

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 16, 2018 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 18, 2018, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 13 & 16)**

5. **1615 N. MAXEY AND 810 N. FRISCO ROAD**

The request of Martin Investment Properties (Owners) Allen Martin (Representative) and David Fite Surveying (Surveyor) concerning the property located at 1615 North Maxey Street and 810 North Frisco Road, being part of Lots 1-5, Block 1, Jones & Summit Addition also being 1.154 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and C-2 (General Commercial) District to a C-1 (Retail Business) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an event venue in a C-1 (Retail Business) District.

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel parking lot in lieu of the required concrete or asphalt in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal and cedar exterior façade in lieu of the required masonry in a C-1 (Retail Business) District.

6. **1606, 1610 & 1614 S. RUSK STREET AND 415 W. LAKE STREET**

The request of Barton Capital, LTD (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1606, 1610 and 1614 South Rusk Street and 415 West Lake Street, as follows:

Planning and Zoning Commission

Tract 1: Being Lots 2, 3 and 4, Block 4, Mayhew Addition - Zone change and site plan

approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One Family Residential) District.

Tract 2: Being the east 55' of Lots 6, 7 and 8, Block 4, Mayhew Addition - Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One Family Residential) District.

7. **2100 BLOCK E. MULBERRY STREET**

The request of 2101 & 2103 E Pecan Series LLC (Owners) Earnhartbuilt, LLC (Developer) and Copley Land Surveying (Surveyor) concerning the property located in the 2100 Block of East Mulberry Street, being all of Lots 1 & 2, Block 7 of the Slagle Replat of Block 7, Christian College Addition, containing 0.544 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lots 1 & 2, Block 7 of the proposed Earnhartbuilt's First Addition to be 50' wide in lieu of the required 60' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of Earnhartbuilt's First Addition, being a Replat of Lots 1 & 2, Block 7, of the Slagle Replat of Block 7 of Christian College Addition.

8. **4114 TEXOMA PARKWAY**

The request of DAS SAM Enterprises, LLC (Owners), William Downey, Downey Automotive (Applicant) and Helvey-Wagner Surveying (Surveyor) concerning the property 4114 Texoma Parkway, being 0.4986 acres in the W. F. Patterson Survey, Abstract No. 969, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube with body work in a C-2 (General Commercial) District.

9. **1502 N. ALEXANDER STREET**

The request of Ronald Lashley (Owner) concerning the property located at 1502 North Alexander Street, being part of Lot 3, Block 1, R E Shannon 1st Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 2 ½ foot side setback for a residential addition in lieu of the required 6.1' in an R-1 (One Family Residential) District.

10. **1100-1300 BLOCKS S. FM 1417 (HERITAGE PARKWAY) & 3800-4000 BLOCKS QUAIL RUN ROAD**

The request of RSCL Holdings, LLC (Owners), Wyldewood Homes (Prospective Buyer) Al Denson (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway) and the 3800-4000 blocks of Quail Run Road, as follows:

Planning and Zoning Commission

- **Tract 1:** Being 19.967 acres in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 2, Block A, Country Ridge Estates No. 10, zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District to an R-1 (One Family Residential) District.
- **Tract 2:** Being 6.141 acres in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 2, Block A, Country Ridge Estates No. 10, zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family

Residential) District to a C-1 (Retail Business) District.

11. **613 W. MCLAIN STREET**

The request of James Cox (Owner), All Pro Pools Landscape & Irrigation (Contractor) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 613 West McLain Street, being Lot 7, Block 11 of the Replat of Windsor Place Addition, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 4' rear setback for a swimming pool in lieu of the required 5' in an R-1 (One Family Residential) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1)(d) to allow a swimming pool/spa to exceed 30 percent of the required rear yard in an R-1 (One Family Residential) District.

12. **5504 TEXOMA PARKWAY**

The request of Robert and Tammy Allen (Owner), Lone Star Haulin, LLC (Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5504 Texoma Parkway, being 5.188 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Commission

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow an existing gravel parking lot in the rear of the property in lieu of the required concrete or asphalt in a C-2 (General Commercial) District.

13. * **2789 LUELLA ROAD**

The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as follows:

Planning and Zoning Commission

Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

14. **4615 N. TRAVIS STREET**

The request of Young Enterprises, LP (Owners), Todd Young (Representative) and David Baca Studio, LLC (Architect) concerning the property at 4615 North Travis Street, being Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 1-9, North Creek Section 1, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow living quarters in the mini-storage facility in a C-1 (Retail Business) District.

15. **2005 S. SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire LLC (Owners), CEI Engineering Associates, Inc. (Civil Engineer), David Tipton (Representative) Gonzales & Schneeberg, Engineers & Surveyors, Inc. (Surveyor) and Nolte & Associates, P.A. (Architect) concerning the property at 2005 South Sam Rayburn Freeway, being **Tract 1:** 7.036 acres in the Preston Kitchen Survey, Abstract No. 667; **Tract 2:** being all of Block 32 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 & 41 of Southside Addition; **Tract 3:** All of Blocks 38 & 39 of the Replat of Blocks 4, 5, 6, 15, 16, 17,

29, 30, 31, 40 & 41 of Southside Addition containing 0.487 acres; and **Tract 4:** 0.888 acres in the Preston Kitchen Survey, Abstract No. 667, being a strip of land known as Cottage Avenue (unimproved) and platted as a City Street, as follows:

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.
- Site plan approval for an RV Maintenance Facility for Camping World.

16. * **926 & 932 S. THROCKMORTON STREET**

The request of Jose and Maria Lara (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 926 and 932 South Throckmorton Street, being Lot 7 and part of Lot 8, Block 1, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

Replat approval of Lara's Addition, being a Replat of Lots 7 & 8, Block 1 of W.D. Fitch Addition.

17. **3707 SOUTH U.S. HIGHWAY 75**

The request of Douglass Distributing (Owner), EIKON (Architect/Engineer) and Chris Frerich (Representative) concerning the property located at 3707 South U. S. Highway 75, being Lot 1, Block 1, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Variance and site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (g) to allow a 10' setback from the FM 1417 (Vietnam Veteran's Parkway) property line for a vacuum canopy for Legacy Village Gas Station, Convenience Store and Car Wash in lieu of the required 55.7' in the Blalock Industrial Park.

18. **5010 TEXOMA PARKWAY**

The request of Speedy Shine LLC (Owners), (Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5010 Texoma Parkway, being 0.54 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow a metal façade on the north side of the proposed building addition to Speedy Shine Car Wash in lieu of the required masonry in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for an addition to Speedy Shine Car Wash

19. **ADJOURNMENT**

20. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on October 11, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of October, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 10/16/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR SEPTEMBER 18, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

September 18, 2018 Draft Minutes

STATE OF TEXAS §

September 18, 2018

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 18, 2018.

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

MEMBERS ABSENT: ADAMS

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 21, 2018 regular meeting. Motion by Vice-Chairman Elliott to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7, 9, 10, 11, 15, 16 & 17)

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

CONSENT AGENDA

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

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF WORNAT-WEATHERFORD, LLC (OWNERS) AND GOODWIN-LASITER-STRONG (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2607 LOY LAKE ROAD, BEING 2.849 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, ALSO BEING LOTS 2 AND 3, BLOCK 1, BOB ALLEN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT – LOT 2 & 3,
BOB ALLEN
ADDITION
2607 LOY LAKE
ROAD
(WORNAT-
WEATHERFORD,
LLC)

REPLAT APPROVAL OF LOT 2 AND LOT 3 OF BOB ALLEN ADDITION.

The property is located at 2607 Loy Lake Road between Lamberth Road and U.S. Highway 82. The property is zoned a C-O (Office) District. The owners would like to replat two lots into one lot to construct an office for the Department of Family & Protective Services. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF AMERISTATE BANK AND NHAT NGUYEN INVESTMENTS, LLC (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2515 MASTERS STREET, BEING ALL OF LOTS 1 AND 2 OF THE REPLAT OF LOT 3, BLOCK 1, DR. J.H. CARRAWAY'S SUBDIVISION, CONTAINING 2.338 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SECOND REPLAT APPROVAL OF LOT 3, BLOCK 1, DR. J.H. CARRAWAY SUBDIVISION.

SECOND REPLAT OF
LOT 3, BLOCK 1, DR.
J.H. CARRAWAY
SUBDIVISION
2515 MASTERS ST.
(AMERISTATE BANK
& NHAT NGUYEN
INVESTMENTS, LLC)

The property is located at 2515 Masters Street between Lamberth Road and Peyton Street. The property is zoned a C-1 (Retail Business) District. The owners would like to replat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF WEST CANYON CREEK ESTATES LTD (OWNERS), LYNN VESSELS CONSTRUCTION, LLC (DEVELOPER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3300 BLOCK OF CANYON CREEK DRIVE AND THE 2700 BLOCK OF HILLVIEW LANE, BEING A PART OF TRACT 1 AND A PART OF TRACT 4 OF WEST CANYON CREEK ESTATES, SECTION 3, ALSO BEING 6.925 ACRES IN THE JAMES B. VADEN SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL BLOCK 2 & BLOCK 3, WEST CANYON CREEK ESTATES, SECTION 3.

REPLAT BLOCK 2 &
BLOCK 3, WEST
CANYON CREEK
ESTATES, SEC. 3
3300 BLK. CANYON
CREEK DR. & 2700
BLK. HILLVIEW LN.
(WEST CANYON
CREEK ESTATES,
LTD)

The property is located in the 3300 block of Canyon Creek Drive and the 2700 block of Hillview Lane, next to the new Pecan Grove Park in west Sherman. The property is zoned an R-1 (One Family Residential) District. The owners would

like to replat the property into nineteen 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 SHERMAN ISD (OWNERS) TEAGUE, NALL & PERKINS (CIVIL ENGINEER/SURVEYOR) AND MIKE WILSON (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED IN THE 2900 BLOCK OF WEST O. B. GRONER ROAD, BEING 94.76 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF SHERMAN HIGH SCHOOL ADDITION.

FINAL PLAT –
SHERMAN HIGH
SCHOOL ADDITION
2900 BLK. WEST O.B.
GRONER RD.
(SHERMAN ISD)

The property is located in the 2900 Block of West O.B. Groner Road (proposed future West Travis Street Extension); the northwest corner of O.B. Groner Road and West Moore Street. The Sherman Independent School District would like to plat the property into two lots to relocate Sherman High School (grades 9-12) from the current campus at 2201 East Lamar Street to this location in southwest Sherman. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF DOUGLASS DISTRIBUTING (OWNER), EIKON (ARCHITECT/ENGINEER) AND CHRIS FRERICH (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3707 SOUTH U. S. HIGHWAY 75, BEING LOT 1, BLOCK 1, MBG SHERMAN ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL TO ORDINANCE NO. 2252, ARTICLE IV, SECTION 410 (2) (J) FOR LEGACY VILLAGE GAS STATION, CONVENIENCE STORE AND CAR WASH IN THE BLALOCK INDUSTRIAL PARK

SITE PLAN –
LEGACY VILLAGE
GAS STATION,
CONVENIENCE
STORE & CAR WASH
3707 SOUTH U.S.
HIGHWAY 75
(DOUGLASS
DISTRIBUTING)

The property is located at 3707 South U.S. Highway 75; the southeast corner of Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). It is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to construct Legacy Village Gas Station, Convenience Store and Car Wash at this location. The convenience store will be approximately 7,200 square foot; the exterior will be brick with stone accents. There will be a one-car wash lane and a fueling station canopy with twenty gas pumps, parking will be provided for 39 spaces. A landscape buffer will be landscaped and irrigated along FM 1417 (Vietnam Veteran's Parkway) and Highway 75 access road; it will consists of trees, shrubs

and ground cover. 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 KACY CHEYENNE GOODE HAWKINS (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2712 PLAINVIEW ROAD, BEING 6.842 ACRES IN THE ALFRED HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF GOODE ADDITION IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located at 2712 Plainview Road, the southwest corner of Plainview Road and FM 1417 (Heritage Parkway). A portion of the property is in the City of Sherman's extra territorial jurisdiction. The owners would like to plat the property into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF FIRST BAPTIST CHURCH OF SHERMAN (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 400 SOUTH TRAVIS STREET, BEING 3.23 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A CHILDREN'S EDUCATION BUILDING FOR FIRST BAPTIST CHURCH.

The property is located at 400 South Travis Street between Cherry and King Streets; First Baptist Church is the tenant. The property is zoned a C-1 (Retail Business) District and R-2 (Multi-Family Residential) District. First Baptist Church would like to demolish the existing Children's Education Building and replace it with a 14,613 square foot, two-story, religious education building. The exterior will be brick veneer with a bronze aluminum fascia. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF TY OSMANI (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 429 NORTH

FINAL PLAT –
GOODE ADDITION
(ETJ)
2712 PLAINVIEW RD.
(KACY CHEYENNE
GOODE HAWKINS)

SITE PLAN –
CHILDREN'S
EDUCATION
BUILDING FOR
FIRST BAPTIST
CHURCH
400 S. TRAVIS ST.
(FIRST BAPTIST
CHURCH OF
SHERMAN)

REPLAT – LOT 1,
BLOCK 1, OSMANI'S
FIRST ADDITION, A
REPLAT OF PART OF

SAM RAYBURN FREEWAY, BEING A PART OF THE J.B. MCANAI SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 2 AND A PORTION OF LOT 1, BLOCK 1 OF THE REPLAT OF PART OF LOT 6 AND LOT 7 OF THE PLAT OF DIVISIONAL SURVEY FOR THE HEIRS OF J.B. SHANNON DEED, VOLUME A – PAGE 1, CONTAINING 0.532 ACRES, AS FOLLOWS

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 1, BLOCK 1, OSMANI'S FIRST ADDITION, A REPLAT OF PART OF LOT 1 AND ALL OF LOT 2, BLOCK 1 OF THE REPLAT OF PART OF LOT 6 AND PART OF LOT 7 OF THE DIVISIONAL SURVEY FOR THE HEIRS OF J.B. SHANNON DEED VOLUME A – PAGE 1

LOT 1 AND ALL OF LOT 2, BLOCK 1 OF THE REPLAT OF PART OF LOT 6 AND PART OF LOT 7 OF THE DIVISIONAL SURVEY FOR THE HEIRS OF J.B. SHANNON DEED VOLUME A – PAGE 1
429 N. SAM RAYBURN FREEWAY
(TY OSMANI)

The property is located at 429 North Sam Rayburn Freeway, the southeast corner of Washington Street and Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District and the Sam Rayburn Overlay District. The owners would like to replat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT, SITE PLAN, VARIANCE & EXCEPTION

THE REQUEST OF CRETA LYNN CARTER II (OWNER), L. LUMPKINS ARCHITECTS, INC. (ARCHITECT) AND HELVEY-WAGNER SURVEYORS (SURVEYOR) CONCERNING THE PROPERTY AT 301 SOUTH CROCKETT STREET, BEING THE WEST 57' OF THE NORTH 65' OF LOT 1, BLOCK 10, ORIGINAL TOWN PLAT, AS FOLLOWS;

BOARD OF ADJUSTMENTS

- VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTIONS (1) AND (5)(C) TO ALLOW A 48' TALL, THREE STORY OFFICE BUILDING ON THE PROPERTY LINE IN LIEU OF THE PERMITTED 45' TALL, 25' FROM THE FRONT PROPERTY LINE IN A C-1 (RETAIL BUSINESS) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (5) (B) TO ALLOW THE BUILDING AREA (8,710 SQ. FT.) TO BE MORE THAN ONE-HALF OF THE TOTAL NUMBER OF SQUARE FEET IN THE LOT (3,705 SQ. FT.) IN A C-1 (RETAIL BUSINESS) DISTRICT.

PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW LIVING QUARTERS IN A C-1 (RETAIL BUSINESS) DISTRICT.
- SITE PLAN APPROVAL FOR CARTER LAW OFFICES

VARIANCE – BULD. HEIGHT

EXCEPTION – BUILDING AREA

SUP – LIVING QUARTERS IN C-1

SITE PLAN – CARTER LAW OFFICES

301 S. CROCKETT
(CRETA LYNN CARTER, II)

Creta Lynn Carter, II, 801 S. Armstrong, Denison, TX and
Lloyd Lumpkins, 12720 Hillcrest Rd., Ste. 345, Dallas, TX

Mr. Carter and Mr. Lumpkins appeared to represent the request and answer any questions. The property is located at 301 South Crockett Street; the southeast corner of Crockett and Jones Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Lumpkins explained Mr. Carter would like to construct a three-story, 8,710 square foot office building at this location. The first two floors will be for office use and the third floor will be for living quarters. It is across the street from the Justice Center at the corner of Crockett and Jones Streets. The building takes its cues from the late 1800's to early 1900's French and English architecture; primarily English architecture that was being done at that time period. It has the steeper pitched roof, cut stone exterior in irregular sizes, cast stone trim details, the fireplace chimneys that are more elaborate, and all typical elements from that time period. The roof will be slate, the windows will be a clad wood window, stained or painted on the inside and clad on the exterior with a color to match the cast stone color; the window sash will be made out of wood. There will also be a two car garage in the building. 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 variance, exception, Specific Use Permit or site plan.

Commission Member Davis stated, "in downtown most buildings take up more than half the land they are built on."

Scott Shadden, Director of Developmental Services explained "if this was across the street in the Central Business District, we wouldn't be here."

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 48' tall, three-story building on the property line and the exception to allow the building area to be more than one-half of the total number of square feet in the lot in a C-1 (Retail Business) District at 301 South Crockett Street.
Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow living quarters in a C-1 (Retail Business) District and site plan approval

for Carter Law Offices subject to the Staff Review Letter at 301 South Crockett Street. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SPECIFIC USE PERMIT, SITE PLAN & EXCEPTIONS

THE REQUEST OF ALLEN MARTIN (OWNER) AND DAVID FITE SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1615 NORTH MAXEY STREET AND 810 NORTH FRISCO ROAD, BEING PART OF LOTS 4-5, BLOCK 1, JONES & SUMMIT ADDITION, ALSO BEING 1.154 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN EVENT VENUE IN A C-1 (RETAIL BUSINESS) DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN EXISTING GRAVEL PARKING LOT IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT IN A C-1 (RETAIL BUSINESS) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW AN EXISTING METAL AND CEDAR EXTERIOR FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT.

Commission Member Sims abstained from this request because of a conflict of interest.

Allen Martin, 209 Arapaho Trail East, Sherman, TX

Mr. Allen appeared to represent the request and answer any questions. The property is located at 1615 North Maxey Street and 810 North Frisco Road; the southeast corner of Frisco Road and Maxey Street.

Mr. Allen explained "I purchased the property which was formerly Gardenland Nursery, assuming it was commercial already, but found out one the parcels is zoned residential. I would like to change the zoning on the two tracts to a C-1 (Retail Business) District and request a Specific Use Permit

ZONE CHANGE – R-1 & C-2 TO C-1

SUP – EVENT VENUE

EXCEPTIONS – PARKING LOT & FAÇADE

1615 N. MAXEY ST. & 810 N. FRISCO RD. (ALLEN MARTIN)

(TABLED)

to allow an event venue to accommodate weddings, parties and meetings. We are not building anything but restructuring the buildings that are there. We are removing the north building to create parking. The metal building which is larger will be opened up to create an event hall. I am requesting exceptions to allow the gravel parking lot and the existing metal building; the post in the front of the building will be wrapped with cedar.” They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked “where do you see this business going in five to ten years.”

Mr. Allen explained “I would like to open more than one location; this is just the beginning.”

Vice-Chairman Elliott asked if concrete parking would be a possibility.

Mr. Allen responded “absolutely, it is cost effectiveness at this point. We already have access from Frisco Road to the parking area.”

Chairman Mahone asked if there is a lot of gravel on the property for walking areas that wouldn’t be used for parking.

Mr. Allen explained “we are ripping a bunch of it back to put grass for events; the very front of the building is full gravel and it is fenced; we plan to take out the fence which would allow access for parking in front of the metal building.”

Commission Member Davis asked “what are you doing with the existing parking area that is labeled as a circle drive off of Maxey Street.”

Mr. Allen explained “that was something I just threw in there, it would have been just gravel; that is where they had their plants set out on display, they may have had some parking at that location.”

Chairman Mahone asked Mr. Allen to point out on the site plan where parking currently is. Mr. Allen pointed where current parking was available and where he planned to add parking. “Some of the parking is not on there; it came after I submitted the site plan.”

Vice-Chairman Elliott explained “you are asking for an exception to be able to park on gravel in lieu of concrete, but we don’t know where that would be on the drawing; it makes it hard to look at that for a variance, when we don’t know exactly what that is going to mean. If we had a better drawing and more information would be helpful, where you are asking for gravel versus concrete.”

Mr. Shadden explained “a scaled drawing would help.”

Chairman Mahone shared Vice-Chairman Elliott’s concern regarding the gravel parking; “I would like it to be more specific, drawn out to scale, showing where the parking would be.”

Commission Member Downtain agreed; “we need more clarity of what is going on.”

Commission Member Davis agreed and “I wouldn’t mind seeing a little masonry on that metal wall; it is going to be facing the street.”

Mr. Allen explained “I was told it has to be on three sides, but you can only see two from the road.”

Commission Member Davis explained “you are asking for nothing, but I would like to see the front facing the street upgraded. I appreciate what you are trying to do.”

Chairman Mahone asked if he would like to table this item to work on the site plan and bring it back next month.

Mr. Allen responded “yes”.

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

ACTION TAKEN.

Motion by Commission Member Davis to table the request at 1615 North Maxey Street and 810 North Frisco Road. Second by Commission Member Downtain.

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

VOTING NAY: NONE

ABSTAIN: SIMS

MOTION CARRIED

THE REQUEST WAS TABLED.

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF ARJUN DEMLA (OWNER), CHILDRESS ENGINEERING SERVICES (CIVIL ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 301 EAST BROCKETT STREET, BEING PART OF LOTS 3 & 6, BLOCK 3, BONDS 2ND ADDITION, CONTAINING 0.098 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL FOR A DUPLEX UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – R-1
TO R-2

SITE PLAN - DUPLEX

EXCEPTION - FENCE

301 E. BROCKETT
ST.
(ARJUN DEMLA)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW A 6' WOOD PRIVACY FENCE WITH BRICK COLUMNS IN LIEU OF THE REQUIRED MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Ariun Demla, 8320 Charleston St., Irving, TX

Mr. Demla appeared to represent the request and answer any questions. The property is located at 301 East Brockett Street; the northeast corner of Brockett and Montgomery Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District.

Mr. Demla explained “about twelve years ago, my cousin and I purchased property on Brockett Street to build a duplex, we developed the property with a duplex and I lived in the duplex for three years while I was attending Austin College; my brother also lived in the duplex while he attended Austin College. We currently still own that duplex, we rent it out to college students, I moved out about ten years ago. We recently had a chance to purchase this property on the corner of Montgomery and Brockett Street and we are proposing another duplex in town to rent to college students. We would like to build a two-story, eight bedroom (four per side) duplex on the property; the exterior will be brick and stone. Parking will be provided for eight cars.” They are also requesting an exception to allow a six foot privacy fence with brick columns in lieu of the required masonry 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 zone change, site plan or exception.

Commission Member Davis asked “how far off the brick columns is your fence going to be.”

Mr. Demla explained “it looks between six to ten feet.”

Commission Member Davis asked if he would agree to twelve foot on center for the brick columns.

Mr. Demla responded “yes.”

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change to an R-2 (Multi-Family Residential) District and site plan for a duplex subject to the Staff Review Letter at 301 East Brockett Street. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, DAVIS,

WOOD AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' wood privacy fence with brick columns spaced every twelve foot in an R-2 (Multi-Family Residential) District at 301 East Brockett Street. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE, SPECIFIC USE PERMIT, SITE PLAN & VARIANCE

THE REQUEST OF LAMBERTH CROSSING JOINT VENTURE (OWNERS) AND NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY LOCATED AT 2708 WEST LAMBERTH ROAD, BEING LOT 17, THE GARDENS AT O'HANLON RANCH, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

- ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-O (OFFICE) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.
- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CLIMATE CONTROLLED MINI-STORAGE FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5) TO ALLOW A 11' SETBACK ALONG LAMBERTH ROAD IN LIEU OF THE REQUIRED 25' IN A C-1 (RETAIL BUSINESS) DISTRICT.

An email was received 9/17/2018, 11:50 a.m. from Dean Gilbert, Jr. withdrawing the request.

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

THE REQUEST WAS WITHDRAWN.

SPECIFIC USE PERMIT, SITE PLAN & VARIANCE

THE REQUEST OF CALADIUM INVESTMENTS, LLC (OWNERS), JOE GILBERT (REPRESENTATIVE) AND MARSHALL SARTIN (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1600 AND 1602 NORTH TRAVIS

ZONE CHANGE – C-O TO C-1

SUP & SITE PLAN – CLIMATE CONTROLLED MINI-STORAGE FACILITY

VARIANCE – SETBACK ALONG LAMBERTH RD.

2708 W. LAMBERTH RD.
(LAMBERTH CROSSING JOINT VENTURE)

(WITHDRAWN)

VARIANCE – REAR SETBACK

SUP – DUPLEX

STREET, BEING THE SOUTH 82' OF LOT 16 AND THE SOUTH 82' OF THE EAST 25' OF LOT 15, BLOCK 1 OF W.M. SHANNON'S SUPPLEMENT, AS FOLLOWS:

1600 & 1602 N.
TRAVIS ST.
(CALADIUM
INVESTMENTS, LLC)

BOARD OF ADJUSTMENTS

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

PLANNING AND ZONING COMMISSION

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

Joe Gilbert, 801 E. Taylor St., Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 1600 and 1602 North Travis Street; the northwest corner of Travis Street and West McGee Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained "the owner would like to demolish the existing duplex for construction of a new single-story duplex on the same location, facing McGee Street instead of Travis Street because of the traffic and safety issues. The lot has 125' of width on McGee Street and 82' of depth on Travis Street, so that is why we are asking for the variance to allow a 20' rear setback. The same owner owns the property directly north that adjoins the rear yard setback. The duplex will have three bedrooms on each side, a one car garage with two parking spaces in the driveway." They had seen the Staff Review Letter and would abide by the Recommendations."

Marie Reid, 111 W. McGee Street, Sherman, TX

Mrs. Reid explained she lives next door to this property facing McGee Street. Mrs. Reid wanted more information.

Mr. Gilbert explained they would tear down the existing duplex and build a new duplex facing McGee Street. The driveways will come off of McGee Street.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 20' rear setback in lieu of the required 25' in an R-1 (One Family Residential) District at 1600 and 1602 North Travis Street. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District at 1600 and 1602 North Travis Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTIONS & SITE PLAN

THE REQUEST OF TY AND SARA OSMANI (OWNERS) AND NICK MANESH ENGINEERING, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 429 NORTH SAM RAYBURN FREEWAY, BEING ALL OF LOT 2 AND PART OF LOT 1, BLOCK 1, OF THE REPLAT OF PART OF LOT 6 AND 7 OF THE J.B. SHANNON DEED, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) AND SECTION 6.8.2, SUBSECTION (4) (B) TO ALLOW THE EXISTING FUELING STATION CANOPY METAL POLES IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.
- EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (6)(C)(2) TO NOT REQUIRE THE 10' BUFFER STRIP, LANDSCAPED AND IRRIGATED IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING BOARD

SITE PLAN APPROVAL FOR A RETAIL SHELL.

Daniel Clem, Nick Manesh Engineering, LLC, 17630 Davenport Rd., Suite 110, Dallas, TX and Ty Osmani, 4805 Bello Vista Ct., Sherman, TX

Mr. Osmani and Mr. Clem appeared to represent the request and answer any questions. The property is located at 429 North Sam Rayburn Freeway, the southeast corner of Washington Street and Sam Rayburn Freeway. The property is zoned a C-1 (Retail Business) District and also located in the Central Business District and the Sam Rayburn Overlay District.

Mr. Clem explained "the existing site has a convenience store with a fueling station, which the owners are proposing a face lift to update. As far as the columns on

**EXCEPTION –
FAÇADE ON
FUELING STATION
CANOPY
(WITHDREW)**

**EXCEPTION –
BUFFER STRIP
(APPROVED)**

**SITE PLAN – RETAIL
SHELL (DENIED)**

**429 N. SAM
RAYBURN FREEWAY
(TY & SARA OSMANI)**

the canopy, the owner stated we could withdraw that exception request and wrap the steel columns with masonry.”

Chairman Mahone asked if they would like to withdraw the request for the exception on the metal poles.

Mr. Osmani and Mr. Clem responded “yes.”

Mr. Clem explained “the second request is for the ten foot buffer strip along the highway; it is all paved and we are not proposing any construction along that area; so we are requesting an exception to not require the landscape buffer.”

Mr. Osmani explained “I would like to construct a 1,400 square foot retail brick shell behind the existing convenience store.”

Vice-Chairman Elliott asked the proposed usage of the building.

Mr. Osmani explained “it would be for retail, we would rent it; it will have a drive-thru.”

Commission Member Davis stated “you are not doing away with the retaining wall; you are just doing construction on top.”

Commission Member Downtain asked how they would get out.

Mr. Osmani explained “through the back alley.”

Commission Member Downtain stated “you are proposing for commercial traffic to exit the drive-thru into the alley.”

Mr. Osmani responded “yes, you go straight, take a left turn onto the alley next to Budget Glass.”

Chairman Mahone asked if the alley is a single lane alley.

Mr. Osmani responded “yes.”

Chairman Mahone asked Mr. Philpott how wide the alley is.

Clint Philpott, Director of Engineering explained “the alley is currently paved, it is not maintained by the City, several businesses are using it, but it is not a City maintained alley. It is a platted alley. There are alleys similar to this near downtown buildings.”

Commission Member Davis asked what the new building would be.

Mr. Osmani explained “it would be 1,200 square foot

retail.”

Commission Member Downtain asked if it was going to be a liquor store.

Mr. Osmani responded “no, we don’t have a plan yet; we are just going to build it and put it up for rent.”

Vice-Chairman Elliott stated you want a restaurant type business.

Mr. Osmani responded “no, we don’t want fast food; it is not going to be a restaurant.”

Commission Member Downtain asked “why do you need a drive-thru.”

Mr. Osmani stated “we are doing a drive-thru for potential renters, maybe a flower shop or other retail, but not for a restaurant, that’s for sure.”

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

Commission Member Davis stated “the alley is not yours; you are trying to build on private property exiting to an alley.”

Mr. Osmani explained “the alley is already there and it is being used by others.”

Chairman Mahone asked if there are any issues with directing commercial traffic to an alley.

Mr. Shadden responded “I feel there is.”

Chairman Mahone explained “it would have to be a one way drive.”

Commission Member Downtain asked how wide the alley was.

Mr. Shadden stated “twelve feet.”

Chairman Mahone stated “it is not wide enough for two way traffic.”

Mr. Philpott stated “a fire lane is twenty-four foot.”

Commission Member Davis explained “I know what you are trying to do at that corner and I appreciate it, but a lot of this stuff is just not clear enough.”

Chairman Mahone stated “I would love to have the existing gas station renovated; I’m concerned about the new building; it doesn’t really seem to fit very well in such a

narrow spot and I am really concerned with directing commercial traffic onto an alley that is not maintained by the City.”

Mr. Osmani explained “we will maintain it if we utilize it; people are using it already, existing owners.”

Commission Member Downtain stated “those are people that are parking at their property, using it for access; they are not necessarily having retail customers driving through.”

Mr. Osmani explained “I see customers using it from Budget Glass.”

Commission Member Downtain was not clear on the exception for the buffer strip along Highway 75.

Mr. Shadden explained “since this is all one lot and when you build something new on the lot, you have to come up to current standards.”

Mr. Shadden explained “your sign is in the right-of-way.”

Vice-Chairman Elliott asked how important the additional building was to him.

Mr. Osmani explained “it is important because the property is sitting there, it will be a beautiful building; I want to utilize my land and it is above the floodplain.”

Chairman Mahone asked “what happens to the alley, does it go west and hit the frontage road.”

Mr. Clem explained “it goes east to Rusk Street and dead-ends at the property to the west.”

Commission Member Downtain asked Mr. Philpott if the alley could be utilized for simultaneous inbound and outbound traffic.

Mr. Philpott responded “no.”

Mr. Shadden asked Mr. Osmani if he plans on getting his signs into conformance.

Mr. Osmani explained “we are not doing anything to the signs; we have no plans for that. Since it is in the floodplain, if we do something we have been told we have to raise the building; that’s why we are not touching that part.”

Mr. Shadden explained “it is all one lot.”

Mr. Osmani explained “this lot is already six foot above the floodplain.”

Mr. Shadden explained “I am talking about the sign.”

Mr. Osmani explained “the sign is there.”

Mr. Shadden explained “it is outside the property line in the right-of-way, if you do any improvements to the lot, are you planning to bring the lot into conformance with the City’s ordinances.”

Mr. Clem provided a survey showing the sign on the south side of the property is inside the property line.

Mr. Shadden explained “the sign in question is at the corner of Washington Street and Sam Rayburn Freeway.”

Mr. Osmani explained “I did not know that sign was outside the property line; we can move that sign.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception to not require the 10’ buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/Central Business District/O-1.2 (Sam Rayburn Overlay) District at 429 North Sam Rayburn Freeway subject to removing the sign in the right-of-way at the corner of Washington Street and Sam Rayburn Freeway. Second by Chairman Mahone.

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

VOTING NAY: ELLIOTT

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to deny the site plan for a retail shell at 429 North Sam Rayburn Freeway based on the previous discussion during the meeting. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:52 p.m.

ADJOURNMENT

CHAIRMAN


SECRETARY

DRAFT



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

4.

Meeting Date: 10/16/2018

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

Issue:

CONSENT AGENDA (ITEMS 13 & 16)

List of Agenda Items:

13. * 2789 LUELLA ROAD (ETJ)

The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as follows:

Planning and Zoning Commission

Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

16. * 926 & 932 S. THROCKMORTON STREET

The request of Jose and Maria Lara (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 926 and 932 South Throckmorton Street, being Lot 7 and part of Lot 8, Block 1, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

Replat approval of Lara's Addition, being a Replat of Lots 7 & 8, Block 1 of W.D. Fitch Addition.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1615 N. MAXEY AND 810 N. FRISCO ROAD

The request of Martin Investment Properties (Owners) Allen Martin (Representative) and David Fite Surveying (Surveyor) concerning the property located at 1615 North Maxey Street and 810 North Frisco Road, being part of Lots 1-5, Block 1, Jones & Summit Addition also being 1.154 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District and C-2 (General Commercial) District to a C-1 (Retail Business) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an event venue in a C-1 (Retail Business) District.

Board of Adjustments

- Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow a gravel parking lot in lieu of the required concrete or asphalt in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal and cedar exterior façade in lieu of the required masonry in a C-1 (Retail Business) District.

Background:

This item was tabled at the September 18, 2018, Planning and Zoning Commission Meeting to allow the owner time to revise the site plan. The property is located at 1615 North Maxey Street and 810 North Frisco Road; the southeast corner of Frisco Road and Maxey Street; Gardenland Nursery was the former tenant. The owner would like to change the zoning on the two tracts to a C-1 (Retail Business) District and request a Specific Use Permit to allow an event venue to accommodate weddings, parties and meetings. He is also requesting exceptions to allow the gravel parking lot and the existing metal building; the post in the front of the building will be wrapped with cedar.

Adjacent Zoning:

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

Origination:

Martin Investment Properties (Owners)
Allen Martin (Representative)
David Fite 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.

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

Number of notices mailed:

16

Objections Received:

0

Attachments

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



1615 N. Maxey & 810 N. Frisco

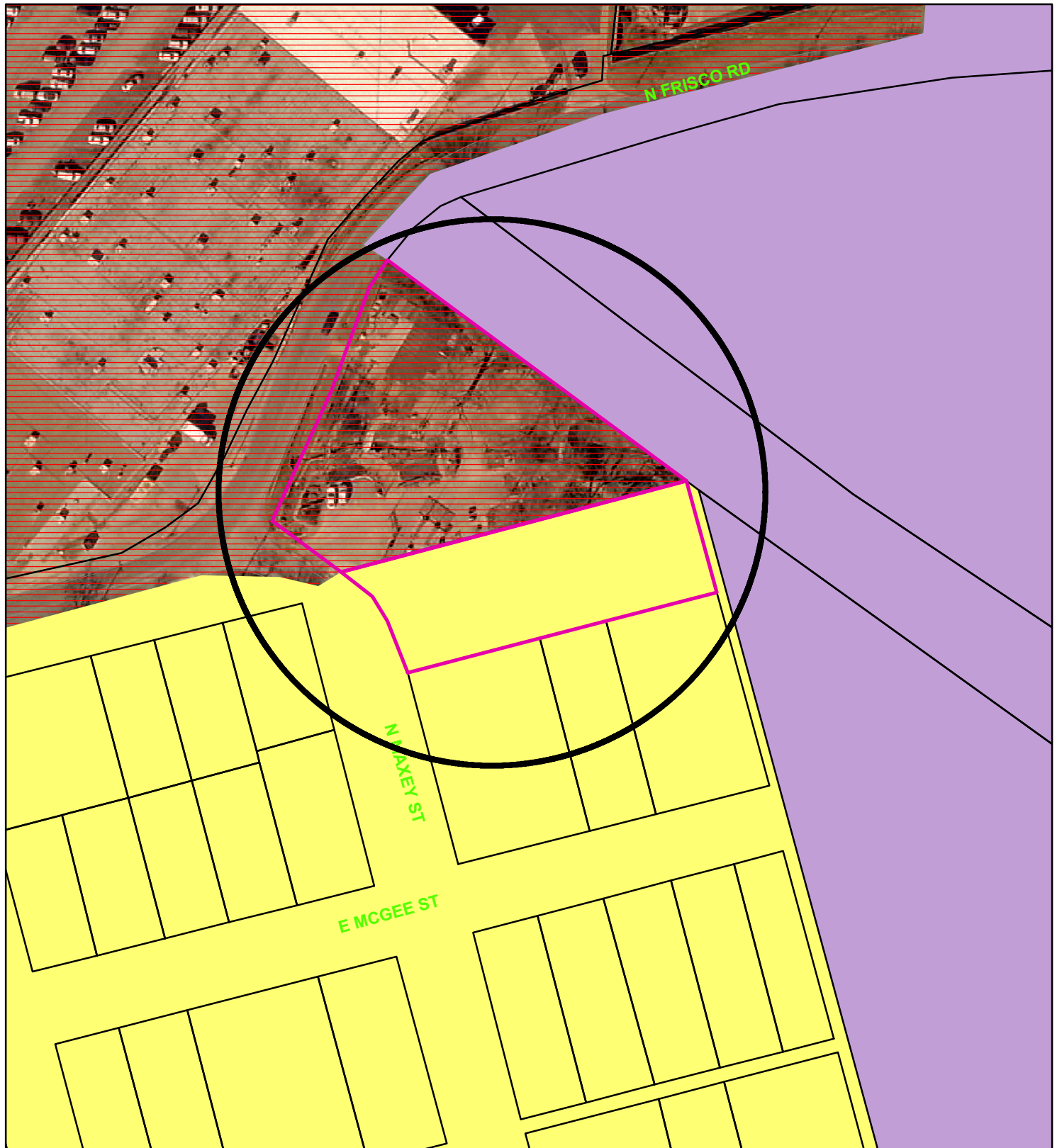


**1615 N. Maxey Street &
810 N. Frisco Road**



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1615 N. Maxey & 810 N. Frisco

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

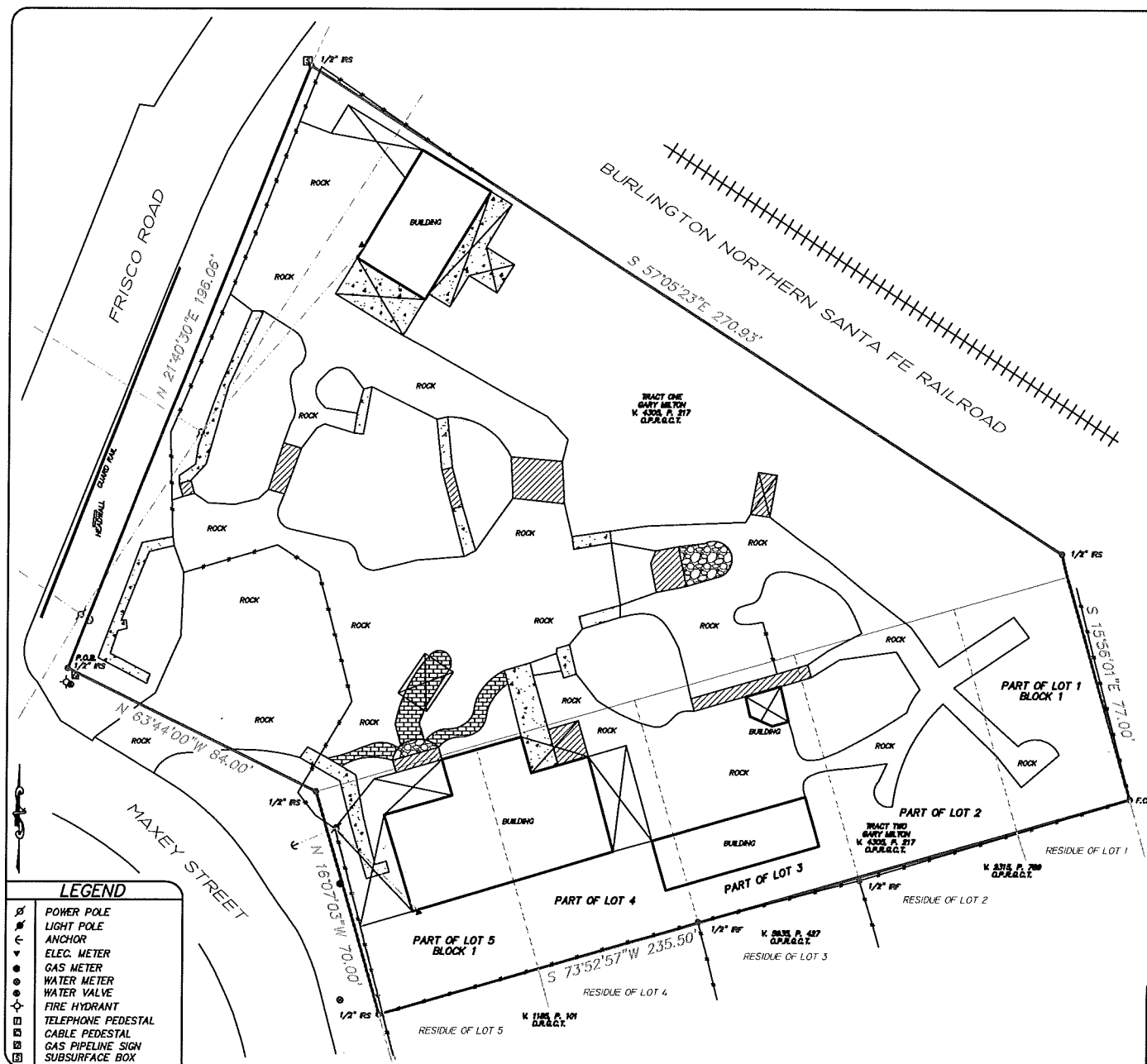


1615 North Maxey Street



810 North Frisco Road





DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.B. McAnis Survey, Abstract No. 796, in the City of Sherman, Grayson County, Texas, and being known as that tract of land described as TRACT ONE and TRACT TWO in a Deed to Gary Milton as recorded in Volume 4305, Page 217 of the Official Public Records of Grayson County, Texas, and being part of Lots 1, 2, 3, 4 & 5 of Block 1 of the Jones Summit Addition to said city as recorded in Volume 303, Page 86 of the Deed Records of Grayson County, Texas, and being more particularly described as follows:

BE BEGINNING at a 1/2" iron rod set for corner at the intersection of the Northeast line of Maxey Street and the Southeast line of Frisco Road and being at the Northwest corner of said TRACT ONE;

THENCE N. 21 deg. 40 min. 30 sec. E. with the Southeast line of Frisco Road, a distance of 196.06 feet to a 1/2" iron rod set for corner at the Northeast corner of said TRACT ONE, said point being a Northwest corner of the Burlington Northern Santa Fe Railroad property;

THENCE S. 57 deg. 05 min. 23 sec. E. with the West line of said railroad, a distance of 370.93 feet to a 1/2" iron rod set for corner at an angle point in the West line of said railroad;

THENCE S. 15 deg. 56 min. 01 sec. E. with the West line of said railroad, passing the Northeast corner of Lot 1, Block 1 of said Jones Summit Addition and continuing for a total distance of 77.90 feet to a fence corner post found for corner at the Southwest corner of said TRACT TWO;

THENCE S. 73 deg. 52 min. 57 sec. W. with the South line of said TRACT TWO and along a fence line, a distance of 235.50 feet to a 1/2" iron rod set for corner at a fence corner post in the East line of Maxey Street at the Southwest corner of said TRACT TWO;

THENCE N. 16 deg. 07 min. 03 sec. W. with the East line of Maxey Street, a distance of 70.00 feet to a 1/2" iron rod set for corner at the Northwest corner of said TRACT TWO and being the Southwest corner of said TRACT ONE and being at a turn in the East line of said street;

THENCE N. 63 deg. 44 min. 00 sec. W. with the Northeast line of Maxey Street, a distance of 84.00 feet to the POINT OF BEGINNING and containing 1.154 acres of land more or less.

NOTES

1) BEARING SOURCE: GPS GRID NORTH

2) Survey prepared with benefit of Title Commitment, G.F. No. 0127603, Effective Date JUNE 18, 2018.

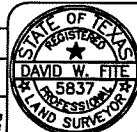
I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plot hereon was made from measurements performed on the ground, the line and dimensions of said property being indicated by the plot, the improvements are within the boundaries of the property, set back from the property line the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plot hereon.

David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

BOOK 17 P. 207
 2018 DECEMBER 17
 BY D.W.F.
 DATE D.W.F.

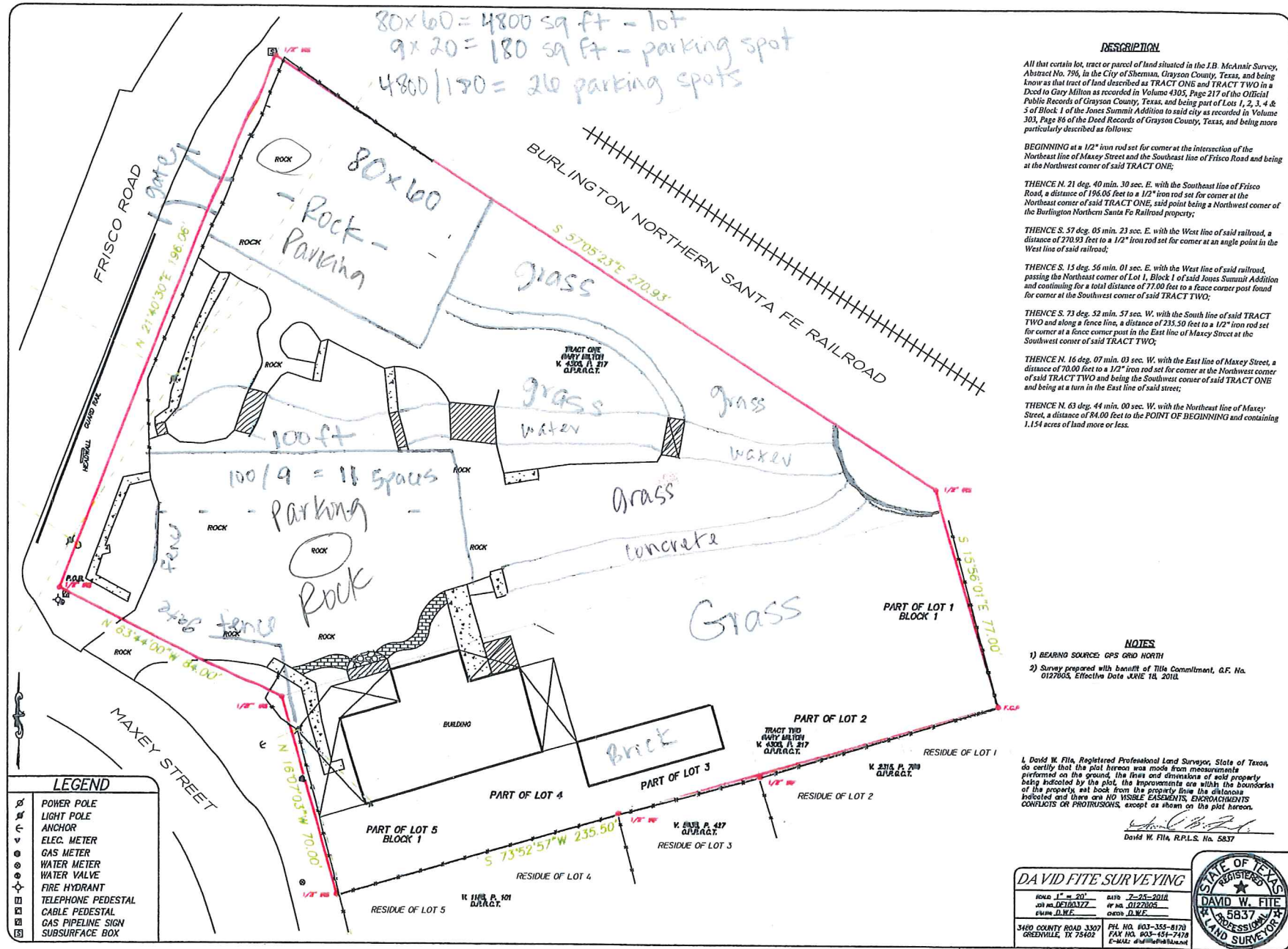
FILE NO. 803-353-8178
 GREENVILLE, TX 75402
 FAX NO. 803-654-7478
 E-MAIL: david@dfite.com



BEFORE



will be using base rock
sets up so it is walkable













This is a picture of what the idea we have for the interior of the large building. A mix of wood and metal to give a rustic/modern look.

Parking lots will be a base rock, I met with the person to do the lot and he said it is basically crushed river rock. The pieces are less than 1 inch, will set up nicely, and will be "walkable".

STAFF REVIEW LETTER

October 9, 2018

Allen Martin
209 Arapaho Trail East
Sherman, TX 75092

David Fite Surveying
3480 County Road 3307
Greenville, TX 75402

Dear Applicants,

The request for a Specific Use Permit to allow an event venue in a C-1 (Retail Business) District for the property located at 1615 North Maxey Street and 810 North Frisco Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Maxey Street or Frisco Road right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt) unless an exception is granted; a parking space is considered to be 9'x20'.
5. The exterior façade is required to be Masonry or equivalent on the sides of all buildings visible from front street right-of-way unless an exception is approved.
6. No outside storage/displays are allowed at any time.
7. Screening shall be required and maintained abutting any residentially zoned property.
8. According to the survey, a portion of the fence along Maxey Street is located in the right-of-way and will need to be relocated to the property line or inside the property line.
9. Violations of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Platting of the property is required.
13. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
14. 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.
15. Verify parking space requirements with Building & Zoning Department. North parking will only allow 16-18 parking spaces, not 26.
16. Verify fire lane requirements with Fire Marshall.

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**

6.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1606, 1610 & 1614 S. RUSK STREET AND 415 W. LAKE STREET

The request of Barton Capital, LTD (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 1606, 1610 and 1614 South Rusk Street and 415 West Lake Street, as follows:

Planning and Zoning Commission

Tract 1: Being Lots 2, 3 and 4, Block 4, Mayhew Addition - Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One Family Residential) District.

Tract 2: Being the east 55' of Lots 6, 7 and 8, Block 4, Mayhew Addition - Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One Family Residential) District.

Background:

The property is located at 1606, 1610 and 1614 South Rusk Street between Staples and Lake Streets and 415 West Lake Street between Austin and Rusk Streets. The property was zoned a C-2 (General Commercial) District November 27, 1972. The owners would like to change the zoning on the property to an R-1 (One Family Residential) District to construct single-story homes on the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

M-2 (Heavy Manufacturing) District

Origination:

Barton Capital, LTD (Owners)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Building Elevation

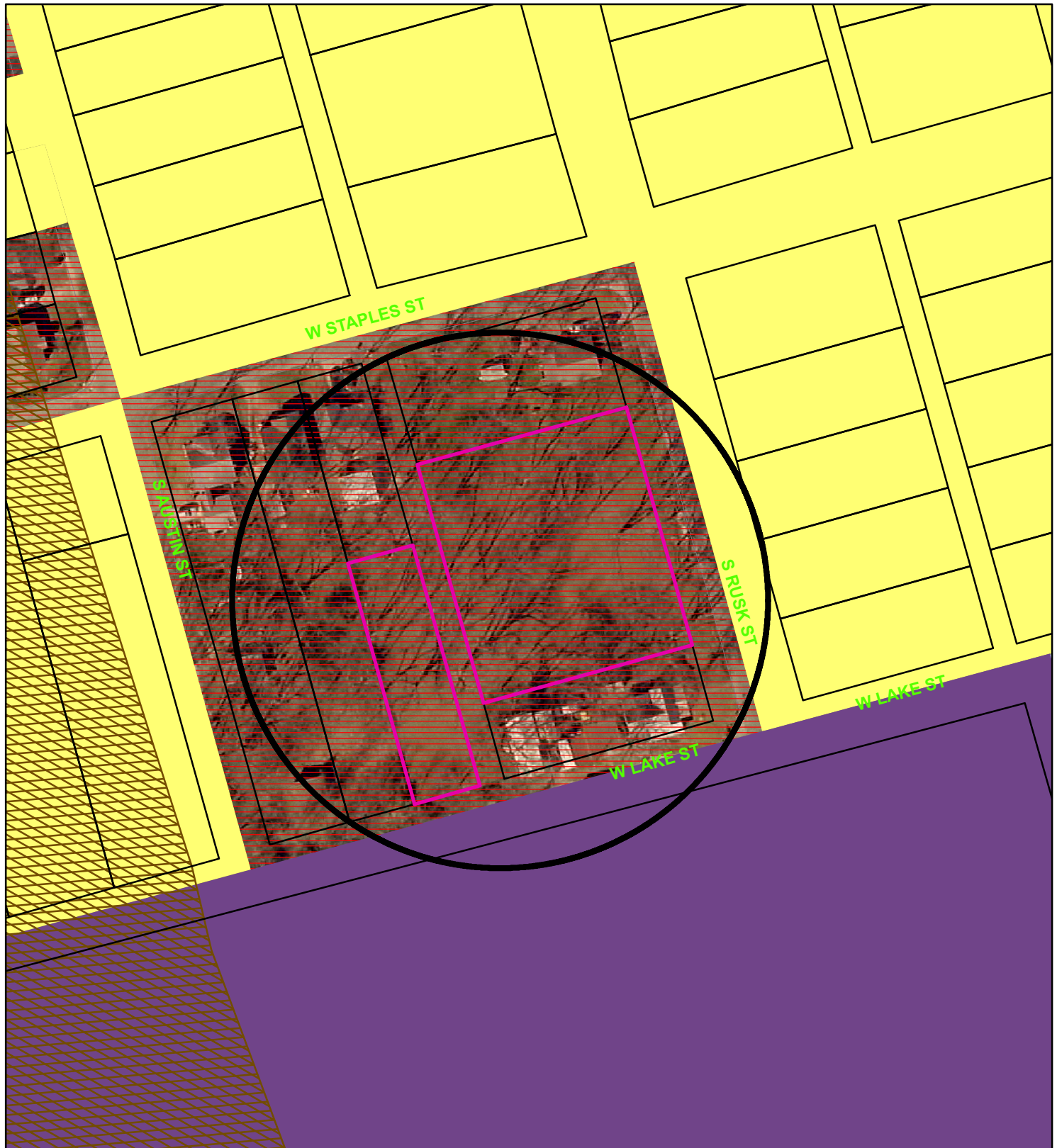
Staff Review Letter



**1606, 1610 & 1614 S. Rusk Street &
415 W. Lake Street**



1 in = 179 ft



Zoning - 1606, 1610 & 1614 S. Rusk Street & 415 W. Lake Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 100 ft



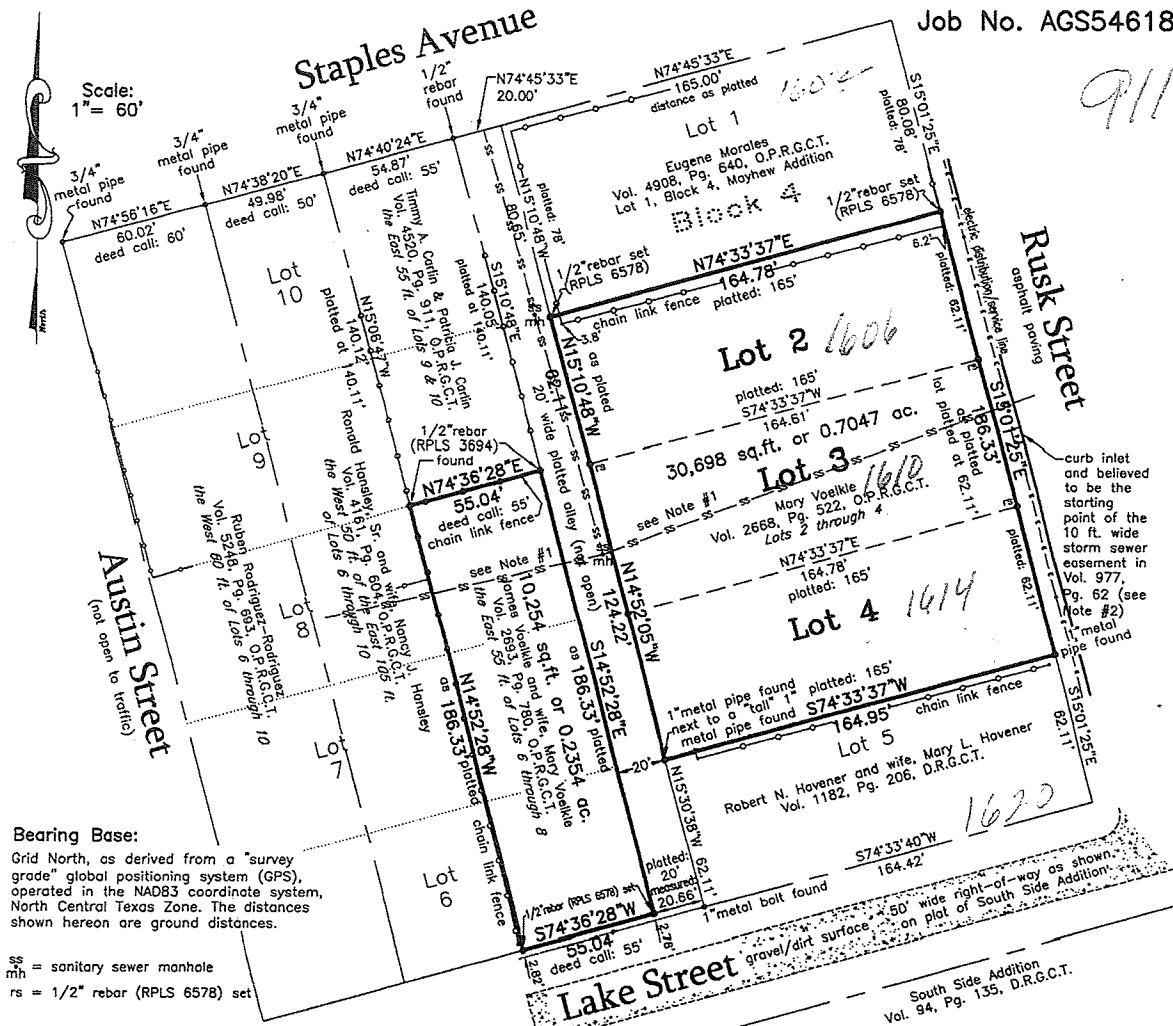
City of Sherman, Texas
Developmental Services Department

1606, 1610 & 1614 South Rusk Street



415 West Lake Street





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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: June 26, 2018
Revised Date: July 23, 2018



Front Elevation

STAFF REVIEW LETTER

October 9, 2018

Barton Capital, LTD
715 S. Sam Rayburn Freeway
Sherman, TX 75090

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

Dear Applicants,

The request for a zone change from a C-2 (General Commercial) District to an R-1 (One Family Residential) District for the property located at 1606, 1610 and 1614 South Rusk Street and 415 West Lake Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Review the zoning and development ordinance for additional requirements.
3. 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:

4. Replat of Tract Two (Partial lots 6, 7, 8) is required.
5. The City of Sherman does not maintain alleys.
6. Lake Street must be extended per City standards at developer's expense. Coordination with Engineering Department recommended.
7. No structures will be permitted within easements.
8. Verify availability of service to all properties.
9. New drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.

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

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	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Asst. City Manager
	Amber Doan, Engineering Coordinator	



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2100 BLOCK E. MULBERRY STREET

The request of 2101 & 2103 E Pecan Series LLC (Owners) Earnhartbuilt, LLC (Developer) and Copley Land Surveying (Surveyor) concerning the property located in the 2100 Block of East Mulberry Street, being all of Lots 1 & 2, Block 7 of the Slagle Replat of Block 7, Christian College Addition, containing 0.544 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lots 1 & 2, Block 7 of the proposed Earnhartbuilt's First Addition to be 50' wide in lieu of the required 60' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of Earnhartbuilt's First Addition, being a Replat of Lots 1 & 2, Block 7, of the Slagle Replat of Block 7 of Christian College Addition.

Background:

The property is located in the 2100 Block of East Mulberry Street between Elliott Avenue and Colbert Street. The owners would like to replat the property into three, fifty foot lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

2101 & 2103 E Pecan Series LLC (Owners)

Earnhartbuilt, LLC (Developer)

Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

138

Objections Received:

0

Attachments

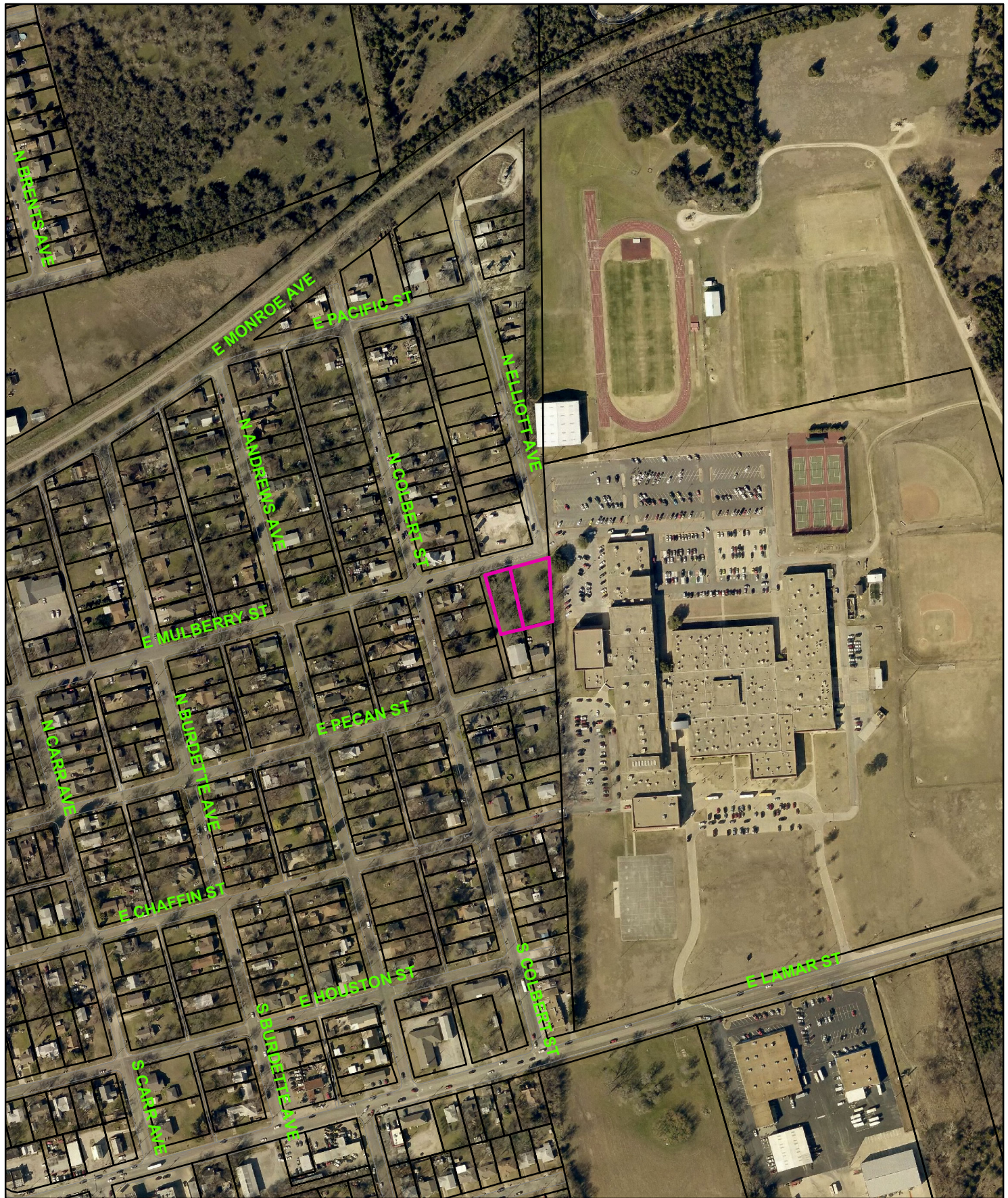
Location Map

Zoning Map

Zoning Sign Photo

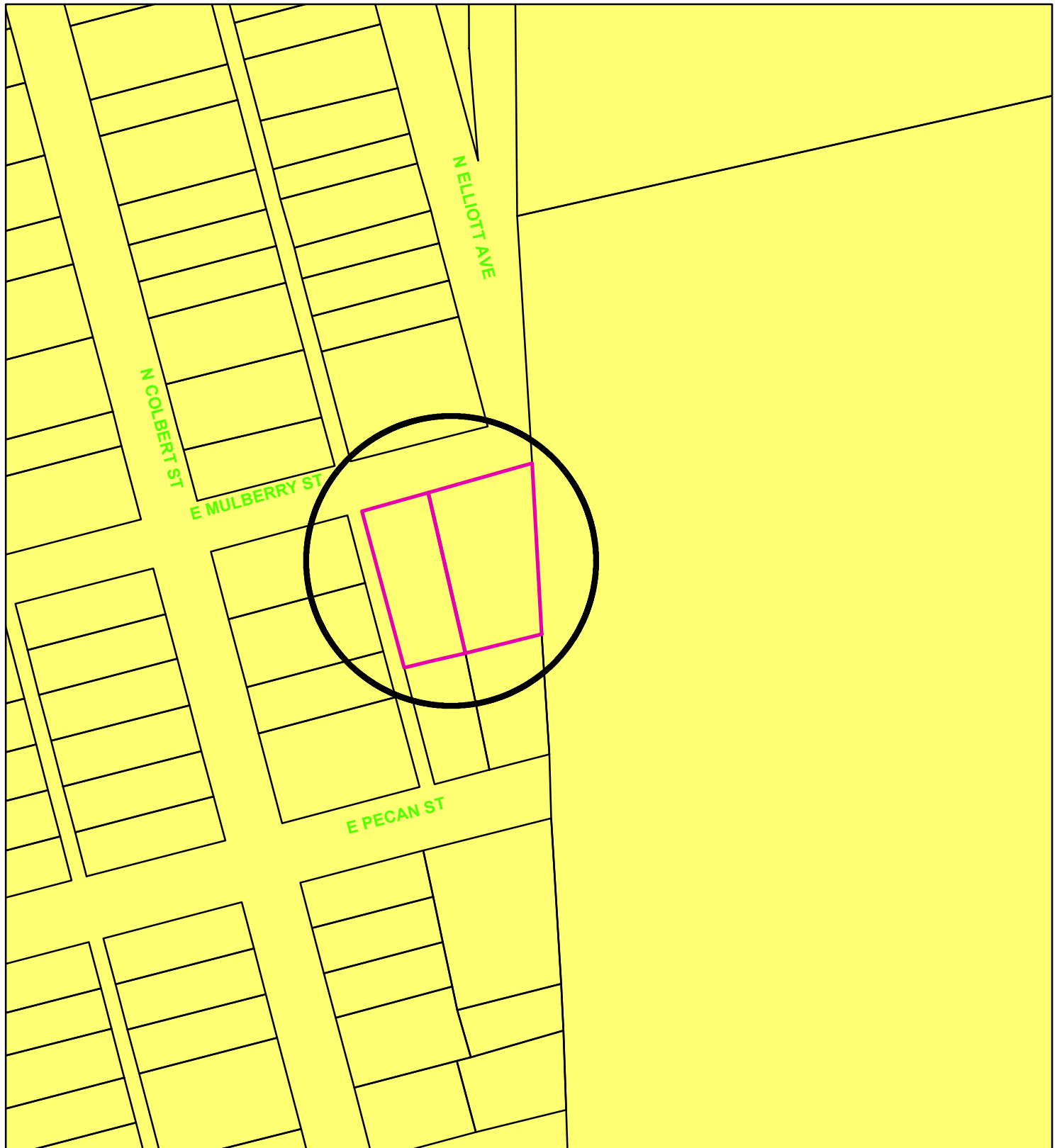
Replat

Staff Review Letter



2100 Block E. Mulberry Street





Zoning - 2100 Block E. Mulberry Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

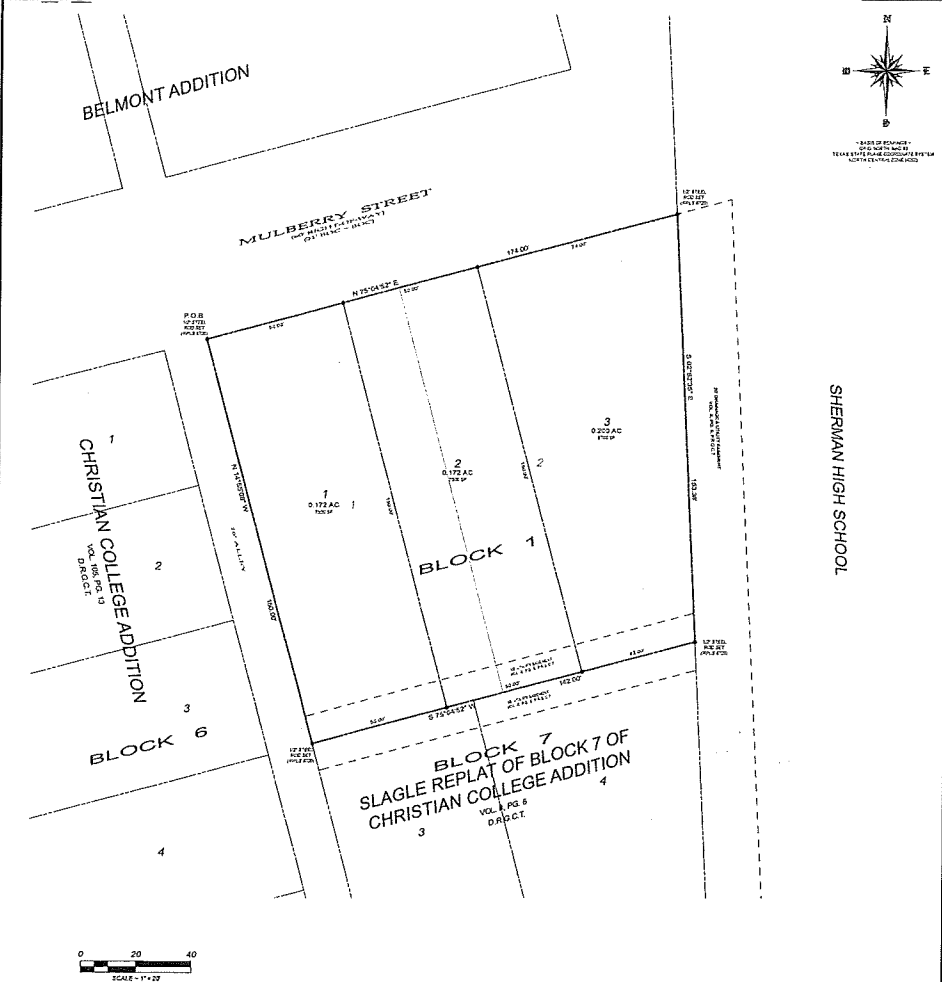
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



NOT TO SCALE

2100 Block East Mulberry Street





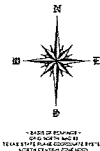
FINAL PLAT
EARNHARTBUILT'S FIRST ADDITION
BEING A REPLAT OF LOTS 1 & 2, BLOCK 7 OF THE
SLAGLE REPLAT OF BLOCK 7 OF THE
CHRISTIAN COLLEGE ADDITION
AND BEING 0.544 ACRES IN THE
G.B. PILANT SURVEY, ABSTRACT NO. 963
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Copley Land Surveying
188 Keefer Rd., Pottsboro, Texas 75076
903-416-0643
john@copleylandsurveying.com

OWNER/DEVELOPER
EARNHARTBUILT, LLC
119 S. HOUSTON STREET
DENISON, TEXAS 75021

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 8720
198 KEEFER ROAD
POTTSBORO, TEXAS

SHERMAN HIGH SCHOOL



LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas being a part of the G. B. Pilant Survey, Abstract No. 963 and being all of Lots 1 & 2, Block 7 of the Slagle Replat of Block 7, Christian College Addition an addition to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 8, Plat Records, Grayson County, Texas and being more particularly described by notes and bounds as follows:

Beginning at a 1/2" steel rod set with an aluminum cap marked RPLS 6720 at the intersection of the south line of East Mulberry Street and the east line of a 16' alley, said rod maintaining the northwest corner of said Lot 1, Block 7;

Thence North 75°04'52" East, along the south line of said Mulberry Street and north line of said Block 7, a distance of 174.00 feet to a 1/2" steel rod set for the northeast corner of said Block 7;

Thence South 02°52'35" East, along the east line of said Lot 2, a distance of 153.38 feet to a 1/2" steel rod set with an aluminum cap marked RPLS 6720 for the southeast corner of said Lot 2;

Thence South 75°04'52" West, along the south line of said Lot 2 and Lot 1, a distance of 142.00 feet to a 1/2" steel rod set with an aluminum cap marked RPLS 6720 on the east line of said 16' alley for the southwest corner of said Lot 1;

Thence North 14°55'08" West, along the east line of said 16' alley and west line of said Lot 1, a distance of 160.00 feet to the Point-of-Beginning and containing 0.544 acres (23,700 Square Feet) of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

John C. Copley
Registered Professional
Land Surveyor No. 8720
Firm No. 10194429

Date

GENERAL NOTES

- Water supply to be provided by the City of Sherman.
- Sewer service to be provided by the City of Sherman.
- Electric service to be provided by Owen Electric Utility.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing streets or drainage easements crossing along or across the subject land remain as open easements and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage easements along or across said lots.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the removal of water.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property caused by flooding or flooding conditions.
- The survey was conducted in strict conformity with all other local, state and federal regulations regarding developments of this type.
- Ettings are based on the City of Sherman Central Municipal Network.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this ____ day of _____, 2018

JONATHAN EARNHART
PARTNER

JASON EARNHART
PARTNER

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018

Notary Public in and for
the State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for
the State of Texas

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of EARNHARTBUILT'S FIRST ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of _____, 2018, and the City Council, by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this ____ day of _____, 2018.

Clerk, City of Sherman, Texas

Approved this ____ day of _____, 2018, by the City Planning Commission
to the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

FINAL PLAT
EARNHARTBUILT'S FIRST ADDITION
BEING A REPLAT OF LOTS 1 & 2, BLOCK 7 OF THE
SLAGLE REPLAT OF BLOCK 7 OF THE
CHRISTIAN COLLEGE ADDITION
AND BEING 0.544 ACRES IN THE
G.B. PILANT SURVEY, ABSTRACT NO. 963
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Copley Land Surveying
188 Keefer Rd., Pottsboro, Texas 75076
903-416-0643
john@copleylandsurveying.com

OWNER/DEVELOPER
EARNHARTBUILT, LLC
119 S. HOUSTON STREET
DENISON, TEXAS 75021

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 8720
198 KEEFER ROAD
POTTSBORO, TEXAS



STAFF REVIEW LETTER

October 8, 2018

Earnhartbuilt, LLC
110 S. Houston St.
Denison, TX 75020

Copley Land Surveying
198 Keefer Road
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Earnhartbuilt's First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show at least 3 found monuments on drawing for reference.
6. The City of Sherman does not maintain alleys.
7. Water and sewer Pro-Rata will be due upon development.
8. Verify location of sewer line. Private sewer line easement required to serve Lot 3 or extend sewer to serve Lot 3.
9. Correct Developer's zip code on ownership block.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

8.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4114 TEXOMA PARKWAY

The request of DAS SAM Enterprises, LLC (Owners), William Downey, Downey Automotive (Applicant) and Helvey-Wagner Surveying (Surveyor) concerning the property 4114 Texoma Parkway, being 0.4986 acres in the W. F. Patterson Survey, Abstract No. 969, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube with body work in a C-2 (General Commercial) District.

Background:

The property is located at 4114 Texoma Parkway between Gallagher Drive and Frisco Road and is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow automotive and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube in a C-2 (General Commercial) District was approved October 19, 2009, but the business closed down for more than sixty days so the use went away.

William Downey operates Downey Automotive; he is requesting a Specific Use Permit to allow automotive repair including suspension, brakes, HVAC, engine gaskets and seals, radiator, transmission, tune-ups, oil changes, accessory repairs and body work. The building is red brick with a bay door and metal roof; there is also an eight foot fence in the rear of the property.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

DAS SAM Enterprises, LLC (Owners)

William Downey (Applicant)

Helvey-Wagner 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:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Narrative/Elevations

Staff Review Letter



4114 Texoma Parkway



NOT TO SCALE

1 in = 363 ft



Zoning - 4114 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

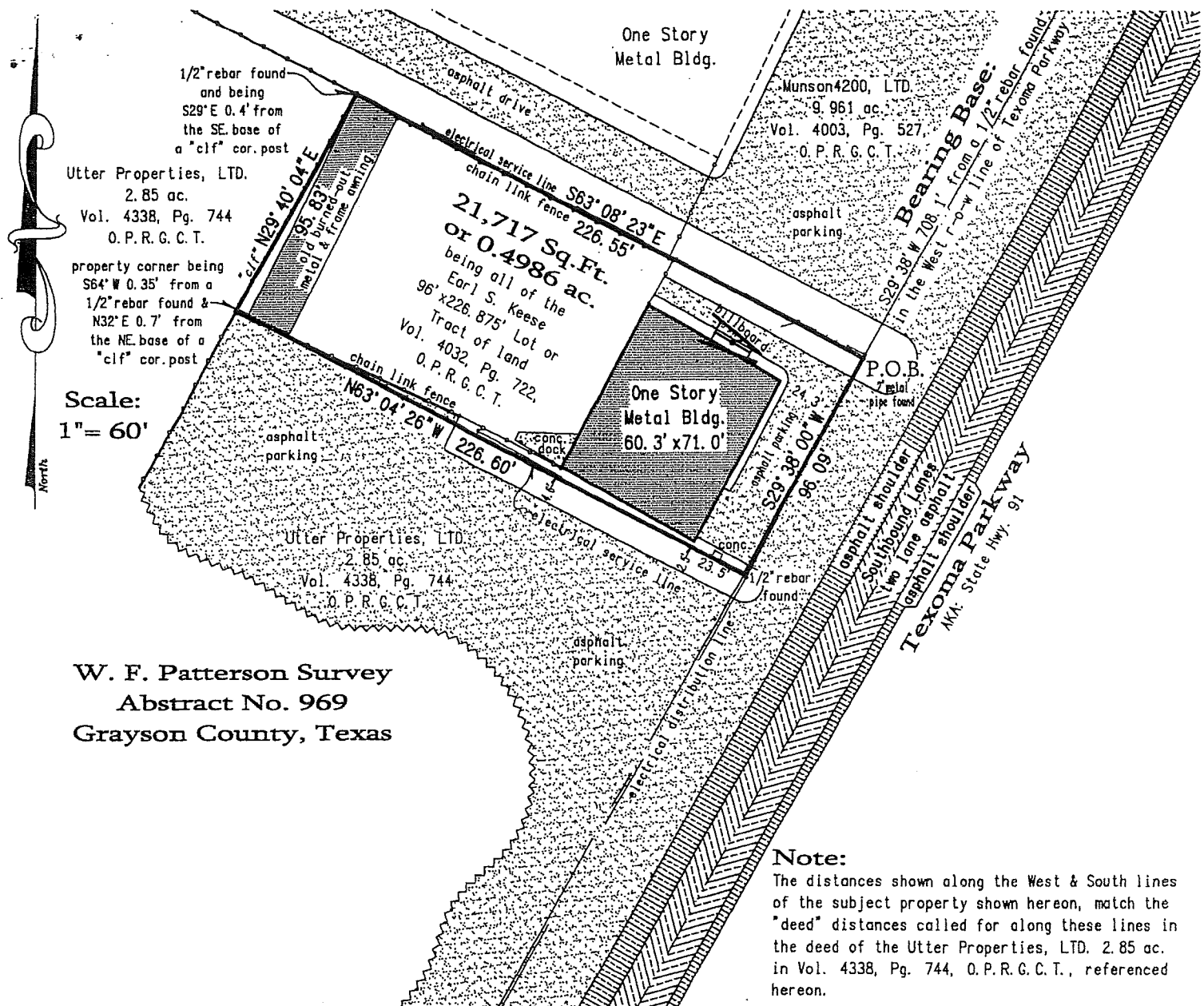


NOT TO SCALE

1 in = 100 ft

4114 Texoma Parkway





W. F. Patterson Survey
Abstract No. 969
Grayson County, Texas

Note:

The distances shown along the West & South lines of the subject property shown hereon, match the "deed" distances called for along these lines in the deed of the Utter Properties, LTD. 2.85 ac. in Vol. 4338, Pg. 744, O.P.R.G.C.T., referenced hereon.

This Survey was prepared for the sole benefit of the transaction (real property purchase) by and between the Owner and Buyers stated hereon, and is null and void for any other transactions. Any other use of this Survey without the sole consent of the undersigned Surveyor is prohibited, and would infringe upon State and Federal Copyright Statutes. Any violation of said Statutes will be aggressively pursued.

Owner: Earl S. Keese
 Buyer: Stan Keese & Beth Keese
 Address: 4114 Texoma Parkway,
 Sherman, Texas

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a Survey was performed on the ground of the property shown hereinabove under my personal and direct supervision; that visible and observable evidence of Utilities, Easements and Rights-of-way that were detected during the course of this Survey are shown hereon; that the Survey substantially complies with the current minimum standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying; and the the Survey Plat is a true and accurate representation of the property shown hereon. See the attached Field Notes for the metes and bounds description of the subject property.

To Whom it may concern:

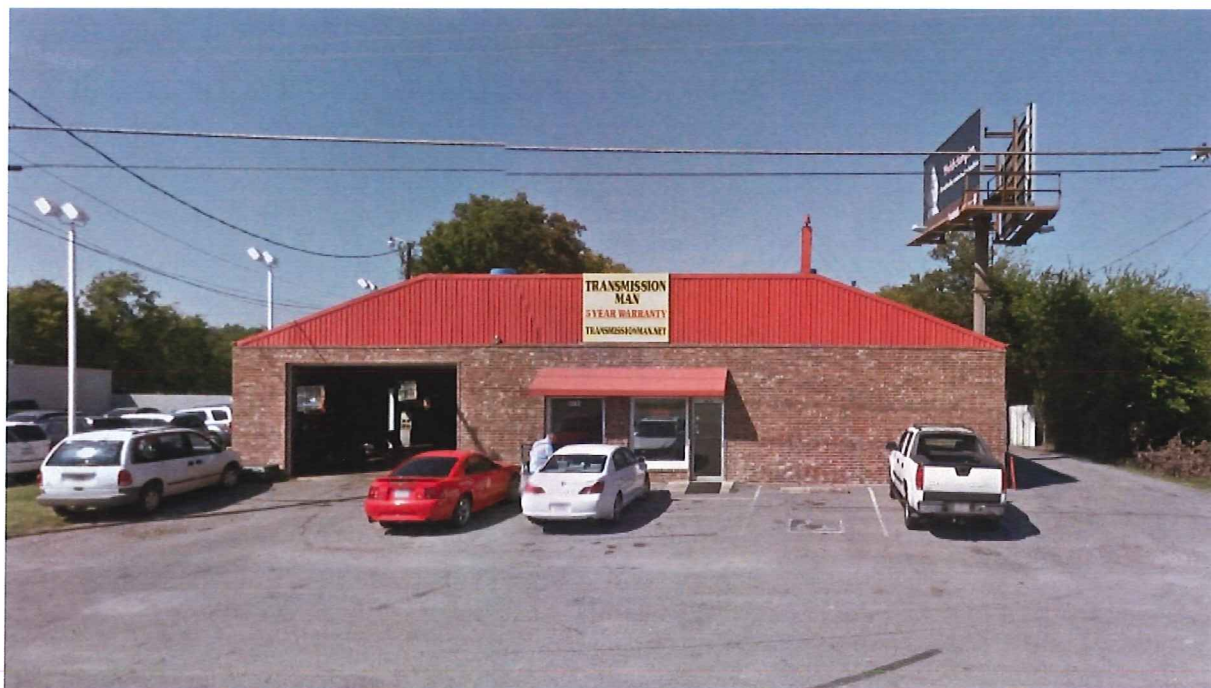
My name is William Downey and the sole proprietor of Downey Automotive. We would like to become a successful repair center for the public, car lots, and fleet vehicles. I will be using the property located at 4114 Texoma Parkway, Sherman, Texas 75090 as follows:

General automotive repair including but not limited to suspension, brakes, HVAC, engine gaskets and seals, radiator, transmission, tune-up's, oil changes, and accessory repairs.

We will also perform specific body work as follows: Replacement of bolt-on only bumpers, fenders, underpinning, hood and trunk lids. We do not preform onsite painting.

The front of the building has 4 parking spots which includes 1 handicap space. The building is red brick with a red metal façade above, a red awning, and a bay door. The Roof is blue and only visible from the sides of the building. There is a large area to the back of the building surrounded by an approximate 8-foot fence all the way around. There is one sign on the roof of the building and another located on the front of the building.

Front:



Left:



Right:



Thank you for your consideration

William T. Downey
Downey Automotive
214-543-3868

STAFF REVIEW LETTER

October 9, 2018

DAS SAM Enterprises, LLC
2439 Flowing Wells Rd.
Pottsboro, TX 75076

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

William Downey
410 S. Charles St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow automobile and heavy vehicle repair, transmissions, brakes, mufflers, shocks, oil & lube with body work in a C-2 (General Commercial) District for the property located at 4114 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. The exterior façade is required to be Masonry or equivalent on the sides of all buildings visible from front street right-of-way unless an exception is approved.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks tires or parts is allowed.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Parking will be permitted on private property only.
12. Parking will be permitted on improved surfaces only.
13. No city sewer service available to property.

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

9.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

1502 N. ALEXANDER STREET

The request of Ronald Lashley (Owner) concerning the property located at 1502 North Alexander Street, being part of Lot 3, Block 1, R E Shannon 1st Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 2 ½ foot side setback for a residential addition in lieu of the required 6.1' in an R-1 (One Family Residential) District.

Background:

The property is located at 1502 North Alexander Street, the northwest corner of West Scott Street and Alexander Street and is zoned an R-1 (One Family Residential) District. The owner would like to construct a 480 square foot bedroom addition, 2 1/2 foot from the side property line. The addition will match the existing house which is brick and siding.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Ronald Lashley (Owner)

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:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

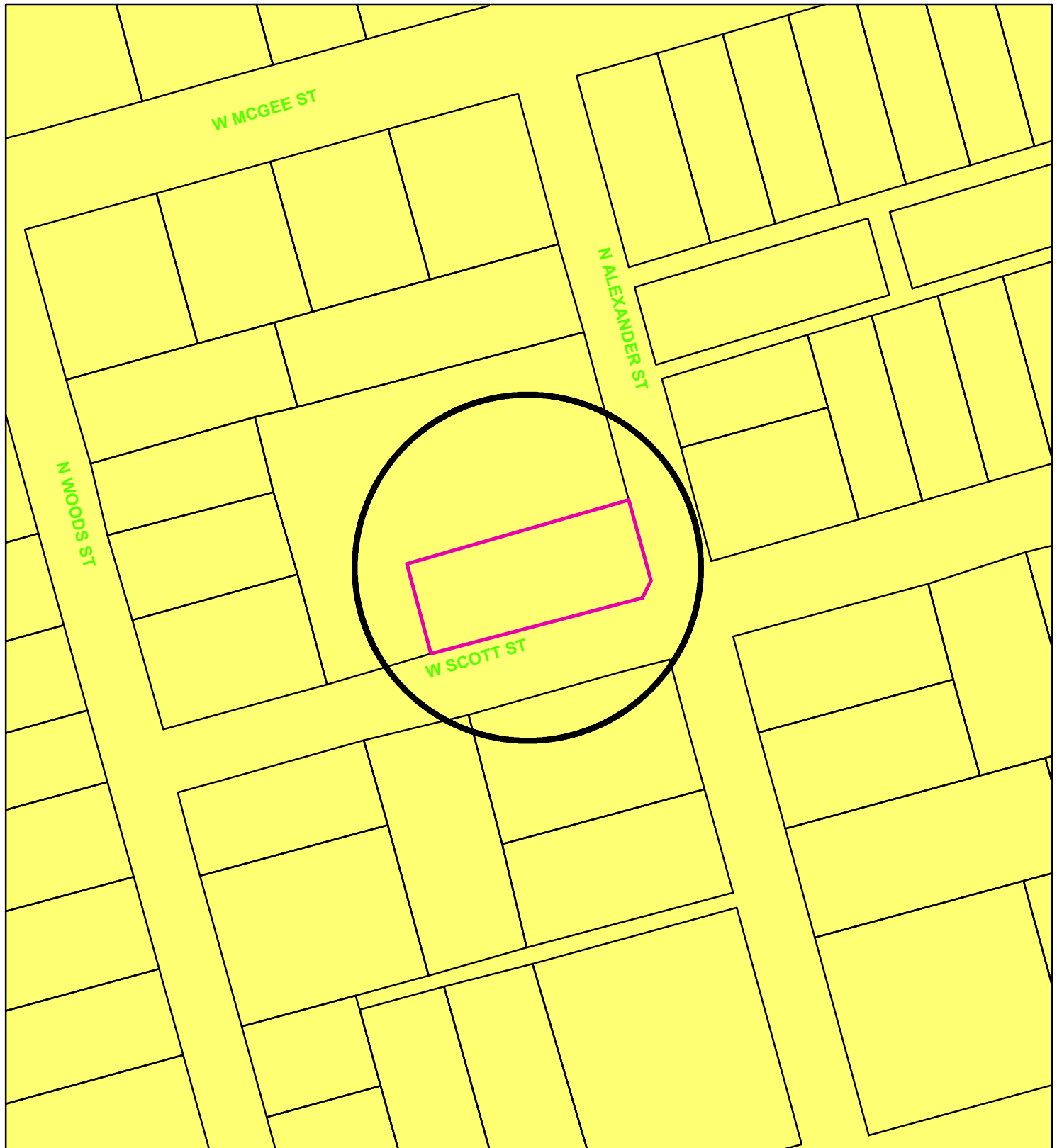


1502 N. Alexander



1 in = 363 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1502 North Alexander Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

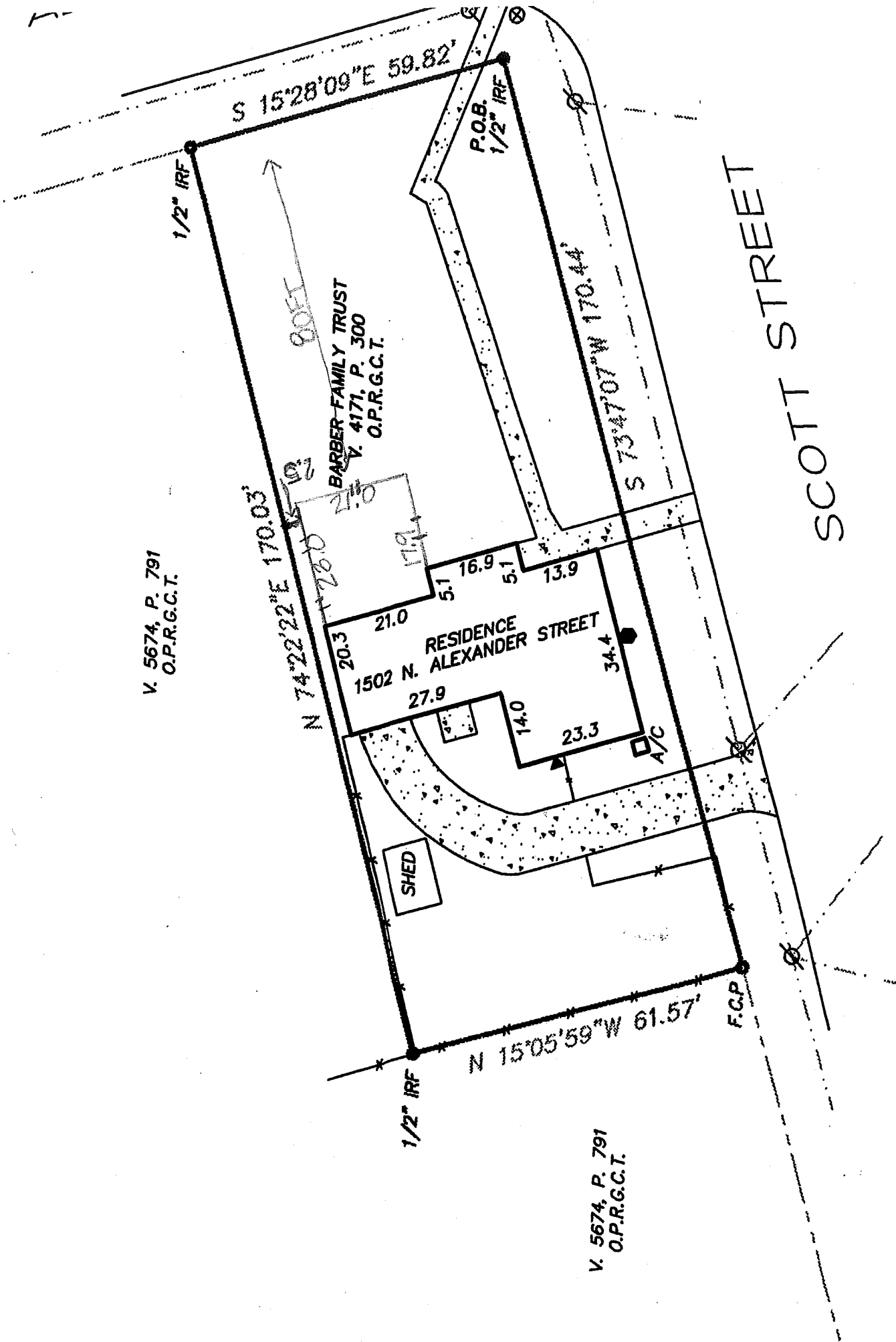
- Unknown
- BIP - Blalock Industrial Park
- C-1 Retail Business District

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



1502 North Alexander Street







STAFF REVIEW LETTER

October 9, 2018

Ronald Lashley
1502 North Alexander St.
Sherman, TX 75092

Dear Applicants,

The request for a variance to allow a 2 ½ foot side setback for a residential addition in an R-1 (One Family Residential) District for the property located at 1502 North Alexander Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

**1100-1300 BLOCKS S. FM 1417 (HERITAGE PARKWAY) & 3800-4000 BLOCKS QUAIL RUN
ROAD**

The request of RSCL Holdings, LLC (Owners), Wyldewood Homes (Prospective Buyer) Al Denson (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway) and the 3800-4000 blocks of Quail Run Road, as follows:

Planning and Zoning Commission

- **Tract 1:** Being 19.967 acres in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 2, Block A, Country Ridge Estates No. 10, zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-2 (Multi-Family Residential) District to an R-1 (One Family Residential) District.
- **Tract 2:** Being 6.141 acres in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 2, Block A, Country Ridge Estates No. 10, zone change and conceptual site plan approval 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 1100-1300 blocks of South FM 1417 (Heritage Parkway) and the 3800-4000 blocks of Quail Run Road; the southwest corner of FM 1417 (Heritage Parkway) and Quail Run Road. The property was zoned an R-2 (Multi-Family Residential) District, April 17, 2017.

The owners would like to change the zoning on 19.967 acres to an R-1 (One Family Residential) District for development on 102 proposed lots and to a C-1 (Retail Business) District on 4 lots along FM 1417 (Heritage Parkway). They plan to come back at a later date to Replat the property, apply for a Specific Use Permit to allow patio homes and site plan approval on the commercial tract.

Adjacent Zoning:

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

Origination:

RSCL Holdings, LLC (Owners)
Wyldeewood Homes (Prospective Buyer)
Al Denson (Representative)
Helvey-Wagner 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:

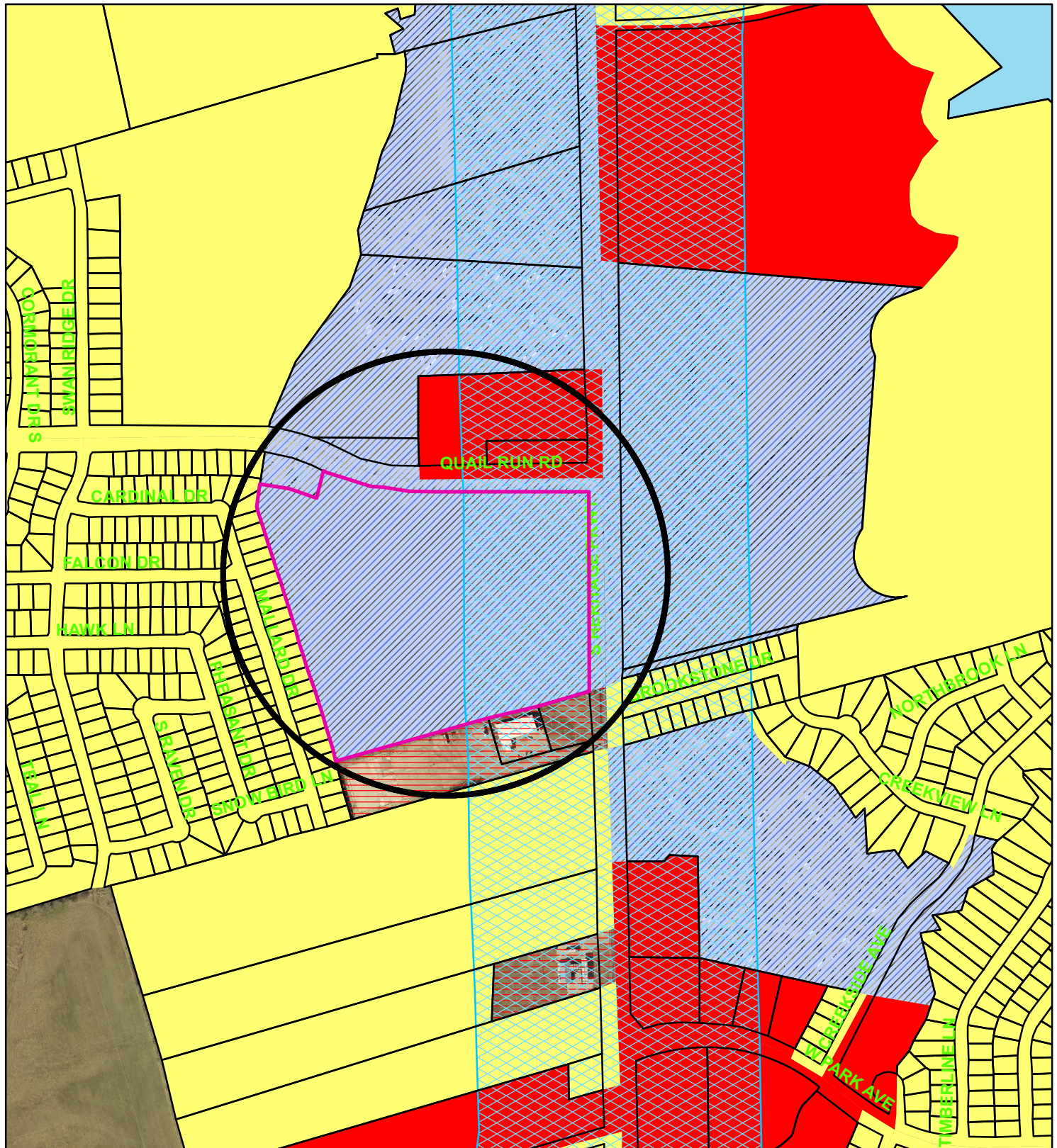
61

Objections Received:

0

Attachments

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



Zoning - 1100-1300 Blocks South FM 1417 (Heritage Parkway) 380-4000 Blocks Quail Run Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 538 ft



City of Sherman, Texas
Developmental Services Department

3800-4000 Quail Run Road

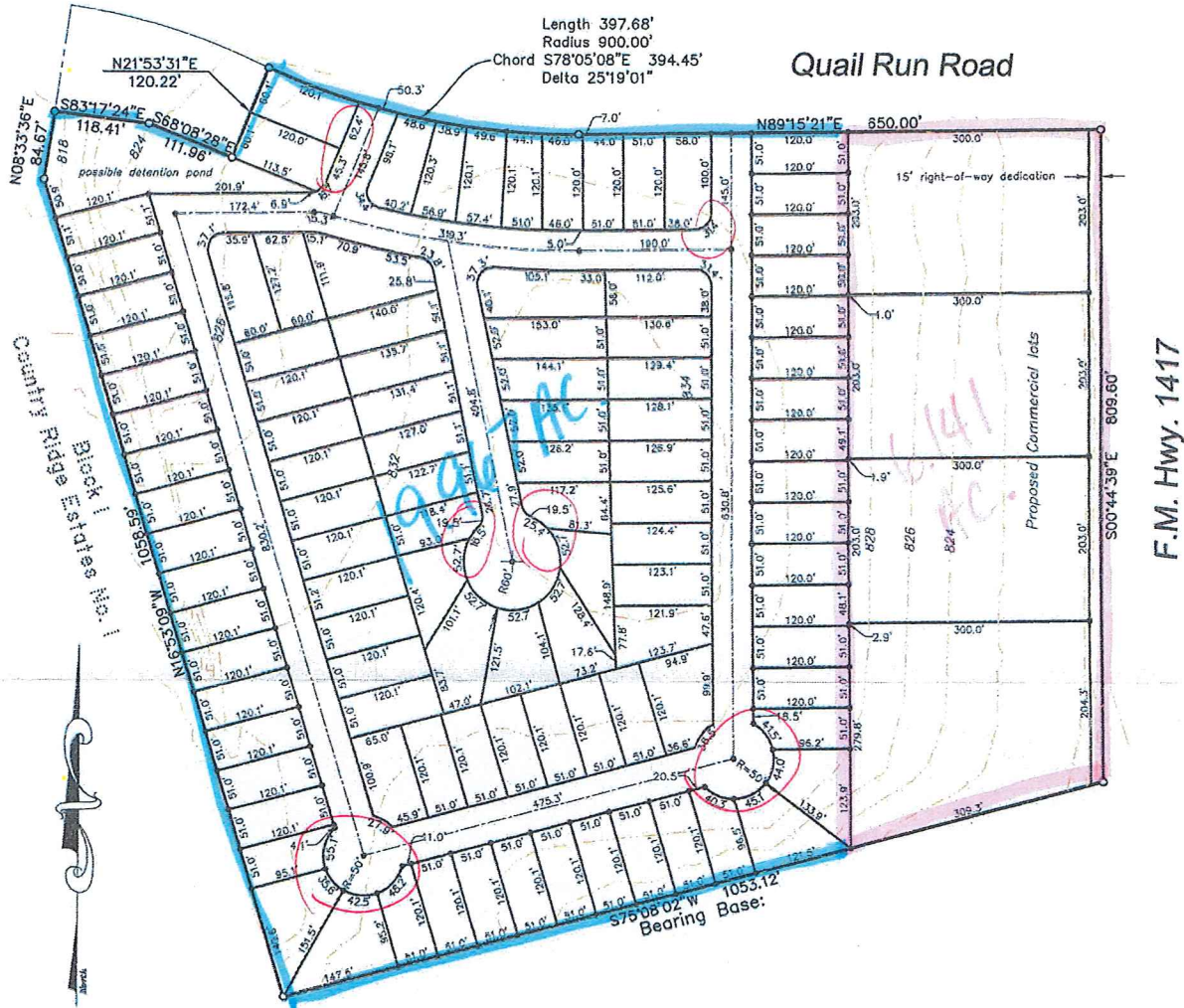


1100-1300 S. FM1417 (Heritage Parkway)



26.114 Acre site - Replat of Lot 2, Block A Country Ridge Estates No. 10

51



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

Notes:

- 1) All Streets are 50' Wide.
- 2) There is a possible Detention Area at the Northwest corner of tract of land.
- 3) Proposed layout has 102 residential lots & 4 commercial lots
- 4) 15' of right-of-way dedication required along FM 1417.
- 5) Approximate location of 2 ft. contours per GIS maps provided by the City of Sherman. A topographic survey has not been performed.

Job No. CGS79818

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



NORTH

H & H
DRAFTING AND DESIGN
305 W. WOODWARD SUITE #213
DENISON, TEXAS 75020
OFFICE: (905) 465-9770 FAX: (905) 465-3811

ISSUANCE:

DATE: OCTOBER 2018
DESIGNED BY: EDDY NULSKY
DRAWN BY: TERRY TOSIAS

SCALE:
1" = 36'-0"

**A CUSTOM BUILDING FOR:
WYLDEWOOD HOMES**

PROPOSED SITE PLAN

SHEET NUMBER

C-1

EAST

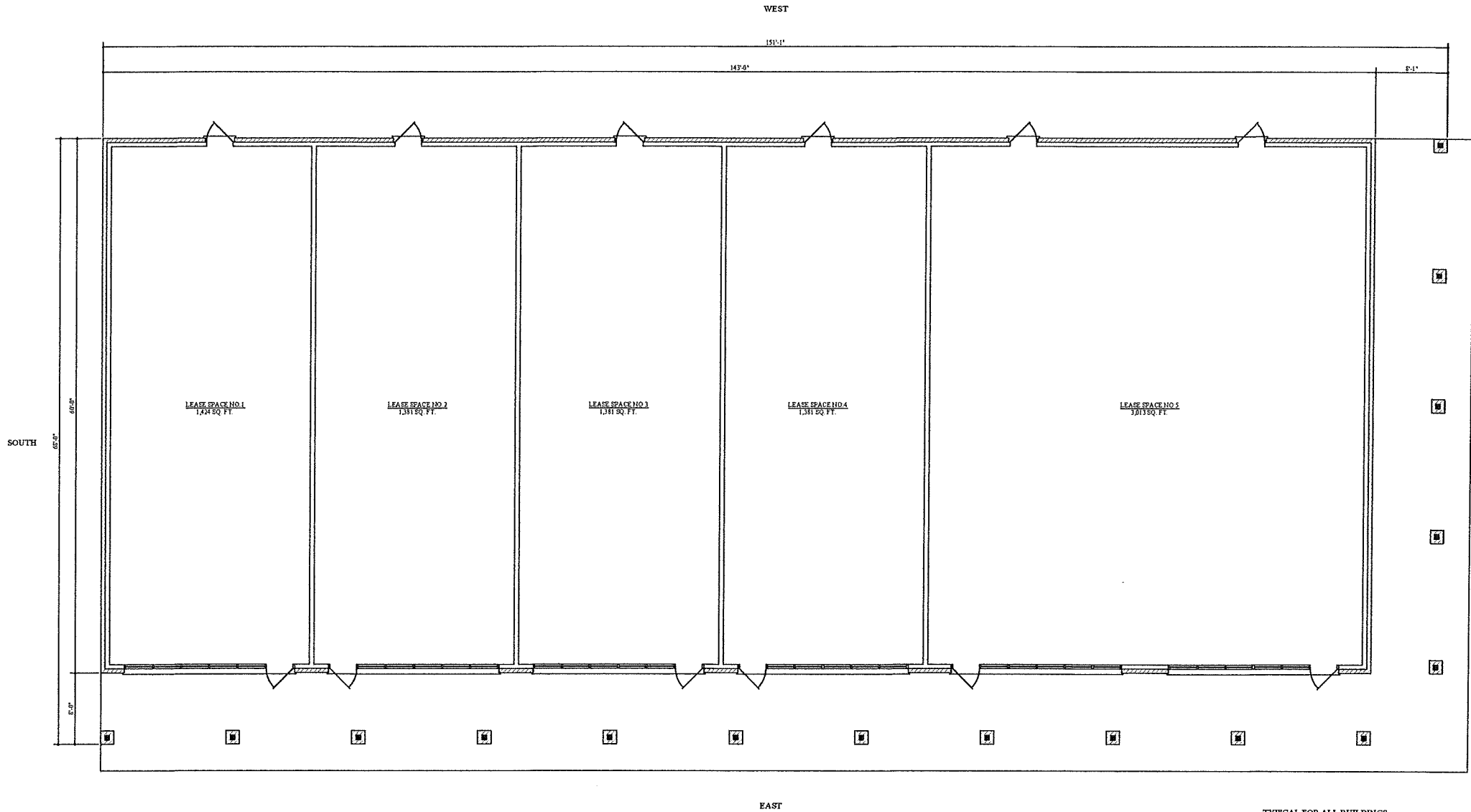
PARKING

313 - 9' X 20' PARKING SPACE
12 - 9' X 20' ADA PARKING SPACE

325 - TOTAL PARKING SPACES

T D L. ³⁰ TRASH DUMPSTER LOCATION

LEGAL DESCRIPTION
REPLAT OF LOT 2, BLOCK A
COUNTRY RIDGE ESTATES NO. 10
SHERMAN, TEXAS
GRAYSON COUNTY, TEXAS



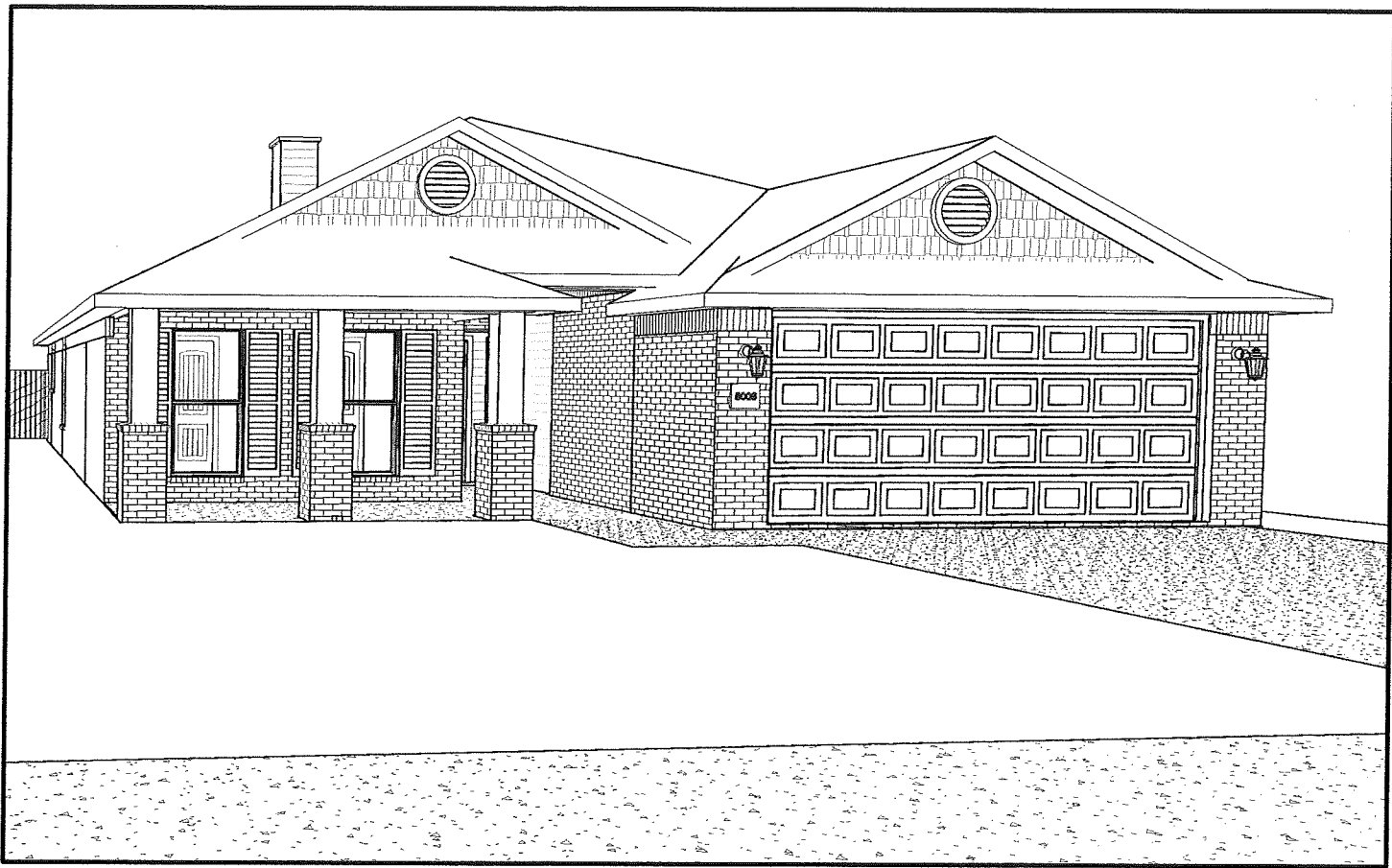
TYPICAL FOR ALL BUILDINGS
TOTAL BUILDING SQ. FT. • 6,580

H & H
DRAFTING AND DESIGN
302 W. WOODWARD SUITE #315
DENSON, TEXAS 75020
OFFICE: (909) 465-5770 FAX: (909) 465-5615

REVISIONS
DATE: OCTOBER 2018
DESIGNED BY: EDDY WILSON
DRAWN BY: TERRY TORRES
SCALE: 3/16" = 1'-0"

A CUSTOM BUILDING FOR:
WYLDWOOD HOMES
PROPOSED FLOOR PLAN
TYPICAL OF ALL BUILDINGS

SHEET NUMBER:
A-1

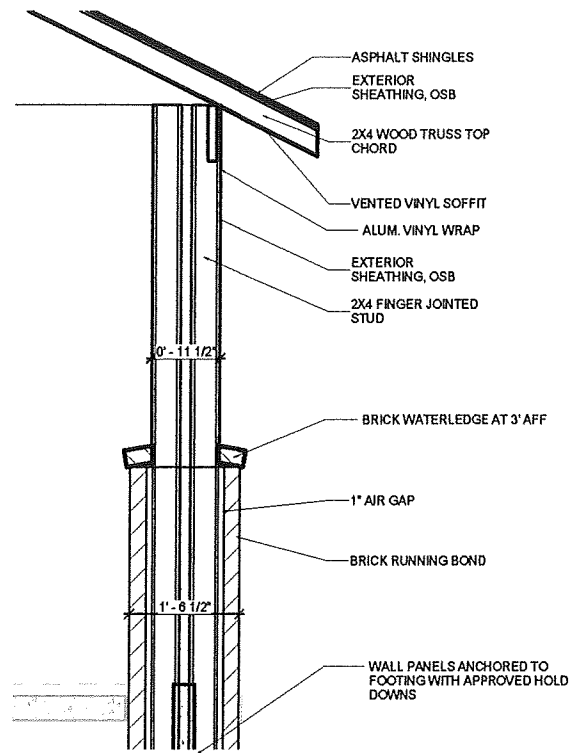


PLAN: _____ "Kori /Shetland"
ADDRESS: _____
CUSTOMER: CUSTOMER NAME _____

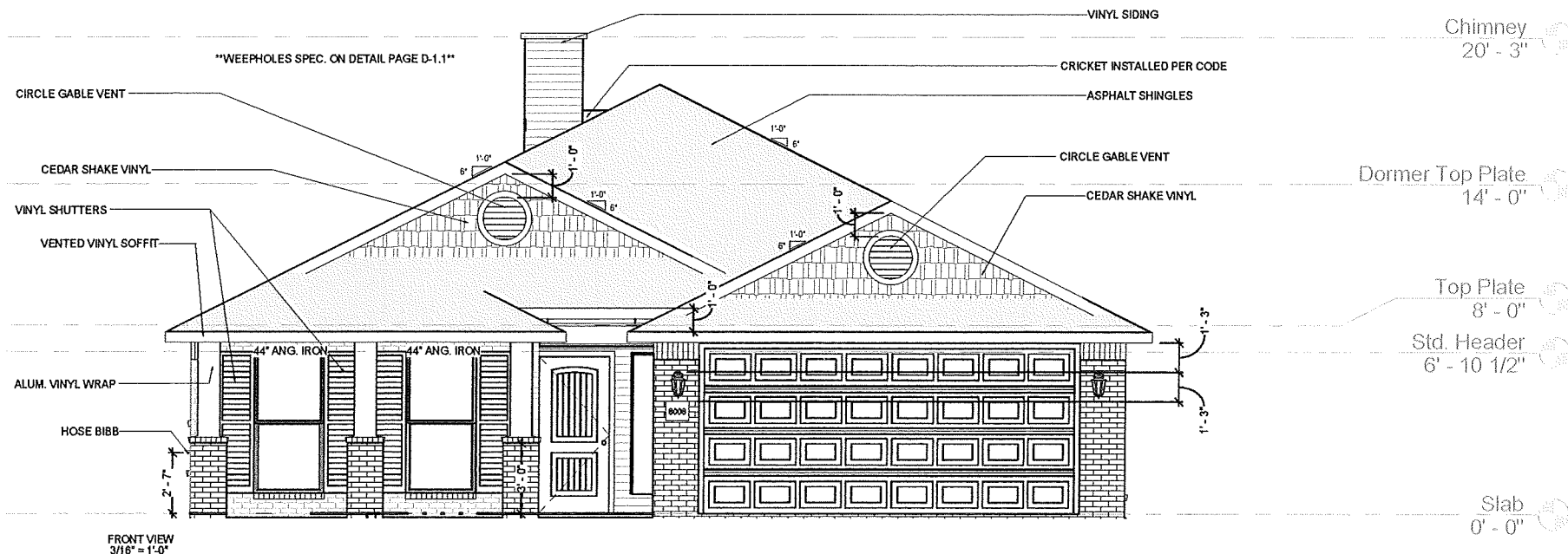
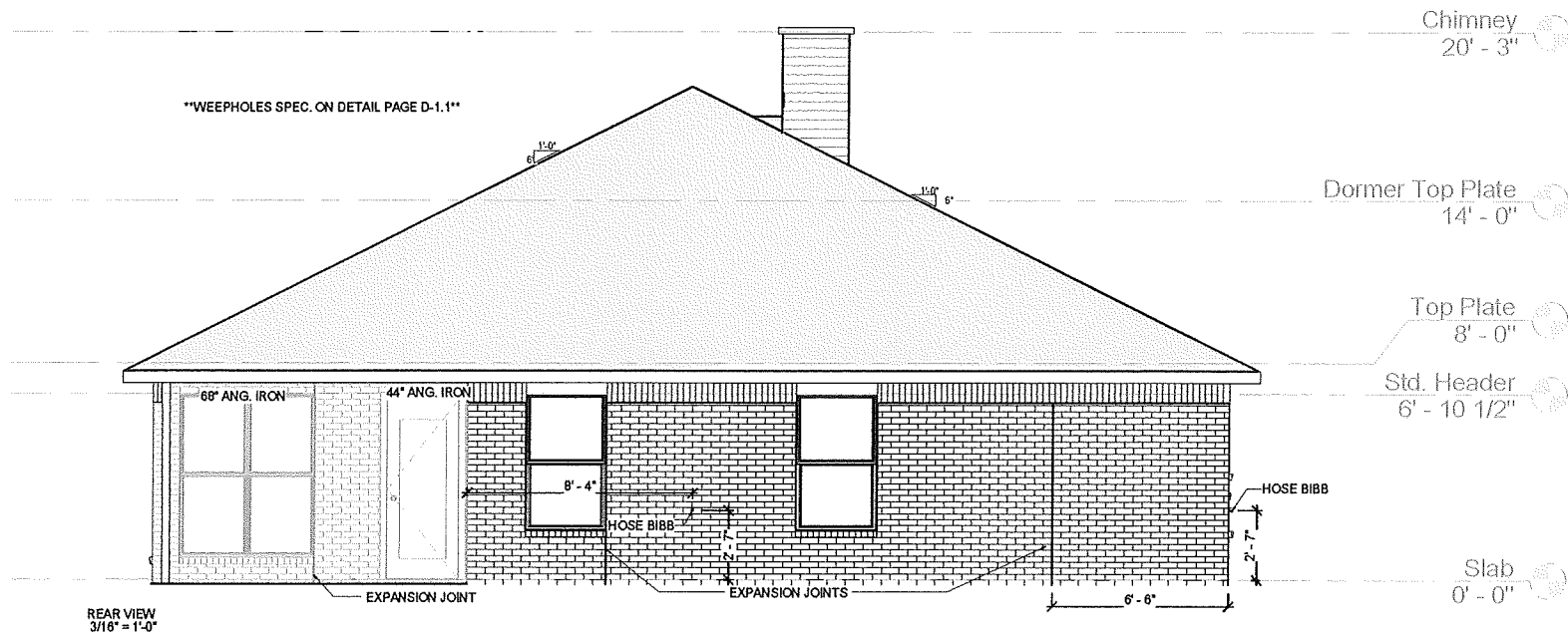
Living - 1611
Garage - 396
Patio - 252

Total SQFT - 2259

 BETENBOUGH HOMES®	PLAN: Kori	COVER PAGE		1.0
	ADDRESS: Enter address here	DATE: 9/14/2015	VERSION: 3.0	
PROGRESS PRINT NOT FOR CONSTRUCTION				
This plan has been produced for the address listed for the purpose of construction by Betenbough Homes. Any unauthorized use is prohibited by law without the consent of Betenbough Homes.				
Plans, specifications and pricing subject to change without notification. Plans must be printed at 11"x17" for a accurate scale.				



S-1.2 COLUMN SECTION DETAIL
1/2" = 1'-0"



A-1.1

ELEVATIONS

VERSION:

3.0

DATE:

9/14/2015

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PLAN: Kori

ADDRESS: Enter address here

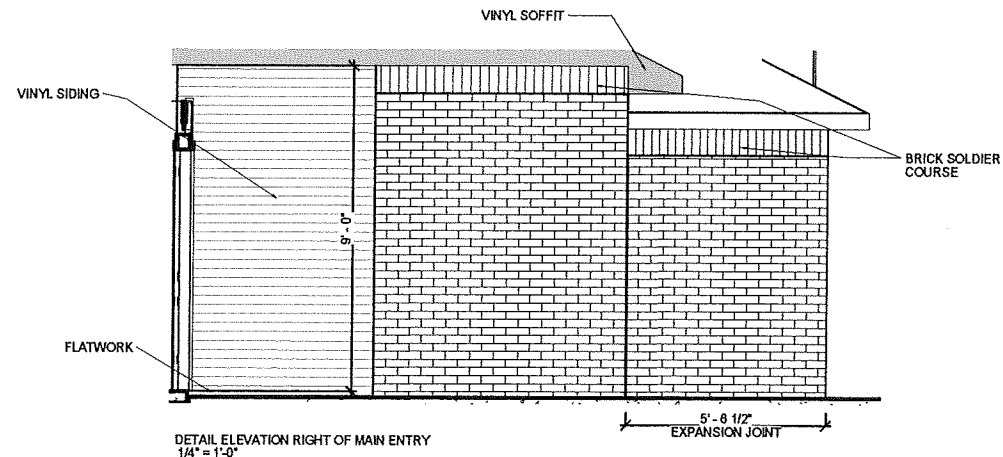
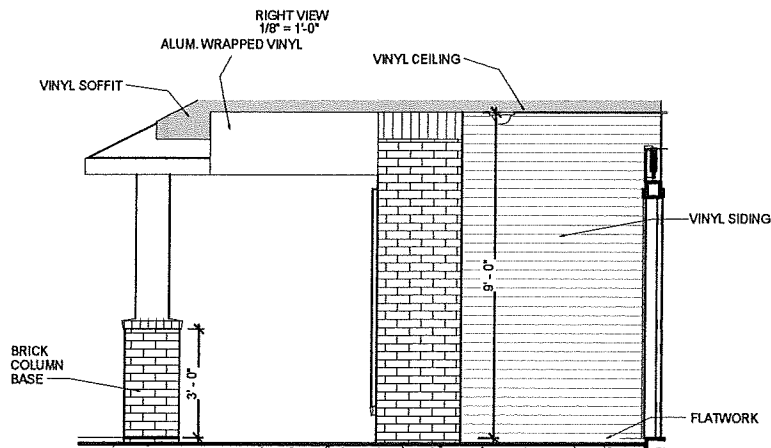
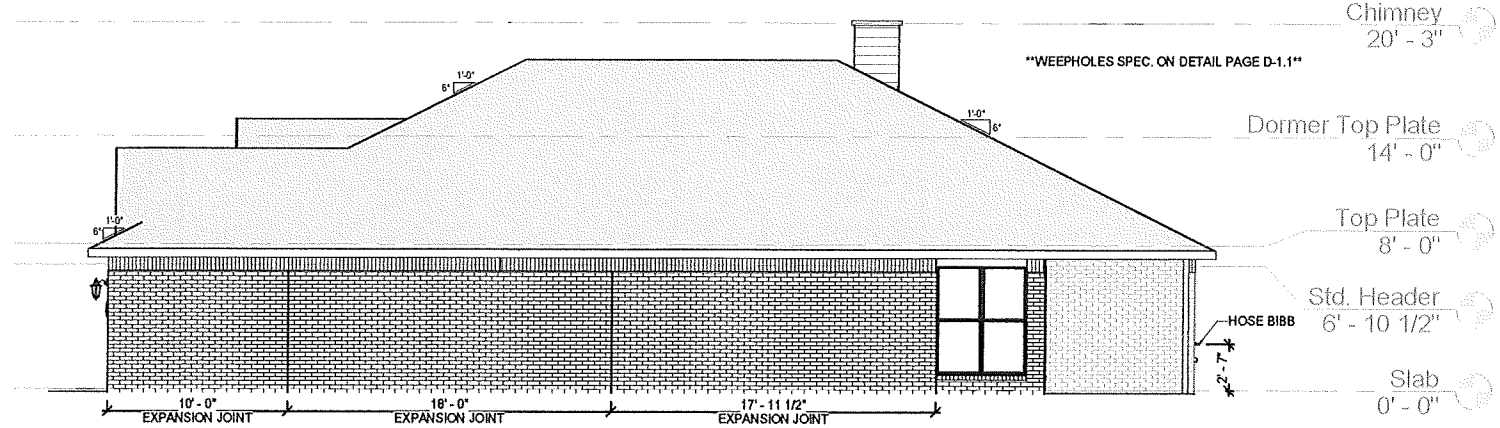
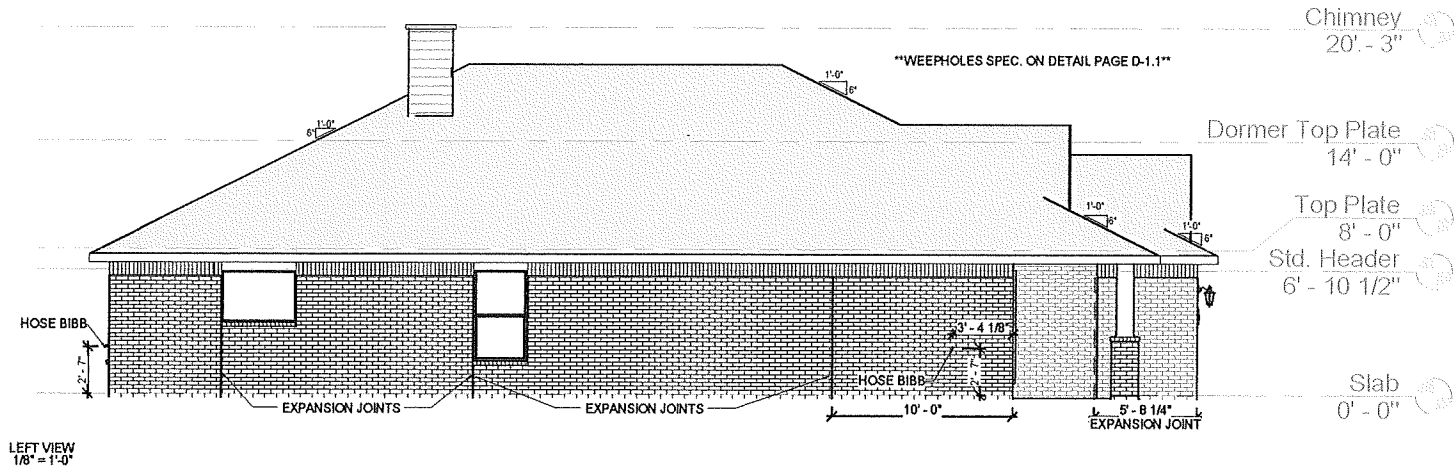
CUSTOMER: CUSTOMER NAME

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BETENBOUGH
HOMES®



A-1.2

ELEVATIONS

VERSION:

3.0

DATE:

9/14/2015

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PLAN: Kori

ADDRESS: Enter address here

CUSTOMER: CUSTOMER NAME

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BETENBOUGH
HOMES®



PLAN: Mary Kay

ADDRESS: Enter address here

CUSTOMER: BETENBOUGH HOMES



BETENBOUGH
HOMES®

PLAN: Mary Kay

ADDRESS: Enter address here

CUSTOMER: BETENBOUGH HOMES

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change without notification. Plans must be
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express written
consent of
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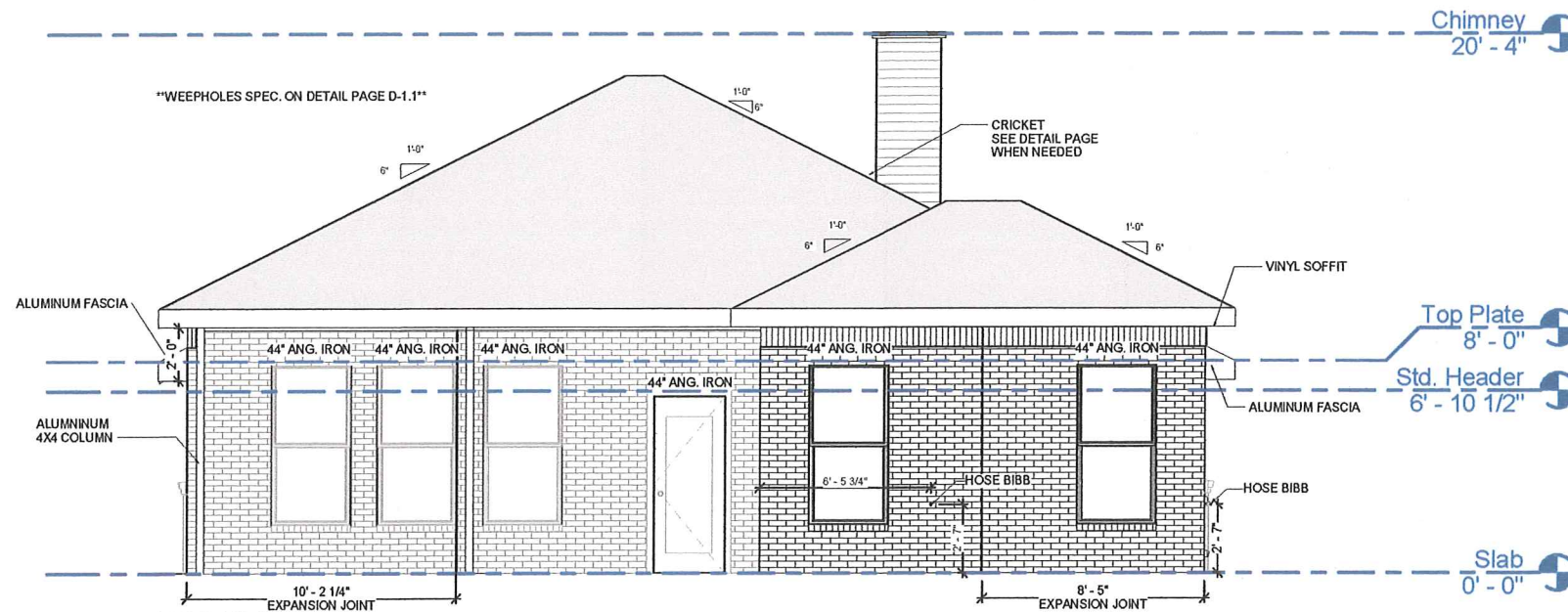
PROGRESS PRINT
Not for construction

COVER PAGE

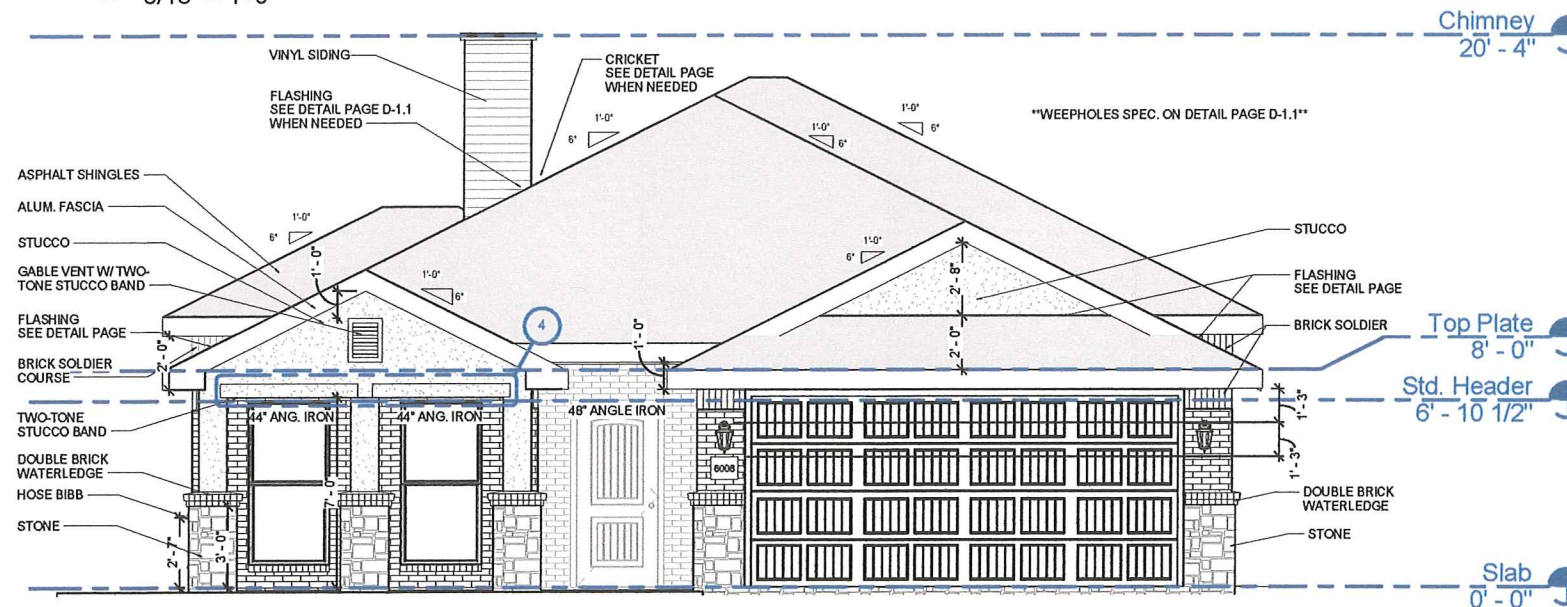
DATE: 2/6/2017

VERSION: 3.0

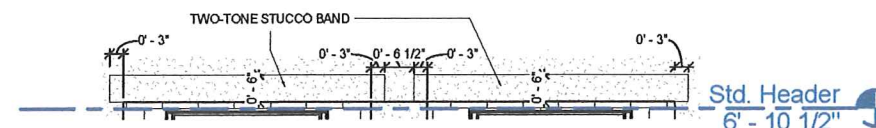
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① REAR VIEW
3/16" = 1'-0"



② FRONT VIEW
3/16" = 1'-0"



④ STUCCO BAND DETAIL
3/8" = 1'-0"

ELEVATIONS

A-1.1

VERSION:
3.0

DATE:
2/6/2017

PROGRESS PRINT
NOT FOR CONSTRUCTION

This plan has been produced for the purpose of construction by Betenbough Homes. Use is prohibited by law without the express written consent of Betenbough Homes.

PLAN: Mary Kay

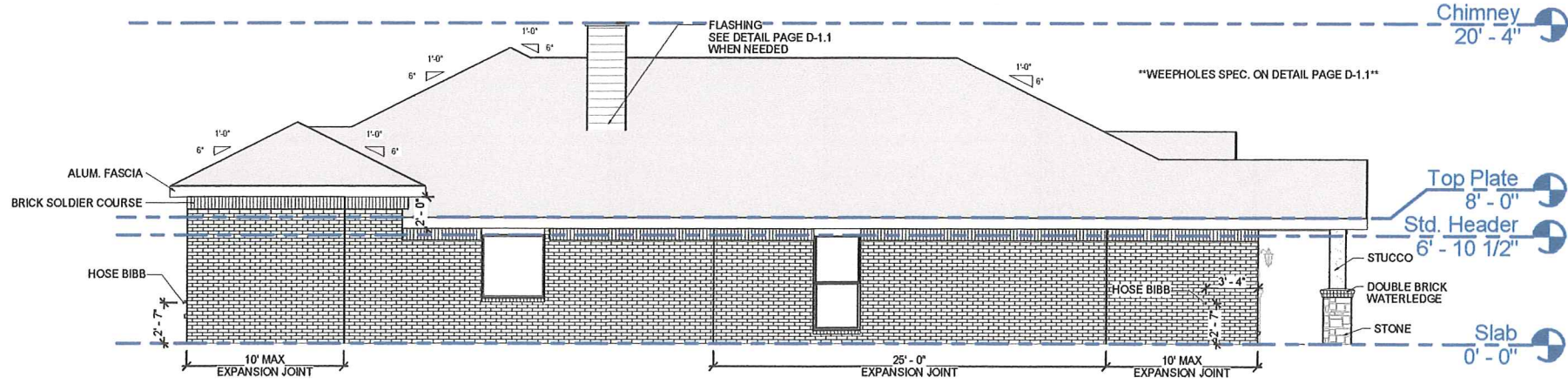
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CUSTOMER: BETENBOUGH HOMES

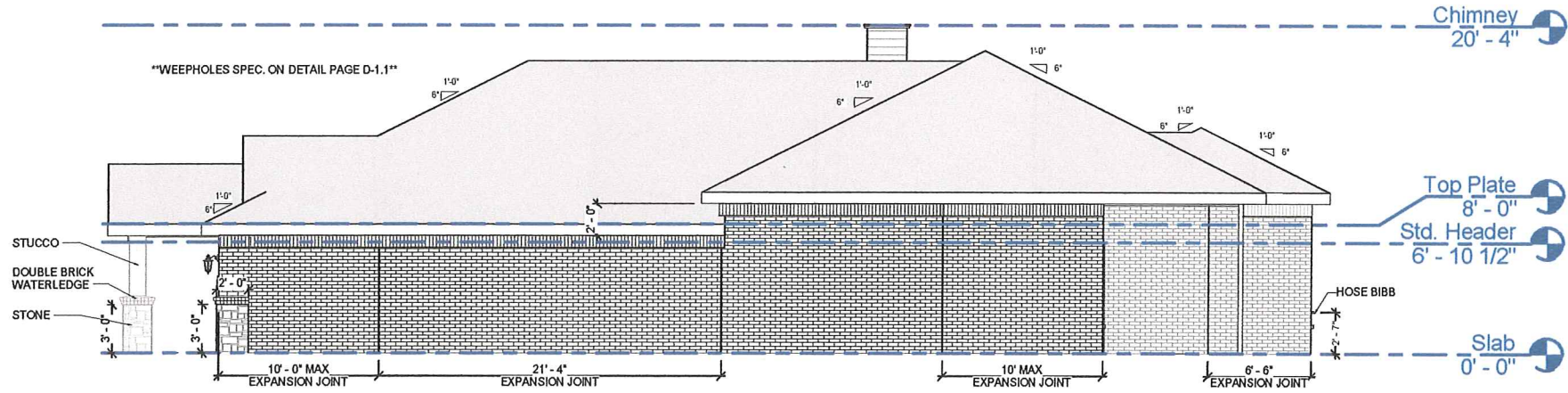
Plans, specifications and pricing subject to change without notification. Plans must be printed at 1/8" = 1'-0" for accurate scale.



BETENBOUGH
HOMES®



① LEFT VIEW
1/8" = 1'-0"



② RIGHT VIEW
1/8" = 1'-0"

A-1.2

ELEVATIONS

VERSION:

3.0

DATE:

2/6/2017

PROGRESS PRINT
Not for construction

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Plans, specifications and pricing subject to change without notification. Plans must be printed at 1/8" = 1'-0" for accurate scale.

PLAN: Mary Kay

ADDRESS: Enter address here

CUSTOMER: BETENBOUGH HOMES

© Copyright Belenbough Companies



BETENBOUGH HOMES®



PLAN: _____ Irene _____

ADDRESS: **2319 Southridge Lane** _____

CUSTOMER: BETENBOUGH HOMES _____

Living- 1860
Garage- 400
Patio- 361

Total: 2621



BETENBOUGH
HOMES®

PLAN: Irene

ADDRESS: Enter address here

CUSTOMER: BETENBOUGH HOMES

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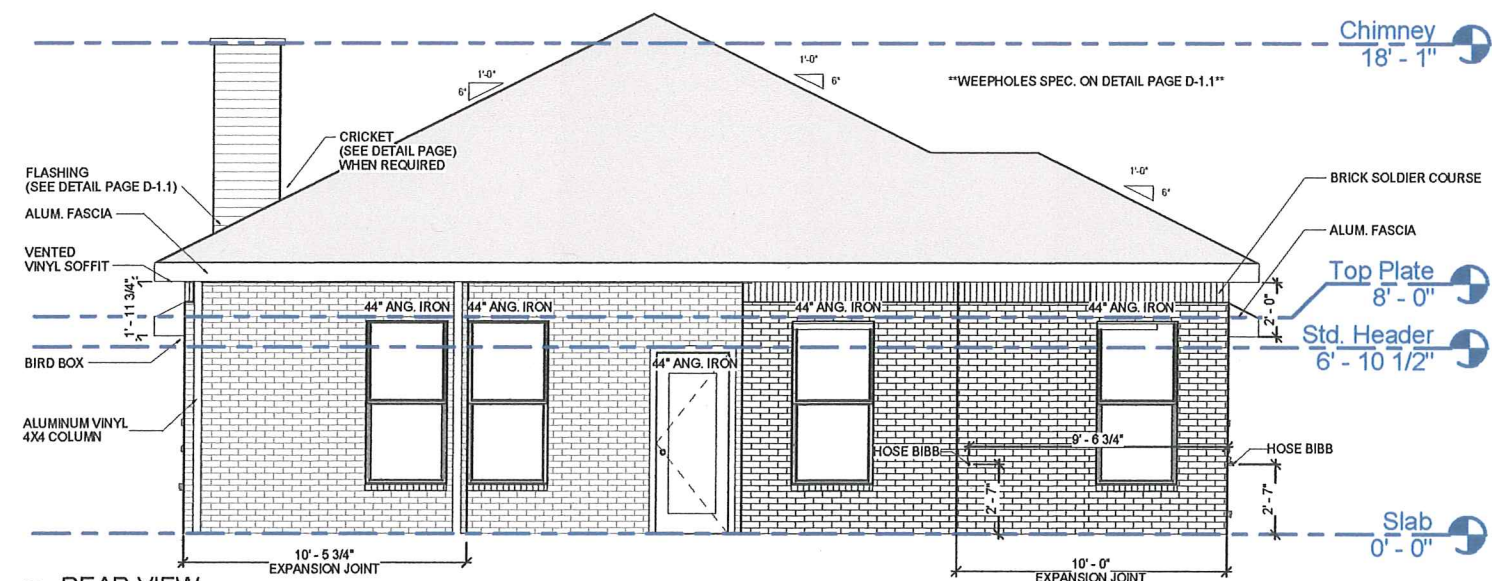
PROGRESS PRINT
Not for construction

COVER PAGE

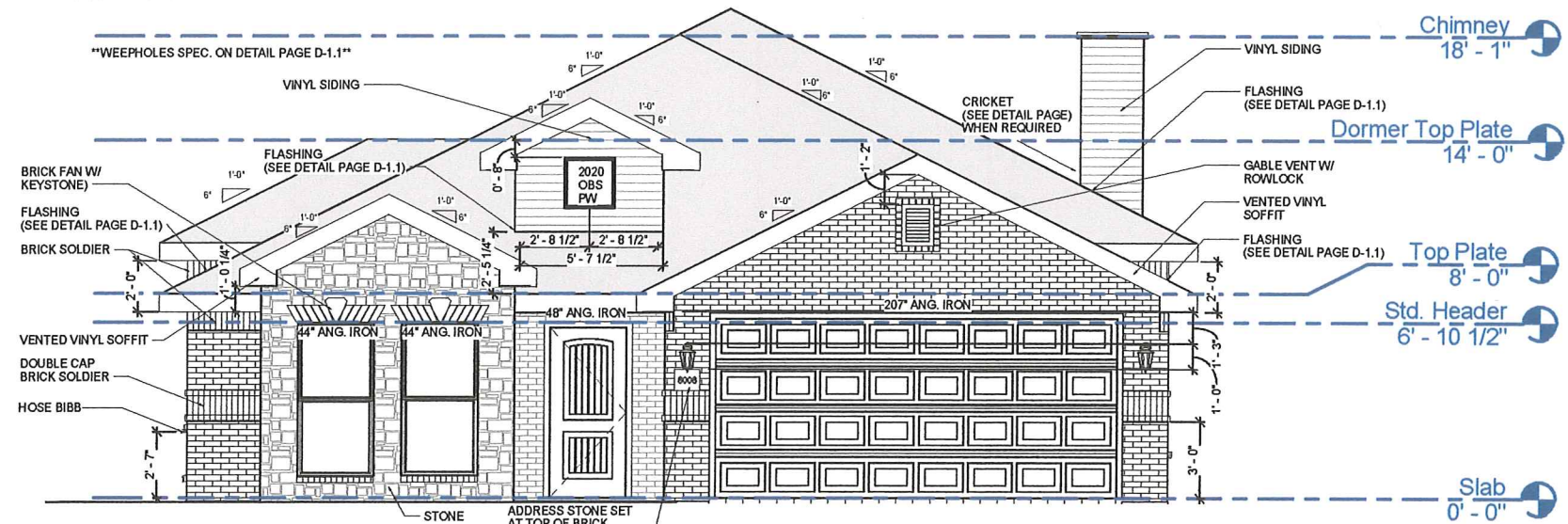
DATE: 6/1/2015

VERSION: 3.0

1.0



① REAR VIEW
3/16" = 1'-0"



② FRONT VIEW
3/16" = 1'-0"



**BETENBOUGH
HOMES®**

PLAN: Irene

ADDRESS: Enter address here

CUSTOMER: BETENBOUGH HOMES

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Plans, specifications and pricing subject to change without notification. Plans must be printed at 1/16" for accurate scale.

PROGRESS PRINT
Not for construction

ELEVATIONS

VERSION: 3.0

DATE: 6/1/2015

A-1.1

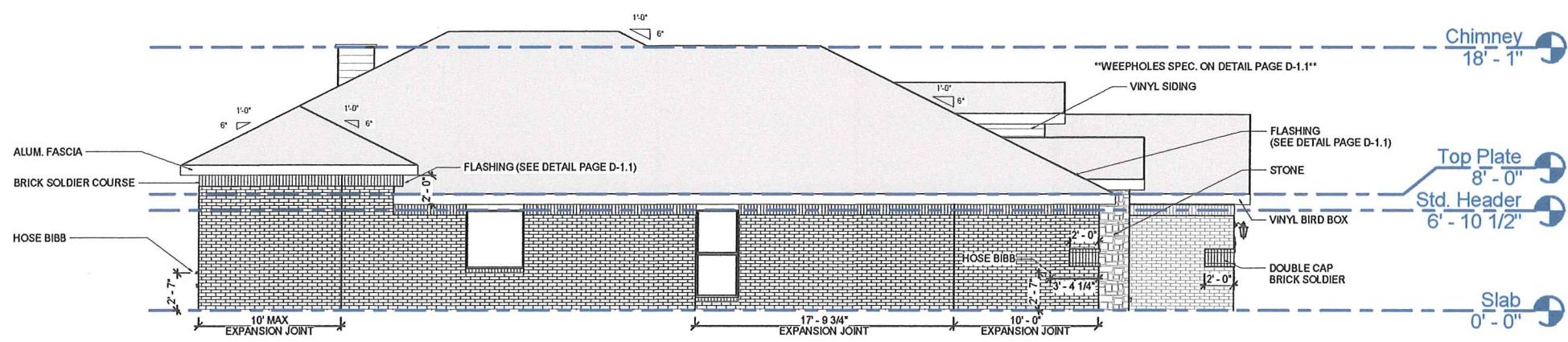
ELEVATIONS

VERSION: 3.0
DATE: 6/1/2015

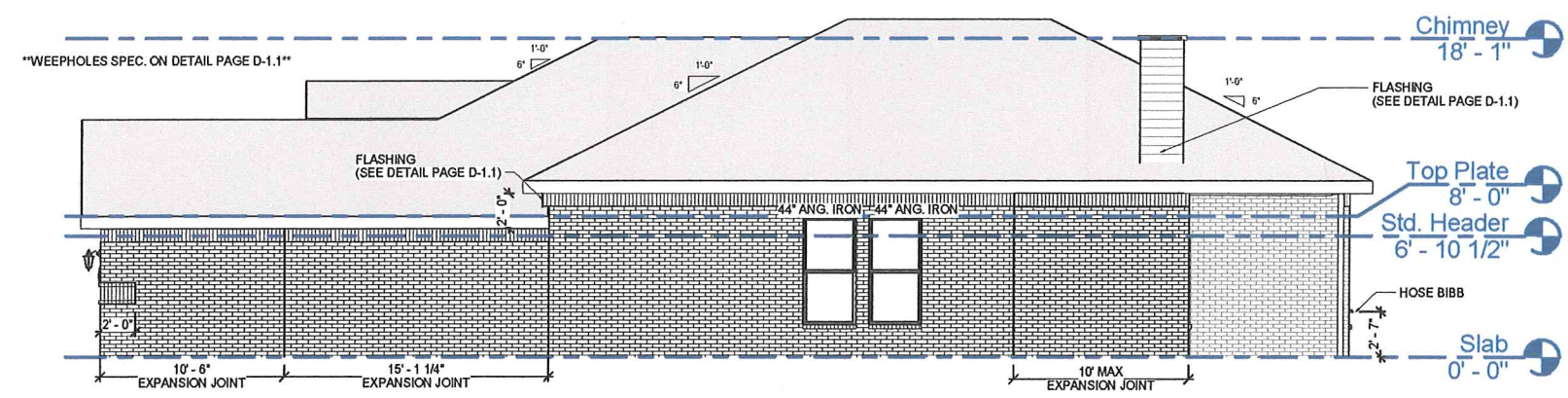
PROGRESS PRINT
NOT FOR CONSTRUCTION

This plan has been produced for the address listed for the purpose of construction by Belenbough Homes. Any unauthorized use or reproduction by any other party without the express written consent of Belenbough Homes.

PLAN: Irene
ADDRESS: Enter address here
CUSTOMER: BETENBOUGH HOMES
© Copyright Belenbough Companies
Plans, specifications and pricing subject to change without notification. Plans must be printed at 1/8" = 1'-0" for accurate scale.



③ LEFT VIEW
1/8" = 1'-0"



④ RIGHT VIEW
1/8" = 1'-0"



PLAN: Rosa

ADDRESS:

CUSTOMER: AVAILABLE



BETENBOUGH
HOMES

PLAN: Rosa

ADDRESS:

CUSTOMER: AVAILABLE

© Copyright Betenbough Companies

Plans, specifications and pricing subject to change without notification. Plans must be printed at 11x17 for accurate scale.

This plan has been produced for the address listed for the purpose of construction by Betenbough Homes. Any use is prohibited by law without the express written consent of Betenbough Homes.

PROGRESS PRINT
NOT FOR CONSTRUCTION

COVER PAGE

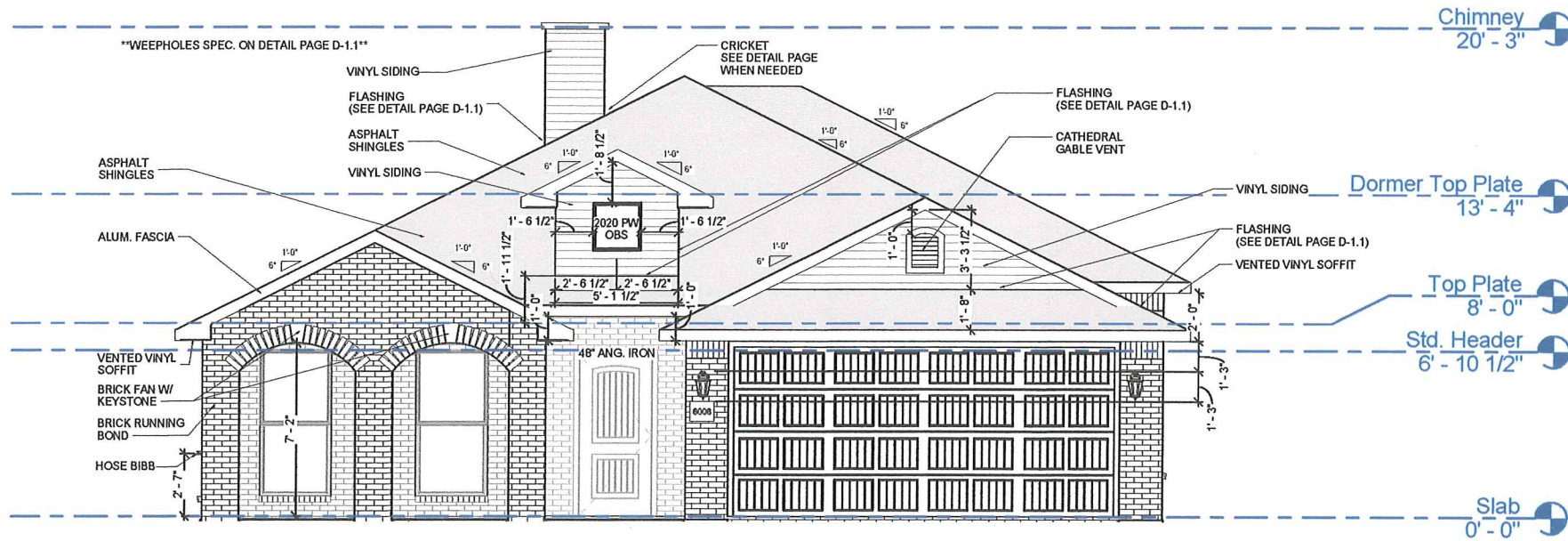
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6/7/2016

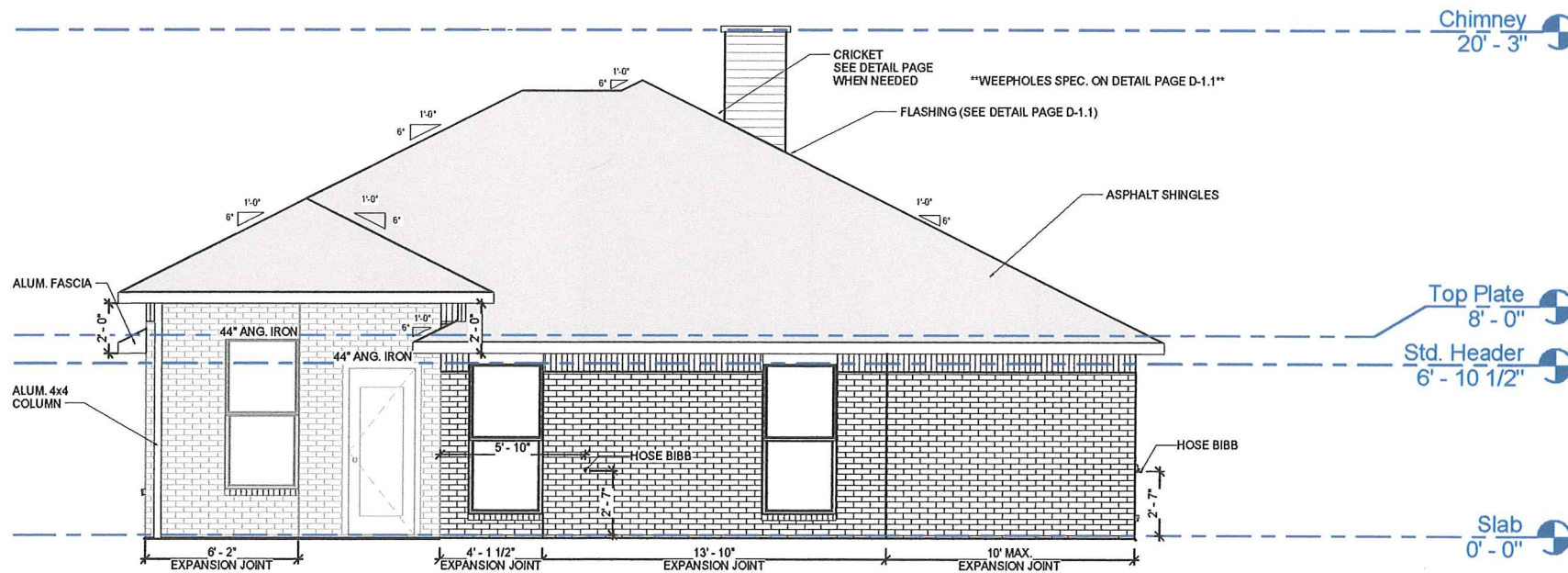
VERSION:

V3.0

1.0



① FRONT VIEW
3/16" = 1'-0"



② REAR VIEW
3/16" = 1'-0"

A-1.1

ELEVATIONS

VERSION:
V3.0

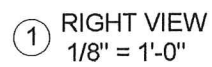
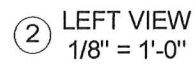
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6/7/2016

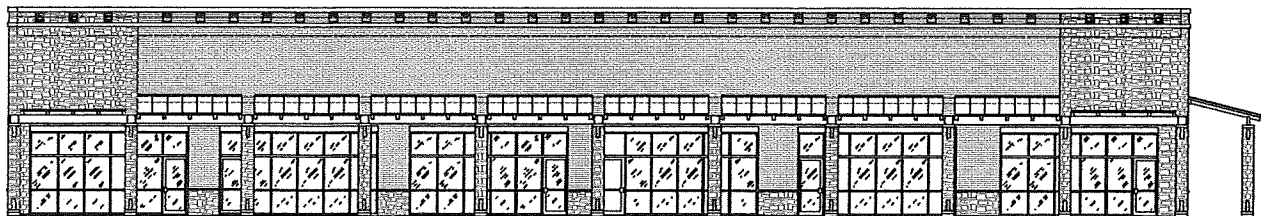
PROGRESS PRINT
NOT FOR CONSTRUCTION

This plan has been produced for the address listed for the purpose of construction by Betenbough Homes. Any other use is prohibited by law without the express written consent of Betenbough Homes.

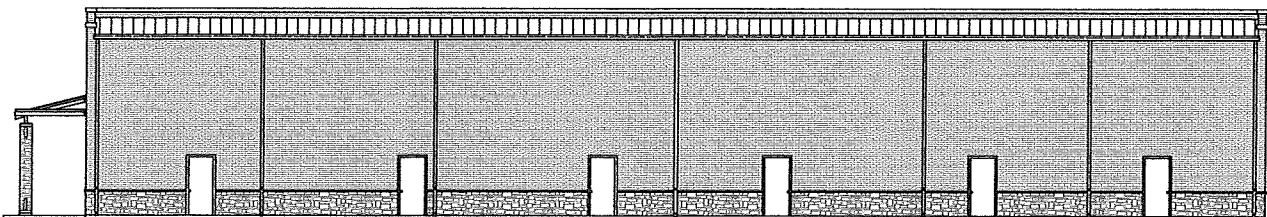
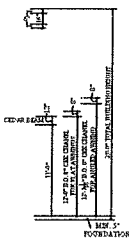
PLAN: ROSA
ADDRESS:
CUSTOMER: AVAILABLE
© Copyright Betenbough Companies
Plans, specifications and pricing subject to change without notification. Plans must be printed at 1/16" = 1' for accurate scale.

BH
BETENBOUGH
HOMES

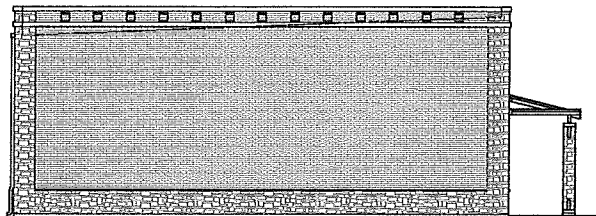
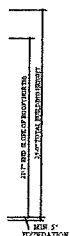




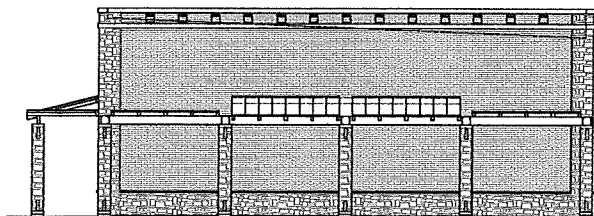
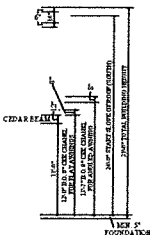
FRONT ELEVATION
(EAST)



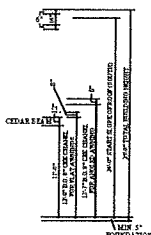
REAR VIEW
(WEST)



LEFT VIEW
(SOUTH)



RIGHT VIEW
(NORTH)



H & H
DRAFTING AND DESIGN
300 W. WOODWARD SUITE #213
DENSON, TEXAS 75020
OFFICE: (940) 465-5770 FAX: (940) 465-5613

DATE: OCTOBER 2018
DESIGNED BY: EDDY HULLEY
DRAWN BY: TERRY TORRES
SCALE: 1/8" = 1'-0"

A CUSTOM BUILDING FOR:
WYLDWOOD HOMES
PROPOSED ELEVATIONS
TYPICAL OF ALL BUILDINGS

SHEET NUMBER:
A-2

STAFF REVIEW LETTER

October 9, 2018

RSCL Holdings LLC
706 Valencia
Dallas, TX 75223

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

Wyldeewood Homes
4091 Ward Neal Road
Bells, TX 75414

Dear Applicants,

The request for a zone change from an R-2 (Multi-family Residential) District to an R-1 (One Family Residential) District and C-1 (Retail Business) District for the property located in the 1100-1300 blocks of South FM 1417 (Heritage Parkway) and the 3800-4000 blocks of Quail Run Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 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 - Residential:

1. All aspects of the R-1 (One Family Residential) District, the patio home ordinance, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Approval for an exception for the lot width or a Specific Use Permit to allow patio homes will be required through the Planning and Zoning Commission and City Council before construction begins.
3. Usable open space is required which equals or exceeds ten (10) percent of the gross platted area for any subdivision developed under the Patio Home ordinance if it contains fifty (50) or more lots.
4. Parking is permitted on paved surfaces only.
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Zoning - Commercial:

1. All aspects of the C-1 (Retail Business) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only.
4. The trash dumpster will need to be located inside the main building area.
5. The parking ratio will be determined by the use; a parking space is considered to be 9'x20'.
6. The site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission before construction begins.

7. A minimum 6' screening shall be provided and maintained abutting any residentially zoned property.
8. A landscaping plan shall be provided for final site plan approval.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. Replatting of the property is required.
12. Minimum residential lot frontage is 60' street frontage and 6,000 square feet.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
14. Verify fire lane requirements with Fire Marshall.
15. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
16. Development Agreement required for Public Infrastructures.
17. Final site plans, utility, drainage, and grading plans shall be provided and approved by the City Engineering Department.
18. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
19. Additional Right of Way will be required with widening of F.M. 1417.
20. Access from Quail Run Road will require median opening designed and built by developer.
21. Entrances/Exits off F.M. 1417 will be Right-in, Right-out only.
22. Water pro-rata will be due upon development on all Tract 2 development.

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

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

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

Respectfully,



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: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

613 W. MCLAIN STREET

The request of James Cox (Owner), All Pro Pools Landscape & Irrigation (Contractor) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 613 West McLain Street, being Lot 7, Block 11 of the Replat of Windsor Place Addition, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 4' rear setback for a swimming pool in lieu of the required 5' in an R-1 (One Family Residential) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (1)(d) to allow a swimming pool/spa to exceed 30 percent of the required rear yard in an R-1 (One Family Residential) District.

Background:

The property is located at 613 West McLain Street, the northeast corner of McLain and Ricketts Streets and is zoned an R-1 (One Family Residential) District. The owner would like to construct a swimming pool, four foot from the rear property line. He is also requesting an exception for the pool to cover more than thirty percent of his rear yard.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

James Cox (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Survey

Site Plan

Elevations

Staff Review Letter

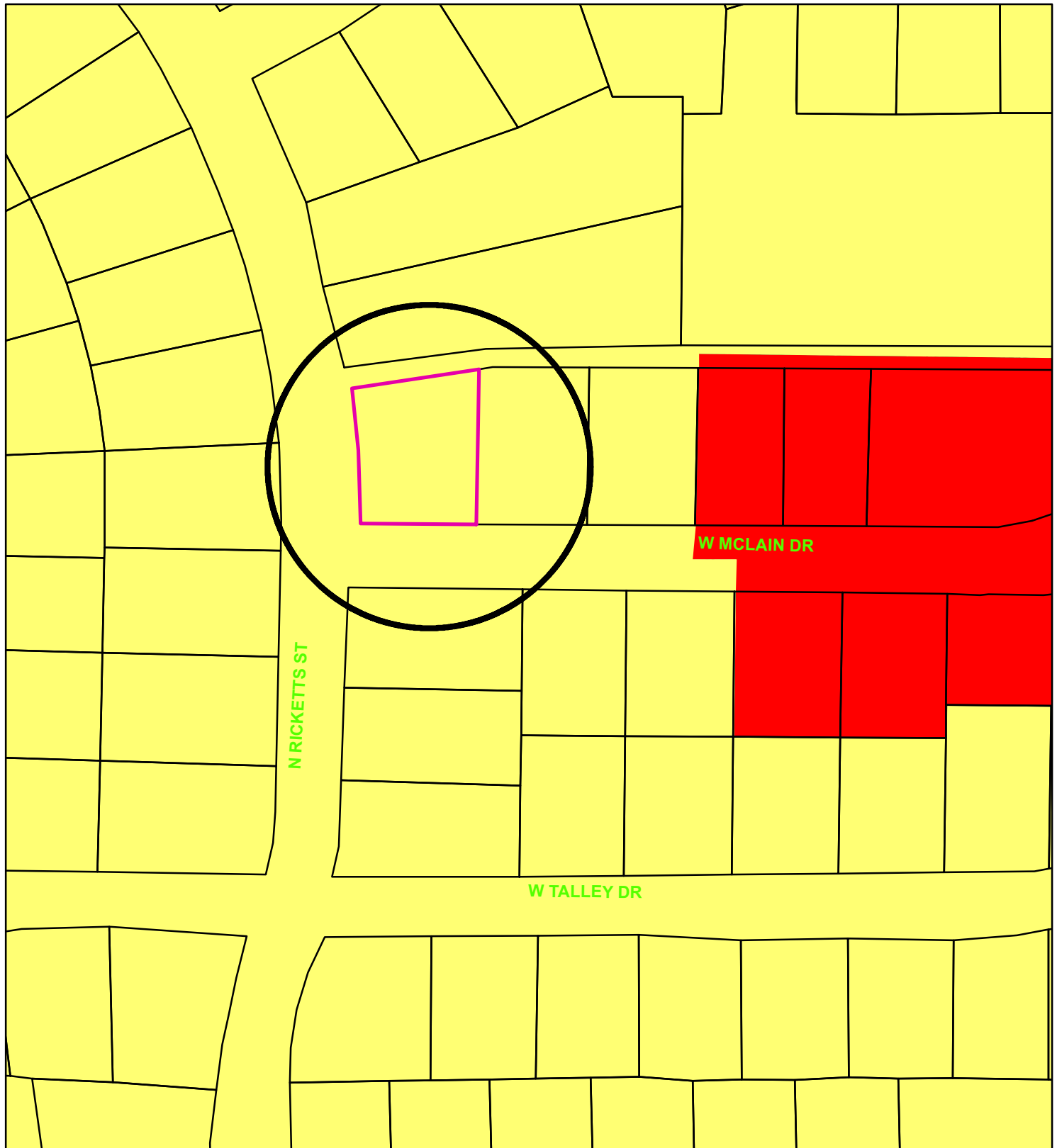


613 W. McLain Street



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 613 West McLain Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



613 West McLain



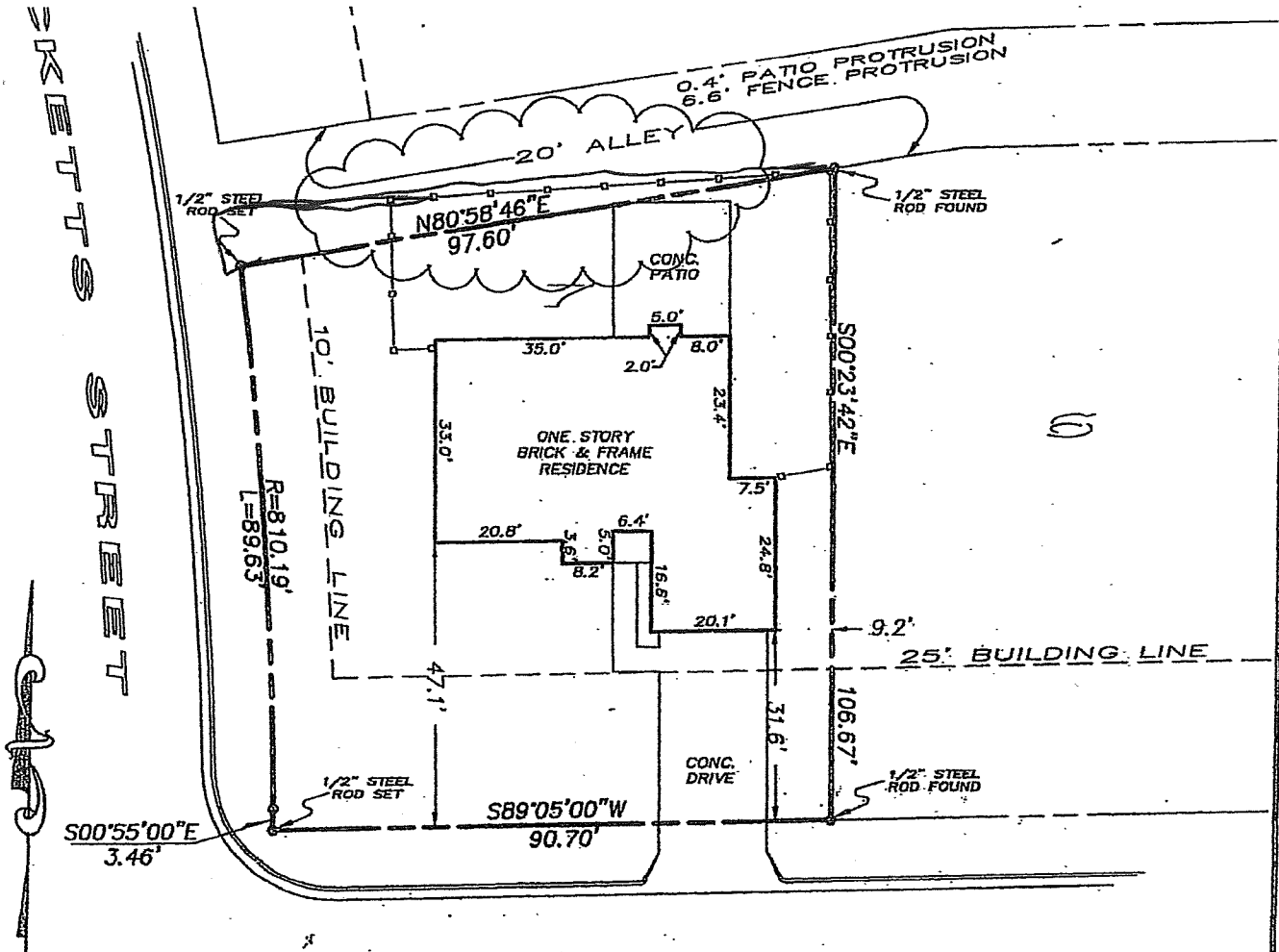
To Whom It May Concern: Appeal for variance

Clay and Ali Cox live at 613 W. McLain Dr. in Sherman, Texas and are applying for a variance on our home to increase the size of a swimming pool we are hoping to be putting in. When Ali and I bought the house in October of 2008 we assumed the fence that was already put up was our property line. When we found out from the pool contractors that our property line was inside our fence line we were told that our pool would have to be smaller than we had anticipated it being. Our property that we are wanting the variance for backs up to an abandoned alley way... Our house was built in 1963 and at that time I'm sure the alley was used. My fence goes straight down the current alley that is being used by my neighbor as a driveway. There is 4 feet of space between my fence and the alley as it has been sitting for the past 55 years. I mow and maintain the property behind my fence that is adjacent to the alley. We ask the city of Sherman to allow us to dig our pool closer to the property line that we have at 613 McLain. The space we request backs up to the alley and will not impede anyone around us. The fence will remain in the same place only the pool we hope to build will be between two and three feet closer to our fence but within our current property line. This addition would allow us to maximize our space for the pool without moving onto or reducing the space of a neighbors property. With this small addition of space we will be able to improve our property, increase the size of our pool, and enjoy the home for many years to come. My wife and I have included pictures with this request for a variance so you can see that the alley way is abandoned and is used only as driveway for my neighbor and storage space for another neighbor down the street. Thank you so much for consideration in this matter.

Sincerely,

Clay and Ali Cox

Bearcat Class of 92!



SCALE
1" = 30'

McCLAIN DRIVE

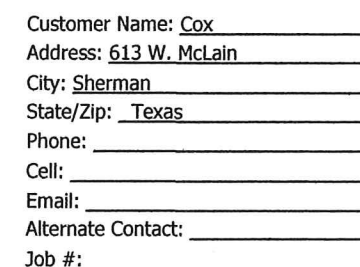
The subject property is not located within an area identified as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 16th day of May, 1996, I staked on the ground Lots 7, Block 11, of the Replat of Windsor Place Addition, an addition to Grayson County, as shown by plat of record in Volume 3, Page 47, Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is true, correct and accurate representation of the property legally described hereinabove;

The building on said lot is known as 613 McClain Drive, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



[Handwritten signature]



SIZE: <u>29x9</u>	SQFT: <u>257</u>
DEPTH: <u>3'-6"</u>	PERIMETER: <u>78.5'</u>
EST TOTAL GALLONS: <u>7,500</u>	SKIMMERS: <u>2</u>
RETURNS: <u>5</u>	INTERIOR MATERIAL: <u>Pebble</u>
SPECIAL: _____	TILE: <u>6" Standard Tile</u>
NOTES: _____	

SIZE: _____ SQFT: 40sqft _____
 DEPTH: 3.5' _____ PERIMETER: 28' _____
 EST TOTAL GALLONS: _____ SPILLWAY: _____
 RAISED HEIGHT: _____ SKIMMERS: _____
 RETURNS: _____ TILE: _____
 INTERIOR MATERIAL: _____
 SPECIAL: _____
 NOTES: _____

RETURNS: 9 SKIMMERS: 2
 POOL MAIN DRAINS: 2 SPA MAIN DRAINS: 2
 CLEANING SYSTEM: _____ HEADS: _____
 VAC LINES: _____ ROBOT VAC: _____
 WATER FEATURES: _____ SPA SPILLWAY: _____
 LIGHTS IN POOL: 1 LED White Light LIGHTS IN SPA: 1 LED White Light
 TOTAL PIPE: _____
 SPECIAL: 1 Tanning Ledge Bubbler, Autofill
 NOTES: _____

DECK TYPE: Broom Finish ELEVATION: _____

TOTAL DECK SQFT: 550sqft PERIMETER: _____

RAISED BEAM: _____ LIP STYLE: _____

MATERIAL 1: _____ MATERIAL 2: _____

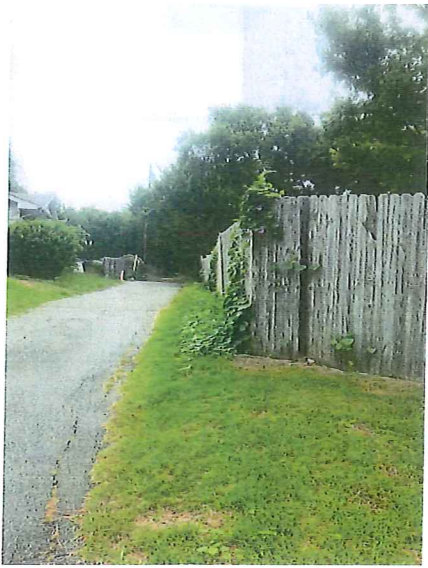
SPECIAL: _____

NOTES: _____

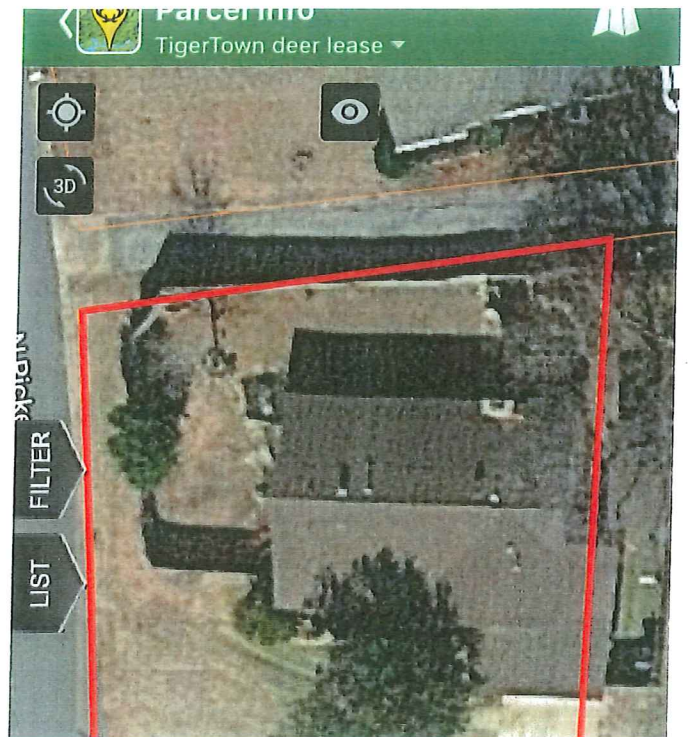
POOL PUMP: 2 HP Whisperflo 2ND PUMP: _____
 FILTRATION: 420 Cartridge Filter FILTER SIZE: _____
 HEATER: _____ INLINE: Chlorinator _____
 TIMER: Dual Timer GAS: NG _____
 SPECIAL: _____
 NOTES: _____

From: James Cox jer1002@icloud.com
Subject: Cox
Date: Sep 16, 2018 at 5:42:16 PM
To: Ali Page #ICE
hauptmann.ali.page@yahoo.com





Sent from my iPhone



STAFF REVIEW LETTER

October 9, 2018

Clay Cox
613 W. McLain
Sherman, TX 75092

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

All Pro Pools Landscape & Irrigation
4431 W. Crawford St., Ste. 102
Denison, TX 75020

Dear Applicants,

The request for a variance to allow a 4' rear setback and an exception to allow a swimming pool/spa to exceed 30 percent of the required rear yard in an R-1 (One Family Residential) District for the property located at 613 West McLain Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 4' fence with a self-locking gate shall be provided and maintained around the pool.
3. Granting of the variance and exception does not apply to the existing fence and patio cover located in the alley.
4. The pool/spa and fence must be located at least 25' from the Ricketts Street property line.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. 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,



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: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

5504 TEXOMA PARKWAY

The request of Robert and Tammy Allen (Owner), Lone Star Haulin, LLC (Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5504 Texoma Parkway, being 5.188 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Planning and Zoning Commission

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (10)(h) to allow an existing gravel parking lot in the rear of the property in lieu of the required concrete or asphalt in a C-2 (General Commercial) District.

Background:

The property is located at 5504 Texoma Parkway between Fallon Drive and FM 691 and is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow automotive repair, tire sales, service and installation and automobile sales and rentals in a C-2 (General Commercial) District was approved September 8, 2015.

Lone Star Haulin is a local towing service that has been in business in Grayson County since 2005. Their customers include individuals, shops, dealerships and commercial truck lines, also serving Local Police, State and County Agencies. They recently purchased the property at 5504 Texoma Parkway and would like to move their business to this location. The property consist of 5.188 acres including a storefront building with composite siding and a composite building in the back of the property. They will utilize the storefront as an office and the building in the back for police department investigations, narcotics hold vehicles, and police seizures that require dry storage. They would also like to sell cars in the front of the facility.

Impound seized vehicles, vehicles involved in accidents and cars that are towed due to arrest will be behind the existing fence. They are requesting an exception to allow a gravel parking lot behind the fence in lieu of concrete or asphalt.

Adjacent Zoning:

C-2 (General Commercial) District
M-2 (Heavy Manufacturing) District

Origination:

Robert and Tammy Allen (Owner)
Lone Star Haulin, LLC (Tenant)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

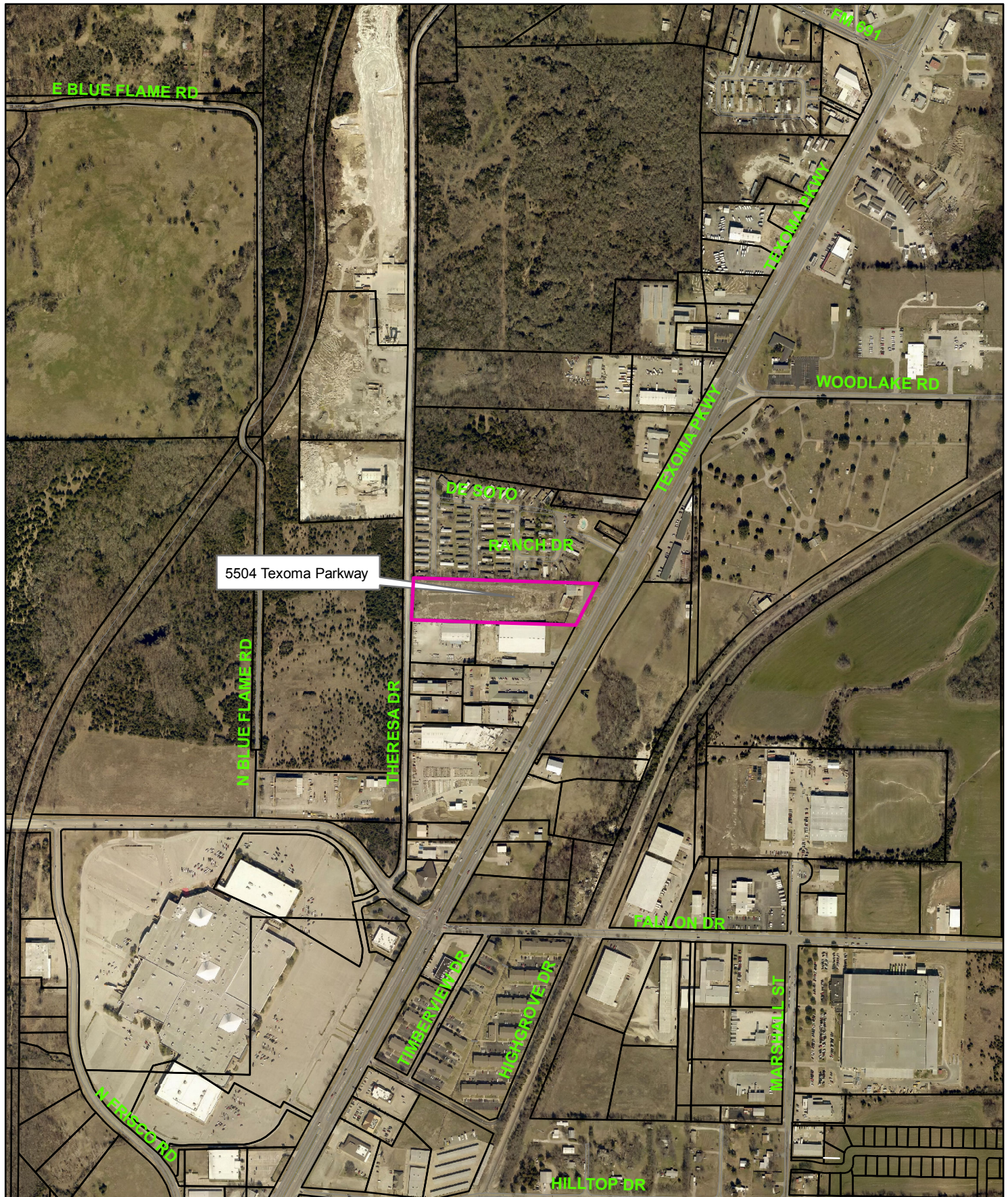
5

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Elevations
Business Comparisons
Staff Review Letter

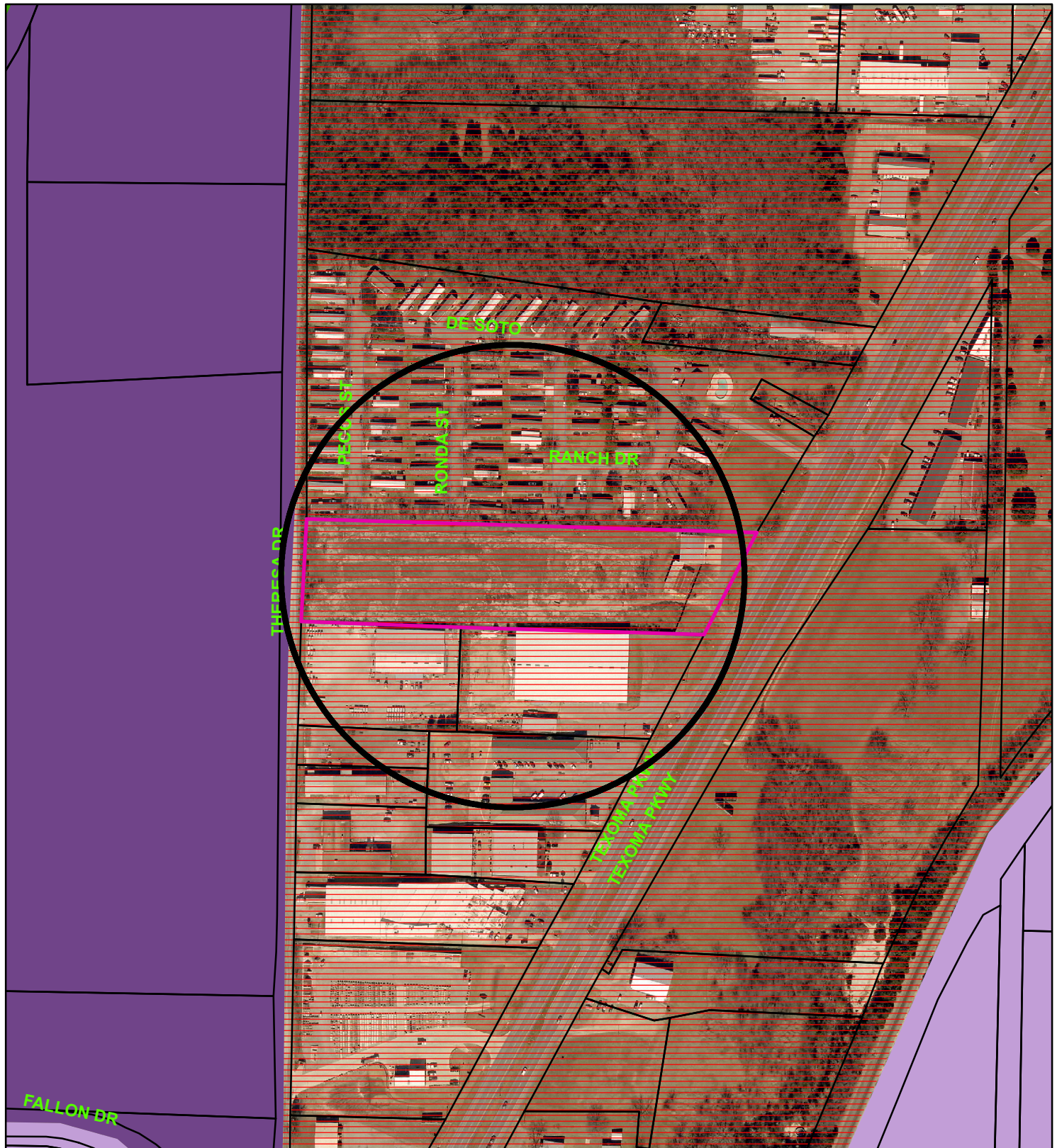


5504 Texoma Parkway



NOT TO SCALE

1 in = 700 ft



Zoning - 5504 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 300 ft



5504 Texoma Parkway



Lone Star Haulin, LLC
88 Beaver Run Road
Sherman, Texas 75090
903-436-9210

September 19, 2018

City of Sherman
Developmental Services
220 W. Mulberry
Sherman, Texas 75091

Re: Specific Use Permit with Exception
5504 Texoma Parkway
Sherman, Texas 75090

Lone Star Haulin is a local towing service that has been in business in Grayson County since 2005. Our customers include individuals, shops, dealerships and commercial truck lines. We also proudly serve all local police, state, and county agencies. We are on rotation with Grayson County, City of Sherman and City of Denison.

We recently purchased the property located at 5504 Texoma Parkway in Sherman. The property consists of 5.188 acres and includes a storefront building with composite siding and also a composite building in the back. We will be able to utilize the storefront as an office and utilize the building in the back for police department investigations, narcotics hold vehicles, and police seizures that require dry storage.

Directly behind the fencing is where we will impound seized vehicles, cars involved in accidents, and cars that are towed due to arrests. Behind this fencing is where we are requesting an Exception. We are asking that we be allowed to put in gravel, instead of paving or concrete, cost effectiveness. We have included comparable photos in the area for your review.

We are also requesting to be able to sell cars in the front of our facility. The previous permit allowed that, so we are hopeful that will carry over. There is existing pavement and parking.

We are excited to bring new business to this end of the Parkway in Sherman. We hope that you will grant our permit for an impound yard and car lot.

Robert & Tammy Allen

12.40 ACRES
AFFORDABLE RESIDENTIAL
COMMUNITIES, L.P., II
VOL. 2526, PG. 654
O.P.R.G.C.T.

1/2" AXLE
AND FOUND

S 87°18'36" E

1047.71'

N 01°41'41" E
228.25'5.188
ACRES

N 87°14'03" W

927.12'

4.586 ACRES
FURNITURE OUTLET
OF NORTH TEXAS, INC.
TRACT ONE
VOL. 2377, PG. 435
R.P.R.G.C.T.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the D. C. Shelp Survey, Abstract No. 1097, and being the same tract of land conveyed by Roy G. Baker et ux to Dumas W. Terry by deed dated April 6, 1962, recorded in Volume 953, Page 182, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set marking the Northeast corner of the said Terry tract in the West right-of-way line of Texoma Parkway (State Highway No. 91);

Thence South 29°38'00" West with said right-of-way line a distance of 257.38 feet to an axle found maintaining the Southeast corner of the said Terry tract and the Northeast corner of the 4.586 acre tract of land described as Tract One conveyed by Fred Swink to Furniture Outlet Of North Texas, Inc., by deed dated January 17, 1995, recorded in Volume 2377, Page 435, Real Property Records, Grayson County, Texas;

Thence North 87°14'03" West, passing an axle found in the East line of a public road locally known as Theresa Drive at 902.21 feet and continuing for a total distance of 927.12 feet to a spike-nail set marking the Northwest corner of the said 4.586 acre tract and the Southwest corner of the said Terry tract in the center of said road;

Thence North 01°41'41" East with said center of road a distance of 228.25 feet to a spike-nail found maintaining the Northwest corner of the said Terry tract and the Southwest corner of the 12.40 acre tract of land conveyed by El Dorado Village-MHP, Inc., to Affordable Residential Communities, L.P., II, by deed dated February 27, 1997, recorded in Volume 2526, Page 654, Official Public Records, Grayson County, Texas;

Thence South 87°18'36" East, passing a 1/2" steel rod found in the said East line of road at 24.16 feet and continuing with the general course of an old fence, passing a 1/2" steel rod found at maintaining the Southeast corner of the said 12.40 acre tract at 1025.27 feet and continuing for a total distance of 1047.71 feet to the Point-of-Beginning and containing 5.188 acres of land more or less.....

UNDERWOOD
DRAFTING & SURVEYING

118 WEST CHESTNUT STREET

DENISON, TEXAS 75020

(903)465-2151

COURSE - BASIS OF BEARINGS -
ALONG WEST RIGHT-OF-WAY LINE
TEXOMA PARKWAY (STATE HIGHWAY NO. 91)
AS PER TxDOT DATA

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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 that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove. Said survey was performed without benefit of Title Opinion, and no certification is made regarding the existence or effect of any easements, rights-of-way, covenants, appurtenances, or encumbrances embraced by the subject property.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709





5504 Texoma Parkway
View from the Parkway



5504 Texoma Parkway
Side view fencing with gravel entry



5504 Texoma Parkway
Front entrance to the office area



5504 Texoma Parkway
Front view, office space



5504 Texoma Parkway
Front entry
Storage behind the fencing



5504 Texoma Parkway
Fencing
Storage behind the fencing



5504 Texoma Parkway

Behind the fence, to be used as storage

***Exception for gravel**



5504 Texoma Parkway
Behind the fence, to be used as storage
***Exception for gravel**



5504 Texoma Parkway

Property behind the fence, to be used for storage

***Exception for gravel**



5504 Texoma Parkway
Side of the building

A-1 Towing

***Comparison**





Tom's Auto Body
*Comparison

Ellis Towing

*Comparison



STAFF REVIEW LETTER

October 9, 2018

Robert & Tammy Allen
88 Beaver Run
Sherman, TX 75090

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

Dear Applicants,

The request for a Specific Use Permit to allow automobile sales and impound lot in a C-2 (General Commercial) District for the property located at 5504 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. The exterior façade is required to be masonry or equivalent on the sides of all buildings visible from front street right-of-way unless an exception is approved.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
7. A minimum 6' screening shall be provided and maintained abutting any residential use.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. All drive approaches must be brought into conformance with current City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department. Coordinate with City of Sherman Engineering Department.
12. All requirements of the Floodplain Ordinance should be followed.
13. Parking will be permitted on private property 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,



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

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



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

13.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

* **2789 LUELLA ROAD**

The request of Danny and Melva Barnes (Owners) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2789 Luella Road, being 5.326 acres in the Jeremiah McDaniel Survey, Abstract No. 774, as follows:

Planning and Zoning Commission

Final plat approval of Barnes Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 2789 Luella Road in the City of Sherman's Extra Territorial Jurisdiction, southeast of Sherman, off State Highway 11. The owners would like to plat the property into two lots.

Adjacent Zoning:

Outside City.

Origination:

Danny and Melva Barnes (Owners)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

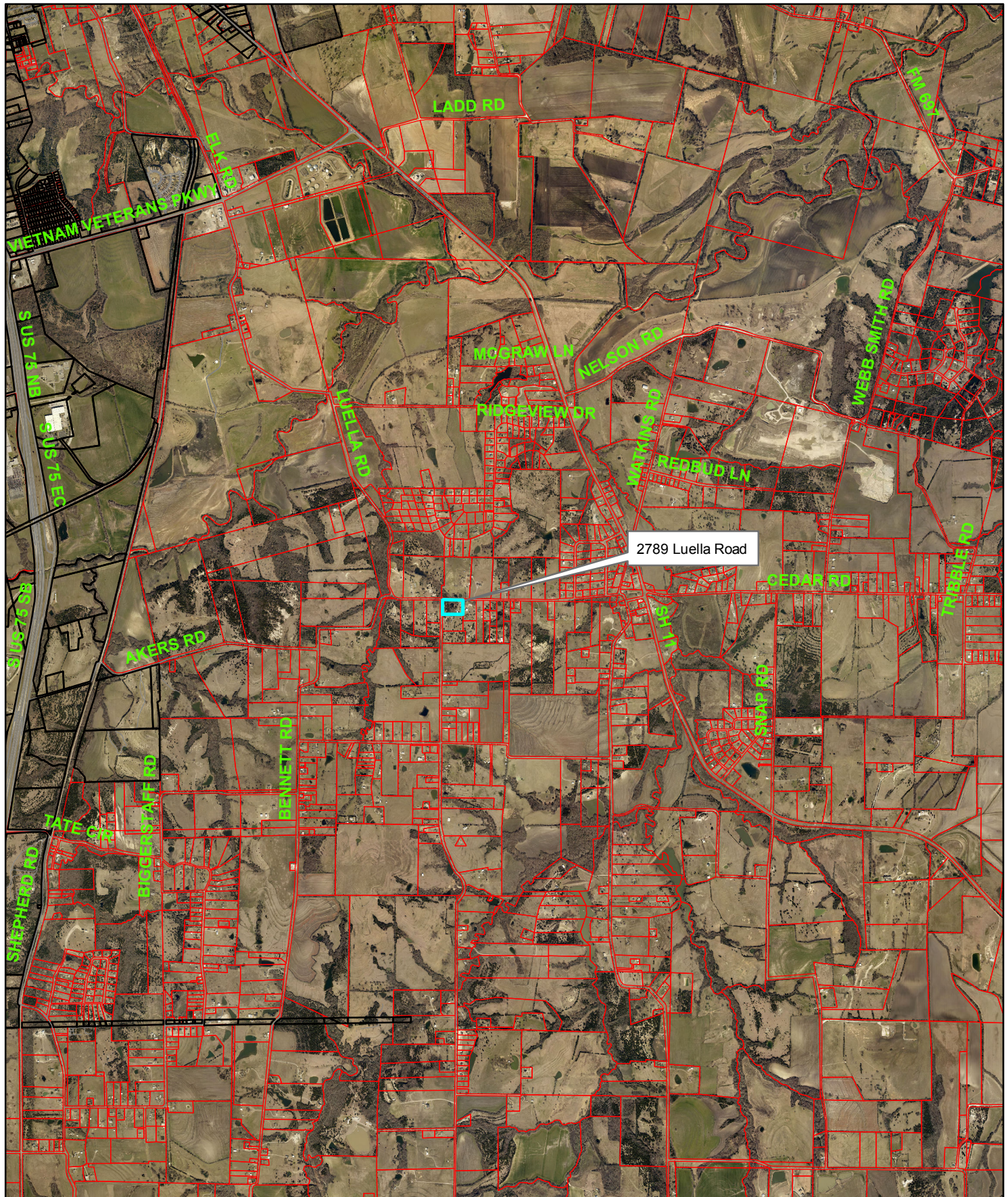
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

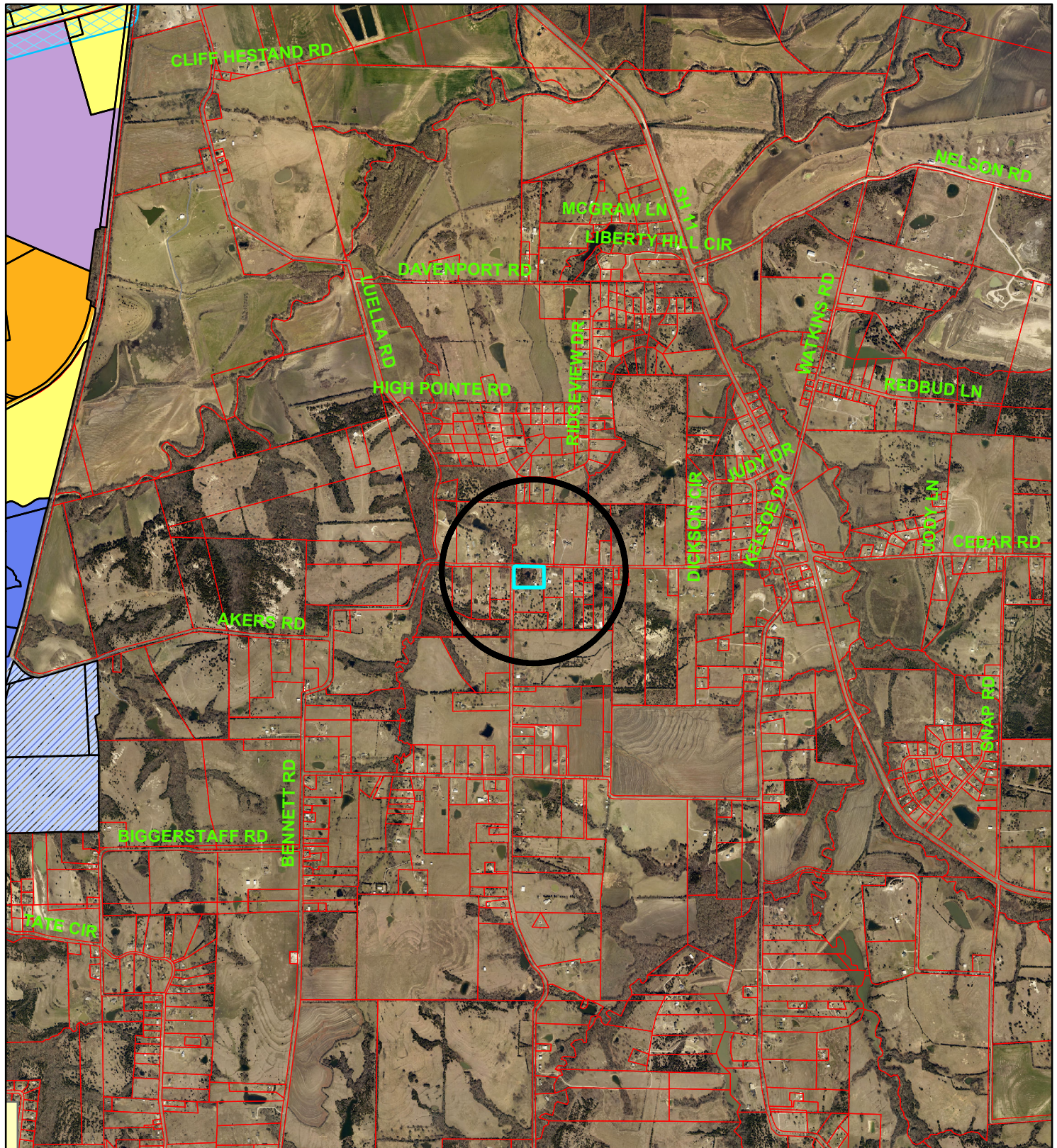


2789 Luella Road



1 in = 3,500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2789 Luella Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

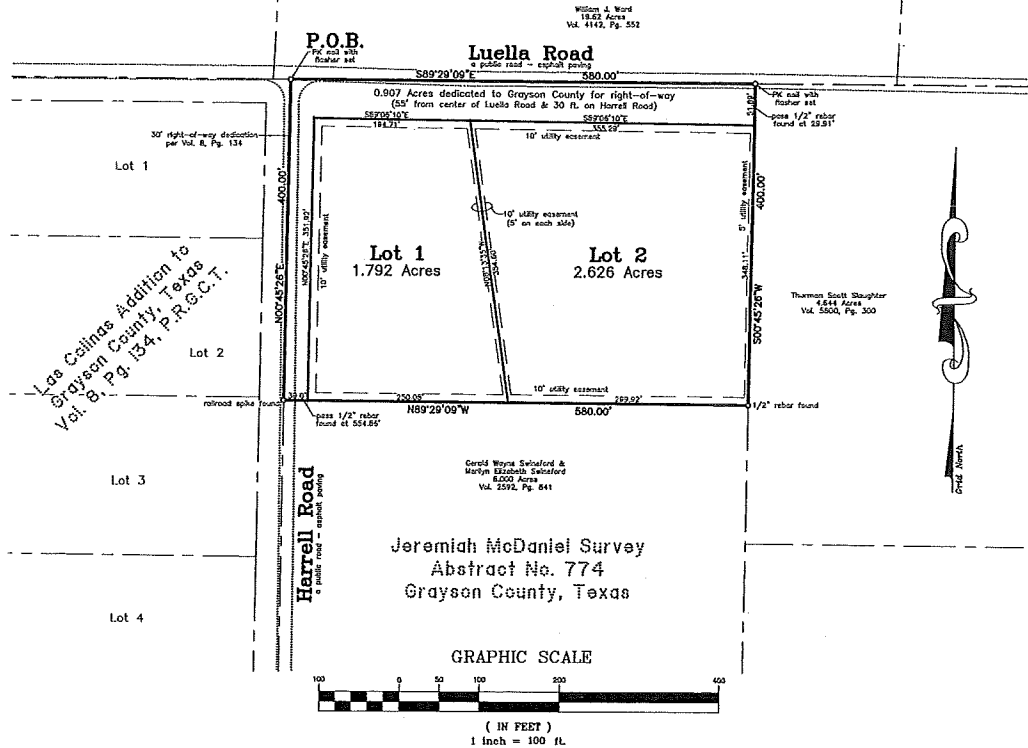
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family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



1 in = 2,500 ft

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

Winfred Bailey Survey
Abstract No. 64
Grayson County, Texas



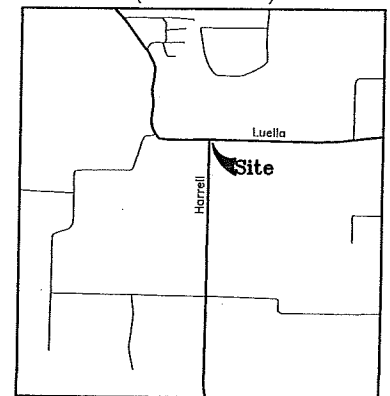
**Barnes Subdivision
to
Grayson County, Texas
5.326 Acres
in the
Jeremiah McDaniel Survey
Abstract No. 774**

General Notes:

1. Water Supply to be provided by Luella Water Supply.
2. Sewer service to be provided by on-site sewage facility.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plot 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. 4818100405 F, Revised Date: September 23, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Subject property is inside City of Sherman's Extraterritorial Jurisdiction.

Owners:
Dan F. Barnes & Melva D. Barnes
2789 Luella Road
Sherman, Texas 75090
Phone: 903-821-9127
Job No. CGS33918

**Location Map
(not to scale)**



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



STAFF REVIEW LETTER

October 8, 2018

Dan F. and Melva D. Barnes
2789 Luella Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Barnes Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Require 55' Right of Way Dedication from center of Harrell Road per Grayson County Thoroughfare Plan.
6. No structures permitted within easements.
7. Metes and bounds description must match drawing.
8. 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.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

4615 N. TRAVIS STREET

The request of Young Enterprises, LP (Owners), Todd Young (Representative) and David Baca Studio, LLC (Architect) concerning the property at 4615 North Travis Street, being Lot 1, Block 6 and Lot 1, Block 7, of the Replat of Blocks 1-9, North Creek Section 1, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow living quarters in the mini-storage facility in a C-1 (Retail Business) District.

Background:

The property is located at 4615 North Travis Street the southeast corner of Travis and Northcreek Drive and is zoned a C-1 (Retail Business) District. The property was approved for a Specific Use Permit to allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District, September 6, 2016. The owners are requesting a Specific Use Permit to allow living quarters inside the storage facility.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises, LP (Owners)

Todd Young (Representative)

David Baca Studio, LLC (Architect)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

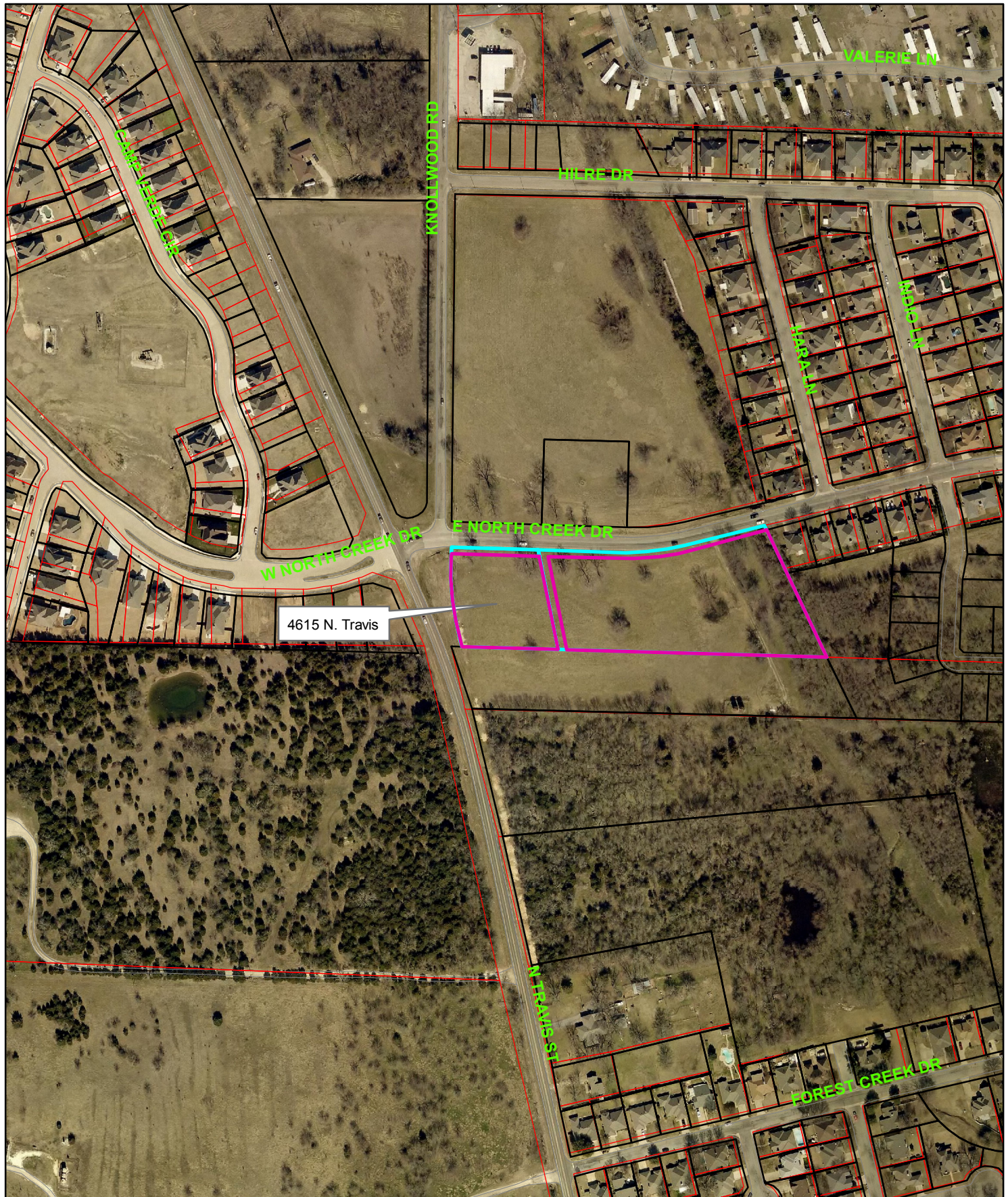
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



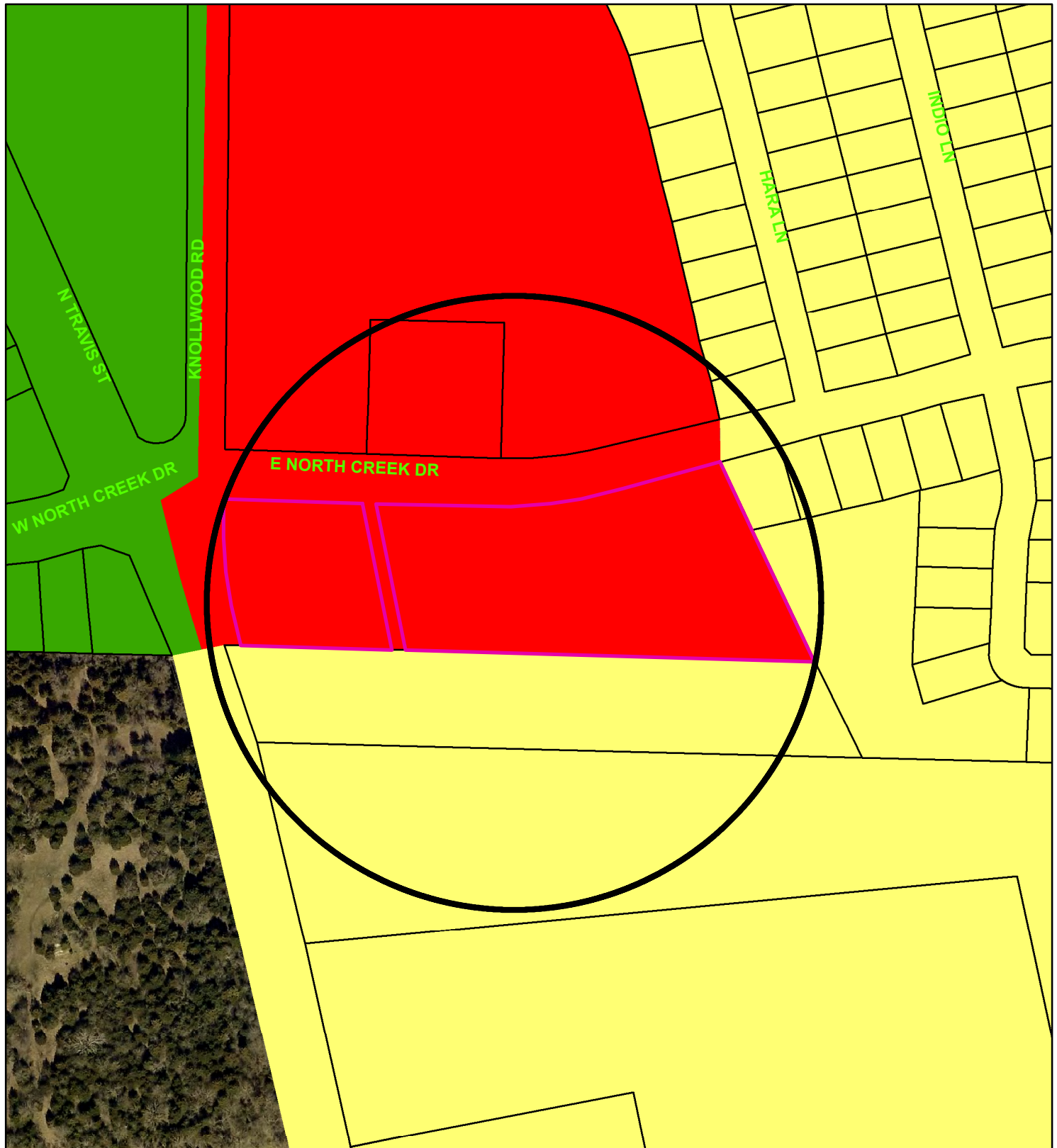
4615 N. Travis Street



NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4615 North Travis Street

Legend

Parcels_Buffer262 Special Districts Overlay DISTRICT_NAME Arts and Cultural District Blalock Commercial Overlay District Central Business District College Park District Downtown Overlay District Historic Preservation District Transportation Corridor	Representation: ShermGIS.DBO.TransportationCorridor_Rep FM 1417 Sam Rayburn Freeway US Hwy 82 and 75 SH 289 FM 691 Zoning Districts Representation: ShermGIS.DBO.ZoningDistrict_Rep Unknown BIP Blalock Industrial Park C-1 Retail Business District	C-2 General Commercial District CO Office District Lakes M-1 Light Manufacturing District M-1.5 Medium Manufacturing District M-2 Heavy Manufacturing District MH Manufacturing Housing District R-1 One Family Residential District R-2 Multi-Family Residential District R-A Single Family Agricultural District SF-1 Single Family Residential District
--	--	---



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4615 North Travis Street



PROJECT NUMBER
1646

DATE
2.27.12

SHEET NUMBER
SP-1

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	152.66'	1960.08'	42°145'	H18°49'39"W 152.63'
C2	205.11'	925.37'	12°42'00"	H05°45'59"W 204.69'
C3	157.27'	568.22'	15°54'50"	H03°48'26"E 156.76'
C4	236.97'	2148.50'	61°19'10"	H75°49'43"E 236.86'
C5	128.37'	970.60'	72°152'	H76°24'04"E 126.28'
C6	140.60'	506.22'	15°54'50"	S65°53'03"W 140.15'
C7	144.40'	1030.00'	8°01'58"	S76°58'34"W 144.29'
C8	216.50'	2088.50'	5°56'22"	S75°55'46"W 216.41'

J. JENNINGS SURVEY
ABSTRACT NO. 647
GRAYSON COUNTY, TX

1 SITE PLAN
SCALE: 1" = 30'-0"

GENERAL SITE PLAN NOTES:

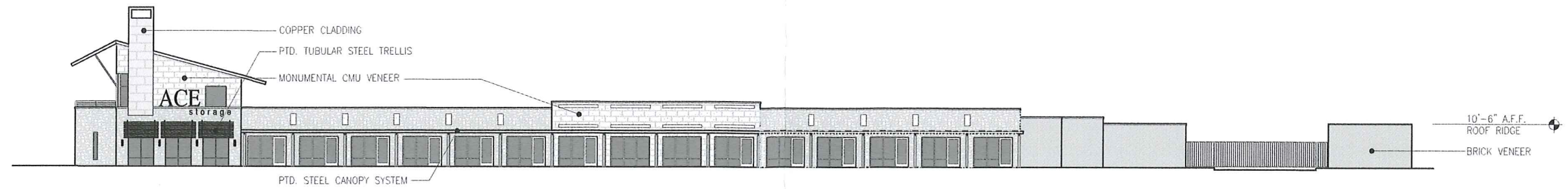
- THE SURVEY PREPARED BY SARTH & ASSOCIATES, INC., PO BOX 1843, SHERMAN, TEXAS 75091, (903.892.9003).
- PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN ATTACHED. TYPICAL.
- LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
- ALL RADII NOT DIMENSIONED ARE 2'-0", TYPICAL.
- PROVIDE 6" THICK CONCRETE AT ALL DRIVES AND 5" THICK CONCRETE IN PARKING SPACES AND DRIVE-THRU AT PORTE-COCHERE. PROVIDE A 6" CONCRETE CURB WHERE SHOWN ON THE SITE PLAN. ALL OTHER AREAS SHALL HAVE NO CURB FOR FUTURE EXPANSION.

SITE PLAN STATISTICS:

ZONING:
GROSS AREA:
BUILDING AREA:
HARD SURFACE AREA:
LANDSCAPED AREA:
PARKING REQUIRED:
4000 SF OFFICE/400 S.F./SPACE=
SELF-STORAGE
PARKING PROVIDED:

1. GENERAL RETAIL DISTRICT
36 ACRES (320,704 S.F.)
2,378 S.F.
32,570 S.F.
88,134 S.F.
D SPACES (1 H.C. SPACE)
SPACES
9 SPACES (1 H.C. SPACE)

LOT 1, BLOCK 6 & LOT 1, BLOCK 7
NORTH CREEK ADDITION



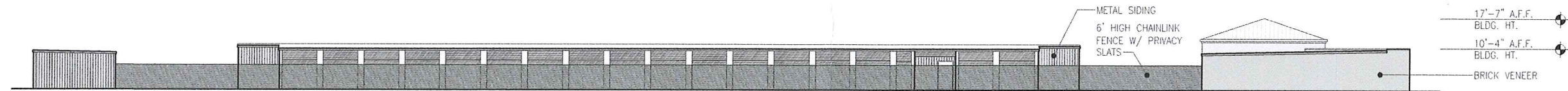
WEST (TRAVIS ST.) ELEVATION

SCALE: 1" = 30'-0"



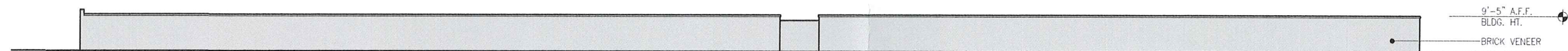
NORTH (NORTH CREEK DR.) ELEVATION

SCALE: 1" = 30'-0"



EAST (CREEK) ELEVATION

SCALE: 1" = 30'-0"



SOUTH ELEVATION

SCALE: 1" = 30'-0"



STAFF REVIEW LETTER

October 9, 2018

Young Enterprises
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

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

Dear Applicants,

The request for a Specific Use Permit to allow living quarters in the mini-storage facility in a C-1 (Retail Business) District for the property located at 4615 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Travis Street or Northcreek Drive.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., 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**

15.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

2005 S. SAM RAYBURN FREEWAY

The request of FRHP Lincolnshire LLC (Owners), CEI Engineering Associates, Inc. (Civil Engineer), David Tipton (Representative) Gonzales & Schneeberg, Engineers & Surveyors, Inc. (Surveyor) and Nolte & Associates, P.A. (Architect) concerning the property at 2005 South Sam Rayburn Freeway, being **Tract 1:** 7.036 acres in the Preston Kitchen Survey, Abstract No. 667; **Tract 2:** being all of Block 32 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 & 41 of Southside Addition; **Tract 3:** All of Blocks 38 & 39 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 30, 31, 40 & 41 of Southside Addition containing 0.487 acres; and **Tract 4:** 0.888 acres in the Preston Kitchen Survey, Abstract No. 667, being a strip of land known as Cottage Avenue (unimproved) and platted as a City Street, as follows:

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District.
- Site plan approval for an RV Maintenance Facility for Camping World.

Background:

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

The owners would like to extend their RV parking lot to the south and east of their existing lot; total parking will be 219 spaces. They would also like to construct a 10,600 square foot metal maintenance building behind their existing building.

Adjacent Zoning:

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

Origination:

FRHP Lincolnshire LLC (Owners)
CEI Engineering Associates, Inc. (Civil Engineer)
David Tipton (Representative)
Gonzales & Schneeberg, Engineers & Surveyors, Inc. (Surveyor)
Nolte & Associates, P.A. (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:

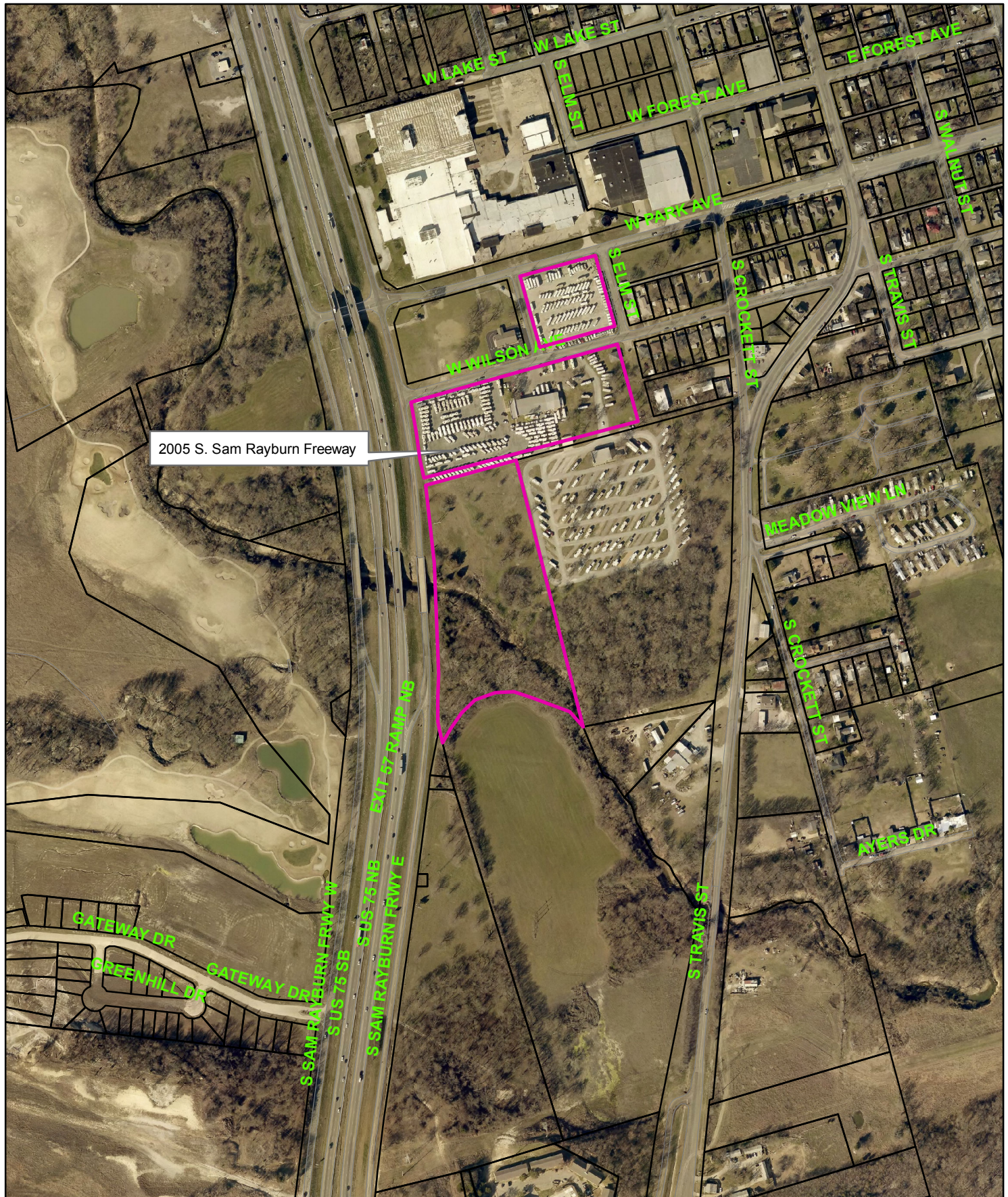
13

Objections Received:

0

Attachments

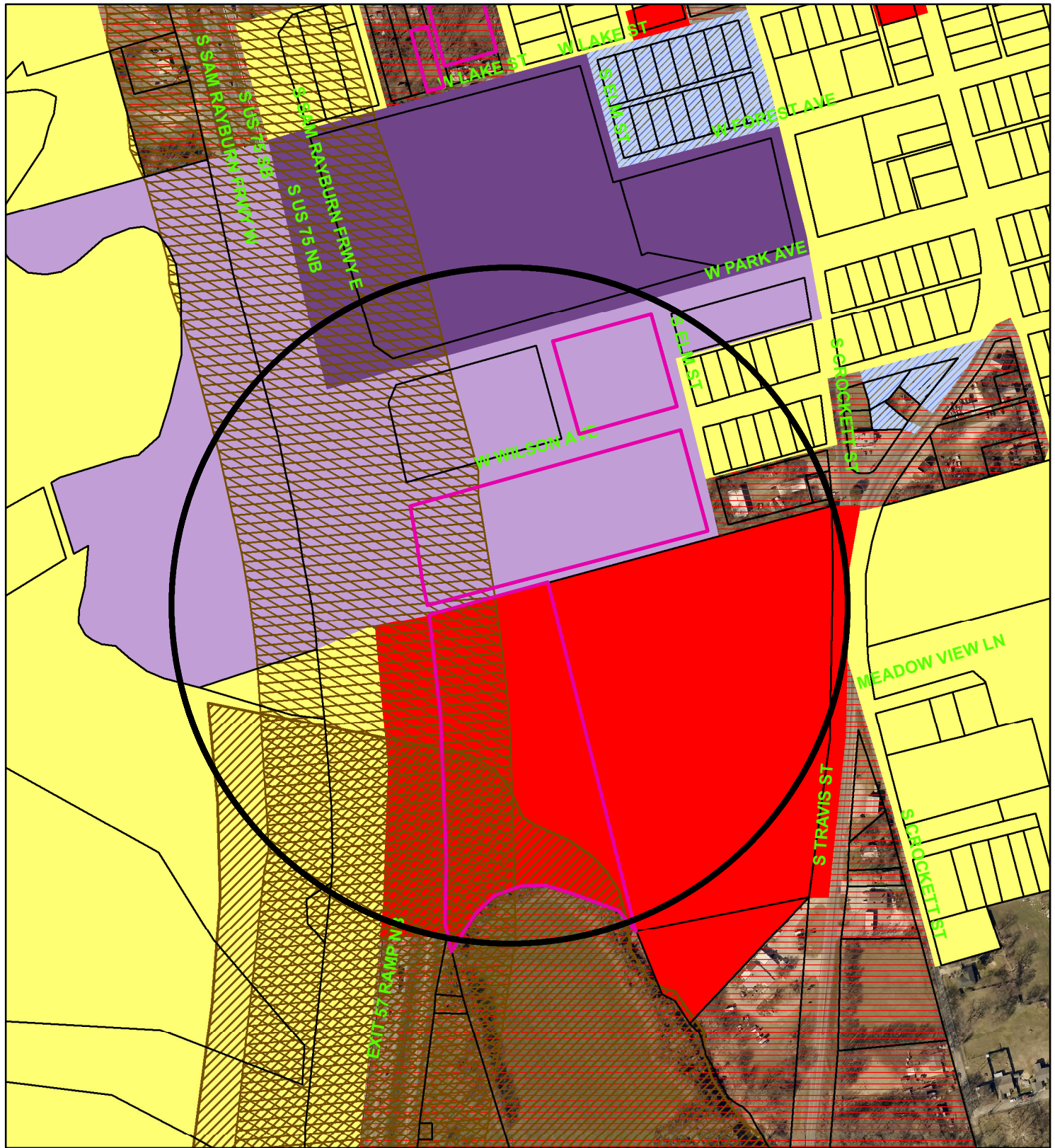
Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Landscape Plan
Staff Review Letter



2005 S. Sam Rayburn Freeway



1 in = 500 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

Parcels_Buffer262 Special Districts Overlay DISTRICT_NAME - Arts and Cultural District - Blalock Commercial Overlay District - Central Business District - College Park District - Downtown Overlay District - Historic Preservation District Transportation Corridor	Representation: ShermGIS.DBO.TransportationCorridor_Rep - FM 1417 - Sam Rayburn Freeway - US Hwy 82 and 75 - SH 289 - FM 691 Zoning Districts Representation: ShermGIS.DBO.ZoningDistrict_Rep - Unknown - BIP Blalock Industrial Park - C-1 Retail Business District	- C-2 General Commercial District - CO Office District - Lakes - M-1 Light Manufacturing District - M-1.5 Medium Manufacturing District - M-2 Heavy Manufacturing District - MH Manufacturing Housing District - R-1 One Family Residential District - R-2 Multi-Family Residential District - R-A Single Family Agricultural District - SF-1 Single Family Residential District
---	--	--



NOT TO SCALE

1 in = 400 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

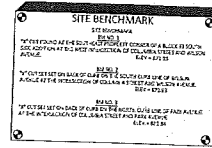
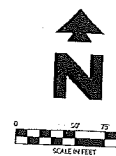
City of Sherman, Texas
Developmental Services Department

2005 South Sam Rayburn Freeway





Know what's below.
Call before you dig.



LEGEND

EXISTING		LEGEND			
—	EAST OR ELECTRIC	—	CHT	—	OVERHEAD TELEPHONE
—	NORTH	—	CHTV	—	OVERHEAD TV
—	WATER	—	X'S	—	STANDARD BENCH
—	SOUTH OR SEWER	—	U	—	UNDERGROUND ELECTRIC
—	TELEPHONE	—	UW	—	UNDERGROUND WATER
—	UNDERGROUND	—	UWST	—	UNDERGROUND TELEPHONE
—	WEST OR WATER	—	UWTV	—	UNDERGROUND TV
—	PROPERTY LINE	—	W	—	WATER
—	EDGE OF BUILDING	—	X'G	—	WATER
—	STORM DRAIN	—	W	—	WATER
—	X'G	—	W	—	WATER
—	ONE	—	W	—	WATER
—	ONE	—	W	—	WATER

PROPOSED

—	PROPERTY LINE/EDGE OF WATER
—	CONCRETE CURB AND GUTTER, S&L
—	DETAILS
—	BUILDING CORNER POINT
—	CAMPING WORLD SIGN FOR VISUAL IDENTIFICATION

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN SHALL BE 12" OR 18", AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CEMENT CURB SHALL BE 12" HIGH AND 18" WIDE. ALL CURB SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. THE CURB SHALL BE SET IN PLACE AND ALL FINISHES SHALL BE IN ACCORDANCE WITH LOCAL CODES. ALL FINISHES SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ALL THE CEMENT CURB SHALL BE INSTALLED PER LOCAL CODE.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE DIVISIVE INSTALLED PER LOCAL CODE.

SITE NOTES

- TRAFFIC PLANS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN SHALL BE 12" OR 18", AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CEMENT CURB SHALL BE 12" HIGH AND 18" WIDE. ALL CURB SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. THE CURB SHALL BE SET IN PLACE AND ALL FINISHES SHALL BE IN ACCORDANCE WITH LOCAL CODES. ALL FINISHES SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ALL THE CEMENT CURB SHALL BE INSTALLED PER LOCAL CODE.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE DIVISIVE INSTALLED PER LOCAL CODE.

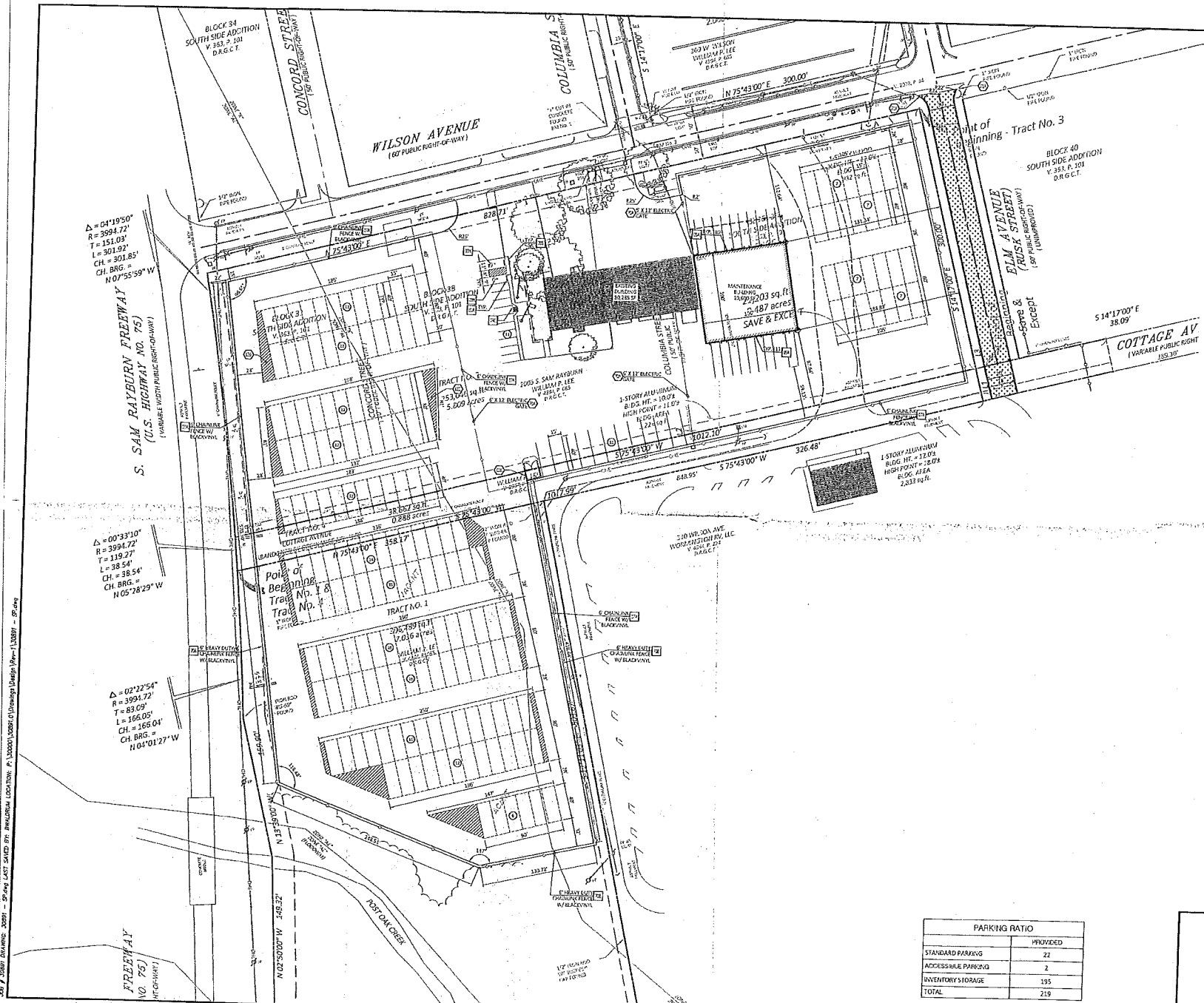
SITE DETAILS

- PRECAST CONCRETE CURB SHALL BE 12" HIGH AND 18" WIDE.
- ALL CURB SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- ALL CURB SHALL BE SET IN PLACE AND ALL FINISHES SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ALL FINISHES SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ALL THE CEMENT CURB SHALL BE INSTALLED PER LOCAL CODE.
- ALL ACCESSIBLE PARKING SPACES SHALL HAVE DIVISIVE INSTALLED PER LOCAL CODE.

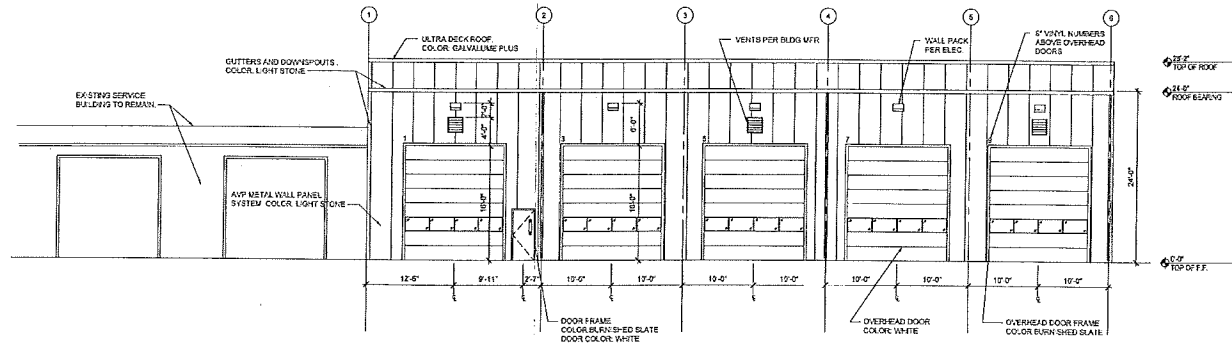
PARKING RATIO	
STANDARD PARKING	PROVIDED
ACCESSIBLE PARKING	22
INVENTORY STORAGE	2
TOTAL	195

Engineering Associates,
CAMPING WORLD
2002 S. SAM RAYBURN FREEWAY
SHERMAN, TEXAS
SITE PLAN
REV. 0

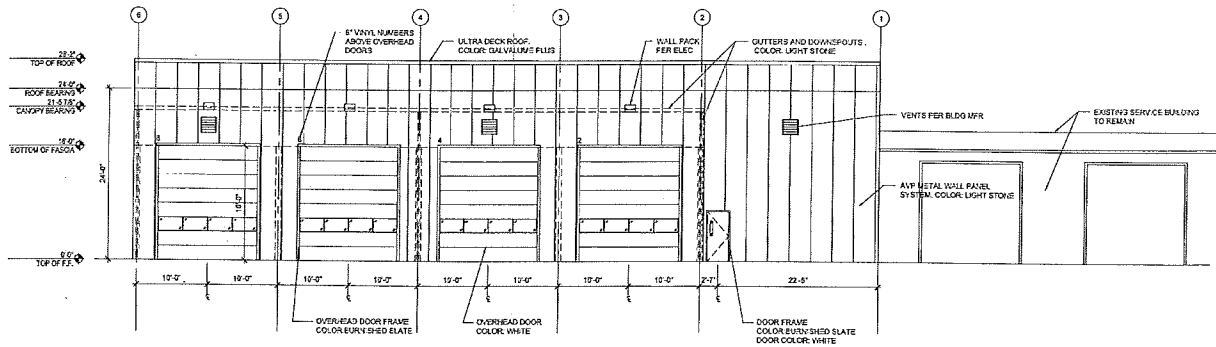
F-7524



Drawing Name: P:\00177009 - Camping World - TowneProduction\04 - Construction Documents\1709-A200.dwg Last Modified: Sep 12, 2018 1:32:00pm by gmg



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



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

NEW PROJECT FOR:
**CAMPING WORLD
RV SERVICE**
2005 S. CAMERON FREEWAY
SHERMAN, TEXAS 79069

DATE PRINTED:
Sep 12, 2018

DATE DESIGNED:
00.00.00

REVISIONS:

▲	
▲	
▲	
▲	

ARCHITECTURAL PROJECT NUMBER
17069

EXTERIOR
ELEVATIONS

SHEET NUMBER
A200

NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS
6000 REEDS ROAD, SUITE 200
DALLAS, TEXAS 75224-4408
(214) 322-2448
FAX: (214) 322-6277
Copyright © 2018



This drawing is a preliminary drawing. It is not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the construction of the project.

Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 12:12 pitch. The facade is composed of vertical panels, likely metal or stone. Key features include a door frame at the bottom center, a roofline with a 12:12 pitch, and various dimensions for height and width. Labels include 'TOP OF ROOF', 'ROOF RATING', 'WALL PACK PER ELEC', 'ULTRA DECK ROOF, COLOR: GRAY/LAKE PLUG', 'AVP METAL WALL PANEL SYSTEM, COLOR: LIGHT STONE', and 'DOOR FRAME, COLOR: BURNED SLATE, DOOR COLOR: WHITE'. Dimensions are provided in feet and inches, such as 34'-0", 25'-0", 102'-0", 22'-0", 4'-0", 20'-0", 25'-0", 22'-0", and 15'-0".

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS

9400 REEDS ROAD, SUITE 200
 OVERLAND PARK, KANSAS 66207
 (913) 322-2444
 FAX: (913) 322-0277

Copyright © 2018

NEW PROJECT FOR:
**CAMPING WORLD
RV SERVICE**
2005 S SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

DATE PRINTED:
Sep 12, 2018

DATE EXPD
00.00.00

ARCHITECTURAL PROJECT NUMBER
17069

EXTERIOR
ELEVATIONS

DEET MARK

A201

2 EAST ELEVATION

Architectural elevation drawing of the exterior of a building. The drawing shows a long, low structure with a gabled roof. On the left, there is a covered walkway supported by columns. The main wall is labeled "WALL PAINT: PEP ELEC". The roofline is labeled "ULTRA DECK ROOF COLORED TO MATCH BLUES PAINT". A door is labeled "DOOR FRAME: COLOR MATCHED BLATE DOOR COLOR: WHITE". The drawing includes dimensions: "110' 0"

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



(010) 352-3444

NEW PROJECT FOR:
**CAMPING WORLD
RV SERVICE**
2005 S SAM RAYBURN FREEWAY
SHEWAN, TEXAS 76082

© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 111–120

Sep 12, 2016

0471 00X0

00 00 00

ARCHITECTURAL, INTERIOR FINISHES
17069

PERSPECTIVE
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A210

[illegible][illegible]

NOBLE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS

6600 RIDGE ROAD, SUITE 200
DUNELAND PARK, MONTICELLO
1011752-2344
P.A. (013) 322-0277



NEW PROJECT FOR:
**CAMPING WORLD
RV SERVICE**
2005 S. SALT PAVILION FIREWAY
SHERMAN, TEXAS 76000

PERSPECTIVE
EXTERIOR
ELEVATIONS

CHET DINEEN

A211

STAFF REVIEW LETTER

October 9, 2018

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

Nolte & Associates, P.A
9400 Reeds Road, Suite 200
Overland Park, KS 66207

CEI Engineering Associates, Inc.
David Tipton
3030 LBJ Freeway #100
Dallas, TX 75234

Dear Applicants,

The request for a Specific Use Permit to allow parking lot extension for additional RV storage and an RV Maintenance Facility for Camping World for the property located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 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, O-1.2 (Sam Rayburn Overlay) District, the M-1 (Light Manufacturing) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or Wilson Avenue right-of-way.
4. The main building and accessory building shall be separated by a distance of not less than 6 feet.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks tires or parts is allowed.
7. A minimum 6' screening shall be provided and maintained abutting any residentially zoned property.
8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right of way.
9. One freestanding sign is allowed per development lot unless an exception is granted.
10. Platting of the property is required.
11. Review the zoning and development ordinance for additional requirements.
12. 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:

13. Platting of the property is required.

14. All requirements of the Floodplain Ordinance should be followed. Coordinate with Engineering Department.
15. Previously abandoned/closed public rights-of-way should be shown and treated/maintained as private property.
16. Verify fire lane requirements with Fire Marshall.
17. Verify parking space requirements with Building & Zoning Department.
18. The location of trash receptors must be approved by the Public Works Department.
19. Parking will be permitted on private property only.
20. Parking will be permitted on improved surfaces only.
21. Internal water and sewer lines will be privately owned and maintained.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., 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**

16.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

*** 926 & 932 S. THROCKMORTON STREET**

The request of Jose and Maria Lara (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 926 and 932 South Throckmorton Street, being Lot 7 and part of Lot 8, Block 1, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

Replat approval of Lara's Addition, being a Replat of Lots 7 & 8, Block 1 of W.D. Fitch Addition.

Background:

The property is located at 926 and 932 South Throckmorton Street; the northwest corner of Throckmorton Street and Epstein Street. The owners would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose and Maria Lara (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

36

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter

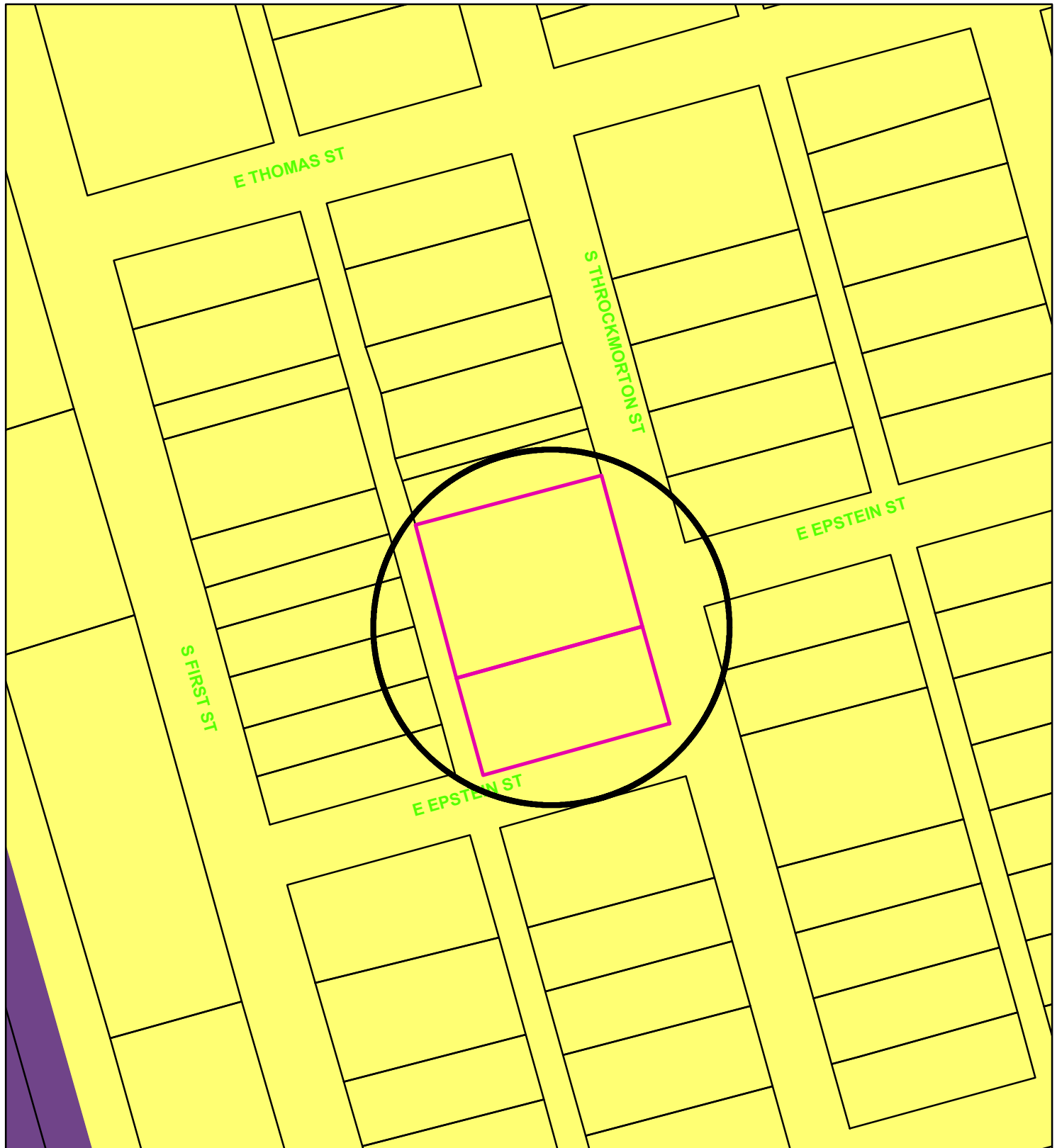


926 & 932 S. Throckmorton



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 926 & 932 S. Throckmorton

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



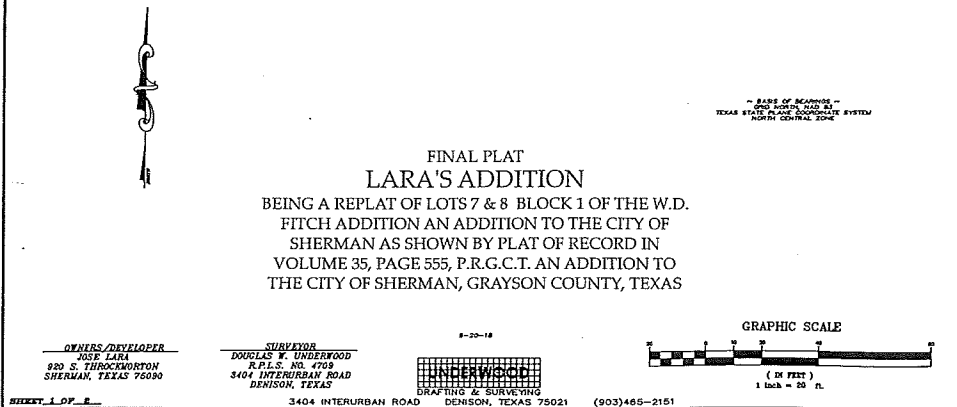
1 in = 100 ft

926 South Throckmorton



932 South Throckmorton





JOB NO. 17040000

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being Lot 7 and part of G Block 1, W.D. Fifth Addition, as recorded in Volume 33, Page 555 of Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found 15' steel pipe at the intersection of the West Right-of-Way of Throckmorton Street and the north Right-of-Way of Epstath Street;

Thence South 73°51'47" West with the North Right-of-Way of Epstath Street a distance of 146.18 feet to a set 16" steel rod;

Thence North 73°51'55" West along the east side of a 20' alley a distance of 110.38 feet to a found 16" steel rod being the southeast corner of Lots 6, Block 1, of said W.D. Fifth Addition ;

Thence North 74°48'23" East with the south line of said lot 6 a distance of 140.18 feet found 16" steel rod being a point in the west Right-of-Way of Throckmorton Street;

Thence South 10°53'55" East with said Throckmorton Right-of-Way a distance of 108.05 feet to the Point-of-Beginning and containing 0.331 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2018, by the
City Planning Commission in the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Attested by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing LARA'S ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2018, and the City Council, by formal action then and there adopted, has accepted the dedication of the same, after having first approved the plat and metes and bounds thereof and upon said plats or plat, and said City Council further authorized the Mayor to execute the completion thereof by signing the name hereon subscribed.

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood,
Registered Professional
Land Surveyor, No. 4709

Date

- GENERAL NOTES -

1. Note: Survey to be located by the City of Sherman.
2. Note: Survey to be located by the City of Sherman.
3. Easement shown is intended by Owner Donald Davidson.
4. Easement shown is intended by Owner Donald Davidson.
5. Any existing easements or other interests affecting the title or rights of the parties are shown on this plat.
6. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.
7. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.
8. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.
9. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.
10. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.
11. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.
12. The City of Sherman will be responsible for the maintenance and operation of all public streets, bridges, sidewalks and public places, and shall have the duty to keep them open and free from obstruction.

FINAL PLAT

LARA'S ADDITION

BEING A REPLAT OF LOTS 7 & 8 BLOCK 1 OF THE W.D.
FITCH ADDITION AN ADDITION TO THE CITY OF
SHERMAN AS SHOWN BY PLAT OF RECORD IN
VOLUME 35, PAGE 555, P.R.G.C.T. AN ADDITION TO
THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

8-20-18

OWNER/DEVELOPER

SURVEYOR

JOSE LARA
820 S. THROCKMORTON
SHERMAN, TEXAS 76300

DOUGLAS W. UNDERWOOD
P.L.S. No. 4708
3404 INTERURBAN ROAD
DENSON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD

DENSON, TEXAS 75021

(903)465-2151



STAFF REVIEW LETTER

October 8, 2018

Jose Lara
920 S. Throckmorton
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Lara's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

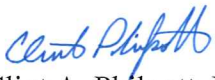
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Ensure Replat encompasses all of previously platted Lots 7 & 8 of W.D. Fitch Addition.
6. Show existing lot lines and lot numbers on drawing.
7. Private easement required to serve Lot 2 with City water.
8. The City of Sherman does not maintain alleys.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

If additional information or clarification is needed, do not hesitate to contact 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, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

17.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

3707 SOUTH U.S. HIGHWAY 75

The request of Douglass Distributing (Owner), EIKON (Architect/Engineer) and Chris Frerich (Representative) concerning the property located at 3707 South U. S. Highway 75, being Lot 1, Block 1, MBG Sherman Addition, as follows:

Planning and Zoning Commission

Variance and site plan approval to Ordinance No. 2252, Article IV, Section 410 (2) (g) to allow a 10' setback from the FM 1417 (Vietnam Veteran's Parkway) property line for a vacuum canopy for Legacy Village Gas Station, Convenience Store and Car Wash in lieu of the required 55.7' in the Blalock Industrial Park.

Background:

The property is located at 3707 South U.S. Highway 75; the southeast corner of Highway 75 and East FM 1417 (Vietnam Veteran's Parkway). It is located in the Blalock Industrial Park and Blalock Commercial Overlay District. Site plan approval for Legacy Village Gas Station, Convenience Store and Car Wash was approved at the September 18, 2018, Planning and Zoning Commission Meeting and forwarded to the October 15, 2018, City Council Meeting.

The owner is requesting a variance to construct the vacuum canopy, 10' from the FM 1417 property line to provide patrons with a sun shade so that they can keep cool in the summer and dry when it is raining. The proposed canopy is approximately 10' tall and will be constructed of small thin material.

Adjacent Zoning:

Blalock Commercial Overlay District
Blalock Industrial Park

Origination:

Douglass Distributing (Owner)
EIKON (Architect/Engineer)
Chris Frerich (Representative)

Master Plan Designation:

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

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

Number of notices mailed:

43

Objections Received:

0

Attachments

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



3707 S. U.S. Highway 75

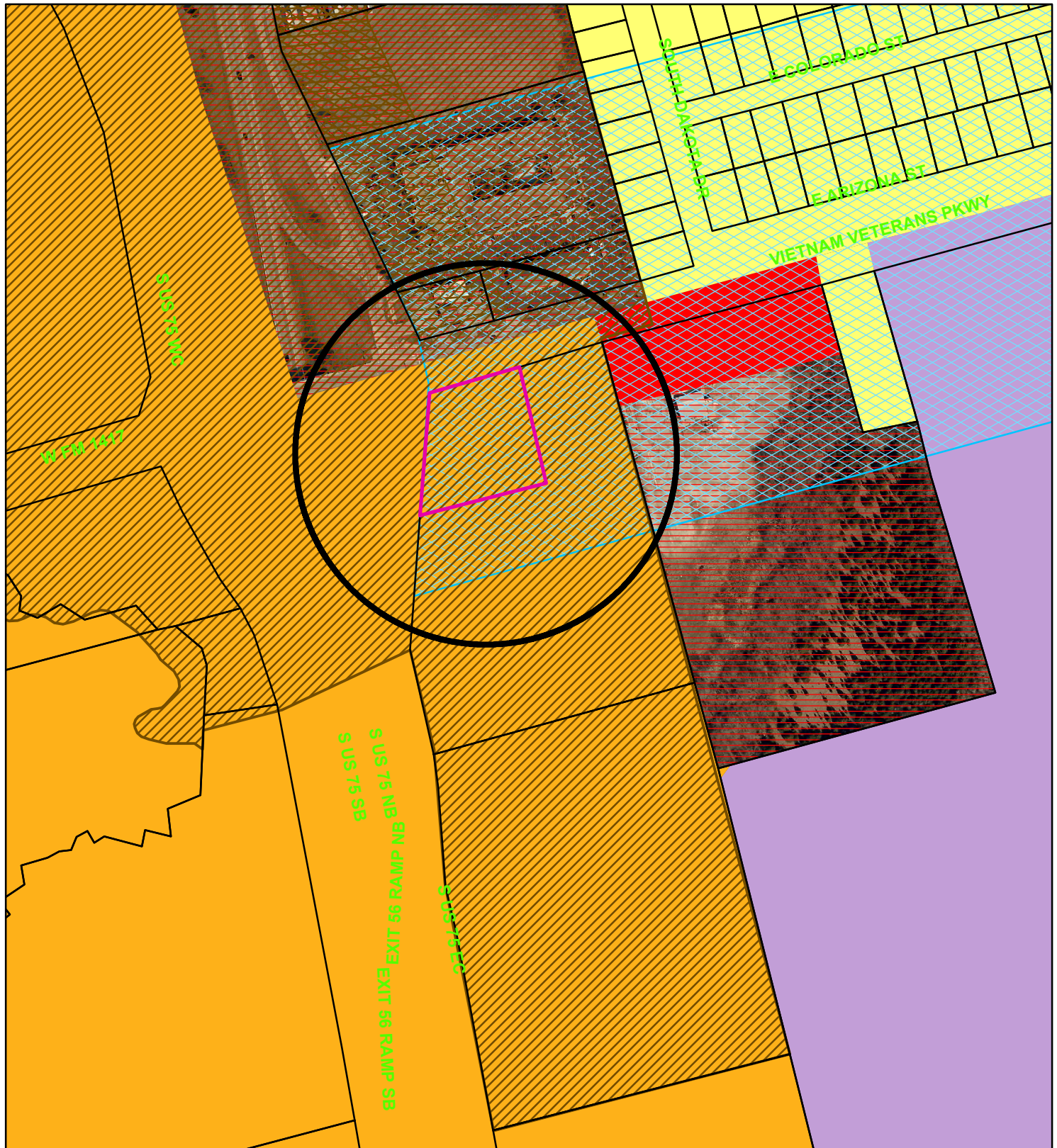


3707 S. U.S. Highway 75



NOT TO SCALE

1 in = 600 ft



Zoning - 3707 South U.S. Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown	
BIP Blalock Industrial Park	
C-1 Retail Business District	

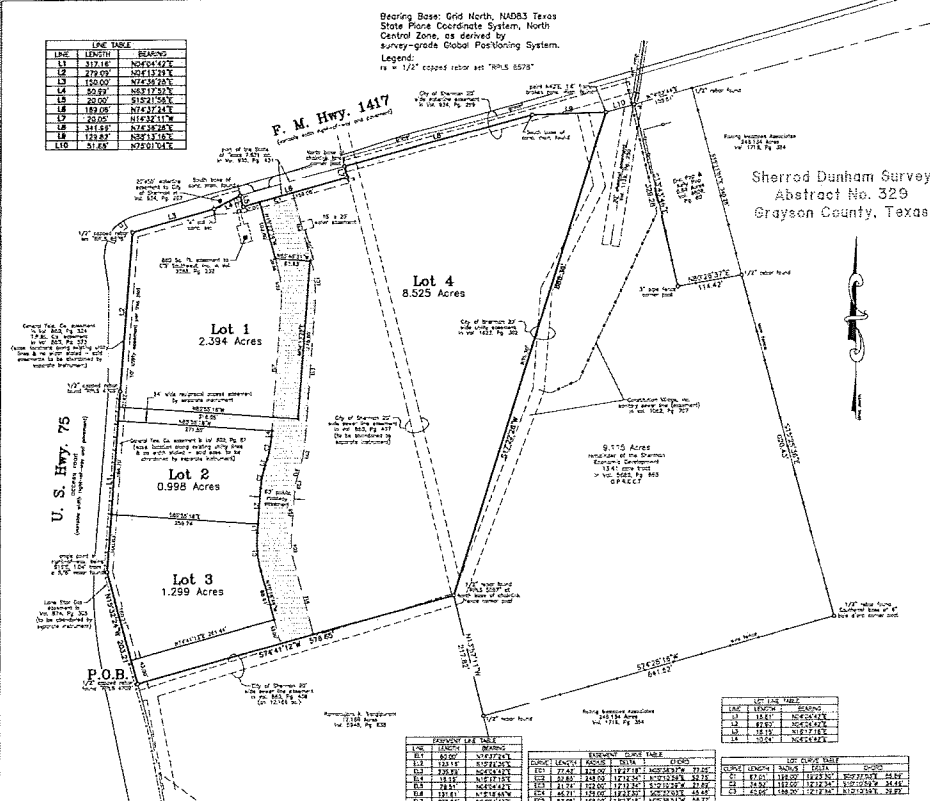
C-2 General Commercial District	
CO Office District	
Lakes	
M-1 Light Manufacturing District	
M-1.5 Medium Manufacturing District	
M-2 Heavy Manufacturing District	
MH Manufacturing Housing District	
R-1 One Family Residential District	
R-2 Multi-Family Residential District	
R-A Single Family Agricultural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



1 in = 300 ft

3707 South U.S. Highway 75





Filed for Record
in the Official Records of:
Grayson County Clerk
On: 5/17/2018 2:05:42 PM
in the PLAT Records
MBG SHERMAN ADDITION
Doc Number: 2018-51
Number of Pages: 2
Amount: \$5.00
Order: 20180510001015
By: JM

MBG Sherman Addition to the City of Sherman, Texas 13.215 Acres

General Notes:

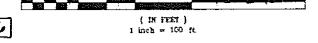
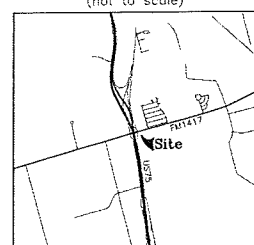
1. Water supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electric service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or destruction of the roadway is prohibited.
5. Any existing ditches or drainage channels flowing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot in which they are located or adjacent to the drainage course along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "F" (once determined to be within 500-year floodplain) designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 45818C0425 F, Revised Date: September 26, 2002.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Sherrod Dunham Survey Abstract No. 329

Sherman Economic Development Corporation
Owner

Job No. CGS57318
GRAPHIC SCALE

Location Map (not to scale)



SITUATED in the County of Grayson, State of Texas, and being a part of the Sherrod Dunham Survey, Abstract No. 329, and being all of the following two (2) tracts of land: 1) 1.49 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23385, Official Public Records, Grayson County, Texas; 2) the 7.409 ac. tract of land conveyed to Sherman Economic Development Corporation by the City of Sherman, Texas by Special Warranty Deed dated October 2, 2017 and recorded in Document No. 2017-23055, Official Public Records and being a part of the 13.41 ac. tract of land conveyed to Sherman Economic Development Corporation by Garcho Corporation by Warranty Deed dated August 25, 2015 and recorded in Volume 5580, Page 685, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINS at a 1/2 inch coped rebar found stamped "RPLS 4709" in the East right-of-way line of U.S. Highway No. 75, at the Northeast corner of the 12.165 ac. tract of land conveyed to Sherman Economic Development Corporation in Volume 5548, Page 639, said Official Public Records, at the Southwest corner of said Sherman Economic Development Corporation 7.409 ac., at the most Westerly Southeast corner of the herein described tract;

THENCE North 15 deg. 32 min. 24 sec. West, with the East right-of-way line of said U.S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 7.409 ac., a distance of 203.91 ft. to an angle point, being South 19 deg. East, 1.04 ft. from a 3/8 inch rebar found;

THENCE North 04 deg. 04 min. 42 sec. East, continuing with the East right-of-way line of said U.S. Hwy. 75 and a West line of said Sherman Economic Development Corporation 7.409 ac., a distance of 312.16 ft. to a 1/2 inch coped rebar found stamped "RPLS 4709" at the most Westerly Northeast corner of said Sherman Economic Development Corporation 7.409 ac., at the Southwest corner of said Sherman Economic Development Corporation 1.49 ac.;

THENCE North 04 deg. 13 min. 29 sec. East, continuing with the East right-of-way line of said U.S. Hwy. 75 and the West line of said Sherman Economic Development Corporation 1.49 ac., a distance of 278.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" at the intersection of the East right-of-way line of said U.S. Hwy. 75 with the South right-of-way line of F.M. Highway No. 1417, at the Northeast corner of both said Sherman Economic Development Corporation 1.49 ac. and the herein described tract;

THENCE North 74 deg. 36 min. 28 sec. East, with the South right-of-way line of said F.M. Hwy. 1417 and the North line of said Sherman Economic Development Corporation 1.49 ac., a distance of 150.00 ft. to an "X" cut in concrete set, at an angle point;

THENCE North 63 deg. 17 min. 52 sec. East, continuing with the South right-of-way line of said F.M. Hwy. 1417 and the North line of said Sherman Economic Development Corporation 1.49 ac., a distance of 50.93 ft. to a point at the South base of a concrete monument found at the Northeast corner of said Sherman Economic Development Corporation 1.49 ac., a distance of 20.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" at an ell corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE South 15 deg. 32 min. 24 sec. East, with the East line of said Sherman Economic Development Corporation 1.49 ac., a distance of 20.00 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 7.409 ac., at the Northeast corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE North 74 deg. 37 min. 24 sec. East, with a North line of said Sherman Economic Development Corporation 7.409 ac., a distance of 189.06 ft. to a 1/2 inch coped rebar set stamped "RPLS 6578" in the West line of said Sherman Economic Development Corporation 13.41 ac., at the Northeast corner of said Sherman Economic Development Corporation 7.409 ac.;

THENCE North 14 deg. 32 min. 11 sec. West, with the West line of said Sherman Economic Development Corporation 13.41 ac., a distance of 20.05 ft. to a point at the North base of a chainlink fence corner post, in the South right-of-way line of said F.M. Hwy. 1417, at the Northeast corner of said Sherman Economic Development Corporation 13.41 ac., a distance of 341.95 ft. to a point at the South base of a concrete monument found, at an angle point;

THENCE North 88 deg. 13 min. 16 sec. East, continuing with the South right-of-way line of said F.M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 128.82 ft. to a point at a 1/2 inch coped rebar set, stamped "RPLS 6578" at the Northeast corner of the herein described tract and being North 42 deg. East, 1.6 ft. from a broken concrete monument found;

THENCE South 17 deg. 22 min. 26 sec. West, over and across said Sherman Economic Development Corporation 13.41 ac., a distance of 856.33 ft. to a 1/2 inch rebar found at the North base of a chainlink fence corner post, at the Northeast corner of said Vanquippum 12.165 ac., at the Southeast corner of said Sherman Economic Development Corporation 7.409 ac., at an ell corner of the herein described tract;

THENCE South 74 deg. 41 min. 12 sec. West, with the general course of a chainlink fence maintaining the North line of said Vanquippum 12.165 ac. and the South line of said Sherman Economic Development Corporation 7.409 ac., passing a chainlink fence corner post at a fence corner and continuing for a total distance of 576.65 ft. to the PLACE OF BEGINNING and containing 13.215 ACRES of land.

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

Kate A. Wagner 5/17/18
Kate A. Wagner, R. L. No. 6578 Date:



I, Brad Douglas, Authorized Agent for Sherman Economic Development Corporation, owner of MBG Sherman Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown herein to the public use forever.

Brad Douglas
Brad Douglas
Authorized Agent for Sherman Economic Development Corporation

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

Given under my hand and seal of office this 1st day of May, 2018.

Robin Dean
Robin Dean
Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this 17th day of April, 2018, by the Planning and Zoning Commission of the City of Sherman, Texas.

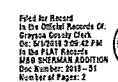
Chairman *Secretary*
Chairman Secretary

This, the final plat of MBG Sherman Addition to the City of Sherman, Texas, is hereby approved this 27th day of April, 2018, by the City Council of the City of Sherman, Texas.

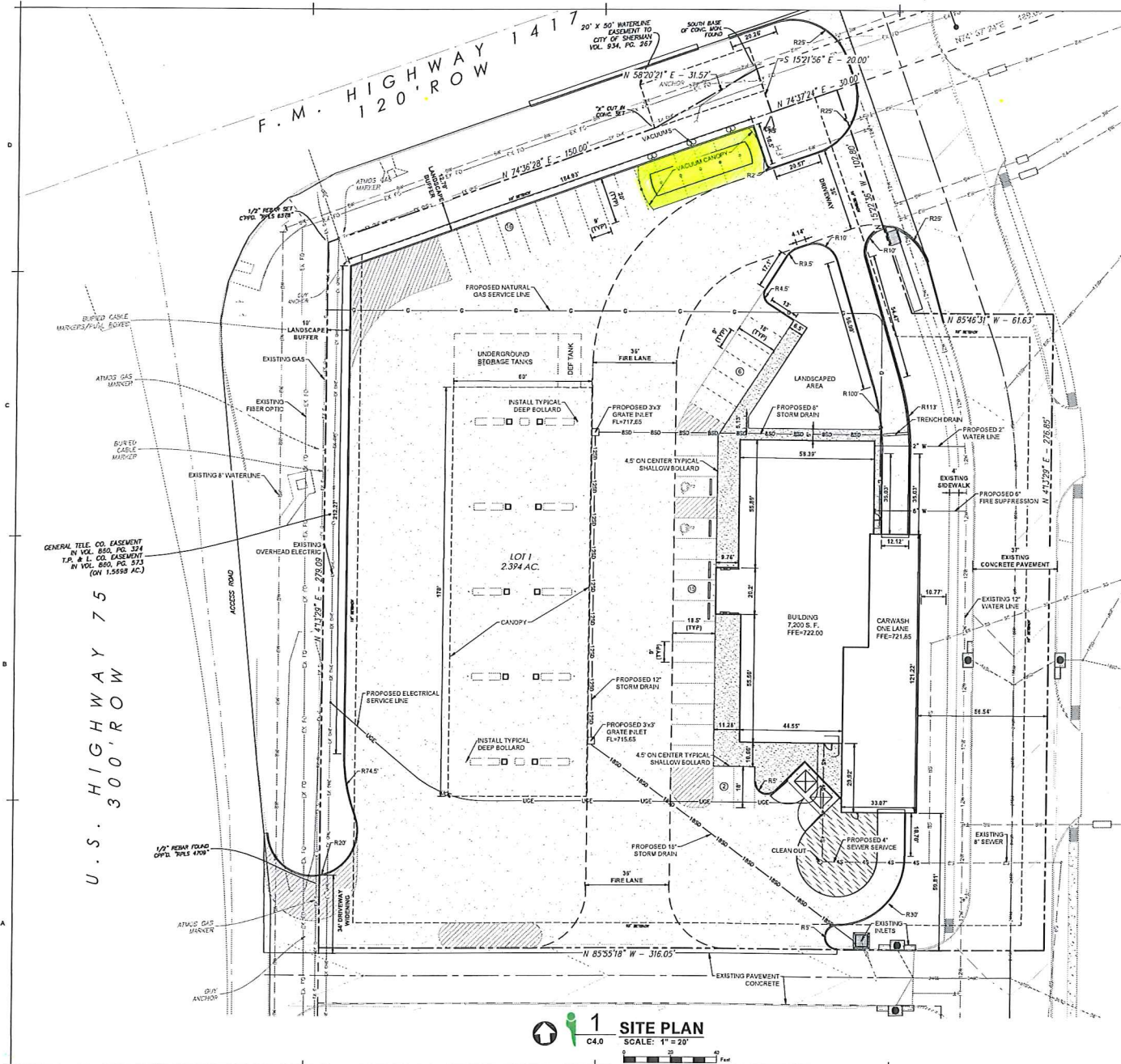
ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 5/17/2018
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of MBG Sherman Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 27th day of April, 2018, and that the City Council, by formal action, then and there accepted the public dedication of easements and public roadway easements and other public areas, as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 1st DAY OF May, 2018, BY Robin Dean
CITY CLERK, CITY OF SHERMAN, TEXAS



Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 463-6191 Fax: (803) 463-4088
Email: helvey@helvey-wagner.com
Texas Board of Professional Land Surveying
Firm Registration No. 10086100



- LEGEND - SITE PLAN**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING SETBACK
 - EASEMENT
 - FIRE LANE STRIP
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING UNDERGROUND CABLE LINE
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED SIDEWALK
 - EXISTING TREE TO REMAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED WATER METER
 - PROPOSED MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING GATE VALVE
 - EXISTING WATER METER
 - EXISTING MANHOLE
 - EXISTING POWER POLE

SITE PLAN NOTES

- This property is currently zoned "Black Industrial Park". An application for rezoning will be requested to change the zoning to "C-2 General Commercial".
- Owner & Applicant: Douglas Distributing
305 E. Forest Ave.
Sherman Texas 75090
939.416.7000
- Proposed Use: Gas Station, Convenience Store, & Car Wash
- The total proposed site area is 1.853 acres.
- BUILDING USAGE DETAILS:**
7,200 S.F. Convenience Store (general retail)
1 Car Wash Lane
20 Gas Pumps
- PARKING ANALYSIS:**
Required Spaces: 1 parking space per 2000 retail = 36 wash lane
(7,200/200) = 36 Required Retail Spaces
1 Wash lane = 3 Required Car Wash Spaces
Total Required Parking Spaces: 39 spaces
Total Parking Spaces Provided: 39 spaces
Handicap Spaces Required: 2 spaces
Total Handicap Spaces Provided: 2 spaces
- This building will be protected by a fire sprinkler system.
- According to the Flood Insurance Rate Map for Grayson County, Texas (Map Number 481610C005P), effective September 29, 2019 no portion of this property is located in a Special Flood Hazard Area.
- Building Setbacks shall comply with the City of Sherman Zoning Ordinances for category "C-2 Commercial"
Front Setback = 10'
Side & Rear Setback = 10'
- Proposed Site Coverage:**
Total site area is 104,264 S.F.
Total building area is 10,687 S.F. (10.2% of the total site)
Total parking & sidewalk area is 77,550 S.F. (74.4% of the total site)
Total landscape area is 15,887 S.F. (15.3% of the total site)
- Landscaping notes:**
Landscaping shall consist of trees, shrubs, and ground cover in the areas devoted on this site plan. All landscape areas shall be irrigated. Landscaping plans shall be submitted with detailed construction drawings for City Permit approval. Landscaping shall be installed during site construction, prior to the issuance of a Certificate of Occupancy. All landscaping will comply with the City of Sherman requirements.
- Signage will be permitted separately.
- All construction shall comply with all City of Sherman specifications, details, and guidelines.



1 VICINITY MAP
SCALE: NOT TO SCALE

Certificate of Approval
City of Sherman

EIKON
www.eikon.com
Texas Firm #12759
ARCHITECT & ENGINEERS
Eikon Consulting Group
1405 West Chapman Drive
Banger, Texas 75209
Phone 954.458.7500

THE DOCUMENTS
RELEASED FOR THE
PURPOSE OF REVIEW
HEREIN ARE THE
PROPERTY OF
EIKON CONSULTING GROUP
P.L.L.C.
INTENT TO BE USED FOR
CONSTRUCTION PURPOSES

TOLR #

Legacy Village Gas Station & Convenience Store
NOT FOR CONSTRUCTION
FM 1417
Sherman, TX 75090

Issue Date: 06-23-2018
Project No: 18103

Drawn By: RM
Checked By: RM
Designed By: CDF

Revision Schedule

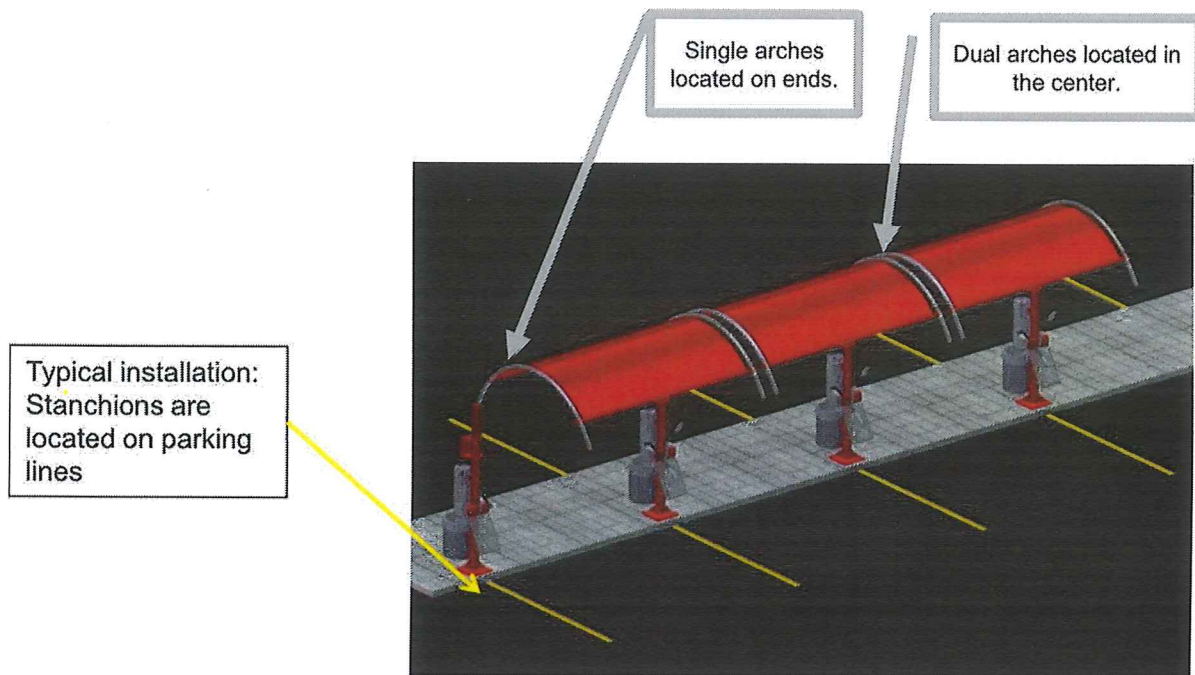
1 Description 1 Date

SITE PLAN

C4.0

September 12, 2018

Here is a diagram of the proposed vacuum canopy from the manufacturer of the unit:



We believe that giving a variance from the setback requirements for this particular structure will not compromise the purposes of the setback requirements in general, and may in fact help to achieve those goals. The proposed canopy would be located more than 10 feet from the property line, still keeping the clear visual delineation from the roadway and the property. The canopy is approximately 10 feet tall, so it will not impose on vehicular or pedestrian traffic like a brick or wood framed structure would. The canopy is also constructed of small, thin material and not large or monolithic members, so it can easily be removed should construction along the main thoroughfare necessitate it.

We believe that allowing a variance for this canopy will still achieve the City's goals while offering the property owner increased functionality.

If you have any questions, please call me at 940-458-7503.

Sincerely,



Christopher P. Frerich, PE

STAFF REVIEW LETTER

October 9, 2018

Douglass Distributing
Bill Douglass
325 E. Forest Ave.
Sherman, TX 75090

EIKON
Chris Frerich
1405 W. Chapman Dr.
Sanger, TX 76266

Dear Applicants,

The request for a variance and site plan approval to allow a 10' setback from the FM 1417 (Vietnam Veteran's Parkway) property line for a vacuum canopy for Legacy Village Gas Station, Convenience Store and Car Wash in lieu of the required 55.7' in the Blalock Industrial Park located at 3707 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park and the Blalock Commercial Overlay District must be followed.
2. The setbacks from all property lines shall be 55.7 foot unless a variance is approved.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 1417 (Vietnam Veterans Parkway) right-of-way.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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



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

18.

Meeting Date: 10/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Requested Action/Proposed Use:

5010 TEXOMA PARKWAY

The request of Speedy Shine LLC (Owners), (Tenant) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5010 Texoma Parkway, being 0.54 acres in the D.C. Shelp Survey, Abstract No. 1097, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow a metal façade on the north side of the proposed building addition to Speedy Shine Car Wash in lieu of the required masonry in a C-2 (General Commercial) District.

Planning and Zoning Commission

Site plan approval for an addition to Speedy Shine Car Wash

Background:

The property is located at 5010 Texoma Parkway between Fallon Drive and FM 691 and is zoned a C-2 (General Commercial) District. The owner of Speedy Shine Car Wash would like to construct an addition to the front of the building. The front of the building will be stone with brick wainscot and they are requesting an exception to allow a metal facade on the sides of the building.

Adjacent Zoning:

C-2 (General Commercial) District

M-2 (Heavy Manufacturing) District

Origination:

Speedy Shine LLC (Owners)

Speedy Shine Car Wash (Tenant)

Mark Stacy (Representative)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Elevations

Staff Review Letter

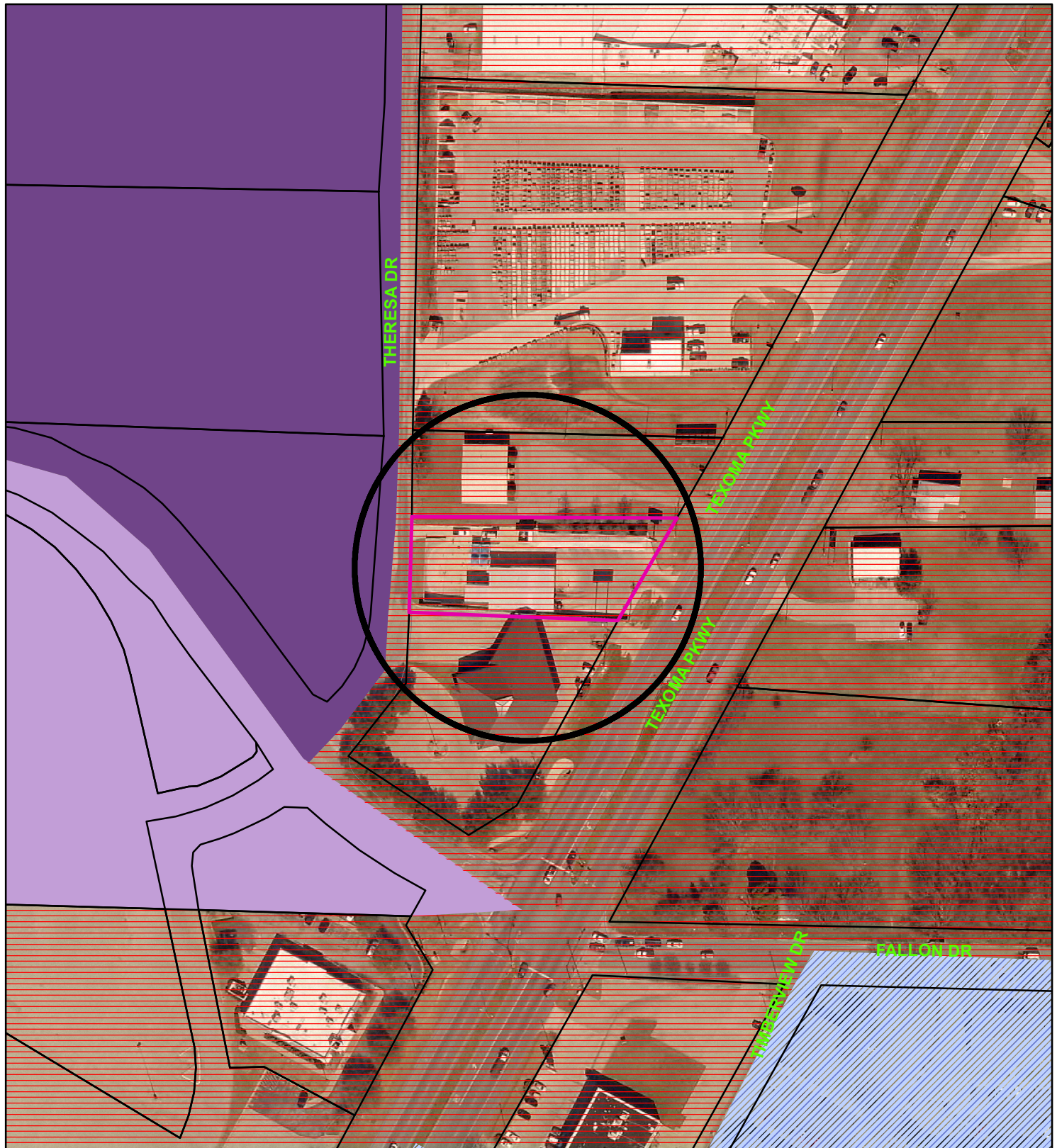


5010 Texoma Parkway



NOT TO SCALE

1 in = 300 ft



Zoning - 5010 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



1 in = 150 ft

5010 Texoma Parkway



O. 722 AC.
RIDER & RIDER, L.L.C.
VOL. 3273, PG. 430
O.P.R.G.C.T.

SCALE
1" = 30'

**SEE LEGAL DESCRIPTION
ATTACHED**

THE AREA OF LAND DESCRIBED IN EASEMENT AND RIGHT TO CONSTRUCT TO THE STATE OF TEXAS AND THE COUNTY OF GRAYSON RECORDED IN VOLUME 337, PAGE 503, DEED RECORDS, GRAYSON COUNTY, TEXAS, LIES WITHIN THE LIMITS OF TEXOMA PARKWAY (STATE HIGHWAY NO. 91).

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground November 10, 2010.

James R. Maret
Registered Professional
Land Surveyor No. 5433



This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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~ BASIS OF BEARINGS ~
GPS OBSERVATION
TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE
NAD 83

UNDERWOOD

DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903) 465-2151



SPEEDY CAR WASH
5010 TEXOMA PARKWAY
SHERMAN, TEXAS

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

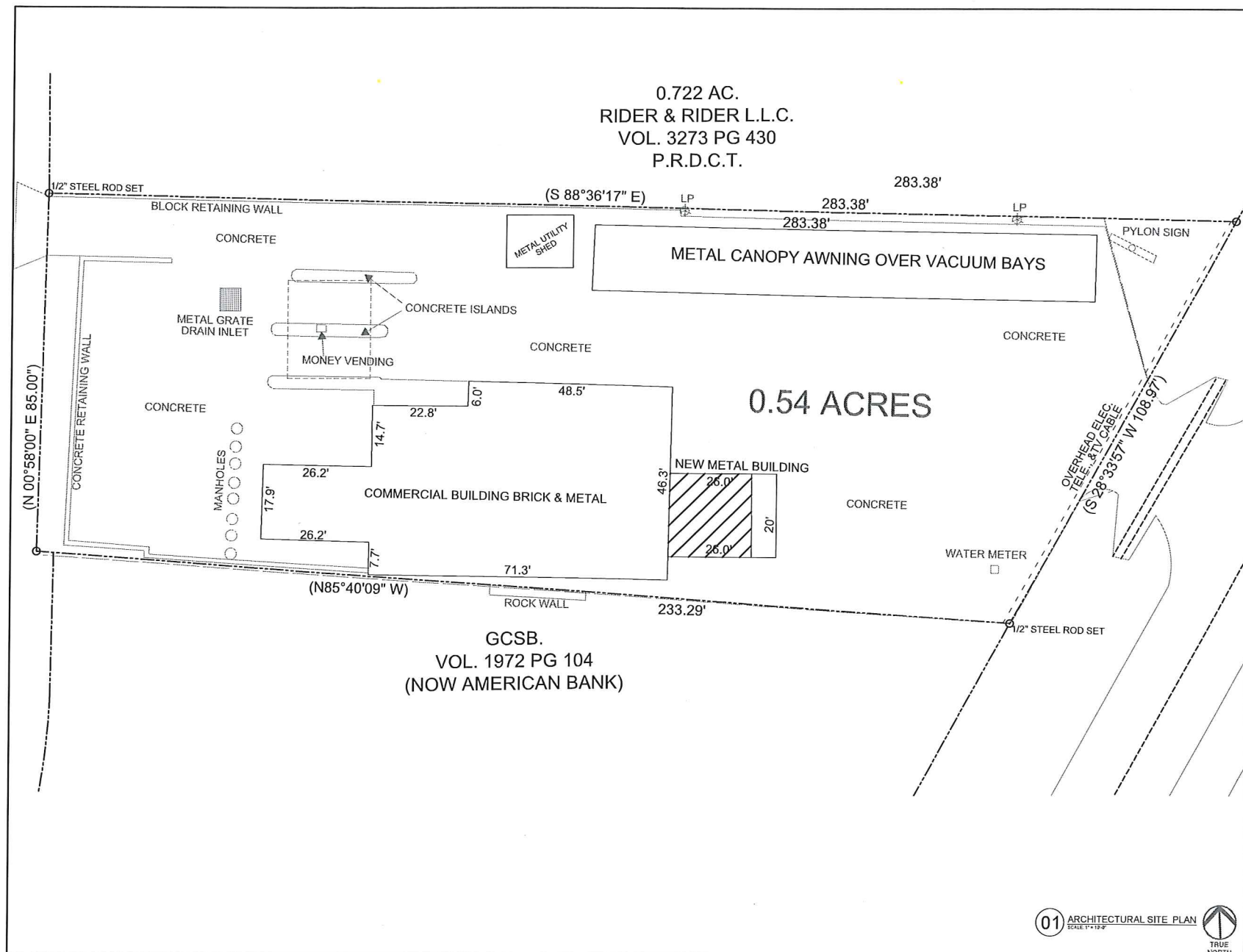
DATE: 06-18-201

[illegible]

Issue: CONCEPT PLAN
Sheet Title: ARCHITECTURAL SITE PLAN

A1.00

Plot Number:





ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

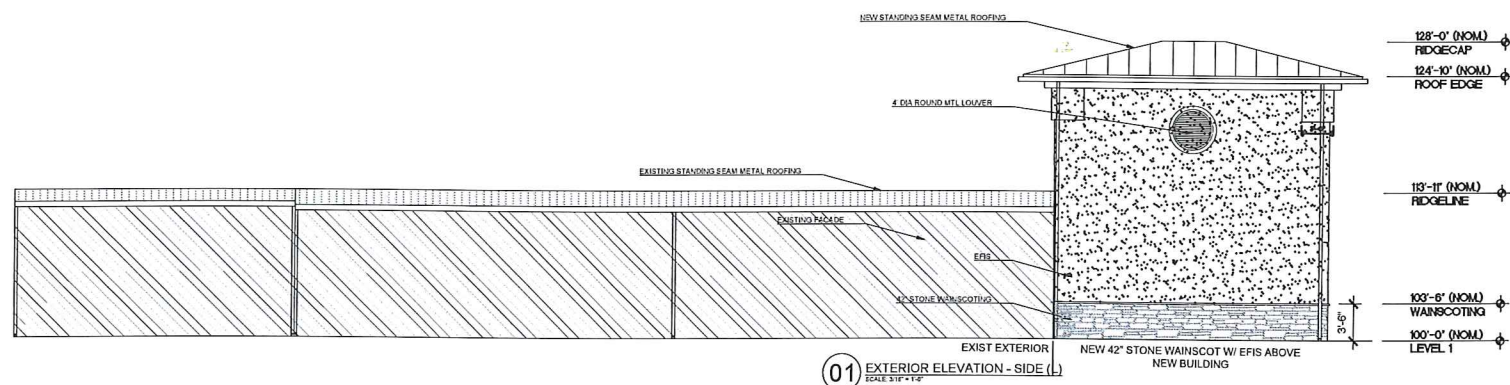
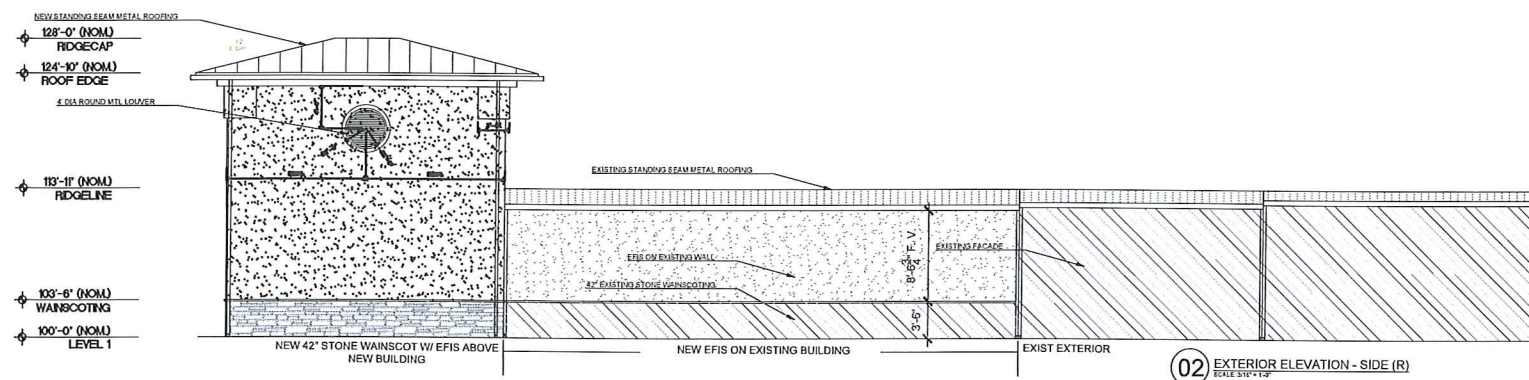
DATE: 06-18-2014

[illegible]

Issue:	CONCEPT PLAN
--------	--------------

ELEVATIONS

A3.00



STAFF REVIEW LETTER

October 9, 2018

Speedy Shine LLC
Fred Levay
2633 Kimberly Ct.
Plano, TX 75075

Mark Stacy
412 S. Jefferson
Pilot Point, TX 76258

Dear Applicants,

The request for site plan approval for an addition to Speedy Shine Car Wash for the property located at 5010 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. Masonry or equivalent shall be required on the sides of all buildings visible from front street right-of-way unless an exception is granted.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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 blue 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	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., Director of Engineering	Steve Ayers, Asst. City Manager
	Amber Doan, Engineering Coordinator	



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

20.

Meeting Date: 10/16/2018

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

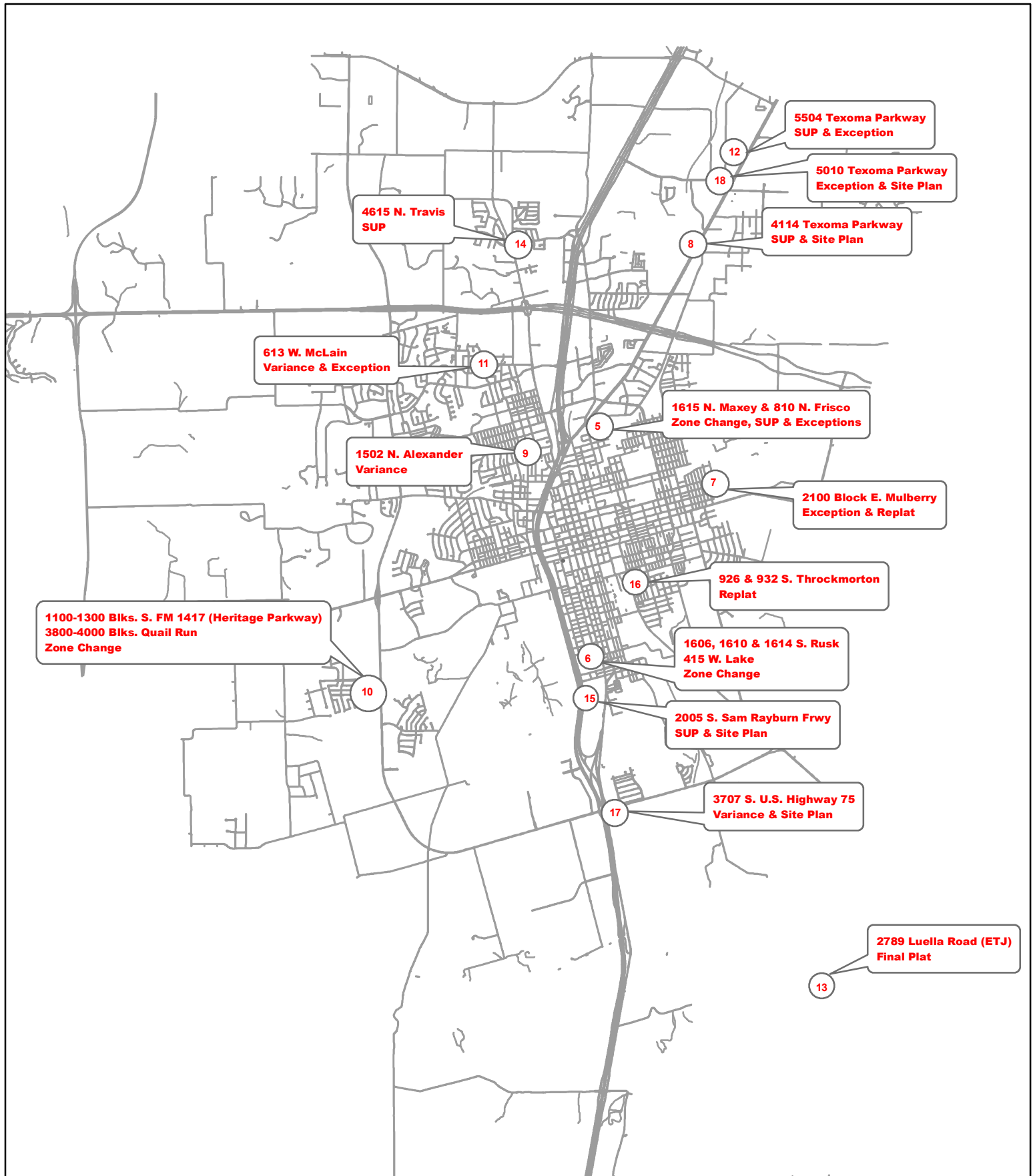
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting October 16, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet