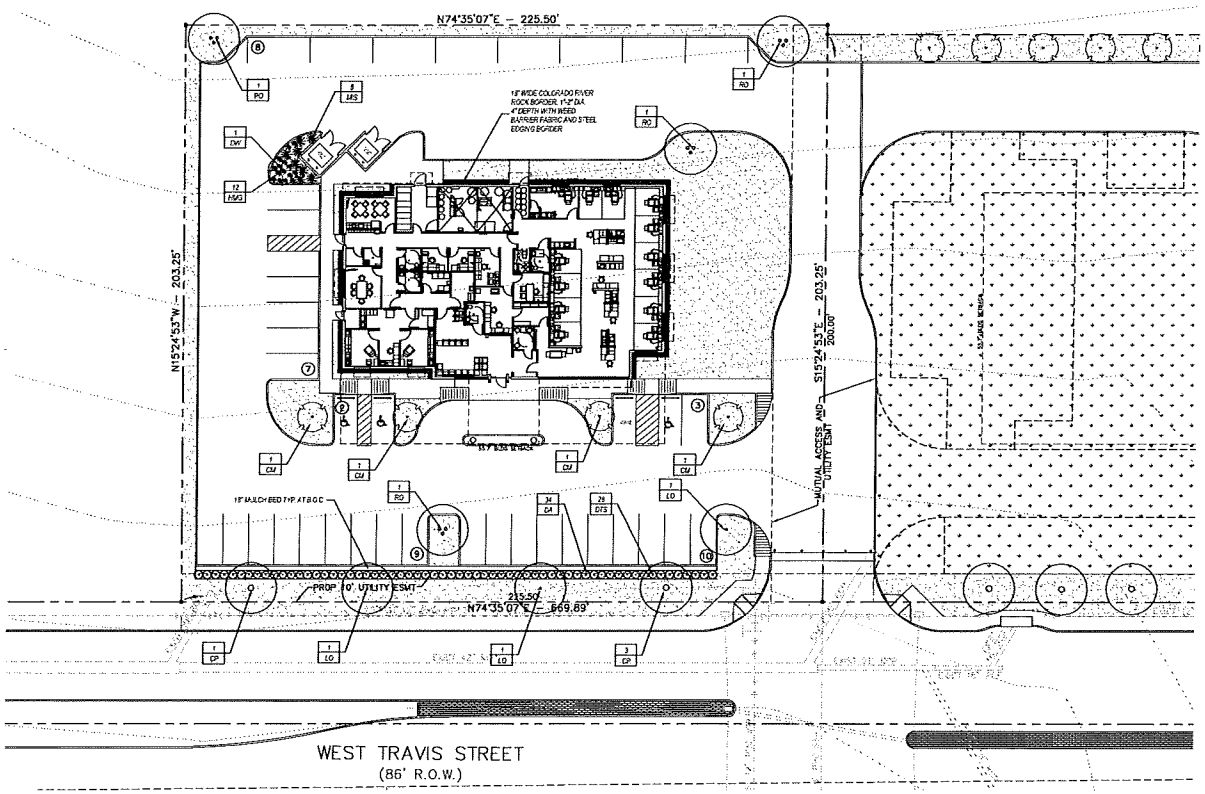
LANDSCAPE PLAN
DAVITA M.O.B.
CROSSROADS BUSINESS PARK
CITY OF SHERMAN, TEXAS

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BDA	BDA	09/27/16	1"=20'	BDD		L1.1

C16114

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LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas are to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one years maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below finish grade. Contractor to coordinate contractors with owners Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as: loamy and soil, free from lumps, clay, toxic substances, noxious debris, vegetation, stones containing no soil and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches compacted settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. Any rocks 3-4" diameter and larger, dirt clods, grubs, coarse grass, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

HYDROMULCH NOTES

1. All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
2. Contractor shall apply, by mission all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conwed" or equal.
5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra Tack one", as manufactured by Growers, Inc., or equal.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square feet.
7. Use a 4'x8' batter board against all back areas.
8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
9. In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scrap existing grass, lay clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
10. All lawn areas to be hydromulched shall have one hundred (100%) percent coverage prior to final acceptance.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from stock supply as necessary.

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CM	Crepe Myrtle 'Tonto'	Lagerstroemia indica 'Tonto'	7' ht.	container grown, 3-5 cane, no cross caring
2	CP	Chinese Pistache	Pistachia chinensis	3" cal.	B&B, 12' ht. 4'-5' spread min.
1	DW	Desert Willow	Chilopsis linearis	8' ht.	B&B, tree form
2	LO	Live Oak	Quercus virginiana	3" cal.	B&B, 12' ht. 4'-5' spread min.
4	RO	Red Oak 'Shumard'	Quercus shumardii	3" cal.	B&B, 12' ht. 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
14	DA	Dwarf Abelia 'Edward Goucher'	Abelia sp 'Edward Goucher'	3 gal.	container, full plant, 36" o.c.
28	DTS	Dwarf Texas Sage 'Bernice'	Leucophyllum sp 'Bernice Dwarf'	3 gal.	container, full plant, 36" o.c.
12	HMG	Dwarf Hamlin Grass	Pennisetum alopecuroides	3 gal.	container, full top of container, 24" o.c.
8	MS	Mexican Lily 'Orazilimus'	Mascarhus sinensis 'Orazilimus'	5 gal.	container, full top of container

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	Cynodon dactylon	hydro	hydromulch, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BDA	BDA	09/27/16	1"=20'	BDD		L1.1

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

Work Included: Furnish all supervision, labor, materials, services, equipment and appliances as required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (Trees, shrubs, and grass)
2. Soil preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1902, Edition, by American National Standards Institute, Inc. (ANSI) – plant material.

B. American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed 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 ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall have planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be four (4") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.5 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 final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site 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.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead or unhealthy trees and shrubs with same species and size as shown on the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the following shall be final:
 a. Plants used for replacement shall be of the same size and kind as those originally specified and shall be planted as originally specified. All soils, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including loss in level or bad areas, incurred as a result of making replacements shall be immediately repaired.
 b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases dead plants shall be removed from the premises immediately.
 c. When plant replacements are made, plants, sod mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract Documents. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective it is will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, disease, injury by humans, machines or fire.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete & undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

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 accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of bid/intent acceptance to select and tickle materials. Develop a program of maintenance (spraying and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when measurable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, bruise, branching habit, insects, injuries, and other defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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: Deliver plants in rigid container to hold trail shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to normal tops of plants. Plant spread refers to minimal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy symmetrical, well-balanced, full branched, and root bound. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and weak legs and be free and vigorous in their appearance.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
 Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and not excessively free of weeds and foreign grasses. Loam containing Bermuda grass or Nutgrass shall be rejected.
2. Physical properties as follows:
 Clay – between 7-27 percent
 Silt – between 15-25 percent
 Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of weeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilizer, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Edata Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Shaded T-Post, #1 Armco with anchor plate. 6'-8" length, paint green.
2. Wire: 12 gauge, 60-pt strand, galvanized wire.
3. Rubber hose: 2 ply fiber reinforced hose, minimum ½ inch inside diameter. Color: black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-6200 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass area to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to sod surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than the vertical dimension. Remove all rocks and soil over six (6") inches over one (1") inch in diameter. Planting shall be thoroughly mixed before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install 4-inch PVC transit pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 3 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug to solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire burn. Container trees will usually be pot bound, if so follow standard nursery practice of root scoring.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area where the top of the ball meets with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations are to be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked in six conditions require. Position stake to secure tree against maximal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning. Class I pruning standards practiced by National Arborist Association.

1. Dead wood or suckers and broken body (major) branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material.

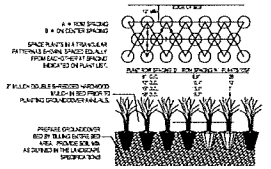
Q. Wood Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of wood curbing and obtain Owner's approval prior to installation.
2. All wood curbing shall be free of knots and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
4. Stakes are to be installed on the planting bed side of the curbing as opposed to the lawn side.
5. Do not install wood edging along sidewalks.
6. Cut wood edging at 45 degree angle where edging meets concrete.

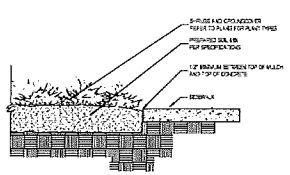
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be as organized that they look, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

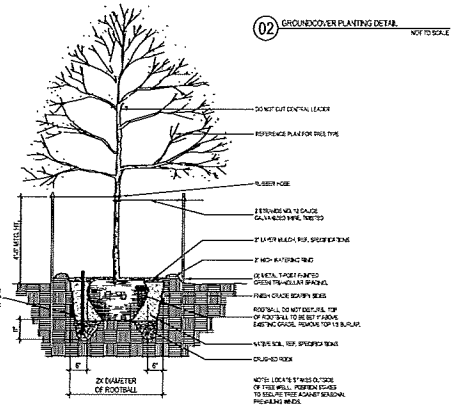
END OF SECTION



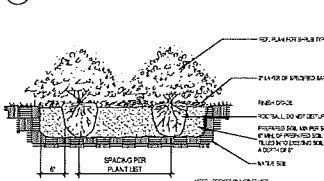
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



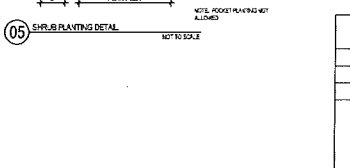
03 SIDEWALK MULCH DETAIL — NOT TO SCALE



01 TREE PLANTING DETAIL — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

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smr
landscape architects, llc
1724 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0900
Fax 214.871.0545
Email smr@smr-la.com

LANDSCAPE SPECIFICATIONS
DAVITA M.O.B.
CROSSROADS BUSINESS PARK
CITY OF SHERMAN, TEXAS

BROCKETTE/DAVIS/DRAKE, INC.
consulting engineers
Civil & Structural Engineering Surveying
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647 fax (214) 824-7064

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	SHEET NO.
BDA	BDA	09/27/16	1"=20'	BDD		L1.2

C16114

PROJECTS\2016\DAVITA_CROSSROADS\DWG\DAVITA_CROSSROADS.DWG

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

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

JRH Sherman LLC
4560 Beltline Rd., Suite 400
Addison, TX 75001

Brockette/Davis/Drake, Inc.
Jim Riley
4144 North Central Expressway, Suite 1100
Dallas, TX 75204

Lonestar Architecture
22214 Highland Knolls, #118
Katy, TX 77450

Dear Applicants,

The request for site plan approval for the construction of DaVita Medical Office Building in the Blalock Industrial Park for the property located at 209 West Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 or U.S. Highway 75 access road 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 Final Plat of the Sherman Crossroads Medical Addition, Lots 1 & 2, Block 1 shall be filed at the Grayson County Courthouse allowing the mutual access, drainage and utility easement before a building permit will be issued.
7. The parking ratio for a medical office is one space per 200 square foot; an exception will need to be granted if the parking ratio cannot be met for the proposed use on the lot before a Certificate of Occupancy Permit will be issued.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. Development Agreement required for Public Infrastructures.
12. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
13. The location of trash receptors must be approved by the Director of Public Works.
14. New Drive approaches shall conform to City of Sherman standards and a permit is required.
15. Water and sewer shall be extended to serve the development.
16. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 11.**

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

1614 N. LOCKHART STREET

The request of Gary Harbison (Owner) and Mark Kerr (General Contractor) concerning the property at 1614 North Lockhart Street, being Lot 35, Block D, Maxey's 1st Addition, as follows:

Board of Adjustments

Exception and Variance under Ordinance No. 2280, Section 4 and Section 6.2, Subsection (1) for an addition to an existing nonconforming dwelling to allow a 5' side yard setback in lieu of the required 7'5" for an attached carport in an R-1 (One Family Residential) District.

Background:

The property is located at 1614 North Lockhart Street between McGee and Texas Streets. The property is zoned an R-1 (One Family Residential) District.

The owner would like to construct an attached carport, 5' from the side property, lining it up with the house which is located 5' from the property line; the requirement is 7'5" for a 75' wide lot, making the structure existing nonconforming. They are requesting an exception and variance to get in compliance.The carport will match the existing house.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Gary Harbison (Owner)
Mark Kerr (General Contractor)

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:

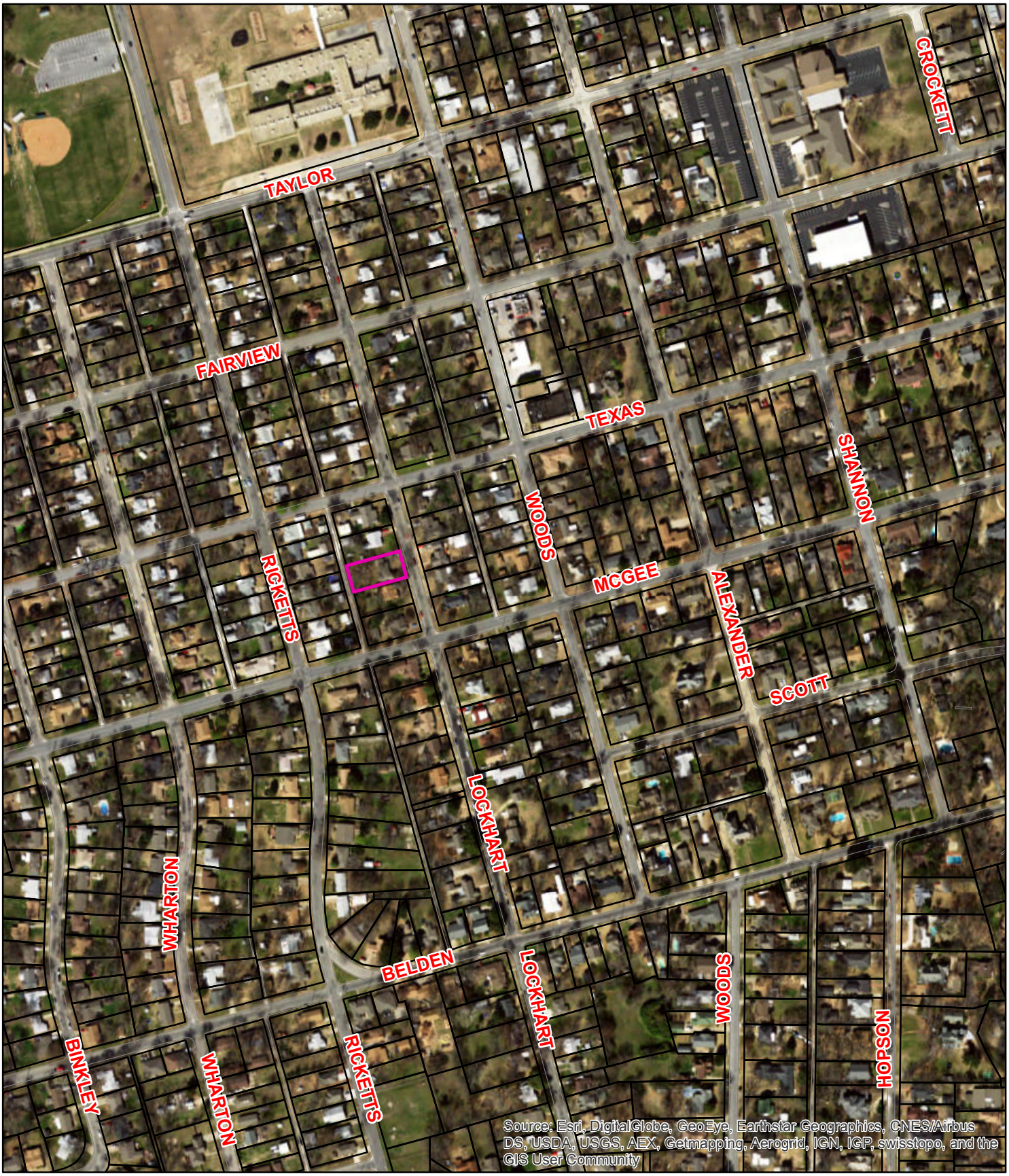
16

Objections Received:

0

Attachments

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



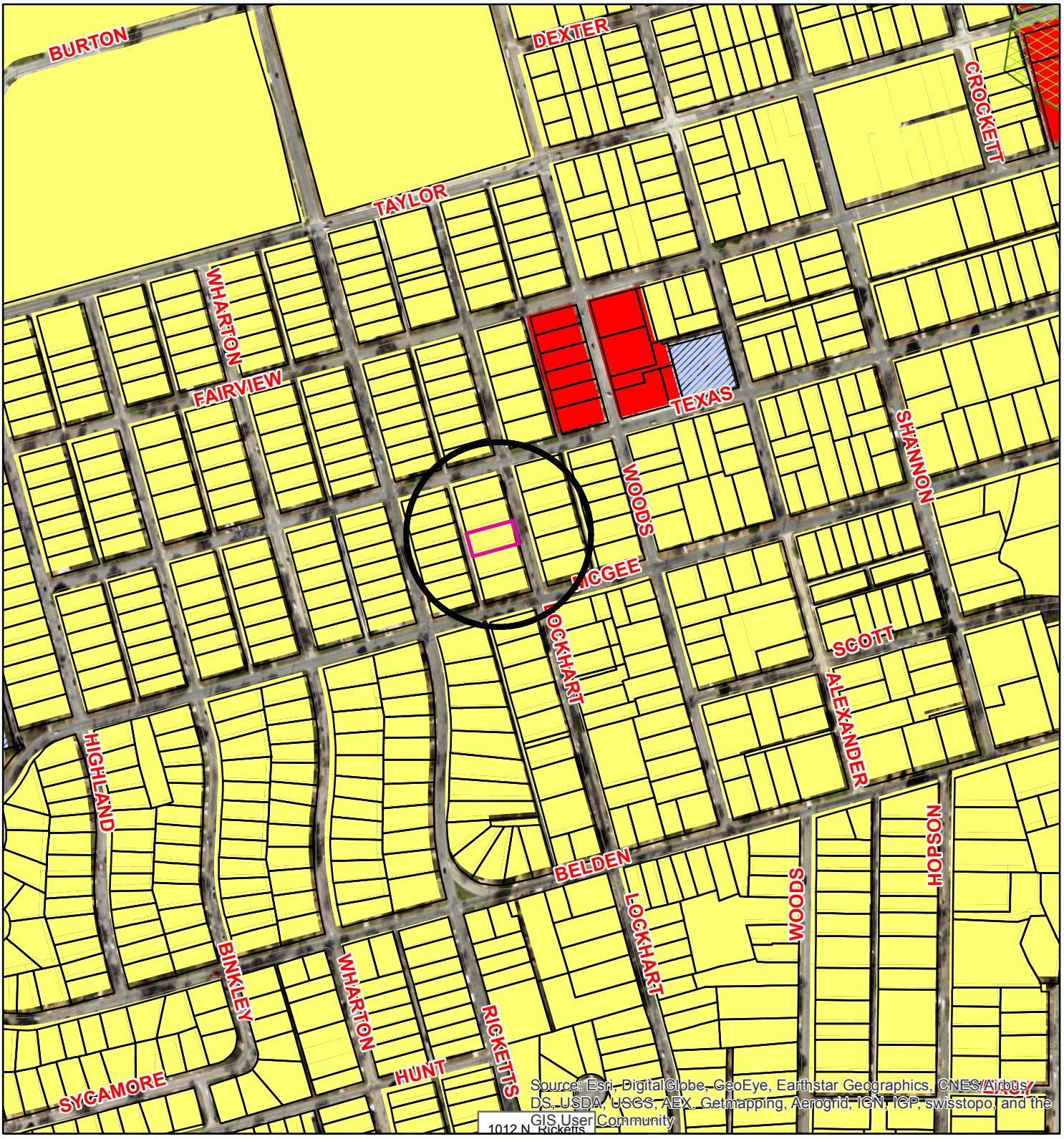
1614 N. Lockhart

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 357 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1614 N. Lockhart

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

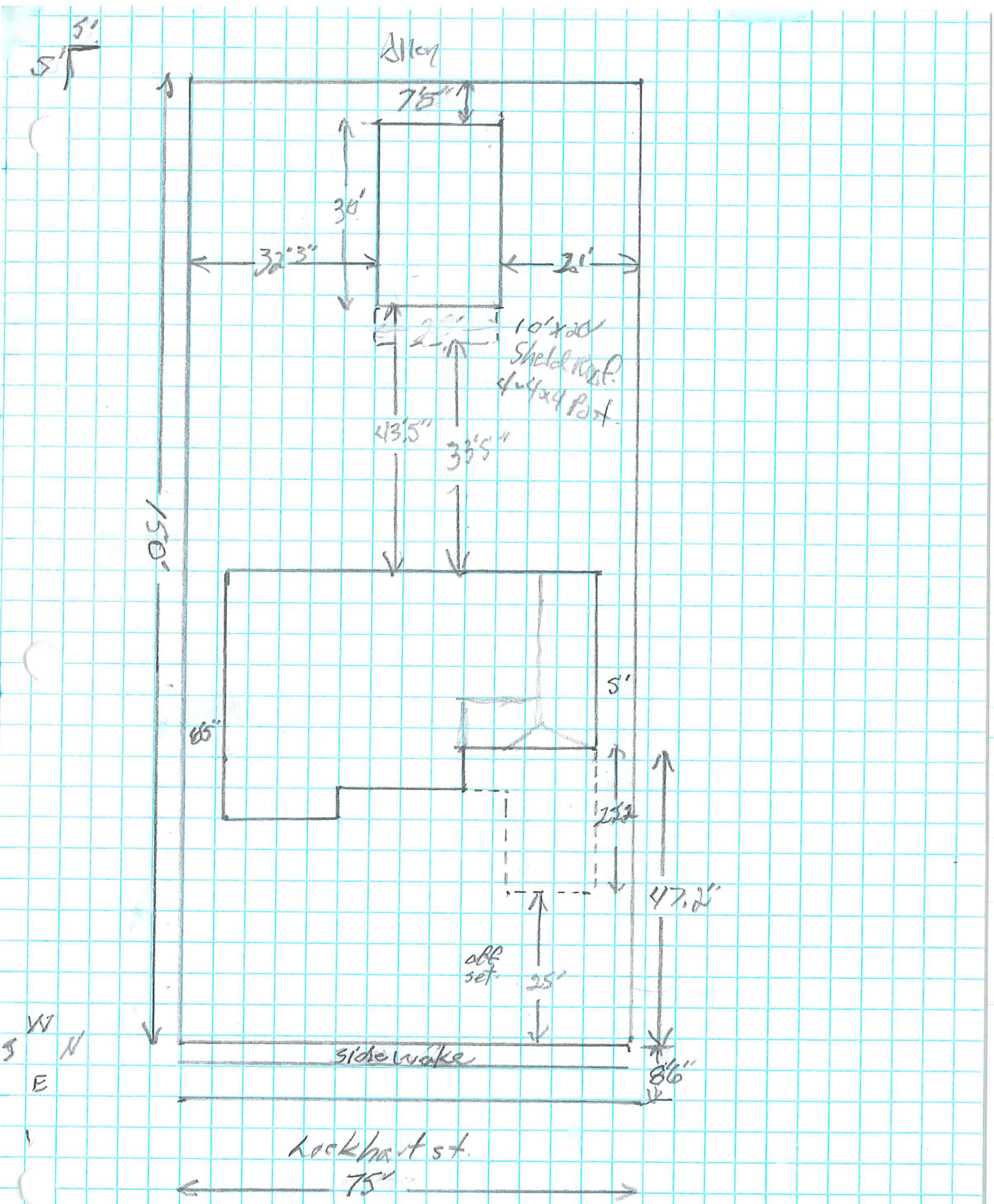
1 in = 428 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1614 N. Lockhart Street




5'
5'
Alley
75"
36"
32.3"
21"
10'x20'
Shed Roof
4"x4"x4 Post
43.5"
33.5"
150"
5'
65"
152"
47.2"
offset
25"
Sidewalk
86"
Lockhart st.
75'
W
S
N
E

Materials to be used
4x6" Post
2x6x Rafter
2x6 Ceiling joist
1x6 smart Fasia
O.S.B. Deck
4x8 smart soffit
20yr Comp Roof

East view Front of house

Front Gable Metal house.

Rafter tails to metal old.

10'

4"x6" Post

Driveway

12'

5' offset

North side.

Sidewalk

Front yard

North side View

Gable Roof to Metal house.

Comp Roof to metal old

old house.

4"x6" Treated Post

25' offset

Concrete

24" inground Concrete

23' to house.













Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

Gary Harbison
1614 N. Lockhart
Sherman, TX 75092

Mark Kerr
1615 N. Lockhart
Sherman, TX 75092

Dear Applicants,

The request for an exception and variance for an addition to an existing nonconforming dwelling to allow a 5' side yard setback in lieu of the required 7'5" for an attached carport in an R-1 (One Family Residential) District for the property located at 1614 North Lockhart Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 addition must meet the 2009 International Residential Codes.
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Parking permitted on improved surfaces only (concrete or asphalt).
7. New Drive approaches shall conform to City of Sherman standards and a permit is required.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Kerne, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 12.**

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

308 N. CLEVELAND AVENUE

The request of Keith and Lucero Burgos (Owners) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property at 308 North Cleveland Avenue, being Lot 8, Block 28, College Park Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow an additional dwelling on one lot in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 308 North Cleveland Avenue between Mulberry and Pecan Streets. The property is zoned an R-1 (One Family Residential) District and is also located in the College Park Overlay District.

The owner would like to convert an existing garage into living quarters for rental property.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Keith and Lucero Burgos (Owners)
Nathan Gray, NBS Drafting & Design (Draftsman)

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:

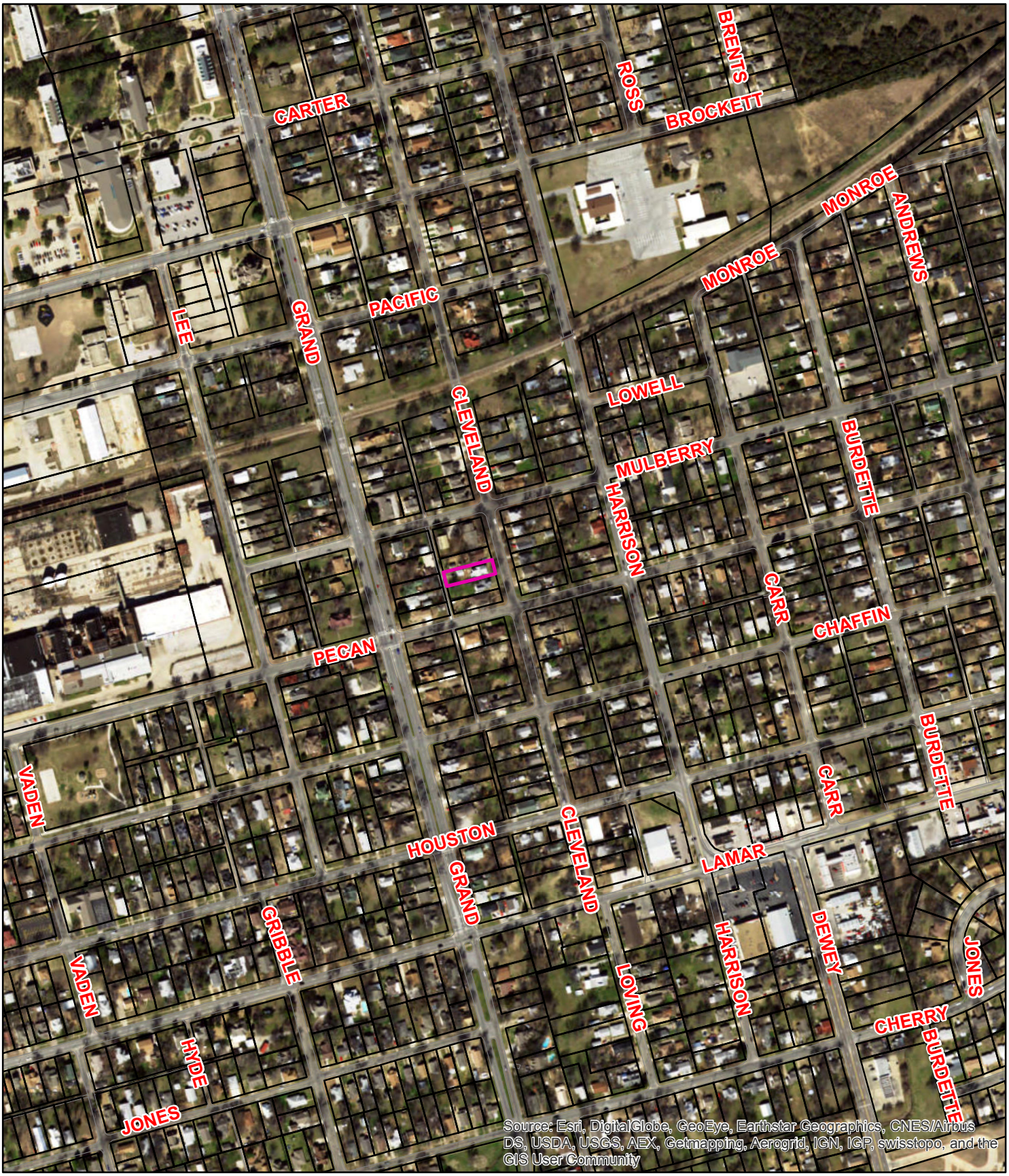
18

Objections Received:

0

Attachments

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



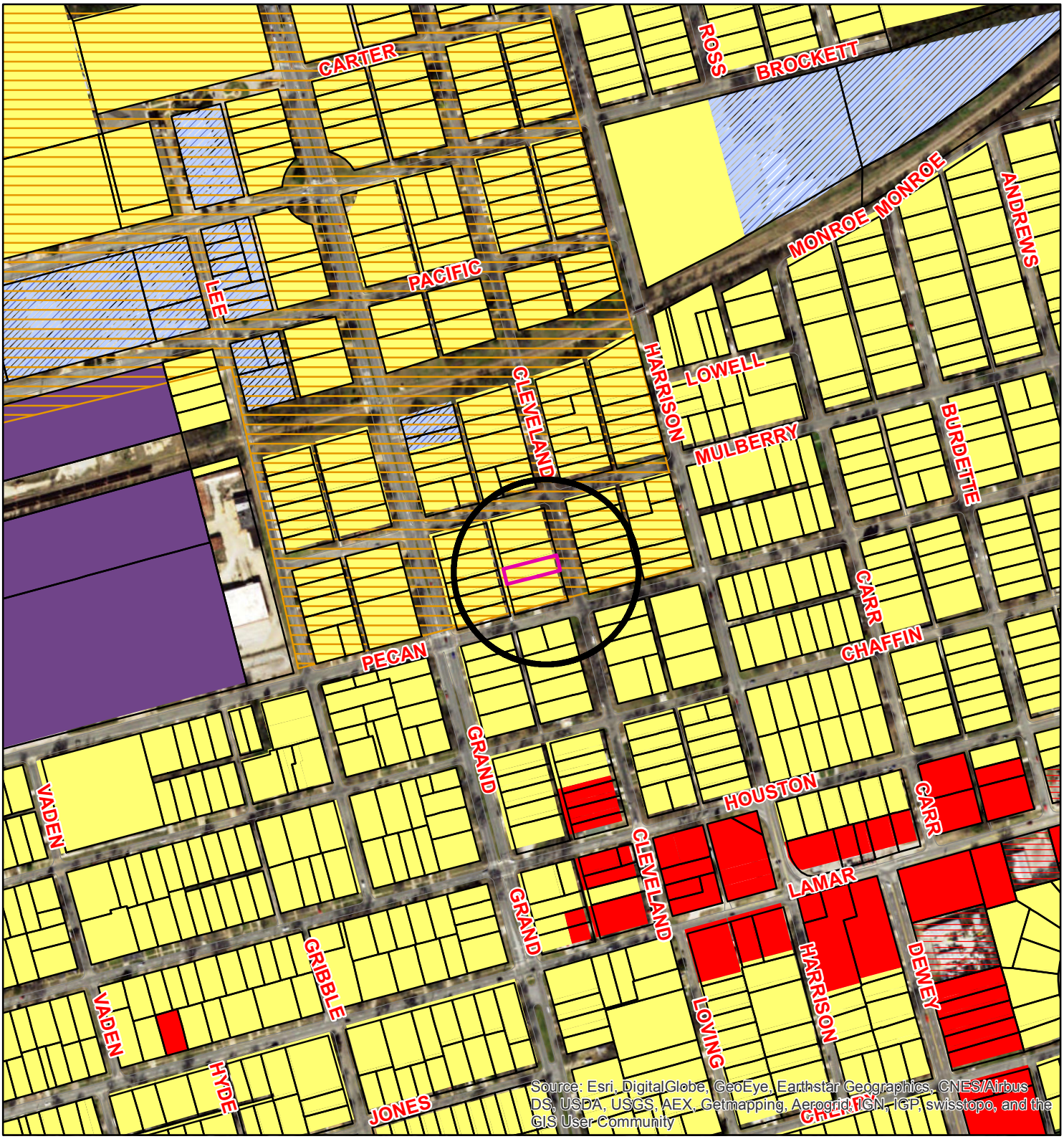
308 N. Cleveland Ave.

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 446 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 308 N. Cleveland

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

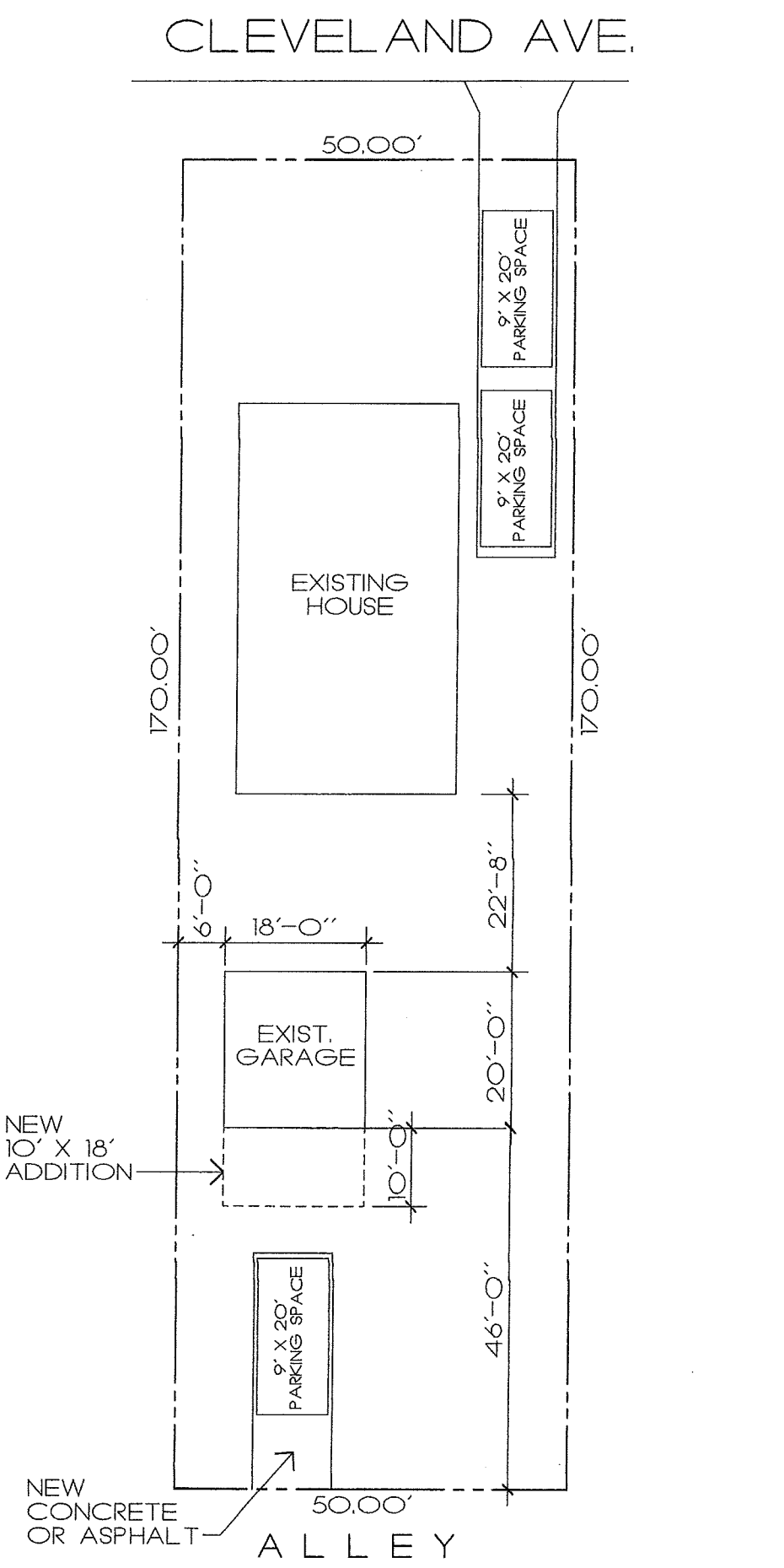
NOT TO SCALE

1 in = 428 ft

City of Sherman, Texas
Developmental Services Department

308 N. Cleveland Ave.

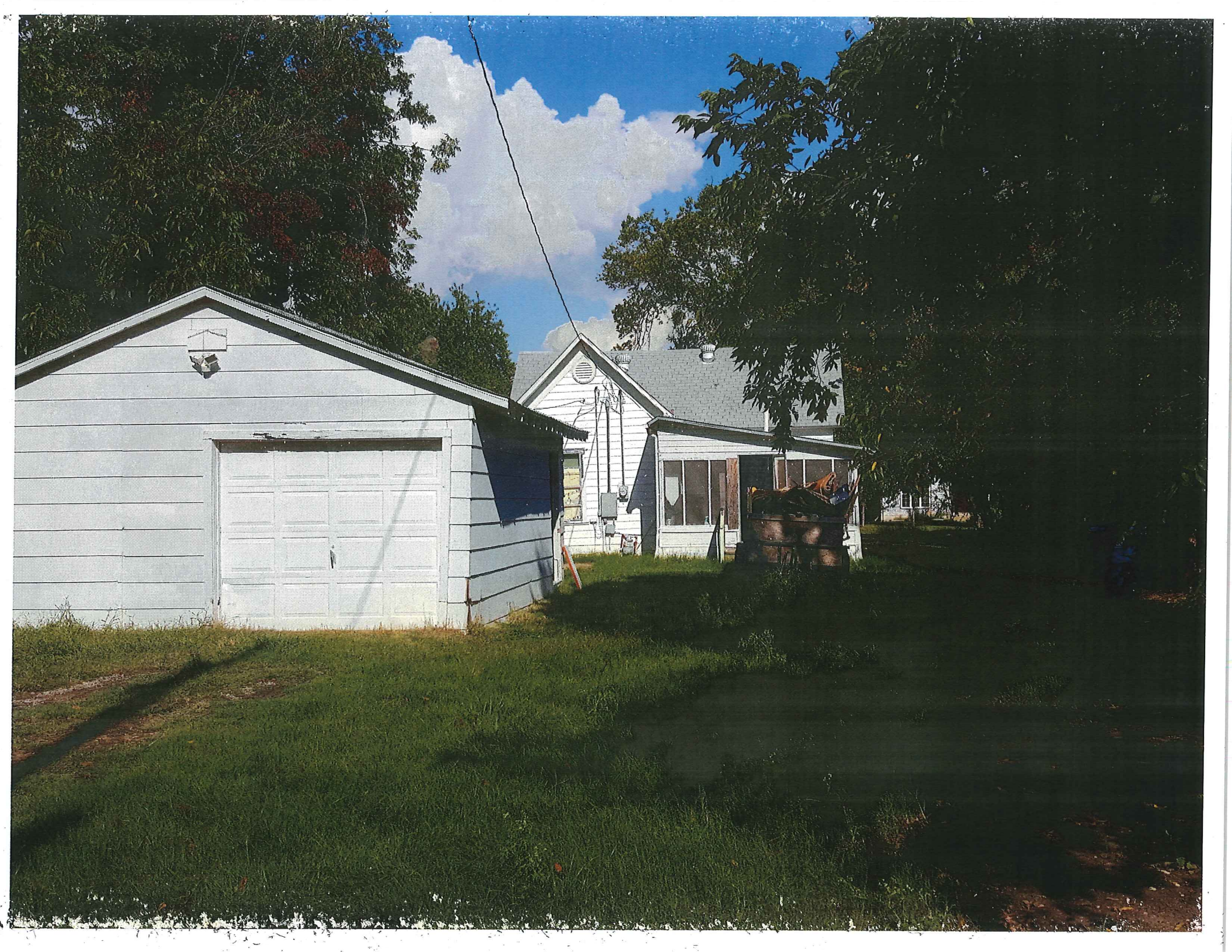




308 N. CLEVELAND
SHERMAN, TEXAS

SITE PLAN

SCALE: 1" = 20'-0"



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

Keith Burgos
766 Mitchell Rd.
Sherman, TX 75090

NBS Drafting & Design
122 S. Bryant Ave.
Sherman, TX 75092

Dear Applicants,

The request for exception to allow an additional dwelling on one lot in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District/College Park Overlay District for the property located at 308 North Cleveland has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Parking is permitted on paved surfaces only (concrete or asphalt).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. All new residential structures shall have a minimum 1,200 square foot living area, unless an exception is granted.
5. The exterior finish of the building shall be 60% masonry, hardy board or concrete fiber board.
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 shall conform to City of Sherman standards and a permit is required.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 13.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 1700 BLOCK WEST U.S. HIGHWAY 82**

The request of TPJ Properties, LTD and SDB Partners LLC (Owners) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property in the 1700 block of West U.S. Highway 82, being 3.770 acres in the Uriah Burns Survey, Abstract No. 121 and being all of Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition as follows;

Planning and Zoning Commission

Replat of Carrus Medical Plaza, being a Replat of Lot 5 of Carrus Medical Plaza of a Replat of Lot 2 of Post Oak Crossing East Addition and a 1.364 acre tract out of the Uriah Burns Survey, Abstract No. 121

Background:

The property is located in the 1700 Block U.S. Highway 75 between Rex Cruse Drive and Post Oak Crossing. The property is zoned an R-1 (One Family Residential) District and C-1 (Retail Business) District and is located in the O-1 (75 & 82) Overlay District.The owners would like to replat the property into one lot for commercial development of a medical office building.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

TPJ Properties, LTD and SDB Partners LLC (Owners)
Teague, Nall & Perkins, Inc. (Engineer/Architect/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:

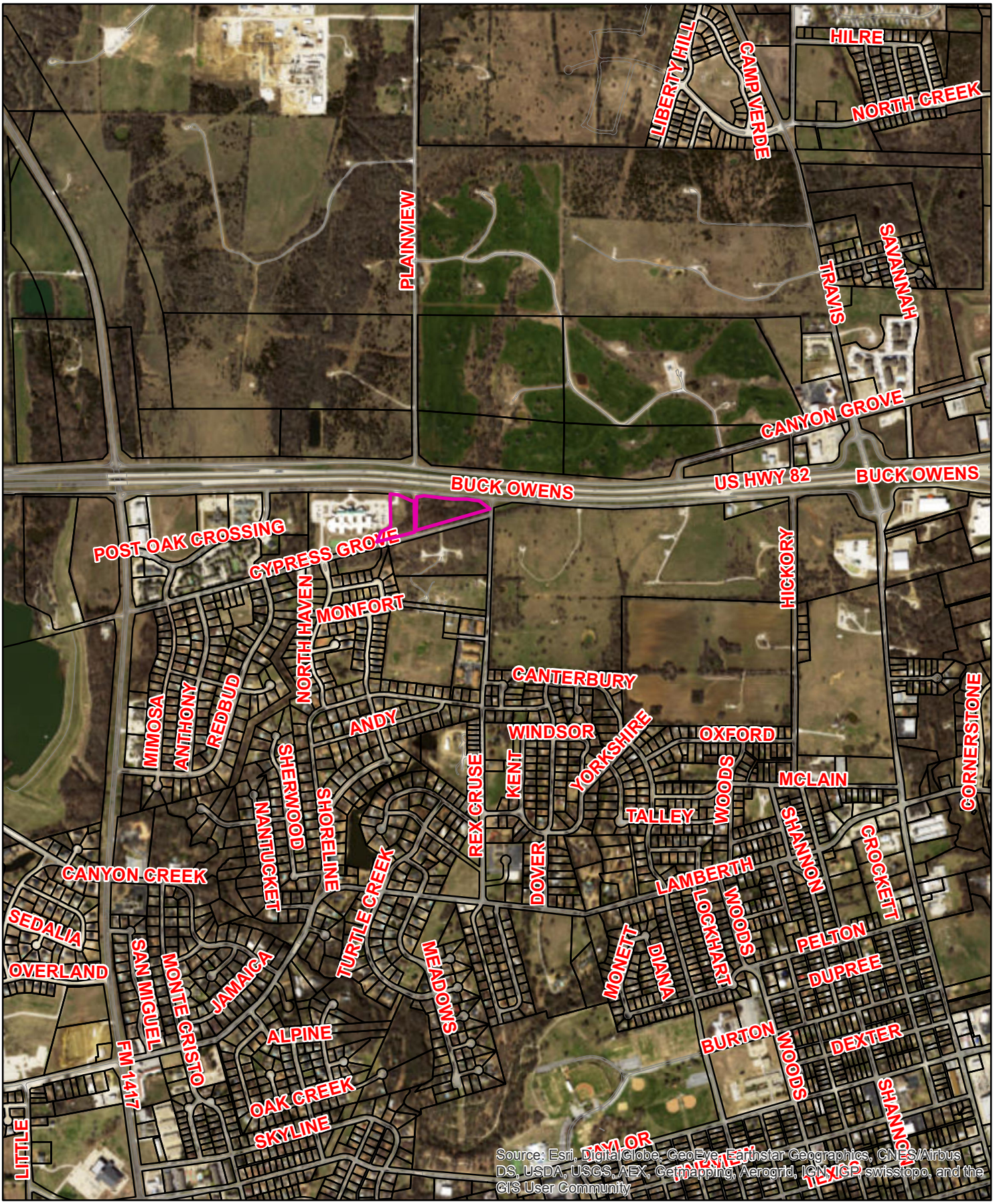
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



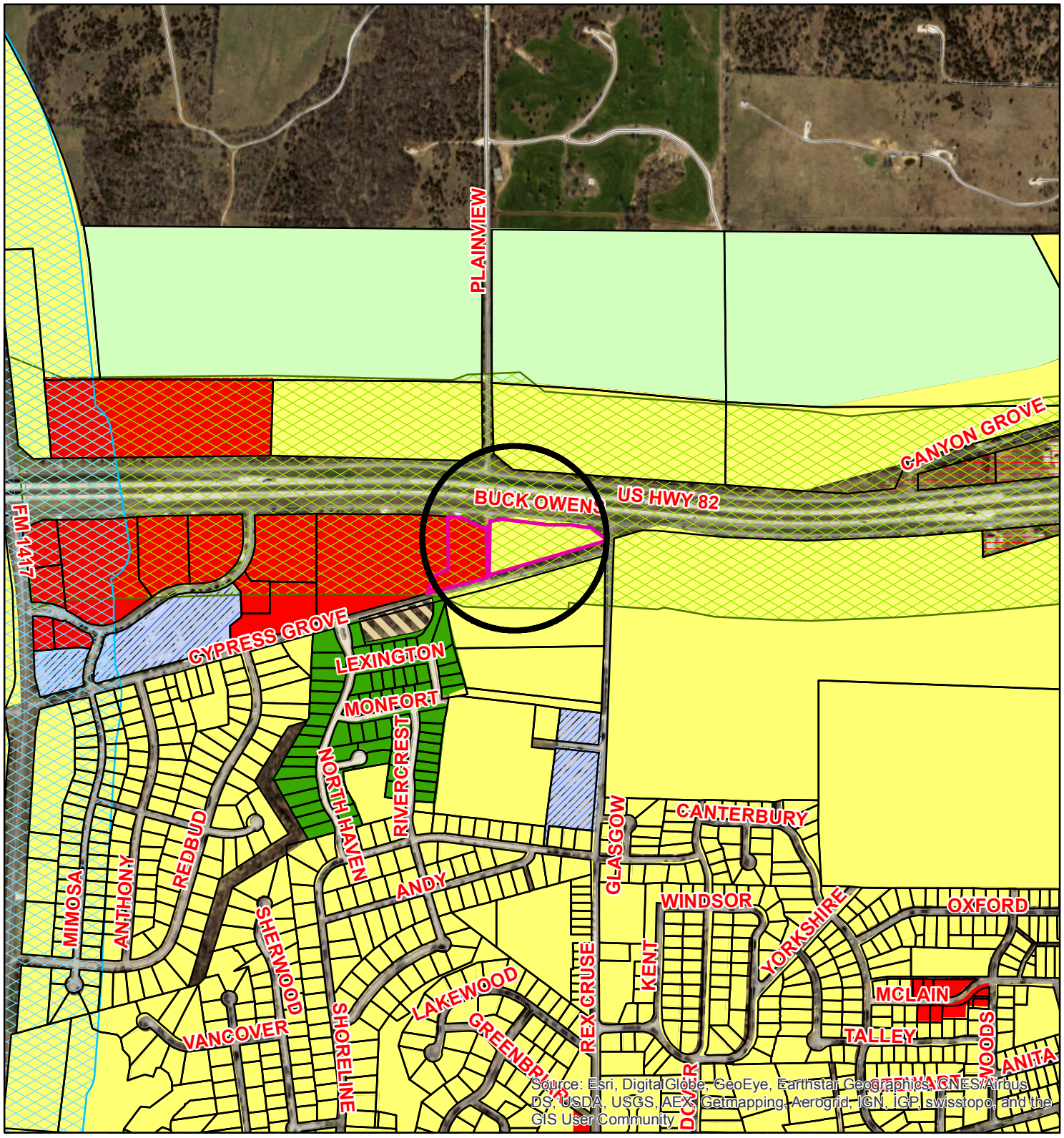
Sherman
CLASSIC TOWN. BROAD HORIZON.

1700 Blk. W. U.S. Highway 82
Replat

NOT TO SCALE

1 in = 1,284 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1700 Block W. U.S. Highway 82 Replat

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Raybum Freeway
- US Hwy 82 and 75

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

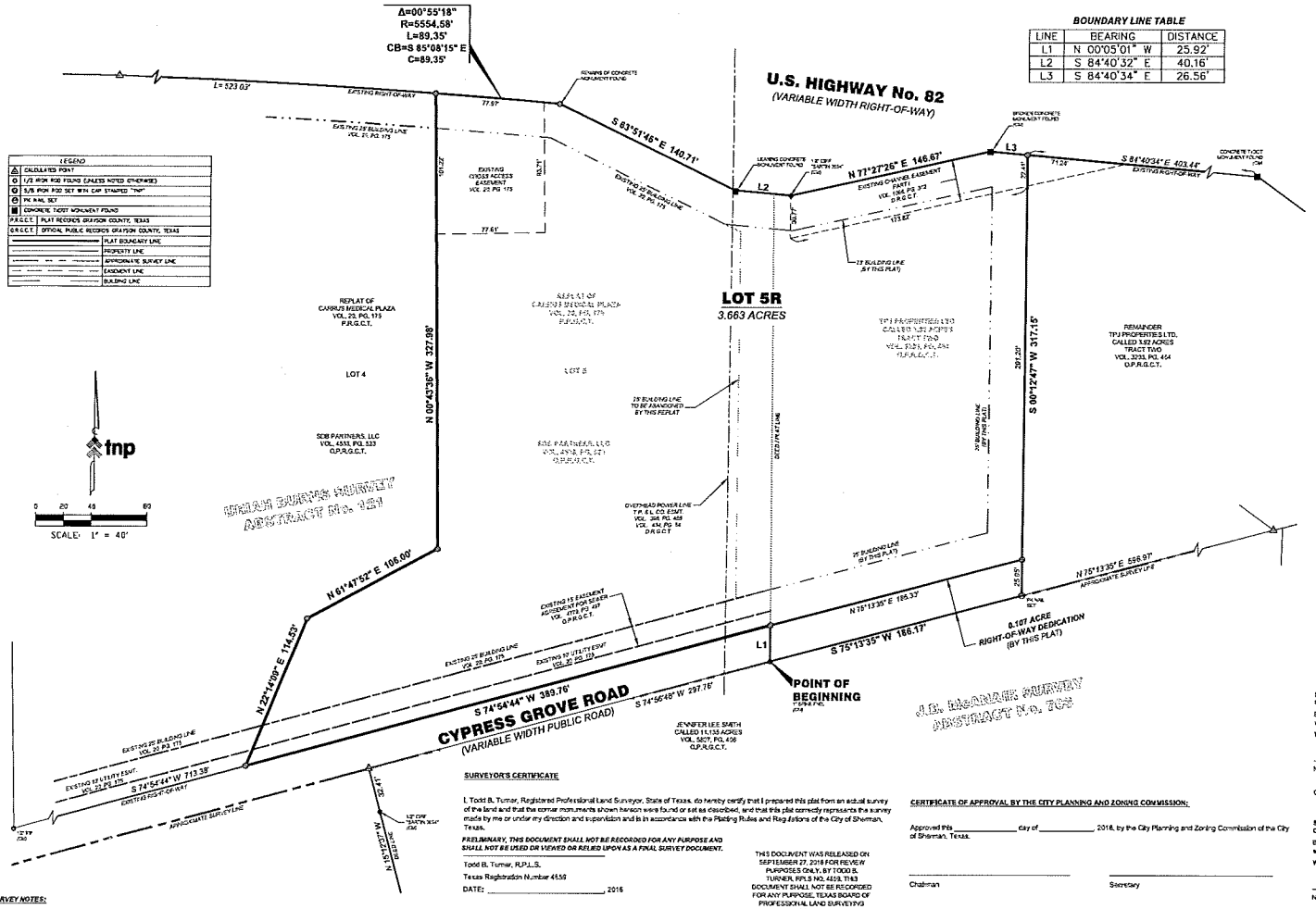
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

1 in = 856 ft

1700 Blk. W. US Highway 82





SURVEY NOTES:

1. *All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.*
2. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000069396 to scale from grid to surface.*
3. *No portion of the subject property is located within the 100-Year Floodplain, as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48181C0270F, dated September 26, 2010, this property lies within Zone "X" (unshaded), Zone "A" - Other Areas (unshaded), is defined as areas determined to be outside the 0.2% annual chance floodplain.*

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is in accordance with the Platting Rules and Regulations of the City of Sherman, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Todd B. Turner, R.P.L.S.
Texas Registration Number 4559
DATE: _____, 2016

THIS DOCUMENT WAS RELEASED ON SEPTEMBER 27, 2016 FOR REVIEW PURPOSES ONLY, BY TODD B. TURNER, RPLS NO. 4559, THAT DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18 (c).

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd B. Turner, 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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

Approved this _____ day of _____, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

_____ _____
Mayor, City of Sherman, Texas Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing REPLAT of CARRUS MEDICAL PLAZA, an Addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this _____ day of _____, A.D. 2016.

City Clerk, City of Sherman, Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SDB PARTNERS, LLC AND TPJ PROPERTIES LTD. are the owners of a 3.770 acre tract of land situated in the Uriah Burns Survey, Abstract No. 121, City of Sherman, Grayson County, Texas, and being all of Lot 5 per the Replat of Carrus Medical Plaza, as recorded in Volume 25, Page 175 of the Plat Records of Grayson County, Texas, and being part of a called 3.92 acre tract of land as described as Tract Two in a Deed to TPJ Properties Ltd., as recorded in Volume 3233, Page 454 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch spike found in the pavement of a public road known as Cypress Grove Road, said point being the Southwest corner of the above cited 3.92 acre tract, said point also being at an angle point in North line of a called 11.135 acre tract of land described in a Deed to Jennifer Lee Smith, as recorded in Volume 3677, Page 406 of the Official Public Records of Grayson County, Texas;

THENCE North 00°05'01" West departing said Cypress Grove Road and said 11.135 acre tract, and along the West line of said 3.92 acre tract for a distance of 25.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the Southeast corner of said Lot 5;

THENCE South 74°54'44" West departing the West line of said 3.92 acre tract, and along the South line of said Lot 5, for a distance of 389.76 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Southwest corner of said Lot 5 and the Southeast corner of Lot 4 per said Replat of Carrus Medical Plaza;

THENCE North 22°14'09" East along the common line between said Lots 4 and 5, for a distance of 114.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 61°47'52" East continuing along the common line between said Lots 4 and 5, for a distance of 106.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 00°43'36" West continuing along the common line between said Lots 4 and 5, for a distance of 327.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the South line of U.S. Highway No. 82, a variable width right-of-way, said point being the Northwest corner of said Lot 5 and the Northeast corner of said Lot 4;

THENCE in a Southeasterly direction, along the South line of said Highway, and along a non-tangent curve to the right having a central angle of 00°55'18", a radius of 5554.58 feet, a chord bearing of South 83°08'15" East, a chord distance of 89.35 feet and an arc length of 89.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner over the remains of a broken concrete monument;

THENCE South 83°51'46" East continuing along the South line of said Highway, for a distance of 140.71 feet to the center of brass on a leaning concrete monument found for corner;

THENCE South 84°40'32" East continuing along the South line of said Highway, for a distance of 40.16 feet to a 1/2 inch iron rod with cap stamped "Smith 3834" found for corner;

THENCE North 77°27'26" East continuing along the South line of said Highway, for a distance of 146.67 feet to a broken concrete monument found for corner;

THENCE South 84°40'34" East continuing along the South line of said Highway, for a distance of 26.56 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 00°12'47" West departing the South line of said Highway, for a distance of 317.15 feet to a PK nail set for corner in said Cypress Grove Road, said point being in the South line of said 3.92 acre tract and the North line of said 11.135 acre tract;

THENCE South 75°13'35" West along said Cypress Grove Road, and along the South line of said 3.92 acre tract and the North line of said 11.135 acre tract, for a distance of 186.17 feet to the **POINT OF BEGINNING**, and containing 3.770 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT We, SDB PARTNERS, LLC, and TPJ PROPERTIES, LTD, being the owners of the hereinabove described property do hereby adopt this Replat, designating the herein described property as REPLAT OF CARRUS MEDICAL PLAZA, an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right to 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 the City of Sherman, Texas.

SDB PARTNERS, LLC

BY: _____, 2016. Date: _____, 2016.
Authorized Agent

Anbu Nadhirunu
Printed Name

Manager
Title

TPJ PROPERTIES, LTD

BY: _____, 2016. Date: _____, 2016.
Authorized Agent

Printed Name

Title

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Commission Expires: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Commission Expires: _____

REPLAT

CARRUS MEDICAL PLAZA

BEING A REPLAT OF LOT 5 OF CARRUS MEDICAL PLAZA AND A 1.364 ACRE TRACT OUT OF THE URIAH BURNS SURVEY, ABSTRACT NO. 121 CONTAINING 3.770 ACRES OF LAND

City of Sherman, Grayson County, Texas

CSH16203 SEPTEMBER 2016

teague nall & perkins
1317 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
T.B.P.L.S. Firm No. 10011501

OWNER	OWNER	SURVEYOR
TPJ PROPERTIES, LTD	SDB PARTNERS, LLC	TEAGUE NALL & PERKINS
P.O. Box 670	321 N. Highland Ave, Ste 100	1317 Centre Place Drive, Suite 320
Sherman, Texas 75091	Sherman, Texas 75092	Denton, Texas 76205
		PH: 940-383-4177

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

TPJ Properties, LTD
P.O. Box 670
Sherman, TX 75091

SDB Partners, LLC
321 N. Highland Ave., Ste. 100
Sherman, TX 75092

Teague Nall & Perkins
1517 Centre Place Dr., Suite 320
Denton, TX 75205

Dear Applicants,

The request for approval of the Replat of Carrus Medical Plaza, being a Replat of Lot 5 of Carrus Medial Plaza and a 1.364 acre tract out of the Uriah Burns Survey, Abstract No. 121 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit if required from the City of Sherman Engineering Department.
4. Detention in accordance with City criteria will be required as the site develops.
5. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Remove Building Setback Lines from Plat.
7. Extend Easement along Cypress Grove Road.
8. Add Perimeter 10' Easement along the North and West sides of property.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Eng.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 14.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

1700 BLOCK WEST U.S. HIGHWAY 82

The request of TPJ Properties LTD (Owners), SDB Partners LLC (Prospective Buyers) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property in the 1700 block of West U.S. Highway 82, being 1.364 acres in the Uriah Burnes Survey, Abstract No. 121, as follows;

Planning and Zoning Commission

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

Background:

The property is located in the 1700 Block U.S. Highway 75 between Rex Cruse Drive and Post Oak Crossing. The property is zoned an R-1 (One Family Residential) District and is located in the O-1 (75 & 82) Overlay District. The owners would like to rezone the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for commercial development of a medical office building.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

TPJ Properties LTD (Owners)
SDB Partners LLC (Prospective Buyers)
Teague, Nall & Perkins, Inc. (Engineer/Architect/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:

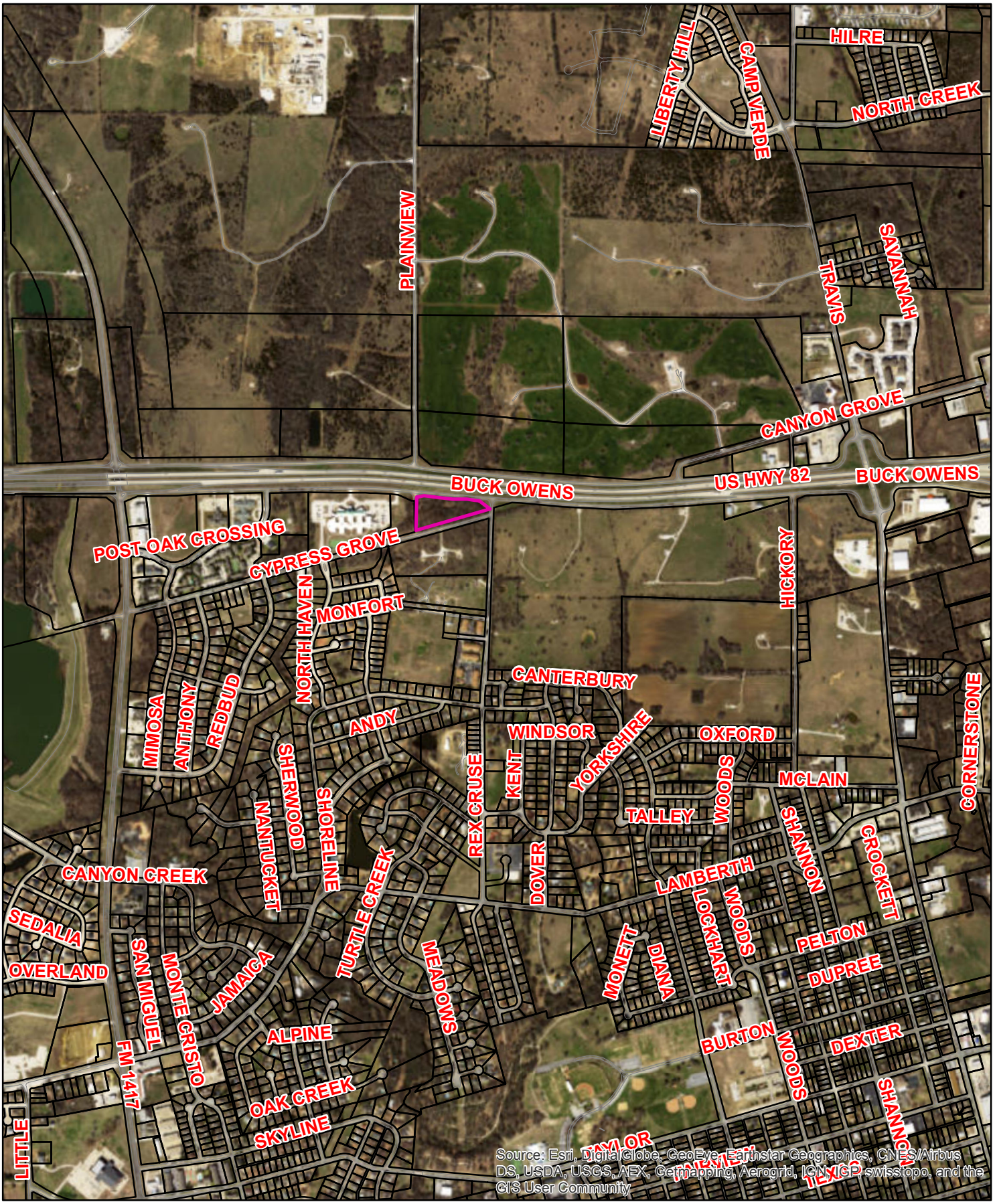
6

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Landscape Plan



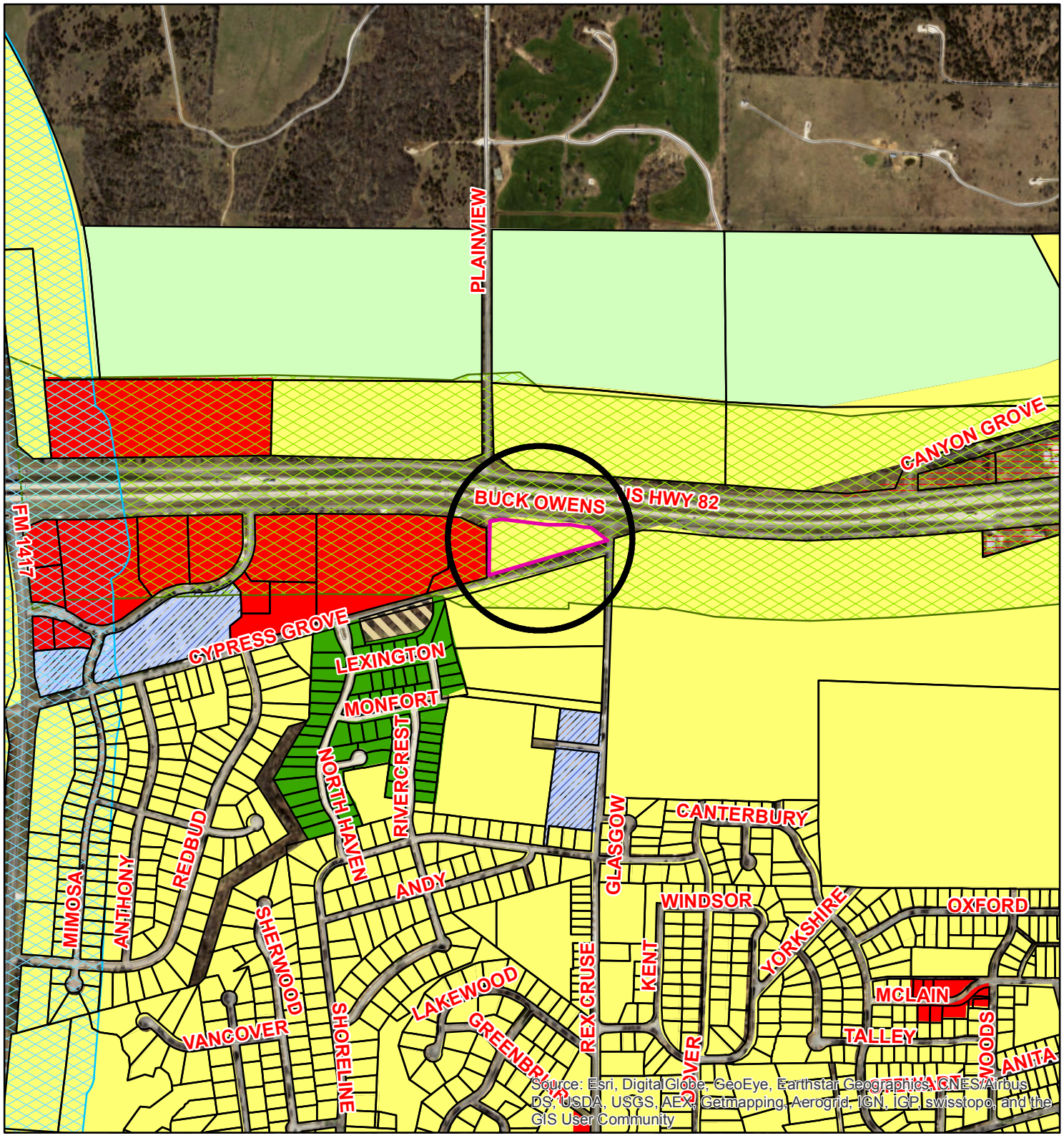
Sherman
CLASSIC TOWN. BROAD HORIZON.

1700 Blk. W. U.S. Highway 82
Zone Change

NOT TO SCALE

1 in = 1,284 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1700 Block W. U.S. Highway 82

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

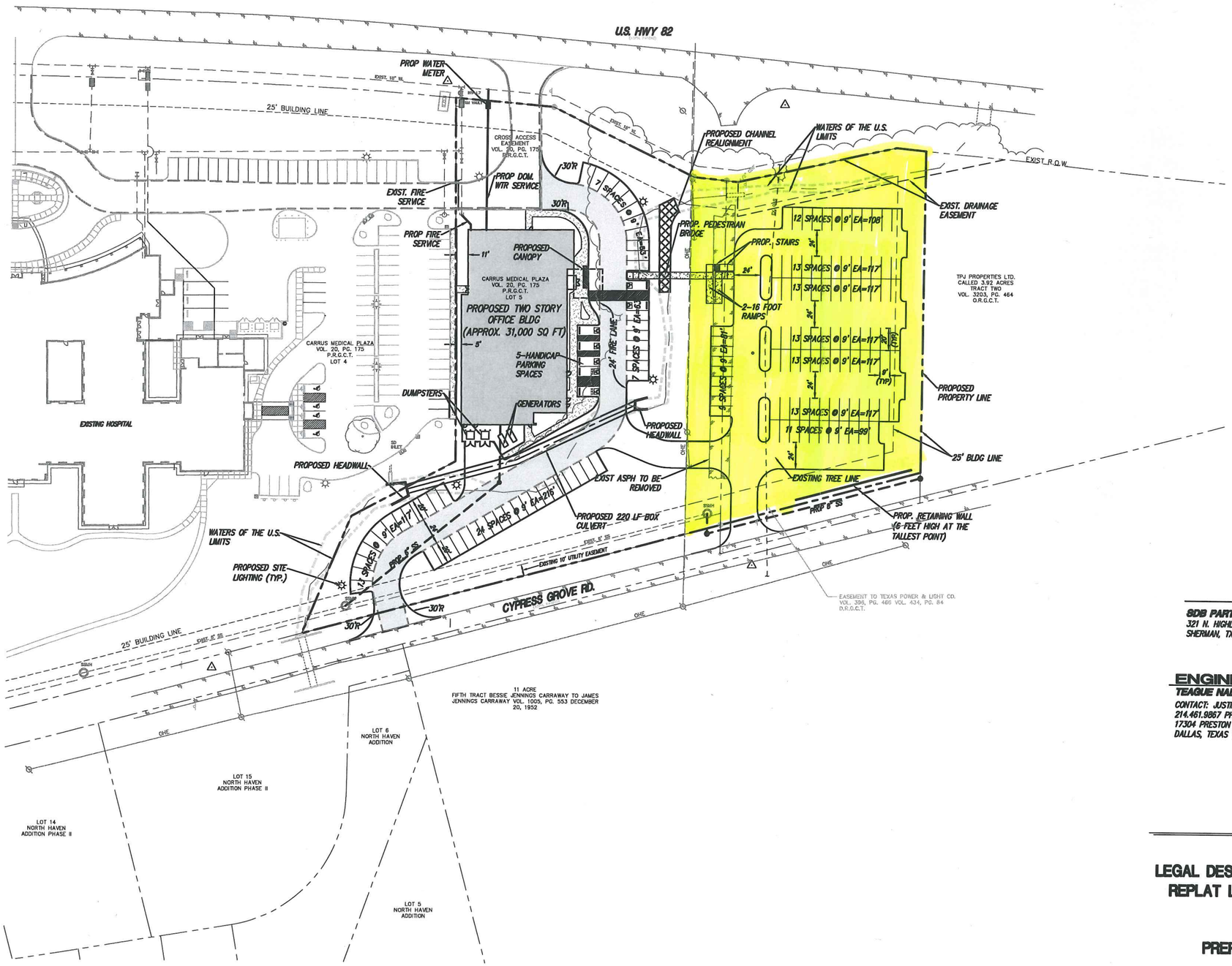
1 in = 856 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1700 Blk. W. US Highway 82





SITE DATA SUMMARY

ZONING:	C-1 : RETAIL BUSINESS DISTRICT
PROPOSED USE:	OFFICE BUILDING
GROSS LOT AREA:	3.77 ACRES
BUILDING AREA	APPROX. 31,000 SF
TOTAL PARKING REQUIRED (1 SPACE PER 200 SF)	155 SPACES
PROPOSED PARKING PROVIDED:	148 SPACES
PROPOSED HANDICAP PARKING PROVIDED:	7 SPACES
TOTAL PARKING:	155 SPACES

HATCH LEGEND

- PROPOSED FIRE LANE
- PROPOSED FLATWORK

OWNER

SDB PARTNERS, LLC
321 N. HIGHLAND AVE., SUITE 100
SHERMAN, TX 75092

TPJ PROPERTIES, LTD.
P.O. BOX 670
SHERMAN, TX 75091

ENGINEER:

TEAGUE NALL & PERKINS
CONTACT: JUSTIN WALTON, P.E.
214.461.9867 PH 214.461.9864 FX
17304 PRESTON ROAD, SUITE 1340
DALLAS, TEXAS 75252

SURVEYOR:

TEAGUE NALL & PERKINS
CONTACT: TODD TURNER
940.205.4411
1517 CENTRE PLACE DRIVE, SUITE 320
DENTON, TEXAS 76205

SITE PLAN FOR CARRUS OFFICE PARK

COUNTY: GRAYSON
LEGAL DESCRIPTION: CARRUS MEDICAL PLAZA REPLAT LT 2 OR REPLAT, BLOCK 1, LOT 5
TOTAL ACREAGE: 3.77

PREPARED: SEPTEMBER 27, 2016

GRAPHIC SCALE 50 0 25 50 100

no.	revision	by	date

scale
when bar is 1 inch long
horiz 1"=50'
vert N/A
SEPT 2016

teague nall & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

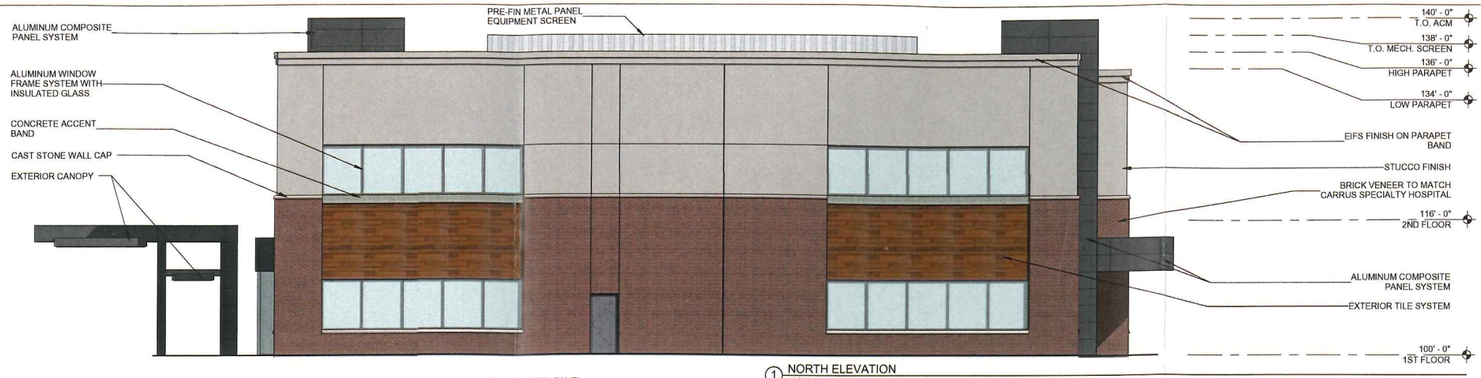
Justin N. Walton, P.E. Date: SEPT. 2016

Tx. Reg. # 97267

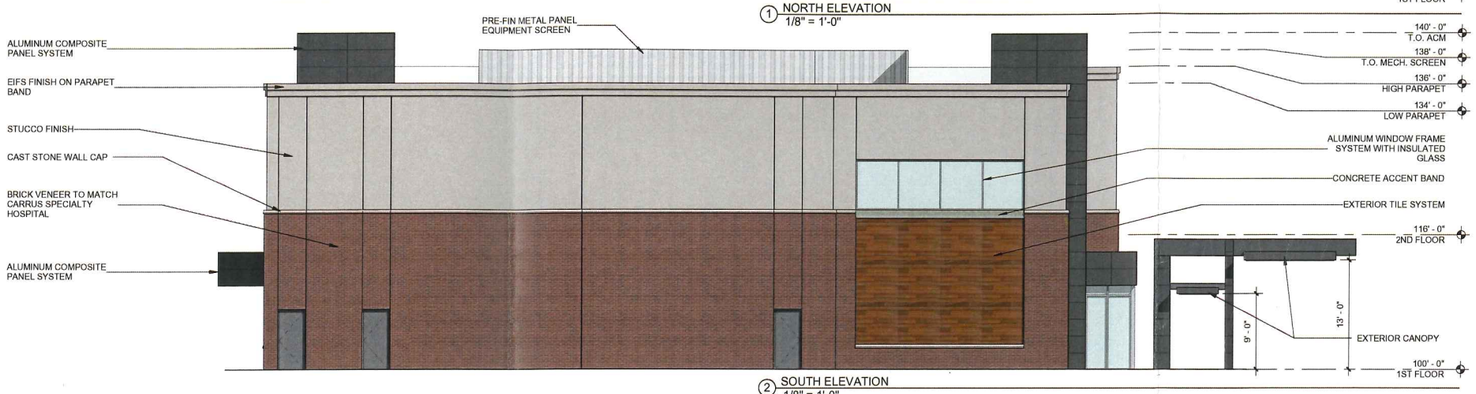
City of Sherman, Texas
Improvements for
CARRUS OFFICE PARK
SITE PLAN

tnp project CSH16203
sheet C1.1

Drawing: Q:\Projects\CSH16203\CAD\Sheets\16203-Site Option A.dwg at Sep 27, 2016-2:30pm by George_S
Layout: Layout1 Xrefs: Z-22x34 BDR.dwg - Z-BASE.dwg - X-BASE.dwg



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

THE DESIGNS AND PLANS AND IDEAS CONTAINED IN THESE DRAWINGS ARE THE PROPERTY OF BWA ARCHITECTS & ASSOCIATES. THEY SHALL NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

BWA ARCHITECTS
Boynton-Williams & Associates

ARCHITECTURE
PLANNING
INTERIORS

3010 LBJ Freeway I Suite 110
Dallas, Texas 75234
P 972-661-5461
F 972-661-5449

bwaarchitects.com

A Professional Corporation
Member: American Institute of Architects

CARRUS OFFICE PARK
- New Construction
SHERMAN, TX

EXTERIOR BUILDING ELEVATIONS

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE
08.30.16

PROJECT NO.
D14066

SHEET NO.
A201

8/29/2016 1:39:49 PM

US HIGHWAY 82

25' BUILDING LINE

EXIST. 18" WL

Proposed Bermuda Sod

Proposed 2-3" caliper Canopy Tree

Proposed Two Story Office Bldg
(Approx 31,000 SF)
FF: 763.00

Existing Tree Canopy To Remain

Proposed Screening Ornamental Evergreen Trees

OHE

GAS

12" OAK

VAN

Proposed Bermuda Sod

SSMH

EXIST. 8" SS

PROP. 6" SS

0.1' IRF

Cypress Grove Road
(Asphalt Paving)

BUILDING LINE

no.	revision	by	date

scale
when bar is 1 inch long
horiz 1"=50'
vert N/A
SEPT 2016

teague nall & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

Justin N. Walton, P.E. Date: AUG. 2016

Tx. Reg. # 97267

City of Sherman, Texas

Improvements for

CARRUS OFFICE PARK

LANDSCAPE CONCEPT PLAN

tnp project CSH16203

sheet

Drawing: Q:\Projects\CSH16203\CAD\Landscape\LSBASE.dwg at Sep 27, 2016 - 11:42am by Cameron_H
Layout: Layout1 Xrefs: X-BASE.dwg - Z-22x34 BDR.dwg - Z-BASE.dwg

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 15.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

1724 WEST U.S. HIGHWAY 82

The request of SDB Partners LLC and TPJ Properties, LTD (Owners) and Teague, Nall & Perkins, Inc. (Engineer/Architect/Surveyor) concerning the property at 1724 West U.S. Highway 82, being Lot 5, Block 1 of the Replat of Carrus Medical Plaza, a Replat of Lot 2 of Post Oak Crossing East Addition and also including 1.364 acres in the Uriah Burnes Survey, Abstract No. 121 , as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow an aluminum composite panel system as accent features in lieu of the required masonry requirements for a medical office building in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission

Site plan approval for Carrus Medical Office Building

Background:

This item was tabled at the September 20, 2016, Planning and Zoning Commission Meeting. The property is located at 1724 West U.S. Highway 82 between Rex Cruse Drive and Post Oak Crossing; the lot east of Carrus Specialty Hospital. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

The owners would like to construct a 31,000 square foot, two-story medical office building at this location. The exterior finish will be stucco, brick veneer with an aluminum composite panel system for the front entry with a covered canopy. Parking will be provided for 155 spaces.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District

Origination:

SDB Partners, LLC (Owners)
Teague, Nall & Perkins (Engineer/Architect)
BWA Architects (Architect)

Master Plan Designation:

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

Number of notices mailed:

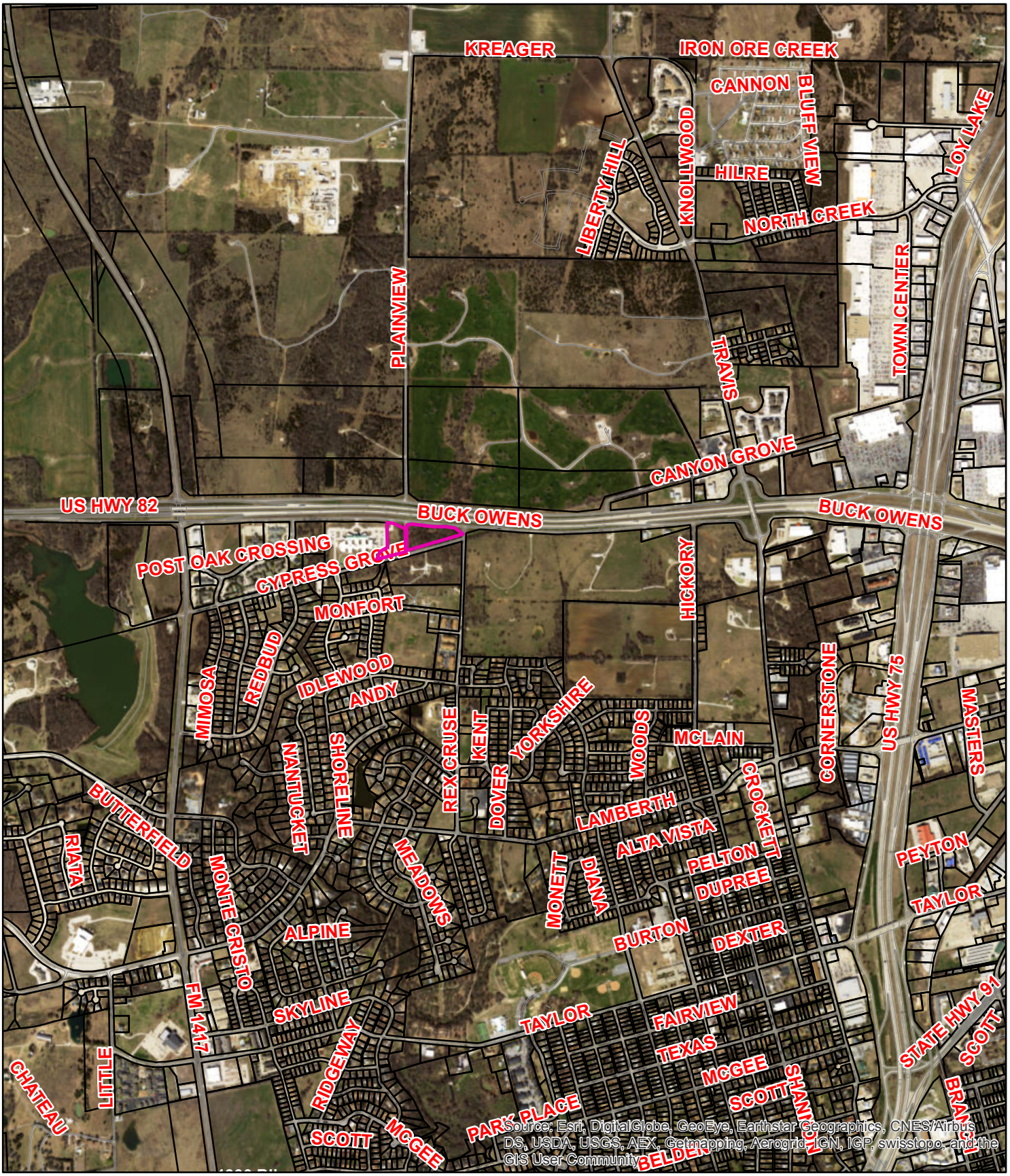
5

Objections Received:

0

Attachments

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



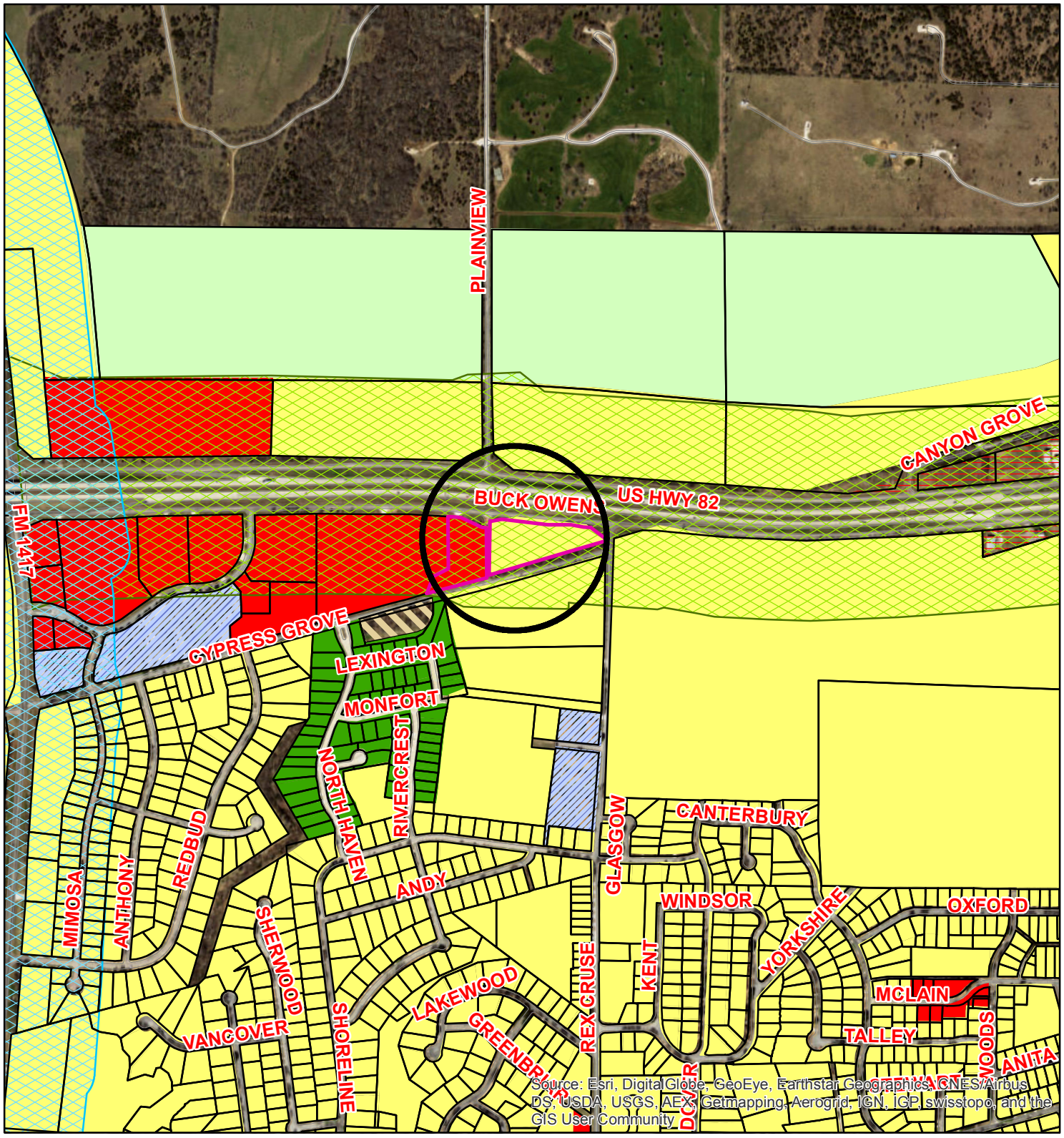
1724 West U.S. Highway 82

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 1,712 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1724 W. U.S. Highway 82
Site Plan & Exception

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Raybum Freeway
- US Hwy 82 and 75

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

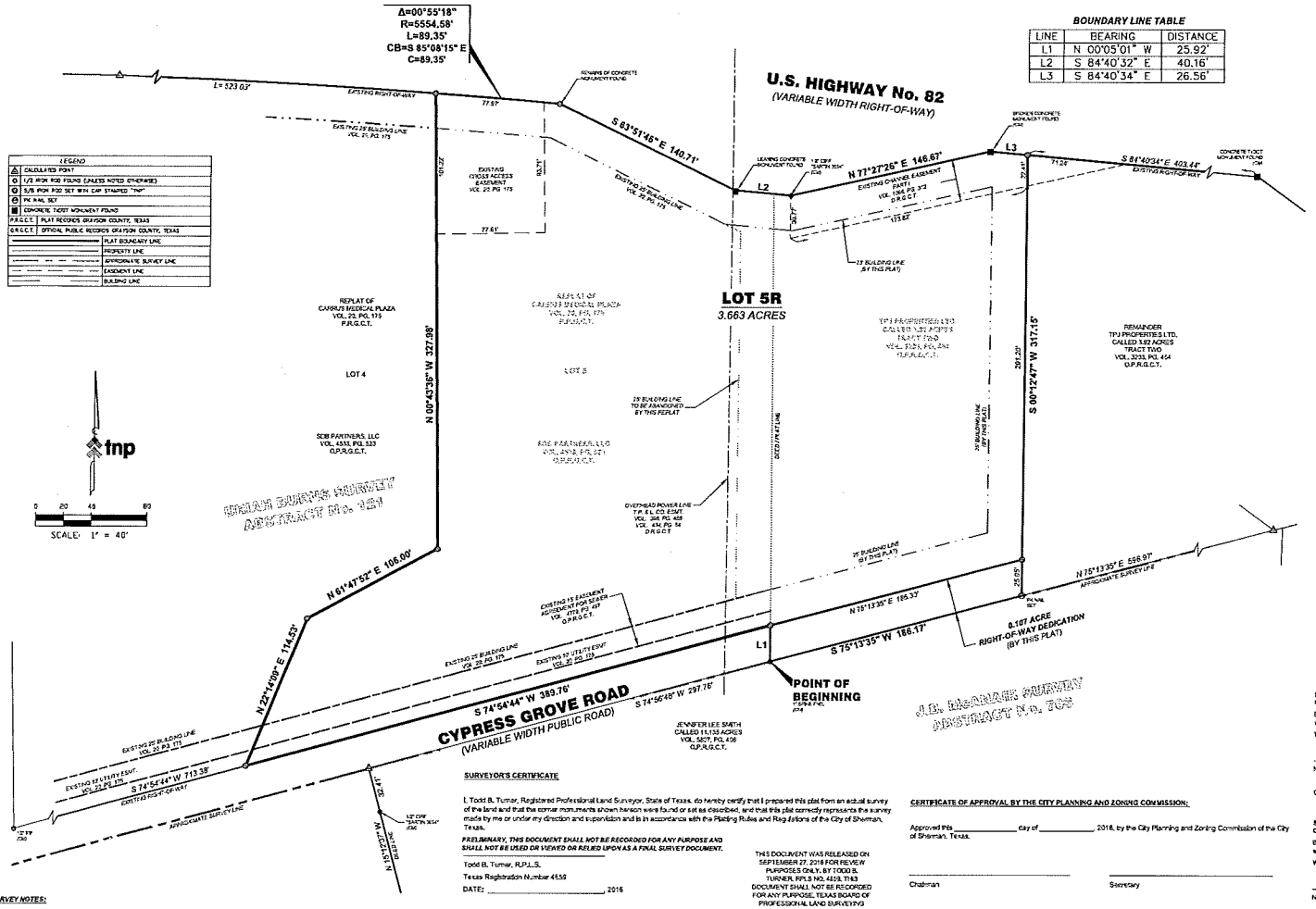
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

1 in = 856 ft

1724 W. US Highway 82





SURVEY NOTES:

1. *All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.*
2. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000069396 to scale from grid to surface.*
3. *No portion of the subject property is located within the 100-Year Floodplain, as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48181C0270F, dated September 26, 2010, this property lies within Zone "X" (unshaded), Zone "A" - Other Areas (unshaded), is defined as areas determined to be outside the 0.2% annual chance floodplain.*

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is in accordance with the Platting Rules and Regulations of the City of Sherman, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Todd B. Turner, R.P.L.S.
Texas Registration Number 4559
DATE: _____, 2016

THIS DOCUMENT WAS RELEASED ON SEPTEMBER 27, 2016 FOR REVIEW PURPOSES ONLY, BY TODD B. TURNER, RPLS NO. 4559, THAT DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18 (c).

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd B. Turner, 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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

Approved this _____ day of _____, 2016, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

_____ _____
Mayor, City of Sherman, Texas Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing REPLAT of CARRUS MEDICAL PLAZA, an Addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2016, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this _____ day of _____, A.D. 2016.

City Clerk, City of Sherman, Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SDB PARTNERS, LLC AND TPJ PROPERTIES LTD. are the owners of a 3.770 acre tract of land situated in the Uriah Burns Survey, Abstract No. 121, City of Sherman, Grayson County, Texas, and being all of Lot 5 per the Replat of Carrus Medical Plaza, as recorded in Volume 25, Page 175 of the Plat Records of Grayson County, Texas, and being part of a called 3.92 acre tract of land as described as Tract Two in a Deed to TPJ Properties Ltd., as recorded in Volume 3233, Page 454 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch spike found in the pavement of a public road known as Cypress Grove Road, said point being the Southwest corner of the above cited 3.92 acre tract, said point also being at an angle point in North line of a called 11.135 acre tract of land described in a Deed to Jennifer Lee Smith, as recorded in Volume 3677, Page 406 of the Official Public Records of Grayson County, Texas;

THENCE North 00°05'01" West departing said Cypress Grove Road and said 11.135 acre tract, and along the West line of said 3.92 acre tract for a distance of 25.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the Southeast corner of said Lot 5;

THENCE South 74°54'44" West departing the West line of said 3.92 acre tract, and along the South line of said Lot 5, for a distance of 389.76 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Southwest corner of said Lot 5 and the Southeast corner of Lot 4 per said Replat of Carrus Medical Plaza;

THENCE North 22°14'09" East along the common line between said Lots 4 and 5, for a distance of 114.63 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 61°47'52" East continuing along the common line between said Lots 4 and 5, for a distance of 106.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 00°43'36" West continuing along the common line between said Lots 4 and 5, for a distance of 327.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the South line of U.S. Highway No. 82, a variable width right-of-way, said point being the Northwest corner of said Lot 5 and the Northeast corner of said Lot 4;

THENCE in a Southeasterly direction, along the South line of said Highway, and along a non-tangent curve to the right having a central angle of 00°55'18", a radius of 5554.58 feet, a chord bearing of South 83°08'15" East, a chord distance of 89.35 feet and an arc length of 89.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner over the remains of a broken concrete monument;

THENCE South 83°51'46" East continuing along the South line of said Highway, for a distance of 140.71 feet to the center of brass on a leaning concrete monument found for corner;

THENCE South 84°40'32" East continuing along the South line of said Highway, for a distance of 40.16 feet to a 1/2 inch iron rod with cap stamped "Smith 3834" found for corner;

THENCE North 77°27'26" East continuing along the South line of said Highway, for a distance of 146.67 feet to a broken concrete monument found for corner;

THENCE South 84°40'34" East continuing along the South line of said Highway, for a distance of 26.56 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 00°12'47" West departing the South line of said Highway, for a distance of 317.15 feet to a PK nail set for corner in said Cypress Grove Road, said point being in the South line of said 3.92 acre tract and the North line of said 11.135 acre tract;

THENCE South 75°13'35" West along said Cypress Grove Road, and along the South line of said 3.92 acre tract and the North line of said 11.135 acre tract, for a distance of 186.17 feet to the **POINT OF BEGINNING**, and containing 3.770 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT We, SDB PARTNERS, LLC, and TPJ PROPERTIES, LTD, being the owners of the hereinabove described property do hereby adopt this Replat, designating the herein described property as REPLAT OF CARRUS MEDICAL PLAZA, an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right to 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 the City of Sherman, Texas.

SDB PARTNERS, LLC

BY: _____, 2016. Date: _____, 2016.
Authorized Agent

Anbu Nadhirunu
Printed Name

Manager
Title

TPJ PROPERTIES, LTD

BY: _____, 2016. Date: _____, 2016.
Authorized Agent

Printed Name

Title

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Commission Expires: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 considerations therein expressed.

WITNESS my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Commission Expires: _____

REPLAT

CARRUS MEDICAL PLAZA

BEING A REPLAT OF LOT 5 OF CARRUS MEDICAL PLAZA AND A 1.364 ACRE TRACT OUT OF THE URIAH BURNS SURVEY, ABSTRACT NO. 121 CONTAINING 3.770 ACRES OF LAND

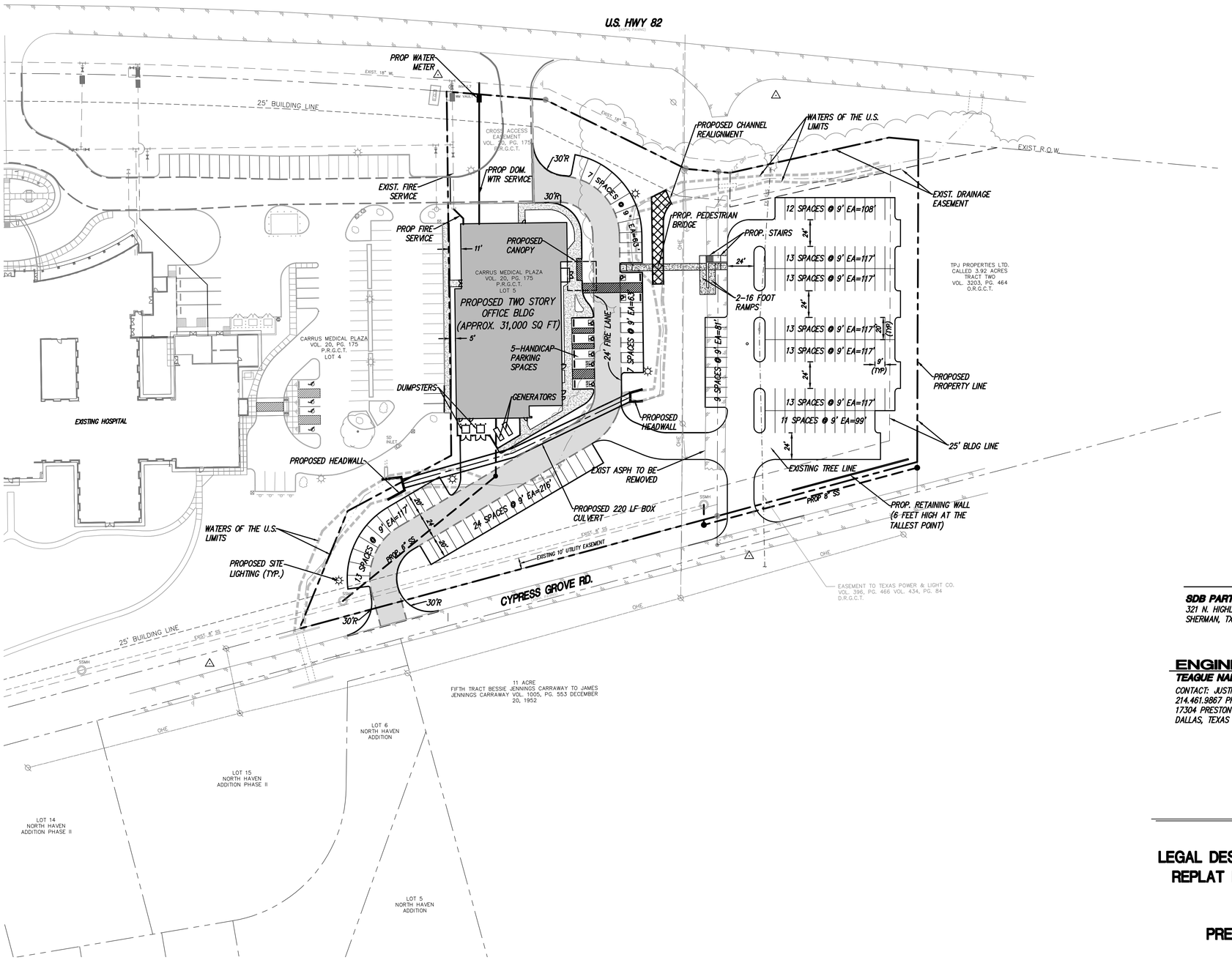
City of Sherman, Grayson County, Texas

CSH16203 SEPTEMBER 2016

teague nall & perkins
1317 Centre Place Drive, Suite 320
Denton, Texas 76205
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
T.B.P.L.S. Firm No. 10011501

OWNER	OWNER	SURVEYOR
TPJ PROPERTIES, LTD	SDB PARTNERS, LLC	TEAGUE NALL & PERKINS
P.O. Box 670	321 N. Highland Ave, Ste 100	1317 Centre Place Drive, Suite 320
Sherman, Texas 75091	Sherman, Texas 75092	Denton, Texas 76205
		PH: 940-383-4177

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SITE DATA SUMMARY

ZONING:	C-1 : RETAIL BUSINESS DISTRICT
PROPOSED USE:	OFFICE BUILDING
GROSS LOT AREA:	3.77 ACRES
BUILDING AREA	APPROX. 31,000 SF
TOTAL PARKING REQUIRED (1 SPACE PER 200 SF)	155 SPACES
PROPOSED PARKING PROVIDED:	148 SPACES
PROPOSED HANDICAP PARKING PROVIDED:	7 SPACES
TOTAL PARKING:	155 SPACES

HATCH LEGEND

- PROPOSED FIRE LANE
- PROPOSED FLATWORK

OWNER

SDB PARTNERS, LLC
321 N. HIGHLAND AVE., SUITE 100
SHERMAN, TX 75092

TPJ PROPERTIES, LTD.
P.O. BOX 670
SHERMAN, TX 75091

ENGINEER:

TEAGUE NALL & PERKINS
CONTACT: JUSTIN WALTON, P.E.
214.461.9867 PH 214.461.9864 FX
17304 PRESTON ROAD, SUITE 1340
DALLAS, TEXAS 75252

SURVEYOR:

TEAGUE NALL & PERKINS
CONTACT: TODD TURNER
940.205.4411
1517 CENTRE PLACE DRIVE, SUITE 320
DENTON, TEXAS 76205

SITE PLAN FOR CARRUS OFFICE PARK

COUNTY: GRAYSON
LEGAL DESCRIPTION: CARRUS MEDICAL PLAZA REPLAT LT 2 OR REPLAT, BLOCK 1, LOT 5
TOTAL ACREAGE: 3.77

PREPARED: SEPTEMBER 27, 2016

GRAPHIC SCALE
50 0 25 50 100

no.	revision	by	date

scale
when bar is 1 inch long
horiz 1"=50'
vert N/A
SEPT 2016

teague nall & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

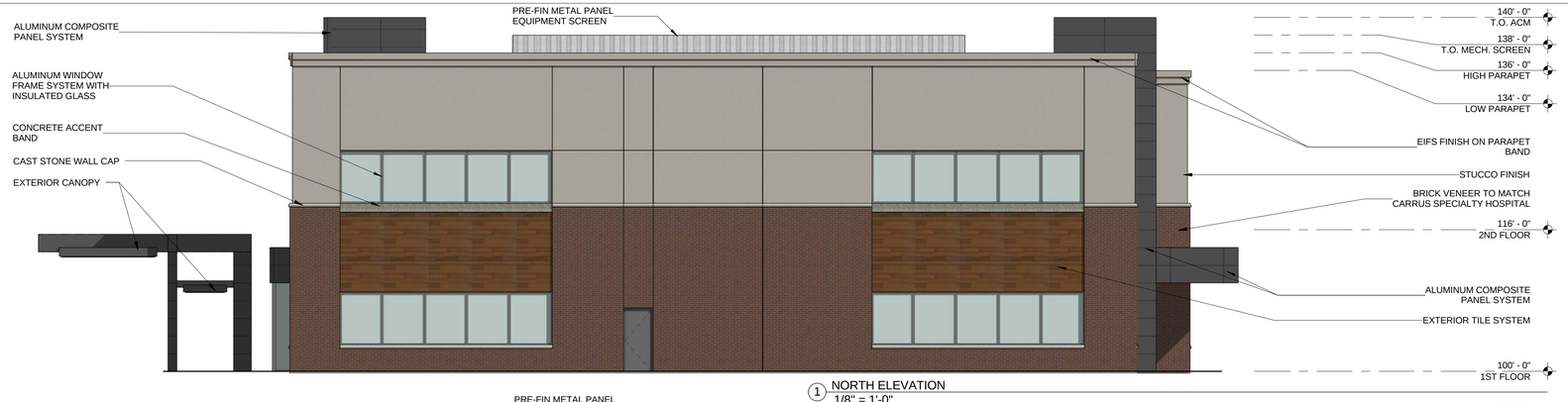
Justin N. Walton, P.E. Date: SEPT. 2016

Tx. Reg. # 97267

City of Sherman, Texas
Improvements for
CARRUS OFFICE PARK
SITE PLAN

tnp project CSH16203
sheet C1.1

Drawing: Q:\Project\CSH16203\CAD\Sheets\16203-Site Option A.dwg at Sep 27, 2016 - 2:30pm by George_S
Layout: Layout1 Xrefs: Z-22x34 BDR.dwg Z-BASE.dwg X-BASE.dwg



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

8/29/2016 1:39:49 PM

BWA ARCHITECTS
Boynton-Williams & Associates

ARCHITECTURE
PLANNING
INTERIORS

3010 LBJ Freeway I Suite 110
Dallas, Texas 75234
P 972-661-5461
F 972-661-5449

bwaarchitects.com

A Professional Corporation
Member: American Institute of Architects

CARRUS OFFICE PARK
- New Construction
- SHERMAN, TX

EXTERIOR BUILDING ELEVATIONS

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE
08.30.16

PROJECT NO.
D14066

SHEET NO.
A201

THIS DRAWING IS THE PROPERTY OF BOYNTON WILLIAMS & ASSOCIATES, THE DRAWINGS OR INFORMATION CONTAINED HEREIN SHALL NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

US HIGHWAY 82

EXIST. 18" WL

25' BUILDING LINE

Proposed Bermuda Sod

Proposed 2-3" caliper Canopy Tree

12" OAK

OHE

Proposed Two Story Office Bldg
(Approx 31,000 SF)
FF: 763.00

Existing Tree Canopy To Remain

Proposed Screening Ornamental Evergreen Trees

Proposed Bermuda Sod

SSMH

EXIST. 8" SS

PROP. 6" SS

0.1' IRF

Cypress Grove Road
(Asphalt Paving)

OHE

no.	revision	by	date

scale
when bar is 1 inch long
horiz 1"=50'
vert N/A
SEPT 2016

teague nall & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

Justin N. Walton, P.E. Date: AUG. 2016

Tx. Reg. # 97267

City of Sherman, Texas

Improvements for

CARRUS OFFICE PARK

LANDSCAPE CONCEPT PLAN

tnp project CSH16203

sheet

Drawing: G:\Projects\CSH16203\CAD\Landscape\LSBASE.dwg at Sep 27, 2016 - 11:42am by Cameron_H
Layout: Layout1 Xrefs: X-BASE.dwg - Z-22x34 BDR.dwg - Z-BASE.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2016

SDB Partners, LLC
321 N. Highland, Ste. 100
Sherman, TX 75092

Teague, Nall & Perkins
Chris Schmitt
17304 Preston Road, Suite 1340
Dallas, TX 75252

Dear Applicants,

The request for site plan approval for Carrus Medical Office Building for the property located at 1724 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 requirements of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. The exterior façade (including the canopy posts) is required to be masonry or equivalent unless an exception is approved.
3. Screening shall be provided and maintained abutting any residential districts.
4. All parking shall be on private property and shall not encroach into U.S. Highway 82 access road or Cypress Grove Road right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. The required parking shall be provided on the same lot as the business is located.
7. The parking ratio for a medical office is one space per 200 square foot; an exception will need to be granted if the parking ratio cannot be met for the proposed use on the lot before a Certificate of Occupancy Permit will be issued.
8. A parking space is considered to be 9'x20'.
9. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
10. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
11. Shall comply with all EPA, City, Federal and State regulations for this use.
12. Review the zoning and development ordinance for additional requirements.
13. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

14. New Drive approaches shall conform to City of Sherman standards and a permit is required.
15. The location of the trash receptors must be approved by the Director of Public Works.
16. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
17. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
18. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 16.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

701 E. LAMBERTH ROAD

The request of John Mabary (Owner) and David Baca Studio, LLC (Architect) concerning the property at 701 East Lamberth Road, being 0.242 acres in the J.B. McAnair Survey, Abstract No. 763 also being part of Lot 1, Block 2, Dr. J.H. Carraway's Addition, as follows;

Planning and Zoning Commission

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

Background:

The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. The property is zoned an R-1 (One Family Residential) District and partially located in the O-1 (75 & 82) Overlay District.The owners would like to rezone the property from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for commercial development. The site plan is conceptual and will require additional site plan approval from the Planning and Zoning Commission before construction begins.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

John Mabary (Owner)
David Baca Studio, LLC (Architect)

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:

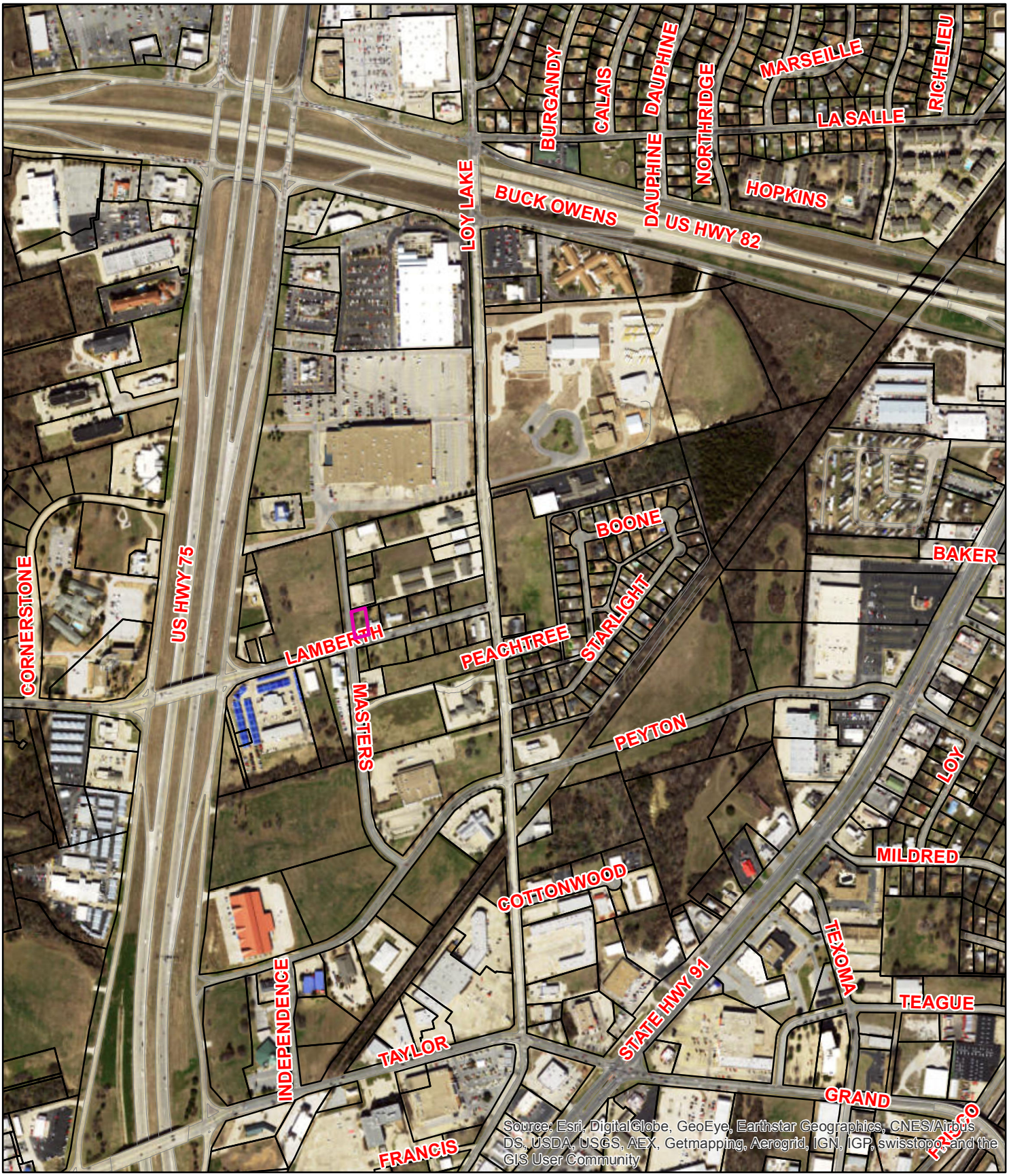
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Metes & Bounds Survey
Conceptual Site Plan
Staff Review Letter



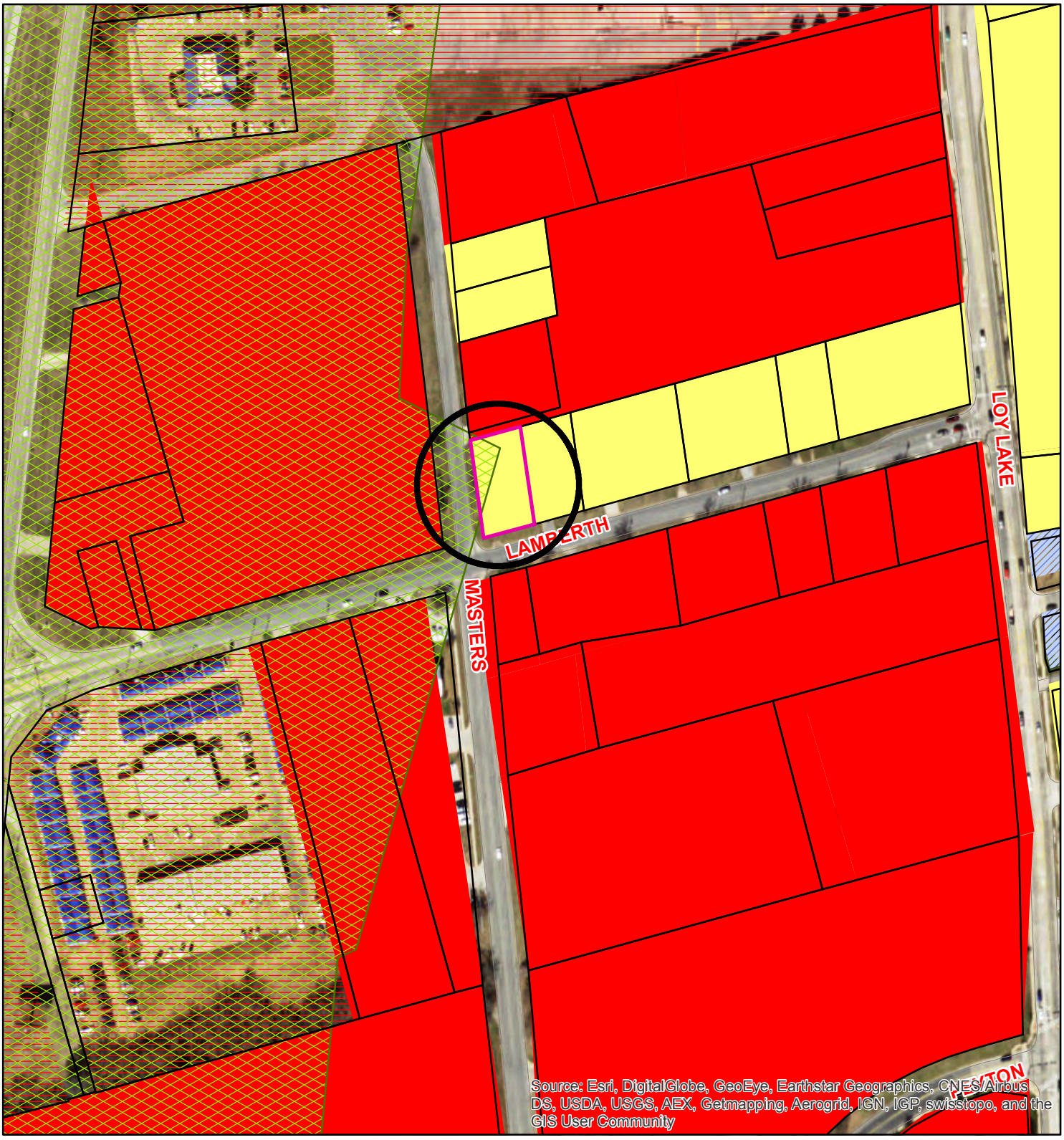
701 E. Lamberth

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 701 E. Lamberth

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Raybum Freeway
- US Hwy 82 and 75

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

Zoning Districts
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department

701 E. Lamberth Rd.



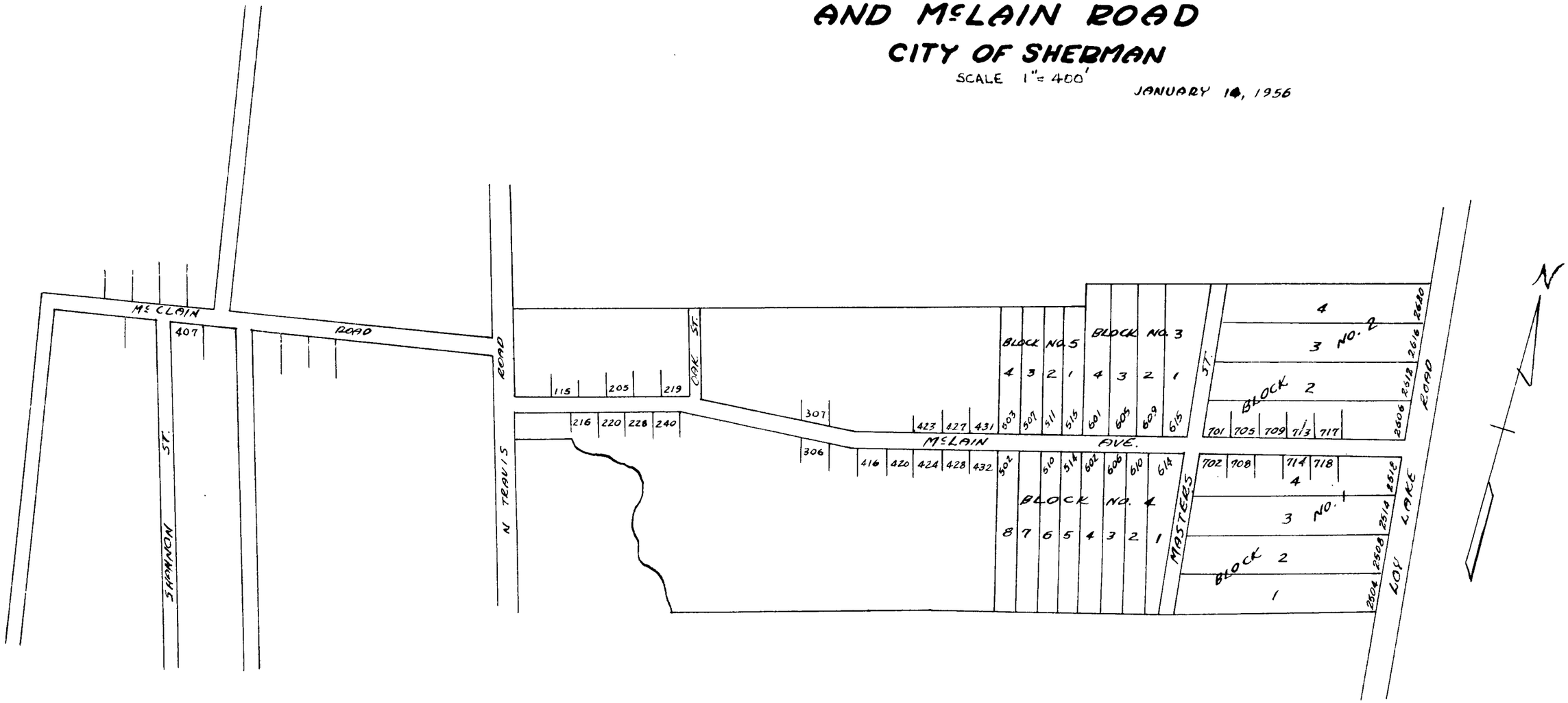
D-109-d

CARRAWAY ADDITION AND McLAIN ROAD

CITY OF SHERMAN

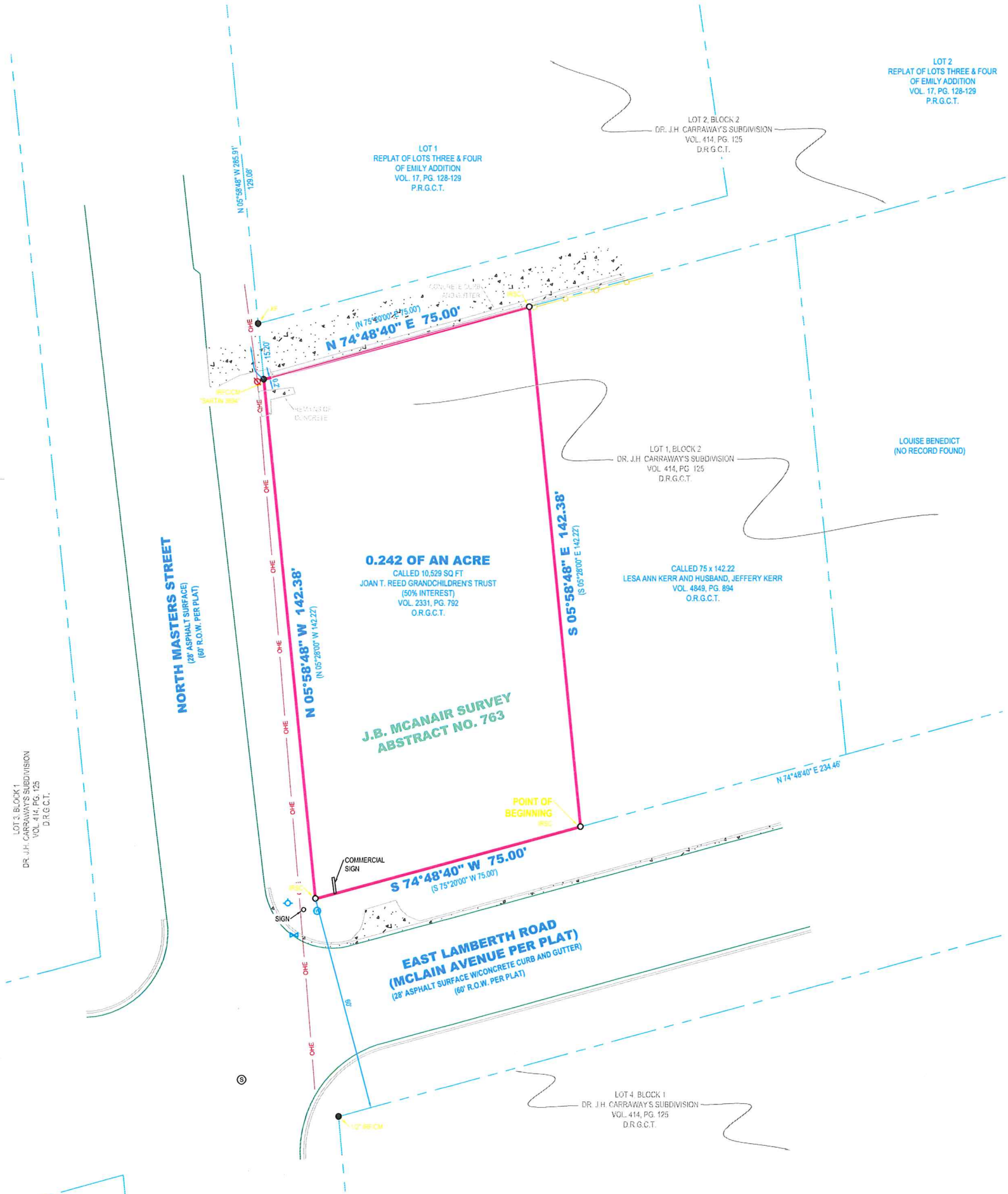
SCALE 1" = 400'

JANUARY 14, 1956



10661

B-42



MABARY PROPERTY METES & BOUNDS, AND SURVEY

SCALE: NO SCALE

27 SEPTEMBER 2016

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 10,529 square foot tract of land described in the deed to Joan T. Reed Grandchildren's Trust (50% interest), recorded in Volume 2331, Page 792, Official Records of Grayson County, Texas, same being a portion of Lot 1, Block 2, of Dr. J.H. Carraway's Subdivision, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 414, Page 125, Deed Records of Grayson County, Texas, and being more particularly described as follows:

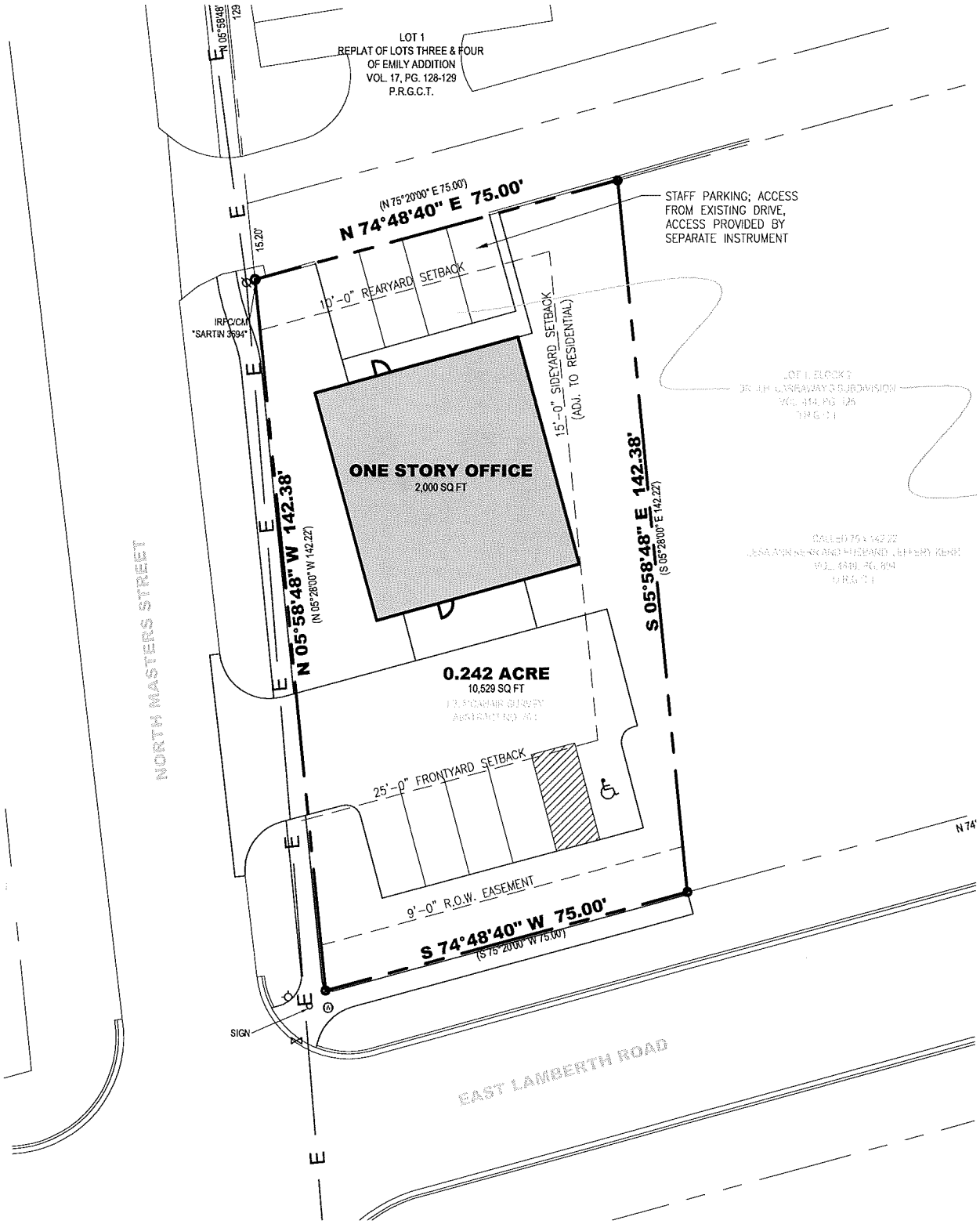
BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING, RPLS 6585" set (hereinafter referred to as Capped Iron Rod set) for the southeast corner of said 10,529 square foot tract, common to the southwest corner of a called 75-foot by 142.22 feet tract of land described in the deed to Lesa Ann Kerr and husband, Jeffery Kerr, recorded in Volume 4849, Page 894, said Official Records, and on the southerly line of said Lot 1, and on the northerly right-of-way line of East Lamberth Road (McClain Avenue per said plat), and from which a 1-inch iron rod found for the southwest corner of a called 0.481 acre tract of land described in the deed to TJ Thomason Enterprises LLC, recorded in Volume 5376, Page 414, said Official Records, bears North 74°48'40" East, a distance of 234.46 feet;

THENCE South 74°48'40" West, with the southerly line of said 10,529 square foot tract, and with the the southerly line of said Lot 1, and with the northerly right-of-way line of said East Lamberth Road, a distance of 75.00 feet to a Capped Iron Rod set for the southwest corner of said 10,529 square foot tract, common to the southwest corner of said Lot 1, and the intersection of the northerly right-of-way line of said East Lamberth Road and the easterly right-of-way line of North Masters Street;

THENCE North 05°58'48" West, with the westerly line of said 10,529 square foot tract, and with the westerly line of said Lot 1, and with the westerly line of said North Masters Street, a distance of 142.38 feet to a 1-2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said 10,529 square foot tract, common to the southwest corner of Lot 2, Replat of Lots Three and Four of Emily Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 17, Pages 128 and 129, Plat Records of Grayson County, Texas, and common to the northwest corner of said Lot 1, and from which a1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of a tract of land described in the deed to Joe L. Hix, et ux, recorded in Volume 3295, Page 312, said Official Records, bears North 05°58'48" West, a distance of 285.91 feet;

THENCE North 74°48'40" East, with the northerly line of said 10,529 square foot tract, and with the southerly line of said Lot 2, and with the northerly line of said Lot 1, a distance of 75.00 feet to a Capped Iron Rod set for the northeast corner of said 10,529 square foot tract, common to the northwest corner of aforesaid Kerr tract;

THENCE South 05°58'48" East, with the easterly line of said 10,529 square foot tract, and with the westerly line of said Kerr tract, a distance of 142.38 feet to the **POINT OF BEGINNING** and enclosing 0.242 of an acre (10,541 square feet) of land, more or less.



REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

09.30.16

STAFF REVIEW LETTER

October 12, 2016

John Mabary
115 W. Lamberth, Ste. B
Sherman, TX 75092

David Baca Studio, LLC
100 N. Travis, Ste. 500-A
Sherman, TX 75090

Dear Applicants,

The request for a zone change and conceptual site plan approval from an R-1 (One Family Residential) District to a C-1 (Retail Business) District for the property located at 701 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2016 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 requirements of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree Preservation and Landscaping Ordinance shall be followed.
2. Screening shall be provided and maintained abutting any residential districts.
3. All parking shall be on private property and shall not encroach into Lamberth Road or Masters 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. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. A copy of the cross access easement at the rear of the property shall be provided to the Developmental Services Department before construction begins.
8. The private access easement shall remain open at all times; parking is not permitted inside easement.
9. Replatting of the property is required.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. The exterior façade is required to be masonry or equivalent unless an exception is approved.
12. This site plan is conceptual in nature and will require additional site plan approval through the Planning and Zoning Commission before construction begins.
13. Review the zoning and development ordinance for additional requirements.
14. 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:

15. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
16. New Drive approaches shall conform to City of Sherman Standards and a permit is required.
17. Pro-Rata will be due at the time of development.
18. Require 9' of Right of Way along Lamberth Road.
19. Access Easement required for rear access.
20. Final site plans shall be provided and approved by the City Engineering Department.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 17.

Meeting Date: 10/18/2016

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

Joe Gilbert, Chairman	
Kyle Patterson, Vice-Chairman	Sean Vanderveer, Commissioner
Sam Thorpe, Commissioner	Shawn Davis, Commissioner
Eric Elliott, Commissioner	Jeff Adams, Commissioner
Chris Vellotti, Commissioner	Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **104 S. RUSK STREET**

The request of The City of Sherman (Owners), Fleet Maintenance (Tenant) and Kent Sweat (Representative) concerning the property at 104 South Rusk Street, being 1.15 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for an 18' x 40' Accessory Building for the Fleet Maintenance Department of the City of Sherman.

Background:

The property is located at 104 South Rusk Street, the southwest corner of Houston Street and Rusk Street; The City of Sherman Fleet Maintenance Department is the tenant. The property is zoned a C-1 (Retail Business) District and C-2 (General Commercial) District and is located in the Central Business District. The City of Sherman Fleet Maintenance Department would like to construct an 18' x 40' metal building at this location. The exterior finish of the building will be a stucco finish.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

The City of Sherman (Owners)
Fleet Maintenance (Tenant)
Kent Sweat (Representative)

Master Plan Designation:

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

Number of notices mailed:

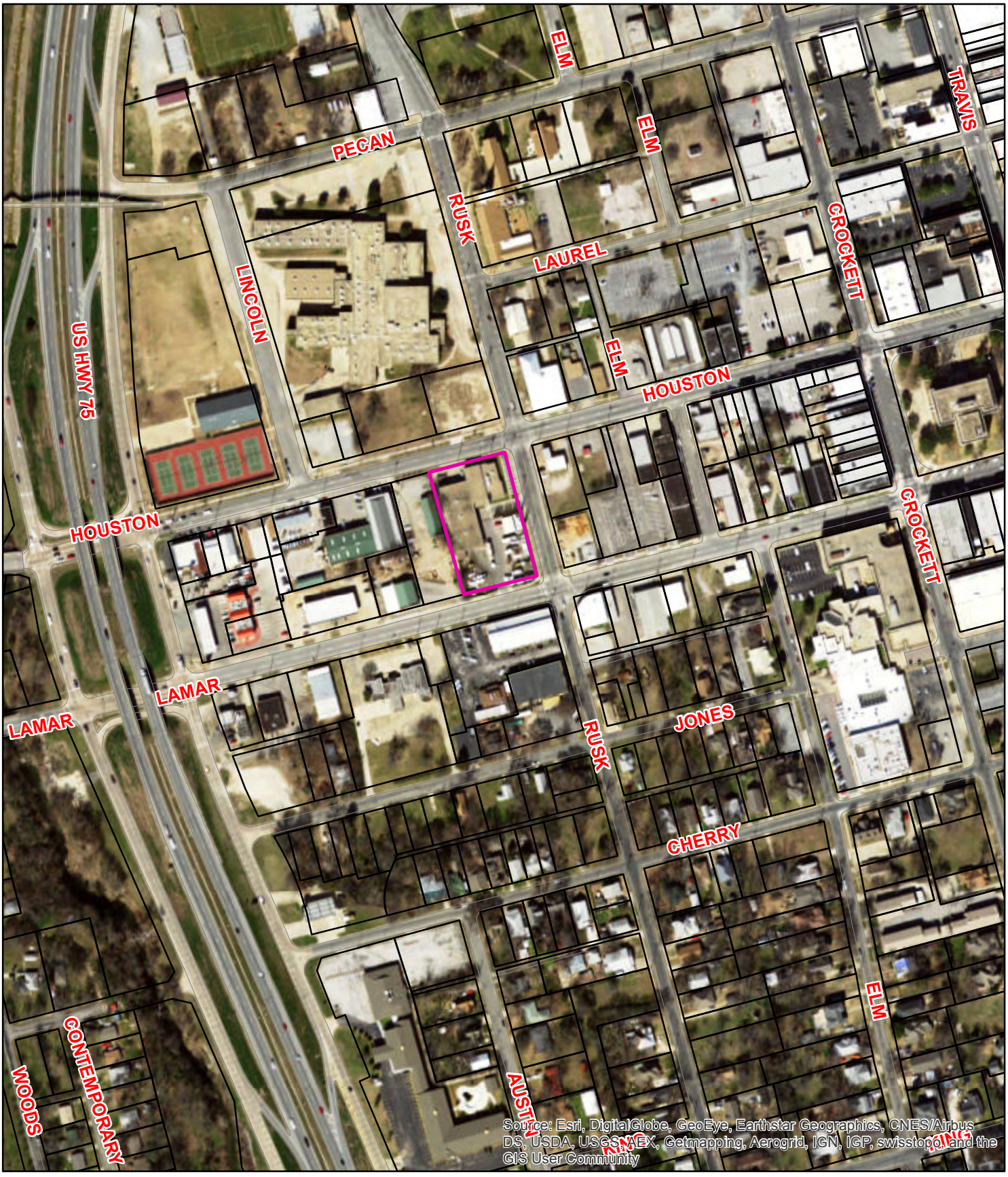
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Elevations



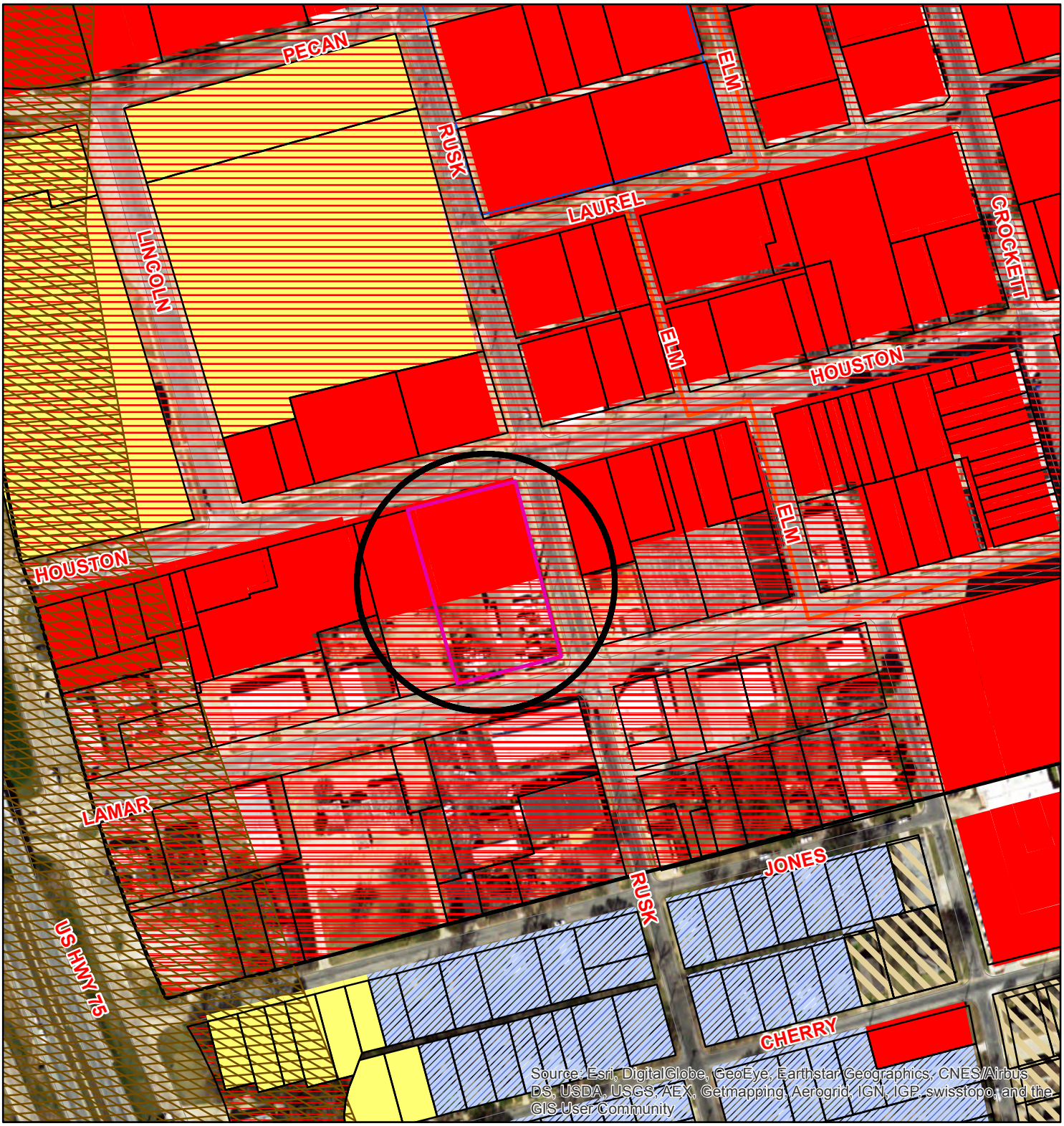
104 S. Rusk

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 104 S. Rusk

Legend

Transportation Corridors Overlay
HWY_NAME
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

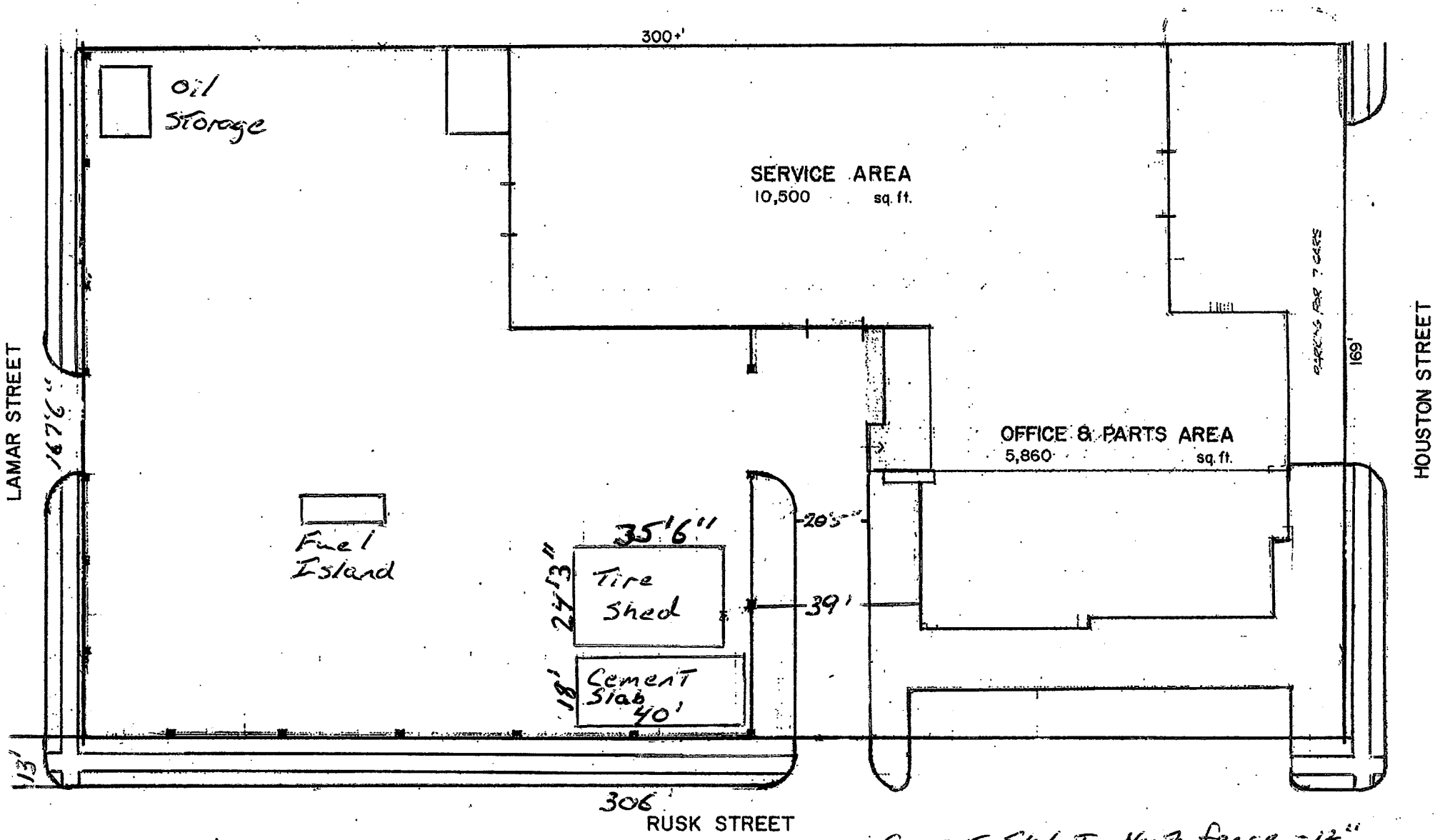
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 223 ft

City of Sherman, Texas
Developmental Services Department



NORTH

SITE PLAN

1" = 33'6"
1/16" = 2.094'

Cement Slab To North fence - 12"
Cement Slab To East fence - 11"
Cement Slab To East Power line - 14'
Cement Slab To Tire shed - 1'8"


CITY OF SHERMAN

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 19.

Meeting Date: 10/18/2016

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

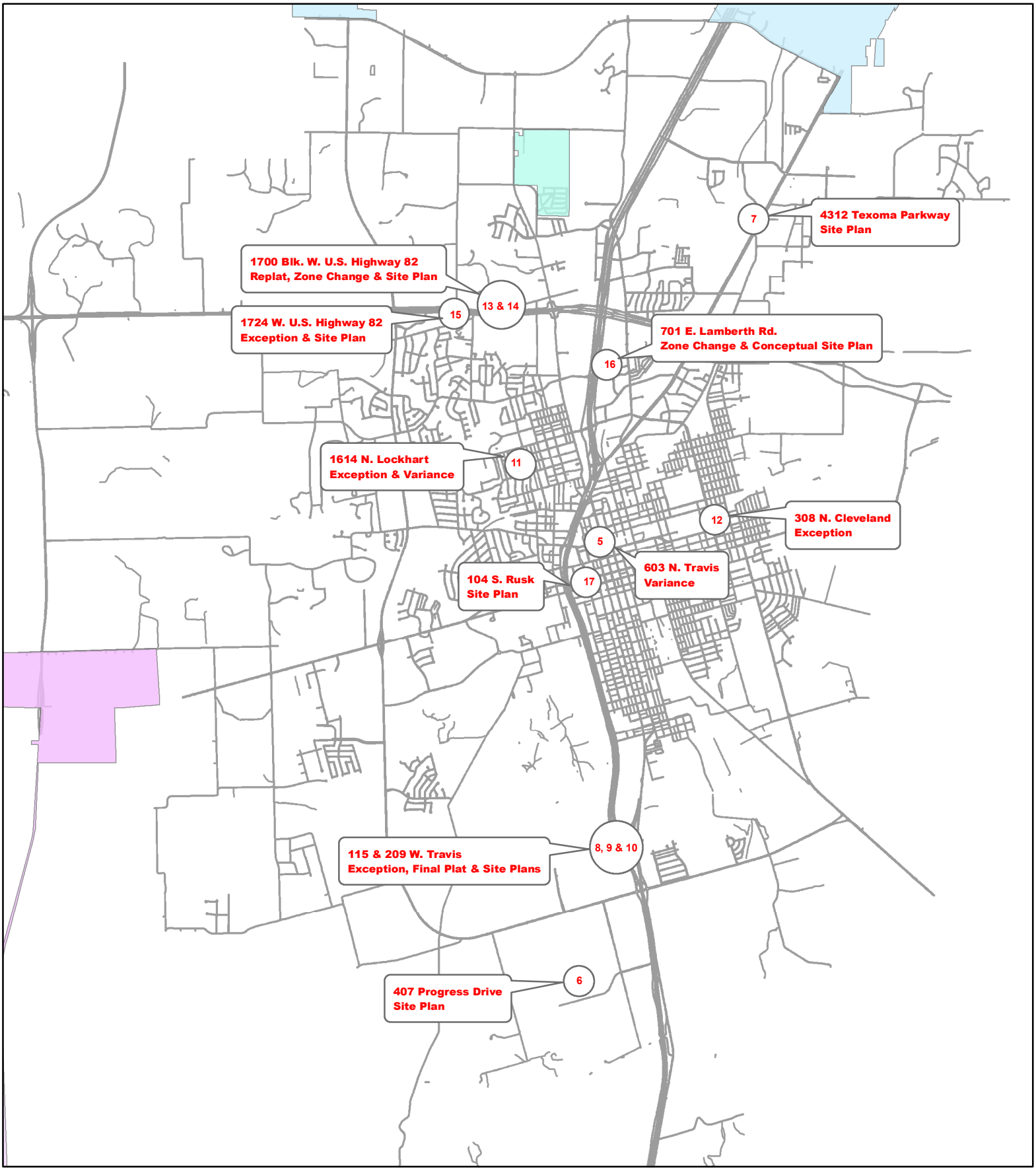
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
October 18, 2016

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N

NOT TO SCALE

1 inch = 6,000 feet