

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 17, 2017 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 19, 2017, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 6, 7, 8 & 14)**
5. **2520 TEXOMA PARKWAY**
The request of C Squared Automotive, Inc. (Owner), Harry Dhesi, Texoma Liquor (Proposed Tenant) Mangrum Commercial, LLC (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property at 2520 Texoma Parkway, being 0.69 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a liquor store in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.
6. * **1500 BLOCK BAKER DRIVE**
The request of Alcoholic Services of Texoma (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 1500 Block of Baker Drive, being all of Lot 2R in Block 1 of Helen Perkins Addition and all of Lot 6R-A, Block 1, Alcoholic Services Addition, containing 4.054, as follows:
Planning and Zoning Commission
Replat approval of Alcoholic Services Addition, Block 1, Lots 2R-A, 6R-A1 and 6R-A2.
7. * **401 E. US. HIGHWAY 82**
The request of Wal-Mart Real Estate Business Trust (Owners), Heath Voyles, Kimley Horn and Associates, Inc. (Representative) and SGA Design Group (Architect) concerning the property at 401 East U.S. Highway 82, being Lot 1B, Block 1, Wal-Mart Addition, Section 1, Replat Lots 1A & 1B, as follows:
Planning and Zoning Commission

Site plan approval for an addition to Wal-Mart for Pick-up Delivery Service

8. * **4113 N FRISCO ROAD**

The request of Buffalo Gap Street Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4113 North Frisco Road, being 4.643 acres in the J. Hendrix Survey, Abstract No. 503 and the W. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Board

Final Plat approval of BAC Sherman RE Addition.

9. **325 W. U.S. HIGHWAY 82**

The request of MLJ Real Estate, LP (Owners), Holiday Powersports (Tenant), Bates Martin Architects, Michael Bates (Architect/Representative), Homeyer Engineering, Inc. (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow the north and east sides of the buildings to be architectural metal wall panels for Holiday Powersports in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission

Amended site plan approval for Holiday Powersports.

10. **3300-3400 BLOCKS OF N. FM 1417 (HERITAGE PARKWAY)**

The request of Joe Wilson (Owner) and Vilbig and Associates, PLLC (Civil Engineer) concerning the property located in the 3400 Block of North FM 1417 (Heritage Parkway), being 11.74 acres in the Uriah Burns Survey, Abstract No. 121, as follows:

Planning and Zoning Board

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.

11. **3500-3600 BLOCKS N. FM 1417 (HERITAGE PARKWAY)**

The request of Joe Wilson (Owner) and Vilbig and Associates, PLLC (Civil Engineer) concerning the property located in the 3500-3600 Blocks North FM 1417 (Heritage Parkway), being 28.86 acres in the Uriah Burns Survey, Abstract No. 121, as follows:

Planning and Zoning Board

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

12. **1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owner), Joe Gilbert Construction, LLC (Prospective Buyer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property located in the 1400-1600 Blocks South FM 1417 (Heritage Parkway), being 4.08 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

13. **700 N. ROSS AVENUE**

The request of Platinum Ventures, LLC (Owner) and Nathan Gray, NBS Drafting (Draftsman) concerning the property located at 700 North Ross Avenue, being Lot 6, Block 4, C.J. Keliechors 1st Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3'9" side setback on the north side for a Duplex (Two-Family Dwelling) in lieu of the required 6' in an R-1 (One Family Residential) District.

Planning and Zoning Board

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

14. *** 2600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS W. MCLAIN STREET**

The request of JKL Partners, LLC (Owners) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street, being 3.126 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lot 2, McLain Addition, as follows:

Planning and Zoning Board

Replat approval of Lot 2R, McLain Addition, a replat of Lot 2 of McLain Addition

15. **2600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS W. MCLAIN STREET**

The request of JKL Partners, LLC (Owners), BWG Architecture (Architect) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street, being the proposed Lot 3 of the Replat of Lot 2R, McLain Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a natural screening (shrubs) in lieu of the required 6' screening device in a C-1 (Retail Business) District.

Planning and Zoning Board

Zone change and site plan approval for an office under Ordinance No. 2280, Section 12, from an R-2 (Multi-family Residential) District to a C-1 (Retail Business) District.

16. **112 N. TRAVIS STREET**

The request of Glenn T. Nix, Jr. (Owner) and Sarah Groves and Stephanie Graves, Sculpted Brow & Lash Studio (Tenants) concerning the property at 112 North Travis Street, being the north 22' of Lot 5 and the south 50 Lot 8, Block 2, OTP Sherman, as follows;

Planning and Zoning Commission

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

17. **ADJOURNMENT**

18. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on October 12, 2017 at 2:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of October, 2017
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 10/17/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR SEPTEMBER 19, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

September 19, 2017 Draft Minutes

STATE OF TEXAS §

September 19, 2017

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 19, 2017.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the August 22, 2017 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes with the following exception of changing the word "saying" to "seeing" on page 9 "Commission Member Vanderveer explained "at some point when you buy a property you know the size, you know the shape, you know the potential, I know we keep saying seeing this over and over, but at some point you have to understand what you have to work with and you work within it." Second by Commission Member Bridges. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, GILBERT, PATTERSON, ELLIOTT AND VANDERVEER.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 8, 9, 10, 13 & 14)

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

CONSENT AGENDA

Chairman Mahone asked if anyone would like to remove any of the items from the consent agenda.

A member of the audience, Ronald Huff requested that Item #8 "520 W. Birge Street & 900 Block N. Sam Rayburn Freeway - Replat approval of part of Block 2, Birge's Addition, being the east 15' of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge's Addition" be removed from the consent agenda.

Mr. James Aston requested that Item #10 "2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road -

Final Plat approval of RMT Visions Addition, being a replat of Lot 59, Western Acres Installment Four and a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 be removed from the consent agenda.

Chairman Mahone removed items 8 & 10 from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Downtain moved to approve the Consent Agenda with the exception of Items 8 & 10 subject to the Staff Review Letters. Second by Commission Member Vanderveer. All present voted AYE.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF 75/82 SHERMAN CROSSING, LTD (OWNERS), TRACTOR SUPPLY (TENANT) AND BRETT WILSON, SEESE CONSTRUCTION AND MANAGEMENT, LLC (GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R, BLOCK 1 SHERMAN CROSSING ADDITION REPLAT OF LOT 1R, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A PROPANE DISPENSING TANK FOR TRACTOR SUPPLY

SITE PLAN –
PROPANE
DISPENSING TANK
FOR TRACTOR
SUPPLY
3201 N. HWY. 75,
STE. 101
(75/82 SHERMAN
CROSSING, LTD)

The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of Highways 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Tractor Supply would like to install a propane dispensing tank on the south side of the building inside the chain link fence; crash bollards will be installed inside the fence surrounding the propane tank. 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

THE REQUEST OF JACK GURLEY (OWNER), 44-40 BUILDERS, LLC (DEVELOPER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 10409 EAST HIGHWAY 56 AND THE 100 BLOCK OF MITCHELL ROAD, BEING 7.671 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

FINAL PLAT –
TRAILS END
SUBDIVISION (ETJ)
10409 E. HWY. 56 &
100 BLK. MITCHELL
RD.
(JACK GURLEY)

The property is located at 10409 East Highway 56 and the 100 block of Mitchell Road in the City of Sherman's extra territorial jurisdiction (ETJ). The owner would like to plat the property into five lots. He 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

THE REQUEST OF BARTON CAPITAL, LTD (OWNER), KJE ENVIRONMENTAL & CIVIL ENGINEERING (CIVIL ENGINEER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4700 BLOCK MARSHALL STREET AND THE 3800-3900 BLOCKS OF DRIPPING SPRINGS ROAD, BEING 17.112 ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND THE E. CANTON SURVEY, ABSTRACT NO. 221, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF SWEETWATER SPRINGS SUBDIVISION

FINAL PLAT –
SWEETWATER
SPRINGS
SUBDIVISION
4700 BLK.
MARSHALL ST. &
3800-3900 BLKS.
DRIPPINGS SPRINGS
RD.
(BARTON CAPITAL,
LTD)

The property is located in the 4700 block of Marshall Street and the 3800-3900 blocks of Dripping Springs Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into sixty-one (61) 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF CUPID INVESTMENTS, INC. (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1004 EAST EPSTEIN STREET, BEING 0.37 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF EPSTEIN AT HAZELWOOD ADDITION

FINAL PLAT –
EPSTEIN AT
HAZELWOOD
ADDITION
1004 E. EPSTEIN
(CUPID
INVESTMENTS, INC.)

The property is located at 1004 East Epstein Street; the southeast corner of Epstein and Hazelwood Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into two lots for residential development. He had seen the Staff Review Letter and would abide by the Recommendations.

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

ZONE CHANGE & EXCEPTION

THE REQUEST OF JOBABY, LLC, DEREK IRVIN (OWNER), MADELYN GREENWOOD (REPRESENTATIVE) AND

EXCEPTION –
EXTERIOR FAÇADE

UNDERWOOD DRAFTING & SURVEYING (SURVEYOR)
CONCERNING THE PROPERTY AT 19325 WEST U.S.
HIGHWAY 82, BEING 2.893 ACRES IN THE J.M. HAMBRIGHT
SURVEY, ABSTRACT NO. 538, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8,
SUBSECTION (4)(B) TO ALLOW EXISTING BUILDING
FINISHES IN LIEU OF THE REQUIRED MASONRY IN A C-1
(RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – R-A
TO C-1
19325 W. U.S. HWY.
82
(JOBABY, LLC)

Derek Irvin, 19325 W. U.S. Highway 82, Sherman, TX and
Madelyn Greenwood, 19311 W. U.S. Highway 82, Sherman,
TX

Mr. Irvin and Ms. Greenwood appeared to represent the
request and answer any questions. The property is located
at 19325 West U.S. Highway 82, the northeast corner of
Reynolds Lane and West U.S. Highway 82.

Mr. Irvin explained the property has been used as
commercial since 1975 when it was a gas station and a
western wear store. The property was annexed into the City
in 2011 as an R-A (Single Family Agricultural) District and he
would like to change the zoning on the property to a C-1
(Retail Business) District. Ms. Greenwood would like to lease
one of the existing buildings on the lot for a hair salon and
permanent makeup and the State requires that be done in a
commercial zone, not residential. There are four existing
buildings on the property and the exterior finish on the three
of the buildings is concrete block; the other building has half
brick with cedar siding on the top. They had seen the Staff
Review Letter and would abide by the Recommendations.

Clint Philpott, Director of Engineering explained whenever
an area is annexed into the City; the default zoning is the R-
A (Single Family Agricultural) District.

Scott Shadden, Director of Developmental Services
explained Ms. Greenwood's request started a chain of events
which requires the property to be zoned commercial and
they are requesting the exception to use the existing
buildings as they are.

Chairman Mahone explained the building that Ms.
Greenwood will be using does not have masonry.

Mrs. Greenwood explained half of it is cedar siding with
brick at the bottom.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow existing building finishes in lieu of the required masonry in a C-1 (Retail Business) District subject to the Staff Review Letter for the property at 19325 West U.S. Highway 82. Second by Commission Member Elliott.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single Family Agricultural) District to a C-1 (Retail Business) District subject to the Staff Review Letter for the property at 19325 West U.S. Highway 82. Second by Commission Member Vanderveer.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT, VANDERVEER, DAVIS, ADAMS, DOWNTAIN AND BRIDGES

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF JOBABY, LLC, DEREK IRVIN (OWNER), MADELYN GREENWOOD (PROSPECTIVE TENANT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 19311 WEST U.S. HIGHWAY 82, BEING 2.893 ACRES IN THE J.M. HAMBRIGHT SURVEY, ABSTRACT NO. 538, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TATTOO STUDIO (PERMANENT MAKE-UP) IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP & SITE PLAN –
TATTOO STUDIO
(PERMANENT
MAKEUP)

19311 W. U.S. HWY.
82
(JOBABY, LLC)

Madelyn Greenwood, 19311 W. U.S. Highway 82, Sherman, TX

Mrs. Greenwood appeared to represent the request and answer any questions. The property is located at 19311 West U.S. Highway 82, the northeast corner of Reynolds Lane and West U.S. Highway 82. The property was annexed into the City on October 24, 2011 as an R-A (Single Family Agricultural) District and has been used as a commercial use. There are four existing buildings and the applicant is requesting a Specific Use Permit to allow a tattoo studio for permanent makeup for her business in one of the buildings at this location.

Ms. Greenwood explained she has been doing permanent

makeup for a year in Denison and “I just recently wanted to move to Sherman to do a hair salon and permanent makeup studio. My sister-in-law and some other ladies will be doing hair and I will be the only one doing permanent makeup.” She had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Bridges asked if there is a hair salon currently in place in business there right now.

Ms. Greenwood responded “yes, a hair salon.”

Commission Member Bridges asked “are you just adding to that group of people that are there.”

Ms. Greenwood responded “yes, there is a separate room that we have blocked off to begin working in for makeup.”

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

ACTION TAKEN.

Motion by Vice-Chairman Vanderveer to approve the Specific Use Permit and site plan to allow a tattoo studio for permanent makeup subject to the Staff Review Letter and limiting it to Madelyn Greenwood (Salon Thairapy) for the property at 19311 West U.S. Highway 82. Second by Vice-Chairman Patterson.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT, VANDERVEER, DAVIS, ADAMS, DOWNTAIN AND BRIDGES

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT

THE REQUEST OF SOFEY CONSTRUCTION & DESIGN, LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 520 WEST BIRGE STREET AND THE 900 BLOCK OF NORTH SAM RAYBURN FREEWAY, BEING PART OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING THE EAST 15 FEET OF LOT 10 AND ALL OF LOTS 11, 12, 13 AND 14, AND A PART OF LOT 15, BLOCK 2 OF BIRGE'S ADDITION, CONTAINING 4.196 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF PART OF BLOCK 2, BIRGE'S ADDITION, BEING THE EAST 15' OF LOT 10, ALL OF LOTS 11, 12, 13 AND 14, AND A PART OF LOT 15, BLOCK 2, OF BIRGE'S ADDITION.

Jason Sofey, 116 W. Lamar, Sherman, TX

Mr. Sofey appeared to represent the request and answer any questions. The property is located at 520 West Birge Street

REPLAT – PART
BLOCK 2, BIRGE'S
ADDITION
520 W. BIRGE & 900
BLK. N. SAM
RAYBURN FREEWAY
(SOFEY
CONSTRUCTION &
DESIGN, LLC)

and the 900 block of North Sam Rayburn Freeway, the southwest corner of Birge Street and Sam Rayburn Freeway.

Mr. Sofey explained he recently purchased the property at 520 West Birge Street and the remaining property that surrounded it to the east and south. "I remodeled the home and put it up for sale; I wanted to move the eastern property line to give a buffer. Then the homeowners to the west asked to purchase some of the property to the east of them and were interested in the property to the south as well. I would like to replat the property into three lots to sell two of the lots and keep one." He had seen the Staff Review Letter and would abide by the Recommendations.

Ron Huff, 1020 N. Leslie, Sherman, TX

Mr. Huff explained he lives about two blocks from the property. Mr. Huff was concerned with the property being in the floodplain and what might need to be done if any construction is done there and how much is that going to cost; "how much are we going to pay for that being done there. That is one of my concerns with any further development; I know there is an ordinance in the City about floodplain and I hope that is something that is going to be looked at. The other issue is traffic, if you ever come down Birge Street to the access road; it is really dangerous to see oncoming traffic. There was a traffic study device there just recently; I think that is a serious problem there."

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Replat of part of Block 2, Birge's Addition, being the east 15' of Lot 10, all of Lots 11, 12, 13 and 14, and a part of Lot 15, Block 2, of Birge's Addition for the property at 520 West Birge Street and the 900 block of North Sam Rayburn Freeway. Second by Vice-Chairman Patterson.

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

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

FINAL PLAT

THE REQUEST OF RMT VISIONS, INC. AND THE WILLIAM O'DONNELL TRUST, JOHN O'DONNELL, TRUSTEE (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, (SURVEYOR) CONCERNING THE PROPERTY IN THE 2700-2800 BLOCKS SOUTH FRIENDSHIP ROAD AND 5200 WEST MEADOWRIDGE ROAD, BEING A 37.856 ACRE TRACT IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115 AND ALL OF LOT 59 OF WESTERN ACRES INSTALLMENT FOUR, CONTAINING 39.030 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF RMT VISIONS ADDITION, BEING A REPLAT OF LOT 59, WESTERN ACRES INSTALLMENT

FINAL PLAT – RMT
VISIONS ADDITION
2700-2800 BLKS. S.
FRIENDSHIP RD. &
5200 W.
MEADOWRIDGE RD.
(RMT VISIONS, INC.
& WILLIAM
O'DONNELL TRUST)

FOUR AND A 37.856 ACRE TRACT IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115.

William O'Donnell, 5200 W. Meadowridge Road, Sherman, TX
Mr. O'Donnell appeared to represent the request and answer any questions. The property is located in the 2700-2800 blocks of South Friendship Road and 5200 West Meadowridge Road between FM 1417 (Heritage Parkway) and Friendship Road. The property is zoned an R-1 (One Family Residential) District.

Mr. O'Donnell explained he lives at 5200 West Meadowridge Road and along with the owner of the other property would like to replat Lot 59 of the Western Acres Addition, Installment Four and a 37.856 acre tract in the Jason Stamps Survey for a total of three lots. They had seen the Staff Review Letter and would abide by the Recommendations.

James Aston, 5320 W. Meadowridge Road, Sherman, TX

Mr. Aston explained "this property is located at my back fence. My concern is wastewater; right now the northeast corner of my front yard has a round bare spot on my side and my neighbor's side; I'm on the downhill side, there's no grass growing. There is a crepe myrtle tree that the trunk should be an ash brown color, it's not, it's a deep mahogany color and the arborist I have talked to say it is because of stress on the root system. I have talked to Mr. Barnett at the County twice and nobody has showed up to take a look. If the septic system has a problem, the City has been making them put in an aerobic system, the old septic systems as long as they are maintained will outlast those aerobics. Rumors are that the property is going to have more houses at my back fence, which is fine, but what is going to happen with the wastewater, is it going to be aerobic or are they going to put sewer lines in, we already have a sewage problem out there at my place. Who do I have to see to get out there and look at it, check the soil?"

Mr. Philpott explained "Clay Barnett is not with the City anymore, he is with Grayson County and they regulate the septic systems for all of the City of Sherman, but if you give me your name and phone number, I will contact you and come out to look at it."

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of RMT Visions Addition, being a replat of Lot 59, Western Acres Installment Four and a 37.856 acre tract in the Jason Stamps Survey, Abstract No. 1115 for the property in the 2700-2800 Blocks South Friendship Road and 5200 West Meadowridge Road. Second by Commission Member Adams.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SPECIFIC USE PERMIT

THE REQUEST OF MOE HOSPITALITY, LLC (OWNERS) AND ANIL RAM, ADR-DESIGNS, LLC (REPRESENTATIVE/ARCHITECT) CONCERNING THE PROPERTY AT 811 GRAHAM DRIVE, BEING LOT 3, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5)(C) TO ALLOW A FIVE (5) STORY, 61' TALL RESIDENCE INN MARRIOTT HOTEL AND A FOUR (4) STORY, 56' TALL HOTEL 2 IN LIEU OF THE 45 FOOT, THREE (3) STORY PERMITTED IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING BOARD

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO HOTELS AND AN EVENT CENTER IN A C-1 (RETAIL BUSINESS) DISTRICT.

VARIANCE – HEIGHT

SUP & SITE PLAN – 2
HOTELS & EVENT
CENTER
811 GRAHAM DR.
(MOE HSOPITALITY,
LLC)

Doug Bradley and Manny Singh, 438 Cave River Drive, Murphy, TX, Anil Ram, ADR Designs, LLC, 601 Saddle Hill Drive, Grand Prairie, TX

Mr. Bradley, Mr. Singh and Mr. Ram appeared to represent the request and answer any questions. The property is located at 811 Graham Drive in the Sherman Town Center Addition, Section Two behind Central Freight. The property is zoned a C-1 (Retail Business) District. The owners would like to construct two hotels and an event center at this location. The event center will be a one-story, 6,220 square foot building, the Residence Inn Marriott will be a five story, 81,618 square foot building with 120 rooms and the second hotel will be a four-story, 47,075 square foot building with 77 rooms. The exterior finish on all the buildings will be brick with stone accents. Parking will be provided for 284 spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Bradley explained they owned the Hampton Inn and Suites in Denison. "The project that we have, we bought the land in Sherman Town Center about four years ago and have been waiting until we thought the time was right. MOE Hospitality is based in the DFW Metroplex and is one of the fastest growing and respected hotel management and ownership companies in the region. Our company has successfully built and operated hotels in the Hilton, Marriott, Hyatt, Best Western, IHG and Choice Hotels. We currently specialize in best in class properties in the Hyatt, Hilton and Marriott Brands in the North Texas area. We are currently operating hotels in Las Colinas, Ft. Worth, Garland, Plano, and Dallas."

"We have been working on the project for five years, it will be two hotels and an event center; it will be a multimillion dollar investment. There have been quite a few hotels built in

Denison, it has been over a decade since any new hotels have been built in Sherman; we feel like there is a real need for new product here.”

“The project includes an event center, a Residence Inn by Marriott with 120 rooms and the second hotel that will be at the back of the property will be approximately 77 rooms; we are in negotiations with that brand right now, what we are looking at is something very new to the market, a revolutionary brand, it is part of your major players, one of your flagship brands and hospitality. We believe the addition of these two new hotels and the event center will make the Sherman Town Center even more of a destination, it will bring more customers to the restaurants, it will help Sherman recapture some of the lost tax revenue and generate new revenue for the City.”

“The event center will be 6,200 square feet of first class meeting, event and conference space with state of the art audio/visual and meeting facilities. It will feature a ballroom that can be divided into three separate spaces or can be utilized as one venue. It will have pre-event space and full kitchen facilities. The capacity will be up to 400 people, banquet style, 600 theater style; quite a bit of capacity, a lot of the events that are being held outside of Sherman can be recaptured to the City.”

“The Residence Inn by Marriott will have 120 extended stay, luxury apartment-like accommodations. Projects in this market have become a favorite of today’s business travelers with new companies and projects coming to the Grayson Country area. The hotel will be made with materials that are masonry and stone, a lot of the hotels now are made with EFIS (exterior finish insulation system).”

“The second hotel will be built in the second phase. The event center will be in front, the Residence Inn and then the second hotel. There will be 284 parking spaces. The two hotels will enhance the Town Center with 197 hotel rooms and meeting space.” They had seen the Staff Review Letter and would abide by the Recommendations but had a question on the location of the trash dumpster location.

Mr. Shadden explained “the main building area is the area defined by building setbacks from the front, rear and side property lines. The trash dumpster cannot be right up against the property line and will need to be enclosed.”

Mr. Bradley explained “it will be built inside an enclosure and will match the material of the building.”

Commission Member Bridges asked if they would start the event center and the first hotel simultaneously and then the second hotel will follow.

Mr. Bradley responded “yes, and the land is already clear, it

was purchased four years ago. The great thing about our property is it actually is a part of the Sherman Town Center original tract and it faces into the Town Center right by JC Penney, so you are really creating more of an environment for the destination by having those hotels and the event center; who wouldn't want to stay within the region if you have immediate available shops and restaurants you can walk to, you have a theater, restaurants and retail shops."

Manny Singh

Mr. Singh explained he is the owner of this project and in 2011, he did the Hampton Inn and Suites in Denison; we sold the project last year. This property was purchased in 2014.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow a five (5) story, 61' tall Residence Inn Marriott Hotel and a four (4) story, 56' tall Hotel 2 in lieu of the 45 foot, three (3) story permitted in a C-1 (Retail Business) District for the property at 811 Graham Drive.

Second by Commission Member Elliott.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow two hotels and an event center in a C-1 (Retail Business) District for the property at 811 Graham Drive. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF COURTNEY AND STEVEN MITCHELL (OWNERS) AND COURTNEY MITCHELL PHOTOGRAPHY (TENANT) CONCERNING THE PROPERTY LOCATED AT 217 SOUTH TRAVIS STREET, BEING PART OF LOT 4, BLOCK 8, ORIGINAL TOWN PLAT, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(B)(5) TO ALLOW AN AWNING TO PROJECT 4'3" OVER THE SIDEWALK IN LIEU OF THE

EXCEPTION –

AWNING & WALL

SIGN

217 S. TRAVIS

(COURTNEY &

STEVEN MITCHELL)

PERMITTED 4' AND A WALL SIGN TO PROJECT 2'9" FROM THE BUILDING OVER THE SIDEWALK IN LIEU OF THE PERMITTED 18" IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

Steven Mitchell, 1000 Yorkshire Drive, Sherman, TX

Mr. Mitchell appeared to represent the request and answer any questions. The property is located at 217 South Travis Street between Jones and Lamar Streets; Glass Works was the former tenant. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District.

Mr. Mitchell explained his wife would like to open a photography studio at this location. "The building originally had a cable type awning on the front of the building after looking at historical photos and we would like to install one back on the front of the building; it would project 4' 3" over the sidewalk. The prefab metal wall sign would project 2' 9" off the wall." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Vice-Chairman Patterson to approve the exception to allow an awning to project 4'3" over the sidewalk in lieu of the permitted 4' and a wall sign to project 2'9" from the building over the sidewalk in lieu of the permitted 18" in a C-1 (Retail Business) District/Central Business District for the property at 217 South Travis Street. Second by Commission Member Vanderveer.

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

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

ZONE CHANGE

THE REQUEST OF BARTON CAPITAL, LTD (OWNERS) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1714 NORTH WOODS STREET, BEING THE NORTH 15' OF LOT 17 AND THE SOUTH 45' OF LOT 15, BLOCK B, MAXEY ADDITION, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

ZONE CHANGE – C-1
TO R-1
1714 N. WOODS
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

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

Mr. Barton appeared to represent the request and answer any questions. The property is located at 1714 North Woods Street between Texas and Fairview Street. The property was zoned a C-1 (Retail Business) District at the May 20, 1966, City Council Meeting.

Mr. Barton explained they would like to change the zoning to an R-1 (One Family Residential) District to construct a 1,200 square foot home on the lot. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked Scott Shadden if changing the zoning on this lot in the middle of the block, “does that hurt anyone one on either side, they are being used as houses but they are zoned commercial.”

Mr. Shadden explained “if the houses went away, they could not rebuild as houses being zoned commercial.”

Commission Member Vanderveer commented “he could in theory have a house in the middle of commercial.”

Mr. Shadden responded “he could, he is ok with that and everyone within 200’ received letters.”

Mr. Barton explained “if there was a plan to do commercial in that whole area it would make a difference, but there are single family residences all up and down there.”

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

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property at 1714 North Woods Street. Second by Commission Member Vanderveer.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF YOUNG ENTERPRISES (OWNERS), TODD YOUNG (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 112 WEST STAPLES STREET, BEING A PART OF BLOCK B, STAPLES ADDITION, CONTAINING 6,292 SQUARE FEET OF LAND, AS FOLLOWS:

PLANNING AND ZONING BOARD

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL

ZONE CHANGE – C-1
TO SF-1
112 W. STAPLES
(YOUNG
ENTERPRISES)

BUSINESS) DISTRICT TO AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Todd Young, Young Enterprises, PO Box 517, Sherman, TX

Mr. Young appeared to represent the request and answer any questions. The property is located at 112 West Staples Street between Travis and Crockett Streets.

Mr. Young explained they are requesting a zone change on the property to an SF-1 (Single Family Residential) District for the construction of a new home; “the lot is in between two churches.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from a C-1 (Retail Business) District to an SF-1 (Single Family Residential) District for the property at 112 West Staples Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT DAVIS, ADAMS, DOWNTAIN, BRIDGES AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF MB SHERMAN TOWN CENTER, LP (OWNERS), CINEMARK USA, INC. (TENANT) AND MEGAN AUDERER, CHANDLER SIGNS (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3310 TOWN CENTER STREET, BEING LOTS 1, 3 & 4, BLOCK 4, SHERMAN TOWN CENTER, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(N)(1) TO ALLOW TOTAL WALL SIGNAGE ON THE EAST ELEVATION OF THE CINEMARK BUILDING TO BE 435 SQUARE FOOT IN LIEU OF THE ALLOWED 300 SQUARE FOOT IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION – SIGN
3310 TOWN CENTER
STREET
(CINEMARK)

Deborah Mottz, Chandler Signs, 3201 Manor Way, Dallas, TX

Ms. Mottz appeared to represent the request and answer any questions. This item was tabled at the August 22, 2017, Planning and Zoning Commission Meeting. The property is located at 3310 Town Center Street between U.S. Highway 82 and Northcreek Drive; Cinemark Theaters is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District.

Ms. Mottz explained “Cinemark Theaters has done an interior

renovation of all their auditoriums featuring large recliners to improve the movie watching experience. They would like the residents of Sherman and surrounding areas to be aware of the upgrades, so they are requesting an exception to allow signage on the east elevation of the building to be 435 square foot in lieu of the allowed 300 square foot.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the exception to allow total wall signage on the east elevation of the Cinemark Building to be 435 square foot in lieu of the allowed 300 square foot in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property at 3310 Town Center Street.
Second by Commission Member Elliott.

VOTING AYE: MAHONE, GILBERT, PATTERSON, ELLIOTT AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:06 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 10/17/2017

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

Issue:

CONSENT AGENDA (ITEMS 6, 7, 8 & 14)

List of Agenda Items:

6. * 1500 BLOCK BAKER DRIVE

The request of Alcoholic Services of Texoma (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 1500 Block of Baker Drive, being all of Lot 2R in Block 1 of Helen Perkins Addition and all of Lot 6R-A, Block 1, Alcoholic Services Addition, containing 4.054, as follows:

Planning and Zoning Commission

Replat approval of Alcoholic Services Addition, Block 1, Lots 2R-A, 6R-A1 and 6R-A2.

7. * 401 E. US. HIGHWAY 82

The request of Wal-Mart Real Estate Business Trust (Owners) and Heath Voyles, Kimley Horn and Associates, Inc. (Representative) concerning the property at 401 E. U.S. Highway 82, being Lot 1B, Block 1, Wal-Mart Addition, Section 1, Replat Lots 1A & 1B, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Wal-Mart for Pick-up Delivery Service.

8. * 4113 N. FRISCO ROAD

The request of Buffalo Gap Street Properties, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4113 North Frisco Road, being 4.643 acres in the J. Hendrix Survey, Abstract No. 503 and the W. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Commission

Final Plat approval of BAC Sherman RE Addition.

14. * 2600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS W. MCLAIN STREET

The request of JKL Partners, LLC (Owners) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2600 Block North Travis Street and the 100-200 Blocks of West McLain Street, being 3.126 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lot 2, McLain Addition, as follows:

Planning and Zoning Board

Replat approval of Lot 2R, McLain Addition, a replat of Lot 2 of McLain Addition



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

5.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2520 TEXOMA PARKWAY

The request of C Squared Automotive, Inc. (Owner), Harry Dhesi, Texoma Liquor (Proposed Tenant) Mangrum Commercial, LLC (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property at 2520 Texoma Parkway, being 0.69 acres in the Reuben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a liquor store in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 2520 Texoma Parkway, the southwest corner of Texoma Parkway and U.S. Highway 82. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District. The applicants are requesting a Specific Use Permit to allow a liquor store at this location.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

C Squared Automotive, Inc. (Owner)

Mangrum Commercial, LLC (Representative)

Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map

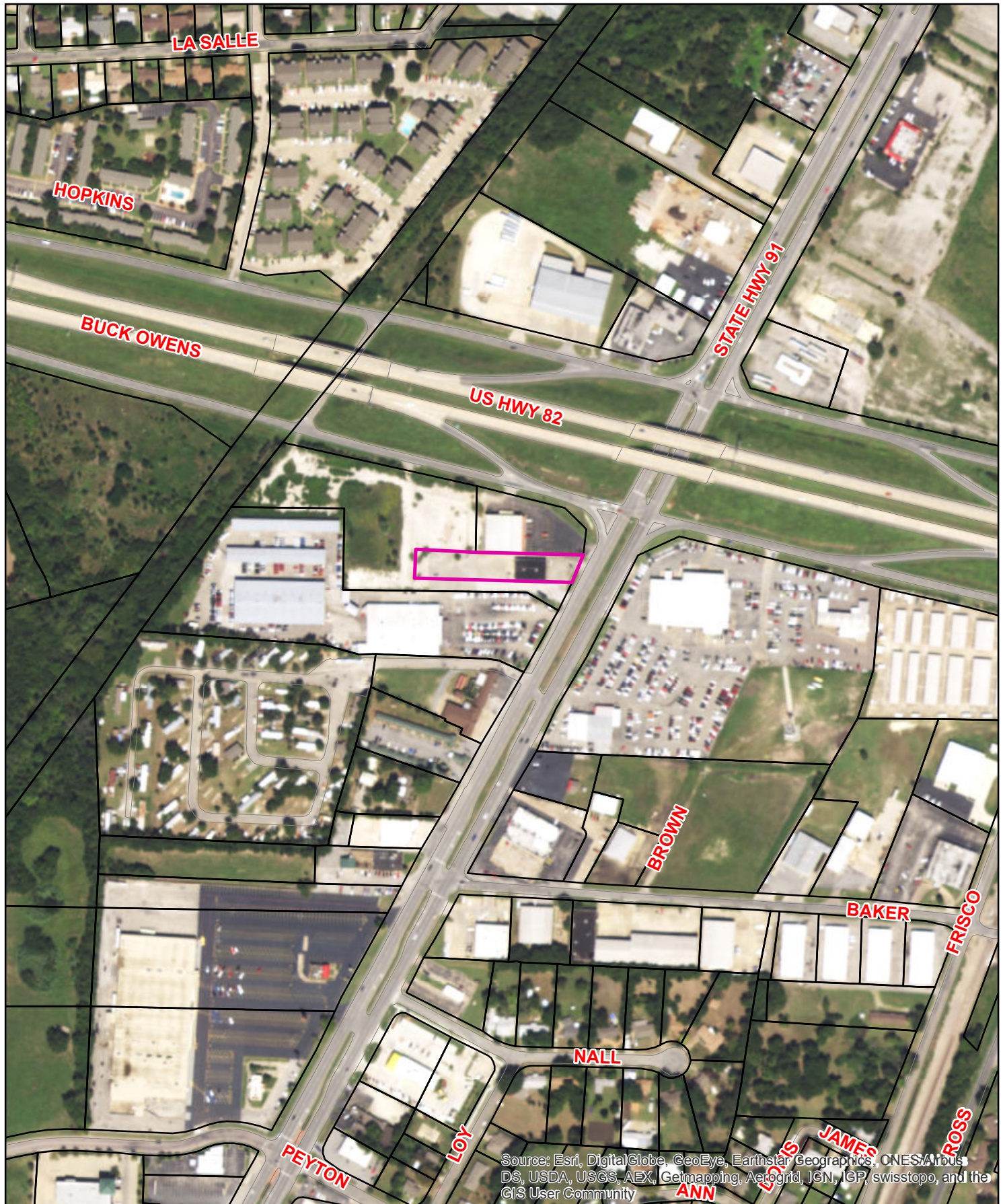
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



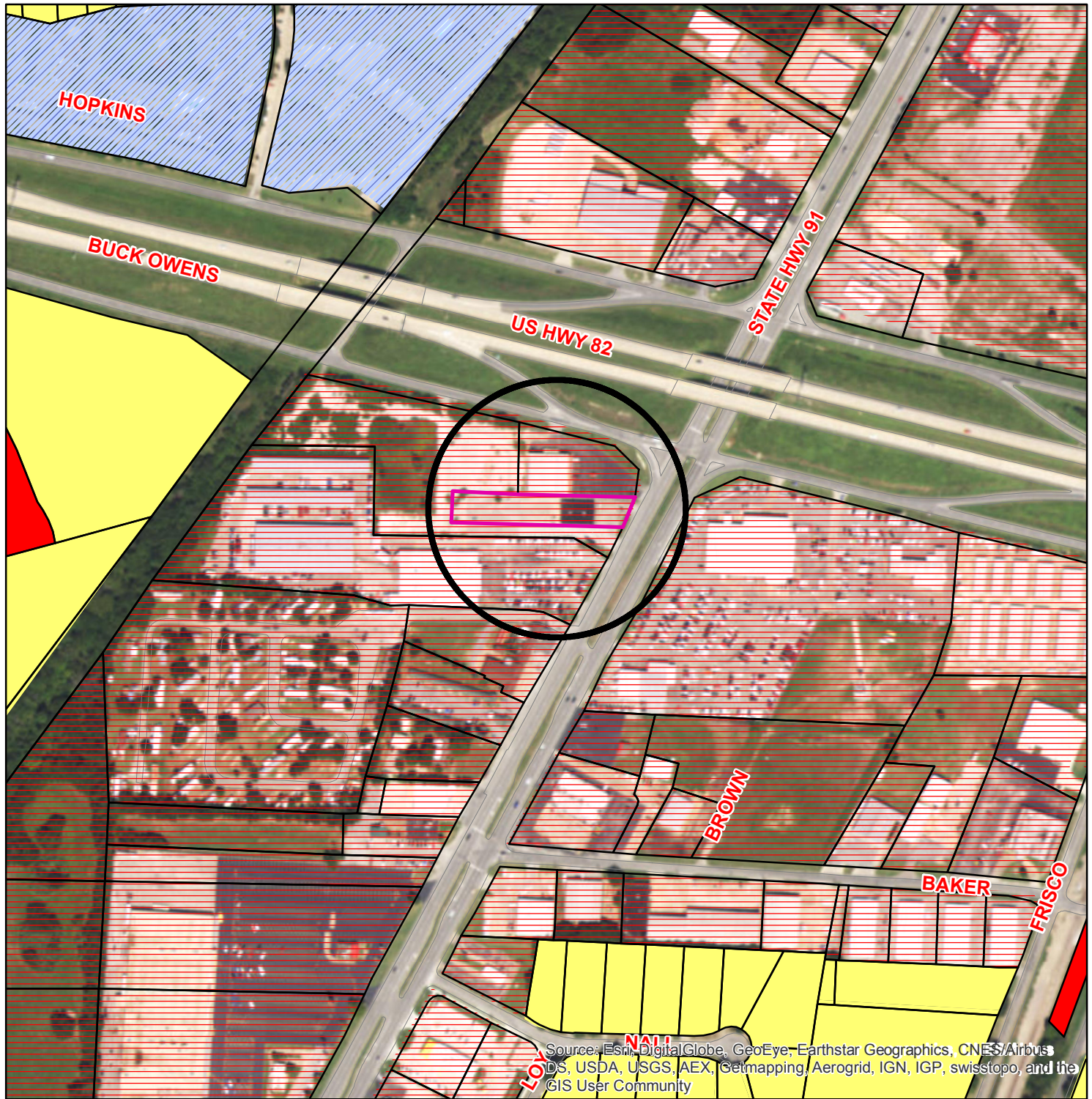
2520 Texoma Parkway



NOT TO SCALE

1 in = 360 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2520 Texoma Parkway

Legend

- CountyParcels_Buffer
- SpermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Zoning Districts

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 360 ft

2520 Texoma Parkway



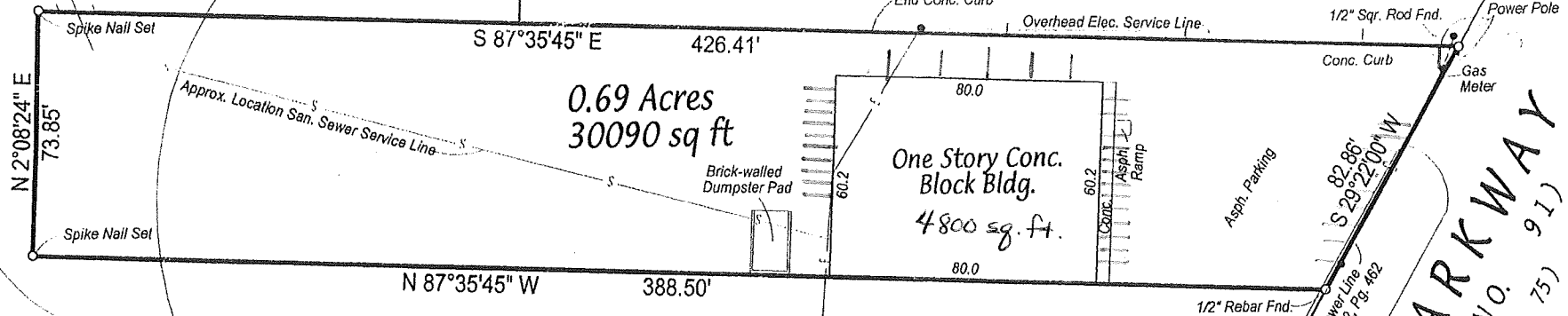
U. S. HIGHWAY NO. 82

"3.915 Ac."
Texas Cinema Corporation
to
Plitt Plaza Joint Venture
Vol. 1642, Pg. 278
April 15, 1983

"0.88 Ac."
Plitt Plaza Joint Venture
to
Mike Hughes
Vol. 2468, Pg. 177
May 9, 1996

10' San. Sewer Esmnt.
per Vol. 1527, Pg. 348

Asphalt Parking



REUBEN HENDRIX SURVEY
ABST. NO. 504

XOMA PARKWAY
(STATE HIGHWAY NO. 91)
(Formerly - U.S. HIGHWAY NO. 75)



STAFF REVIEW LETTER

October 12, 2017

C Squared Automotive Inc.
112 Ridgeview Ct.
Murphy, TX 75094

Harry Dhesi
525 S. Walnut St.
Sherman, TX 75090

Clint Campbell
5 Pheasant Run
Windsor, CT 06095

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a liquor store in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 2520 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the Specific Use Permit ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. All parking shall be on private property and shall not encroach into Texoma Parkway 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. Shall comply with all City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. Entrances/Exits off of Hwy. 82 Service Road and Hwy. 91 will be Right-in, Right-out only.

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

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

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

Respectfully,

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

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

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

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



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

6.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1500 BLOCK BAKER DRIVE**

The request of Alcoholic Services of Texoma (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 1500 Block of Baker Drive, being all of Lot 2R in Block 1 of Helen Perkins Addition and all of Lot 6R-A, Block 1, Alcoholic Services Addition, containing 4.054, as follows:

Planning and Zoning Commission

Replat approval of Alcoholic Services Addition, Block 1, Lots 2R-A, 6R-A1 and 6R-A2.

Background:

The property is located in the 1500 block of Baker Drive between Texoma Parkway and Frisco Road and is zoned a C-2 (General Commercial) District. The owner would like to replat the property into three lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Alcoholic Services of Texoma (Owner)

Preston Trail Land Surveying, LLC (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

Replat

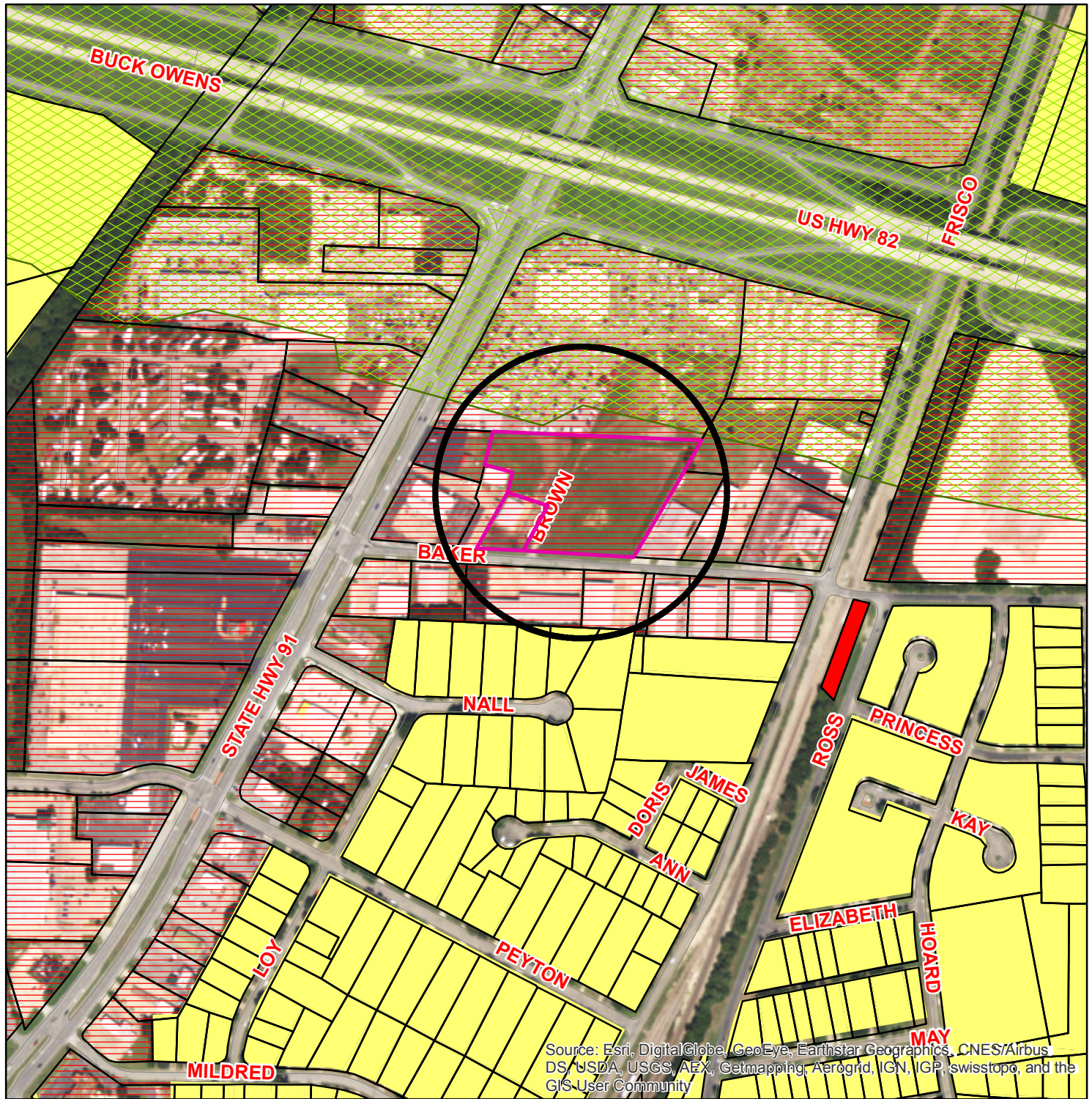
Staff Review Letter



1500 Block Baker Drive Replat Alcoholic Services Addition



1 in = 721 ft



Zoning - 1500 Block Baker Drive Replat Alcoholic Services Addition

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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



City of Sherman, Texas
Developmental Services Department

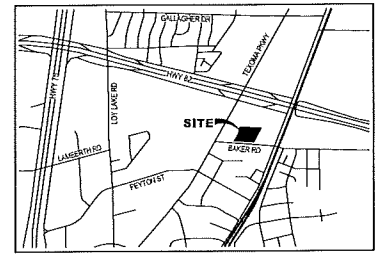
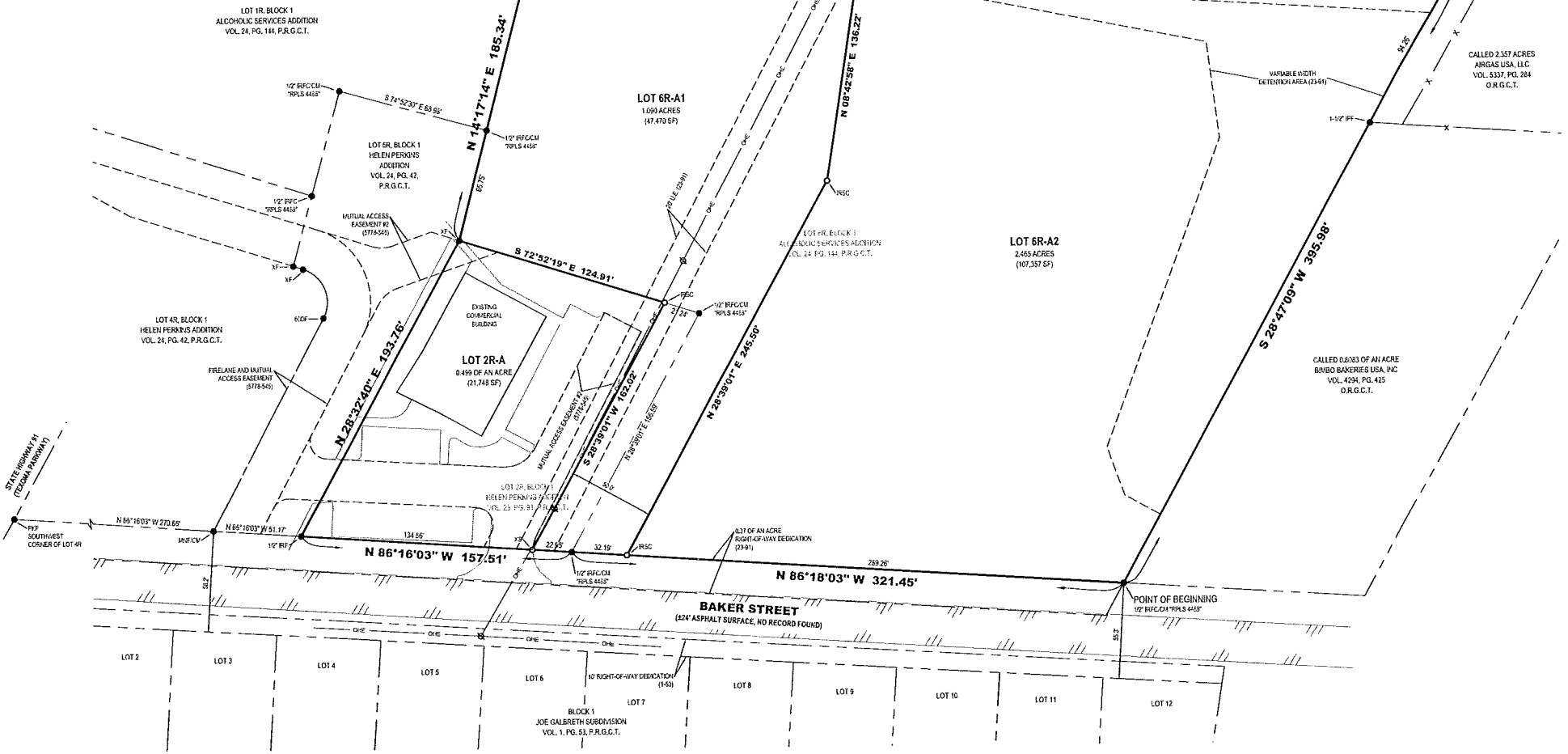


1 in = 433 ft



GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



VICINITY MAP
(NOT TO SCALE)

LEGEND	
● FOUND MONUMENT	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
RSC 1/2" BOW ROD W/ PRESTON TRAIL LAND SURVEYING, RPLS 6655' CAP SET	U.E. UTILITY EASEMENT
RF 1/2" ROD FOUND	D.E. DRAINAGE EASEMENT
RFK ROD FOUND FOLD W/PLASTIC CAP	S.S.E. SANITARY SEWER EASEMENT
PKF PK N/A FOUND	BOUNDARY LINE
CM CONTROLLING MONUMENT	ADJACENT LINE
X' X' SCRIBED IN CONCRETE FOUND	EASEMENT
X' X' SCRIBED IN CONCRETE SET	ASPHALT
RF 1/2" ROD PIPE FOUND	
R.O.W. RIGHT-OF-WAY	

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0250 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
Alcoholic Services of Texoma
P.O. Box 69
Sherman, TX 75091
Ph: 903-870-6444
Contact: Bob Stodflre

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

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

REPLAT
ALCOHOLIC SERVICES ADDITION
BLOCK ONE, LOTS 2R-A, 6R-A1 AND 6R-A2
4.054 Acres
Being all of Lot 2R-A, Block One
Helen Perkins Addition,
and all of Lot 6R-A, Block One,
Alcoholic Services Addition
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING		83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029
TRPLS Form No. 103HUS	Drawn by: BSH Checked by: DBI	Scale: T=40 Date: 09/09/2017
		Project No. 17-0439 Sheet No. 1 of 2

STAFF REVIEW LETTER

October 6, 2017

Alcoholic Services of Texoma
Attn: Bob Stoolfire
P.O. Box 69
Sherman, TX 75091

Preston Trail Land Surveying
83493 N. S.H. 289, Suite 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Alcoholic Services Addition, Block One, Lots 2R-A, 6R-A1 & 6R-A2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 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 is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Privately owned and maintained detention in accordance with City criteria is required.
6. Water and sewer Pro-Rata will be due at the time of development.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 401 E. US. HIGHWAY 82**

The request of Wal-Mart Real Estate Business Trust (Owners), Heath Voyles, Kimley Horn and Associates, Inc. (Representative) and SGA Design Group (Architect) concerning the property at 401 East U.S. Highway 82, being Lot 1B, Block 1, Wal-Mart Addition, Section 1, Replat Lots 1A & 1B, as follows:

Planning and Zoning Commission

Site plan approval for an addition to Wal-Mart for Pick-up Delivery Service

Background:

This item was tabled at the August 22, 2017, Planning and Zoning Commission Meeting. The property is located at 401 East US Highway 82, the northwest corner of Highways 75 and 82; Wal-Mart is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District. The following items have been granted for this address;

- Exception to allow wall signs to total 578 square feet in lieu of the permitted 300 square foot - April 22, 2014
- Exception to allow overhead doors facing a highway and not require a screening device adjacent to residential property and to allow 2 freestanding sign - October 12, 1993
- Exception to allow trash containers without the required screening device - December 14, 1993

Wal-Mart would like to construct a 1,390 square foot addition for their automated pickup delivery service. The exterior on the new addition will be a metal ribbed panel system to match the existing building. Parking will be provided for 1036 spaces.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Wal-Mart Real Estate Business Trust (Owners)

Heath Voyles, Kimley Horn and Associates, Inc. (Representative)

SGA Design Group (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

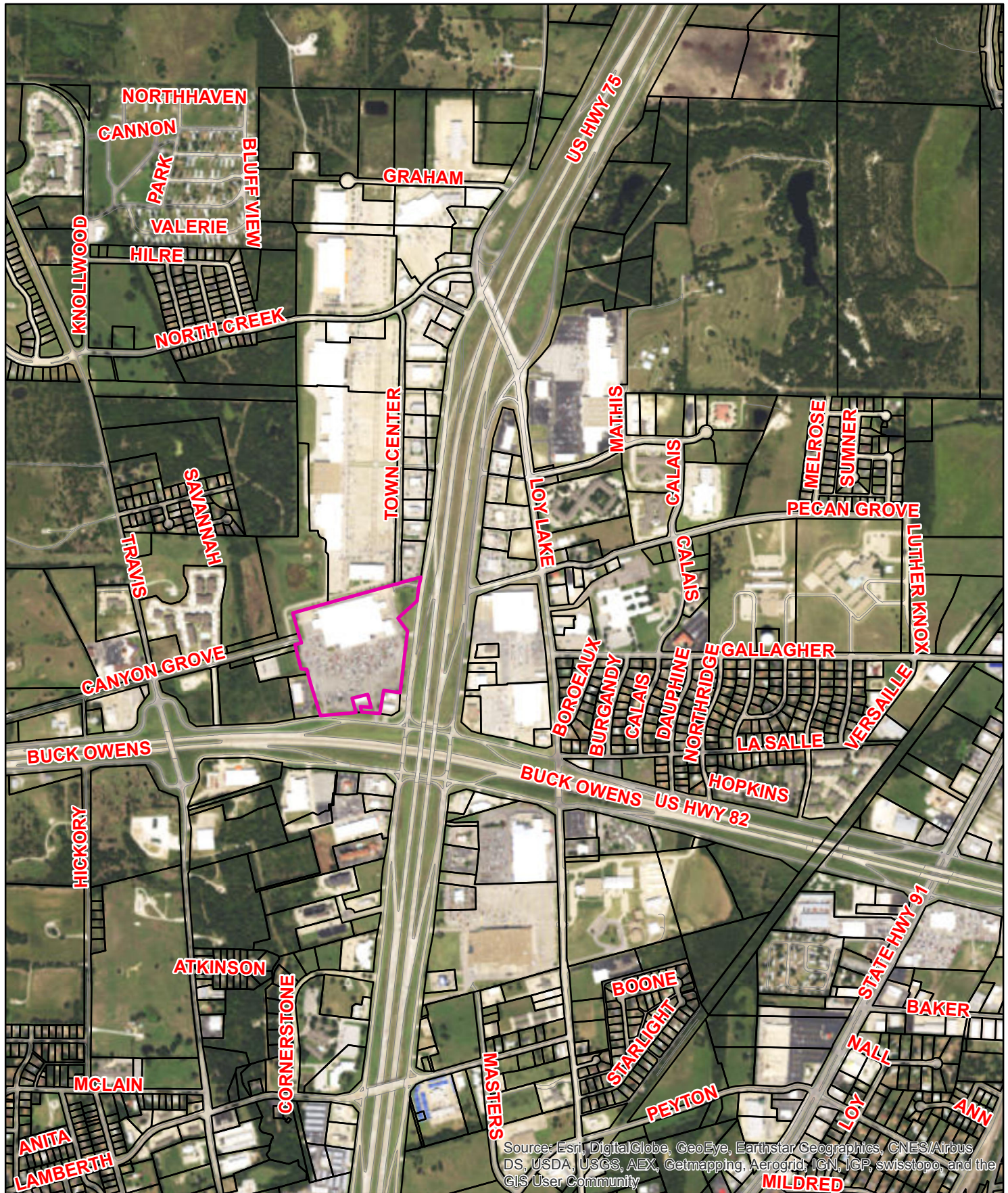
Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter

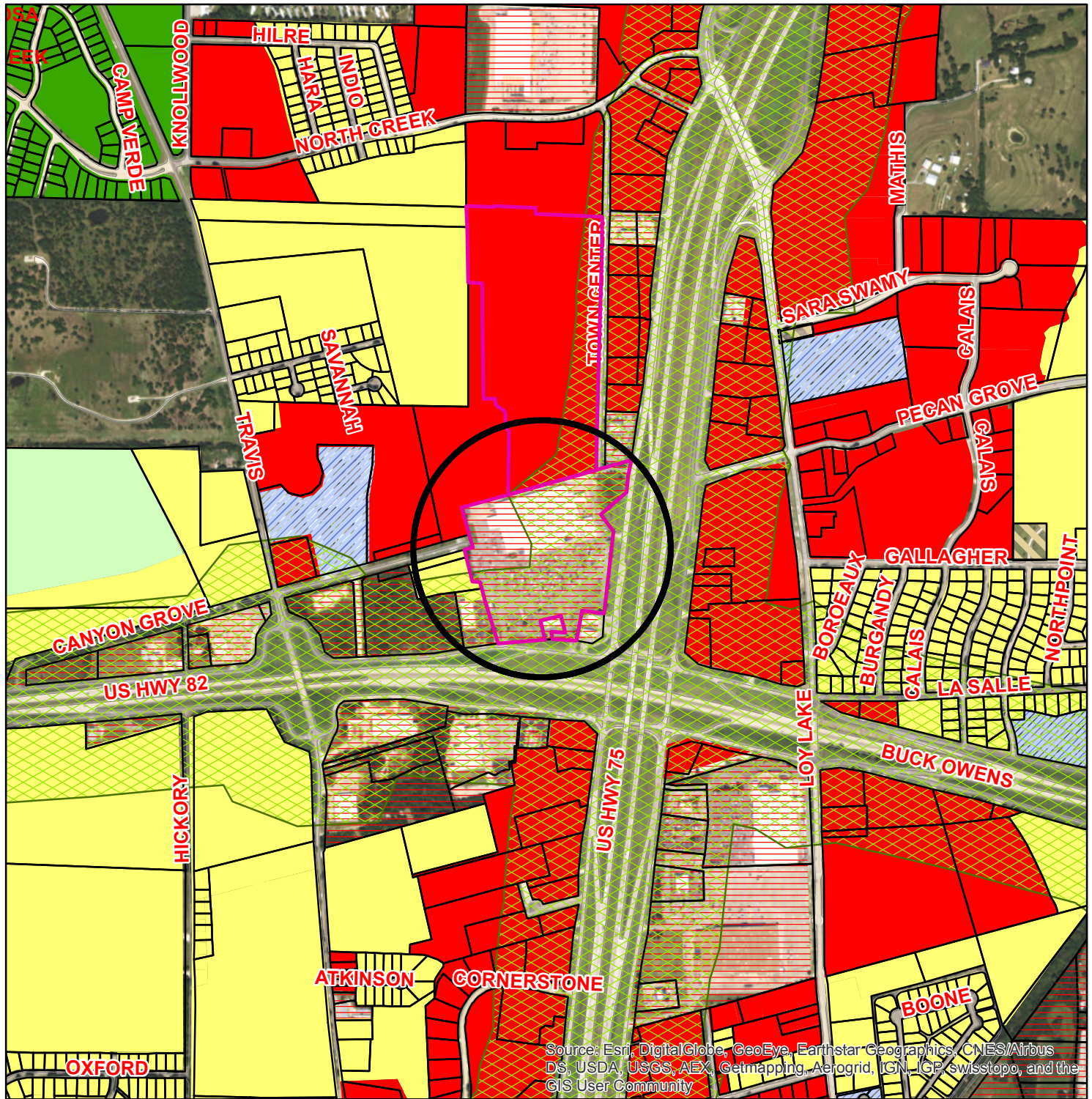


401 E. US Highway 82



1 in = 1,162 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 401 E. US Highway 82

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

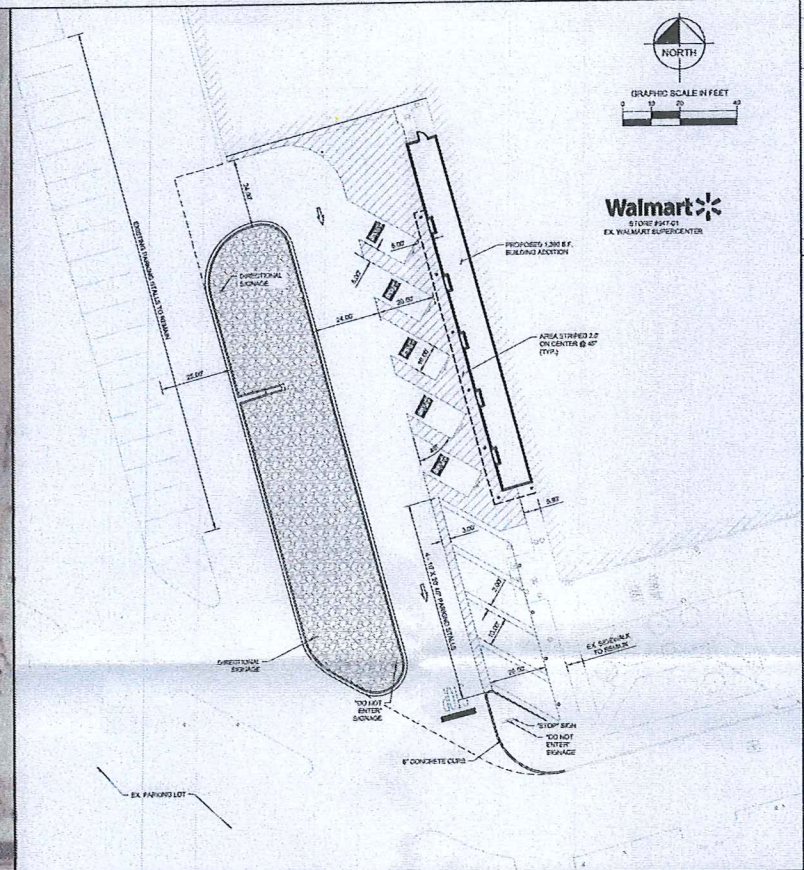
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 950 ft



Walmart*
STORE #947-01
UNIFIED COMMERCIAL DEVELOPMENT - SITE PLAN

**PLANNING AND ZONING COMMISSION
CERTIFICATE OF APPROVAL**

Approved this _____ day of _____, 20____
by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

SITE DATA SUMMARY TABLE

LOT DESCRIPTION	LOT 1, BLOCK 1, WALMART ADDITION, SECTION 1
ZONING	C-1, AND US HWY 82 AND 75 OVERLAY
LOT AREA / SQ. FT. AND AC.	87,120 SQ. FT. 2.23 AC.
EX. BUILDING AREA	84,180 SQ. FT.
PROPOSED ADDITION	1,200 SQ. FT.
PROPOSED ADDITION HEIGHT	14 FTORY, 28 FT MAX.
BASE ZONING PARKING REQUIRED	1428 SPACES (1 SPACE/1200 SF)
EXISTING PARKING PROVIDED	508 SPACES
PARKING TO BE REMANED/QUITS	42 SPACES
TOTAL PARKING PROVIDED	1066 SPACES

LEGAL DESCRIPTION OF PROPERTY
22.37 ACRES (974,280.48 SQ. FT.)

BEING ALL OF LOT 1, BLOCK 1, WALMART ADDITION, SECTION 1, AN ADDITION TO THE CITY OF SHERMAN ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 63, PLAT RECORDS GRAYSON COUNTY, TEXAS.

SITE NOTE

1. THE PURPOSE OF THIS SITE PLAN IS TO BUILD A 1,200 SF ADDITION TO AN EXISTING RETAIL BUILDING

**SITE PLAN
WALMART ADDITION, SECTION 1
LOT 1, BLOCK 1**

22.37 ACRES
J.B. McHAIR SURVEY, ABSTRACT NO. 783, AND
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARATION DATE: OCTOBER 3, 2017

OWNER/APPLICANT:
WALMART REAL ESTATE BUSINESS TRUST
800 S.E. 30TH STREET
FORT WORTH, TEXAS 76104
PHONE: (817) 835-3900
CONTACT: COLIN VOLKME

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, P.C.
305 GENESEE COUNTY, SUITE 304
FRESNO, TX 76843
PHONE: (817) 835-3900
FAX: (817) 339-3379
CONTACT: KEITH VOLKME, P.E.

Kimley»Horn

SCALE
DESIGNED BY
WSP
CHECKED BY
WSP
DATE
10/3/2017

SITE PLAN

Walmart*
STORE #947-01
BUILDING EXPANSION
401 E. US HIGHWAY 82
SHERMAN, TEXAS

DATE
10/3/2017
PROJECT NO.
63362655
SHEET NUMBER
1 OF 1

Painted Existing CMU and Coping
SW6885 Knockout Orange

Metal Coping and Canopy Columns
Painted SW 7005 Pure White

Printed Graphics on Metal Frame with
Wall Wash Uplight Fixtures

20" High Fascia to Match
SW 6885 Knockout Orange.
Metal Canopy by Arning

Painted Existing CMU and Coping
SW6885 Knockout Orange

Painted Existing CMU
SW7017 Dorian Gray

New Automated Pickup Delivery
with Metal Ribbed Panel System.
Charcoal Gray by MBCI

Pickup Signage

Painted Existing CMU
SW7017 Dorian Gray

Painted Existing CMU and Coping
SW6885 Knockout Orange

Painted Existing CMU and Coping
SW6885 Knockout Orange

New Pickup
Sign

Painted Existing CMU
SW7017 Dorian Gray

New Pickup
Sign

T.O.S.
@ 23'-6"

T.O.S.
@ 23'-6"

WEST ELEVATION (SIDE)

SOUTH ELEVATION (FRONT)

HWY 82/75 OVERLAY CONTEXT



NEW PROPOSED SIGNAGE

SOUTH-FACING FACADE (FRONT)

Pickup Sign 66.68 SF

TOTAL 66.68 SF

SOUTH-FACING FACADE (BEYOND)

Pickup Sign 268.77 SF

TOTAL 268.77 SF

WEST-FACING FACADE (SIDE)

SuperGraphics (x5) 250.09 SF

Pickup Sign 42.90 SF

TOTAL 297.80 SF



AUTOMATED PICKUP DELIVERY STORE #947 | SHERMAN, TEXAS

October 4, 2017



SGA Design Group
WE MAKE EVERY OPENING GRAND

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

STAFF REVIEW LETTER

October 10, 2017

Wal-Mart Real Estate Business Trust
2001 SE 10th Street
Bentonville, AR 72716

SGA Design Group
105 NW 2nd Street, #307
Bentonville, AR 72712

Kimley Horn & Associates, Inc.
Heath Voyles
5750 Genesis Court, Ste. 200
Frisco, TX 75034

Dear Applicants,

The request for site plan approval for an addition to Wal-Mart for the property located at 401 East US Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 or U.S. Highway 82 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. An exception was granted to allow wall signs to total 578 square feet; this shall not be exceeded without approval from the Planning and Zoning Commission.
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.

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

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

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

Respectfully

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

8.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4113 N FRISCO ROAD**

The request of Buffalo Gap Street Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 4113 North Frisco Road, being 4.643 acres in the J. Hendrix Survey, Abstract No. 503 and the W. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Board

Final Plat approval of BAC Sherman RE Addition.

Background:

The property is located at 4113 North Frisco Road, the northeast corner of Frisco Road and Dripping Springs Road. The owners would like to plat the property into one lot for commercial development of D-Bat, a baseball/softball training facility.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Buffalo Gap Street Properties, LLC (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

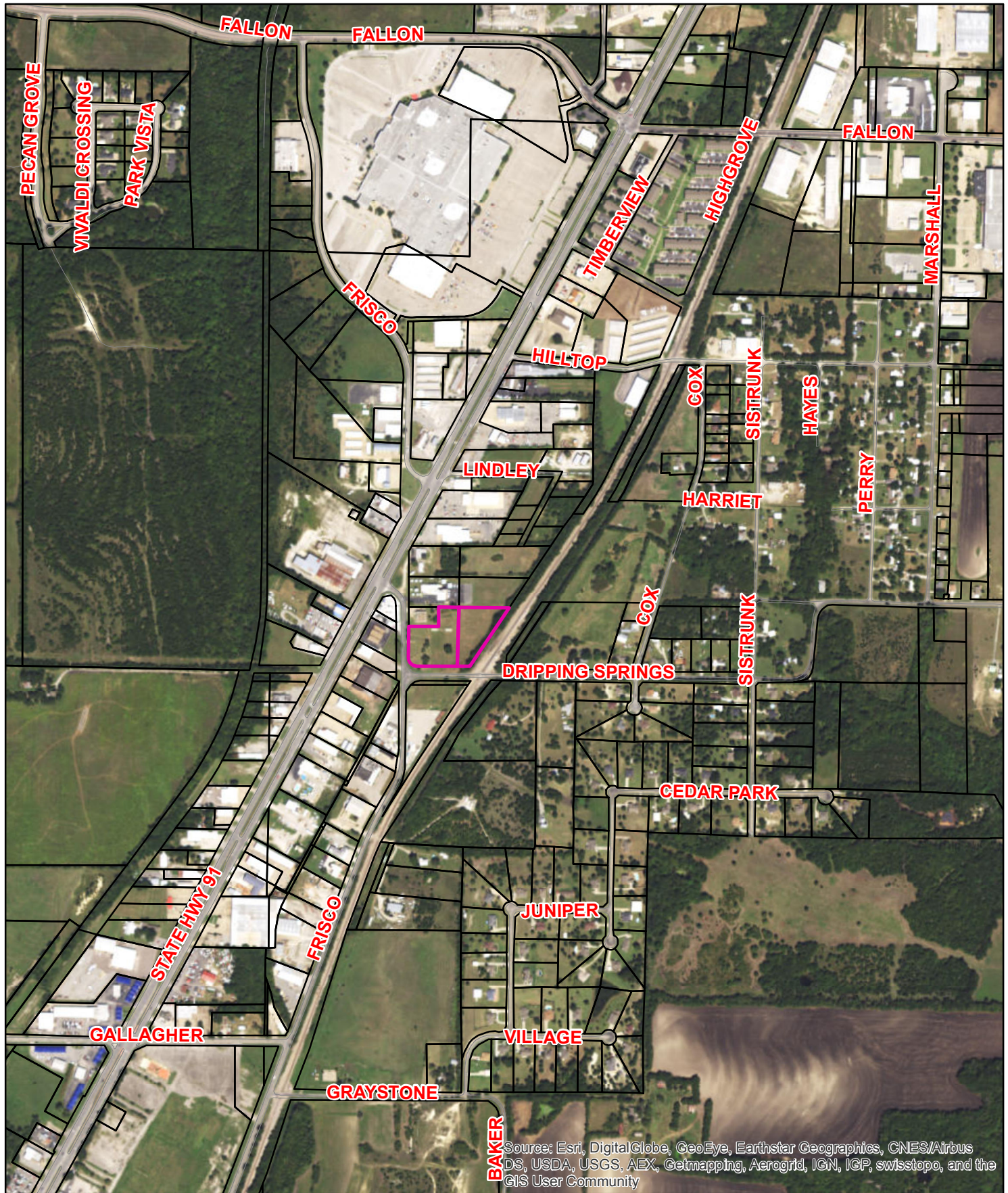
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

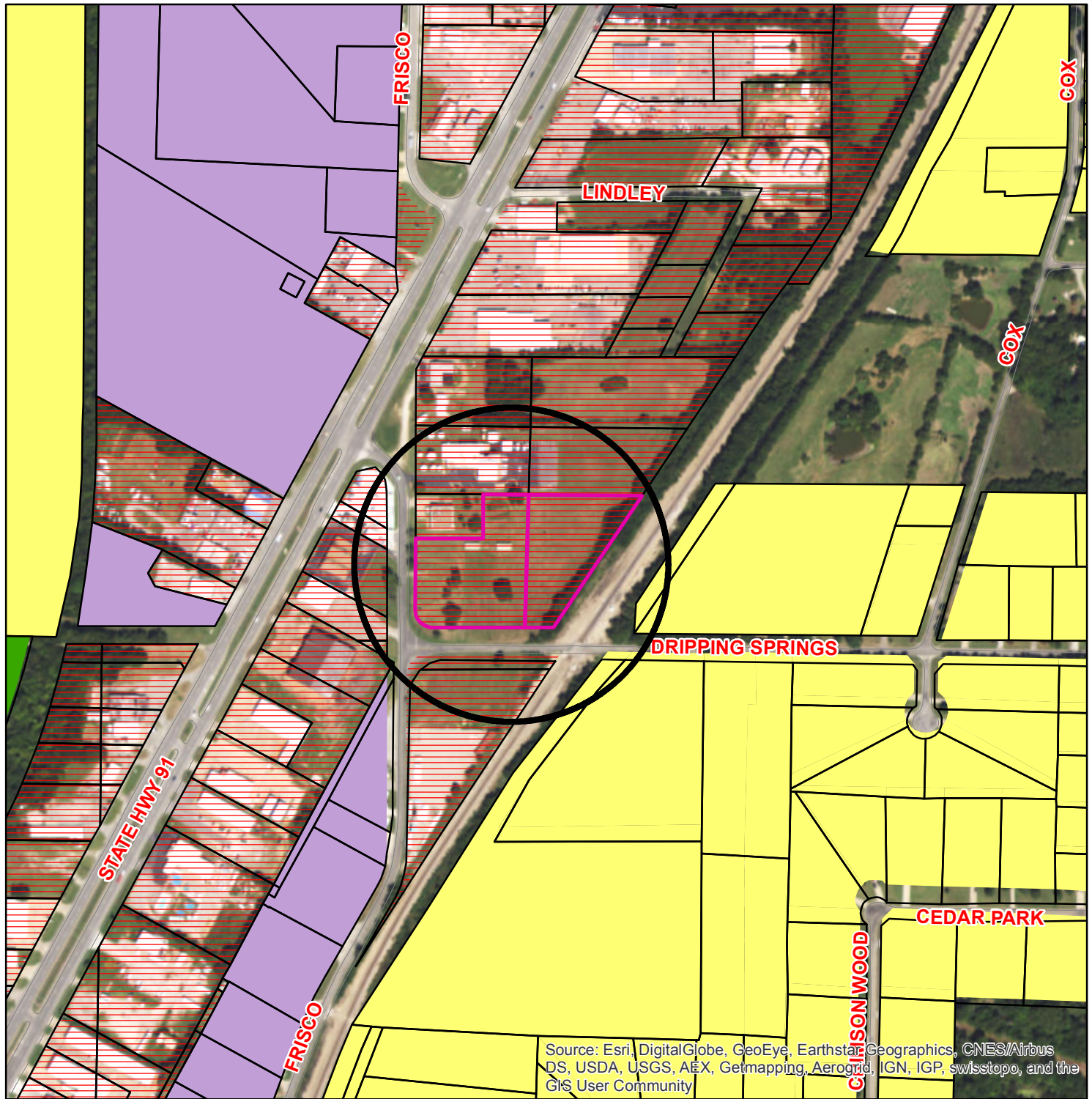


4113 N. Frisco Road



1 in = 807 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4113 N. Frisco Road

Legend

ShermGIS.DBO.CountyParcels selection

Special Districts Overlay

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

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP - Ballock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

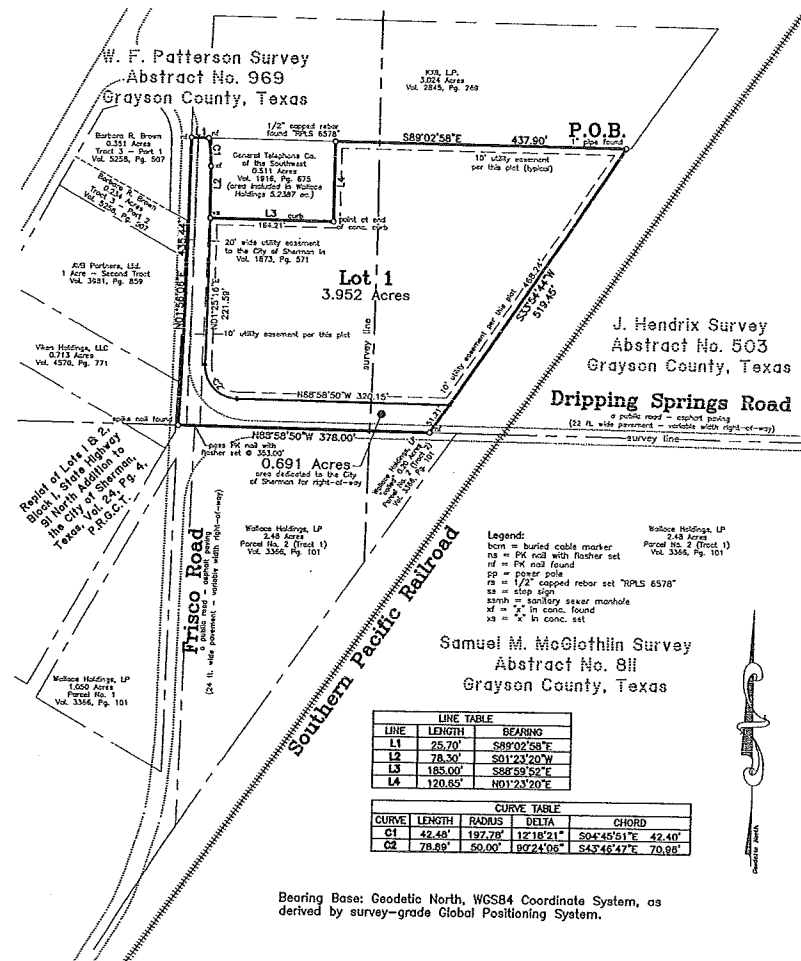


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 387 ft



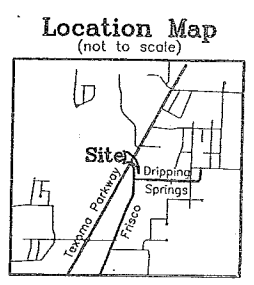
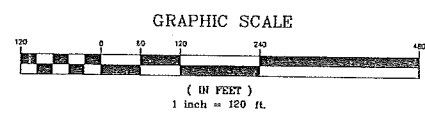
Final Plat of BAC Sherman RE to the City of Sherman, Texas 4.643 Acres in the J. Hendrix Survey & W. F. Patterson Survey Abstract No. 503 & Abstract No. 969

- 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.
 6. Utility lines shown hereon as per visible and apparent markings located during the course of this survey. Undersigned surveyor assumes no liability for actual location of underground utility lines.

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

Owner
Buffalo Gap Street Properties, LLC

Job No. CGS25717-F



STAFF REVIEW LETTER

October 6, 2017

Buffalo Gap Street Properties, LLC
4601 Buffalo Gap Road, Ste. B-5
Abilene, Texas 79606

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

Dear Applicants,

The request for approval of the Final Plat of BAC Sherman RE Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 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 is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the final plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Water and Sewer Pro-Rata will be due at the time of development.
7. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-12"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,


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

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

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



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

325 W. U.S. HIGHWAY 82

The request of MLJ Real Estate, LP (Owners), Holiday Powersports (Tenant), Bates Martin Architects, Michael Bates (Architect/Representative), Homeyer Engineering, Inc. (Civil Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property at 325 West U.S. Highway 82, being 3.85 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (4)(b) to allow the north and east sides of the buildings to be architectural metal wall panels for Holiday Powersports in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Planning and Zoning Commission

Amended site plan approval for Holiday Powersports.

Background:

The property is located at 325 West U.S. Highway 82 between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District. A Specific Use Permit to allow sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership was approved January 16, 2017.

The owner has redesigned the facility that will house four lines of motorsports vehicles and associated clothing and accessories for the use by motorsports enthusiasts. The site is planned to have two standalone buildings with the larger building (29,304 square feet) housing the showroom, offices and service areas. The smaller building (5,600 square feet) will store motorsports vehicles that are still contained in their shipping crates. The building facades facing south and west will have a stone wainscot and stucco wall finish. A standing seam metal roof portico will run along the south facade. The portico will break up this elevation and provide shade for the large display windows facing Highway 82. They are requesting an exception for the north and east sides of the buildings to be allowed to be prefinished metal wall panels. All of the parking lots are planned to be paved with concrete and will have curb and gutter; 83 parking spaces will be provided.

Adjacent Zoning:

C-2 (General Commercial) District
R-1 (One Family Residential) District

Origination:

MLJ Real Estate, LP (Owners)
Holiday Powersports (Tenant)
Bates Martin Architects, Michael Bates (Architect/Representative)
Homeyer Engineering, Inc. (Civil Engineer)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

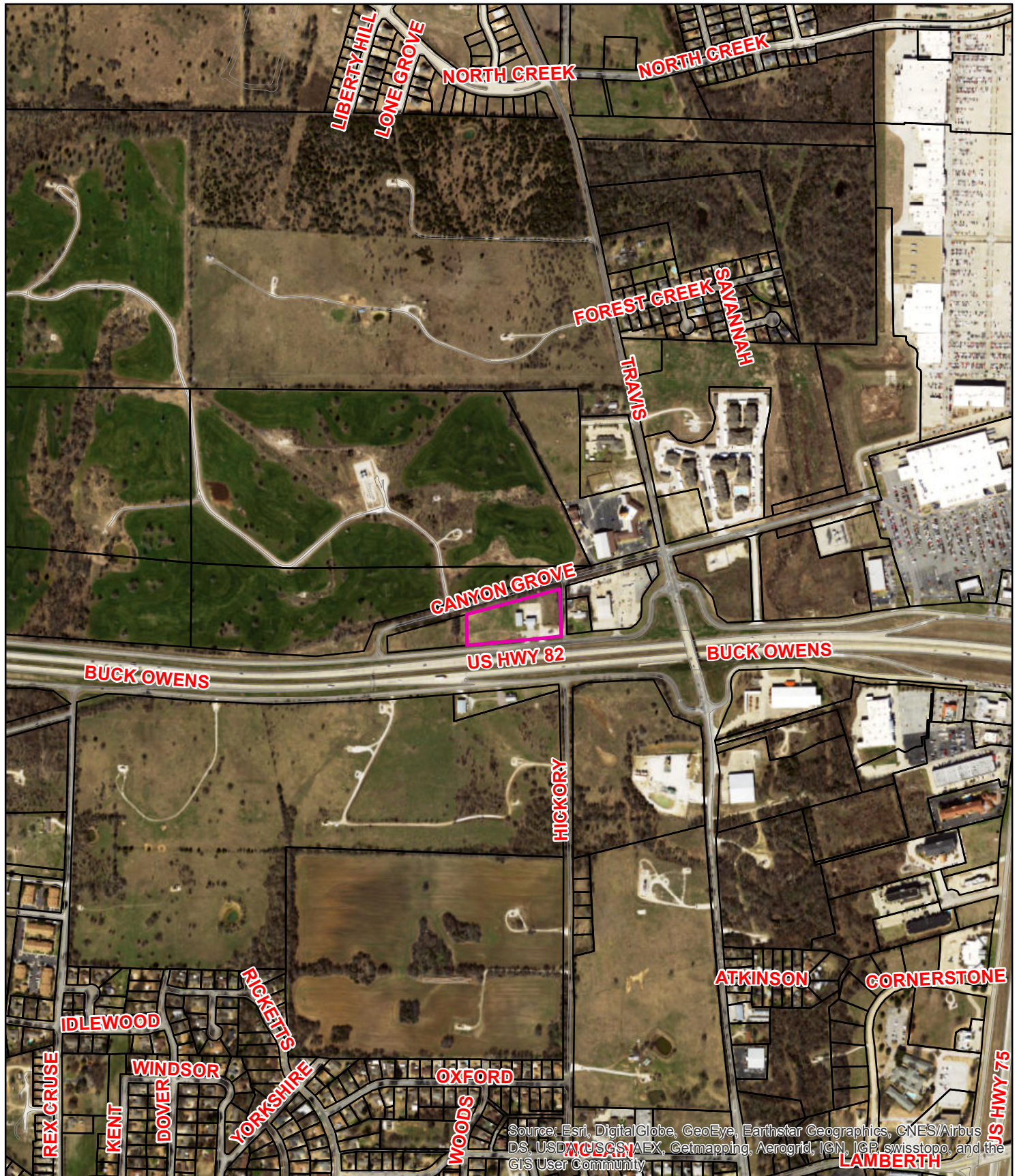
4

Objections Received:

0

Attachments

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



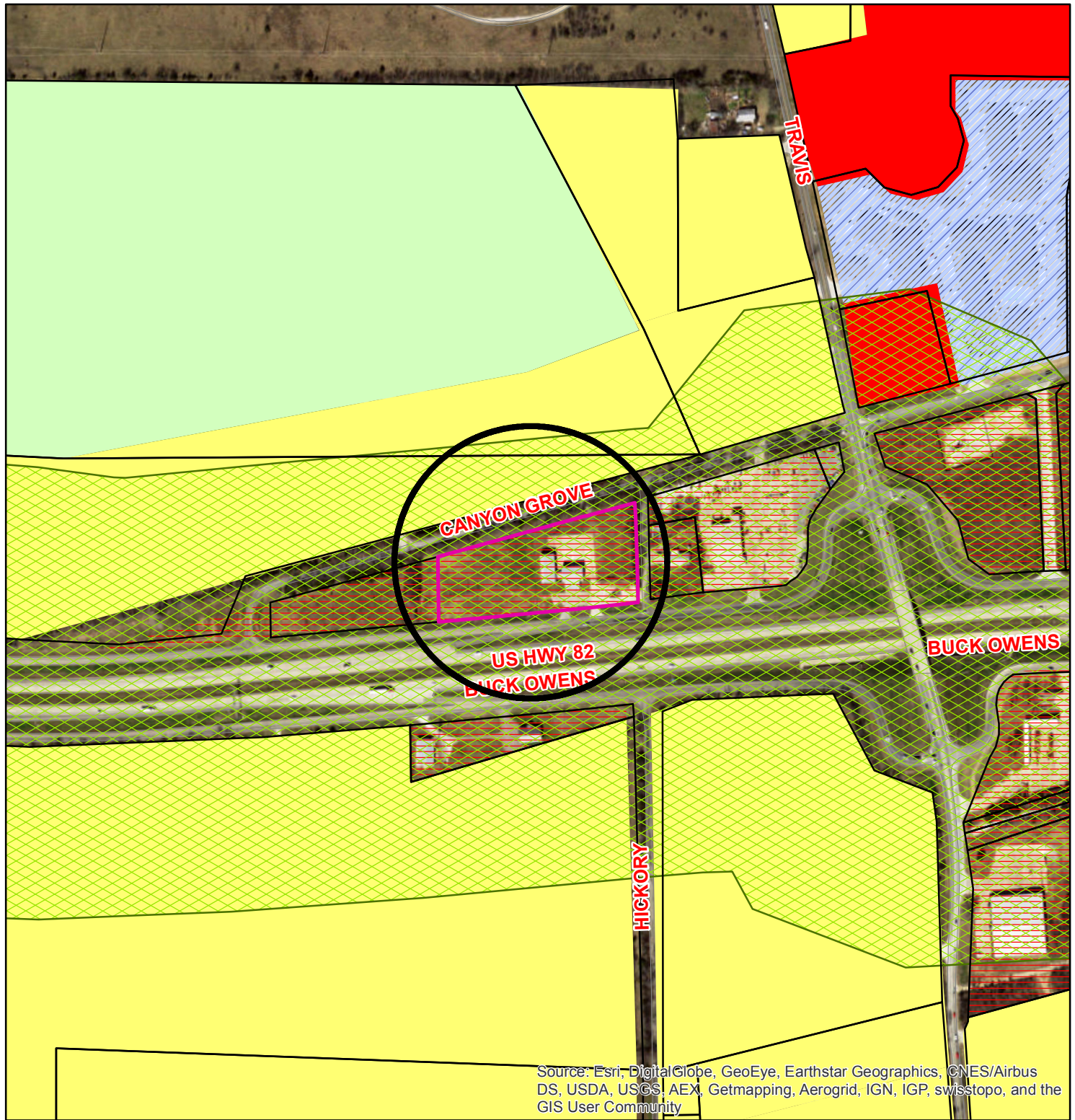
325 West U.S. Highway 82



City of Sherman, Texas
Developmental Services Department



1 in = 800 ft



Zoning - 325 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 District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



1 in = 400 ft

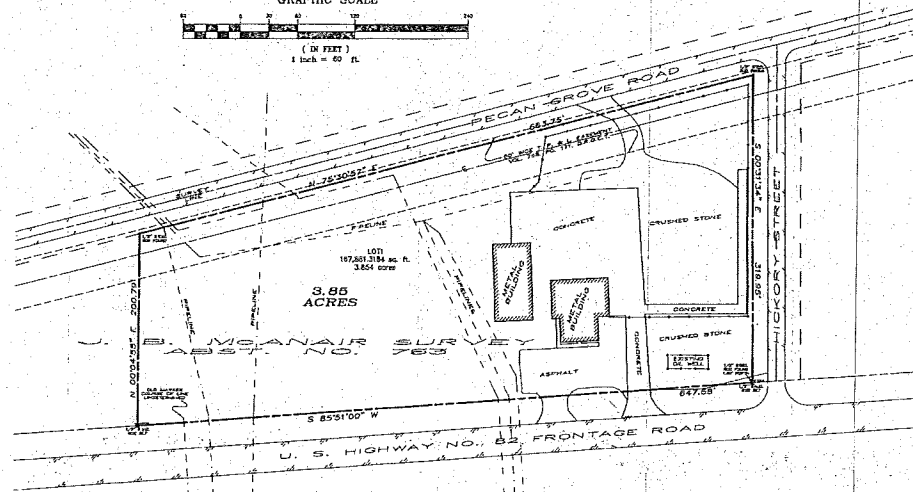
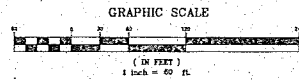
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

325 W. Highway 82



JOB NO. A2121002



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Block 8, Underwood Survey, Abstract No. 763, and being the same tract of land described as 3.85 acres conveyed by Certificate of Sale to John A. Underwood et al. dated July 1, 1995, recorded in Volume 2440, Page 491, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Northwest corner of the said Spore tract in the South line of Pecan Grove Road;
Thence North 75°30'57" East with said South line of road a distance of 863.75 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Spore tract at the intersection of said South line of Pecan Grove Road with the West line of Hickory Street;
Thence South 00°31'34" East with said West line of Hickory Street, passing a 1/2" steel rod found at 318.75 feet, and continuing for a total distance of 319.85 feet to a 1/2" steel rod set for the Southwest corner of the hereat disturbed tract at the intersection of said West line of Hickory Street with the North right-of-way line of U. S. Highway No. 82;
Thence South 85°51'00" West with said right-of-way line a distance of 647.58 feet to a 1/2" steel rod set marking the Southwest corner of the said Spore tract;
Thence North 00°44'55" East with a fence a distance of 200.79 feet to the Point-of-Beginning and containing 3.85 acres of land.

This survey contains information that is proprietary to Underwood Drafting & Surveying. No part of this survey may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Underwood Drafting & Surveying, Inc.

Copyright © 2003
Underwood Drafting & Surveying, Inc.
All rights reserved.

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING:

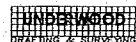
Easement and Right-of-way to Texas Power & Light Company recorded in Volume 766, Page 171, D.R.G.C.T.
Easement to Lone Star Gas Company recorded in Volume 806, Page 128, D.R.G.C.T.
Easement to Standard Oil Company of Texas recorded in Volume 816, Page 207, and Volume 913, Page 405, D.R.G.C.T.

Right-of-way to Standard Oil Company of Texas recorded in Volume 834, Page 456, D.R.G.C.T., no longer affects the subject property.

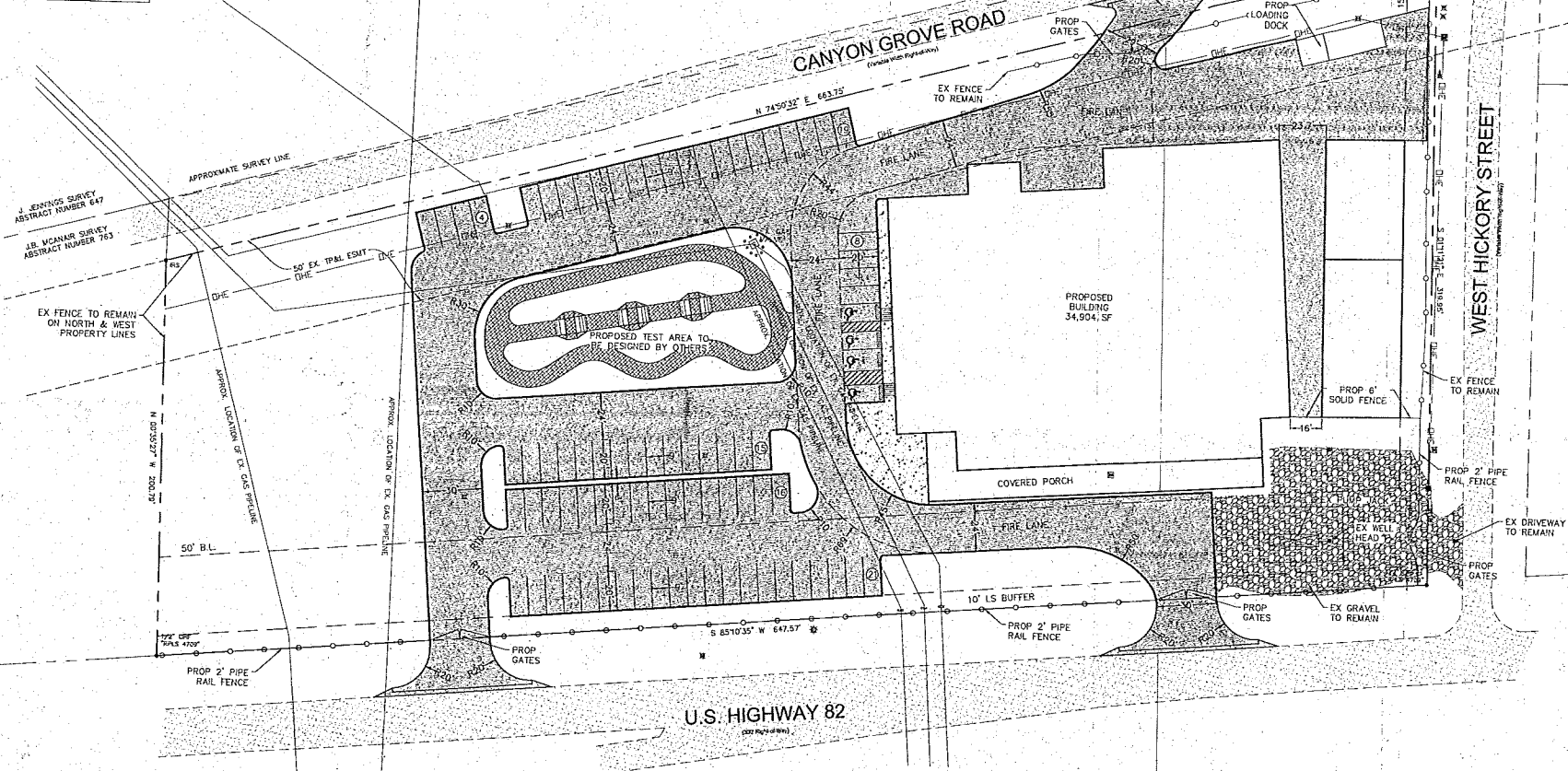
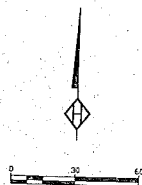
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct, and that the plot hereon is a true, correct and accurate representation of the property legally described hereinabove. I cannot, however, certify that the easements and encumbrances shown are the only ones embraced by the subject property.



ALWD 6/17/03
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709



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



SITE INFORMATION

LOT AREA: 167,880 SF (3.85 AC)

TOTAL BUILDING AREA: 34,904 SF

PARKING REQUIRED:

RETAIL: 29,304 SF @ 1 SPACE/400 SF = 74 SPACES

STORAGE: 5,600 SF @ 1 SPACE/1000 SF = 6 SPACES

PARKING REQUIRED: 80 SPACES

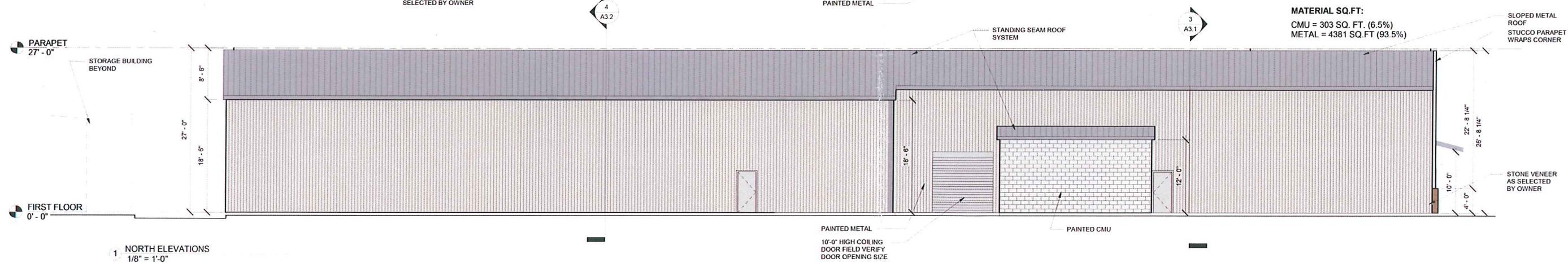
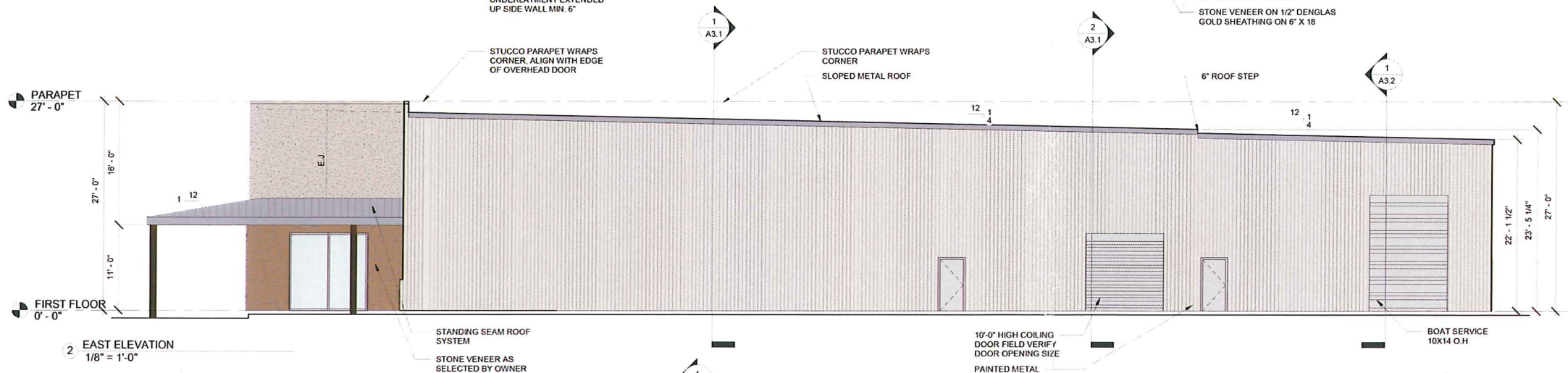
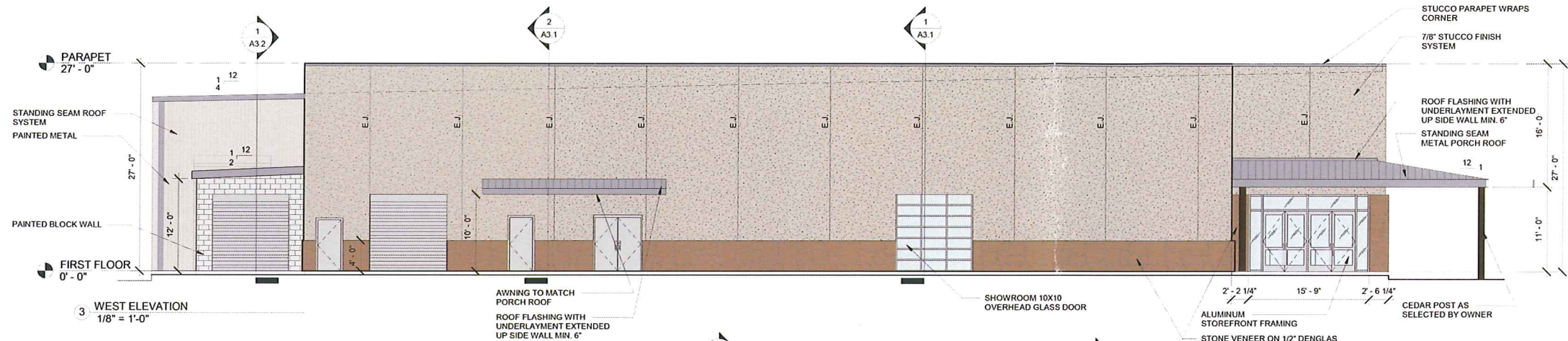
PARKING PROVIDED = 83 SPACES

HANDICAP PARKING REQUIRED = 4 SPACES

HANDICAP PARKING PROVIDED = 4 SPACES

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PER PURPOSES.
STEVEN R. HOMEYER, PE # 8594
DATE: 09/21/2017



BATES Michael A. Bates
Architect
MARTIN Mark M. Martin
Architect
ARCHITECTS
521 S Loop 288 Suite 165 Denton, TX 76205
940.387.4881
© Bates & Martin Architects, LLC. All rights reserved.

HOLIDAY POWERSPORTS

325 W US HIGHWAY 82 SHERMAN, TEXAS 75092

BMA
PROJECT NO: 17-148
DATE:
REV
REV

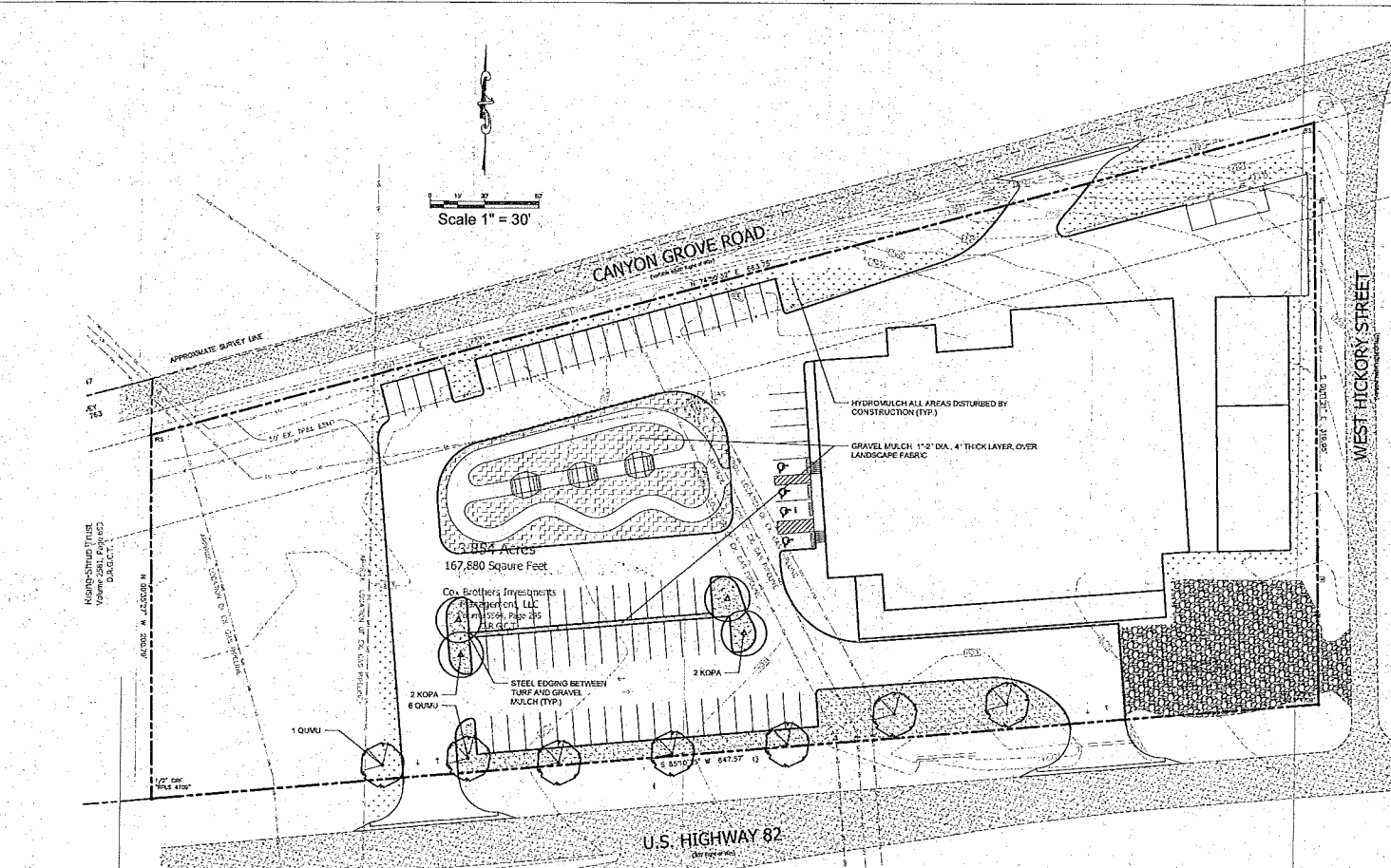
ELEVATIONS

A2.1





Scale 1" = 30'



GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE STATUS OF ALL LANDSCAPE RESOURCES WITHIN THE 1/2" OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON THE SITE AREA AND MATERIALS PREPARATION.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PLANTING MATERIALS AND SOIL CONDITIONS. ALL PLANTING MATERIALS SHALL BE MAINTAINED IN THE PROPERTY'S POSSESSION UNTIL THE PLANTING MATERIALS ARE PLANTED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS UNTIL THE PLANTING MATERIALS ARE PLANTED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING MATERIALS UNTIL THE PLANTING MATERIALS ARE PLANTED.
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PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
KOPA	Koeleria paniculata	Goldenrain Tree	2" cal., 8'-10" high	Per plan	4	
QUUMU	Quercus muhlenbergii	Chinquapin Oak	2" cal., 8'-10" high	Per plan	7	
TURF AND SEED						
	Cynodon 'Tifway 419'	Common Bermuda Grass	Seed	---	---	
		Blackland Prairie Mix	Hydromulch	16 sq ft, 0.0004'	---	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	167,880 SF
LANDSCAPE AREA REQUIRED:	16,789 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	60,738 SF (36.2% OF SITE AREA)

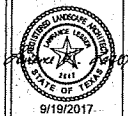


HOMMEYER ENGINEERING, INC.
P.O. BOX 294527 • LEVINGVILLE, TEXAS 77309
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HETI.US.COM



HOLIDAY POWERSPORTS
J.B. McANAIR SURVEY ABSTRACT 763
3.85 ACRES
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PLANTING PLAN



DRAWN: UML
DATE: 09/13/2017
HEET #: 17-147

SHEET NO:
LP-1

STAFF REVIEW LETTER

October 12, 2017

MLJ Real Estate, LP
PO Box 707
Whitesboro, TX 76273

Homeyer Engineering, Inc.
PO Box 294527
Lewisville, TX 75029

Michael Bates, Architect
521 South Loop 288, Suite 165
Denton, TX 76205

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

Dear Applicants,

The request for an amended site plan approval for Holiday Powersports for the property located at 325 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings unless an exception is granted.
3. No buildings or structures may be located over any easements without an encroachment easement approved by the City Council.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. New drive approaches shall conform to City of Sherman standards and a permit is required. TxDOT spacing and approval required.
12. Sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
13. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
14. Buildings not permitted within existing utility easements.

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

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

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

Respectfully,

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

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

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

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



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

10.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3300-3400 BLOCKS OF N. FM 1417 (HERITAGE PARKWAY)

The request of Joe Wilson (Owner) and Vilbig and Associates, PLLC (Civil Engineer) concerning the property located in the 3400 Block of North FM 1417 (Heritage Parkway), being 11.74 acres in the Uriah Burns Survey, Abstract No. 121, as follows:

Planning and Zoning Board

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 in the 3300-3400 blocks of North FM 1417 (Heritage Parkway); the southwest corner of FM 1417 and U.S. Highway 82. The owner would like to change the zoning on the property to a C-1 (Retail Business) District for commercial development. The site plan is conceptual and will require additional site plan approval before development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Joe Wilson (Owner)

Vilbig and Associates, PLLC (Civil Engineer)

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:

4

Objections Received:

0

Attachments

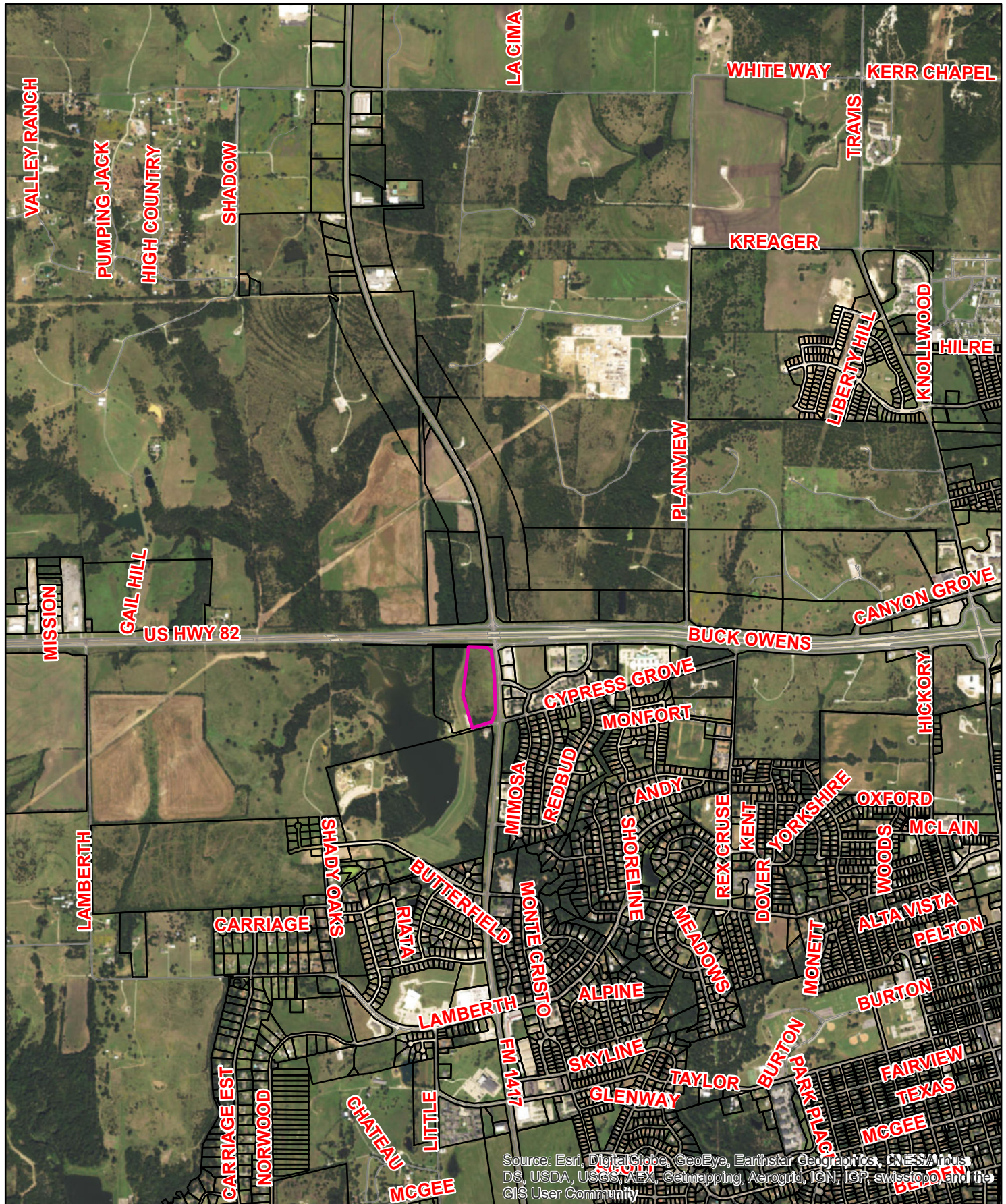
Location Map

Zoning Map

Zoning Sign Photo

Conceptual Site Plan

Staff Review Letter



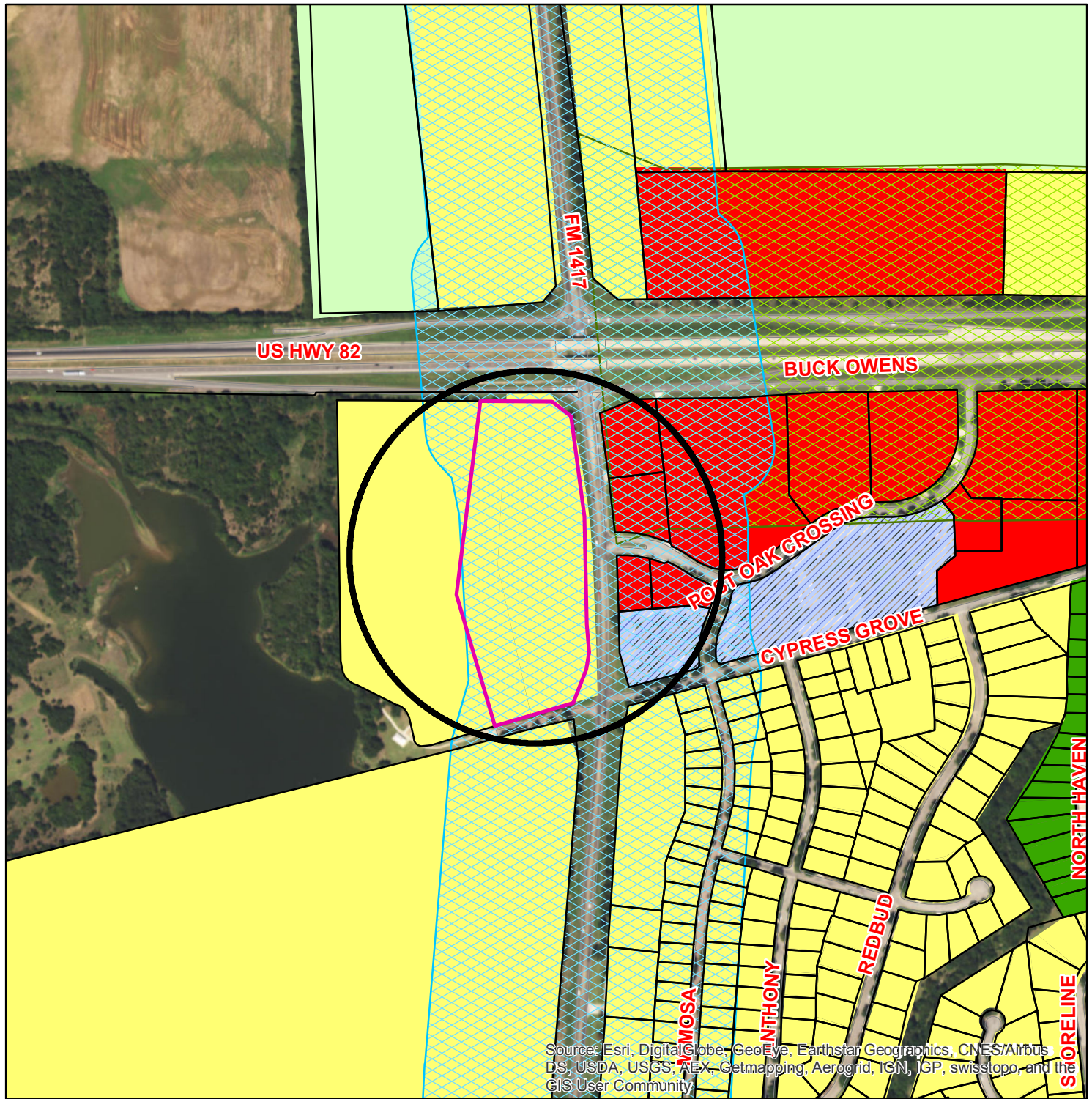
**3300-3400 Blks.N. FM 1417
(Heritage Parkway)**



NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3300-3400 Blks. N. FM 1417 (Heritage Parkway)

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

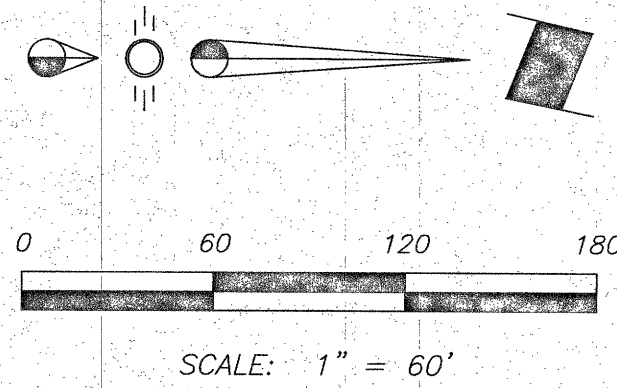
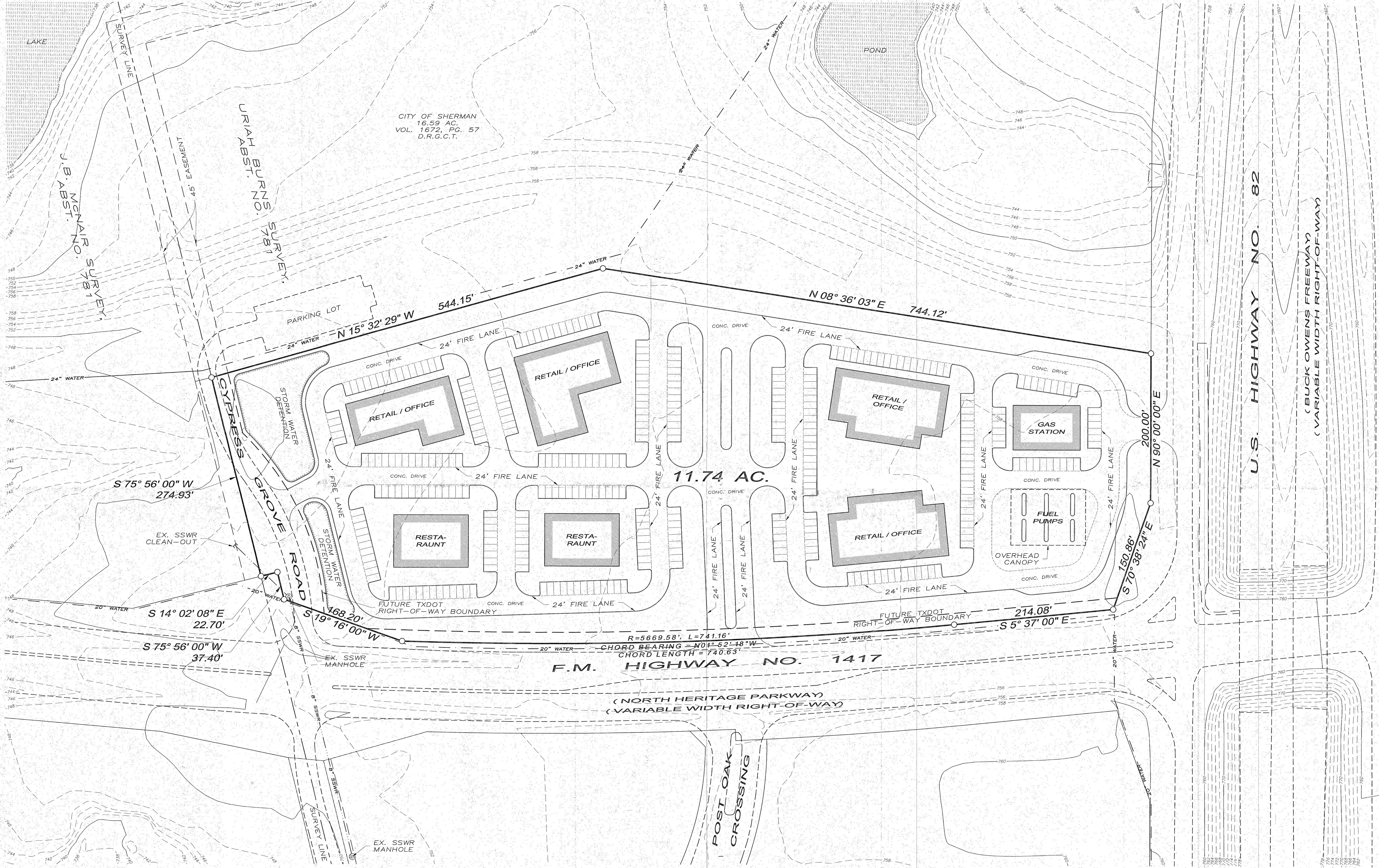


NOT TO SCALE

1 in = 541 ft

3300-3400 Blks. N. FM 1417
(Heritage Parkway)





SUBMITTAL #1:	
SUBMITTAL #2:	
SUBMITTAL #3:	
SUBMITTAL #4:	
DESIGN: DAV	DRAWN: JMC
CHECKED: DAV	
SCALE:	
VA PROJECT NO:	1063-01

DEVELOPMENT
CONCEPT PLAN

WILSON FARMS

CITY OF SHERMAN, GRAYSON COUNTY, TX

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF THE
INTERIM REVIEW UNDER THE
AUTHORITY OF DAVID A.
VILBIG, P.E., 67207 ON
JANUARY 1, 2016. THIS DOCUMENT IS NOT TO
BE USED FOR PERMIT PURPOSES.

VILBIG & ASSOCIATES, P.L.L.C.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD, DENISON, TEXAS 75229
(214) - 352 - 7333 www.vilbig.com
TEXAS ENGINEERING FIRM # F-5614

STAFF REVIEW LETTER

October 12, 2017

Joe Wilson
14 Harpers Ferry
Richardson, TX 75080

Vilbig & Associates, PLLC
517 W. Woodard
Denison, TX 75020

Dear Applicants,

The request for a zone change and conceptual site plan approval for the property located in the 3300-3400 blocks of North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM 1417 Overlay) District, the screening ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The site plan is conceptual and will require additional site plan approval before development begins.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

5. Platting of the property is required.
6. Water Pro-Rata will be due at the time of development.
7. Sewer shall be extended to serve development. Sewer capacity shall be verified for proposed use.
8. Internal water and sewer lines will be privately owned and maintained.
9. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. The location of the trash receptors must be approved by the Public Works Department.
11. Privately owned and maintained detention in accordance with City criteria will be required as site develops.
12. All requirements of the Floodplain Ordinance should be followed.
13. Verify fire lane requirements with Fire Marshall.
14. Final site plans, utility, drainage, and grading plan shall be approved by the City Engineering Department.
15. Entrances/Exits off of F.M. 1417 and U.S. Hwy. 82 Service Road will be Right-in, Right-out only.
16. Additional Right-of-Way will be required due to F.M. 1417 expansion.

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

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

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

Respectfully,

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

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

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

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



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

11.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

3500-3600 BLOCKS N. FM 1417 (HERITAGE PARKWAY)

The request of Joe Wilson (Owner) and Vilbig and Associates, PLLC (Civil Engineer) concerning the property located in the 3500-3600 Blocks North FM 1417 (Heritage Parkway), being 28.86 acres in the Uriah Burns Survey, Abstract No. 121, as follows:

Planning and Zoning Board

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

Background:

The property is located in the 3500-3600 blocks of North FM 1417 (Heritage Parkway); the northwest corner of FM 1417 and U.S. Highway 82. The owner would like to change the zoning on the property to a C-1 (Retail Business) District for commercial development. The site plan is conceptual and will require site plan approval before development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-A (Single Family Agricultural) District

Origination:

Joe Wilson (Owner)

Vilbig and Associates, PLLC (Civil Engineer)

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:

1

Objections Received:

0

Attachments

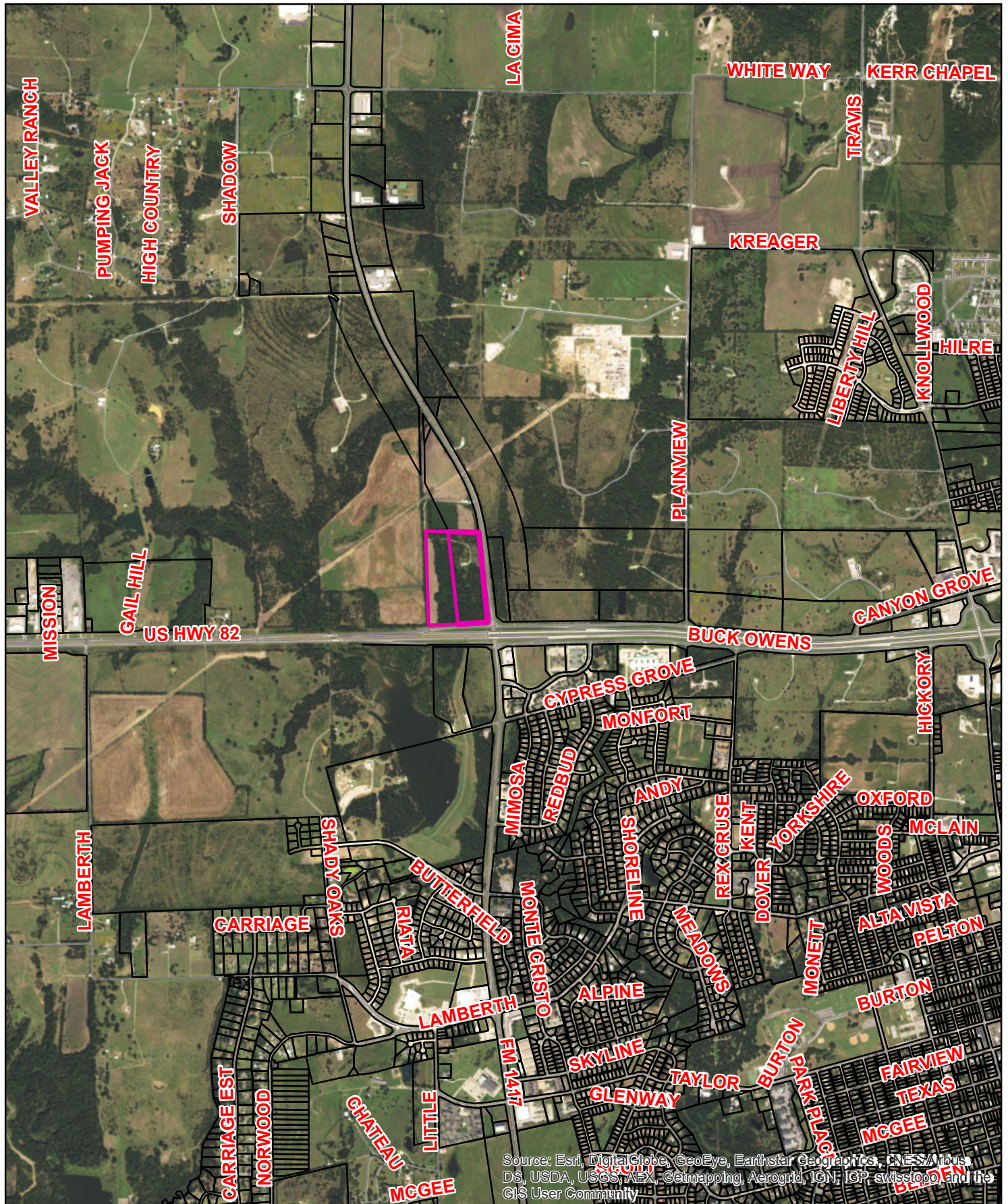
Location Map

Zoning Map

Zoning Sign Photo

Conceptual Site Plan

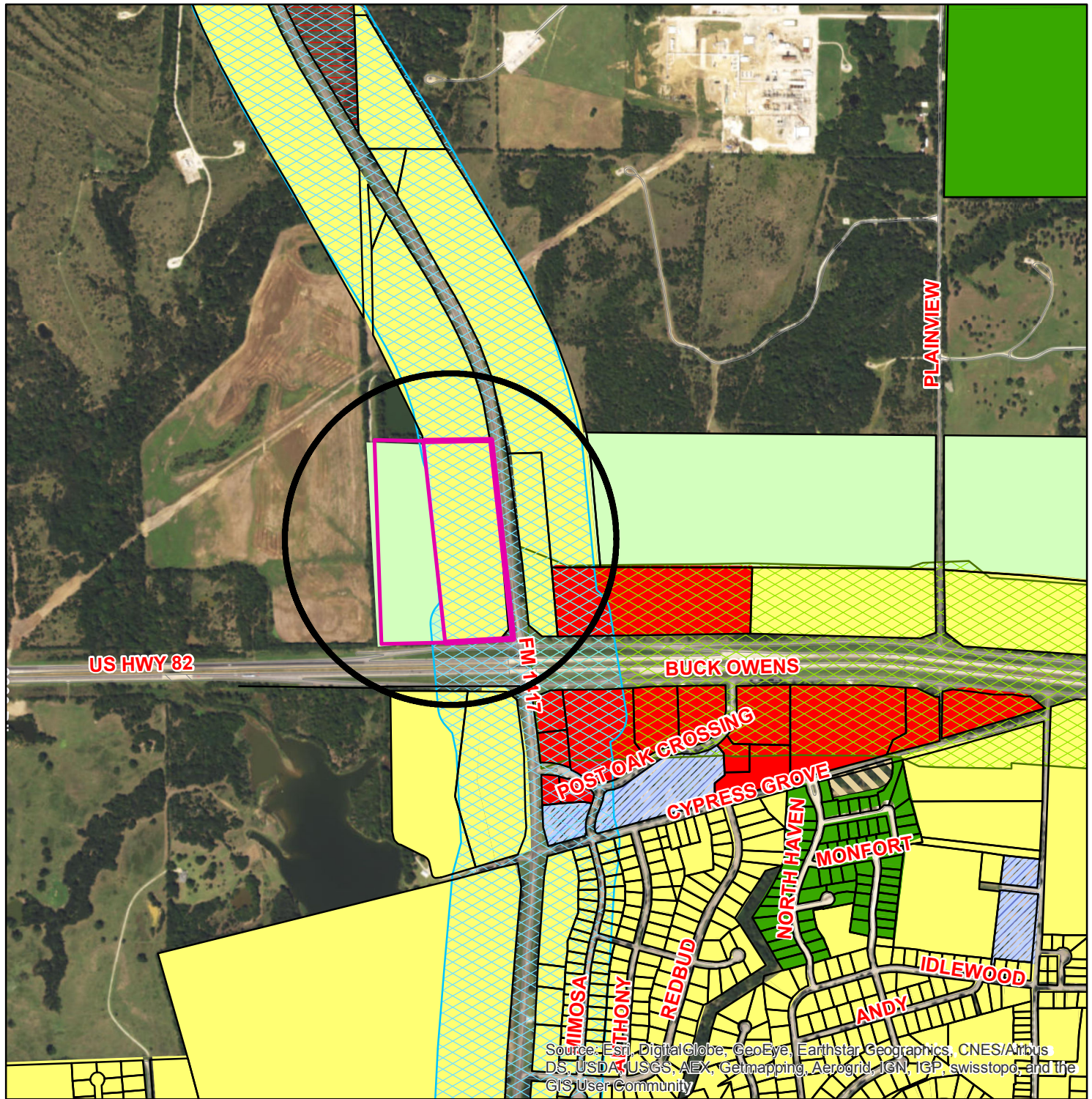
Staff Review Letter



**3500-3600 Blks.N. FM 1417
(Heritage Parkway)**



1 in = 2,000 ft



Zoning - 3500-3600 Blks. N. FM 1417 (Heritage Parkway)

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



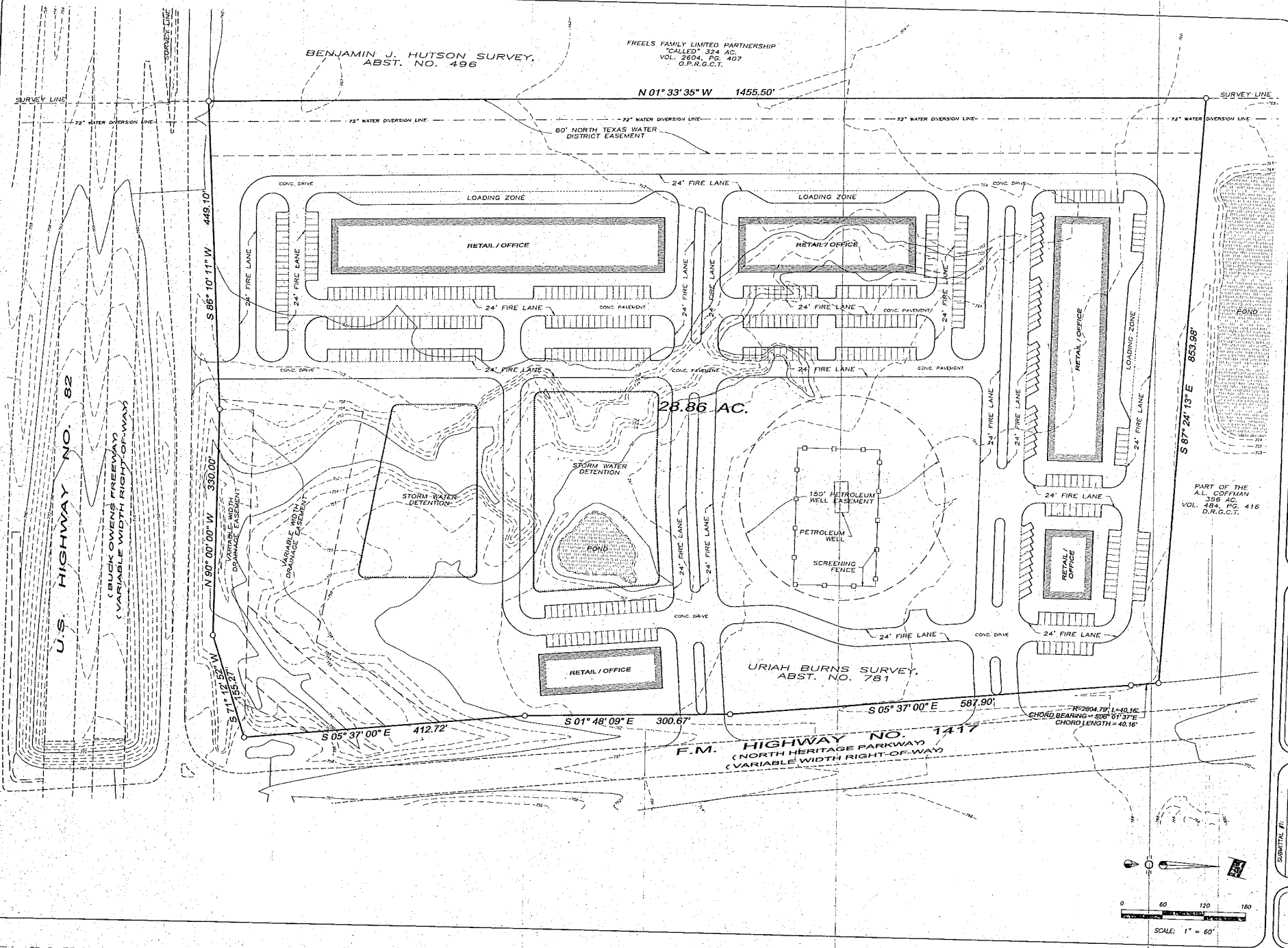
NOT TO SCALE

1 in = 1,000 ft

3500-3600 Blks. N. FM 1417
(Heritage Parkway)



Site 21, 2017 - 12/29/2017
User: jason
\\NAS-SERVER\Projects\1002-01 Wilson Farms - 3 Phase 82 at 1417\Drawings\1002-01 Development Concept Plan
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VILBIG & ASSOCIATES, P.L.L.C.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODWARD, DENVER, CO 80202
(241) - 352-7233
www.vilbig.com

THIS DOCUMENT IS RELEASED
IN THE PURPOSE OF
AUTHORITY OF LAND &
CONSTRUCTION ON
JANUARY 13, 2017, FOR TO
BE USED FOR CONSTRUCTION

WILSON FARMS
CITY OF SHERMAN, OKLAHOMA

**DEVELOPMENT
CONCEPT PLAN**

SUBMITTAL #1:	DESIGN: DAW
SUBMITTAL #2:	CHECKED: DAW
SUBMITTAL #3:	SCALE

SHEET
OF 15

STAFF REVIEW LETTER

October 12, 2017

Joe Wilson
14 Harpers Ferry
Richardson, TX 75080

Vilbig & Associates, PLLC
517 W. Woodard
Denison, TX 75020

Dear Applicants,

The request for a zone change and conceptual site plan approval for the property located in the 3500-3600 blocks of North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM 1417 Overlay) District, the screening ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. The site plan is conceptual and will require additional site plan approval before development begins.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

5. Platting of the property is required.
6. Water and Sewer shall be extended to serve development. Sewer capacity shall be verified for proposed use.
7. Off-site sewer will be required.
8. Internal water and sewer lines will be privately owned and maintained.
9. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
10. The location of the trash receptors must be approved by the Public Works Department.
11. Privately owned and maintained detention in accordance with City criteria will be required as site develops.
12. Verify fire lane requirements with Fire Marshall.
13. Final site plans, utility, drainage, and grading plan shall be approved by the City Engineering Department.
14. Entrances/Exits off of U.S. Hwy. 82 Service Road will be Right-in, Right-out only.
15. Additional Right-of-Way may be required due to F.M. 1417 expansion.

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

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

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

Respectfully,

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

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

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

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



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

12.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)

The request of SSCGC Holdings, LLC (Owner), Joe Gilbert Construction, LLC (Prospective Buyer) and Vilbig and Associates, PLLC (Civil Engineer/Surveyor) concerning the property located in the 1400-1600 Blocks South FM 1417 (Heritage Parkway), being 4.08 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 1400-1600 blocks of South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. The prospective buyer would like to plat the property into twenty-four (24) lots for residential development of patio homes.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

Origination:

SSCGC Holdings, LLC (Owner)

Joe Gilbert Construction, LLC (Prospective Buyer)

Vilbig and Associates, PLLC (Civil Engineer/Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

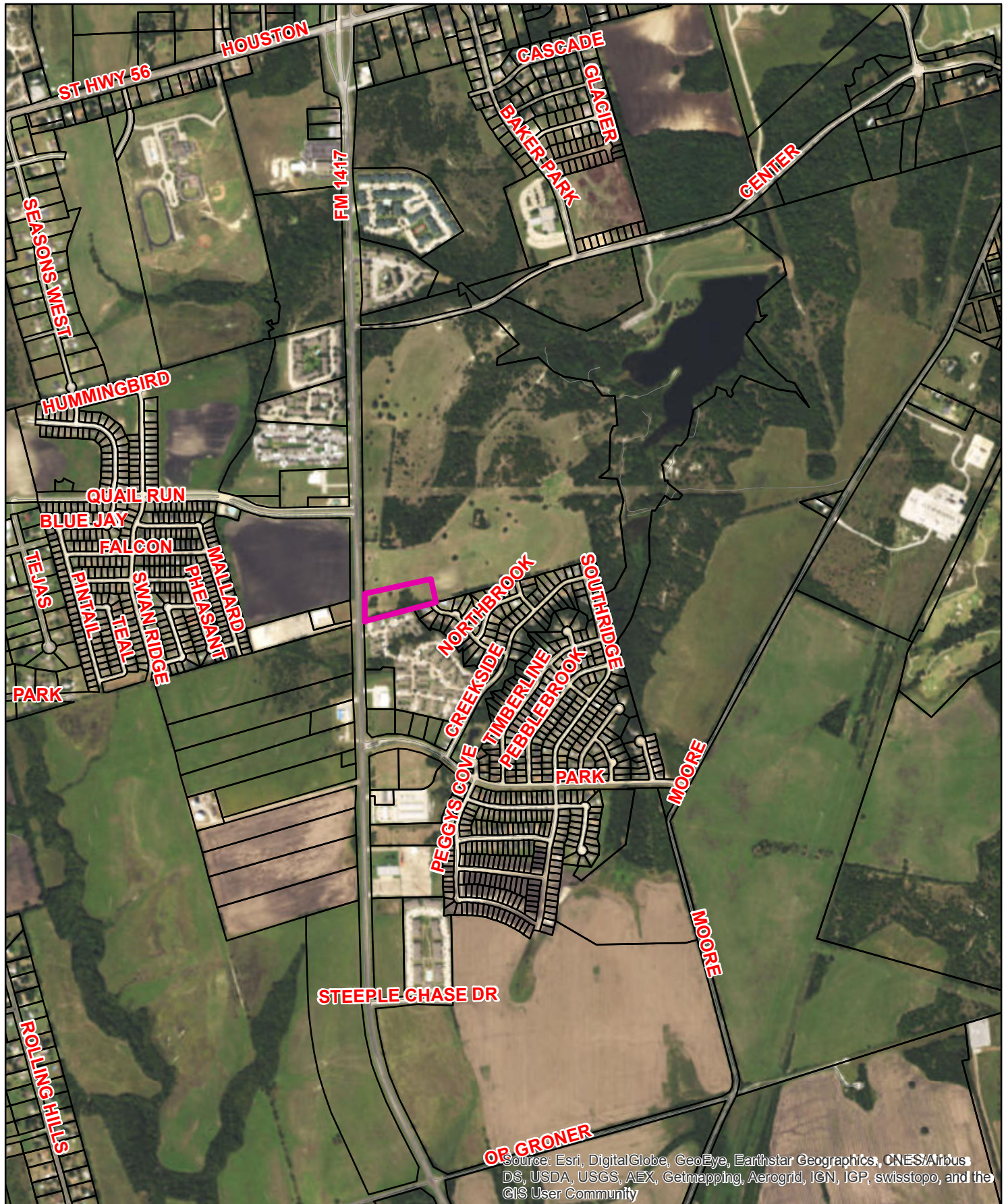
13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Preliminary Plat
Patio Homes Site Plan
Patio Homes Elevations
Plat Staff Review Letter
Staff Review Letter

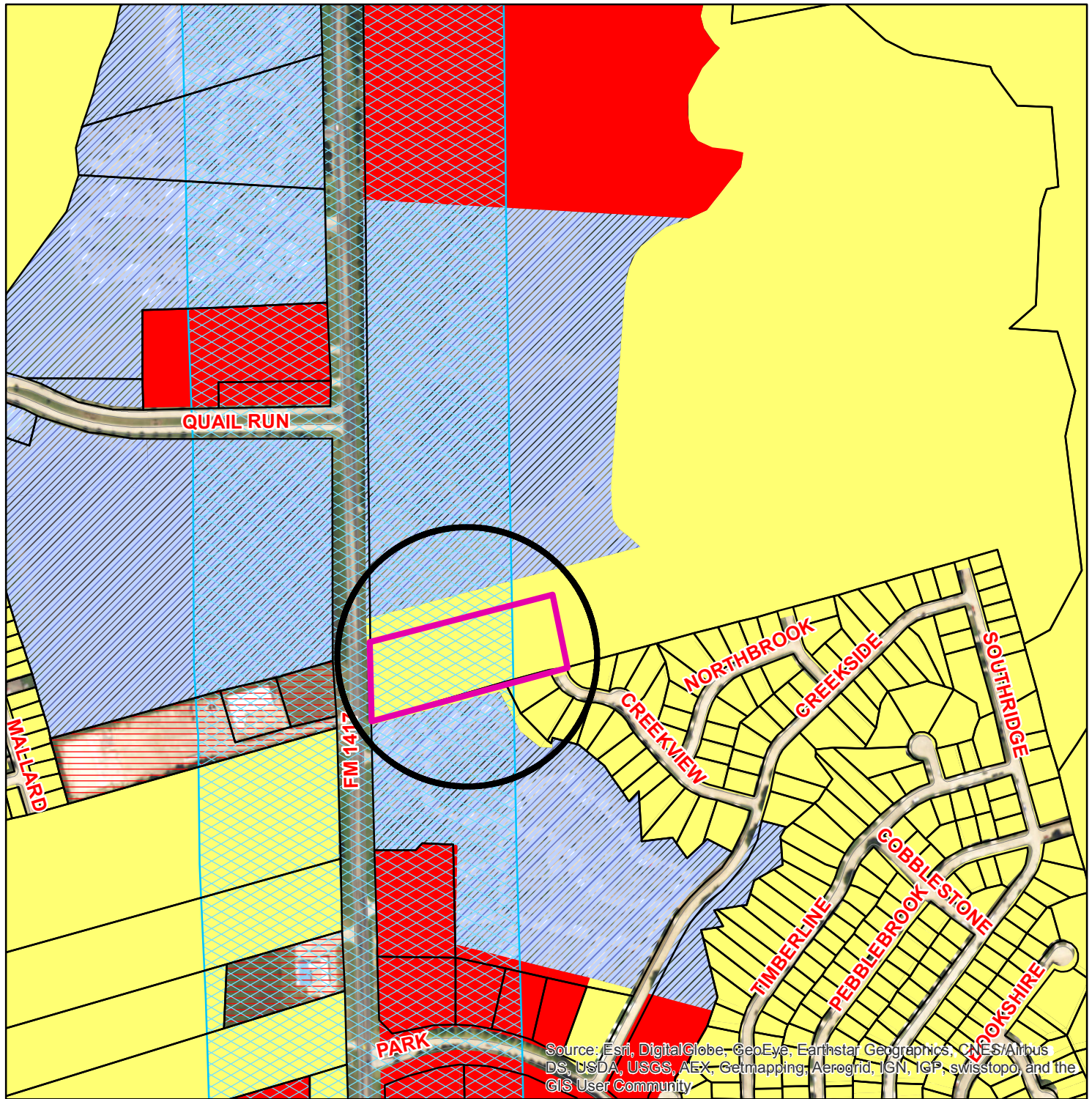


**1400-1600 Blks. S. FM 1417
(Heritage Parkway)**



1 in = 1,250 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1400-1600 Blks. S. FM 1417 (Heritage Parkway)

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels.selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Bialock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

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- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
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- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

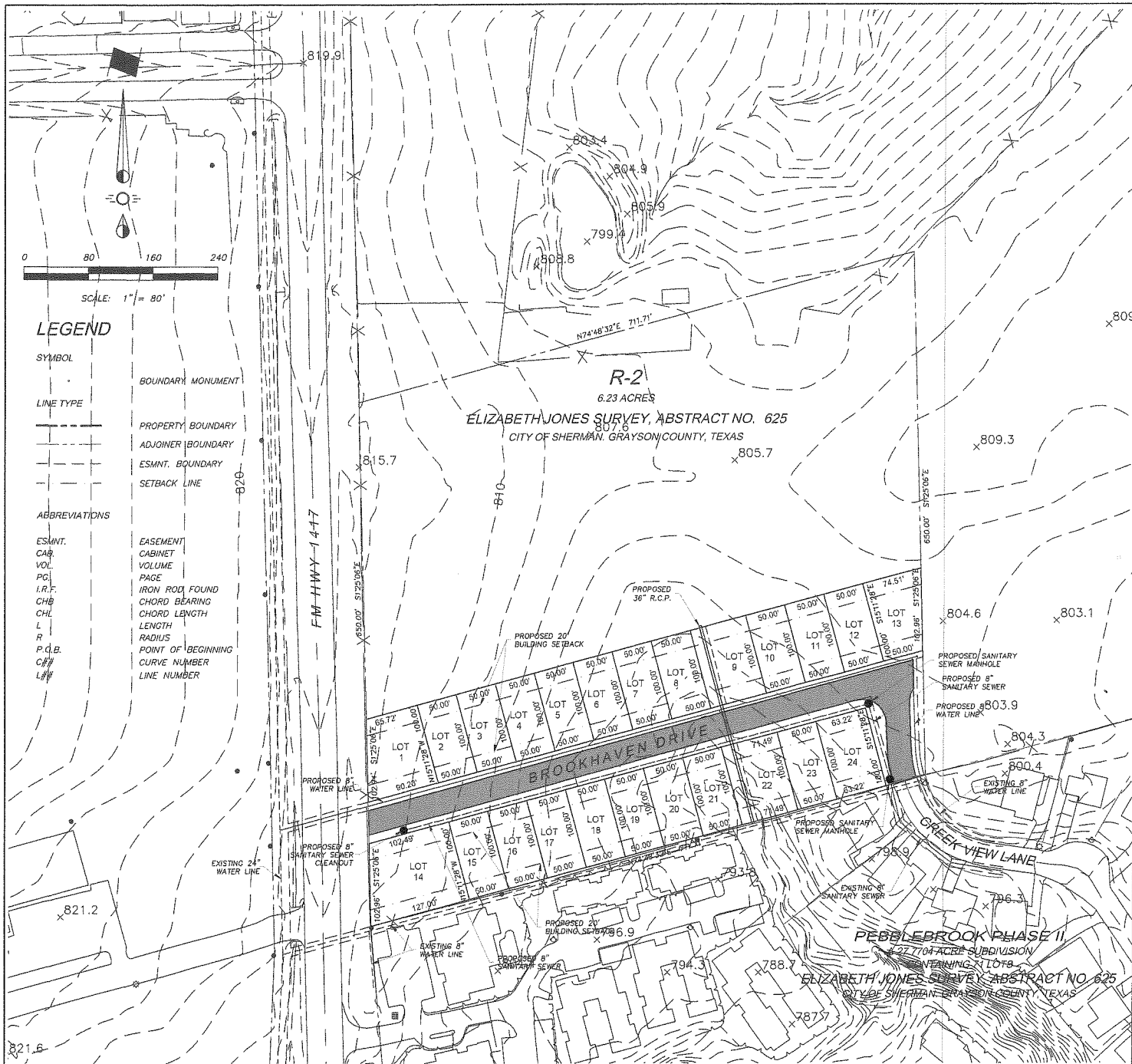


NOT TO SCALE

1 in = 500 ft

1400-1600 Blks. S. FM 1417
(Heritage Parkway)





PRELIMINARY PLAT OF BROOKHAVEN GARDEN HOMES

4.08 ACRES OUT OF THE
ELIZABETH JONES SURVEY, ABST. NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PREPARATION DATE: SEPTEMBER 21, 2017
CITY PROJECT NO. XXXX

FINAL PLAT, FOR INSPECTION PURPOSES
ONLY. IN NO WAY OFFICIAL OR APPROVED
FOR RECORD PURPOSES.

NOTE: THE PROPERTY DESCRIBED HEREIN DOES LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA IN ACCORDANCE WITH THE DOCUMENT ENTITLED "FLOOD
INSURANCE RATE MAP", PANEL NO. 48181C0270F, DATED SEPTEMBER 29, 2010,
AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOTES:

1. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THE BASIS OF BEARING FOR THIS DESCRIPTION IS A BOUNDARY SURVEY PREPARED BY ?
3. ELEVATION AND CONTOUR DATA SHOWN HEREON BASED UPON CITY OF SHERMAN
TOPOGRAPHIC MAP DATA.

OWNER:
JOE GILBERT
801 E. TAYLOR
SHERMAN, TX 75090
(903)993-5189

ENGINEER:
VILBIG AND ASSOCIATES, INC.
517 W. WOODARD
DENISON, TX 75020
(214)-352-7333

SHEET:

01

OF 02

SITE PLAN

Joe Gilbert

801 E Taylor St.

Sherman An Tx 75090

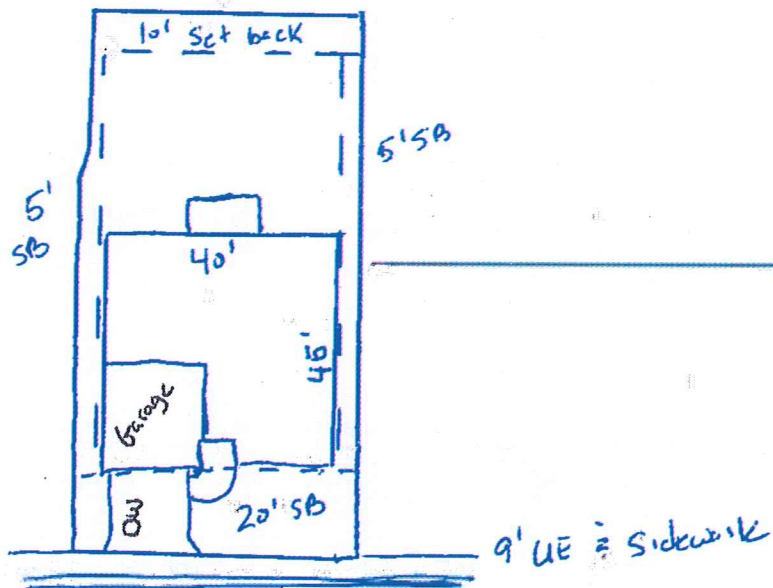
Brookhaven Garden Homes

Typical lot minimum set backs

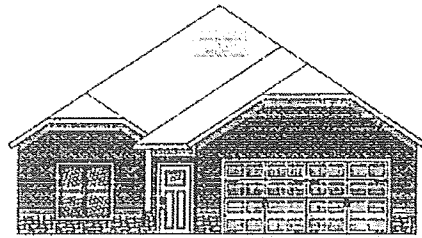
20' front

10' rear

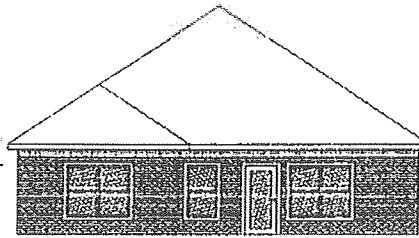
5' sides



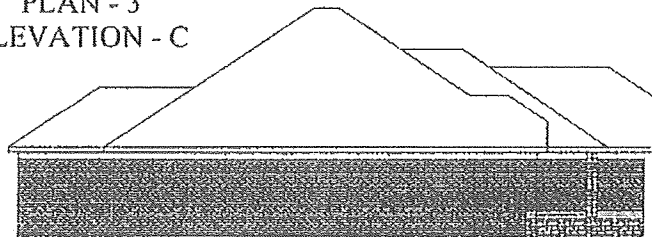
ELEVATION PLAN
PLAN - 3
ELEVATION - C



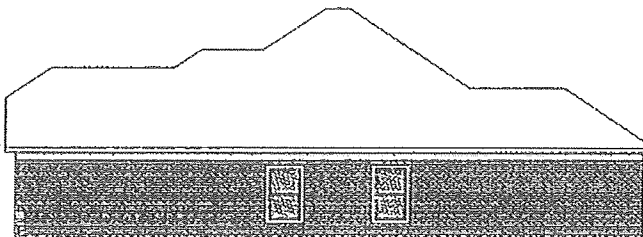
FRONT ELEVATION



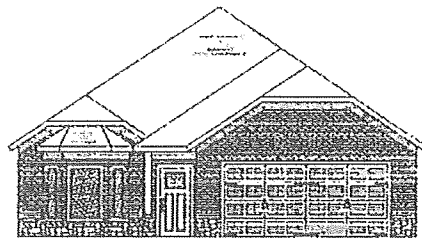
BACK ELEVATION



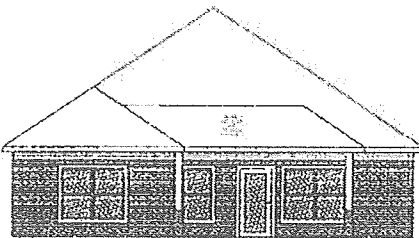
LEFT ELEVATION



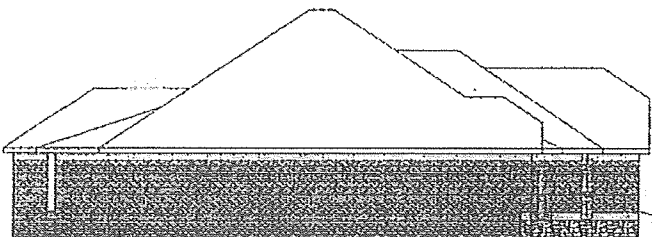
RIGHT ELEVATION



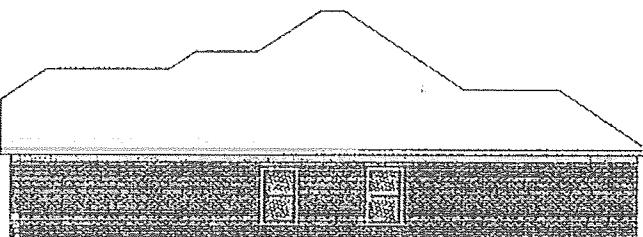
FRONT ELEVATION WITH BAY WINDOW OPTION



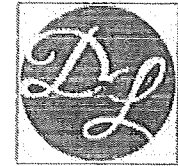
BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION

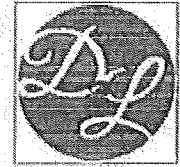


GILBERT

SHADY OAKS LANE
 SHERMAN, TEXAS 75092

D&LDESIGNS@YAHOO.COM

DATE
 09/22/16
 SHEET
 ELEVATION C
 SCALE
 3/32" = 1'



GILBERT

SHADY OAKS LANE
SHERMAN, TEXAS 75092

D&LDESIGNS@YAHOO.COM

DATE

09/22/16

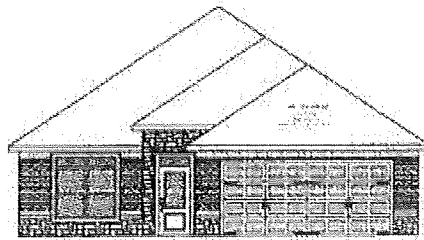
SHEET

ELEVATION A

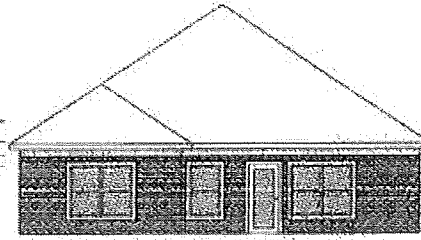
SCALE

3/32" = 1'

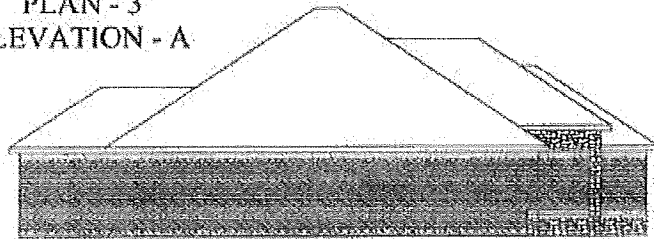
ELEVATION PLAN
PLAN - 3
ELEVATION - A



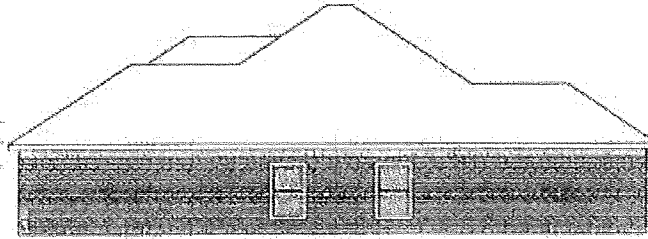
FRONT ELEVATION



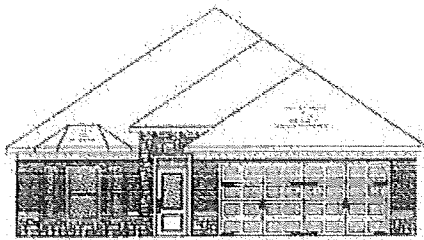
BACK ELEVATION



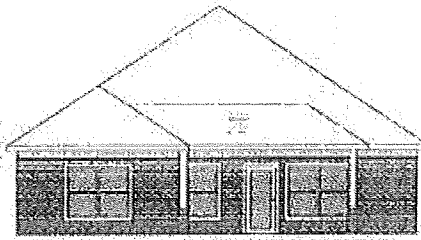
LEFT ELEVATION



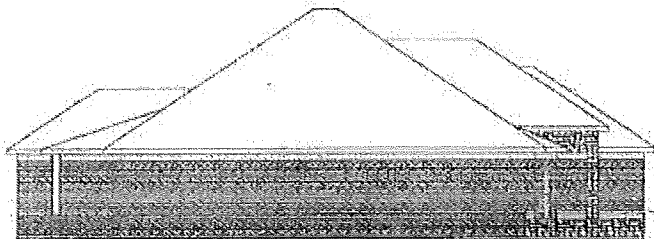
RIGHT ELEVATION



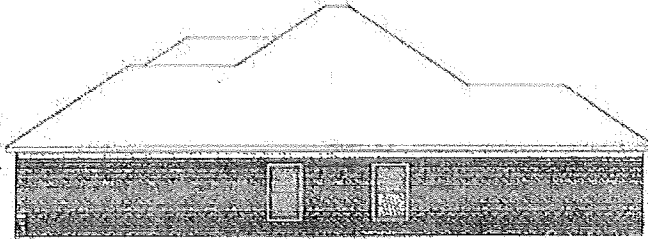
FRONT ELEVATION WITH BAY WINDOW OPTION



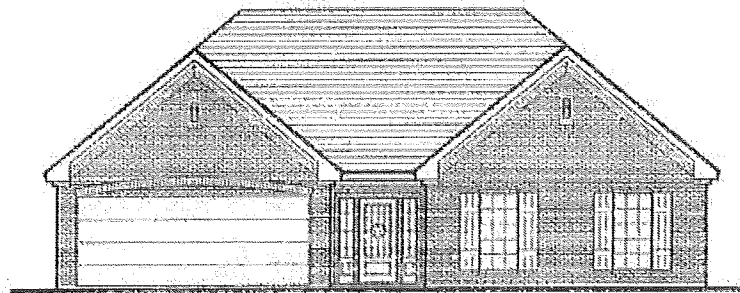
BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION



FRONT ELEVATION
SCALE

LOT 14 BLOCK D
NORTH HAVEN DRIVE
NORTH HAVEN ADDITION

NOTE: IT IS THE SOLE RESPONSIBILITY
OF THE HOLDER TO VERIFY ALL
ASPECTS OF THIS PLAN AND TO
ENSURE THAT THIS PLAN MEETS ALL
GOVERNING CODES & REQUIREMENTS

This Plan is the property of
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and does not provide any
architectural services.

THE PLAN FACTORY
3711 N GREEN CANY BLVD - SUITE C - ARLINGTON TX 76010
METRO (817) 634-9012



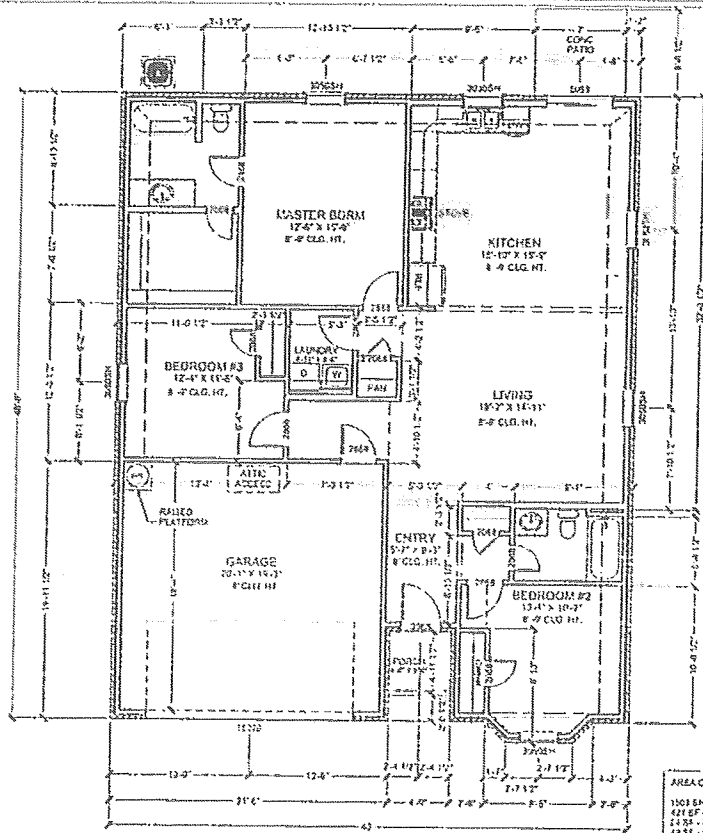
DESCRIPTION	
SQUARE FOOTAGE:	
LOWER	833
UPPER	1
TOTAL A.C.	834
GARAGE	413
PORCH	44
PATIO	44
TOTAL L.R.	375

Drawn: RJS
Rev: 6222
Date: 8/2/02

PLAN NO

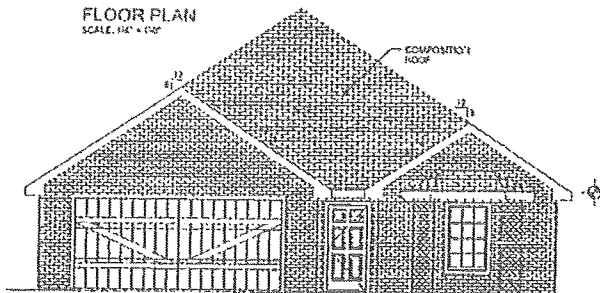
SF00151509

PG 1 OF 5

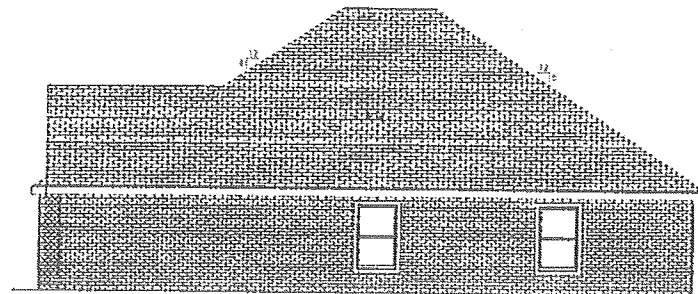


FLOOR PLAN
SCALE: 1/4" = 1'-0"

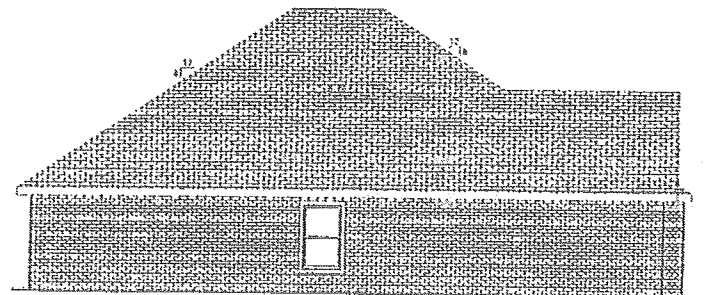
AREA CALCULATIONS
1203 SF - 11782 BATH
621 SF - GARAGE
14 SF - FRONT PORCH
49 SF - REAR PATIO (UNCOVERED)
1918 SF - TOTAL UNDER ROOF



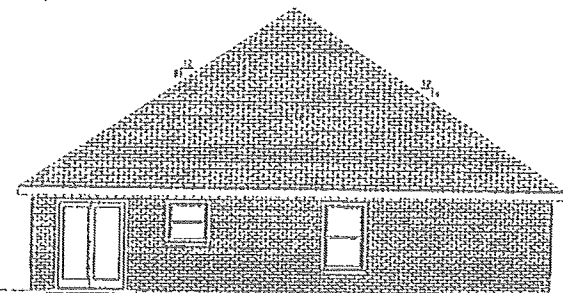
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

A New House for
JCE GILBERT
CREEKSIDE PLAN #7
Shelton, TX 75682

DRAWINGS PROVIDED BY:
HBS Design & Design
303 W. 5th St. Suite 7500
963.692.5420

DATE:
9/1/2016

SCALE:

SHEET:

A-1

STAFF REVIEW LETTER

October 6, 2017

Joe Gilbert
801 E. Taylor
Sherman, TX 75090

Vilbig and Associates, Inc.
517 W. Woodard
Denison, TX 75020

Dear Applicants,

The request for approval of the Preliminary Plat of Brookhaven Garden Homes has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 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 and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the final plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Brookhaven Drive will need to be renamed; there is already a street with that name.
7. Street width is a minimum of 50' Right-of-Way.
8. Remove Building Setbacks from Plat.
9. Dedicate 10' Drainage Easement between Lots 8 & 9 and 21 & 22.
10. Dedicate 10' Utility Easement along all street frontage.
11. Water and Sewer shall be extended to serve development. Sewer capacity shall be verified for proposed use.
12. Entrances/Exits off of F.M. 1417 will be Right-in, Right-out only.
13. Additional Right-of-Way will be needed due to widening of F.M. 1417.
14. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
15. Metes and bounds must match drawing.
16. Any other changes made to the plat prior to 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.
17. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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

STAFF REVIEW LETTER

October 12, 2017

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

Vilbig & Associates, PLLC
517 W. Woodard
Denison, TX 75020

Joe Gilbert Construction, LLC
801 E. Taylor St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One Family Residential) District for the property located in the 1400-1600 blocks of South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 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 O-1.1 (FM 1417 Overlay) District, the patio home ordinance, the screening ordinance, and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. Side yard setbacks must be uniform for all homes within a given block.
6. The setback along FM 1417 (Heritage Parkway) shall be 25'.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
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.

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

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

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

Respectfully,

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

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

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

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



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

700 N. ROSS AVENUE

The request of Platinum Ventures, LLC (Owner) and Nathan Gray, NBS Drafting (Draftsman) concerning the property located at 700 North Ross Avenue, being Lot 6, Block 4, C.J. Keliechors 1st Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 3'9" side setback on the north side for a Duplex (Two-Family Dwelling) in lieu of the required 6' in an R-1 (One Family Residential) District.

Planning and Zoning Board

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

Background:

The property is located at 700 North Ross Avenue, the northwest corner of Ross Avenue and Brockett Street. The property is zoned an R-1 (One Family Residential) District and the owners would like to construct a duplex on the property. The duplex will have three bedrooms per side for a total of six. Each unit will have a one car garage and two off-street parking spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Platinum Ventures, LLC (Owner)

Nathan Gray, NBS Drafting (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:

14

Objections Received:

0

Attachments

Location Map

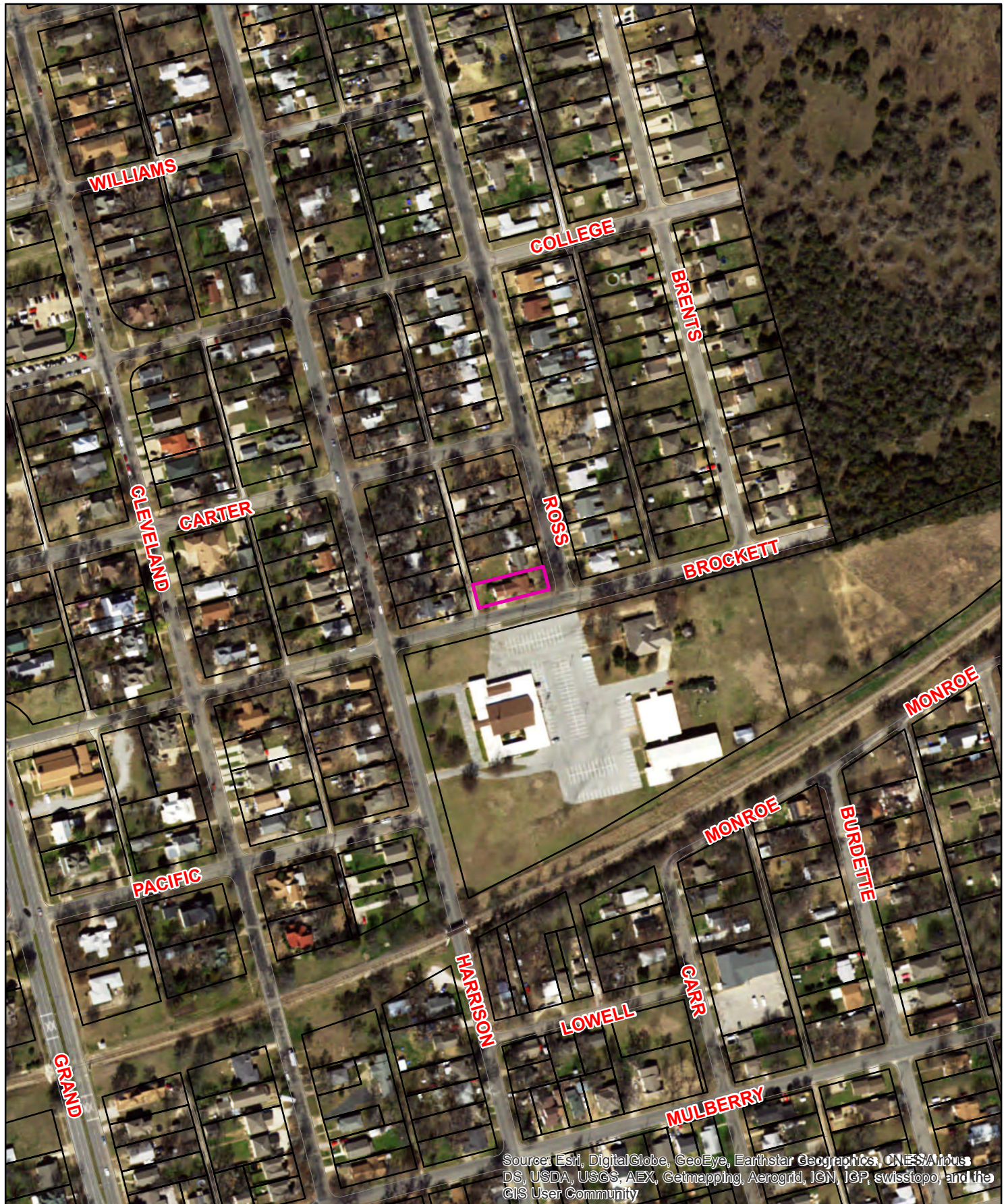
Zoning Map

Zoning Sign Photo

Site Plan

Elevation

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



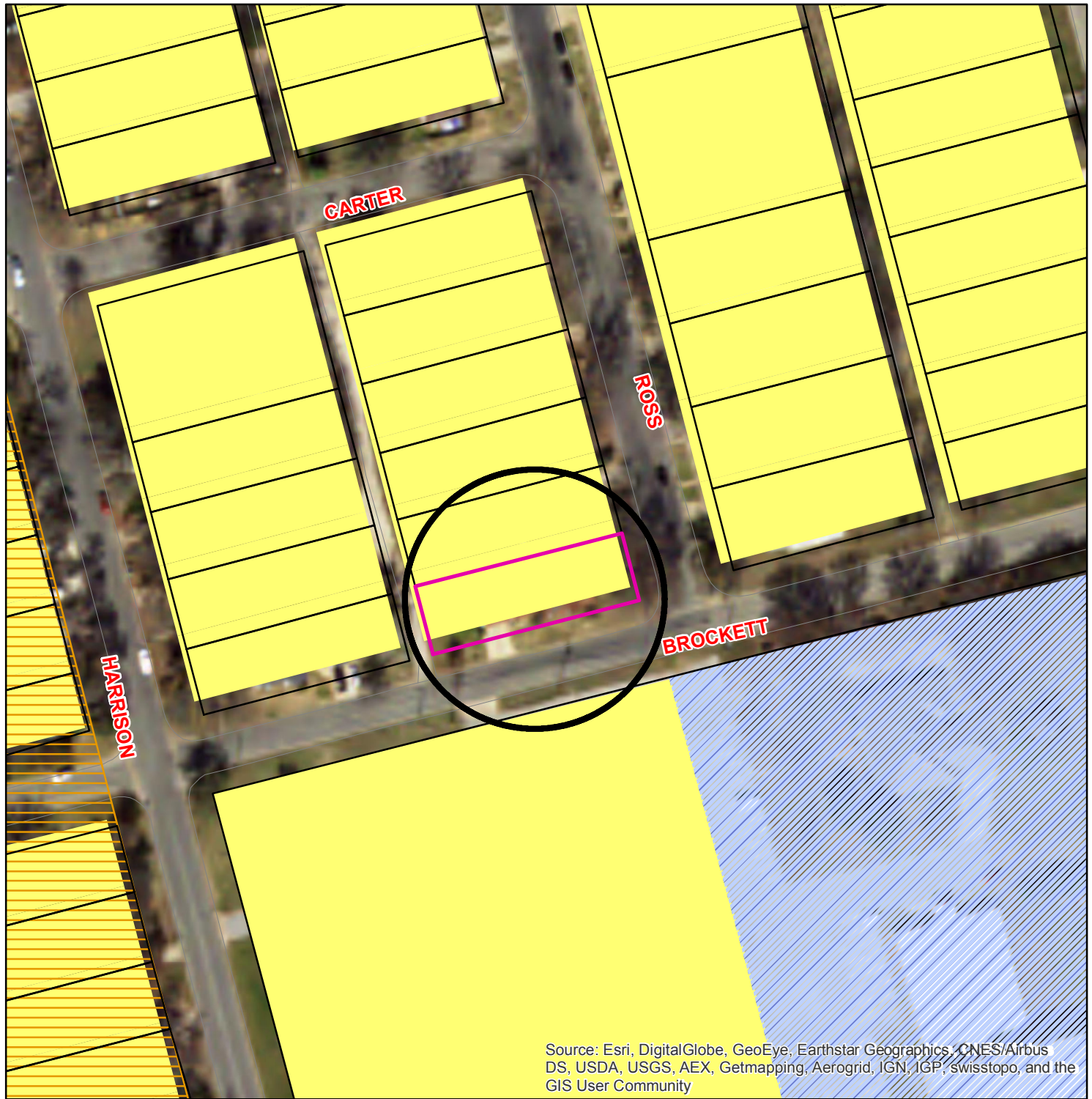
700 N. Ross



NOT TO SCALE

1 in = 270 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 700 N. Ross

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels_selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown**
 - BIP Blalock Industrial Park
 - C-1 Retail Business District
 - C-2 General Commercial District
 - CO Office District
 - Lakes
 - M-1 Light Manufacturing District
 - M-1.5 Medium Manufacturing District
 - M-2 Heavy Manufacturing District
 - MH Manufacturing Housing District
 - R-1 One Family Residential District
 - R-2 Multi-Family Residential District
 - R-A Single Family Agricultural District
 - SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



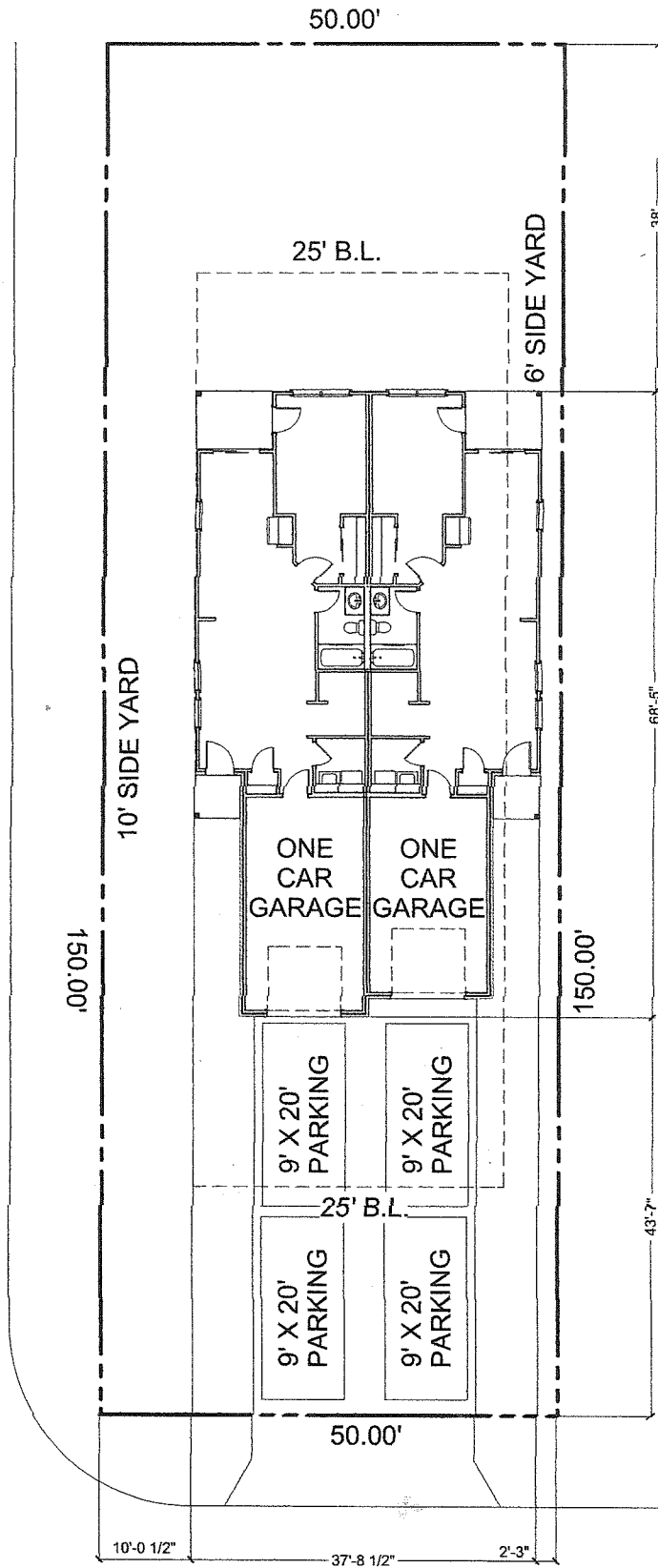
NOT TO SCALE

1 in = 100 ft

700 N. Ross



EAST BROCKETT STREET



ROSS STREET

SITE PLAN
SCALE: 1"= 10'-0"



700 N. ROSS
SHERMAN, TEXAS
GRAYSON COUNTY



FRONT ELEVATION

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

SITE
SCALE: 1

STAFF REVIEW LETTER

October 10, 2017

Platinum Ventures, LLC
4009 Standridge Dr.
The Colony, TX 75056

Nathan Gray
303 W. Houston
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a duplex (Two-Family Dwelling) in an R-1 (One Family Residential) District for the property located at 700 North Ross Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 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 screening ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only.
5. The setback along Brockett Street shall be 10'.
6. Violation of the conditions of the SUP will terminate the Specific Use Permit.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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

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

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

Respectfully,

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

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

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

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



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

14.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS W. MCLAIN STREET**

The request of JKL Partners, LLC (Owners) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street, being 3.126 acres in the J.B. McAnair Survey, Abstract No. 763, also being Lot 2, McLain Addition, as follows:

Planning and Zoning Board

Replat approval of Lot 2R, McLain Addition, a replat of Lot 2 of McLain Addition

Background:

The property is located in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street; the northwest corner of Travis and McLain Streets. The owners would like to replat the property into three lots for commercial and residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

JKL Partners, LLC (Owners)

Underwood Drafting and Surveying, (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

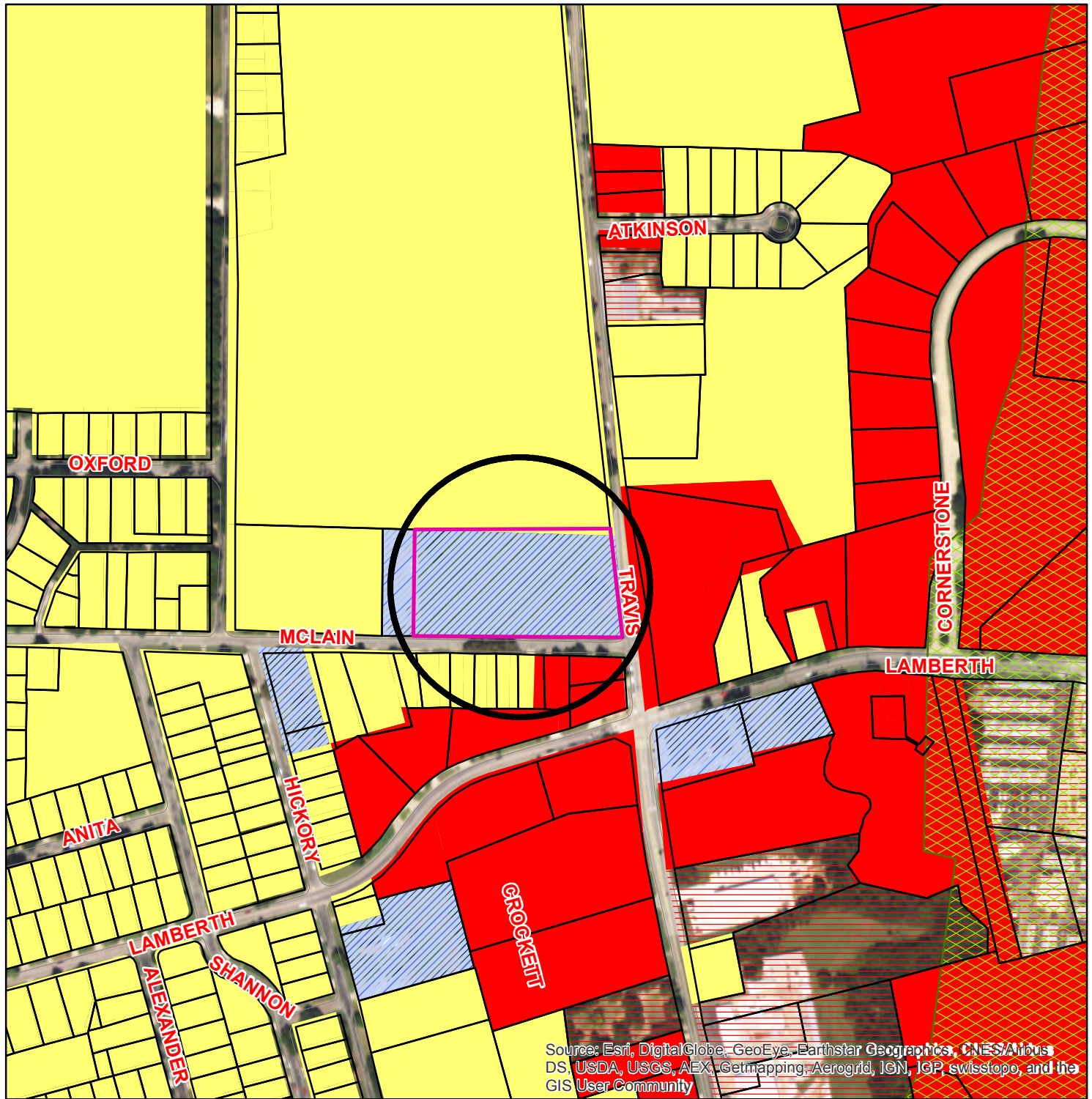
Staff Review Letter



**2600 Blk. N. Travis &
100-200 Blks. W. McLain**



1 in = 649 ft



Zoning - 2600 Blk. N. Travis & 100-200 Blks. W. McLain

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels_selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown**
 - BIP Blalock Industrial Park
 - C-1 Retail Business District
 - C-2 General Commercial District
 - CO Office District
 - Lakes
 - M-1 Light Manufacturing District
 - M-1.5 Medium Manufacturing District
 - M-2 Heavy Manufacturing District
 - MH Manufacturing Housing District
 - R-1 One Family Residential District
 - R-2 Multi-Family Residential District
 - R-A Single Family Agricultural District
 - SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

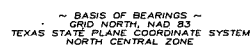
1 in = 360 ft

2600 Blk. N. Travis



100-200 Blks. W. McLain





(IN FEET)
1 inch = 100 ft.

UNDERWOOD
DRAFTING & SURVEYING

Date _____

Secretary

Date _____

Clerk, City of Sherman, Texas

8-21-17

UNDERWOOD
DRAFTING & SURVEYING

STAFF REVIEW LETTER

October 6, 2017

JKL Partners, LLC
1710 W. Lamberth Road
Sherman, TX 75092

Underwood Drafting and Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 2R McLain Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 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 is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the final plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Water and Sewer Pro-Rata will be due at the time of development.
7. Dedicate a 10' Utility Easement along McLain Drive.
8. Show Deed of Dedication to City of Sherman in Vol. 4015, Pg. 385, OPRGCT on drawing.
9. Dedicate 0.044 acres of Right-of-Way to City of Sherman by separate instrument and show Vol. & Pg. on drawing.
10. Any other changes made to the plat prior to final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 2 Mylars must be submitted in 24"x36" size for recording. 1 mylar must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylars must look the same with the exception of the split line down the middle. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2600 BLOCK N. TRAVIS STREET & 100-200 BLOCKS W. MCLAIN STREET

The request of JKL Partners, LLC (Owners), BWG Architecture (Architect) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street, being the proposed Lot 3 of the Replat of Lot 2R, McLain Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a natural screening (shrubs) in lieu of the required 6' screening device in a C-1 (Retail Business) District.

Planning and Zoning Board

Zone change and site plan approval for an office under Ordinance No. 2280, Section 12, from an R-2 (Multi-family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street; the northwest corner of Travis and McLain Streets. The owners would like to change the zoning on the property to a C-1 (Retail Business) District to construct a 4,842 square foot, single-story brick veneer/stone office building on one of the lots. Nineteen parking spaces will be provided for the office. They are also requesting an exception to allow a 6 foot wrought iron fence with privet shrubs for screening on the property.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

JKL Partners, LLC (Owners)

BWG Architecture (Architect)

Underwood Drafting and Surveying, (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

19

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Screening

Staff Review Letter

Letter from James & Susan Carroll



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

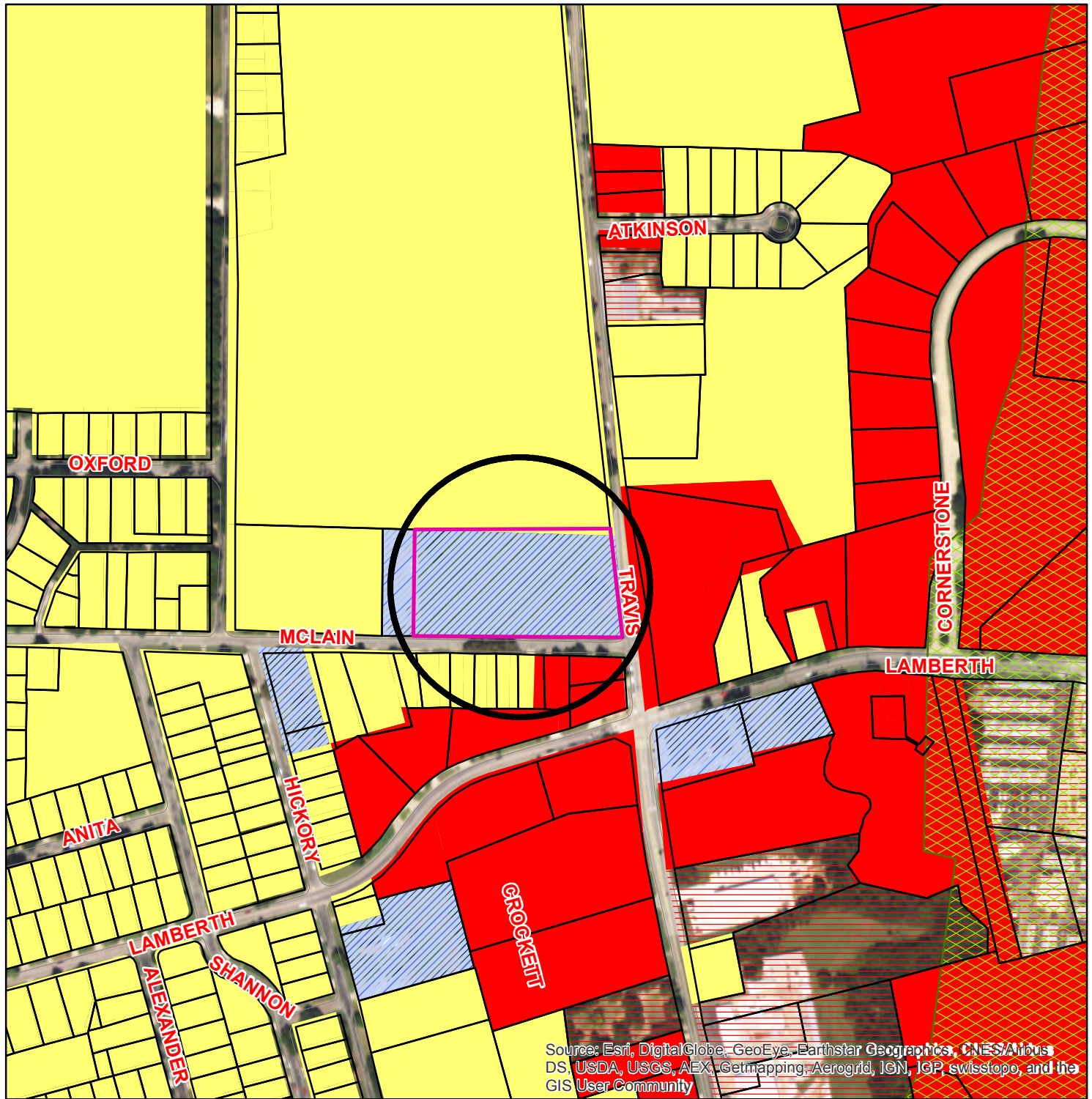


**2600 Blk. N. Travis &
100-200 Blks. W. McLain**



1 in = 649 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2600 Blk. N. Travis & 100-200 Blks. W. McLain

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown**
 - BIP Blalock Industrial Park
 - C-1 Retail Business District
 - C-2 General Commercial District
 - CO Office District
 - Lakes
 - M-1 Light Manufacturing District
 - M-1.5 Medium Manufacturing District
 - M-2 Heavy Manufacturing District
 - MH Manufacturing Housing District
 - R-1 One Family Residential District
 - R-2 Multi-Family Residential District
 - R-A Single Family Agricultural District
 - SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 360 ft

2600 Blk. N. Travis



100-200 Blks. W. McLain





bwg architecture

P.O. Box 923
Van Alstyne, TX 75495
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce V. Green, Architect
Texas: 18,293
Oklahoma: 0180



project address:

REPLAT
LOT 2R
McLAIN ADDITION

LOTS 2R, 3 & 4

project owner:

JEFF LIGHTFOOT

project description:

A NEW OFFICE
BUILDING

consultants:

CIVIL:

STRUCTURAL:

M.P.:

project team:

approved by: BWG

designed by: BWG

checked by: BWG

drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

15026

revisions:

Rev.	Description	Date

sheet name:

SITE

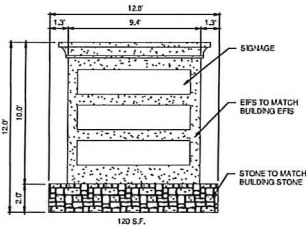
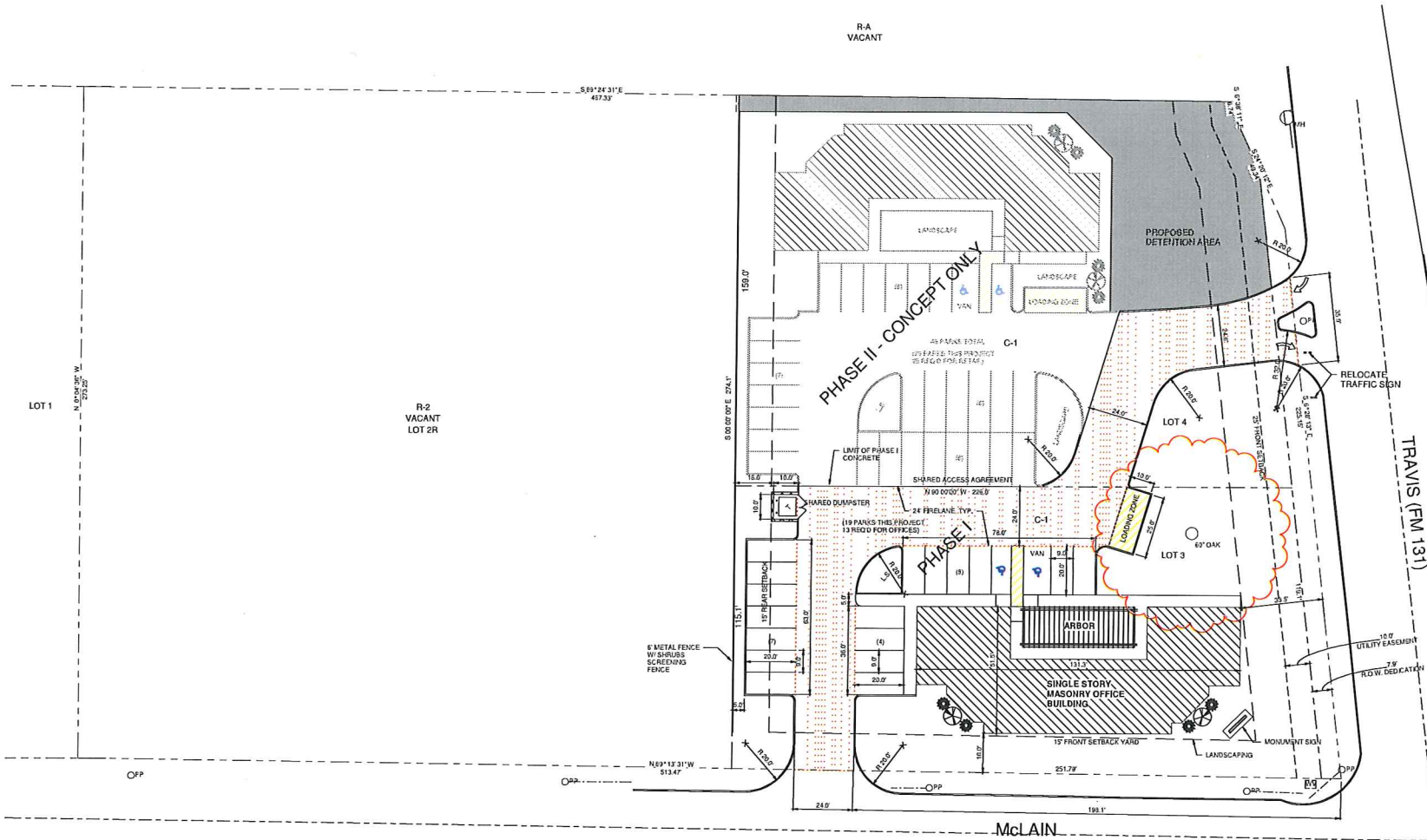
sheet issue date:

9/25/17

A-1.0

D:\BKG\PROJECTS\COMMERCIAL\Lightfoot\Lightfoot Office Bldg 2R.dwg 9/25/2017 5:46:05 PM

R-A
VACANT



② MONUMENT SIGN
1/4" = 1'-0"



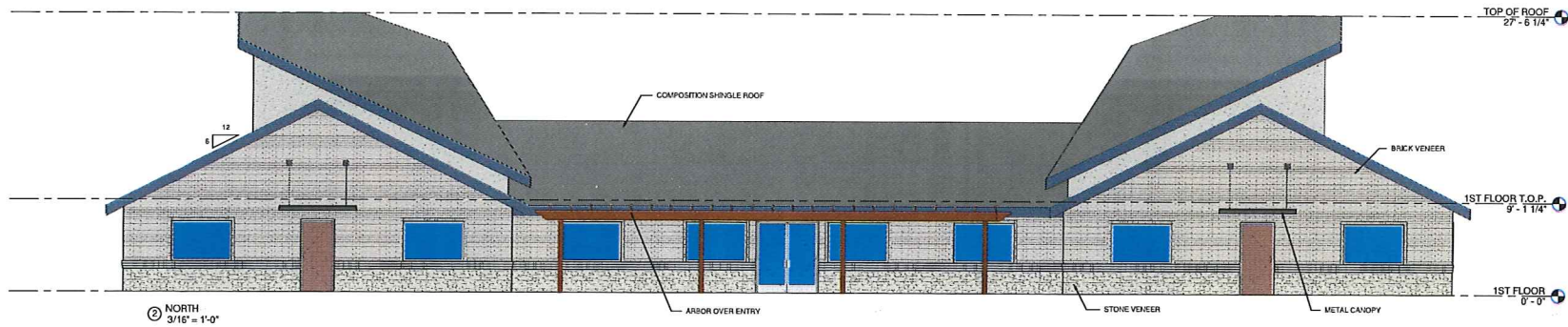
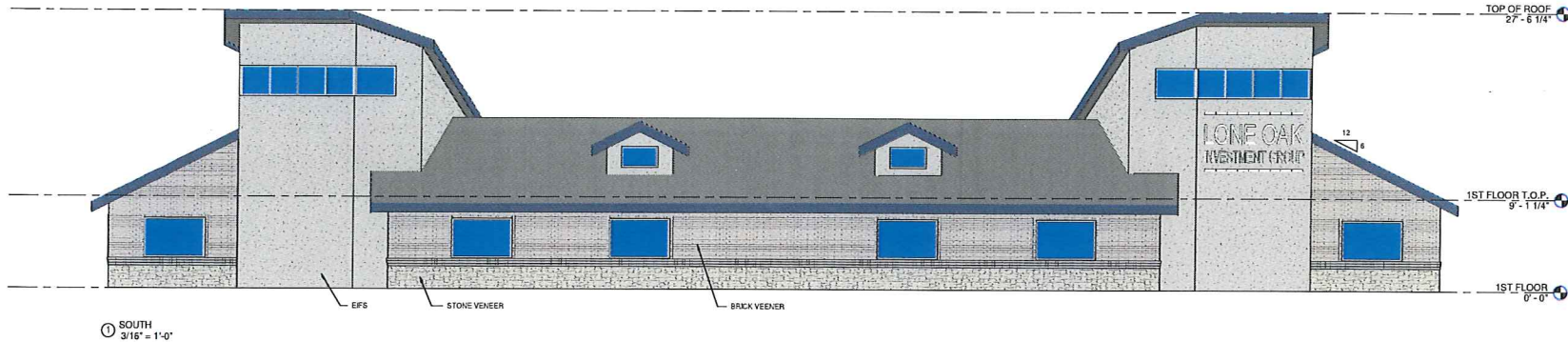
SCREENING FENCE DETAIL

① SITE PLAN
1" = 20'-0"

SITE DATA TABULATION

LOT 3
SITE AREA: 35,973.2 S.F. 0.800 ACRES
BUILDING AREA: 4842 S.F. 11.04%
PARKING AREA: 10,908 S.F. (11,644 S.F. W/ LOT 4 SHARED DRIVE) 42%
LANDSCAPE AREA: 10,223.2 S.F. 39.4%
PARKING REQUIRED: 1,200 - 1,400 DEPENDING ON TENANT USE
4842/200 = 25 4842/1400 = 15
PARKING PROVIDED: 18 PARKS - 1254
EXISTING ZONING FOR LOT 3 & LOT 4 - R2
PROPOSED ZONING FOR LOT 3 & 4 - C1
LOT 3 ZONING REMAINS AS R2





bwg architecture

P.O. Box 923
Van Alstyne, TX 75495
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Erice W. Green, Architect

Texas: 18,293

Oklahoma: 01103



project address:

REPLAT
LOT 2R
McLAIN ADDITION

LOTS 2R, 3 & 4

project owner:

JEFF LIGHTFOOT

project description:

A NEW OFFICE
BUILDING

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG

designed by: BWG

checked by: BWG

drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

15026

revisions:

Rev.	Description	Date

sheet name:

EXTERIOR
ELEVATIONS

sheet issue date:

8/29/17

A-3.0

D:\3RD ARCH PROJECTS\COMMERCIAL\Lightfoot\Office Bldg 2R.dwg 9/1/17 9/20/2017 4:48:28 PM

Sent from [Mail](#) for Windows 10

From: [Keith Lightfoot](#)

Sent: Monday, September 25, 2017 3:26 PM

To: keith4641@gmail.com

Subject: FW: Privet shrub

From: Keith Lightfoot

Sent: Monday, September 25, 2017 3:20 PM

To: 'mailto:patsyr@ci.sherman.tx.us' <<mailto:patsyr@ci.sherman.tx.us>>

Subject: Privet shrub



The formal hedge says "privacy, please" in a manner far more civilized than a stockade fence. A fixture of the suburban landscape 50 years ago, fast-growing privet (*Ligustrum ovalifolium* and *L. amurense*) remains a fine choice

Keith Lightfoot

STAFF REVIEW LETTER

October 12, 2017

Jeff Lightfoot
1710 W. Lamberth Rd.
Sherman, TX 75092

BWG Architecture
PO Box 923
Van Alstyne, TX 75495

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

Dear Applicants,

The request for site plan approval for an office for the property located in the 2600 Block of North Travis Street and the 100-200 Blocks of West McLain Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The exterior finish on all buildings must meet the masonry requirements.
4. Screening shall be provided and maintained abutting any residentially zoned property.
5. All parking shall be on private property and shall not encroach into Travis Street or West McLain Street right-of-way.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. A parking space is considered to be 9'x20'.
8. The setback for the monument sign shall be 25' from the Travis Street and McLain Street property lines.
9. The trash dumpster will need to be located inside the main building area.
10. The mutual access agreement shall be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
11. 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.
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. Platting of the property is required.
15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
16. The location of trash receptors must be approved by the Public Works Department.

17. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
18. Verify fire lane requirements with Fire Marshall.
19. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
20. Water and Sewer Pro-Rata will be due at the time of development.
21. Internal water and sewer lines will 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,

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

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

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

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

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
FAX: (903) 892-7274

RECEIVED

OCT 11 2017

September 28, 2017 James & Susan Carroll
PO Box 1123
Sherman, TX 75091

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, October 17, 2017 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

JKL Partners, LLC (Owners), BWG Architecture (Architect) and Underwood Drafting and Surveying, (Surveyor) concerning the property in the 2600 Block North Travis Street and the 100-200 Blocks of West McLain Street, being Lot 2, McLain Addition

The request is as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (13)(b) to allow a natural screening (shrubs) in lieu of the required 6' screening device in a C-1 (Retail Business) District.

Planning and Zoning Board

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-family Residential) District to a C-1 (Retail Business) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106


Secretary, Planning & Zoning Board

Scott, we are NOT OPPOSED to the above requested exception and zone change.

Jim and Susan Carroll (2625 N. TRAVIS/OWNERS)

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.



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

16.

Meeting Date: 10/17/2017

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

Clay Mahone, Chairman

Kyle Patterson, Vice-Chairman

Joe Gilbert, Commissioner

Eric Elliott, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

112 N. TRAVIS STREET

The request of Glenn T. Nix, Jr. (Owner) and Sarah Groves and Stephanie Graves, Sculpted Brow & Lash Studio (Tenants) concerning the property at 112 North Travis Street, being the north 22' of Lot 5 and the south 50 Lot 8, Block 2, OTP Sherman, as follows;

Planning and Zoning Commission

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

Background:

The property is located at 112 North Travis Street between Houston and Laurel Streets. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District. The tenants are requesting a Specific Use Permit to allow permanent makeup (tattoo studio) for their business, Sculpted Brow and Lash Studio at this location.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Glenn T. Nix, Jr. (Owner)

Sarah Groves and Stephanie Graves, Sculpted Brow & Lash Studio (Tenants)

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:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

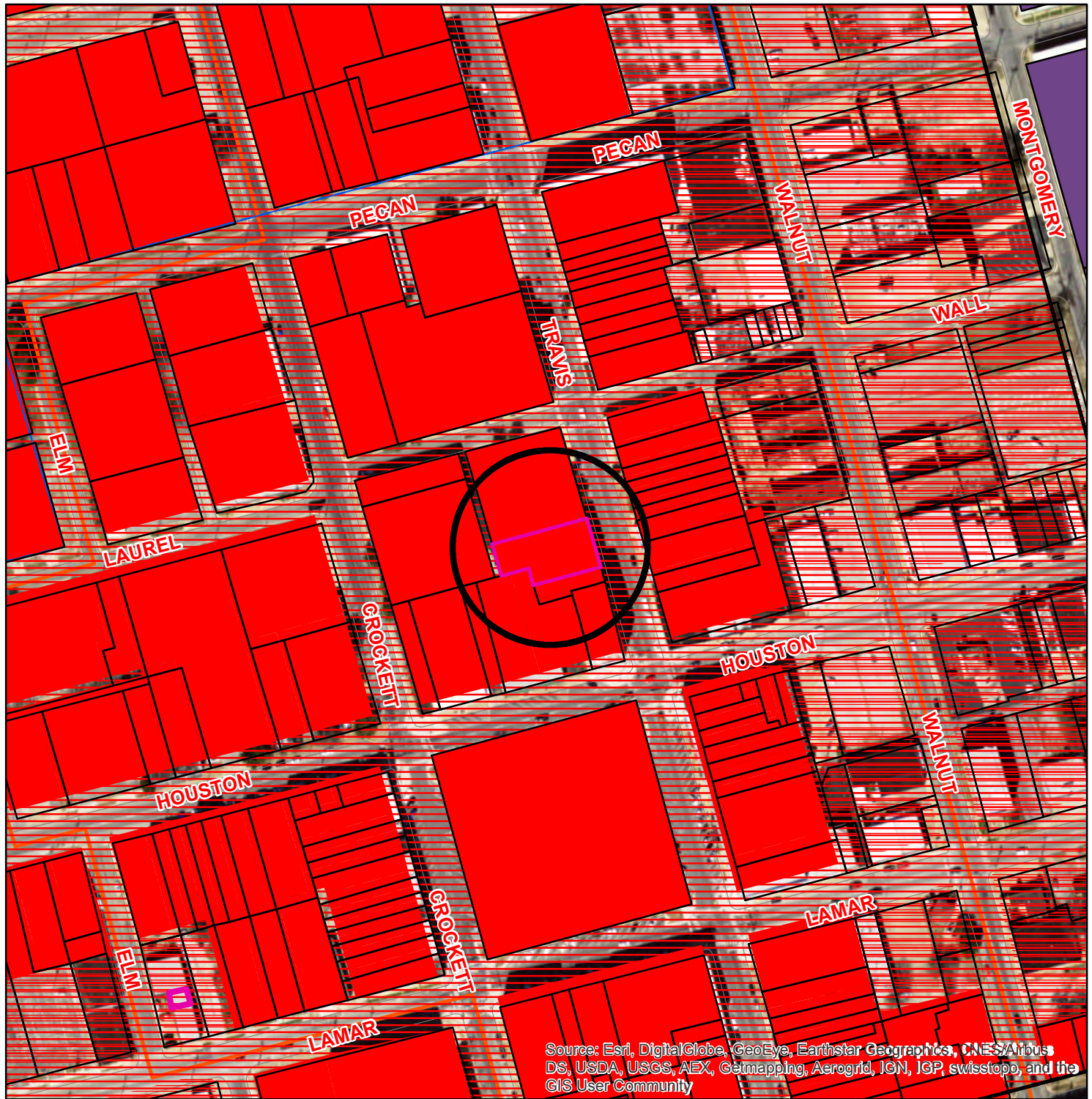


112 N. Travis



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 112 N. Travis

Legend

- CountyParcels_Buffer
- ShermGIS.DBO.CountyParcels_selection
- Special Districts Overlay**
 - Arts and Cultural District
 - Bialock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District

Transportation Corridor Zoning Districts

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

112 N. Travis





112 N TRAVIS ST.

Alley

23.5 ft

24 ft 11 inches

24 ft 11 inches

50 ft

140 ft 4 1/2 inches

175 ft 8 inches

150 ft 9 inches

N TRAVIS ST



STAFF REVIEW LETTER

October 12, 2017

Glenn T. Nix, Jr.
112 North Travis
Sherman, TX 75090

Sarah Groves
Stephanie Graves
505 E. Wilson
Calera, OK 74730

Dear Applicants,

The request for a Specific Use Permit to allow a tattoo studio (permanent make-up) in a C-1 (Retail Business) District/Central Business District for the property located at 112 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

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

Respectfully,



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

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

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



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

18.

Meeting Date: 10/17/2017

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

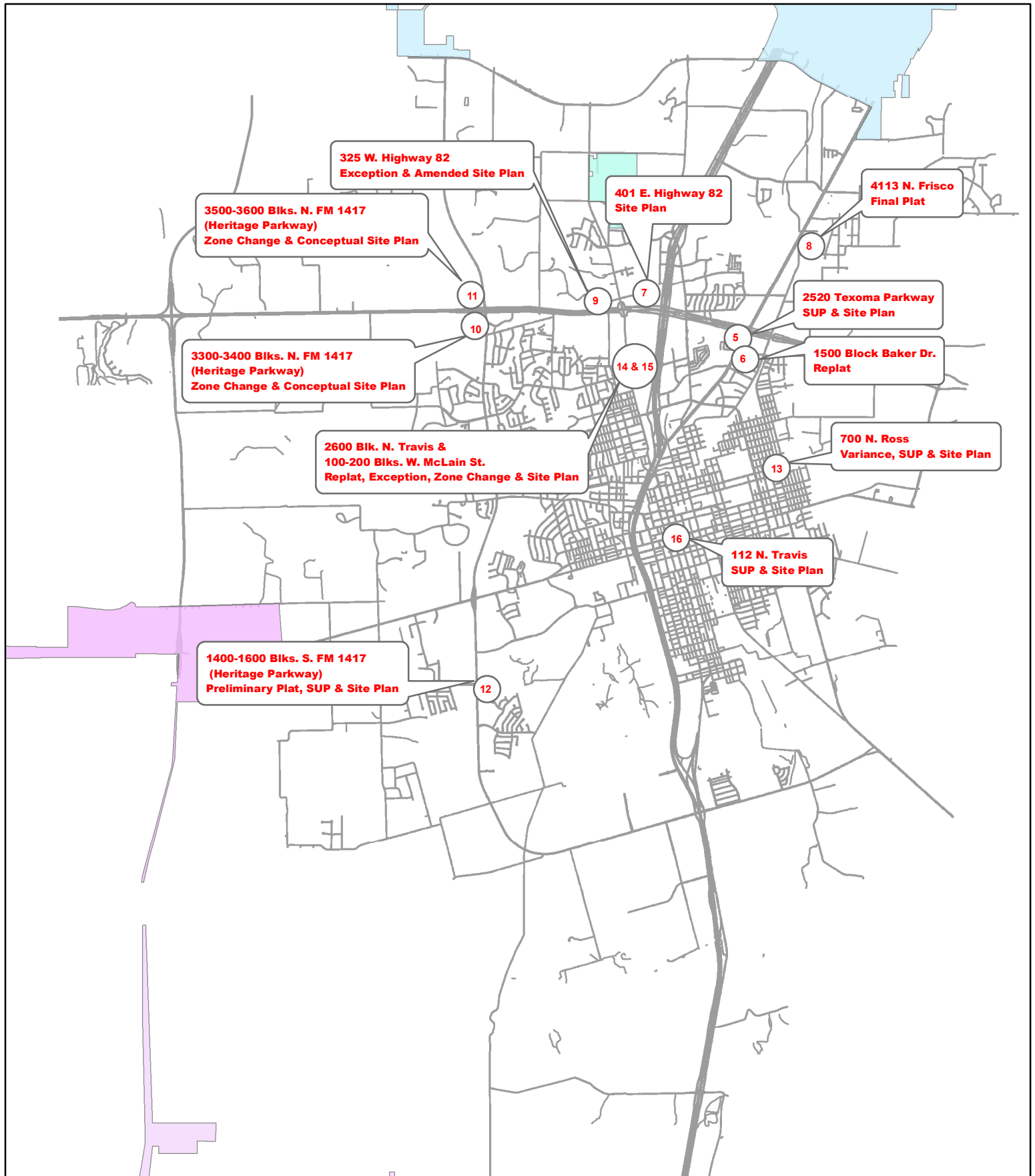
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting October 17, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet